



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

Is the request the result of a violation notice? Yes No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes No Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant Representative Tenant

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: *Eloy Garcia* Date: _____
PRINT NAME: Eloy Garcia Date: 08/18/2024

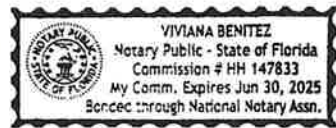
Signature of Consultant/Representative: *Luis La Rosa* Date: _____
PRINT NAME: Luis La Rosa Date: 08/18/2024

Signature of Tenant: _____ Date: _____
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing Luis La Rosa to be my legal representative before the T.A.C (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
 this 18 day of August
Viviana Benitez
 Viviana Benitez
 Notary Public
 State of Florida

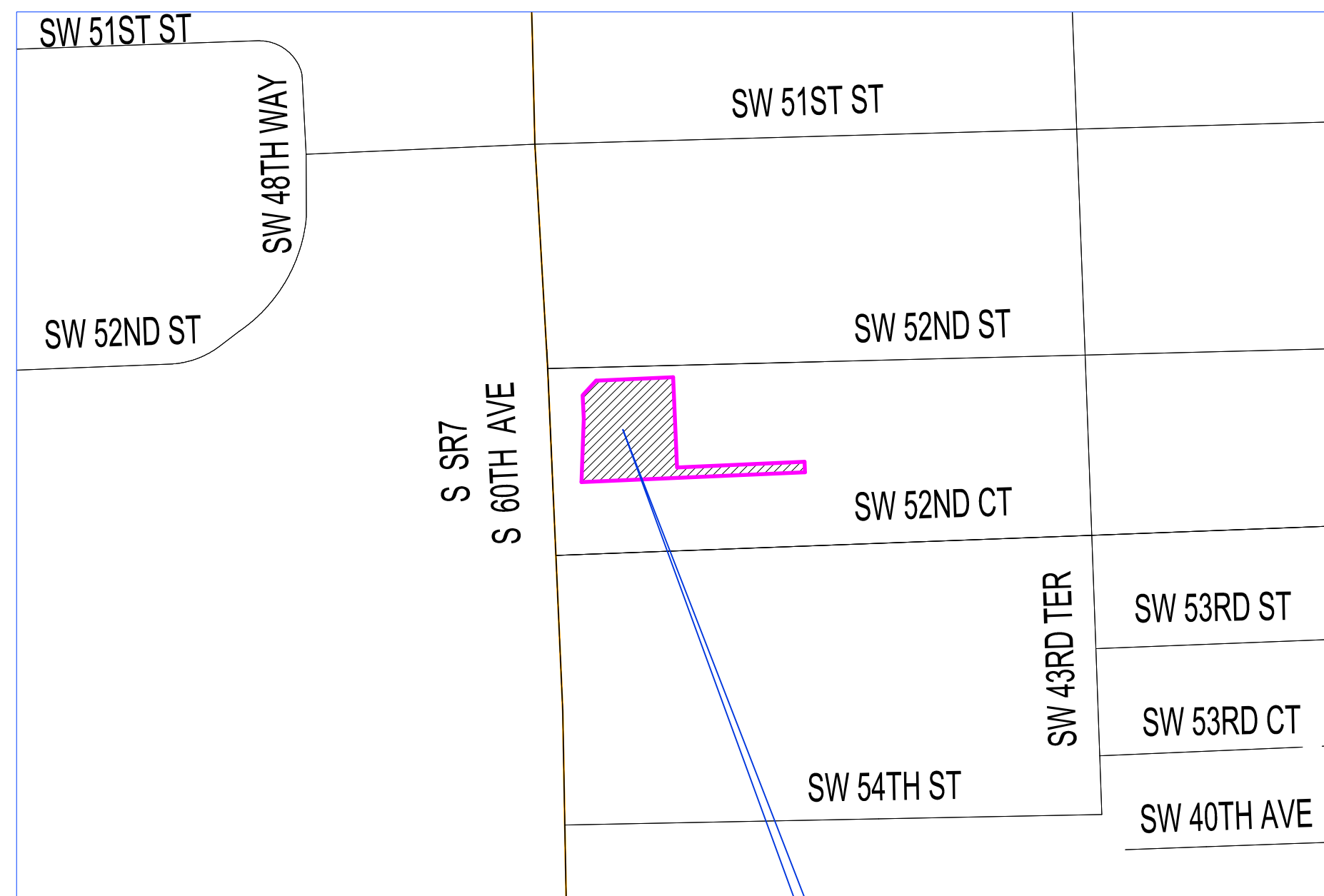


Eloy Garcia
 Signature of Current Owner
Eloy Garcia
 Print Name

My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification _____

ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND BEING A PORTION OF THE N.E. 1/4 OF THE SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



1 VICINITY MAP

Not to Scale



Subject Property

2 PROPERTY ADDRESS

5200 South State Road 7, Hollywood, Florida 33314
Parcel Id: 504136190010

3 LEGAL DESCRIPTION

Tract A, **ELLIE'S PLAT**, according to the plat thereof, as recorded Plat Book 137, Page 14, of the Public Records of Broward County, Florida.

4 AREA TABULATION

Net Area of subject parcel: +/- 99, 814.79 SqFt (+/-2.29 Acres)
Gross Area of subject parcel: +/- 105, 649.05 SqFt (+/-2.42 Acres)

5 ZONING INFORMATION

Zoning District: IU-2 (as per Miami Dade Land Management Zoning Map)

7 CERTIFICATIONS

I hereby certify to:
Guitar View LLC.

That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5, 6, 7 (a) (1), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: July 3rd, 2024

Date of Revision Map: August 2nd, 2024

Odalys C. Bello-Iznaga
Professional Surveyor & Mapper # 6169
State of Florida

6 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on June 06th, 2024 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2021.
- This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitude's of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way: State Road # 7 (US 441) - along the West property line and SW 52nd Street along the North property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0562, Suffix H, revised on June 18th, 2014, this real property falls in Zone "AH", with Base Flood Elevation 5 feet (NGVD 1929). As defined by FEMA, Zone "AE" is high-risk flood zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark N-582-R, Elevation = 8.44 feet
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark N-482-R, Elevation = 7.16 feet
- This ALTA Survey meets and exceeds the minimum Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Miami-Dade County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the East R/W Line of State Road 7 (US 441) by FDOT R/W Map 86100-2202, being N01°53'21"W.
- This survey has been made based on and upon an examination of an Ownership and Encumbrance Report issued by Carusi Law, proposed by Daniel S. Carusi, Esq. Dated May 13, 2024 for the Subject property. Upon review and examination of instruments of record on said Ownership and Encumbrance Report, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matters listed therein that affects these lands have been noted and/or represented on this survey and the following applies:

OWNERSHIP AND ENCUMBRANCE REPORT

- Active Encumbrances:**
- Mortgage and Security Agreement to Ocean Bank, a Florida banking corporation, mortgagee(s), recorded in Instrument Number 119500868, Public Records of Broward County, Florida. **Affects the subject property.**
 - Assignment of Leases and Rents filed April 9, 2024, in Instrument Number 119500869, Public Records of Broward County, Florida. **Affects the subject property.**
 - UCC Financing Statement between Guitar View LLC, a Florida limited liability company and Ocean Bank as recorded in Instrument Number 119500870, Public Records of Broward County, Florida. **Affects the subject property.**

- Restrictions/Easements:**
- All matters contained on the Plat of ELLIE'S PLAT, as recorded in Plat Book 137, Page 14, Public Records of Broward County, Florida. **Refer to Sketch of Survey.**
 - Agreement between Broward County and Ellen D. Polansky a/k/a Ellen Dorss recorded in O.R. Book 18560, Page 500, Public Records of Broward County, Florida. **Affects the subject property.**
 - Recorded Notice of Environmental Resource Permit recorded in Instrument Number 117970192, Public Records of Broward County, Florida. **Affects to this property, "non-plottable".**

