

Technical Advisory Committee

Monday, April 21, 2025

1:30 PM

City of Hollywood



Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Room 215

Thank you for demonstrating an interest in the City of Hollywood Technical Advisory Committee meeting. The public may view the meeting either in person or virtually <http://hollywoodfl.org/calendar> and selecting the meeting's date.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:

On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Committee Chair prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:

Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be **REQUIRED**.

To register use the Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

<https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal>

Comments **CANNOT** be read into the record. Public comment shall be limited to three minutes speaking time maximum. Comments left on voicemail machines, emailed, posted to the City's social media accounts shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Roll Call

B. Approval of Minutes

Attachments: [2025_0317_Minutes_Draft](#)

C. Preliminary Site Plan Review

1. 2025 0421

FILE NO.: 23-DPVS-99
APPLICANT: 1301 Plaza LLC.
LOCATION: 1301 N State Road 7
REQUEST: Special Exception, Variance, Design and Site Plan for an approximately 2,000 SF Food Truck Park (The Road), located in the CM-U zoning district.

Attachments: [2399 P Application Package 2025 0421](#)

2. 2025 0421

FILE NO.: 25-DP-26
APPLICANT: Mike Kaplun
LOCATION: 2455 Polk Street
REQUEST: Design and Site Plan Review for new 4 story, 30-unit multi-family development in the MC-1 zoning district within the Regional Activity Center (RAC).

Attachments: [2526 P Application Package 2025 0421](#)

D. Final Site Plan Review

E. Old Business

F. New Business

Planning Priority List
 Building Priority List

G. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

Note: Pre-Application Conceptual Overview (PACO) conference will be held immediately following conclusion of the Technical Advisory Committee (TAC). PACO is a non-sunshine conference.



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Agenda Date: 4/21/2025

Agenda Number:

To: Technical Advisory Committee

Title:

**SUMMARY OF THE MINUTES
TECHNICAL ADVISORY COMMITTEE MEETING**

**CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020**

A. ADMINISTRATIONS

The regular meeting of the Technical Advisory Committee (TAC) convened at 1:34 p.m. on March 17, 2025, at City Hall located at 2600 Hollywood Boulevard, Room 215, and via Cisco WebEx, with the following members present:

Anand Balram	Planning Manager
Cameron Palmer	Planning Division – Principal Planner
Clarissa Ip	Engineering Division – City Engineer
Rick Mitinger	Engineering Division – Transportation Engineer
Alicia Vereas-Feria	Public Utilities – Utilities Permit Review Administrator
James McGuinness	Building Department – Assistant Building Official
Favio Perez	Landscape Inspector/Plans Examiner
Marina Melo	CMED – Economic Development Representative
Francisco Diaz Mendez	CRA -Project Manager
Holly Montellanico	Fire Prevention Officer III – Fire Rescue & Beach Safety

The following members from the Department of Development Services – Division of Planning and Urban Design were also present:

Reggie White	Planner III
Umar Javed	Planner II
Adrian Montoya	Planner II
Rachel Marshall	Assistant Planner

B. APPROVAL OF MINUTES

Motion for approval of the February 18, 2025, minutes was made by Rick Mitinger and seconded by James McGuinness and conditionally approved pending one minor correction. (Approved)

C. PRELIMINARY SITE PLAN REVIEW

- 1. FILE NO.:** 25-DP-21
APPLICANT: Aleksej Bereznoj
LOCATION: 2241 Madison st
REQUEST: Site Plan review for a new 2 story, 12-unit multi-family development in a DH-2 zoning district within the Regional Activity Center (RAC).

Anand Balram opened public comment. One public comment was made by Helen Chervin. Anand Balram closed public comment portion.

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for Final TAC.

- 2. FILE NO.:** 24-DP-75
APPLICANT: DNS Reit LLC
LOCATION: 2135-2137 Washington st
REQUEST: Site Plan Review for a 4-story, 30 unit residential multifamily development located in the DH-3 Zoning District within the Regional Activity Center.

Anand Balram opened public comment. Two public comments were made by Helen Chervin, and Alice Cooper. Anand Balram closed public comment portion.

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for Final TAC.

D. FINAL SITE PLAN REVIEW

- 3. FILE NO.:** 24-DP-78
APPLICANT: 2323 Polk LLC
LOCATION: 2323 Polk st
REQUEST: Design and Site Plan for approval of a new 4-story 27-unit multi-family residential development in the DH-2 Zoning District within the Regional Activity Center (RAC).

Anand Balram opened public comment. One public comment was made by Patricia Antrican. Anand Balram closed public comment portion.

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

- 4. FILE NO.:** 24-DP-08
APPLICANT: Vieux Investments LLC
LOCATION: 2127 N State Road 7
REQUEST: Design and Site Plan for approval for an 8-story mixed-use development of 36 multifamily units and 2,500 SF of commercial space located in the C-MU zoning district within the Transit Oriented Corridor.

Anand Balram opened public comment. No public comments were submitted and/or made. Anand Balram closed public comment portion.

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

- 5. FILE NO.:** 25-DP-02
APPLICANT: HTG Paramount LTD
LOCATION: 826 Dixie Hwy
REQUEST: Design and Site Plan for approval for an 8-story, 96 unit multifamily (senior) residential development located in the DH-3 Zoning District within the Regional Activity Center (RAC).

Anand Balram opened public comment. One public comment was made by Helen Chervin. Anand Balram closed public comment portion.

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

- 6. FILE NO.:** 24-DP-32
APPLICANT: Oceanside Senior Living LLC
LOCATION: 1600 Taft Street
REQUEST: Site Plan review and Special Exception to increase the number of Assisted Living Facility beds from 90 to 122, in an existing ALF within the RM-18 zoning district.

Anand Balram opened public comment. No public comments were submitted and/or made. Anand Balram closed public comment portion.

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

E. OLD BUSINESS

Nothing was discussed.

F. NEW BUSINESS

Anand Balram discussed the Planning Priority List and James McGuinness discussed the Building Priority List.

The next TAC Meeting is scheduled for Monday, April 7th 2025, and comments are due by April 2, 2025.

G. ADJOURNMENT

The meeting was adjourned at 2:56 p.m.

H. PRE-APPLICATION CONCEPTUAL OVERVIEW (PACO)

There were 5 items for discussion.



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 1. 2025 0421

Agenda Date: 4/21/2025

Agenda Number:

To: Technical Advisory Committee

Title: FILE NO.: 23-DPVS-99
APPLICANT: 1301 Plaza LLC.
LOCATION: 1301 N State Road 7
REQUEST: Special Exception, Variance, Design and Site Plan
for an approximately 2,000 SF Food Truck Park (The Road), located
in the CM-U zoning district.



CITY OF
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:  Date: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

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 _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
 this _____ day of _____

 Signature of Current Owner

 Notary Public
 State of Florida

 Print Name

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

PROPERTY SUMMARY

Tax Year: 2025	Property Use: 10 - Vacant commercial	Deputy Appraiser: Commercial Department
Property ID: 514112100530	Millage Code: 0513	Appraisers Number: 954-357-6835
Property Owner(s): 1301 PLAZA LLC	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 221 NORTH FEDERAL HWY HALLANDALE BEACH, FL 33009	Bldg Under Air S.F:	Zoning : C-MU
Physical Address: 1301 N STATE ROAD 7 HOLLYWOOD, 33021	Effective Year: 0	Abbr. Legal Des.: HOLLYWOOD COUNTRY ESTATES 24-9 B LOT 12 BLK 2, LESS BEG AT NW COR LOT 12, E 11.24, S 52.24, NWLY 22.75, N 34.13 TO POB
	Year Built:	
	Units/Beds/Baths: 0 / /	

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	\$330,480	0	0	\$330,480	\$330,480	
2024	\$330,480	0	0	\$330,480	\$318,080	\$6,741.88
2023	\$289,170	0	0	\$289,170	\$289,170	\$6,122.26

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$330,480	\$330,480	\$330,480	\$330,480
Portability	0	0	0	0
Assessed / SOH	\$330,480	\$330,480	\$330,480	\$330,480
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$330,480	\$330,480	\$330,480	\$330,480

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
07/18/2022	Warranty Deed Qualified Sale	\$336,000	118291219
04/11/2019	Warranty Deed Qualified Sale	\$247,500	115748201
10/26/2015	Warranty Deed Qualified Sale	\$150,000	113450436
05/15/2008	Quit Claim Deed Non-Sale Title Change	\$100	46179 / 37
05/08/2000	Warranty Deed	\$220,000	30537 / 956

LAND CALCULATIONS

Unit Price	Units	Type
\$40.00	8,262 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514112100960	10/16/2024	Warranty Deed	Excluded Sale	\$300,000	119878415	1507 N 58 AVE HOLLYWOOD, FL 33021
514112100970	07/10/2024	Warranty Deed	Qualified Sale	\$414,500	119680400	1501 N 58 AVE HOLLYWOOD, FL 33021
514112100520	06/01/2024	Warranty Deed	Qualified Sale	\$320,000	119617295	1313 N STATE ROAD 7 HOLLYWOOD, FL 33021
514112100300	01/26/2024	Warranty Deed	Qualified Sale	\$370,000	119361751	1512 N 58 AVE HOLLYWOOD, FL 33021
514112100660	12/15/2023	Warranty Deed	Qualified Sale	\$478,200	119302139	1420 N 58 AVE HOLLYWOOD, FL 33021

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
HLwd Fire Rescue (05)								
Vacant Lots (L)								
1								

SCHOOL

Sheridan Hills Elementary School: B
Attucks Middle School: C
South Broward High School: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	7	Tim Ryan	25	Debbie Wasserman Schultz
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
105	Marie Woodson	37	Jason W. B. Pizzo	Daniel P. Foganholi

Prepared by and return to:

Julie Castano
South Florida Title Associates, LLC
12399 SW 53rd Street
Cooper City, FL 33330

Incidental to the issuance of a title insurance policy issued by it.

Property Appraiser's ID: 514112-10-0530

Florida Documentary Stamps in the amount of \$2,352.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of July, 2022 by **Leng Ly, a single woman**, whose post office address is 600 SW 100 Terrace, Pembroke Pines, FL 33025 herein called the Grantor, to **1301 Plaza LLC, a Florida Limited Liability Company**, whose post office address is **221 North Federal Hwy, Hallandale Beach, FL 33009**, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of FL,

Lot 12, Block 2, HOLLYWOOD COUNTRY ESTATES, according to the plat thereof, as recorded in Plat Book 24, Page 9, of the Public Records of Broward County, Florida; LESS that portion of the land granted to the State of Florida Department of Transportation recorded in Official Records Book 50344, Page 1586 and 1588, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

IN WITNESS WHEREOF, the said Grantor signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

[Signature]
Leng Ly

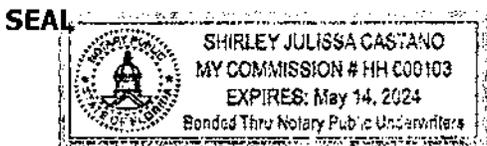
Julie Castano
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Ruben Silva
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

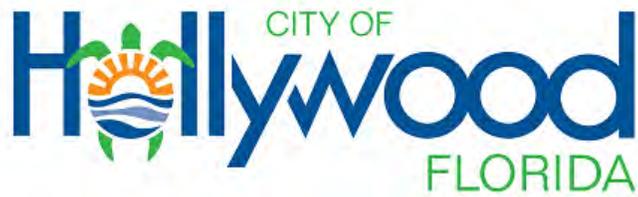
The foregoing instrument was acknowledged before me by means of Physical Presence **--OR--** Online Notarization, this 18th day of July, 2022, by Leng Ly who is Personally Known OR who has Produced FL/DL as Identification.



[Signature]
Notary Public

My Commission expires

Printed Notary Name



Payment page

Thank you for your payment

Reference number AM1A5AE9BF30

Amount 10,200.00

KHALED , you have successfully completed your payment. A confirmation email will be sent to sovnew@hotmail.com.

City of Hollywood Planning and Urban Design

[Return to Online Payment Center](#)

Bill-to-address

KHALED EL CHAER
300 Three Island Blvd. Apt 302
Hallandale Beach, FL 33009
US

Please print this receipt for your records.



3701 SW 47th Avenue, Suite 104
Davie, Florida 33314
(305) 331.0890
info@skyrise.engineering
<https://www.skyrise.engineering>

August 30, 2024

Skyrise Project No. 240215

Mr. Ed Fortich
Simja Construction
ed@simjaconstruction.com
954.804.7326

Re: Report of Drainage Test Results
Percolation Test at 1301 N State Road 7
1301 N State Road 7
Hollywood, Florida

Dear Mr. Fortich:

Thank you for the opportunity to provide our services for the above referenced project. Our work has been completed in fulfillment of the scope of work described in Skyrise Proposal 24-0214, dated August 26, 2024. This letter report presents the results of our percolation tests performed at the site.

Sincerely,

SKYRISE ENGINEERING AND TESTING


Nelly Vieira, E.I.
Project Manager



Eric J. Stern, P.E.
Principal
Florida License No. 57604

This document has been digitally signed and sealed by Eric J. Stern on the date noted on the digital seal. Printed copies of this document are not considered signed and sealed, and the signature must be verified on an electronic copy.

Table of Contents

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APPENDICES

Appendix A Site Vicinity Map and Test Location Plan
Appendix B Summary of Percolation Test Results (B-1)
Appendix C Description of Field Services (C-1)

1. SITE DESCRIPTION

Documents Provided:

- Survey: By Julio Pita, PS., dated 2/28/2023
- Site Plan: Not provided
- As-built Drawings: Not provided

Site Location

- Site Address: 1301 N State Road 7, Hollywood, Florida
- Site Dimensions: Approximately 52 by 165 feet
- Site Grades: Between +8.5 to 9.5 feet NAVD based on survey provided

Site History and Current Use

- Current Use: Vacant Lot

2. PROJECT INFORMATION

Project Scope

- General Description: Proposed new 1-level building

3. PURPOSE AND SCOPE OF SERVICES

Purpose

The purpose of our scope of services during this state of the work is to perform percolation tests at the site to provide drainage coefficients (k-values) for the design of a drainage system.

Scope of Services

Our scope of work for the proposed development is described below. Please refer to the Description of Field Services section in Appendix C for further details regarding the general procedures for our scope of services.

Drainage Tests: One (1) test to 10 feet below grade

The approximate test locations are presented in the Test Location Plan (Appendix A)

4. SUBSURFACE MATERIALS AND GROUNDWATER

Based on the soil cuttings obtained during the drilling process, the materials at the test locations generally consist of brown limestone with sand the termination depth of 10 feet below grade. It should be noted that the material classification provided is approximate and the transition from one layer to the other is estimated.

The groundwater was encountered in the test location at 8.1 feet below current site grades. This elevation corresponds to about +1.2 feet NAVD. The elevation reported herein is estimated and based on Google. If more accurate elevations are required location should be surveyed. Skyrise can install piezometers and provide periodical water readings.

5. TEST RESULTS

The results of the percolation test performed are presented below and in further detail in Appendix B.

TEST NUMBER	HYDRAULIC CONDUCTIVITY (K) (cfs/ft² - ft head)
P-1	2.98E-03

Notes:

1. The hydraulic conductivity results provided above are unfactored. Our result is limited to the discrete location tested at the time the test was performed.

