

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 03/20/2023

Location Address: 1845 Hollywood Blvd, Hollywood, FL 33020

Lot(s): 1-14 Block(s): 41 Subdivision: Hollywood 1-21 B

Folio Number(s): 5142 15 01 7840

Zoning Classification: GU Land Use Classification: RAC

Existing Property Use: Mixed-Use Sq Ft/Number of Units: 41,818 / 21

Is the request the result of a violation notice? () Yes (x) 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 Number(s) and Resolution(s): N/A

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: Site Plan Approval

Number of units/rooms: 371 Sq Ft: 406,058

Value of Improvement: N/A Estimated Date of Completion: 02/2026

Will Project be Phased? () Yes (x) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: City of Hollywood CRA

Address of Property Owner: 1948 Harrison St, Hollywood, FL 33020

Telephone: (954) 924-2980 Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): 1845 Young Circle Holdings, LLC

Address: 6201 SW 70th St, Miami, FL 33143 Telephone: (305) 663-1002

Fax: _____ Email Address: ndiaz@eigfl.com

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Debbi Orshefsky, Esq.

Address: 515 East Las Olas Blvd, Suite 1200, Ft. Lauderdale, FL 33301

Email Address: debbie.orshefsky@hklaw.com

PLANNING DIVISION



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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 provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: _____

Date: 03/20/2023

PRINT NAME: Jorge Camejo, as Executive Director, City of Hollywood CRA

Date: 03/20/2023

Signature of Consultant/Representative: _____

Date: 03/20/2023

PRINT NAME: Roberto J. Suris, Manager of 1845 Young Circle Holdings, LLC.

Date: 03/20/2023

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 development approval to my property, which is hereby made by me or I am hereby authorizing Young Circle Holdings, LLC to be my legal representative before the Planning & Dev. Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 21st day of March



Lisa Ann Liotta
Notary Public

State of Florida

My Commission Expires: 05/07/2024 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Signature of Current Owner

Print Name

Project Name: Soleste La Piazza
Project address: 1845 Hollywood Boulevard, Hollywood, FL 33020
Response Date: March 20, 2023

Letter of Intent

As the Architect of record for the above referenced project, I am pleased to proffer the following design intent statement in support of the project.

The proposed project is located at 1845 Hollywood Boulevard within the heart of the City of Hollywood. The site has full frontage along Young Circle, nestled between Tyler Street and Hollywood Boulevard with a secondary road on its rear, North 19th Avenue. The building will be a new construction of a mixed-use development and will consist of 371 apartment units, ±7,000 sf. of Retail, ±1,700 sf. of Office, amenities, and parking. The project will be 22-stories with the top of roof reaching at a height of 228'-4".

Like most multi-family mixed-use buildings in the sub-tropical urban setting of South Florida, we felt that the project site and it's prevailing environmental orientation had to be a major driving force for the design. We maximized the frontage along all sides to take advantage of the street and city views the site has to offer.

The building is broken down into a 13-story tower resting on a 9-story podium. This ties into the proportion and typology existing along Young Circle and promotes a more pedestrian-friendly approach to our building. With retail on all three major roads of our site, this contributes to the social and commercial activity existing in the area.

This is a complex site, but we believe the design manages to take full advantage of its dramatic features while being respectful to the City of Hollywood and urban paths that surround it.

We look forward to bringing this project to the City of Hollywood and we hope that it will be a strong contributor to its continued growth and success.

Please feel free to contact me with any questions you may have or if I can be of assistance in any way.

Sincerely,



Omar A. Morales
Principal Architect

STATEMENT FOR CONFORMANCE WITH CRITERIA FOR DESIGN



Project Name: Soleste La Piazza
Project address: 1845 Hollywood Boulevard, Hollywood, FL 33020
Response Date: March 20, 2023

Statement of Conformance with Criteria for Design **As stated in the city of Hollywood's Zoning & Land Development Regulations, Article 5.**

The proposed project is located at 1845 Hollywood Boulevard in the heart of the City of Hollywood. The site has a full frontage along Young Circle, nestled between Tyler Street and Hollywood Boulevard with a secondary road on its rear, North 19th Avenue. The building will be a new mixed-use development and will consist of 371 apartment units, ±7,000 sf. of Retail, ±1,700 sf. of Office, amenities, and parking. The project will be 22-stories with a roof height of 228'-4".

- Criteria 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

Response: The new high-rise design is contemporary with various elements responding to its function. The building also reflects its surroundings and context with its colors and massing. We proposed that the building has a podium base where the parking is concealed and completely lined with residential units facing young Circle. The podium will provide a more sensible scale to the pedestrian in making the building approachable. On all three major roads, retail will be accessible from the sidewalk as to invite patrons and extend itself into the social and commercial activity of the area. The tower will be decorated with fenestration to allow the building to breathe and provide views to its residents. The exterior of the building will consist of stucco with score lines and a combination of aluminum and glass railings. The prominent tower feature on the Northeast corner mirrors the softness of Young Circle's roundabout and serves to mark the entry point to the circle.

- Criteria 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhoods. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

Response: The project tries to both reflect the growing density in the Young Circle district and stand out with it's own prominent architectural features. Street level features include an articulated ground level façade which starts at the main tower on the Northeast corner and follows along with large windows and recessed openings along the Young Circle main façade. This implied colonnade will create a very vibrant pedestrian realm where visitors will be able to enjoy the commercial uses and connect to other buildings along the circle. The design compliments itself to aesthetics of existing high-rise buildings that wrap around Young Circle. The building's design elements and color palette are consistent with the desired characteristics of the context in the area. The building's podium was designed with staggering balconies with vertical linear breaks to relate to the constant flow of vehicular traffic along the circle. This provides movement and rhythm that echoes the live music at the Young Circle Park.

STATEMENT FOR CONFORMANCE WITH CRITERIA FOR DESIGN

- **Criteria 3: Scale/Massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding molding, and fenestration.

Response: The building's height is proportional to the other high-rise buildings already constructed along the circle. It also respects the setback at all sides and extends itself to widen sidewalks to promote pedestrian walkability. This encourages more pedestrian friendly spaces and the opportunity to expand on the existing landscaping for a more verdant urban appeal. The building also takes advantage of the allowable lot coverage to maximize efficiency in parking, commercial and residential uses. There is a significant recess above the podium along west side to increase views and movement in the building tower. This creates an opportunity for amenities and recreational pool deck or residents to enjoy. The distribution of volumes of a building is done as a shared approach by many of the buildings along Young Circle to create a more fluid typological staple of the city of Hollywood.

- **Criteria 4: Landscaping.** Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

Response: The project has existing Royal Palms on its north, east and south side of the property. This reinforces its sub-tropical gateway already proposed along Tyler Street, Young Circle and Hollywood Boulevard. Along North 19th Avenue, portions of the sidewalk would be modified to accommodate new driveways. The landscaping along this avenue will enhance the design of the building and continue the sub-tropical language while also using native vegetation.

We look forward to bringing this project to the City of Hollywood and we hope that it will be a strong contributor to its continued growth and success.

Please feel free to contact me with any questions you may have or if I can be of assistance in any way.

Sincerely,

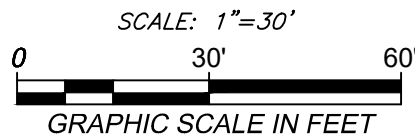


Omar A. Morales
Principal Architect

NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.



LOCATION MAP
NOT TO SCALE



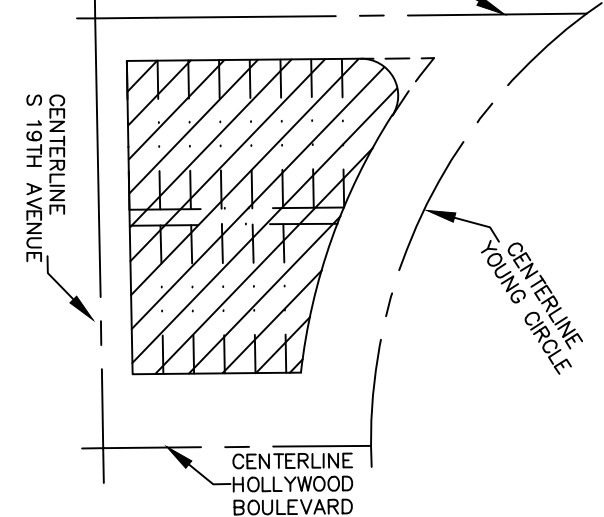
ABBREVIATION LEGEND

C/LF	CHAIN LINK FENCE
OFF	OFFSET
R/S	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT-OF-WAY
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
T.O.N.	TOP OF NUT
B.O.S.	BOTTOM OF STRUCTURE
RCP	REINFORCED CONCRETE PIPE
SBT	SOUTHERN BELL TELEPHONE
P.R.B.	POLLUTION RETARDING BAFFLE
D	DIA.
D	DELTA
A	ARCH LENGTH
F.F.E.	FINISHED FLOOR ELEVATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
ENC.	ENROACHMENT
FND	FOUND
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
FL	FLORIDA
L	LICENSED BUSINESS
TYR	TYPICAL
PVC	POLY VINYL CHLORIDE PIPE

ZONING DATA

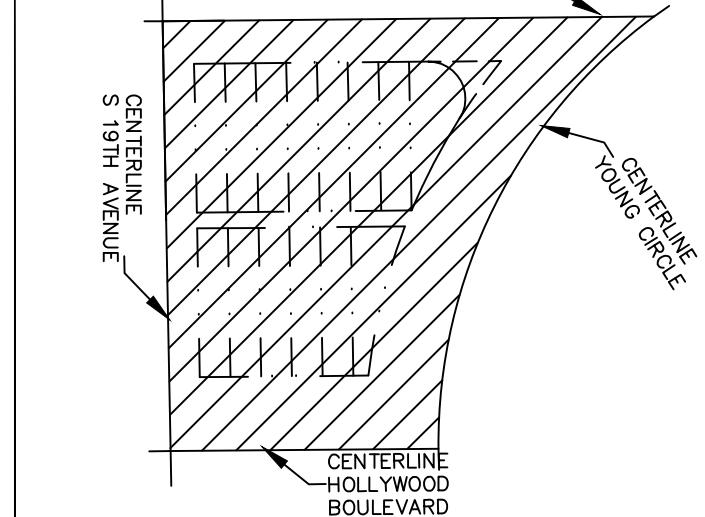
DOWNTOWN HOLLYWOOD YOUNG CIRCLE VISION, ZONING,
AND DESIGN STANDARDS PREPARED BY ZYSCOVICH, LAST
REVISED 04.19.2004.

