



CITY OF
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

Variance/Special Exception Requested

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

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 ONE):

- Technical Advisory Committee
- City Commission

- Administrative Approvals
- Historic Preservation Board
- Planning and Development Board

PROPERTY INFORMATION

Location Address: 2100 N Federal Hwy, Hollywood, FL, 33020

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

Folio Number(s): 5142 10 13 0010

FH-2

Zoning Classification: FH-2 Land Use Classification: Mixed-Use District

Existing Property Use: Commercial Sq Ft/Number of Units: 13,000

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 all that apply and provide

File/Resolution/Ordinance No.: Yes, for site plan approval 23-DP-60

DEVELOPMENT PROPOSAL

Explanation of Request: See Narrative

Phased Project: Yes / No Number of Phases: _____

Project	Proposal	(Area:	S.F.)
Units/rooms (# of units)	200		
Proposed Non-Residential Uses	9,979		S.F.
Open Space (% and SQ.FT.)	10.6%	(Area: 6,850	S.F.)
Parking (# of spaces)	300	(Area:	S.F.)
Height (# of stories)	140 <u>FT</u>	(FT.)
Gross Floor Area (SQ. FT)	388,281		

Name of Current Property Owner: BARDI VP,LLC

Address of Property Owner: 2100 N FEDERAL HWY, HOLLYWOOD, FL,33020

Telephone: 305-915-7737 Email Address: TheStarLifeGroup@gmail.com

Applicant BARDI VP,LLC Consultant | Representative | Tenant (check one)

Address: 3080 SW 44th CT, Fort Lauderdale, FL Telephone: 305-915-7737

Email Address: TheStarLifeGroup@gmail.com

Email Address #2: _____

Date of Purchase: March 2023 Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Christina MathewsCutro & Associ.

E-mail Address: cutroplanning@yahoo.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

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 as approved by the Division of Planning & Urban Design. 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: [Signature] Date: 10/26/23

PRINT NAME: George Shahbazyan Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

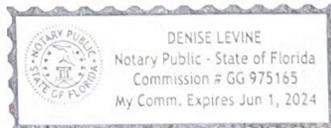
Current Owner Power of Attorney

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 26 day of October, 2023

[Signature]
Notary Public

State of Florida



[Signature]
Signature of Current Owner

George Shahbazyan
Print Name

My Commission Expires: 6/1/24 (Check One) Personally known to me; OR Produced Identification Florida Dr Lic

BARDI VP, LLC

2100 N. Federal Highway, Hollywood, Florida 33020 (File No. 23-DP-60)

*(Narrative in Support of General Application for a Variance from Setbacks and Required
Dedication for Excavations Other Than Building or Fence Placement)*

I.

INTRODUCTION

The Applicant, Bardi VP, LLC (“Bardi”), owns the property located at 2100 N. Federal Highway, Hollywood, Florida 33020 (the “Property”). The Property has a gross acreage of +/- 2.04 acres measuring out to the centerline of adjoining streets, and a net acreage of +/- 1.48 acres which is the Property’s developable area. The Property is zoned FH-2, is within the Federal Highway Medium-High Intensity Mixed-Use District, and has a commercial land use designation. The proposed project, which has been designed by Kobi Karp Architecture and Interior Design, Inc. (“Kobi Karp”), is a 13-story rental apartment building containing total of 200 units with studio, one bedroom with den, two-bedroom and three-bedroom units ranging from 514 square feet to 1,291 square feet. The Project also has approximately 9,977 square feet of commercial space. The Project will include the following amenities, among others: (1) an elevated infinity pool and jacuzzi with surrounding deck and seating areas; (2) private pool cabanas; (3) a café bar; (4) a gym; (5) work lounges complete with work stations; (6) a large conference room; (7) a cinema; (8) a private residential workstation area and lounge; (9) a dog park; and (10) two courtyards; and (11) a dog wash. Mixed residential/commercial use is permitted and encouraged within the Federal Highway Medium-High Intensity Mixed-Use District (the “FH-2 District”).

The gross footprint of the Project is +/- 388,434 square feet. The Project contains a 4-level parking garage with access from the North and South sides of Liberty and Scott Streets with ample parking for its residents. The Project sits in the very heart of the FH-2 District and was specifically designed by Kobi to meet the requirements of the FH-2 District, as well as the Future Land Use Designation for that area of Regional Activity Center (“RAC”). The Project was also designed to be a focal point within the FH-2 District where residents can rent beautifully appointed apartments, have access to many desired and luxurious amenities, be within walking distance of work, restaurants, and other entertainment venues, while at the same time creating a tax base and promoting business within the FH-2 District. The Project exemplifies what can be achieved when developers, designers and the City of Hollywood (the “City”) work together to develop higher intensity, mixed-use buildings that accommodate a diverse mix of commercial uses, large format or destination retail, and neighborhood commercial to support residential uses. The highest intensity and ground floor commercial uses have been oriented toward Federal Highway to enhance that corridor and consistent with the requirements of the FH-2 District to create a more urban environment within buildings along the edge of Federal Highway. There are continuous sidewalks around the Project that encourage active uses and promote pedestrian activity. Bardi wants the Project to serve as an example within the FH-2 District of a rental apartment building that promotes a strong urban residential neighborhood and provides an array of unit types for

housing. The design of the Project includes adequate and compatible transitions to protect the scale and character of adjacent residential neighborhoods and will set the standard in the FH-2 District for all future mixed use residential/commercial developments.

II.

APPLICATION FOR VARIANCE

During the review of Bardi's Application for Site Plan Approval (the "Application") by the City of Hollywood Engineering Department, Transportation and Mobility Division (the "Department"), the Department made certain comments at Paragraph 12 in the Interoffice Memorandum (the "Memorandum") dated October 24, 2023 for purposes of the Tac Sign-Off Review #1 regarding the dedication of a 25' by 25' triangular corner right-of-way designation measuring 25 feet along the property lines at the corner of U.S. 1 and Scott Street and U.S. 1 and Liberty Street based upon a comment dated October 23, 2023 stating "[A]t the site's southeast and northeast corner, upper floor balconies are within the dedication area. Reduce the dedication area and provide the required setback. Be sure to include setback measuring from the building corner to the property line." In a conversation on October 25, 2023, the City's Engineer, Clarissa Ip ("Ip"), requested Kobi to reduce the dedication to 15' x 15'. Kobi revised the Plan Sheet A-2.00 to reflect a 15' x 15' triangular dedication and re-submitted same to Ip at 5:56p.m. on October 25, 2023. Ip acknowledged receipt of the revised plan sheet at 9:40am this morning.

Preliminarily, Bardi recognizes that Section 151.102 of the City of Hollywood Code (the "Code") allows the City to require a dedication. However, that provision only applies when there is excavation other than for building or fence placement, neither of which are applicable to the Project. Section 151.100 of the Code defines Excavation as:

The digging, stripping or removal by any process of natural materials or deposits from their natural state and location, said materials and deposits to include rock, stone, minerals, shells, sand, marl, muck and soil, but not including sod. ***Excavation, as used herein, shall not include digging for foundations, fences and structures, nor shall it include digging incidental to construction work wherein no materials are removed from the premises except surplus not required for backfill or grading of the premises.*** Excavation shall include the creation of canals, waterways, and lakes incidental to real estate subdividing and development. (emphasis added)

Based upon the definition of "Excavation" in Section 151.100 of the Code, and the fact that there is no excavation being conducted on the Project other than for building or fence placement, it is Bardi's position that the dedication the City is requested in accordance with Section 151.102 is unsupported by the Code and, therefore, improper. Nonetheless, in the interests of getting the

Application approved, and without waiving any of its rights, Bardi is submitting its General Application for Variance/Special Exception Requested (the “Variance Application”) in an abundance of caution and as a prophylactic measure in the event that the City continues to insist on the dedication and, therefore, a variance for the setback requirements in the corner of U.S. 1 and Scott Street and U.S. 1 and Liberty Street becomes necessary in order to approve Bardi’s Application for site plan approval.

Bardi seeks a minor variance for the setbacks along the corner of U.S. 1 and Scott Street and U.S. 1 and Liberty Street based upon the 15’ by 15’ triangular dedication being required by the City at that corner. The Project was designed to comply with the current setback requirements of 15’ for residential units on floors 2 through 13. There is no variance required for the 10’ setback for commercial use on the ground floor of the Project because the setback requirement of 10’ is met with Bardi providing the City with the 15’ x 15’ triangular dedication. If the City requires Bardi to provide a 15’ by 15’ triangular dedication along the corner of U.S. 1 and Scott Street and U.S. 1 and Liberty Street, the setback of 10’ required by the Code for residential uses will be reduced to 3’6” from the newly created property line resulting from the 15’ by 15’ triangular dedication to the balconies on Scott Street and 5’8” to the balconies on Liberty Street. Bardi is, therefore, seeking a variance pursuant to Section 5.3(F)(1) of the Code from the requirements of Section 4.6 of the Code to permit less than a 10’ setback along the corner of U.S. 1 and Scott Street and U.S. 1 and Liberty Street based upon the 15’ x 15’ triangular dedication being required by the City and to reduce the setbacks along U.S. 1 and Scott Street and U.S. 1 and Liberty Street to the elevated balconies on floors 2 through 13 of the Project to a uniform 3’6” from the newly created property line resulting from the 15’ x 15’ triangular dedication being requested by the City to the balconies.

III.

THE VARIANCE APPLICATION SATISFIES THE CRITERIA IN SECTION 5.3(F)(1) FOR PURPOSES OF GRANTING THE REQUESTED VARIANCE

A.

The Requested Variance Maintains the Basic Intent and Purpose of the Subject Regulations, Particularly as it Affects the Stability and Appearance of the City

The requested variance coincides with the general intent and purpose of the FH-2 District and the RAC and will not adversely affect the stability or appearance of the City. Bardi is requesting the setback variance of only 6’6” to the elevated balcony slabs on floors 2 through 13 for the residential apartments, which setback is being required because of the City is requiring Bardi to provide a 15’ by 15’ triangular dedication along the corner of U.S. 1 and Scott Street and U.S. 1 and Liberty Street. The requested variance still meets the intent and purpose of the Fh-2 District and the RAC in that residents can rent beautifully appointed apartments, have access to many desired and luxurious amenities, be within walking distance of work, restaurants, and other

entertainment venues, while at the same time creating a tax base and promoting business within the FH-2 District. The requested variance will have no impact on the intent and purpose of the FH-2 or the RAC of developing higher intensity, mixed-use buildings that accommodate a diverse mix of commercial uses, large format or destination retail, and neighborhood commercial to support residential uses where, in this case, the highest intensity and ground floor commercial uses have been oriented toward Federal Highway to enhance that corridor and consistent with the requirements of the FH-2 District to create a more urban environment within buildings along the edge of Federal Highway. Moreover, the requested variance will have no impact on the intent and purpose of the FH-2 or the RAC of having continuous sidewalks around the Project that encourage active uses and promote pedestrian activity within the FH-2 District, as well as adequate and compatible transitions to protect the scale and character of adjacent residential neighborhoods.

B.

The Requested Variance is Compatible with Surrounding Land Uses and Would not be Detrimental to the Community

Granting the requested variance will be compatible with and not detrimental to the surrounding land uses. Although the setback is being reduced to 3'6" from the required 15' along U.S. 1 and Scott Street and U.S. 1 and Liberty Street required by Section 4.6 of the Code, the setbacks are being reduced only on the elevated floors 2 through 13 of the Project where the residential units are located. The 15' setback required by the Code for commercial uses will remain intact on the first floor of the Project. Again, the Project is consistent with the purposes of the FH-2 zoning designation and the RAC in that: (1) residents can rent beautifully appointed apartments within the F-H 2 District, have access to many desired and luxurious amenities, be within walking distance of work, restaurants, and other entertainment venues, while at the same time creating a tax base and promoting business within the FH-2 District; (2) the Project comports with the goals of developing higher intensity, mixed-use buildings within the FH-2 District and the RAC in the future that accommodate a diverse mix of commercial uses, large format or destination retail, and neighborhood commercial to support residential uses where, in this case, the highest intensity and ground floor commercial uses have been oriented toward Federal Highway to enhance that corridor and consistent with the requirements of the FH-2 District to create a more urban environment within buildings along the edge of Federal Highway; (3) the commercial uses within the Project encourage pedestrian traffic and active uses within the FH-2 District along the adjacent sidewalks that surround Project; and (4) the Project has adequate and compatible transitions to protect the scale and character of adjacent residential neighborhoods.

C.

The Requested Variance is Consistent with and Furthers the Goals, Objectives and Policies Adopted in the Comprehensive Plan, as Amended from Time to Time, as well as the Future Land Use Designation for that area of Regional Activity Center

The requested variance is also consistent with and furthers the goals, objectives and policies adopted in the City's Comprehensive Plan, as well as the Future Land Use Designation for the area in which the Property is located as a Regional Activity Center. Again, the requested variance, if granted: (1) will allow residents to rent beautifully appointed apartments within the F-H 2 District, have access to many desired and luxurious amenities, be within walking distance of work, restaurants, and other entertainment venues, while at the same time creating a tax base and promoting business within the FH-2 District; (2) will allow the development of higher intensity, mixed-use buildings within the FH-2 District and the RAC in the future that accommodate a diverse mix of commercial uses, large format or destination retail, and neighborhood commercial to support residential uses where, in this case, the highest intensity and ground floor commercial uses have been oriented toward Federal Highway to enhance that corridor and consistent with the requirements of the FH-2 District to create a more urban environment within buildings along the edge of Federal Highway; (3) will encourage pedestrian traffic and active uses within the FH-2 District along the adjacent sidewalks that surround Project because of the commercial uses located on the ground floor of the Project; and (4) will protect the scale and character of adjacent residential neighborhoods with adequate and compatible transitions to the adjacent residential neighborhoods.

D.

The Need for The Requested Variance is Not Economically Based or Self-Imposed

Bardi's request for the setback variance is not economically based, nor self-imposed. The need was created by the City's request for Bardi to dedicate a 15' by 15' triangular portion of the Property along U.S. 1 and Scott Street and U.S. 1 and Liberty Street. Again, given that the 15' setback required by the Code is being met on the ground floor where the commercial uses are located, and that the requested variance only applies to the setback from the newly created property resulting from the 15' by 15' triangular dedication to the balconies on the elevated floors of 2-13 of the Project, the granting of the variance will allow the City to receive the benefit of the dedication it has requested while at the same time allowing the Project to be constructed to not only satisfy and meet the goals and purposes of the FH-2 zoning designation and the RAC by allowing the development of higher intensity, mixed-use buildings within the FH-2 District and the RAC in the future that accommodate a diverse mix of commercial uses, large format or destination retail, and neighborhood commercial to support residential uses, but also encouraging residents to live within the FH-2 District and to actively use the sidewalks surrounding the Project to generate business and income for business owners and tax revenue for the City.

LEGAL DESCRIPTION:

MONTEREY PARK SUBDIVISION, PLAT BOOK 2, PAGE 46 OF PUBLIC RECORDS OR BROWARD COUNTY, FLORIDA SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST. LOT 1 LESS E 7 LESS 15 RAD ARC TAN TO S & E LINE OF LOT 1.

ZONING DESIGNATION:

FH2

ALLOWED LAND USE COMMERCIAL
 MAXIMUM BUILDING HEIGHT 140'-0"
 MAXIMUM HEIGHT - STORIES 14
 FLOOR AREA RATIO 3.00
 MAX BUILDING AREA ALLOWED 192,936 SF
 MAXIMUM FOOTPRINT 54,795 SF
 GROSS PROPERTY SIZE 64,285 SF / 1.48 AC
 RESIDENTIAL DENSITY UNLIMITED DU/AC

BUILDING SETBACKS:

NON-RESIDENTIAL - FRONT 10'-0"
 NON-RESIDENTIAL - REAR 10'-0"
 NON-RESIDENTIAL - SIDE ST 10'-0"
 NON-RESIDENTIAL - SIDE ST 10'-0"
 RESIDENTIAL - FRONT 15'-0"
 RESIDENTIAL - REAR 15'-0"
 RESIDENTIAL - SIDE ST 15'-0"
 RESIDENTIAL - SIDE ST 15'-0"

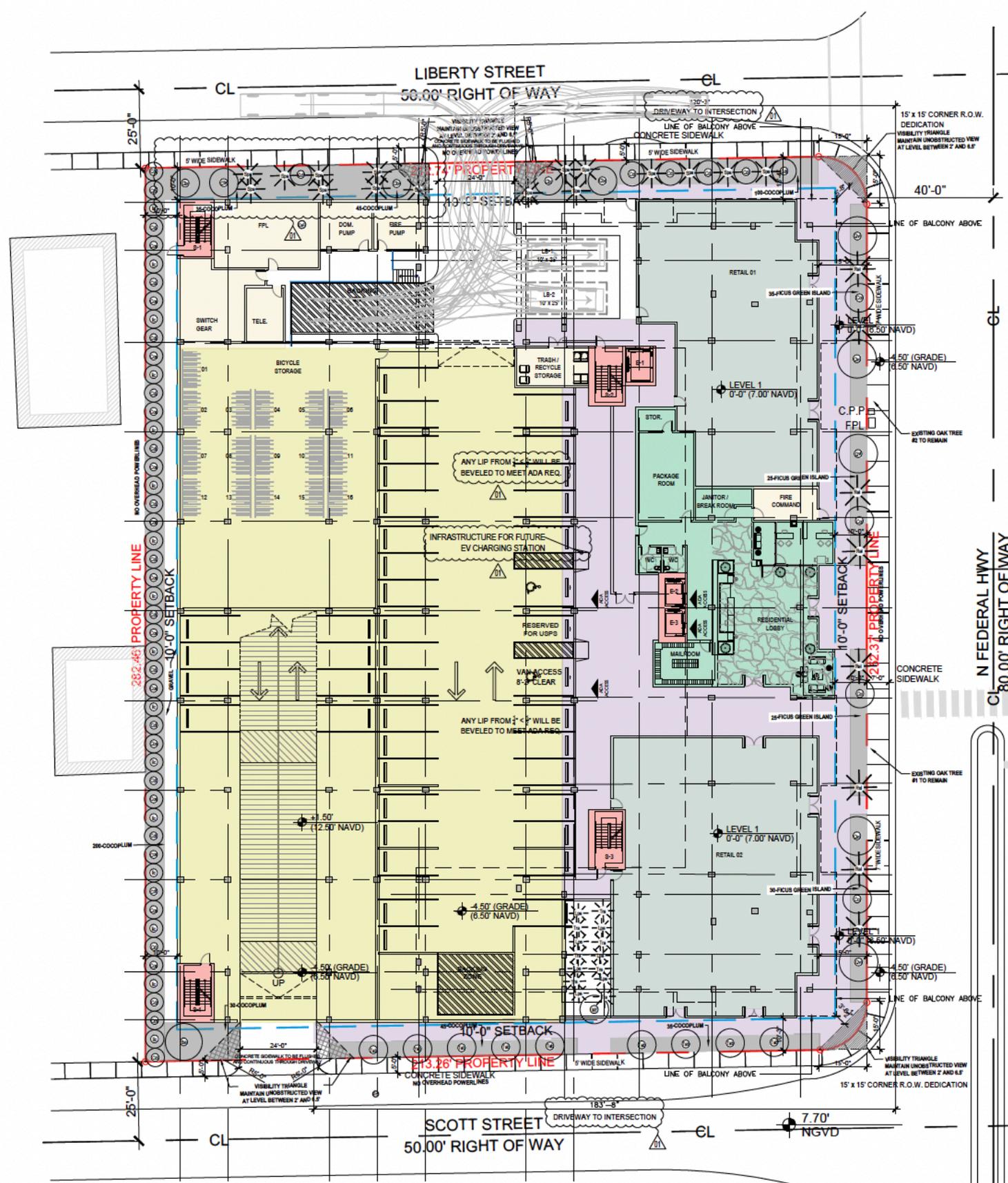
PROPOSED DEVELOPMENT:

1. TOTAL COMMERCIAL / RETAIL 9,977 SF
 2. TOTAL 200 RESIDENTIAL UNITS 156,609 SF

RESIDENCES	ENCLOSED	BALCONY
LEVEL 01 (LOBBY)	2,752 SF	N/A
LEVEL 02	10,709 SF	2,607 SF
LEVEL 03	10,709 SF	2,607 SF
LEVEL 04	10,709 SF	2,607 SF
LEVEL 05	11,946 SF	2,887 SF
LEVEL 06	14,067 SF	3,953 SF
LEVEL 07	14,067 SF	3,953 SF
LEVEL 08	14,067 SF	3,953 SF
LEVEL 09	14,067 SF	3,953 SF
LEVEL 10	14,067 SF	3,953 SF
LEVEL 11	14,067 SF	3,953 SF
LEVEL 12	14,067 SF	3,953 SF
LEVEL 13	14,067 SF	3,953 SF
TOTALS:	159,361 SF	42,332 SF

TYPICAL LAYOUTS	QTY.
3 BEDROOM UNIT	2
2 BEDROOM UNIT	40
1 BEDROOM + DEN	112
STUDIO UNIT (QTY 2)	46
TOTAL UNITS:	200

The maximum foot-candle level shall be 0.5 at all property lines.