6. REPORT LIMITATIONS

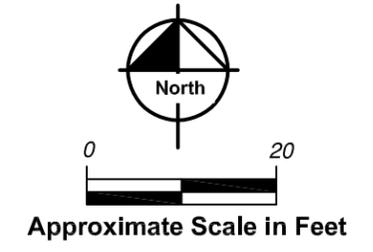
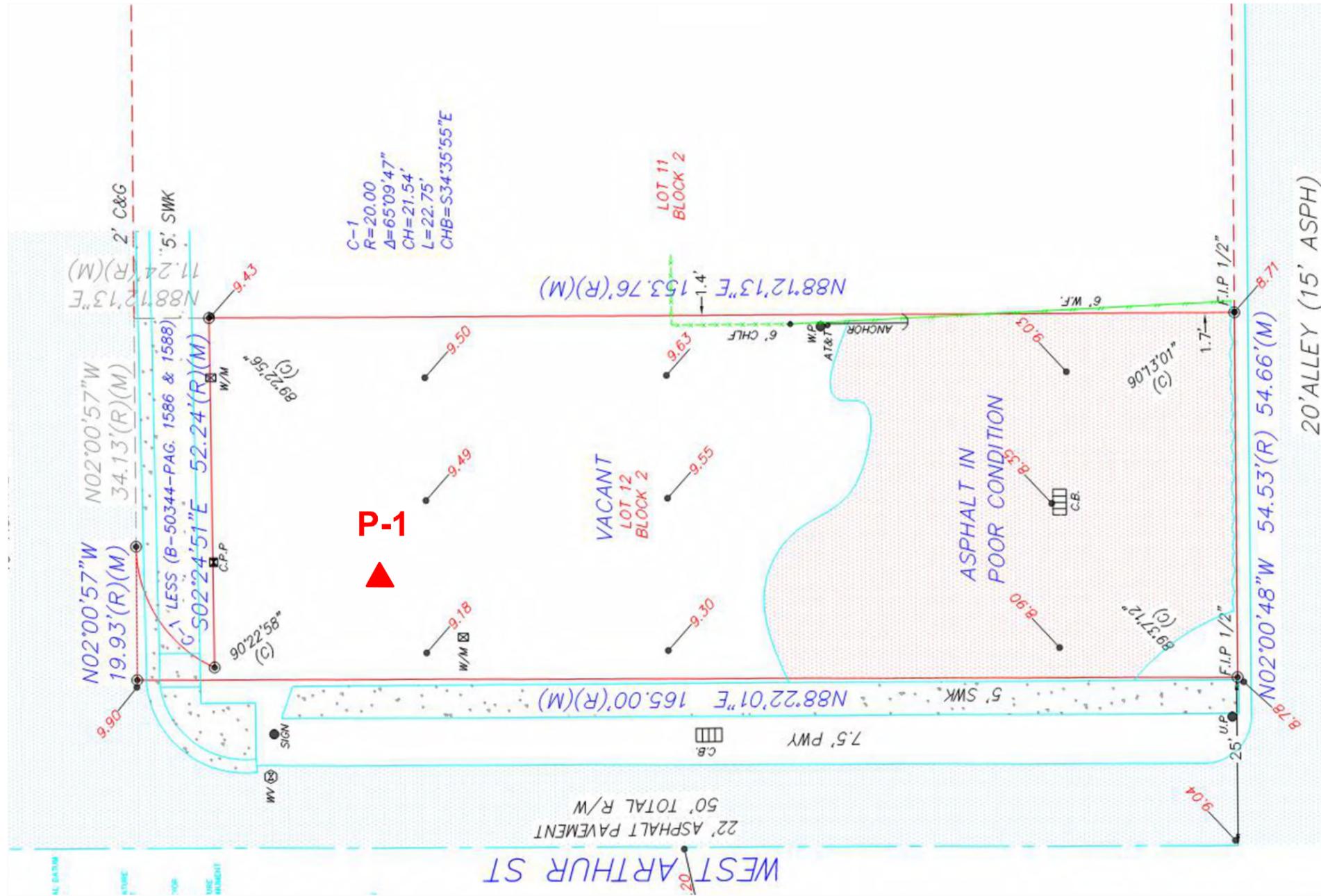
Our report has been prepared for the exclusive use of the Owner and other members of the design team, and our recommendations solely apply to this site and for the proposed development described in this report. Any changes to the development of the project invalidate our recommendations herein, and Skyrise should be granted the opportunity to review and update our report accordingly.

The recommendations contained in this report are not applicable to any other site. The data included in this is based on data collected at discrete locations of the site at a specific time. Geological conditions in the vicinity of the site may vary, and the development team should consider that unusual site conditions not disclosed in this report may be present at the site and may not be evident until construction starts. If the conditions at the site or neighboring sites are altered between the issuance of our report and the time of starting construction, Skyrise should be contacted to review and update this report as such conditions may affect our recommendations.

An environmental study was not requested to be performed as part of this report. Skyrise did not perform any testing related to soil or groundwater contamination. Our report has been prepared in general accordance with the standard of care practiced by members of Consultant's profession performing similar services on similar projects in similar localities; no other warranty is expressed or implied. We assume no responsibility for misinterpretations of the contents of this report.

APPENDIX A

Test Location Plan



LEGEND:

P-1
 ▲ - Number & Approximate Location of Percolation Test.

NOTES:

1. Test location symbols are not to scale.
2. Base drawing was taken from Map of Boundary Survey, by Julio Ibarra, PS., dated 2/28/2023.

DRAWING TITLE: Test Location Plan
PROJECT NAME: Percolation Test at 1301 N State Road 7
PROJECT LOCATION: 1301 N State Road 7, Hollywood, Florida

PROJECT NO: 240215
DRAWN BY: NVF
DATE: 8/30/2024

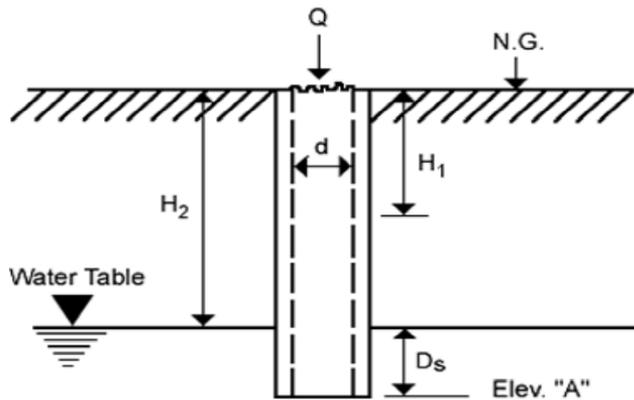


APPENDIX B

Summary of Percolation Test Results

**SUMMARY OF PERCOLATION TEST RESULTS
SOUTH FLORIDA WATER MANAGEMENT DISTRICT - "USUAL OPEN HOLE TEST"**

TEST NUMBER	TEST DATE	SLOTTED PVC DIAMETER (d) (inches)	APPROX. HOLE DIAMETER (inches)	HOLE DEPTH (feet)	APPROX. ELEVATION (NAVD)	DEPTH TO WATER TABLE		HYDRAULIC HEAD (H ₂) (feet)	SATURATED HOLE DEPTH (D _s) (feet)	STABILIZED FLOW RATE (Q) (cfs)	HYDRAULIC CONDUCTIVITY (K) (cfs/ft ² - ft head)
						BEFORE TEST (feet)	DURING TEST (feet)				
P-1	8/30/2024	2	5	10	9.30	8.10	0.00	8.10	1.90	0.0757523	2.98E-03



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

K = Hydraulic Conductivity (cfs/ft.² – ft. head)
Q = "Stabilized" Flow Rate (cfs)
d = Diameter of Test Hole (feet)
H₂ = Depth to Water Table (feet)
D_s = Saturated Hole Depth (feet)

Notes:

1. The values presented above are unfactored. Our results are limited to the discrete locations tested at the time the tests were performed.

PROJECT NAME:	Percolation Test at 1301 N State Road 7				
PROJECT LOCATION:	1301 N State Road 7, Hollywood, Florida				
PROJECT No.:	240215	TESTED BY:	J&R	REVIEWED BY:	

APPENDIX C

Description of Field Services

Percolation (Drainage) Tests

Percolation tests were performed in general accordance with the South Florida Water Management District (SFWMD) *Usual Condition Test* procedure and following the procedures described below.

- Each test was performed by advancing a roller bit along with a nominal 4-inch diameter casing to the specified test depth.
- The roller bit and casing yield an open hole of approximately 5 to 6 inches in diameter. Upon reaching the test depth, a slotted nominal 3-inch diameter PVC pipe was inserted in the hole.
- At this time, enough water was pumped into the borehole to develop a stabilized hydraulic head. Once the hydraulic head was stabilized, the average flow rate into the borehole was recorded.
- The hydraulic conductivity (k-value) was calculated utilizing a formula published in the SFWMD Volume IV Memorandum dated October 2012.
- The test locations were backfilled with soil cuttings to the ground surface except in paved areas where the upper foot or so was grouted.

Transaction Identification Data for reference only:

South Florida Title Associates, LLC

1200 S. Pine Island Rd. #600,

Plantation, FL 33324

ALTA Universal ID:

LOAN ID Number:

Issuing Office File Number: 222-112045

(Use for AgentTRAX documents)

Property Address: 1301 North State Road 7

Hollywood, FL 33021

Order No.: 10564273

Revision Number:

Chicago Title Insurance Company

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: 07/11/2022 at: 10:00 AM
2. Policy or Policies to be issued:
 - A. ALTA Owners 2006 with Florida Modifications
Proposed Insured: 1301 Plaza, LLC, a Florida limited liability company
Proposed Amount of Insurance: \$336,000.00
3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc.):

Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in:

Leng Ly , a single woman

(by virtue of the Warranty Deed recorded in Official Records Instrument No. 115748201, of the Public Records of Broward County, Florida)
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY:

Julie Castano

Authorized Officer or Agent

SCHEDULE B SECTION I
REQUIREMENTS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Warranty Deed from Ly Leng, a single woman, to 1301 Plaza, LLC, a Florida limited liability company.

NOTE: If the party or parties in title are individuals, and the property is homestead property, the spouse of said party must join in the execution of the Deed. If individuals are unmarried, then indicate this on the Deed. If not homestead, then a statement to that effect must be reflected on the Deed.

TOGETHER WITH Proof that 1301 Plaza, LLC, a Florida limited liability company, is in existence and in good standing, approved to do business in the State of Florida, at the time of this conveyance and through the recording date of the instruments to be insured hereunder.

5. Proof of payment of any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality.

6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

7. Partial Release of Mortgage and Security Agreement, releasing the land to be insured hereunder from encumbrance of the Mortgage from Leng Ly , a single woman, in favor of Jason Klein and Evelyn Klein, his wife, as an estate by the entirety, as to an undivided 50% interest; Ronald Klein and Jane Klein, his wife, as an estate by the entirety, as to an undivided 28.57% interest; Ronald Klein, as Trustee of the Kathy Touby Revocable Trust U/T/A dated October 21, 2015, as to a 7.23% interest and Kathy Touby, as to an undivided 14.30% interest, recorded October 19, 2021 in Official Records Book Instrument No. 117670727, of the Public Records of Miami-Dade County, Florida.

SCHEDULE B SECTION I
Requirements continued

Together with Partial Release or termination of the following related Instrument(s):

- a) UCC-1 Financing Statement recorded October 19, 2021 in Official Records Instrument No. 117670728, of the Public Records of Miami-Dade County, Florida.

8. An Affidavit in form acceptable to Chicago Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.

9. In order to delete Standard Exception 3(a) from the policy subsequent to the recording date of the instrument(s) insured hereunder, a satisfactory survey and surveyor's report dated within 90 days of the current closing and inspection of the premises must be made, or in the alternative, a Surveyor's Affidavit stating that there has been no changes, modifications or alterations to the property since the date of the last survey under the existing Survey job number, prepared by prior surveyor/company for the issuance of a Title Insurance Policy.

10. Issuing agent must obtain from the Company or perform themselves a title update three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.

NOTE: 2021 taxes show PAID in the amount of \$ 4,355.08 under Folio No. 5141-12-10-0530. Please contact the Broward County tax office for additional detailed and updated tax information.

The following note is for informational purposes only, is neither guaranteed nor insured, and is not part of the coverage of this form or policy. The last conveyance of title that has been of record for more than 24 months and all subsequently recorded conveyances are: none

END OF SCHEDULE B SECTION I

SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
6. Restrictions, conditions, dedications and easements as contained on the Plat of HOLLYWOOD COUNTRY ESTATES, recorded in Plat Book 24, Page 9, of the Public Records of Broward County, Florida.
7. Declaration of Covenants, Restrictions and Easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Official Records Deed Book 617, Page 131, Public Records of Broward County, Florida.
8. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized

SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Chicago Title Insurance Company, 13800 NW 14th Street Suite 190, Sunrise, FL 33323; Telephone 954-217-1744.

Searched By: Cindy Gala

END OF SCHEDULE B SECTION II

EXHIBIT "A"

- A. Lot 12, Block, HOLLYWOOD COUNTRY ESTATES, according to the plat thereof, as recorded in Plat Book 24, Page 9, of the Public Records of Broward County, Florida; LESS that portion of the land granted to the State of Florida Department of Transportation recorded in Official Records Book 50344, Page 1586 and 1588, of the Public Records of Broward County, Florida.

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L22000272606

Entity Name: 1301 PLAZA LLC

Current Principal Place of Business:

1301 N STATE ROAD 7
HOLLYWOOD, FL 33021

Current Mailing Address:

221 NORTH FEDERAL HWY
HALLANDLE BCH, FL 33009 US

FEI Number: 88-2806567

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

EL CHAER NASR, KHALED E
221 NORTH FEDERAL HWY
HALLANDLE BCH, FL 33009 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title P
Name EL CHAER NASR, KHALED E
Address 221 NORTH FEDERAL HWY
City-State-Zip: HALLANDALE BEACH FL 33009

Title V
Name GUARIN ELNESSER, ZAMIRA M
Address 221 NORTH FEDERAL HWY
City-State-Zip: HALLANDALE BEACH FL 33009

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KHALED EL CHAER NASR

OWNER

03/18/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

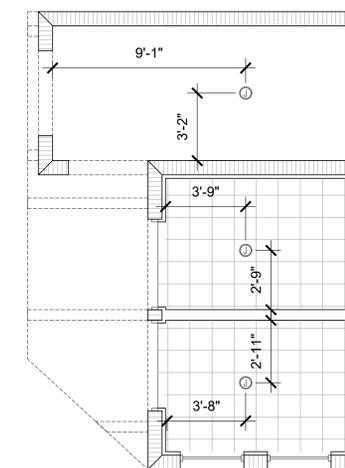
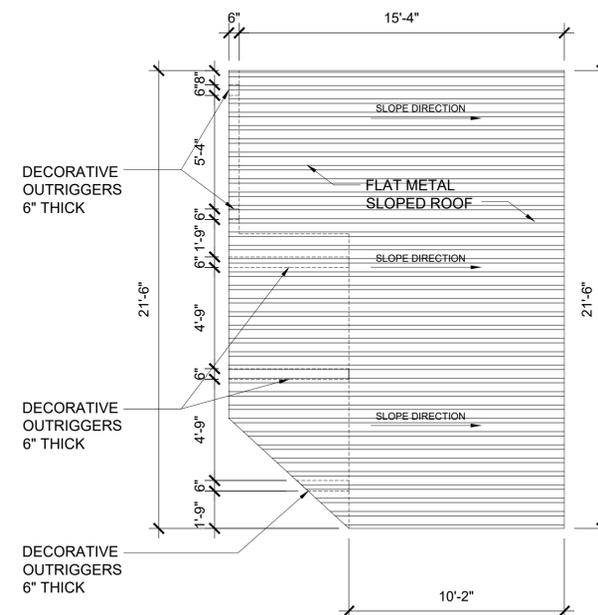
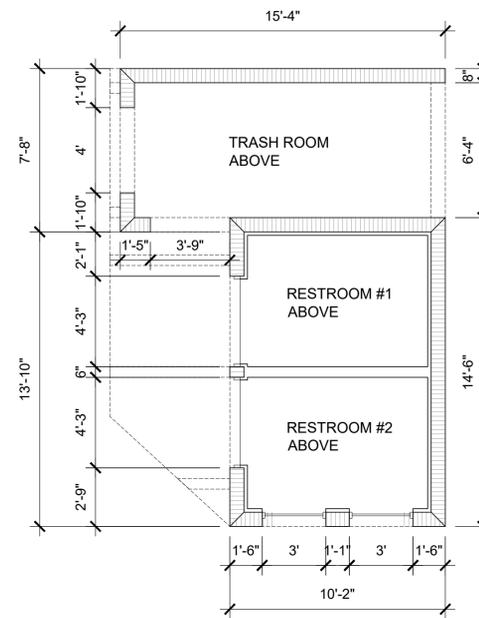
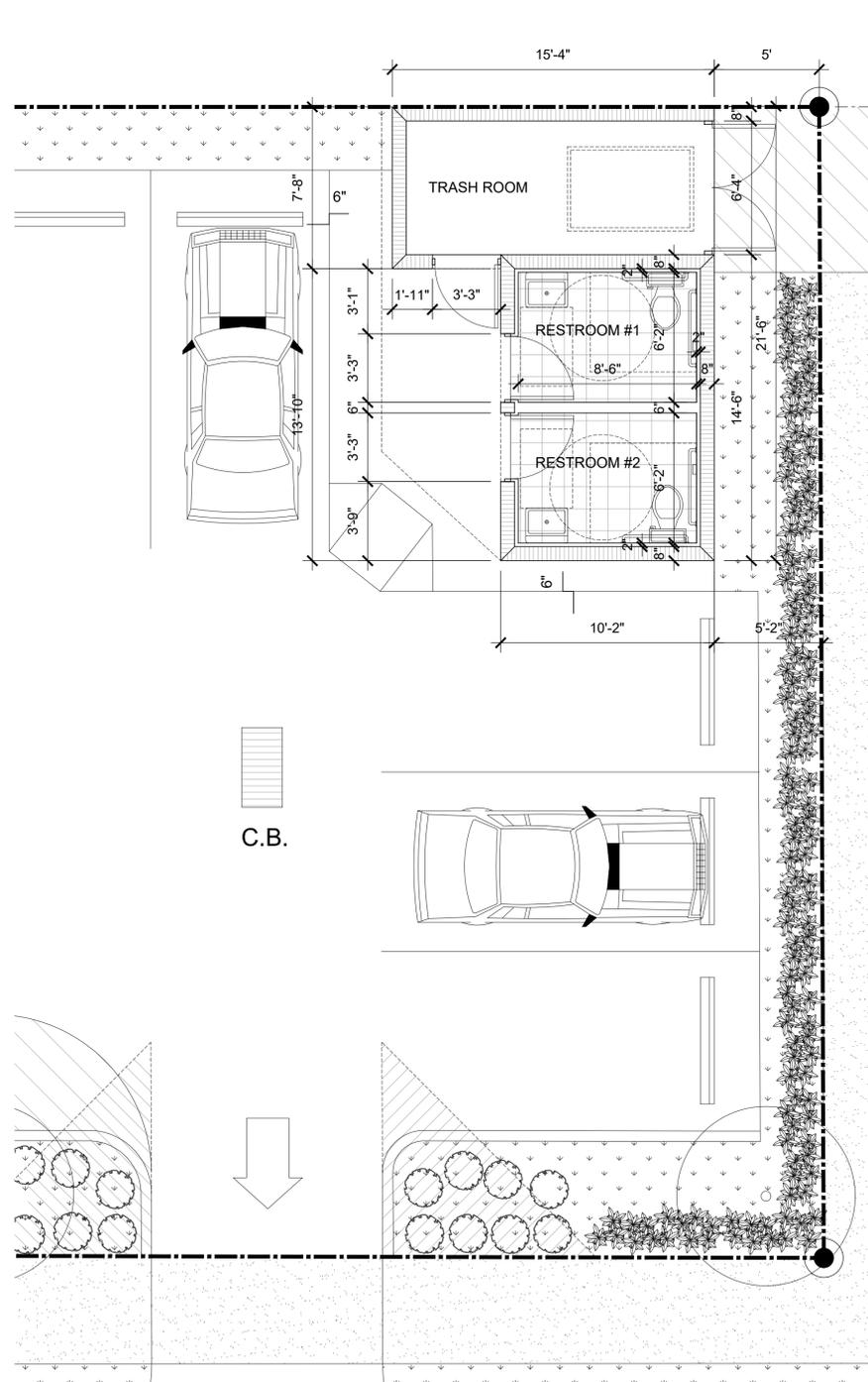
Symbols

