

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 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

☐ Variance/Special Exception Requested

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

PROPERTY INFORMATION

Location Address: 1807-1809 Madison St. Hollywood Fl. 33020

Lot(s): 13, 14, 15 less 15' Block(s): 36 Subdivision: Town of Hollywood

Folio Number(s): 514215-01-7100 & 514215-01-7110

Zoning Classification: FH-2 Land Use Classification: RAC Zone

Existing Property Use: Vacant Sq Ft/Number of Units: 14,934 SF

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.:

DEVELOPMENT PROPOSAL

Explanation of Request: New Construcccion, mixed use, 44 rental dwelling units and 1 commercial space

Phased Project: Yes / No ☒ Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	44 Units (Area: 29,364 S.F.)
Proposed Non-Residential Uses	commercial 1,500 S.F.
Open Space (% and SQ.FT.)	11.2% (Area: 3,317 S.F.)
Parking (# of spaces)	62 Spaces (Area: 25,659 S.F.)
Height (# of stories)	8 Stories (87.91 FT.)
Gross Floor Area (SQ. FT)	73,198 SQ.FT

Name of Current Property Owner: LAS VILLAS JDL LLC. LLOYD QUINTANA MGR

Address of Property Owner: 17601 SW 87 AV. PALMETTO BAY, FL. 33157

Telephone: 786 413 4951 Email Address: quintanalloyd69@hotmail.com

Applicant Javier Marin ☒ Consultant | ☐ Representative | ☐ Tenant (check one)

Address: 7350 SW 89 ST, Suite 100, Miami Fl 33156 Telephone: 786 602 5097

Email Address: jrodrigo2@gmail.com

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: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (Internal use only): _____

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: _____

Date: 10/30/23

PRINT NAME: _____

Lloyd Quintana

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 _____

Notary Public
State of Florida

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

Lloyd Quintana
Signature of Current Owner
Lloyd Quintana
Print Name

**JEMY DESIGN CORP.
ARCHITECT OF RECORD JOSUE CRUZ
JAVIER R. MARIN, DESIGNER AIA**

June 20, 2023

Las Villas JDL,
LLC 17601 SW 87 Avenue
Palmetto Bay, Florida 33157

FILE NUMBER: 23-DP-52

SUBJECT: Preliminary Site Plan review for mixed-use development including 44 residential units and approximately 1,500 square feet of commercial space (Parkside Vue)

SITE DATA

Owner/Applicant:	Las Villas JDL LLC.
Address/Location:	1807-1809 Madison Street
Net Size of Property:	14,934 sq. ft. (0.34 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
Present Use of Land:	Vacant
Year Built:	N/A

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
South:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
East:	Government Use (GU)
West:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED)

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A. APPLICATION SUBMITTAL

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Application Form:
 - a. Application shall be in one page. **PROVIDED**
2. Ownership & Encumbrance Report (O&E):
 - a. O&E shall be dated within one month of submittal package. **PROVIDED**
 - b. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated. **PROVIDED**
 - c. Ensure O&E addresses the requirements on the TAC submittal checklist: <http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453> **PROVIDED**
3. Alta Survey:
 - a. Alta survey shall be based on and dated after O&E. It shall make reference of the O&E report. **PROVIDED**
 - b. Easements and/or dedications with O.R. or plat books and page numbers. **PROVIDED**
 - c. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated. **PROVIDED**
4. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Plat determination letter shall be for all properties in this project. **PROVIDED**
5. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date. Revise the date for TAC 1 or Preliminary TAC as it is June 20, 2023. **PROVIDED A-000**
6. Provide a Unity of Title or equivalent is required at time of Building permit but before a Building permit is issued. **IN PROCESS**
7. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

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- a. Parkside Civic Association
THE ZOOM MEETING WAS HELD ON SEPTEMBER 6, 2023, AT 6.00 PM
- b. Downtown Parkside Royal Poinciana Civic Association
THE ZOOM MEETING WAS HELD ON SEPTEMBER 6, 2023, AT 6.00 PM
- c. Hollywood Lakes Civic Association
THE ZOOM MEETING WAS HELD ON SEPTEMBER 6, 2023, AT 6.00 PM
- d. Downtown Hollywood Business Association
THE ZOOM MEETING WAS HELD ON SEPTEMBER 6, 2023, AT 6.00 PM
- e. Highland Gardens Civic Association
THE ZOOM MEETING WAS HELD ON SEPTEMBER 6, 2023, AT 6.00 PM

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

- 8. Additional comments may be forthcoming. **UNDERSTOOD**
- 9. Provide written responses to all comments with next submittal. **PROVIDED**

B. ZONING

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

- 1. Site Plan:
 - a. One of the folio numbers on the Cover Sheet is wrong. Revise. **PROVIDED A-00o**
 - b. The property line shall be clearly marked on the plans, a darker dashed-dot line.
PROVIDED ALL PAGES
 - c. Provide a note: All changes to the design will require Planning review and may be subject to Board approval. **PROVIDED A-001**
 - d. Dimension all balcony setbacks to all property lines. Per Sec. 4.6.B.3.a.(9)(i), balconies may encroach a maximum of 75% into the required setback. **PROVIDED ALL PAGES**
 - e. Clearly indicate the building setbacks on sheet A-001. **PROVIDED A-001**
 - f. A two-way drive shall be 22 ft. however the curb cut is 20 ft. Please check with Engineering.
PROVIDED 22'
 - g. All walkways and green areas shall be labeled and use a different hatch to identify them.
PROVIDED A-001
 - h. The total net area on the Site Plan and Alta survey shall match. Provide square footage and acreage. **PROVIDED SITE PLAN & SURVEY**
 - i. It should be "alley" not ally. **FIXED**
 - j. On the floor plans, sheet A-002 shows the property line. **PROVIDED ALL PAGES**

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2. Site calculations:

- a. Per Sec. 4.6.B.3.a.(7), include the minimum required and provided dwelling unit sizes and cumulative averages. Provide a breakdown of all units per floor, including balcony area. **PROVIDED A-001**
 - b. On the parking calculation, indicate how many 1-bedroom units and how many units with one bedroom or more, how much commercial space are in the project. Breakdown the number of units and how many single parking spaces, tandem parking spaces, guest and ADA parking spaces. **PROVIDED A-001**
 - c. Eliminate some zoning information that do not pertain to the RAC, such as, residential intensity since FH-2 follows the FAR; maximum building footprint, maximum residential area allowed, estimated residential units allowed, estimated lodging rooms allowed, maximum commercial area allowed should be commercial area provided, maximum office area allowed since there is not office area in this project. **PROVIDED A-001**
3. Show a diagram how the FAR has been calculated. Please provide on a separate sheet. **PROVIDED A-002**
4. Work with the City's Landscape Architect to ensure that all landscape requirements are met. **UNDERSTOOD**

C. ARCHITECTURE AND URBAN DESIGN

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. The front desk and elevator vestibule shall have a glass facing Federal Highway to provide the required active use. **PROVIDED A-002**
2. On the fourth floor, where the amenities are, are there any green areas? **YES WE HAVE**
3. The main entrance frame/canopy shall be extended. **PROVIDED A-001**



4. Label the areas on the Roof Plan. **PROVIDED**

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5. Provide a detail for the fence and all gates. Ensure the design is compatible with the building. **PROVIDED**
6. Instead of providing solid walls with stucco, provide an architectural screening for the parking garage. **PROVIDED IN ALL FACADES**
7. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on the Site Plan and elevations. **PROVIDED A-001**
8. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage. **UNDERSTOOD**

D. SIGNAGE

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide the following note: All signage shall be in compliance with the Zoning and Land Development regulations. **PROVIDED A-001**

E. LIGHTING

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide note: Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal. **WORKING WITH THIRD PARTY "FGBC SPINAKE-SOCOTEC" FOR GREEN BUILDING CERTIFICATION**
1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces. Recommend to locate the charging stations on the visitor parking spaces. **PROVIDED A-001, A-005, A-006**
2. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices. **PROVIDED A-001**

G. ENGINEERING

Azita Behmardi, Deputy Director (abehmardi@hollywoodfl.org) 954-921-3251 Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

Stanislav Tsysar, Development Review Engineer Manager (stsysar@hollywoodfl.org) 954-921-3915 Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

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1. Provide plat determination letter from the Broward County Planning Council. **PROVIDED**
2. Provide Pre-Application Letter from FDOT. **NEED TO APPLY W/FDOT ONCE NEXT CITY REVISION SUBMITAL**
3. Unity of Title will be required. **IN PROCESS**
4. Please provide a site plan for the project including and dimensioning all features of City streets and alleys within full City right-of-way from property line to adjacent property lines. (Swales, sidewalks, gutters along entire property frontage, and any adjacent features such as neighboring driveways etc. both sides of the street or alley within full right-of-way width on the alley and Madison Street). **ALL THIS INFORMATION IS SHOWN ON CIVIL PLANS**
5. All driveway access shall have visibility triangles at the intersection of the property line and the driveway. Please show on plans all visibility triangles at all driveway accesses. A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the rights-of-way provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet provide a 12' (along driveway on private property) X 6' (along property line) visibility triangle. All fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level. Please address in plans. **VISIBILITY TRIANGLES ARE SHOWN IN PAVING & DRENAGE PLANS AND SITE PLAN**
6. Please show the corner setbacks on the site plan as required by FDOT. Minimum City required corner setback for both the intersection of Madison St. and Federal Highway (25' X 25') and the alley and Federal Highway (6' X 6'). The corner setback area is the area lying adjacent to a street or alley as delineated by a line connecting points measured 25 feet distant along the property lines at the intersection of a street or six feet along the property lines at the intersection of an alley and a street. The height of bushes, hedges, fences and walls located within corner setback area is restricted to two feet. **SHOWN IN PAVING & DRENAGE PLANS AND SITE PLAN**
7. Please identify any proposed or existing easements on the plans. **NO EASEMENTS SHOWN ON THE SURVEY DRAWING**
8. Please identify the apron radius flares. Flares are to be on both sides of the apron, semicircular in shape and a minimum of 3 feet wide. **SHOWN IN BOTH DRIVEWAYS, SEE CIVIL PLANS**
9. Please identify the material for the proposed apron area and parking lot on site plan. **ALREADY SAYS CONC. IN PAVING & DRAINAGE PLANS AND SITE PLAN**
10. Ensure the following material requirements are identified on the plans and show in the associated details to be provided. Asphalt is to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge. **SHOWN IN PAVING & DRENAGE PLANS**
11. Sheet A-001, Parking Requirement Table, provide the following:

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- a. A breakdown with separate columns showing the quantity of each by land uses and unit (each, sf, etc.). Breakdown the residential by number of bed rooms. Provide calculation for number of parking required and number of parking being provided. Include the number of Visitor spaces required and being provided. **PROVIDED A-001, A-005, A-006**
 - b. Calculation for the number of ADA compliant stalls required and provided. Include the standard/source being used in the calculation. **PROVIDED A-001, A-005, A-006**
 - c. Indicate the number of tandem spaces provided. **PROVIDED A-001**
 - d. Indicate if loading spaces are required. If so, minimum loading space dimension is 10'x25' with minimum 14' vertical clearance. **NO REQUIRED**
12. Provide table showing the square footage for all residential unit types. **PROVIDED A-001**
 13. For parking stalls with obstruction on one side, minimum stall width shall be 9.5' and 10.5' with obstruction on both sides. Ensure the pavement markings are adjusted to accommodate the required width. In addition, for tandem parking stalls, if one stall is adjacent to the wall and not the other, both stalls will need to be widened. **PROVIDED A-001, A-005, A-006**
 14. Parking stalls shall be numbered consecutively throughout the 3-floor parking garage. **PROVIDED A-001, A-005, A-006**
 15. Please fully dimension all parking stalls (depth for all stalls) and drive aisles on plans. Including the vehicle turn around stalls (standard parking stall requirements applied), pedestrian areas, and non-vehicular areas. **PROVIDED A-001, A-005, A-006**
 16. Parking stall #13, a wall is encroaching into the corner of the required clear space of the parking stall, please address. **PROVIDED A-001, A-005**
 17. Please identify the slope of all proposed car ramps to each level of the garage. **PROVIDED A-001, A-005**
 18. Please identify the ceiling height of the garage at the entrance and at each floor on the site plan. **PROVIDED A-001, A-005**
 19. All parking stalls are required to have a concrete wheel stop. Please see the Standard City of Hollywood details. **PROVIDED PAVING & DRENAGE PLANS AND A-001, A-005**
 20. Please provide pavement marking to delineate between vehicle areas and pedestrian areas and ADA accessible routes. **PROVIDE ADA ROUTE A-001, A-007**
 21. Columns must be setback a minimum of 3 feet from the entrance of a parking stalls. Please provide the dimensions of the column and the setback from the start of the parking stall. **PROVIDED A-001, A-005**
 22. Please identify all curbing to be proposed. **PROVIDED PAVING & DRENAGE PLANS**
 23. Indicate location of mail boxes on plan. **PROVIDED A-001, A-005**
 24. Please identify all sidewalks to be replace as new sidewalk, include width and thickness. (i.e. 6" thickness required at driveway. See standard Detail.) **PROVIDED PAVING & DRENAGE PLANS**

