

# 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: 03/08/2021

Location Address: 1916-1926 Fletcher Street

Lot(s): 15,16,30 Block(s): 4 Subdivision: Broward Manor of Hollywood

Folio Number(s): 514222160380 & 514222160400

Zoning Classification: PR Land Use Classification: R.A.C

Existing Property Use: Multi-Family(1916) Sq Ft/Number of Units: 12 multi-family units  
Single Family (1926) <sup>1-single family</sup>

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): NO

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

Explanation of Request: Developing 81-unit Multi-Family Apartments

Number of units/rooms: 81 Sq Ft: 54,600 s.f.

Value of Improvement: \$8,000,000 Estimated Date of Completion: January 2023

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

Name of Current Property Owner: 191626 Fletcher LLC

Address of Property Owner: 16001 Collins Ave.

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

Name of Consultant/Representative/Tenant (circle one): Luis La Rosa-Architect

Address: \_\_\_\_\_ Telephone: 786-543-0851

Fax: \_\_\_\_\_ Email Address: llarosa@larosaarchitects.com

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

If Yes, Attach Copy of the Contract.

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

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

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

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2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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## 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: Jacobo Cohen

Date: 6/4/21

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

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

PRINT NAME: Luis La Rosa

Date: 6/4/21

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

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

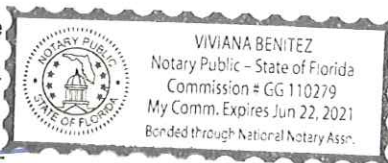
PRINT NAME: \_\_\_\_\_

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 Luis La Rosa to my property, which is hereby made by me or I am hereby authorizing city of Hollywood to be my legal representative before the city of Hollywood Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 4 day of June



Notary Public  
State of Florida

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

Signature of Current Owner

Print Name



## TECHNICAL ADVISORY COMMITTEE REPORT

June 6, 2021

191626 Fletcher Street  
LLC. 16001 Collins Ave  
Miami, FL

FILE NUMBER: 21-DP-11

SUBJECT: Preliminary Site Plan review for an 81- unit residential development (Atria).

### SITE DATA

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| Owner/Applicant:      | 191626 Fletcher Street LLC.                     |
| Address/Location:     | 1916 & 1926 Fletcher Street                     |
| Net Size of Property: | TBD                                             |
| Land Use:             | Regional Activity Center (RAC)                  |
| Zoning:               | Pembroke Road Mixed-Use District (PR)           |
| Present Use of Land:  | Residential                                     |
| Year Built:           | 1949 & 1954 (Broward County Property Appraiser) |

### 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: | Parkside Low Intensity Multi-Family District (PS-1) |
| South: | Pembroke Road Mixed-Use District (PR)               |
| East:  | Pembroke Road Mixed-Use District (PR)               |
| West:  | Pembroke Road Mixed-Use District (PR)               |

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).



A. APPLICATION SUBMITTAL

Alexandra Guerrero, Principal Planner ([aguerrero@hollywoodfl.org](mailto:aguerrero@hollywoodfl.org)) 954-921-3471

1. 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. Include several copies of plat documents in future submittals

***Response: Provided***

2. Alta Survey:

- a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced.

***Response: Provided***

- b. Provide the net & gross property size in square feet and acreage.

***Response: Provided***

- c. As this is located within Regional Activity Center include the existing residential/hotel units and/or commercial square footage. Provide a table for clarity.

***Response: Provided***

- d. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

***Response: Provided***

3. Site Plan:

- a. Include note on Site Plan indicating that all changes to the design will require planning review and may be subject to Board approval.

***Response: Provided***

- b. The Site Plan shall reflect the ground floor, not the roof level; sheets SP-1.1 and A-1.1 should be combined.

***Response: Revised Accordingly***

- c. In the setback calculation table, correct the required side interior setback to 0'.

***Response: Revised Accordingly***

- d. The cumulative unit average does not meet the minimum requirement. Revise accordingly.

***Response: Reduced units from 84 to 81 and modified to meet 650 s.f.***



4. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website:  
<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication.pdf>

***Response: Provided and paid upfront fee***

5. 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 Board or City Commission meetings 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).

***Response: We will perform outreach meeting after TAC-2 and prior to sign-offs for PDB***

6. Additional comments may be forthcoming.
7. Provide written responses to all comments with next submittal.

B. ZONING

Alexandra Guerrero, Principal Planner ([aguerrero@hollywoodfl.org](mailto:aguerrero@hollywoodfl.org)) 954-921-3471

1. Provide the height of all projections that exceed the requirement.

***Response: Provided***

2. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

***Response: OK***

C. ARCHITECTURE AND URBAN DESIGN

Alexandra Guerrero, Principal Planner ([aguerrero@hollywoodfl.org](mailto:aguerrero@hollywoodfl.org)) 954-921-3471

1. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on Site Plan and Elevations.

***Response: OK***

2. All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.

***Response: Provided***

D. SIGNAGE

Alexandra Guerrero, Principal Planner ([aguerrero@hollywoodfl.org](mailto:aguerrero@hollywoodfl.org)) 954-921-3471

1. Application is substantially compliant.

E. LIGHTING

Alexandra Guerrero, Principal Planner ([aguerrero@hollywoodfl.org](mailto:aguerrero@hollywoodfl.org)) 954-921-3471

1. Application is substantially compliant.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Alexandra Guerrero, Principal Planner ([aguerrero@hollywoodfl.org](mailto:aguerrero@hollywoodfl.org)) 954-921-3471

1. Application is substantially compliant.

G. ENGINEERING

Azita Behmardi, City Engineer ([abehmardi@hollywoodfl.org](mailto:abehmardi@hollywoodfl.org)) 954-921-3251

Clarissa Ip, Engineering Support Services Manager

([cip@hollywoodfl.org](mailto:cip@hollywoodfl.org)) 954-921-3915 Jose Garcia, Engineer,

([jgarcia@hollywoodfl.org](mailto:jgarcia@hollywoodfl.org)) 954-921-3900

Rick Mitinger, Transportation Engineer ([rmitinger@hollywoodfl.org](mailto:rmitinger@hollywoodfl.org)) 954-921-3990

- 1) Provide a written answer to comments.

**Response: Provided**

- 2) Unity of title is required.

**Response: We have started Unity of Title process as per City of Hollywood standards. As per planning department Unity of Title is not required until certificate of occupancy.**

- 3) Application provided showed 1916 Fletcher St; 84-unit multifamily apartments and 1926 Fletcher St, 13 units single family. No plans were provided for the single-family homes. Please remove in the applications address and description for single family homes that does not applies to this propose job.

**Response: Revised application to read 12 multi-family units and 1 single family home**

- 4) Provide civil plans to include all proposed work, including the off-site water main. Include curbing, all vehicle turning radii, sight triangles, pavement marking and signage plans and details as well as change in elevations to show that handicap accessibility has been met. Show all pavement restoration and details required for work within City rights-of-way. Full width pavement restoration is required.

**Response: Civil, Water Main Extension plans and calculations have been provided**

- 5) ADA parking spaces are provided in plans A-1.1 (4 spaces) 1st floor parking and in plan A-1.2 (2 spaces) 2nd floor parking. No ADA parking spaces were provided in SP-1.1 parking calculation table. Provide the total of ADA parking spaces in plan SP-1.1 as part of the parking table calculations. Include any ADA Van Accessible spaces as required.

**Response: Refer to Site Plan and 2<sup>nd</sup>. Floor plan showing ADA parking spaces**

- 6) Provide on Site Plans and on floor plans, fully dimension (depth and width) all parking stalls. Minimum ADA compliant parking stall width is 12', minimum accessible path is 5' wide. Indicate width of all spaces adjacent to any obstruction, i.e. stairwells. Parking stalls with obstruction on one side shall be minimum 9.5' wide and 10.5' wide with obstruction on both sides. Provide dimension to indicate overhang depth (wheel stop to edge of parking).

**Response: Provided**



- 7) Parking spaces close to the walls and have obstruction on one side, such as Parking Stalls #60, #64, #77, #99, #101 and #110, provide 1 foot extra to comply with Code. Indicate dimensions on plans. Minimum width required is 9.5'.  
**Response: Revised Accordingly**
- 8) Provide square footage for each unit type on the Site Plan.  
**Response: Refer to Enlarged Floor plan sheet for each unit type showing square footage**
- 9) Provide off-street loading spaces, one space for 50-100 units plus one space for each additional 100 units or major fraction. Each space shall be 10'x25' with minimum 14' vertical clearance.  
**Response: Provided on Sp-1.1**
- 10) Parking lifts specifications will be required for review and approval. Demonstrate how lifts will fit and function within the parking stalls.  
**Response: Provided in Civil submittal Folder**
- 11) Building structural columns shall not be within 3 feet of the entrance of a parking stall. Provide dimension on plans to show that this requirement has been met.  
**Response: Revised Accordingly**
- 12) Plans show for driveway connection to the alley, vehicular driveway access opening to the alley is not permitted.  
**Response: Removed alley access**
- 13) Provide street names on all plans.  
**Response: Provided**
- 14) Provide legend on plans to show what the diagonal hatch areas represent.  
**Response: Provided**
- 15) Provide continued sidewalk flush through driveway opening.  
**Response: Provided**
- 16) Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.  
**Response: Provided**
- 17) Provide sufficient queuing space/depth for a minimum of one vehicle at the entrance. Add note on plan that driveway does not provide queueing space for gated entry.  
**Response: Provided 22'-6"**
- 18) Provide pavement marking and signage in plans for parking garages  
**Response: Provided**

- 19) Park impact fees requirements will be required to be satisfied prior to issuance of City building permit.

***Response: Owner to Provide***

- 20) Permits and approval from outside agencies are required prior to City building permit issuance.

***Response: Provided***

- 21) Traffic/transportation study may be required. Please coordinate with Rick Mitinger, Transportation Engineer.

***Response: Provided***

- 22) More comments may follow upon review of the requested information.

H. LANDSCAPING

Guillermo Salazar, Landscape Reviewer ([gsalazar@hollywoodfl.org](mailto:gsalazar@hollywoodfl.org)) 954-921-3900

1. Provide official tree survey signed and sealed by surveyor not older than 6 months for existing trees on site including swale trees on a separate table include: location, species, estimated ht./spread, and /DBH diameter of trunks in inches –Provided survey to be updated and show all trees on site.

***Response: Provided***

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. --Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, overhead and underground utilities, Center line , monument line, lot dimensions, and adjacent street names and shall comply with all planning and development board and historic preservation board individual requirements when applicable. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 4, 4.6, Article 9 LDR. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. Landscape plans submitted shall clearly define which trees have been provided as required in terms of amount of inches of DBH for trees proposed to be removed and trees required to be planted per landscape code per zoning district. All hardwood trees to be mitigated inch by inch and palms at 1:1. All trees and palms provided should meet

City of Hollywood minimum height or DBH requirements at planting. If any trees are to be remain in close proximity to building construction activities to be clearly shown on plans with tree protection barriers with standard CRZ protection of a minimum of one (1) foot of radius per inch of tree trunk diameter. As per initial submittal tree disposition plan is missing as per site observations several trees and palms are existing on site and will have to be mitigated submit. Tree survey and Tree disposition plan. In addition clarify on landscape plan as per zoning district RAC requirements on ground level which trees account for required eight(8) street trees as per Landscape plan only four (4 ) trees Quercus virginiana account for street trees shown as required and as per all streets including alleys the total number of lineal feet require a minimum of eight (8) street trees at ground level in addition to required open space trees. Revise and provide a new calculation for landscape data table and provide approved species of trees or palms at street level (Alleys) Suggested species include: Crape Myrtles, Green Buttonwood, Orange Geiger etc Palm species: Carpentarias, Sables, Foxtails.

***Response: Provided***

3. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

***Response: Provided***

4. Additional comments may be forthcoming at Building permit submittal. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species should be used for mitigation or code: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, and Coconut. Minimum height requirements for all palms at planting is 8' of CT.No tree removals without a tree removal sub-permit. Supplemental arborist report might be required as needed to approve any tree removal permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub- permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal.

I. UTILITIES

Alicia Vereia-Feria, Engineer ([averea-feria@hollywoodfl.org](mailto:averea-feria@hollywoodfl.org)) 954-921-3302

1. Label alleys and Fletcher Street on all sheets.

***Response: Provided***

2. Show existing 8" VCP sanitary sewer running along north-south alley east of S 20th Ave. Also show existing 4-inch water mains within the alley east and south of the property.

***Response: Provided***

3. Include the City's latest applicable standard water and sewer details. The details can be requested from Alicia Vereia-Feria via email at [averea-feria@hollywoodfl.org](mailto:averea-feria@hollywoodfl.org).

***Response: Provided***

4. The notes on the east and west sides of the property specifying "water main extension required "shall apply to a proposed 8-inch water main extension along Fletcher Street, not within the alleys.

***Response: Provided***

5. This site resides within FEMA Flood Zone X. The Finished Floor Elevations (FFE) must conform with section 154.50 of the City's Code of Ordinances where the minimum FFE for commercial shall be, at a minimum, 6-inches above the highest adjacent crown of road.

***Response: Provided***

6. Indicate FFE for all enclosed areas on ground floor.

***Response: Provided***

7. Show perimeter cross sections across all property limits including transition areas meeting adjacent property grades. Section A-A location not specified.

***Response: Provided***

8. Ensure all stormwater is retained onsite.

***Response: Provided***

9. Indicate how roof drainage will be collected and connected to the on-site drainage system.

***Response: Provided***

10. Provide preliminary drainage calculations.

***Response: Provided***

11. Permit approval from outside agencies will be required.

***Response: Provided***

12. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.

***Response: Provided***

13. Additional comments may follow upon further review of requested items.

J. BUILDING

Russell Long, Assistant Building Official ([rlong@hollywoodfl.org](mailto:rlong@hollywoodfl.org)) 954-921-3490

1. No comments received.

K. FIRE

Jorge Castano, Deputy Fire Marshal / Battalion Chief ([jcastano@hollywoodfl.org](mailto:jcastano@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.

***Response: Provided***

2. Water supply must meet NFPA 1, 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., 954-921- 3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements for the building.

***Response: Provided***

3. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

***Response: Provided***

4. At time of submittal civil drawings must be provided for the underground fire main. Providing location of fire department connection, fire hydrants, DDCV, and size of fire line from water supply, etc. Check with our water department engineer for city requirements in addition to fire. Ensure plans that there is a fire hydrant within 100 feet of fire department connections.

***Response: Provided***

5. Per NFPA 1, 12.3.2\* a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. 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, 12.3.2\*.

***Response: Provided***



6. It was noted on the plan, there may be stacked car parking. Be advised, the fire sprinkler system will need to be designed as Extra Hazard, Group II. Provide a note on the plan as such.

***Response: Provided***

7. Be advised that NFPA 1 (2018 edition) Chapter 11.10.1 requires that minimum radio signal strength for fire department communications be maintained at a level determined by the AHJ for all new and existing buildings including complying with NFPA 72 (2016 edition). BDA system may be required.

***Response: BDA System provided***

8. 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 system may be required to be installed as determined by the AHJ.

***Response: Provided***

L. PUBLIC WORKS

Charles Lassiter, Assistant Public Works Director ([classiter@hollywoodfl.org](mailto:classiter@hollywoodfl.org)) 954-967-4207

1. No comments received.

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. Applicant needs to submit Park Impact Fee application.

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector ([ibeltran@hollywoodfl.org](mailto:ibeltran@hollywoodfl.org)) 954-921-2923

1. What is the projected monthly rent broken down by unit type?
2. What utilities will be the renters responsibility to pay?
3. Are any units expected to be for sale? If so, what is the projected sales price?
4. Refer to Planning comments to ensure compliance with Public Participation requirements.

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director ([rstorey@hollywoodfl.org](mailto:rstorey@hollywoodfl.org)) 954-924-2922

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

1. Application is substantially compliant.

P. POLICE DEPARTMENT

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

1. No comments received.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director ([jcamejo@hollywoodfl.org](mailto:jcamejo@hollywoodfl.org)) 954-924-2980  
Susan Goldberg, Deputy Director ([sgoldberg@hollywoodfl.org](mailto:sgoldberg@hollywoodfl.org)) 954-924-2980

1. Not applicable.

R. PARKING

Hal King, Parking Administrator ([hking@hollywoodfl.org](mailto:hking@hollywoodfl.org)) 954-921-3549  
Jovan Douglas, Parking Operations Manager ([jdouglas@hollywoodfl.org](mailto:jdouglas@hollywoodfl.org)) 954-921-3548

1. Provide information on how employee parking will be addressed.

S. ADDITIONAL COMMENTS



May 13, 2021

Luis La Rosa, A.I.A., President  
Luis La Rosa Architects, Inc.  
12980 Southwest 52 Street  
Miramar, Florida 33027

*Via Email Only*

Dear Mr. La Rosa:

Re: Platting requirements for a parcel legally described as Lots 12-15, and the East 30 Feet of Lot 16, Block 4, "Broward Manor of Hollywood," according to the Plat thereof, as recorded in Plat Book 12, Page 48, of the Public Records of Broward County, Florida, less a portion dedicated for alleyway/right-of-way purposes. This parcel is generally located on the south side of Fletcher Street, between South 19 Avenue and South 20 Avenue, 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 multi-family residential 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 for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family 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. 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.

**Luis La Rosa**  
**May 13, 2021**  
**Page Two**

The subject parcel is less than 10 acres (approximately 0.60 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 the determination of whether or not a subject property meets the specifically delineated requirement.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 12-15) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the East 30 Feet of Lot 16) or vacated rights-of-way, Policy 2.13.1 of the Broward County Land Use Plan does not require platting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with 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 Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:CME

cc/email: Dr. Wazir Ishmael, City Manager  
City of Hollywood

Shiv Newaldass, Director, Development Services  
City of Hollywood



# PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida

Growth Management Section

Facility Planning and Real Estate Department

600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301; Phone: 754-321-2177, Fax: 754-321-2179

www.browardschools.com

## GENERAL PROJECT INFORMATION

### APPLICATION TYPE

☐ Land Use ☐ DRI ☐ Rezoning ☐ Flex/Reserve Allocation ☐ Plat ☒ Site Plan

### FOR INTERNAL USE ONLY

School Board Number

County Project Number **N/A** City Project Number **21-DP-11**

Project Name **ATRIA**

Has this project been previously submitted (since Feb. 01, 2008)? **NO** If yes, provide the SBBC Number

Application Fee Amount Due/Paid\* **\$1,818.00** Is proof of Payment attached? **YES**

Check No. **N/A** Online Payment Order No. (if applicable) **1112011-101138694**

\* Make check payable to "School Board of Broward County." No cash will be accepted.

### PROJECT LOCATION AND SIZE

Section  Township  Range

General location of the project **Fletcher St** Side of

at/between **S 19th Avenue** and **S 20th Avenue**

Area Acreage **0.57** Jurisdiction **City of Hollywood**

### APPLICANT INFORMATION

Owner's Name **191626 Fletcher LLC** Phone **617-510-9934**

Address **1916 -1926 Fletcher St** City **Hollywood** State **FL** Zip **33160**

Developer/Agent **RLJ Developers LLC - Leon Ojalvo & Eduardo Cohen**

Address **3323 NE 163rd St** City **North Miami Beach** State **FL** Zip **33160**

Phone **617-510-9934** Fax Number

Agent's E-mail **educohen11@gmail.com**

### DEVELOPMENT DETAILS

Land Use Designation Existing **Multifamily & Single Family Buildings** Proposed **Multifamily**



Zoning Designation Existing **PR**Proposed **PR**

| PERMITTED                   |             |             |                                               |                |                                               | PROPOSED                    |                 |                                               |
|-----------------------------|-------------|-------------|-----------------------------------------------|----------------|-----------------------------------------------|-----------------------------|-----------------|-----------------------------------------------|
| Residential Type            | Total Units | Built Units | Bedroom Mix                                   | Un-built Units | Bedroom Mix                                   | Residential Type            | Number of Units | Bedroom Mix                                   |
| Single Family               |             |             | ____ 3 BR or Less<br>____ 4 BR or >           |                | ____ 3 BR or Less<br>____ 4 BR or >           | Single Family               | <b>0</b>        | ____ 3 BR or Less<br>____ 4 BR or >           |
| Townhouse/<br>Duplex/ Villa |             |             | ____ 2 BR or Less<br>____ 3 BR or >           |                | ____ 2 BR or Less<br>____ 3 BR or >           | Townhouse/<br>Duplex/ Villa |                 | ____ 2 BR or Less<br>____ 3 BR or >           |
| Garden<br>Apartment         |             |             | ____ 1 BR or Less<br>____ 2 BR ____ 3 BR or > |                | ____ 1 BR or Less<br>____ 2 BR ____ 3 BR or > | Garden<br>Apartment         |                 | ____ 1 BR or Less<br>____ 2 BR ____ 3 BR or > |
| Mid Rise                    |             |             | ____ 1 BR or Less<br>____ 2 BR or >           |                |                                               | Mid Rise                    | <b>81</b>       | <b>62</b> 1 BR or Less<br><b>19</b> 2 BR or > |
| High Rise                   |             |             |                                               |                |                                               | High Rise                   |                 |                                               |
| Mobile Home                 |             |             | ____ 2 BR or Less<br>____ 3 BR or >           |                | ____ 2 BR or Less<br>____ 3 BR or >           | Mobile Home                 |                 | ____ 2 BR or Less<br>____ 3 BR or >           |
| Total                       |             |             |                                               |                |                                               | Total                       | <b>81</b>       |                                               |

Does this project include a non-residential development?

**NO**

If yes, please describe other proposed uses

**VESTED RIGHTS/EXEMPTION INFORMATION**

Amount of Vested/Exempt development (including number of units, type, and bedroom mix)

**N/A**

| Exemption Criteria<br>(check any/all as applicable)                  | Vesting Criteria<br>(check any/all as applicable)                                                                                                                             | Associated<br>Application Number |
|----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| ____ Generates less than one student*                                | ____ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party* |                                  |
| ____ Age restricted to persons 18 and over*                          | ____ Obtained site plan final approval prior to February 1, 2008*                                                                                                             |                                  |
| ____ Statutory exemption*<br>____ Applicable Statute*                | ____ Site plan located within a plat for which school impacts have been satisfied*                                                                                            |                                  |
| ____ Site Plan located within a plat with a valid final SCAD letter* |                                                                                                                                                                               | Associated Plat Number: _____    |

**\* Supporting documentation is required**

Signature of Applicant/Agent: \_\_\_\_\_

Date: **05/12/2021**

Please attach a survey of the project site

NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality

ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR





Edu Cohen &lt;educohen11@gmail.com&gt;

---

**Online School Payments Receipt Number 1112011-101138694**

1 mensaje

---

**ospadmin@osmsinc.com** <ospadmin@osmsinc.com>  
Para: educohen11@gmail.com

12 de mayo de 2021, 21:17

**Billed To:**

Jacobo Cohen Salomon  
16001 Collins Avenue  
Apt 3003  
Sunny Isles Beach, FL 33160  
United States  
6175109934

**Order Number:** 1112011-101138694**Order Time:** 5/12/2021 9:17:32 PM**Payment Method:** MasterCard**Purchase Notes:**

Educohen11

| Activity No | Activity Name | Description | Assigned Student Profile | Unit Price | B0008-<br>46 | Concurrency<br>Review -<br>SITE PLAN | -No<br>Profile<br>Required-<br>- -No<br>Profile<br>Required- | \$1818.00 |
|-------------|---------------|-------------|--------------------------|------------|--------------|--------------------------------------|--------------------------------------------------------------|-----------|
|             |               |             |                          |            |              |                                      |                                                              |           |

SubTotal: \$1,818.00

Tax: \$0.00

Shipping: \$0.00

Service Fee: \$0.00

**Grand Total:** \$1,818.00

---

Please retain for your records.



ALTA/NSPS LAND TITLE SURVEY

| FLOOD ZONE INFORMATION |          |
|------------------------|----------|
| COMMUNITY NUMBER       | 125113   |
| PANEL NUMBER           | 0732 H   |
| ZONE                   | X        |
| BASE FLOOD ELEV        | N/A      |
| EFFECTIVE DATE         | 08/18/14 |



LOCATION MAP (NTS)

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK #1135 ELEVATION=9.26' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNERS AND ENCUMBRANCE REPORT, PREPARED BY LAW OFFICES OF PAUL FELDMAN, P.A. SEARCHED THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS TO THE LANDS DESCRIBED HEREIN FOR DEED CHAIN AND FOR A PERIOD FROM AUGUST 16, 1949 AT 6:00 A.M. TO MARCH 1, 2021 AT 11:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- PLAT OF BROWARD MANOR OF HOLLYWOOD, RECORDED IN PLAT BOOK 12, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- ORDINANCES NO. 2005-18 AND NO. 2005-19, OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, RECORDED JULY 15, 2005 IN OFFICIAL RECORDS BOOK 40082, PAGE 1783 AND IN OFFICIAL RECORDS BOOK 40082, PAGE 1789.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO FLETCHER STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 12, PAGE 48, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

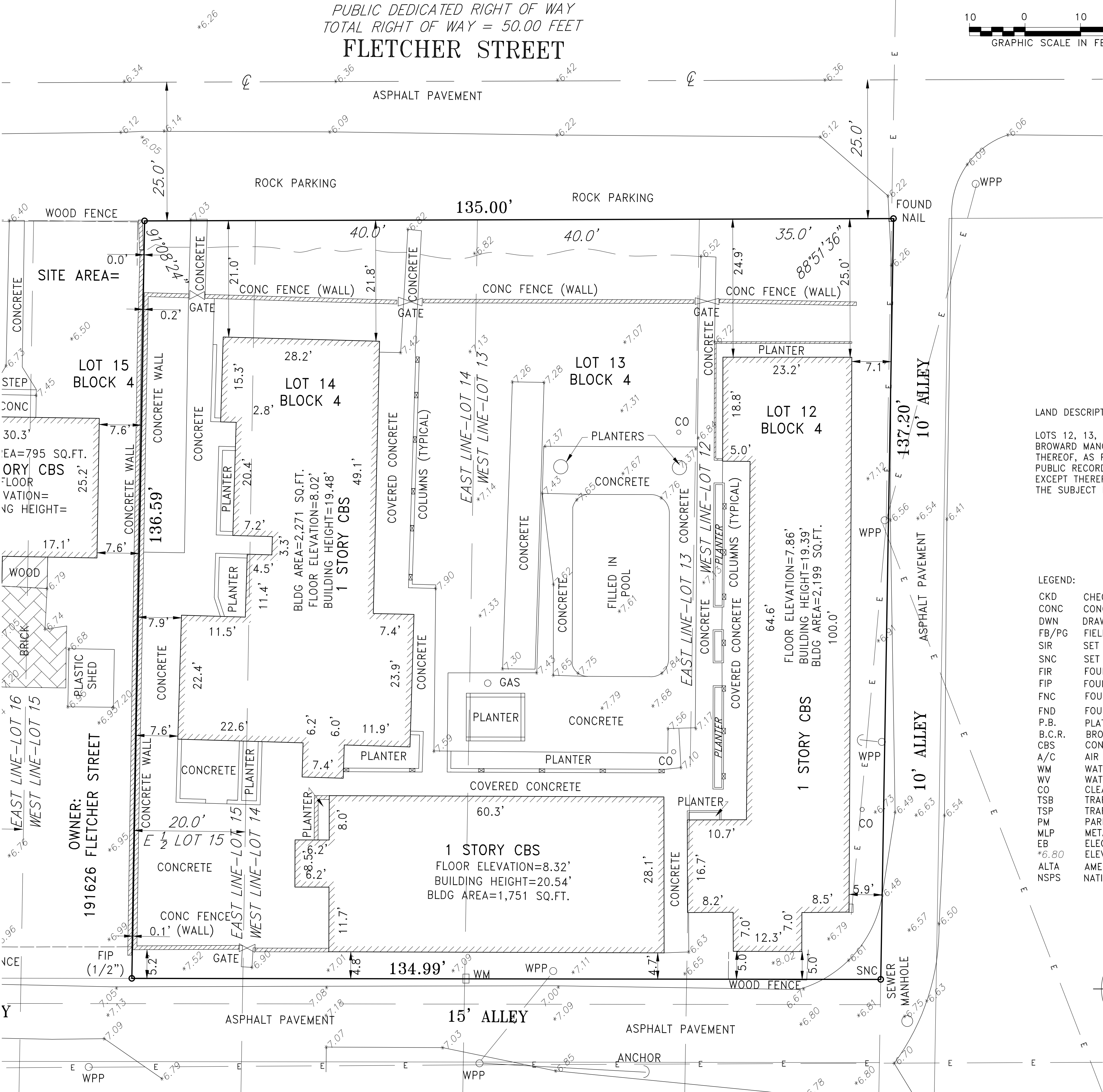
SURVEYOR'S CERTIFICATION

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, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2020.

