

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 08/23/2021

Location Address: 1105-1107 S. 19 Ave

Lot(s): 28 Block(s): 10 Subdivision: South Side Add no. 2

Folio Number(s): 5142 22 10 2000

Zoning Classification: PS-1 Land Use Classification: R.A.C

Existing Property Use: Multi-Family Sq Ft/Number of Units: 11,600/ 3-units

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: 18-unit Multi-Family Development

Number of units/rooms: 18 Sq Ft: 14,554 s.f.

Value of Improvement: \$1,500,000 Estimated Date of Completion: December 2022

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

Name of Current Property Owner: Oron Unger

Address of Property Owner: 1105 S. 19 ave

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Oron Unger-owner/ 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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CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: _____

Date: 8/22/2021

PRINT NAME: Oren Unger

Date: _____

Signature of Consultant/Representative: Wes La Ross

Date: _____

PRINT NAME: Wes La Ross

Date: 8/22/2021

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 Wes La Ross to my property, which is hereby made by me or I am hereby authorizing Wes La Ross 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 22 day of August



Notary Public
State of Florida

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

Signature of Current Owner

Print Name



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August 22, 2021

Oron Unger
1105-1107 S. 19 Ave.
Hollywood, FL 33020

FILE NUMBER: 20-DP-37

SUBJECT: Preliminary Site Plan review for an 18-unit residential development. (1105-1107 S 19 Ave).

SITE DATA

| | |
|--------------------------------|---|
| Owner/Applicant: | Oron Unger |
| Address/Location: | 1105-1107 S 19 th Ave |
| Net Size of Property: | 11,651.81 sq. ft. (0.27 acres) |
| Gross Size of Property: | +/- 18,653.9 sq. ft. (+/- 0.42 acres) |
| Land Use: | Regional Activity Center (RAC) |
| Zoning: | Parkside Low Intensity Multi-Family District (PS-1) |
| Present Use of Land: | Multifamily Residential |
| Year Built: | 1942 (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: | Parkside Low Intensity Multi-Family District (PS-1) |
| East: | Parkside Low Intensity Multi-Family District (PS-1) |
| West: | Parkside Low Intensity Multi-Family District (PS-1) |

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).

LLR Architects Inc.
12980 SW 52 Street
Miramar, FL 33027

(work) 305-403-7926
e-mail: llarosa@larosaarchitects.com



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A. APPLICATION SUBMITTAL

Fitz Murphy, Planning Administrator (fmurphy@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 letter from Planning Council stating no re-platting is required.

2. Application:
 - a. Include Owner's complete mailing address.

Response: Provided

- b. Existing property use indicated in Broward County Property Appraiser as Multi-family. Revise accordingly and include the number of units existing and square footage.

Response: Revised accordingly

3. Ownership & Encumbrance Report (O&E):
 - a. Must be dated within 30 days of submittal packet.

Response: Provided revised O&E

- b. The statement "This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments" is not acceptable as part of the O&E report. Remove statement.

Response: Statement was removed

- c. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

Response: OK

4. Alta Survey:
 - a. Abutting and internal streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet.

Response: Provided

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- b. Include the existing residential/hotel units and/or commercial square footage

Response: Provided

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

Response: Provided

5. 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: Refer to SP-1.1 note was added

- b. Provide dimensions or balconies and overhangs above.

Response: Refer to SP-1.1 dimensions were added

- c. Identify 'D' or 'F' curbing for all vehicle impact points.

Response: No curbing provided.

- d. Provide method of mail delivery.

Response: Refer to SP-1.1 and A-1.1 showing mailbox location

- e. Dumpster enclosure details do not correspond to site conditions.

Response: Refer to SP-1.2 detail was updated to meet site condition

6. Provide required and provided amounts for pervious and impervious in square footage, acreage and percentage for vehicular use area. Include calculations where necessary.

Response: Refer to SP-1.1 and SP-1.2 site data was revised.

7. 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: Application was filled out and sent to School board for processing.

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8. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

Response: Refer to Cover Sheet

9. A public participation outreach meeting is required. Coordinate with all civic/neighborhood association(s) within 500 feet of the proposed project, and provide written notice to the applicable association(s) of the date, time and place of the public participation outreach meeting. Prior to submittal of an application to the applicable Board or City Commission, Applicants shall provide to the Division of Planning and Urban Design, with copy to applicable associations, a letter certifying the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

Response: Meeting was held

10. Additional comments may be forthcoming.

Response: OK

11. Provide written responses to all comments with next submittal.

Response: Provided

B. ZONING

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Minimum required rear setback for the at-grade parking is five feet. Revise accordingly.

Response: Refer to SP-1.1 showing updated table

2. Provide FAR diagrams to depict calculations. Circulation area within courtyard shall be included in calculations.

Response: Refer to SP-1.2 showing diagram and calculations. Please note that as per code unenclosed exterior terraces, breezeway or porches which provide access to units are not part of F.A.R.



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3. Diagram depicting areas accounted for in the calculation of the vehicular use area does not indicate required landscape area. Lots with a width 50 feet or more require 25 percent of the total square footage of the vehicular use area shall be landscaped. (Note: Percentage calculations excludes required perimeter landscape setback area). Revise accordingly.

Response: Refer to diagram on SP-1.2

4. At-grade parking garages shall be screened on all sides with both architectural treatment and landscape buffer. Include proposed solutions on site plan and elevations.

Response: Refer to SP-1.1 and Elevations showing screening for parking. Parking outside of building will be screened with min 42" high landscape.

5. Parking stall 8 does not meet the minimum width requirements. Revise accordingly.

Response: Refer to SP-1.1

6. Provide additional information regarding mechanical parking lifts.
 - a. Lifts shall require assigned parking.

Response: No parking lifts provided

- b. Provide detailed drawings and specifications of mechanical parking lift system.

Response: No parking lifts are provided

- c. Incorporate dimensioned carousel system into plans and elevations.

Response: No parking lifts are provided

- d. Clarify location of mechanical equipment associated with lifts, including backup generators.

Response: No parking lifts are provided

- e. Provide maintenance and emergency operations plan.

Response: No parking lifts are provided

- f. Mechanical lifts shall be screened from the public right of way and adjacent properties.

Response: No parking lifts are provided



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7. Only balconies are permitted to encroach setbacks for a maximum of 75% of the required setback. All other projections shall be pursuant to Article 4.

Response: Revised accordingly

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

Response: OK

c. ARCHITECTURE AND URBAN DESIGN

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

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

Response: Refer to Elevations

2. Provide additional articulation on north and south façade to impact the design from the public right of way. Provide balconies along these facades.

Response: Revised accordingly

3. Work with the building department to ensure that adequate ventilation is provided for the parking area under the building.

Response: Garage is ventilated above minimum required by code.

4. Work with the building department to ensure that the means of egress provided is sufficient.

Response: 2- stairs have been provided as per code requirement.

5. Work with the engineering division to ensure that the landscape area does not impact the corner view triangle at the intersection of Funston Street and 19th Avenue.

Response: Refer to SP-1.1 showing site triangles as required by Engineering.

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

Response: Revised accordingly

7. Curvilinear design on west façade is foreign to the overall design of the building. Consider revising.

Response: We feel that the curvilinear design balances the elevation and draws your attention to the main Lobby feature along West Facade

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8. Consider placing Trash Room closer to the service alley.

Response: OK

D. SIGNAGE

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided.

Response: We are not providing Building Signage

2. Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

Response: refer to note on SP-1.1

3. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

Response: None provided

E. LIGHTING

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 allowed).

Response: Added note on SP-1.1

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Elaine Franklin, Environmental Sustainability Coordinator (efranklin@hollywoodfl.org) 954-921-3201

1. As per the green building ordinance in Chapter 151, the project must include at least ten green building practices since this project has less than 20,000 square feet of total floor area. Include this list on the site plan. (See 151.150-151.160)

Response: Refer to SP-1.1 showing 10 green building practices we are using.

2. Consider locating the electric vehicle-charging infrastructure in space #6 adjacent to the handicapped space so that the future charger will be accessible from both types of spaces. **Response: OK**

3. Provide a long-term, covered bicycle storage area for residents that would protect bikes from the elements and theft.

Response: OK

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4. The City of Hollywood Commission adopted a goal in 2017 to reduce carbon emissions city-wide by 2% per year from its baseline of 1.3 million metric tons in 2014 to reach an 80% reduction by 2050. To that effort, Staff recommends either of the following options:
 - a. the installation of a true Green Roof, as approved by applicable divisions; or
 - b. the installation of solar panels.

Response: The owner will consider the above referenced recommendation

5. Regarding the stairwell adjacent to the elevator, reorient the stairs and provide an entrance to the stairwell from the lobby as well. Design it to be as appealing to use as the elevator to encourage people to use the stairs as an alternative.

Response: Stairwell must exit to exterior. It can't exit into Lobby

6. Consider retaining rainwater on site for irrigation and non-potable water uses in the building.

Response: OK

7. For the above-ground planters, choose styles that can also serve as water storage vessels. (Search for "rain barrels" on gardeners.com for examples.)

Response: OK

8. Consider installing permeable asphalt or pavers with proper drainage below and permeable concrete sidewalks to increase stormwater infiltration and recharge our groundwater.

Response: OK

9. Install energy efficient light fixtures, Energy Star or water sense certified appliances, and programmable thermostats.

Response: OK

10. All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.

Response: OK

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11. Make recycling as easy as possible for tenants. Ensure that the kitchens have space for recycle bins. Include recycle bins wherever trash cans are provided in common areas on each floor.

Response: OK

12. Recycle materials from demolition and construction to the greatest extent possible. These materials constitute part of Florida's 2020 recycling goal.

Response: OK

13. Use sustainable building materials and low VOC materials.

Response: OK

14. Consider replacing some of the sabal palms with native shade trees and the nonnative Schefflera with native groundcovers. Work with the Landscape Reviewer to ensure the landscape requirements are still being met.

Response: OK



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G. ENGINEERING

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

Clarissa Ip, Engineering Support Services Manager

(cip@hollywoodfl.org) 954-921-3915 Jose Garcia, Engineer,

(jgarcia@hollywoodfl.org) 954-921-3900

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

1. For the parking garage, indicate location of building structural columns. Columns shall not be within 3 feet of the entrance of a parking stall. Add dimensions to your plan.

Response: refer to SP-1.1

2. Provide full set of civil plans for the proposed work. Provide and indicate items such as but not limited to drainage improvements, 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. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way.

Response: refer to C-1.1

3. Garage required 1 Van-Accessible ADA Parking Spaces with access aisle located in the right side of the parking. Identify location in the plans.

Response: refer to SP-1.1 provided

4. Show garage entrance elevation

Response: refer to SP-1.1 provided

5. Provide civil engineering streetscape plans and plan details, showing proposed new sidewalks and curbs along Funston Street and S. 19 Ave. in front of the property.

Response: Refer to C-1.1

6. Certified MOT plans required at the time of City Building Permit review.

Response: OK

7. Impact fees requirements will be required to be satisfied at the time of City Building permit.

Response: OK

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8. Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.

Response: Refer to C-1.1

9. Indicate location of mail boxes/services on plan.

Response: refer to SP-1.1 provided

10. All outside agency permits must be obtained prior to issuance of building permit.

Response: OK

11. Show a view triangle of 12'x12' in the exit/entrance of the parking lot to Funston Street, 6'x6' in the exit/entrance of the parking lot to the Alley way, a corner view triangle of 25'x25' in the interception of Funston St. and S 19 Ave, and a 6'x6' view triangle in the interception of the Alley way with S. 19 Ave

Response: refer to SP-1.1 and C-1.1

12. More comments may follow upon review of the requested information.

H. LANDSCAPING

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

In prior to move forward with Landscape plan review process applicant to submit a landscape plan and documents as follows:

As per provide Tree survey and landscape plan clarify and provide

1. 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 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 trees and palms provided should meet

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City of Hollywood minimum height or DBH requirements at planting. If any trees are to 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.

Response: Refer to Landscape plan

2. 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: OK

3. 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.

Coordinate meeting with Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at gsalazar@hollywoodfl.org.

Response: OK



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I. UTILITIES

Alicia Verea-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

1. This site resides within FEMA Flood Zone X-Below 500 Year Flood Plain. The proposed Finished Floor Elevations (FFE) = 7.86' NAVD88 which conforms with section 154.50 of the City's Code of Ordinances where the minimum FFE for residential shall be, at a minimum, 18-inches above the highest adjacent crown of the road elevation.

Response: OK

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

Response: Provided on C-1.1

3. Show perimeter cross sections across all property limits including transition areas meeting adjacent property grades with 6" swales ensuring all stormwater is retained onsite.

Response: Refer to C-1.1.

4. Provide preliminary drainage calculations.

Response: OK

5. Show existing site grades from survey on Sheet C-1.1.

Response: Refer to C-1.1

6. Permit approval from outside agencies will be required.

Response: OK

7. Address existing and proposed water and sewer connections.

Response: Refer to C-1.1.

8. Include the City's latest applicable standard water and sewer details. The details can be requested from Mike Zaske via email at mzaske@hollywoodfl.org.

Response: OK

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

Response: OK



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J. BUILDING

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

1. No comments received.

K. FIRE

Jorge Castano, Deputy Fire Marshal / Battalion Chief (jcastano@hollywoodfl.org) 954-967-4404

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.

1. 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: OK

2. No civil drawings were turned in for the underground fire main. Provide such including location of fire department connection, DDCV, and size of fire line from water supply. 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 sheet C-1.1

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: Note Provided on C-1.1

4. NFPA 1 (2015 Ed.) Chapter 11.10, 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 compliance with NFPA 72 (2013 Ed.). To satisfy this requirement, a signal strength/heat map survey showing the signal strength levels (with numeric values) in all areas of the building will be required and submitted to the City of Hollywood Building Department for review by Fire.

Response: Provided



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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: OK

L. PUBLIC WORKS

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

1. No comments received.

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. Applicant needs to submit a park impact fee application for review during the TAC process.

N. COMMUNITY DEVELOPMENT

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

1. -Recommend presenting proposed construction to two local civic associations as noted below

-DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOCIATION meetings 1st Tuesday of each month 7:00 PM @ Multipurpose Community Center 2030 Polk St

Lynn Smith, President at 954.854.4496 DPRPCA@aol.com

-PARKSIDE CIVIC ASSOCIATION Ken Crawford, President, at parksideken@aol.com

2. If These associations have cancelled personal meetings, we recommend to Schedule a virtual meeting or phone conference call in order to do a project presentation.

Response: OK

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o. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

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

1. We encourage applicants to meet with the neighborhood/civic associations in the area of this project to inform and answer questions. Please indicate if you have started this process.
2. Application is substantially compliant.

p. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org)

954-967-4371 Steven Bolger, Police

(sbolger@hollywoodfl.org) 954-967-4500 Doreen

Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

1. Note: Application is substantially compliant.

Note: Crime Prevention Recommendations: The following are the reviews and recommendations for the CPTED review of the blueprints for “1105-1107 S 19th Av, Hollywood, Florida” - Preliminary

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

CPTED Strategies

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

External Lighting

3. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:
 - a. -Parking Lots 3-5-foot candles

LLR Architects Inc.
12980 SW 52 Street
Miramar, FL 33027

(work) 305-403-7926
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

- | | | |
|----|---------------------|------------------|
| b. | -Walking Surfaces | 3-foot candles |
| c. | -Recreational Areas | 2-3-foot candles |
| d. | -Building Entryways | 5-foot candles |
- e. These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- f. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- g. Exterior lighting should be controlled by automatic devices (preferably by photocell).
- h. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- i. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- j. Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

Landscaping:

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

Building(s) Perimeter Doors

9. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
10. Ideally, exterior doors should be equipped with electronic propped door alarms, which announce either locally and/or at the security office.

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12980 SW 52 Street
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(work) 305-403-7926
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

11. Lobby should be accessible to residents/guests only.
12. Parking area should be accessible to residents and guest only.

Internal Circulation and Control

13. There should not be recessed areas in corridors that could be used for hiding or loitering.
14. Convex mirrors should be used in corners and in stairwells.
15. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.
16. Glass elevator is recommended so residents can see out/in.

Corridors

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

Fencing

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

Non-Pedestrian Building Entry Points

20. Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
21. Locations where gas and electric utilities enter buildings should be well lighted.
22. Electrical service disconnects and gas valves should be equipped with locking devices.
23. Fire command center should be kept locked and free of clutter.

Signage

24. Have adequate signage posted.



LLR Architects Inc.

Q. DOWNTOWN AND BEACH CRA

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

1. Not applicable.

R. PARKING

Hal King, Parking Administrator (hking@hollywoodfl.org) 954-921-3549
Tamikia Bacon, Parking Operations Manager (tbacon@hollywoodfl.org) 954-921-3548

1. Application is minimally compliant.

S. ADDITIONAL COMMENTS

Fitz Murphy, Planning Administrator (fmurphy@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

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

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

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

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations. Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Alexandra Guerrero

Alexandra
Guerrero
Principal
Planner

C: Luis La Rosa via email llarosa@larosaarchitects.com

LLR Architects Inc.
12980 SW 52 Street
Miramar, FL 33027

(work) 305-403-7926
e-mail: llarosa@larosaarchitects.com



Luis LaRosa Architects, Inc.

August 22, 2021

Oron Unger
1105-1107 S. 19 Ave.
Hollywood, FL 33020

FILE NUMBER: 20-DP-37

SUBJECT: Preliminary Site Plan review for an 18-unit residential development. (1105-1107 S 19 Ave).

SITE DATA

| | |
|--------------------------------|---|
| Owner/Applicant: | Oron Unger |
| Address/Location: | 1105-1107 S 19 th Ave |
| Net Size of Property: | 11,651.81 sq. ft. (0.27 acres) |
| Gross Size of Property: | +/- 18,653.9 sq. ft. (+/- 0.42 acres) |
| Land Use: | Regional Activity Center (RAC) |
| Zoning: | Parkside Low Intensity Multi-Family District (PS-1) |
| Present Use of Land: | Multifamily Residential |
| Year Built: | 1942 (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: | Parkside Low Intensity Multi-Family District (PS-1) |
| East: | Parkside Low Intensity Multi-Family District (PS-1) |
| West: | Parkside Low Intensity Multi-Family District (PS-1) |

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).



Luis La Rosa Architects, Inc.

Dear Board Members,

It's with great pleasure we are presenting an 18-unit, 4-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 4-story, +/-14,000 SF multi-family residential building embodies a truly modern style. The use of various materials like wood, raised bands and irregular scoring and paint at the façade as well as the large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the new look of the RAC district. The 4-story scale works with the neighborhood and enhancing the street and pedestrian areas.

3. Landscaping:

The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street.

4. Site Massing: The 4-story project is located on the corner of Funston Street and 19th. ave. The setback along Funston Street is 20 feet and along 19th avenue is 15 feet. This allows for a large setback in this low-density area and enhances the pedestrian experience. The entry Lobby faces 19th avenue which is a long street. The massing of the front elevation differentiates in height and along the setback line. The Lobby with exterior materials of raised band and irregular scoring and paint as well as the glass create a hierarchy and boldness along 19th Avenue. The balance of the front façade has cantilevered balconies and recessed balconies. A Curvilinear wood slat design provides balance to the long façade and defines the entry elegantly. This varied element prevents the front façade from being flat. The side façade Funston Street has similar features like wood and asymmetrical balcony projections of varying in size. Variations in height along the parapet enhance these features.

This new 18- unit development will help the improvement of the surrounding neighborhood on Funston St. We hope to have your support and acceptance of this new project.

Thank you for your time and consideration,

Sincerely,

Luis La Rosa
Registered Architect
AR#0017852

October 5, 2020

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

Dear Mr. La Rosa:

Re: Platting requirements for a parcel legally described as Lot 5, Block 3, "Alden Manor," according to the Plat thereof, as recorded in Plat Book 24, Page 8, of the Public Records of Broward County, Florida. This parcel is generally located on the southeast corner of Fletcher Street and South 19 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.

The subject parcel is less than 10 acres (approximately 0.21 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.

