

ATTACHMENT I

March 14, 2019

Planning and Development Board Staff Report

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION**

DATE: March 14, 2019 **FILE:** 18-DJPVZ-04a

TO: Planning and Development Board / Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager

FROM: Deandrea Moise, Planning Administrator

SUBJECT: Harwin Tobin 3701, LLC requests Change in Zoning Designation from Planned Unit Development – Residential (PUD-R) to Planned Development (PD), approval of the Master Development Plan, Waiver, Modifications, Variance, Design, and Site Plan for an 18,000 square foot office building located at 3701 Hillcrest Drive (Tobin Offices).

REQUEST

Waiver from the required minimum ten (10) acres for Planned Development (PD).

Change in Zoning Designation from Planned Unit Development – Residential (PUD-R) to Planned Development (PD).

Master Development Plan.

Modification 1: To reduce the required square footage of terminal islands.

Modification 2: To reduce the required percentage of landscaping of the paved vehicular use area.

Variance: To reduce the 25-foot peripheral landscaped setback from all external streets to a minimum of seven feet.

Design and Site Plan.

RECOMMENDATION

Staff recommends the Planning and Development Board, acting as the Local Planning Agency forward this Petition (18-DP-04) to the City Commission with a recommendation as followed:

Waiver: Approval.

Rezoning: Approval, if Waiver is granted.

Master Development Plan: Approval, if Wavier and Rezoning are granted, with the following conditions:

- a. Uses shall be limited to (1) Office uses both professional office (including medical office) and general office; (2) Medical-related uses: Research and Diagnostic Facilities, Medical Labs, Physical, Occupational and Speech Therapy Facilities, Sale and Fitting and Fabrication of Durable Medical Equipment and Prosthetic Devices, and Ambulatory Surgical Centers; and (3) Other medical-related and hospital related uses determined by the Director or Designee to be similar in impact to the above-described uses in accordance with Section 3.14 of the Zoning and Land Development Regulations.
- b. The permitted uses shall not Pain Management Facilities, Social Service Facilities; facilities providing overnight stays, including but not limited ACLFs or shelters; or stand-alone pharmacies.
- c. Uses shall be subject to all regulations applicable to such uses as outlined in the City of Hollywood Code of Ordinances and Zoning and Land Development Regulations.

Modification 1 - 2: Approval, if Waiver, Rezoning, and Master Development Plan are granted.

Variance: Approval, if Waiver, Rezoning, and Master Development Plan and Modifications are granted.

Design: Approval.

Site Plan: Approval, if Waiver, Rezoning, and Master Development Plan, Modifications, Variance, and Design are granted.

BACKGROUND

The subject site is located within the Hillcrest Planned Unit Development as approved in 1976 and amended numerous times following the original approval. In 2000, the City of Hollywood City Commission granted approval to amend the Hillcrest PUD to permit the use of office at the subject site and also designated the Land Use as Commercial Flex, to allow for non-residential uses. The Commission also placed a condition that the office be limited to professional offices as defined in the Zoning and Land Development Regulations. At the time when the site was granted approval as an office site, no thresholds were established such as height, and setbacks. As such in 2018, the Applicant came before the Board seeking a recommendation from the Board to City Commission for Design and Site Plan approval, however at this meeting the Applicant advised there were additional uses requested not previously considered before their Board appearance. At this meeting, the Board recommended approval to the City Commission based on the original proposal without the uses mentioned by the

Applicant at the meeting, however the item did not move forward to the City Commission as the Applicant has revised their application to include the full extent of the proposal.

REQUEST

The Applicant requests a change in zoning designation to Planned Development (PD), approval of the Master Development Plan, Waiver, Modifications, Variance, Design, and Site Plan for an 18,000 square foot office building (Tobin Offices).

The Applicant proposes to rezone to PD for the property located at 3701 Hillcrest Drive. The current zoning designation of Planned Unit Development-Residential (PUD-R) as written in the code states that a PUD-R is a district that “permits a development which is comprised primarily of residential uses, but also upon approval, certain minimum nonresidential uses which are of supporting and complementary character.” As the uses requested by the Applicant are tailored to complement to the adjacent Hospital community, rather than the residential community, Staff found that the nonresidential uses proposed did not meet the regulations and were more intense than what is permitted and would not be permitted in the PUD-R zoning designation. The PD zoning designation would be better suited in a PD zoning district as it does not have this same restriction which limits non-residential uses. PUD-R and PD are similar in nature as both require requires final approval by the City Commission for uses, and site development. The PD zoning designation simply allows the Applicant flexibility in possible uses that would still require City Commission approval before moving forward. Along with the rezoning to PD, a Master Development Plan approval is required to ensure development will occur according to limitations of land use, site design, building coverage, and improvement standards. Staff recommends the following conditions to ensure that the uses moving forward are consistent with possible future approvals:

- a. Uses shall be limited to (1) Office uses both professional office (including medical office) and general office; (2) Medical-related uses: Research and Diagnostic Facilities, Medical Labs, Physical, Occupational and Speech Therapy Facilities, Sale and Fitting and Fabrication of Durable Medical Equipment and Prosthetic Devices, and Ambulatory Surgical Centers; and (3) Other medical-related and hospital related uses determined by the Director or Designee to be similar in impact to the above-described uses in accordance with Section 3.14 of the Zoning and Land Development Regulations.
- b. The permitted uses shall not Pain Management Facilities, Social Service Facilities; facilities providing overnight stays, including but not limited ACLFs or shelters; or stand-alone pharmacies.
- c. Uses shall be subject to all regulations applicable to such uses as outlined in the City of Hollywood Code of Ordinances and Zoning and Land Development Regulations.

