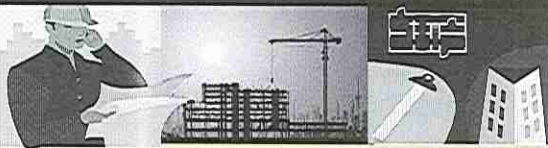


## DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

# 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: 11/16/2016

Location Address: 2201 Polk Street Hollywood FL

Lot(s): 1 Block(s): 8 Subdivision: \_\_\_\_\_

Folio Number(s): 5142 16 01 3400

Zoning Classification: 01 Residential Land Use Classification: 01 Residential

Existing Property Use: Residential Sq Ft/Number of Units: 28,188 / 21

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 Number(s) and Resolution(s): \_\_\_\_\_

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

Explanation of Request: \_\_\_\_\_

Number of units/rooms: 21 Sq Ft: 28,188

Value of Improvement: \$5,000,000 Estimated Date of Completion: 06/01/2018

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

Name of Current Property Owner: SUNEXUS AT HOLLYWOOD LLC

Address of Property Owner: 10900 NW 25 ST Suite 106 Miami FL 33172

Telephone: 786-203-8026 Fax: \_\_\_\_\_ Email Address: camilo@sunexuz.com

Name of Consultant/Representative/Tenant (circle one): \_\_\_\_\_

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

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

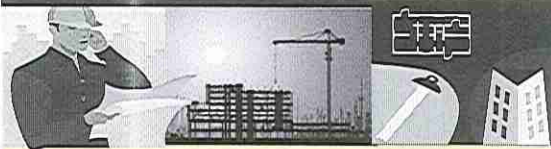
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Camilo Hasbun

Address: 10900 NW 25 ST Suite 106

Miami Florida 33172 Email Address: camilo@sunexuz.com

## DEPARTMENT OF PLANNING



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](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Ludvin Hasbun / Cielo Azul At Hollywood LLC Date: 11/16/2016

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 (project description) \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF CURRENT OWNER

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
PRINT NAME

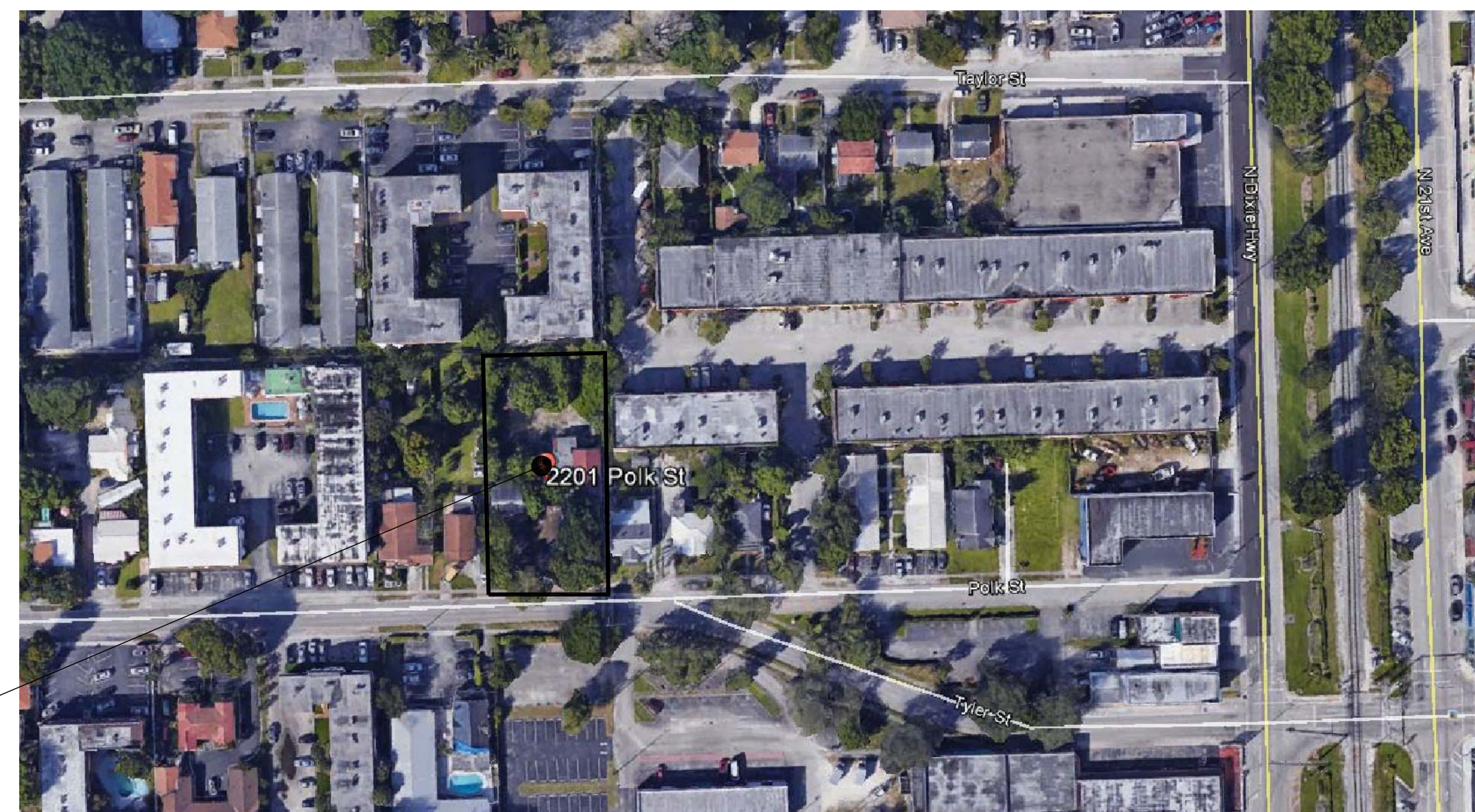
My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_