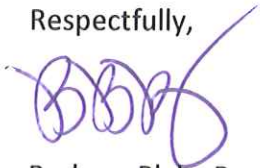
Luis La Rosa
October 5, 2020
Page Two

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

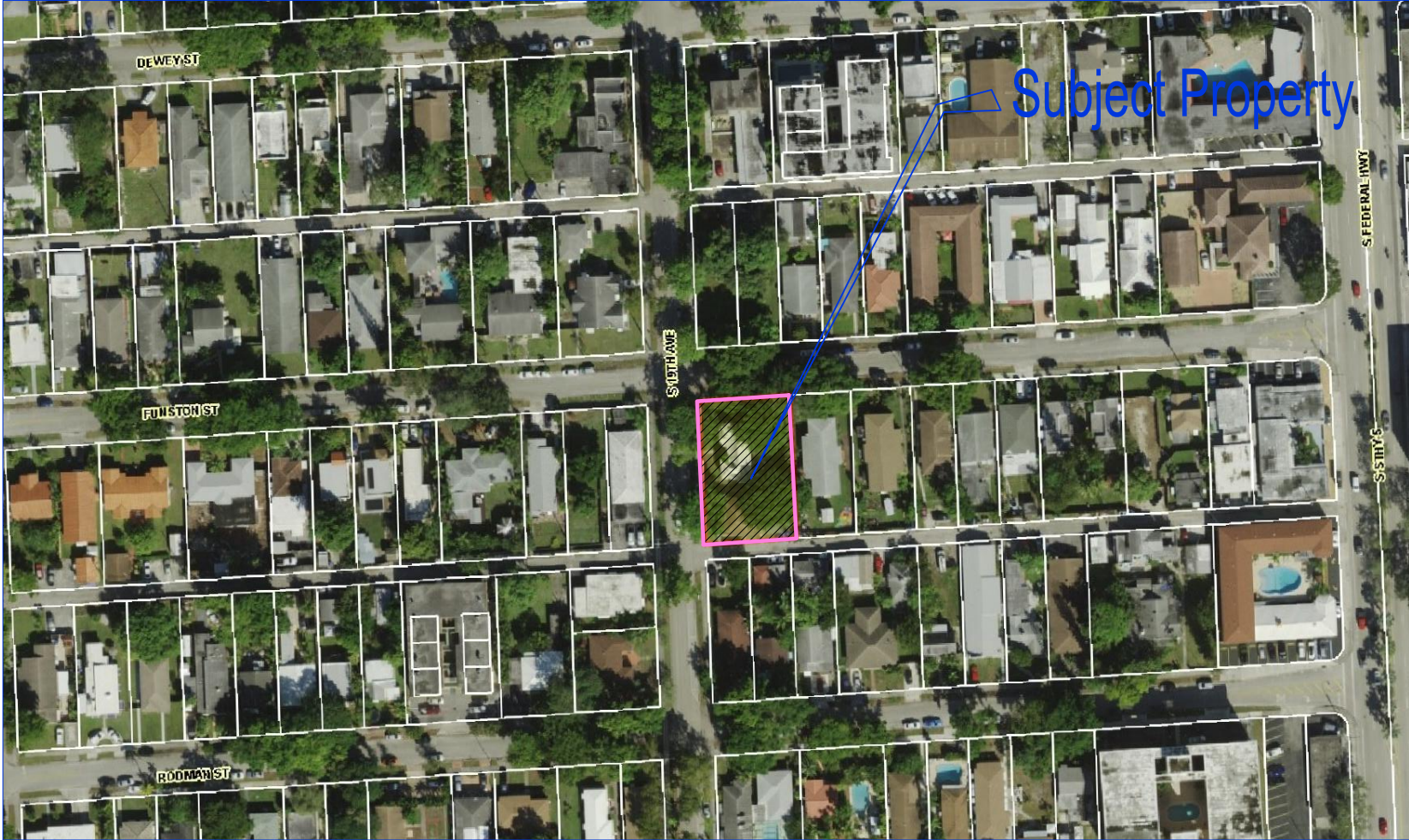
BBB:CME

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

Shiv Newaldass, Director, Development Services
City of Hollywood



LOCATION MAP
NOT TO SCALE



ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
HOLLYWOOD, BROWARD COUNTY, FLORIDA

PROPERTY ADDRESS: Folio Number: 514222102000

1105 S 19th Avenue, Hollywood, Florida 33020

1107 S 19th Avenue, Hollywood, Florida 33020

AREA TABULATION:

Gross Lot Area of Subject Parcel: +/- 18 653.90 Sq Ft (+/-0.42 Acres)

Net Lot Area of Subject Parcel: 11 651.81 Sq Ft (+/- 0.27 Acres)

LEGAL DESCRIPTION:

The West 6 feet of Lot 28, and all of Lots 29 and 30, Block 10, of HOLLYWOOD SOUTH SIDE ADDITION No.2, according to the Plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida.

A/K/A

Lot 28 W, 6, 29, 30 Block 10 HOLLYWOOD SOUTH SIDE ADDITION No.2 according to the Plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida.

SURVEYOR'S REPORT:

- This Boundary Survey has been made on the ground on July 28th, 2020 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an Alta Survey has been prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2016.
- This Alta Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. Elevations have not been determined. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- At the time of this Alta Survey these lands are improved with two (2) Residential Buildings and its appurtenances built on it.
- There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way(s): Funston Street - along the North property line, and a 15 feet Public Alley along the South property line. The undersigned has no knowledge of proposed changes in street right of way lines for this roadway.
- Only aboveground improvements and visible evidence of utilities have been represented on this survey. Underground utilities and footings have not been located.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- The subject property is not designated as a wetland in the National Wetlands Inventory (U.S. Fish and Wildlife) and no wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X". As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. This is a designation obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- VERTICAL CONTROL AND VERTICAL ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Broward County Engineering Department Bench Mark 1135, Elevation = 10.770 feet (NGVD29)
Bench Mark # 2: Broward County Engineering Department Bench Mark 1896, Elevation = 10.932 feet (NGVD29)
- HORIZONTAL ACCURACY:** This survey has achieved accuracy results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements which Control Land Boundaries for ALTA/NSPS Land Title" and the accuracy obtained by field measurements and office calculations meets and exceeds the minimum horizontal feature accuracy (linear) for a Suburban area being equal to 1 foot in 7, 500 feet.
- This survey meets and exceeds the Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a Boundary and Topographic Survey.
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1"= 20'. Vertical and horizontal data are expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Title Commitment provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Broward County, unless otherwise shown.
- Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing of East along the South R/W line of Funston Street. This line is noted on the survey as BR (Bearing Reference).
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. This survey reflects a gap between existing fences located on the sides of this lot and the platted lot lines. Area between the fence and the platted lot line might or might not being used by the adjoiners.
- This survey has been made based on and upon an examination of said Commitment for Title Insurance (the Title Commitment) issued by Old Republic National Title Insurance Company, Dated November 21, 2017 at 11.00 PM. Upon review and examination of instruments of record listed on Schedule B - II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:

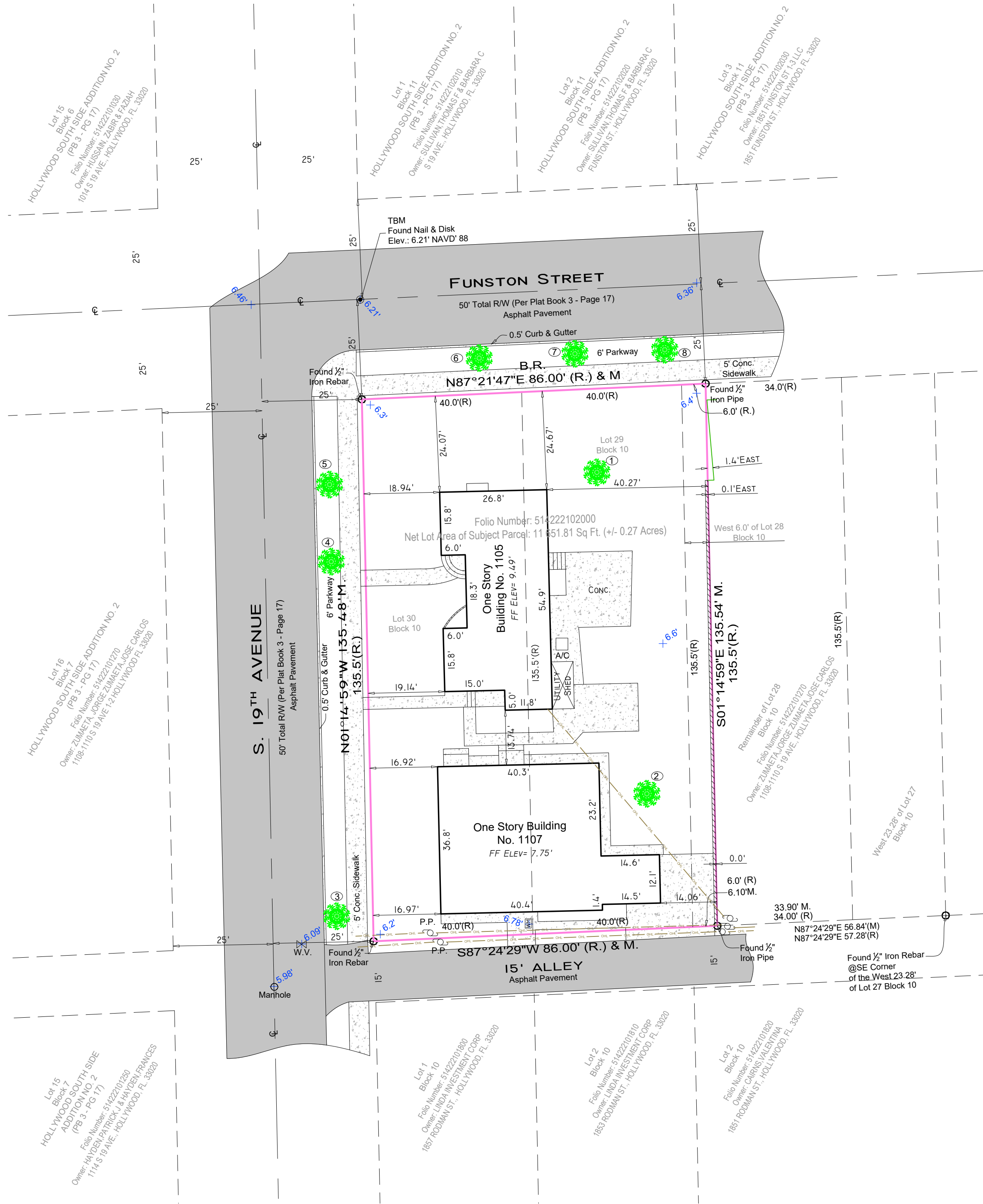
TITLE NOTES BASED ON SCHEDULE B-II EXCEPTIONS

(Instruments recorded in the Public Records of Broward County, unless otherwise noted. Only survey-related items examined)

Items # 1, 2, 3, and 5: Not survey related items.

Item # 4: This Property is subject to restrictions, reservations, reservations, easements and others matter shown on the Plat of HOLLYWOOD SOUTH SIDE ADDITION NO. 2, as recorded in Plat Book 3, Page 17, but containing any covenant, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to extend that such covenants, conditions or restrictions violate 42 USC 3604(c). Refer to Survey map for geometry.

22. In preparation of this survey, this firm reviewed and examined Owners and Encumbrance Report, dated: January 29, 2020; prepared by Torrens Law Firm, PLLC. Said report found no active encumbrances, therefore no encumbrances have been plotted on this survey.



CERTIFICATION

I hereby certify to:

Oran Unger,
Old Republic National Title Insurance Company;

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 Optional Items 1, 2, 3, 4, 6, 7 (a) (1), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Field Work Date: July 28th, 2020

Odalys C. Bello-Iznaga

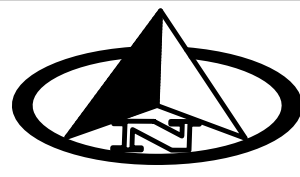
Professional Surveyor and Mapper # 6169 State of Florida

| TREE CHART | | | | | |
|------------|-------------|-----------------------|---|-----------------------------|-----------------------------|
| Tree # | Common Name | Scientific Name | Trunk Diameter at Breast Height DBH(in) +/- | Approximate Height (ft) +/- | Approximate Canopy (ft) +/- |
| 1 | Mahogany | Swietenia macrophylla | 33 | 56 | 60 |
| 2 | Mahogany | Swietenia macrophylla | 30 | 52 | 58 |
| 3 | Mahogany | Swietenia macrophylla | 26 | 40 | 53 |
| 4 | Mahogany | Swietenia macrophylla | 26 | 50 | 38 |
| 5 | Black olive | Bucida buceras | 24 | 48 | 50 |
| 6 | Black olive | Bucida buceras | 20 | 36 | 30 |
| 7 | Mahogany | Swietenia macrophylla | 18 | 30 | 26 |
| 8 | Black olive | Bucida buceras | 23 | 48 | 38 |

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Project No. 20831

Page 1 of 1



0 10 20

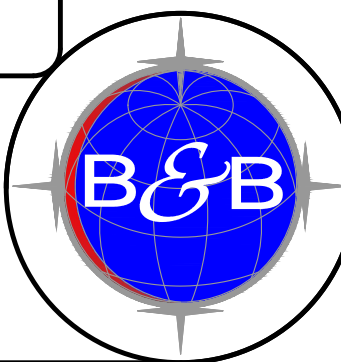
SCALE: 1" = 20'

LEGEND & ABBREVIATIONS

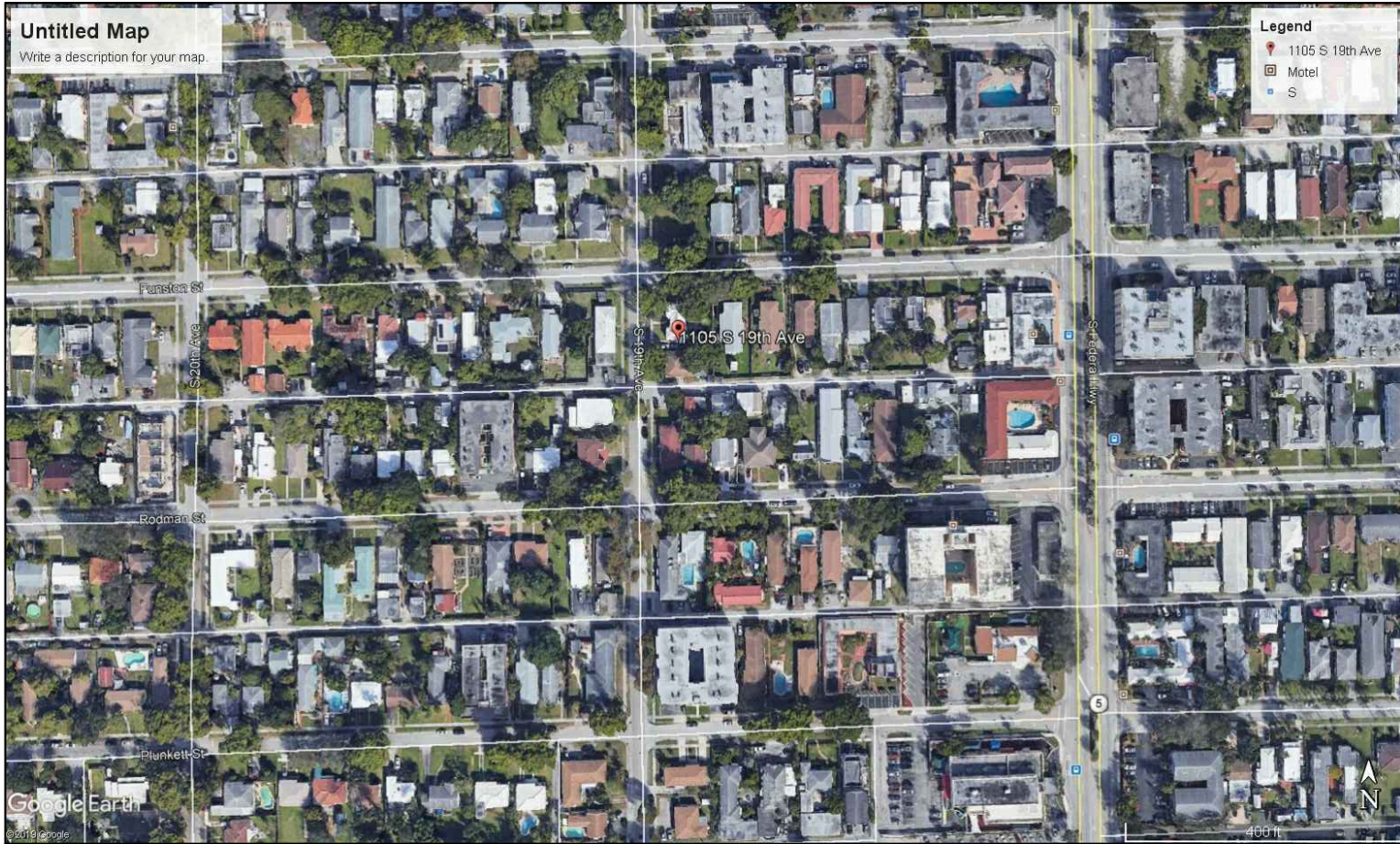
- CONCRETE (CONC.)
- CONCRETE BLOCK WALL
- WOOD DECK
- COVERED AREA
- ASPHALT
- TILE
- PAVERS
- STONE
- CHAIN LINK FENCE (CLF)
- WOOD FENCE (WF)
- IRON METAL BARS FENCE (IF)
- OVERHEAD WIRES
- WATER VALVE (WV)
- POWER POLE (PP)
- GUY ANCHOR
- WATER METER (WM)
- CONC. LIGHT POLE (LP)
- WELL
- STREET SIGN
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- MANHOLE
- FIRE HYDRANT
- CABLE BOX (CATV)
- FPL TRANSFORMER
- CATCH BASIN OR INLET
- EXISTING ELEVATION
- PERMANENT REFERENCE MONUMENT (PRM)
- PROPERTY CORNER
- PERMANENT CONTROL POINT (PCP)

- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVE
- PRC = POINT OF REVERSE CURVE
- BM = BENCH MARK
- BR = BEARING REFERENCE
- TBM = TEMPORARY BENCH MARK
- R = PROPERTY LINE
- C = CENTER LINE
- M = MONUMENT LINE
- CALC = CALCULATED
- MEAS = FIELD MEASURED
- P = PER PLAT
- FSM = PROFESSIONAL SURVEYOR AND MAPPER
- A/C = AIR CONDITIONER PAD
- ENCR = ENCROACHMENT
- FF ELEV = FINISHED FLOOR ELEVATION
- (XX-XX) = DENOTES PLAT BOOK XX - PAGE XX
- ORB = OFFICIAL RECORD BOOK
- CBS = CONCRETE BLOCK STRUCTURE
- R/W = RIGHT OF WAY
- ELEV = ELEVATION
- SEC = SECTION
- T = TOWNSHIP
- R = RANGE
- (R.) = RECORD

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057
e-mail: info@belloland.com • www.bellolandsurveying.com



PROPOSED 18-UNIT MULTI FAMILY DEVELOPMENT FOR:
ORON FUNSTON
1105-1107 S 19 AVE
HOLLYWOOD, FLORIDA 33020



LOCATION MAP

SHEET INDEX

| | |
|----------------------------------|---|
| COVER SHEET | |
| SURVEY | |
| C-1.1 | PAVING, GRADING, WATER & SEWER PLAN GENERAL DETAILS |
| 1 OF 3 LANDSCAPE PLAN | |
| 2 OF 3 LANDSCAPE MITIGATION PLAN | |
| 3 OF 3 LANDSCAPE NOTES DETAILS. | |
| SP-1.1 | LOCATION PLAN GENERAL NOTES LEGAL DESCRIPTION SITE DATA SITE PLAN BUILDING CALCULATION DETAIL SCREEN |
| SP-1.2 | DUMPSTER ENCLOSED DETAIL PARKING HANDICAP STALL PARKING STALL GENERAL DETAILS DIAGRAM-F.A.R. CALCULATION DIAGRAM-PERVIOUS/IMPERVIOUS |
| SP-1.3 | GENERAL ELEVATIONS |
| A-1.1 | FIRST FLOOR PLAN |
| A-1.2 | 2ND. FLOOR PLAN |
| A-1.3 | 3RD. FLOOR PLAN |
| A-1.4 | 4TH. FLOOR PLAN |
| A-1.5 | ROOF PLAN & GENERAL DETAILS |
| A-2.1 | WEST ELEVATION |
| A-2.2 | NORTH ELEVATION |
| A-2.3 | EAST ELEVATION |
| A-2.4 | SOUTH ELEVATION |

TAC-1 meeting date: 09.08.2020
TAC-2 meeting date: 10.19.2020
TAC-2 meeting date: 3.13.2021



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

AYLWARD ENGINEERING
CIVIL ENGINEERING

3222 RIDGE TRACE
DAVIE, FLORIDA 33328

(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

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





1 LOCATION PLAN

SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2017, (6TH EDITION), FLORIDA FIRE PREVENTION CODE 2017-6TH 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 INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANY 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 JOB 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.