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25. Applicant is showing a door from the garage to the Alley in the Northwest corner of the property. Consider removing as the alley is not intended for pedestrian use. **THIS DOOR IS FOR LIFE SAFETY EXIT ONLY**
26. Please provide detectable warnings in compliance with FDOT. Provide FDOT standard detectable warning detail in plans. (at corners and at driveway entrances.) **PROVIDED PAVING & DRENAGE PLANS**
27. Please ADA accessible route for all ADA accessible parking stalls. Minimum ADA accessible route width is 5' with ADA compliant pavement marking. Show on site plan how ADA accessibility requirements are being met. ADA accessible route is required between accessibility parking and building access as well as accessible route to the public rights-of-way (Sidewalk) show routes on plans. Show any change in elevation along the route on the plan if the transition is flush identify the transition as flush on the plans, provide ramp slopes as applicable. Please add a note on the site plan and Civil plans stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. **PROVIDE ADA ROUTE A-001, A-007**
28. All walkways shall be dimensioned with length, width, and thickness. **PROVIDED PAVING & DRENAGE PLANS**
29. Sheet A-001, at the southeast corner of the site near the elevators, the walkways has been labeled as "Green Area", please correct. **PROVIDED A-001, A-005**
30. For all sidewalk along Madison Street, please indicate to be replaced. Sidewalk shall be flushed through driveway. **PROVIDED PAVING & DRENAGE PLANS**
31. All setbacks and dimensions shall be provided for all walkways and slabs. (i.e. exterior seating area.) **PROVIDED A-001, A-005**
32. Please identify the trash chute proposed in the dumpster area. Provide width of concrete connection to edge of pavement in Alley. Please show concrete connecting to the edge of pavement in the alley. **PROVIDED PAVING & DRENAGE PLANS**
33. Applicant is proposing fencing/planter wall at the property line. Provide details as referenced in cross-sections on Sheet PD-1. Be sure that no portion of the fence/gate or footers are encroached into the City ROW. Setback should be provided to avoid any encroachment. **THERE ARE NOT FENCE/GATE AT CITY ROW**
34. On civil plans, please indicate items such as curbing, sight visibility triangle and vehicular turning radii. Show pavement restoration and details required for utility connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent alley and road to the parcel, please indicate on plans with hatch. Full road width pavement mill and resurfacing is required for both, the alley and Madison Street. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set. For details download online at <https://hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan>. **PROVIDED PAVING & DRENAGE PLANS**
35. On Sheet PD-2, ADA parking stall detail shows for stall length to be 18.5', it is not consistent with site plan of 18'. **FIXED AT PAVING & DRENAGE PLANS**

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36. All meter boxes and clean outs should be relocated to within the property lines, these structures are not permitted within the sidewalk. **FIXED AT PAVING & DRENAGE PLANS**
37. Please provide a pavement marking plan for both on and off-site. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. All off-site pavement marking within public right-of-way requires review and approval from Broward County Traffic Engineering. **PROVIDED AT SHEET PD-2**
38. All roads and alleys adjacent to the property are to be milled and resurfaced. Please make a note on the Site plan and Civil plans, provide hatching to show limitations. **DONE**
39. Ensure all sets of plans are cohesive with pavement markings, signage, walkways and materials across all disciplines. **OK**
40. Plan show for a gate at the driveway openings Please indicate type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing. All vehicle queueing shall be with in private property. Minimum of one vehicle queueing space is required (8.5'x19' minimum). **PROVIDED A-001**
41. Provide separate civil engineering and streetscape plans and details showing existing conditions and proposed public improvements and work along site's adjacent streets within the rights-of-way. Review and approval by City Community Redevelopment Agency will be required. **FOR EXISTING REFER SURVEY AND FOR PROP SEE CIVIL PLANS**
42. Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the Regional Activity Center area. Continued coordination will be required. **OK**
43. US1 adjacent to this proposed development's site will be undergoing a complete street reconstruction. Proposed site design and all US1 rights-of-way improvements under this project shall coordinate and be compatible with the proposed improvements and vision of the corridor. Please coordinate with FDOT project consultant, Trace Consultants, Inc., Frank Panellas, PE, with notification to City CRA and Engineering, Transportation and Mobility Division staff. **MESSAGE LEFT TO Mr. PANELLAS**
44. For utilities work within City rights-of-way, ROW permit will be required at the time of permit. **OK**
45. MOT plans required at the time of City Building Permit review. **OK**
46. All outside agency permits are required at the time of City building permit review. **OK**
47. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO- 2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance. **OK**

More comments may follow upon review of the requested information.

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H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900 Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

1. Provide site requirements as per RAC zoning, see below. 1 street tree per 30 lf of street frontage Buffer: 5' landscape buffer within required setbacks, 1 tree per 20 lf Alley: when abutting an alley, 1 tree per 20 lf Parking: each parking island shall contain 1 tree/5 foot landscape buffer including 42" height element along perimeter. Minimum of 1 tree per 1,000 sf of pervious area of property (in addition to other reqs.) **OBSERVATIONS FROM THE LANDSCAPING WERE CONSIDERED**
2. Mitigation requirements are 48". Show on sheet L-200 how the mitigation is being provided. Mitigation trees are in addition to site requirements. **SEE REVISED SHEET L_200**
3. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d). Revise the location shown on plan and provide the correct size. **PROVIDED L-200**
4. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines. **NO OVERHEAD POWERLINES**
5. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.' **PROVIDED L-100**
6. Add note: Where required for screening purposes, hedge shall be planted at equipment height for visual screening. **PROVIDED L-100**
7. Provide note: All landscaping shall be warranted for 1 year after final inspection. **PROVIDED L-100**

Additional comments may follow upon further review of requested items and information provided. We encourage you to reach out for any questions or clarification at fperez@hollywoodfl.org or 954-921-3900.

I. UTILITIES

Alicia Vereia-Feria, Floodplain Development Review Administrator (averea-feria@hollywoodfl.org) 954-921-3302

1. Show Water and Sewer demand calculations on proposed utilities plans. **PROVIDED AT W & S PLANS**
2. Ensure 6" DDCV for fire line is located at the property line. **FIXED SEE W & S PLANS**
3. This site resides currently within FEMA Flood Zone X. The proposed Finished Floor Elevations (FFE) requirements shall comply with the greatest of the following three (3) conditions, as applicable.
 - a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, 18-inches above the elevation of the crown of the adjacent road or 6-inches, at a minimum, for non-residential/commercial use.
 - b. Broward County Preliminary 2019 FEMA Flood Maps (as recommended), available online via the following link:

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<https://bcgis.maps.arcgis.com/apps/View/index.html?appid=ea44837317bd47eaa5373ce3e2f01b6e>. **USE THIS OPTION FOR COMMERCIAL SEE P & D PLANS**

- c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:
<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>
- d. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:
<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380>
- 4. One point of connection for sewer is standard. Consider a manhole with a 6" lateral. Note the existing sewer laterals are 4" diameter. Condition to be verified. **FIXED SEE W & S PLANS**
- 5. Proposed cleanouts shall be located within the private property, not within the alley right-of-way, per standard detail S-12. **FIXED SEE W & S PLANS**
- 6. Please obtain the latest utility atlas indicating 4" DIP water main within the alley and 12" PVC along the east side of SR5, by contacting Juan Picon jpicon@hollywoodfl.org. **YES, ATLAS RECEIVED**
- 7. Provide additional cross sections across north property limit including transition areas meeting adjacent property grades. **SEE CROSS SECTIONS D-D E-E**
- 8. Section B-B on Sheet PD-1 shall indicate a swale with 4:1 (3:1 max) slope, 4" to 6" deep, minimum. **SECTIONS B-B WAS FIXED**
- 9. Note how roof drainage will be collected and connected to the on-site drainage system. **FIXED SEE P & D PLANS**
- 10. Provide preliminary drainage calculations, signed and sealed by Engineer of Record for TAC Sign-off, ensuring all stormwater is retained onsite. Include exfiltration trench and pre-vs-post development calculations. **SEE ATTACHED DRAINAGE CALCULATIONS**
- 11. Permit approval from outside agencies will be required. **ACKNOWLEDGED**
- 12. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. **ACKNOWLEDGED**
- 13. Additional comments may follow upon further review of requested items. **ACKNOWLEDGED**

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490

Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

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JAVIER R. MARIN, DESIGNER AIA

1. Application is substantially compliant. **UNDERSTOOD**

K. FIRE

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404

Marcy Hofle, Deputy Fire Marshall (mhofle@hollywoodfl.org) 954-967-4404

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department. **ACKNOWLEDGED**
2. Please verify the address as the plans and application both state 1807 Madison Street, yet the building front S. Federal Highway as per the drawings. **IN PROCESS**
3. Water supply shall meet NFPA 1 (2018 Ed.) Section 18.4.5.3. --- In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground Utilities Dept., underground@hollywoodfl.org. --- After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building. --- For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template. **PROVIDED**
4. Provide civil drawings for the underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102. **PROVIDED SEE W & S PLANS**
5. Show on the civil drawings the location of the proposed FDC (fire department connection) and the measurement to the nearest fire hydrant. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections. **SEE W & S PLANS**
6. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1. --- Provide a note on the plans. **PROVIDED**
7. As per NFPA 1 (2018 Ed.) Section 12.3.2 --- In new buildings three stories or greater in height, 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. --- Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. --- Provide a note on the plan regarding NFPA 1 (2018 Ed.) Section 12.3.2. **UNDERSTOOD**
8. Be advised that 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 for all new and existing buildings. --- 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. **UNDERSTOOD**

FIRE FLOW CALCULATIONS
NEW MIXED USE DH-3
A Ten Story Mixed Use Building
810 South Dixie Highway, Hollywood

These calculations are for a ten (10) story mixed use building, with a total ground floor square footage of 1,988 SF. The entire building is non-combustible construction.

Fire Flow Area = 24,228 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of the three largest floors, which is 24,228 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 1,750 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

$1,750 \text{ gpm} \times 75\% = 1,312.50 \text{ gpm}$ (fire flow credit)

$1,750 \text{ gpm} - 1,312.50 \text{ gpm} = 437.50 \text{ gpm}$

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

Fire flow required = 1,000 gpm

L. PUBLIC WORKS

Annalie Holmes, Public Works Director (aholmes@hollywoodfl.org) 954-967-4207

Daniel Millien, Environmental Services Manager (dmillien@hollywoodfl.org) 954-967-4207

1. Application is substantially compliant. **UNDERSTOOD**

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Park Impact Fee application required. **UNDERSTOOD**

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. No comments received. **UNDERSTOOD**

O. ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director (jhussey@hollywoodfl.org) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. What types of users are envisioned for the commercial space? **COFFEE SHOP**
2. How many jobs are anticipated as a result of this project? **4 TO 6 DIRECTLY FOR COMMERCIAL SPACE**

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P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371 Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500 Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

Application is substantially compliant. **UNDERSTOOD**

1. Issue: Crime Prevention Through Environmental Design Blueprint Review/Recommendations.
UNDERSTOOD
2. Explanation: The following recommendations were developed during the Crime Prevention Through Environmental Design review of the blueprints for "1807-1809 Madison St. – Hollywood, Florida". Preliminary. **UNDERSTOOD**

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

CPTED Strategies.

3. Examples of clear border definition may include fences, shrubbery of signs in exterior areas.
UNDERSTOOD

External Lighting:

4. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination: **UNDERSTOOD**
 - a. Parking Lots 3-5 foot candles
 - b. Walking surfaces 3 foot candles
 - c. Recreational Areas 2-3 foot candles
 - d. Building Entryways 5 foot candles
5. These levels may be subject to reduction in specific circumstances where after hours use is restricted.
UNDERSTOOD
6. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture. **UNDERSTOOD**
7. Exterior lighting should be controlled by automatic devices (preferably by photocell). **UNDERSTOOD**
8. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
UNDERSTOOD
9. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
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10. Lighting fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels). **UNDERSTOOD**

Landscaping:

11. Make sure all landscaping is trimmed and well maintained. **UNDERSTOOD**
12. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area. **UNDERSTOOD**
13. Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind. **UNDERSTOOD**
14. Plants/Shrubbery should not be more than 2ft in height. **UNDERSTOOD**
15. Tree canopies should not be lower than 6ft in height. **UNDERSTOOD**

Buildings Perimeter Doors:

16. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior. **UNDERSTOOD**
17. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office. **UNDERSTOOD**
18. Electrical, mechanical, pump room, maintenance room, should be kept locked when not in use. **UNDERSTOOD**
19. Parking garage should be accessible to residents only. Guests can be given access by residents. **UNDERSTOOD**
20. Retail patrons should not have access to resident parking. **UNDERSTOOD**

Internal Circulation and Control:

21. There should not be recessed areas in corridors that could be used for hiding or loitering. **UNDERSTOOD**
22. Convex mirrors should be used in corners and in stairwells. **UNDERSTOOD**
23. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs. **UNDERSTOOD**
24. Leasing office should be locked when not in use. **UNDERSTOOD**
25. All offices should remain locked when not in use. **UNDERSTOOD**

26. Gym should remain locked when not in use. **UNDERSTOOD**

Corridors

27. Corridors should be well-lighted with no dark areas. **UNDERSTOOD**
28. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement. **UNDERSTOOD**

General locations:

29. Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster enclosures. **UNDERSTOOD**
30. AC units should not be accessible to tenants. **UNDERSTOOD**

CCTV:

40. CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas. **UNDERSTOOD**

Fencing:

41. (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property. **UNDERSTOOD**

Non-Pedestrian Building Entry Points

42. Sturdy fencing should enclose locations where gas and electric utilities enter buildings. **UNDERSTOOD**
43. Locations where gas and electric utilities enter buildings should be well lighted. **UNDERSTOOD**

Signage

44. Ensure proper signage is posted throughout property. **UNDERSTOOD**
45. Pool area should have sign posted on whether or not there is lifeguard on duty. **UNDERSTOOD**
46. Pool hours of operation should be posted. **UNDERSTOOD**
47. Pool rules and regulations should be posted. **UNDERSTOOD**
47. Gym should have rules and regulations posted. **UNDERSTOOD**

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48. Gym should have hours of operation posted. **UNDERSTOOD**

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Coordinate streetscape improvements such as, but not limited to, hardscape, landscape, lighting, site furnishings, etc. along the public ROW with the Engineering Department and CRA. **UNDERSTOOD**

R. PARKING

Jovan Douglas, Parking Administrator (jdouglas@hollywoodfl.org) 954-921-3548

1. No comments received. **UNDERSTOOD**

S. ADDITIONAL COMMENTS

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming. **UNDERSTOOD**

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Carmen Diaz
Planning Administrator

C: Lloyd Quintana, quintanalloyd69@hotmail.com
Javier Marin, jrodrigo2@gmail.com



July 6, 2023

Lloyd Quintana
Las Villas JDL, LLC
17601 Southwest 87 Avenue
Palmetto Bay, Florida 33157

Via Email Only

Dear Mr. Quintana:

Re: Platting requirements for a parcel legally described as Lots 13-15, Block 36, "Hollywood," according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, less a portion of Lot 15 for right-of-way purposes. This parcel is generally located on the northwest corner of Madison Street and Federal Highway/U.S. 1, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.39 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above. It is noted that lands dedicated for right-of-way purposes do not negatively impact whether or not a subject property meets the specifically delineated requirements.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

Lloyd Quintana

July 6, 2023

Page Two

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Julie M. Bernal at your convenience.