# CIELO AZUL AT HOLLYWOOD

CITY OF HOLLYWOOD, FLORIDA



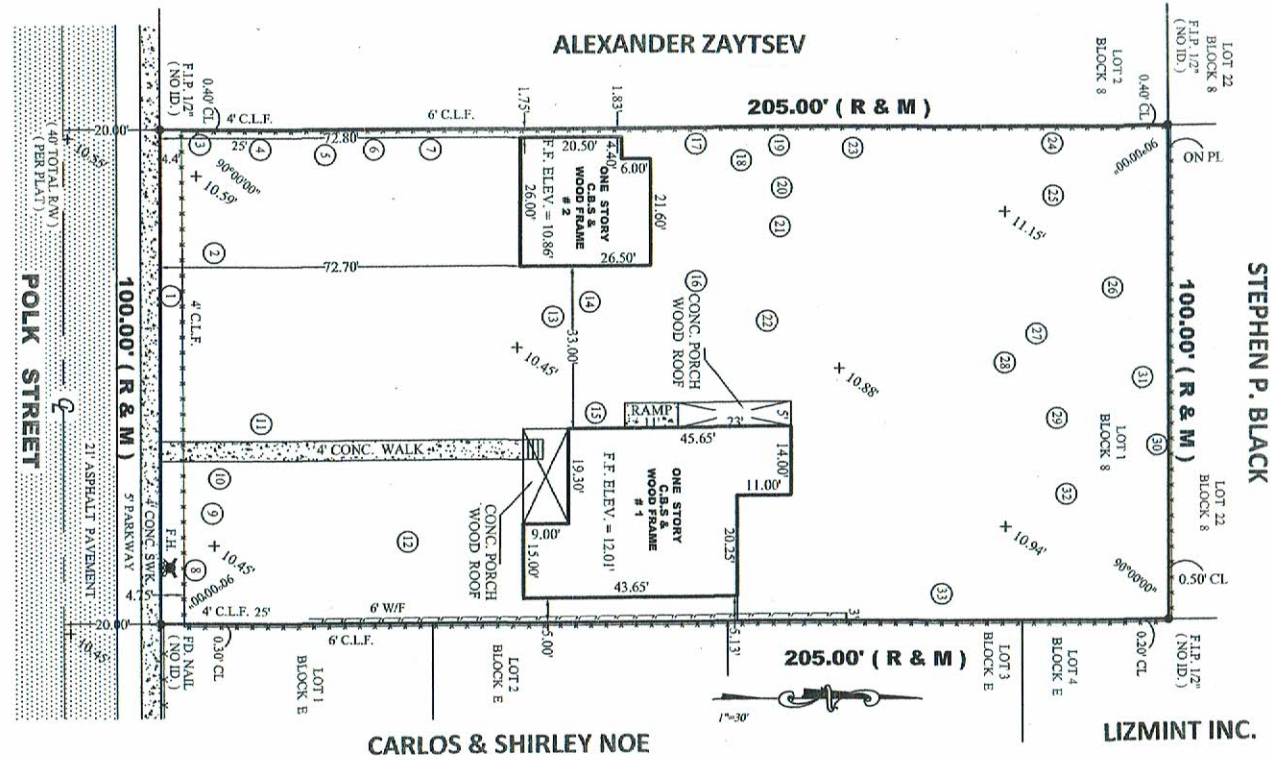
PROJECT SITE

2201 POLK Street  
HOLLYWOOD, FL.

LOCATION MAP

N.T.S.