Sub Block 41 BOUNDARIES/ REQUIRED USES	NORTH	Tyler St.		Ground Floor Pedestrian Oriented Uses Required
	EAST	Young Circle		
	SOUTH	Hollywood Blvd.		
	WEST	N. 19 th Ave.		
EXISTING HISTORICAL STRUCTURES	None			
MAX. FAR BUILD-TO/SETBACKS	3.75 x Net Lot Area			
MAX. BUILDING HEIGHT Build-To/Setbacks	150 feet or 15 Stories, whichever is less (Subject to Site Area Requirements)			
STORIES/ELEVATION	Ground-Floor Up to 15'	2nd – 5th Story From 15' up to 55'	6th – 7th Story From 55' up to 80'	8th – Max. Height From 80' up to Max. Height
Tyler St.	Setback: 0'	Setback: 0' Residential Setback: 5'	Setback: 18'	Setback: 18'
Young Circle	Build-To: 5'	Build-To: 0'	Build-To: 15'-25'	Build-To: min. 15', max. 25'
Hollywood Blvd.	Setback: 0'	Setback: 0'	Setback: 45'	Setback: 60'
N. 19th Ave.	Setback: 0'	Setback: 0'	Setback: 18'	Setback: 18'
INTERIOR SIDE	Setback: 0'	Setback: 0'	Setback: 20'	Setback: greater than 20'
INTERIOR REAR/ALLEY (when property is not aggregated)	Setback: 15'	Setback: 15'	Setback: 15'	Setback: 15'



NET AREA = 44,124 SQUARE FEET
(1.013 ACRES)

NET AREA DETAIL
NOT TO SCALE



GROSS AREA = 94,689 SQUARE FEET
(2.174 ACRES)

GROSS AREA DETAIL
NOT TO SCALE

*ALTA/NSPS LAND TITLE SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY
LA PIAZZA*

TITLE NOTES:

THE TITLE INFORMATION SHOWN HEREON IS BASED ON A COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO: 1062-5978269, EFFECTIVE DATE APRIL 25, 2022, AT 8:00 AM AND IS SUBJECT TO ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED; APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE THEREOF.

SCHEDULE B-II EXCEPTIONS:

ITEMS 1 THROUGH 8 ARE NOT A MATTER OF SURVEY.

9. AS CONTAINED ON THE PLAT OF HOLLYWOOD RECORDED IN PLAT BOOK 1, PAGE 21, AS AFFECTED BY ORDINANCE NO. 0-93-05 BY THE CITY OF HOLLYWOOD RECORDED IN OFFICIAL RECORDS BOOK 22466, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE.
10. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS SET FORTH IN THE LEASE AND DEEDS, AND ANY OTHER AGREEMENT BETWEEN THE CITY OF HOLLYWOOD COMMUNITY REDEVELOPMENT AGENCY AS OWNER/LANDLORD, AND A 1997 AT YOUNG CIRCLE, L.C., AS TENANT/LESSEE, RECORDED ON DECEMBER 1, 1997 IN OFFICIAL RECORDS BOOK 22466, PAGE 527, AS SUBSEQUENTLY BY THAT CERTAIN OFFICIAL RECORDS BOOK 28575, PAGE 647, AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE.
11. EASEMENT(S) IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY SET FORTH IN INSTRUMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 28975, PAGE 432, AFFECTS THE SUBJECT PROPERTY, PLOTTER HEREON.
12. LANDLORD'S NOTICE PROHIBITING LIENS FOR IMPROVEMENTS OF LEASEHOLD PURSUANT TO FLORIDA STATUTE 713.10 RECORDED IN OFFICIAL RECORDS BOOK 29383, PAGE 1022; AND NOTICE OF LIEN PROHIBITION RECORDED IN OFFICIAL RECORDS BOOK 45045, PAGE 888. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE.
13. THE RIGHTS OF TENANTS (OCCUPANCY ALL OR PART OF THE INSURED LAND UNDER UNEXPIRED LEASES OR RENTAL AGREEMENTS) IN POSSESSION, AS TENANTS ONLY, WITH NO OPTIONS TO PURCHASE OR RIGHTS OF FIRST REFUSAL IN FAVOR OF SAID TENANTS, AS LISTED ON THE ATTACHED RENT ROLL SHOWN HEREIN AS EXHIBIT "B" (AND AS REQUIRED IN SCHEDULE B-SECTION 1 HEREIN, AND TO BE ATTACHED TO ANY POLICIES AS EXHIBIT "B", (WHEN ISSUED), NO RECORDINGS OR LEGAL DESCRIPTIONS TO REVIEW.

LEGAL DESCRIPTION:

LOTS 1 THROUGH 14, BLOCK 41, HOLLYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE VACATED 13 FOOT ALLEY DESCRIBED IN OFFICIAL RECORDS BOOK 22466, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAIN 44,124 SQUARE FEET (1.013 ACRES) MORE OR LESS.

SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS OBTAINED FROM TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 1062-5978269, APRIL 25, 2022 AT 8:00 AM. THE EASEMENTS SHOWN HEREON ARE BASED ON THE COMMITMENT OF TITLE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1113479, JULY 13, 2021 AT 11:00 PM.
2. THIS SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING AND MAPPING AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
3. THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT), SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
4. THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
5. THE TOPOGRAPHICAL MEASUREMENTS SHOWN HEREON WERE OBTAINED USING A "LEICA TC-700 SERIES" TOTAL STATION AND "SDS-DATA COLLECTION SOFTWARE". THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
6. SHEET V-1 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF "1"=30' OR SMALLER. SHEET V-2 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF "1"=30' OR SMALLER. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/30 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
7. ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE UNDERSIGNED. THIS DOCUMENT CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
8. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
9. THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT THAN THAT SHOWN HEREON AND DO NOT DETERMINE SUBSURFACE CONDITIONS.
10. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND ARE SHOWN IN THE FOLLOWING MANNER: THE GROUND TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR. NET AREA OF THE PARCEL (AREA ENCOMPASSED BY THE PROPERTY LINES) 1.013 ACRES (44,124 SQUARE FEET) MORE OR LESS. GROSS AREA OF THE PARCEL (INCLUDING AREA OUT TO THE CENTERLINE OF ADJACENT ROADWAYS) IS 2.174 ACRES (94,689 SQUARE FEET) MORE OR LESS.
11. CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY BE FOUND ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
12. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
13. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND ANY DATE THEREON OR TOP OF A RETURNING SET OF THIS SURVEY. THE INTENT OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE PROPERTY DESCRIBED HEREON BASED ON THE LEGAL DESCRIPTION AND FOUND MONUMENTATION AND TO SHOW THE IMPROVEMENTS WITHIN THE SITE AND WITHIN THE ADJACENT PUBLIC RIGHT OF WAY AS THEY RELATE TO THE PROPERTY BOUNDARY.
14. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND REFERENCED TO THE FOLLOWING BENCHMARK, NATIONAL GEODESIC SURVEY BENCHMARK NO. M312, A BRASS BOLT SET ON TOP OF A RETAINING WALL, 10 FEET TO THE NE CORNER OF THE CITY HALL BUILDING, AND 8 FEET E OF THE E WALL OF THE BUILDING. ELEVATION = 13.44.

FLOOD ELEVATION INFORMATION

- A) COMMUNITY NUMBER
- B) DATE OF FIRM INDEX
- C) DATE OF FIRM MAP
- D) FIRM ZONE
- E) PANEL NUMBER
- F) SUFFIX
- G) BASE FLOOD ELEVATION N/A

ADDRESS:

1845-1885 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

1845 YOUNG CIRCLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LA PIAZZA AT YOUNG CIRCLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY SUCCESSOR BY CONVERSION TO LA PIAZZA AT YOUNG CIRCLE, L.C., A FLORIDA
LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
SIEGFRIED RIVERA


THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a),(b),(c), 8, 9, 11 (AS OBSERVED AT THE SURFACE), 14, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 7, 2022.