SYMBOLS:

- BUILDING SECTIONS
SECTION LETTERS
- DETAIL
DETAIL NUMBER
SHEET NUMBER
- INTERIOR ELEVATION(S) (UNFOLDED)
ARROWS INDICATE ELEVATIONS
SHEET NUMBER
- DOOR TYPE
DOOR MARK (NUMBER)
- WINDOW TYPE
WINDOW MARK (LETTER)
- WALL TYPE
FIXTURE MARK (LETTER)
SEE PAGE A-700
- KEYNOTE
DRAWING NOTE (NUMBER)
- STEP DOWN
CHANGE IN FLOOR HEIGHT
- CONTROL OR DATUM POINT
DESCRIPTION OF POINT
(FIN.FLR., TOP OF PLATE, TOP OF T.B.)
ELEVATION OR POINT
- REVISION REFERENCE
NUMBER OF REVISION CORRESP. TO
DESIGN SECTION OF TITLE BLOCK
- WALL SECTIONS
SECTION NUMBERS
SHEET NUMBER (WHERE SECTION IS DRAWN)

Legend of Materials

- EXISTING (CMU) WALL TO REMAIN
- CONCRETE MASONRY
- CONCRETE IN SECTION
- DRYWALL / STUD PARTITION
- RIGID INSULATION INDICATED
IN ENLARGED DETAILS / SECTIONS
- EARTH
- BATT INSULATION
- PLYWOOD
- WOOD BLOCKING
- WOOD
- METAL
- METAL LATH



SIMJN CONSTRUCTION
BUILDERS & DESIGNERS

2200 N. COMMERCE PARKWAY, SUITE #611
WESTON, FL 33328 (954) 228-2400 (F) (954) 903-7503 (F)

THE ROAD-FOOD TRUCKS PARK NEW CONSTRUCTION 1301 N. STATE ROAD 7, HOLLYWOOD FL 33021		REVISIONS	
NO.	DATE	REMARKS	

TITLE OF SHEET
PROPOSED RESTROOM

ISSUE DATE
03/14/2025

SEAL

PROJECT NO.

SHEET NUMBER
A-202

OF SHEET

ADOLFO LOPEZ, AIA
SIMJN DESIGNERS
LIC#0016093

LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultant's officers, directors, partners, employees, agents, and subcontractors, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of or in connection with the performance of the services provided hereunder, shall not exceed the amount of the fee for the services provided hereunder.

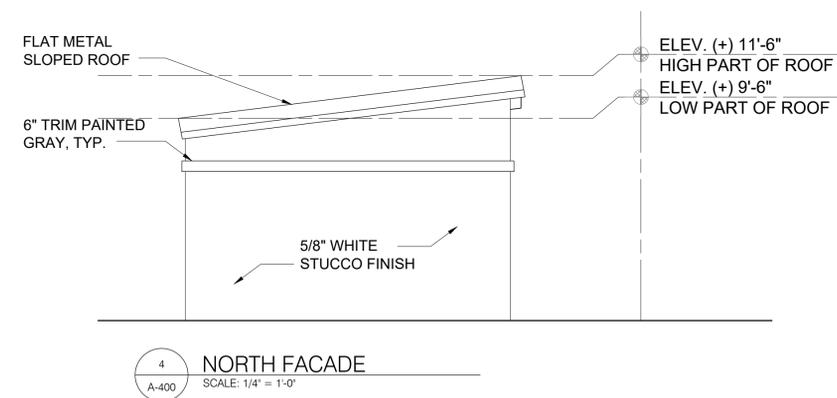
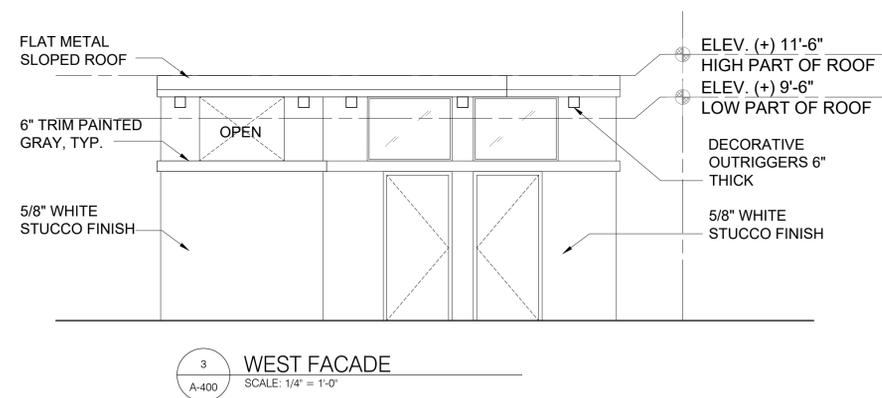
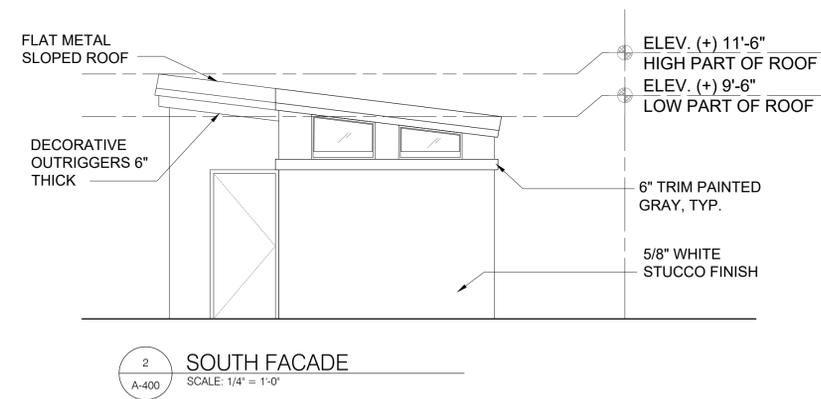
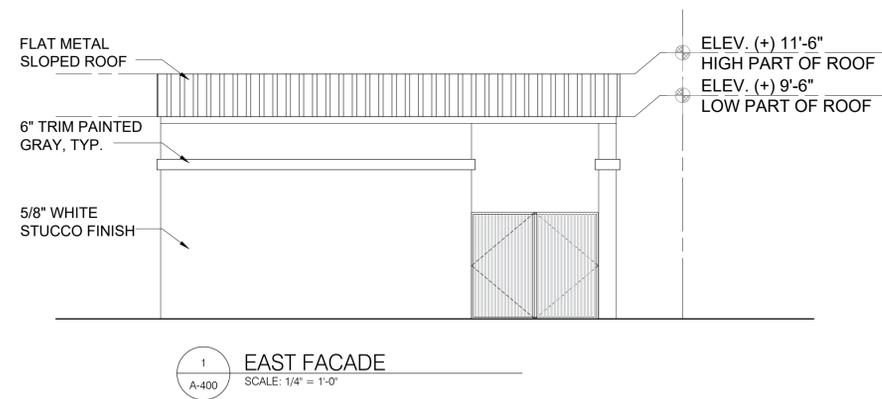
Symbols

SYMBOLS:

	BUILDING SECTIONS SECTION LETTERS		KEYNOTE DRAWING NOTE (NUMBER)
	DETAIL DETAIL NUMBER SHEET NUMBER		STEP DOWN CHANGE IN FLOOR HEIGHT
	INTERIOR ELEVATION(S) (UNFOLDED) ARROWS INDICATE ELEVATIONS		CONTROL OR DATUM POINT DESCRIPTION OF POINT (CN.FLR., TOP OF PLATE, TOP OF T.B.)
	DOOR TYPE DOOR MARK (NUMBER)		ELEVATION OR POINT
	WINDOW TYPE WINDOW MARK (LETTER)		REVISION REFERENCE NUMBER OF REVISION CORRESP. TO DESIGN SECTION OF TITLE BLOCK
	WALL TYPE FIXTURE MARK (LETTER) SEE PAGE A-700		WALL SECTIONS SECTION NUMBERS SHEET NUMBER (WHERE SECTION IS DRAWN)

Legend of Materials

	EXISTING (CMU) WALL TO REMAIN		BATT INSULATION
	CONCRETE MASONRY		PLYWOOD
	CONCRETE IN SECTION		WOOD BLOCKING
	DRYWALL / STUD PARTITION		WOOD
	RIGID INSULATION INDICATED IN ENLARGED DETAILS / SECTIONS		METAL
	EARTH		METAL LATH



SIMJN CONSTRUCTION
BUILDERS • DESIGNERS

2200 N. COMMERCE PARKWAY, SUITE #611
WESTON, FL 33328 (954) 228-2400 (F) (954) 903-7503 (F)

NO.	DATE	REVISIONS

TITLE OF SHEET

PROPOSED ELEVATION

ISSUE DATE: **03/14/2025** PROJECT NO.:

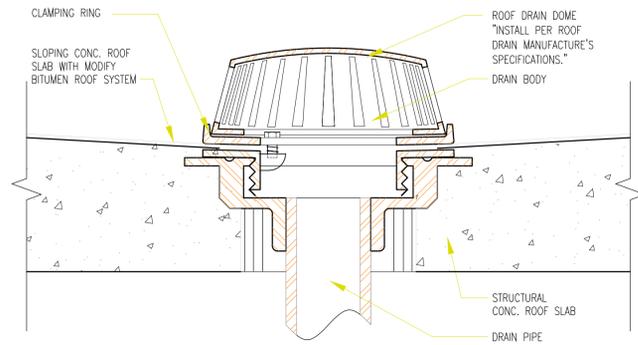
SEAL SHEET NUMBER

ADOLFO LOPEZ, AIA
SINJA DESIGNERS
LIC#0016093

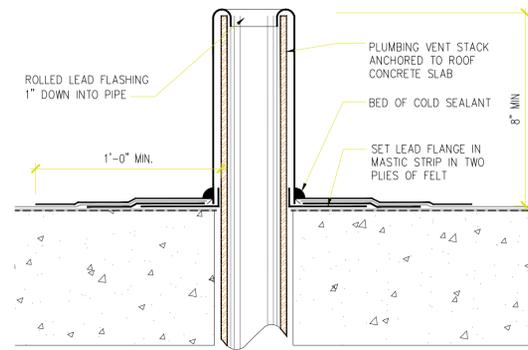
A-400

OF SHEET

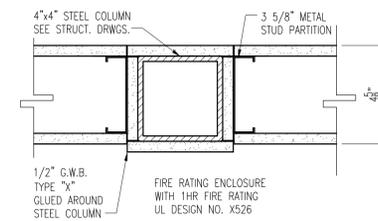
LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultant's officers, directors, partners, employees, agents, and subcontractors, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of or from the performance of the services provided hereunder, shall not exceed the amount of the fee for such services.



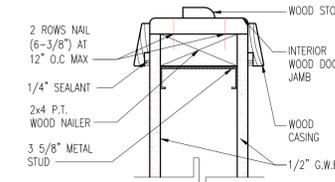
1 ROOF DETAIL
SCALE: 3" = 1'-0"



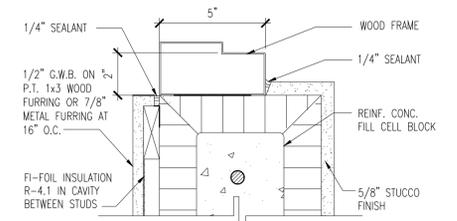
2 ROOF VENT DETAIL
SCALE: 1 1/2" = 1'-0"



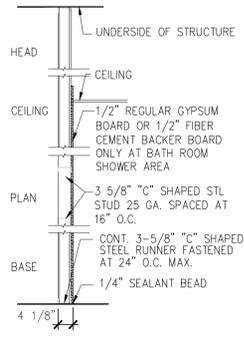
3 STEEL COLUMN DETAIL
SCALE: 3" = 1'-0"



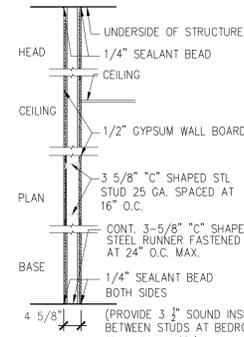
4 JAMB DETAIL
SCALE: 3" = 1'-0"



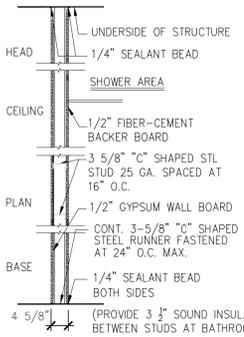
5 JAMB DETAIL
SCALE: 3" = 1'-0"



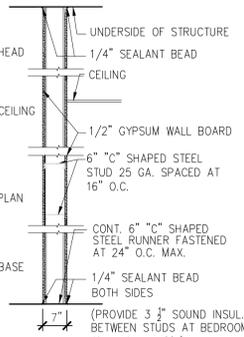
A 3-5/8" METAL STUD W/ G.W.B. ONE SIDE ONLY (AT ENCLOSURE PARTITION)



B 3-5/8" METAL STUD W/ G.W.B. BOTH SIDES



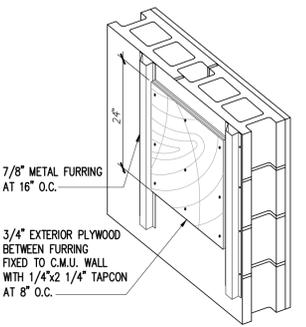
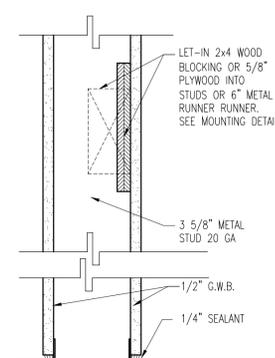
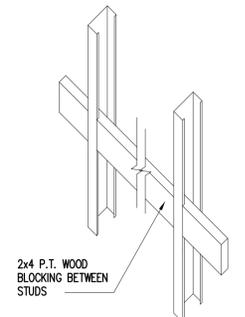
B.1 3-5/8" METAL STUD W/ G.W.B. ONE SIDE AND FIBER CEMENT BOARD TO OTHER SIDE