Furthermore, Planned Developments are required to contain a minimum of ten acres of land under unified control. However, this requirement may be waived by the City Commission upon the recommendation of the Planning and Development Board. As the subject site is just under an acre, the Applicant is requesting a waiver of the ten acre minimum requirement.

The three story office building will feature office spaces on the second and third floor with only the lobby located on the ground floor. The Applicant plans to utilize the third floor to act as their corporate offices and lease out the remaining floor. The overall style of the building provides a complementary look to the surrounding structures. Architectural elements of the design, such as medallions, decorative brackets, arches, banding, and decorative railing, come together to create a design that is not intrusive, and enriches the character of the community. The artistic materials and elements, and living green wall, create dynamic and visually appealing façades enhancing the overall design of the site. Furthermore, the design also uses landscaping to enhance and frame the property. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along Hillcrest Drive (Ben Tobin Drive). The Applicant has worked carefully with Staff to ensure a Design and Site Plan that was in line with the regulations and cohesive with the character of the community. The proposed Design and Site Plan is no different than what was seen and approved by the Board in 2018.

While PD zoning requires no setbacks for interior yards, there is a required 25 foot landscape setback from all external streets. Given the site's location, this setback is required along Hillcrest Drive and S. 37th Avenue; two street that are within the Hillcrest PUD-R Development. The Applicant is requesting a Variance to reduce this requirement to provide a landscape buffer ranging in width from approximately 7 feet to 12 feet.

The Applicant is also requesting modifications. These modification are the same modification considered and approved by the Board in 2018. As portions of the parking lot is located under the building, the Applicant is requesting the modifications to (1) reduce the square footage requirement for terminal islands; and (2) reduce the required percentage of landscaping of the paved vehicular use area. Due to the configuration of the site and columns to support the structure, there is difficulty in meeting the minimum requirements of the code regulations. Additionally, to mitigate the reduced landscape requirements as it relates to the terminal islands and vehicular use area, the Applicant has proposed permeable concrete material for 25 percent of the site area.

Applicant: Harwin Tobin 3701, LLC
Address/Location: 3701 Hillcrest Drive (3701 Ben Tobin Drive)
Net Area of Property: 30, 029 square feet (0.896 acres)
Land Use: Commercial Flex (COMFLEX)
Zoning: Planned Unit Development – Residential (PUD-R)
Existing Use of Land: Vacant

ADJACENT LAND USE

North: Office (OFF)
South: Medium Residential (MRES)
East: Open Space Recreation (OSR)
West: Medium Residential (MRES)

ADJACENT ZONING

North: Hospital District (HD)
South: Planned Unit Development – Residential (PUD-R)
East: Government Use (GU)
West: Planned Unit Development – Residential (PUD-R)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The goal of the Land Use element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property. The project is consistent with the Land Use element of the Comprehensive Plan.

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 6, the West-Central Hollywood area, is defined by I-95 to the east, Pembroke Road to the south, Sheridan Street to the north and 56th Avenue to the west. This area is comprised of the residential neighborhoods of Hollywood Hills, Park East and Hillcrest. The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Rezoning as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: That the petition for a change of zoning district will not result in spot zoning or contract zoning.

ANALYSIS: The Applicant proposes to rezone to PD for the property located at 3701 Hillcrest Drive. The current zoning designation of Planned Unit Development-Residential (PUD-R) as written in the code states that a PUD-R is a district that "permits a development which is comprised primarily of residential uses, but also upon approval, certain minimum nonresidential uses which are of supporting and complementary character." As the uses requested by the Applicant are tailored to complement to the adjacent Hospital community, rather than the residential community, Staff found that the nonresidential uses proposed did not meet the regulations and were more intense than what is permitted and would not be permitted in the PUD-R zoning designation. The PD zoning designation would be better suited in a PD zoning district as it does not have this same restriction which limits non-residential uses. PUD-R and PD are similar in nature as both require requires final approval by the City Commission for uses, and site development. The PD zoning designation simply allows the Applicant flexibility in possible uses that would still require City Commission

approval before moving forward. The Zoning and Land Development Regulations provides and encourages Planned Developments as a tool for flexibility in development for most areas of the City.

FINDING: Consistent.

CRITERION 2: That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City’s Comprehensive Plan.

ANALYSIS: Although several approvals for this property has been sought, the site has remained vacant quite some time. Development of this site meets the Goals of the Comprehensive Plan by allowing land owners to maximize the use of their property while simultaneously redeveloping an underutilized portion of the City and development. The proposed change will promote the policies stated in the City Wide Master Plan such as improving infrastructure, and upgrading properties. Furthermore, the proposed uses will assist in better serving the adjacent hospital community.

FINDING: Consistent.

CRITERION 3: That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary.

ANALYSIS: The office and healthcare industry has significantly evolved. As such, the proposed uses were determined to be too intense to be considered a part of the original 1976 Hillcrest PUD-R Development or consistent with the office approval in the year 2000. The proposed rezoning allows the Applicant to maintain the “planned development” character of Hillcrest while permitting flexibility in uses as approved by the City Commission.