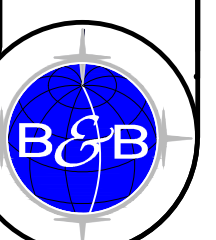
SURVEY LEGEND

- Vicinity Map
- Property Address
- Legal Description
- Area Tabulation
- Zoning Information
- Surveyor's Report
- ALTA/NSPS Certification
- Project Number
- Map of Boundary Survey

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

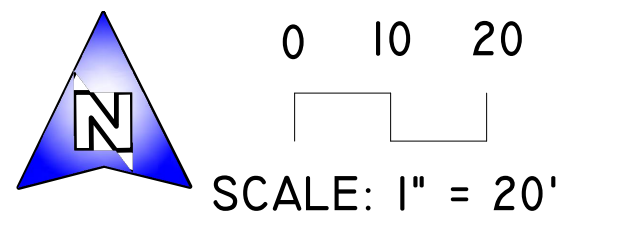
QA/QC BY:	DRAWN BY: R.S.
FIELD DATE: 06/06/2024	UPDATED DATE:
8 PROJECT NUMBER	23831 Page 1 of 2

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 207 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com

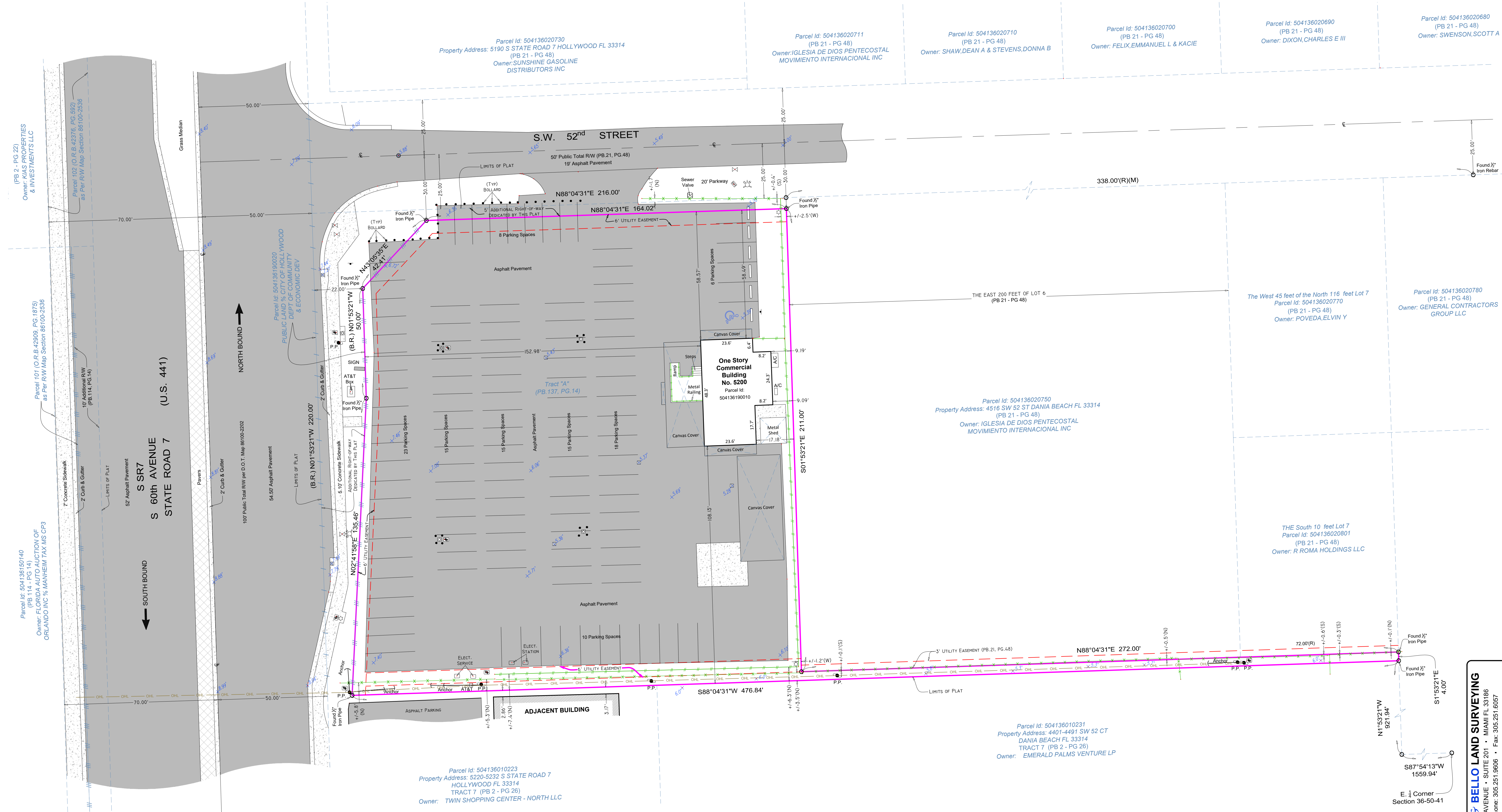


ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND BEING A PORTION OF THE N.E. 1/4 OF THE SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



9 Map of Boundary Survey



LEGEND, SYMBOLS & ABBREVIATIONS

<ul style="list-style-type: none"> CONCRETE (CONC.) CONC. BLOCK WALL WOOD BECK COVERED AREA PAVERS SLAB / DRIVEWAY FILE SLAB / DRIVEWAY ASPHALT PAVEMENT CHAIN LINK FENCE (CLF) WOOD FENCE (WF) IRON METAL BARS FENCE (IF) PLASTIC FENCE (PF) METAL FENCE (MF) OVERHEAD UTILITY LINES 	<ul style="list-style-type: none"> WATER VALVE POWER POLE UTILITY ANCHOR WATER METER CONC. LIGHT POLE WELL ELECTRIC BOX SANITARY MANHOLE DRAINAGE MANHOLE MANHOLE FIRE HYDRANT CABLE BOX (CATV) 	<ul style="list-style-type: none"> PPL TRANSFORMER CATCH BASIN OR INLET EXISTING ELEVATION PERMANENT REFERENCE MONUMENT PROPERTY CORNER PERMANENT CONTROL POINT AIR CONDITIONER PAD BASE BUILDING LINE STREET SIGN BEARING REFERENCE CALLATED CONCRETE BLOCK STRUCTURE CENTER LINE 	<ul style="list-style-type: none"> CMA X-X) = CITY OF MIAMI MUNICIPAL ATLAS X-X ELEV = ELEVATION ENCR = ENCROACHMENT FT ELEV = FINISHED FLOOR ELEVATION (M) = FIELD MEASURED MONUMENT LINE OFFICIAL RECORD BOOK PLAT BOOK POINT OF CURVATURE POINT OF COMPASS CURVE PAGE PROPERTY LINE POINT OF REVERSE CURVE 	<ul style="list-style-type: none"> PSM = PROFESSIONAL SURVEYOR AND MAPPER PT = POINT OF TANGENCY REC = RECORD RIE = RANGE R/W = RIGHT OF WAY SEC = SECTION TBM = TEMPORARY BENCH MARK TWO = TOWNSHIP RECORD MDCR = MIAMI-DADE COUNTY RECORDS BCR = BROWARD COUNTY RECORDS
--	---	---	---	--

2 PROPERTY ADDRESS

5200 South State Road 7, Hollywood, FL, 33314

Additional and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authorized electronic signature and seal of the undersigned Florida licensed Surveyor and Mapper.