FOR THE FIRM BY:

*Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. 4188.



NET SITE AREA= 18,477 SQ.FT. / 0.4242 ACRES  
GROSS SITE AREA= 23,713 SQ.FT. / 0.5444 ACRES

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

191626 FLETCHER

1916 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

ALTA/NSPS LAND TITLE SURVEY

| REVISIONS                           |          |        |     |     |
|-------------------------------------|----------|--------|-----|-----|
| ALTA/NSPS LAND TITLE SURVEY         | DATE     | FB/PG  | DWN | CKD |
| REVIEWED OWNER & ENCUMBRANCE REPORT | 12/16/20 | SKETCH | AM  | REC |
| ADDED AREAS                         | 03/19/21 | -----  | AM  | REC |
|                                     | 03/24/21 | -----  | AM  | REC |

PROJECT NUMBER : 9417-20

SCALE : 1" = 10'

SHEET  
1  
OF  
1  
SHEET



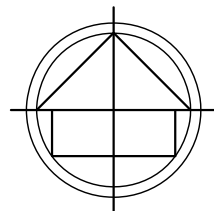
# ALTA/NSPS LAND TITLE SURVEY

## NOTES :

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2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
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17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.



## LOCATION MAP (NTS)



NET SITE AREA = 6,822 SQ.FT. / 0.1566 ACRES  
GROSS SITE AREA = 8,447 SQ.FT. / 0.1939 ACRES

## LEGEND:

|        |                                            |
|--------|--------------------------------------------|
| CKD    | CHECKED BY                                 |
| CONC   | CONCRETE                                   |
| DWN    | DRAWN BY                                   |
| FB/PG  | FIELD BOOK AND PAGE                        |
| SIR    | SET IRON ROD & CAP #6448                   |
| SNC    | SET NAIL AND CAP #6448                     |
| FIR    | FOUND IRON ROD                             |
| FIP    | FOUND IRON PIPE                            |
| FNC    | FOUND NAIL AND CAP                         |
| FND    | FOUND NAIL & DISC                          |
| P.B.   | PLAT BOOK                                  |
| B.C.R. | BROWARD COUNTY RECORDS                     |
| CBS    | CONCRETE BLOCK STRUCTURE                   |
| A/C    | AIR CONDITIONER                            |
| WM     | WATER METER                                |
| WV     | WATER VALVE                                |
| CO     | CLEAN OUT                                  |
| TSB    | TRAFFIC SIGNAL BOX                         |
| TSP    | TRAFFIC SIGNAL POLE                        |
| PM     | PARKING METER                              |
| MLP    | METAL LIGHT POLE                           |
| EB     | ELECTRIC BOX                               |
| *6.80  | ELEVATIONS                                 |
| ALTA   | AMERICAN LAND TITLE ASSOCIATION            |
| NSPS   | NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |

## LAND DESCRIPTION:

THE WEST HALF (W 1/2) OF LOT FIFTEEN (15) AND THE EAST THIRTY (30) FEET OF LOT SIXTEEN (16) OF BLOCK FOUR (4), EXCEPTING THEREFROM THE SOUTH 4.55 FEET THEREOF, RESERVED FOR ALLEY PURPOSES, BROWARD MANOR OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, AT PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

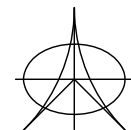
## SURVEYOR'S CERTIFICATION

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FOR THE FIRM BY: \_\_\_\_\_

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. 4188.

## COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9420-20

CLIENT :

191626 FLETCHER

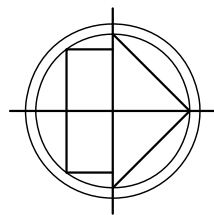
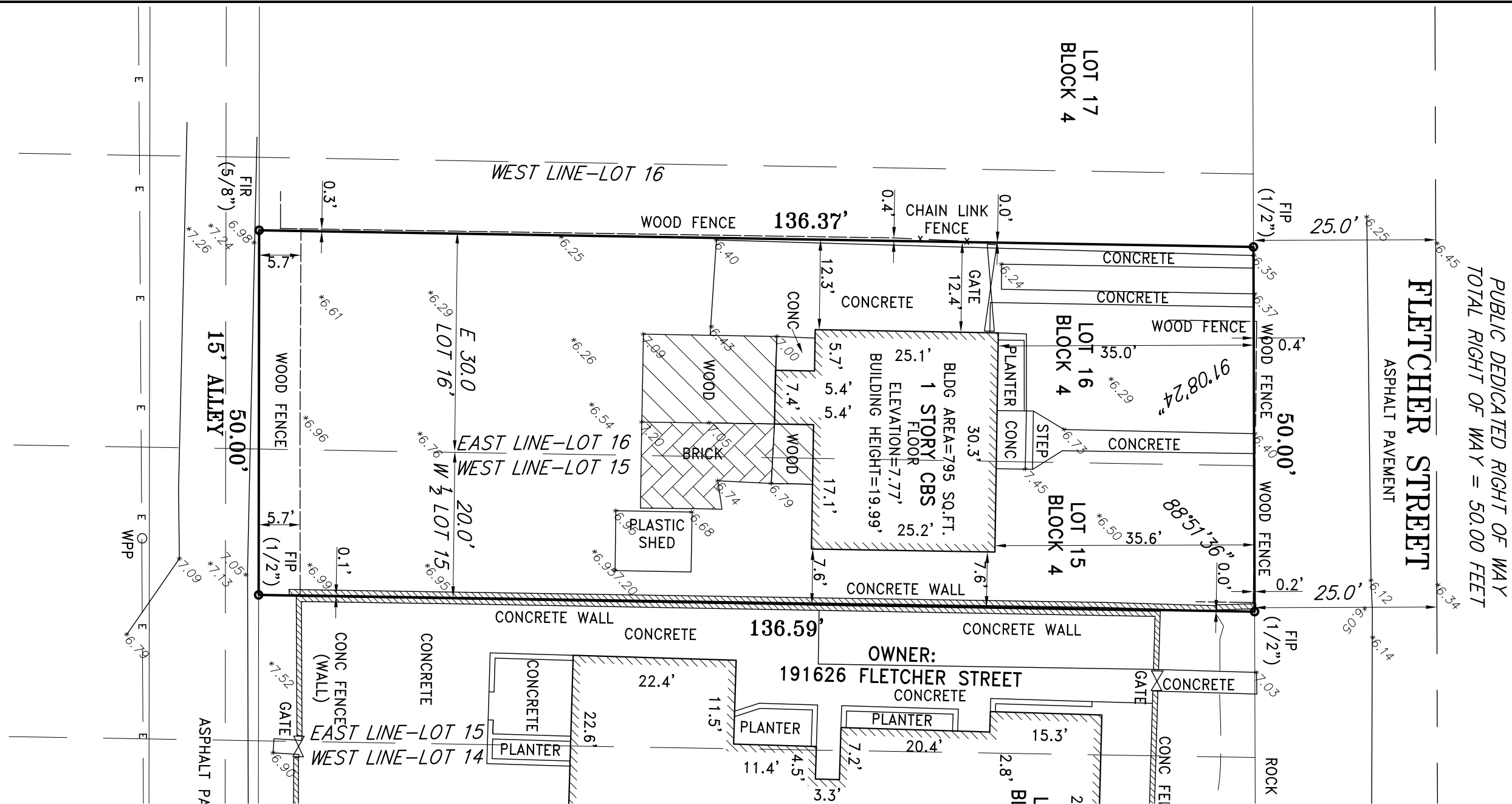
| REVISIONS                           | DATE     | FB/PG  | DWN | CKD |
|-------------------------------------|----------|--------|-----|-----|
| ALTA/NSPS LAND TITLE SURVEY         | 12/16/20 | SKETCH | AM  | REC |
| REVIEWED OWNER & ENCUMBRANCE REPORT | 03/19/21 | -----  | AM  | REC |
| ADDED AREAS                         | 03/24/21 | -----  | AM  | REC |
|                                     |          |        |     |     |
|                                     |          |        |     |     |

| FLOOD ZONE INFORMATION |          |
|------------------------|----------|
| COMMUNITY NUMBER       | 125113   |
| PANEL NUMBER           | 0732 H   |
| ZONE                   | X        |
| BASE FLOOD ELEV        | N/A      |
| EFFECTIVE DATE         | 08/18/14 |

PROPERTY ADDRESS :  
1926 FLETCHER STREET

SCALE: N/A

SHEET 1 OF 2



## ALTA/NSPS LAND TITLE SURVEY



**COUSINS SURVEYORS & ASSOCIATES, INC.**  
3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 9420-20

CLIENT :  
191626 FLETCHER

| REVISIONS                           | DATE     | FB/PG  | DWN | CKD |
|-------------------------------------|----------|--------|-----|-----|
| ALTA/NSPS LAND TITLE SURVEY         | 12/16/20 | SKETCH | AM  | REC |
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|                                     |          |        |     |     |
|                                     |          |        |     |     |

| FLOOD ZONE INFORMATION |          |
|------------------------|----------|
| COMMUNITY NUMBER       | 125113   |
| PANEL NUMBER           | 0732 H   |
| ZONE                   | X        |
| BASE FLOOD ELEV        | N/A      |
| EFFECTIVE DATE         | 08/18/14 |

PROPERTY ADDRESS :  
1926 FLETCHER STREET

SCALE: 1"= 16'

SHEET 2 OF 2



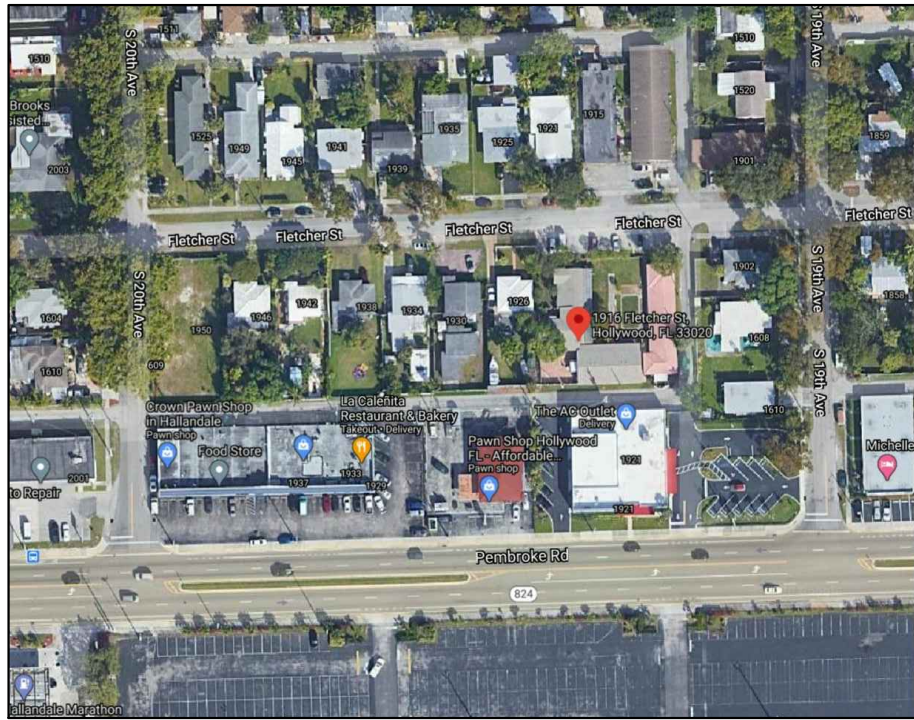
ATRIA

PROPOSED 81-UNIT MULTI-FAMILY DEVELOPMENT FOR:  
191626 FLETCHER LLC  
1916 & 1926 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020



SHEET INDEX

|               |                                          |
|---------------|------------------------------------------|
| COVER SHEET   |                                          |
| SURVEY        |                                          |
| COVER SHEET   |                                          |
| SURVEY 1 of 3 |                                          |
| SURVEY 2 of 3 |                                          |
| SURVEY 3 of 3 |                                          |
| SP-1.1        | LOCATION PLAN                            |
|               | GENERAL NOTES                            |
|               | LEGAL DESCRIPTION                        |
|               | SITE DATA                                |
|               | SITE PLAN                                |
|               | BUILDING CALCULATION                     |
|               | DETAIL SCREEN                            |
| SP-1.2        | DUMPSTER ENCLOSED DETAIL                 |
|               | TYP. PARKING HANDICAP STALL              |
|               | TYP. PARKING STALL                       |
|               | GENERAL DETAILS                          |
|               | CODE DATA                                |
| C-1           | CIVIL ENGINEERING PLAN                   |
| L-1           | LANDSCAPE PLAN-GROUND FLOOR              |
| L-2           | LANDSCAPE PLAN- 3RD. FLOOR ATRIUM & ROOF |
| L-3           | LANDSCAPE NOTES AND DETAILS              |
| A-1.1         | FIRST FLOOR PLAN                         |
| A-1.2         | SECOND FLOOR PLAN                        |
| A-1.3         | THIRD FLOOR PLAN                         |
| A-1.4         | FOURTH FLOOR PLAN                        |
| A-1.5         | FIFTH FLOOR RPLAN                        |
| A-1.6A        | ROOF DECK PLAN                           |
| A-1.6B        | AMMENITIES DECK PLAN                     |
| A-2.1         | NORTH ELEVATION                          |
|               | WEST ELEVATION                           |
| A-2.2         | SOUTH ELEVATION                          |
|               | EAST ELEVATION                           |
| A-3.1         | BUILDING SECTION                         |



LOCATION MAP



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 52 STREET  
MIRAMAR, FLORIDA 33027

(O)- 305-403-7926  
(F)- 305-403-7928  
E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

BRANDON M. WHITE- ASLA  
LANDSCAPE ARCHITECTURE

1708 SW JOY HAVEN ST  
PORT ST. LUCIE, FL 34983  
(O)-772-834-1357

AYLWARD ENGINEERING  
CIVIL ENGINEERING

3222 RIDGE TRACE  
DAVIE,FLORIDA 33328

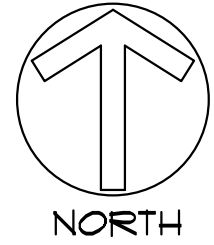
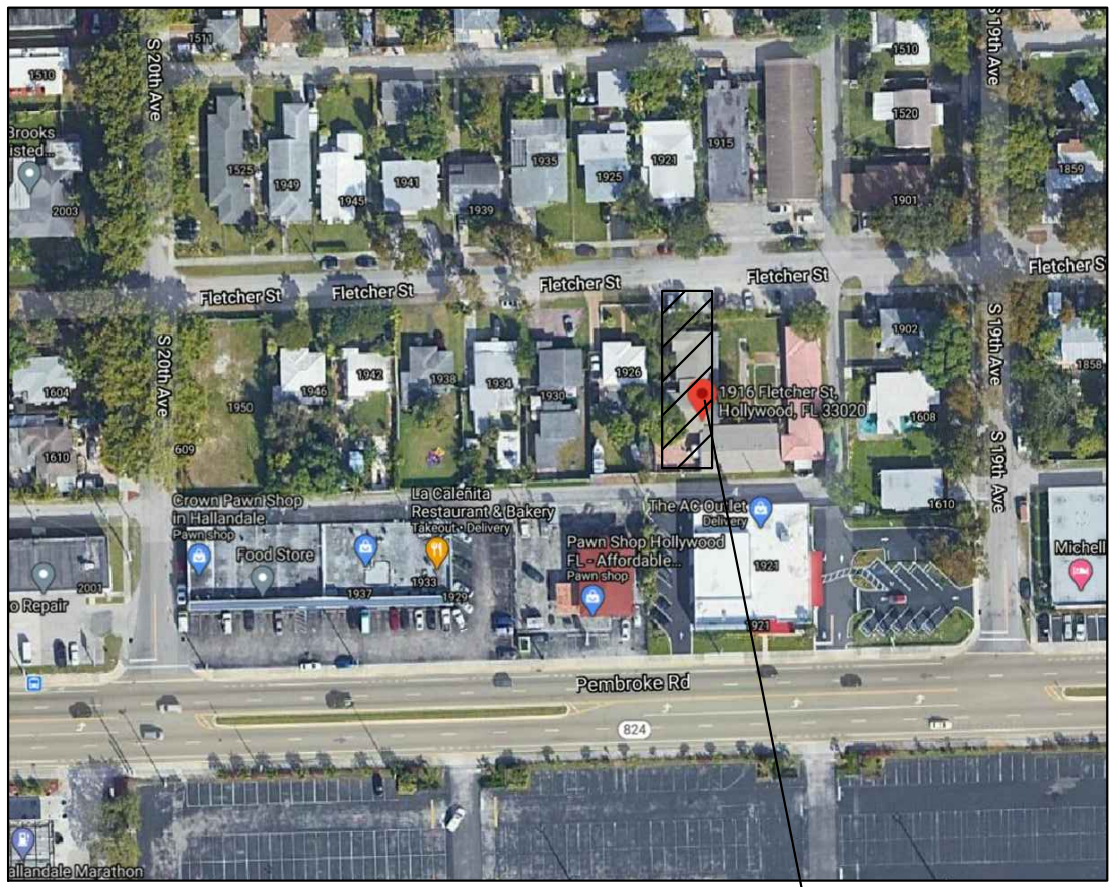
(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM

PACO-1 meeting date: 01.18.2021  
TAC-1 meeting date: 03.22.2021







1916 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

## 1 LOCATION PLAN

SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020, (6TH EDITION), FLORIDA FIRE PREVENTION CODE 2020-6TH EDITION AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK, THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL IDENTIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

## SITE CALCULATIONS:

|                         |                    |
|-------------------------|--------------------|
| TOTAL NET SITE AREA:    | 25,299 SF. OR 58   |
| TOTAL GROSS SITE AREA:  | 32,160 SF. OR 73   |
| BUILDING FOOTPRINT AREA | 20,945 SF.         |
| DRIVEWAY                | 550 SF.            |
| CONC. SLAB              | 125 SF.            |
| TOTAL IMPERVIOUS AREA:  | 21,620 SF. (85.5%) |
| TOTAL PERVIOUS AREA:    | 3,679 SF. (14.5%)  |

(REFER TO 9/8P12 FOR DIAGRAM)

## F.A.R. CALCULATIONS:

|                                               |                             |
|-----------------------------------------------|-----------------------------|
| 25,299 SF. X 3.0 =                            | 75,897 SF.                  |
| FIRST FLOOR<br>(NOT TRASH ROOM + METER ROOM)  | 556 SF.                     |
| 2ND FLOOR                                     | 6,050 SF. X 1 = 6,050 SF.   |
| 3RD. FLOOR                                    | 20,527 SF. X 1 = 20,527 SF. |
| 4TH-5TH FLOOR TYPICAL                         | 18,741 SF. X 2 = 37,482 SF. |
| F.A.R. PROVIDED (REFER TO 8/8P12 FOR DIAGRAM) | 64,615 SF.                  |
| F.A.R. ALLOWED                                | 75,897 SF.                  |

## PARKING CALCULATIONS:

|                      | REQUIRED | PROVIDED |
|----------------------|----------|----------|
| STUDIO=14x10=        | 14       |          |
| 1-BEDROOM=47x10=     | 47       |          |
| 2-BEDROOM=20x15=     | 30       |          |
| TOTAL PARKING=       | 91       |          |
| 10 GUEST REQ.=       | 9        |          |
| TOTAL PARKING SPACES | 100      | 110      |

## BUILDING SETBACK CALCULATIONS:

|                           | REQUIRED | PROVIDED |
|---------------------------|----------|----------|
| ALL FRONTAGES             | 15'      | 15'-0"   |
| SIDE INTERIOR             | 0'       | 3'-0"    |
| ALLEY                     | 5'       | 5'-0"    |
| AT GRADE PARKING SETBACKS |          |          |
| FRONT                     | 10'      | 22'-2"   |
| INTERIOR                  | 5'       | 6'-0"    |
| ALLEY                     | 5'       | 6'-0"    |

## HEIGHT CALCULATIONS:

|                        | REQUIRED                              | PROVIDED |
|------------------------|---------------------------------------|----------|
| MAX. HEIGHT ALLOWED:   | 10 STORIES<br>OR 140' OR<br>5 STORIES | 55'-0"   |
| LAND. USE DESIGNATION: | RAC                                   |          |
| ZONING DESIGNATION:    | FR                                    |          |

## MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE

|                                       | REQUIRED | PROVIDED   |
|---------------------------------------|----------|------------|
| MIN. DWELLING<br>UNIT SIZE            | 400 SF.  | 423 SF.    |
| MIN. CUMULATIVE<br>AVERAGE/ UNIT SIZE |          |            |
| -SECOND FLOOR                         |          | 3,768 SF.  |
| -THIRD FLOOR                          |          | 16,209 SF. |
| -FOURTH FLOOR                         |          | 16,361 SF. |
| -FIFTH FLOOR                          |          | 16,361 SF. |
| TOTAL -AVG=                           |          | 52,699 SF. |
|                                       | 650 SF.  | 65060 SF.  |

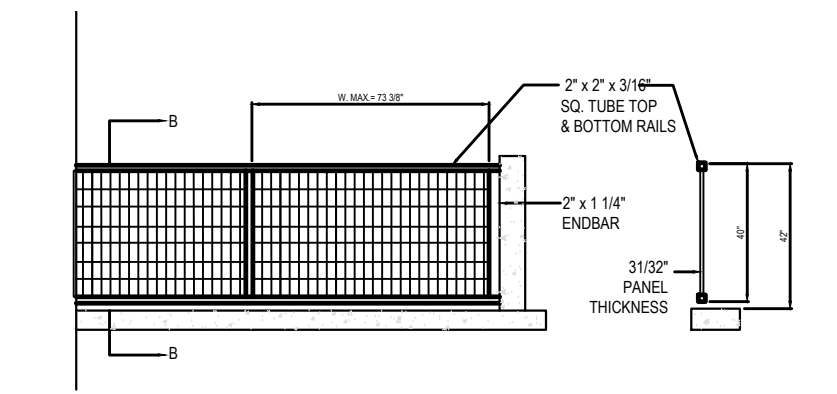
|              |  |                   |
|--------------|--|-------------------|
| 2ND. FLOOR   |  | TOTAL UNITS       |
| STUDY= 2     |  | 14 UNITS (STUDY)  |
| 1-BEDROOM= 2 |  | 47 UNITS (1 BED.) |
| 2-BEDROOM= 2 |  | 20 UNITS (2 BED.) |

|               |  |                  |
|---------------|--|------------------|
| 3RD FLOOR     |  | TOTAL = 81 UNITS |
| STUDY= 4      |  |                  |
| 1-BEDROOM= 15 |  |                  |
| 2-BEDROOM= 6  |  |                  |

|               |  |  |
|---------------|--|--|
| 4TH FLOOR     |  |  |
| STUDY= 4      |  |  |
| 1-BEDROOM= 15 |  |  |
| 2-BEDROOM= 6  |  |  |

|                  |  |  |
|------------------|--|--|
| 5TH FLOOR        |  |  |
| STUDY= 4         |  |  |
| 1-BEDROOM= 15    |  |  |
| 2-BEDROOM= 6     |  |  |
| TOTAL = 81 UNITS |  |  |

## 5 BLDG. CALCULATION



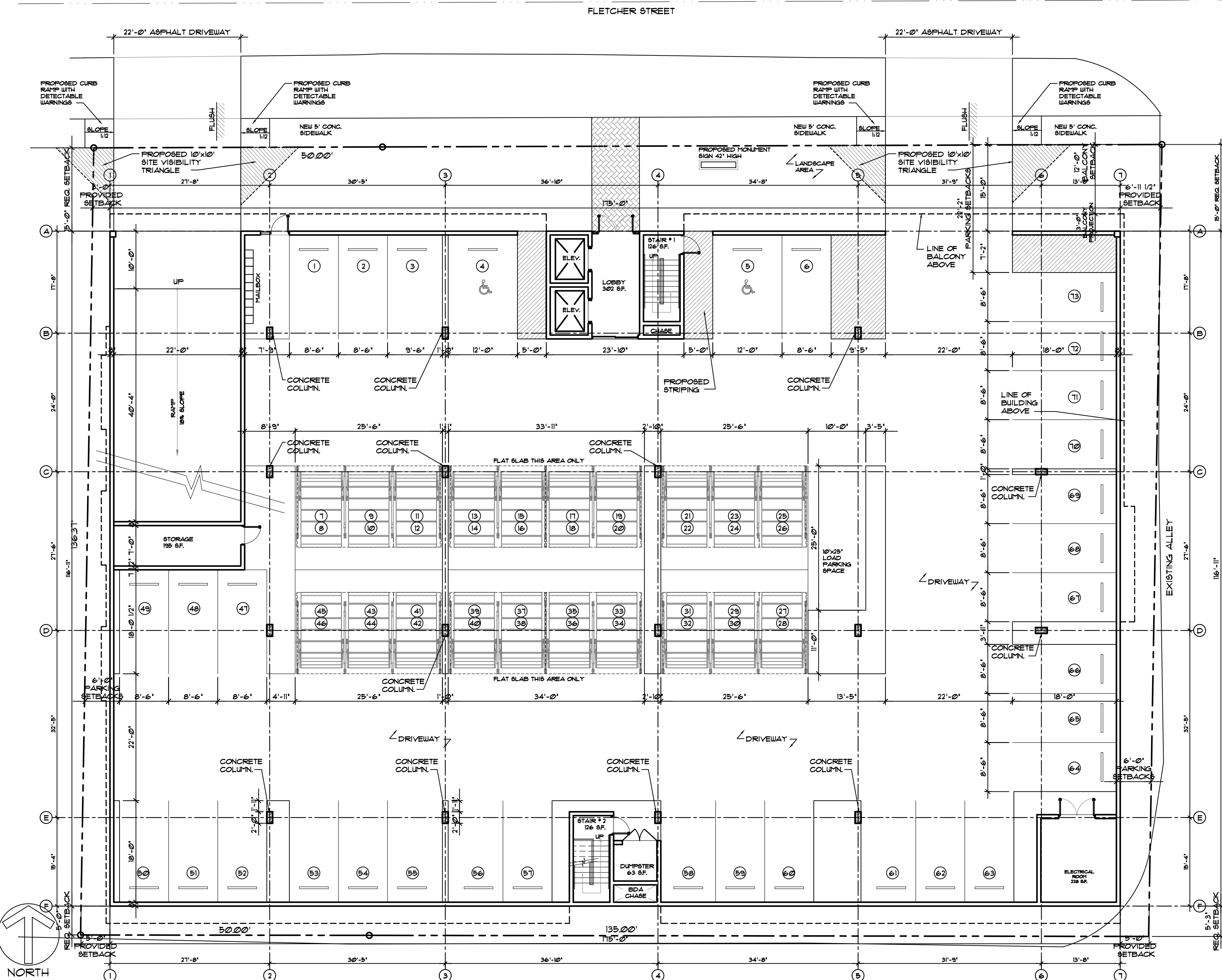
## 6 DETAIL-SCREEN

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LEAD DEVELOPMENT REGULATION.
- OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER MAY BE REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 1110 AND BROWARD AMENDMENT 118.2
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

## GREEN BUILDING PRACTICE

WE WILL BE PROVIDING FLORIDA GREEN BUILDING CORRIEL CERTIFICATION PROJECT.