ENCLOSED AREAS	
RESIDENTIAL UNITS	3,808 SF
RESIDENTIAL AMENITIES	0
B.O.H. / SERVICES	2,691 SF
VERTICAL CIRCULATION	1,189 SF
RETAIL	9,977 SF
TOTAL: 17,665 SF	

UNENCLOSED AREAS	
RESIDENTIAL BALCONIES	0
PARKING GARAGE	25,578 SF
HORIZONTAL CIRCULATION	8,630 SF
RESIDENTIAL AMENITIES	0
TOTAL: 34,208 SF	

Rev.	Date	Rev.	Date
1	08/25/23		

10/26/2023 - FINAL SUBMITTAL
 TECHNICAL ADVISORY COMMITTEE
 CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
 2100 N Federal Highway
 Hollywood, Florida, 33020

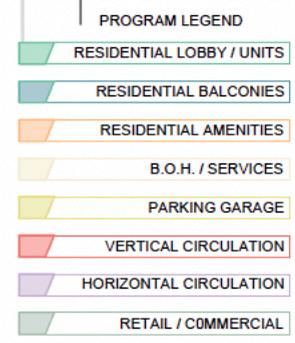
Owner:
 Name: BARDI VP LLC
 Address: 3080 SW 44th Court
 Fort Lauderdale, FL 33312
 Tel: 305-915-7737
 Email: thestarlifegroup@gmail.com

Developer:
 Name: StarLife Development LLC
 Address: 3080 SW 44th Court
 Fort Lauderdale, Florida 33312
 Tel: (305) 915-7737
 Email: thestarlifegroup@gmail.com

Consultant:
 Name: ABTECH Engineering, INC
 Address: 10396 West State Rd 84, Suite 108
 Fort Lauderdale, Florida 33312
 Tel: (954) 472-6050
 Email: babu@abtechengineering.com

Consultant:
 Name: Strata Landscape Studio
 Address: 1505 Tigertail Avenue
 Coconut Grove, Florida 33133
 Tel: (305) 747-9336
 Email: petar@strata-landarch.com

Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766

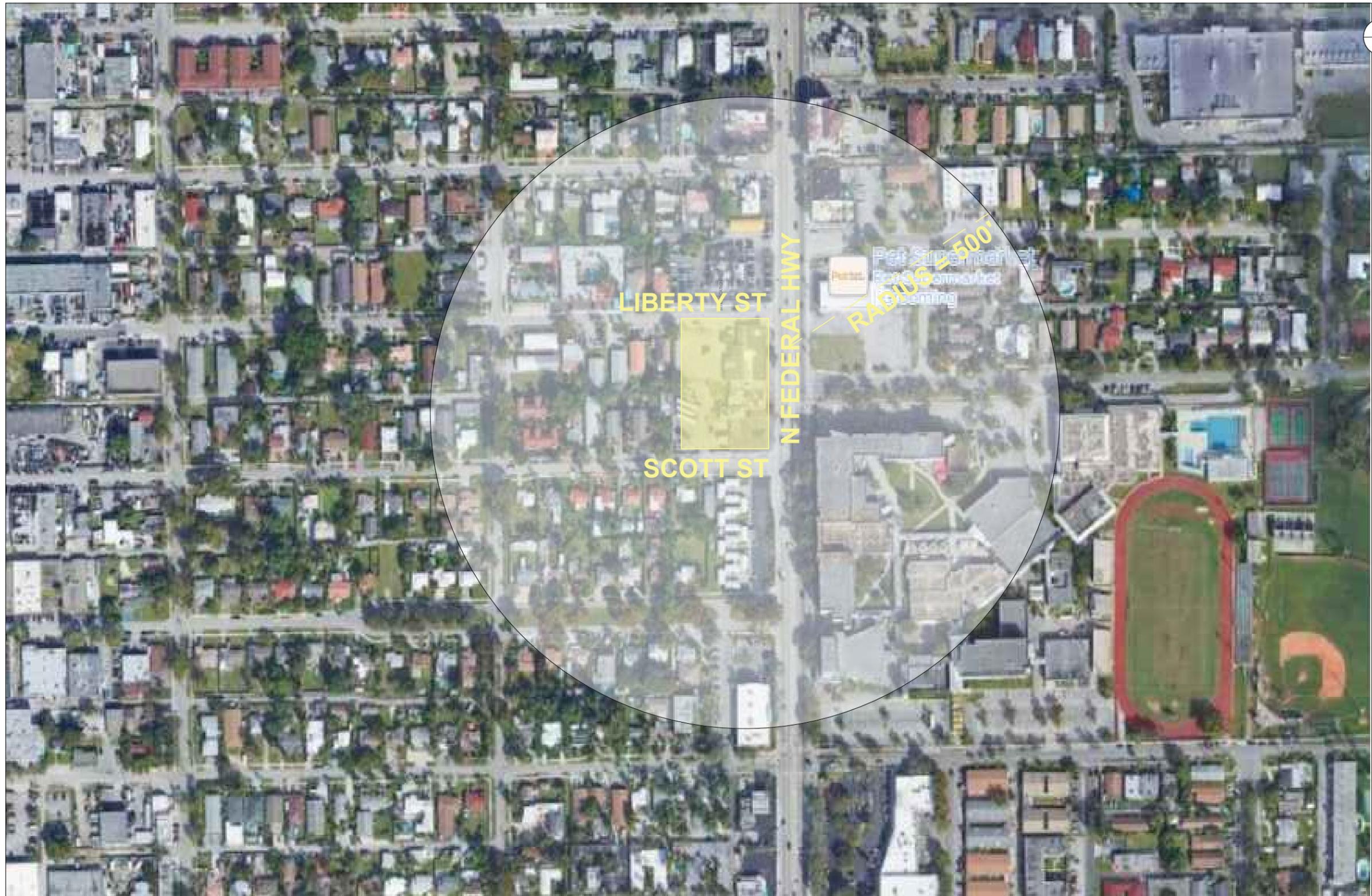


LOT AREA	BUILDING AREA
SQ. FT. = 64,284.91	SQ. FT. = 120,204.49
ACRES = 1.475	ACRES = 0.275

1 PROPOSED SITE PLAN
 SCALE 1" = 40'-0"

Professional seal and logo for Kobi Karp, License # AR0012578. The logo features the letters 'K O B I' above a stylized 'W' and 'K A R P' below it.

Date	10/26/2023	Sheet No.
Scale	1" = 40'-0"	A2.00
Project	2302	



Rev.	Date	Rev.	Date

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10/26/2023 - FINAL SUBMITTAL

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

Owner:
Name: BARDI VP LLC
Address: 3080 SW 44th Court
Address: Fort Lauderdale, FL 33312
Tel: 305-915-7737
Email: thestarlifegroup@gmail.com

Developer:
Name: StarLife Development LLC
Address: 3080 sw 44th Court
Address: Fort Lauderdale, Florida 33312
Tel: (305) 915-7737
Email: thestarlifegroup@gmail.com

Consultant:
Name: ABTECH Engineering, INC
Address: 10396 West State Rd 84, Suite 108
Address: Fort Lauderdale, Florida 33312
Tel: (954) 472-6050
Email: babu@abtechengineering.com

Consultant:
Name: Strata Landscape Studio
Address: 1906 Tigertail Avenue
Address: Coconut Grove, Florida 33133
Tel: (305) 747-9336
Email: petar@strata-landarch.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

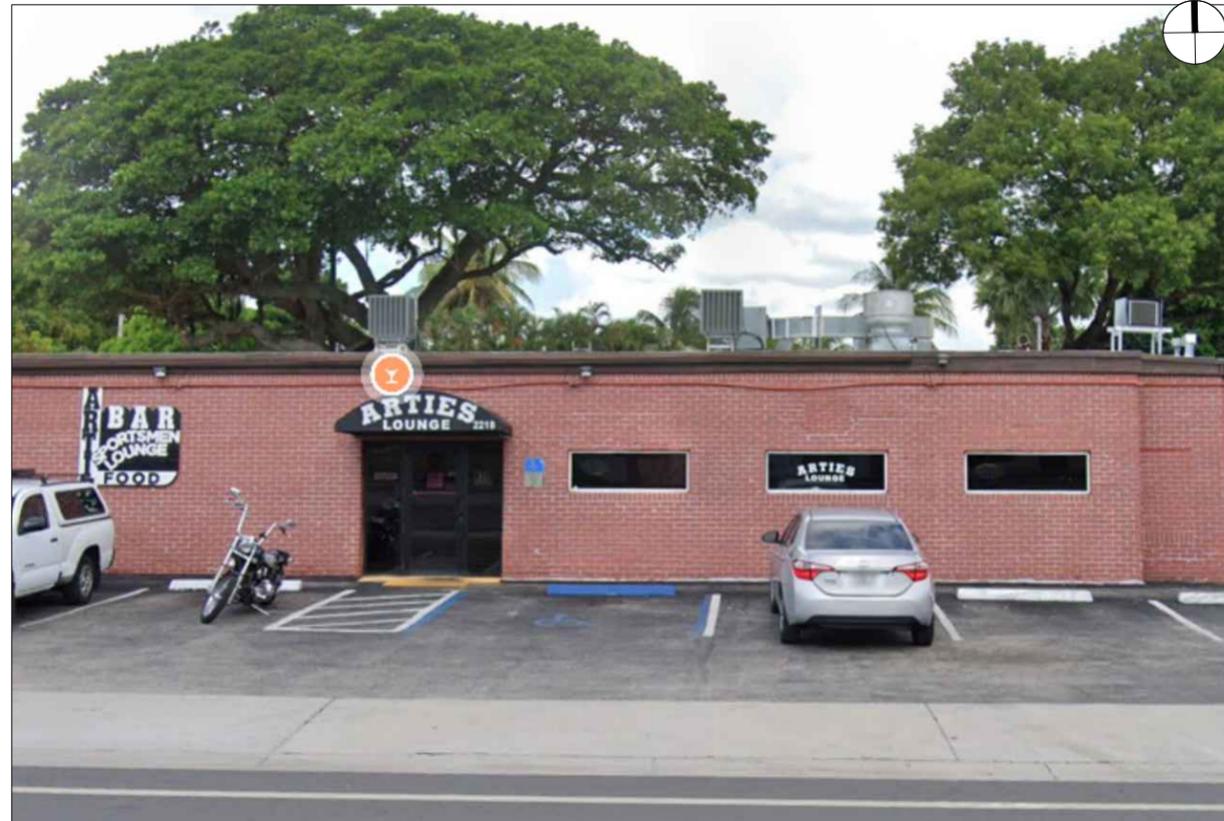
LOCATION PLAN

1 LOCATION PLAN
SCALE: N.T.S.

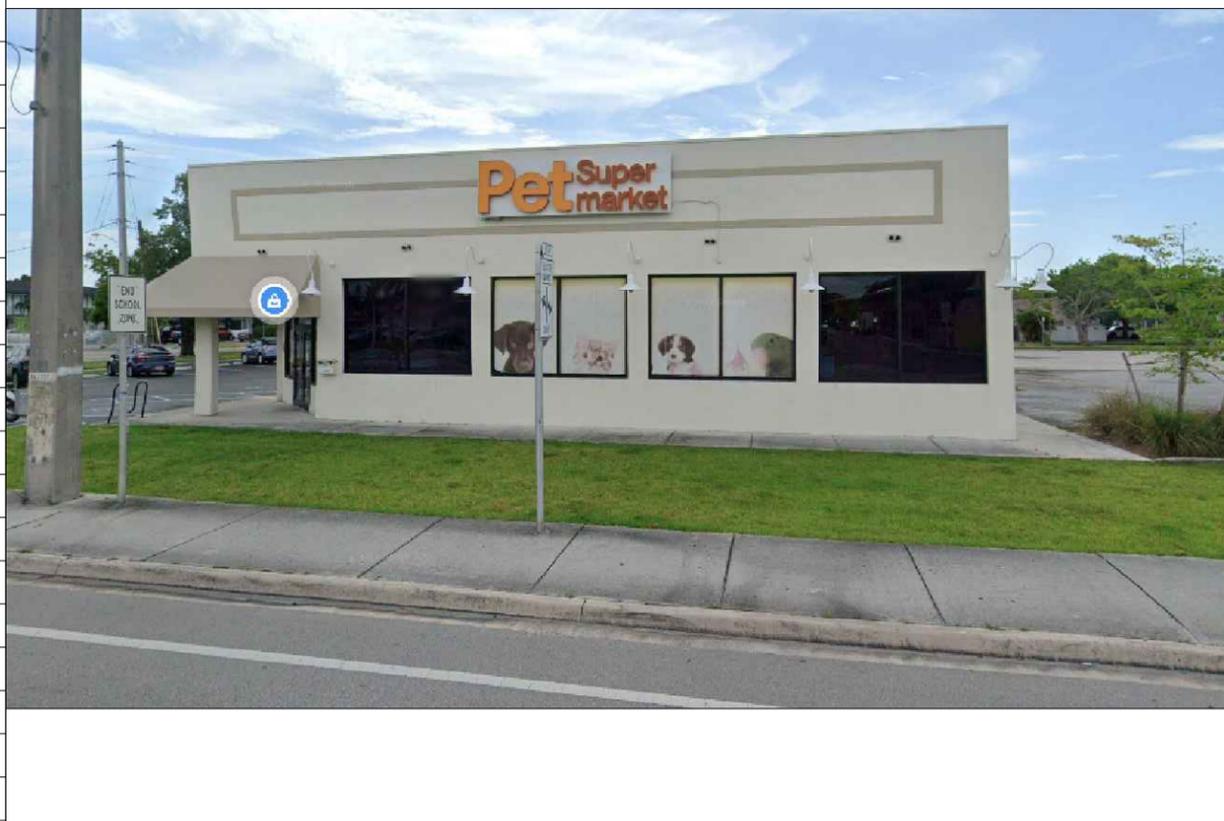
Date	10/26/2023	Sheet No.	A0.04
Scale	N.T.S.		
Project	2302		



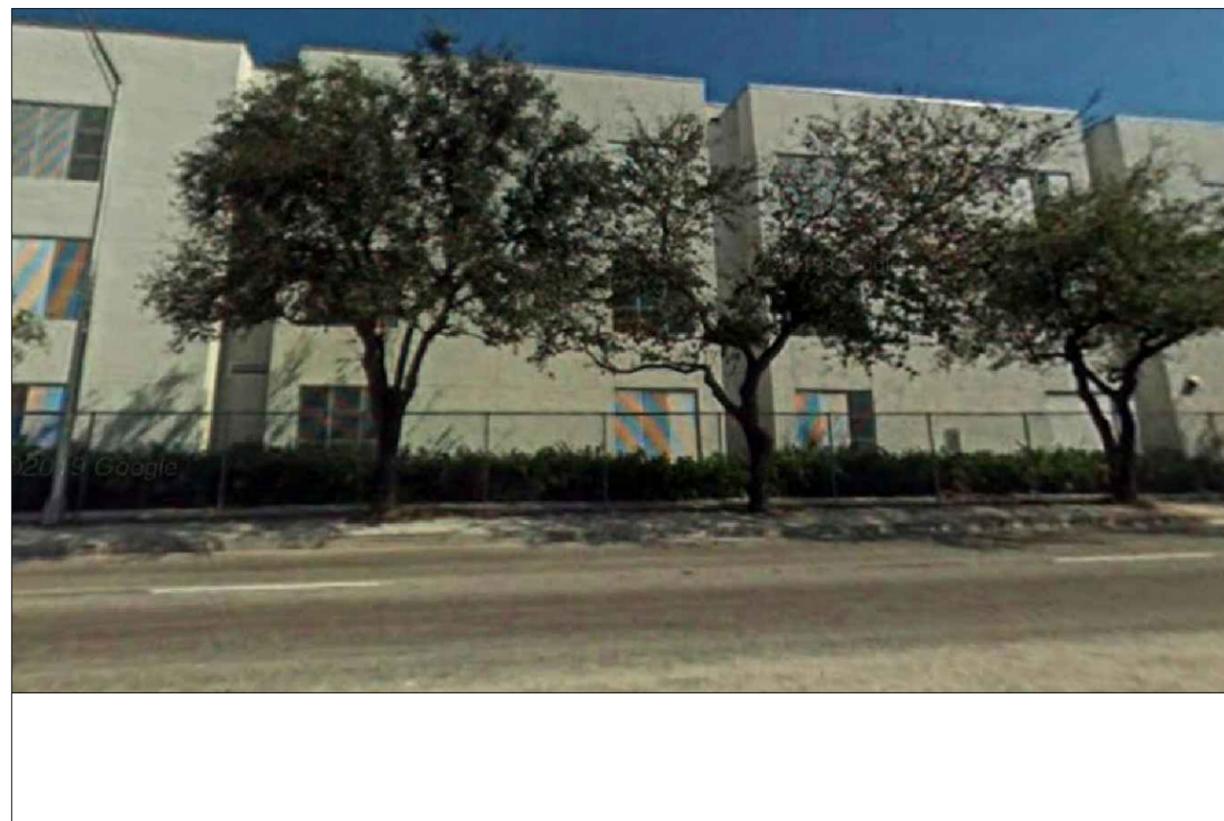
① MODERN AUTO SALES
2200 N FEDERAL HWY



② ARTIE'S SPORTSMEN'S LOUNGE
2218 N FEDERAL HWY



③ PET SUPERMARKET
2111 N FEDERAL HWY



④ SOUTH BROWARD HIGH SCHOOL
1901 N FEDERAL HWY



Rev.	Date	Rev.	Date

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10/26/2023 - FINAL SUBMITTAL

