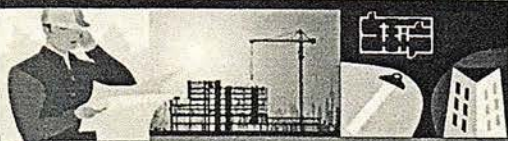


# PLANNING DIVISION



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: 02/21/17

Location Address: 1604 Cleveland St. Hollywood, FL 33020

Lot(s): 5 to 7 Block(s): 2 Subdivision: Poinsett Park

Folio Number(s): 5142 10 20 0160

Zoning Classification: RM-12 (MF) Land Use Classification: MULTIFAMILY

Existing Property Use: MULTIFAMILY less than 10 Sq Ft/Number of Units: 1,600 sq ft/unit, 6 units

Is the request the result of a violation notice? ( ) Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check 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: 6 units Sq Ft: 1,600 sq ft/unit

Value of Improvement: \_\_\_\_\_ Estimated Date of Completion: \_\_\_\_\_

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

Name of Current Property Owner: Cleveland Homes LLC

Address of Property Owner: 1001 Ives Dairy Rd STE 200 Miami, FL 33179

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

Name of Consultant/Representative/Tenant (circle one): Oscar Amorcelli

Address: 2501 S. Ocean Drive Telephone: (786) 262-7540

Fax: NA Email Address: oscar@loba-inc.com

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

If Yes, Attach Copy of the Contract.

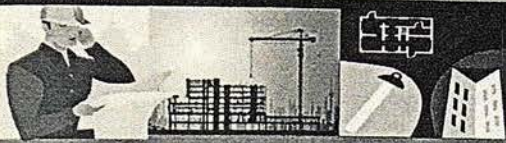
List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

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

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



PLANNING DIVISION



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

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](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: 2/8/2017

PRINT NAME: Gustavo Francisco Gombato

Date: 2/8/2017

Signature of Consultant/Representative: \_\_\_\_\_

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

**Current Owner Power of Attorney**

I am the current owner of the described real property and that I am aware of the nature and effect the request for \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

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

\_\_\_\_\_  
Signature of Current Owner

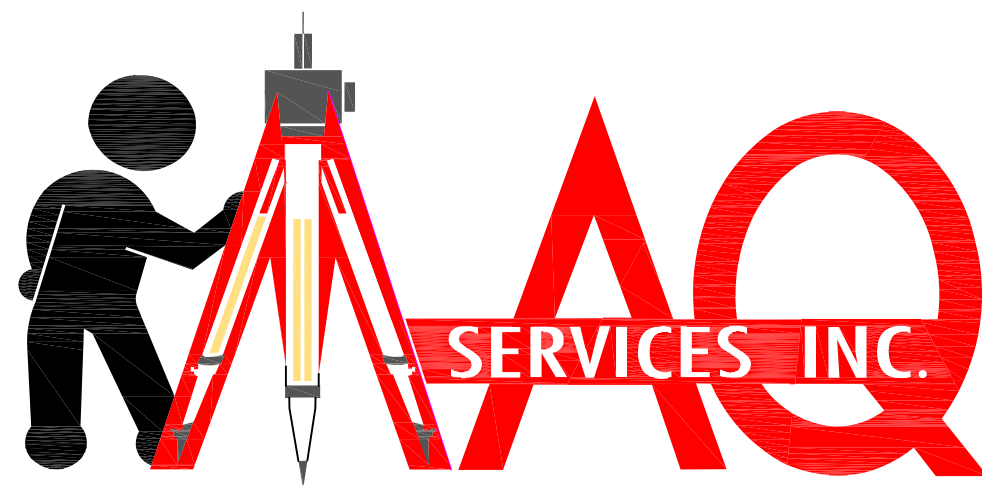
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