DATE OF PLAT OR MAP: October 7, 2022

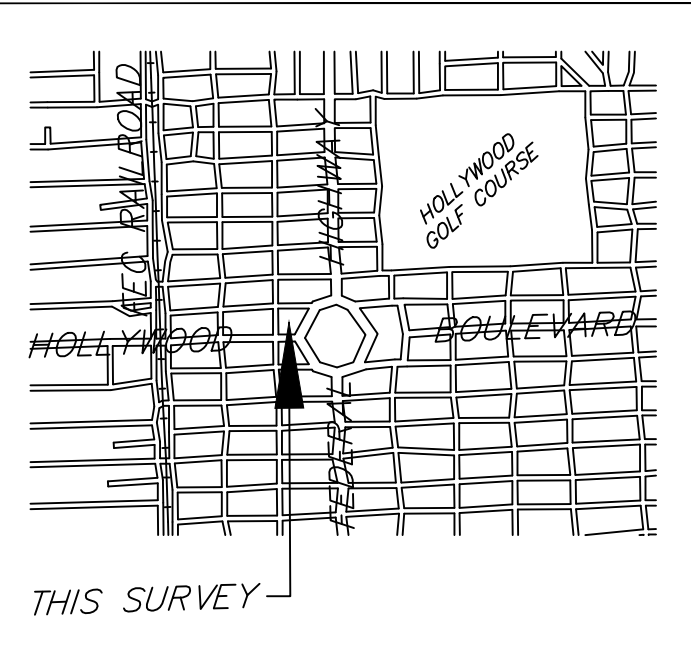
CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

EXISTING PARKING TABLE	
REGULAR SPACES	39
MOTOR CYCLE SPACES	1
HANDICAP SPACES	3

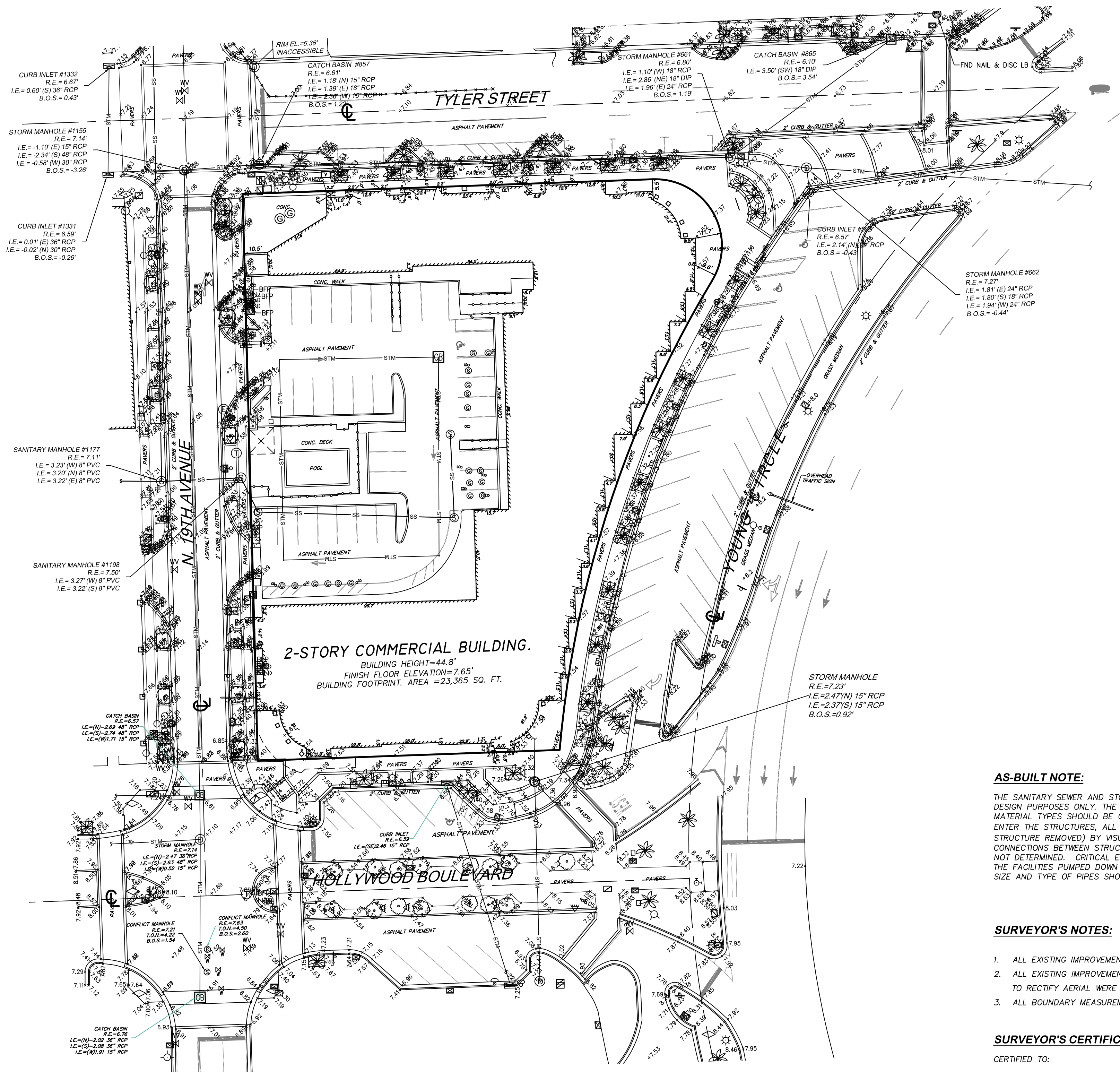
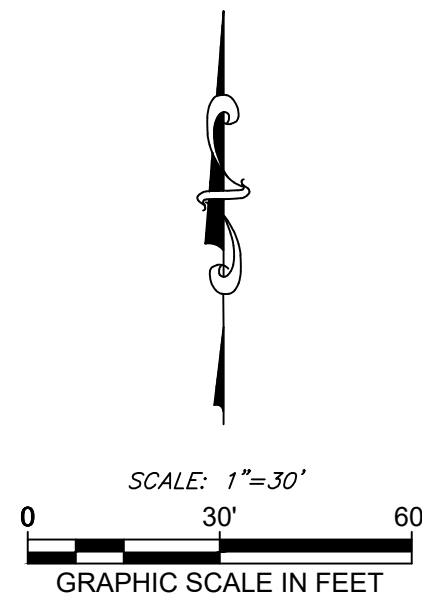
THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE

SHEET	1	OF	2
V-1			
SEAL PROJECT NO. 22-0064-001			
LA PIAZZA 1845-1885 HOLLYWOOD BOULEVARD HOLLYWOOD, FLORIDA 33020 PREPARED FOR: 1845 YOUNG CIRCLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BOUNDARY & TOPOGRAPHIC SURVEY			
 CRAVEN - THOMPSON AND ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 TEL.: (954) 739-6409 FAX: (954) 739-6400 1845 YOUNG CIRCLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY 1845 YOUNG CIRCLE, SUITE 200, FORT LAUDERDALE, FLORIDA 33309 TEL.: (954) 739-6409 FAX: (954) 739-6400 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114			
NATIONAL CROWN MONUMENT IS THE PROPERTY OF DONALD THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM DONALD THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2022.			
DATE:			
SCALE:			
DRAWN BY:			
CHECKED BY:			
FIELDBOOK:			
PAGE(S):			
BY:			
DESCRIPTION:			

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY
LA PIAZZA



LOCATION MAP
NOT TO SCALE



AS-BUILT NOTE:

THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES. ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE UID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.

SURVEYOR'S NOTES:

- ALL EXISTING IMPROVEMENTS WITHIN THE SUBJECT PROPERTY BOUNDARY IS EXPECTED TO BE DEMOLISHED.
- ALL EXISTING IMPROVEMENTS WERE EXTRACTED USING A DIGITAL RECTIFIED ORTHOGRAPHIC AERIAL PRODUCES USING PIX4D, VERSION 4.6.4. IMAGES USED TO RECTIFY AERIAL WERE CAPTURED USING A PHANTOM 4 PRO, V.2 QUADCOPTER.
- ALL BOUNDARY MEASUREMENTS ARE PER DISTANCES COMPUTED OR MEASURED FROM FIELD ADJUSTED TRAVERSE, UNLESS OTHERWISE STATED.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

1845 YOUNG CIRCLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LA PIAZZA AT YOUNG CIRCLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY SUCCESSOR BY CONVERSION TO LA PIAZZA AT YOUNG CIRCLE, L.C., A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
SIGIFRIED RIVERA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a),(b),(c), 8, 9, 11 (AS OBSERVED AT THE SURFACE), 14, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 7, 2022.

DATE OF PLAT OR MAP: October 7, 2022

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters. Such information should be obtained and further, confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

SYMBOL LEGEND

- ANCHOR
- BOLLARD
- CATCH BASIN
- CONCRETE POWER POLE
- CURB INLET
- DRAINAGE MANHOLE
- ELECTICAL JUNCTION BOX
- ELECTICAL METER
- ELECTICAL PULL BOX
- FIRE HYDRANT
- GARBAGE CAN (ROUND)
- UNKNOWN MANHOLE
- GAS VALVE
- MONITORING WELL
- DECORATIVE LIGHT POLE
- GAS METER
- SANITARY SEWER MANHOLE
- DOUBLE DETECTOR CHECK VALVE
- SPOT ELEVATION GROUND SURFACE
- SPOT ELEVATION HARD SURFACE
- LANDSCAPE LIGHTING
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC PULL BOX
- TRAFFIC POLE
- WATER GATE VALVE
- WATER METER
- STREET LIGHT (5 BULBS)
- SHADE TREE & TREE NUMBER
- PALM TREE & TREE NUMBER
- PEDESTRIAN SIGNAL
- HANDICAP SPACE
- PARKING MARK
- DOUBLE PARKING METER
- BUILDING LINE
- ELECTRICAL PANEL
- METAL POST
- CABLE VAULT

SEE SHEET V-1 FOR BOUNDARY SURVEY, DESCRIPTION, SURVEYOR'S NOTES, TITLE NOTES, SURVEYOR'S CERTIFICATION, LOCATION MAP AND FIELD BOOK REFERENCE.