## 3 SITE DATA



## 4 PROPOSED SITE PLAN

SCALE: 3/32"=1'-0"

## 2 GENERAL NOTES

## 7 NOTES

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E-MAIL: LLAROS@LLAROSARCHITECTS.COM  
Luis La Rosa-Registered  
Architect  
AR#-0017852  
AA#-26003693

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| REVISION: | BY: |
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PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
ATRIA 191626 FLETCHER STREET  
1916 & 1926 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

|                                  |          |
|----------------------------------|----------|
| SEAL: AR 0017852<br>LUIS LA ROSA |          |
| DRAWN                            | CC.      |
| CHECKED                          | LLR      |
| DATE                             | 04/09/21 |
| SCALE                            | AS NOTED |
| JOB. NO.                         | 020-025  |
| SHEET                            | SP-1.1   |
| OF                               | SHEETS   |









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PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
ATRIA 191626 FLETCHER LLC  
1916 & 1926 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

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| DRAWN    | CC.      |
| CHECKED  | LLR      |
| DATE     | 04/09/21 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-025  |
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OF SHEETS



1

PROPOSED NORTH ELEVATION  
SCALE: 1/16"=1'-0"





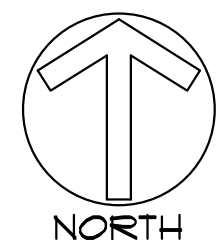
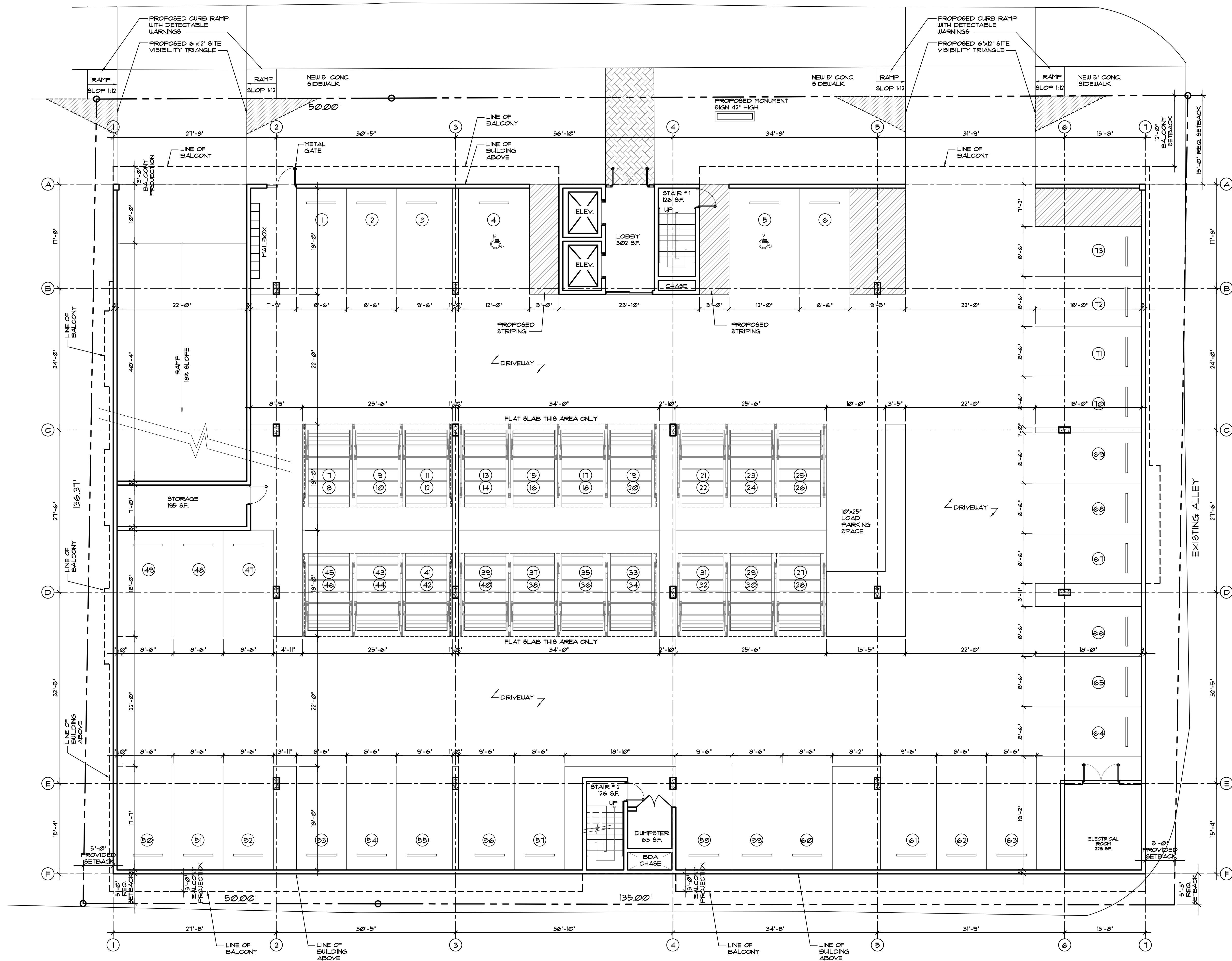
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PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
 ATRIA 191626 FLETCHER LLC  
 1916 & 1926 FLETCHER STREET  
 HOLLYWOOD, FLORIDA 33020

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| DRAWN    | C.C.     |
| CHECKED  | L.L.R.   |
| DATE     | 04/09/21 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-025  |
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OF SHEETS



1 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"





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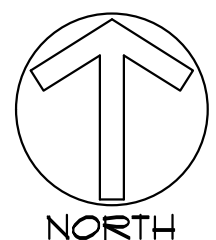
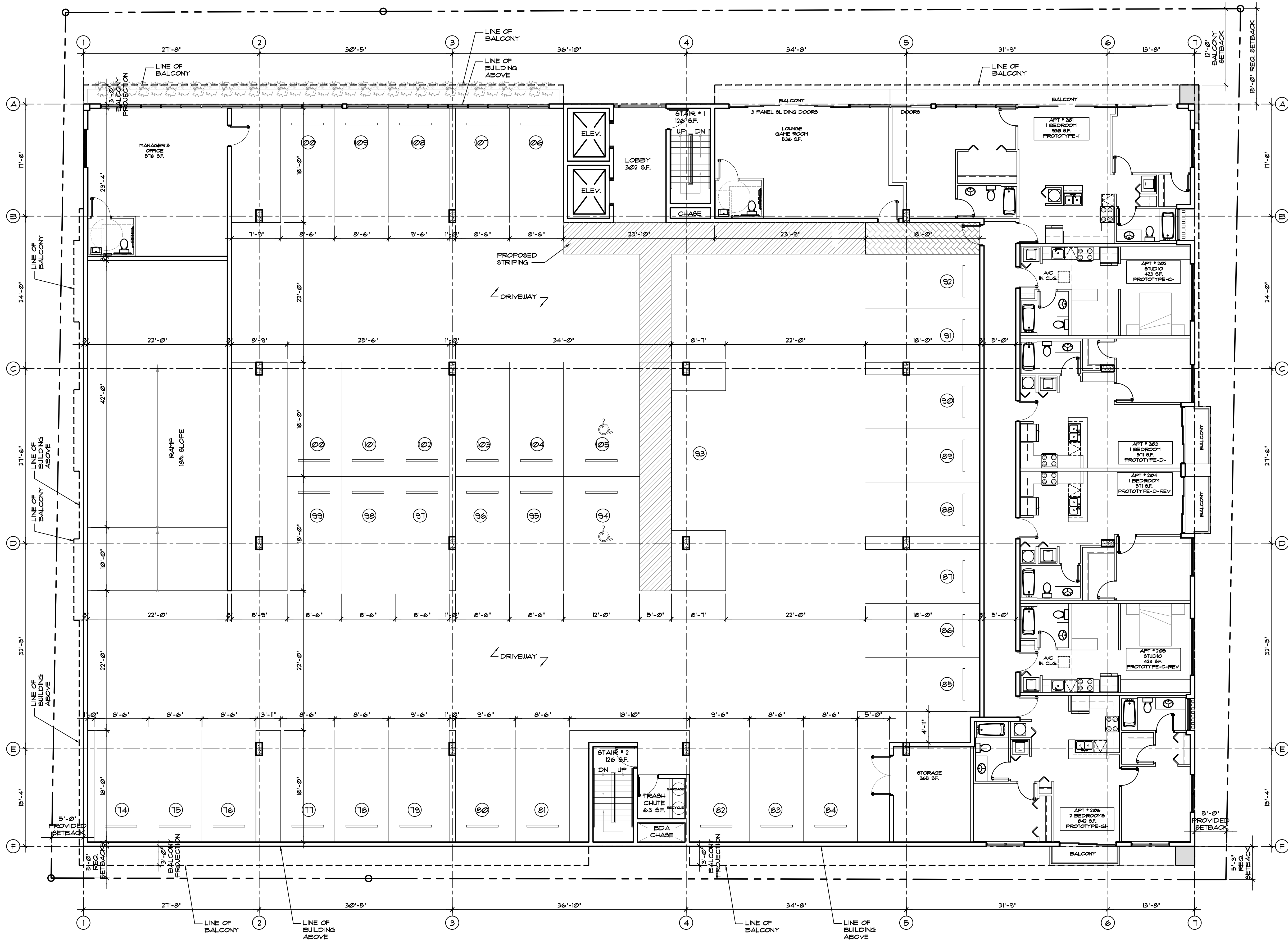
PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
ATRIA 191626 FLETCHER LLC  
1916 & 1926 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

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| DATE     | 04/09/21 |
| SCALE    | AS NOTED |
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OF SHEETS



1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"





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PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
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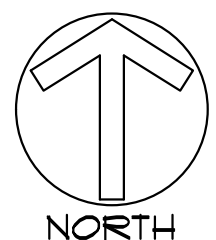
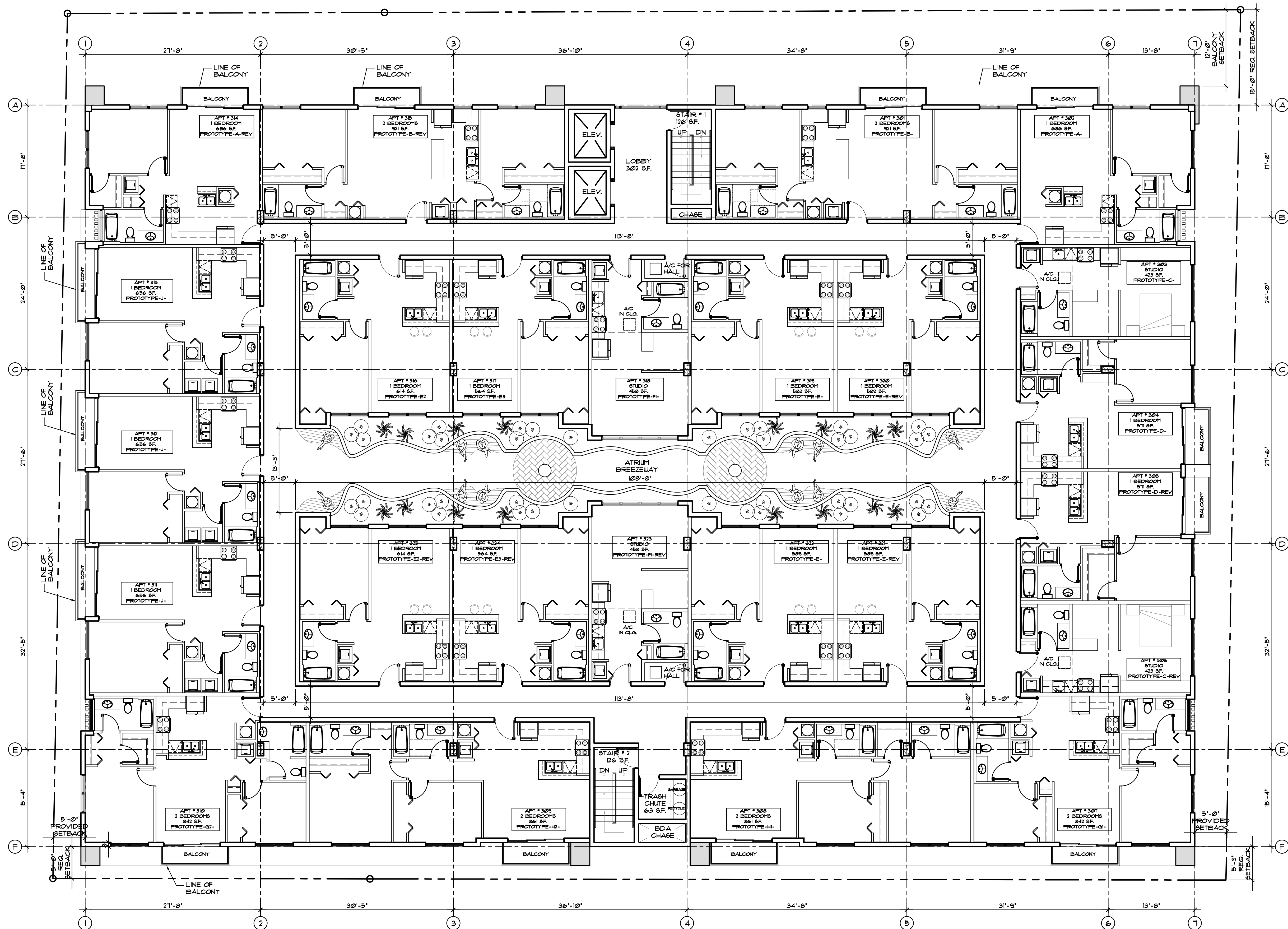


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LUIS LA ROSA

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OF SHEETS



1 PROPOSED THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"





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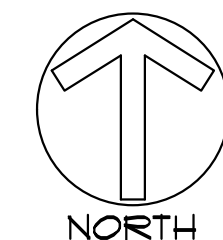
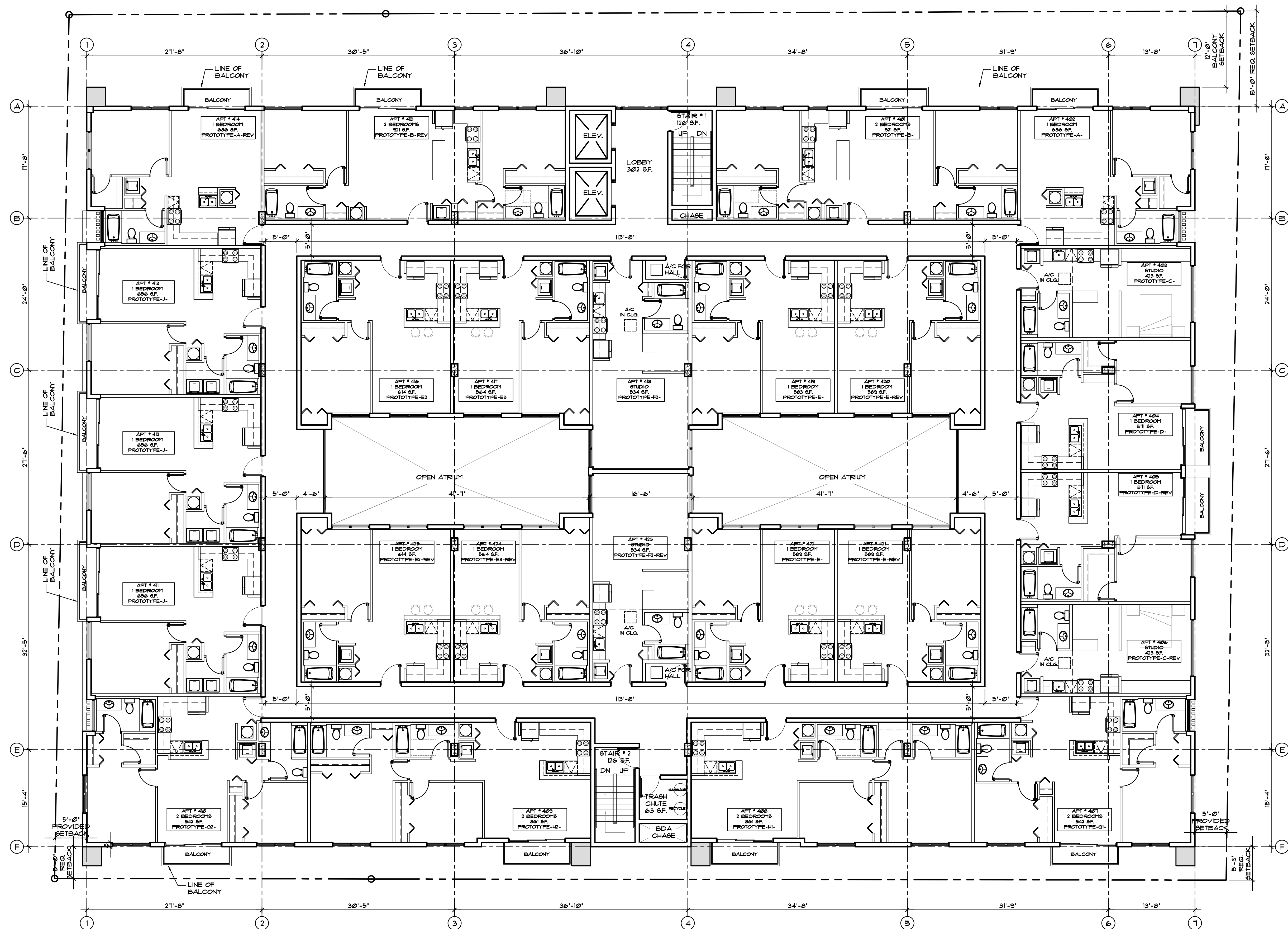
PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
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1916 & 1926 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

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| DRAWN    | CC.      |
| CHECKED  | LLR      |
| DATE     | 04/09/21 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-025  |
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OF SHEETS



1 PROPOSED FOURTH FLOOR PLAN  
SCALE: 1/8"=1'-0"





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PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
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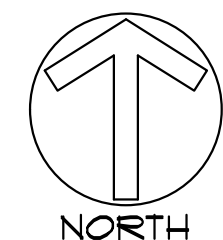
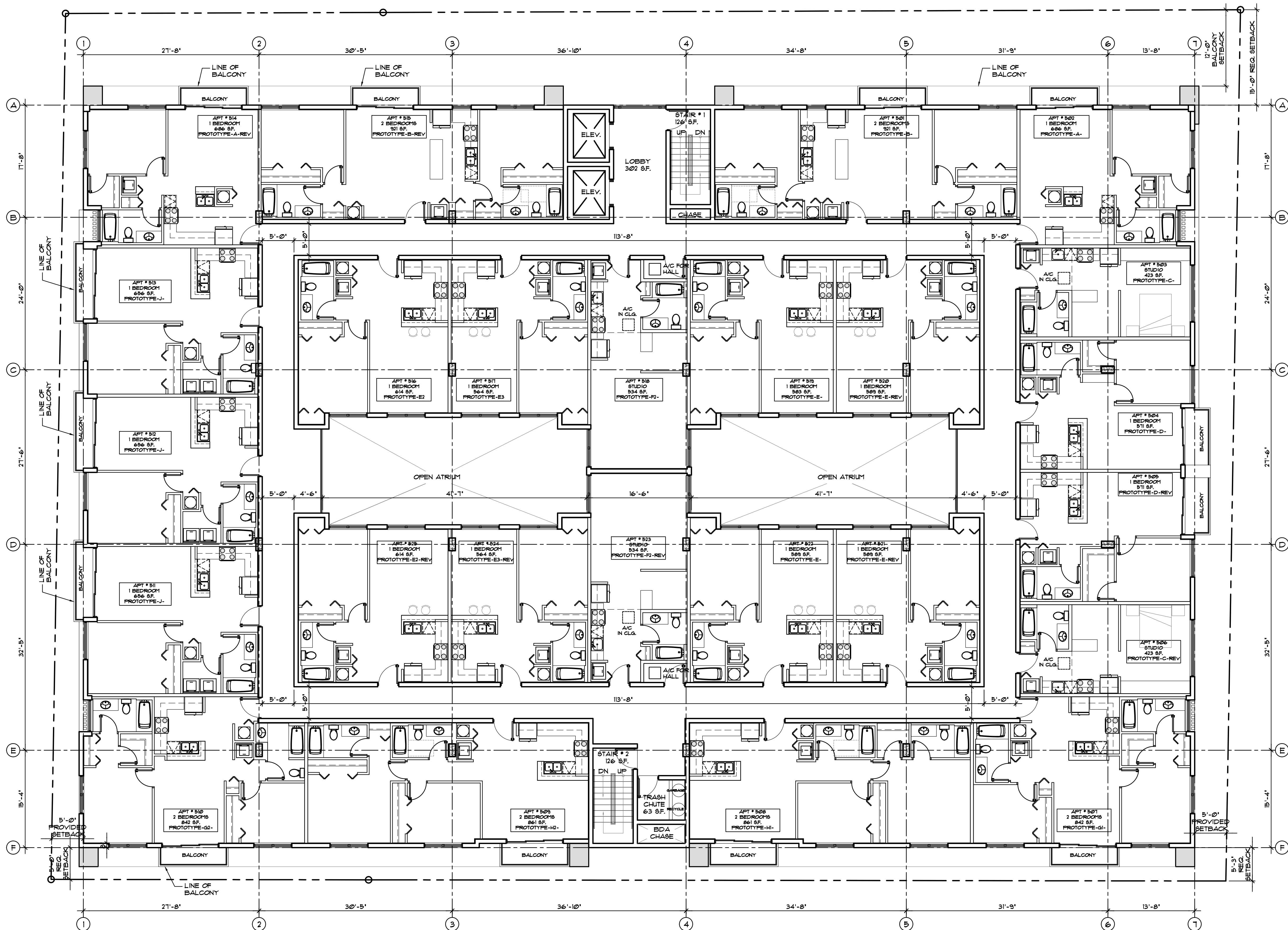