C 6" METAL STUD W/ G.W.B. BOTH SIDES

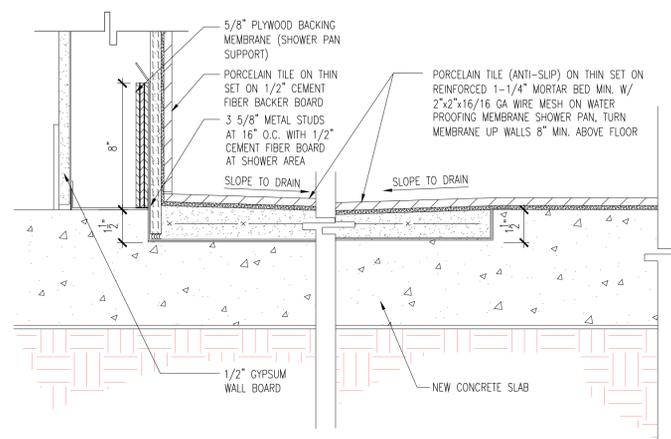
WALL TYPE GENERAL NOTES

- DO NOT ALLOW G.W.B. TO TOUCH SLABS - STOP G.W.B. 1/4" BEFORE SLAB AND FILL THE JOINT WITH SEALANT. USE FIRE RETARDANT SEALANT WHEN PARTITION IS RATED.
- THE GAUGE OF METAL STUDS IS TO BE DETERMINED BY THE MANUFACTURER'S REQUIREMENTS FOR THE INSTALLED LENGTH, U.L. RATING ASSEMBLIES, AND PROJECT CONDITIONS UNLESS OTHERWISE NOTED. STUDS SHALL CONFORM TO ASTM C 645, APPROXIMATELY 25 GAGE MINIMUM ROLL FORMED, ELECTRO-GALVANIZED OR HOT-DIPPED GALVANIZED STEEL CHANNELS IN REQUIRED WIDTHS, HAVING NOT LESS THAN 1-1/4-INCH WIDE FLANGES, PIERCED WEBS AND SECTION PROPERTIES EQUAL TO OR EXCEEDING U. S. GYPSUM METAL STUDS. IF STUD HEIGHT EXCEEDS MANUFACTURER'S RECOMMENDATIONS FOR INDICATED SIZE, SPACING OR SURFACE MATERIAL, PROVIDE HEAVIER GAGE STUDS IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. PROVIDE 20 GAGE STUDS AT PARTITIONS RECEIVING TILE FINISH. PROVIDE DOUBLE STUDS, 20 GAGE EACH, AT EACH SIDE OF DOOR OPENINGS, AND AT EACH SIDE OF PARTITION OPENINGS EXCEEDING 32 INCHES IN WIDTH. SCREW FASTEN STUDS TOGETHER WITH 6 INCH LONG PIECES OF CHANNEL RUNNERS AT 1/4 POINTS OF FLOOR TO CEILING HEIGHT. FOUR (4) SCREWS MINIMUM.
- GREEN GYPSUM BOARD TO BE PROVIDED AT BATHROOM PARTITIONS AND FIBER-CEMENT BACKER BOARD AT PARTITION AROUND SHOWER WITH TILE FINISH. F.B.C. TABLE R702.4.2 PARTITIONS AT SHOWER AREA SHALL BE FINISHED WITH TILES NON-ABSORBENT SURFACES FULL HEIGHT (MORE THAN 6 FEET). F.B.C. R307.2
- SEE DETAIL 6/A.08 FOR REINFORCED MOUNTING PARTITION

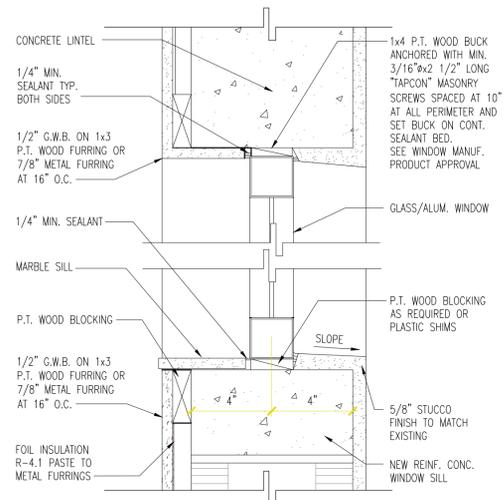


6 WALL TYPES
SCALE: 1/2" = 1'-0"

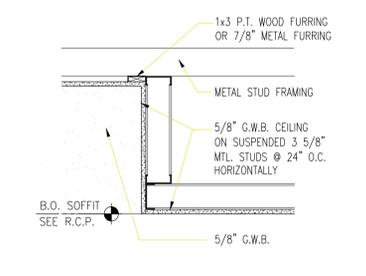
7 DETAIL-REINFORCED PARTITION AND WALL
SCALE: N.T.S.



8 SHOWER DETAIL
SCALE: 3" = 1'-0"



9 WINDOW DETAIL
SCALE: 3" = 1'-0"



10 SOFFIT DETAIL
SCALE: 3" = 1'-0"

2200 N. COMMERCE PARKWAY, SUITE #611
WESTON, FL 33328 (954) 228-2400 (F) (954) 993-7503 (F)

THE ROAD-FOOD TRUCKS PARK NEW CONSTRUCTION		REVISIONS	
NO.	DATE	REVISIONS	REMARKS

TITLE OF SHEET
TYP. DETAILS & WALL

ISSUE DATE: **03/14/2025** PROJECT NO.:

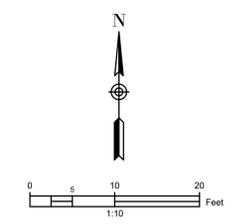
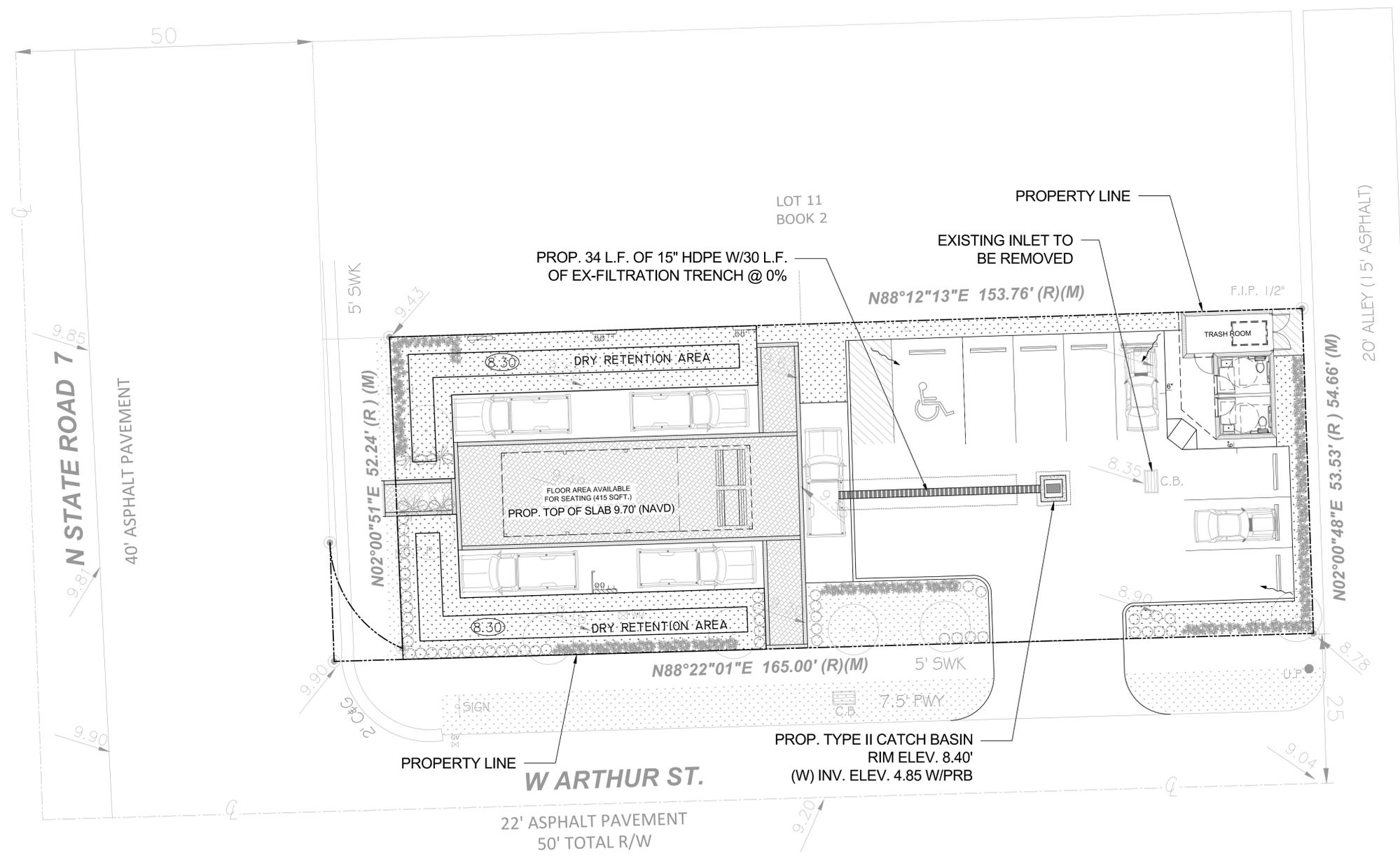
SEAL: SHEET NUMBER

A-600

OF SHEET

ADOLFO LOPEZ, AIA
SINJA DESIGNERS
LIC#0016093

LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultants' officers, directors, partners, employees, agents, and subcontractors, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of or from the performance or non-performance of the services provided hereunder, shall not exceed the amount of the fee for the services provided hereunder.



DRAINAGE SYMBOLS LEGEND

	PROPOSED GRADE
	PROPOSED FLOW DIRECTION
	PROP. SWALE
	EXISTING ELEVATION

LEGAL DESCRIPTION:

LOT 12 BLOCK 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, LYING ON SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 7 (US ITEM SEGMENT NO. 2277751, SECTION 86100-2528 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING AT THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING A POINT ON EASTERLY EXISTING RIGHT OF WAY LINE OF SAID STATE ROAD 7 (US 441) AS SHOWN ON SAID MAP, THENCE NORTH 88°12'13" EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 11.24 FEET; THENCE SOUTH 02°24'55" EAST, A DISTANCE OF 52.24 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF NORTH 34°35'55" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 65°09'58" AND ARC DISTANCE OF 22.75 FEET TO THE WEST LINE OF SAID LOT 12, SAID EASTERLY EXISTING RIGHT OF WAY LINE AND THE END OF SAID CURVE; THENCE NORTH 02°00'57" WEST ALONG SAID LINE OF LOT 12 AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 34.13 FEET TO THE POINT OF BEGINNING.

REVISIONS	
NO.	DATE
1	8/29/23

DESCRIPTION
REV. AS PER CITY OF PLANTATION COMMENTS

XAVIER S. DE LA TORRE, P.E.
 Civil/Structural Engineer
 879 NW 45th Terrace
 Plantation, Florida 33317
 Phone: 239-989-7140
 email: cosaltos@hotmail.com

PAVING GRADING AND DRAINAGE, SECTIONS & DETAILS
 THE ROAD-FOOD TRUCK
 1301 N STATE ROAD 7
 HOLLYWOOD, FL, 33021
PAVING GRADING & DRAINAGE PLANS

CLIENT CARLOS SLEBI	
DESIGNED BY: XAVIER DE LA TORRE	
DRWN 	DATE 11/15/24
CHKD XDT	DATE 11/15/24
SIGN & SEAL	
DATE:	
DWG FOLDER: SERVER:...	PROJ NO.: 24-1101
SHEET C-3	

**CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION**

Sunshine 811
 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
 Check positive response codes before you dig!

NOTE: ELEVATIONS REFER TO N.A.V.D. 1988

FLOOD NOTE:
 THE SUBJECT PROJECT AREA APPEARS TO BE WITHIN ZONE "AH" (ELEV. 10.00), AS PER FEMA MAP NUMBER 1225113, COMMUNITY-PANEL NUMBER 564, CITY OF HOLLYWOOD, BROWARD COUNTY, FL, SUFFIX H WITH AN EFFECTIVE DATE OF 08/18/2014.



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 2. 2025 0421

Agenda Date: 4/21/2025

Agenda Number:

To: Technical Advisory Committee

Title: FILE NO.: 25-DP-26
APPLICANT: Mike Kaplun
LOCATION: 2455 Polk Street
REQUEST: Design and Site Plan Review for new 4 story, 30-unit multi-family development in the MC-1 zoning district within the Regional Activity Center (RAC).



File No. (internal use only): _____

PRE-APPLICATION CONCEPTUAL OVERVIEW

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



Tel: (954) 921-3471
Option 3

Schedule an appointment with a planner for all submittals.

This application shall be completed in full and submitted with all applicable documents digitally to the Planning Division.



A complete PACO submittal includes: Application, Survey, Preliminary Site Plan, and Elevations.

An incomplete submittal will not be accepted. The deadline for all PACO submissions is the Monday before the meeting. All submittals shall be digital and consolidated as one PDF file (25 MB max.).

Site and Project Data

Proposed Project Name: POLK APARTMENTS

Proposed Project Address: 2455 Polk St., Hollywood, FL 33020

Folio Number(s): 514216016470

Proposed Project located within: CRA - Beach District CRA - Downtown District
 State Road 7 Corridor Other: _____

Land Use Designation: RAC Zoning District: MC-1

Gross Lot Area: 20,500 SF Net Lot area: 19,989 SF

Existing Use of Property: Residential

Existing Number of Units: 1 (Single Family) Existing Commercial Area: _____

Current Assessed Value of: Land: \$ 820,600 Building(s): \$ 0

Proposed Use: Residential

Total Number of Residential Units: 30 Units Average Size of Units: 735 SF

Estimated Average Sale Price/Rent per Unit: \$ _____ Sale Rent

Total Number of Hotel Rooms: _____ Average Size of Hotel Rooms: _____

Area of Commercial/Retail Use: N/A Area of Restaurant Use: N/A

Area of Office Use: N/A Area of Industrial Use: N/A

Estimated Average Rent per Square Foot: \$ N/A

Estimated Date of Completion (If Phased, Estimated Date of Each Phase): N/A

Estimated Value of Improvement: \$ _____ Estimated Value at Completion: \$ _____

Permitted Building Height: 45 FT. Proposed Building Height: 45 FT.

Required Setbacks: Front: 20 FT. Proposed Setbacks: Front: 20 FT.

Sides: 10 FT. Sides: 10 FT.

Rear: 20 FT. Rear: 20 FT.

Required Parking Spaces: 41 Proposed Parking Spaces: 48

Name of Developer/Property Owner: Mike Kaplun

Address of Developer/Property Owner: 1028 W Leland Ave Chicago IL 60640

Telephone: 312.927.9724 Fax: N/A Email Address: kaplun.mike@gmail.com

Name of Consultant/Representative/Tenant (circle one): _____

Telephone: _____ Email Address: _____

2600 Hollywood Blvd, Room 315 • P.O. Box 229045 • Hollywood, FL 33022-9045
Phone (954) 921-3471, Option 3 • Email development@hollywoodfl.org

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

PRE-APPLICATION CONCEPTUAL OVERVIEW

Site and Project Description

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

Single Family Home

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

By Right Development of 30 unit multifamily building with 48 parking spots. 4 floors. 29,905 Square Foot.

Provide any additional information about the proposed project. Use additional sheets if necessary.

Ownership and Encumbrance Report

First American Issuing Office: First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123

Customer Reference Number: 24-1223A

First American File Number: 110670961

Prepared For: Snyder International Law Group, P.A.
21500 Biscayne Blvd Ste 401
Aventura, FL 33180

Legal Description:

Lot 7, in Block 17, of HOLLYWOOD LITTLE RANCHES, being a subdivision of all of Section 16, Township 51 South, Range 42 East, and Block 96 of the original Plat of Hollywood, according to the amended plat of HOLLYWOOD LITTLE RANCHES, as recorded in Plat Book 1, Page 26 of the Public Records of Broward County, Florida.

1. Grantee(s) In Last Deed of Record:

2455 Polk LLC, a Florida limited liability company

2. Encumbrances/Matters Affecting Title (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary)):

(X) Exhibit Attached () Exhibit Not Attached.

Type of Instrument

NONE

Recording Information

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 514216-01-6470 for tax year 2024

Gross Tax: \$ 17,186.23 PAID.

Unpaid Taxes for Prior Years: None

Customer Reference Number:
First American File Number: 110670961

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from December 31, 2024 to March 03, 2025 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of BROWARD County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

A handwritten signature in black ink, appearing to read "Michael Abbey". The signature is written in a cursive style with a large, sweeping initial "M".

Michael Abbey, as Sr. VP

Dated: 03/14/2025



First American

First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

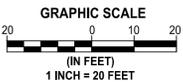


JOHN IBARRA & ASSOC., INC.