THE ELEVATIONS SHOWN
HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988.

EXISTING PARKING TABLE	
REGULAR SPACES	39
MOTOR CYCLE SPACES	1
HANDICAP SPACES	3

CRAVEN THOMPSON AND ASSOCIATES, INC.
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FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERS SURVEYORS & PLANNERS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 000014
NATIONAL SHOW AREAS IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION.

LA PIAZZA
1845-1885 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
1845 YOUNG CIRCLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL
PROJECT NO.
22-0064-001
V-2
SHEET 2 OF 2



Soleste La Piazza

AT HOLLYWOOD
MIXED-USE DEVELOPMENT

1845 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020
TAC SUBMITTAL PACKAGE
MARCH 19, 2023

DRAWING LIST

ARCHITECTURE

- | | |
|-------|--|
| A-0 | COVER |
| | SURVEY |
| A-01 | RENDERINGS |
| A-100 | SITE PLAN & DATA |
| A-101 | OVERALL GROUND FLOOR PLAN |
| A-102 | TYPICAL FLOOR PLANS (LEVELS 2-9) |
| A-103 | TYPICAL FLOOR PLANS (LEVELS 10-14) |
| A-104 | TYPICAL FLOOR PLANS (LEVELS 15-22) & ROOF PLAN |
| A-200 | NORTH ELEVATION |
| A-201 | EAST ELEVATION |
| A-202 | SOUTH ELEVATION |
| A-203 | WEST ELEVATION |
| A-300 | BUILDING SECTION |
| A-301 | BUILDING SECTION |
| A-400 | UNIT TYPES |
| FS-1 | FIRE SET-UP PLAN |

CIVIL ENGINEERING

- | | |
|------|------------------------------------|
| C-1 | COVER SHEET |
| C-2 | GENERAL NOTES & SPECIFICATIONS |
| C-3 | DEMOLITION PLAN |
| C-4 | EROSION CONTROL PLAN |
| C-5 | PAVING, GRADING & DRAINAGE PLAN |
| C-6 | WATER & SEWER PLAN |
| C-7 | PAVEMENT MARKING & SIGNAGE PLAN |
| C-8 | PAVING, GRADING & DRAINAGE DETAILS |
| C-9 | PAVING, GRADING & DRAINAGE DETAILS |
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| C-11 | WATER & SEWER DETAILS |
| C-12 | WATER & SEWER DETAILS |
| C-13 | WATER & SEWER DETAILS |
| C-14 | WATER & SEWER DETAILS |
| C-15 | WATER & SEWER DETAILS |
| C-16 | WATER & SEWER DETAILS |
| C-17 | WATER & SEWER DETAILS |

Soleste
La Piazza

DEVELOPER:
The
Estate
Companies

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MEP ENGINEER:
--

STRUCTURAL ENGINEER:
--

NEW DEVELOPMENT
FOR:
**SOLESTE
LA PIAZZA**
HOLLYWOOD

1845 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

REVISIONS:

FORMGROUP
architecture • planning

FORM GROUP, INC.
6740 SW 64 CT, MIAMI, FL 33143
TEL: 305.443.4244 FAX: 305.443.3338
ARCHITECT OF RECORD:
OMAR MORALES, AIA
AA-0018851

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PROJECT NO. 22-0301 TITLE: COVER

DATE: MARCH 1, 2022

SCALE: AS SHOWN DRAWING NO.: A-0



B SOUTHEAST VIEW



A NORTHEAST AERIAL VIEW



D NORTHWEST VIEW



C SOUTHWEST AERIAL VIEW

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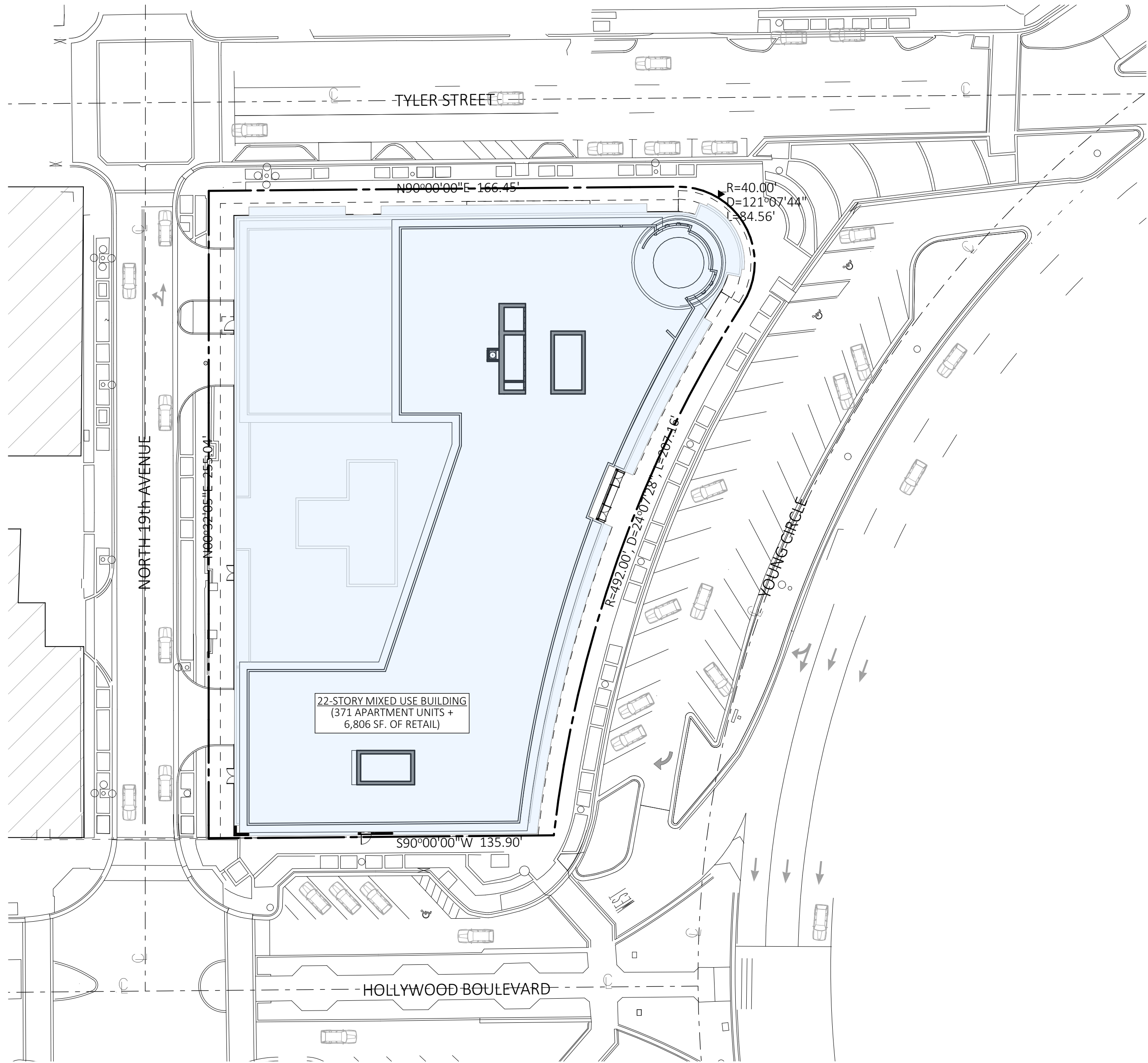
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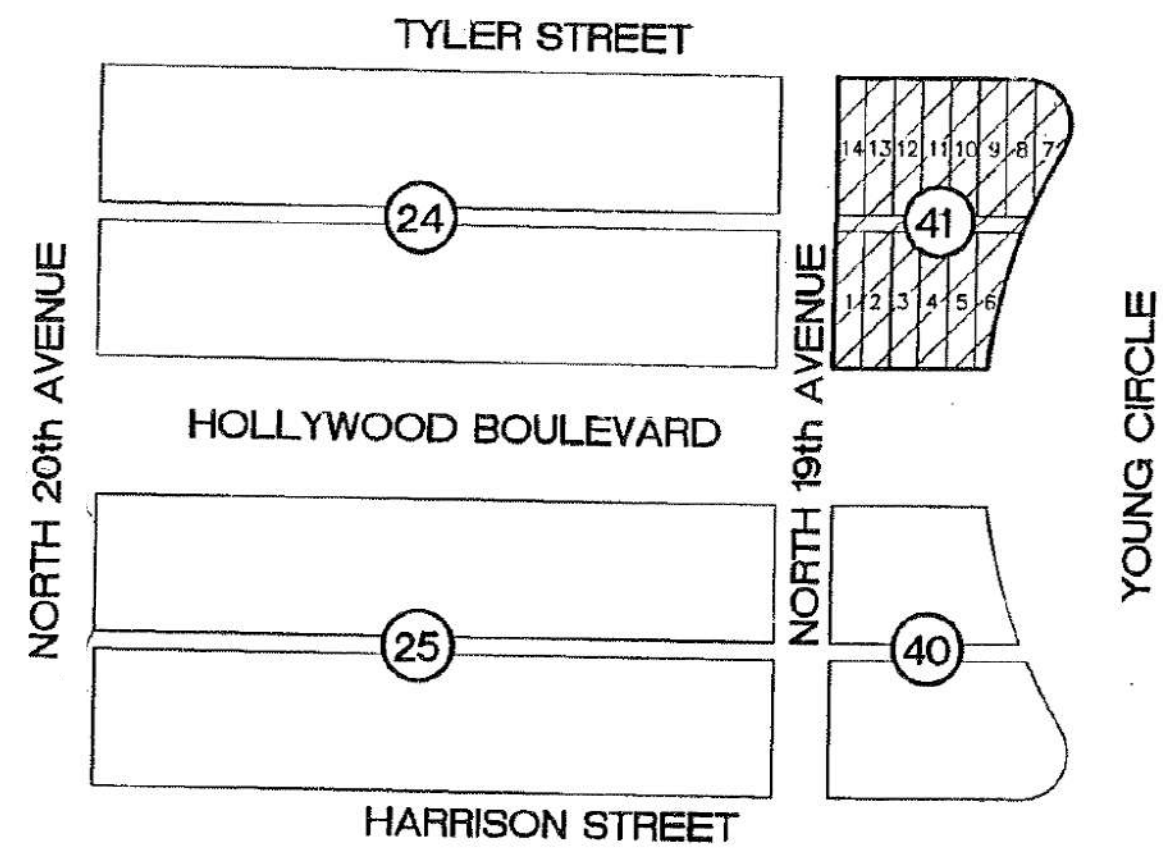
PROJECT NO. 22-0301 TITLE: RENDERINGS