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LUIS LA ROSA

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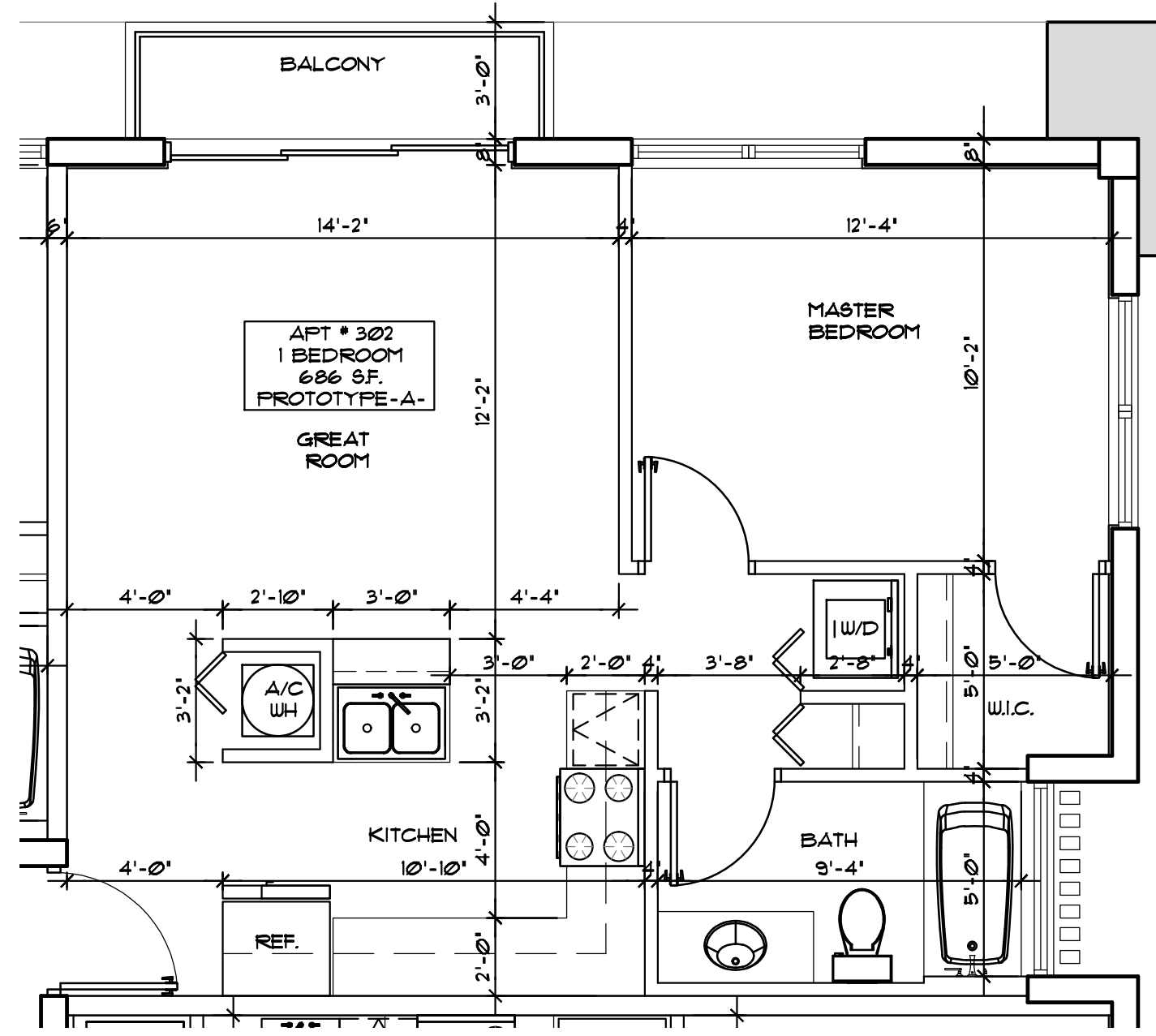
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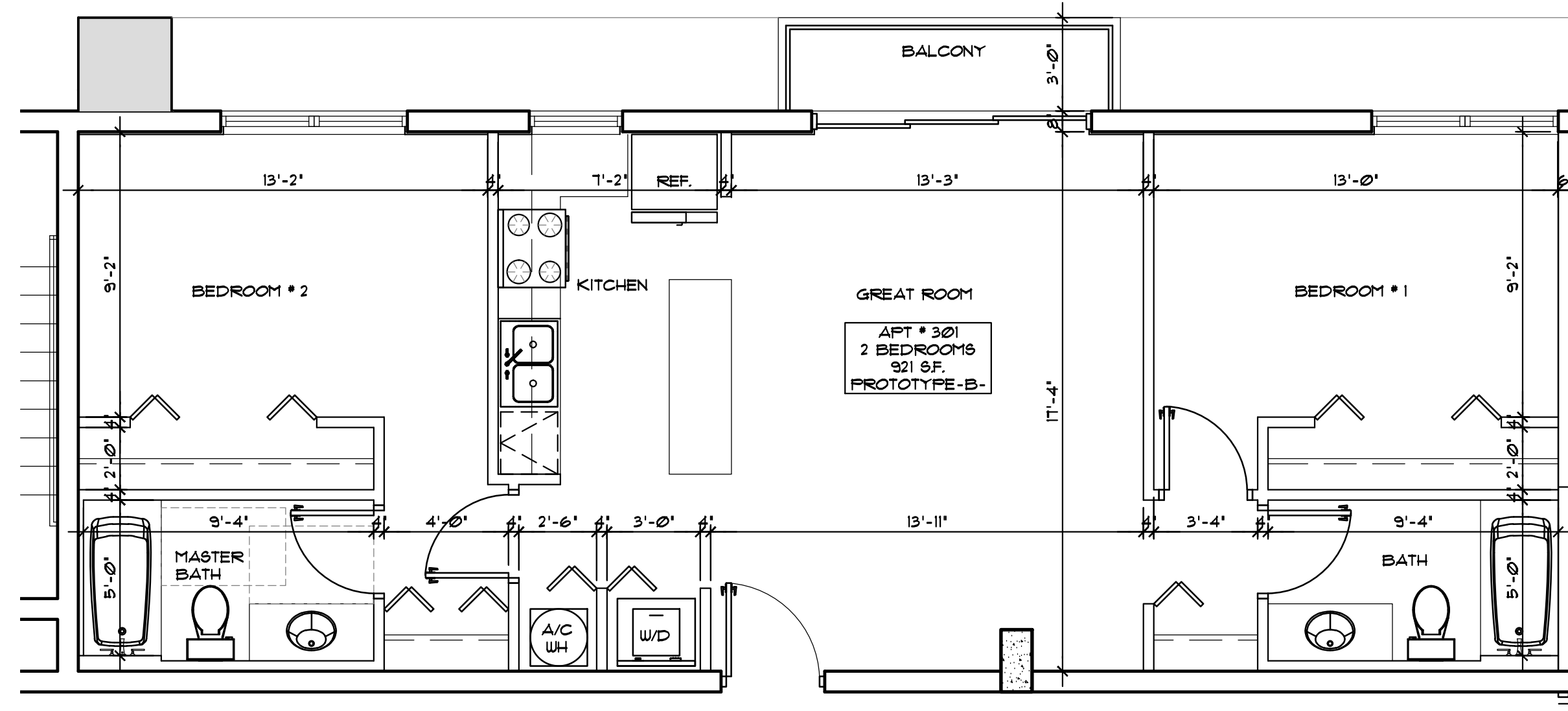


1 PROPOSED FIFTH FLOOR PLAN  
SCALE: 1/8"=1'-0"

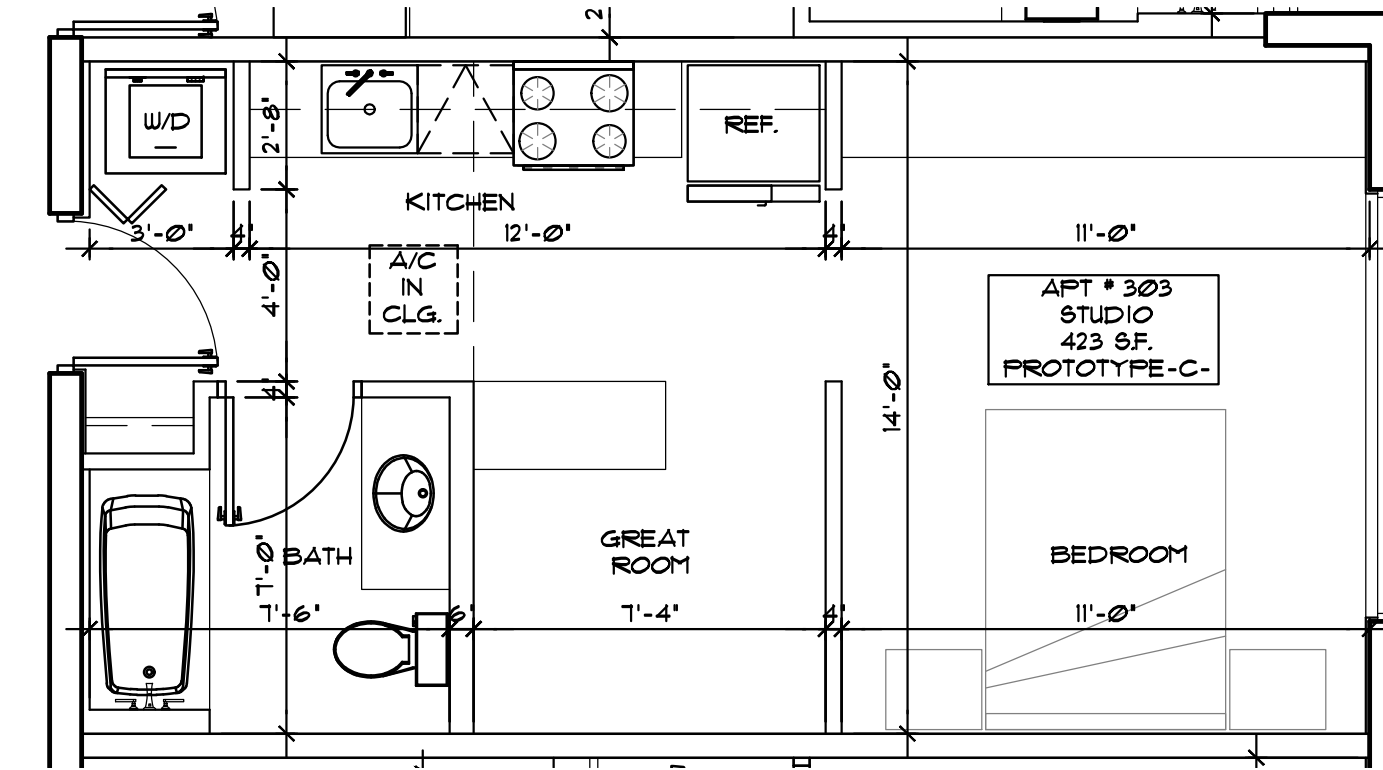




|           |                       |
|-----------|-----------------------|
| 2ND FLOOR | 1 UNIT (PROTOTYPE-A)  |
| 3RD FLOOR | 1 UNIT (PROTOTYPE-A)  |
| 4TH FLOOR | 1 UNIT (PROTOTYPE-A)  |
| 5TH FLOOR | 1 UNIT (PROTOTYPE-A)  |
| TOTAL =   | 3 UNITS (PROTOTYPE-A) |



|           |                       |
|-----------|-----------------------|
| 2ND FLOOR | 1 UNIT (PROTOTYPE-B)  |
| 3RD FLOOR | 1 UNIT (PROTOTYPE-B)  |
| 4TH FLOOR | 1 UNIT (PROTOTYPE-B)  |
| 5TH FLOOR | 1 UNIT (PROTOTYPE-B)  |
| TOTAL =   | 3 UNITS (PROTOTYPE-B) |

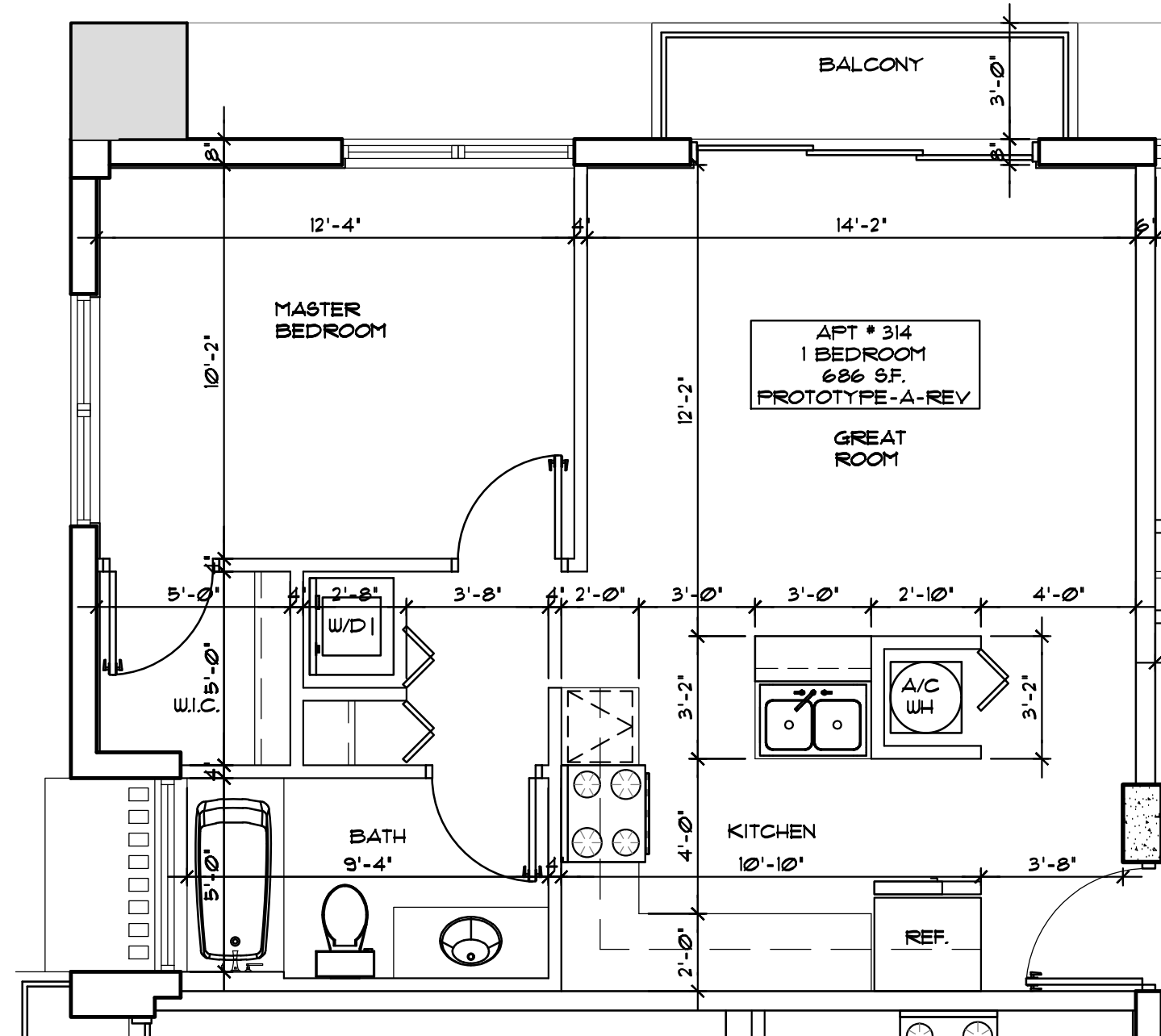


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| 2ND FLOOR | 1 UNIT (PROTOTYPE-B)  |
| 3RD FLOOR | 1 UNIT (PROTOTYPE-B)  |
| 4TH FLOOR | 1 UNIT (PROTOTYPE-B)  |
| 5TH FLOOR | 1 UNIT (PROTOTYPE-B)  |
| TOTAL =   | 4 UNITS (PROTOTYPE-B) |

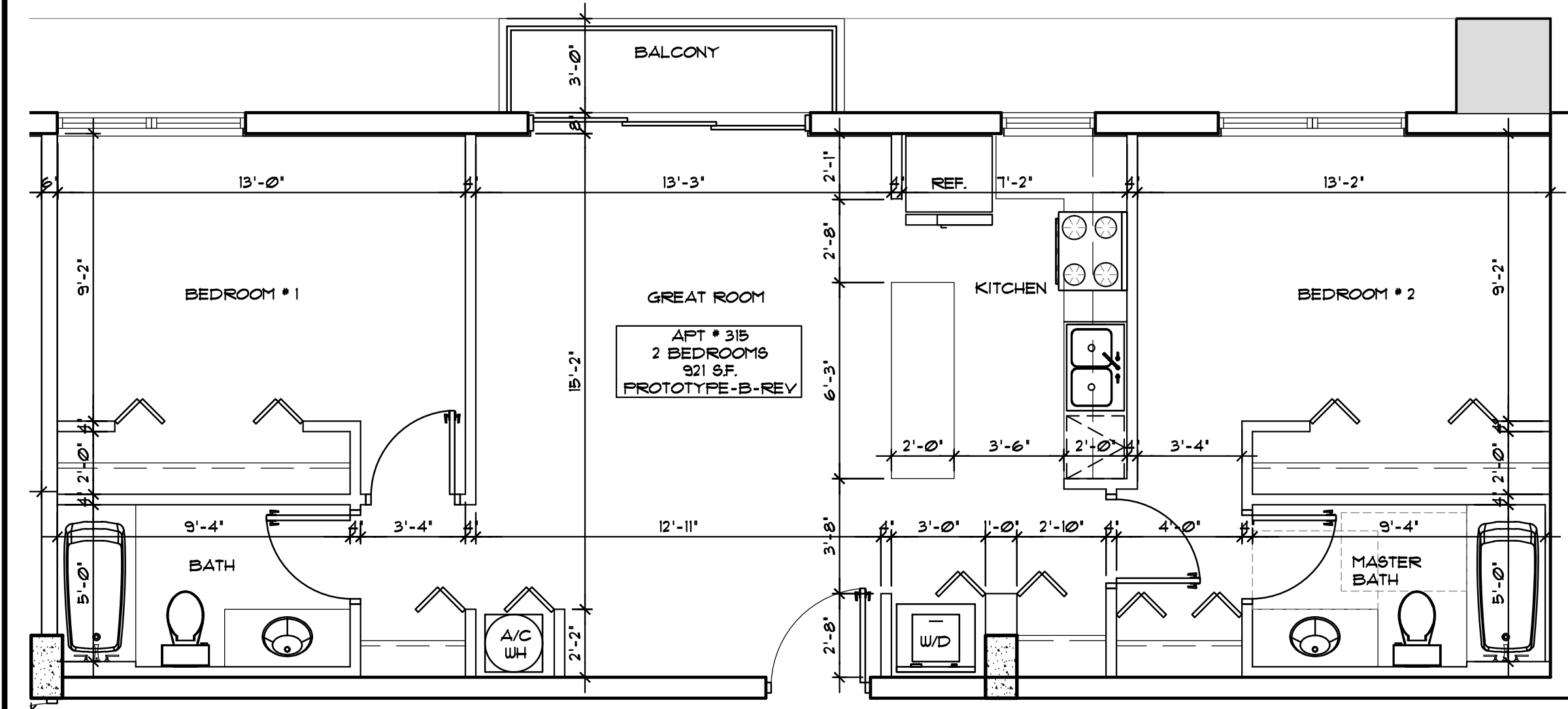
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SCALE: 1/4"=1'-0"

3 PROTOTYPE-B-  
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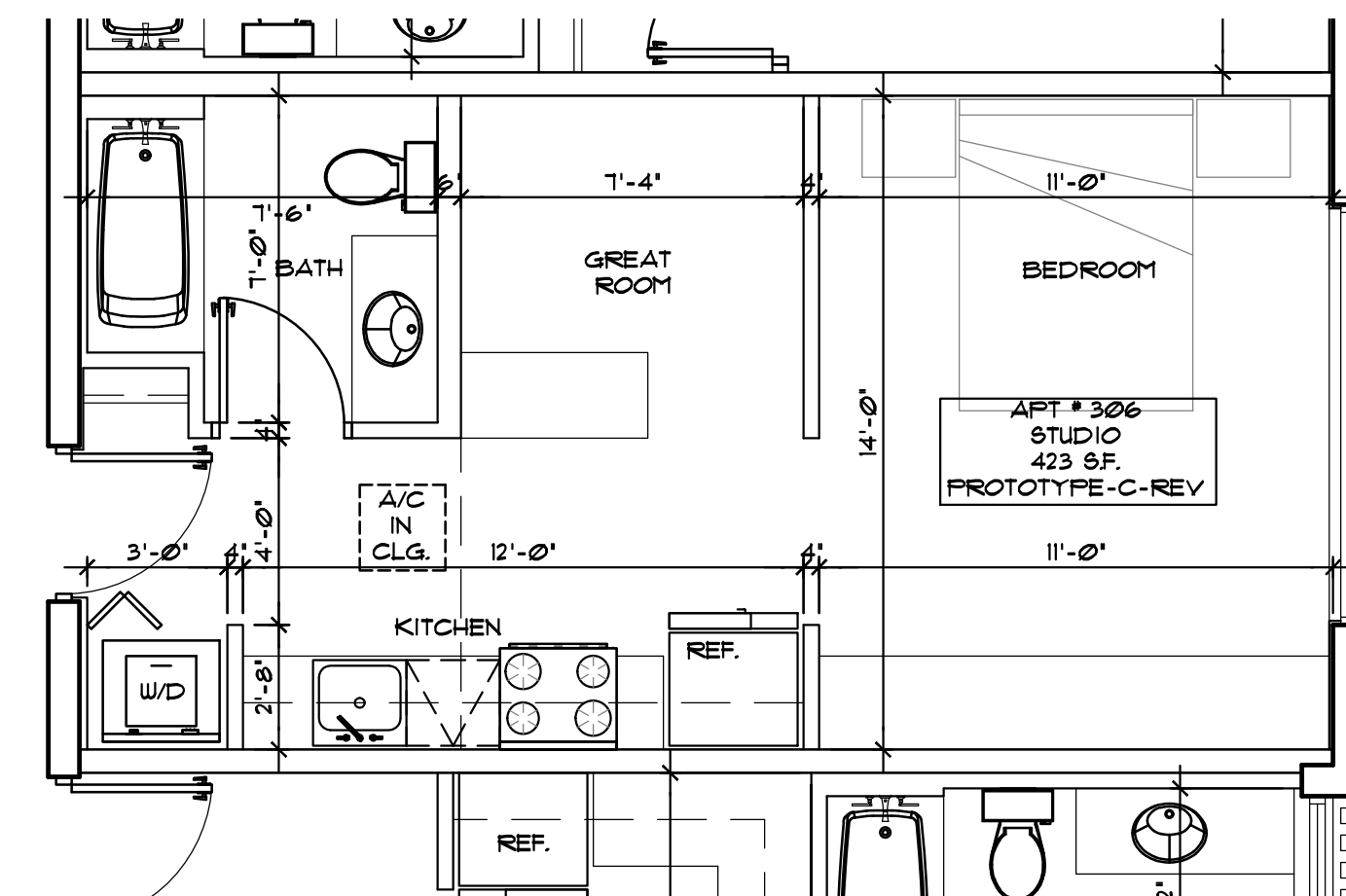
5 PROTOTYPE-C-  
SCALE: 1/4"=1'-0"



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|-----------|---------------------------|
| 2ND FLOOR | 1 UNIT (PROTOTYPE-A-REV)  |
| 3RD FLOOR | 1 UNIT (PROTOTYPE-A-REV)  |
| 4TH FLOOR | 1 UNIT (PROTOTYPE-A-REV)  |
| 5TH FLOOR | 1 UNIT (PROTOTYPE-A-REV)  |
| TOTAL =   | 3 UNITS (PROTOTYPE-A-REV) |



|           |                           |
|-----------|---------------------------|
| 2ND FLOOR | 1 UNIT (PROTOTYPE-B-REV)  |
| 3RD FLOOR | 1 UNIT (PROTOTYPE-B-REV)  |
| 4TH FLOOR | 1 UNIT (PROTOTYPE-B-REV)  |
| 5TH FLOOR | 1 UNIT (PROTOTYPE-B-REV)  |
| TOTAL =   | 3 UNITS (PROTOTYPE-B-REV) |



|           |                           |
|-----------|---------------------------|
| 2ND FLOOR | 1 UNIT (PROTOTYPE-B-REV)  |
| 3RD FLOOR | 1 UNIT (PROTOTYPE-B-REV)  |
| 4TH FLOOR | 1 UNIT (PROTOTYPE-B-REV)  |
| 5TH FLOOR | 1 UNIT (PROTOTYPE-B-REV)  |
| TOTAL =   | 4 UNITS (PROTOTYPE-B-REV) |

2 PROTOTYPE-A-REV  
SCALE: 1/4"=1'-0"

4 PROTOTYPE-B-REV  
SCALE: 1/4"=1'-0"

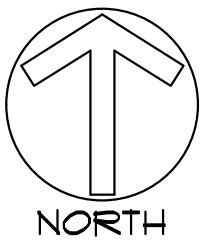
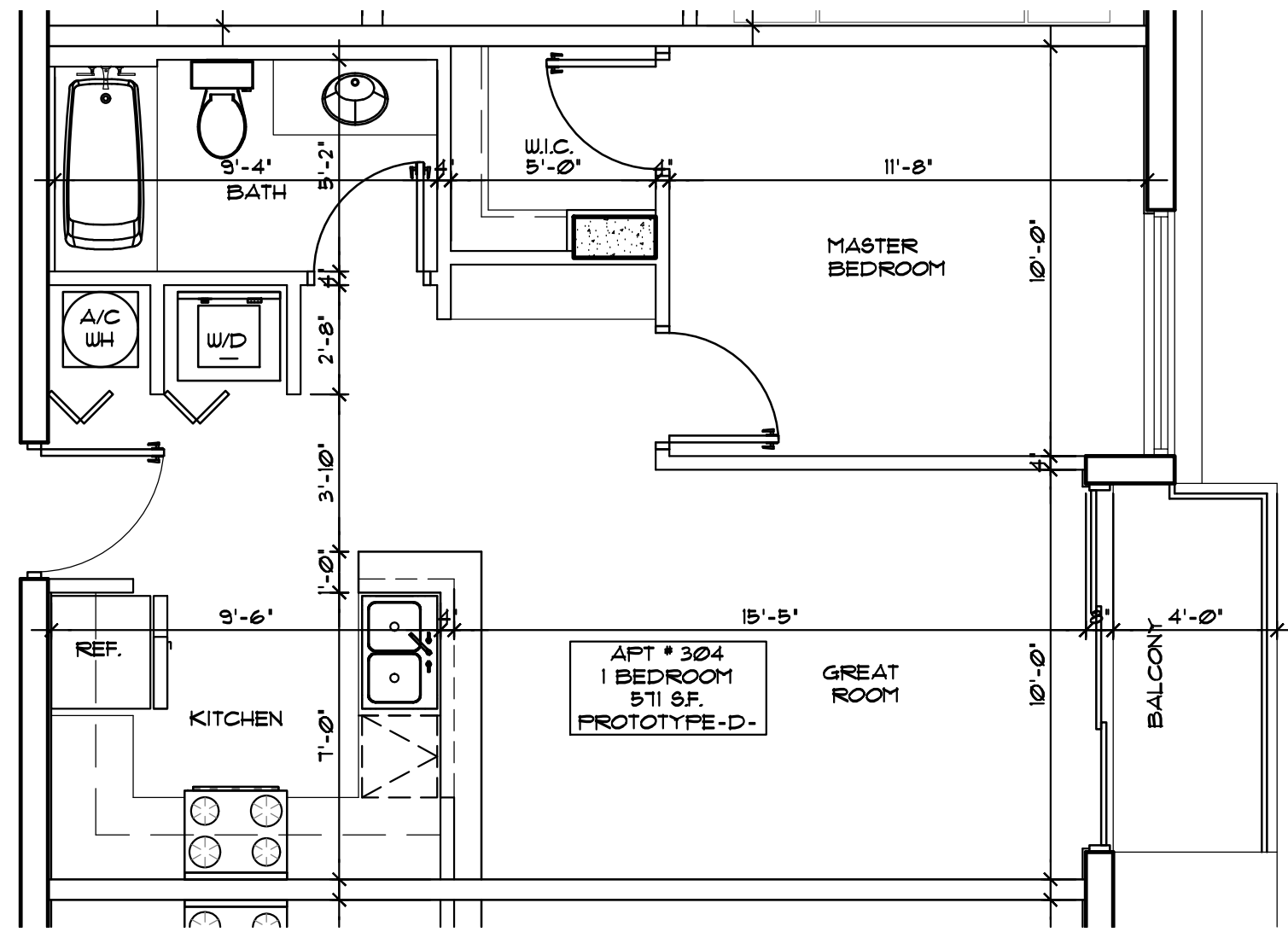
6 PROTOTYPE-C-REV  
SCALE: 1/4"=1'-0"