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21 HOLLYWOOD
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Address: Fort Lauderdale, Florida 33312
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571 NW 28th Street
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Tel: +1(305) 573 1818
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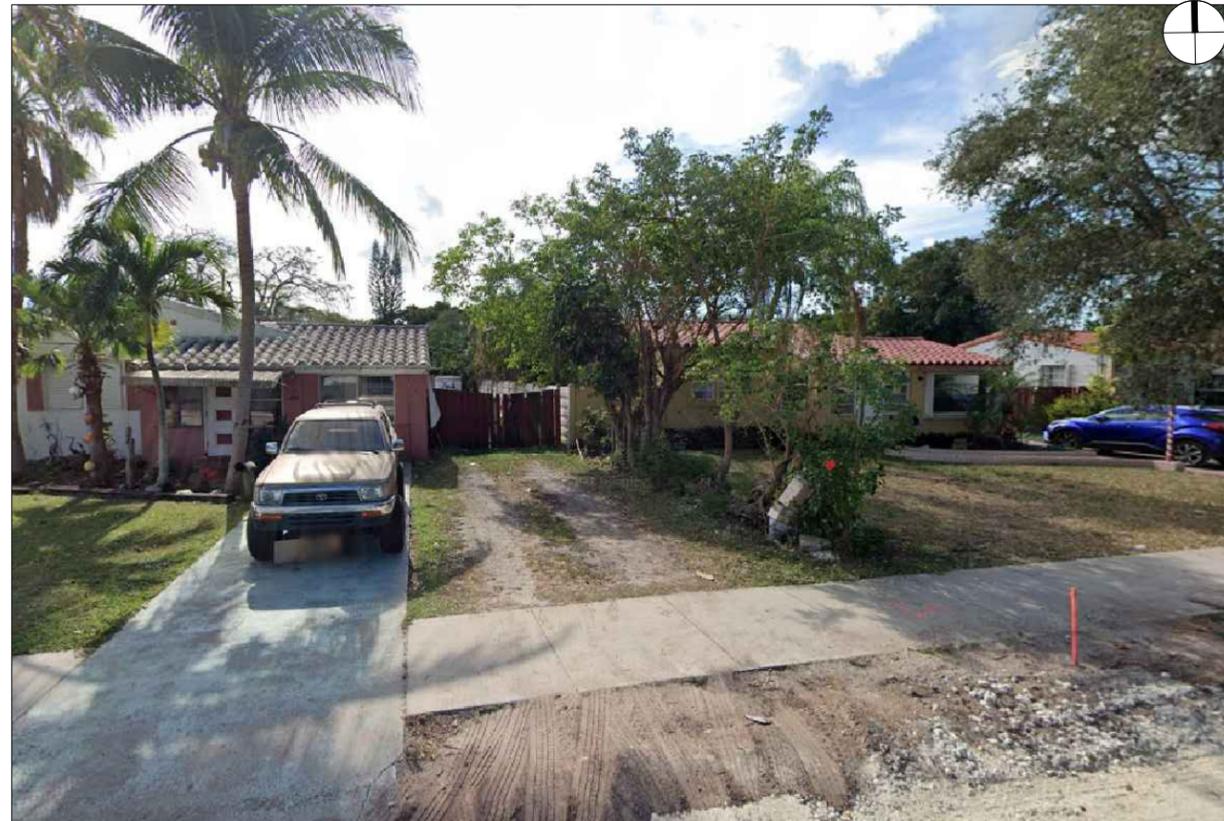
KOBİ KARP
Lic. # AR0012578

CONTEXT VIEWS

Date	10/26/2023	Sheet No.
Scale	N/A	A0.10
Project	2302	



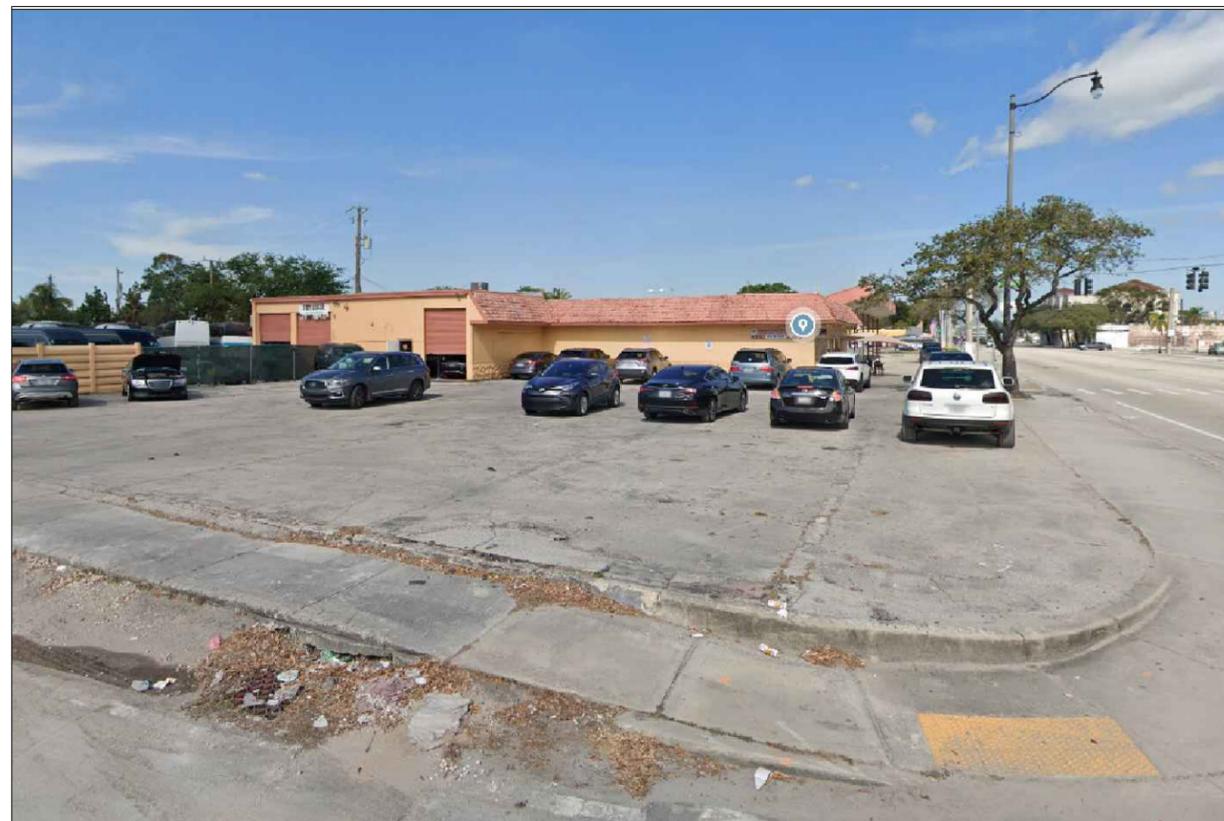
5 TRAVEL BUDGET INN
2000 N FEDERAL HWY



6 SCOTT ST SINGLE FAMILY RESIDENCES
SCOTT STREET



7 LIBERTY ST SINGLE FAMILY RESIDENCES
LIBERTY STREET



8 FUTURE SITE OF PROJECT
2100 N FEDERAL HWY



Rev.	Date	Rev.	Date

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10/26/2023 - FINAL SUBMITTAL

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

Owner:
Name: BARDI VP LLC
Address: 3080 SW 44th Court
Address: Fort Lauderdale, FL 33312
Tel: 305-915-7737
Email: thestarlifegroup@gmail.com

Developer:
Name: StarLife Development LLC
Address: 3080 sw 44th Court
Address: Fort Lauderdale, Florida 33312
Tel: (305) 915-7737
Email: thestarlifegroup@gmail.com

Consultant:
Name: ABTECH Engineering, INC
Address: 10396 West State Rd 84, Suite 108
Address: Fort Lauderdale, Florida 33312
Tel: (954) 472-6050
Email: babu@abtechengineering.com

Consultant:
Name: Strata Landscape Studio
Address: 1906 Tigertail Avenue
Address: Coconut Grove, Florida 33133
Tel: (305) 747-9336
Email: petar@strata-landarch.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
Lic. # AR0012578

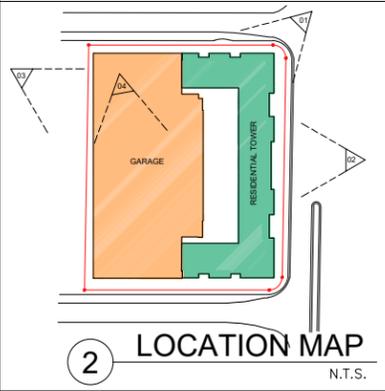
CONTEXT VIEWS

Date	10/26/2023	Sheet No.	
Scale	N/A		A0.11
Project	2302		



21 HOLLYWOOD

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Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



Kobi Karp
Lic. # AR0012578

RENDERING 01
EAST VIEW

Date	10/26/2023	Sheet No.	A1.01
Scale			
Project	2302		

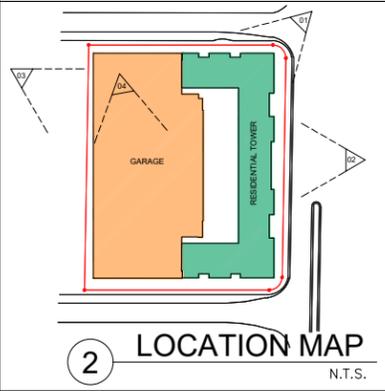
1 NE CORNER OF FEDERAL HWY & LIBERTY STREET
RENDERED PERSPECTIVE - NOT TO SCALE



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Miami, Florida 33127 USA
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Fax: +1(305) 573 3766



KOBI KARP
Lic. # AR0012578

RENDERING 03
WEST VIEW

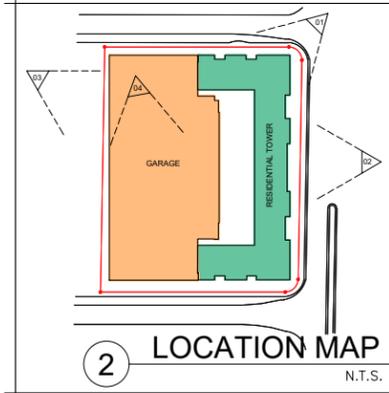
3 REAR PERSPECTIVE FROM NORTH 19th AVE
RENDERED PERSPECTIVE - NOT TO SCALE

Date	10/26/2023	Sheet No.	A1.03
Scale			
Project	2302		



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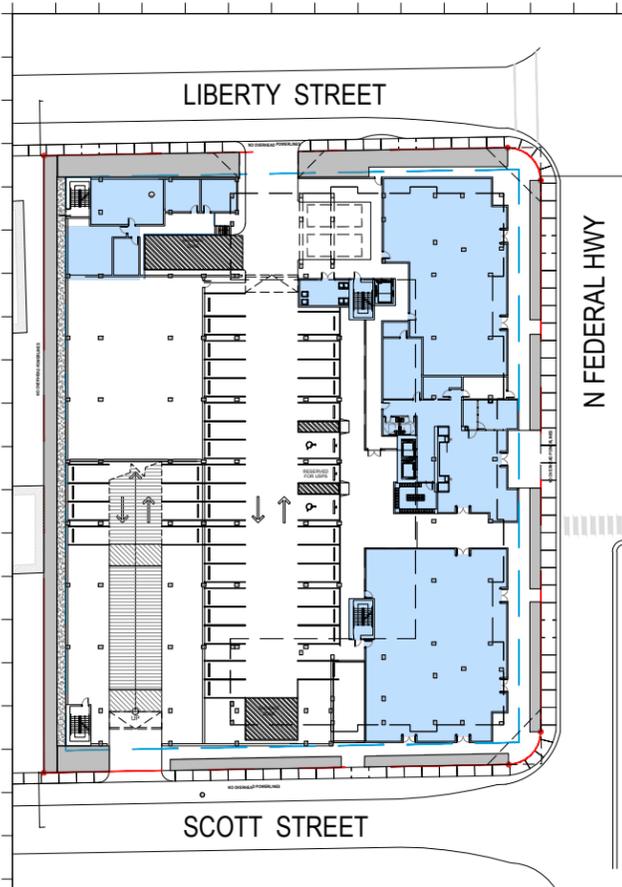
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Kobi Karp Architecture and Interior Design, Inc.
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Kobi Karp
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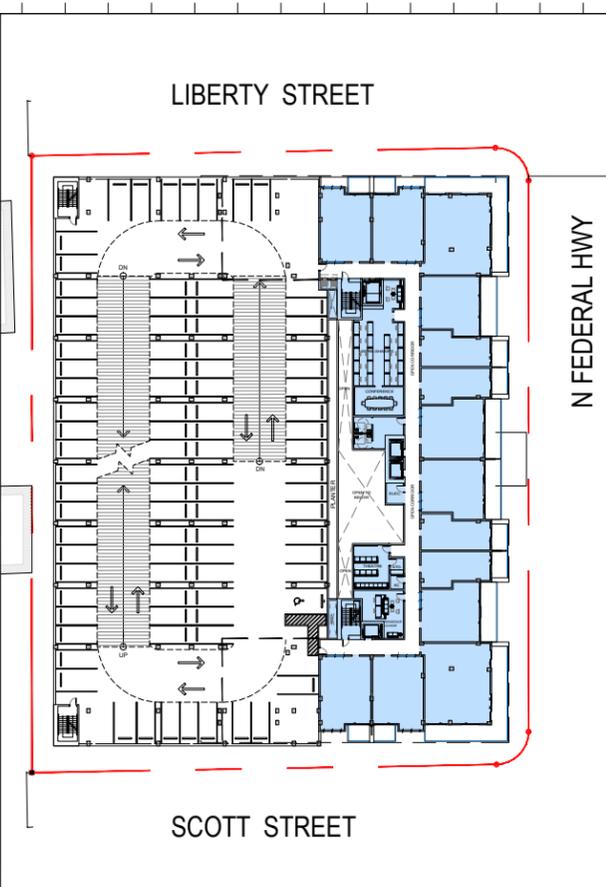
RENDERING 04
EAST POOL VIEW

Date	10/26/2023	Sheet No.	A1.04
Scale			
Project	2302		

1 PROPOSED RENDERING OF 5th LEVEL POOL DECK
RENDERED PERSPECTIVE - NOT TO SCALE



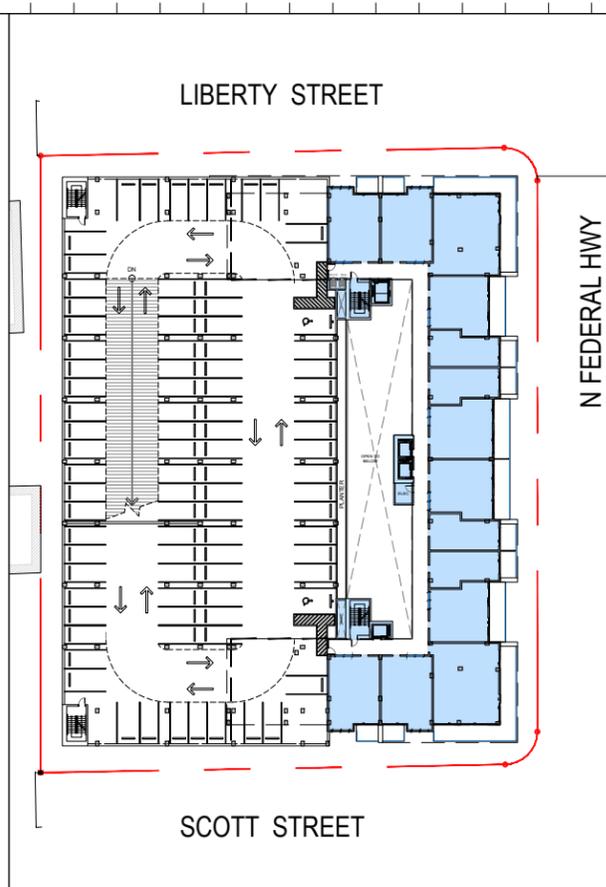
LEVEL 01
F.A.R. AREA = 16,724 S.F.



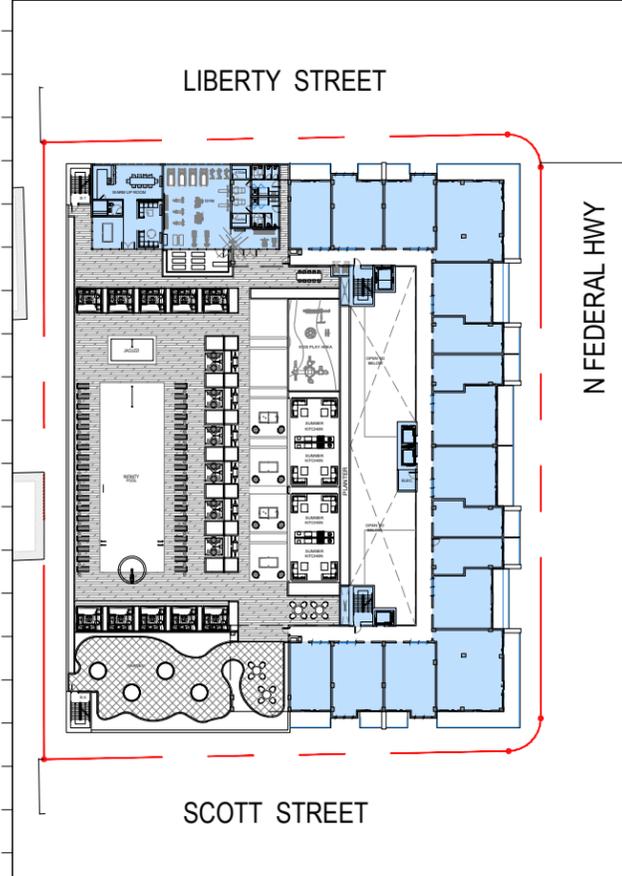
LEVEL 02
F.A.R. AREA = 14,688 S.F.



LEVEL 03
F.A.R. AREA = 12,409 S.F.



LEVEL 04
F.A.R. AREA = 11,669 S.F.



LEVEL 05
F.A.R. AREA = 16,318 S.F.



LEVEL 06-12
F.A.R. AREA = 7(15,024 S.F.) = 105,168



LEVEL 13
F.A.R. AREA = 15,024 S.F.



LEVEL 14
F.A.R. AREA = 0 S.F.