DATE: MARCH 1, 2022

SCALE: AS SHOWN DRAWING NO.: A-01



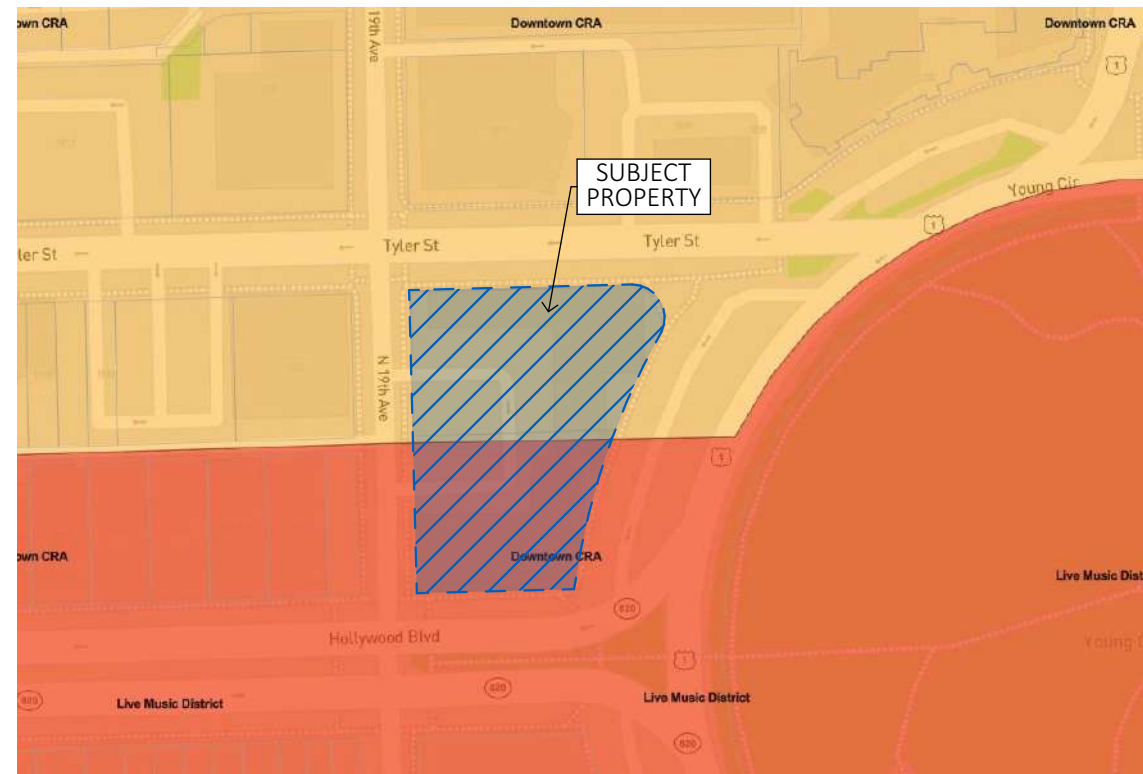
A SITE PLAN
SCALE: 1/32" = 1'-0"



1 LOCATION MAP



2 ZONING MAP



3 OVERLAY ZONING MAP

UNIT BREAKDOWN				
UNIT TYPE	DESCRIPTION	AREA (sq.ft.)	QTY	TOTAL AREA (sq.ft.)
STUDIO	STUDIO + 1 BATH	404	7	2,826
STUDIO	STUDIO + 1 BATH	405	7	2,837
STUDIO	STUDIO + 1 BATH	423	5	2,113
STUDIO	STUDIO + 1 BATH	426	5	2,128
STUDIO	STUDIO + 1 BATH	442	13	5,741
STUDIO	STUDIO + 1 BATH	446	8	3,572
STUDIO	STUDIO + 1 BATH	612	4	2,447
STUDIO	STUDIO + 1 BATH	614	4	2,454
1 BR	1 BEDROOM + 1 BATH	518	5	2,590
1 BR	1 BEDROOM + 1 BATH	539	7	3,775
1 BR	1 BEDROOM + 1 BATH	557	13	7,199
1 BR	1 BEDROOM + 1 BATH	557	12	6,687
1 BR	1 BEDROOM + 1 BATH	558	24	13,394
1 BR	1 BEDROOM + 1 BATH	567	8	4,539
1 BR	1 BEDROOM + 1 BATH	576	13	7,444
1 BR	1 BEDROOM + 1 BATH	609	13	7,920
1 BR	1 BEDROOM + 1 BATH	657	8	5,257
1 BR	1 BEDROOM + 1 BATH	693	7	4,851
1 BR	1 BEDROOM + 1 BATH	701	13	9,114
1 BR	1 BEDROOM + 1 BATH	708	4	2,833
1 BR	1 BEDROOM + 1 BATH	715	7	5,002
1 BR	1 BEDROOM + 1 BATH	730	7	5,113
1 BR	1 BEDROOM + 1 BATH	744	7	5,208
1 BR	1 BEDROOM + 1 BATH	744	5	3,720
1 BR	1 BEDROOM + 1 BATH	769	4	3,076
1 BR	1 BEDROOM + 1 BATH	770	1	770
1 BR	1 BEDROOM + 1 BATH	850	8	6,800
1 BR	1 BEDROOM + 1 BATH	888	12	10,661
1 BR	1 BEDROOM + 1 BATH	927	7	6,488
1 BR	1 BEDROOM + 1 BATH	993	4	3,973
1 BR	1 BEDROOM + 1 BATH	994	7	6,959
2 BR	2 BEDROOMS + 2 BATHS	871	13	11,329
2 BR	2 BEDROOMS + 2 BATHS	877	13	11,387
2 BR	2 BEDROOMS + 2 BATHS	970	12	11,609
2 BR	2 BEDROOMS + 2 BATHS	998	12	11,936
2 BR	2 BEDROOMS + 2 BATHS	1,027	13	13,314
2 BR	2 BEDROOMS + 2 BATHS	1,065	13	13,813
2 BR	2 BEDROOMS + 2 BATHS	1,075	12	12,861
2 BR	2 BEDROOMS + 2 BATHS	1,185	7	8,295
2 BR	2 BEDROOMS + 2 BATHS	1,316	7	9,211
2 BR	2 BEDROOMS + 2 BATHS	1,468	7	10,273
3 BR	3 BEDROOMS + 2 BATHS	1,605	13	20,858
			371	292,379 ft²

UNIT BREAKDOWN									
	STUDIO	1BR	1BR/2ND	2 BR	2BR/2ND	3-BR	SUB-TOTAL	LEVELS	TOTAL
GROUND FLOOR	0	0	0	0	0	0	0	1	0
2ND FLOOR	0	0	0	0	0	0	0	1	0
3RD-9TH	2	7	0	3	0	0	12	7	84
10TH FLOOR	3	7	0	4	0	1	15	1	15
11TH-14TH	5	13	0	7	0	1	26	4	104
15TH-22ND	2	11	0	7	0	1	21	8	168
	0	0	0	0	0	0	0	0	0
TOTAL	53	196	0	109	0	13	271	22	371
	14%	53%	0%	29%	0%	4%			

PARKING BREAKDOWN						
	ON-STREET	HC	SINGLE	TANDEM	SUB-TOTAL	LEVELS
GROUND FLOOR	42	2	15	12	71	1
2ND FLOOR	0	0	18	30	48	1
3RD-9TH FLOOR	0	1	40	10	51	7
TOTAL	42	9	313	112		476

FAR BREAKDOWN			
	AREA	LEVELS	TOTAL AREA
GROUND FLOOR	17,684 sq. ft.	1	17,684 sq. ft.
SECOND FLOOR	1,865 sq. ft.	1	1,865 sq. ft.
3RD-9TH	14,490 sq. ft.	7	101,430 sq. ft.
10TH FLOOR	23,146 sq. ft.	1	23,146 sq. ft.
11TH-14TH	24,906 sq. ft.	4	99,624 sq. ft.
15TH-22ND	20,550 sq. ft.	8	164,400 sq. ft.
		22	406,149 sq. ft.
FAR PERMITTED			520,790 sq. ft.