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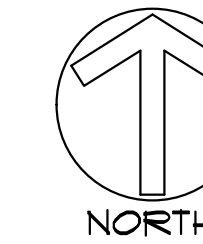
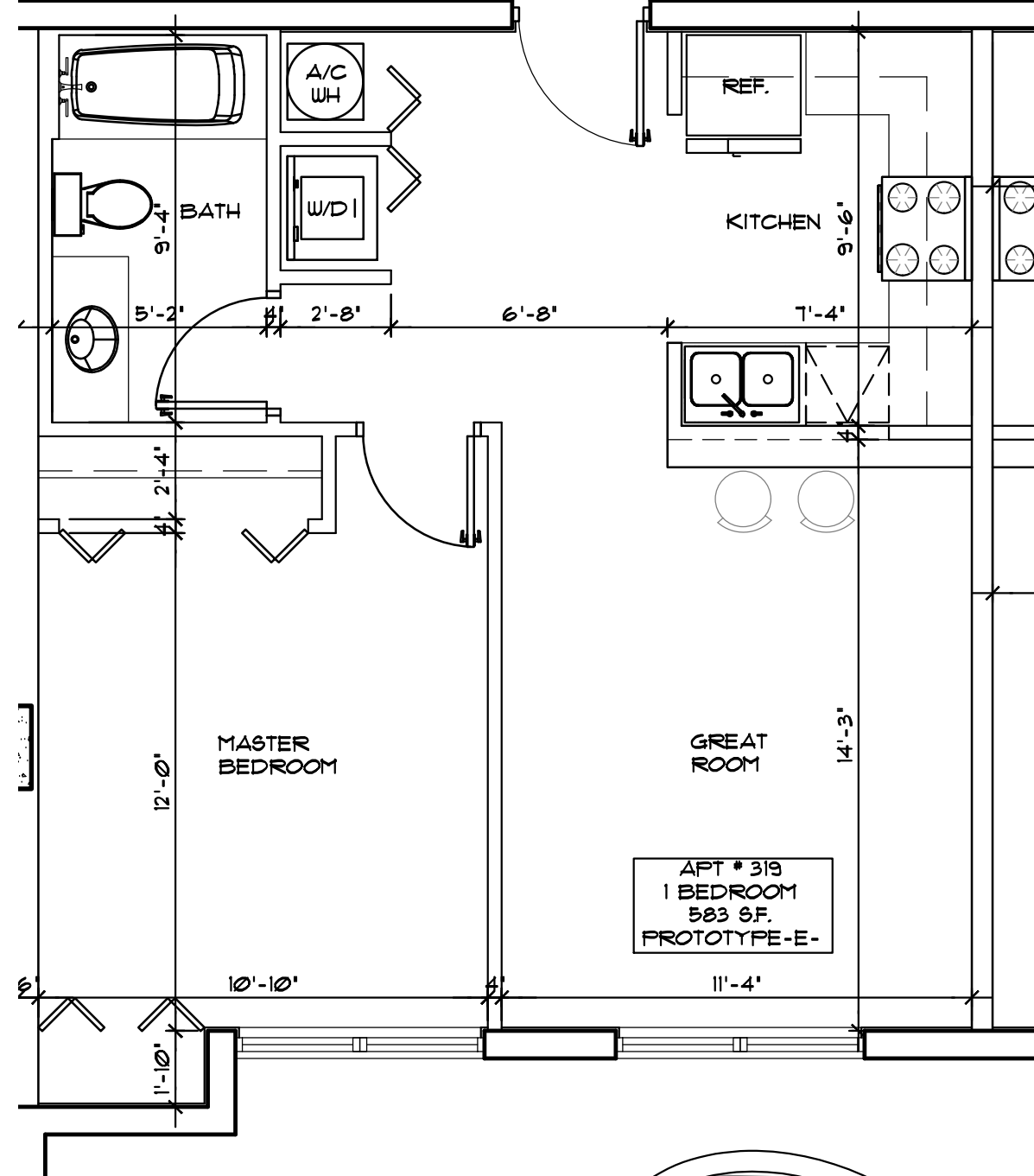
PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
ATRIA 191626 FLETCHER LLC  
1916 & 1926 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

|                                  |
|----------------------------------|
| SEAL: AR 0017852<br>LUIS LA ROSA |
| DRAWN CC.                        |
| CHECKED LLR                      |
| DATE 04/09/21                    |
| SCALE AS NOTED                   |
| JOB. NO. 020-025                 |
| SHEET                            |

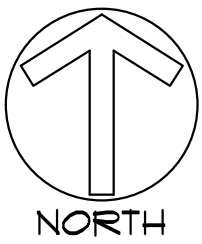
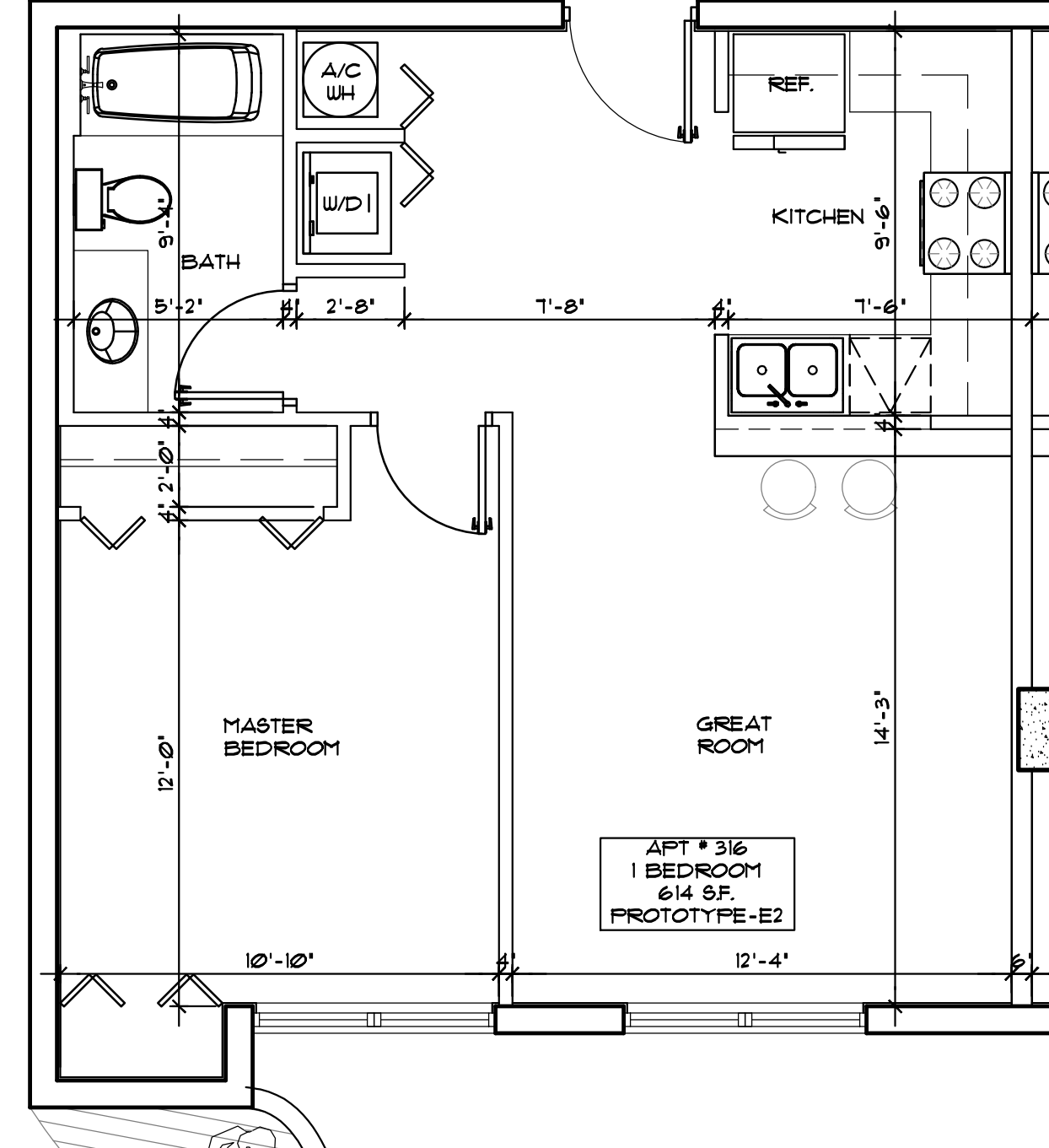




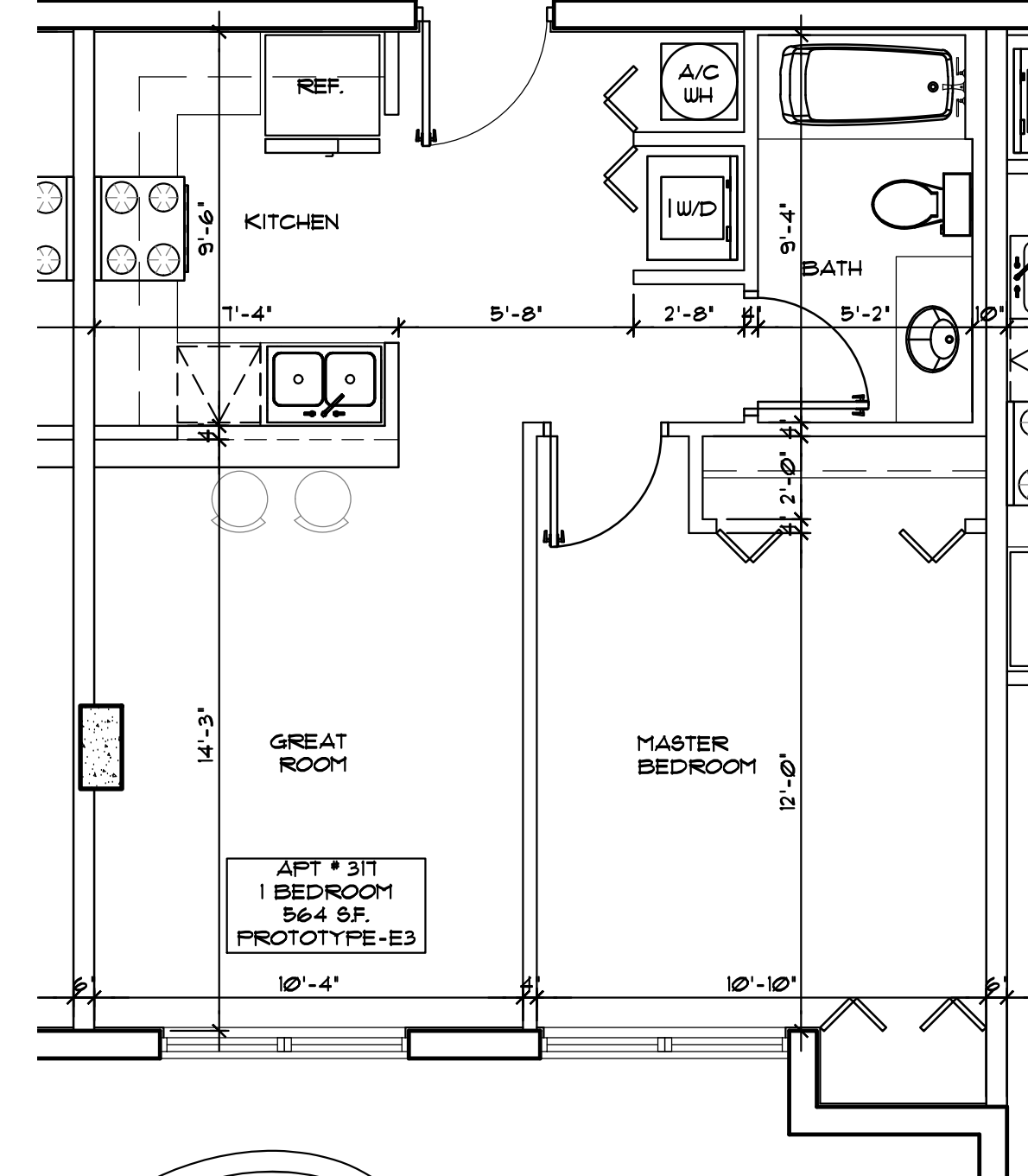
|            |                       |
|------------|-----------------------|
| 2ND. FLOOR | 1 UNIT (PROTOTYPE-D)  |
| 3RD FLOOR  | 1 UNIT (PROTOTYPE-D)  |
| 4TH FLOOR  | 1 UNIT (PROTOTYPE-D)  |
| 5TH FLOOR  | 1 UNIT (PROTOTYPE-D)  |
| TOTAL =    | 4 UNITS (PROTOTYPE-D) |



|            |                       |
|------------|-----------------------|
| 2ND. FLOOR | 2 UNIT (PROTOTYPE-E)  |
| 3RD FLOOR  | 2 UNIT (PROTOTYPE-E)  |
| 4TH FLOOR  | 2 UNIT (PROTOTYPE-E)  |
| 5TH FLOOR  | 2 UNIT (PROTOTYPE-E)  |
| TOTAL =    | 6 UNITS (PROTOTYPE-E) |



|            |                        |
|------------|------------------------|
| 2ND. FLOOR | 1 UNIT (PROTOTYPE-E2)  |
| 3RD FLOOR  | 1 UNIT (PROTOTYPE-E2)  |
| 4TH FLOOR  | 1 UNIT (PROTOTYPE-E2)  |
| 5TH FLOOR  | 1 UNIT (PROTOTYPE-E2)  |
| TOTAL =    | 3 UNITS (PROTOTYPE-E2) |



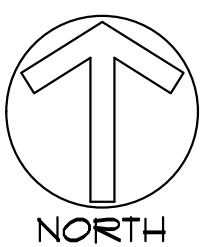
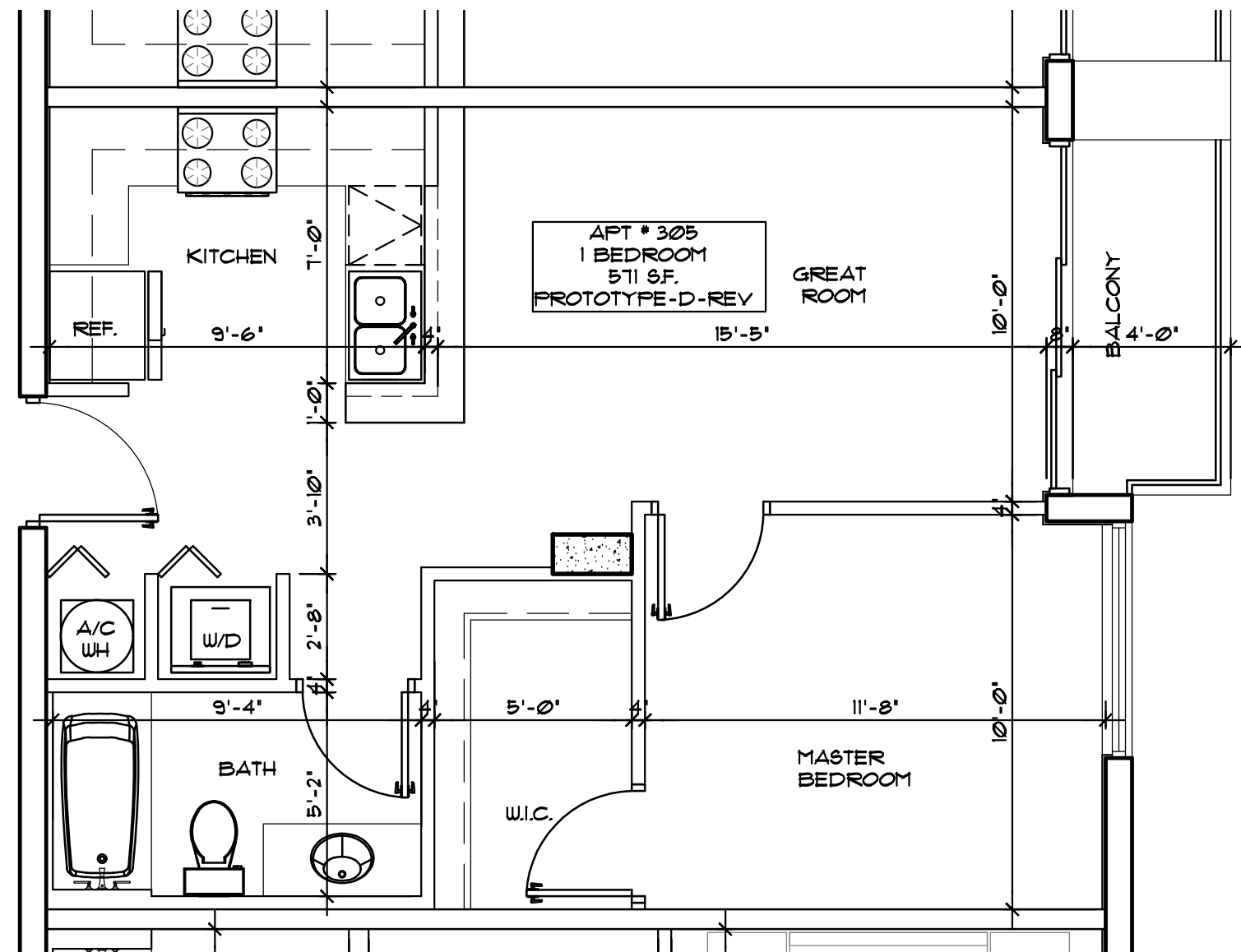
|            |                        |
|------------|------------------------|
| 2ND. FLOOR | 1 UNIT (PROTOTYPE-E3)  |
| 3RD FLOOR  | 1 UNIT (PROTOTYPE-E3)  |
| 4TH FLOOR  | 1 UNIT (PROTOTYPE-E3)  |
| 5TH FLOOR  | 1 UNIT (PROTOTYPE-E3)  |
| TOTAL =    | 3 UNITS (PROTOTYPE-E3) |

1 PROTOTYPE-D-  
SCALE: 1/4"=1'-0"

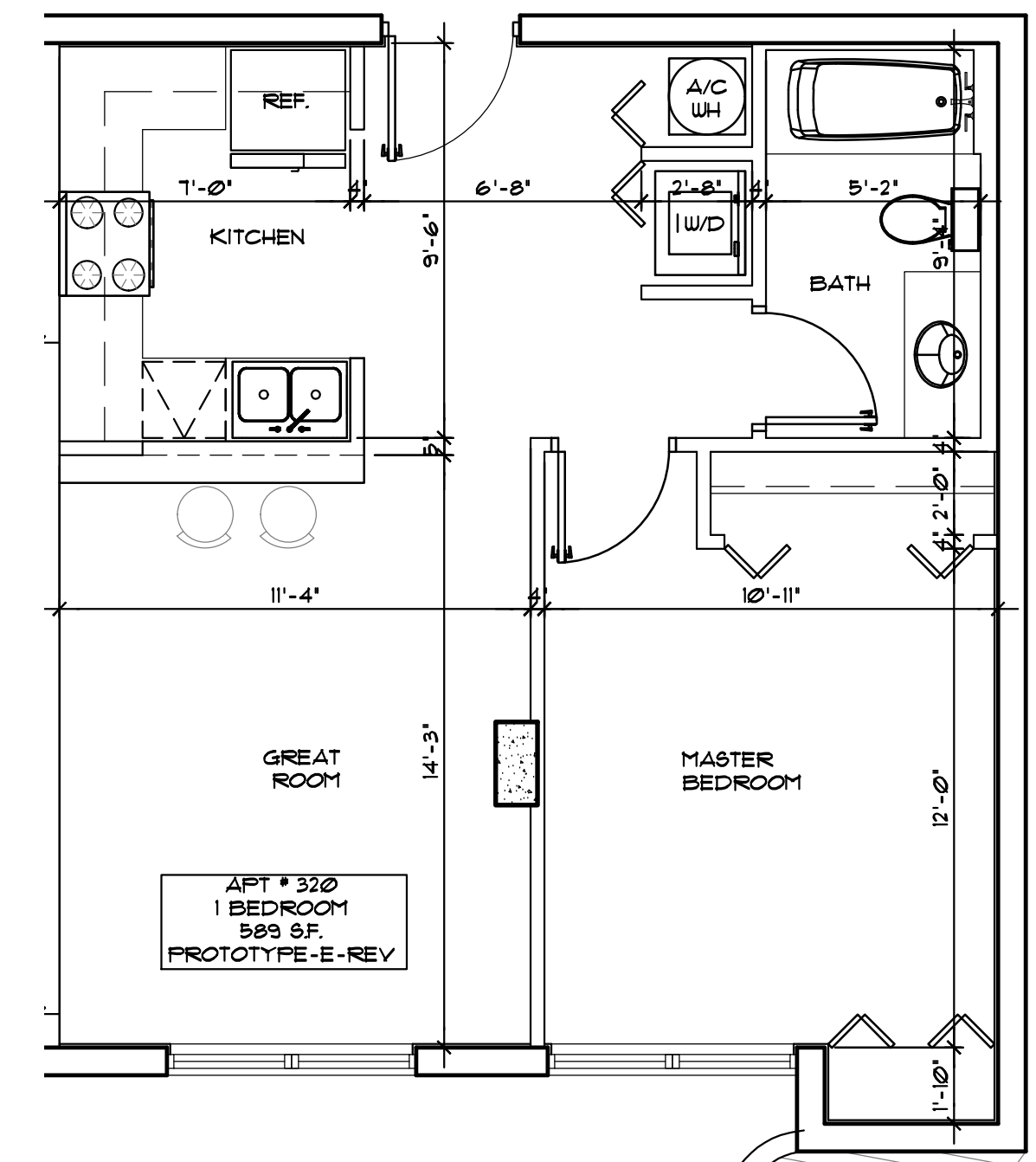
3 PROTOTYPE-E-  
SCALE: 1/4"=1'-0"

5 PROTOTYPE-E2  
SCALE: 1/4"=1'-0"

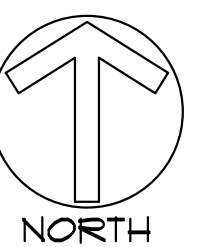
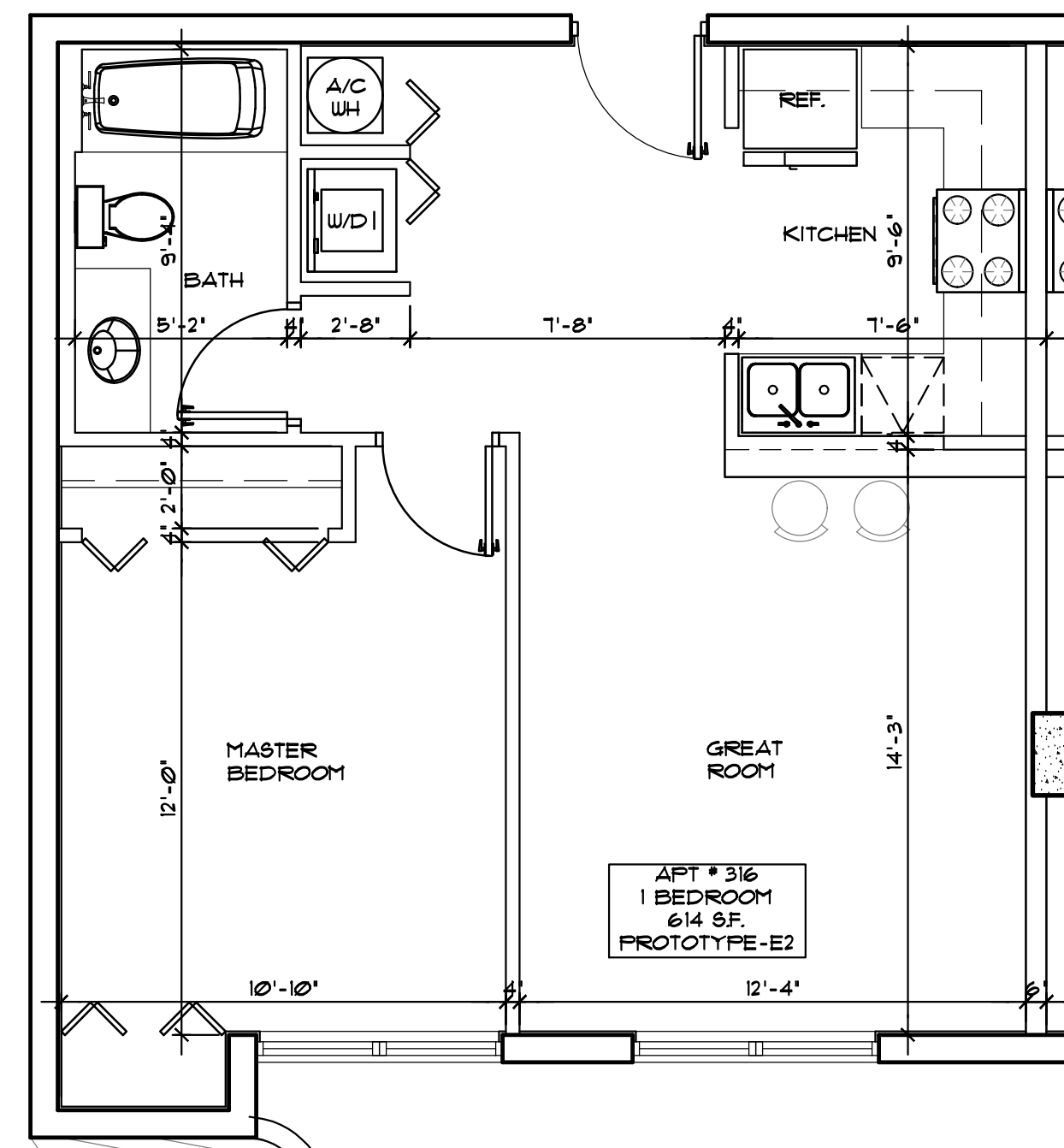
7 PROTOTYPE-E2  
SCALE: 1/4"=1'-0"