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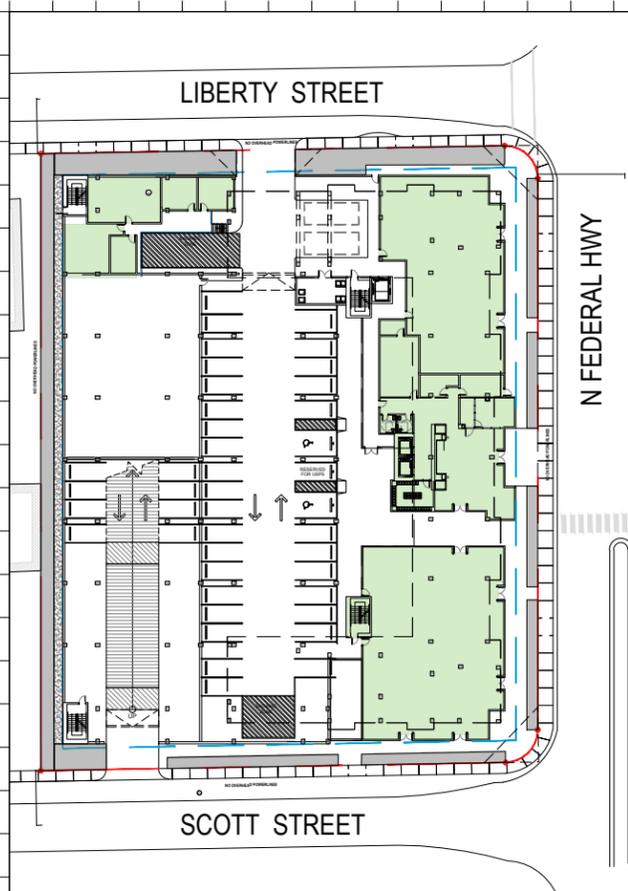
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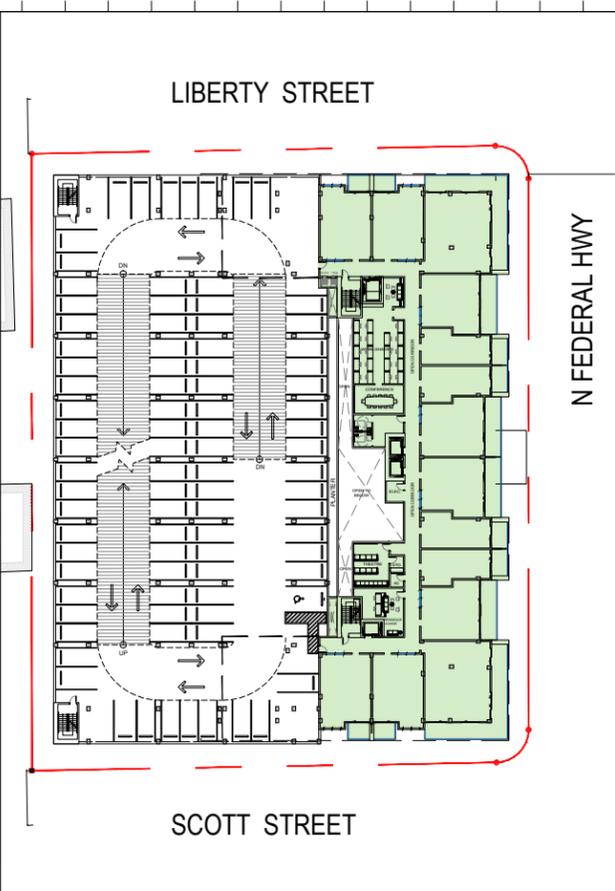
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FLOOR AREA DIAGRAMS

Date	10/26/2023	Sheet No.	A1.20
Scale	N.T.S.		
Project	2302		



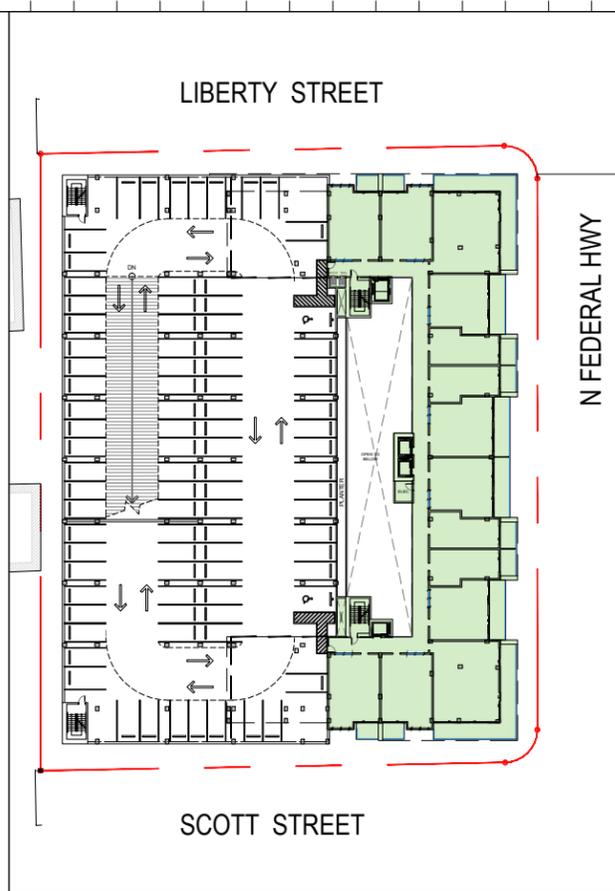
LEVEL 01
FLOOR PLATE: 14,244 SF



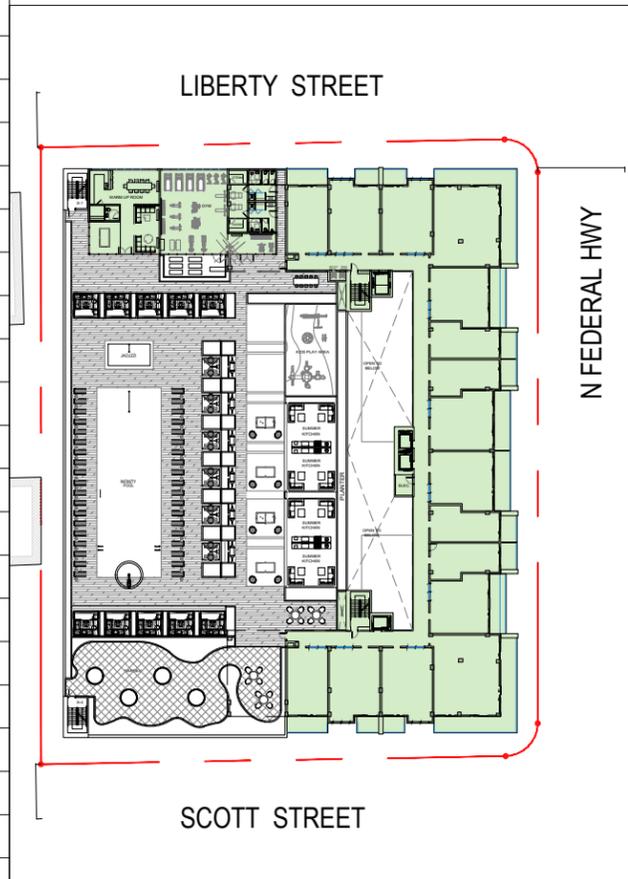
LEVEL 02
FLOOR PLATE: 18,839 SF



LEVEL 03
FLOOR PLATE: 16,416 SF



LEVEL 04
FLOOR PLATE: 16,416 SF



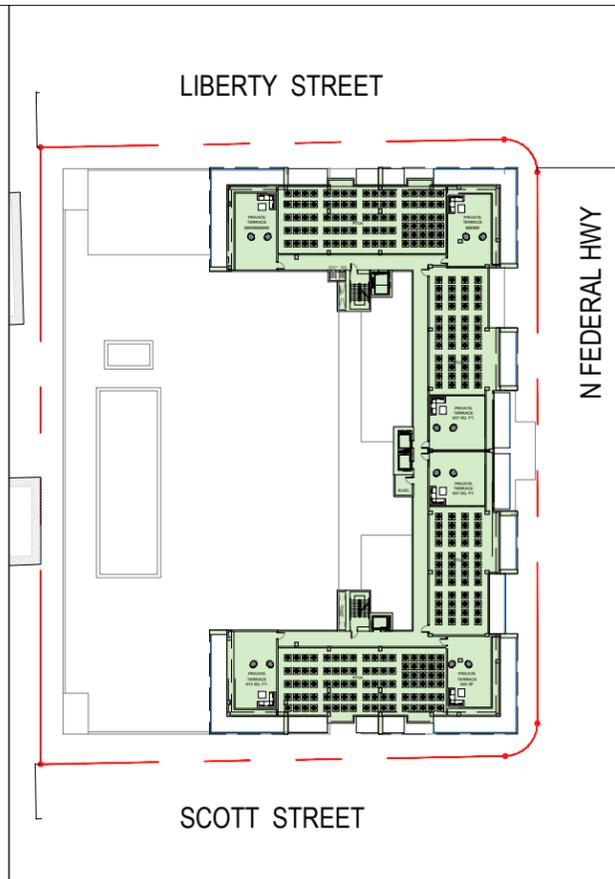
LEVEL 05
FLOOR PLATE: 18,244 SF



LEVEL 06-12
FLOOR PLATE: 21,402 SF



LEVEL 13
FLOOR PLATE: 21,402 SF



LEVEL 14
FLOOR PLATE: 17,495 SF

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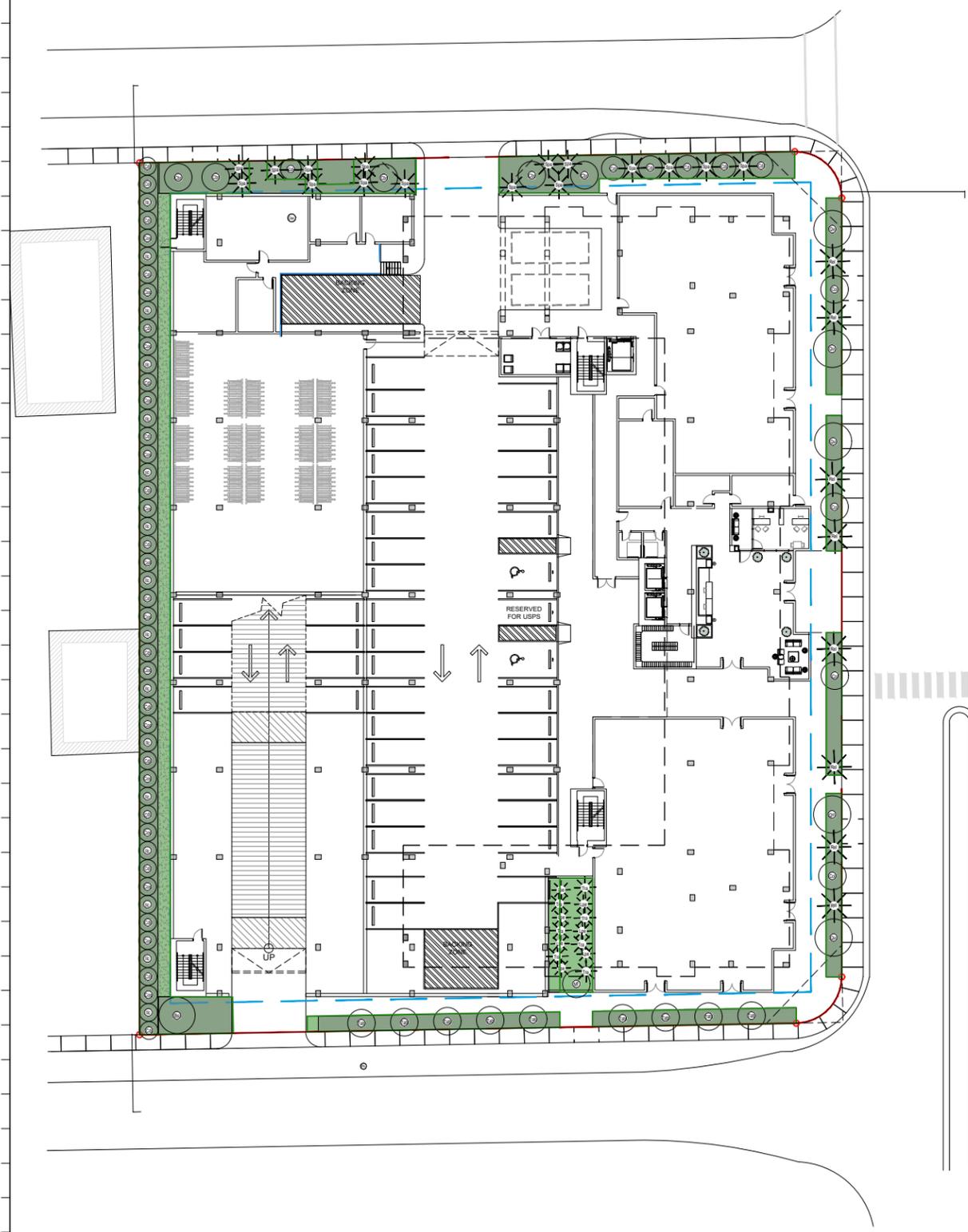
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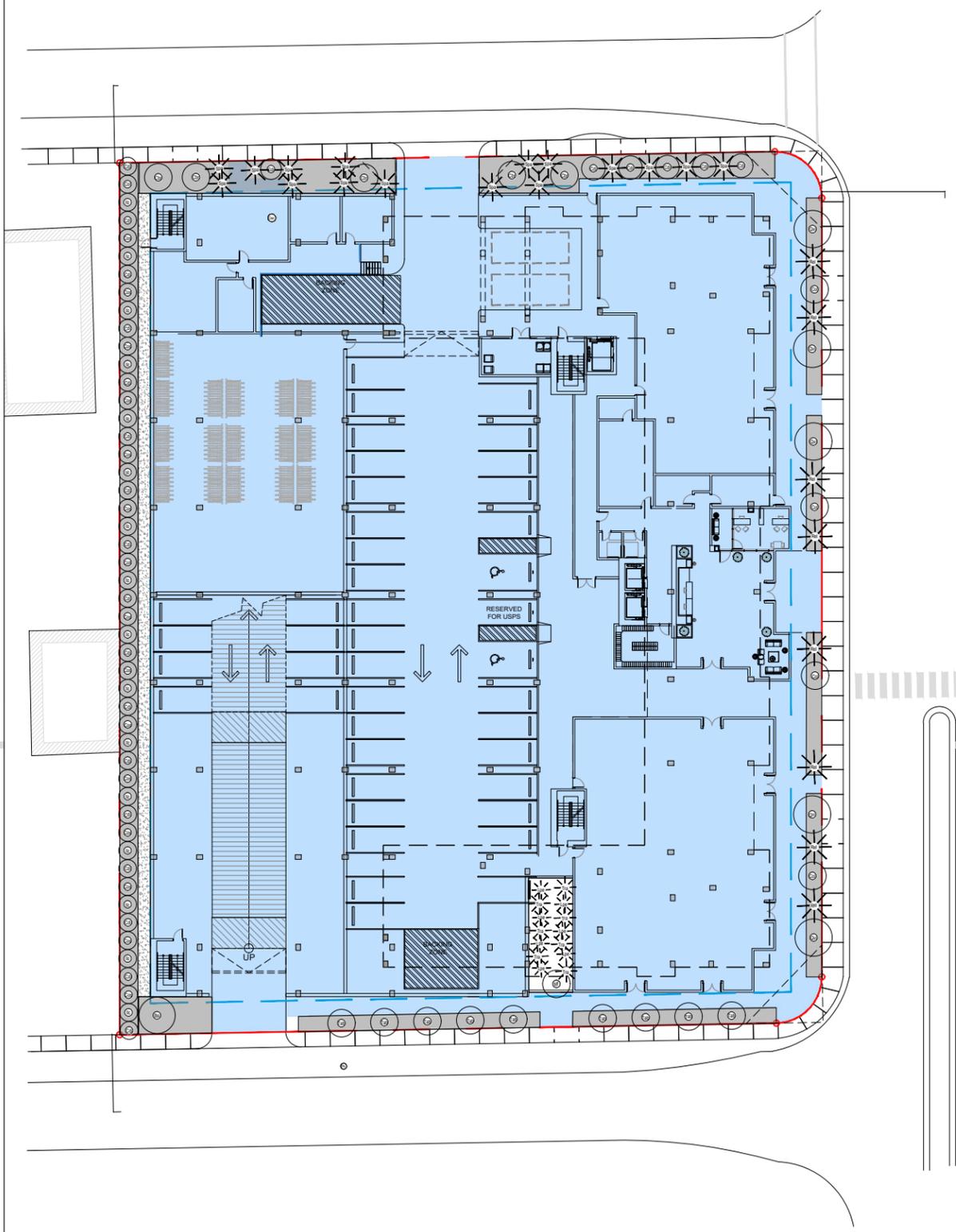
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FLOOR PLATE DIAGRAMS

Date	10/26/2023	Sheet No.	A1.21
Scale	N.T.S.		
Project	2302		



LOT AREA = 64,312 SF
 PERVIOUS AREA = 6,850 SF (10.6%) ■



LOT AREA = 64,312 SF
 IMPERVIOUS AREA = 57,344 SF (89.2%) ■

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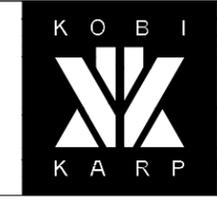
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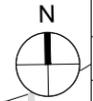
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 Miami, Florida 33127 USA
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**PERVIOUS + IMPERVIOUS
 AREA DIAGRAMS**

Date	10/26/2023	Sheet No.
Scale	N.T.S.	A1.30
Project	2302	



LIBERTY STREET
50.00' RIGHT OF WAY

VISIBILITY TRIANGLE
MAINTAIN UNOBSTRUCTED VIEW
AT LEVEL BETWEEN 2' AND 6.5'
CONCRETE SIDEWALK TO BE FLUSH
AND CONTINUOUS THROUGH DRIVEWAYS
NO OVERHEAD POWERLINES

212.74' PROPERTY LINE

10'-0" SETBACK

5' WIDE SIDEWALK

25'-0"

100-COCOPLUM

RETAIL 01

35-FICUS GREEN ISLAND

LEVEL 1
0'-0" (6.50' NAVD)

TRASH /
RECYCLE
STORAGE

STOR.