2 GENERAL NOTES

LOT 28 W. 629330 BLOCK 10, HOLLYWOOD SOUTH SIDE ADDITION NO. 2, ACCORDING TO THE PLAT THERE OF, RECORDED IN PLAT BOOK 3, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. A/K/A

THE WEST 6 FEET OF LOT 28, AND ALL OF LOT 29 AND 30, BLOCK 10 OF HOLLYWOOD SOUTH SIDE ADDITION NO. 2 ACCORDING TO THE PLAT THERE OF, AS RECORDED IN PLAT BOOK 3 AT PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3 LEGAL DESCRIPTION

| SITE CALCULATIONS: | |
|-------------------------|----------------------|
| TOTAL SITE AREA: | 11,651.81 SF. OR 26 |
| BUILDING FOOTPRINT AREA | 4,934 SF. |
| DRIVEWAY | 1,744 SF. |
| CONC. SLAB | 444 SF. |
| TOTAL IMPERVIOUS AREA* | 7,122 SF. (61.4%) |
| TOTAL PERVIOUS AREA* | 4,433.81 SF. (38.6%) |

(REFER TO 9/5P12 FOR DIAGRAM)

| F.A.R. CALCULATIONS: | |
|----------------------|------------|
| 11,653 SF. X 125* | 14,566 SF. |
| FIRST FLOOR | 341 SF. |
| 2ND FLOOR TYPICAL | 4,731 SF. |
| 3RD FLOOR TYPICAL | 4,731 SF. |
| 4TH FLOOR TYPICAL | 4,731 SF. |

| | |
|---|------------|
| F.A.R. PROVIDED (REFER TO 9/5P12 FOR DIAGRAM) | 14,552 SF. |
| F.A.R. ALLOWED 11,653 SF. X 125* | 14,566 SF. |

| PARKING CALCULATIONS: | |
|---------------------------------------|----|
| 1 PARKING SPACE PER EACH UNIT (1BED.) | 18 |
| 1 GUEST PARKING SPACES PER 10 UNITS | 2 |
| TOTAL PARKING SPACES | 20 |

| SETBACK CALCULATIONS: | |
|---------------------------|---|
| STREETS | 20' |
| AVENUES | 15' |
| SIDE INTERIOR | 10' |
| REAR | 20' |
| AT GRADE PARKING SETBACKS | N- 21'-6" S- 8'-0" E- 12'-4" W- 15'-0" |

| HEIGHT CALCULATIONS: | |
|---------------------------|------------------|
| MAX. HEIGHT ALLOWED: | 4 STORIES OR 45' |
| LAND USE DESIGNATION: RAC | |

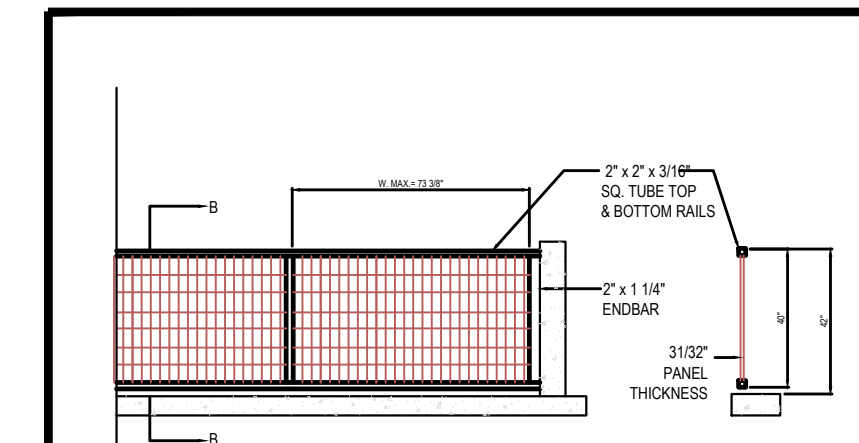
LAND USE DESIGNATION: REGIONAL ACTIVITY CENTER
ZONING DESIGNATION: RS-1

| BUILDING CALCULATION | | | | | | |
|-------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| | UNIT # 1 (ONE BED.) | UNIT # 2 (ONE BED.) | UNIT # 3 (ONE BED.) | UNIT # 4 (ONE BED.) | UNIT # 5 (ONE BED.) | UNIT # 6 (ONE BED.) |
| 1ST. FLOOR COMMON AREA* | - | - | - | - | - | 341 SF. |
| 2ND. FLOOR LIVING AREA* | 655 SF. | 645 SF. | 655 SF. | 655 SF. | 645 SF. | 655 SF. |
| TOTAL UNITS AREA* | | | | | | 3,910 SF. |
| COMMON AREA* | | | | | | 821 SF. |
| 3RD. FLOOR LIVING AREA* | 655 SF. | 645 SF. | 655 SF. | 655 SF. | 645 SF. | 655 SF. |
| TOTAL UNITS AREA* | | | | | | 3,910 SF. |
| COMMON AREA* | | | | | | 821 SF. |
| 4TH. FLOOR LIVING AREA* | 655 SF. | 645 SF. | 655 SF. | 655 SF. | 645 SF. | 655 SF. |
| TOTAL UNITS AREA* | | | | | | 3,910 SF. |
| COMMON AREA* | | | | | | 821 SF. |
| TOTAL GROSS AREA* | | | | | | 14,554 SF. ** |

| MINIMUM & AVERAGE DWELLING UNIT SIZE TABLE | | |
|--|----------|----------|
| MIN. DWELLING UNIT SIZE | REQUIRED | PROVIDED |
| MIN. CUMULATIVE AVERAGE/ UNIT SIZE | 400 SF. | 600 SF. |

| |
|-------------------|
| TOTAL UNITS |
| 18 UNITS (1 BED.) |

NOTE:
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.



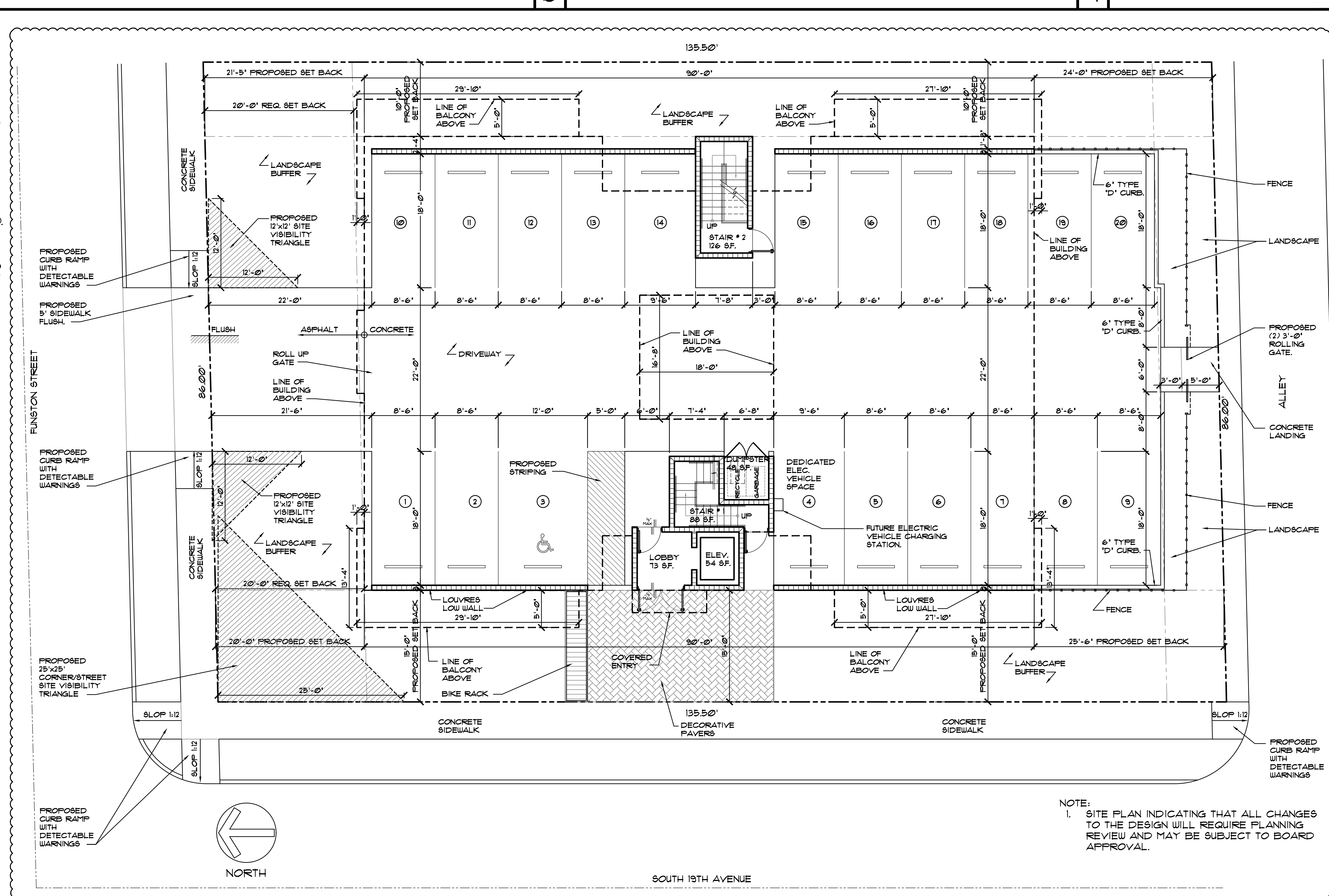
4 SITE DATA

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE 02016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LAND 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 IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 11.0 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

- (E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
- (H) PROGRAMMABLE THERMOSTATS.
- (N) DUAL FLUSH TOILETS.
- (P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION).
- (Q) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.
- (R) ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THEN STANDARD ESTABLISHED BY ASHRAE (LATEST EDITION).
- (T) ALL HOT WATER PIPES INSULATED.
- (U) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT.
- (V) TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER.
- (W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.



NOTE:
1. SITE PLAN INDICATING THAT ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

LLR Architects, Inc.
ARCHITECTURE & PLANNING
12805 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7826
(CELL.) - 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM

Luis La Rosa-Registered Architect
AR#-0017852
AA#-26003693

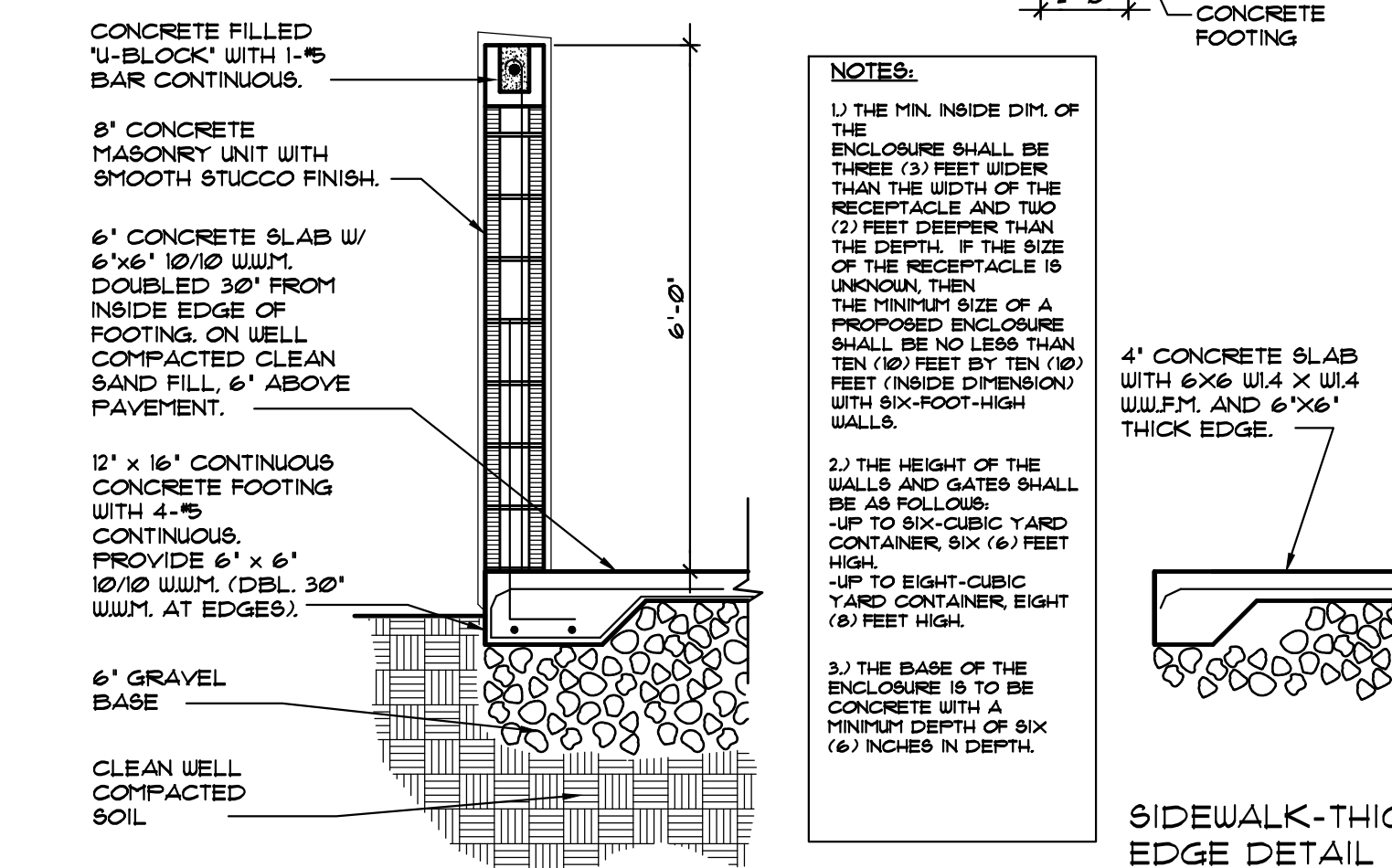
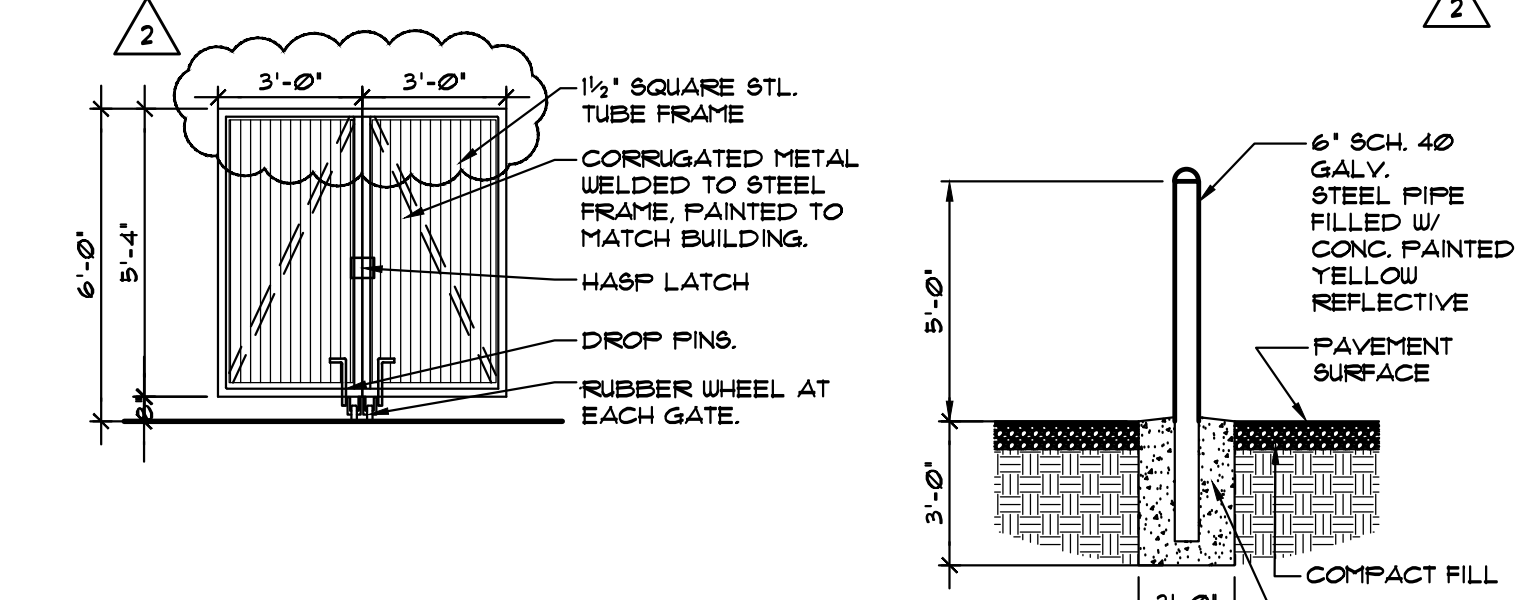
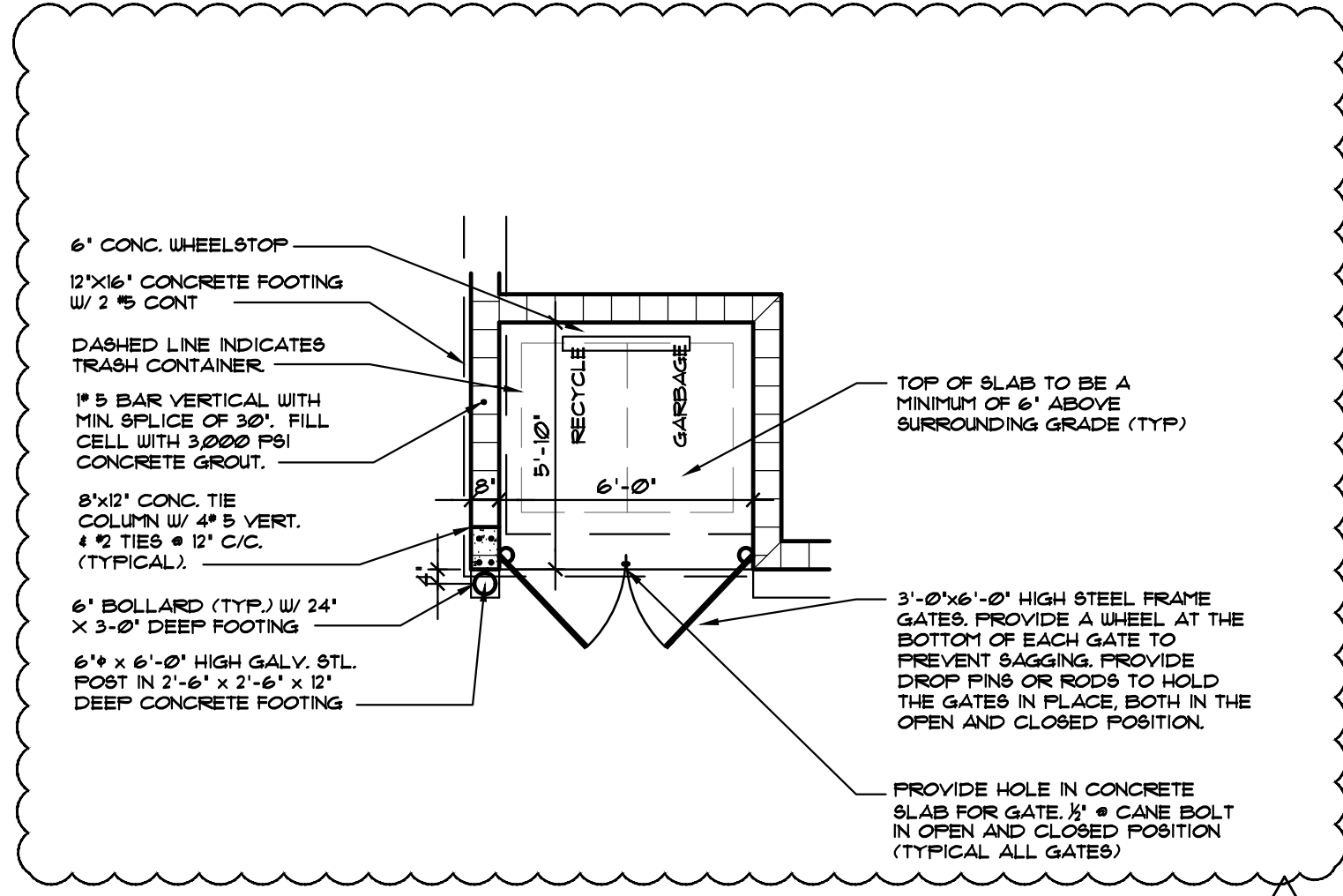
| REVISION: | BY: |
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| 10/19/2020 TAC 2 | CC |
| 01/06/2021 FDB | CC |

PROPOSED 18-UNIT MULTI FAMILY DEVELOPMENT FOR:
ORON UNGER
1105-1107 S 19 AVE
HOLLYWOOD, FLORIDA 33020

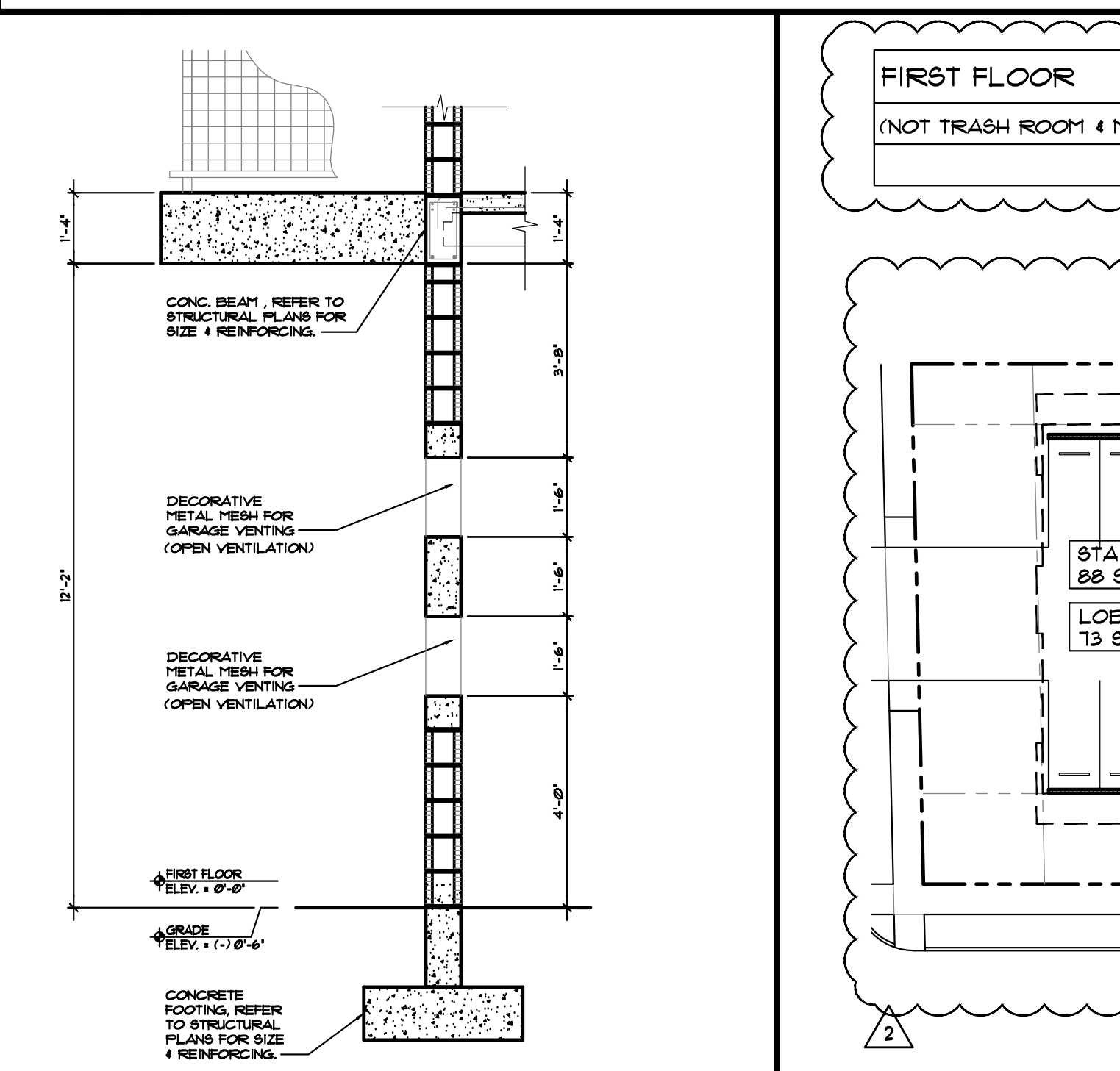
SEAL: AR 0017852
LUIS LA ROSA

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| CHECKED | LLR |
| DATE | 08/24/20 |
| SCALE | AS NOTED |
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| SHEET | |