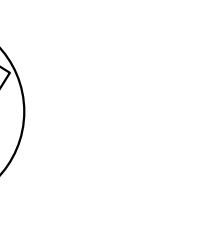
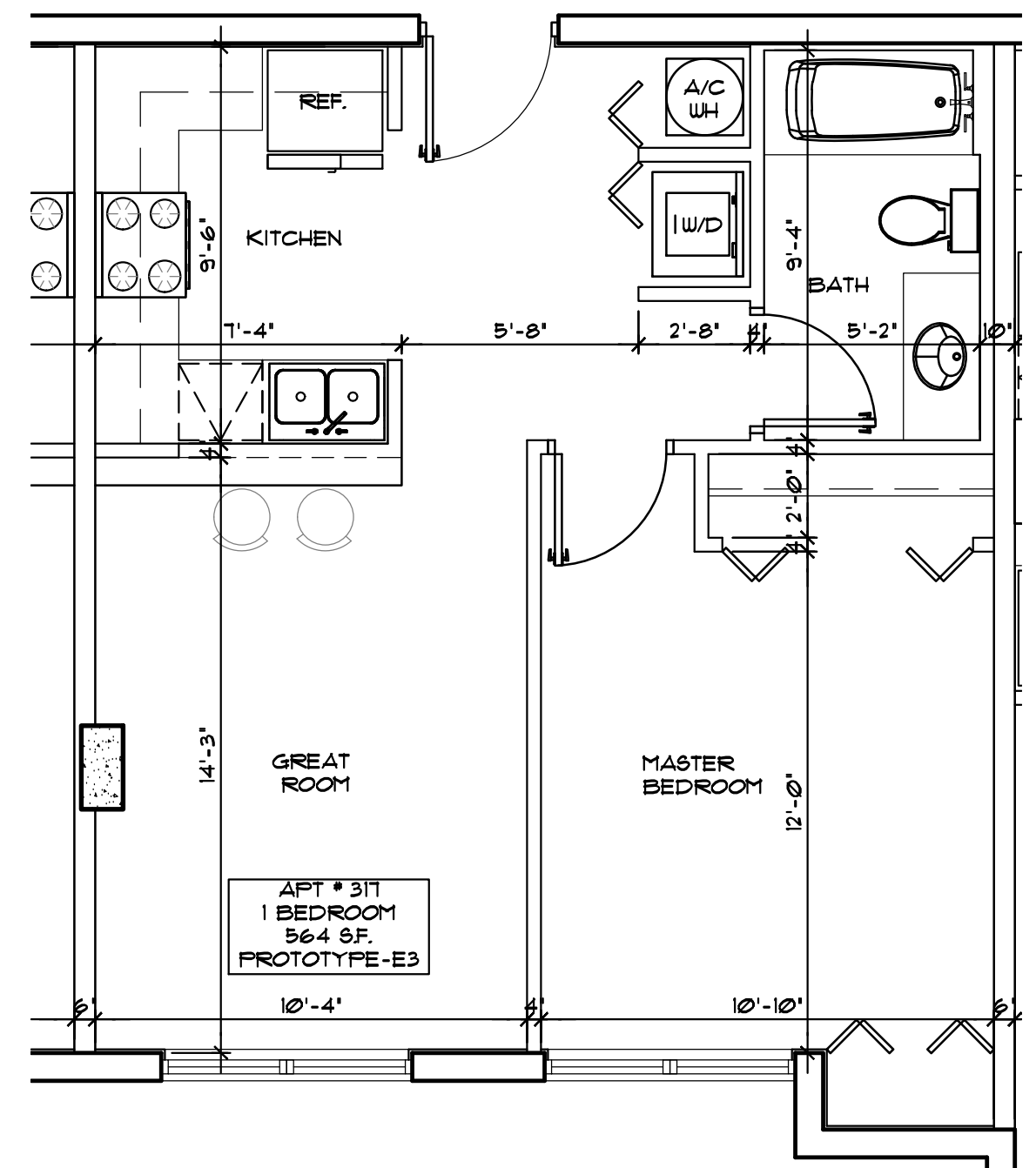
|            |                           |
|------------|---------------------------|
| 2ND. FLOOR | 1 UNIT (PROTOTYPE-D-REV)  |
| 3RD FLOOR  | 1 UNIT (PROTOTYPE-D-REV)  |
| 4TH FLOOR  | 1 UNIT (PROTOTYPE-D-REV)  |
| 5TH FLOOR  | 1 UNIT (PROTOTYPE-D-REV)  |
| TOTAL =    | 4 UNITS (PROTOTYPE-D-REV) |



|            |                           |
|------------|---------------------------|
| 2ND. FLOOR | 2 UNIT (PROTOTYPE-E-REV)  |
| 3RD FLOOR  | 2 UNIT (PROTOTYPE-E-REV)  |
| 4TH FLOOR  | 2 UNIT (PROTOTYPE-E-REV)  |
| 5TH FLOOR  | 2 UNIT (PROTOTYPE-E-REV)  |
| TOTAL =    | 6 UNITS (PROTOTYPE-E-REV) |



|            |                            |
|------------|----------------------------|
| 2ND. FLOOR | 1 UNIT (PROTOTYPE-E2-REV)  |
| 3RD FLOOR  | 1 UNIT (PROTOTYPE-E2-REV)  |
| 4TH FLOOR  | 1 UNIT (PROTOTYPE-E2-REV)  |
| 5TH FLOOR  | 1 UNIT (PROTOTYPE-E2-REV)  |
| TOTAL =    | 3 UNITS (PROTOTYPE-E2-REV) |



|            |                            |
|------------|----------------------------|
| 2ND. FLOOR | 1 UNIT (PROTOTYPE-E3-REV)  |
| 3RD FLOOR  | 1 UNIT (PROTOTYPE-E3-REV)  |
| 4TH FLOOR  | 1 UNIT (PROTOTYPE-E3-REV)  |
| 5TH FLOOR  | 1 UNIT (PROTOTYPE-E3-REV)  |
| TOTAL =    | 3 UNITS (PROTOTYPE-E3-REV) |

2 PROTOTYPE-D-REV  
SCALE: 1/4"=1'-0"

4 PROTOTYPE-E-REV  
SCALE: 1/4"=1'-0"

6 PROTOTYPE-E2-REV  
SCALE: 1/4"=1'-0"

8 PROTOTYPE-E3-REV  
SCALE: 1/4"=1'-0"



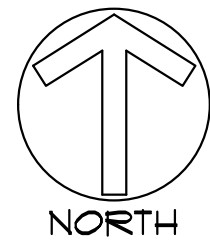
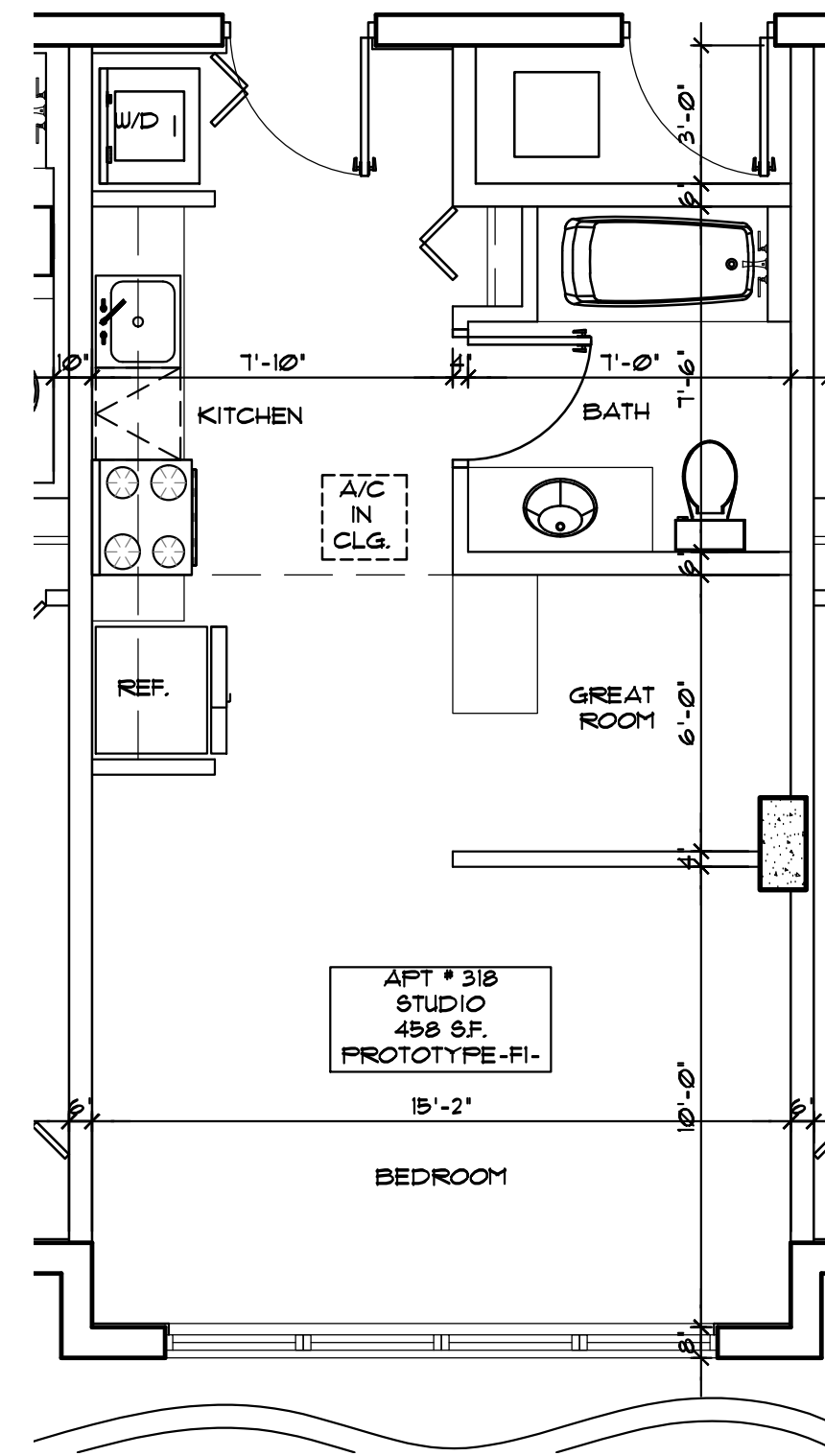
LLR Architects, Inc.  
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12980 S.W. 52 STREET  
MIRAMAR, FLORIDA 33027  
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(CELL) - 786-543-0851  
E-MAIL: LLAROSABARROSARCHITECTS.COM  
Luis LaRosa-Registered  
Architect  
AR#-0017852  
AA#-26003693

| REVISION: | BY: |
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|           |     |
|           |     |

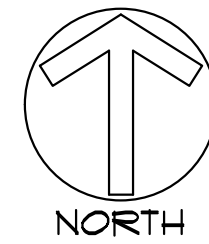
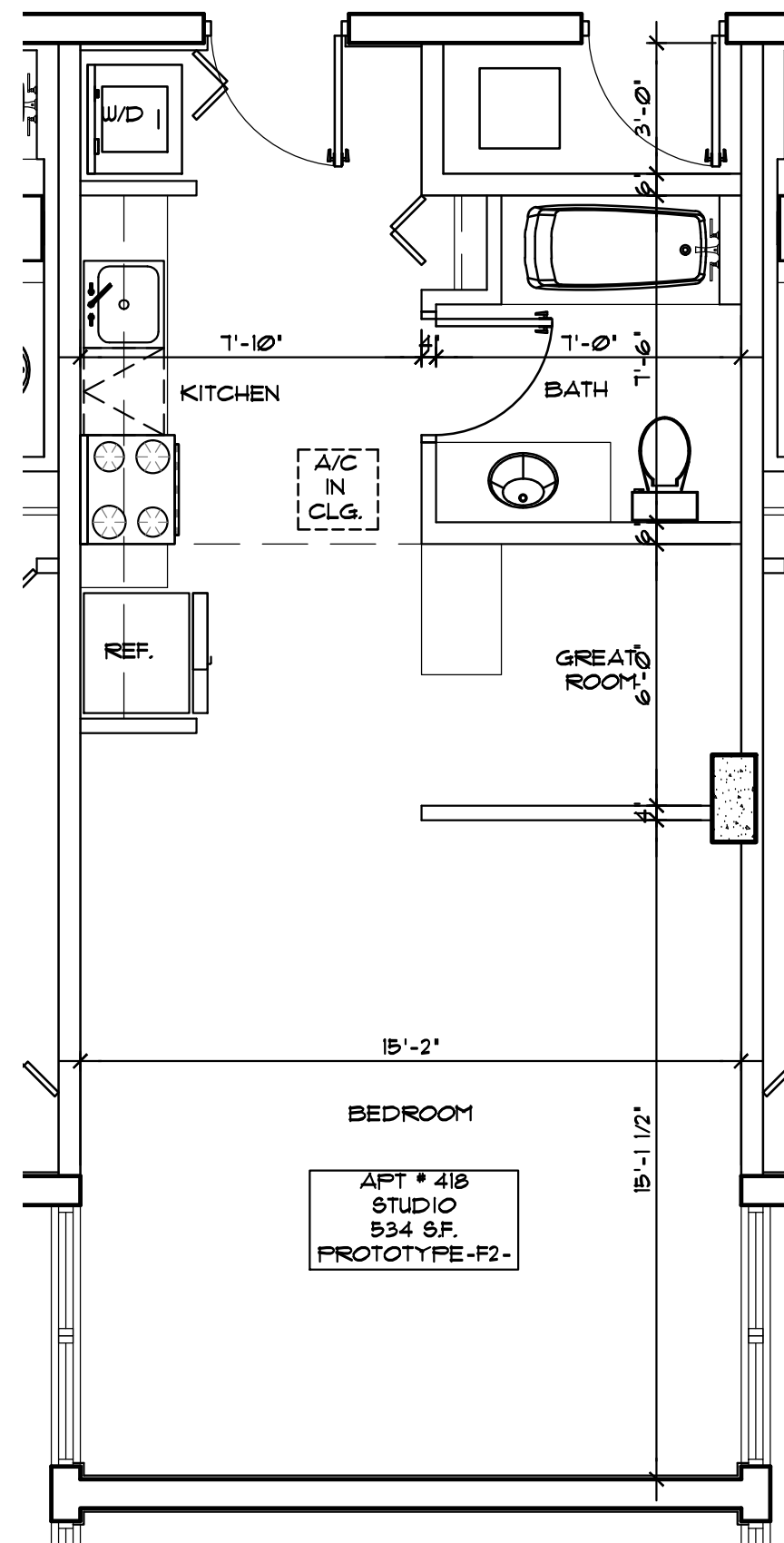
PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
ATRIA 191626 FLETCHER LLC  
1916 & 1926 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

|                                  |          |
|----------------------------------|----------|
| SEAL: AR 0017852<br>LUIS LA ROSA |          |
| DRAWN                            | CC.      |
| CHECKED                          | LLR      |
| DATE                             | 04/09/21 |
| SCALE                            | AS NOTED |
| JOB. NO.                         | 020-025  |
| SHEET                            |          |
| A-1.7                            |          |
| OF                               | SHEETS   |

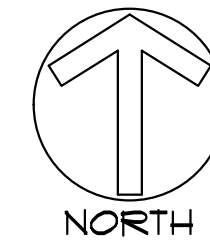
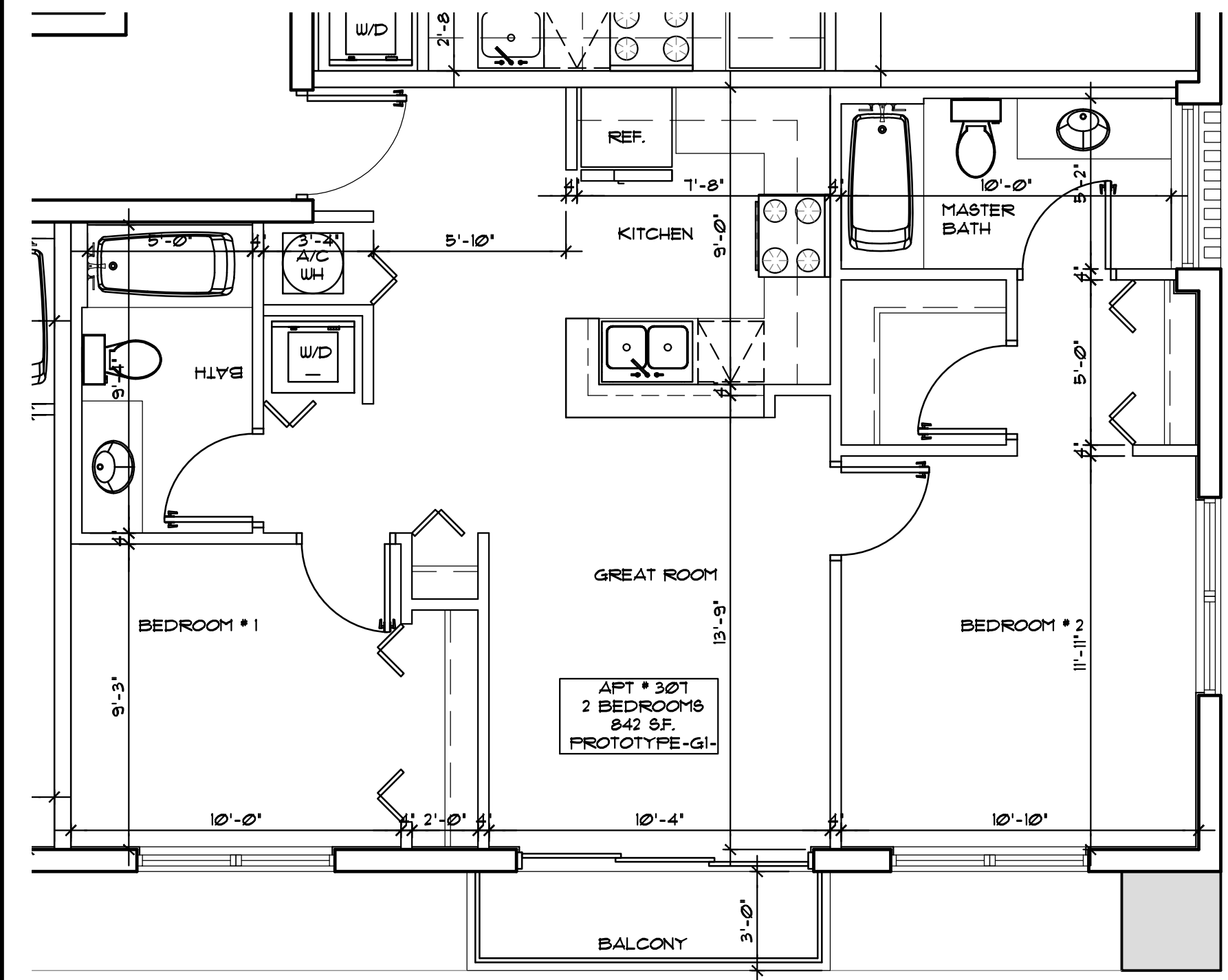




|           |                        |
|-----------|------------------------|
| 2ND FLOOR |                        |
| 3RD FLOOR | 1 UNIT (PROTOTYPE-F1)  |
| 4TH FLOOR |                        |
| 5TH FLOOR |                        |
| TOTAL =   | 1 UNITS (PROTOTYPE-F1) |



|           |                        |
|-----------|------------------------|
| 2ND FLOOR |                        |
| 3RD FLOOR |                        |
| 4TH FLOOR | 1 UNIT (PROTOTYPE-F2)  |
| 5TH FLOOR | 1 UNIT (PROTOTYPE-F2)  |
| TOTAL =   | 2 UNITS (PROTOTYPE-F2) |

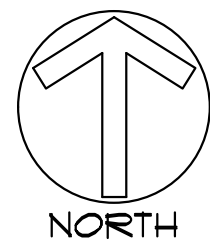
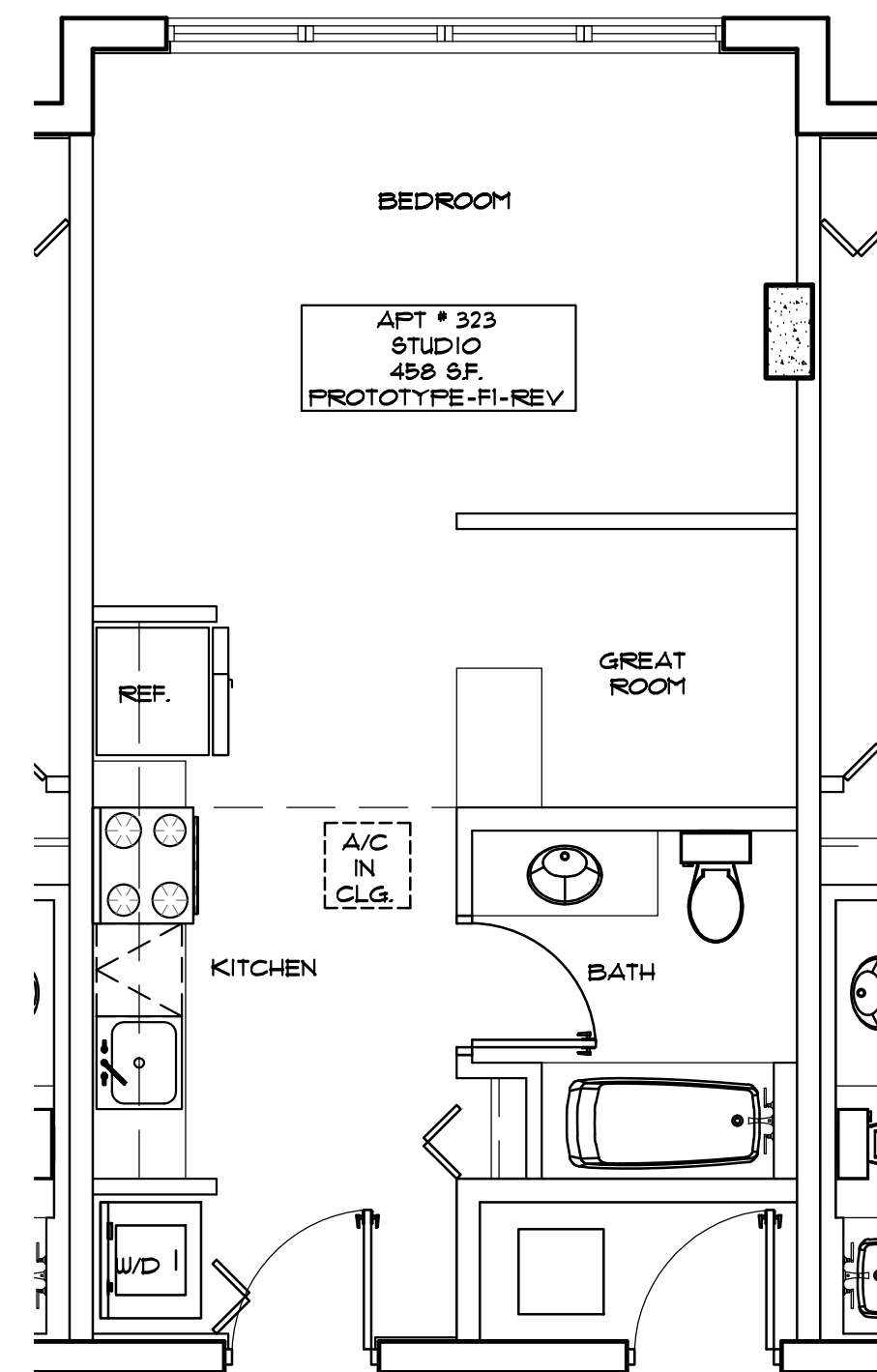


|           |                        |
|-----------|------------------------|
| 2ND FLOOR | 1 UNIT (PROTOTYPE-G1)  |
| 3RD FLOOR | 1 UNIT (PROTOTYPE-G1)  |
| 4TH FLOOR | 1 UNIT (PROTOTYPE-G1)  |
| 5TH FLOOR | 1 UNIT (PROTOTYPE-G1)  |
| TOTAL =   | 4 UNITS (PROTOTYPE-G1) |

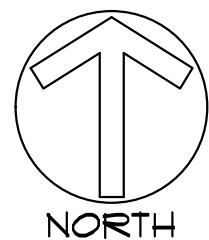
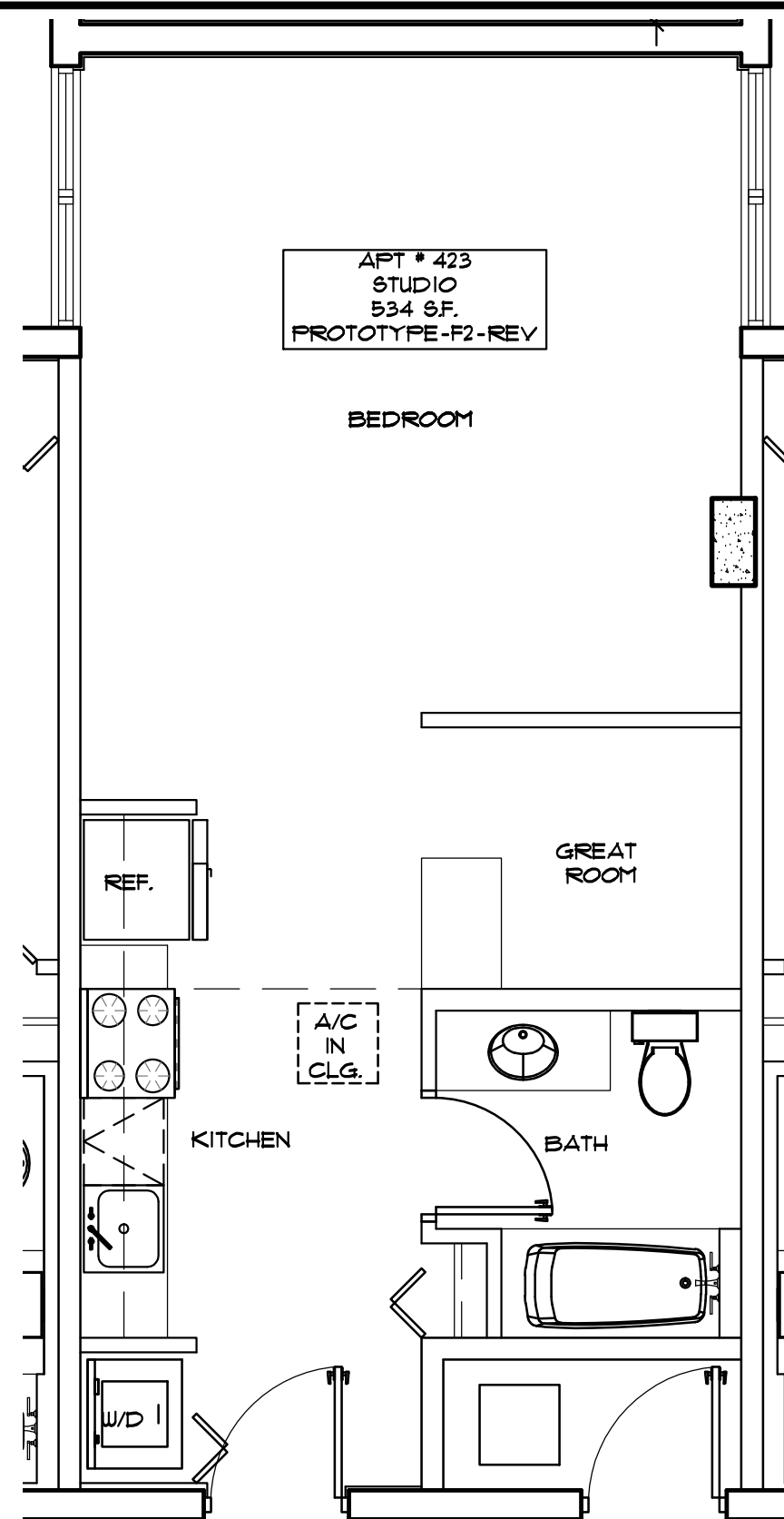
1 | **PROTOTYPE-F1-**  
SCALE: 1/4"=1'-0"

3 | **PROTOTYPE-F2-**  
SCALE: 1/4"=1'-0"