Respectfully,

A handwritten signature in blue ink, appearing to read 'BBB', with a stylized flourish at the end.

Barbara Blake Boy
Executive Director

BBB:JMB

cc/email: George Keller, City Manager
City of Hollywood

Andria Wingett, Interim Director, Development Services
City of Hollywood





AB ENGINEERS, INC.

Engineering, Planning, Inspections

15315 NW 60 Ave. Suite C

Miami Lakes, Fl. 33014

Phone: 786 452 7313

www.abengineers.net

**DRAINAGE WATER QUALITY, FLOOD ROUTINGS
AND EXFILTRATION TRENCH CALCULATIONS**

PROJECT: PARKSIDE VUE

COUNTY: BROWARD

SECTION: 15-51-42

CITY: HOLLYWOOD

ADDRESS: 1807 MADISON STREET

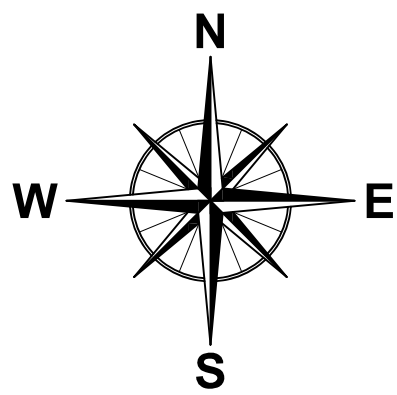
9-8-2023

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY MARVIN J. ABARCA, P.E. ON THE
DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED AND
THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.



PREPARED BY: AB ENGINEERS, INC.
ENGINEER : MARVIN ABARCA, P.E.
DATE: 05-09-23



ALTA/ACSM LAND TITLE SURVEY

PROPERTY ADDRESS:

1807-1809 MADISON STREET, HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION

PARCEL 2:
LOT 13, IN BLOCK 36, OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA, AND

PARCEL 3:
LOTS 14 AND 15, LESS THE EAST 15 FEET THEREOF, AND ALSO LESS SO MUCH THEREOF
INCLUDED IN THE EXTERNAL AREA FORMED BY A 15' FOOT RADIUS ARC WHICH IS TANGENT TO
THE SOUTH LINE TO A LINE WHICH IS 15 FEET WEST OF AND PARALLEL TO THE EAST LINE OF
SAID LOT 15, IN BLOCK 36, OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S REPORT:

- 1) SURVEY TYPE: ALTA/NSPS LAND TITLE SURVEY
- 2) LEGAL DESCRIPTION AS SHOWN ON OWNERSHIP AND INCUMBRANCE REPORT ISSUED BY RAUL G. MENDOZA, P.A. FILE NO. 222R-1104-1807 AND 222R-1104-1809,
- 3) FLOOD ZONE: ZONE X AS PER MAP NUMBER 12011C0569, MAP REVISED AUGUST 18, 2014. COMMUNITY NUMBER: 125113, CITY OF HOLLYWOOD, BROWARD COUNTY, FL.
- 4) ELEVATIONS ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM (1988) CITY OF HOLLYWOOD BENCHMARK; 19th AVENUE AND MADISON STREET ELEVATION=9.31' (NATIONAL GEODETIC VERTICAL DATUM 1929) OR ELEVATION=7.75' (N.A.V.D. 1988)
- 5) NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FOOTINGS OF ANY STRUCTURE.
- 6) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
- 7) THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 8) THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (51-17 FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 9) WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
- 10) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
- 11) THERE IS NO EVIDENCE OF SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 12) GROSS AREA: 14,934 SQUARE FEET

THIS SURVEY HAS BEEN MADE BASED ON AND UPON AN EXAMINATION OF A OWNERSHIP AND INCUMBRANCE REPORT ISSUED BY RAUL G. MENDOZA, P.A. FILE NO. 222R-1104-1807 AND 222R-1104-1809, CERTIFIED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FROM SEPTEMBER 14th, 1921 AT 7:00 AM. TO NOVEMBER 4, 2022 @ 11:00 PM. UPON REVIEW AND EXAMINATION OF INSTRUMENTS OF RECORD ON SCHEDULE B PART II TABLE A OF SAID TITLE COMMITMENT, THE SHAPE AND LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE AND ANY OTHER ADVERSE (SURVEY-RELATED) MATTER LISTED THEREIN THAT AFFECTS THESE LANDS HAVE BEEN NOTED AND/OR REPRESENTED ON THIS SURVEY

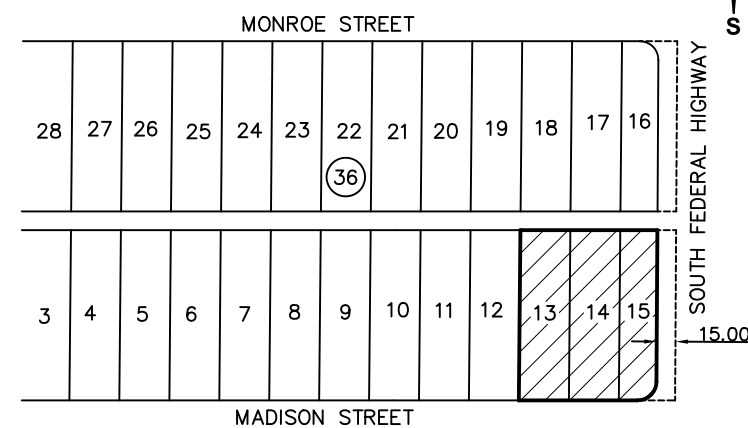
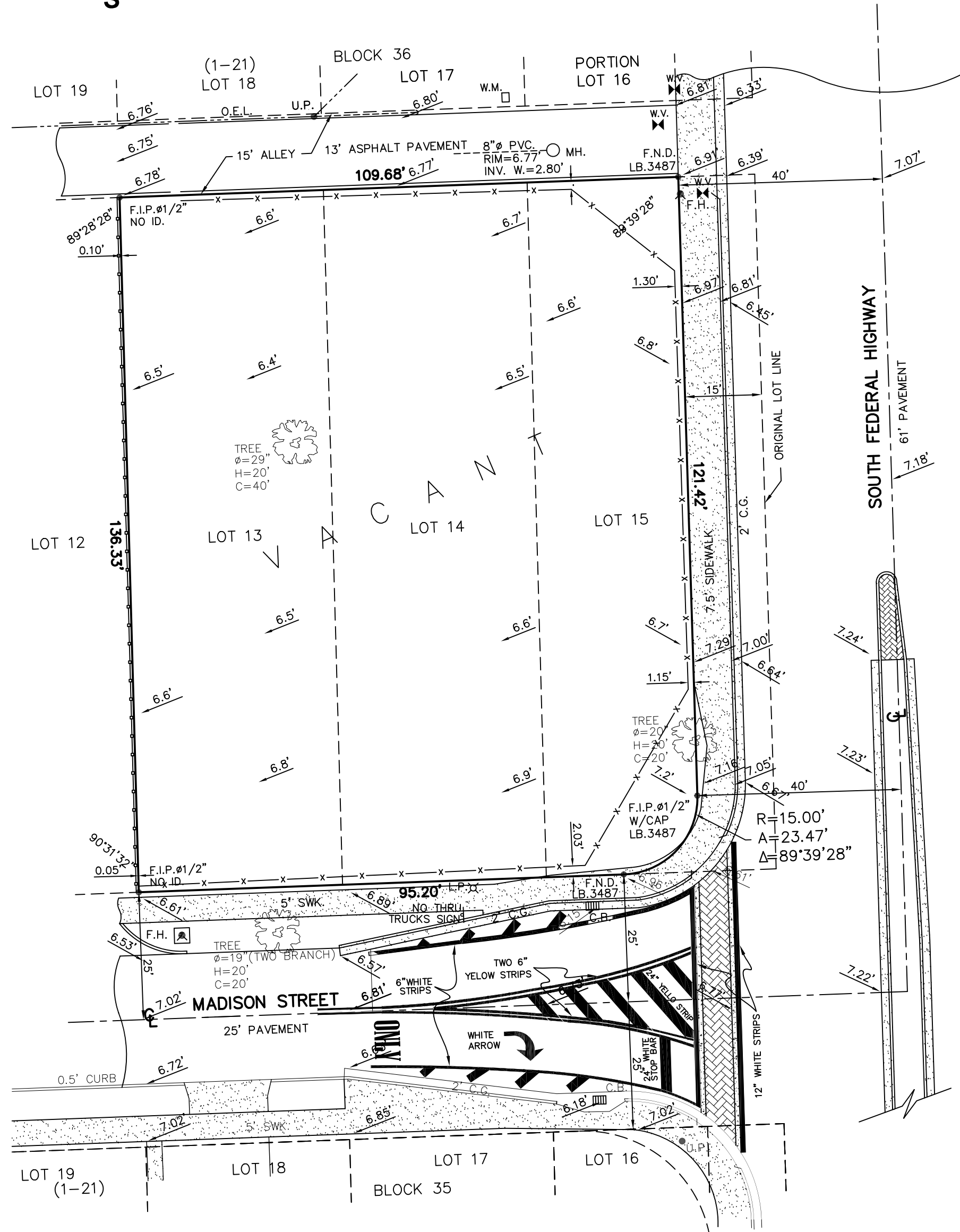
CERTIFIED TO:

LAS VILLAS JDL, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

PROFESSIONAL SURVEYOR AND MAPPER No.6903
ALFREDO DIAZ, PSM
STATE OF FLORIDA

FLOOD ELEVATION INFORMATION:
DATE OF FIRM: 08-18-14
COMMUNITY No: 125113
PANEL: 0569 SUFFIX: H
ZONE: X BASE FLOOD ELEVATION: N/A

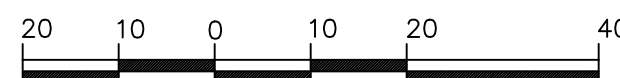


LOCATION SKETCH
N.T.S.

ABBREVIATIONS AND LEGEND

A/C = AIR CONDITIONING PAD
A = ARC DISTANCE
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.G. = CURB & GUTTER
CH. = CHORD DISTANCE
CONC. = CONCRETE
C.S. = CONCRETE SLAB
E.T.P. = ELECTRIC TRANSFORMER PAD
F.E. = FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL & DISK
F.R. = FOUND REBAR
L.P. = LIGHT POLE
M.D.E. = MAINTENANCE & DRAINAGE EASEMENT
MEAS. = MEASURED
M.S. = METAL SHED ON CONCRETE
N.T.S. = NOT TO SCALE
NO ID. = NO IDENTIFICATION NUMBER
O.E.L. = OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PL. = PLANTER
R. = RADIUS
RES. = RESIDENCE
S.I.P. = SET IRON PIPE No. LS. 5184
S.R. = SET ROD No. LS. 5184
STY. = STORY
SWK. = SIDEWALK
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
V.G. = VALLEY GUTTER
C. = CENTER LINE
M. = MONUMENT LINE
A. = CENTRAL ANGLE
W. = WOOD FENCE
X. = CHAIN LINK FENCE
C.B.S. = CONCRETE BLOCK STRUCTURE
E. = EXISTING ELEVATION
Ø = DIAMETER

GRAPHIC SCALE



(IN FEET)
1 inch = 20' ft.