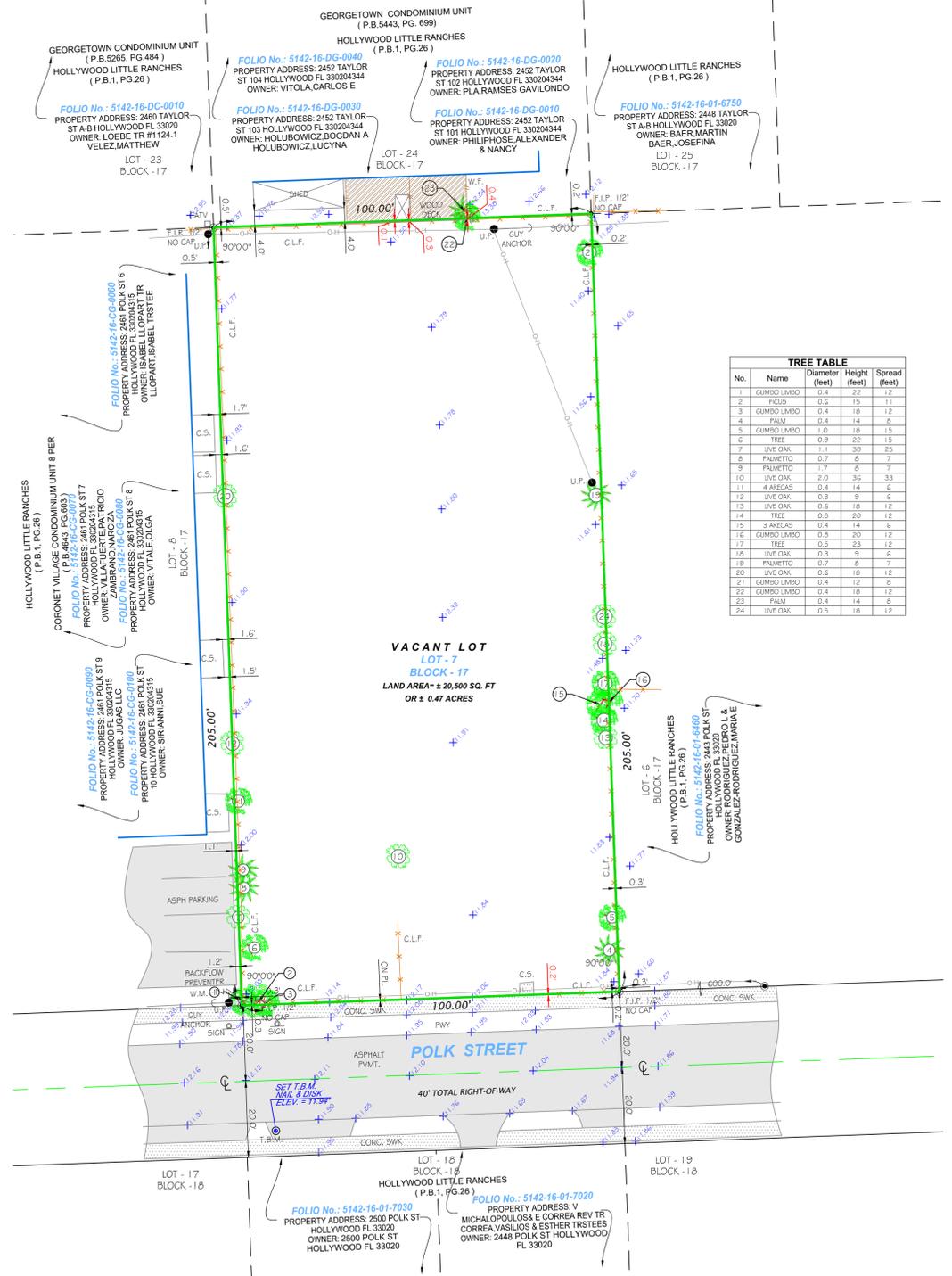
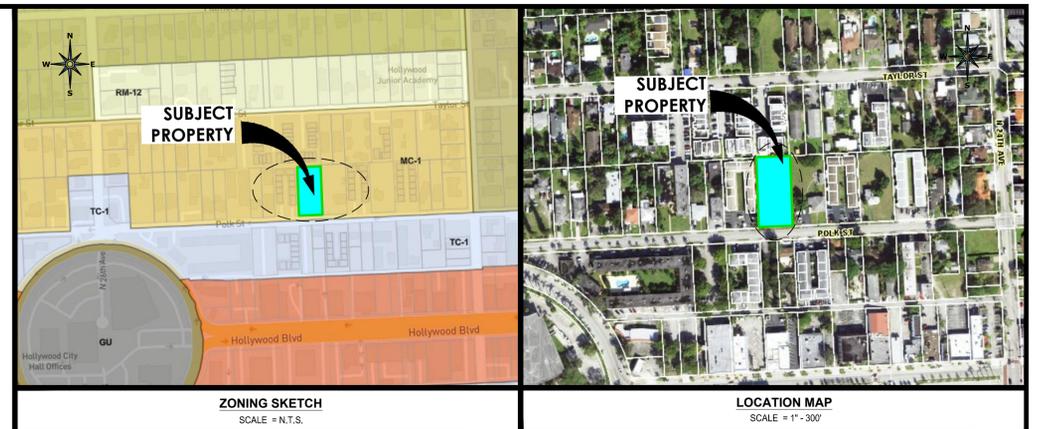
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM

3725 DEL PRADO BLVD. S. SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400

3725 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904 PH: (239) 540-2660



ALTA/NSPS LAND TITLE SURVEY



No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	GUMBO LIMBO	0.7	22	12
2	FIGUS	0.6	15	11
3	GUMBO LIMBO	0.4	18	12
4	PALE	0.4	14	8
5	GUMBO LIMBO	1.0	18	15
6	TREE	0.9	22	15
7	LIVE OAK	1.1	30	29
8	PALMETTO	0.7	8	7
9	PALMETTO	1.7	8	7
10	LIVE OAK	2.0	36	33
11	ARECAS	0.4	14	6
12	LIVE OAK	0.3	9	6
13	LIVE OAK	0.6	18	12
14	TREE	0.8	20	12
15	ARECAS	0.4	14	6
16	GUMBO LIMBO	0.9	20	12
17	TREE	0.5	23	12
18	LIVE OAK	0.3	9	6
19	PALMETTO	0.7	8	7
20	LIVE OAK	0.6	18	12
21	GUMBO LIMBO	0.4	12	8
22	GUMBO LIMBO	0.4	18	12
23	PALM	0.4	14	8
24	LIVE OAK	0.5	18	12

- ABBREVIATIONS:**
- A/C AIR CONDITIONER PAD
 - A/E ANCHOR EASEMENT
 - ALR ALUMINUM ROOF
 - ALU ALUMINUM SHED
 - ASPH ASPHALT
 - B.C. BLOCK CORNER
 - B.M. BENCHMARK
 - B.O.B. BASIS OF BEARINGS
 - B.S.L. BUILDING SETBACK LINE
 - (C) CALCULATED
 - C.B. CATCH BASIN
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - CBW CONCRETE BLOCK WALL
 - CL CHORD
 - CHB CHORD BEARING
 - CI CLEAR
 - CL.F. CHAIN LINK FENCE
 - C.M.E. CANAL MAINTENANCE EASEMENT
 - CONC. CONCRETE
 - C.P. CONCRETE PORCH
 - C.S. CONCRETE SLAB
 - C.U.P. CONCRETE UTILITY POLE
 - C.W. CONCRETE WALK
 - D.E. DRAINAGE EASEMENT
 - D.M.E. DRAINAGE MAINTENANCE EASEMENT
 - D.M.H. DRAINAGE MANHOLE
 - ID ELECTRIC BOX
 - E.T.P. ELECTRIC TRANSFORMER PAD
 - ELEV. ELEVATION
 - CH. EROSION/SHOULDER
 - F.H. FIRE HYDRANT
 - F.I.P. FOUND IRON PIPE
 - F.I.R. FOUND IRON ROD
 - F.F.E. FINISHED FLOOR ELEVATION
 - F.N.D. FOUND NAIL 4 DISK
 - F.B. FOUND NAIL
 - F.D.H. FOUND DRILL HOLE
 - I.C.V. IRRIGATION CONTROL VALVE
 - I.R. IRON FENCE
 - L. LENGTH OF ARC
 - LB LICENSE BUSINESS
 - L.P. LIGHT POLE
 - L.F.E. LOWEST FLOOR ELEVATION
 - L.M.E. LAKE MAINTENANCE EASEMENT
 - (M) MEASURED DISTANCE
 - M.B. MAIL BOX
 - M.H. MANHOLE
 - M.F. METAL FENCE
 - N.A.P. NOT A PART OF
 - N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
 - N.A.V.D. NORTH AMERICAN VERTICAL DATUM
 - N.T.S. NOT TO SCALE
 - O.H.L. OVERHEAD UTILITY LINES
 - O.R.B. OFFICIAL RECORDS BOOK
 - O.V.H. OVERHANG
 - P.V.M.T. PAVEMENT
 - PL PLANTER
 - PL PROPERTY LINE
 - P.C. POINT OF CURVE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.B. PLAT BOOK
 - P.S. PAGE
 - P.W. PARKWAY
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - (R) RECORDED DISTANCE
 - R.R. RAIL ROAD
 - RES. RESIDENCE
 - R.W. RIGHT-OF-WAY
 - RGE. RANGE
 - SEC. SECTION
 - STY. STORY
 - SWK. SIDEWALK
 - S.I.P. SET IRON PIPE
 - S.P. SCREENED PORCH
 - T. TANGENT
 - T.B. TELEPHONE BOX
 - T.S.B. TRAFFIC SIGNAL BOX
 - T.S.P. TRAFFIC SIGNAL POLE
 - TWP. TOWNSHIP
 - UTIL. UTILITY
 - U.P. UTILITY POLE
 - W.M. WATER METER
 - W.V. WATER VALVE
 - W.F. WOOD FENCE
 - & DELTA

- SURVEYOR'S CERTIFICATE:**
1. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.
 2. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR
 3. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR
 4. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 20,500 SQUARE FEET OR ± 0.47 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.
 5. ELEVATIONS ARE REFERRED TO COUNTY OF BROWARD BENCHMARK BM 1944, ELEVATION 15.039 FEET OF N.G.V.D. OF 1929. CONVERTED TO NAVD (89) USING CORPSSOON, BY SUBTRACTING 1.60 FEET, CONVERSION FORMULA (15.039 - 1.60 = 13.439') RESULTS = 13.439 FEET NAVD 89.
 6. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE MC-1, MULTI-FAMILY RESIDENTIAL CORE. SETBACKS ARE AS PER CITY OF HOLLYWOOD:
- ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.
- MC-1:
- FRONT:
 - STREETS = 20 FEET / AVENUES 15 FEET
 - SIDE (INTERIOR) = 10 FT. / PLATTED AND RECORDED LOTS OF 50 FT. OR LESS IN WIDTH MAY HAVE A 5 FT. SETBACK
 - REAR = 20 FEET
7. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS VACANT LOT SQUARE FEET.
 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.
 9. THERE ARE N/A REGULAR PARKING SPACES AND N/A MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
 10. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES, VACANT LOT.
 11. THE SUBJECT PROPERTY DOES NOT SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.
 12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENTS DESIGNATED REPRESENTATIVE.
 13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, SHOWN ON THE SURVEY.
 14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN ON THE SURVEY.
 15. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY, NOT APPLICABLE.
 16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
LOT 7, IN BLOCK 17, OF HOLLYWOOD LITTLE RANCHES, BEING A SUBDIVISION OF ALL OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AND BLOCK 98 OF THE ORIGINAL PLAT OF HOLLYWOOD, ACCORDING TO THE AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TITLE COMMITMENT NOTES:
THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY.
THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 11049867, ISSUING OFFICE FILE NUMBER: 24-1223, DATED SEPTEMBER 27, 2024 AT 8:00 A.M.
ITEM No. 9: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, (PAGES) 26, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C) DOES AFFECT THE PROPERTY, LOT LINES & ROAD LINES AS SHOWN ON PLAT.
ITEM No. 10: RESOLUTION NO. 20-09-27 AS RECORDED IN INSTRUMENT NO. 117259860, DOES AFFECT THE PROPERTY. ITEM IS BLANKED IN NATURE.

FIRST AMERICAN TITLE INSURANCE COMPANY 2455 POLK STREET HOLLYWOOD, FLORIDA 33020		JOHN IBARRA & ASSOC., INC. Professional Land Surveyors & Mappers 777 N.W. 72nd AVENUE, SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400	
BASED UPON TITLE COMMITMENT ISSUING OFFICE FILE NUMBER: 24-1223 COMMITMENT NUMBER: 11049867 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF SEPTEMBER 27, 2024 AT 8:00 AM		Project Address: 2455 POLK STREET HOLLYWOOD, FL. 33020	
SURVEYOR'S CERTIFICATION TO: FIRST AMERICAN TITLE INSURANCE COMPANY, LAES LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR. THIS IS TO CERTIFY 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 ITEMS 1,2,3,4,5,(A),7(B-1),8,9,13,16,19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 21, 2024.		Project Location: BROWARD COUNTY SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST	
11/21/2024 (DATE OF SURVEY)		Folio Number: 5142-16-01-6470	
JOHN IBARRA PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).		Drawn By: LK	
REVISED SURVEY: I HEREBY CERTIFY THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.		Job Number: 24-001446-1	
		LB 7806 SEAL	

POLK STREET APARTMENTS

2455 POLK ST.
HOLLYWOOD, FL 33020

LEGAL DESCRIPTION

LOT 7, IN BLOCK 17, OF HOLLYWOOD LITTLE RANCHES, BEING A SUBDIVISION OF ALL OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AND BLOCK 96 OF THE ORIGINAL PLAT OF HOLLYWOOD, ACCORDING TO THE AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNER

2455 POLK LLC
1028 W LELAND AVE.
CHICAGO, IL 60640

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: Mr. JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33019
PHONE: (954)-920-5746
FAX: (954)-926-2841
EMAIL: joseph@kallerarchitects.com

SURVEYOR

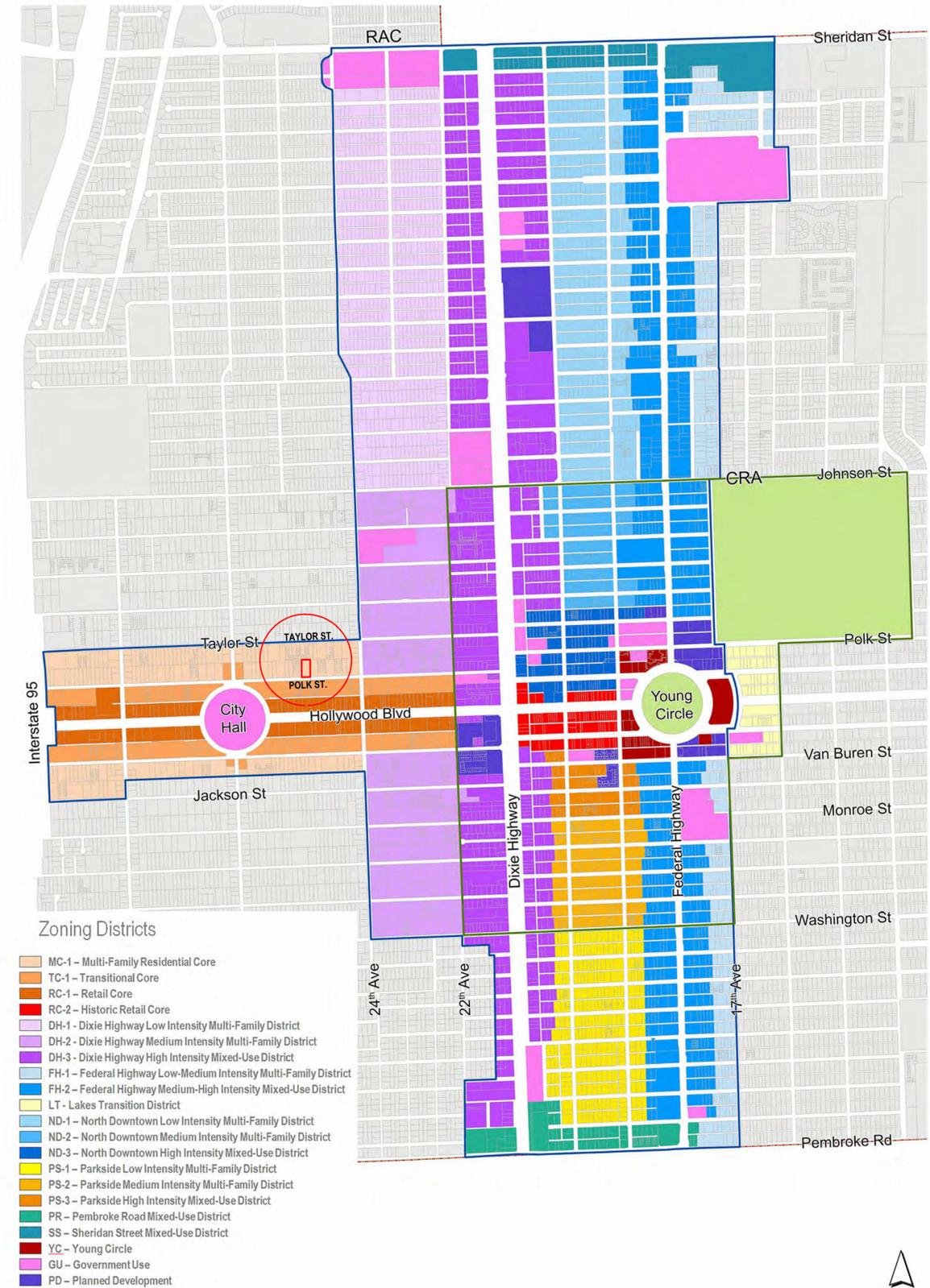
JOHN IBARRA & ASSOC., INC.
ADDRESS: 777 N.W. 72nd AVENUE, SUITE 3025
MIAMI, FL 33126
PHONE: (305)-262-0400

ARCHITECTURE

A-0.0	COVER
A-R.1	AERIAL RENDERING 1
A-R.2	AERIAL RENDERING 2
A-R.3	AERIAL RENDERING 3
A-R.4	AERIAL RENDERING 4
A-0.1	SITE DATA / AREA CHART
A-0.2	FAR DIAGRAM CALCULATION
A-0.3	OPEN SPACE CALCULATION / DEDICATION & TRAFFIC PLAN
A-1.1	GROUND FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	THIRD & FORTH FLOOR PLAN
A-1.4	TERRACE FLOOR PLAN
A-2.1	FRONT & REAR FACADE ELEVATIONS
A-2.2	EAST & WEST SIDE ELEVATIONS
A-3.1	DETAILS

PACO • 03/10/25
PRE TAC • 04/07/25
FINAL TAC • T.B.D.
P&D BOARD • T.B.D.