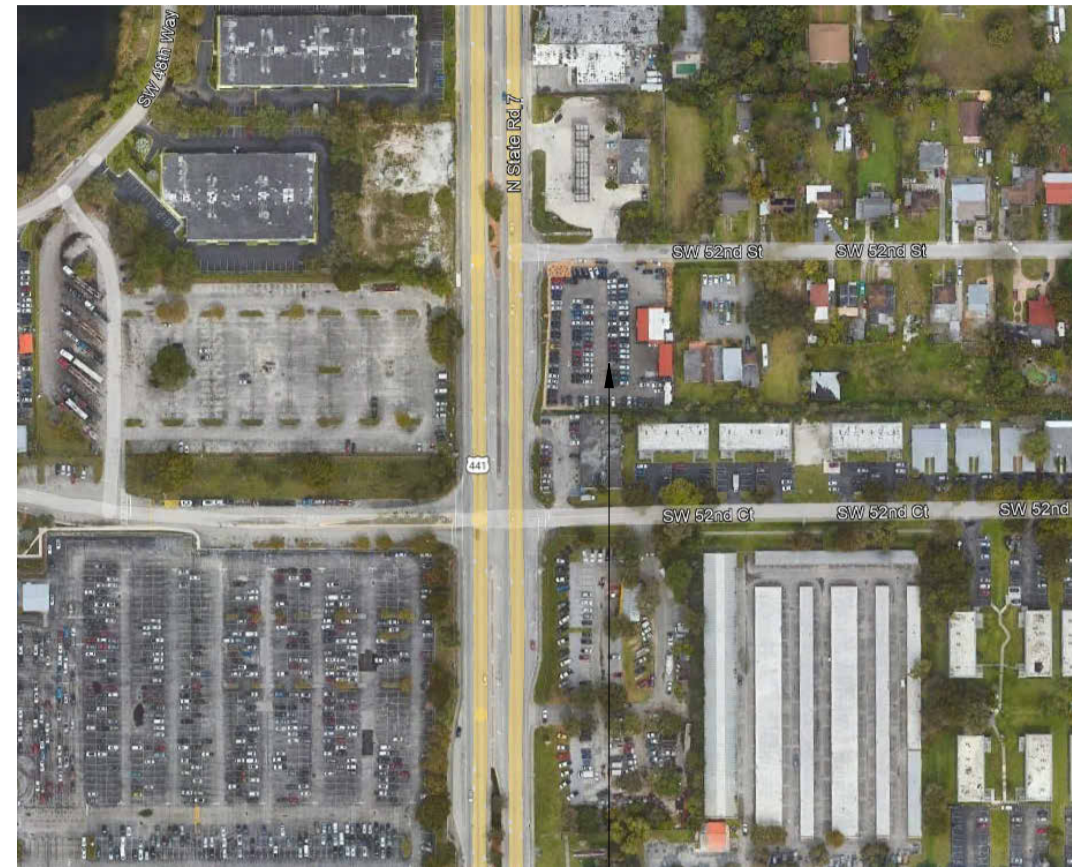
QA/QC BY:	DRAWN BY: R.S.
FIELD DATE: 06/06/2024	UPDATED DATE:

8 PROJECT NUMBER 23831 Page 2 of 2

BELLO & BELLO LAND SURVEYING
 12230 SW 131 AVENUE • SUITE 207 • MIAMI FL 33186
 LBH7262 • Phone: 305.251.9606 • Fax: 305.251.6057
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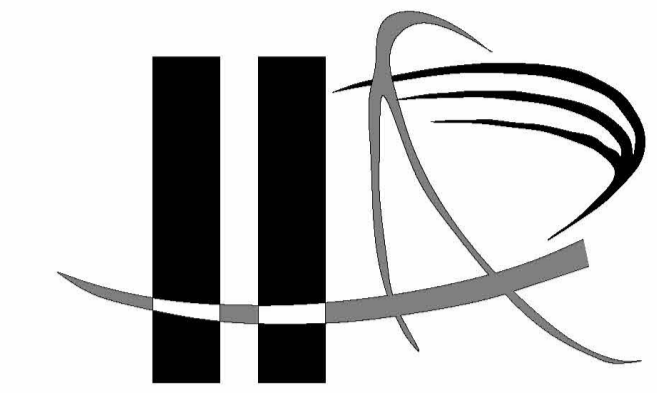
**PROPOSED 198-UNITS MULTI FAMILY DEVELOPMENT FOR:
GUITAR VIEW LLC**

5200 S STATE ROAD 7,
HOLLYWOOD, FL, 33314



5200 S STATE ROAD 7,
HOLLYWOOD, FL, 33314

LOCATION MAP



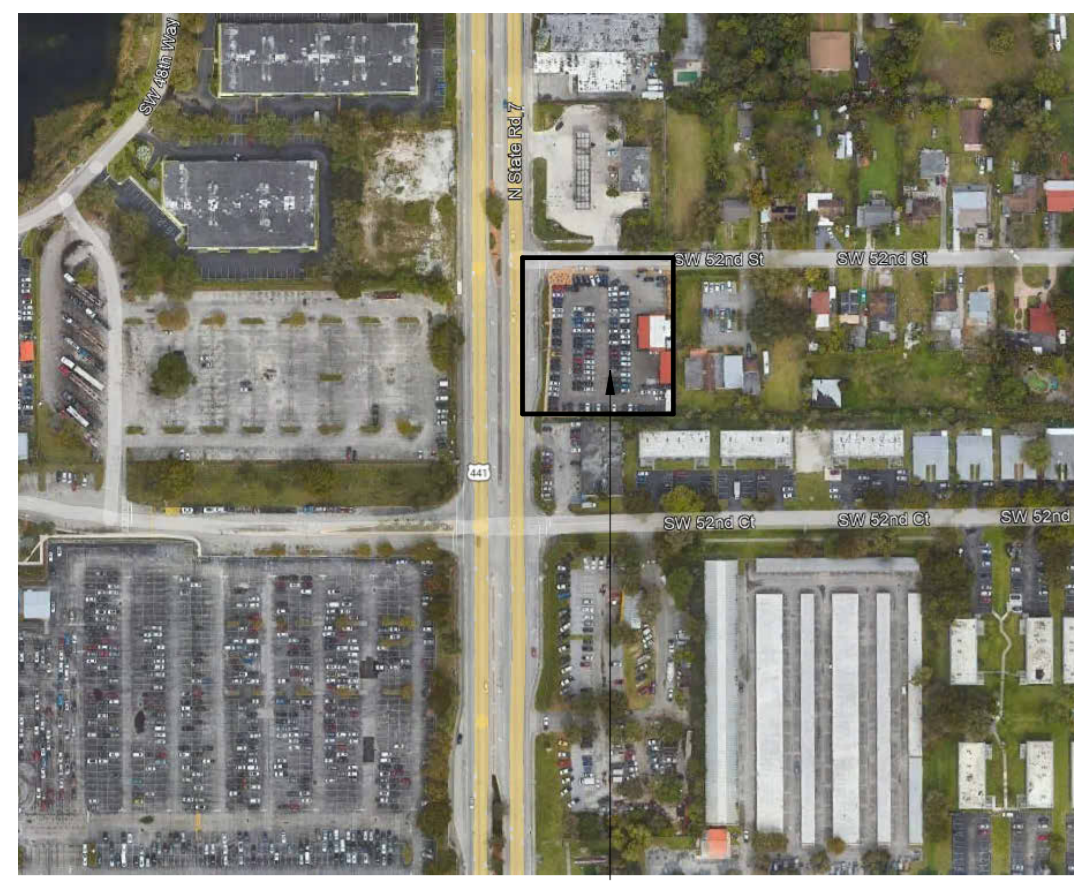
LLR Architects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) – 305-403-7926
(CELL) – 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