NOSTER, LLC LAND SURVEYORS LAND PLANNERS 1842 S.W. 124th Place, Miami, Florida 33175 Phone: (305) 221-3040 Fax: (305) 221-9040 nosterllc@gmail.com				VALID COPIES OF THIS SURVEY WILL BEAR THE EXPOSED SEAL OF THE OFFICING LAND SURVEYOR No. LS6903 STATE OF FLORIDA
I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES.				
SCALE: 1"=20'	DRAWN BY: C.C.	FIELD WORK: 12-19-22	FIELD BOOK: 22-0553	DATE: 9-11-23

PARKSIDE VUE

44 DWELLING UNITS + 1 COMMERCIAL SPACE

PROPERTY ADDRESS:

1807 Madison Street, Hollywood Fl. 33020
1809 Madison Street, Hollywood Fl. 33020

FOLIO NUMBER:

5142-1501-7110
5142-1501-7100



DRAWING INDEX

SURVEY ALTA SURVEY

ARCHITECTURAL

- A- 000 COVER SHEET, INDEX, PROJECT TEAM
- A- 001 ZONING INFORMATION, SITE PLAN
- A- 002 FAR DIAGRAMS & CALCULATIONS
- A- 003 STREET PROFILE & RENDERS
- A- 004 ELEVATIONS
- A- 005 GROUND FLOOR, SECOND FLOOR
- A- 006 THIRD FLOOR, FOURTH FLOOR
- A- 007 FOURTH TO EIGHT FLOOR AND ROOF
- A- 008 ACCESSIBILITY ROUTE

LANDSCAPING

- L-100 EXISTING TREE PLAN DISPOSITION PLAN
- L-200 LANDSCAPE PLAN
- L-201 LANDSCAPE SCHEDULE & IMAGES
- L-202 LANDSCAPE NOTES & DETAILS

CIVIL

- CS- 1 DRAINAGE PRELIMINARY PLAN
- CS- 2 W & S PRELIMINARY

PROJECT TEAM

PROJECT OWNER:

LAS VILLAS JDL, LLC
1807 MADISON STREET
HOLLYWOOD, FL 33020
LLOYD QUINTANA
786 413 4951

ARCHITECT:

SKIN ARCHITECTURAL GROUP
JOSUE R. CRUZ
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AR 97047
DESIGN TEAM
JEMY DESIGN CORP
JAVIER MARIN
INTERNATIONAL ASSOCIATE AIA
jrodrigo2@gmail.com
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CIVIL ENGINEER:

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L # 49529
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marvin@abengineers.net

LANDSCAPING ARCHITECT:

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DORAL, FLORIDA, 33178
LA # 6667045
305 303 7059
mdasilva@alllandscapedata.com



ARCHITECTURAL
GROUP

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DESIGN TEAM:
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786 602 5097
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JEMY DESIGN CORP

NO. #	NAME	DATE

TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 110.8-4.4 AND 553.79 (d) AND CHAPTER 633, FLORIDA STATUTES.

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PROJECT DESCRIPTION:
PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
DEVELOPERS: LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

ARCHITECTURE LICENSE
SEAL:

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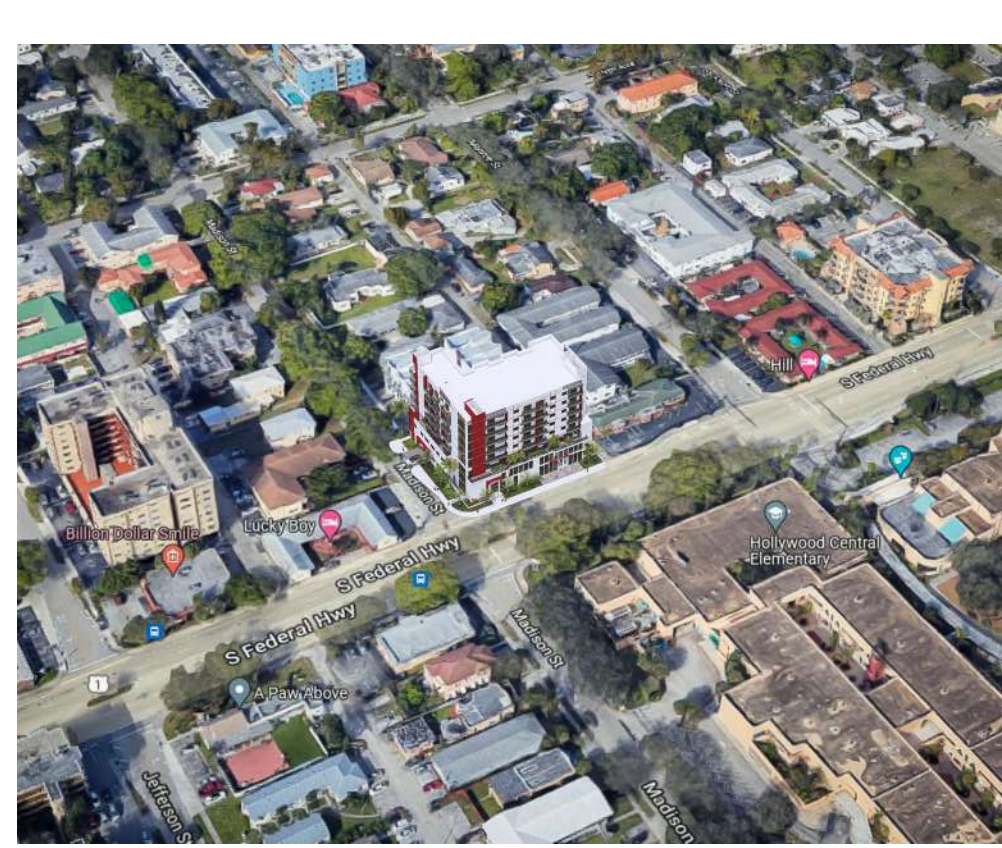
SHEET TITLE:
**COVERT SHEET
DRAWING INDEX, PROJECT TEAM**


PROJECT No:
202205

Drawing:
NCP

DATE: 10-02-2022
SCALE: NOTE

A-000



		
<p style="text-align: center;">ARCHITECTURAL GROUP</p> <p style="text-align: center;">Josue R. Cruz 5810 SW 14th Street Miami Florida 33144 305-772-5891 skincrch@bellsouth.net AR97047</p> <p>DESIGN TEAM: JAVIER MARIN INT'L. ASSOC. AIA</p> <p style="text-align: right;">786 602 5097 www.jrm.com JRM DESIGN CORP</p>		
NO. #	NAME	DATE
<p>TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 1110.8.4.4 AND 553.79 (a) AND CHAPTER 633, FLORIDA STATUTES.</p> <p>This drawing and copies furnished thereof, are instruments of service and are the sole property of the architect and the designer. They are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full compensation. The builder reserves the right to change, upgrade or alter its plans, specifications and materials without notice or obligation.</p> <p>Contractor shall verify all dimensions at site before proceeding with his work and shall determine location of any and all existing subterranean utilities or construction in area of proposed new work prior to commencement of new work in order to avoid damage to said existing utilities or construction. Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.</p>		
<p>PROJECT DESCRIPTION:</p> <p>PARKSIDE VUE</p> <p>44 DWELLING UNITS</p> <p>PROJECT ADDRESS: 1807 MADISON STREET</p> <p style="text-align: right;">HOLLYWOOD, FL 33020</p> <p>DEVELOPERS:</p> <p style="text-align: right;">LAS VILLAS JDL, LLC.</p> <p style="text-align: right;">LLOYD DUNSTON PH 786 413 4951</p>		
<p>ARCHITECTURE LICENSE SEAL:</p>		
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<p>SHEET TITLE:</p> <p>SITE PLAN - ZONING NOTES</p>		
<p>PROJECT No:</p> <p>202205</p>		
<p>Drawing:</p> <p>NCP</p>		
<p>DATE:</p> <p>10-02-2022</p>		<p>SCALE:</p> <p>NOTE</p>
<p>SHEET:</p> <p>A-001</p>		

DIAGRAM

F.A.R. CALCULATIONS

FAR CALCULATIONS: 14,934 SF X 3.0 = 44,802 SF	ALLOWED 43,272 SF
GROUND FLOOR	2,642 SQ FT
2ND FLOOR	1,811 SQ FT
3RD FLOOR	868 SQ FT
4TH FLOOR	7,427 SQ FT
5TH THRU 8TH FLOOR (7,501)	30,524 SQ FT
TOTAL FAR PROVIDED	43,272 SQ FT

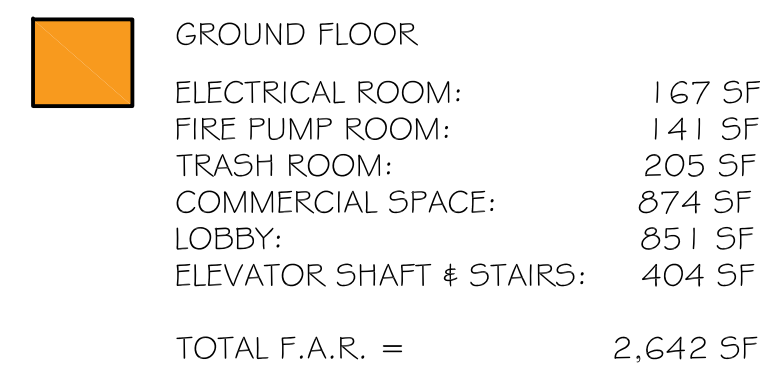
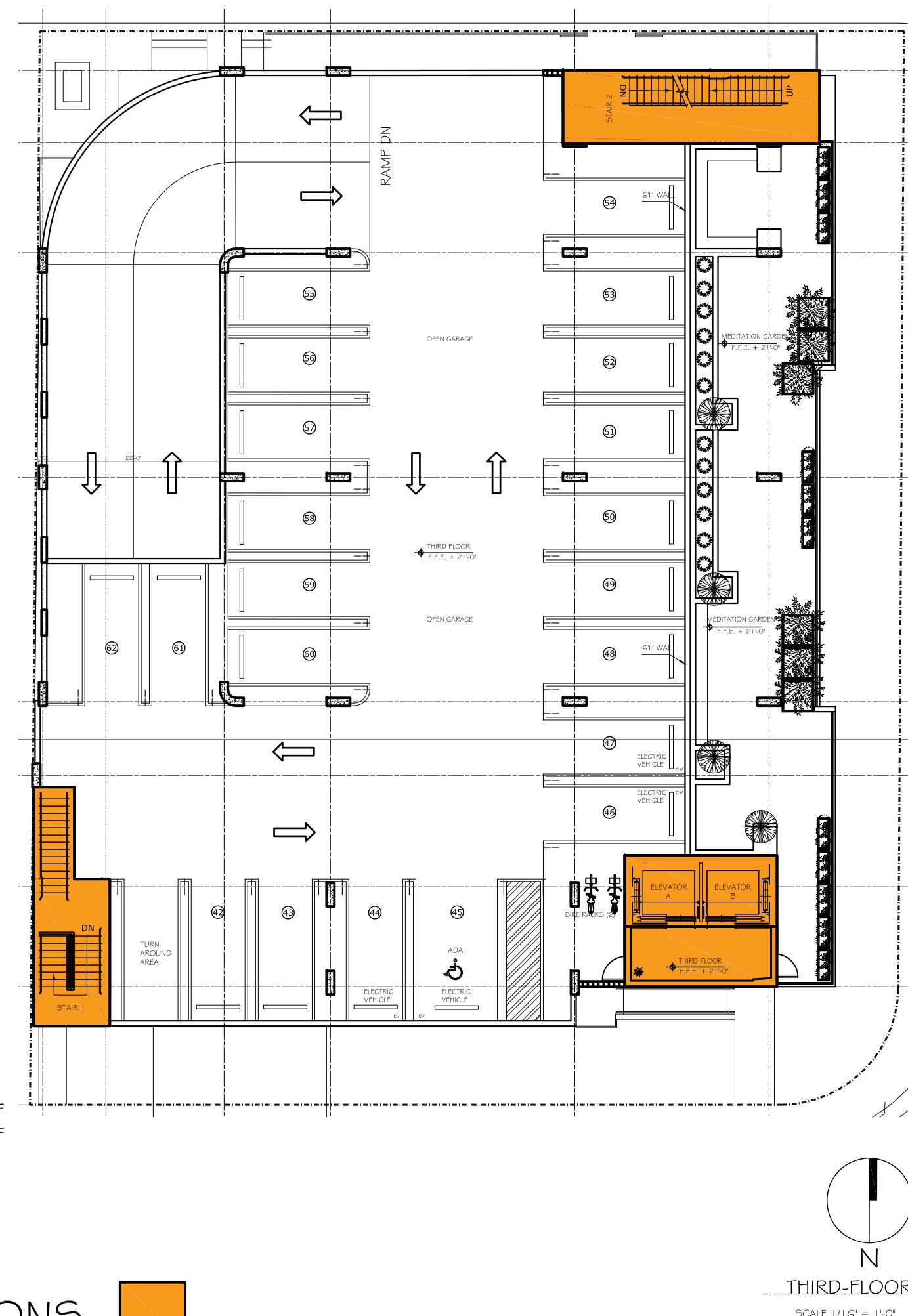
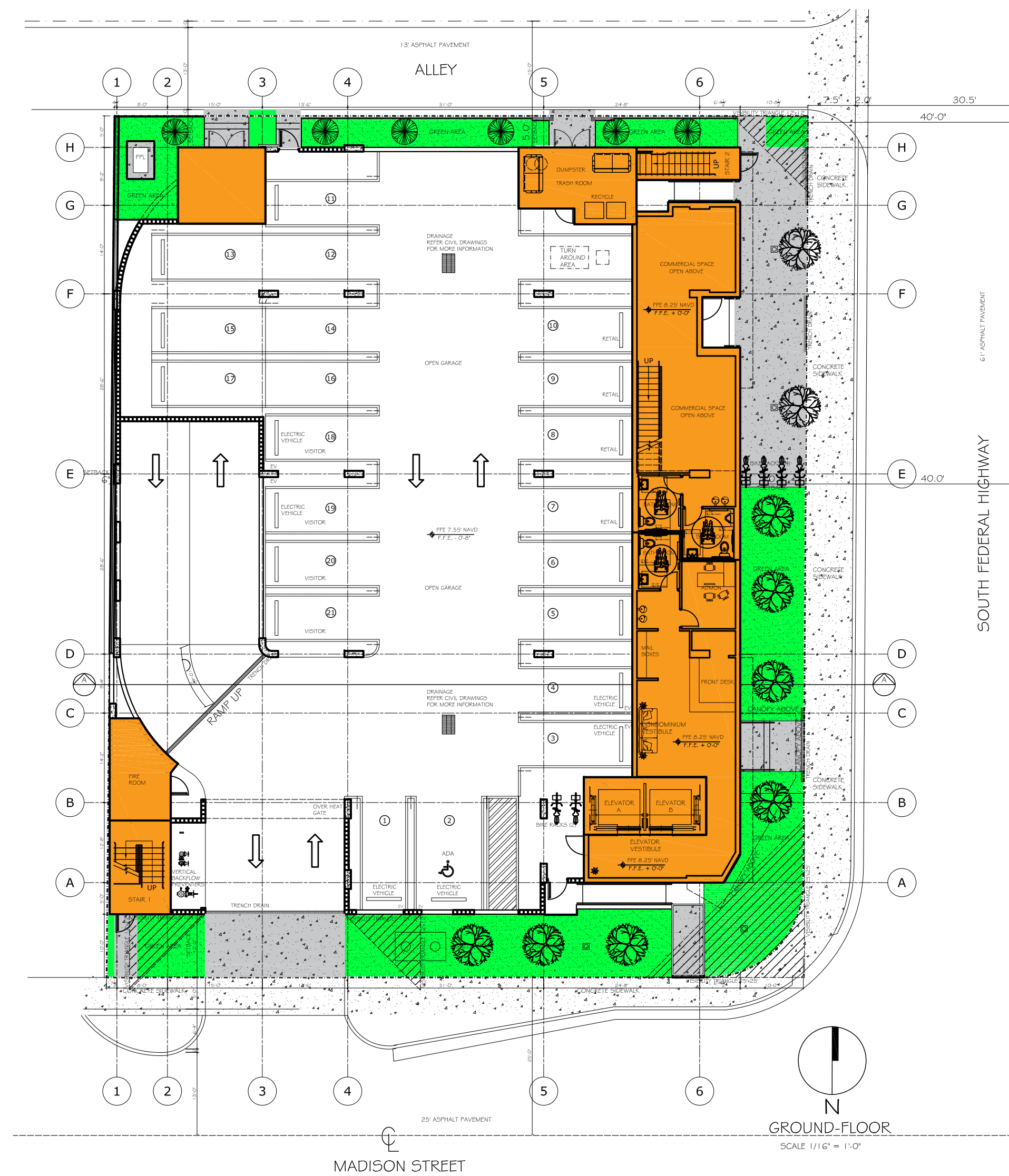