RAC



KallerArchitecture
AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com
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PROJECT TITLE
POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

SHEET TITLE
COVER / LOCATION MAP

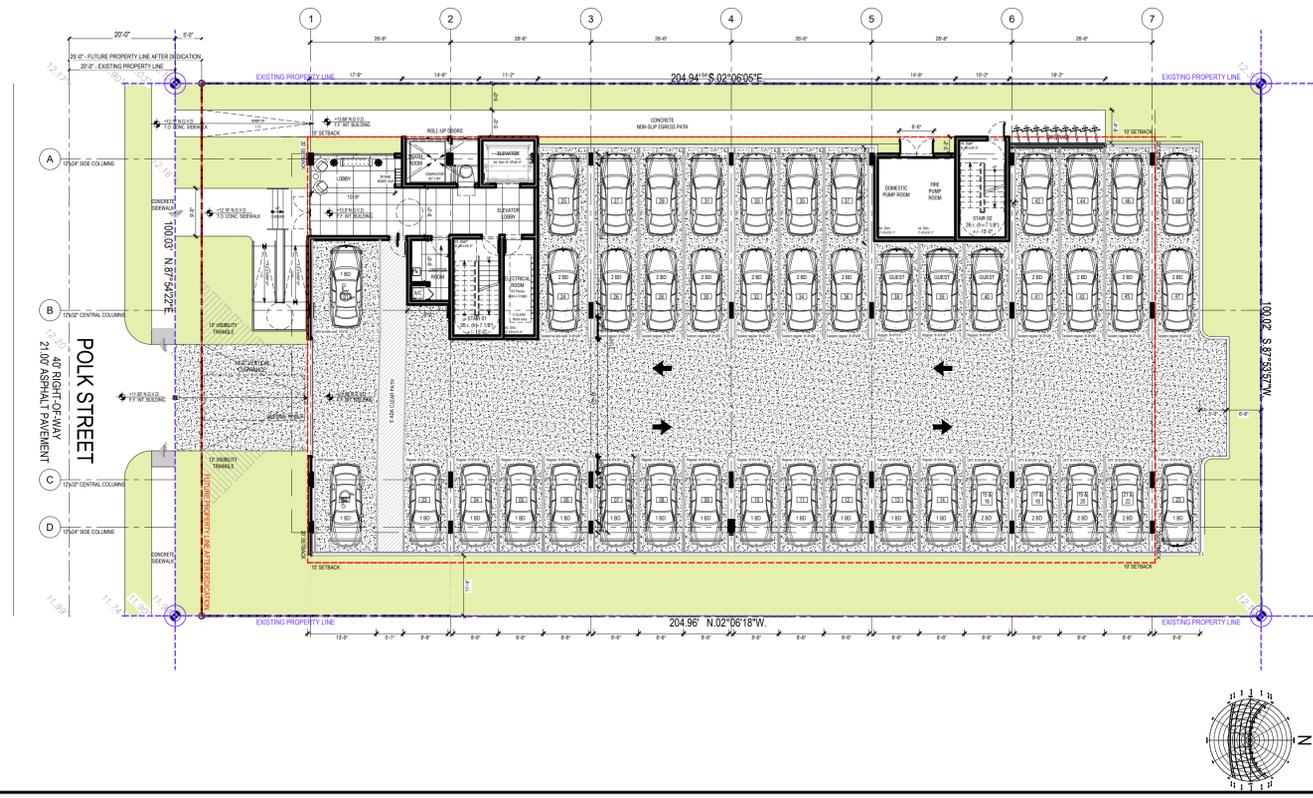
REVISIONS

No.	DATE	DESCRIPTION

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PROJECT No.: 22203
DATE: 04.07.25
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CHECKED BY: RK

SHEET
A-0.0



1 SITE PLAN
1/16" = 1'-0"

2245 POLK ST.
HOLLYWOOD, FL 33020

ZONING INFO

BASIC ZONING
Municipal Future Land Use: Regional Activity Center (RAC)
Zone: MC-1
Existing Building Use: RESIDENTIAL LOT
Existing Land Use: Residential
County Future Land Use: Regional Activity Center
Allowed Use(s) - Primary: Residential, Civic, Educational

FEMA
New Flood Zone: X - 0.2% Annual Chance Flood Hazard
New NAVD 88 Elevation: N/A
Old Flood Zone: X

100 YEAR MAP
Future Conditions 100-Year Flood Elevation (Feet NAVD88)
Elevation: 13.5

BUILDING INTENSITY
Maximum Lot Coverage: N/A
Maximum Building Height: 45 ft
Maximum Height - Stories: 4
Floor Area Ratio (FAR): 1.50
Maximum Built Area Allowed: 30,000 ft²
Minimum Open Space: 25%
Maximum Residential Area Allowed: 30,000 ft²
Residential Units Allowed: Unlimited

SETBACKS AT GROUND LEVEL
Minimum Primary Frontage Setback: 20.00 ft
Minimum Side Setback: 10.00 ft
Minimum Rear Setback: 20.00 ft
Minimum Water Setback: N/A

AT-GRADE PARKING LOT AND VEHICULAR USE AREAS

SETBACK REQUIREMENTS
Front: 20 feet
Interior: 10 feet
Alley: 20 feet

Amount of Required Off-Street Parking
Units of one bedroom or less;
1 space per unit; Units exceeding one bedroom (including dens): 1.5 space per unit; plus 1 space per 100 units for guest parking

Off-Street loading spaces; general provisions
Multiple Family or Apt./Hotel Bldg:
50-100 Units - 1 space + 1 space for each additional 100 units or major fraction.

PROJECT INFO

Property ID:
514216016470

Legal Description:

LOT 7, IN BLOCK 17, OF HOLLYWOOD LITTLE RANCHES, BEING A SUBDIVISION OF ALL OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AND BLOCK 96 OF THE ORIGINAL PLAT OF HOLLYWOOD, ACCORDING TO THE AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Maximum Building Height:

Allowed: 45 ft
Proposed: 45 ft

Floor Area Ratio (FAR) 1.50:

Allowed: 30,000 sf (1.50)
Proposed: 29,571 sf (1.49)

Open Space:

Minimum: 25% (5,000 sf)
Proposed: 25.99% (5,198 sf)

Front Setback (Polk ST):

Minimum: 20'-0"
Proposed: 20'-0"

Rear Setback:

Minimum: 20'-0"
Proposed: 20'-0"

Side Setback:

Minimum: 10'-0"
Proposed: 10'-0"

Rear Setback:
Minimum: 20'-0"
Proposed: 20'-0"

Side Setback:
Minimum: 10'-0"
Proposed: 10'-0"

Parking Requirement:

One Bed Unit (15un x 1): 15 spaces
Two Bed (15un x 1.5): 23 spaces

Guests (min. 1 per 10): 3 spaces

Total Parking Proposed: 48 spaces

- 15 SINGLES for 15 1-BD UNITS = 15 spaces

- 11 TANDEM + 4 LIFTS

for 15 2-BD UNITS = 30 spaces

- 3 SINGLES for GUESTS. 3 spaces

UNIT MIX	QTY.	%
ONE BEDROOM UNITS	15	50.00
TWO BEDROOM UNITS	15	50.00
TOTAL	30	100.00

TYPE	TAG	A/C AREA	TERRACE	SELLABLE AREA	QTY.	%	REQ. PARKING
ONE BED	A1	716.75	133.43	850.18	1	3.33333	1
	A2	711.05	138.65	849.70	1	3.33333	1
	A3	654.65	145.13	799.78	1	3.33333	1
	A4	676.21	148.95	825.16	1	3.33333	1
	A5	675.14	150.60	825.74	1	3.33333	1
ONE BED	A6	716.75	77.78	794.53	2	6.66667	2
	A7	711.05	77.78	788.83	2	6.66667	2
	A8	654.65	77.78	732.43	2	6.66667	2
	A9	676.21	77.78	753.99	2	6.66667	2
	A10	675.14	81.32	756.46	2	6.66667	2
TWO BED	B1	817.63	331.55	1149.18	1	3.33333	1.5
	B2	910.11	347.52	1257.63	1	3.33333	1.5
	B3	891.89	353.88	1245.77	1	3.33333	1.5
	B4	883.65	326.48	1210.13	1	3.33333	1.5
	B5	907.96	179.34	1087.30	1	3.33333	1.5
TWO BED	B6	817.63	331.55	1149.18	2	6.66667	1.5
	B7	910.11	347.52	1257.63	2	6.66667	1.5
	B8	891.89	281.72	1173.61	2	6.66667	1.5
	B9	883.65	326.48	1210.13	2	6.66667	1.5
	B10	907.96	63.95	971.91	2	6.66667	1.5

TOTALS IN BUILDING		15,690.08	3,999.19	19,689.27	30	100	30
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- NOTES**
- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
 - SUBJECT BUILDING TO BE GREEN CERTIFIED THROUGH THE FLORIDA GREEN BUILDING COALITION CERTIFICATION PROCESS (GREEN GLOBE).
 - MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ FOR ALL NEW AND EXISTING BUILDINGS INCLUDING COMPLYING WITH NFPA 72 (2016 EDITION), BDA SYSTEM MAY BE REQUIRED.
 - PER NFPA 1, 12.3.2 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.
 - PER SECTION 7.1.1 PROVIDED TANDEM SPACE (VERTICAL OR HORIZONTAL) SHALL BE ASSIGNED TO AND FOR THE SOLE USE OF A SINGLE UNIT; NOT TO INCLUDE REQUIRED GUEST SPACES.
 - ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS ARTICLE 8.0.
 - ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
 - MAXIMUM 0.5 FOOT CANDLE LEVEL AT ALL PROPERTY LINES.
 - ALL ROADS ADJACENT TO THE PROJECT AREA WILL BE FULLY MILLED AND RESTORED.
 - ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I/J, OR V LICENSE PER FS 633.102.
 - NO SECURITY GATES TO BE INSTALLED AT THE DRIVEWAY ENTRANCE / EXIT.



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PROJECT TITLE
POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
SITE DATA / AREA CHART

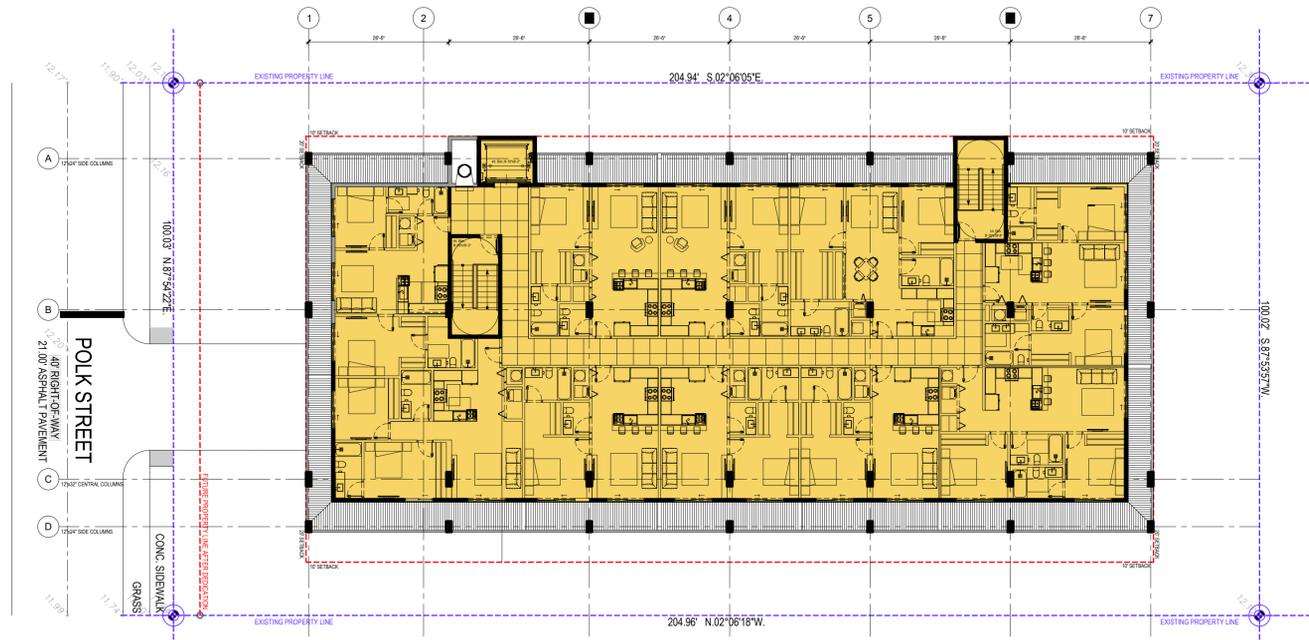
REVISIONS

No.	DATE	DESCRIPTION

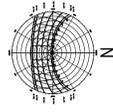
PROJECT No.: 22203
DATE: 04.07.25
DRAWN BY: JIK
CHECKED BY: RK

SHEET
A-0.1

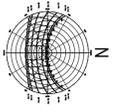
2 SITE DATA



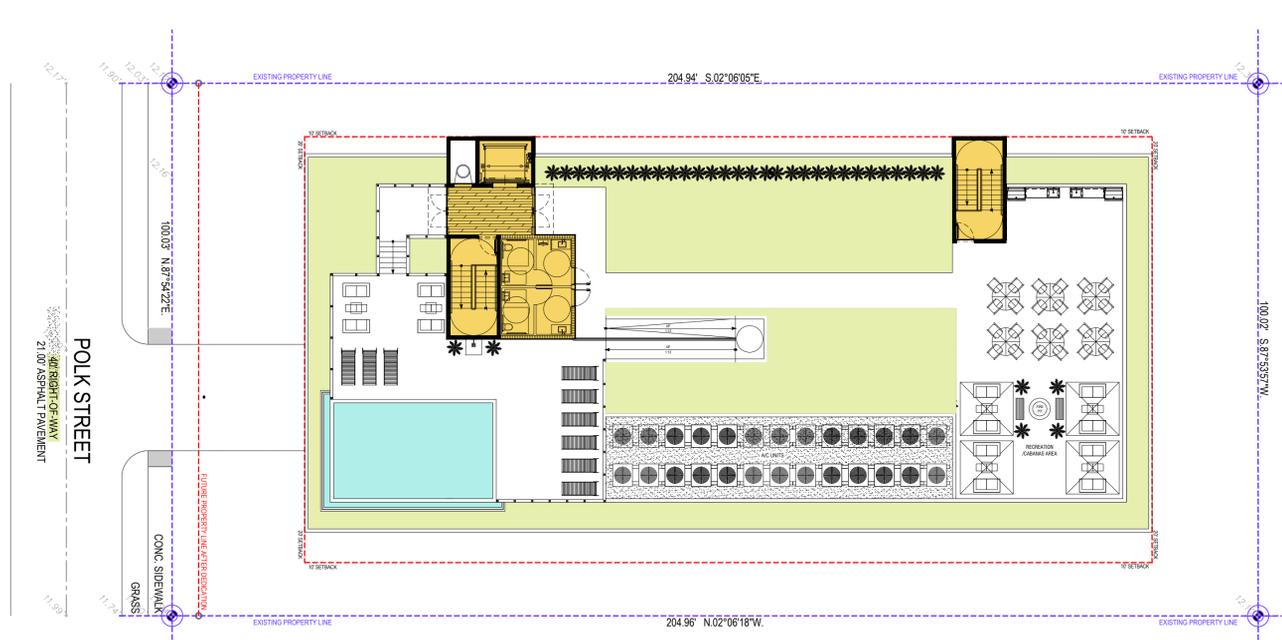
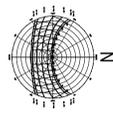
2. 2ND FLOOR PLAN - FAR: 9,175 SF



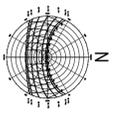
3. 3RD & 4TH FLOOR PLAN - FAR: 9,175 SF x 2 = 18,348 SF



1. GROUND FLOOR - FAR: 1,114 SF



4. TERRACE - FAR: 881 SF



1 FAR DIAGRAM CALCULATION
1/16" = 1'-0"

TOTAL FAR ALLOWED: 30,000 SF (1.5) TOTAL FAR PROPOSED: 29,571 SF / 20,000 SF (1.48)



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2455 Polk St.,
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SHEET TITLE
SCHEMATIC DESIGN PACKAGE
FAR DIAGRAM CALCULATION