Luis LaRosa Registered
Architect
AR#-0017852

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SHEET NUMBER	SHEET NAME
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--A 0.1	SURVEY
-GN-1.1	GENERAL NOTES
-SP 1.1	SITE PLAN
-SP 1.2	SITE PLAN DETAILS
-SP 1.3	SITE PLAN ELEVATIONS
.C-1.1	PROPOSED PAVING, GRADING, WATER & SEWER
.C-1.2	GENERAL DETAILS
.C-1.3	GENERAL DETAILS
.C-1.3A	GENERAL DETAILS
.C-1.3B	GENERAL DETAILS
.C-1.4	PAVEMENT MARKING 1ST FLOOR
.C-1.4A	PAVEMENT MARKING 2ND FLOOR
.C-1.4B	PAVEMENT MARKING 3RD FLOOR
.C-1.4C	PAVEMENT MARKING 4TH FLOOR
C-1.5	EROSION CONTROL PLAN

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A 1.3	3RD FLOOR
A 1.4	4TH FLOOR
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A 1.6	TYP FLOOR PLAN(6TH TO 13TH FLOOR)
A 1.7	TOP OF ROOF/AMENITIES
A 2.1	PROPOSED NORTH ELEVATION
A 2.2	PROPOSED EAST ELEVATION
A 2.3	PROPOSED WEST ELEVATION
A 2.4	PROPOSED SOUTH ELEVATION
A 2.5	AXO VIEW
A 2.6	RENDER VIEW
A 2.7	RENDER VIEW
A 2.8	RENDER VIEW



5200 S STATE ROAD 7,
HOLLYWOOD, FL 33314

1 LOCATION PLAN

- WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th EDITION, FLORIDA FIRE PREVENTION CODE 2023 (8TH EDITION), WITH BROWARD COUNTY AMENDMENTS, NFPA-1 & 101, 2021 EDITION, NFPA 13&13R, 2019 EDITION APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS
- THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.
- TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

- ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

- ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

- BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

- ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

- THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

- ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

- CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

- SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 GENERAL NOTES

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
FRONT	15'	15'-0"
REAR	5'	5'-0"
SIDE	N	5'-0"

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	175 ft or 17 st	161 ft

ZONING DESIGNATION: N-MU

SITE CALCULATIONS:

TOTAL SITE AREA:	
NET AREA=	41,164 SF or .95 ACRES
BUILDING FOOTPRINT AREA	32,953 SF
DRIVEWAY	1,656 SF
TOTAL IMPERVIOUS AREA=	32,953 SF (80.0 %)
TOTAL PERVIOUS AREA=	8,211 SF (20.0 %)

FAR CALCULATION

LOT AREA= 41,167 SF

FIRST FLOOR= (STAIR-LOBBY)	2,797 SF
RETAIL SPACES=	4,831 SF
2ND FLOOR= (STAIR-LOBBY)	489 SF
3RD FLOOR= (STAIR-LOBBY)	489 SF
4TH FLOOR= (LOBBY-STAIR)	489 SF
5TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
6TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
7TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
8TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
9TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
10TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
11TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
12TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
13TH FLOOR= LOBBY-STAIR-CORRIDOR-UNITS)	19,808 SF
14TH FLOOR= (LOBBY-AMENITIES)	1,720 SF

FAR PROVIDED= 189,087 SF (4.5 FAR)

LAND USE DESIGNATION: TOC
ZONING DESIGNATION: N-MU

NOTE:

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY BE SUBJECT TO BOARD APPROVAL.
- THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.
- REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.
- ALL STREETS & ALLEYS ADJACENT TO SITE (MONROE STREET, NORTH ALLEY & WEST ALLEY) TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).
- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE O 2016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LEND DEVELOPMENT REGULATION.
- OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 11.10 AND BROWARD AMENDMENT 118.2
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

GREEN BUILDING PRACTICE
THIS PROJECT REQUIRES A GREEN BUILDING CERTIFICATION. WE WILL BE PROVIDING A CERTIFICATIONS THROUGH THE GREEN BUILDING COUNCIL.

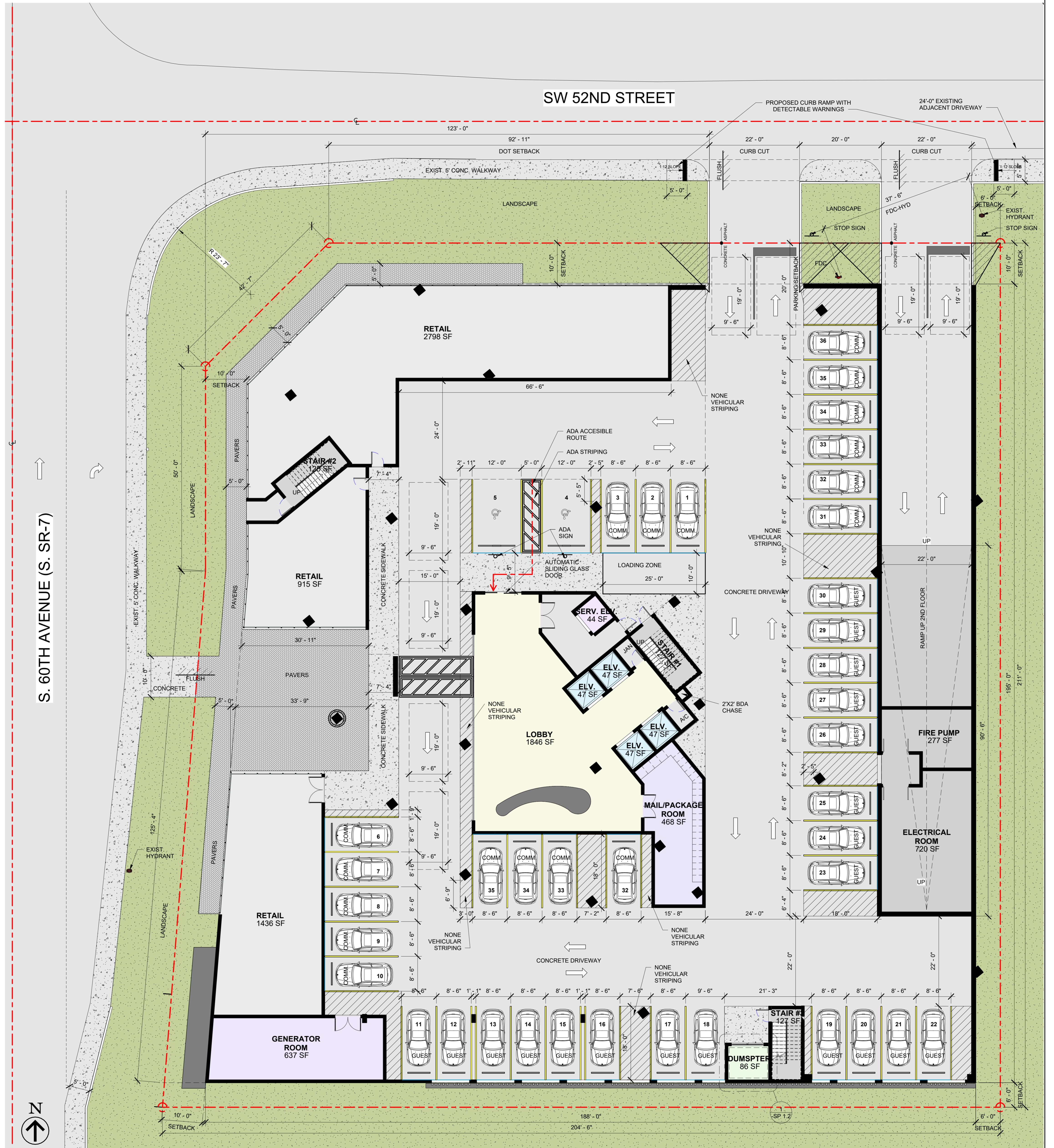
MIN. & AVERAGE DEWELLING UNIT SIZE

	REQUIRED	PROVIDED
MIN. DWELLING UNIT SIZE	400 S.F.	709 S.F.
MIN. CUMULATIVE AVERAGE/UNIT SIZE	650 S.F.	757 S.F.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
27-STUDIOS=27X1= 27 PARKING SPACE	27	
126-(1) BEDROOM=126X1= 126 PARKING SPACE	126	
45-(2) BEDROOMS=45X2= 90 PARKING SPACE	90	
RETAIL SPACE(1/300 SF)= 4.831 SF/300	16	
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS FOR 198 UNITS)=	20	
TOTAL PARKING SPACES	279	277*