ZONING ANALYSIS				
ZONING DISTRICT		GOVERNMENT USE DISTRICT (GU)		
FUTURE LAND USE		REGIONAL ACTIVITY CENTER (RAC)		
CORE		DOWNTOWN CORE OPPORTUNITY ZONE		
CORE DISTRICT		YOUNG CIRCLE DISTRICT		
ZONING CLASSIFICATION				
	REQUIRED / PERMITTED	PROPOSED		
LOT AREA (NET)	-	44,124 sf. (1.01 ACRES)		
LOT AREA (GROSS)	-	±94,689 sf. (2.17 ACRES)		
LOT WIDTH	-	255'-0"		
LOT DEPTH	-	214'-7" VARIES		
FAR (BASED ON GROSS LOT AREA)	5.5 MAX (520,790 s.f.)	4.3 (±408,149 s.f.)		
BUILDING HEIGHT	230'-0" MAX.	22-STORIES (228'-4")		
DENSITY	-	371 UNITS		
DWELLING UNIT SIZE	400 s.f. MIN.	405 s.f.		
CUMULATE AVERAGE SIZE	650 s.f. MIN.	±788 s.f.		
TOWER LENGTH	300'-0" MAX.	255'-6"		
TOWER FLOOR PLATE	45,000 s.f. MAX.	24,906 s.f.		
TOWER FLOOR PLATE (AVERAGE)	24,000 s.f. MAX.	±22,090 s.f.		
RETAIL	-	6,919 s.f.		
OFFICES	-	1,706 s.f.		
SETBACKS				
YOUNG CIRCLE				
BASE (GROUND FLOOR TO 75'-0")	10'-0"	10'-0"		
TOWER (ABOVE 75'-0" TO 135'-0")	10'-0"	13'-9"		
TOWER (ABOVE 135'-0")	10'-0"	13'-9"		
TYLER STREET				
BASE (GROUND FLOOR TO 75'-0")	10'-0"	10'-0"		
TOWER (ABOVE 75'-0" TO 135'-0")	10'-0"	14'-5"		
TOWER (ABOVE 135'-0")	10'-0"	14'-5"		
HOLLYWOOD BOULEVARD				
BASE (GROUND FLOOR TO 75'-0")	MATCH ADJACENT OR 0'-0"	1'-1"		
TOWER (ABOVE 75'-0" TO 135'-0")	MATCH GROUND FLOOR	4'-11"		
TOWER (ABOVE 135'-0")	MATCH GROUND FLOOR	4'-11"		
19th AVENUE				
BASE (GROUND FLOOR TO 75'-0")	NON-RESIDENTIAL: 10'-0"	10'-0"		
TOWER (ABOVE 75'-0" TO 135'-0")	RESIDENTIAL: 15'-0"	15'-0"		
TOWER (ABOVE 135'-0")	130'-0" MAX OFFSET	SEE TYPICAL TOWER PLAN		
PARKING REQUIREMENTS				
	AREA / UNITS	MINIMUM	MAXIMUM	PROPOSED
RETAIL, RESTAURANT OR COMMERCIAL	6,919 s.f.	EXEMPT		0 SPACES
OFFICES	1,706 s.f.	2.5 PER 1,000 s.f. (5 SPACES)	5 PER 1,000 s.f. (9 SPACES)	5 SPACES
MULTI-FAMILY RESIDENTIAL	249 UNITS (STUDIO & 1BD UNITS)	1 PER UNIT FOR 1-BD UNITS (249 SPACES)	2.5 PER UNIT FOR 1-BD UNITS (623 SPACES)	
	122 UNITS (2BD & 3BD UNITS)	1.5 PER UNIT FOR 1-BD UNITS (183 SPACES)	2.5 PER UNIT FOR 1-BD UNITS (305 SPACES)	
VISITORS (RESIDENTIAL)	371 UNITS	1 PER 10 UNITS (38 SPACES)	1 PER 5 UNITS (75 SPACES)	38 SPACES
TOTAL SINGLE SPACES	-	-	-	313 SPACES
TOTAL TANDEM SPACES (ASSIGNED TO 2BD & 3BD UNITS)	-	-	-	112 SPACES
ADA PARKING SPACES	-	9		9 SPACES
SUB-TOTAL		475 SPACES MIN.	1,012 SPACES MAX.	434 TOTAL SPACES
ON-STREET PARKING				+42 SPACES
TOTAL		475 SPACES MIN.	1,012 SPACES MAX.	476 TOTAL SPACES
SPACES DESIGNATED TO RETAIL	6,919 s.f.	EXEMPT		4 LOADING SPACES
MULTI-FAMILY RESIDENTIAL	371 UNITS	50-100 UNITS: 1 + 1 SPACE PER 100 UNITS (4 SPACES)		

SCOPE OF WORK:
PURSUANT TO FBC 2020, 7th ED. & NFPA 101, THE PROPOSED PROJECT IS BEING REVIEWED FOR THE FOLLOWING CODE CRITERIA.

NEW CONSTRUCTION

WORK PROPOSED: NEW 22-STORY MIXED-USE BUILDING
CONSTRUCTION TYPE: TYPE IA
CLASSIFICATION: MIXED OCCUPANCY (MERCANTILE & RESIDENTIAL - GROUP R-2)

LEGAL DESCRIPTION:
LOTS 1 THROUGH 14, BLOCK 41, HOLLYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE VACATED 13 FOOT ALLEY DESCRIBED IN OFFICIAL RECORDS BOOK 22466, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAIN 44,124 SQUARE FEET (1.013 ACRES) MORE OR LESS.

GOVERNING CODES:
THIS PROJECT HAS BEEN DESIGNED AS IS HEREBY SUBMITTED FOR REVIEW BY THE CITY OF HOLLYWOOD BUILDING DEPARTMENT USING THE FOLLOWING CODE CRITERIA.

-FLORIDA BUILDING CODE - 2020 7th EDITION
-NFPA 101 - LIFE SAFETY CODE - 2018 EDITION.
-FEDERAL FAIR HOUSING ACT - 1998 EDITION
-FBC- ACCESSIBILITY - 2020 7th EDITION
-FLORIDA FIRE PREVENTION CODE - 2017 5th EDITION

Soleste
La Piazza

DEVELOPER:
The
Estate
Companies

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MEP ENGINEER:
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STRUCTURAL ENGINEER:
--

NEW DEVELOPMENT
FOR:
**SOLESTE
LA PIAZZA**
HOLLYWOOD

1845 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

REVISIONS:

FORMGROUP
architecture + planning

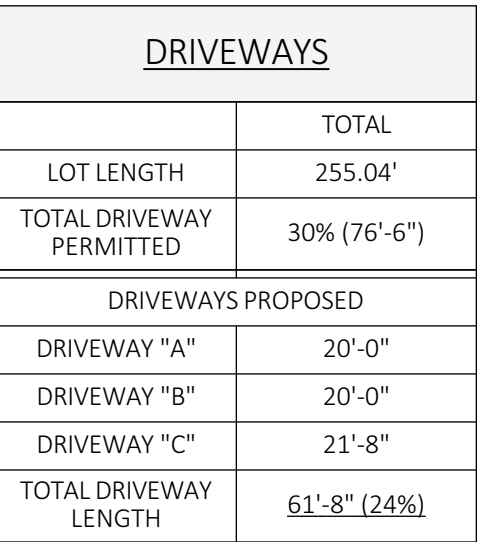
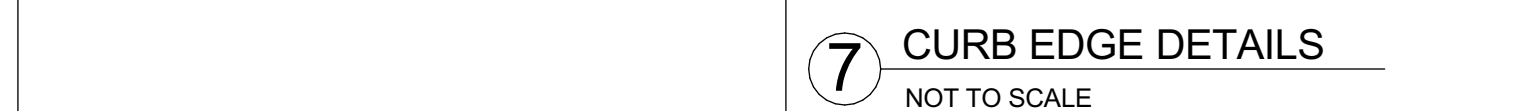
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ARCHITECT OF RECORD:
OMAR MORALES, AIA
AA-0018851

PROJECT NO.
22-0301

DATE
MARCH 1, 2022

SCALE:
AS SHOWN

DRAWING NO.:
A-100



DEVELOPER:

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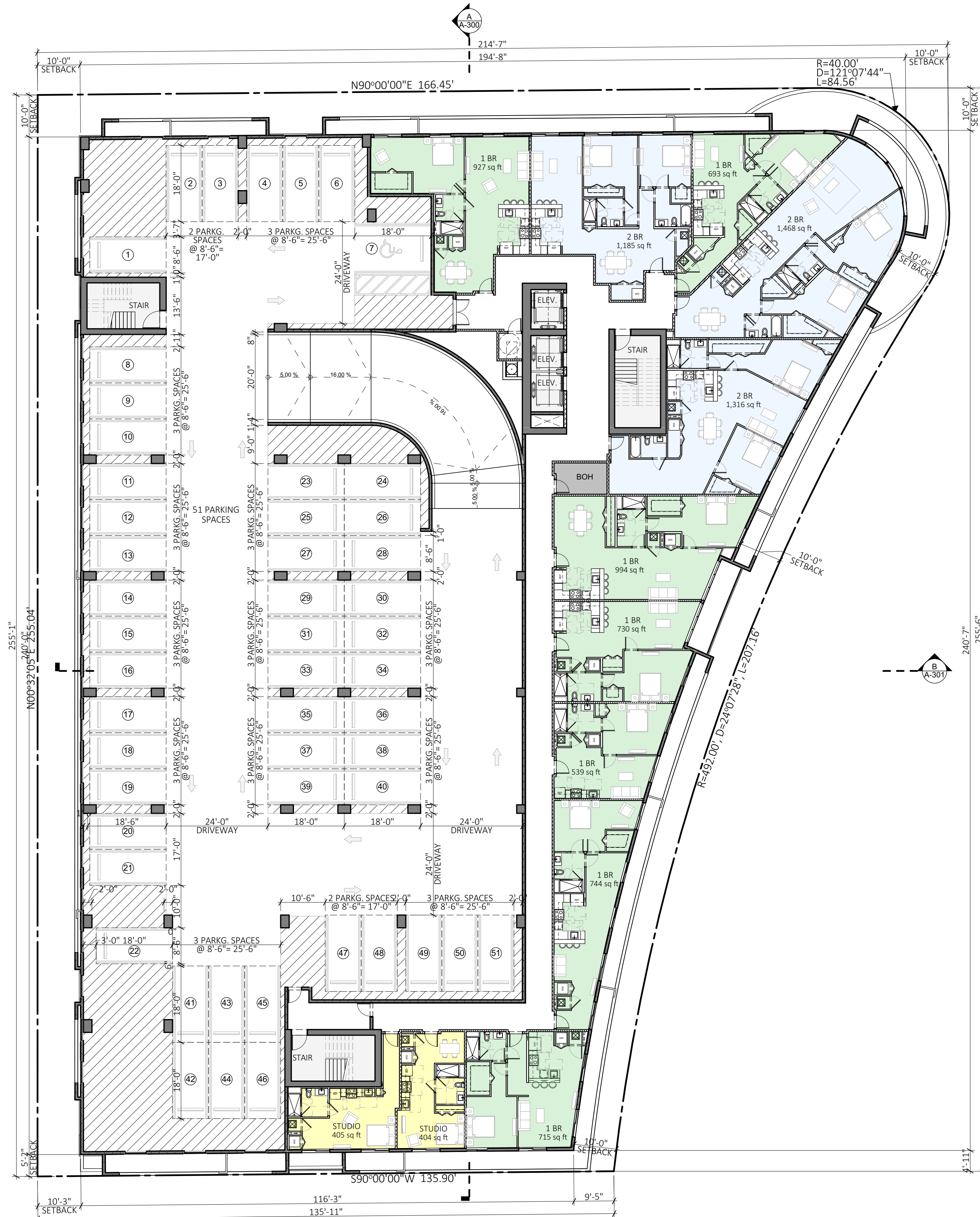
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AA-0014851

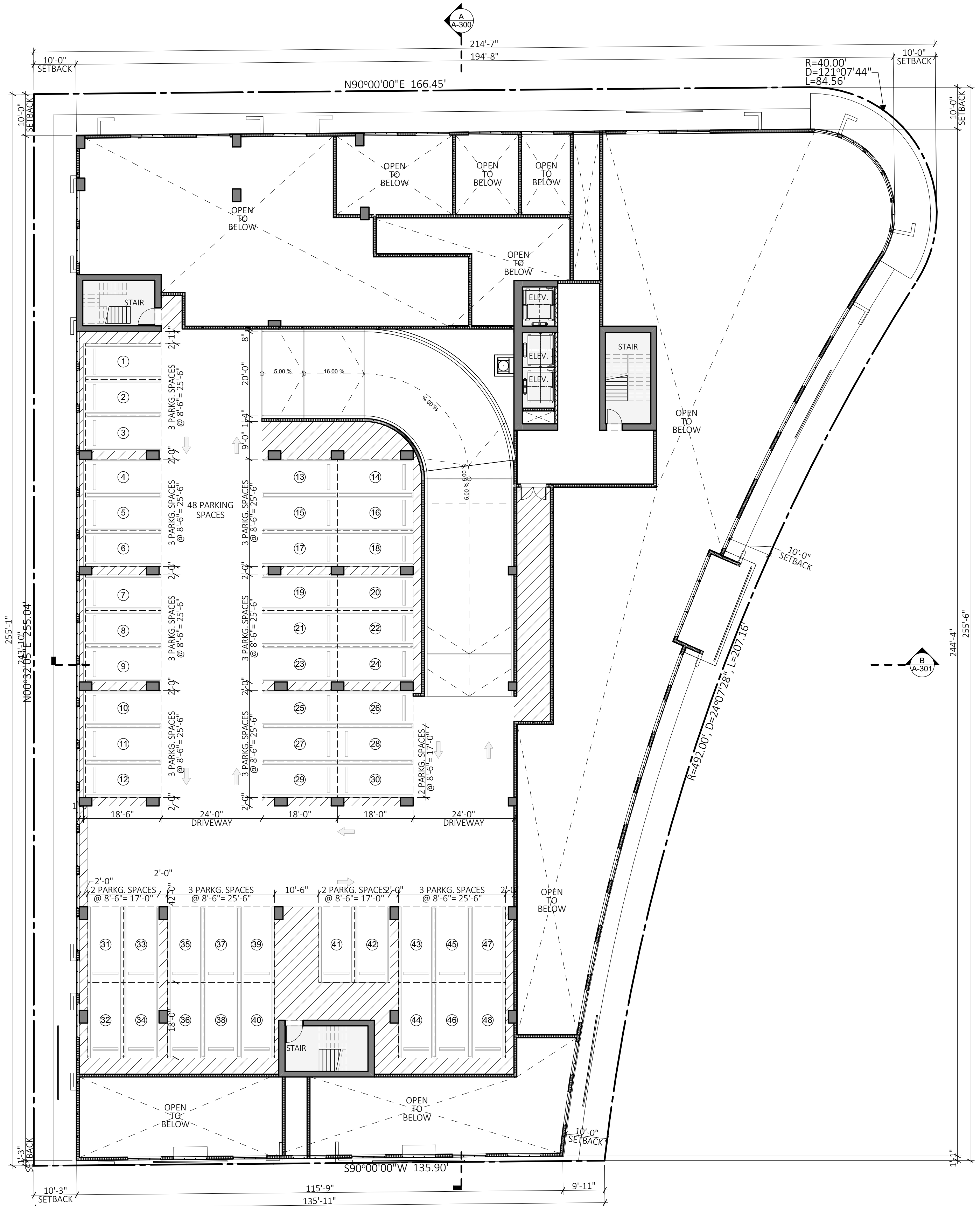
PROJECT NO.
22-0301
DATE
MARCH 1, 2022

SCALE:
AS SHOWN

DRAWING NO.:
A-102



C TYPICAL GARAGE FLOOR PLAN (LEVELS 3-9)
SCALE: 1/16" = 1'-0"



B SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

DEVELOPER:

The
Estate
Companies

ROBERT SURIS
6201 S.W. 70th STREET, STE #200
SOUTH MIAMI, FL 33143

PH: (305) 663-1002
E: rsuris@eigrl.com

CIVIL ENGINEER:
CRAVEN THOMPSON & ASSOC.,
INC.
3563 N.W. 53rd STREET
FORT LAUDERDALE, FL 33309

PH: (954) 739-6400
E: rcravford@craventhompson.com

LANDSCAPE ARCHITECT:
GSLA DESIGN, INC.
17670 N.W. 78th AVENUE, STE 214
MIAMI, FL 33015

PH: (305) 392-1016
E: ken@gsladesign.com

MEP ENGINEER:
--

STRUCTURAL ENGINEER:
--

NEW DEVELOPMENT
FOR:

**SOLESTE
LA PIAZZA**
HOLLYWOOD

1845 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

REVISIONS:

FORMGROUP
architecture · planning

FORM GROUP, INC.
6740 SW 64 CT, MIAMI, FL 33143
TEL: 305.443.4244 FAX: 305.443.3338
ARCHITECT OF RECORD:
OMAR MORALES, AIA
AA-0018851

PROJECT NO.
22-0301

DATE
MARCH 1, 2022

SCALE:
AS SHOWN

DRAWING NO.:
A-103

TITLE:
TYPICAL FLOOR PLANS (LEVELS 10-14)



E TYPICAL APARTMENT FLOOR PLAN (LEVELS 11-14)
SCALE: 1/16" = 1'-0"



D 10TH FLOOR PLAN (REC DECK)
SCALE: 1/16" = 1'-0"



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THE ABOVE DESIGN, SPECIFICATIONS, AND PRELIMINARY INFORMATION ARE FOR THE
PROJECT AND SHOULD NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
CONSENT OF FORM GROUP, INC.

PROJECT NO.