FINDING: Consistent.

CRITERION 4: The proposed change will not adversely influence living conditions in the neighborhood.

ANALYSIS: The proposed zoning designation change would allow for the redevelopment of vacant and underutilized lands. As proposed, the scale, massing, building placement, and character of the proposed project is compatible with the surrounding area; it should not adversely influence living conditions in the neighborhood. In addition, the Project will further economic development in the City.

FINDING: Consistent.

CRITERION 5: That the proposed change is compatible with the development(s) within the same district/neighborhood.

ANALYSIS: The subject site is located adjacent to a residential and hospital community. While some the uses proposed are inconsistent with the PUD-R regulations, the uses can prove to be a benefit to the residential community as it will complement the adjacent hospital community and allowing those uses to better serve the residential community.

Planned Developments are required to contain a minimum of ten gross acres of land under unified control. This requirement may be waived by the City Commission upon the recommendation of the Planning and Development Board. The Applicant is requesting a waiver of the ten acre minimum requirement. As the proposed project is compatible with the surrounding area, Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward a recommendation of approval for the waiver of the minimum requirement.

FINDING: Consistent, if the waiver is granted.

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

VARIANCE 1: To reduce the required 25-foot peripheral landscaped setback from all external streets to a minimum of seven feet.

CRITERION 1: That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS: The required 25-foot peripheral landscape setback is intended for larger Planned Developments. Due to its location within the Hillcrest PUD-R at the outskirts, the external streets are the streets that were considered internal to the PUD-R. As such, Staff finds that the proposed project maintains the basic intent of the regulation.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The Applicant has shown considerable effort in proposing a sensible project which both protects and enhances the existing community. The project’s massing, scale, rhythm, and architectural elements, and site layout are compatible with the adjacent neighborhood. It is a much needed improvement for the overall site. The buffer would not be detrimental to the appearance of the Hillcrest Community.

FINDING: Consistent.

CRITERION 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from

time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property owners to build an economically feasible development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. The development of this site will enhance the property's appearance and that of surrounding areas; as well as improve the community.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The requested variance is not economically based and better serves the intent of the applicable regulations. This Variance is needed to better serve the site as the streets now considered external were once considered internal when the PUD-R was created.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of Criteria and Findings for Design as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.

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

ANALYSIS: The proposed development offers a design that can be seen as a positive addition to the surrounding community. Architectural elements of the design, such as medallions, decorative brackets, arches, banding, and decorative railing come together to create a design that is not intrusive, and enhances the character of the neighborhood. The artistic materials and elements, and living green wall, create dynamic and visually appealing façades that help to enrich the surrounding area.

FINDING: Consistent.

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

ANALYSIS: The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the surrounding neighborhood. The design is not intrusive to the neighborhood and utilizes styles and elements found throughout the neighborhood, and introduces a fresh look to the area that helps to propel the sense of community.

FINDING: Consistent.

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

ANALYSIS: As there are no established threshold as it relates to regulations such as setbacks and height, the Applicant has carefully worked with Staff to propose a design that is consistent and complementary with the massing and scale of the surrounding area.

FINDING: Consistent.

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

ANALYSIS: The Applicant has worked with the City Landscape Architect to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along the frontage.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations on June 7, 2018. Therefore, staff recommends approval, if the Waiver, Rezoning, Master Development Plan, Modifications, Variance and Design are granted.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map

ATTACHMENT A
Application Package

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: 1/7/19

Location Address: 3701 Ben Tobin Drive, Hollywood, FL 33021

Lot(s): _____ Block(s): 9 Subdivision: Hillwood Sec Three

Folio Number(s): 5142-19-27-0072 PB69; PG 10

Zoning Classification: PUD-R Land Use Classification: Complex

Existing Property Use: Vacant Lot Sq Ft/Number of 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): 18-DP-04

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

Explanation of Request: See Attached Letter from Greenberg Traurig

Number of units/rooms: _____ Sq Ft: 18,000

Value of Improvement: \$4,625,000.00 Estimated Date of Completion: August 2019

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

Name of Current Property Owner: Harwin-Tobin 3701, LLC

Address of Property Owner: 1101 Ben Tobin Drive, Hollywood, FL 33021

Telephone: 954-989-3000 Fax: 954-985-1116 Email Address: jtobin@tobinprop.com

Name of Consultant/Representative/Tenant (circle one): Charles Michelson/Barbara Hall

Address: 3501 Griffin Rd., Ft. Lauderdale, FL 33312 Telephone: 954-266-2700

Fax: _____ Email Address: cmichelson@saltzmichelson.com/hallb@gtlaw.com

Date of Purchase: 1945 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: Robert DeTorres

Address: 1101 Ben Tobin Drive, Hollywood, FL 33021

Email Address: rdetorres@tobinprop.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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: [Signature] Date: 1-7-19

PRINT NAME: Jason L. Tobin Date: _____

Signature of Consultant/Representative: [Signature] Date: 1/7/19

PRINT NAME: Charles Michelson Date: _____

Signature of Tenant: _____ Date: _____

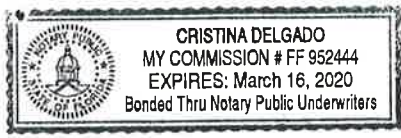
PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 7 day of January 2019