PACKAGE
ROOM

JANITOR /
BREAK ROOM

25-FICUS GREEN ISLAND

FIRE
COMMAND

Rev.	Date	Rev.	Date
1	09/05/23		
PTAC COMMENTS			

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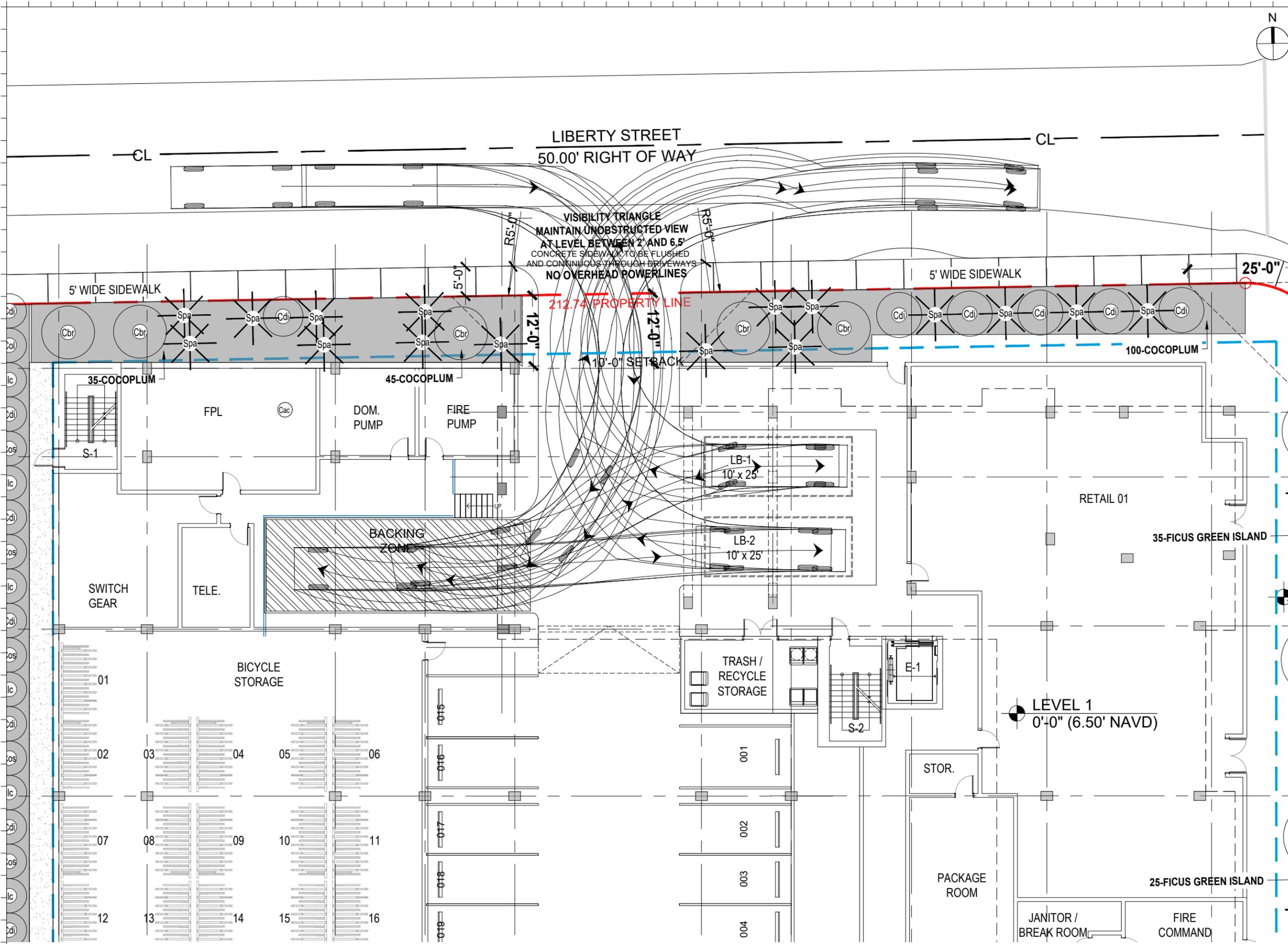


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AUTO TURN EXHIBIT
GROUND FLOOR PLAN

Date	10/26/2023	Sheet No.	A1.40
Scale	1/16" = 1'-0"		
Project	2302		

1 PROPOSED AUTO TURN DIAGRAM
SCALE 1/16" = 1'-0"



LEGAL DESCRIPTION:

MONTEREY PARK SUBDIVISION, PLAT BOOK 2, PAGE 46 OF PUBLIC RECORDS OR BROWARD COUNTY, FLORIDA SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST. LOT 1 LESS E 7 LESS 15 RAD ARC TAN TO S & E LINE OF LOT 1.

ZONING DESIGNATION:

FH2

ALLOWED LAND USE	COMMERCIAL
MAXIMUM BUILDING HEIGHT	140'-0"
MAXIMUM HEIGHT - STORIES	14
FLOOR AREA RATIO	3.00
MAX BUILDING AREA ALLOWED	192,936 SF
MAXIMUM FOOTPRINT	54,795 SF
GROSS PROPERTY SIZE	64,285 SF / 1.48 AC
RESIDENTIAL DENSITY	UNLIMITED DU/AC

BUILDING SETBACKS:

NON-RESIDENTIAL - FRONT	10'-0"
NON-RESIDENTIAL - REAR	10'-0"
NON-RESIDENTIAL - SIDE ST	10'-0"
NON-RESIDENTIAL - SIDE ST	10'-0"
RESIDENTIAL - FRONT	15'-0"
RESIDENTIAL - REAR	15'-0"
RESIDENTIAL - SIDE ST	15'-0"
RESIDENTIAL - SIDE ST	15'-0"

PROPOSED DEVELOPMENT:

1. TOTAL COMMERCIAL / RETAIL	9,977 SF
2. TOTAL 200 RESIDENTIAL UNITS	156,609 SF

RESIDENCES

ENCLOSED BALCONY

LEVEL	ENCLOSED	BALCONY
LEVEL 01 (LOBBY)	2,752 SF	N/A
LEVEL 02	10,709 SF	2,607 SF
LEVEL 03	10,709 SF	2,607 SF
LEVEL 04	10,709 SF	2,607 SF
LEVEL 05	11,946 SF	2,887 SF
LEVEL 06	14,067 SF	3,953 SF
LEVEL 07	14,067 SF	3,953 SF
LEVEL 08	14,067 SF	3,953 SF
LEVEL 09	14,067 SF	3,953 SF
LEVEL 10	14,067 SF	3,953 SF
LEVEL 11	14,067 SF	3,953 SF
LEVEL 12	14,067 SF	3,953 SF
LEVEL 13	14,067 SF	3,953 SF

TOTALS: 159,361 SF 42,332 SF

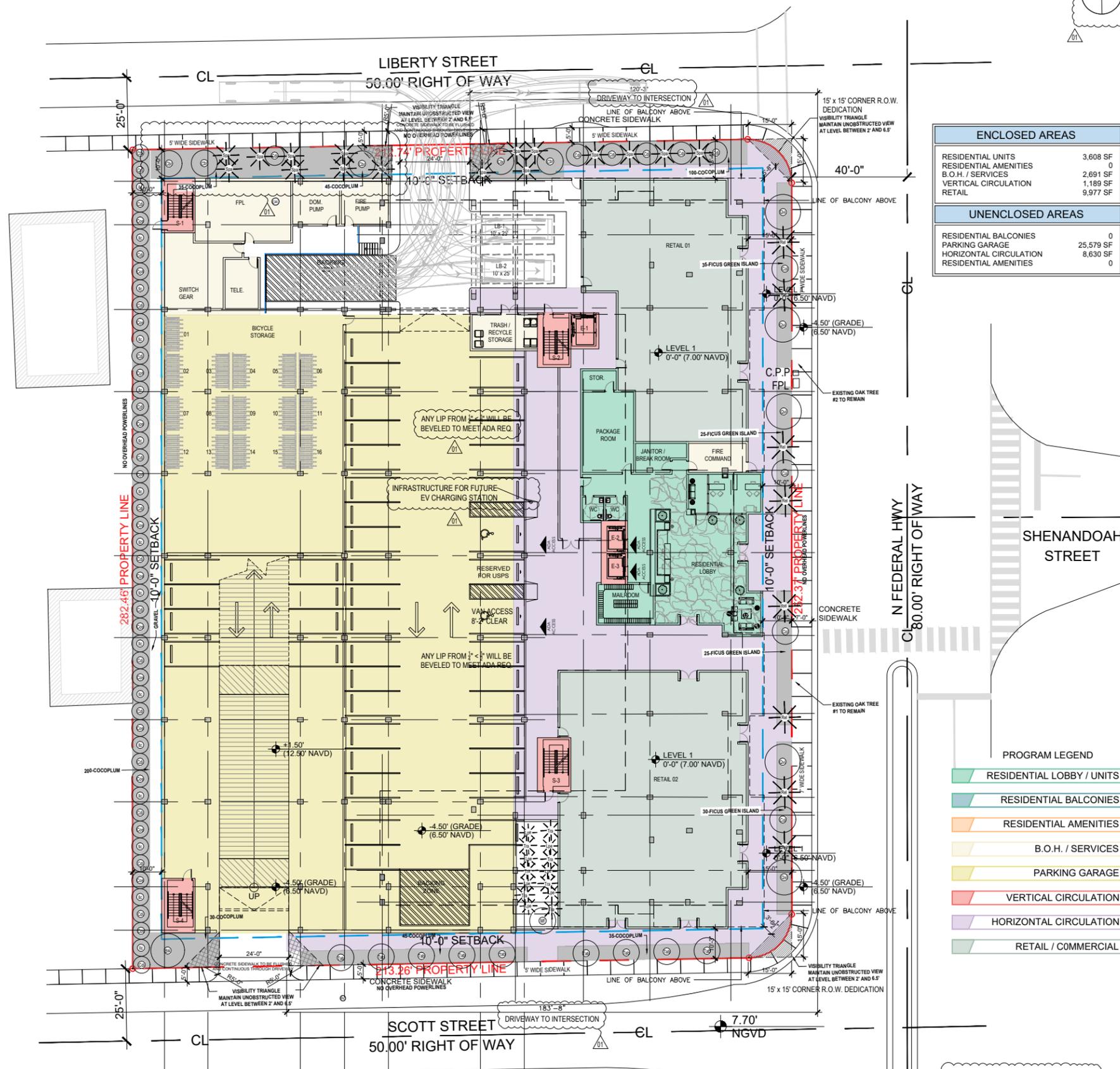
TYPICAL LAYOUTS

QTY.

3 BEDROOM UNIT	2
2 BEDROOM UNIT	40
1 BEDROOM + DEN	112
STUDIO UNIT (QTY 2)	46

TOTAL UNITS: 200

The maximum foot-candle level shall be 0.5 at all property lines.



ENCLOSED AREAS	
RESIDENTIAL UNITS	3,608 SF
RESIDENTIAL AMENITIES	0
B.O.H. / SERVICES	2,691 SF
VERTICAL CIRCULATION	1,189 SF
RETAIL	9,977 SF

UNENCLOSED AREAS	
RESIDENTIAL BALCONIES	0
PARKING GARAGE	25,579 SF
HORIZONTAL CIRCULATION	8,630 SF
RESIDENTIAL AMENITIES	0

Rev.	Date	Rev.	Date
1	09/05/23		

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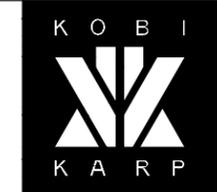
PROGRAM LEGEND

 	RESIDENTIAL LOBBY / UNITS
 	RESIDENTIAL BALCONIES
 	RESIDENTIAL AMENITIES
 	B.O.H. / SERVICES
 	PARKING GARAGE
 	VERTICAL CIRCULATION
 	HORIZONTAL CIRCULATION
 	RETAIL / COMMERCIAL

LOT AREA	BUILDING AREA
SQ. FT. ± 64,284.91	SQ. FT. ± 120,204.9
ACRES ± 1.475	ACRES ± 0.275

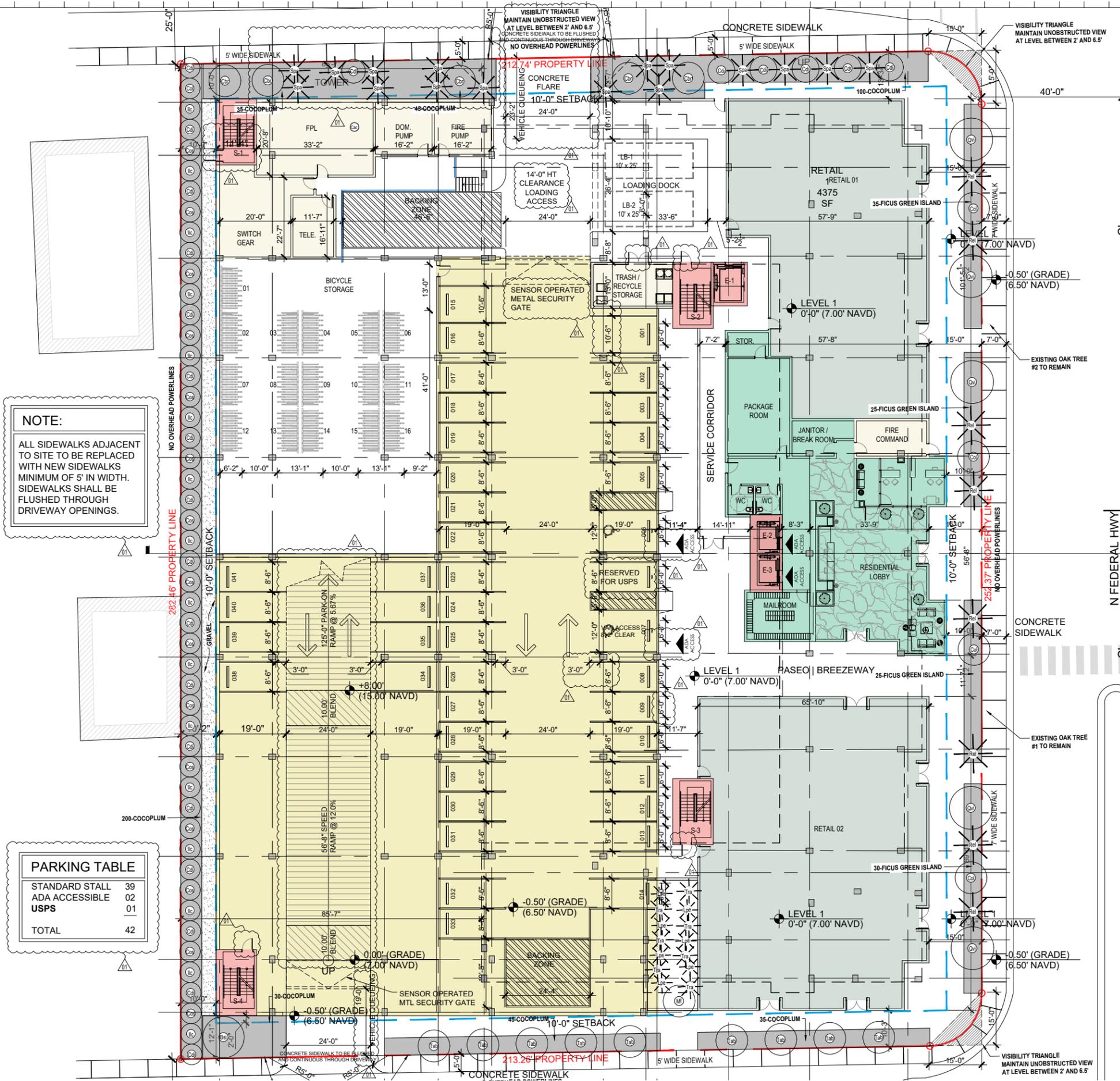
1 PROPOSED SITE PLAN
SCALE 1" = 40'-0"

Date	10/26/2023	Sheet No.	
Scale	1" = 40'-0"		A2.00
Project	2302		



KOBI KARP
Lic. # AR0012578

SITE PLAN



ENCLOSED AREAS	
RESIDENTIAL LOBBY	3,608 SF
RESIDENTIAL AMENITIES	0
B.O.H. / SERVICES	2,669 SF
VERTICAL CIRCULATION	1,189 SF
RETAIL / COMMERCIAL	9,977 SF

UNENCLOSED AREAS	
RESIDENTIAL BALCONIES	0
PARKING GARAGE	21,356 SF
HORIZONTAL CIRCULATION	8,630 SF
RESIDENTIAL AMENITIES	0

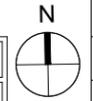
NOTE:
ALL SIDEWALKS ADJACENT TO SITE TO BE REPLACED WITH NEW SIDEWALKS MINIMUM OF 5' IN WIDTH. SIDEWALKS SHALL BE FLUSHED THROUGH DRIVEWAY OPENINGS.

PARKING TABLE	
STANDARD STALL	39
ADA ACCESSIBLE	02
USPS	01
TOTAL	42

PROGRAM LEGEND

- RESIDENTIAL LOBBY / UNITS
- RESIDENTIAL BALCONIES
- RESIDENTIAL AMENITIES
- B.O.H. / SERVICES
- PARKING GARAGE
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- RETAIL / COMMERCIAL

1 PROPOSED LEVEL 1
SCALE 1" = 30'-0"



Rev.	Date	Rev.	Date
1	09/05/23		
PTAC COMMENTS			

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10/26/2023 - FINAL SUBMITTAL

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

Owner:
Name: BARDI VP LLC
Address: 3080 SW 44th Court
Fort Lauderdale, FL 33312
Tel: 305-915-7737
Email: thestarlifegroup@gmail.com

Developer:
Name: StarLife Development LLC
Address: 3080 SW 44th Court
Fort Lauderdale, Florida 33312
Tel: (305) 915-7737
Email: thestarlifegroup@gmail.com

Consultant:
Name: ABTECH Engineering, INC
Address: 10396 West State Rd 84, Suite 108
Fort Lauderdale, Florida 33312
Tel: (954) 472-6050
Email: babu@abtechengineering.com

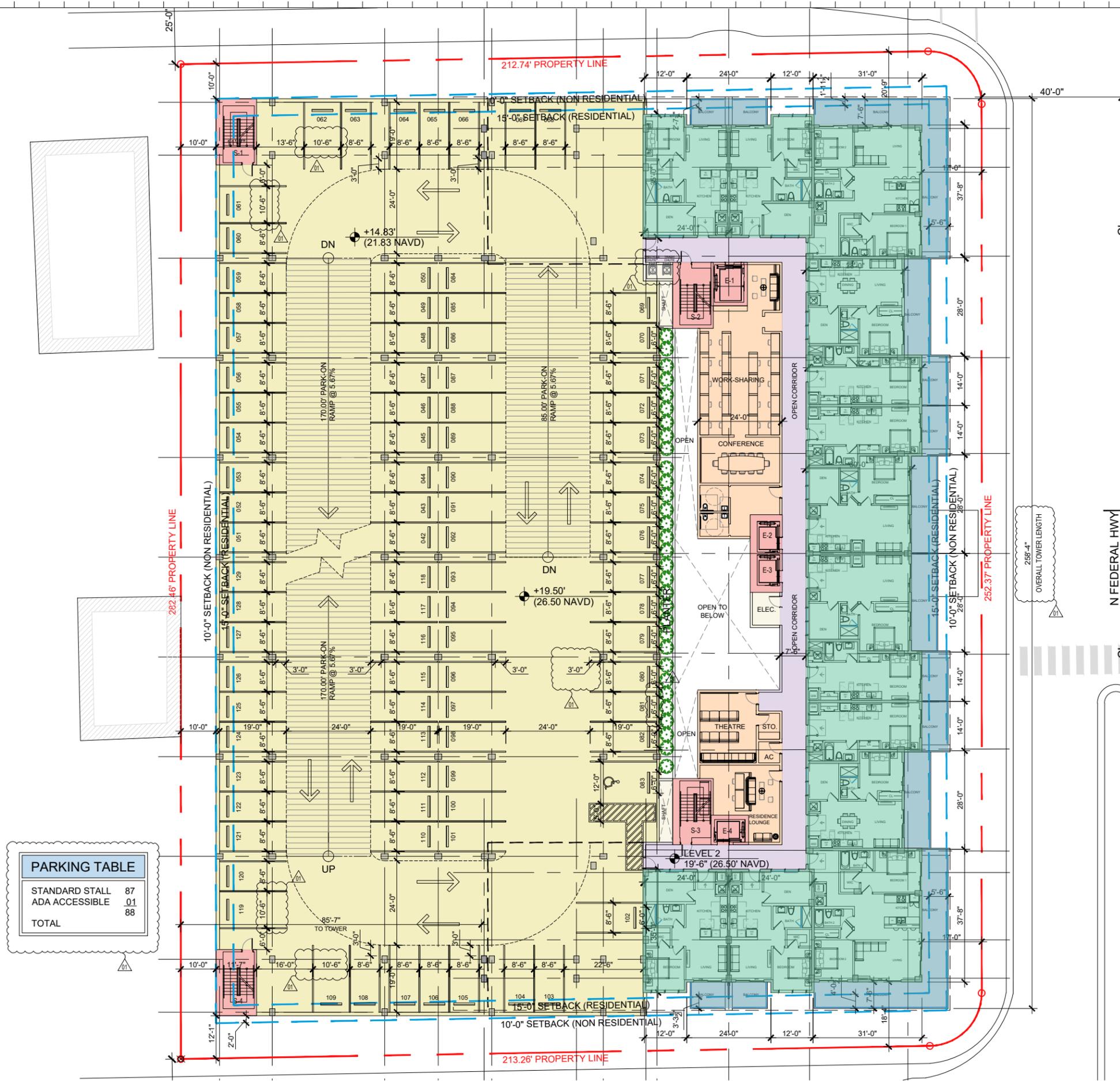
Consultant:
Name: Strata Landscape Studio
Address: 1906 Tigertail Avenue
Coconut Grove, Florida 33133
Tel: (305) 747-9336
Email: petar@strata-landarch.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