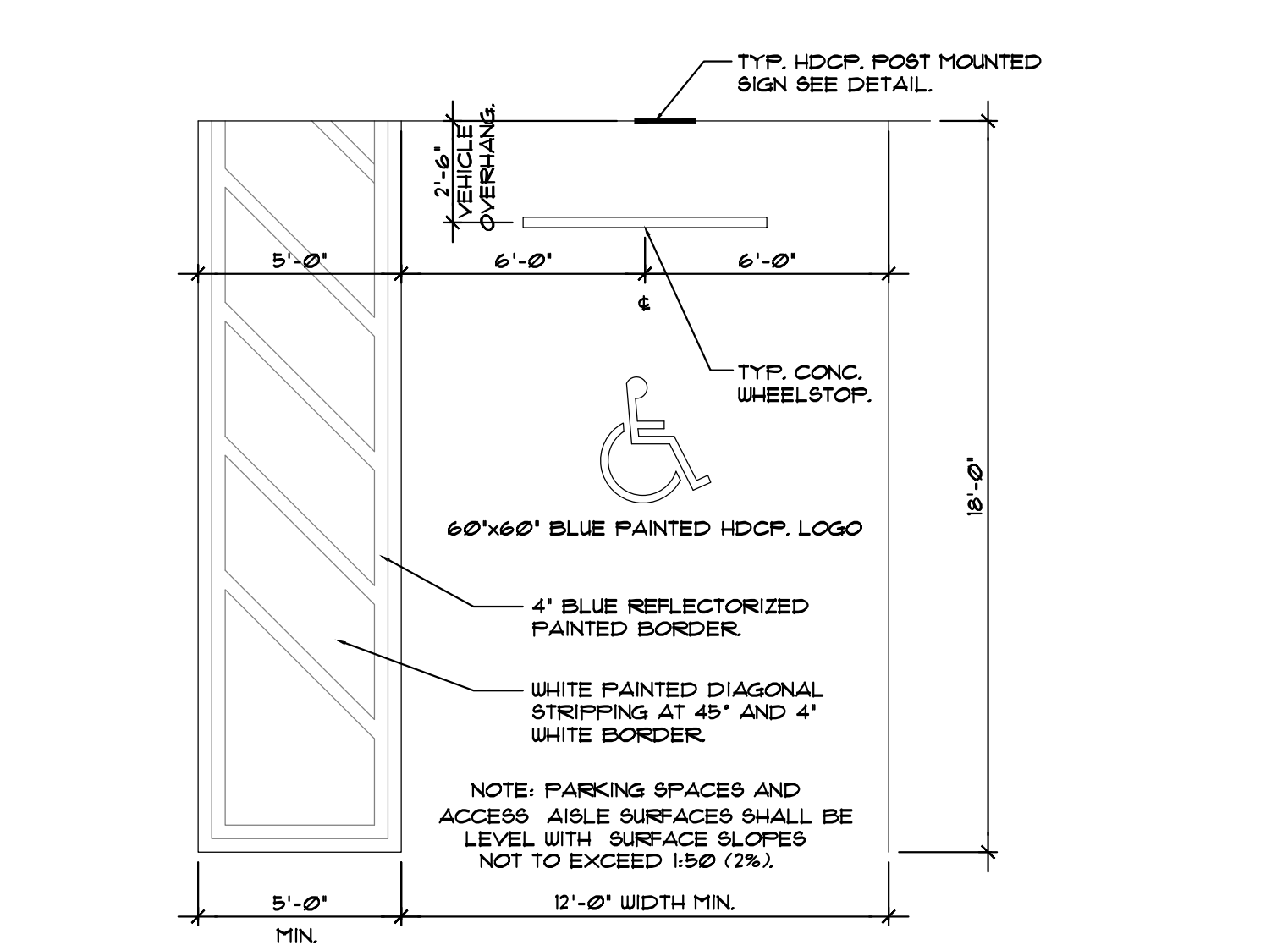
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OF SHEETS



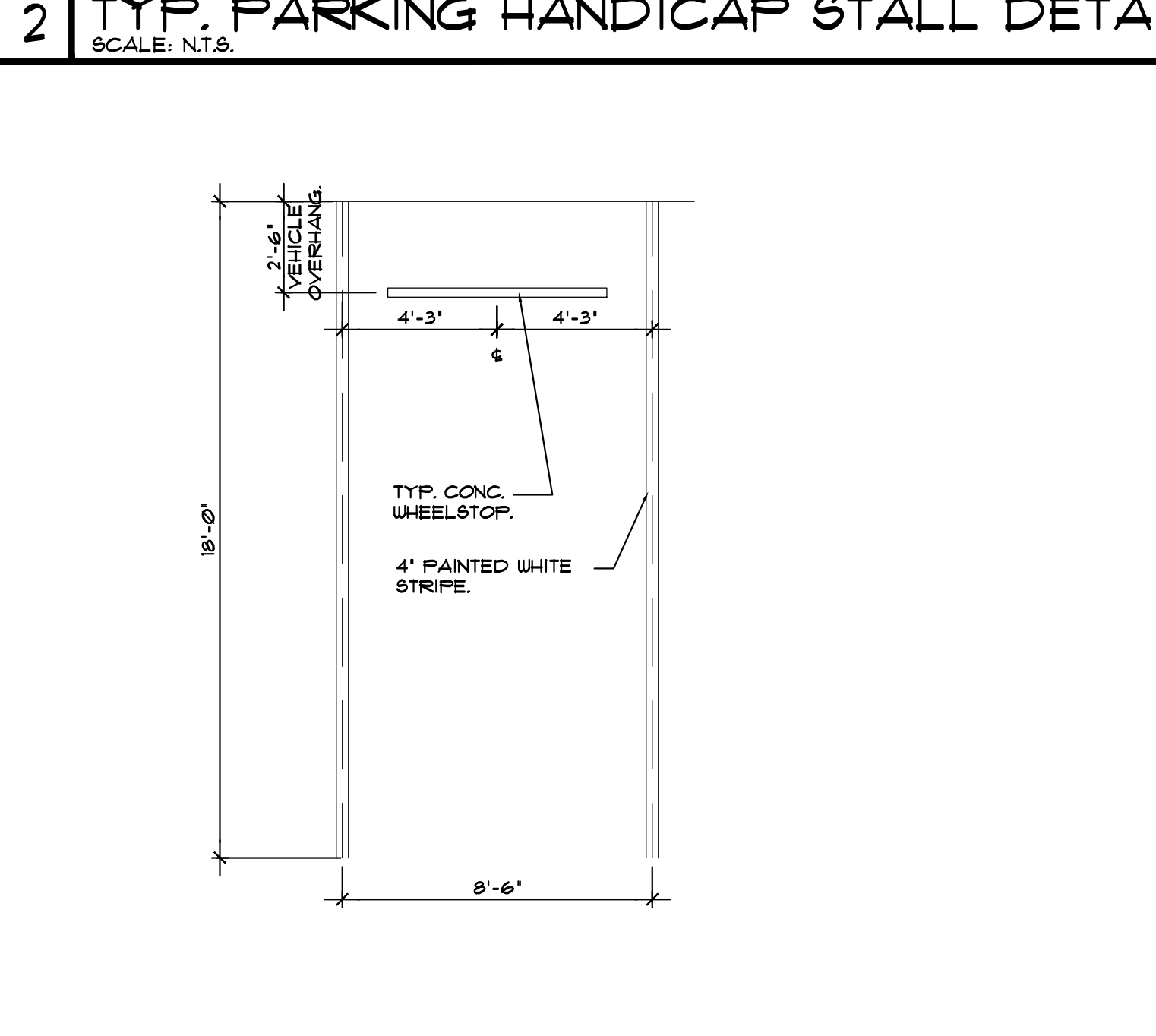
1 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



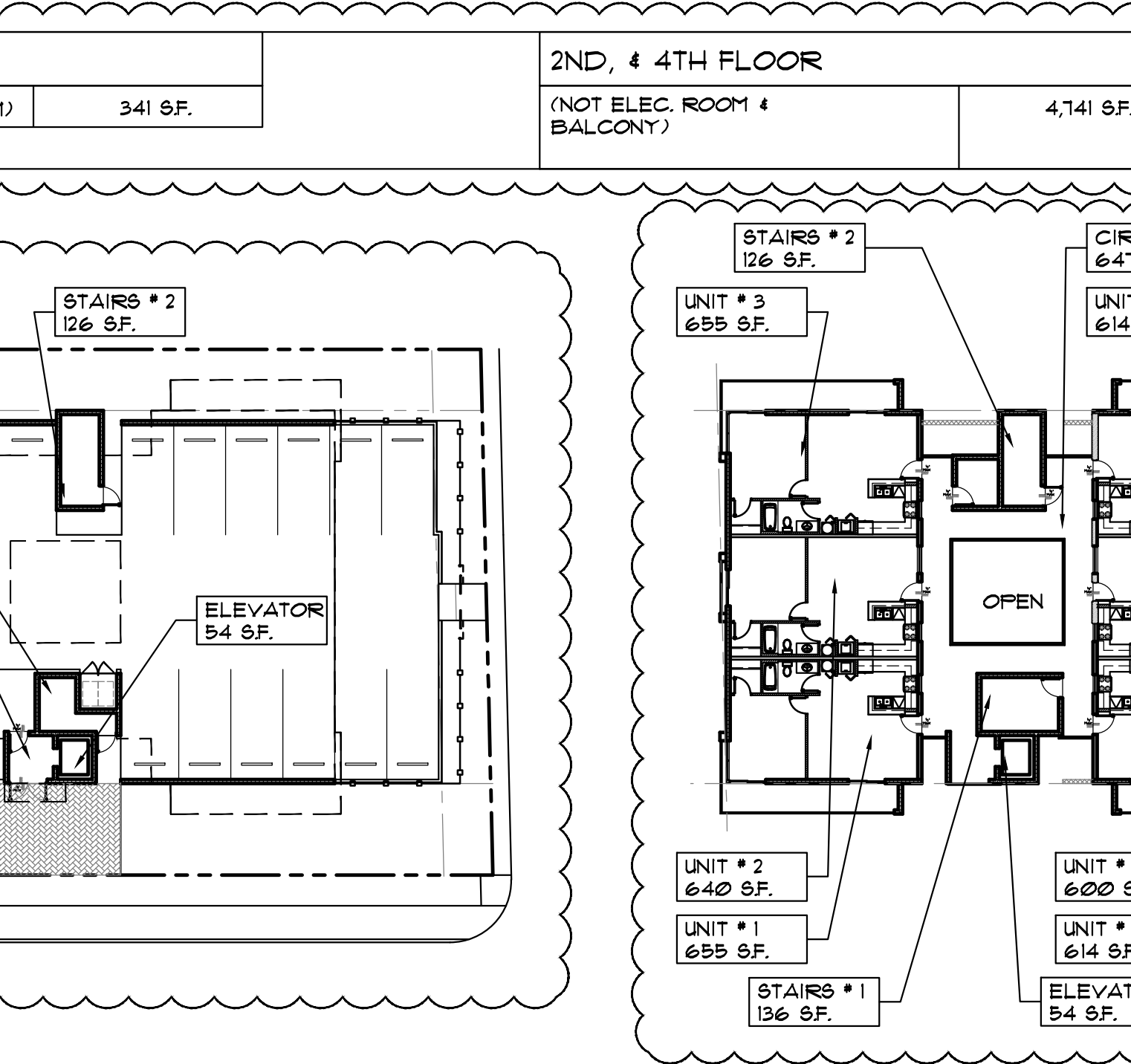
2 TYP. PARKING HANDICAP STALL DETAIL
SCALE: N.T.S.



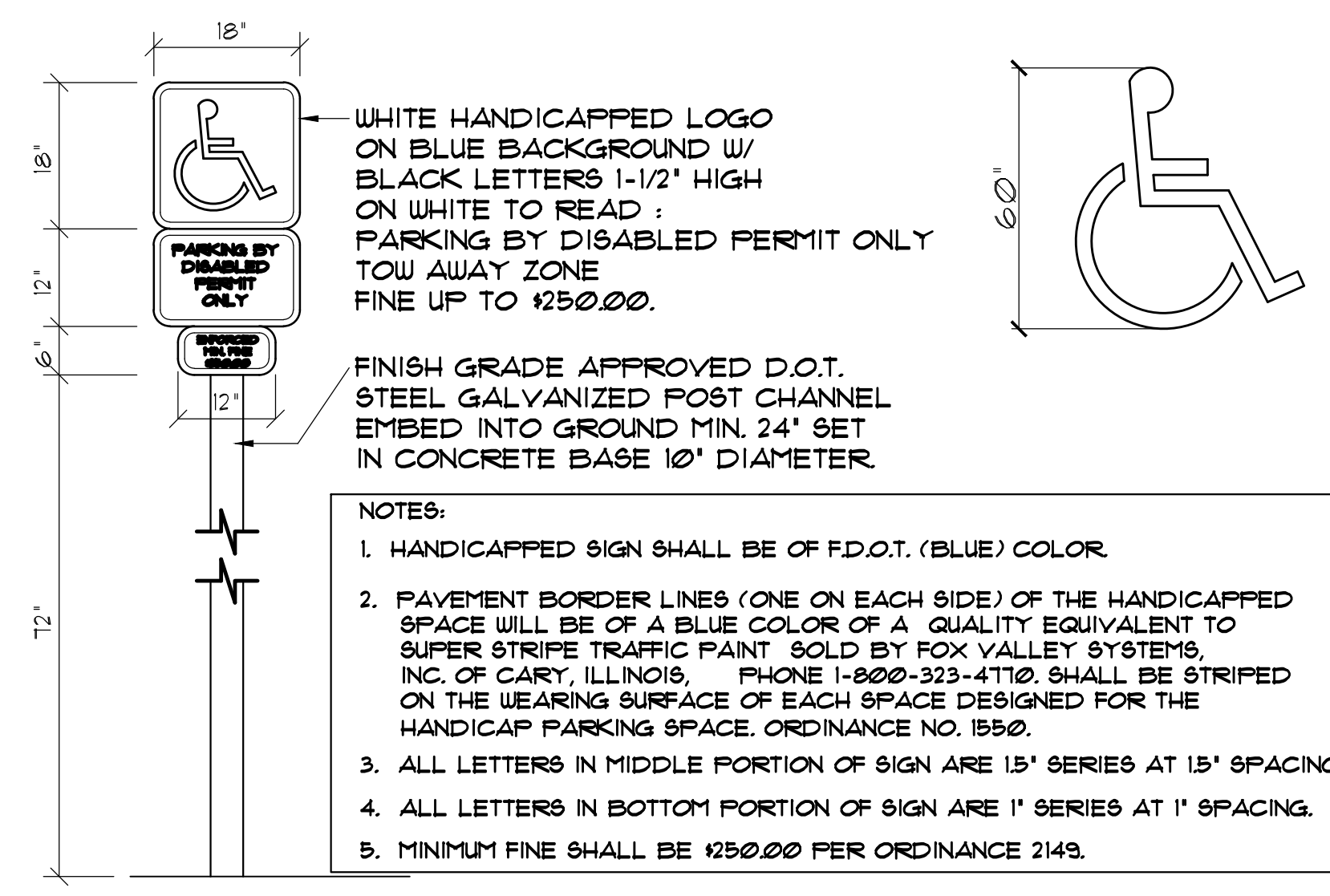
4 HANDICAP PARKING SIGN DETAILS



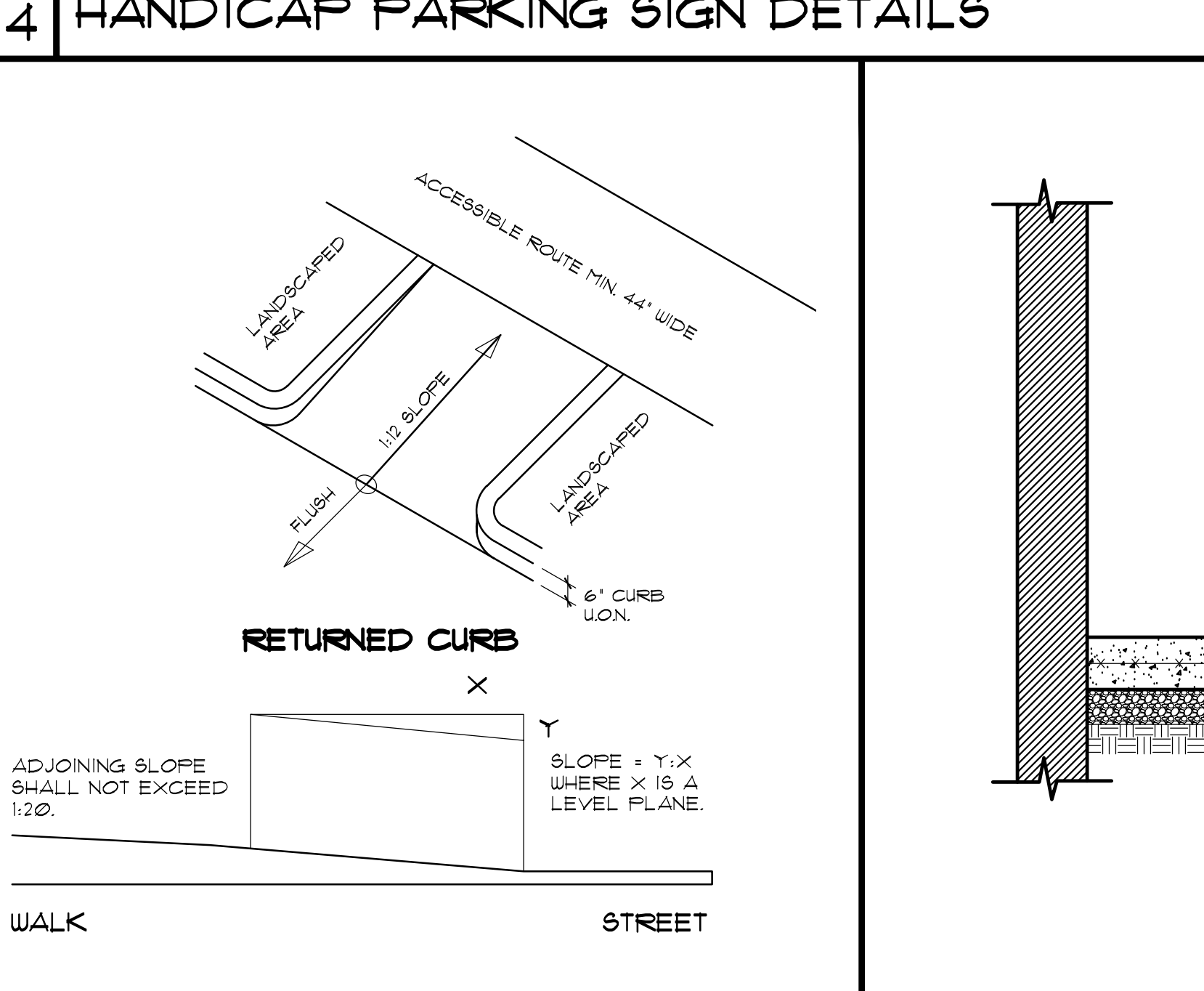
5 ACCESSIBLE CURB RAMP
NOT TO SCALE



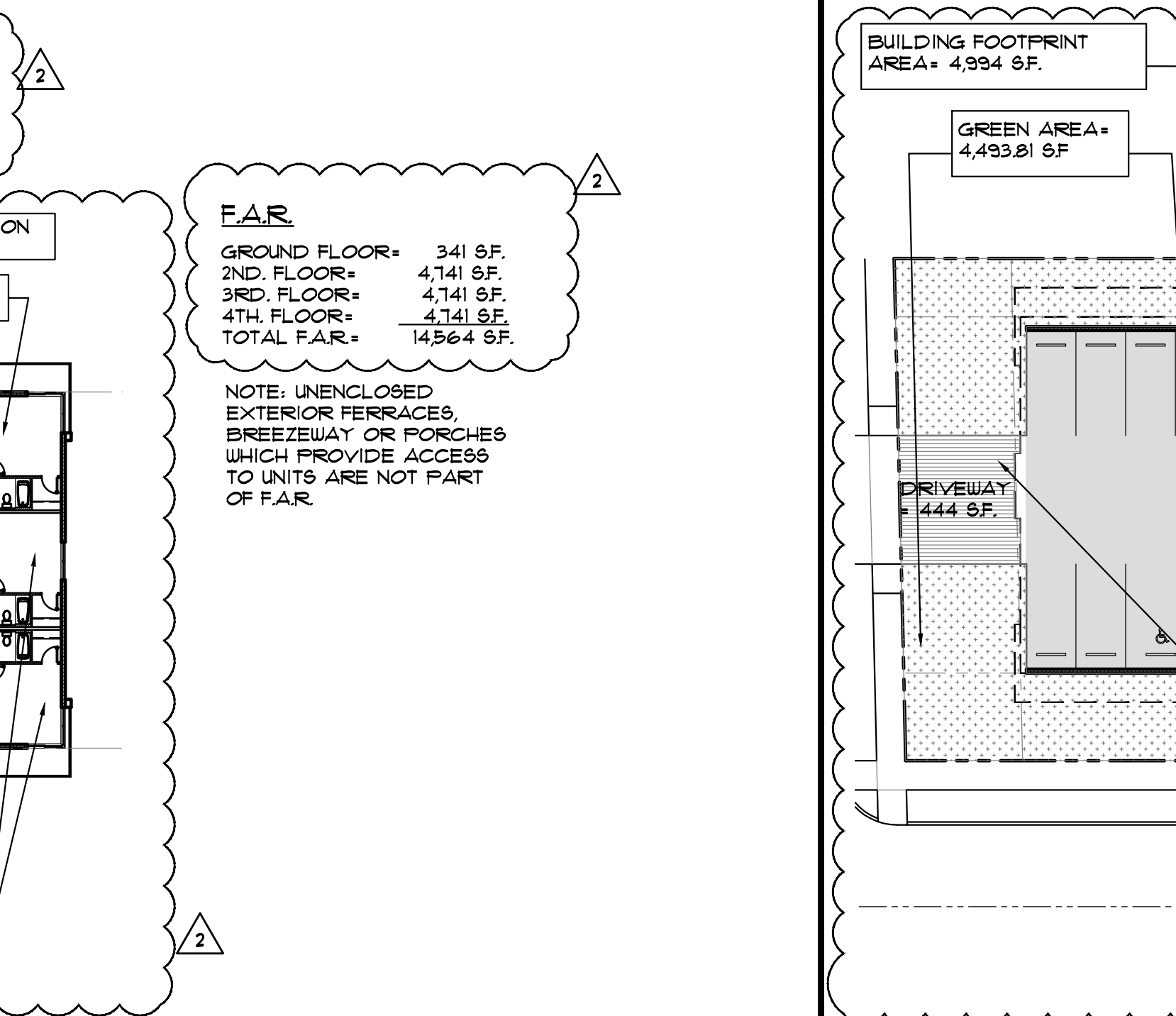
6 WALKWAY DETAIL
SCALE: N.T.S.