[Signature]
Notary Public
State of Florida



[Signature]
Signature of Current Owner

Jason Tobin
Print Name

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



Barbara A. Hall
Tel: (954) 768-8236
Fax: (954) 759-5536
Hallb@gtlaw.com

December 31, 2018

[Via Email - DMOISE@hollywoodfl.org](mailto:DMOISE@hollywoodfl.org)

Deandrea Moise
Planning Administrator
City of Hollywood
Department of Development Services
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33022-9045

Re: Request for Planned Development (PD) District Rezoning and other approvals for a Mixed-Use Medical/Office Building – 3701 Ben Tobin Drive, Hollywood, Florida

Dear Ms. Moise:

This letter accompanies a new General Application for a PD Rezoning and requests for other approvals for a property of approximately .9 of an acre at 3701 Ben Tobin Drive, Hollywood, Florida (the “Subject Property”), to be developed with an 18,000-square foot, three-story office building that was recently recommended for approval by the Planning and Development Board.

Following the Planning and Development Board action the pending application for this office building was withdrawn because the uses requested were thought to have been better obtained through a rezoning to PD. We have agreed with that recommendation and are therefore filing this application.

The design of the office building and the site plan have not changed from what was previously approved by the Planning and Development Board.

This rezoning is being done because Tobin Properties wishes to use the proposed high-end office building for its corporate headquarters and to be able to accommodate hospital-related uses in this location adjacent to Memorial Hospital South.

We are therefore proposing that the Subject Property be rezoned to PD with “Permitted Uses” that allow the following.

- 1) Office uses both professional office (including medical office) and general office;
- 2) Medical-related uses: Research and Diagnostic Facilities; Medical Labs; Physical, Occupational and Speech Therapy Facilities; Sale and Fitting and Fabrication of Durable Medical Equipment and Prosthetic Devices; Ambulatory Surgical Centers;
- 3) Other medical-related and hospital related uses determined by the Director to be similar in impact to the above-described uses in accordance with Section 3.14 of the Zoning and Land Development Regulations; and
- 4) The permitted uses shall not be interpreted to include Pain Clinics, Social Service Facilities, Facilities providing overnight stays including but not limited to ACLFs or Shelters, or Stand-Alone Pharmacies

To allow the Subject Property to be developed in a manner that makes its development possible and viable we are requesting the following approvals.

1. Rezoning from PUD-R to Planned Development (PD).
2. Waiver from the required minimum ten (10) acres for Planned Developments.
3. Modification to reduce the required square footage of terminal island.
4. Reduce the required percentage of landscaping of the paved vehicular use area.
5. Variance to reduce the required 25’ peripheral landscaped setback from all external street.

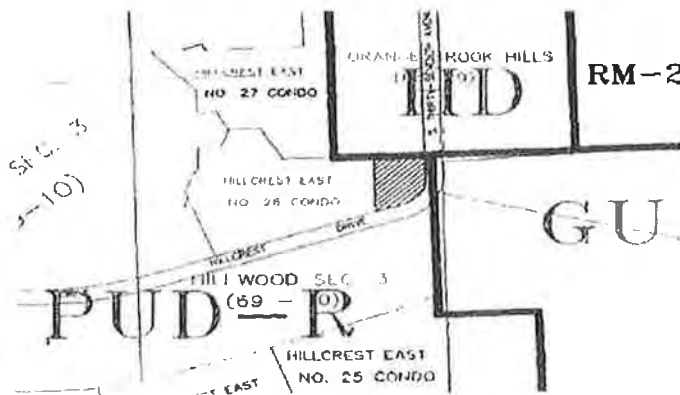
We believe the approvals, if granted, will allow for the development of the Subject Property in a manner that is both consistent with the intent of all applicable land use regulations and is compatible with the surrounding neighborhood. In fact, we believe that when the Subject Property is developed as proposed it will be an important addition to the neighborhood and to the City.

Two of the requested development approvals, the Rezoning and the Variance, are subject to criteria established by the City’s Zoning and Land Development Regulations. We have outlined below this application’s compliance with the criteria.

A. Rezoning Request:

This application requests a rezoning from PUD-R to PD. Section 5.3.K.2 of the City's Zoning and Land Development Regulations generally describes the standards for reviewing a request for a change of zoning district as follows.

1. **The requested rezoning will not result in spot or contract zoning.** The rezoning to PD does not create spot zoning and is not contract zoning. Instead this rezoning provides a transition from the PUD-R to the HD districts. The Subject Property has since 2000 been approved as Commercial Flex to allow office uses on the property in recognition of the Subject Property's location straddling the PUD-R and HD districts (as shown highlighted below) and their established uses. The PUD-R district is a planned district for which the development is subject to a Master Plan. Likewise, the PD district is also a planned district subject to a Master Plan but the PD district provide the flexibility to allow uses consistent with the "hospital-related uses" allowed in the HD district.



In adopting a master plan with a 3-story building of 18,000 square feet the development of the Subject Property through a PD Zoning will be compatible with and, in fact, less intense than the adjacent residential uses, but still will also serve the hospital and its uses.