- NOTE:**
- 45 PARKING SPACES IN LIFT
 - LIFTS ARE DESIGNATED TO EACH 2-BEDROOM UNIT



1 SITE PLAN
3/32" = 1'-0"

REVISION	BY

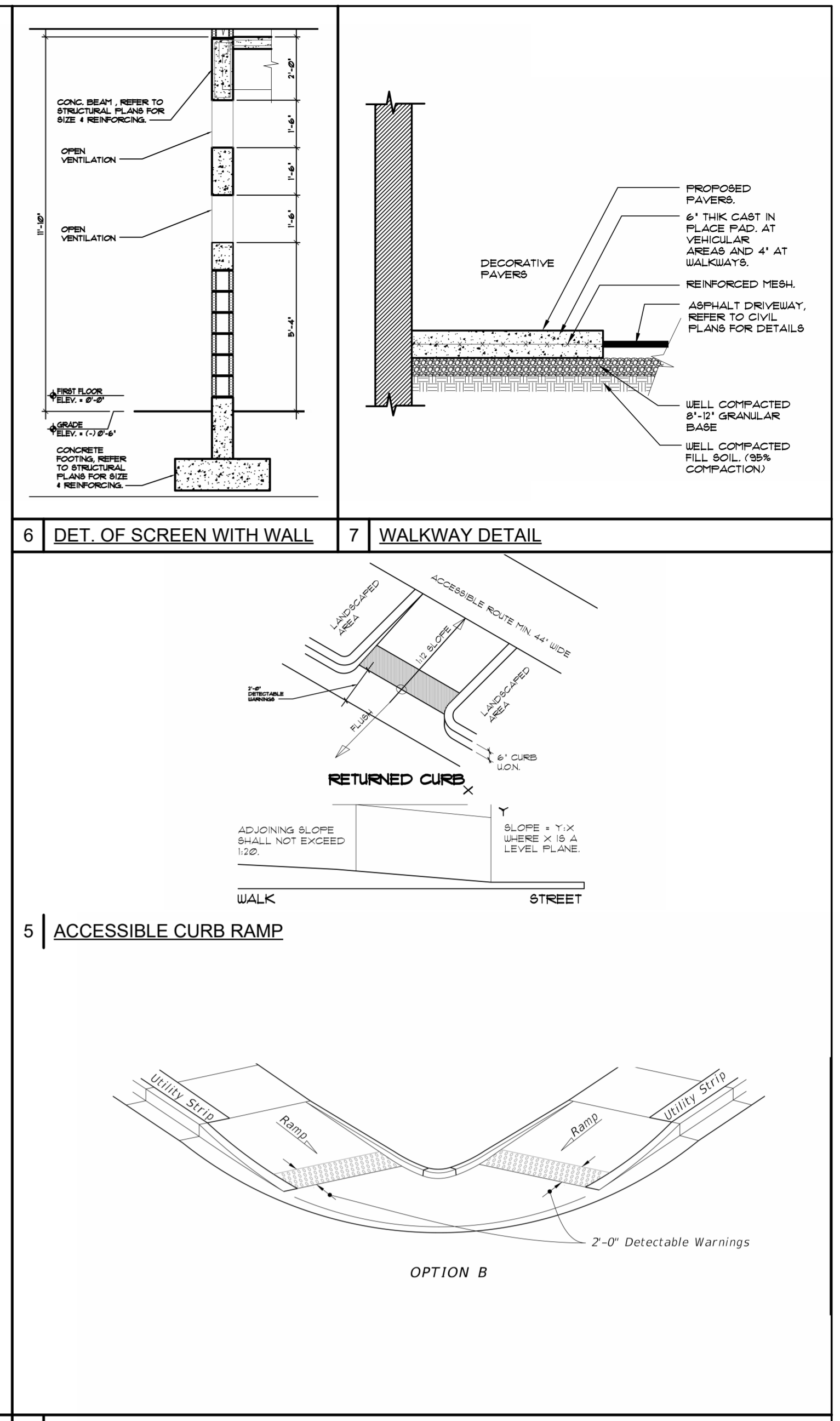