DIAGRAM
F.A.R. CALCULATIONS



DIAGRAM

F.A.R. CALCULATIONS



FOURTH FLOOR

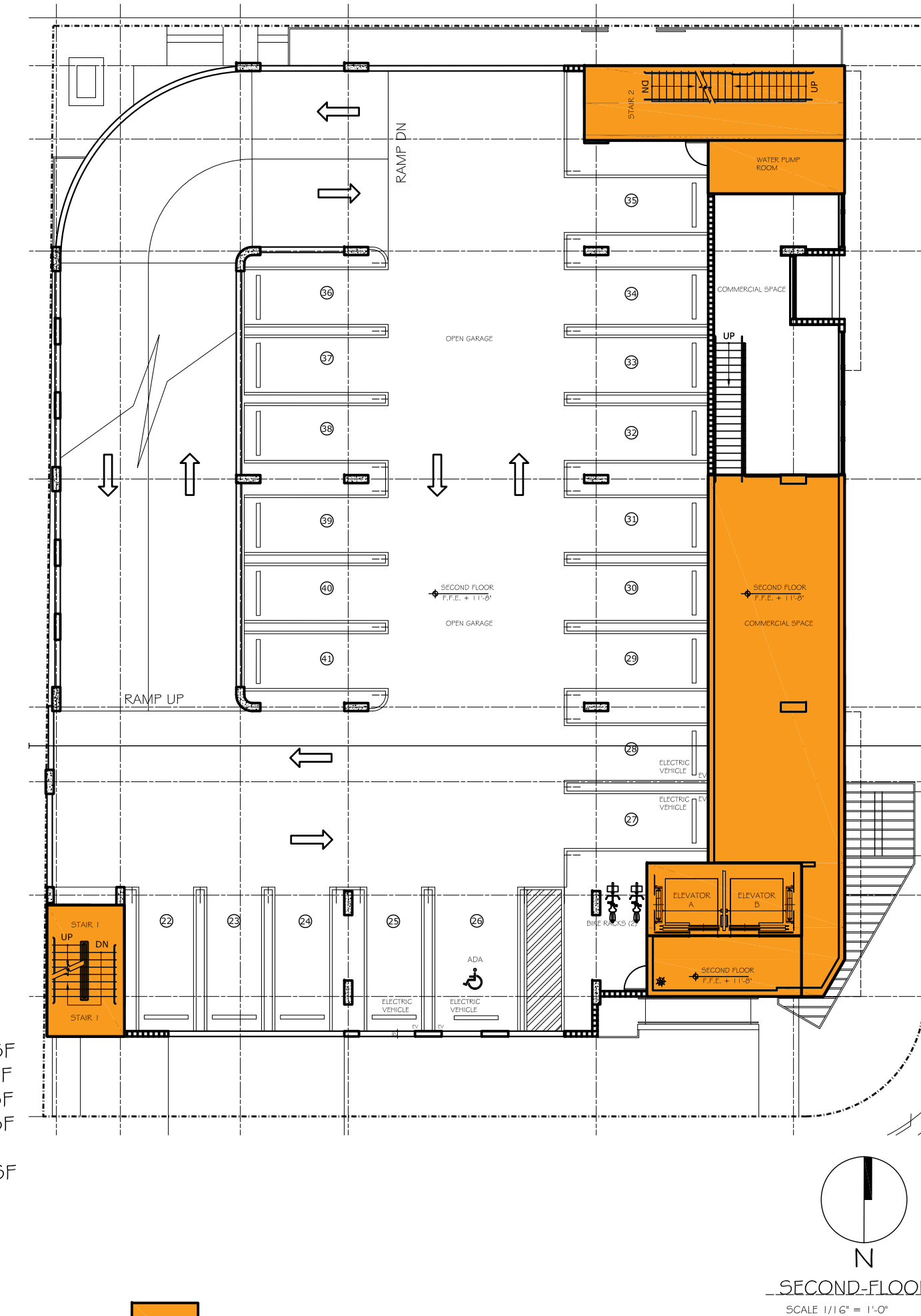
TOTAL UNITS:	5,080 SF
GYM:	348 SF
BATHROOMS:	234 SF
HALLWAY-ELEVATOR LOBBY:	1,217 SF
ELEVATOR SHAFT & STAIRS:	548 SF

DIAGRAM
F.A.R. CALCULATIONS



SECOND FLOOR	
WATER PUMP:	114 SF
COMMERCIAL SPACE:	911 SF
ELEVATOR LOBBY:	147 SF
ELEVATOR SHAFT & STAIRS:	639 SF
TOTAL F.A.R. =	1,811 SF

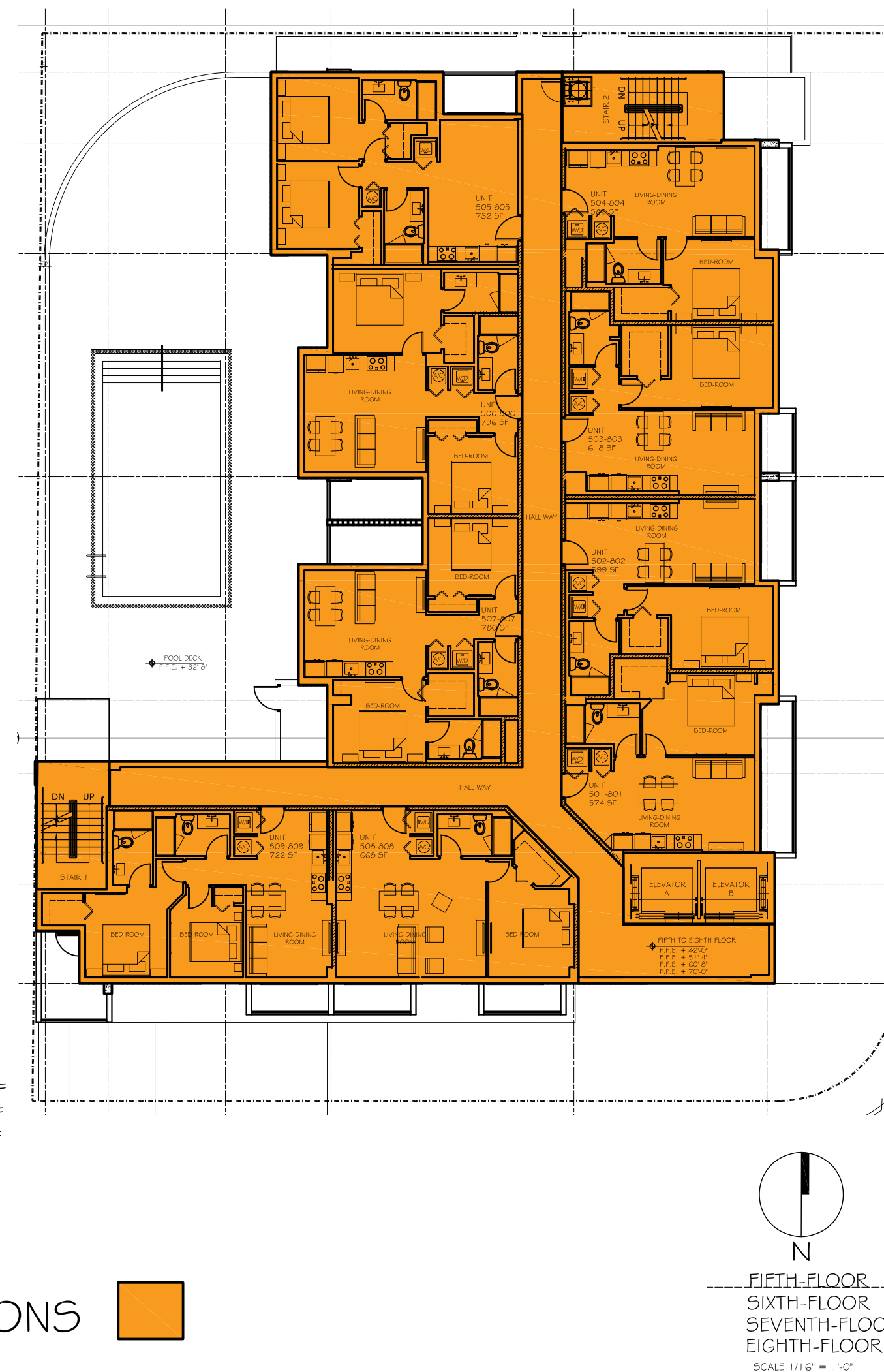
DIAGRAM
F.A.R. CALCULATIONS



FIFTH TO EIGHTH FLOOR

TOTAL UNITS:	24,284 SF
HALLWAY-ELEVATOR LOBBY:	4,196 SF
ELEVATOR SHAFT & STAIRS:	2,044 SF

DIAGRAM
F.A.R. CALCULATIONS



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[illegible]

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PROJECT DESCRIPTION:
PARKSIDE VUE
44 DWELLING UNITS

PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020

DEVELOPERS: LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

ARCHITECTURE LICENSE
SEAL:

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SHEET TITLE:

FAR DIAGRAMS - FAR CALCULATIONS

PROJECT No:
202205

Drawing:

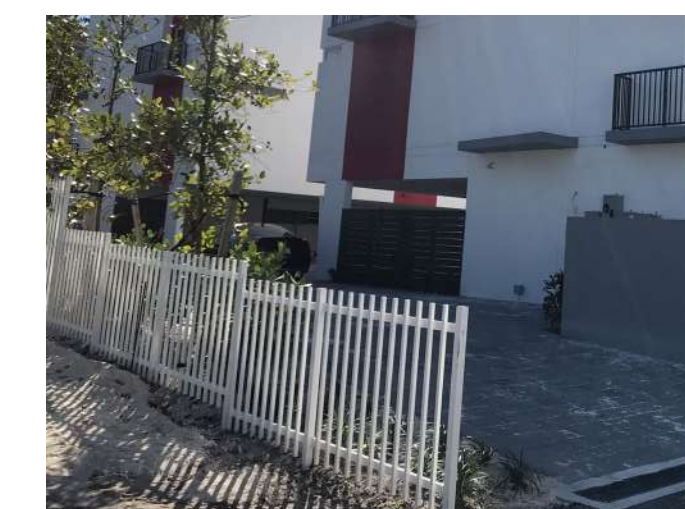
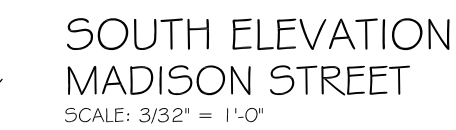
NCP

DATE: 10-02-2022	SCALE: NOTE
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SHEET: 1002

A-002

SOUTH
19th AVENUE

[illegible]

TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE LOCAL ORDINANCES, AND THE PROJECT IS IN ACCORDANCE WITH THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 10.6.4.4 AND 55.37.9 (FLORIDA BUILDING CODE).

This drawing and copies furnished thereof, are instruments of service and are the sole property of the architect and the designer. They are not to be used on any other project without the written consent of the architect and the designer. No part of this drawing is to be completed or used in any manner without the consent of the architect and the designer. The drawings are to be held in full common. The builder reserves the right to change, upgrade or alter in plan, specifications and materials without notice.

Contractor shall verify all dimensions at site before proceeding with any work and shall be responsible for any errors or omissions in the drawings. Contractor shall not proceed with any permanent utilities or construction in or of preplanned new work nor in accordance or in violation of any applicable laws, codes, ordinances, rules, regulations, or any other applicable laws, codes, ordinances, rules, regulations or construction. Drawing scales as indicated are for reference only and are not intended to accurately depict dimensions. Designer's dimensions. Written dimensions shall govern.