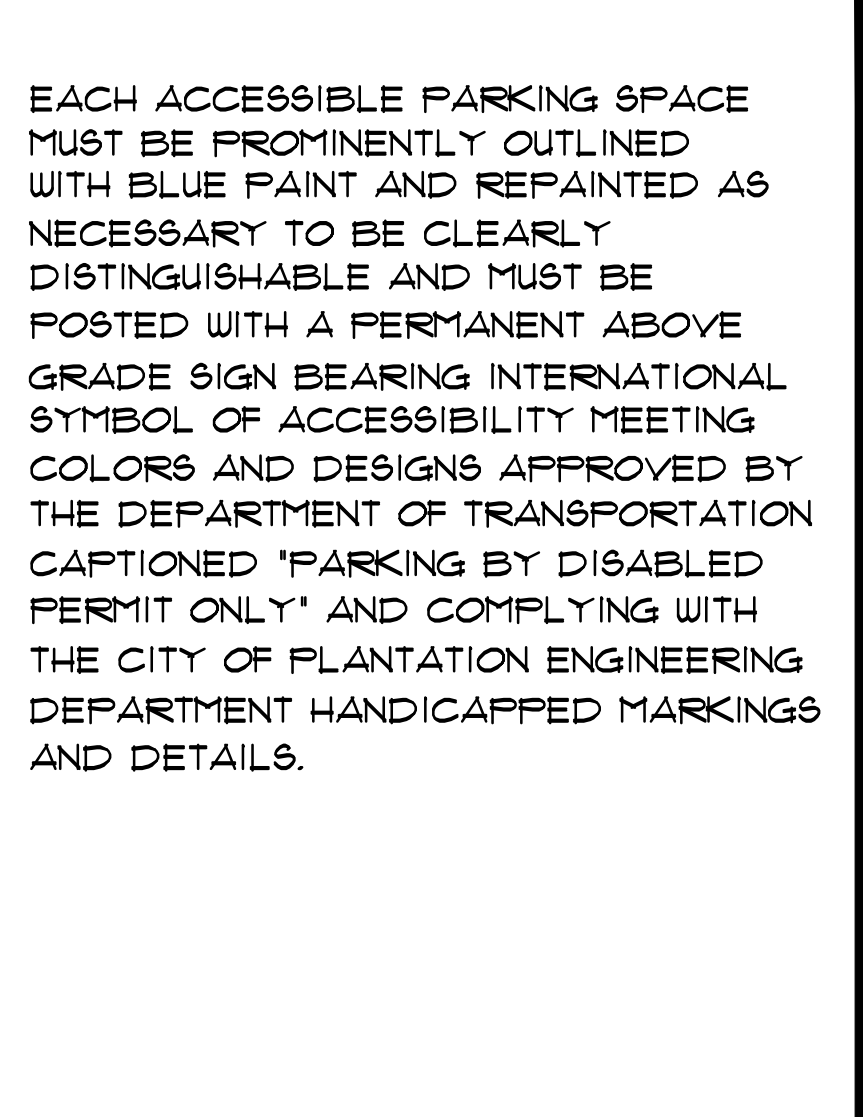
3 TYP. PARKING STALL DETAIL
SCALE: N.T.S.



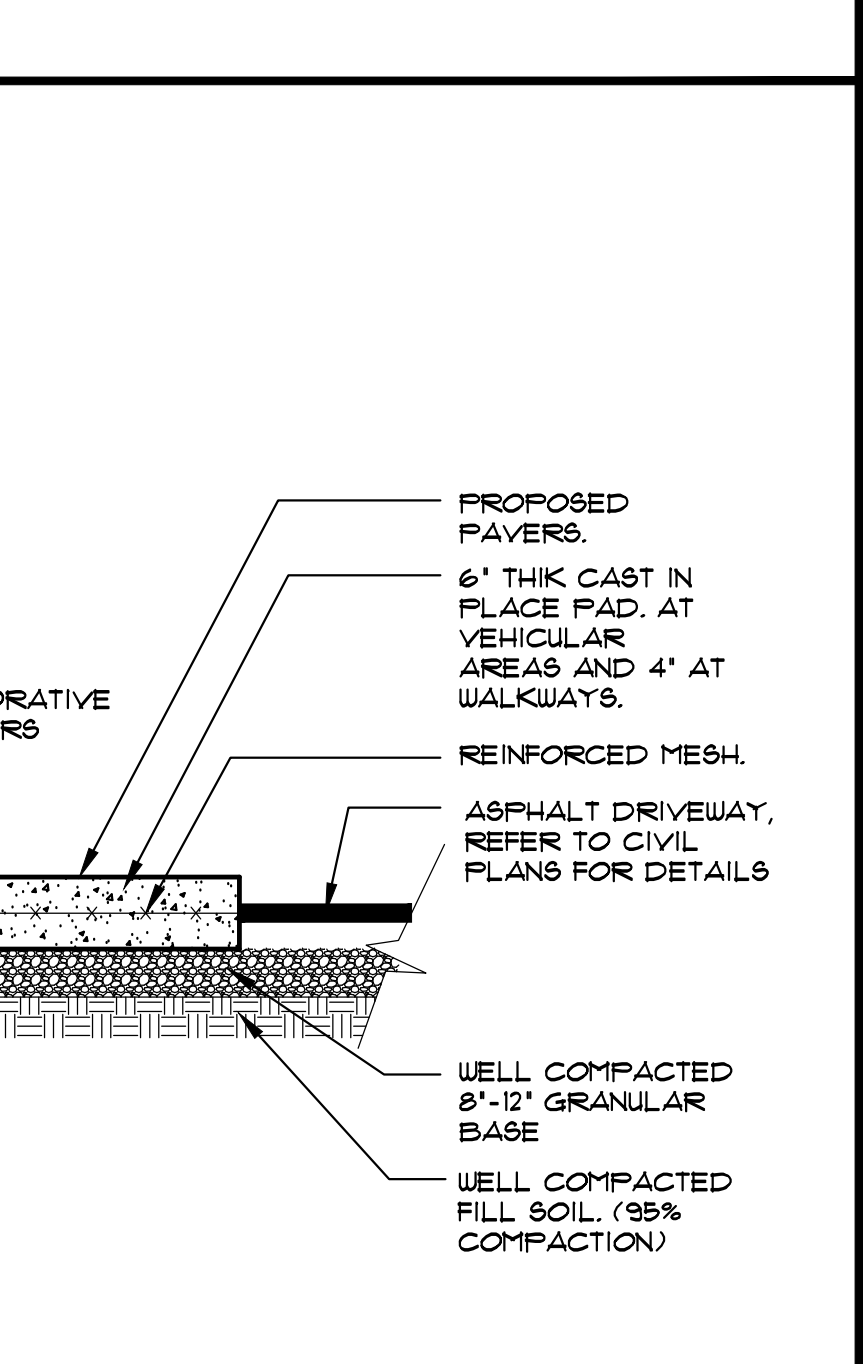
7 DET. OF SCREEN WITH WALL
SCALE: N.T.S.



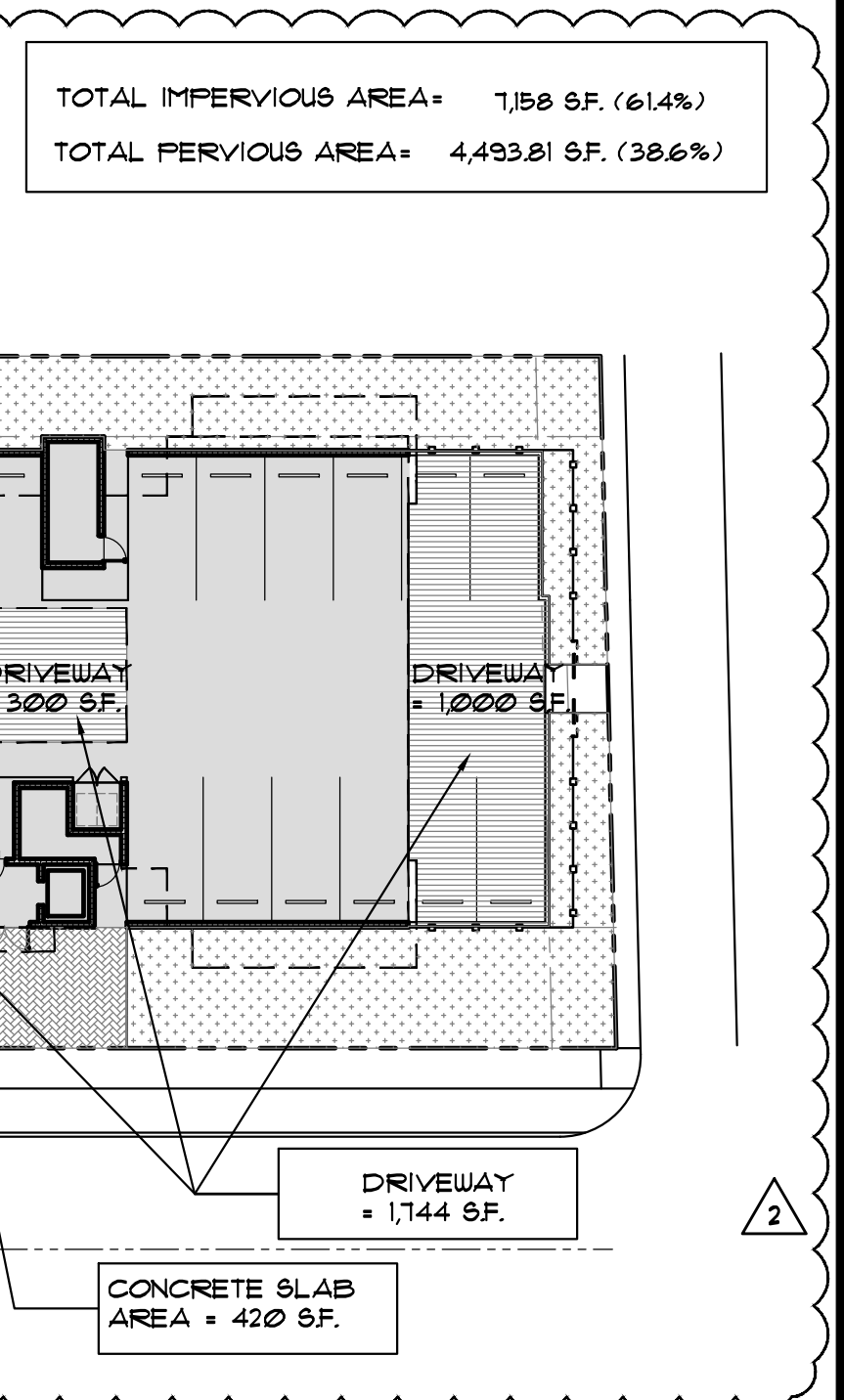
8 DIAGRAM (F.A.R. CALCULATIONS)
SCALE: N.T.S.



9 DIAGRAM (PERVIOUS & IMPERVIOUS)
SCALE: N.T.S.



10 DIAGRAM (PERVIOUS & IMPERVIOUS)
SCALE: N.T.S.



11 DIAGRAM (PERVIOUS & IMPERVIOUS)
SCALE: N.T.S.

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ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROSABLANCA@ARCHITECTS.COM

Luis La Rosa Registered Architect
AR# - 0017852
AA# - 26003693

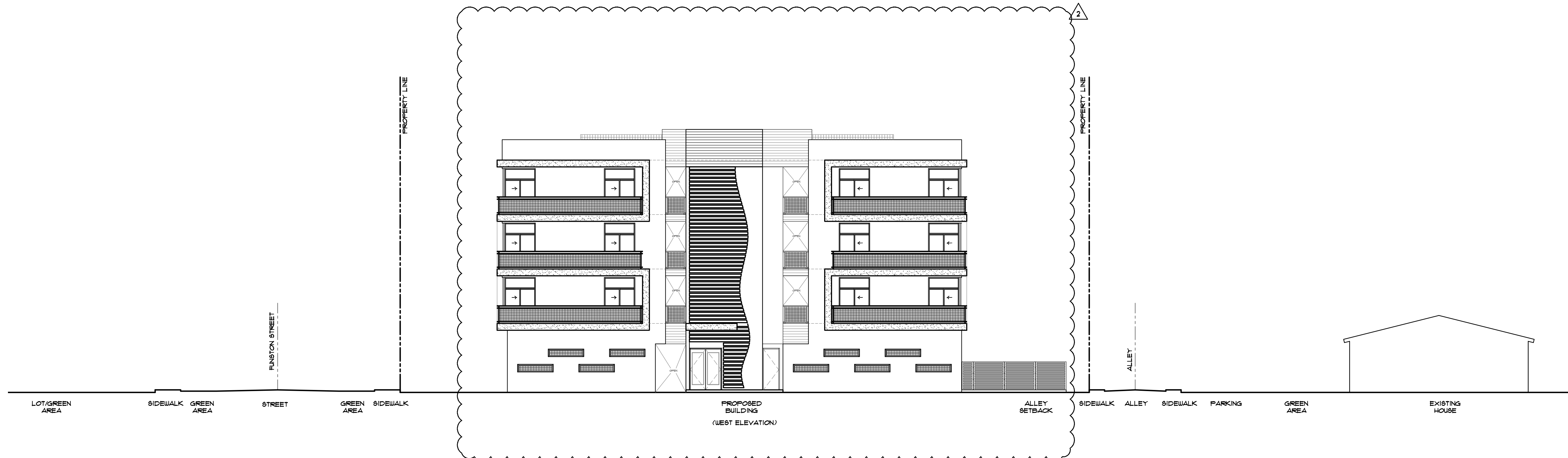
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PROPOSED 18-UNIT MULTI-FAMILY DEVELOPMENT FOR:
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HOLLYWOOD, FLORIDA 33020

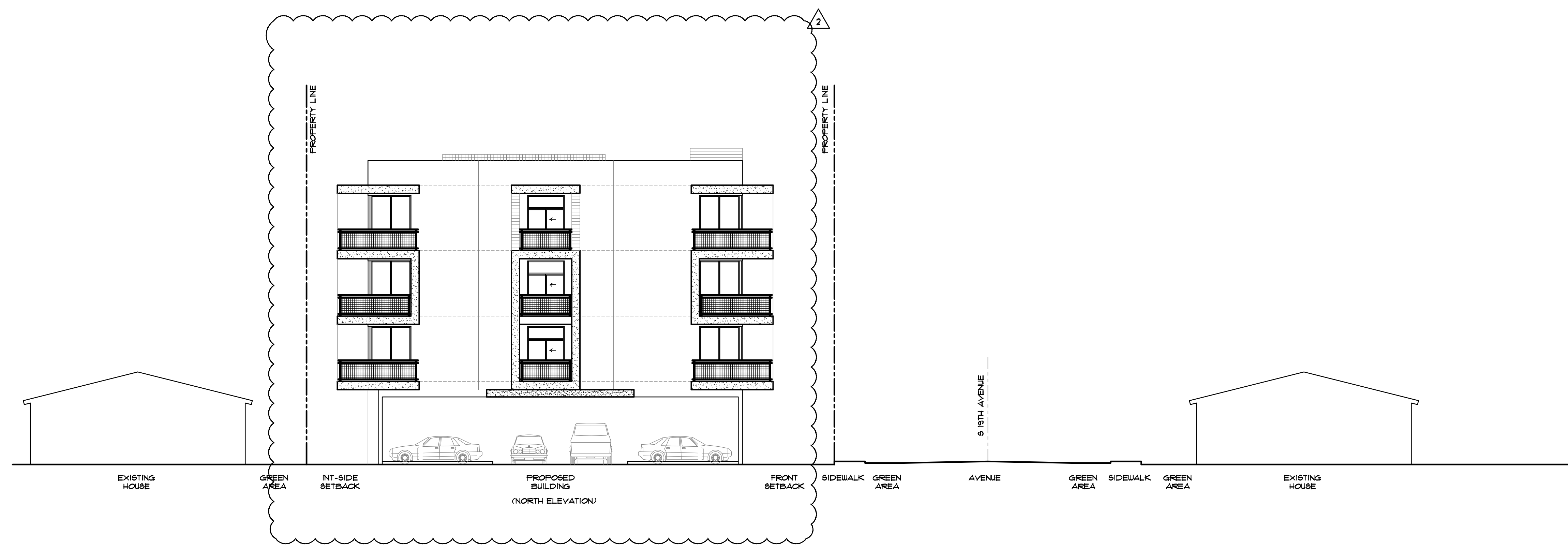
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| DATE | 08/24/20 |
| SCALE | AS NOTED |
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| SHEET | |

SP-1.2
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1 PROPOSED WEST ELEVATION
SCALE: 3/32"=1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 3/32"=1'-0"

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ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLROSABLANCAROARCHITECTS.COM
Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

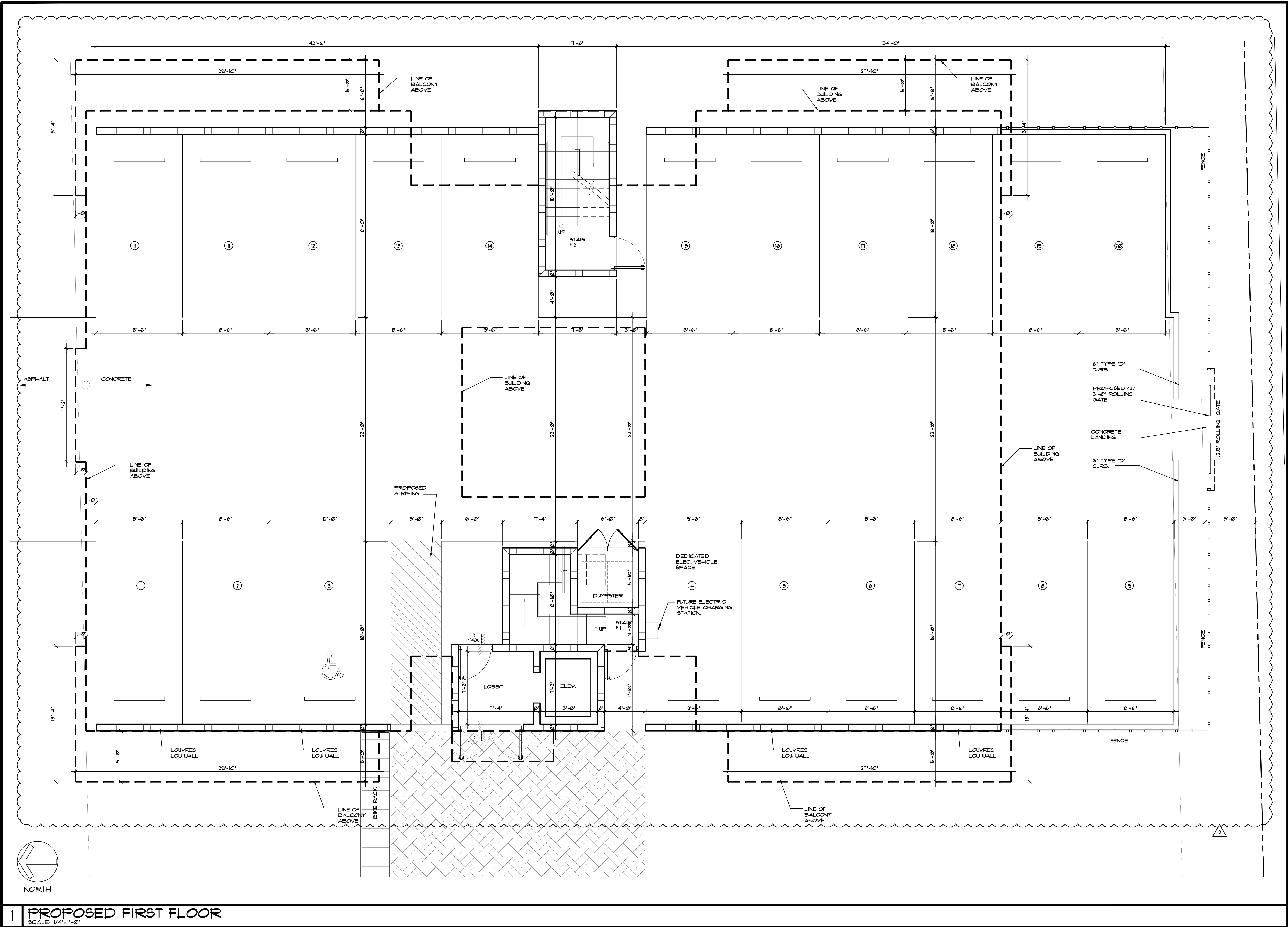
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PROPOSED 18-UNIT MULTI-FAMILY DEVELOPMENT FOR:
ORON UNGER
1105-1107 S 15 AVE
HOLLYWOOD, FLORIDA 33020