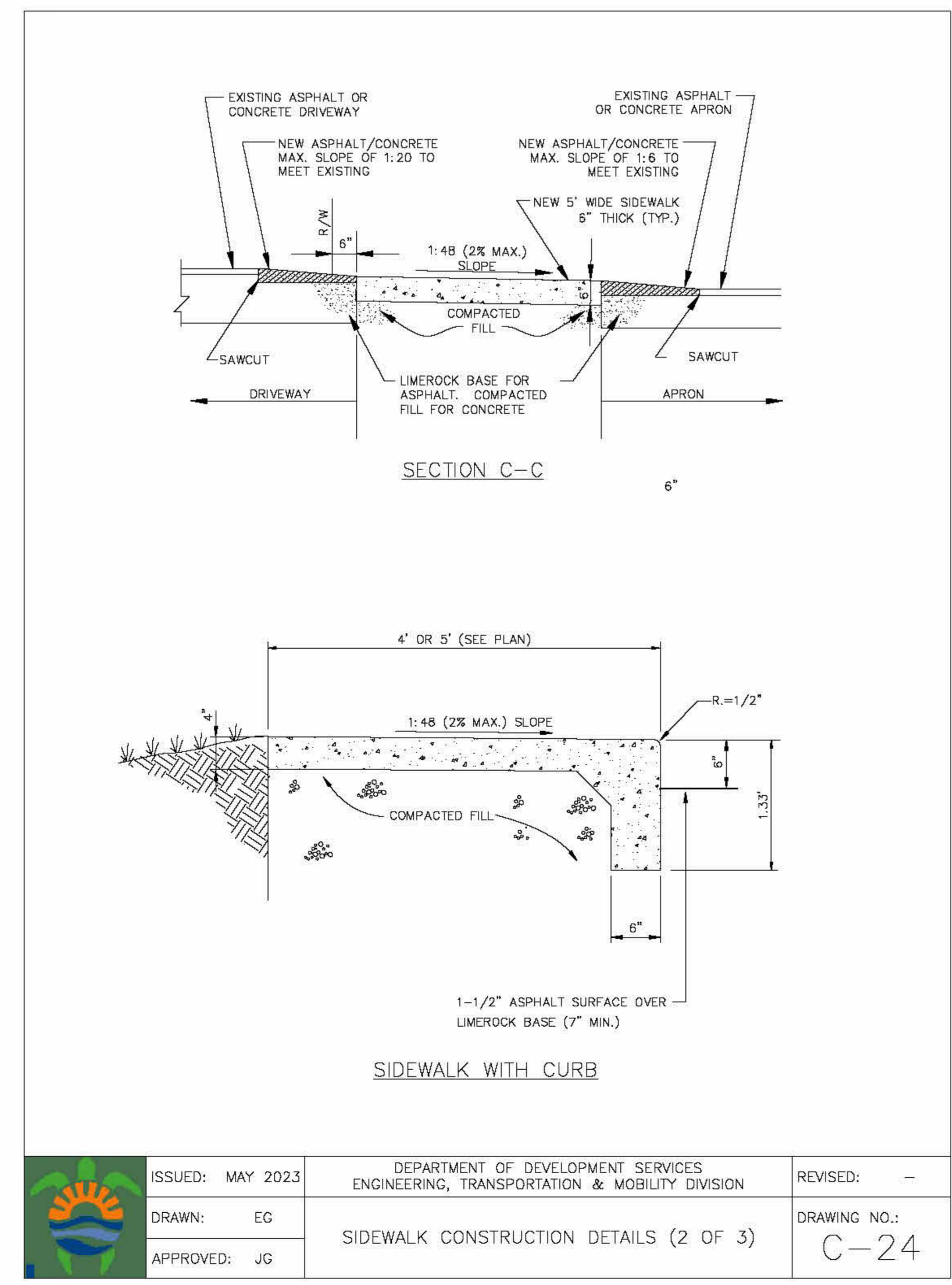
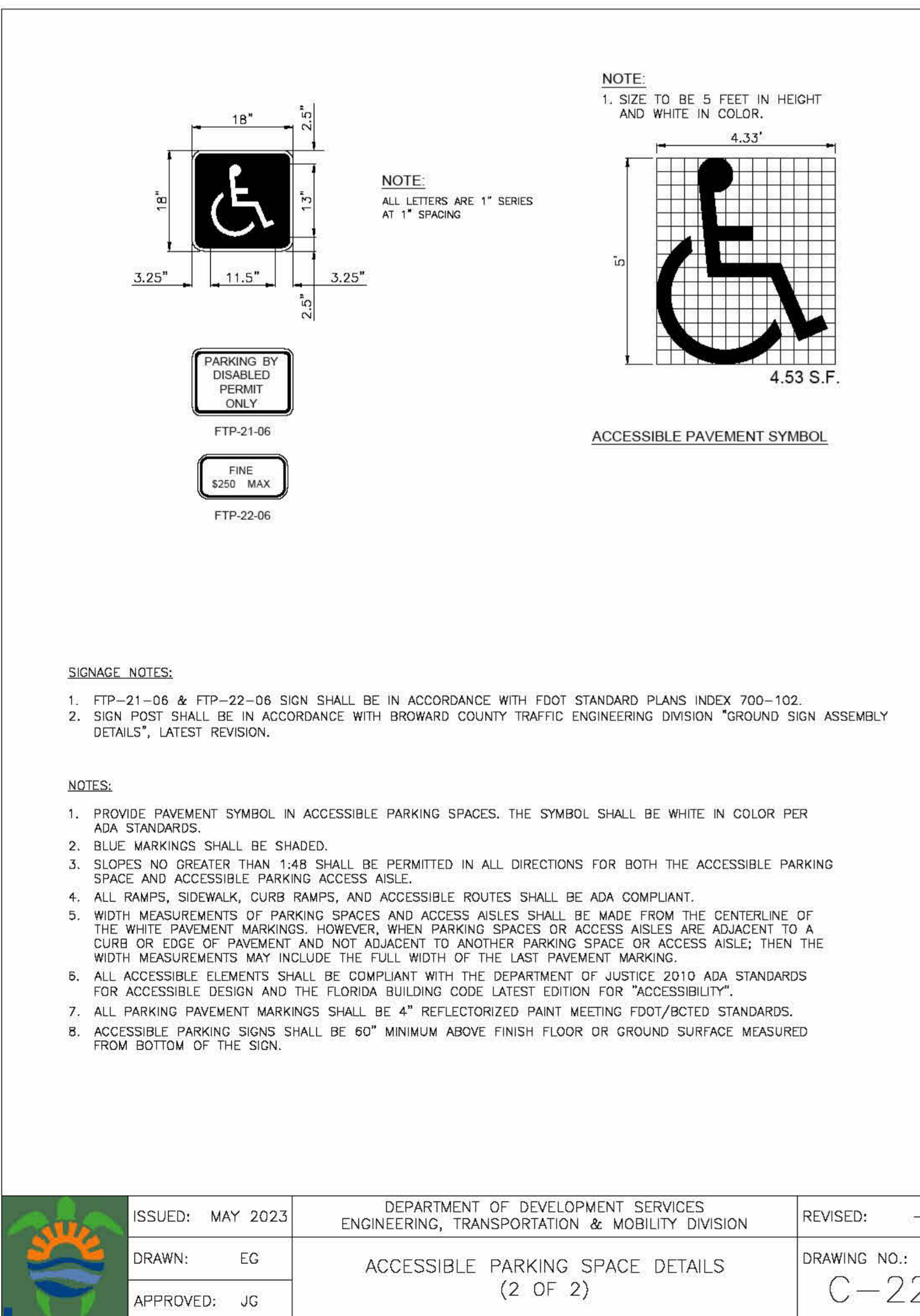
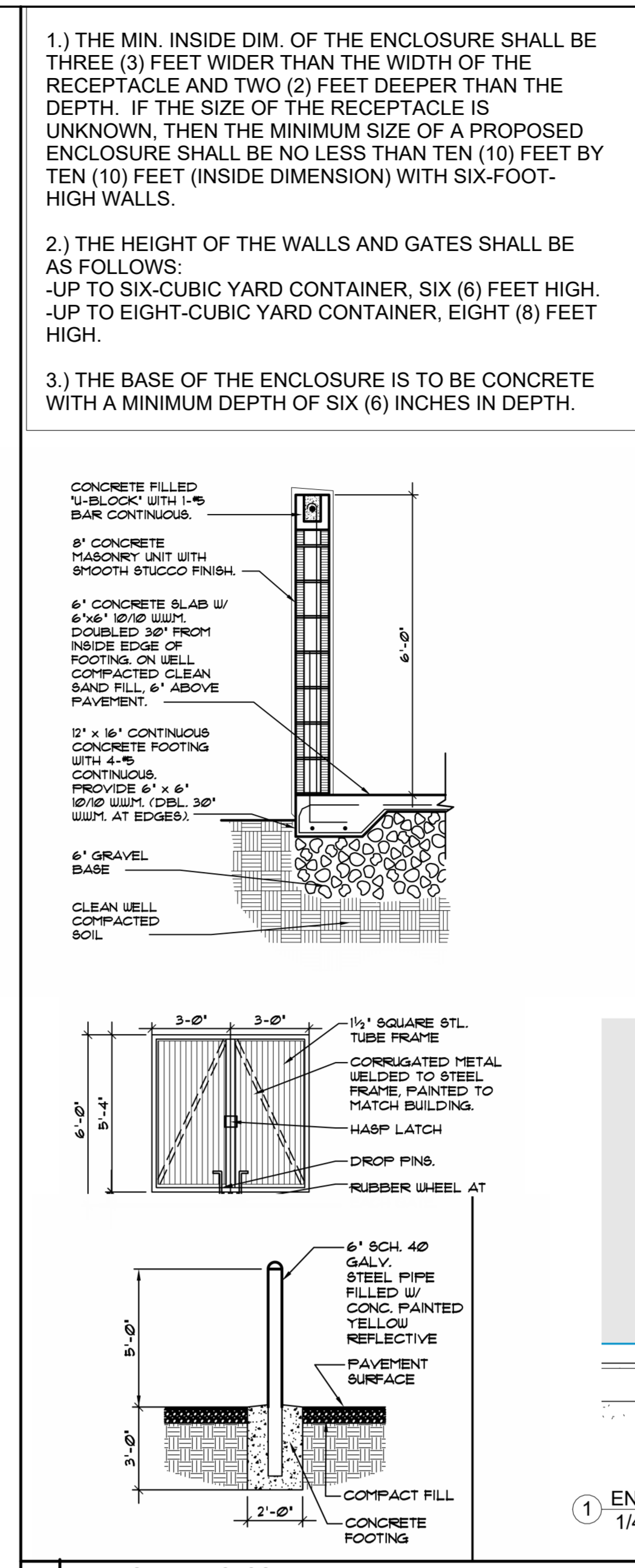
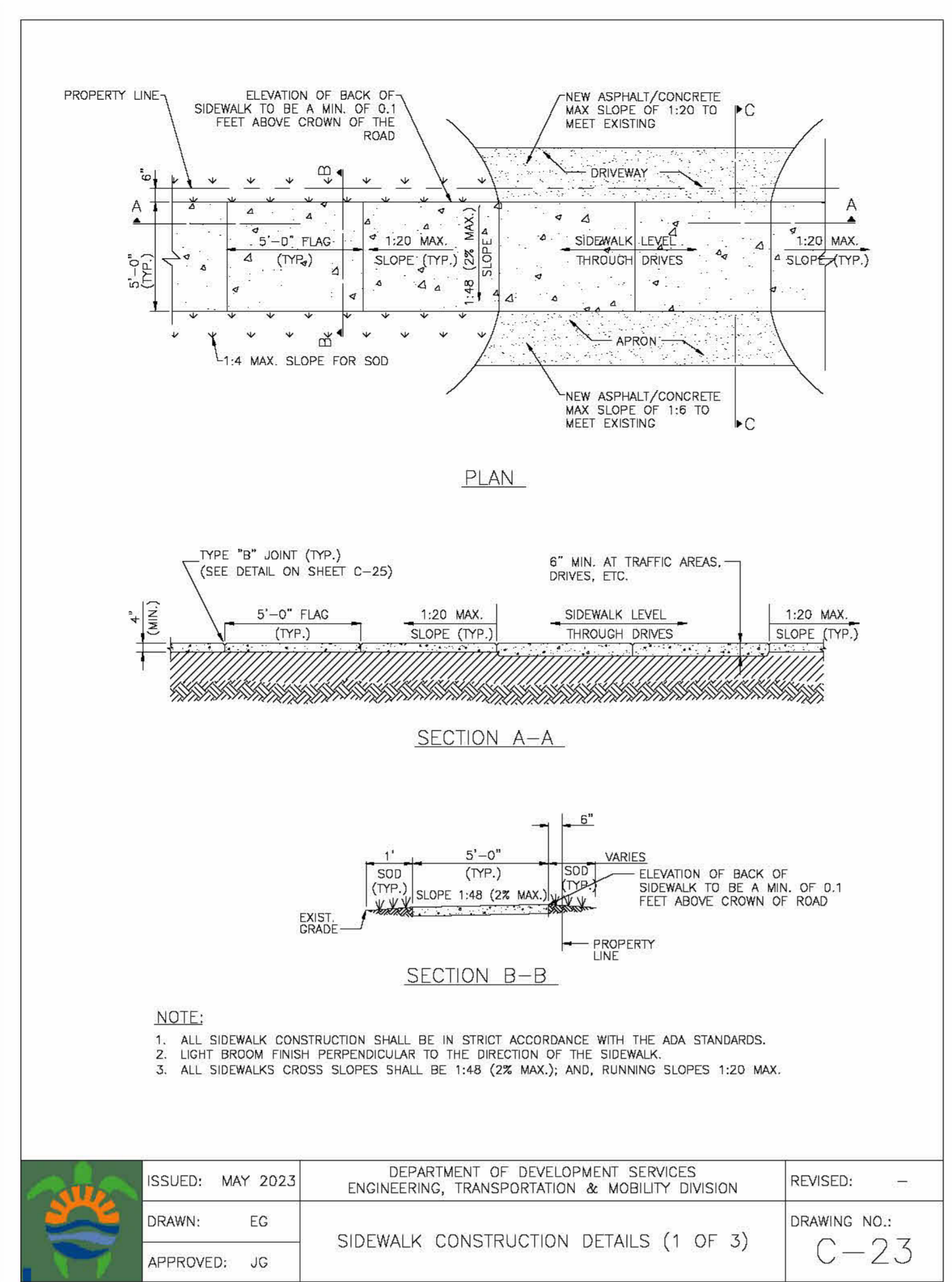