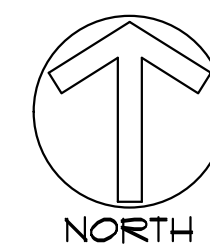
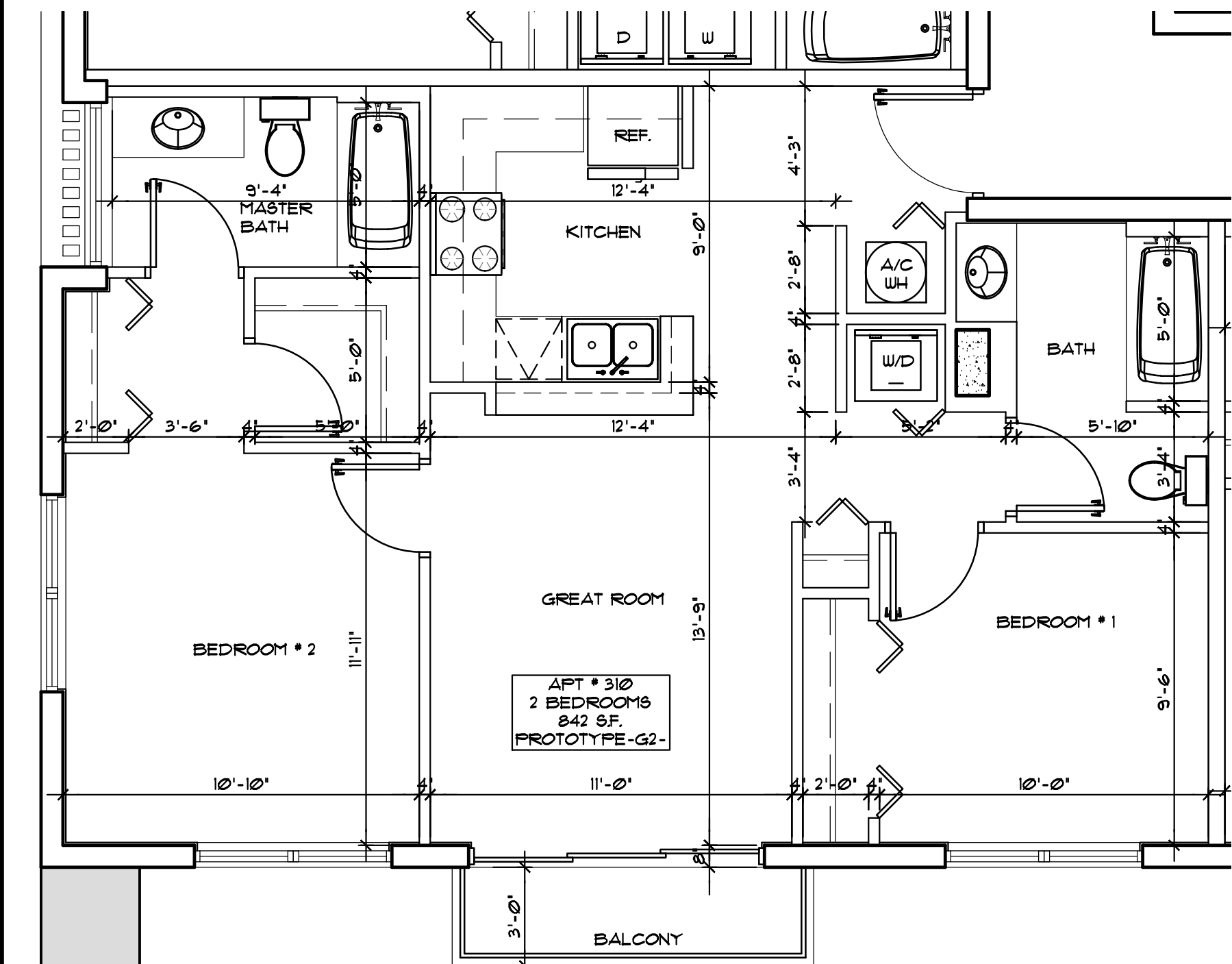
5 | **PROTOTYPE-G1-**  
SCALE: 1/4"=1'-0"



|           |                            |
|-----------|----------------------------|
| 2ND FLOOR |                            |
| 3RD FLOOR | 1 UNIT (PROTOTYPE-F1-REV)  |
| 4TH FLOOR |                            |
| 5TH FLOOR |                            |
| TOTAL =   | 1 UNITS (PROTOTYPE-F1-REV) |



|           |                            |
|-----------|----------------------------|
| 2ND FLOOR |                            |
| 3RD FLOOR |                            |
| 4TH FLOOR | 1 UNIT (PROTOTYPE-F2-REV)  |
| 5TH FLOOR | 1 UNIT (PROTOTYPE-F2-REV)  |
| TOTAL =   | 2 UNITS (PROTOTYPE-F2-REV) |

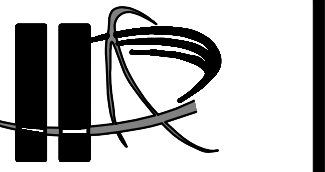


|           |                         |
|-----------|-------------------------|
| 2ND FLOOR |                         |
| 3RD FLOOR | 1 UNIT (PROTOTYPE-G2-)  |
| 4TH FLOOR | 1 UNIT (PROTOTYPE-G2-)  |
| 5TH FLOOR | 1 UNIT (PROTOTYPE-G2-)  |
| TOTAL =   | 3 UNITS (PROTOTYPE-G2-) |

2 | **PROTOTYPE-F1-REV**  
SCALE: 1/4"=1'-0"

4 | **PROTOTYPE-F2-REV**  
SCALE: 1/4"=1'-0"

6 | **PROTOTYPE-G2-**  
SCALE: 1/4"=1'-0"



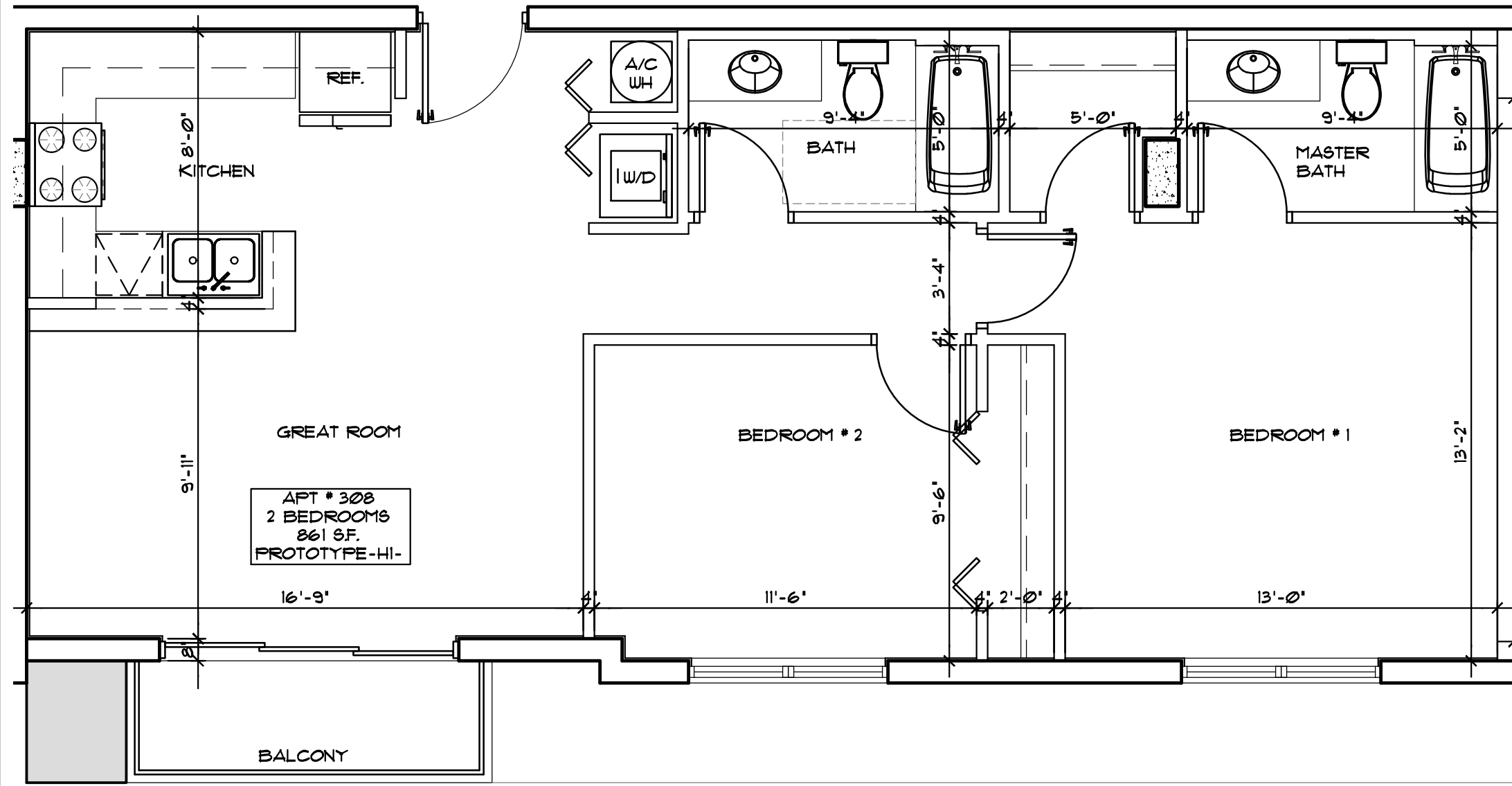
**LLR Architects, Inc.**  
ARCHITECTURE & PLANNING  
12980 S.W. 52 STREET  
MIRAMAR, FLORIDA 33027  
(OFF.) - 305-403-7926  
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Luis LaRosa-Registered  
Architect  
AR#-0017852  
AA#-26003693

| REVISION: | BY: |
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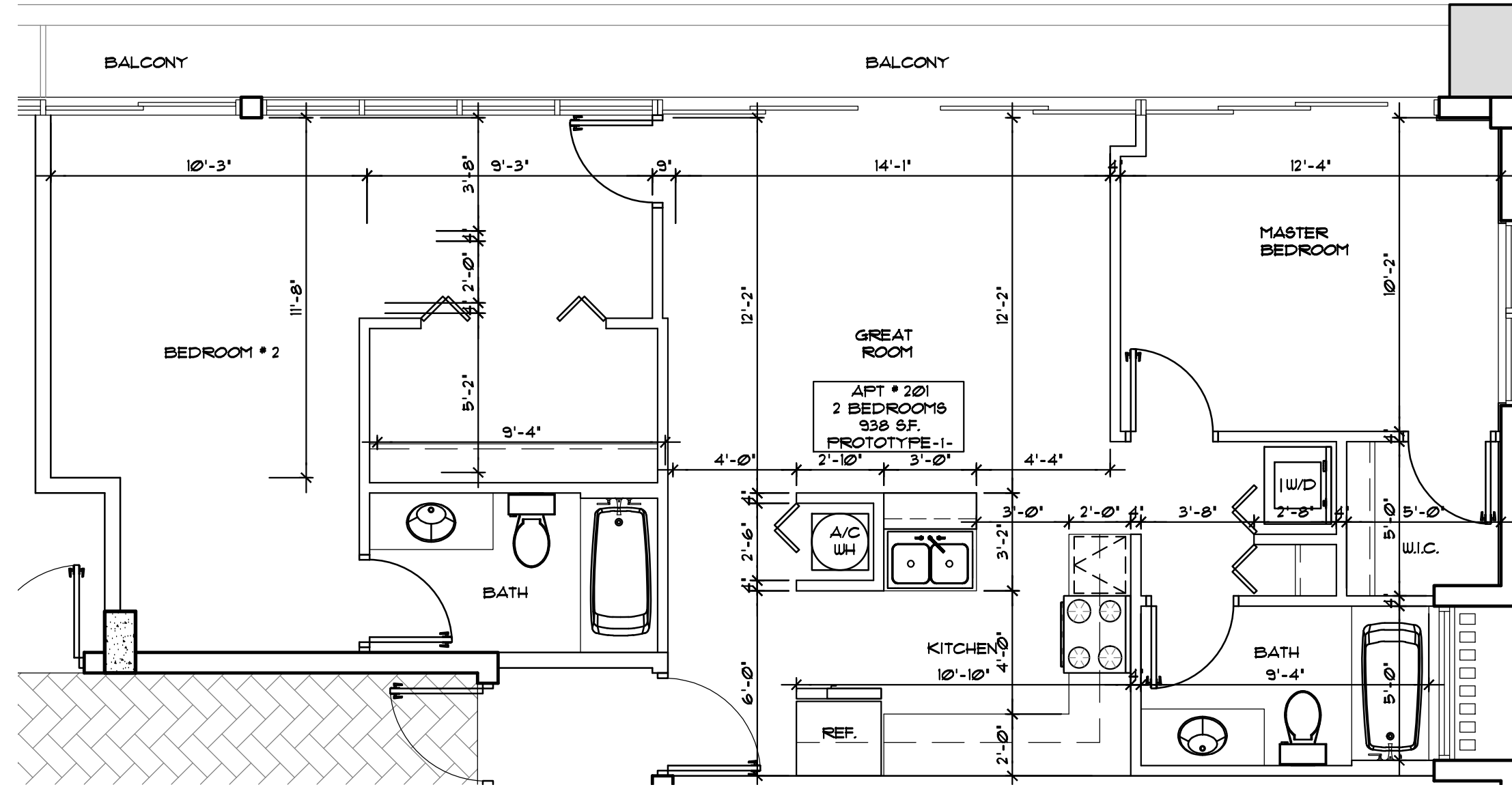
PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
**ATRIA 191626 FLETCHER LLC**  
1916 & 1926 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

|              |                            |
|--------------|----------------------------|
| SEAL:        | AR 0017852<br>LUIS LA ROSA |
| DRAWN        | CC.                        |
| CHECKED      | LLR                        |
| DATE         | 04/09/21                   |
| SCALE        | AS NOTED                   |
| JOB. NO.     | 020-025                    |
| SHEET        |                            |
| <b>A-1.8</b> |                            |
| OF           | SHEETS                     |





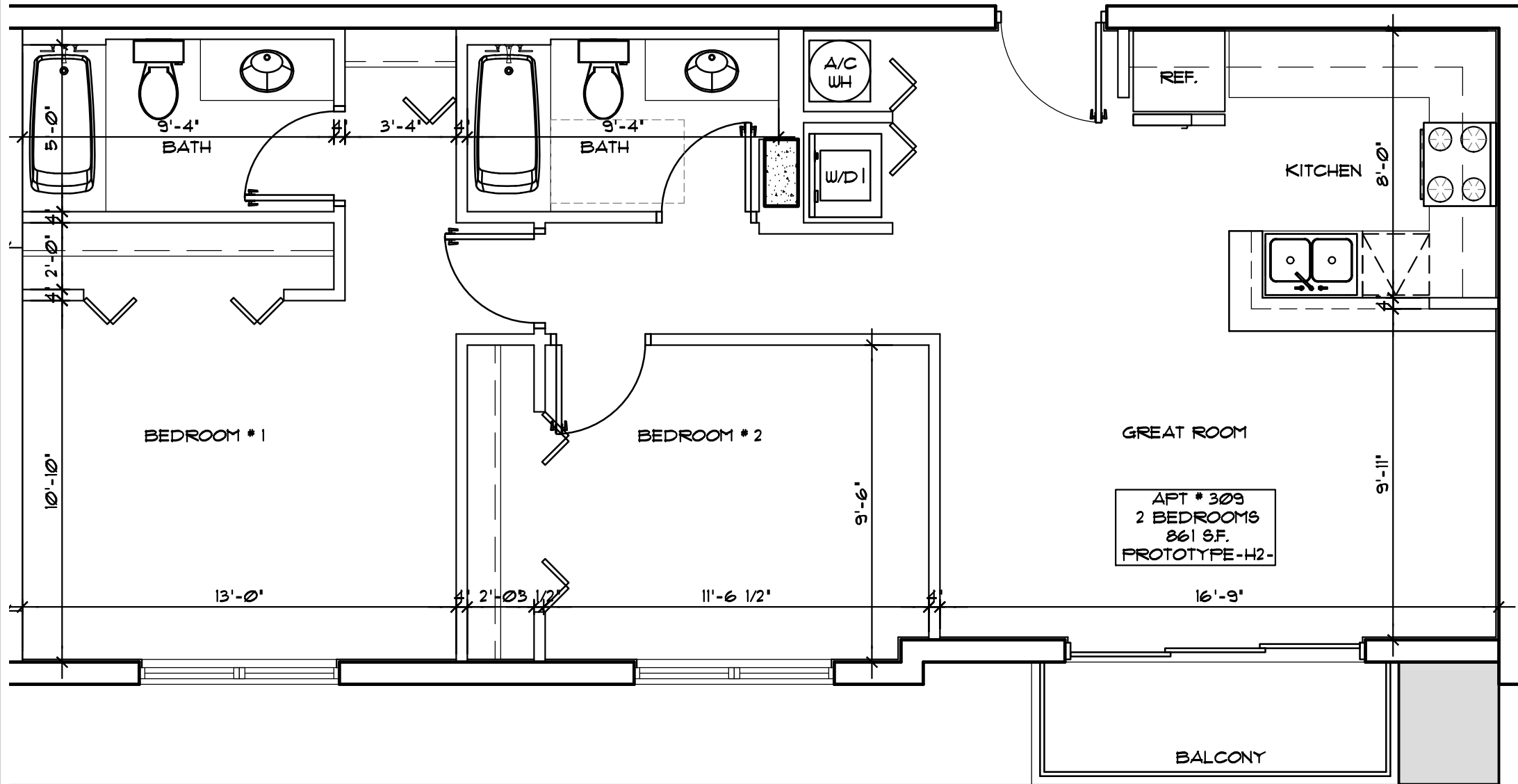
|            |                        |
|------------|------------------------|
| 2ND. FLOOR | 1 UNIT (PROTOTYPE-HI)  |
| 3RD FLOOR  | 1 UNIT (PROTOTYPE-HI)  |
| 4TH FLOOR  | 1 UNIT (PROTOTYPE-HI)  |
| 5TH FLOOR  | 1 UNIT (PROTOTYPE-HI)  |
| TOTAL =    | 3 UNITS (PROTOTYPE-HI) |



|            |                       |
|------------|-----------------------|
| 2ND. FLOOR | 1 UNIT (PROTOTYPE-I)  |
| 3RD FLOOR  |                       |
| 4TH FLOOR  |                       |
| 5TH FLOOR  |                       |
| TOTAL =    | 1 UNITS (PROTOTYPE-I) |

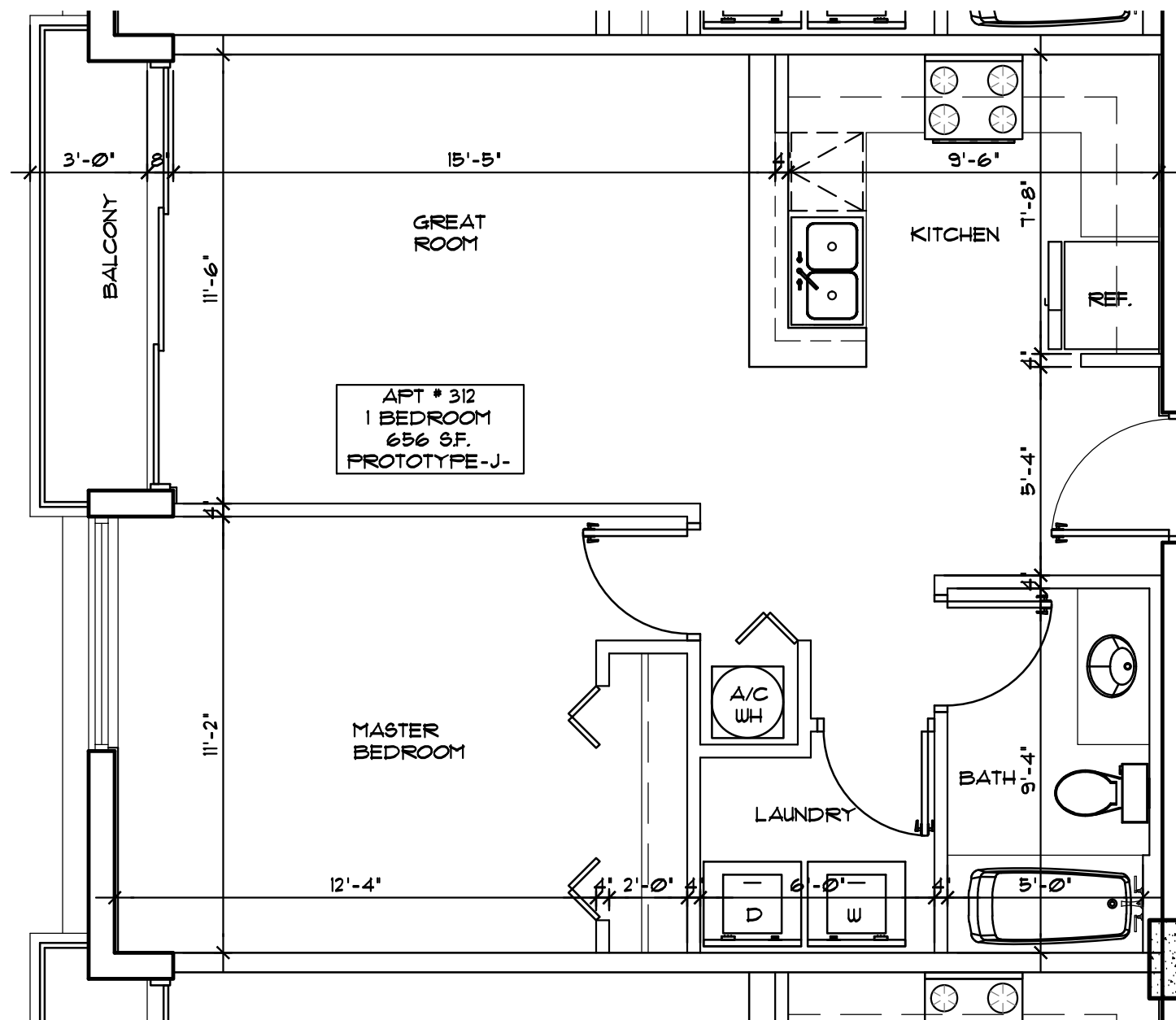
1 | **PROTOTYPE-HI-**  
SCALE: 1/4"=1'-0"

3 | **PROTOTYPE-I-**  
SCALE: 1/4"=1'-0"



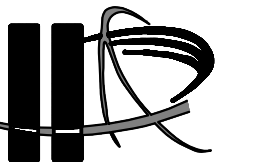
|            |                         |
|------------|-------------------------|
| 2ND. FLOOR | 1 UNIT (PROTOTYPE-H2-)  |
| 3RD FLOOR  | 1 UNIT (PROTOTYPE-H2-)  |
| 4TH FLOOR  | 1 UNIT (PROTOTYPE-H2-)  |
| 5TH FLOOR  | 1 UNIT (PROTOTYPE-H2-)  |
| TOTAL =    | 3 UNITS (PROTOTYPE-H2-) |

2 | **PROTOTYPE-H2-**  
SCALE: 1/4"=1'-0"



|            |                       |
|------------|-----------------------|
| 2ND. FLOOR | 3 UNIT (PROTOTYPE-J)  |
| 3RD FLOOR  | 3 UNIT (PROTOTYPE-J)  |
| 4TH FLOOR  | 3 UNIT (PROTOTYPE-J)  |
| 5TH FLOOR  | 3 UNIT (PROTOTYPE-J)  |
| TOTAL =    | 9 UNITS (PROTOTYPE-J) |

4 | **PROTOTYPE-J-**  
SCALE: 1/4"=1'-0"



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Luis LaRosa-Registered  
Architect  
AR#-0017852  
AA#-26003693

| REVISION: | BY: |
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PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
ATRIA 191626 FLETCHER LLC  
1916 & 1926 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

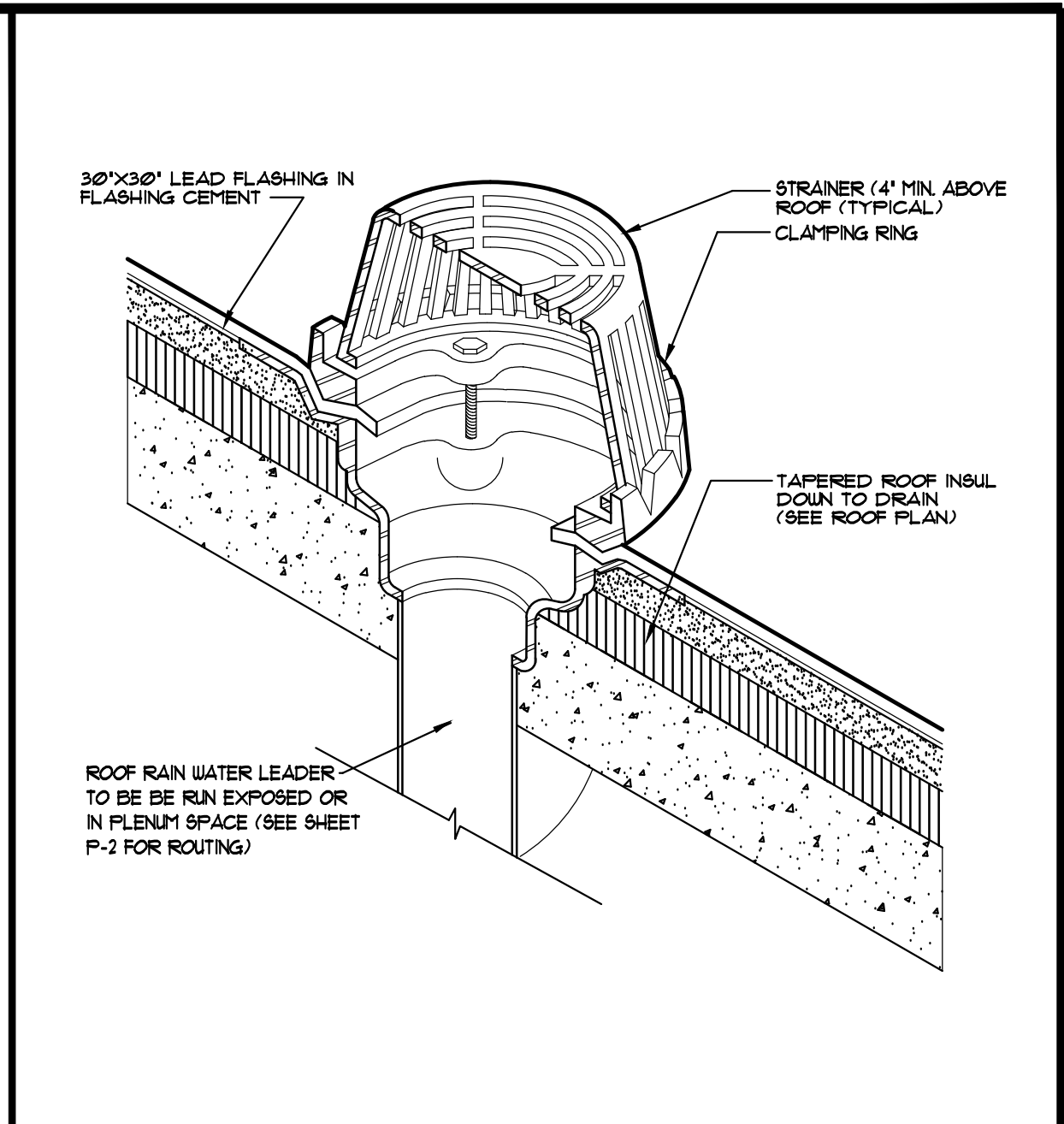
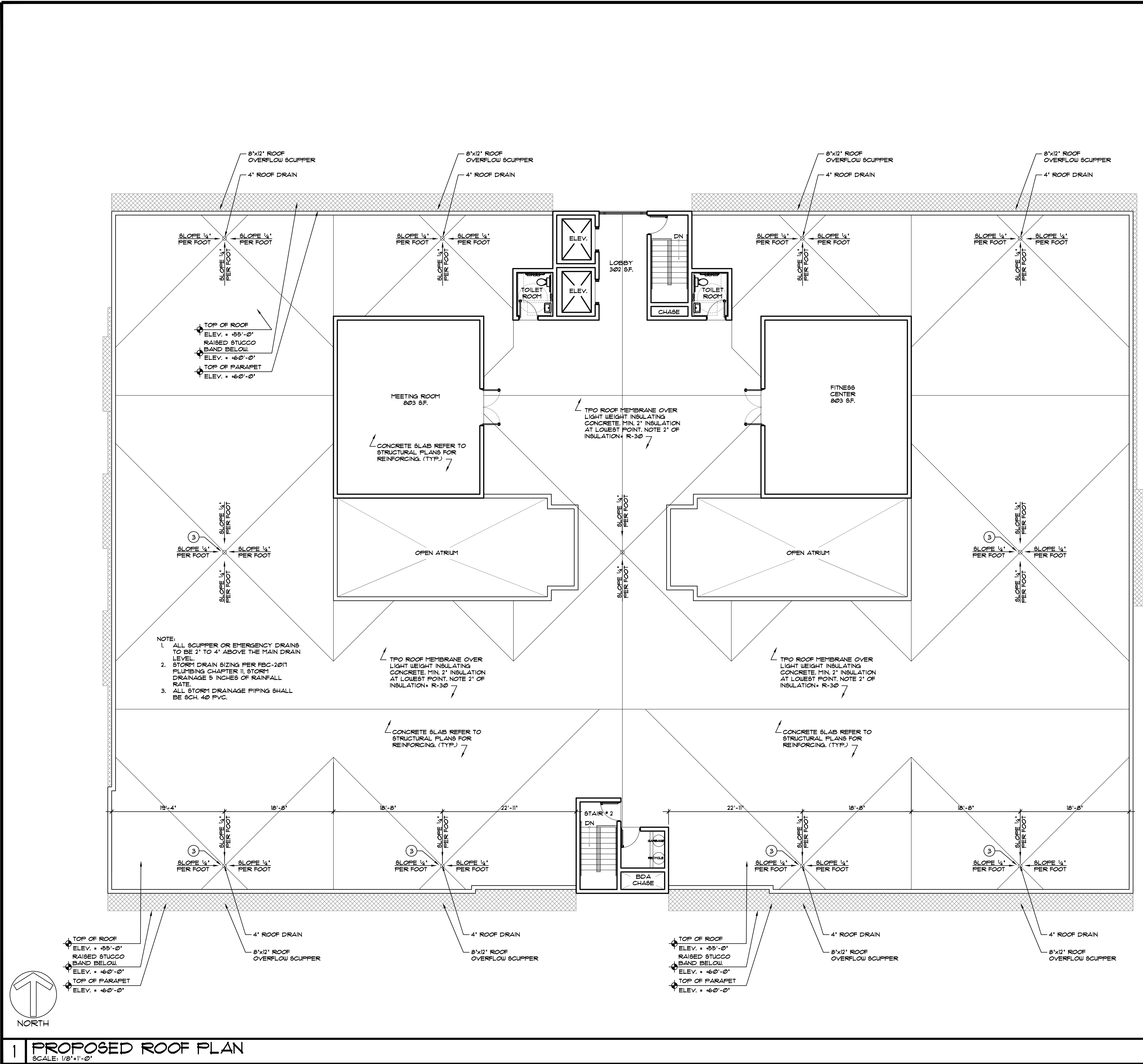
SEAL: AR 0017852  
LUIS LA ROSA