State of Florida

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

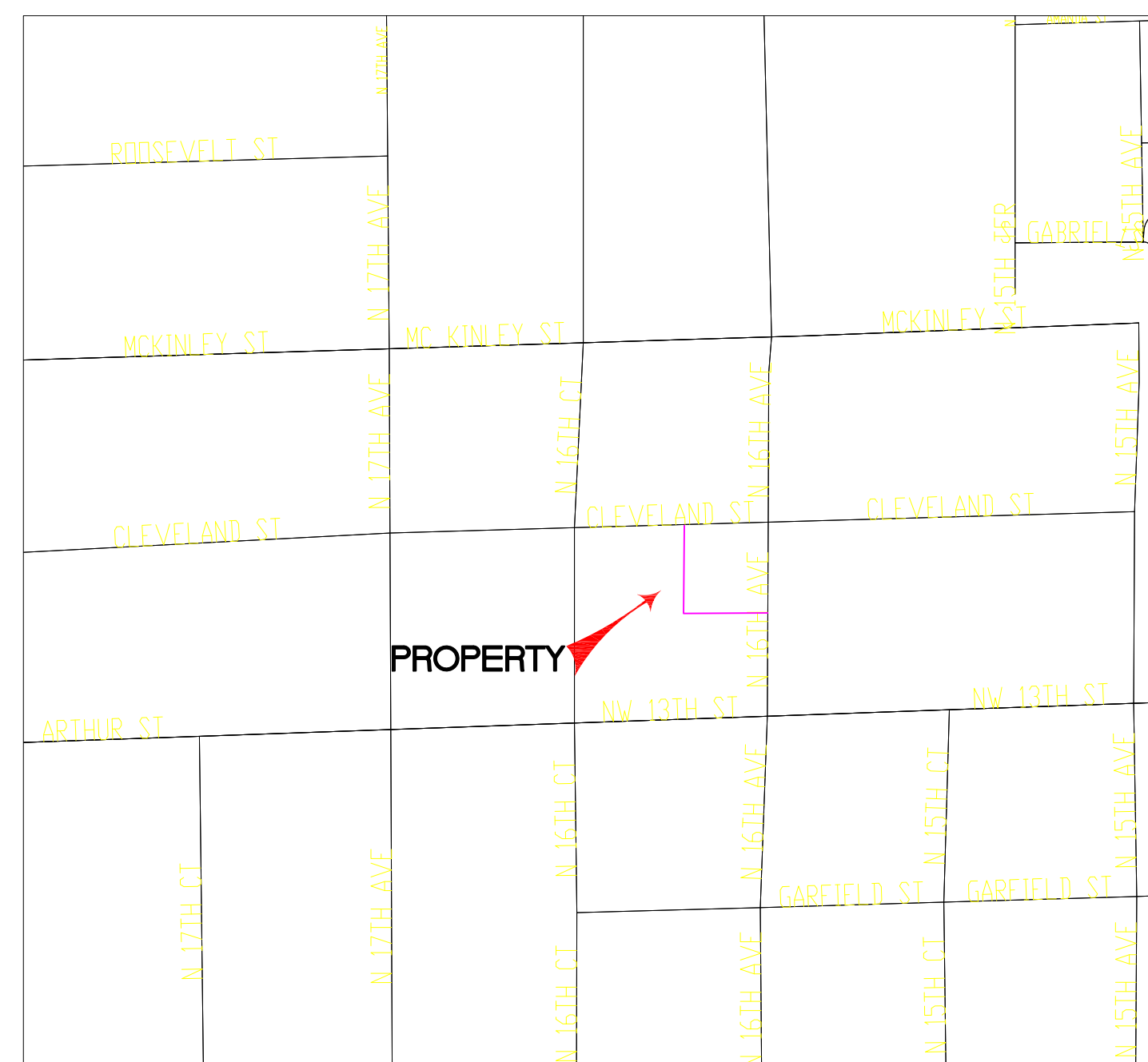




# ALTA/ACSM LAND TITLE SURVEY

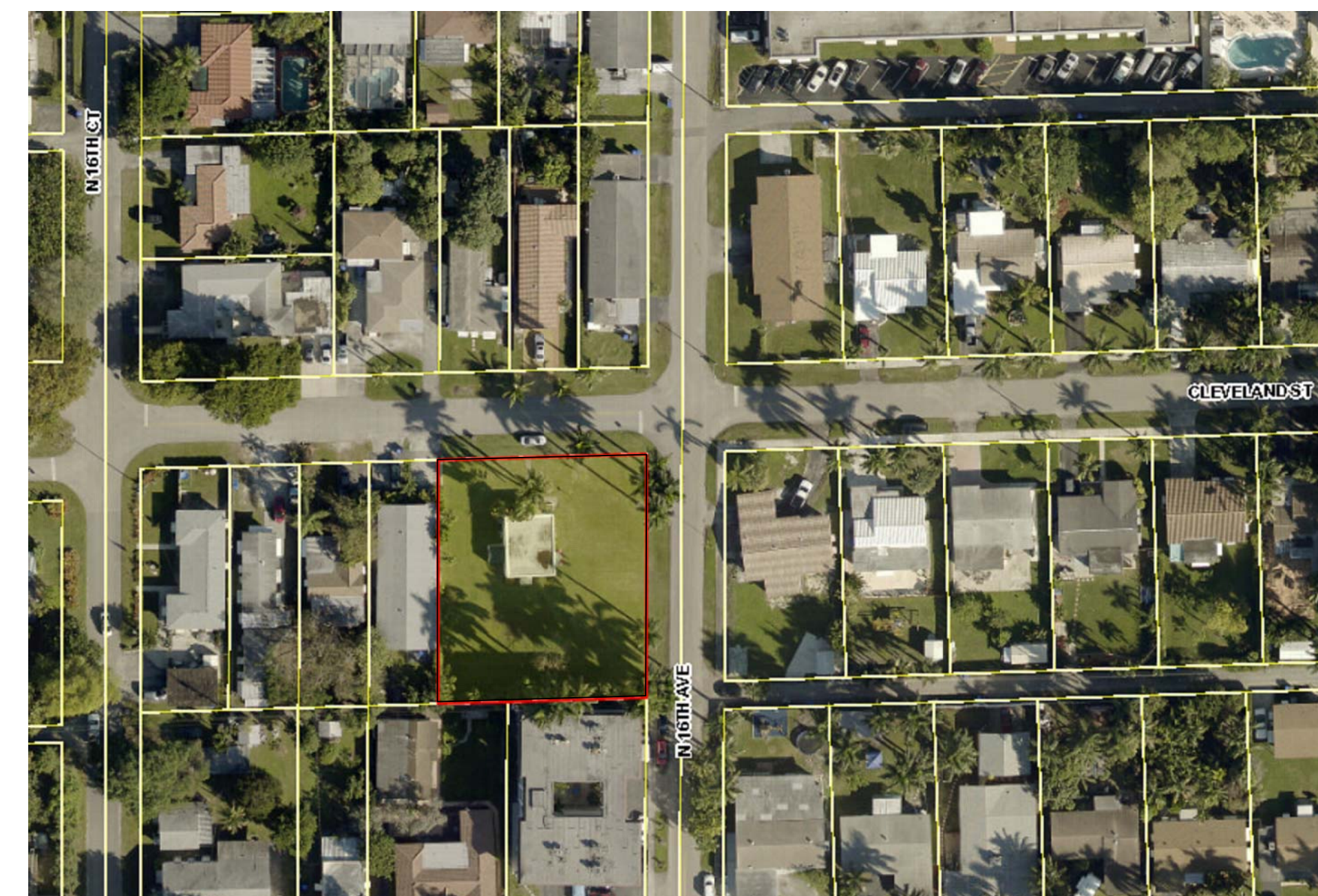
PAGE 1 OF 2

FOLIO: 5142-10-20-0160  
1604-1606 CLEVELAND STREET  
HOLLYWOOD FL 33020



VICINITY MAP

NOT TO SCALE



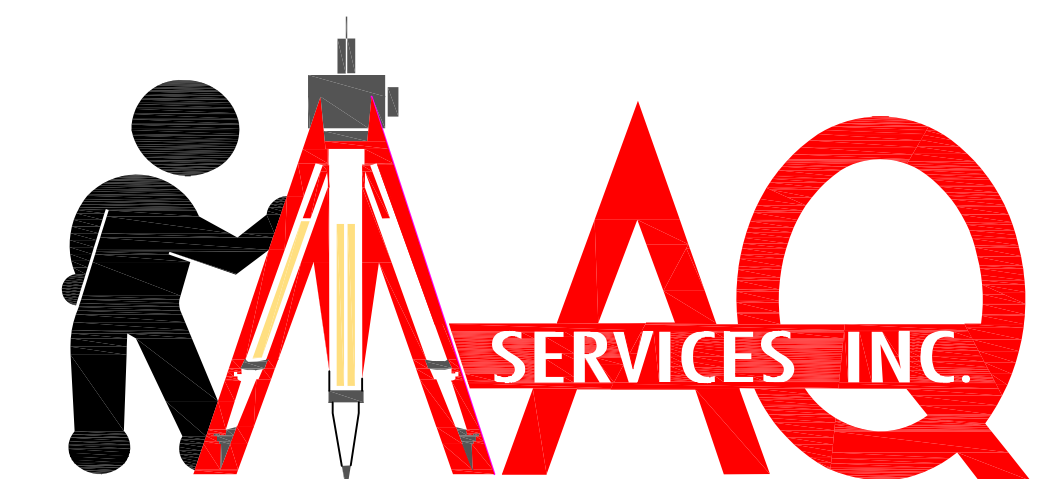
AERIAL MAP

NOT TO SCALE

OWNER: CLEVELAND HOMES LLC  
PROPOSED INSURER: CLEVELAND HOMES LLC,  
A LIMITED LIABILITY COMPANY  
EFFECTIVE DATE - MAY 23, 2016 AT 11:00 PM  
TITLE COMMITMENT / POLICY NO. / FUND FILE NO. / : 319515

## INDEX OF DRAWINGS

1 OF 2 COVER SHEET / LOCATION  
2 OF 2 ALTA/ACSM LAND TITLE SURVEY  
SURVEYOR NOTES





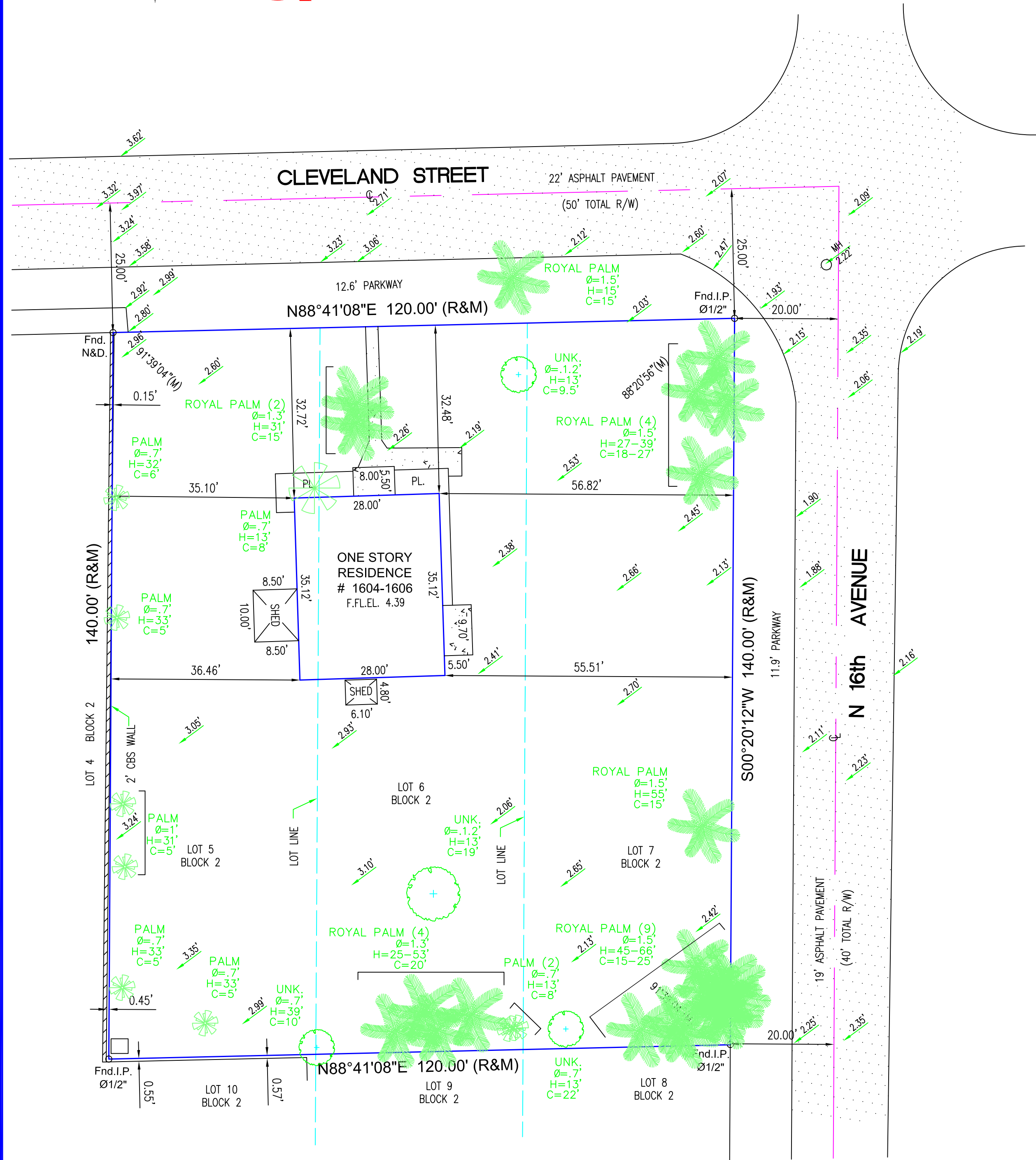


# ALTA/ACSM LAND TITLE SURVEY

SCALE: 1" = 20'