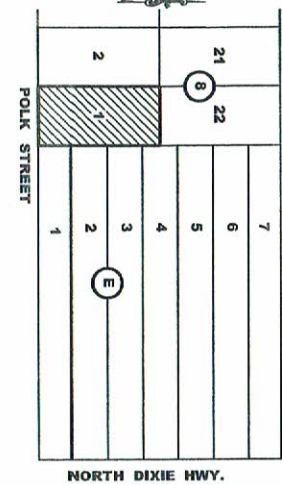




CARLOS & SHIRLEY NOE

LIZMINT INC.

# LOCATION SKETCH SCALE: NTS



TREE CHART

NO.	NAME	DIMETER	HEIGHT	SPAN
1	GUARD LIMO TREE	2	35	10
2	MACADAMIA NUT TREE	0.8	25	25
3	MACADAMIA NUT TREE	0.7	25	15
4	GUARD LIMO TREE	0.7	15	12
5	GUARD LIMO TREE	1	35	25
6	OAK TREE	1.2	25	15
7	GUARD LIMO TREE	1.2	35	30
8	OAK TREE	0.8	25	12
9	GUARD LIMO TREE	0.75	25	30
10	MACADAMIA NUT TREE	1.2	25	15
11	GUARD LIMO TREE	1	35	30
12	OAK TREE	4	45	30
13	MACADAMIA NUT TREE	1.8	22	30
14	AVOCADO TREE	0.8	25	15
15	TWIN OAK TREE	1.3	25	15
16	AVOCADO TREE	0.7	15	15
17	ORNAMENTAL PALM	1	25	12
18	ORNAMENTAL PALM	1.2	25	15
19	ORNAMENTAL PALM	1.2	25	15
20	ORNAMENTAL PALM	1.2	12	12
21	MACADAMIA NUT TREE	0.8	22	30
22	MACADAMIA NUT TREE	0.8	25	15
23	ORNAMENTAL PALM	1.2	35	12
24	OAK TREE	1.3	15	12
25	MACADAMIA NUT TREE	0.8	32	15
26	MACADAMIA NUT TREE	0.7	35	30
27	MACADAMIA NUT TREE	0.8	25	15
28	AVOCADO TREE	1.2	35	30
29	MACADAMIA NUT TREE	0.7	35	30
30	FLORIDA HOLLY TREE	2 - 4	15	15
31	ORNAMENTAL PALM	1	12	12
32	TWIN MACADAMIA NUT TREE	0.8	15	15
33	ORNAMENTAL PALM	1	15	15

## ALTA/NSPS SURVEY

Property Address: 2201 Polk St., Hollywood, FL. 33020.

Certified To: Sunexus at Hollywood LLC, a Florida limited liability company; Old Republic National Title Insurance Company; Closings.com, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS land title surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 7a, 7b, 8, 9, 10a, 10b, 11a, 13, 14, 16, 17, 18, 19 and 20 of table A thereof. The field work was completed on November 21st, 2016.

- Survey done according to Old Republic National Title Insurance Company Policy No.: OF6-8421235
- Schedule B-II title exception #5 affects the property and is plotted hereon. (P.B. 1, PG 26)
  - All other Schedule B-II title exceptions are blanket in nature and not plottable.
  - There are no encroachments on the property.

Legal Description: Lot 1, Block 8, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

LOT AREA = 20,500 SQ. FT

**ABBREVIATIONS:**  
 SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, A/C=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, DH=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, RAW=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, OIS=OFFSET, PIP=POWER POLE, OHP=OVERHEAD POWERLINE, VM=VALVE WATER METER, WOOD FENCE= [Symbol], MASONRY WALL= [Symbol], CONCRETE= [Symbol], MAINTENANCE & DRAINAGE EASEMENT=M & D.E.

**ELEVATION BASED ON LOC. #**  
 CBM# 1944 ELV. 15.03 TYPE OF SURVEY: BOUNDARY SURVEY

**SURVEYOR'S NOTES:** 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

REVISOR

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.