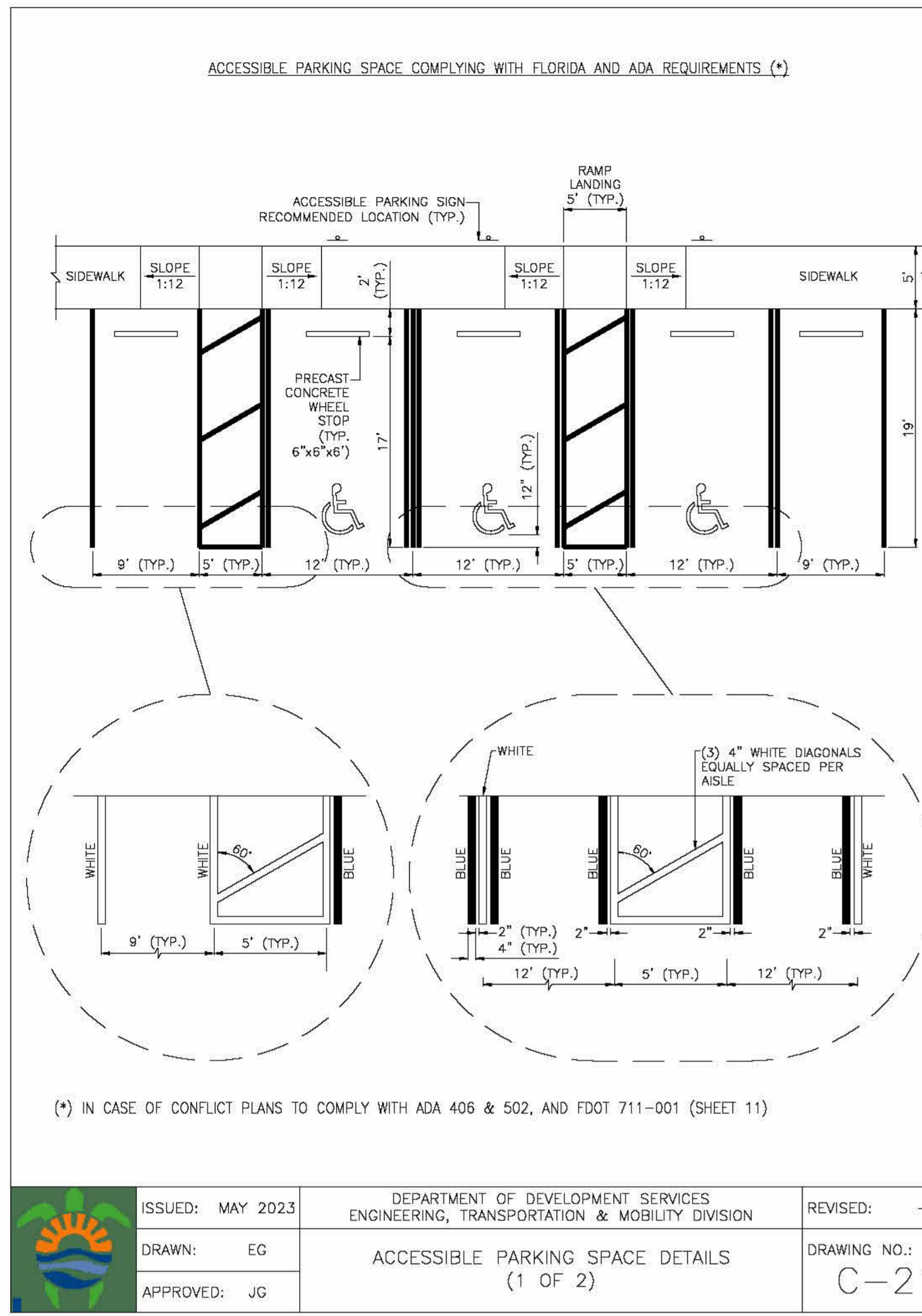
PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR
GUITAR VIEW LLC
5200 S STATE ROAD 7, HOLLYWOOD, FL, 33314