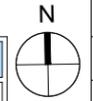


KOBİ KARP
Lic. # AR0012578
GROUND LEVEL
FLOOR PLAN

Date	10/26/2023	Sheet No.	
Scale	1" = 30'-0"		A3.00
Project	2302		



ENCLOSED AREAS	
RESIDENTIAL UNITS	10,707 SF
RESIDENTIAL AMENITIES	2,465 SF
B.O.H. / SERVICES	254 SF
VERTICAL CIRCULATION	1,276 SF
UNENCLOSED AREAS	
RESIDENTIAL BALCONIES	2,757 SF
PARKING GARAGE	32,040 SF
HORIZONTAL CIRCULATION	1,849 SF
RESIDENTIAL AMENITIES	0
LEVEL 2 FLOOR PLATE	51,350 SF



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PTAC COMMENTS	09/05/23		

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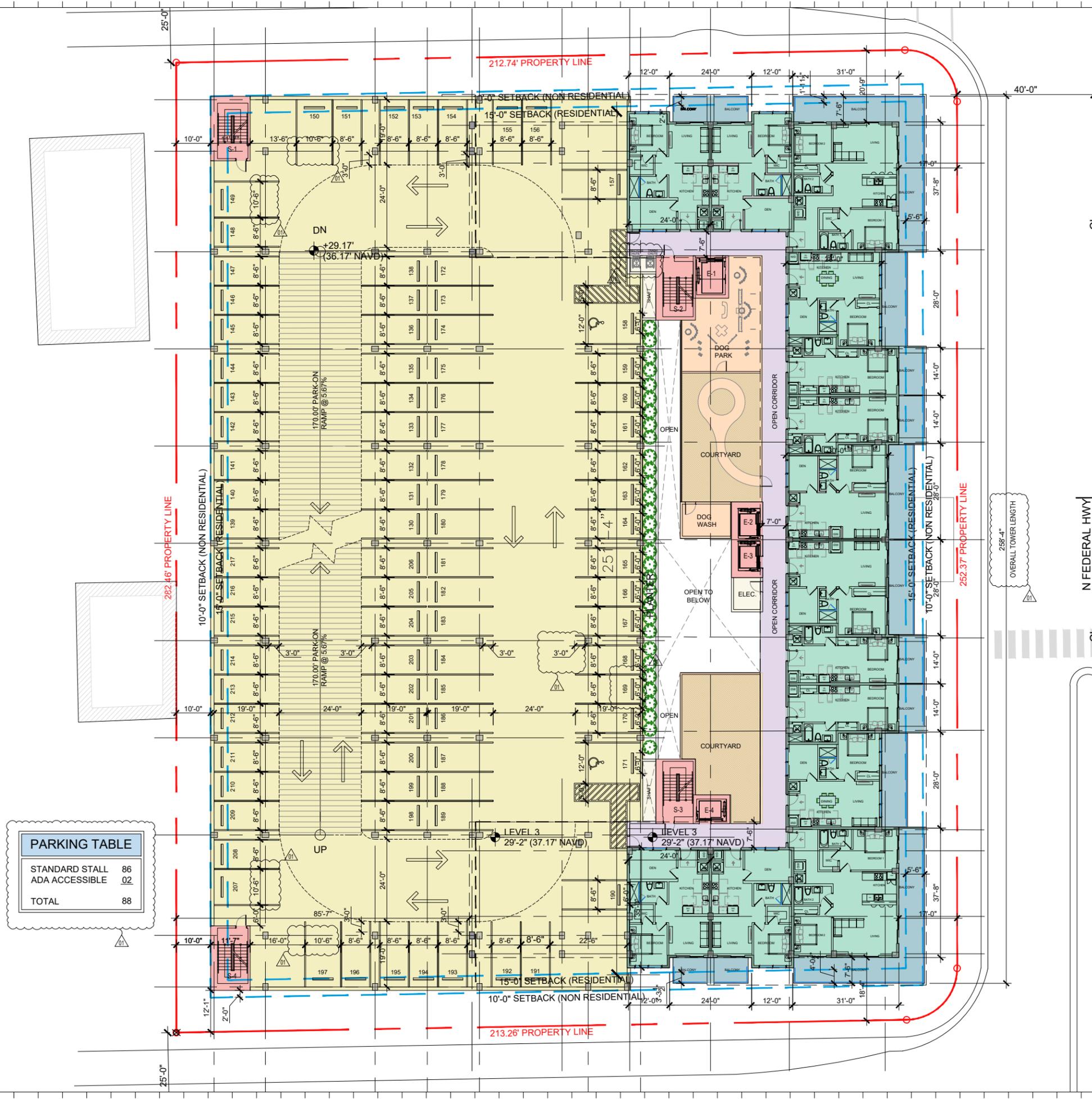
KOBİ KARP
Lic. # AR0012578
LEVEL 02
FLOOR PLAN

Date	10/26/2023	Sheet No.	
Scale	1/8" = 1'-0"		A3.01
Project	2302		

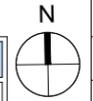
- PROGRAM LEGEND**
- RESIDENTIAL LOBBY / UNITS
 - RESIDENTIAL BALCONIES
 - RESIDENTIAL AMENITIES
 - B.O.H. / SERVICES
 - PARKING GARAGE
 - VERTICAL CIRCULATION
 - HORIZONTAL CIRCULATION
 - RETAIL / COMMERCIAL

1 PROPOSED LEVEL 2
SCALE 1" = 30'-0"

PARKING TABLE	
STANDARD STALL	87
ADA ACCESSIBLE	01
TOTAL	88



ENCLOSED AREAS	
RESIDENTIAL UNITS	10,707 SF
RESIDENTIAL AMENITIES	0
B.O.H. / SERVICES	254 SF
VERTICAL CIRCULATION	1,276 SF
UNENCLOSED AREAS	
RESIDENTIAL BALCONIES	2,727 SF
PARKING GARAGE	32,040 SF
HORIZONTAL CIRCULATION	1,809 SF
RESIDENTIAL AMENITIES	2,562 SF
LEVEL 3 FLOOR PLATE	16,080 SF



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Hollywood, Florida, 33020

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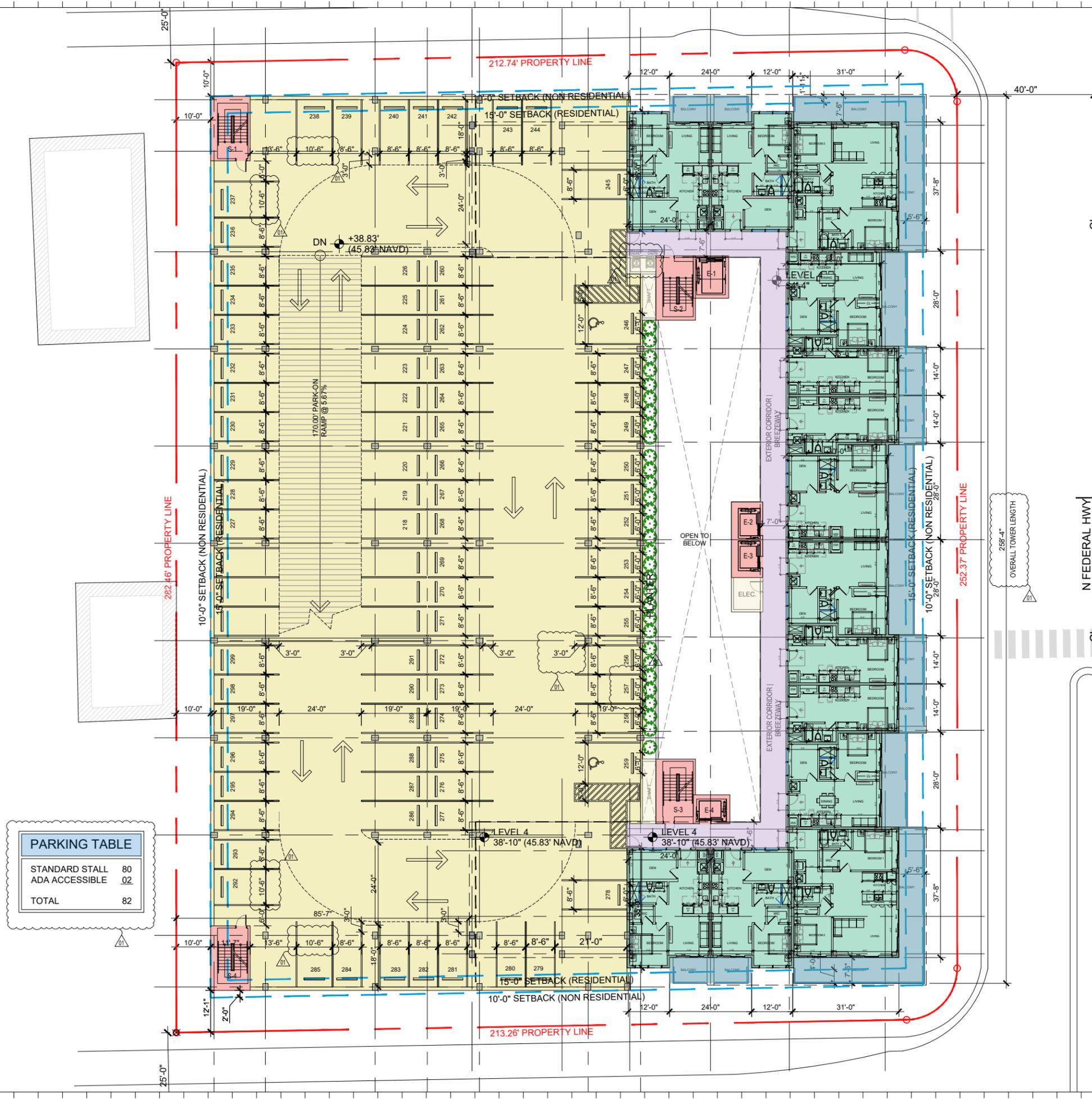
KOBİ KARP Lic. # AR0012578 LEVEL 03 FLOOR PLAN

Date	10/26/2023	Sheet No.	A3.02
Scale	1" = 30'-0"		
Project	2302		

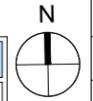
PROGRAM LEGEND

	RESIDENTIAL LOBBY / UNITS
	RESIDENTIAL BALCONIES
	RESIDENTIAL AMENITIES
	B.O.H. / SERVICES
	PARKING GARAGE
	VERTICAL CIRCULATION
	HORIZONTAL CIRCULATION
	RETAIL / COMMERCIAL

1 PROPOSED LEVEL 3
SCALE 1" = 30'-0"



ENCLOSED AREAS	
RESIDENTIAL UNITS	10,709 SF
RESIDENTIAL AMENITIES	0
B.O.H. / SERVICES	254 SF
VERTICAL CIRCULATION	1,276 SF
UNENCLOSED AREAS	
RESIDENTIAL BALCONIES	2,757 SF
PARKING GARAGE	32,040 SF
HORIZONTAL CIRCULATION	1,873 SF
RESIDENTIAL AMENITIES	0
LEVEL 4 FLOOR PLATE	48,909 SF



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21 HOLLYWOOD
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Hollywood, Florida, 33020

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Address: Coconut Grove, Florida 33133
Tel: (305) 747-9336
Email: petar@strata-landarch.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

KOBİ KARP
Lic. # AR0012578
LEVEL 04
FLOOR PLAN

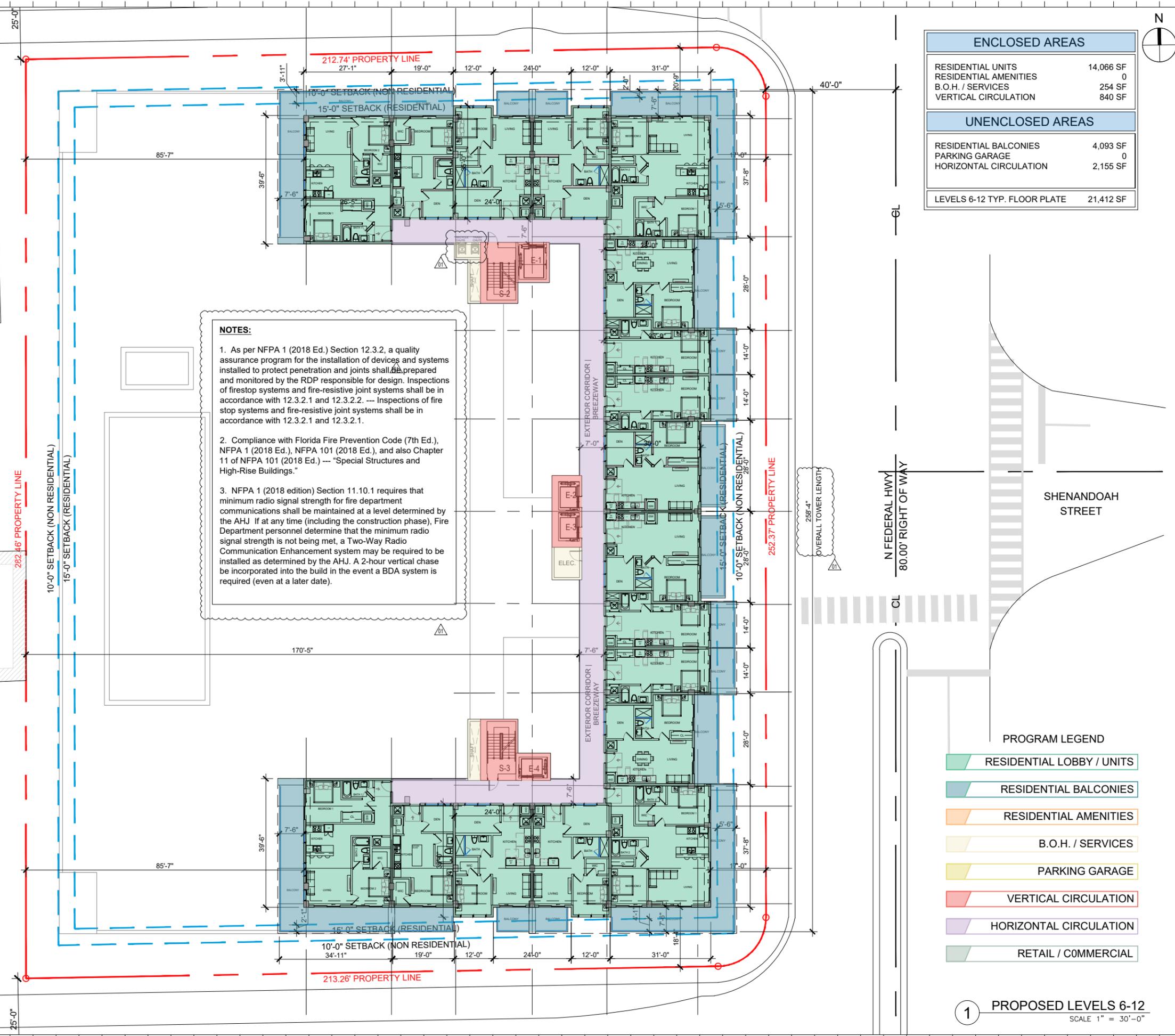


PROGRAM LEGEND

 	RESIDENTIAL LOBBY / UNITS
 	RESIDENTIAL BALCONIES
 	RESIDENTIAL AMENITIES
 	B.O.H. / SERVICES
 	PARKING GARAGE
 	VERTICAL CIRCULATION
 	HORIZONTAL CIRCULATION
 	RETAIL / COMMERCIAL

1 PROPOSED LEVEL 4
SCALE 1" = 30'-0"

Date	10/26/2023	Sheet No.	A3.03
Scale	1" = 30'-0"		
Project	2302		



NOTES:

- As per NFPA 1 (2018 Ed.) Section 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 RDP responsible for design. Inspections of firestop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.2. --- Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1.
- Compliance with Florida Fire Prevention Code (7th Ed.), NFPA 1 (2018 Ed.), NFPA 101 (2018 Ed.), and also Chapter 11 of NFPA 101 (2018 Ed.) --- "Special Structures and High-Rise Buildings."
- NFPA 1 (2018 edition) Section 11.10.1 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ. If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ. A 2-hour vertical chase be incorporated into the build in the event a BDA system is required (even at a later date).