PROJECT DESCRIPTION:
PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
DEVELOPERS: LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

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SHEET TITLE:
**STREET PROFILE
RENDERS**

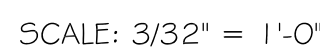
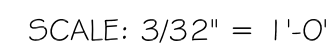
PROJECT No:
202205

Drawing:

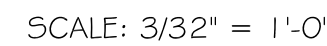
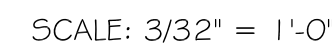
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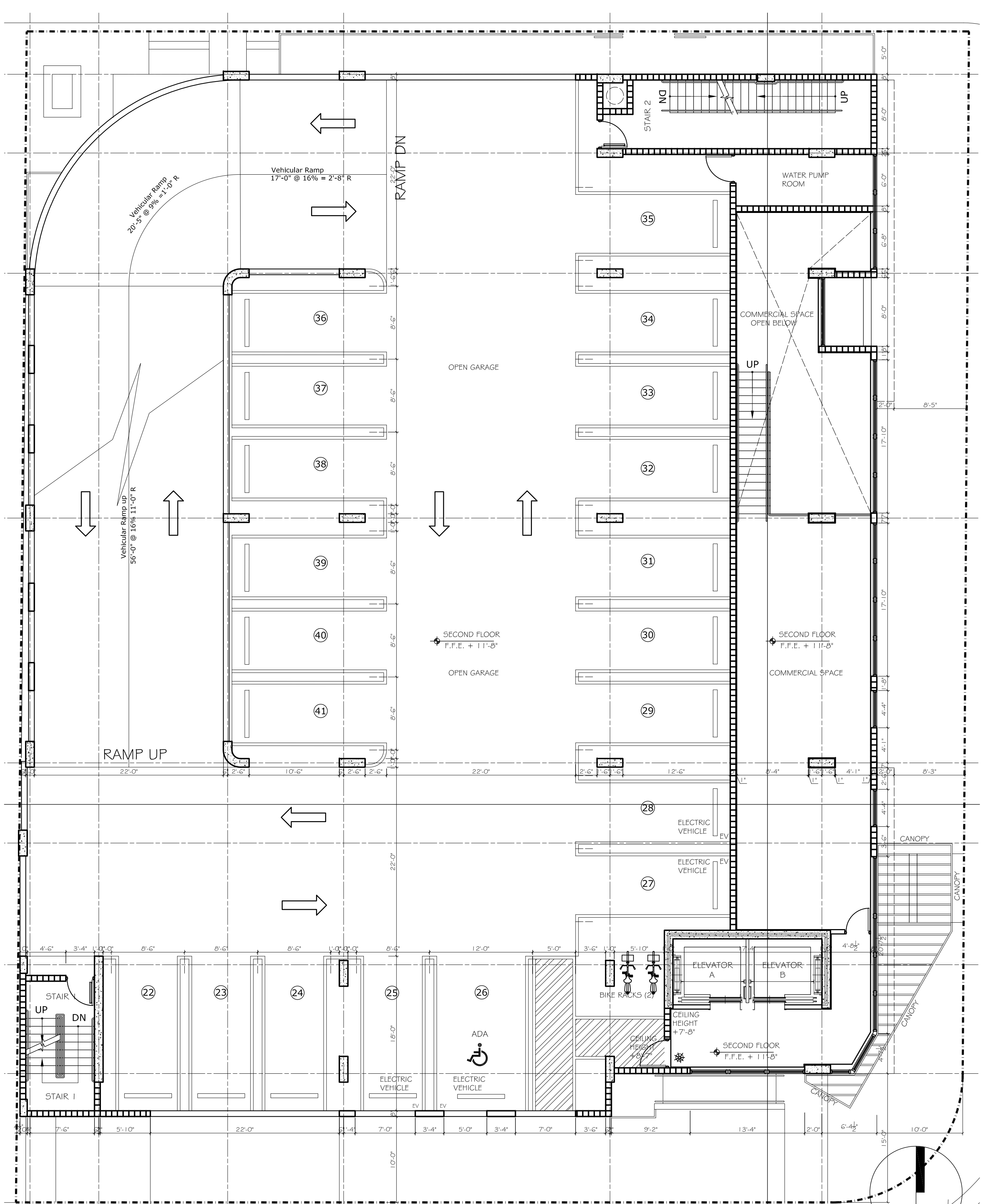
DATE: 10-02-2022	SCALE: NOTE
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SHEET:
A-003



A-004

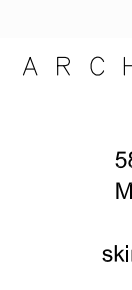


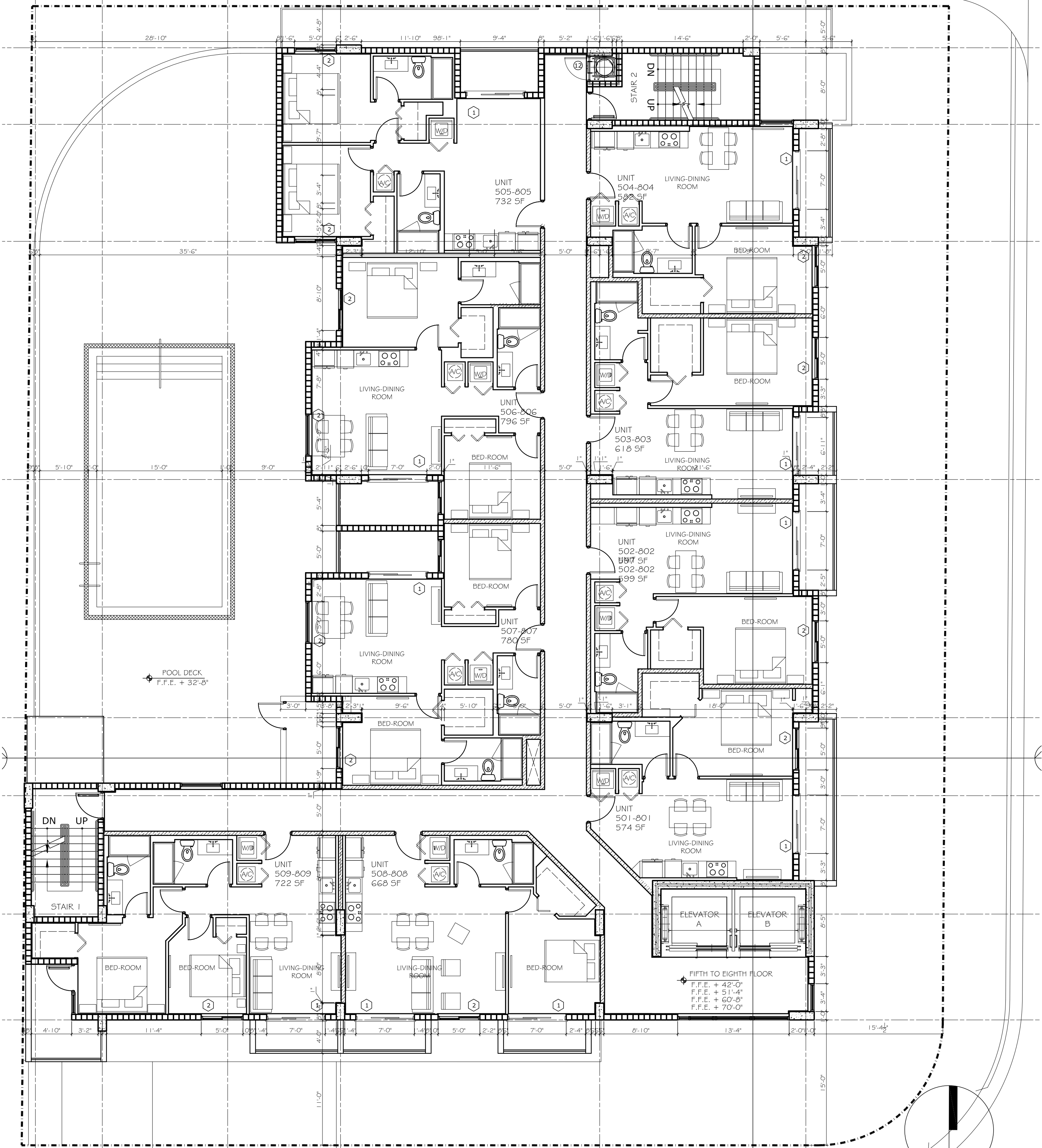


N
SECOND-FLOOR
SCALE 1/8" = 1'-0"

PARKING SPACES		
TYPE.	NO.	
STANDARD	20	ELECTRIC VEHICLE (6)
ACCESSIBLE	1	
TOTAL	21	

PARKING SPACES		
TYPE.	NO.	
STANDARD	19	ELECTRIC VEHICLE (4)
ACCESSIBLE	1	
TOTAL	20	

		
<p>ARCHITECTURAL GROUP</p> <p>Jose R. Cruz 5810 SW 14th Street MIAMI Florida 33144 305-772-5891 skinarch@bellsouth.net AR97047</p> <p>DESIGN TEAM: JAVIER MARIN NTNL. ASSOC. AIA</p> <p>786 602 5097 JEMY DESIGN CORP®</p>		
NO. #	NAME	DATE
TO THE BEST OF OUR KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 110.8.4.4 AND 553.79 (a) AND CHAPTER 633, FLORIDA STATUTES.		
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PROJECT DESCRIPTION: PARKSIDE VUE 44 DWELLING UNITS PROJECT ADDRESS: 1807 MADISON STREET HOLLYWOOD, FL 33020 DEVELOPERS: LAS VILLAS JDL, LLC. LLOYD QUINTANA PH 786 431 4951		
ARCHITECTURE LICENSE SEAL:		
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SHEET TITLE: GROUND FLOOR, SECOND FLOOR		
PROJECT NO: 202205		
Drawings: NCP		
DATE: 6-02-2022	SCALE: NOTE	
SHEET: A-C005		



DWELLING UNITS	
TYPE	NO.
DWELLING UNITS	9
TOTAL	36

UNIT NET (NET SQ. FEET)			
UNIT #	A/C AREA	BALCONY AREA	
501-801 (1 BED)	574 SF	90 SF	
502-802 (1 BED)	599 SF	60 SF	
503-803 (1 BED)	618 SF	37 SF	
504-804 (1 BED)	582 SF	55 SF	
505-805 (2 BED)	732 SF	50 SF	
506-806 (2 BED)	796 SF	64 SF	
507-807 (2 BED)	780 SF	61 SF	
508-808 (1 BED)	668 SF	88 SF	
509-809 (2 BED)	722 SF	126 SF	
TOTAL	6,071 SF	631 SF	
TOTAL	24,284 SF	2,524 SF	

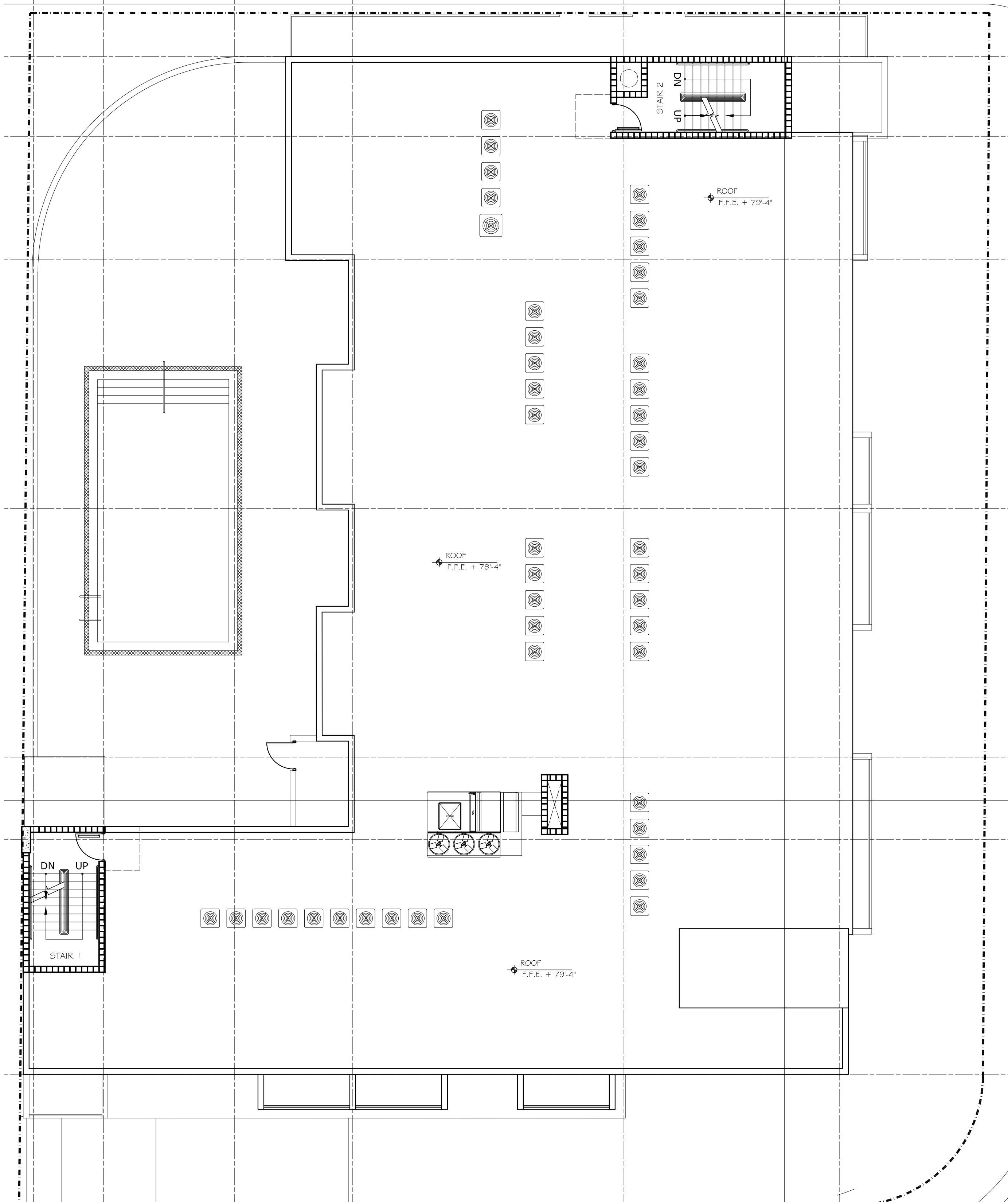
TOTAL DWELLING UNITS

DWELLING UNITS		1 DR.		2 DR.	
FOURTH-FLOOR	8	1	5	2	5,080 SF
FIFTH-FLOOR	9		5	4	6,071 SF
SIXTH-FLOOR	9		5	4	6,071 SF
SEVENTH-FLOOR	9		5	4	6,071 SF
EIGHTH-FLOOR	9		5	4	6,071 SF
TOTAL UNITS	44	1	25	18	29,364 SF


TOTAL UNIT SIZE AVERAGE = 667 SF

FIFTH-FLOOR
SIXTH-FLOOR
SEVENTH-FLOOR
EIGHTH-FLOOR

SCALE 1/8" = 1'-0"



N
ROOF
SCALE 1/8" = 1'-0"



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DESIGN TEAM:
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INTL. ASSOC. AIA

786.602.5097
jmarin@skinarch.com
JMM DESIGN CORP.