22-0301

DATE

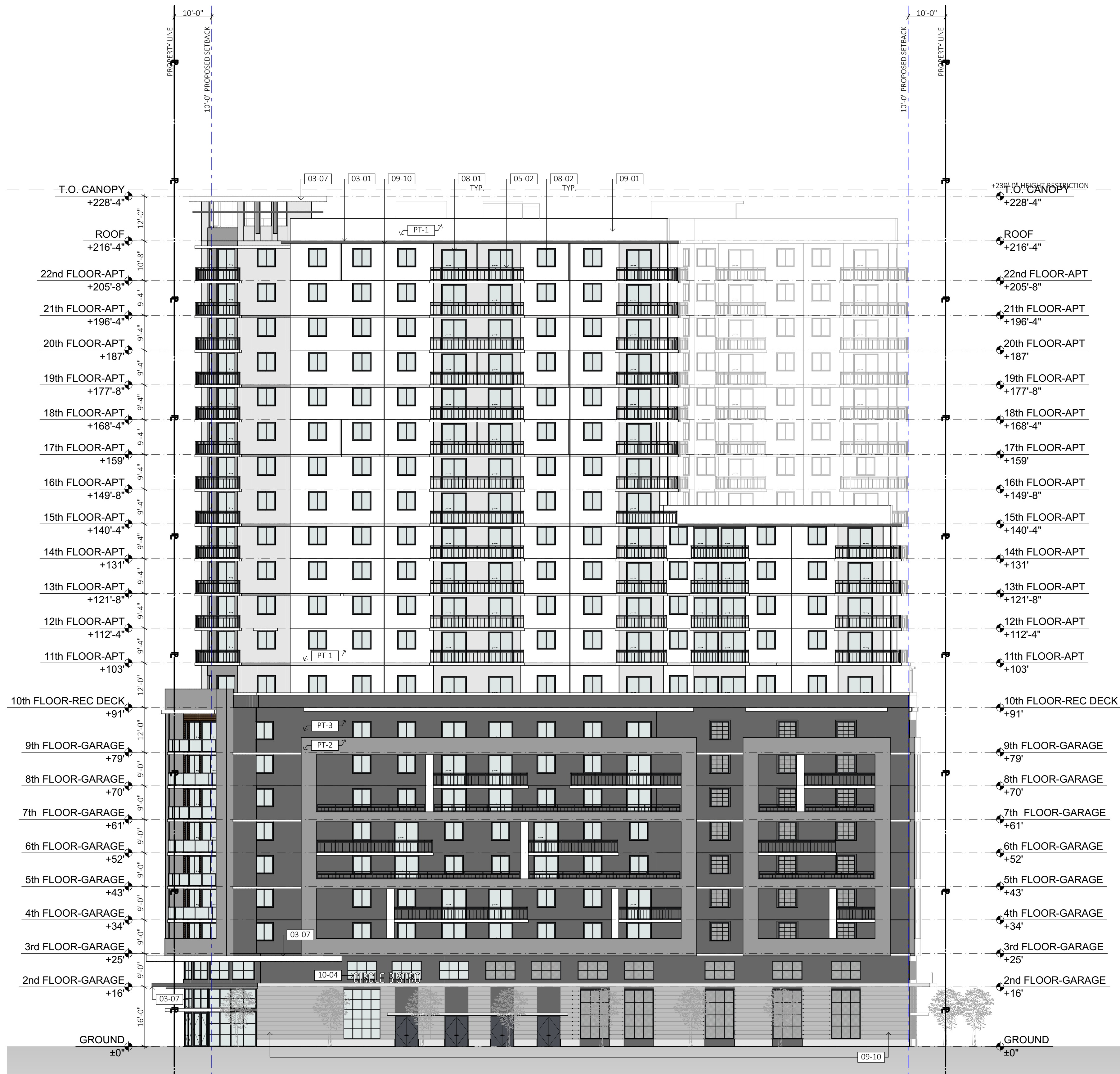
MARCH 1, 2022

SCALE:

AS SHOWN

DRAWING NO.:

A-200



A NORTH ELEVATION

PAINT SCHEDULE

DESIGN ID	DESCRIPTION
PT-1	"BENJAMIN MOORE" CHANTILLY LACE 2121-70
PT-2	"BENJAMIN MOORE" PEWTER 2121-30
PT-3	"BENJAMIN MOORE" CITY SHADOW CSP-60
PT-4	PRODEMA WOOD SIDING.

NOTES

- GROUND FLOOR WINDOW SILLS SHALL BE PLACED AT MAXIMUM HEIGHT OF TWENTY-FOUR (24) INCHES ABOVE GRADE TYP.
- PROPOSED BALCONY RAILING BASIS OF DESIGN IS AN ALUMINUM PICKET RAILING WITH HORIZONTAL TOP SECTION COMPLIANT WITH THE HIGH-VELOCITY HURRICANE ZONE OF THE FLORIDA BUILDING CODE. ALUMINUM FRAMING ELEMENTS SHALL HAVE A SILVER POWDER COAT FINISH.
- NO MIRROR-TYPE GLASS IS PROPOSED & COMPLY WITH SECTION 24-58(S)(1).iii.

MATERIAL LEGEND

* NOT ALL NOTES APPLICABLE TO THIS SHEET.

DIVISION 03 CONCRETE

03-01	CONCRETE SLAB. SEE STRUCT DWGS.
03-05	CONCRETE COLUMN. SEE STRUCT. DWGS.
03-06	CONCRETE BEAM/HEADER. SEE STRUCT DWGS.
03-07	CONCRETE EYEBROW/CANOPY. SEE STRUCT. DWGS.

DIVISION 05 METALS

05-02	METAL RAILING. 42" MIN. HEIGHT.
05-03	METAL/GLASS RAILING. 48" MIN. HEIGHT.
05-05	METAL TRELLIS FRAMING. SEE STRUCT. DWGS.
05-10	METAL PRIVACY SCREEN.
05-11	EXHAUST VENT. SEE SHEET A-500 FOR DETAIL.

DIVISION 08 DOORS & WINDOWS.

08-01	DOOR AS SCHEDULED.
08-02	WINDOW AS SCHEDULED.
08-03	STOREFRONT DOOR AS SCHEDULED.
08-04	STOREFRONT AS SCHEDULED.
08-05	METAL GRILLES AS SCHEDULED.

DIVISION 09 FINISHES.

09-01	SMOOTH STUCCO FINISH (PAINTED).
09-09	2" DIA. WEEP HOLE WALL DRAINS W/ 2% SLOPE.
09-10	3/4" STUCCO REVEAL PATTERN.
09-11	THICKENED STUCCO PANELS.

DIVISION 10 SPECIALTIES.

10-02	METAL LOUVER BY SPECIALTY ENG.
10-03	PUBLIC ART PIECE BY OTHER.
10-04	SIGNAGE BY OTHER.

DEVELOPER:

The
Estate
Companies

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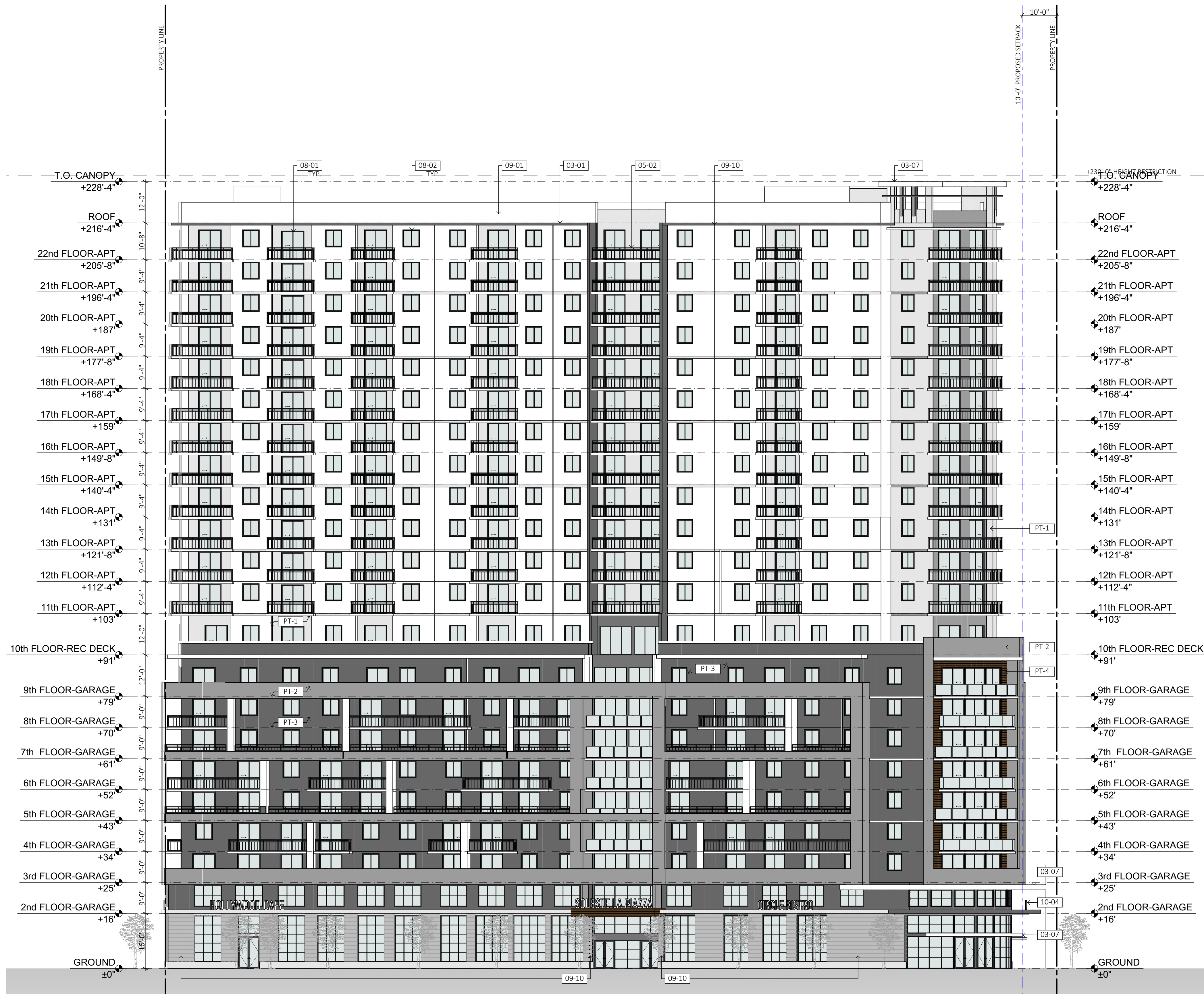
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OMAR MORALES, AIA
AA-0014851

THE ABOVE FORM GROUP, INC. HAS BEEN DESIGNATED AS THE ARCHITECT OF RECORD FOR THE PROJECT AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

PROJECT NO.
22-0301
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SCALE:
AS SHOWN
DRAWING NO.:
A-201



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SCALE: 1/16" = 1'-0"

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