ENCLOSED AREAS	
RESIDENTIAL UNITS	14,066 SF
RESIDENTIAL AMENITIES	0
B.O.H. / SERVICES	254 SF
VERTICAL CIRCULATION	840 SF
UNENCLOSED AREAS	
RESIDENTIAL BALCONIES	4,093 SF
PARKING GARAGE	0
HORIZONTAL CIRCULATION	2,155 SF
LEVELS 6-12 TYP. FLOOR PLATE	21,412 SF



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CITY OF HOLLYWOOD, FLORIDA

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Address: Coconut Grove, Florida 33133
Tel: (305) 747-9336
Email: petar@strata-landarch.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
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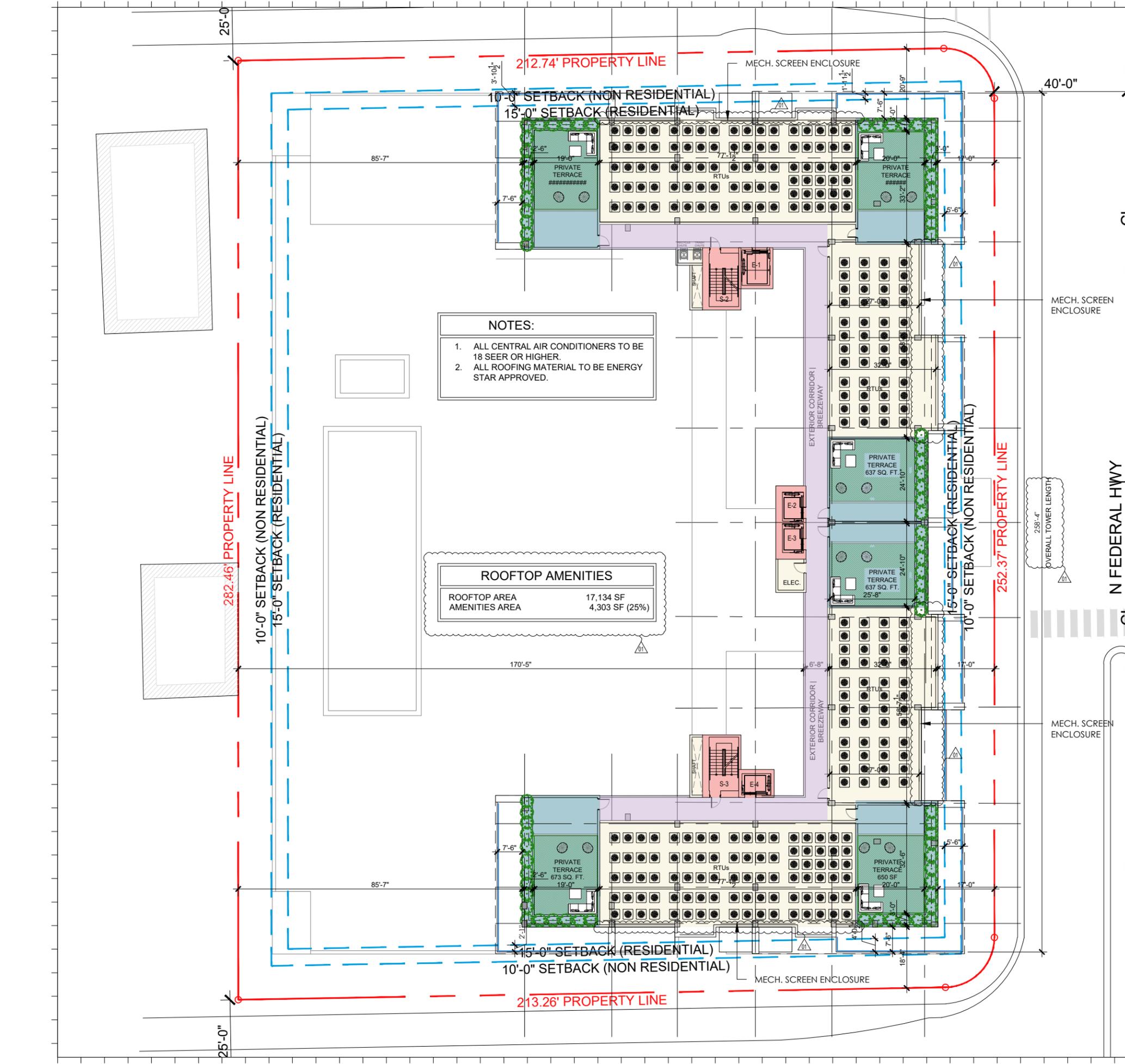
KOBİ KARP
Lic. # AR0012578
LEVEL 06-12
FLOOR PLAN

PROGRAM LEGEND

	RESIDENTIAL LOBBY / UNITS
	RESIDENTIAL BALCONIES
	RESIDENTIAL AMENITIES
	B.O.H. / SERVICES
	PARKING GARAGE
	VERTICAL CIRCULATION
	HORIZONTAL CIRCULATION
	RETAIL / COMMERCIAL

1 PROPOSED LEVELS 6-12
SCALE 1" = 30'-0"

Date	10/26/2023	Sheet No.	
Scale	1" = 30'-0"		A3.05
Project	2302		



NOTES:

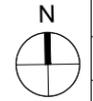
1. ALL CENTRAL AIR CONDITIONERS TO BE 18 SEER OR HIGHER.
2. ALL ROOFING MATERIAL TO BE ENERGY STAR APPROVED.

ROOFTOP AMENITIES	
ROOFTOP AREA	17,134 SF
AMENITIES AREA	4,303 SF (25%)

ENCLOSED AREAS	
RESIDENTIAL UNITS	0
RESIDENTIAL AMENITIES	0
B.O.H. / SERVICES	237 SF
VERTICAL CIRCULATION	840 SF
UNENCLOSED AREAS	
RESIDENTIAL BALCONIES	5,295 SF
PARKING GARAGE	0
HORIZONTAL CIRCULATION	2,155 SF
B.O.H. - MECHANICAL	8,606 SF
ROOFTOP FLOOR PLATE	17,133 SF

PROGRAM LEGEND

[Green Box]	RESIDENTIAL LOBBY / UNITS
[Light Green Box]	RESIDENTIAL BALCONIES
[Orange Box]	RESIDENTIAL AMENITIES
[Yellow Box]	B.O.H. / SERVICES
[Light Yellow Box]	PARKING GARAGE
[Red Box]	VERTICAL CIRCULATION
[Purple Box]	HORIZONTAL CIRCULATION
[Light Green Box]	RETAIL / COMMERCIAL



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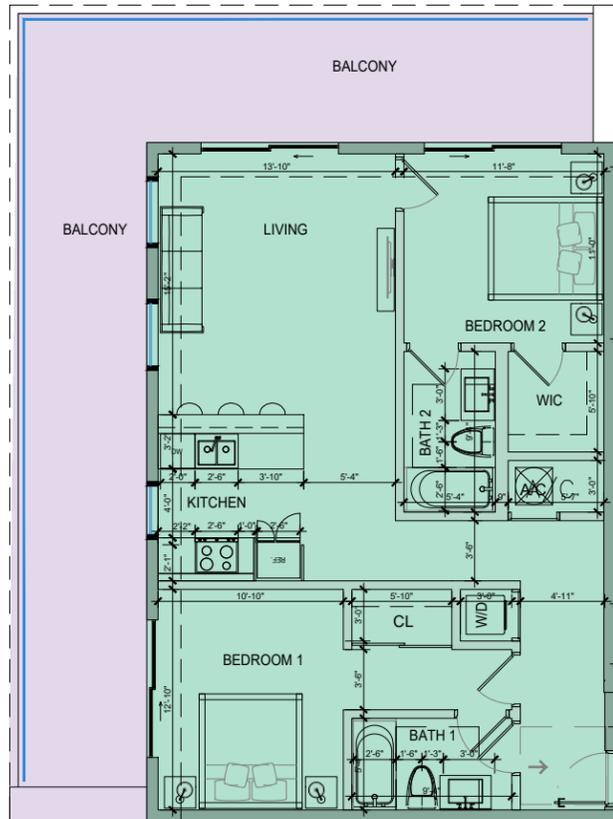
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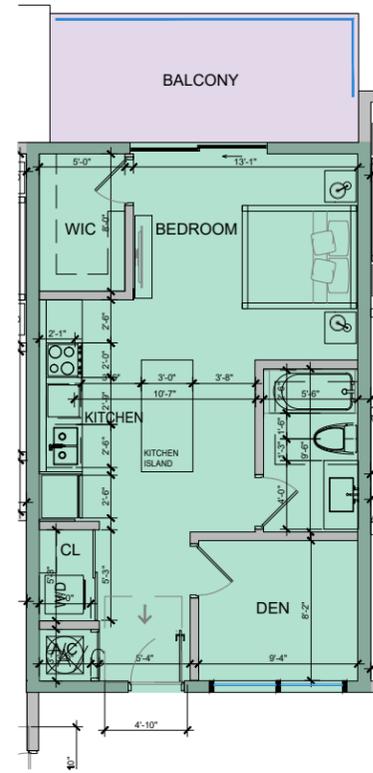
ROOF LEVEL FLOOR PLAN

Date	10/26/2023	Sheet No.	
Scale	1" = 30'-0"		
Project	2302		A3.07

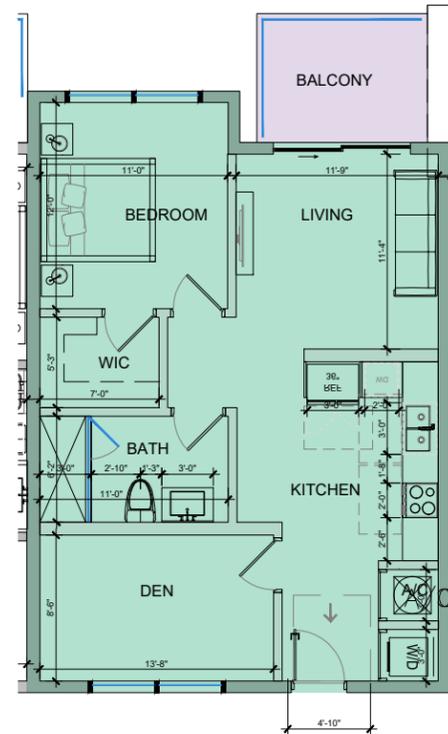
PROPOSED ROOFTOP
SCALE 1" = 30'-0"



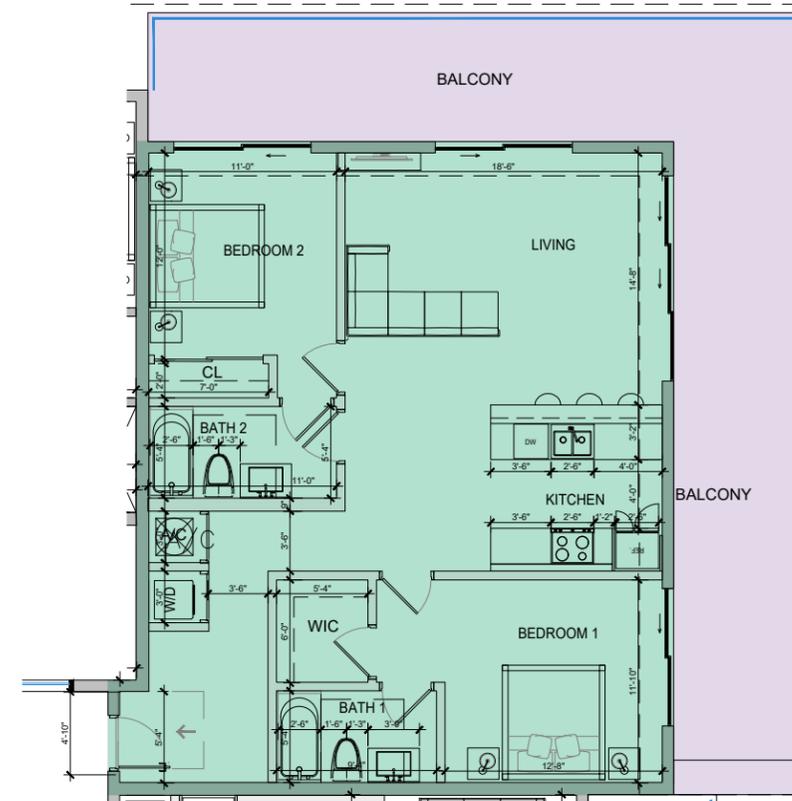
A TYP. 2 BEDROOM UNIT
 UNITS: 600-1300, 617-1217, 1315
 ENCLOSED 1,071 SF
 BALCONY 533 SF



B TYP. STUDIO + DEN UNIT
 UNITS: 501-1301, 516-1216, 1314
 ENCLOSED 618 SF
 BALCONY 135 SF



C TYP 1 BEDROOM + DEN UNIT
 UNITS: 202-1302, 215-1215, 1313
 ENCLOSED 804 SF
 BALCONY 75 SF



D TYP 2 BEDROOM UNIT
 UNITS: 204-1304, 213-1213, 1311
 ENCLOSED 1,181 SF
 BALCONY 556 SF

	UNIT A 2 BDRM	UNIT B 1 BR+DEN	UNIT C 1 BR+DEN	UNIT D 2 BDRM	UNIT E 1 BR+DEN	UNIT F STUDIO	UNIT G 3 BDRM
LEVEL 13	2	2	4	2	2	2	2
LEVEL 12	2	2	4	2	4	4	0
LEVEL 11	2	2	4	2	4	4	0
LEVEL 10	2	2	4	2	4	4	0
LEVEL 09	2	2	4	2	4	4	0
LEVEL 08	2	2	4	2	4	4	0
LEVEL 07	2	2	4	2	4	4	0
LEVEL 06	2	2	4	2	4	4	0
LEVEL 05	0	2	4	2	4	4	0
LEVEL 04	0	0	4	2	4	4	0
LEVEL 03	0	0	4	2	4	4	0
LEVEL 02	0	0	4	2	4	4	0
LEVEL 01	0	0	0	0	0	0	0
TOTALS:	16	18	48	24	46	46	2

200 TOTAL UNITS

AVERAGE UNIT SIZE			
UNIT	AREA	QTY.	TOTAL
A	1,071 SF	16	17,136 SF
B	618 SF	18	11,124 SF
C	804 SF	48	38,592 SF
D	1,181 SF	24	28,344 SF
E	736 SF	46	33,856 SF
F	513 SF	46	23,598 SF
G	1,303 SF	2	2,606 SF
TOTAL		200	155,276 SF
AVG.			776 SF

GREEN ORDINANC NOTES:

1. ALL OUTDOOR LIGHTING TO BE ENERGY EFFICIENT.
2. ALL PERMANENT APPLIANCES MUST BE ENERGY STAR RATED.
3. NO SHOWERS SHALL HAVE MORE THAN ONE SHOWER HEAD, AND ALL SHOWER HEADS SHALL BE LOW FLOW OR 2.5 GAL / MIN @ 80 PSI.
4. ALL KITCHENS TO HAVE PULL-OUT RECYCLE & GARBAGE BINS BUILT INTO CABINETS.
5. ALL DOORS SHALL CONFORM TO ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
6. ALL UNITS TO BE EQUIPPED WITH PROGRAMMABLE THERMOSTATS.
7. ALL UNITS TO BE EQUIPPED WITH OCCUPANCY / VACANCY SENSORS.
8. ALL UNITS TO BE EQUIPPED WITH DUAL FLUSH TOILETS THAT USE LESS THAN 1 GAL TO FLUSH LIQUID & 1.6 GAL OR LESS FOR SOLIDS. (USGBC)
9. All Central Air Conditioners shall be of 18 SEER or higher.
10. Bicycle storage for a minimum of 5% of building's occupants.

Rev.	Date	Rev.	Date
△	FTAC COMMENTS		09/05/23

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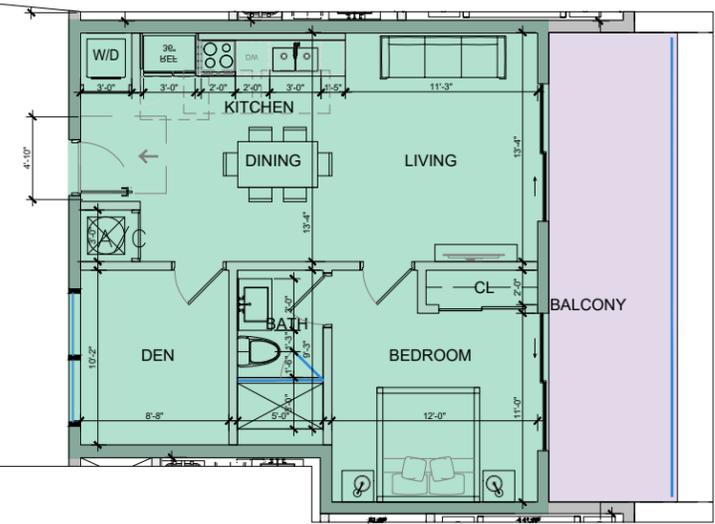
Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



KOBİ KARP
 Lic. # AR0012578

**TYPICAL UNITS
 ENLARGED FLOOR PLANS**

Date	10/26/2023	Sheet No.	
Scale	3/32" = 1'-0"		A3.08
Project	2302		



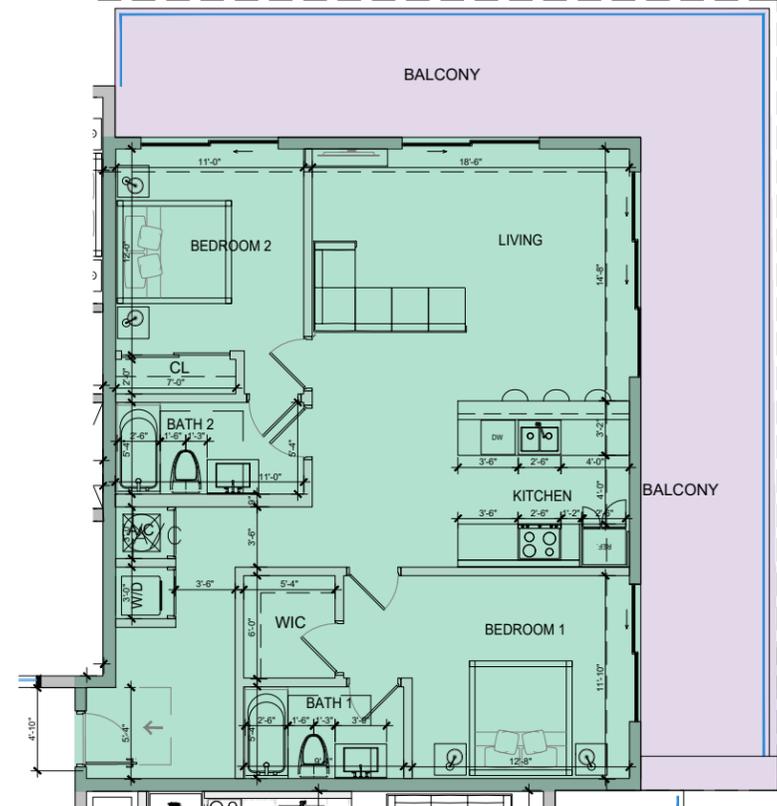
E TYP. 1 BEDROOM + DEN UNIT
UNITS: 205-1305, 212-1212, 1310

ENCLOSED 736 SF
BALCONY 205 SF



F TYP. STUDIO UNIT
UNITS: 206-1306, 211-1211

ENCLOSED 513 SF
BALCONY 93 SF



G TYP 3 BEDROOM UNIT
UNITS: 1307, 1308

ENCLOSED 1,303 SF
BALCONY 190 SF

	UNIT A 2 BDRM	UNIT B 1 BR+DEN	UNIT C 1 BR+DEN	UNIT D 2 BDRM	UNIT E 1 BR+DEN	UNIT F STUDIO	UNIT G 3 BDRM
LEVEL 13	2	2	4	2	2	2	2
LEVEL 12	2	2	4	2	4	4	0
LEVEL 11	2	2	4	2	4	4	0
LEVEL 10	2	2	4	2	4	4	0
LEVEL 09	2	2	4	2	4	4	0
LEVEL 08	2	2	4	2	4	4	0
LEVEL 07	2	2	4	2	4	4	0
LEVEL 06	2	2	4	2	4	4	0
LEVEL 05	0	2	4	2	4	4	0
LEVEL 04	0	0	4	2	4	4	0
LEVEL 03	0	0	4	2	4	4	0
LEVEL 02	0	0	4	2	4	4	0
LEVEL 01	0	0	0	0	0	0	0
TOTALS:	16	18	48	24	46	46	2

TOTAL: 200 UNITS

AVERAGE UNIT SIZE			
UNIT	AREA	QTY.	TOTAL
A	1,071 SF	16	17,136 SF
B	618 SF	18	11,124 SF
C	804 SF	48	38,592 SF
D	1,181 SF	24	28,344 SF
E	736 SF	46	33,856 SF
F	513 SF	46	23,598 SF
G	1,303 SF	2	2,606 SF
TOTAL		200	155,276 SF
AVG.			776 SF

- GREEN ORDINANC NOTES:**
1. ALL OUTDOOR LIGHTING TO BE ENERGY EFFICIENT.
 2. ALL PERMANENT APPLIANCES MUST BE ENERGY STAR RATED.
 3. NO SHOWERS SHALL HAVE MORE THAN ONE SHOWER HEAD, AND ALL SHOWER HEADS SHALL BE LOW FLOW OR 2.5 GAL / MIN @ 80 PSI.
 4. ALL KITCHENS TO HAVE PULL-OUT RECYCLE & GARBAGE BINS BUILT INTO CABINETS.
 5. ALL DOORS SHALL CONFORM TO ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
 6. ALL UNITS TO BE EQUIPPED WITH PROGRAMMABLE THERMOSTATS.
 7. ALL UNITS TO BE EQUIPPED WITH OCCUPANCY / VACANCY SENSORS.
 8. ALL UNITS TO BE EQUIPPED WITH DUAL FLUSH TOILETS THAT USE LESS THAN 1 GAL TO FLUSH LIQUID & 1.6 GAL OR LESS FOR SOLIDS. (USGBC)
 9. All Central Air Conditioners shall be of 18 SEER or higher.
 10. Bicycle storage for a minimum of 5% of building's occupants.