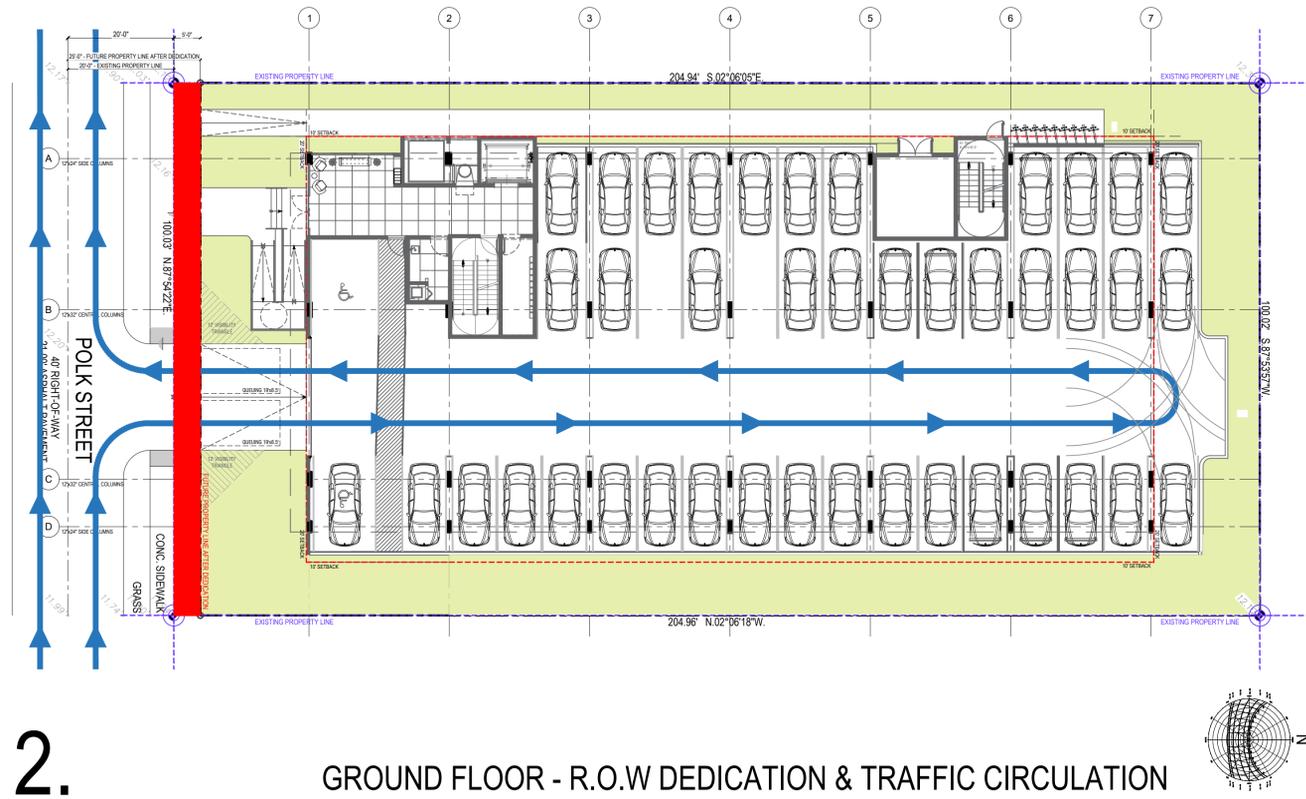
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No.	DATE	DESCRIPTION

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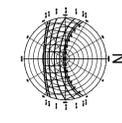
SHEET
A-0.2

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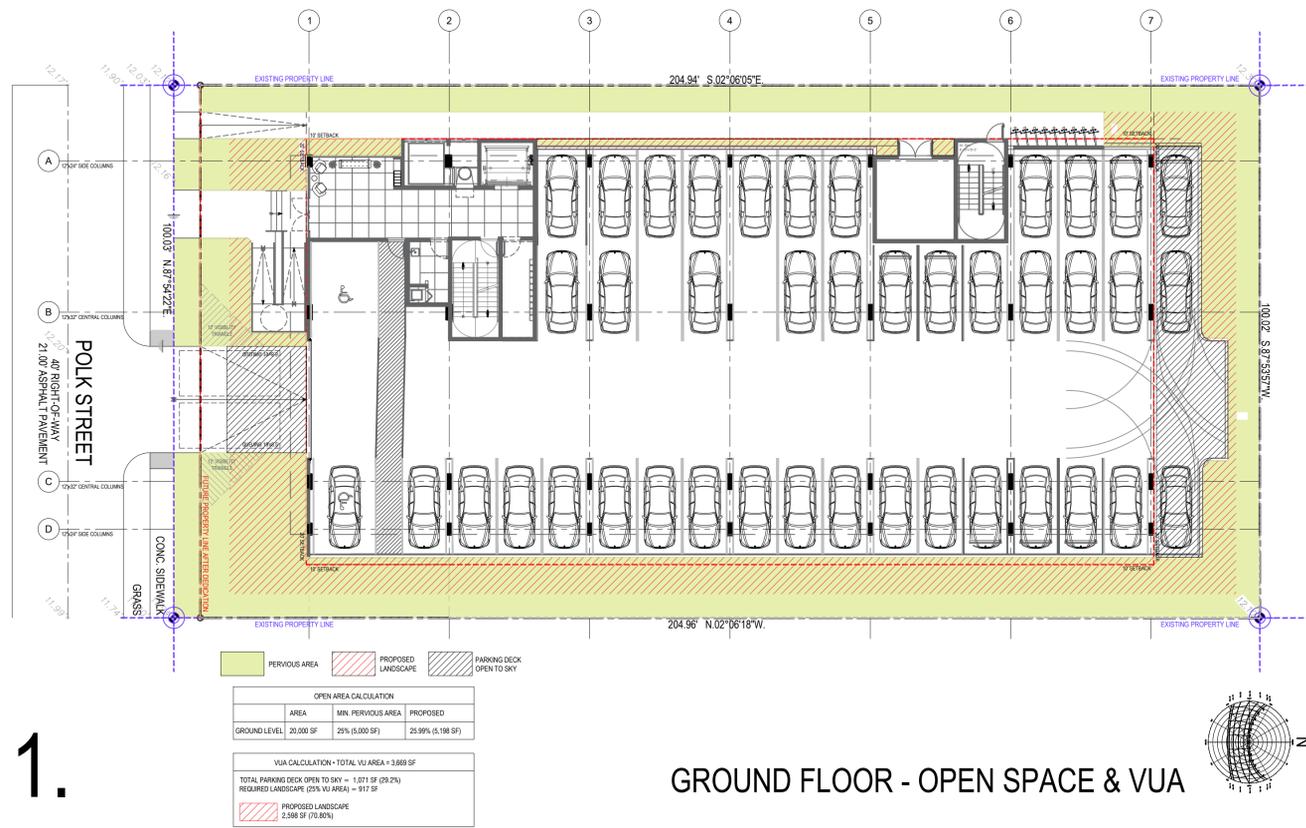
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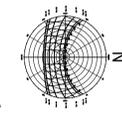
2. GROUND FLOOR - R.O.W DEDICATION & TRAFFIC CIRCULATION



2 DEDICATIONS DIAGRAM & TRAFFIC STUDY
1/16" = 1'-0"



1. GROUND FLOOR - OPEN SPACE & VUA



1 OPEN SPACE CALCULATION & VUA
1/16" = 1'-0"

AREA	MIN. PERVIOUS AREA	PROPOSED
GROUND LEVEL	30,000 SF	25,99% (6,198 SF)

VUA CALCULATION - TOTAL VUA AREA = 3,868 SF	
TOTAL PARKING DECK OPEN TO SKY	= 1,071 SF (28.2%)
REQUIRED LANDSCAPE (25% VUA AREA)	= 917 SF
PROPOSED LANDSCAPE	2,398 SF (76.8%)



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POLK APARTMENTS
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SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 OPEN SPACE CALCULATION
 DEDICATION & TRAFFIC STUDY

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 22203
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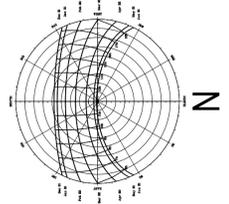
SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 GROUND FLOOR

REVISIONS

No.	DATE	DESCRIPTION

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1 GROUND LEVEL FLOOR PLAN
 1/8" = 1'-0"

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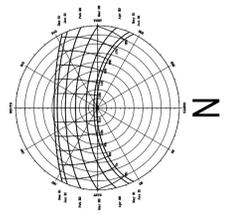
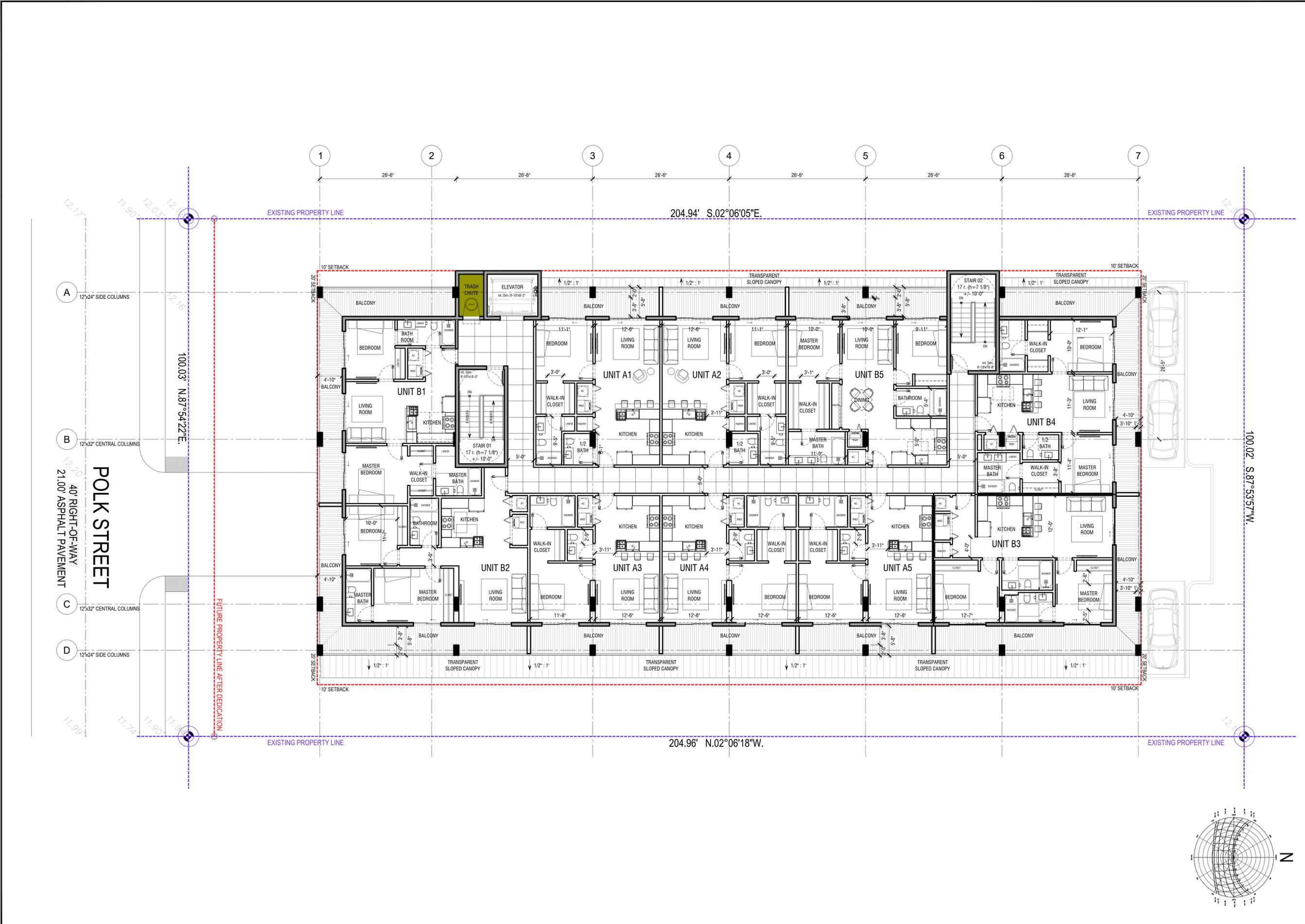
SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 2ND LEVEL FLOOR

REVISIONS

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SHEET
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1 SECOND LEVEL FLOOR PLAN
 1/8" = 1'-0"



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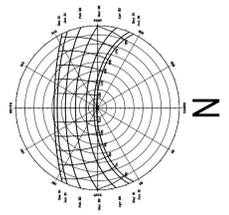
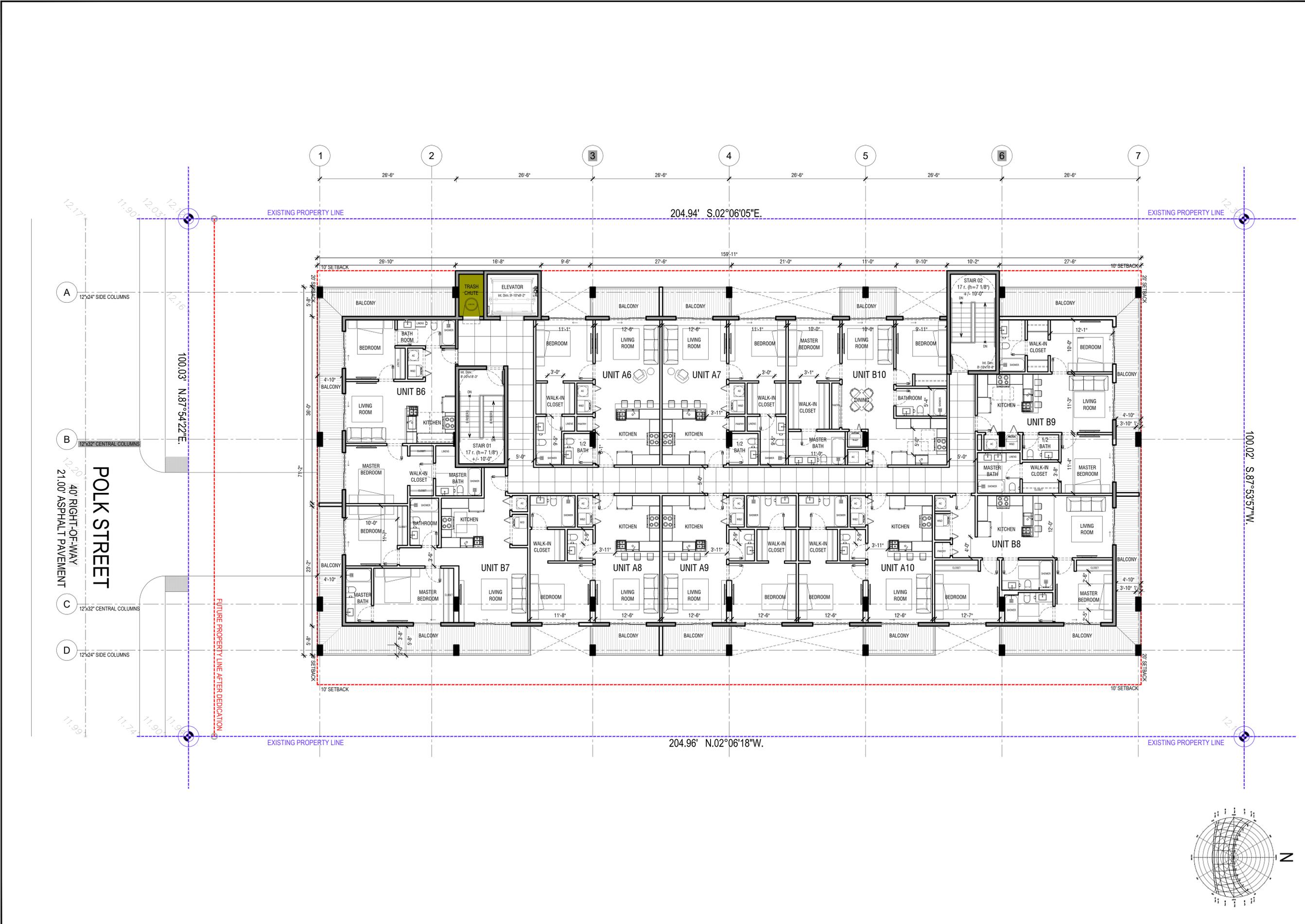
SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 3RD & 4TH LEVEL FLOOR