2. **Consistency with the Comprehensive Plan.** The requested rezoning is consistent with and furthers many of the goals, objective and policies of the City's Comprehensive Plan, including, but not limited to, Land Use Element Policy 8.1 that states, in part, "ensure that the City's population is adequately serviced by sufficient amounts of commercial with varying intensities or service areas and to ensure that the potential adverse impacts of commercial land uses on adjacent residential areas are mitigated." The proposed development of the office building will, because of its location, its limited height and square footage and attractive façade mitigate any potential adverse impacts from commercial use adjacent to the PD-R, which is developed with high-density residential uses.
3. **Change of Conditions.** Activity at Memorial South has increased due to the development of an extensive rehabilitation program at the facility. The increase in

activity has resulted in the need for additional medical and hospital related facilities in the vicinity of the hospital. The City has interpreted the PUD-R not to allow a number of the uses that could in fact be housed in the proposed office building without adverse impacts to the neighborhood. A change of zoning to a different planned district has become necessary to accommodate that need.

4. **The requested rezoning will not adversely influence living conditions in the neighborhood.** The neighborhood consists of a hospital, large expanses of parking lots and high rise residential buildings. The proposed development of a 3-story, 18,000 square foot office with medical and hospital uses will create little to no impact in the neighborhood.



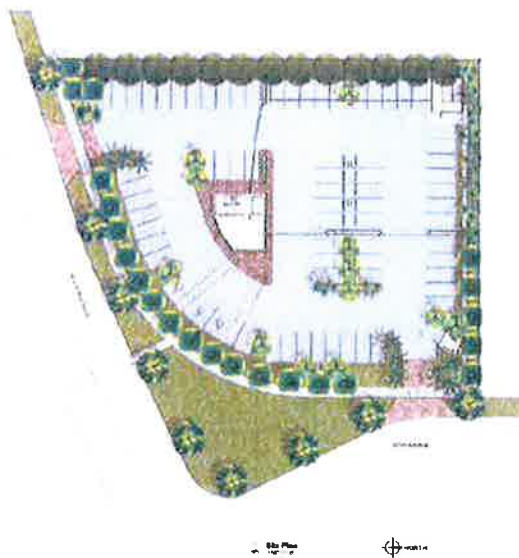
5. **The requested rezoning is compatible with the developments within the same district/neighborhood.** As described in the sections above, this is a very low-intensity, low-impact use that will serve both the residential neighborhood and the hospital without adverse impacts in a very attractive building.

B. Variance Request:

This application includes a request for a 25' peripheral landscaped setback from all external streets. Given the size of the parcel and its configuration it is not possible to provide a 25' landscaped setback from the adjacent street, provide the required parking and site have a viable development. Shown below is a rendered site plan which depicts the parcel configuration, parking and landscape buffers. The Property Owner has however designed an attractive site plan that includes 4,700 square feet of pervious concrete paving and a 410-square foot living wall to compensate for the inability to provide a 25-foot landscaped setback.

1. **The requested variance maintains the basic intent and purpose of the subject regulation and does not adversely impact the stability and appearance of the City.** The 25' landscaped setback was designed for a much larger PD. In this case the property is less than an acre and a 25' landscaped setback would make it undevelopable. Nevertheless, the Subject Property will be beautifully landscaped with landscaping surrounding along the entire perimeter of the site to a depth in keeping with the size of the parcel and the building size.
2. **The requested variance is otherwise compatible with the surrounding land uses and is not detrimental to the community.**

The property is surrounded on two sides with parking lots and on two sides by rights-of-way. Each right of way frontage has included in the right-of-way a 10-foot grassed landscaped strip and a 5-foot sidewalk. The landscape buffer on the property adjacent to those rights-of-way is 10' feet resulting in a 25' setback from the paved portion of the right-of-way. This condition is consistent with the surrounding uses and not detrimental to the community. In addition, the reconfiguration of the intersection of the two adjacent roadways has created a substantial green triangular area that further separates the property from the paved right-of-way.



3. **The requested variance is consistent with and in furtherance of many of the goals, objectives, and policies of the City's Comprehensive Plan.** The requested variance allows an attractive building to be developed on the Subject Property where compliance with the setback criteria would render the site undevelopable in any meaningful way. (see Section A.2. above).
4. **The need for the requested variance is not economically based or self-imposed.** The variance is needed due to the parcel being less than an acre in size and the requirement for a 25' landscape buffer being entirely out of proportion to the size of the parcel. In addition, because the parcel has an irregular curvilinear-shape and fronts on two rights-of- way the landscape buffer requirement becomes that much more onerous in its impact to the Subject Property
5. **The requested variance is necessary to comply with all applicable laws and is the minimum variance necessary to comply with such applicable laws.**

The requirement to provide required parking and landscaping and have land area left for building development means that with a parcel of less than an acre, complying with a 25' landscape setback cannot be done.

Thank you for your consideration of this application and these requests.

Very truly yours.


Barbara Hall



April 2, 2018

Deandrea Moise, Associate Planner
City of Hollywood Development Services
Planning Division | Hollywood, FL

Re: Design Criteria for
Tobin Office Building
3701 Ben Tobin Drive, Hollywood, FL

Dear Deandrea,

The architectural style for this 3-story, 18,000 SF multi-tenant office building embodies a classic Mediterranean Revival Style, which is common to many municipalities throughout South Florida. The use of sloped Spanish 'S' tile roofs, towers, decorative brackets, arches, stucco walls, medallions, trellises, banding and trim reinforces the Mediterranean Style and creates an array of building elements that are both attractive and interesting.