NO. #	NAME	DATE

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PROJECT DESCRIPTION:
PARKSIDE VUE
44 DWELLING UNITS
PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020
LAS VILLAS JDL, LLC.
DEVELOPERS:
LLOYD QUINTANA PH 786 413 4951

ARCHITECTURE LICENSE
SEAL:

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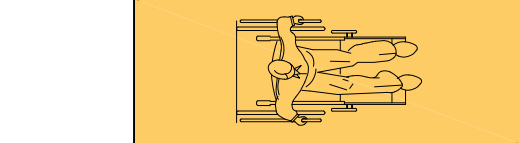
SHEET TITLE:
FIFTH FLOOR - EIGHTH FLOOR
ROOF

PROJECT No:
202205

Drawing:
NCP

DATE: 6-02-2022	SCALE: NOTE
--------------------	----------------

SHEET:
A-007

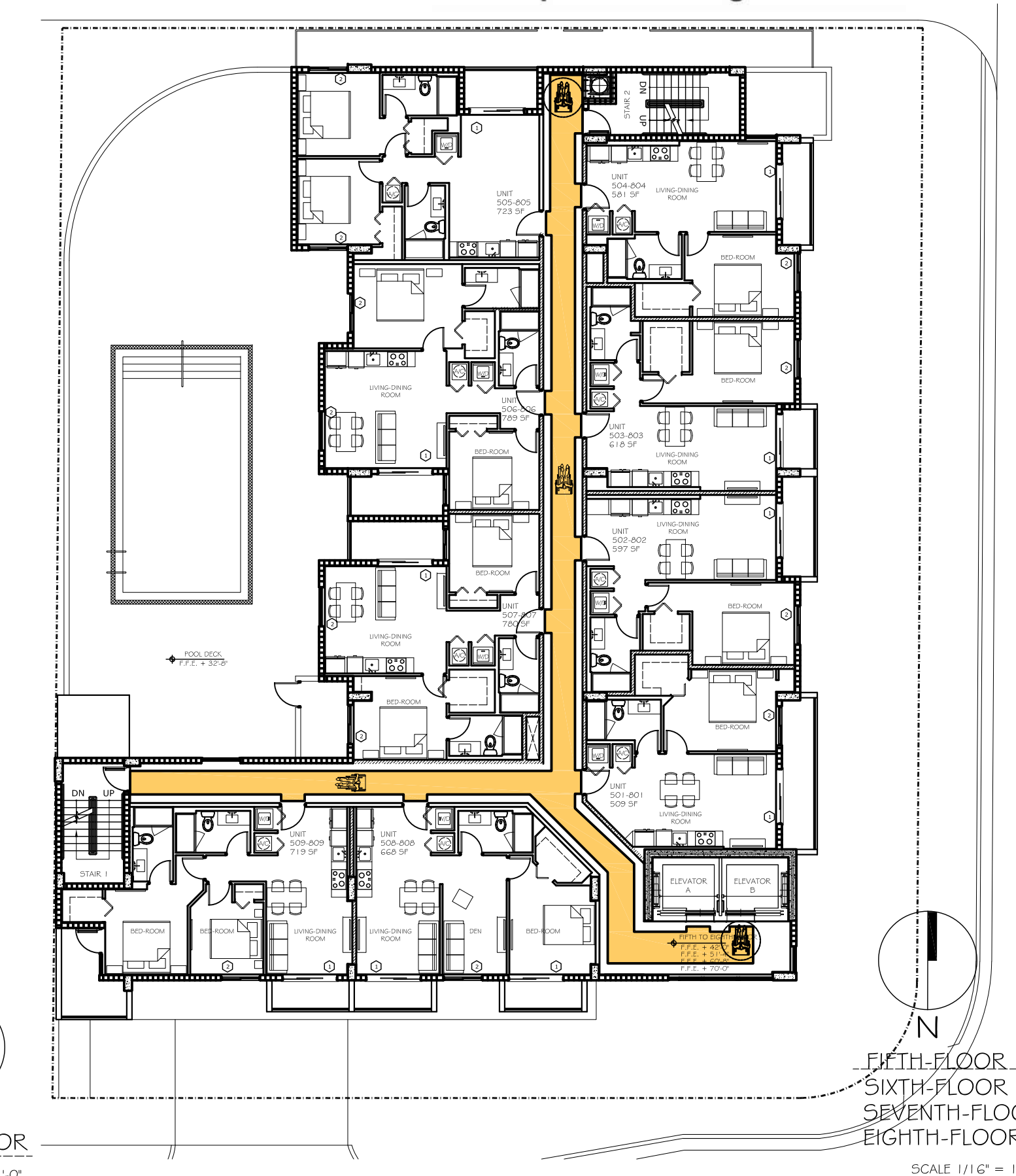
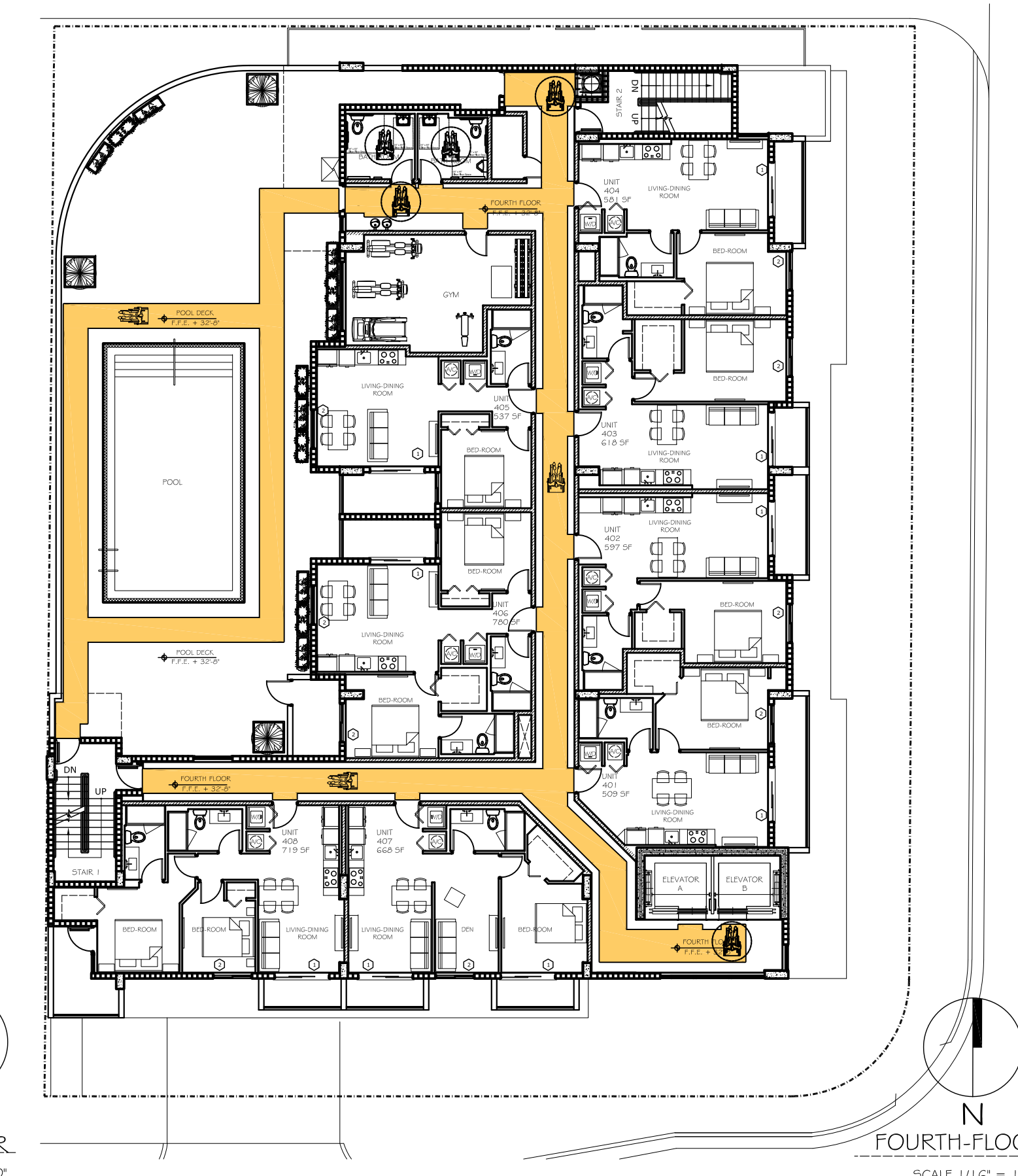
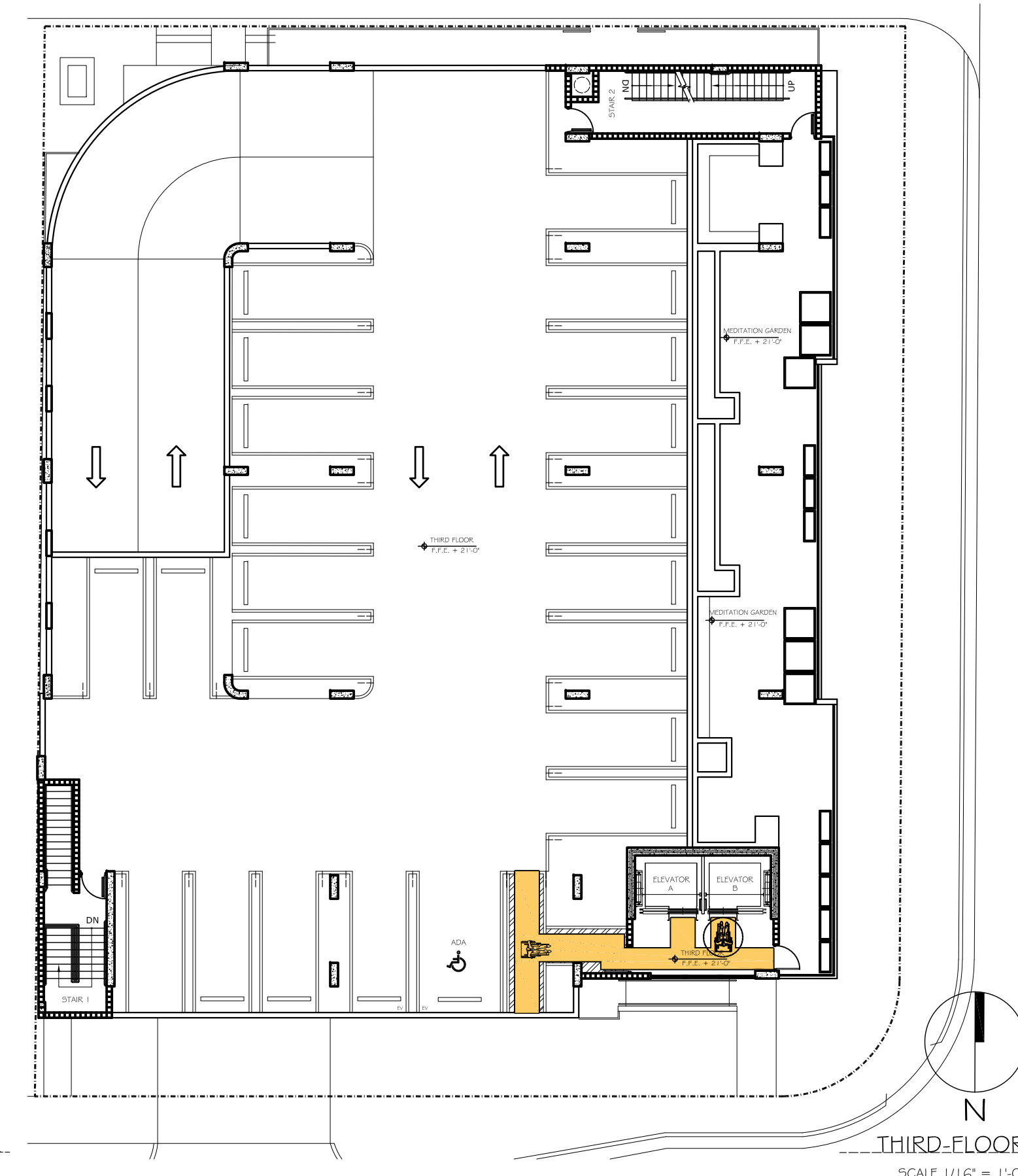
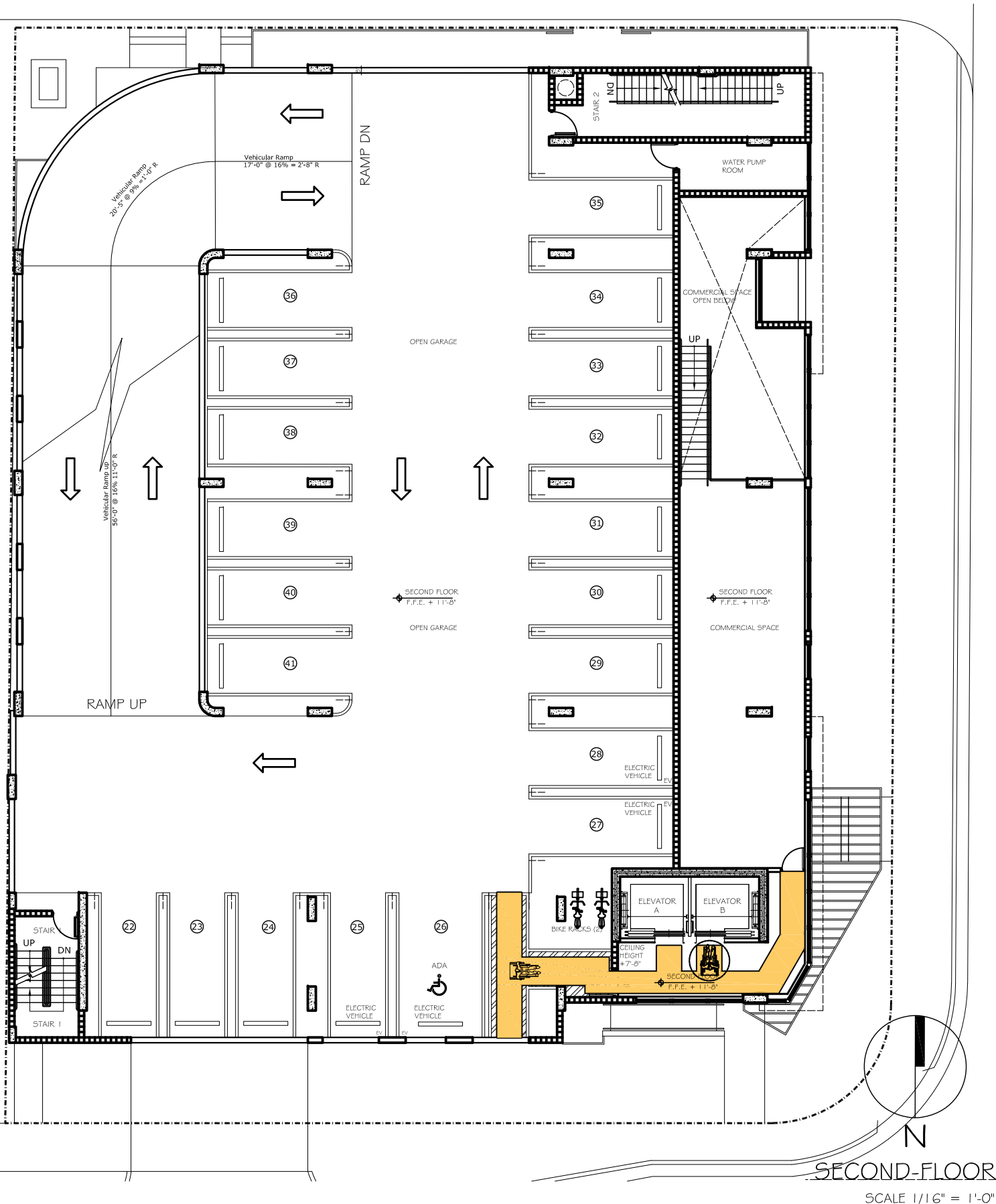
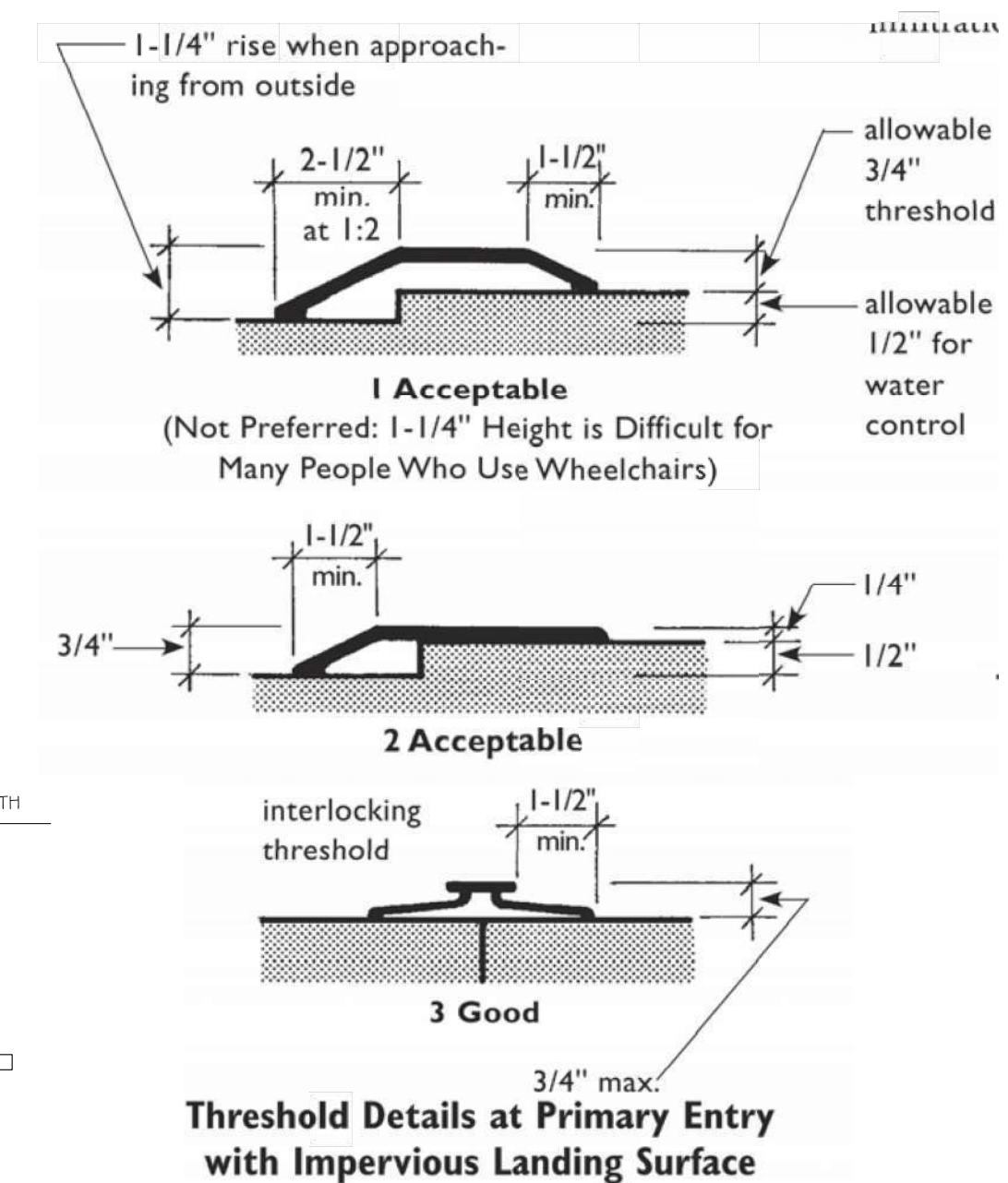
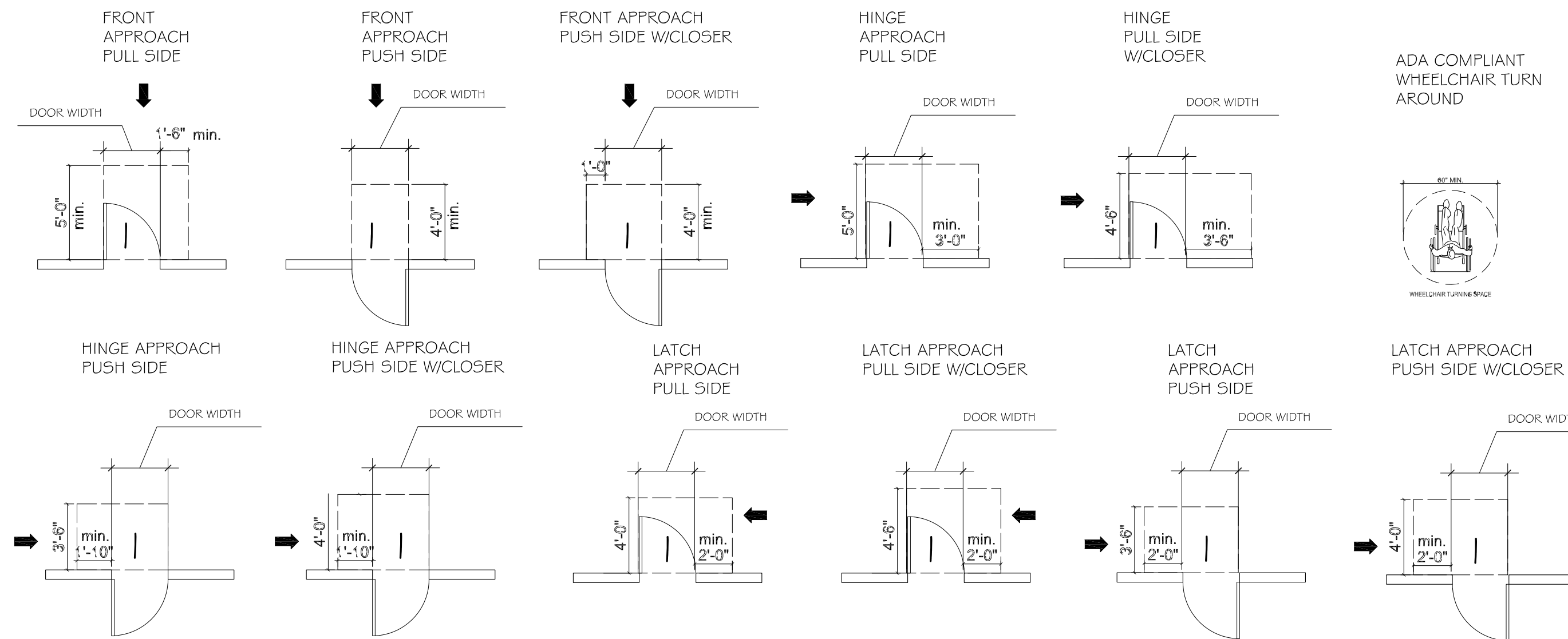