There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

*Adis N. Nunez*  
 ADIS N. NUNEZ  
 REGISTERED LAND SURVEYOR  
 STATE OF FLORIDA #5924

SINCE 1987

**BLANCO SURVEYORS INC.**  
 Engineers • Land Surveyors • Planners • LB # 0007059  
 555 NORTH SHORE DRIVE  
 MIAMI BEACH, FL 33141  
 (305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: X  
 PANEL: 0569  
 DATE: 11/21/16  
 SCALE: 1"=30'

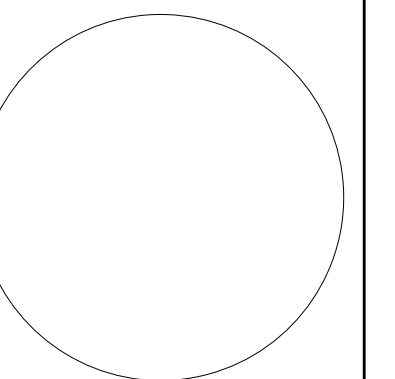
SUFFIX: L  
 COMMUNITY # 125113  
 DWN. BY: F. Blanco  
 DATE: 9/11/09  
 BASE: N/A  
 JOB No 16-866





[illegible]

PROJECT No. LB344
DRAWN BY: JP
CHECKED BY: LB
DATE: 11-08-16



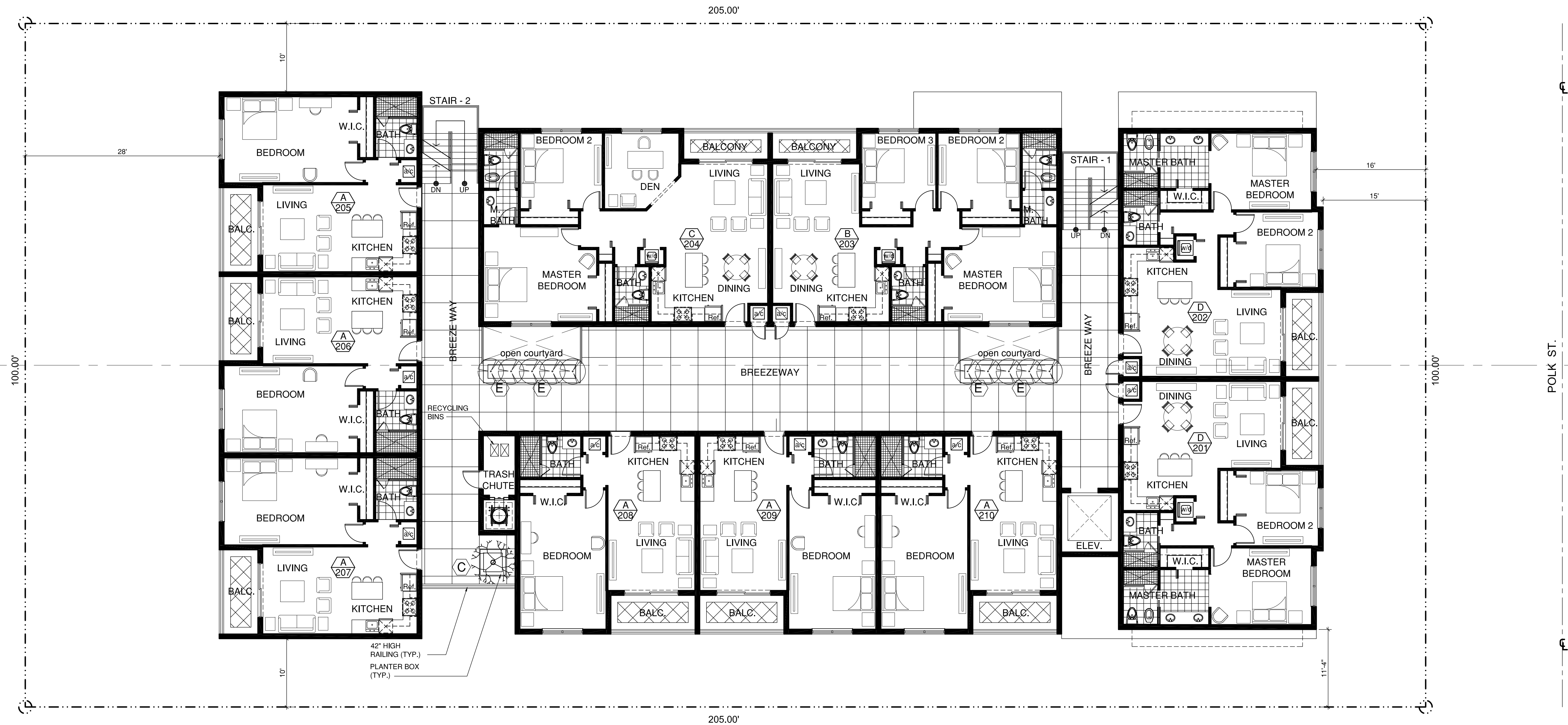
EOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