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|----------|----------|
| DRAWN    | CC.      |
| CHECKED  | LLR      |
| DATE     | 04/09/21 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-025  |
| SHEET    |          |

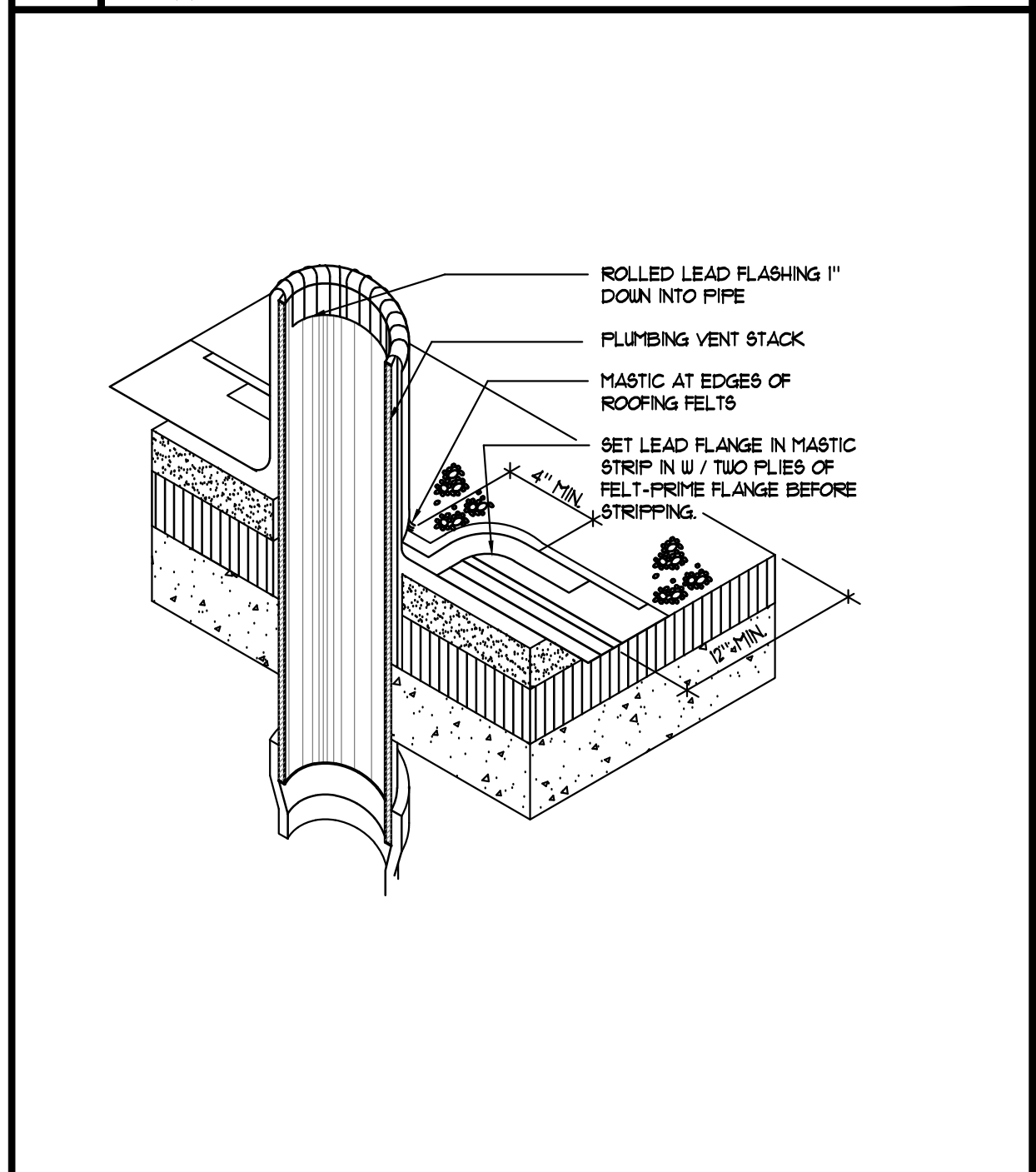
A-1.9

OF SHEETS

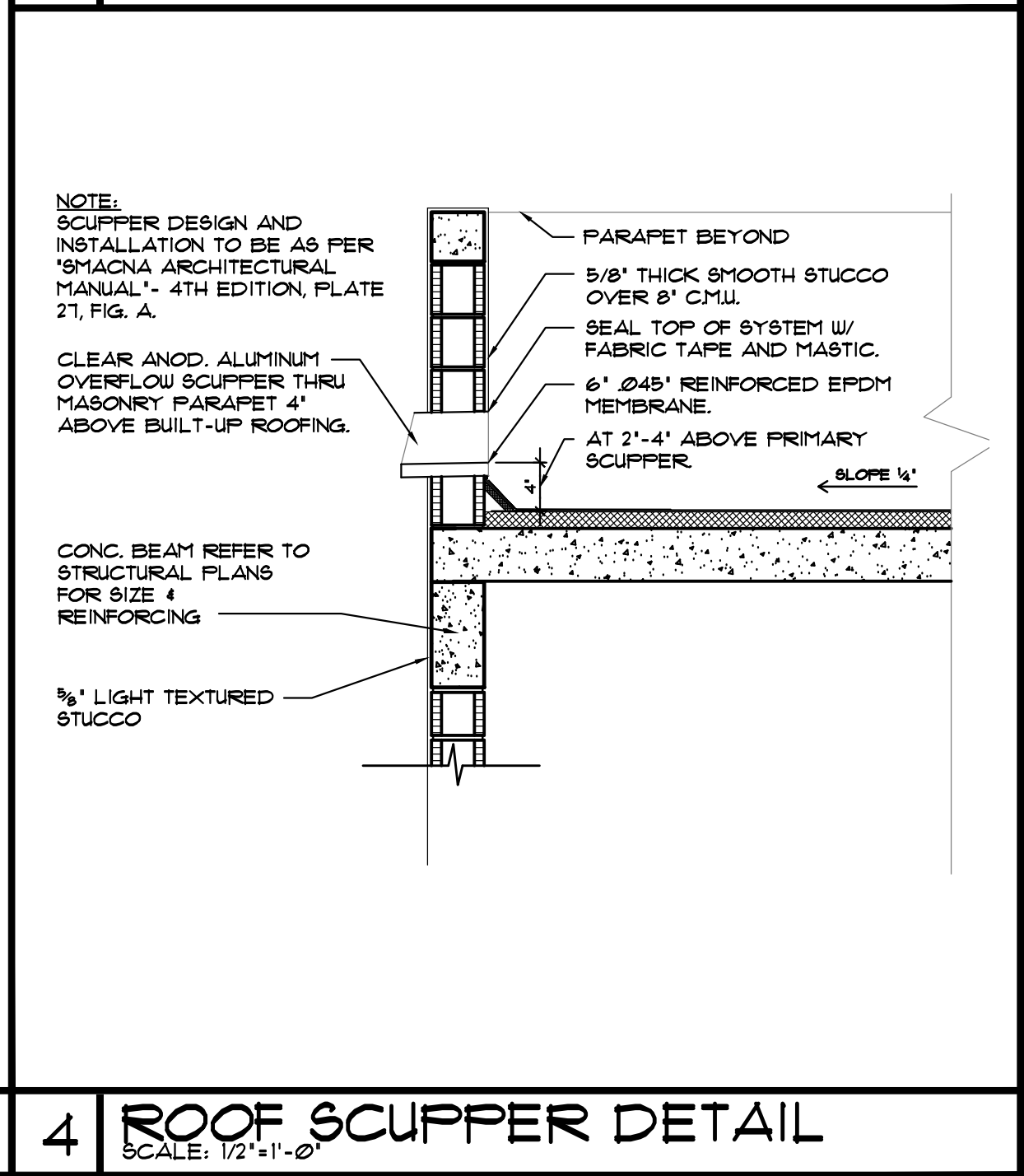




2 DETAIL-ROOF DRAIN  
SCALE: N.T.S.



3 DETAIL-TYP. VENT THRU ROOF  
SCALE: N.T.S.



4 ROOF SCUPPER DETAIL  
SCALE: 1/2"=1'-0"

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| REVISION: | BY: |
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PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
ATRIA 191626 FLETCHER LLC  
1916 & 1926 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

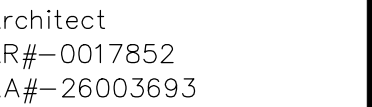
SEAL: AR 0017852  
LUIS LA ROSA

| DRAWN    | CC.      |
|----------|----------|
| CHECKED  | LLR      |
| DATE     | 04/09/21 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-025  |
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A-1.10

OF SHEETS



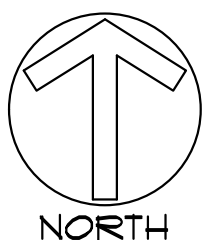
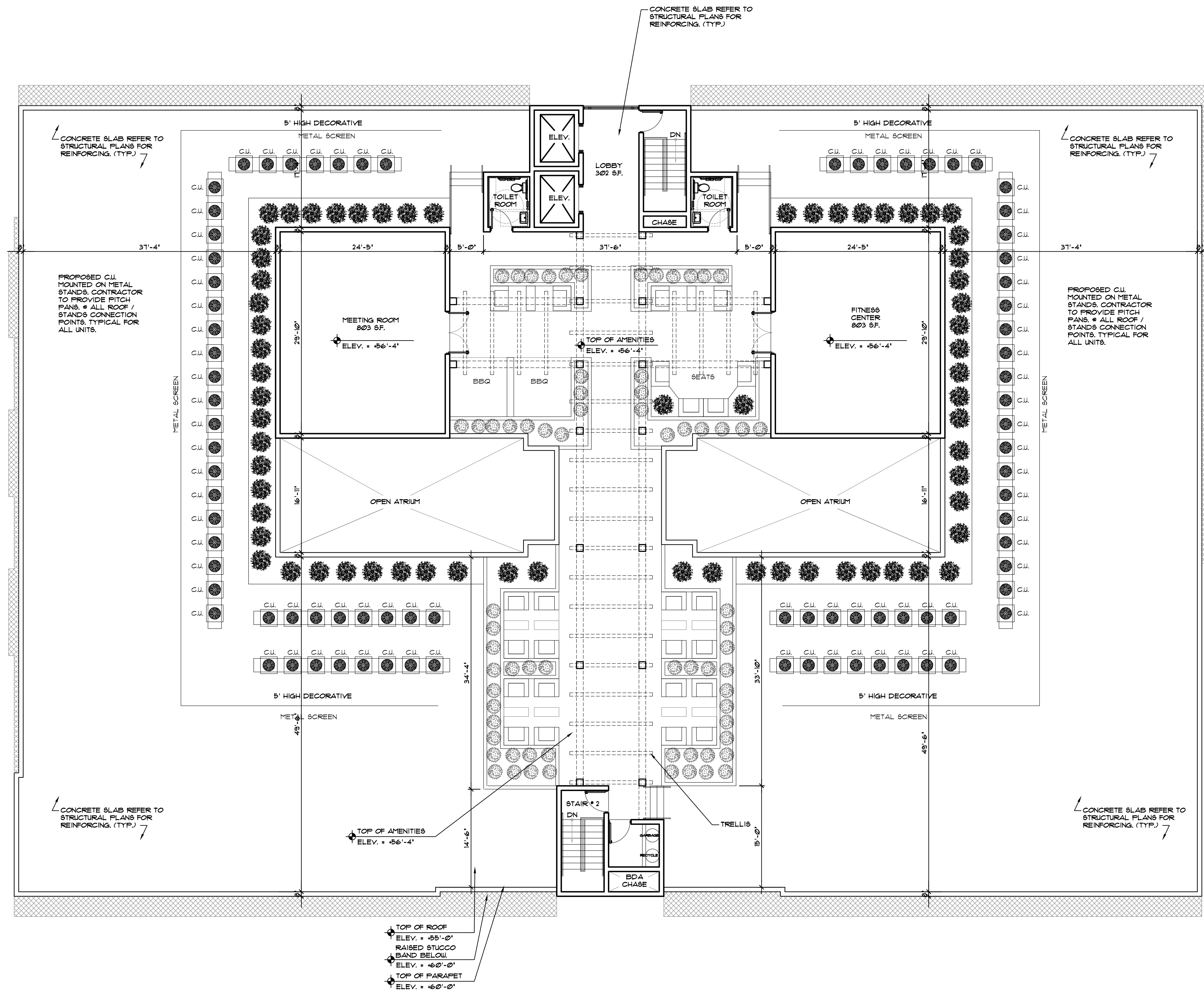


PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
 ATRIA 191626 FLETCHER LLC  
 1916 & 1926 FLETCHER STREET  
 HOLLYWOOD, FLORIDA 33020

|          |          |
|----------|----------|
| RAWN     | C.C.     |
| CHECKED  | L.L.R    |
| DATE     | 04/03/21 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-025  |
| SHEET    |          |

 $\Delta = 1.11$ 

OF SHEETS



1 PROPOSED AMMENITIES DECK PLAN  
SCALE: 1/8"=1'-0"





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Architect  
AR#-0017852  
AA#-26003693

| REVISION: | BY: |
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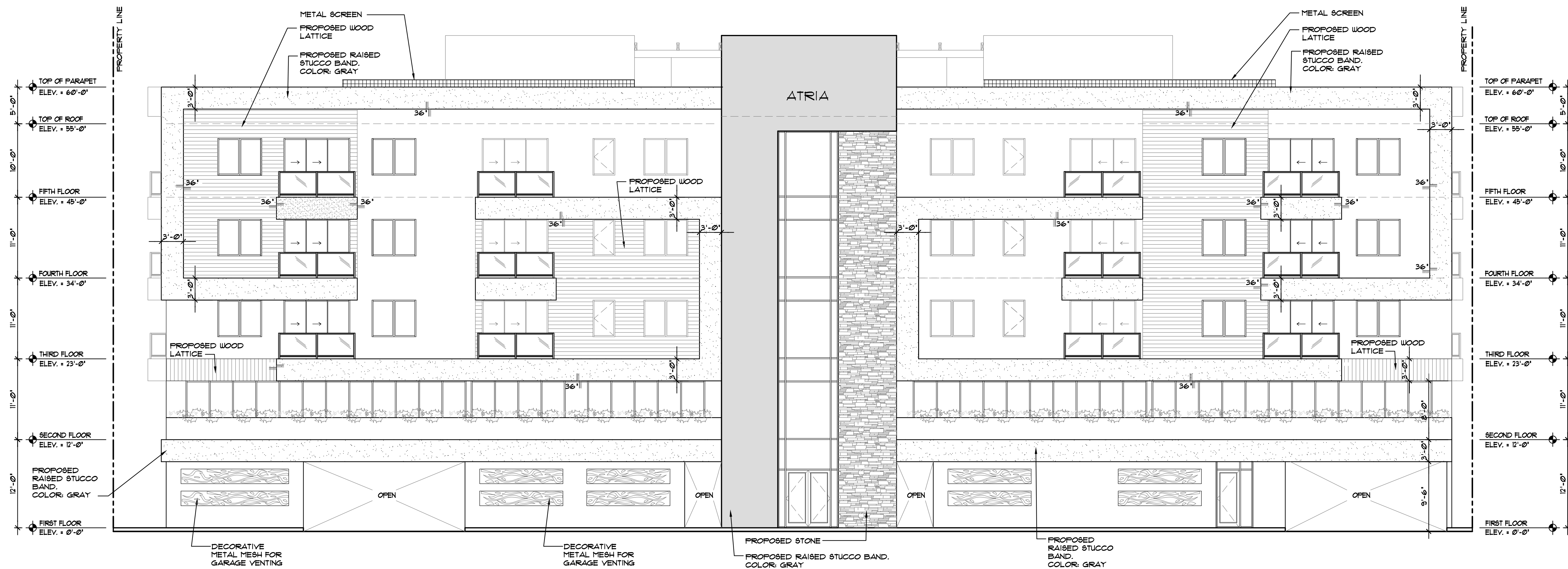
PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
ATRIA 191626 FLETCHER LLC  
1916 & 1926 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020



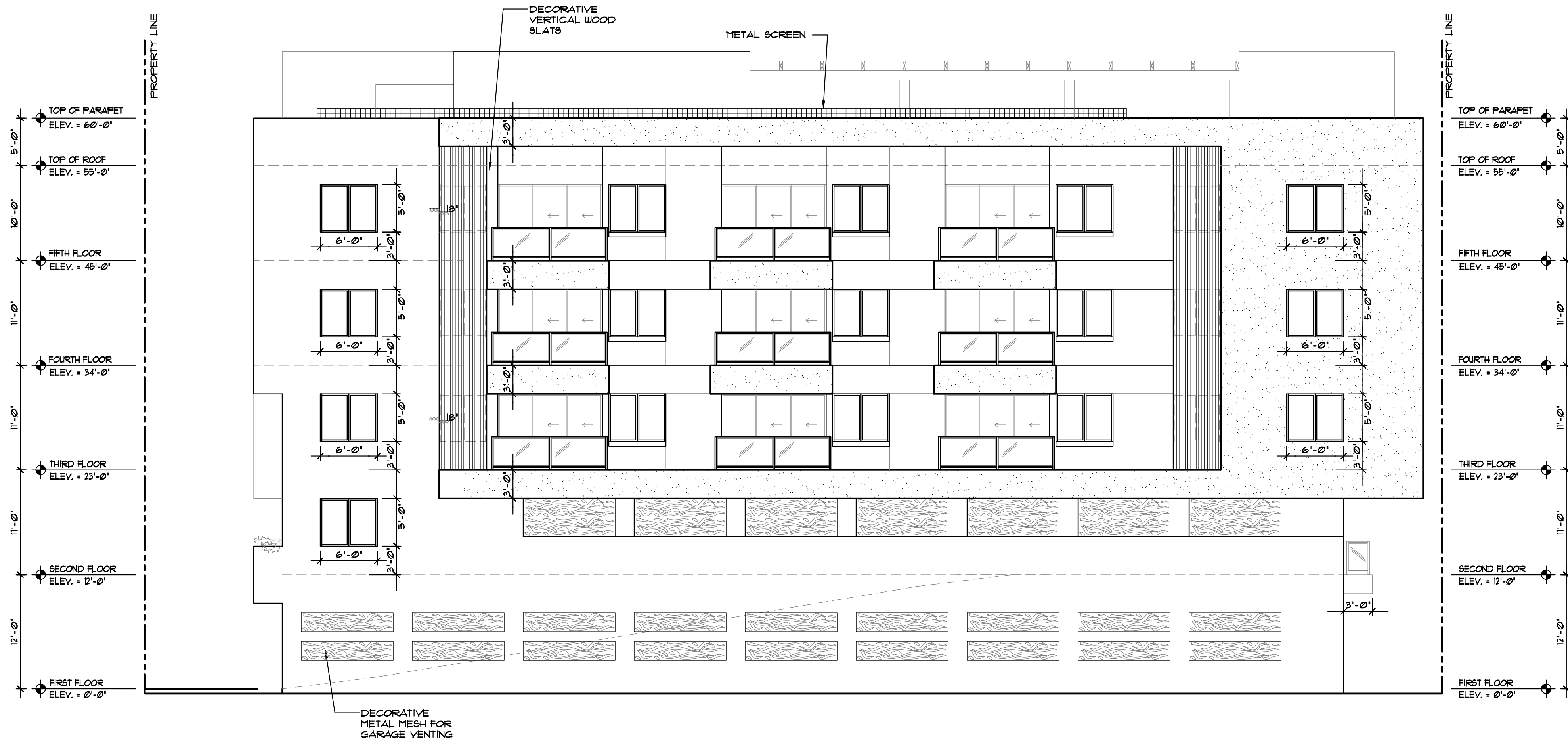
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| SEAL: AR 0017852<br>LUIS LA ROSA |
| DRAWN<br>CC.                     |
| CHECKED<br>LLR                   |
| DATE<br>04/09/21                 |
| SCALE<br>AS NOTED                |
| JOB. NO.<br>020-025              |
| SHEET                            |

A-2.1

OF SHEETS



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

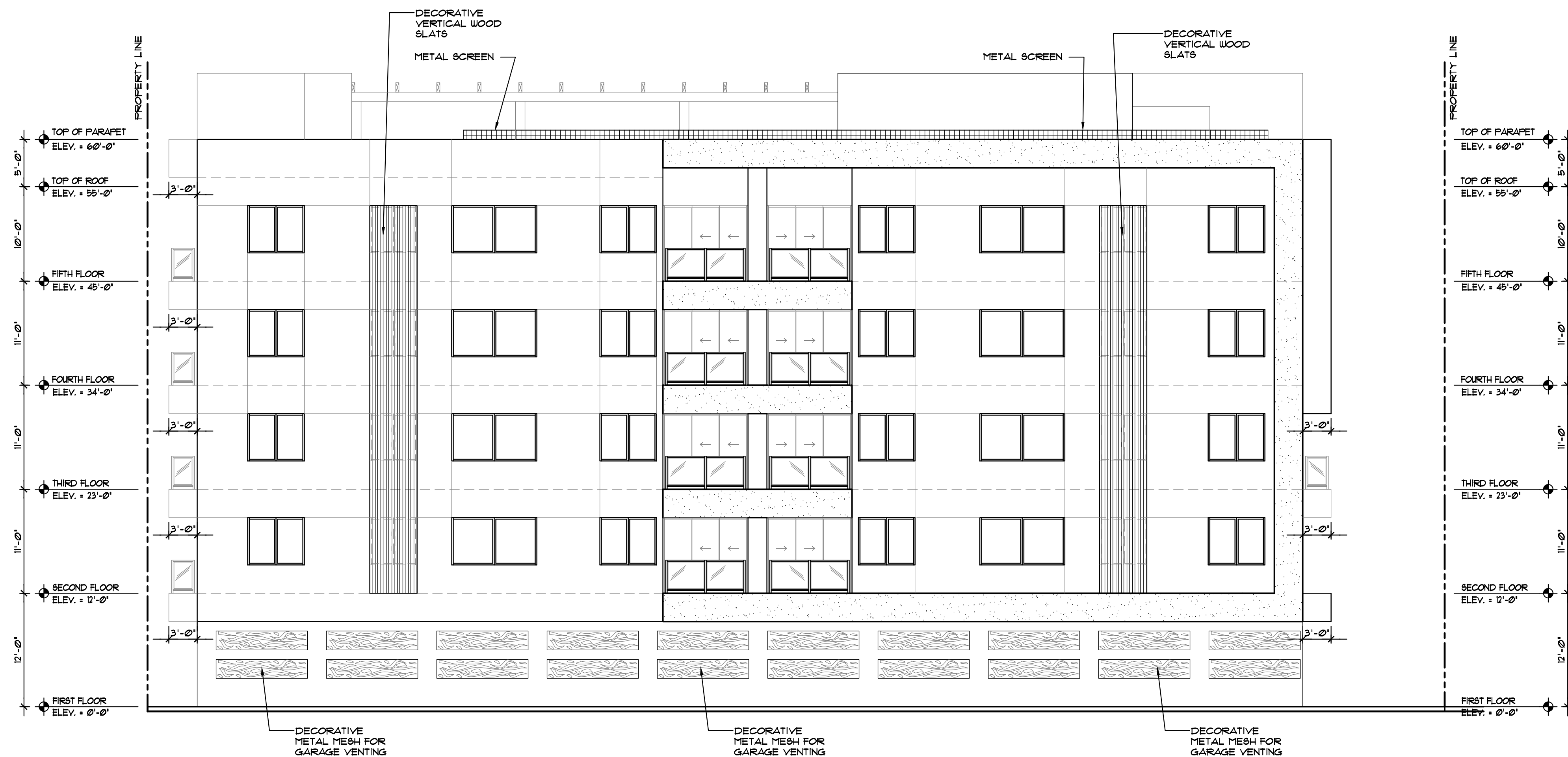


2 WEST ELEVATION  
SCALE: 1/8"=1'-0"





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



2 EAST ELEVATION  
SCALE: 1/8"=1'-0"



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Architect  
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AA#-26003693

| REVISION: | BY: |
|-----------|-----|
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|           |     |
|           |     |
|           |     |

PROPOSED 81-UNITS MULTI FAMILY DEVELOPMENT FOR:  
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SEAL: AR 0017852  
LUIS LA ROSA

|          |          |
|----------|----------|
| DRAWN    | C.C.     |
| CHECKED  | LLR      |
| DATE     | 04/09/21 |
| SCALE    | AS NOTED |
| JOB. NO. | 020-025  |
| SHEET    |          |

A-2.2

OF SHEETS