Drawn by: MAQ

PAGE 2 OF 2



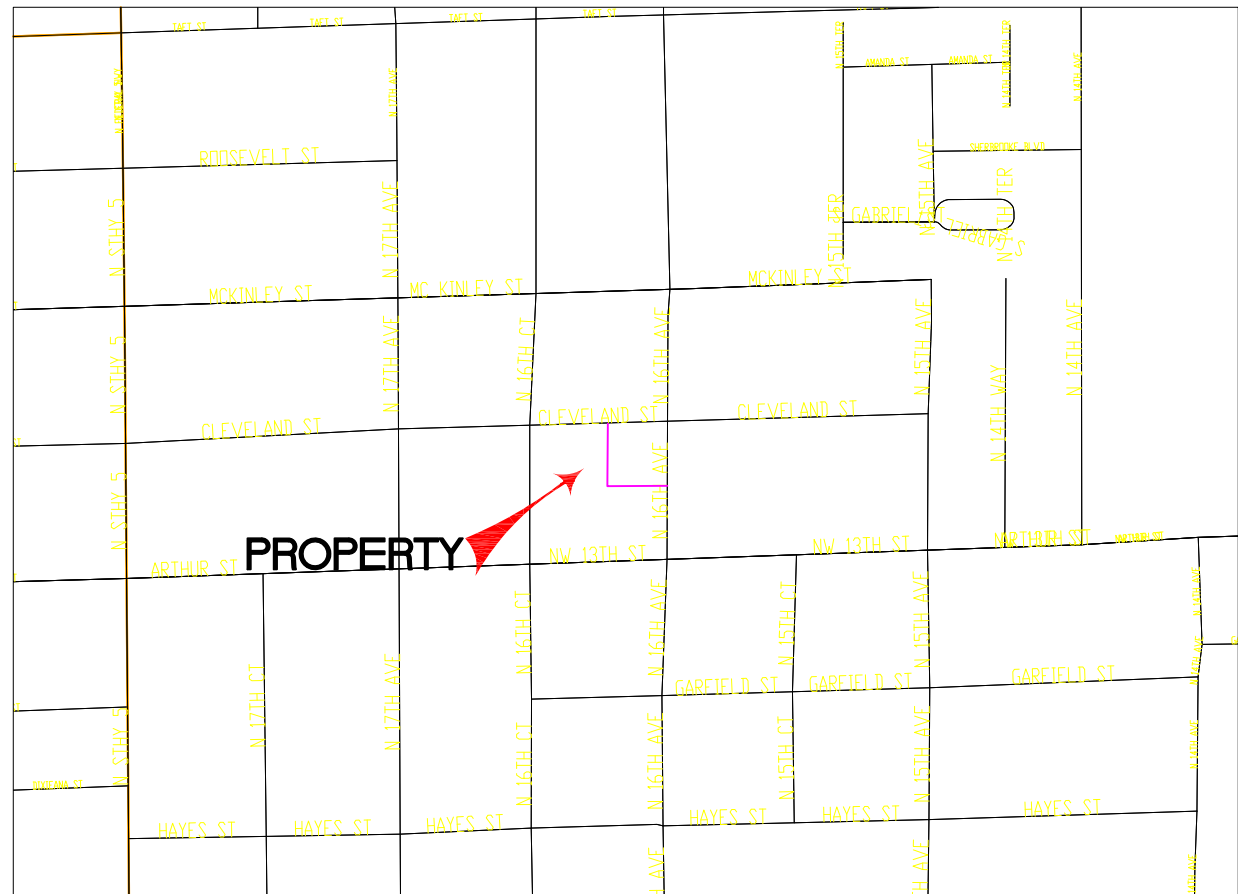
CLIENT: CLEVELAND HOMES LLC  
PROPERTY ADDRESS: 1604-1606 CLEVELAND STREET, HOLLYWOOD FL 33020

LEGAL DESCRIPTION:  
LOTS 5, 6 AND 7, BLOCK 2, OF POINSETTA PARK, ACCORDING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK 8, PAGE(S) 35, PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA

ELEVATION INFORMATION:  
B.M. USED ----- ELEVATIONS ----- LOCATED -----

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY DATED OR REVISED ON 08-18-14 THE HEREIN DESCRIBED  
PROPERTY IS SITUATED WITHIN ZONE AH BASE FLOOD ELEVATION 5.00 COMMUNITY  
125113 PANEL NUMBER 0569 SUFFIX H

VICINITY MAP  
NOT TO SCALE



## 1. CLIENT INFORMATION

THIS ALTA/ACSM LAND TITLE SURVEY AND SURVEY MAP RESULTING THEREFROM WAS PREPARED AT  
THE INSISTENCE OF:  
CLEVELAND HOMES LLC

## 2. STATEMENTS OF ENCROACHMENTS

NO VISIBLE ENCROACHMENTS AND/OR EASEMENTS AFFECTING SAID PROPERTY

## 3. ADDITIONAL NOTES

-PRESENT ZONING: RM-12 (MEDIUM DENSITY MULTIPLE FAMILY)  
-NO VISIBLE OR APPARENT CEMETERIES LYING WITHIN THE SUBJECT PROPERTY  
-ABOVE GROUND UTILITIES AVAILABLE FOR THIS SITE AS SHOWN ON SKETCH OF SURVEY AND  
SHOULD BE VERIFIED BEFORE CONSTRUCTION  
ADEQUATE INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY  
CLEVELAND STREET & NORTH 16 AVENUE

## 4. COUNTY BENCHMARK USED

B.M. USED ----- ELEVATIONS ----- LOCATED -----

## 5. SOURCES OF DATA

-BY SCALED DETERMINATION THE SUBJECT PROPERTY LIES IN FLOOD ZONE AH, ELEVATION 5.00',  
MAP/PANEL NUMBER 12011C/0569, SUFFIX H, REVISED DATE: 08-18-14. AN ACCURATE ZONE  
DETERMINATION SHOULD BE MADE BY THE REPAIRER OF THE MAP, THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY, OF THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH  
MATTERS PRIOR TO ANY JUDGEMENT BEING MADE FROM THE ZONE AS NOTED. THE MAP IS FOR  
INSURANCE PURPOSES ONLY.  
-ZONING REQUIREMENTS AS PER CITY OF HOLLYWOOD, BROWARD COUNTY  
- TITLE COMMITMENT AS PROVIDED BY CLIENT  
( FUND FILE NUMBER:319515 & AGENT'S FILE REFERENCE: 1620.16)

## SURVEY CERTIFICATIONS:

CLEVELAND HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY  
OLD REPUBLIC NATIONAL TITLE INSURANCE CO  
NICOLAS FERNANDEZ, P.A.

REQUIREMENTS AS PER COMMITMENT SCHEDULE B-11 (CONTINUED): FUND FILE NUMBER: 319515  
& AGENT'S FILE REFERENCE: 1620.16

#5 ALL MATTERS CONTAINED ON THE PLAT OF POINSETTA PARK, AS RECORDED IN PLAT BOOK 8,  
PAGE 35, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

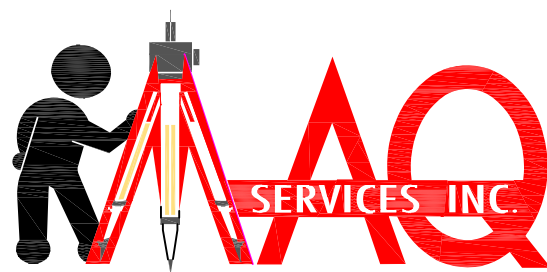
ALL PLAT INFORMATION REFLECTED ON SAID SKETCH OF SURVEY

AERIAL MAP  
NOT TO SCALE



RM-12 (MEDIUM DENSITY MULTIPLE FAMILY)	
MAXIMUM DENSITY, UNITS PER ACRE	12
MAIN PERMITTED USES	SINGLE FAMILY, DUPLEX, TOWNHOUSE, APT. BLDG.
MIN. LOT AREA (SQ FT)	6000
MIN. LOT WIDTH (FT)	60
MAX HEIGHT (FT)	3 STORIES NOT TO EXCEED 35 FT
LANDSCAPE, OPEN SPACE **	40%
MINIMUM UNIT SIZE (SQ FT)	SINGLE FAMILY (SF) 1000 DUPLEX (DUP) 500 TOWNHSE. 800 APT. 500 MIN 750 AVG HOTEL NOT ALLOWED
SETBACK REQUIREMENTS	
FRONT	20 ft. for structures; 5 ft. for at grade parking lots.
SIDE/INTERIOR	THE SUM OF THE SIDE YARD SETBACKS shall be at least 20% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except , platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback. When an existing Building has a 5 ft. side yard setback, the setback of new construction may also be 5 ft. This applies to the linear or vertical extension of a single story building.
SIDE/STREET	15 ft.; except at grade lot 5 ft.
REAR	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min.

\*\* INCLUDES LANDSCAPED OPEN SPACE LOCATED AT-GRADE OR AT HIGHER ELEVATIONS SUCH AS ON POOL DECKS, PARKING DECKS, ROOF DECKS AND SIMILAR USES.