REVISIONS

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SHEET
A-1.3



1 THIRD & FORTH LEVEL FLOOR PLAN
 1/8" = 1'-0"



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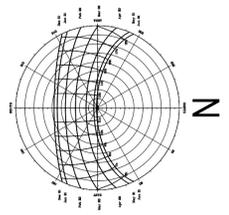
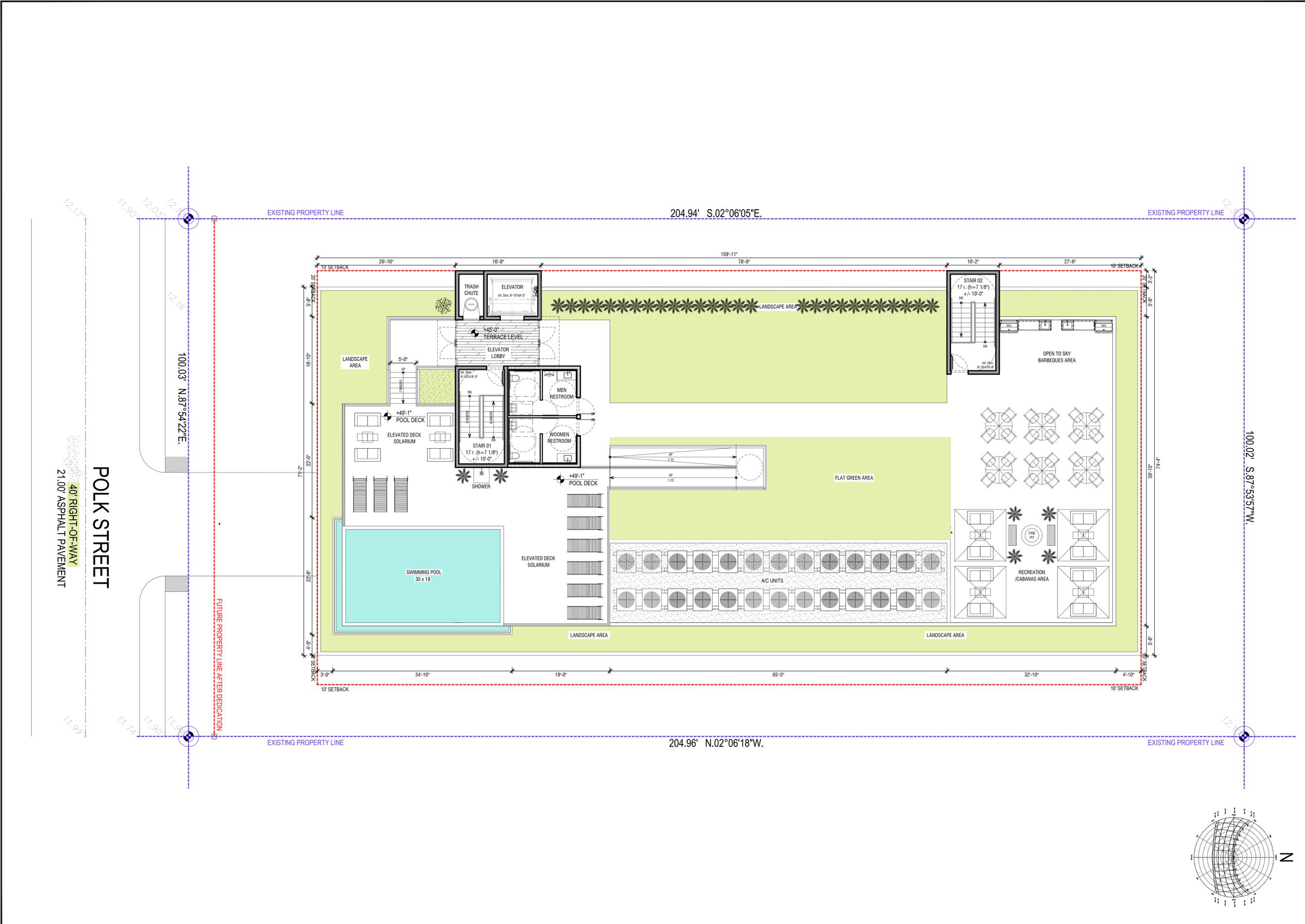
SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 TERRACE LEVEL FLOOR

REVISIONS

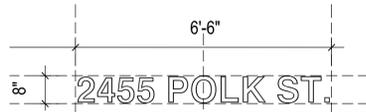
No.	DATE	DESCRIPTION

PROJECT No.: 22203
 DATE: 04.07.25
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SHEET
A-1.4



1 TERRACE LEVEL FLOOR PLAN
 1/8" = 1'-0"



NAME SIZE = 4.6 S.F.

①

ALL SIGNAGE TO BE LED BACK LIT PIN MOUNTED CHANNEL LETTERS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE FH-2 & PS-2 ZONING DISTRICTS.

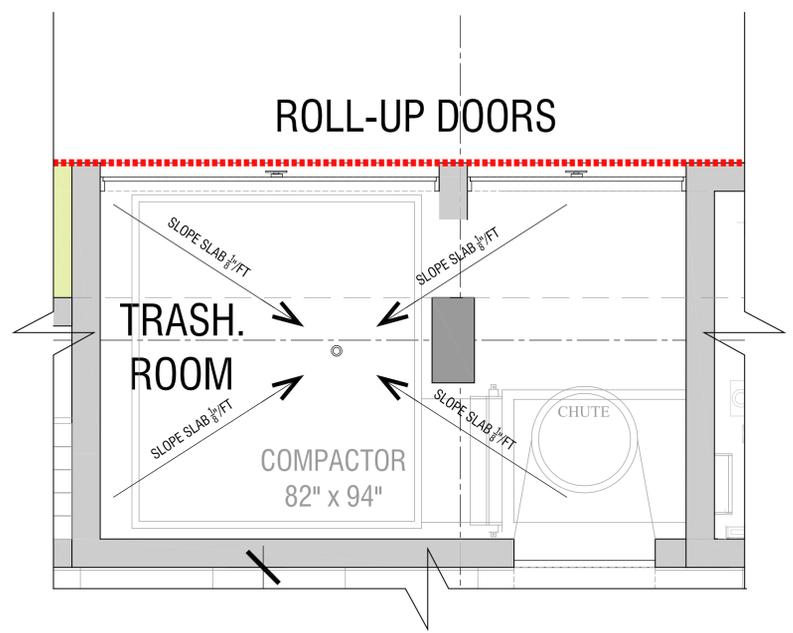


NAME SIZE = 6.75 S.F.

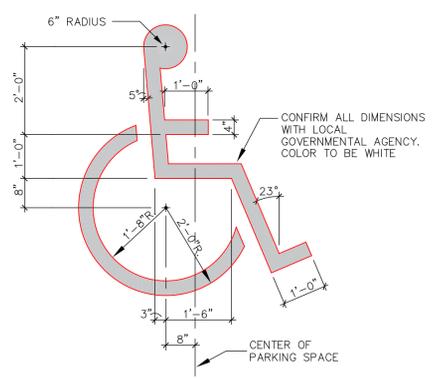
②

NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR SIGNS REQUIRING ILLUMINATION.

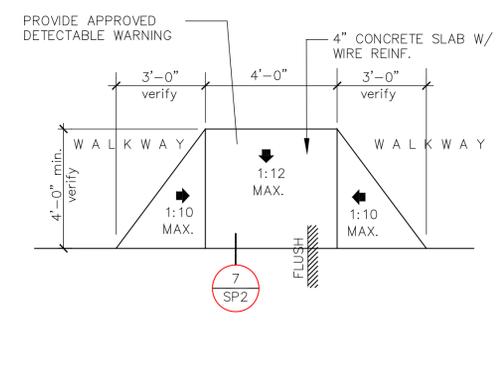
1 SIGNAGE
N.T.S.



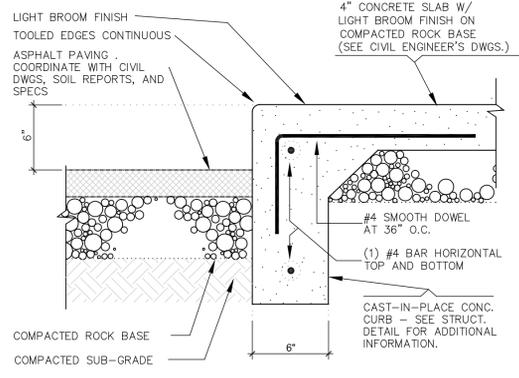
2 TRASH ROOM AREA
1/2" = 1'-0"



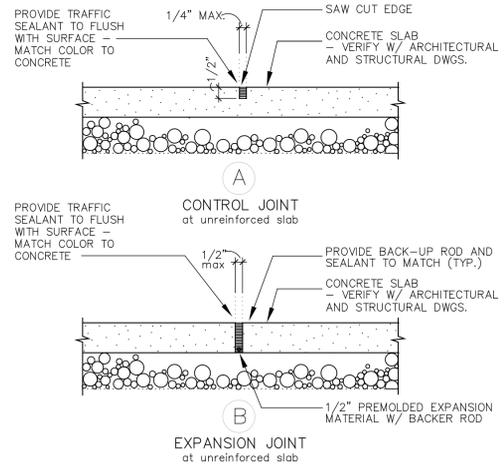
PAINTED H.C. SPACE SYMBOL



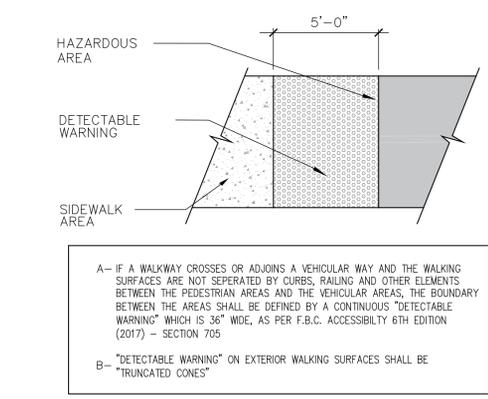
ACCESSIBLE CURB CUT DETAIL



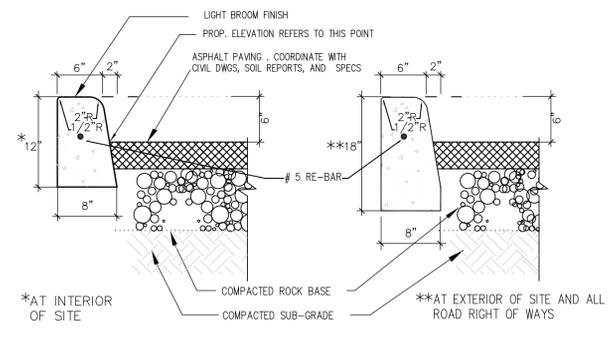
TYP. CONCRETE CURB



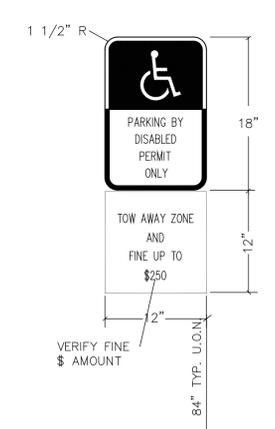
TYP. CONC. SLAB JOINTS



PLAN OF DETECTABLE WARNING SURFACE



TYP. TYPE D CONCRETE CURB

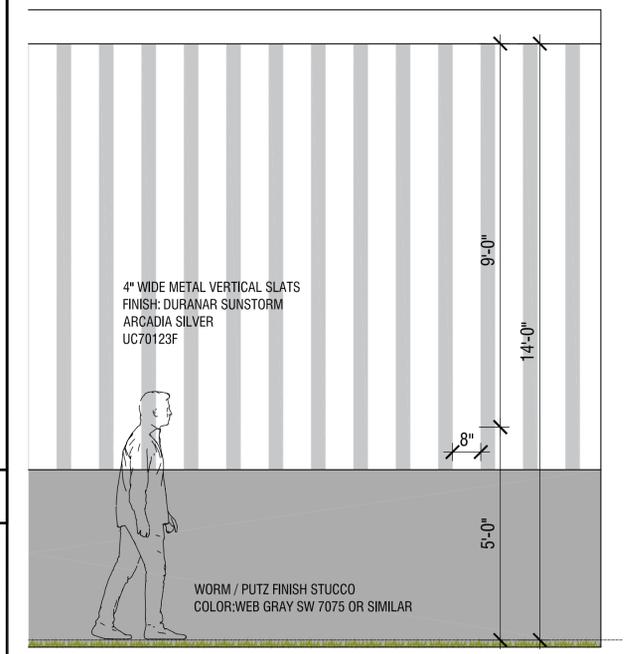


HANDICAPPED SIGNAGE DETAIL

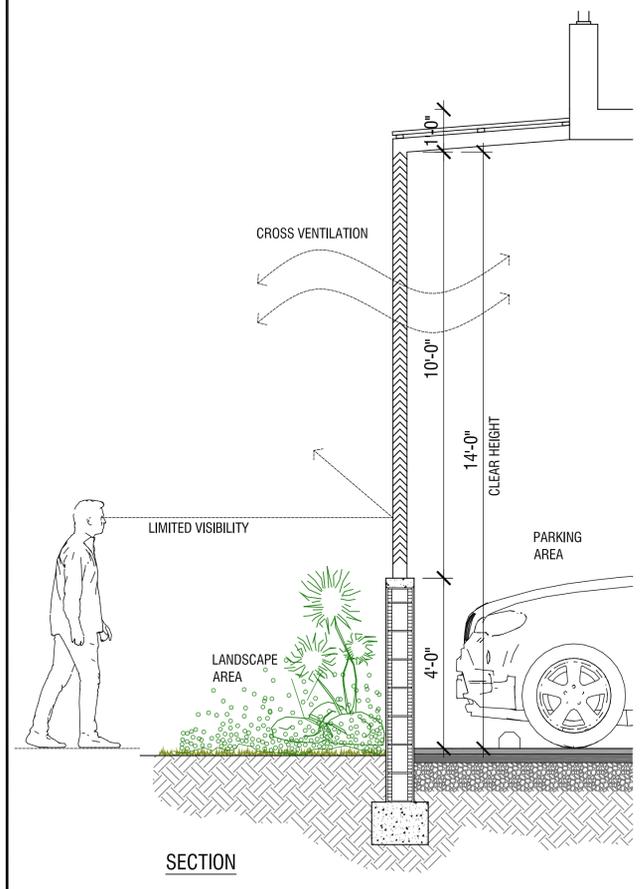
NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6\"/>

EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SYMBOL AND CAPTION. SUCH SYMBOL SHALL NOT BE OBTUSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE GOVERNING AGENCY.

4 SITE DETAILS
N.T.S.



ELEVATION



SECTION

5 GARAGE SCREENING
1/2" = 1'-0"



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POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
DETAILS

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 22203
DATE: 04.07.25
DRAWN BY: JJK
CHECKED BY: RK

SHEET
A-3.1

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1 FRONT FACADE
1/8" = 1'-0"



2 REAR FACADE
1/16" = 1'-0"



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PROJECT TITLE
POLK APARTMENTS
2455 Polk St.,
Hollywood, 33020

SHEET TITLE
SCHEMATIC DESIGN PACKAGE
FRONT & REAR FACADE
ELEVATIONS

REVISIONS		
No.	DATE	DESCRIPTION

PROJECT No.: 22203
DATE: 04.07.25
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SHEET
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PROJECT TITLE
 POLK APARTMENTS
 2455 Polk St.,
 Hollywood, 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 EAST SIDE & WEST SIDE
 ELEVATIONS

REVISIONS

No.	DATE	DESCRIPTION

PROJECT No.: 22203
 DATE: 04.07.25
 DRAWN BY: JIK
 CHECKED BY: RK

SHEET
 A-2.2

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- +56'-0" TOP OF PARAPET
- +49'-1" POOL DECK
- +45'-0" TERRACE LEVEL
- +35'-0" 4TH LEVEL
- +25'-0" 3RD LEVEL
- +15'-2" 2ND LEVEL
- +15'-8" SPRINKLER CLEARANCE
- +8'-0" STOREFRONT HEADER
- +4'-0" TOP OF PARKING KNEE WALL
- +0'-0" (+15.5' N.G.V.D.) FINISHED INT. PLD.G.
- 0'-0" N.G.V.D.



1 WEST SIDE ELEVATION
 1/8" = 1'-0"

- +56'-0" TOP OF PARAPET
- +49'-1" POOL DECK
- +45'-0" TERRACE LEVEL
- +35'-0" 4TH LEVEL
- +25'-0" 3RD LEVEL
- +15'-2" 2ND LEVEL
- +15'-8" SPRINKLER CLEARANCE
- +8'-0" STOREFRONT HEADER
- +4'-0" TOP OF PARKING KNEE WALL
- +0'-0" (+15.5' N.G.V.D.) FINISHED INT. PLD.G.
- 0'-0" N.G.V.D.



2 EAST SIDE ELEVATION
 1/16" = 1'-0"



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PROJECT TITLE
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 Hollywood, 33020

SHEET TITLE
 SCHEMATIC DESIGN PACKAGE
 AERIAL RENDERING

REVISIONS		
No.	DATE	DESCRIPTION

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PROJECT No.: 22203
 DATE: 04.07.25
 DRAWN BY: JJK
 CHECKED BY: RK

SHEET
A-R.1

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1 RENDERING 1 - STREET VIEW
 N.T.S.



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A-R.2

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1 RENDERING 2 - STREET VIEW
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SHEET
A-R.3

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1 RENDERING 3 - STREET VIEW
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SHEET
A-R.4

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1 RENDERING 4 - REAR
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