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| SCALE | AS NOTED |
| JOB. NO. | 020-003 |
| SHEET | |

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OF SHEETS



1 PROPOSED FIRST FLOOR
SCALE: 1/4"=1'-0"

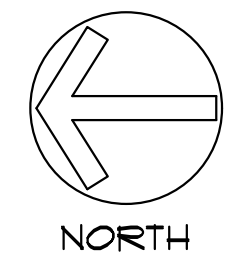
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ARCHITECTURE & PLANNING
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MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROSABLANCOSAARCHITECTS.COM
Luis LaRosa-Registered
Architect
AR#-0017852
AA#-28003693

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PROPOSED 18-UNIT MULTI FAMILY DEVELOPMENT FOR:
ORON UNGER
1105-1107 S 19 AVE
HOLLYWOOD, FLORIDA 33020

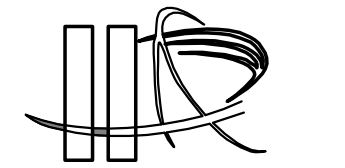
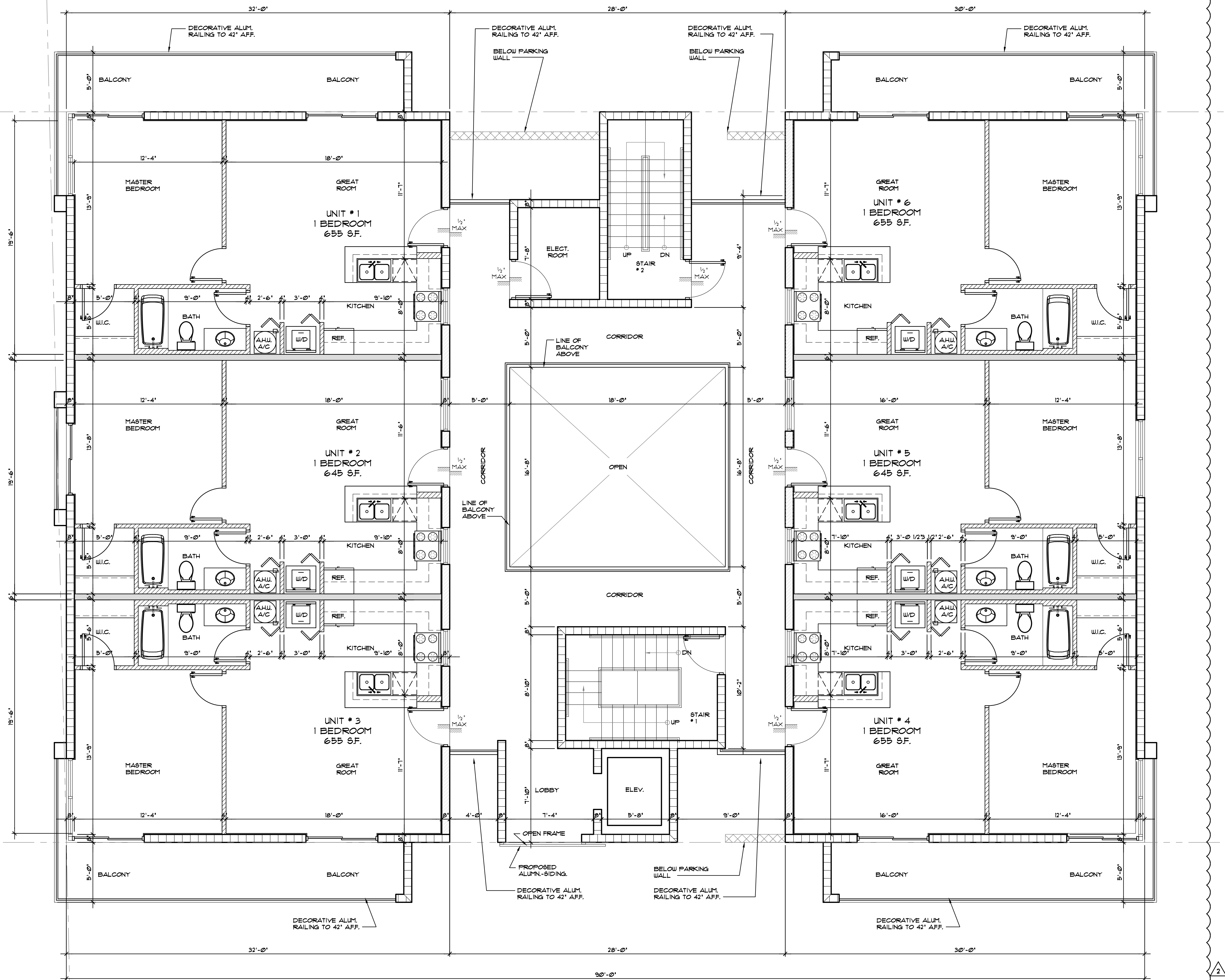
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| SCALE | AS NOTED |
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1 PROPOSED SECOND FLOOR

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



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ARCHITECTURE & PLANNING
12880 S.W. 52 STREET
MIAMI, FLORIDA 33157
(OFF.) - 305-403-7926
(CELL.) - 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM
LLR is a Registered Architect
AR# 0017852
AA# 26003693

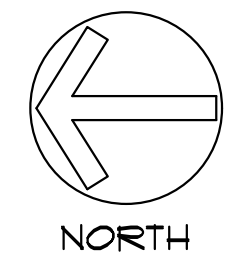
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PROPOSED 18-UNIT MULTI-FAMILY DEVELOPMENT FOR:
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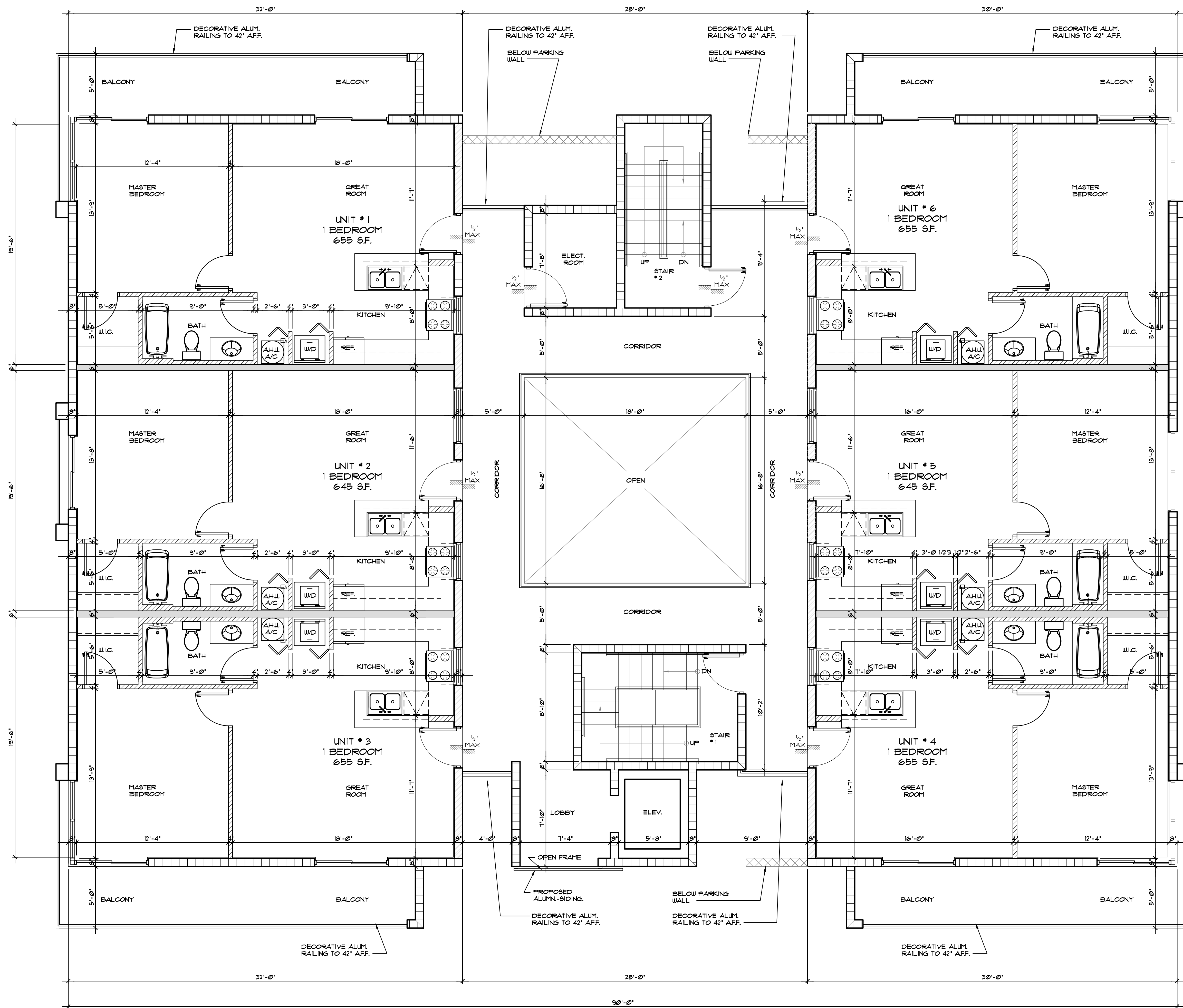
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| DATE | 08/24/20 |
| SCALE | AS NOTED |
| JOB. NO. | 020-003 |
| SHEET | |

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1 PROPOSED THIRD FLOOR

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



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12880 S.W. 52 STREET
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(OFF.) - 305-403-7926
(CELL.) - 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM

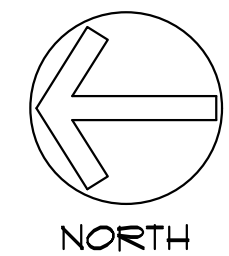
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PROPOSED 18-UNIT MULTI-FAMILY DEVELOPMENT FOR:
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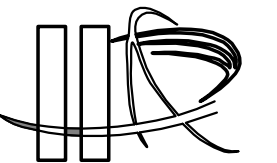
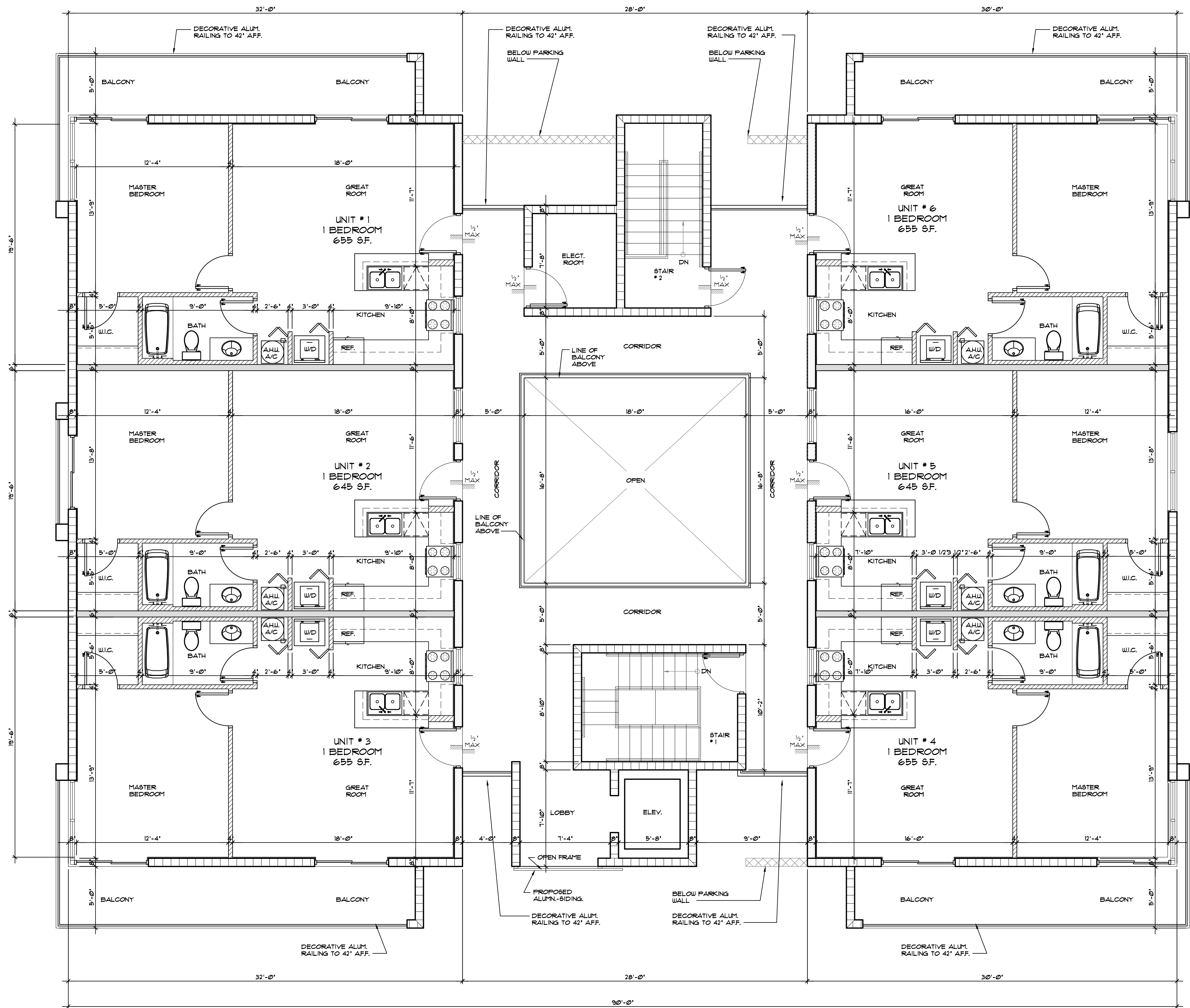
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| OF | SHEETS |



1 PROPOSED 4TH FLOOR

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



LLR Architects, Inc.
ARCHITECTURE & PLANNING
12880 S.W. 52 STREET
MIAMI, FLORIDA 33157

(OFF.) - 305-403-7926
(CELL.) - 786-543-0851
E-MAIL: LLR@LLRARCHITECTS.COM

Luis La Rosa-Registered Architect

AR#-0017852
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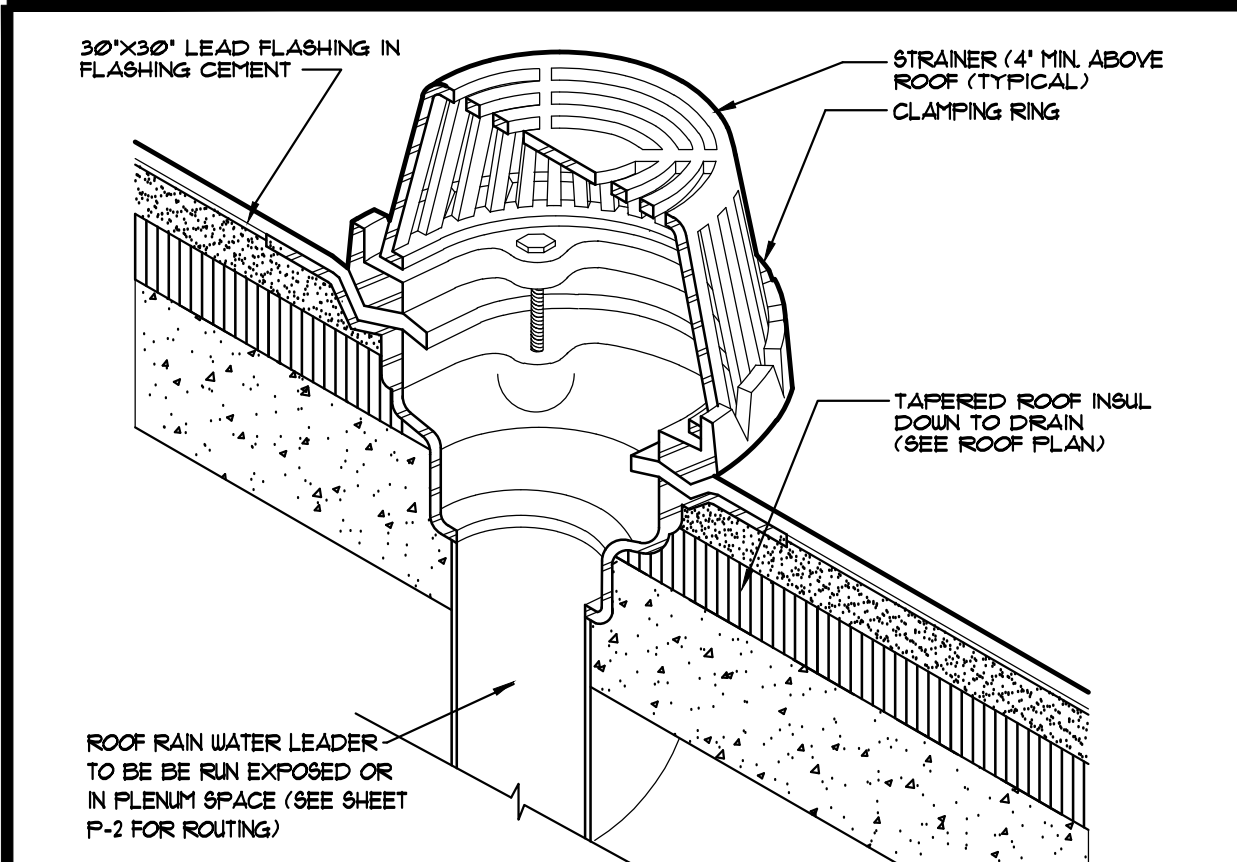
PROPOSED 18-UNIT MULTI-FAMILY DEVELOPMENT FOR:
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HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
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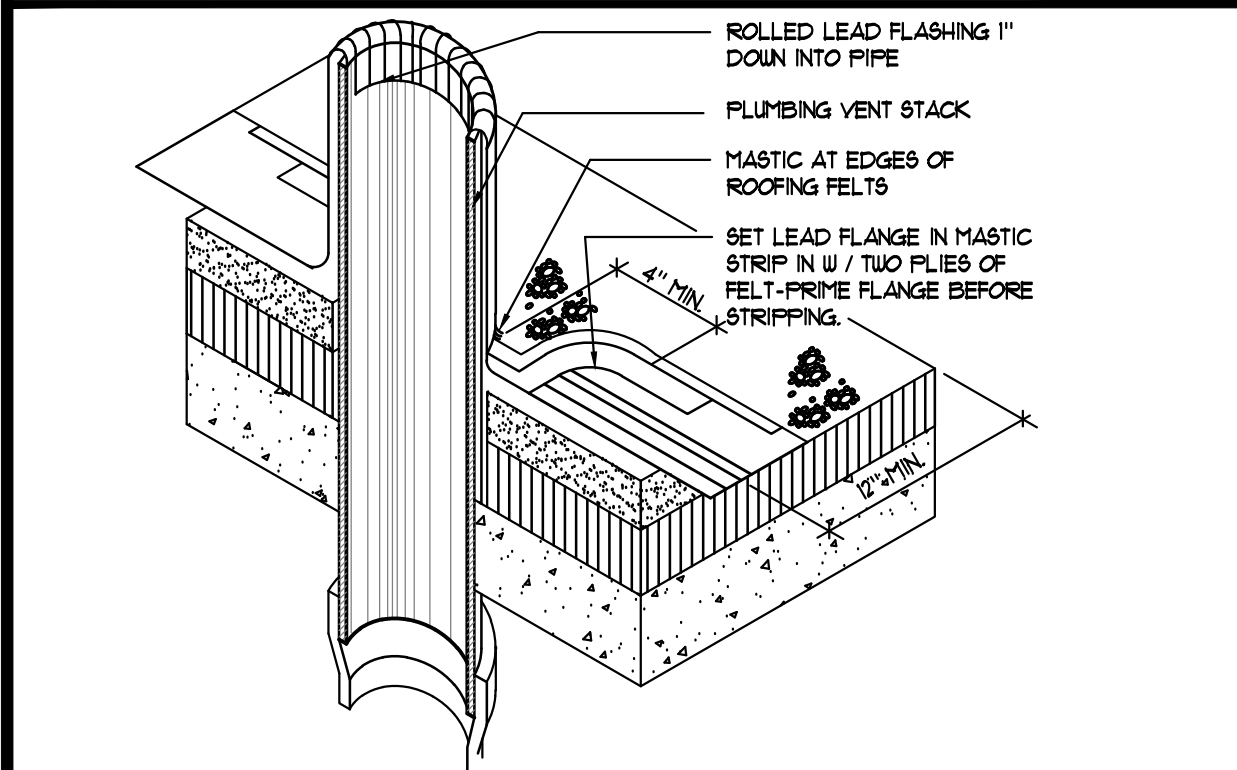
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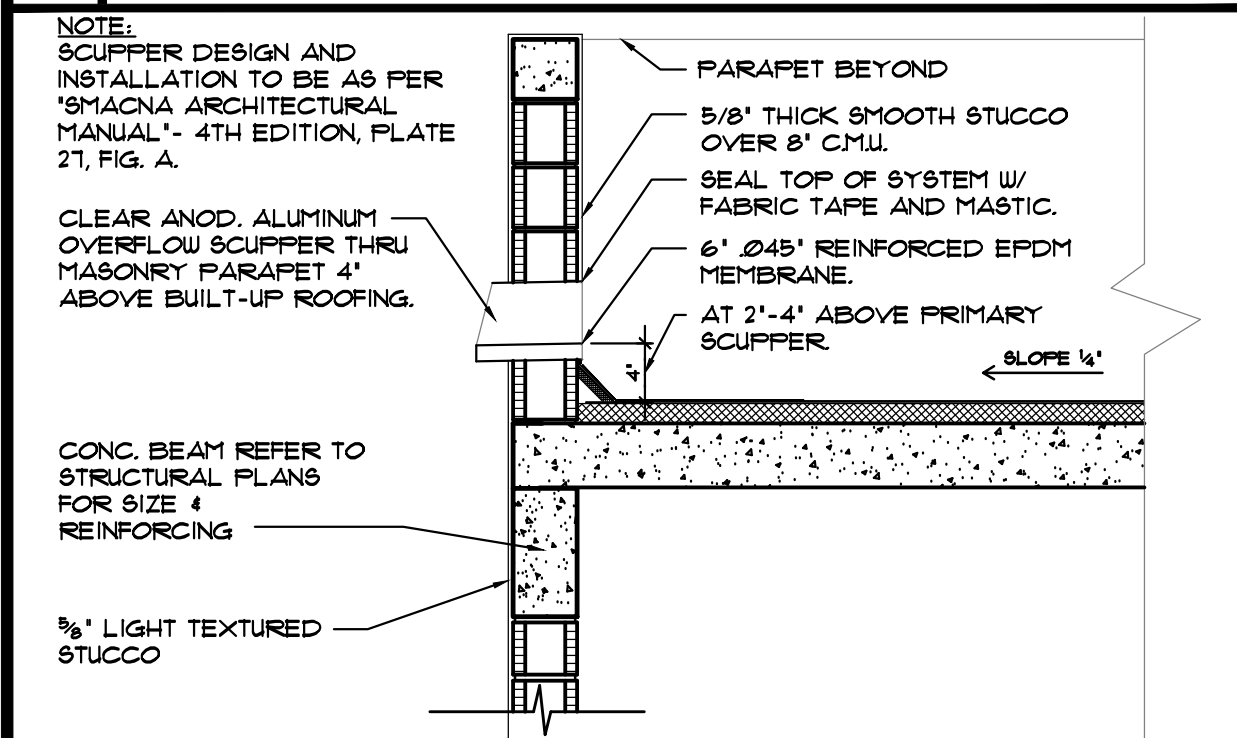
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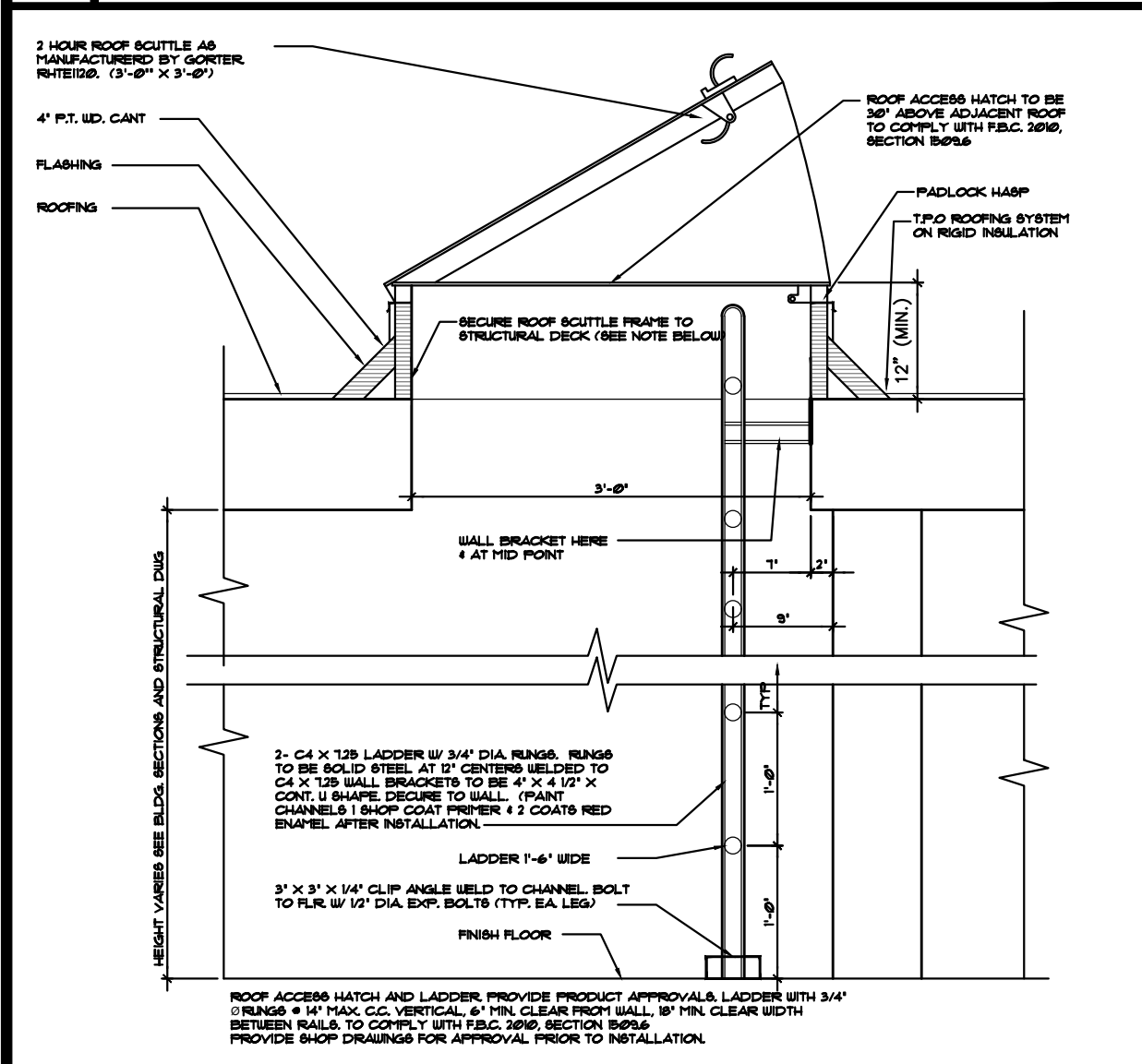
1 DETAIL-ROOF DRAIN
SCALE: N.T.S.