Professional Land Surveyors, Mapper  
CERTIFICATE No.L.S. 6064  
STATE OF FLORIDA  
Main Line: (305) 901-1317  
Fax: (305) 901-1323

BY: LEONARDO MAQUEIRA, P.S.M.  
CERTIFICATE No.L.S.-6992  
STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

SURVEY DATE: 05-23-2016  
UP-DATE: 07-14-2016  
ALTA UP-DATE: 02-20-2017

DRAWN BY:	MAQ
CHECKED BY:	L.MAQ
FIELD DATE:	02-01-2017
REVISION	
JOB NO:	17-024350

## LEGEND AND ABBREVIATIONS

38° = ELEVATION	F.N. = FOUND NAIL	E.M. = ELECTRIC METER
D.W. = DRAINWAY	P.O.C. = POINT OF CORNER-CEMENT	P.I. = POINT OF INTERSECTION
U.P. = UTILITY POLE	P.C. = POINT OF CURVATURE	P.R.C. = POINT OF REVERSE CURVE
B.O.B. = BASIS OF BEGINNING	F.D.H. = FOUND DRILL HOLE	P.C. = POINT OF CURVATURE
A/C = AIR CONDITIONING PAD	P.T. = POINT OF TANGENCY	F.N.D. = FOUND NAIL/DRIP
A = ARC DISTANCE	E.N.C. = ENCROACHMENT	M/L = MONUMENT LINE
B.D.G. = BUILDING	F.F. = FIRE HYDRANT	N.E.V.D. = NATIONAL GEODETIC VERTICAL DATUM
C.B. = CATCH BASIN	F.F. = FOUND REBAR	O.E. = OVERHEAD ELECTRIC LINE
C.B.S. = CONCRETE BLOCK STRUCTURE	F.F. = FOUND REBAR	P.B. = PLAT BOOK
CH. = CHORD DISTANCE	F.F. = FOUND REBAR	P.C. = POINT OF CURVATURE
CL. = CLEAR	F.F. = FOUND REBAR	P.C. = POINT OF CURVATURE
C/L = CENTER LINE	F.F. = FOUND REBAR	P.C. = POINT OF CURVATURE
CONC. = CONCRETE	F.F. = FOUND REBAR	P.C. = POINT OF CURVATURE

## SURVEYOR'S NOTES:

1-) IF SHOWN, BEARINGS AND ANGLES ARE REFERRED TO SAID PLAT IN LEGAL DESCRIPTION.  
2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN 1 FOOT IN 7,500 FEET, LINEAR (SUBURBAN).  
3-) A TITLE REPORT WAS PROVIDED BY CLIENT. REFER TO LEGAL NOTES FOR REQUIREMENTS AS PER COMMITMENT SCHEDULE B-11 (CONTINUED)  
4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT, OTHER THAN SHOWN ON THIS SURVEY.  
5-) IF IT IS A VIOLATION OF RULE 31-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.  
6-) INFORMATION OF TREE PROVIDED: DIAMETER (D), HEIGHT (H), CANOPY SHADE (C). ALL NAMES ARE NOTED TO SURVEYORS ABILITY. SURVEYOR IS NOT AN ARBORIST AND CANNOT PROVIDE SCIENTIFIC NAMES OF TREE AND OR PLANTS.



NEW TOWNHOUSES FOR:

1604 CLEVELAND ST.

1604-1606 CLEVELAND ST.  
HOLLYWOOD, FL 33020

PERMIT #:

SKLARchitecture

2310 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
TEL - (954) 925-9292  
FAX - (954) 925-6292  
www.sklararchitect.com  
AA 0002849  
IB 0000894  
NCARB CERTIFIED

SEAL  
ARI L. SKLAR  
LICENSE #ARI473

REVISIONS

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

2310 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
www.sklararchitect.com  
TEL - (954) 925-9292  
FAX - (954) 925-6292

AA 0002849  
IB 0000894  
NCARB CERTIFIED

MEP ENGINEER:

KAMM Consulting

1407 West Newport Center Drive  
Deerfield Beach, FL 33442  
www.kammconsulting.com  
TEL - (954) 949-2200 ex. 4018  
FAX - (954) 949-2201

PROJECT RENDERING



DRAWING INDEX

ARCHITECTURAL

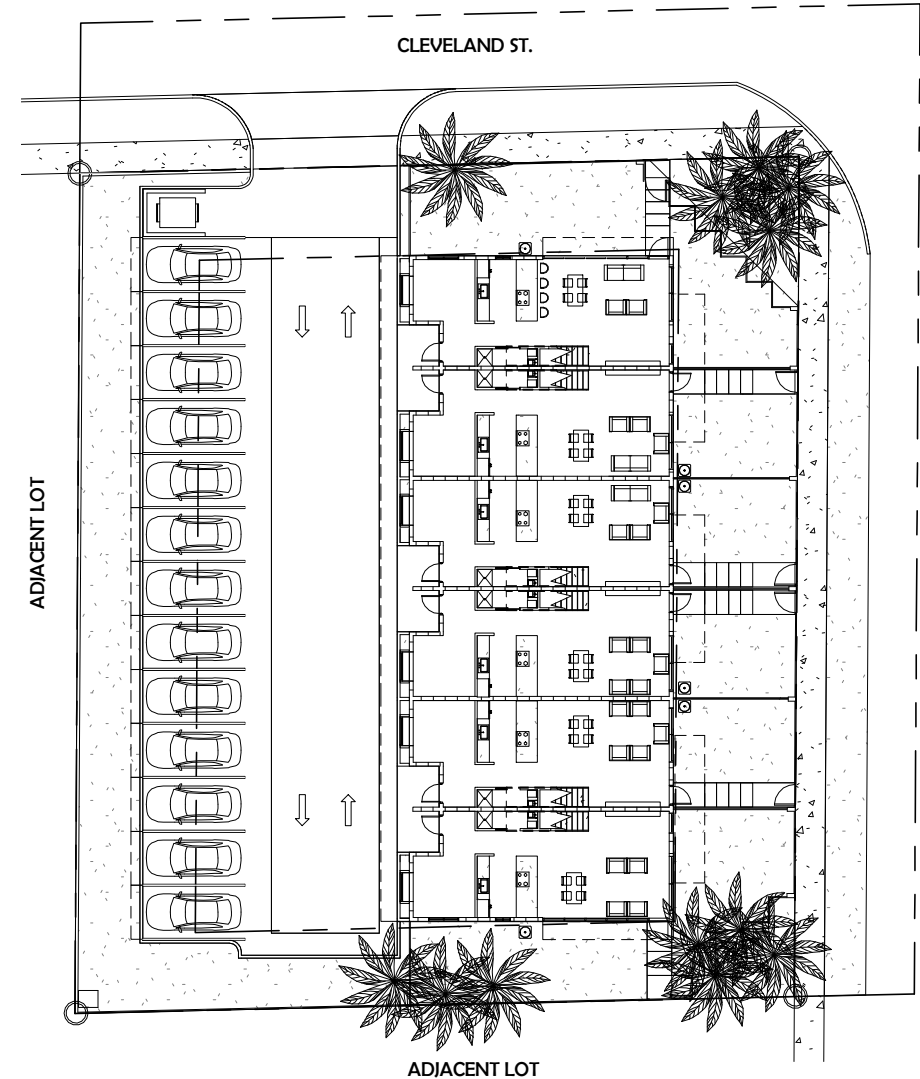
- A0.0 COVER
- A0.1 GENERAL NOTES, RESIDENTIAL
- A0.2 GENERAL NOTES-INTERIOR
- A0.3 GENERAL NOTES, COMMERCIAL
- A0.4 ADA DETAILS
- A1.0 PROPOSED SITE PLAN
- A2.0 1ST & 2ND FLOOR PLANS
- A4.0 BUILDING ELEVATIONS
- A6.0 ENLARGED UNITS
- A7.0 3D VIEWS
- A7.1 FIRE STOPPING DETAILS

CODE ANALYSIS / PROJECT DATA

SITE DATA				
GENERAL		REQ'D/ALLOWED		PROVIDED/REQUESTED
APPLICABLE CODES		2014 EDITION OF THE F.B.C 2014 5TH EDITION OF THE FLORIDA FIRE PREVENTION CODE		
ZONING:	(MF) RM-12		12 UNITS/ACRE	
LAND USE:	MULTIFAMILY		MULTIFAMILY	
NET :	16,809 SF		16,809 SF= 0.38 AC	
GROSS - W/ PORTION R.O.W.	23,126 SF		23126= 0.53 ACRES	
DENSITY CALCULATIONS	=12 UNITS X 0.53 ACRES=6.36 =6 TOWNHOUSES ALLOWED		PROVIDED UNITS 6 TOWNHOUSES	
LANDSCAPE OPEN SPACE:	MIN 40% PERVIOUS AREA = 6,723 SF		6,720 SF 16,809 SF      =40% PERVIOUS	
MAX HEIGHT (ft.):	3 STORIES 35'-0" FT		2 STORIES 24'-0" FT	
MIN UNIT SIZE FOR TOWN HOUSE:	800 SF MIN.		1,695 MIN SF.	
SETBACKS REQUIREMENTS				
FRONT :	20' FOR STRUCTURES. 5' AT GRADE.	CLEVELAND ST. 15' FOR STRUCTURES.	SW 16TH AVE 20' FOR STRUCTURES.	
SIDE :	20% OF LOT WIDTH . 140" X.2 = 28"(THE SUM)	13' FOR STRUCTURES.	13' FOR STRUCTURES.	
SIDE STREET :	15' FOR STRUCTURES. 5' AT GRADE.	SW 16TH AVE 20' FOR STRUCTURES.	CLEVELAND ST. 15' FOR STRUCTURES.	
REAR :	2 STORIES OR HIGHER. 15% OF THE LOT DEPTH (20"MIN)	20' FOR STRUCTURES.	CLEVELAND ST. 37'-10" FOR STRUCTURES.	
TOWNHOUSE UNIT BREAKDOWN				
UNIT	NUMBER OF DWELLING UNITS	SQ.FT RANGE PER UNIT (AC)	TOTAL S.F. FOOTPRINT BUILDING (GROSS)	TOTAL S.F. BUILDING (AC)
TYPICAL	6 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	1,695 SQ FT	990 SQ FT	10,170 SQ FT
GRAND TOTAL	6 UNITS		5,940 SQ FT	10,170 SQ FT