ACCESSIBILITY ROUTE

1. ALL ACCESSIBLE ROUTES, WHICH ALSO INCLUDE ANY WORK IN THE PUBLIC RIGHT-OF-WAY, MUST HAVE A RUNNING SLOPE OF NO MORE THAN 5%. IF RUNNING SLOPES ARE MORE THAN 5%, THEN ALL RAMP CRITERIA APPLY. SLOPES ON RAMPS CANNOT EXCEED 833%O. CROSS SLOPES OF ALL ACCESSIBLE ROUTES CANNOT EXCEED 2%.
2. AT ALL POINTS ALONG THE ACCESSIBLE ROUTE, UNLEVELED LEVEL CHANGES CANNOT EXCEED 3/4", LEVEL CHANGES BETWEEN 3/4" AND 1" MUST BE RAMPED.
3. WHEN AN ACCESSIBLE ROUTE CHANGES DIRECTION, THE SLOPE OF THE INTERSECTION CANNOT EXCEED 2% WHEN MEASURED IN ALL DIRECTIONS. THE SLOPE OF RAMP LANDINGS AND MANEUVERING CLEARANCE AT DOORS CANNOT EXCEED 2% IN ANY DIRECTION. GROUND SURFACES ALONG THE ACCESSIBLE ROUTE MUST BE STABLE, FIRM AND SLIP RESISTANT.
4. ACCESSIBLE ROUTES WHICH NEGOTIATE ACROSS DRIVEWAY FLARES MUST BE COMPLIANT, I.E. NO LESS THAN 36" IN WIDTH WITH A MINIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS SLOPE OF 2%.

MANEUVERING CLEARANCE LEGEND

1. TYPICAL DOOR SIZES ARE 3'-0" WIDE (U.O.N.) AND MUST PROVIDE 32" WIDE CLEARANCE WHEN DOOR IS OPEN AT 90 DEGREES.
2. EACH DOOR SUBCONTRACTOR SHALL BE RESPONSIBLE TO ADJUST ALL INTERIOR DOORS SO THAT THE DOORS REQUIRED OPENING FORCE IS SLBS OR LESS.
3. ANY DOOR WITH A CLOSER SHALL BE ADJUSTED TO SLOW THE CLOSING TIME TO A MINIMUM OF THREE SECONDS, BUT NO MORE THAN 4 SECONDS FROM A STARTING POINT OF 70 DEGREE OPEN, TO 3" FROM COSING.
4. HARDWARE SHALL BE SELECTED TO ALLOW FOR CLOSING SPEED REQUIREMENTS FOR ACCESSIBILITY.



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DESIGN TEAM:
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JEMY DESIGN CORP

[illegible]

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PARKSIDE VUE
44 DWELLING UNITS

PROJECT ADDRESS: 1807 MADISON STREET
HOLLYWOOD, FL 33020

DEVELOPERS: LAS VILLAS JDL, LLC.
LLOYD QUINTANA PH 786 413 4951

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