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



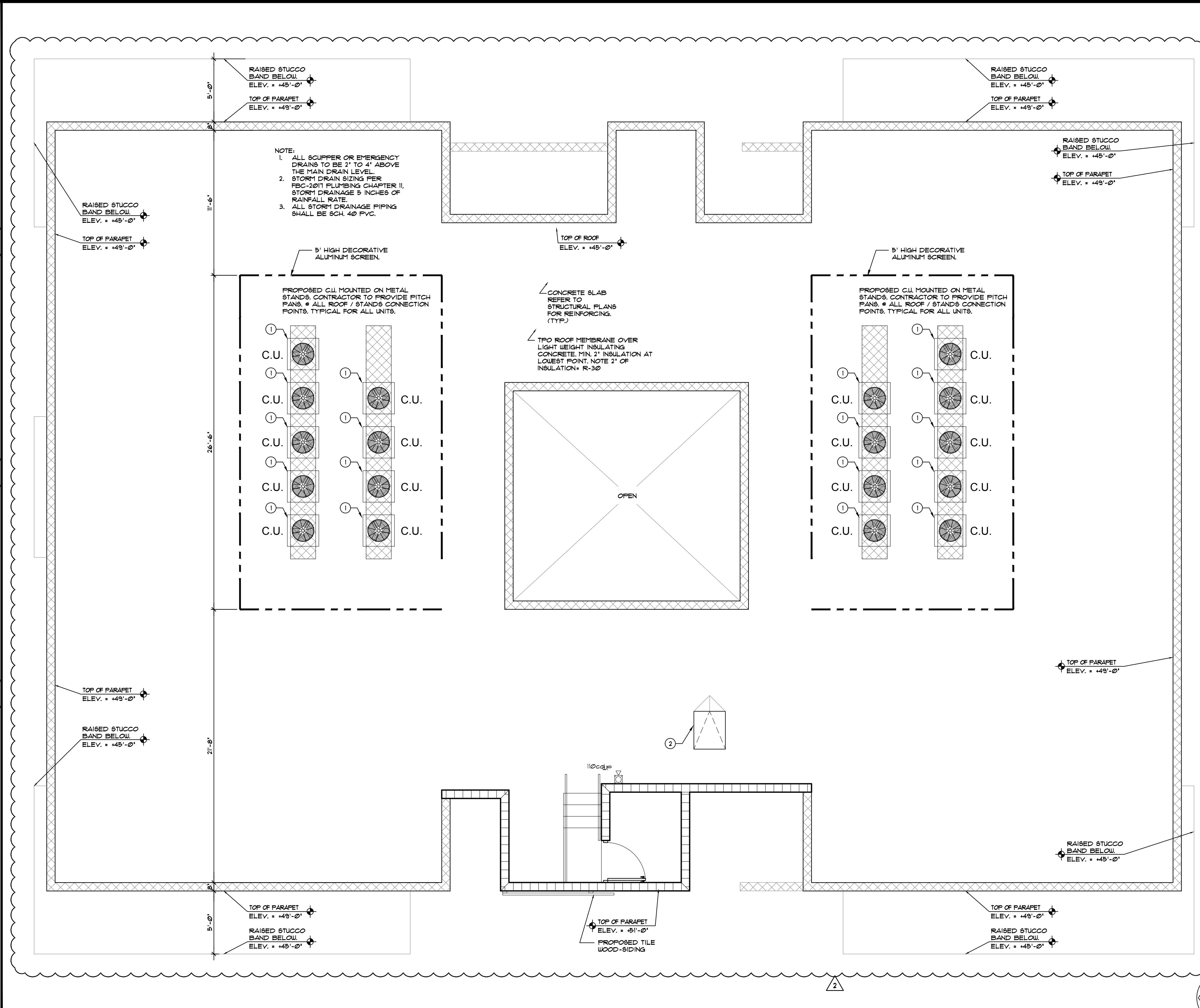
3 ROOF SCUPPER DETAIL
SCALE: 1/2"=1'-0"



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

- ROOF PLAN KEY NOTES:
- A/C COMPRESSOR (SEE MECH. DUG'S)
 - ROOF ACCESS HATCH (SEE DETAIL 4/A-15 AND STR. DUG'S)
 - RULL (SEE DETAIL 2/A-15 (SEE PLUMBING DUG'S)
 - N/A
 - EMERGENCY OVER FLOW SCUPPERS
F.B.C. SECTION 1503.2.1 (3) "RAINFALL RATE"
1" HEAD X 12" WEIR = 692 SQ. FT.
PROVIDE 2" PER AREA = 1384 SQ. FT.
(MAX ROOF AREA PER RULL = 1290 SQ. FT.

6 ROOF PLAN KEY NOTES



5 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

- NOTE: ROOF SLOPE 1/4" PER 1'-0" MIN. AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1503.2.2.1
- AS PER F.B.C. 5TH EDITION (2014) BUILDING 1503.4.2.1 OVER FLOW SCUPPERS IN PARAPETS TO BE NOT LESS THAN 2" NOR MORE THAN 4" ABOVE LOWEST POINT OF ROOF LEVEL.
- ROOF SYSTEM IS DESIGNED TO PREVENT THE ACCUMULATION OF MORE THAN 5" OF WATER ON ANY PORTION OF ROOF AS PER F.B.C. 5TH EDITION 2014 BUILDING SECTION 1503.4.2.1 & 1616.3

LLR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROSABLANCA@ARCHITECTS.COM

Luis La Rosa Registered
Architect
AR# - 0017852
AA# - 26003693

| REVISION: | BY: |
|--------------------|-----|
| 1 10/19/2020 TAC 2 | CC |
| 2 01/06/2021 FDB | CC |
| | |
| | |
| | |

PROPOSED 18-UNIT MULTI FAMILY DEVELOPMENT FOR:
ORON UNGER
1105-1107 S 19 AVE
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

| | |
|----------|----------|
| DRAWN | CC. |
| CHECKED | LLR |
| DATE | 08/24/20 |
| SCALE | AS NOTED |
| JOB. NO. | 020-003 |
| SHEET | A-1.5 |
| OF | SHEETS |



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12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027

(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROS@LLAROSARCHITECTS.COM

Luis La Rosa-Registered

Architect
AR#-0017852
AA#-26003693

| REVISION: | BY: |
|-----------------------|-----|
| 1/10/19/2020 TAC 2 | CC |
| 2/10/10/2021 PDB | CC |
| | |
| | |

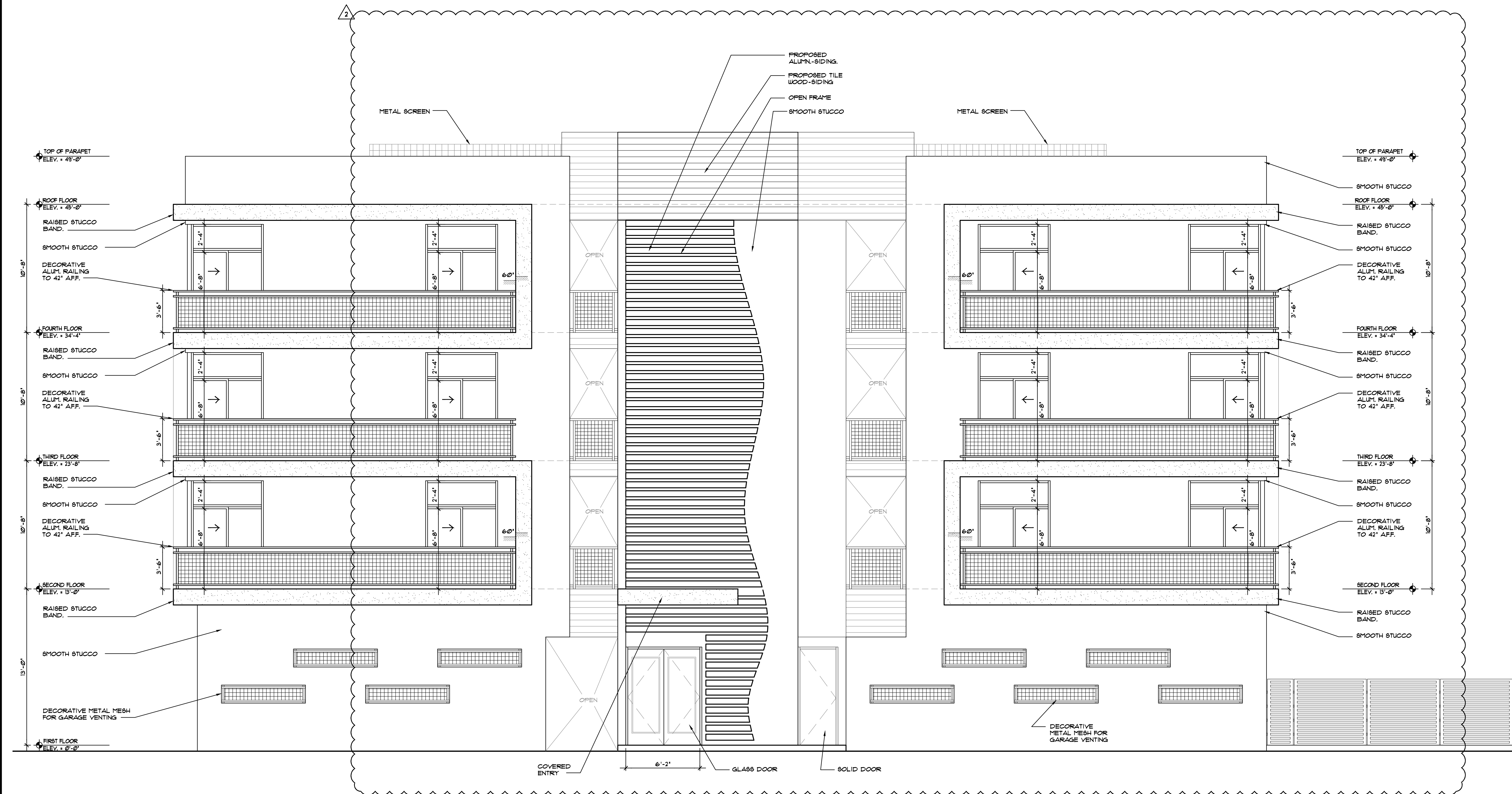
PROPOSED 18-UNIT MULTI FAMILY DEVELOPMENT FOR:
ORON UNGER
1105-1107 S 19 AVE
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

| | |
|----------|----------|
| DRAWN | CC |
| CHECKED | LLR |
| DATE | 08/24/20 |
| SCALE | AS NOTED |
| JOB. NO. | 020-003 |
| SHEET | |

A-2.1

OF SHEETS



1 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



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ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027

(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROSA@LLAROSAARCHITECTS.COM

Luis LaRosa-Registered

Architect
AR# - 0017852
AA# - 26003693

| REVISION: | BY: |
|---------------------|-----|
| 10/19/2020 TAC 2 | CC |
| 01/06/2021 FDB | CC |
| | |
| | |

PROPOSED 18-UNIT MULTI-FAMILY DEVELOPMENT FOR:

ORON UNGER

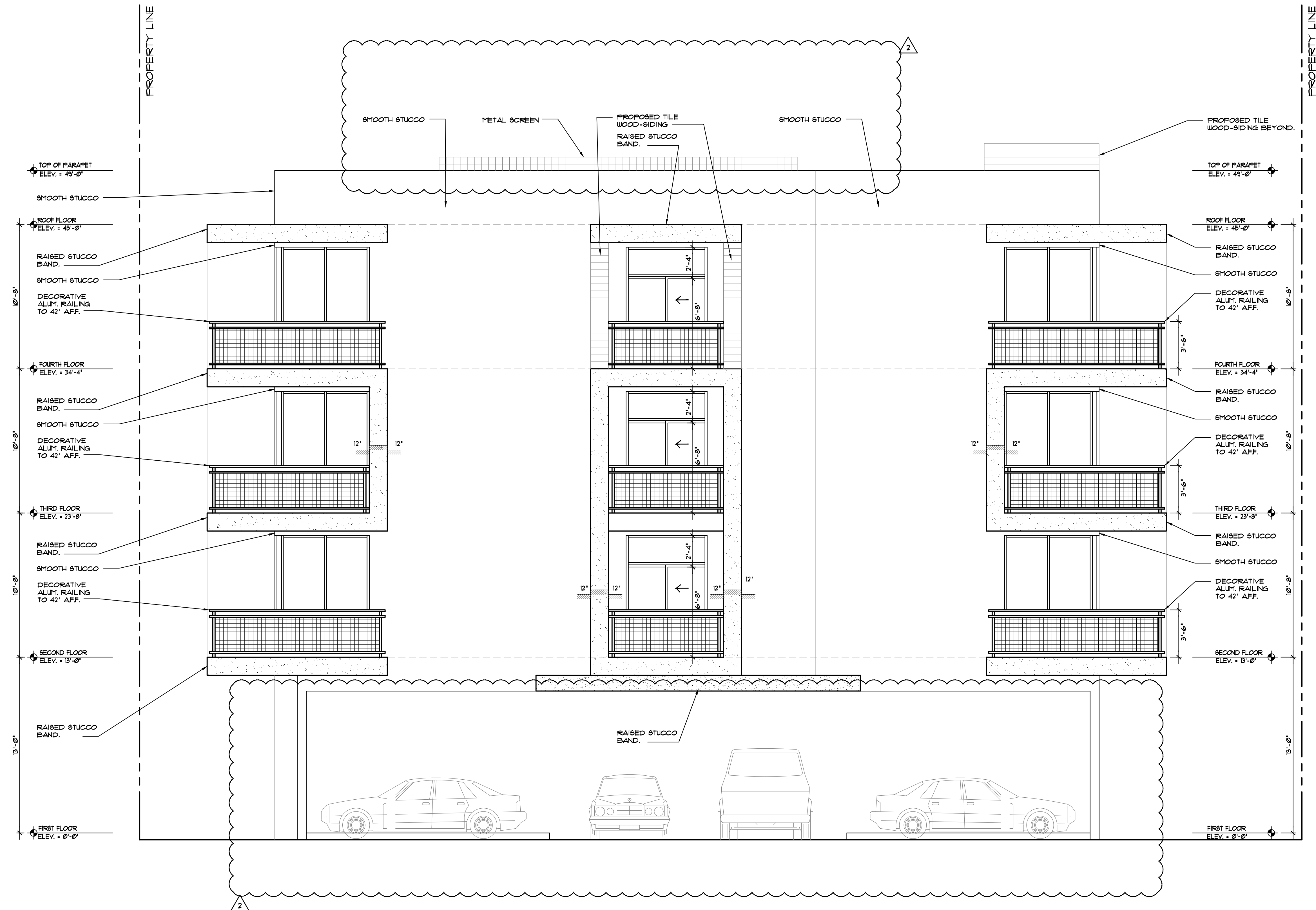
1105-1107 S 19 AVE
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

| | |
|----------|----------|
| DRAWN | CC. |
| CHECKED | LLR |
| DATE | 08/24/20 |
| SCALE | AS NOTED |
| JOB. NO. | 020-003 |
| SHEET | |

A-2.2

OF SHEETS



1 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



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ARCHITECTURE & PLANNING
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MIRAMAR, FLORIDA 33027

(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LLAROSABLANCOSARCHITECTS.COM