The main entrance is designed to be a prominent feature, highlighted by a natural copper roof that is reminiscent of the Mediterranean Style. Decorative screen walls have been incorporated at the ground level to help conceal parked cars under the building from view. The use of pastel colors allows the building façade to blend well with the surrounding neighborhood and landscape.

Towers, banding, and fenestrations help break up the massing of the building. Small window openings, keystone veneers and moldings, and decorative railings provide a human scale for pedestrians to relate to. The adjacent medical office building and hospital that are located to the north are six stories in height. In comparison, the proposed office building is only three stories in height, which again stresses the human scale.

The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street. A 'Green Living Wall' has been introduced on the east façade to soften the building lines, similar to vines on a façade. Native trees and ground covers, such as live oaks, satin leaves, foxtail palms and triple solitaire palms are used throughout the landscape design.

Should you have any questions on the above, please feel free to contact us.

Very truly yours,
Saltz Michelson Architects

Scott Willis, RA, LEED AP
Senior Project Manager
SW:jw



Holland Engineering, Inc.

3900 Hollywood Blvd., Suite 303
Hollywood, FL 33021

March 26, 2018

FIRE FLOW CALCULATIONS
Tobin Building
A Three Story Commercial Building
3701 Hillcrest Drive, Hollywood

These calculations are for a three (3) story commercial building, with a total ground floor square footage of 1,120 SF. The entire building is non-combustible construction.

Fire Flow Area = 18,000 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total floor area of all floor levels. The total square footage of the three floors is 18,000 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 1,500 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

$1,500 \text{ gpm} \times 75\% = 1,125 \text{ gpm}$ (fire flow credit)

$1,500 \text{ gpm} - 1,125 \text{ gpm} = 375 \text{ gpm}$

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

Fire flow required = 1,000 gpm

Prepared by:

Susan C. Holland, P.E.
Lic. No. 41831



Google



Google



S 37th Ave

Google



Google



Google

A New Generation “Green Living”

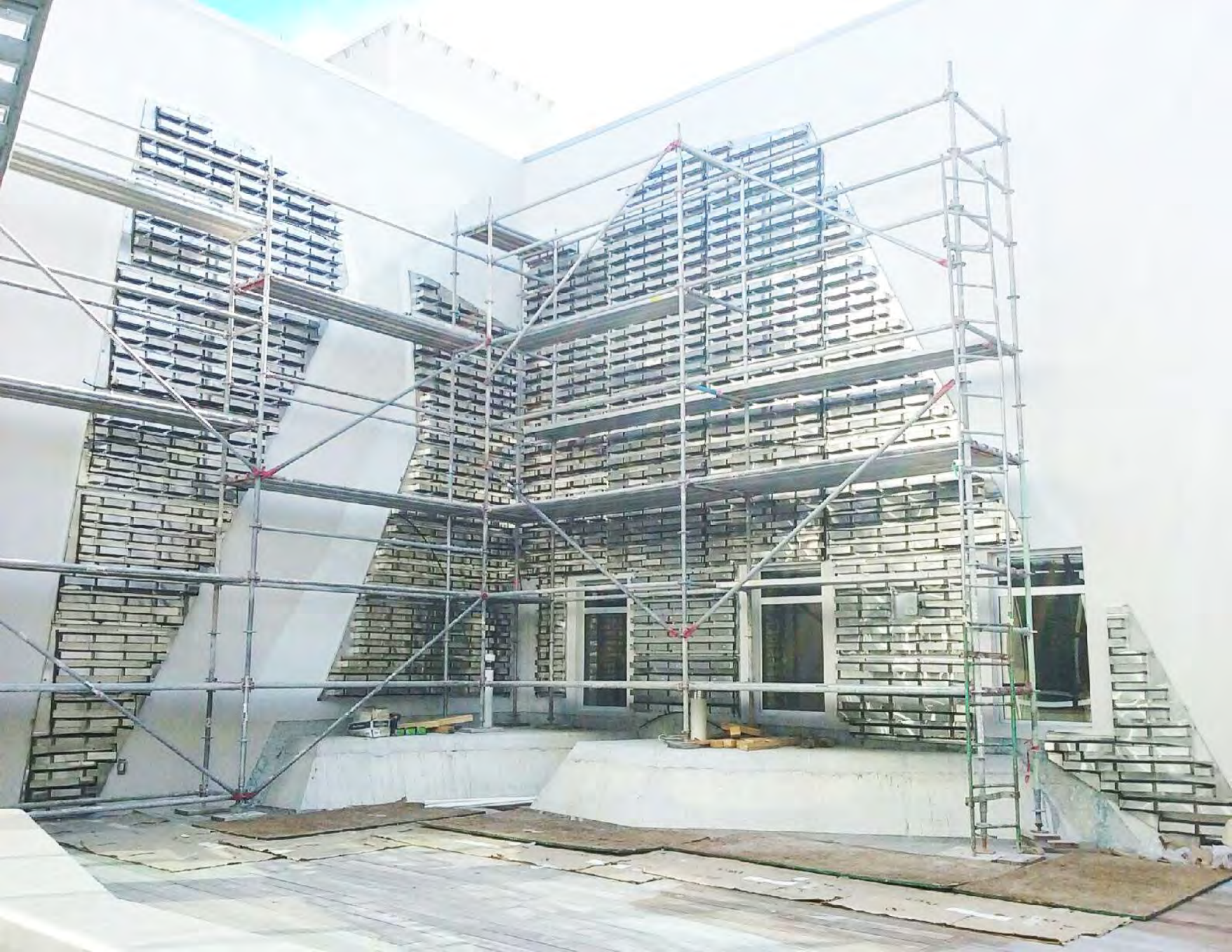
Get At The
Forefront of
The Future
of Green
Building



ANDROMEDA
DISTRICT

Our mission is to offer first class expertise in the manufacturing and installation of Eco Green Living Walls Systems. All the while promoting sustainability between humanity and the natural environment.