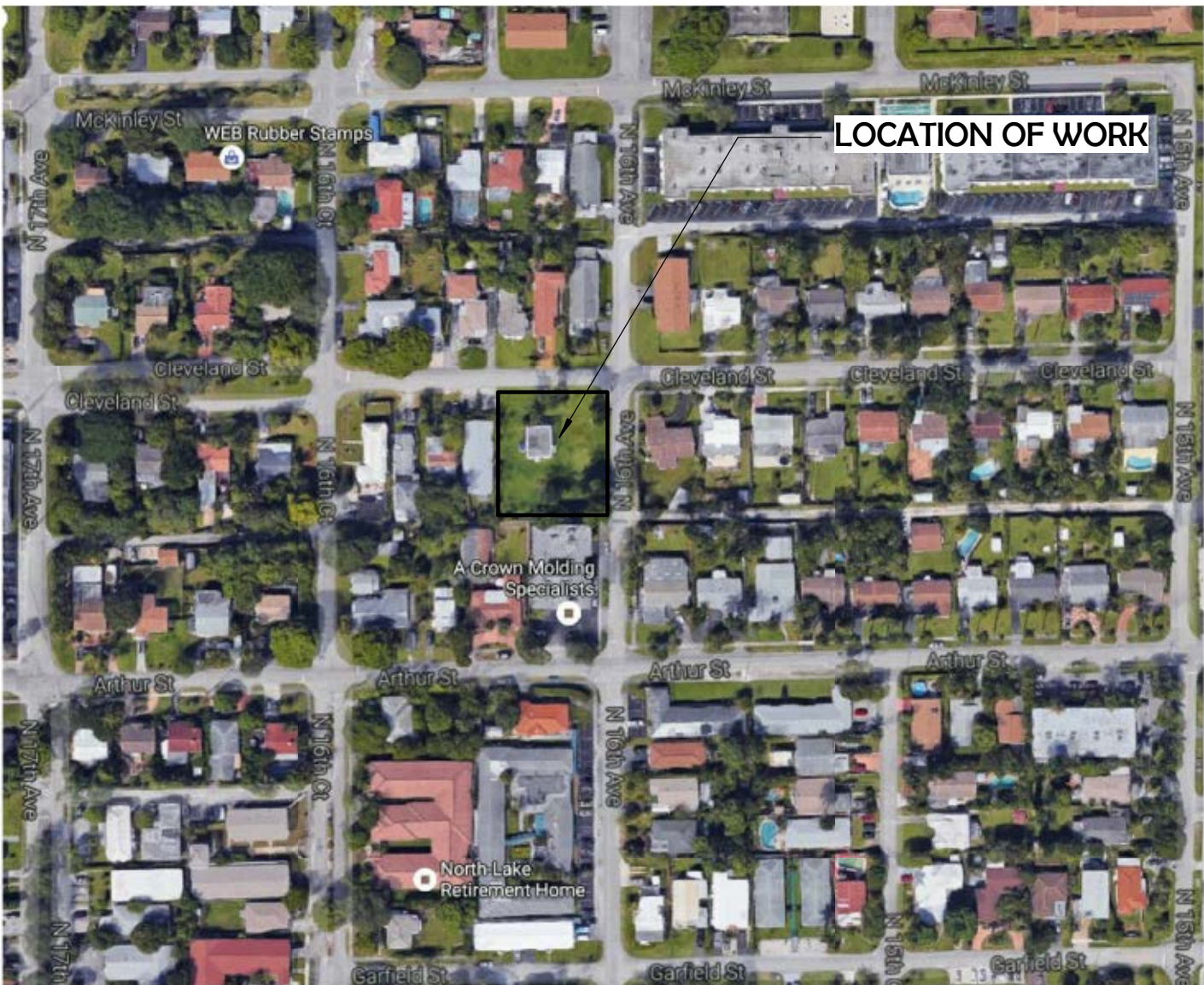
PARKING CALCULATIONS			
TOWNHOME 1.5 PARKING PER UNIT+ 1 GUEST PARKING PER 10 UNITS+	2 PARKING X 6 UNITS = 12 PARKING 6 UNITS/10 = 0 GUEST PARKING	REQ. 12 PKNG	PROV. 12 PARKING
GUEST PARKING	IF IN A DEVELOPMENT THAT HAS MORE THAT 4 UNITS THEN 1 SPACE PER 3 UNIT MARKED GUEST	REQ. 1 PKNG	PROV. 1 PARKING
TOTAL		REQ. 13 PKNG	PROV. 13 PARKING

KEY PLAN



SCALE: N.T.S.

LOCATION MAP



SCALE: N.T.S.

SCOPE OF WORK

SIX NEW TWO-STORY TOWNHOUSES APPROXIMATELY 10,500  
SQ. FT.

WORK INCLUDES:

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

LOT 5 TO 7, BLOCK 2 SUBDIVISION POINSETTA PARK  
ACCORDING TO THE PLAT THEREOF AS RECORDED UN  
PLAT BOOK 8 AT PAGE 35 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

ID # 5142 10 20 0160

NEW TOWNHOUSE FOR:  
LOBA INVESTMENT GROUP  
1604-1606 CLEVELAND ST.  
HOLLYWOOD, FL 33020

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☒ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 09-07-16

DRAWN BY:

Author

CHECKED BY:

ARI SKLAR

COVER

A0.0

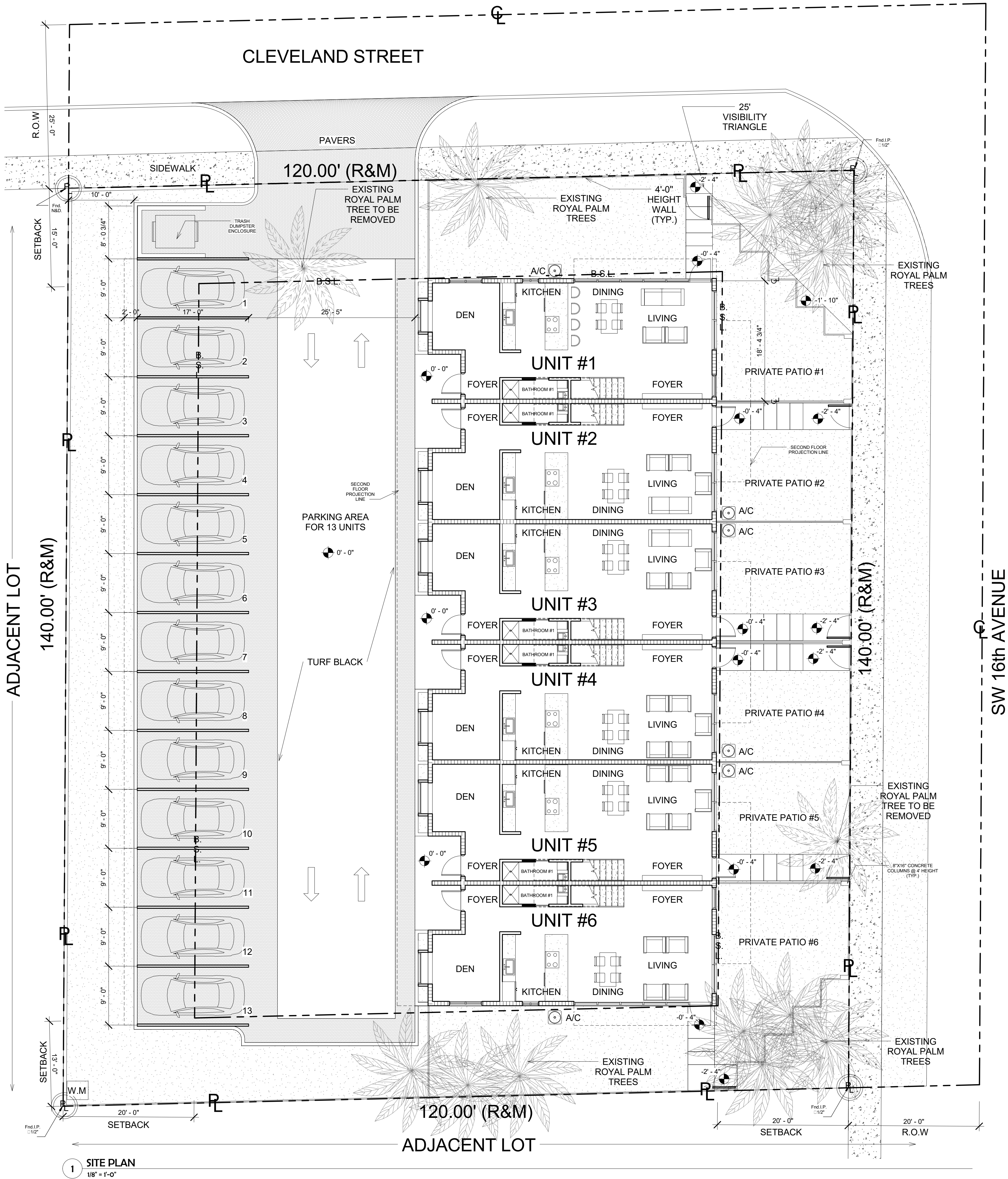
PROJECT #: 16-017

DATE : 07-01-16



SITE DATA				
GENERAL	REQ'D/ALLOWED	PROVIDED/REQUESTED		
APPLICABLE CODES	2014 EDITION OF THE F.B.C 2014 5TH EDITION OF THE FLORIDA FIRE PREVENTION CODE			
ZONING:	(MF) RM-12	12 UNITS/ACRE		
LAND USE:	MULTIFAMILY	MULTIFAMILY		
NET :	16,809 SF	16,809 SF= 0.38 AC		
GROSS - W/ PORTION R.O.W.	23,126 SF	23126= 0.53 ACRES		
DENSITY CALCULATIONS	=12 UNITS X 0.53 ACRES=6.36 =6 TOWNHOUSES ALLOWED	PROVIDED UNITS 6 TOWNHOUSES		
LANDSCAPE OPEN SPACE:	MIN 40% PERVIOUS AREA = 6,723 SF	<u>6,720 SF</u> 16,809 SF =40% PERVIOUS		
MAX HEIGHT (ft.):	3 STORIES 35'-0" FT	2 STORIES 24'-0" FT		
MIN UNIT SIZE FOR TOWN HOUSE:	800 SF MIN.	1,695 MIN SF.		
SETBACKS REQUIREMENTS				
FRONT : 20' FOR STRUCTURES. 5' AT GRADE.	CLEVELAND ST. 15' FOR STRUCTURES.	SW 16TH AVE 20' FOR STRUCTURES.		
SIDE : 20% OF LOT WIDTH . 140" X.2 = 28"(THE SUM)	13' FOR STRUCTURES.	13' FOR STRUCTURES.		
SIDE STREET : 15' FOR STRUCTURES. 5' AT GRADE.	SW 16TH AVE 20' FOR STRUCTURES.	CLEVELAND ST. 15' FOR STRUCTURES.		
REAR : 2 STORIES OR HIGHER. 15% OF THE LOT DEPTH (20"MIN)	20' FOR STRUCTURES.	CLEVELAND ST. 37'-10" FOR STRUCTURES.		
TOWNHOUSE UNIT BREAKDOWN				
UNIT	NUMBER OF DWELLING UNITS	SQ.FT RANGE PER UNIT (AC)	TOTAL S.F FOOTPRINT BUILDING (GROSS)	TOTAL S.F BUILDING (AC)
TYPICAL	6 UNITS - , 3 BDR, 2.5 BATH, 2 STORY	1,695 SQ FT	990 SQ FT	10,170 SQ FT
GRAND TOTAL	6 UNITS		5,940 SQ FT	10,170 SQ FT

PARKING CALCULATIONS			
TOWNHOME 1.5PARKING PER UNIT+ 1 GUEST PARKING PER 10 UNITS+	2 PARKING X 6 UNITS =9 PARKING 6 UNITS/10 =0 GUEST PARKING	REQ. 12 PKNG	PROV. 12 PARKING
GUEST PARKING	IF IN A DEVELOPMENT THAT HAS MORE THAT 4 UNITS THEN 1 SPACE PER 5 UNIT MARKED GUEST	REQ. 1 PKNG	PROV. 1 PARKING
TOTAL		REQ. 13 PKNG	PROV. 13 PARKING



SKLARchitecture

2380 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020  
TEL - (954) 925-9292  
FAX - (954) 925-6292  
www.sklararchitect.com  
AA 0002849  
IB 0000894  
NCARB CERTIFIED

SEAL  
ARI L. SKLAR  
LICENSE #AR1473

REVISIONS

NEW TOWNHOUSE FOR:  
LOBA INVESTMENT GROUP  
1604-1606 CLEVELAND ST.  
HOLLYWOOD, FL 33020

☐ REVIEW SET  
☐ PRELIMINARY  
☐ NOT FOR CONSTRUCTION  
☐ DRY RUN PERMIT SET  
☐ PERMIT SET  
☐ BID SET  
☐ CONSTRUCTION SET