Rev.	Date	Rev.	Date
△ FTAC COMMENTS	09/05/23		

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10/26/2023 - FINAL SUBMITTAL

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

Owner:
Name: BARDI VP LLC
Address: 3080 SW 44th Court
Address: Fort Lauderdale, FL 33312
Tel: 305-915-7737
Email: thestarlifegroup@gmail.com

Developer:
Name: StarLife Development LLC
Address: 3080 sw 44th Court
Address: Fort Lauderdale, Florida 33312
Tel: (305) 915-7737
Email: thestarlifegroup@gmail.com

Consultant:
Name: ABTECH Engineering, INC
Address: 10396 West State Rd 84, Suite 108
Address: Fort Lauderdale, Florida 33312
Tel: (954) 472-6050
Email: babu@abtechengineering.com

Consultant:
Name: Strata Landscape Studio
Address: 1906 Tigertail Avenue
Address: Coconut Grove, Florida 33133
Tel: (305) 747-9336
Email: petar@strata-landarch.com

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

**TYPICAL UNITS
ENLARGED FLOOR PLANS**

Date	10/26/2023	Sheet No.	A3.09
Scale	3/32" = 1'-0"		
Project	2302		



14'-0"	LEVATOR & STAIR ROOF 54'-0" = (162.50' NGVD) (161.00' NAVD)
12'-0"	ROOF DECK 140'-0" = (148.50' NGVD) (147.00' NAVD)
9'-8"	LEVEL 13 128'-0" = (136.50' NGVD) (135.00' NAVD)
9'-8"	LEVEL 12 118'-4" = (126.84' NGVD) (125.34' NAVD)
9'-8"	LEVEL 11 108'-8" = (117.17' NGVD) (115.67' NAVD)
9'-8"	LEVEL 10 99'-0" = (107.50' NGVD) (106.00' NAVD)
9'-8"	LEVEL 9 89'-4" = (97.84' NGVD) (96.34' NAVD)
9'-8"	LEVEL 8 79'-8" = (88.17' NGVD) (86.67' NAVD)
9'-8"	LEVEL 7 70'-0" = (78.50' NGVD) (77.00' NAVD)
9'-8"	LEVEL 6 60'-4" = (68.84' NGVD) (67.34' NAVD)
11'-10"	LEVEL 5 48'-6" = (57.00' NGVD) (55.50' NAVD)
9'-8"	LEVEL 4 38'-10" = (47.33' NGVD) (45.83' NAVD)
9'-8"	LEVEL 3 29'-2" = (37.67' NGVD) (36.17' NAVD)
9'-8"	LEVEL 2 19'-6" = (28.00' NGVD) (26.50' NAVD)
19'-6"	LEVEL 1 0'-0" = (8.50' NGVD) (7.00' NAVD)
48'-6"	MEAN ESTABLISHED GRADE -0'-6" = (8.00' NGVD) (6.50' NAVD)

1 EAST ELEVATION
SCALE 1" = 25'-0"

E. MECH. SCREEN ENCLOSURE PERCENTAGE	
MECH. SCREEN ENCLOSURE AREA	930 SF
TOTAL FAÇADE AREA	37,095 SF
MECH SCREEN PERCENTAGE	2.5%



- A** GLAZING
COLOR: BLUE
- B** RAILING
ALUMINUM
- C** STUCCO
OFF-WHITE
- D** STUCCO
DARK SLATE
- E** ALUMINUM
VERT. SLATS
- F** ALUMINUM
PRIVACY MESH

Rev.	Date	Rev.	Date
1	09/05/23		
PTAC COMMENTS			

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10/26/2023 - FINAL SUBMITTAL

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

Owner:
Name: BARDI VP LLC
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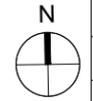
Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

BUILDING ELEVATION
EAST

Date	10/26/2023	Sheet No.	
Scale	1" = 25'-0"		A4.00
Project	2302		



Rev.	Date	Rev.	Date
△	PTAC COMMENTS		09/05/23

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10/26/2023 - FINAL SUBMITTAL

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CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

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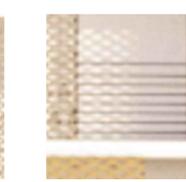
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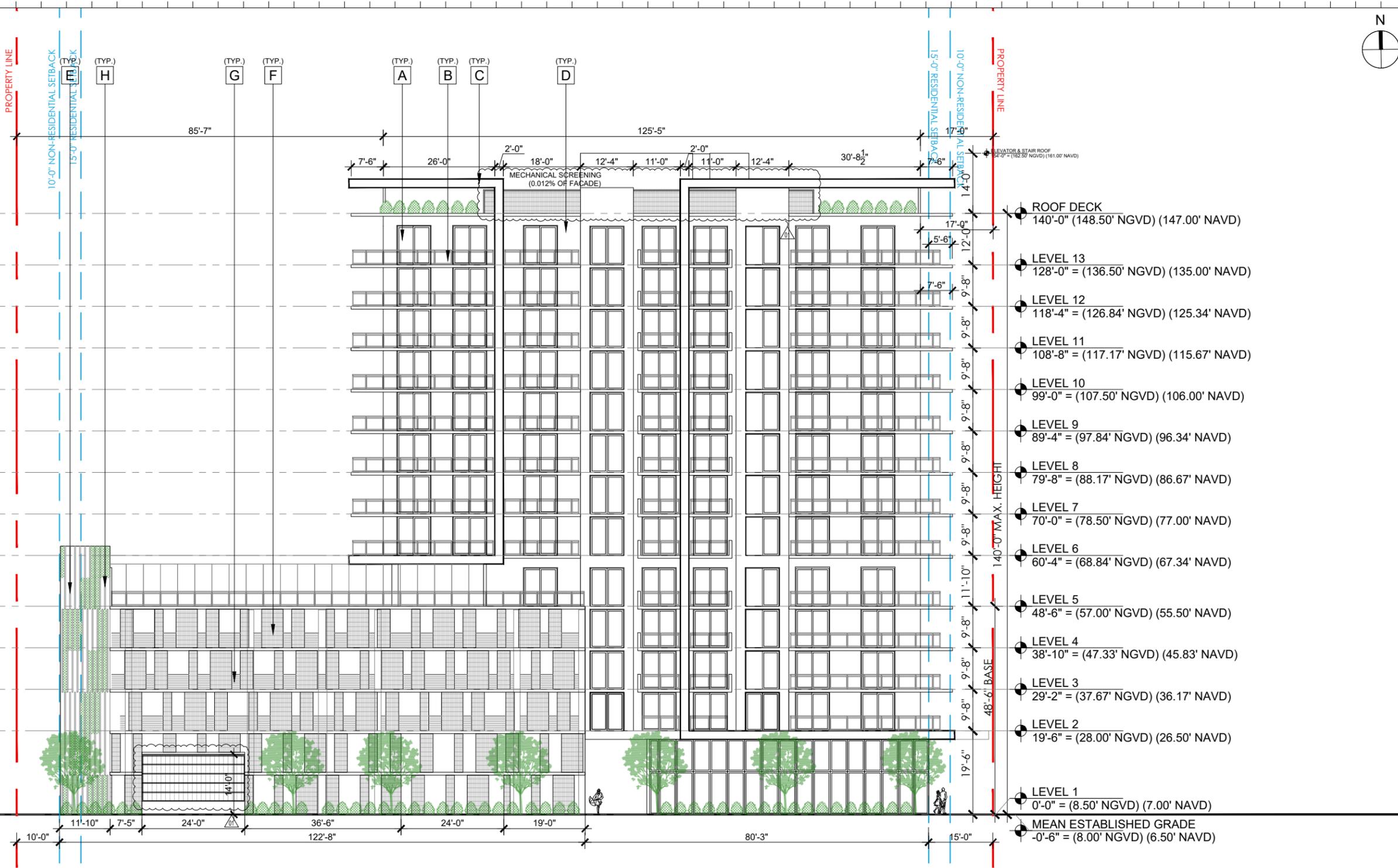


BUILDING ELEVATION NORTH

Date	10/26/2023	Sheet No.	
Scale	1/8"=1'-0"		
Project	2302		
			A4.01

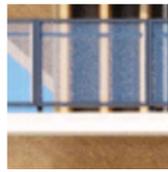
- 
A GLAZING
COLOR: BLUE
- 
B RAILING
COLOR: BLUE
- 
C STUCCO
OFF-WHITE
- 
D STUCCO
DARK SLATE
- 
E ALUMINUM
VERT. SLATS
- 
F ALUMINUM
PRIVACY MESH
- 
G ALUMINUM
RAILING
- 
H ARTIFICIAL
GRASS

N. MECH. SCREEN ENCLOSURE PERCENTAGE	
MECH. SCREEN ENCLOSURE AREA	266 SF
TOTAL FACADE AREA	23,172 SF
MECH SCREEN PERCENTAGE	1.1%



- ROOF DECK
140'-0" = (148.50' NGVD) (147.00' NAVD)
- LEVEL 13
128'-0" = (136.50' NGVD) (135.00' NAVD)
- LEVEL 12
118'-4" = (126.84' NGVD) (125.34' NAVD)
- LEVEL 11
108'-8" = (117.17' NGVD) (115.67' NAVD)
- LEVEL 10
99'-0" = (107.50' NGVD) (106.00' NAVD)
- LEVEL 9
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- LEVEL 7
70'-0" = (78.50' NGVD) (77.00' NAVD)
- LEVEL 6
60'-4" = (68.84' NGVD) (67.34' NAVD)
- LEVEL 5
48'-6" = (57.00' NGVD) (55.50' NAVD)
- LEVEL 4
38'-10" = (47.33' NGVD) (45.83' NAVD)
- LEVEL 3
29'-2" = (37.67' NGVD) (36.17' NAVD)
- LEVEL 2
19'-6" = (28.00' NGVD) (26.50' NAVD)
- LEVEL 1
0'-0" = (8.50' NGVD) (7.00' NAVD)
- MEAN ESTABLISHED GRADE
-0'-6" = (8.00' NGVD) (6.50' NAVD)

1 SOUTH ELEVATION
SCALE 3/32" = 1'-0"

- 
A GLAZING
COLOR: BLUE
- 
B RAILING
COLOR: BLUE
- 
C STUCCO
OFF-WHITE
- 
D STUCCO
DARK SLATE
- 
E ALUMINUM
VERT. SLATS
- 
F ALUMINUM
PRIVACY MESH
- 
G ALUMINUM
RAILING COLOR
- 
H ARTIFICIAL
GRASS

S. MECH. SCREEN ENCLOSURE PERCENTAGE	
MECH. SCREEN ENCLOSURE AREA	266 SF
TOTAL FACADE AREA	23,172 SF
MECH SCREEN PERCENTAGE	1.1%

Rev.	Date	Rev.	Date
△	PTAC COMMENTS		09/05/23

10/26/2023 - FINAL SUBMITTAL
 TECHNICAL ADVISORY COMMITTEE
 CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
 2100 N Federal Highway
 Hollywood, Florida, 33020

Owner:
 Name: BARDI VP LLC
 Address: 3080 SW 44th Court
 Fort Lauderdale, FL 33312
 Tel: 305-915-7737
 Email: thestarlifegroup@gmail.com

Developer:
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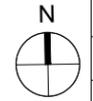
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 Coconut Grove, Florida 33133
 Tel: (305) 747-9336
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Architect:
 Kobi Karp Architecture and Interior Design, Inc.
 571 NW 28th Street
 Miami, Florida 33127 USA
 Tel: +1(305) 573 1818
 Fax: +1(305) 573 3766



KOBI KARP
 Lic. # AR0012578
BUILDING ELEVATION
 SOUTH

Date	10/26/2023	Sheet No.	A4.02
Scale	1/8"=1'-0"		
Project	2302		



Rev.	Date	Rev.	Date
△	PTAC COMMENTS		09/05/23

10/26/2023 - FINAL SUBMITTAL

TECHNICAL ADVISORY COMMITTEE
CITY OF HOLLYWOOD, FLORIDA

21 HOLLYWOOD
2100 N Federal Highway
Hollywood, Florida, 33020

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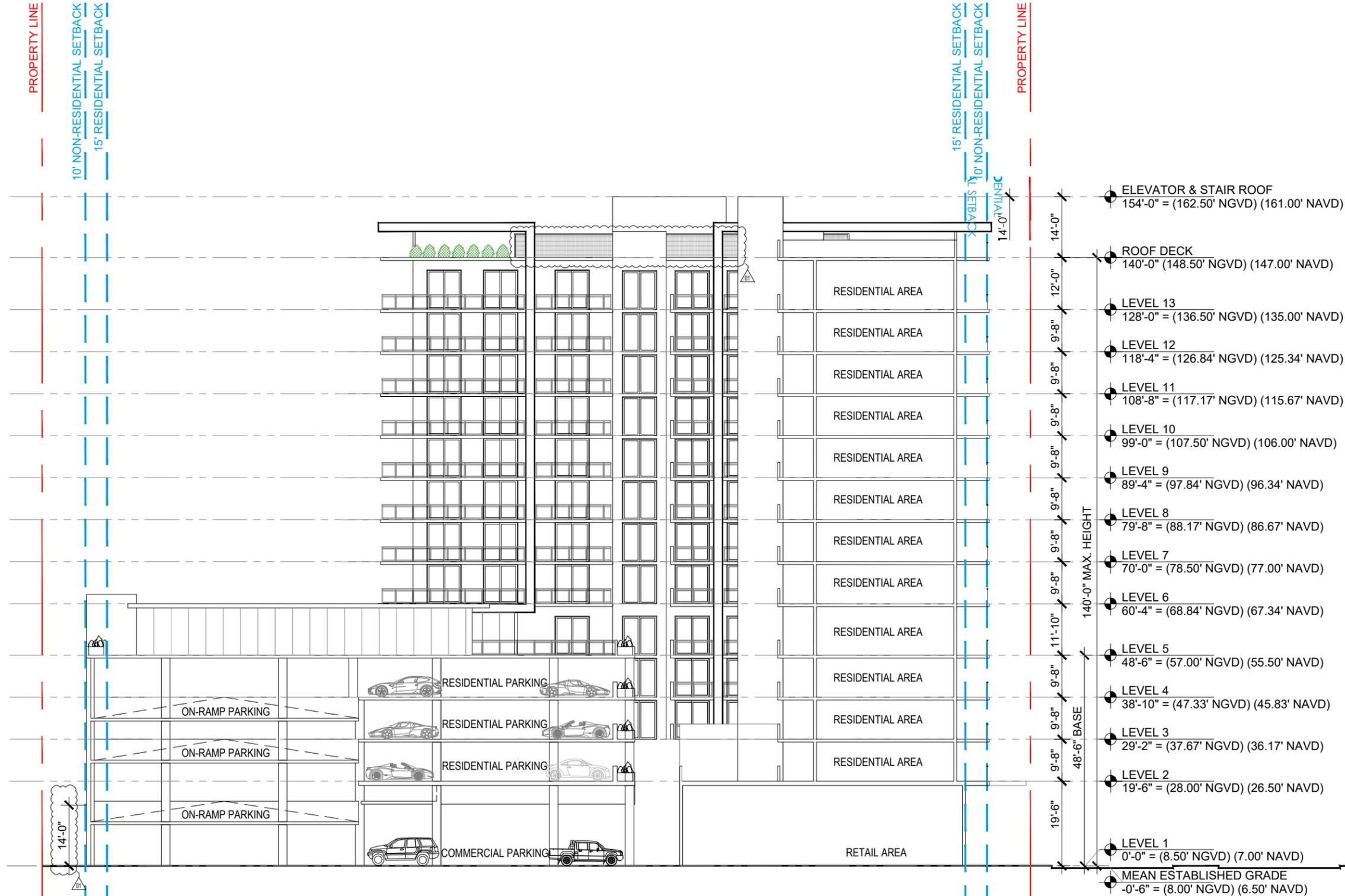
1 WEST ELEVATION
SCALE 1" = 25'-0"

- 
A GLAZING
COLOR: BLUE
- 
B RAILING
COLOR: BLUE
- 
C STUCCO
OFF-WHITE
- 
D STUCCO
DARK SLATE
- 
E ALUMINUM
VERT. SLATS
- 
F ALUMINUM
PRIVACY MESH
- 
G ALUMINUM
RAILING
- 
H ARTIFICIAL
GRASS

W. MECH. SCREEN ENCLOSURE PERCENTAGE	
MECH. SCREEN ENCLOSURE AREA	422 SF
TOTAL FACADE AREA	36,986 SF
MECH SCREEN PERCENTAGE	1.1%

K O B I
K A R P
K O B I K A R P
Lic. # AR0012578
BUILDING ELEVATION
WEST

Date	10/26/2023	Sheet No.	A4.03
Scale	1/8"=1'-0"		
Project	2302		



Rev.	Date	Rev.	Date
△ PTAC COMMENTS	09/05/23		

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Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



KOBİ KARP
Lic. # AR0012578

PROPOSED SECTION A

1 **PROPOSED SECTION A**
SCALE: 1" = 25'-0"

Date	10/26/2023	Sheet No.	
Scale	1" = 25'-0"		A5.00
Project	2302		



- ELEVATOR & STAIR ROOF
154'-0" = (162.50' NGVD) (161.00' NAVD)
- ROOF DECK
140'-0" (148.50' NGVD) (147.00' NAVD)
- LEVEL 13
128'-0" = (136.50' NGVD) (135.00' NAVD)
- LEVEL 12
118'-4" = (126.84' NGVD) (125.34' NAVD)
- LEVEL 11
108'-8" = (117.17' NGVD) (115.67' NAVD)
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- LEVEL 4
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- LEVEL 3
29'-2" = (37.67' NGVD) (36.17' NAVD)
- LEVEL 2
19'-6" = (28.00' NGVD) (26.50' NAVD)
- LEVEL 1
0'-0" = (8.50' NGVD) (7.00' NAVD)
- MEAN ESTABLISHED GRADE
-0'-6" = (8.00' NGVD) (6.50' NAVD)

Rev.	Date	Rev.	Date
△ FTAC COMMENTS	09/05/23		

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KOBİ KARP
Lic. # AR0012578

PROPOSED SECTION B

1 PROPOSED SECTION B
SCALE: 1" = 25'-0"

Date	10/26/2023	Sheet No.	
Scale	1" = 25'-0"		A5.01
Project	2302		