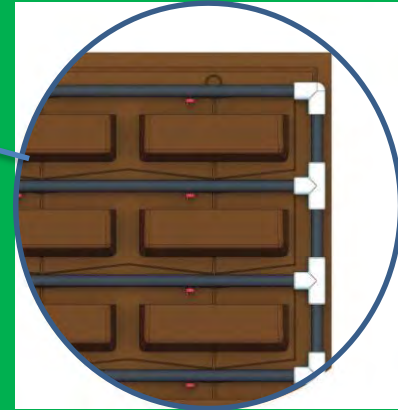


System's Main Features

1. Easy 3 step Installation
2. Automatic programmed Irrigation
3. Waterproofed fiber glass Panels
4. Excellent for both Indoor And Outdoor applications



Automatic Irrigation System



DRIP IRRIGATION
TO EACH MODULE



HYDRAULIC PUMP



VALVE



FILTER



WATER SUPPLY



All Plants Are Handpicked From Our Local Nursery



Multiple-Planting Layouts



LEED CERTIFICATION CREDITS AND SOLID R.O.I. FOR ALL APPLICATIONS.

European office workers who work in environments with natural elements, such as greenery and sunlight,

report a

13%

**higher level
of well-being**

and are

8%

**more
productive**

The Return of Investment FOR ALL APPLICATIONS

- A single Green Living Wall can clean as much urban air as 275 trees!
- Green Living Walls improve property value? Up to a 35% increase in value!

Believe. Think. Innovate. Achieve. Sustainably.



Boost productivity and performance



Enhance worker satisfaction



Reduce sick leave, stress levels and absenteeism



Powerful recruitment and retention tool



Why is biophilic design better?

11%



Up to 11% gains in productivity from fresh air

23%



Up to 23% improvement in productivity from good lighting and access to views

25%



Up to 25% better functioning memory when workers have outside views

18%



Up to 18% increase in productivity through access to daylight

Why Is Biophilic Design Relevant Today?

The World Health Organization expects stress related illness, such as mental health disorders and cardiovascular disease, to be the two largest contributors to disease by 2020. With a diminished connection to nature, the increasing pressure on urban space we have less opportunity to recuperate our mental and physical energy.

Incorporating direct or indirect elements of nature into the built environment have been demonstrated through research to reduce stress, blood pressure levels and heart rates, while increasing productivity, creativity and self reported rates of well-being.



Biophilia Benefits

- Exposure to nature could be used as a way to minimize symptoms of ADD and ADHD in children. This could result in reduced consumption of ADD and ADHD medication. **A 10% reduction in spending on this medication amounts to around \$228 million annually in savings to American families.**



Biophilia Benefits

A person in a purple tank top and black pants is sitting in a meditative lotus position on a wooden deck. They are facing a vibrant green waterfall cascading into a pool of water. Sunlight filters through the trees, creating a peaceful atmosphere. The scene is framed by dark, mossy tree trunks on the sides.

Biophilia Reduces Crime

Enhances Peace & Serenity

- **Biophilic landscapes reduce crime.** Biophilic landscapes throughout the city could save New York \$1.7 billion in incarceration costs.

Another pivotal study exploring the relationship between vegetation and crime on a public housing development in Chicago, was conducted by Kuo and Sullivan in 2011. Amazingly, findings from their study revealed that 7 to 8% of all violent and property-related crimes correlated with minimal proximity to vegetation, demonstrating the potentially life changing impacts of plant life on reducing criminal behavior and violence.

Biophilia Benefits

The Effects On The Memory



- Students at the University of Michigan were given a brief memory test, then divided into two groups. One group took a walk around an arboretum and the other half took a walk down a city street. When the participants returned and did the test again, those who had walked among trees did almost 20% percent better than the first time. The ones who had taken in city sights instead did not consistently improve.

Biophilia Benefits

- One study found that walks in the forest were specifically associated with decreased levels of anxiety and bad moods, and another found that outdoor walks could be "useful clinically as a supplement to existing treatments" for major depressive disorder.