SUBMITTAL DATE: 09-07-16

DRAWN BY:  
Author  
CHECKED BY:  
ARI SKLAR

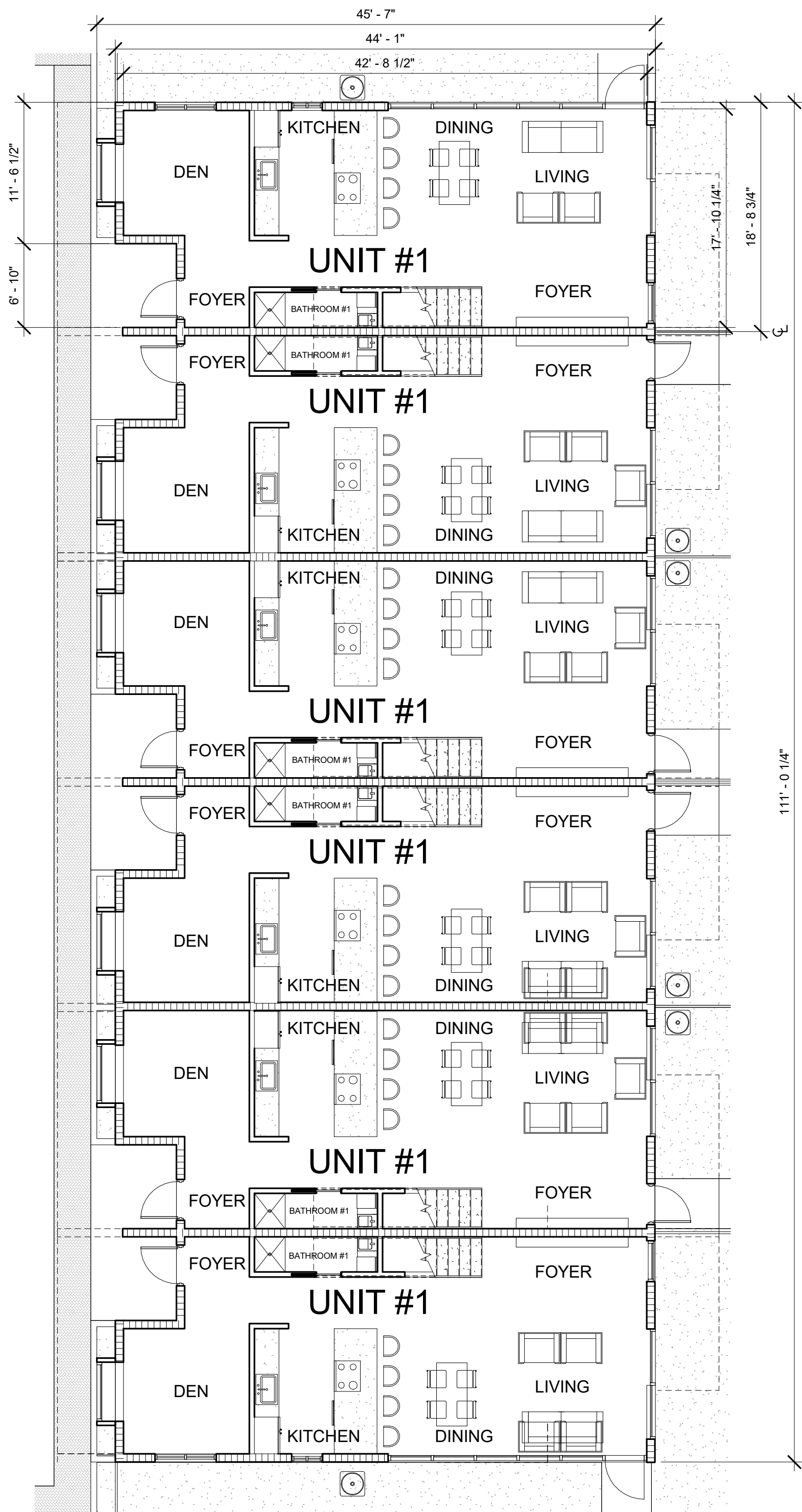
PROPOSED SITE PLAN

A1.0

PROJECT #: 16-017

DATE : 07-01-16

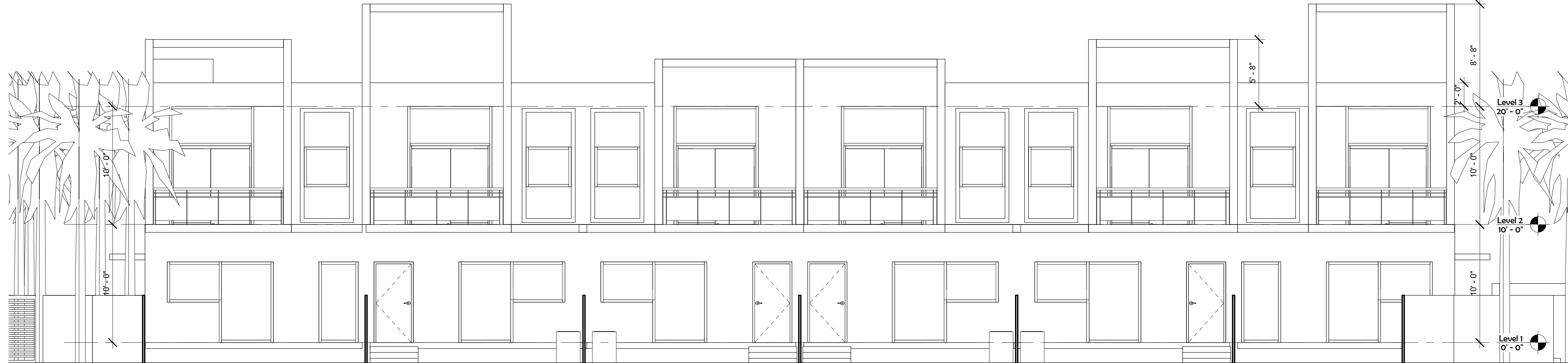




1 Level 1  
1/8" = 1'-0"



2 Level 2  
1/8" = 1'-0"



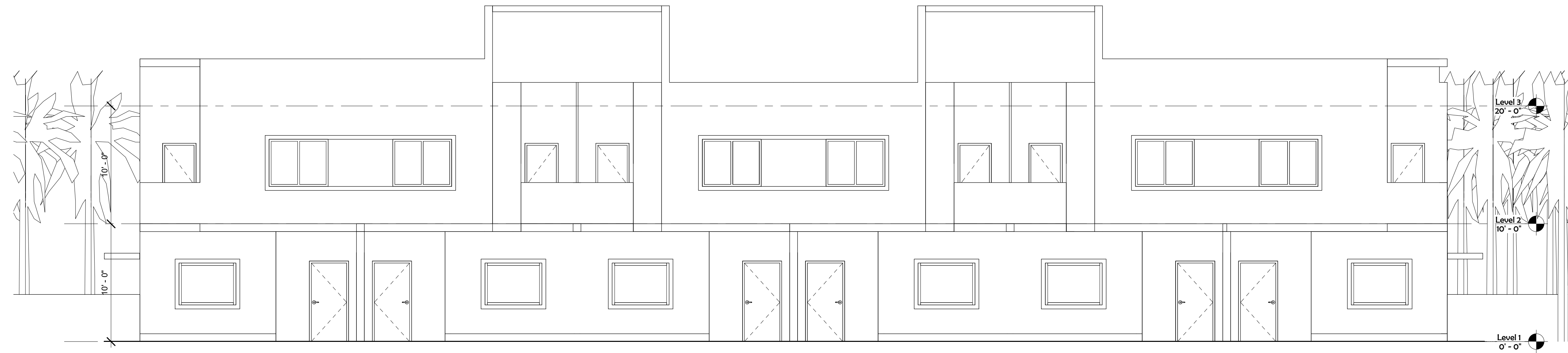
**1 East**  
3/16" = 1'-0"