Luis LaRosa-Registered

Architect
AR#-0017852
AA#-26003693

| REVISION: | BY: |
|---------------------|-----|
| 10/19/2020 TAC 2 | CC |
| 01/06/2021 FDB | CC |
| | |
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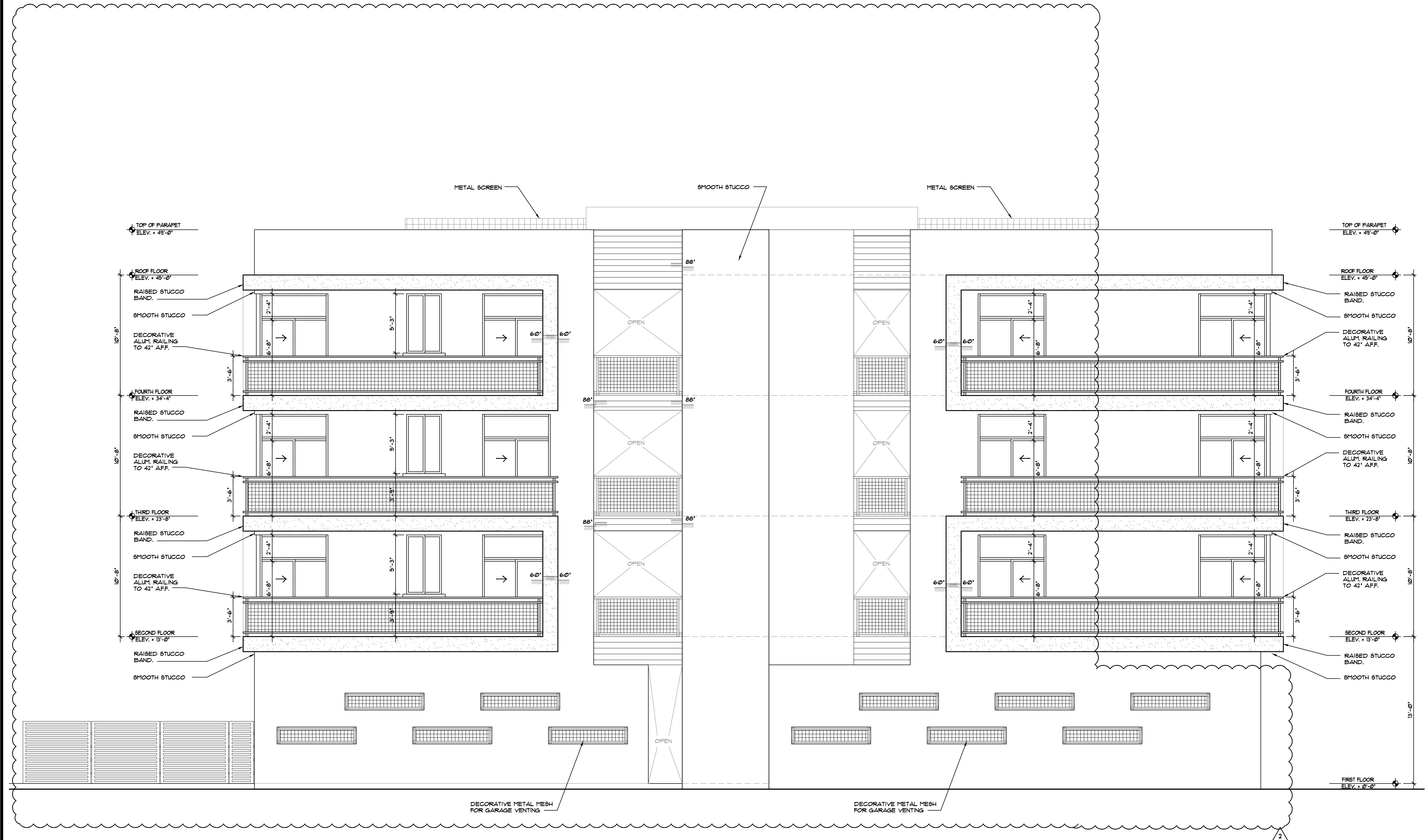
PROPOSED 18-UNIT MULTI FAMILY DEVELOPMENT FOR:
ORON UNGER
1105-1107 S 19 AVE
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

| | |
|----------|----------|
| DRAWN | CC |
| CHECKED | LLR |
| DATE | 08/24/20 |
| SCALE | AS NOTED |
| JOB. NO. | 020-003 |
| SHEET | |

A-2.3

OF SHEETS



1 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



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MIRAMAR, FLORIDA 33027

(OFF.) - 305-403-7926
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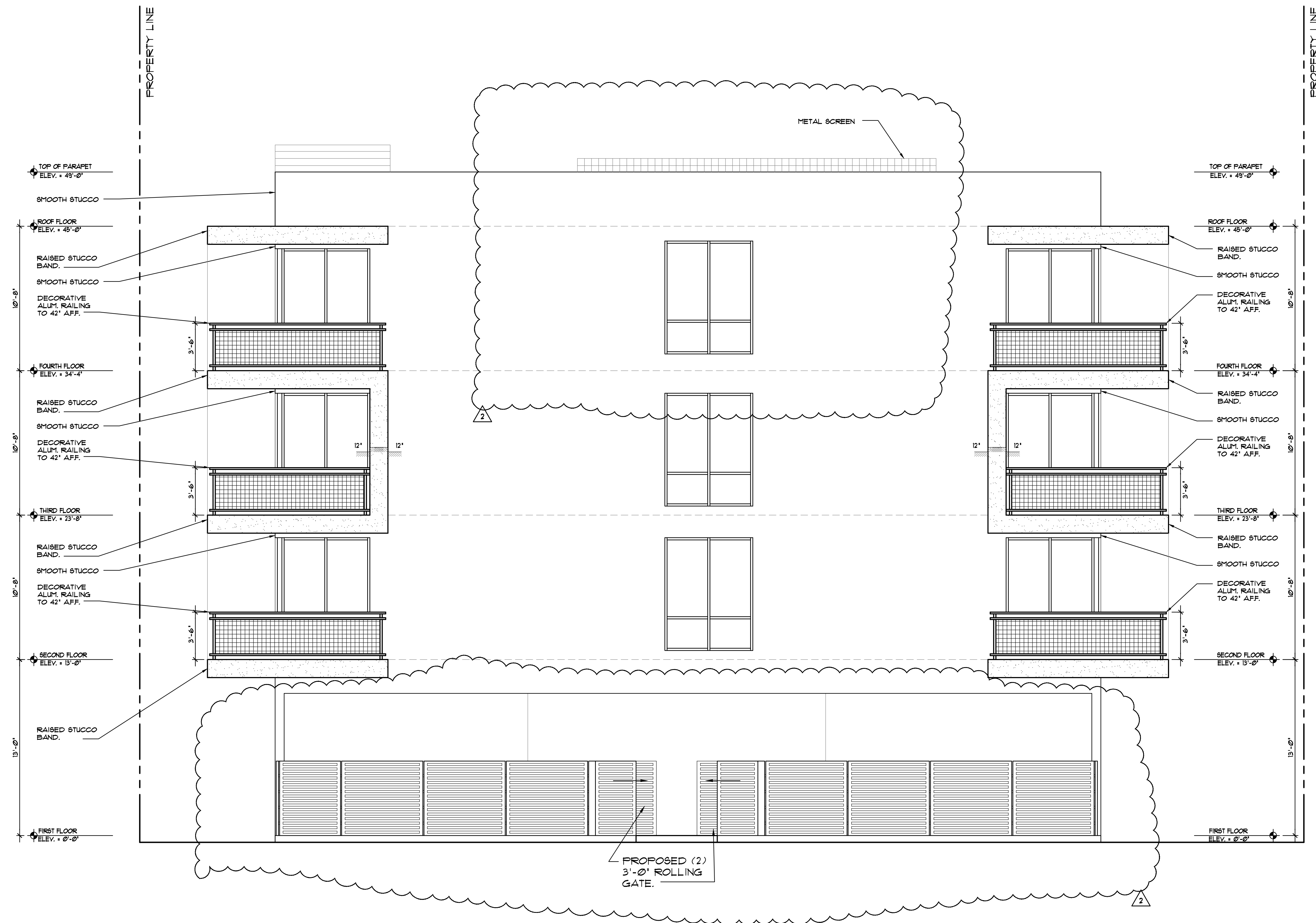
| REVISION: | BY: |
|---------------------|-----|
| 10/19/2020 TAC 2 | CC |
| 01/06/2021 PDB | CC |
| | |
| | |

PROPOSED 18-UNIT MULTI FAMILY DEVELOPMENT FOR:
ORON UNGER
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HOLLYWOOD, FLORIDA 33020

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| DRAWN | CC. |
| CHECKED | LLR |
| DATE | 08/24/20 |
| SCALE | AS NOTED |
| JOB. NO. | 020-003 |
| SHEET | |

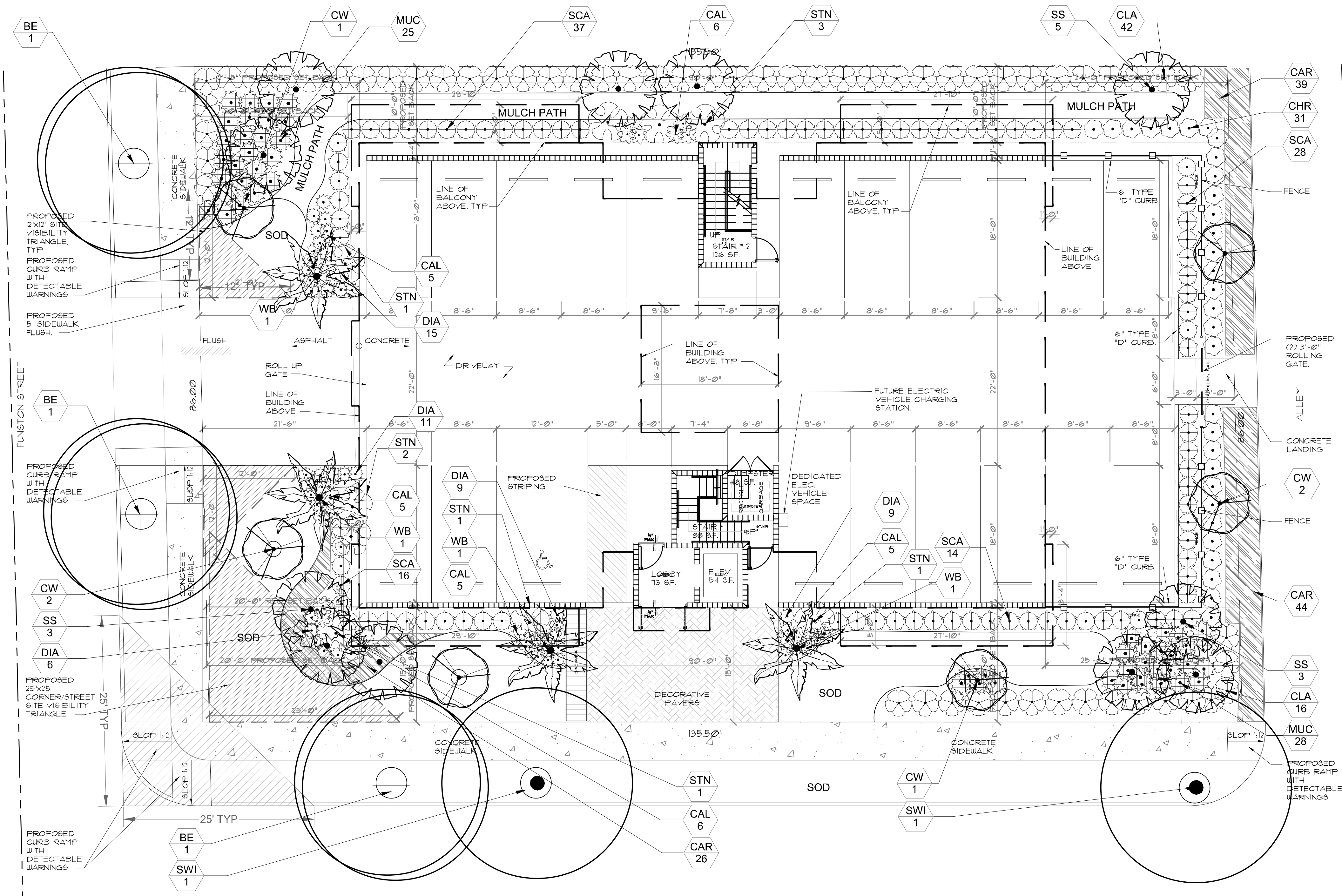
A-2.4
OF SHEETS



- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.

-Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.

-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

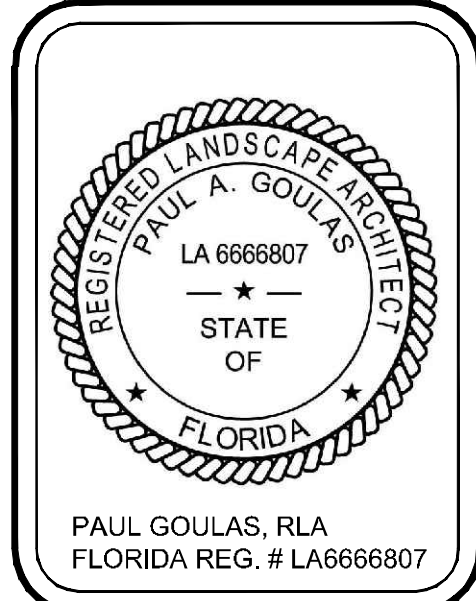




| RAC Zoning - PS1 (Parkside Low Intensity Multi-Family District) | Required | Provided |
|---|---|----------|
| Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed. | 7 Trees (215/30) | 7 Trees |
| Minimum Open Space All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area. | 4 Trees Min. Site Req. (4,065 SF/1,000) | 4 Trees |
| Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT. | | |
| Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species. | 7 Trees | 7 Trees |

| | | | | | | | |
|---|-----------------------|-------------|-----------------------|--------------------|------------------|---------------|----------------|
|  | <u>TREES</u> | <u>CODE</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>NATIVE</u> | |
|  | <u>EXISTING TREES</u> | <u>CODE</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>NATIVE</u> | |
|  | <u>PALM TREES</u> | <u>CODE</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>NATIVE</u> | |
|  | <u>SHRUBS</u> | <u>CODE</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>NATIVE</u> | |
|  | <u>SHRUBS</u> | <u>CODE</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>NATIVE</u> | |
|  | <u>SHRUBS</u> | <u>CODE</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>NATIVE</u> | |
|  | <u>SHRUBS</u> | <u>CODE</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>NATIVE</u> | |
|  | <u>SHRUBS</u> | <u>CODE</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>NATIVE</u> | |
|  | <u>SHRUBS</u> | <u>CODE</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>NATIVE</u> | |
|  | <u>GROUND COVERS</u> | <u>CODE</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>NATIVE</u> | <u>SPACING</u> |
| | <u>GROUND COVERS</u> | <u>CODE</u> | <u>BOTANICAL NAME</u> | <u>COMMON NAME</u> | <u>CONTAINER</u> | <u>NATIVE</u> | <u>SPACING</u> |

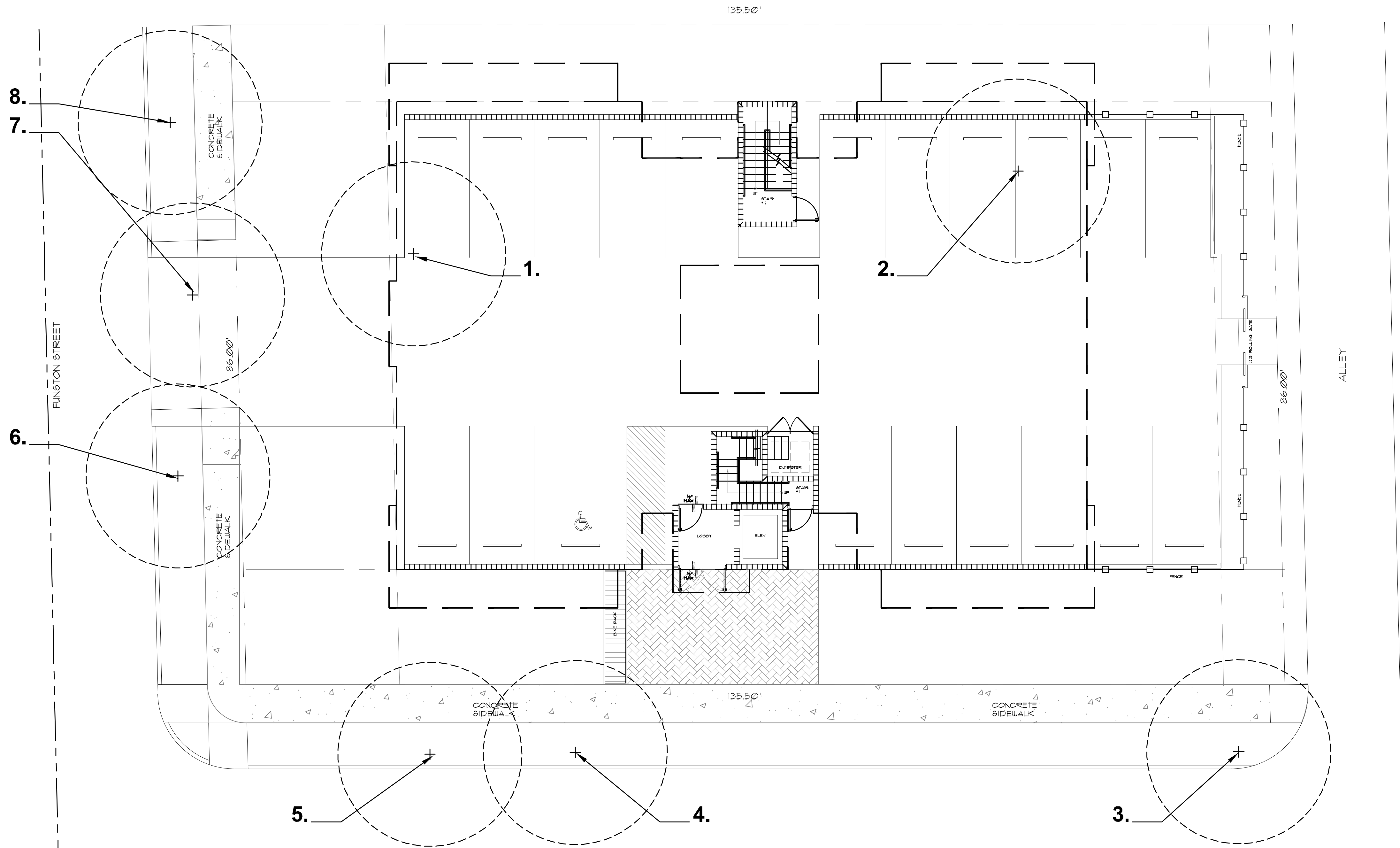
PROPOSED MULTI FAMILY DEVELOPMENT FOR:
ORON FUNSTON
1105-1107 South 19th Ave, Hollywood, FL 33020
Landscape Plan

| Revisions | | |
|-----------|-------|-------------------|
| Date | Init. | Description |
| 08.23.20 | PG | Initial Submittal |
| 10.16.20 | BW | 1st Resubmittal |
| 08.20.21 | BW | 2nd Resubmittal |
| | | |
| | | |
| | | |
| | | |
| | | |



| | |
|---|----|
| Drawn By: | PG |
| Checked By: | PG |
| Municipal Project: | |
| Scale: | |
|  | |
| SCALE: 1/8" = 1'-0" | |
|  | |
| <h1 style="margin: 0;">1 of 3</h1> | |





Existing Trees to Remain:

- 3. *Swietenia macrophylla*, Mahogany, 26" DBH, 40' Height, 53' Canopy
- 4. *Swietenia macrophylla*, Mahogany, 26" DBH, 50' Height, 38' Canopy
- 5. *Bucida buceras*, Black Olive, 24" DBH, 48' Height, 50' Canopy
- 6. *Bucida buceras*, Black Olive, 20" DBH, 36' Height, 30' Canopy
- 8. *Bucida buceras*, Black Olive, 23" DBH, 48' Height, 38' Canopy

Existing Trees to be Removed:

- 1. *Swietenia macrophylla*, Mahogany, 33" DBH, 56' Height, 60' Canopy
- 2. *Swietenia macrophylla*, Mahogany, 30" DBH, 52' Height, 58' Canopy
- 7. *Swietenia macrophylla*, Mahogany, 18" DBH, 30' Height, 26' Canopy

Landscape Tree Mitigation Data:

| Trees Removed | Replacement Provided |
|--|--|
| <i>Swietenia macrophylla</i> , Mahogany, 33" DBH, 56' Height, 60' Canopy | City Tree Fund Payment (33" / 2 x \$350 = \$5,775) |
| <i>Swietenia macrophylla</i> , Mahogany, 30" DBH, 52' Height, 58' Canopy | City Tree Fund Payment (30" / 2 x \$350 = \$5,250) |
| <i>Swietenia macrophylla</i> , Mahogany, 18" DBH, 30' Height, 26' Canopy | City Tree Fund Payment (18" / 2 x \$350 = \$3,150) |
| Mitigation not planted on site to be satisfied via payment to City tree fund. (81" owed x (\$350 per 2") = \$14,175 Total Payment) | |

**Mitigation Tree Requirements: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.*

Project Team

Landscape Architect:

LAS

LANDSCAPE ARCHITECTURAL SERVICES, LLC

1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 S.W. 52 STREET
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PROPOSED MULTI FAMILY DEVELOPMENT FOR:

ORON FUNSTON

1105-1107 South 19th Ave, Hollywood, FL 33020

Existing Tree Information

| Revisions | | |
|-----------|-------|-------------------|
| Date | Init. | Description |
| 08.23.20 | PG | Initial Submittal |
| 10.16.20 | BW | 1st Resubmittal |
| 08.20.21 | BW | 2nd Resubmittal |
| | | |
| | | |
| | | |
| | | |

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: BW

Checked By: PG

Municipal Project:

Scale:

NORTH

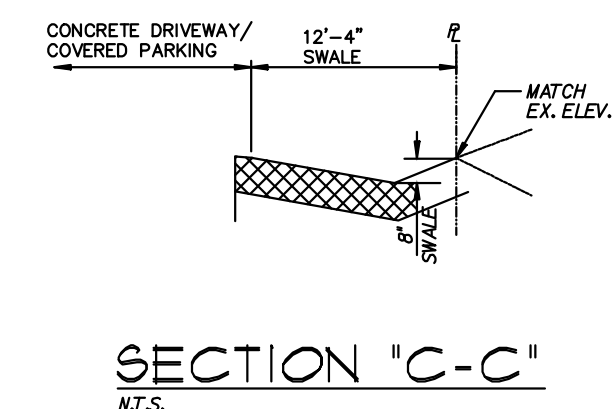
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

2 of 3



☐ XX DENOTES PROPOSED GRADE



1 PROPOSED PAVING, GRADING, WATER & SEWER PLAN
SCALE: 1/8"=1'-0"