SEAL AR 0017852
LUIS LA ROSA

DRAWN: A.G.
CHECKED: L.L.R.
DATE: 3/13/2024
SCALE: AS NOTED
JOB NO.: 024-005
SHEET:

-SP 1.1

OF: SHEETS:



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PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR GUITAR VIEW LLC
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SEAL: AR 007852 LUIS LA ROSA

DRAWN: A.G.
CHECKED: L.L.R.
DATE: 3/13/2024
SCALE: AS NOTED
JOB NO.: 024-005
SHEET:
-SP 1.2
OF: SHEETS:

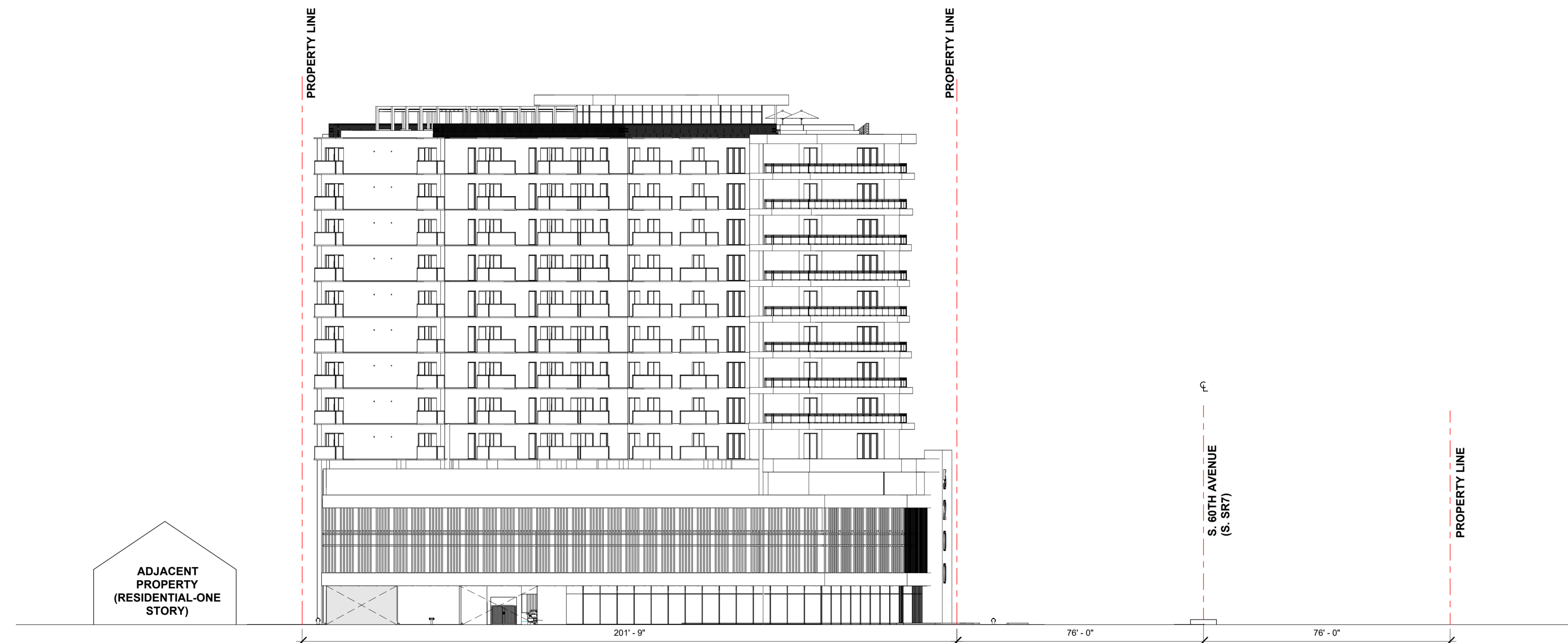
REVISION	BY

PROPOSED 198 UNIT MULTIFAMILY DEVELOPMENT FOR
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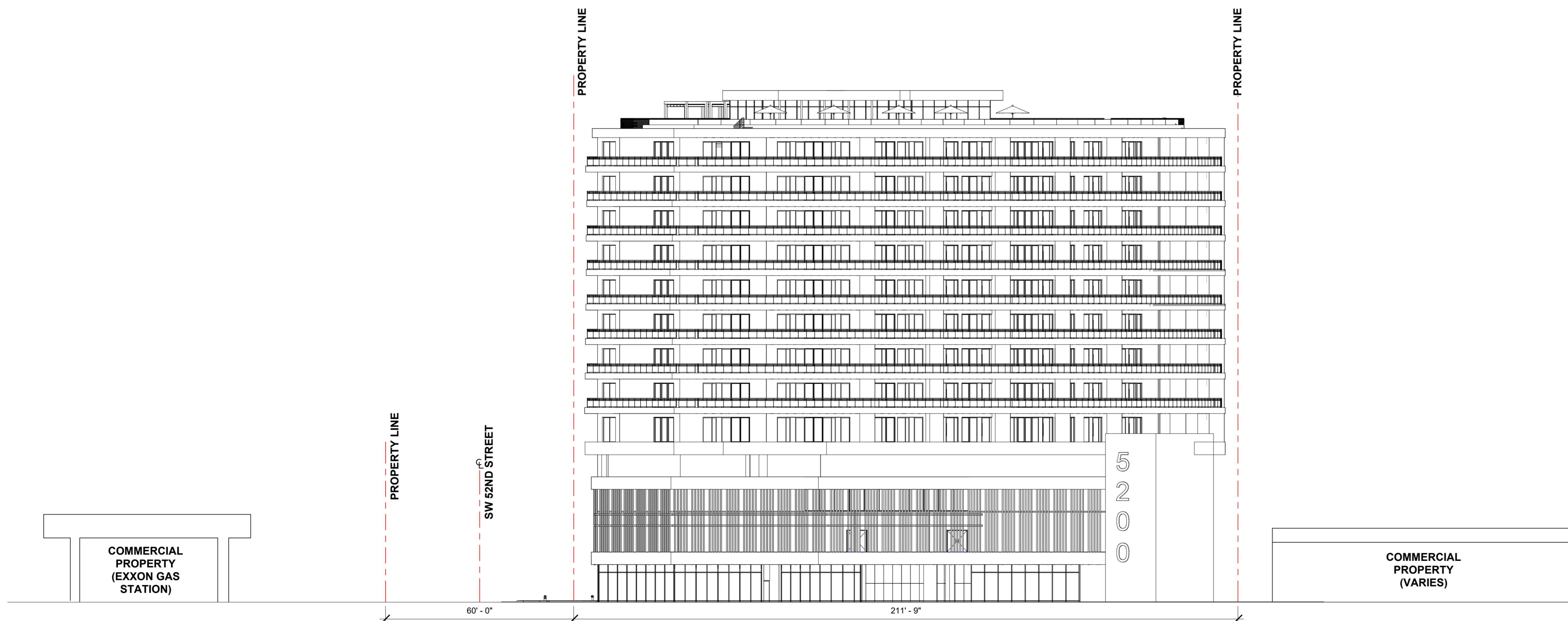
SEAL: AR 0017852
 LUIS LA ROSA

DRAWN: Author
 CHECKED: Checker
 DATE: 3/13/2024
 SCALE: AS NOTED
 JOB NO.: 024-005
 SHEET:

-SP 1.3
 OF: SHEETS:



① NORTH ELEVATION-SITE CONTEXT
 1" = 20'-0"



② WEST ELEVATION-SITE CONTEXT
 1" = 20'-0"