**2 North**  
3/16" = 1'-0"

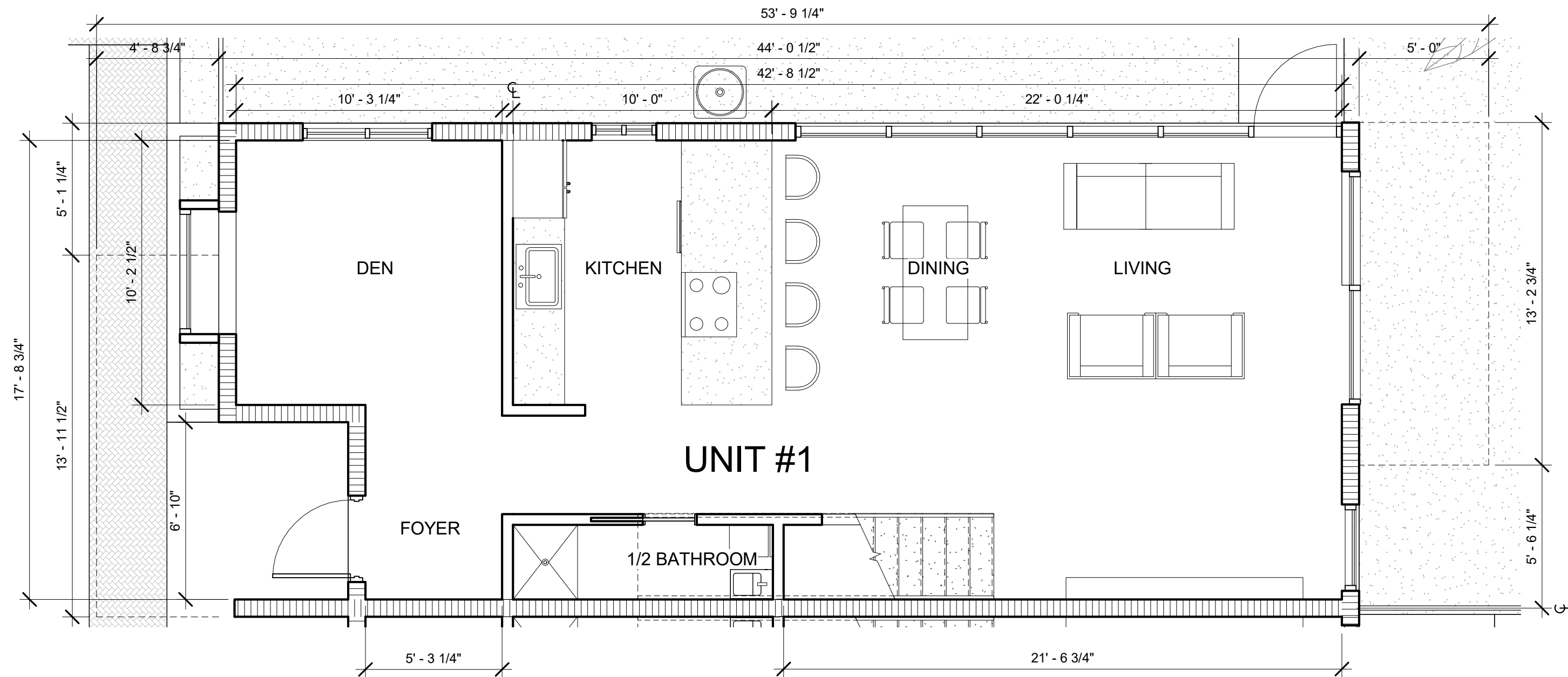


**3 South**  
3/16" = 1'-0"

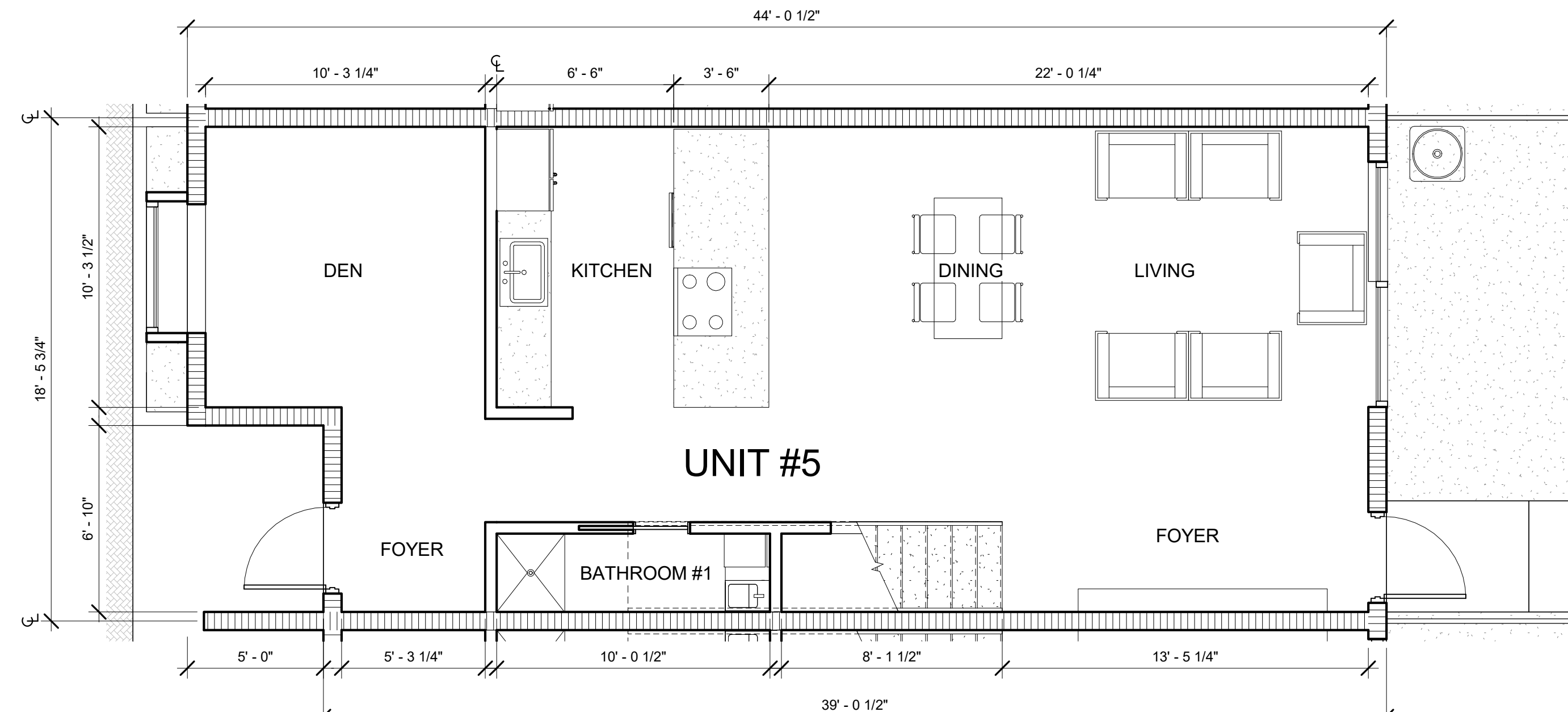


**4 West**  
3/16" = 1'-0"

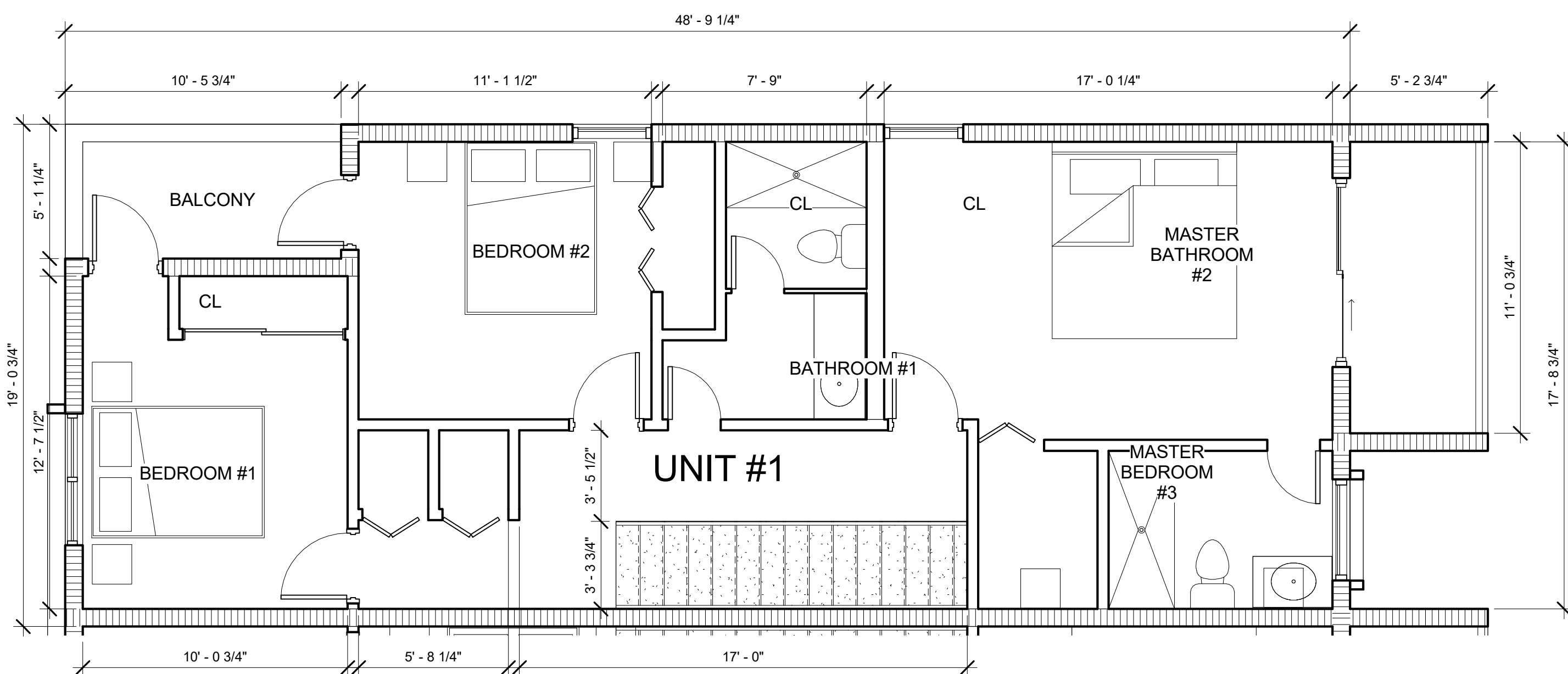




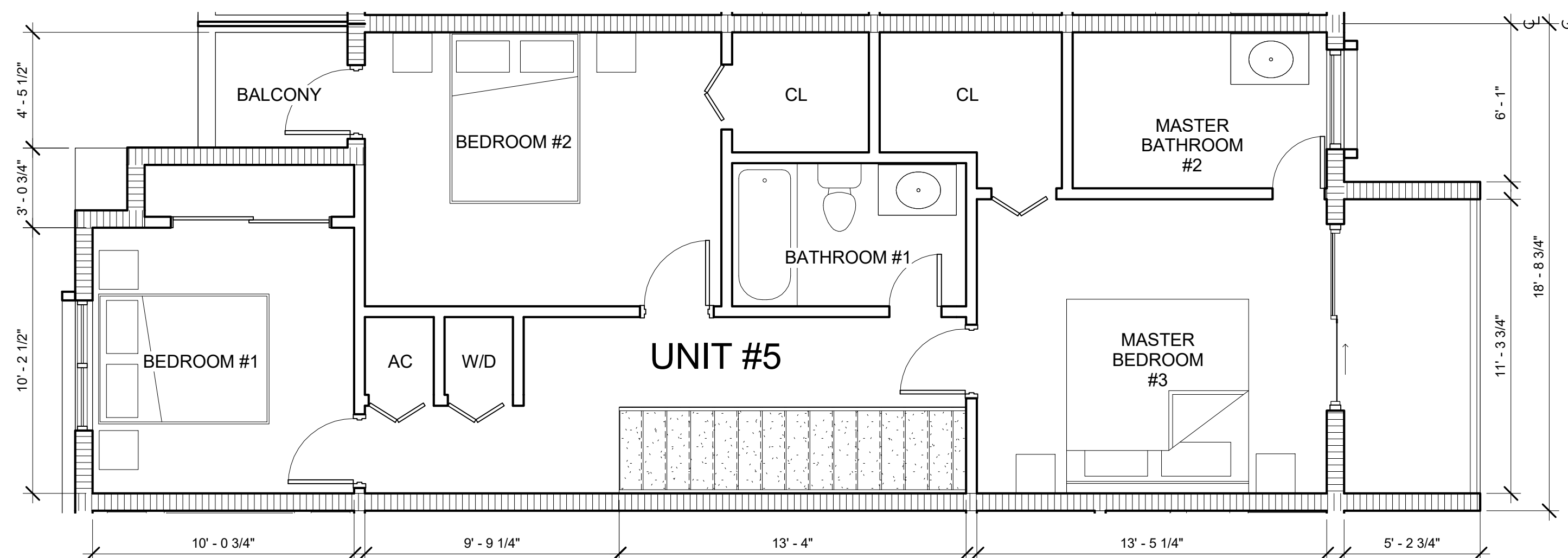
1 TYPICAL UNIT A FIRST FLOOR PLAN  
1/4" = 1'-0"



3 TYPICAL UNIT B FIRST FLOOR PLAN  
1/4" = 1'-0"



2 TYPICAL UNIT A SECOND FLOOR PLAN  
1/4" = 1'-0"



4 TYPICAL UNIT B SECOND FLOOR PLAN  
1/4" = 1'-0"

NEW TOWNHOUSE FOR:  
**LOBA INVESTMENT GROUP**  
1604-1606 CLEVELAND ST.  
HOLLYWOOD, FL 33020

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 09-07-16

DRAWN BY:  
Author  
CHECKED BY:  
ARI SKLAR

ENLARGED UNIT

**A6.0**

PROJECT #: 16-017

DATE: 07-01-16





1 VIEW FROM EAST



2 VIEW FROM WEST



3 NORTH-WEST



4 SOUTH-EAST

SKLARchitecture

2300 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020  
TEL - (954) 925-9292  
FAX - (954) 925-9292  
www.SKLARchitect.com

AA 0002849  
IB 0000894  
NCARB CERTIFIED

SEAL  
ARI L. SKLAR  
LICENSE #ARI473

REVISIONS

NEW TOWNHOUSE FOR:  
**LOBA INVESTMENT GROUP**  
1604-1606 CLEVELAND ST.  
HOLLYWOOD, FL 33020

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

SUBMITTAL DATE: 09-07-16

DRAWN BY:  
Author  
CHECKED BY:  
ARI SKLAR

3D VIEW

A7.0

PROJECT #: 16-017

DATE : 07-01-16