## SECOND FLOOR PLAN

A-1

SHEET OF



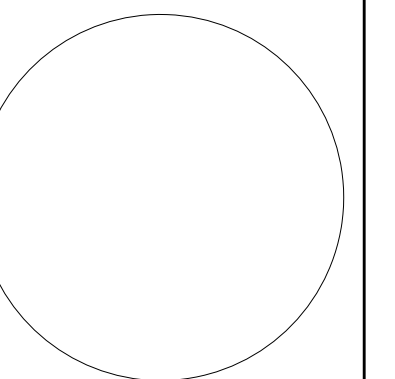
## SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

CIELO AZUL AT HOLLYWOOD  
2201 POLK STREET  
CITY OF HOLLYWOOD, FLORIDA

[illegible]

PROJECT No. LB344
DRAWN BY: JP
CHECKED BY: LB
DATE: 11-08-16



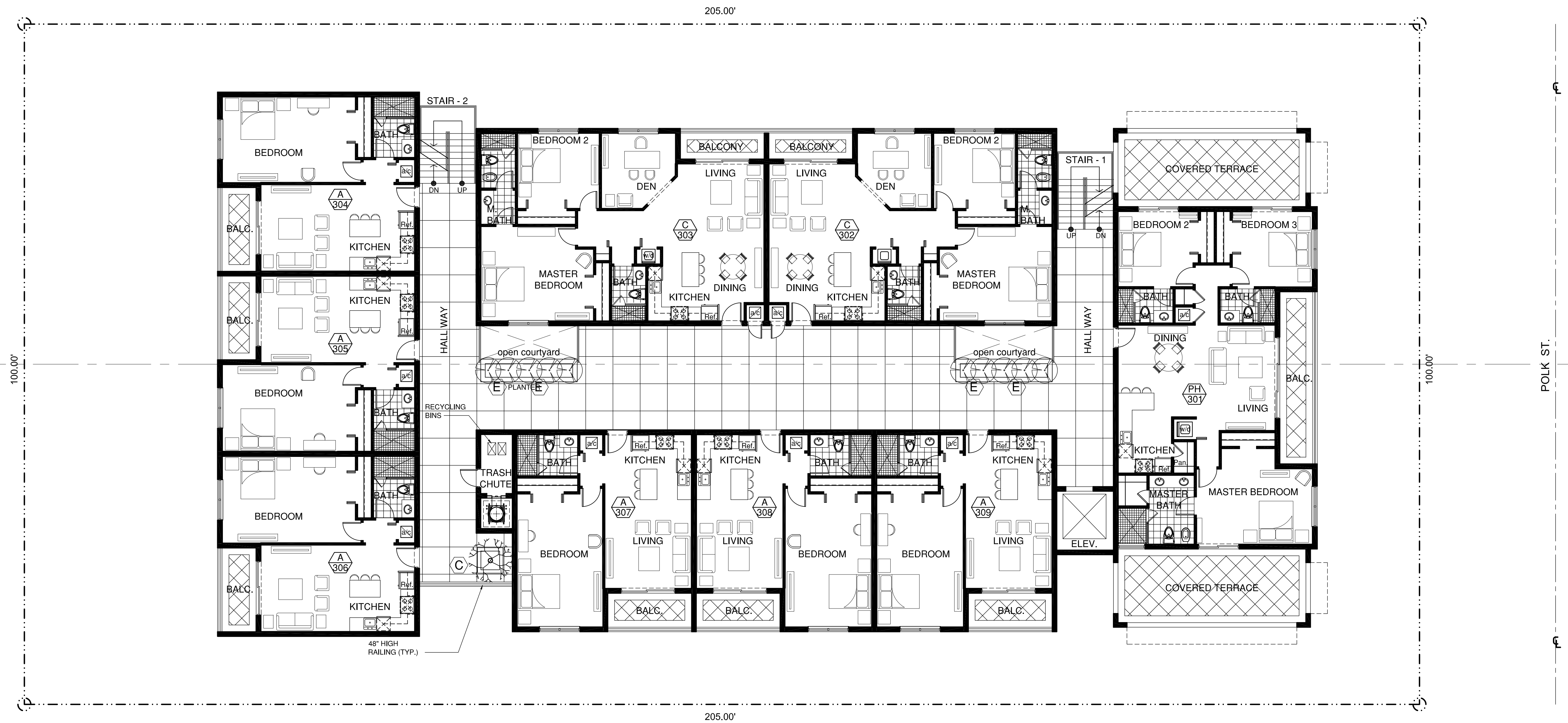
EOPOLDO BELLON, AIA (AR-8737)

SHEET TITLE

ENTHOUSE PLAN

A-2

SHEET OF



### THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"