Benefits of Green Walls







Maintenance & Care Options

1. Per Month
2. Per Visit



1 AERIAL



2 GENERAL INFORMATION



SITE ADDRESS	3701 BEN TOBIN DRIVE, HOLLYWOOD, FL 33021
PROPERTY OWNER	HARWIN-TOBIN 3701, LLC.
MAILING ADDRESS	1101 BEN TOBIN DRIVE, HOLLYWOOD, FL 33021
LOT SIZE	39,029 SF NET (0.896 ACRES) FOLIO: 5142-19-27-0072

LEGAL DESCRIPTION	A PORTION OF BLOCK 9 OF "HILLWOOD SECTION THREE" AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 9, RUN SOUTH 00 DEGREES 18 MINUTES 53 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 37TH AVENUE, 95.47 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 120.00 FOOT RADIUS CURE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 75 DEGREES 30 MINUTES 00 SECONDS, AN ARC DISTANCE OF 151.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72 DEGREES 48 MINUTES 53 SECONDS WEST, 111.23 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST 242.63 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 9; THENCE SOUTH 89 DEGREES 54 MINUTES 29 SECONDS EAST, 190.00 FEET TO THE POINT OF BEGINNING. CONTAINING 39,029 SQUARE FEET (0.896 ACRES)
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DESCRIPTION	VALUE
CURRENT ZONING	PUD-R
CURRENT LAND USE	COMPLEX
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
CURRENT USE	VACANT
PROPOSED USE	1. OFFICE USES BOTH PROFESSIONAL OFFICE (INCLUDING MEDICAL OFFICE) AND GENERAL OFFICE; 2. MEDICAL-RELATED USES: RESEARCH AND DIAGNOSTIC FACILITIES; MEDICAL LABS; PHYSICAL, OCCUPATIONAL AND SPEECH THERAPY FACILITIES; SALE AND FITTING AND FABRICATION OF DURABLE MEDICAL EQUIPMENT AND PROSTHETIC DEVICES; AMBULATORY SURGICAL CENTERS; 3. OTHER MEDICAL-RELATED AND HOSPITAL RELATED USES DETERMINED BY THE DIRECTOR TO BE SIMILAR IN IMPACT TO THE ABOVE-DESCRIBED USES IN ACCORDANCE WITH SECTION 3.14 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; AND 4. THE PERMITTED USES SHALL NOT BE INTERPRETED TO INCLUDE PAIN CLINICS, SOCIAL SERVICE FACILITIES, FACILITIES PROVIDING OVERNIGHT STAYS INCLUDING BUT NOT LIMITED TO ACLFS OR SHELTERS, OR STAND-ALONE PHARMACIES.
NET LOT AREA	39,029 SF OR 0.896 ACRES
TOTAL BUILDING FOOTPRINT	9,306 SF (31% OF SITE AREA)
TOTAL VEHICULAR USE AREA	17,379 SF (59% OF SITE AREA)
VUA LANDSCAPE AREA	25% OF 17,379 SF = 4,345 SF REQUIRED 1,669 SF PROVIDED (EXCLUDES LANDSCAPE BUFFERS) (10% OF VUA)
TOTAL IMPERVIOUS AREA	29,781 SF - 4,700 SF OF PERVIOUS CONCRETE = 25,081 SF (64% OF SITE AREA)
TOTAL PERVIOUS AREA	10% OF 39,029 SF = 3,902 SF REQUIRED TOTAL LANDSCAPE AREA PROVIDED: 9,248 SF (24% OF SITE AREA) PERVIOUS CONCRETE PROVIDED: 4,700 SF (12% OF SITE AREA) TOTAL PERVIOUS AREA: 13,948 SF (36% OF SITE AREA)
TOTAL BUILDING AREA	1ST FLOOR AREA COMMON AREA: 482 S.F. OFFICE AREA: 0 S.F. VERTICAL CIRCULATION: 557 S.F. TOTAL: 1,039 S.F. 2ND FLOOR AREA COMMON AREA: 434 S.F. OFFICE AREA: 7,837 S.F. VERTICAL CIRCULATION: 310 S.F. TOTAL: 8,581 S.F.

2ND FLOOR TERRACE	725	S.F.
3RD FLOOR AREA		
COMMON AREA:	0	S.F.
OFFICE AREA:	8,114	S.F.
VERTICAL CIRCULATION:	235	S.F.
TOTAL:	8,349	S.F.
3RD FLOOR TERRACE	1,166	S.F.
TOTAL FLOOR AREA:	18,000	S.F.
NOTE: TERRACES NOT INCLUDED IN TOTAL FLOOR AREA.		

3 SETBACKS

DESCRIPTION	VALUE
REQUIRED	NONE
PROPOSED	FRONT (S.E. SIDE) = 58'-0" EAST SIDE = 75'-5" WEST SIDE = 10'-0" REAR (NORTH SIDE) = 10'-0"

4 HEIGHTS

DESCRIPTION	VALUE
MAXIMUM ALLOWED	UNLIMITED
PROPOSED	HIGHEST POINT OF THE BUILDING (TOP OF THE TOWER ON ROOF = 74'-4") BUILDING IS THREE STORIES 50'-0" TO BUILDING ROOF LINE

5 PARKING

DESCRIPTION	VALUE
REQUIRED FOR OFFICE USE	18,000 SF / 250 SF PER CAR = 72 SPACES
PROVIDED	72 SPACES (3 H.C. SPACES)
NOTE: STANDARD PARKING SPACES ARE 8'-6" X 19'-0"	

6 PROJECT SUMMARY

SUMMARY OF REQUESTS: VARIANCES, MODIFICATIONS & WAIVERS			
RE-ZONING	FROM PUD-R TO PLANNED DEVELOPMENT		
WAIVER	ACREAGE REQUIREMENT FOR PD		
	REQUIRED	PROVIDED	
	10 ACRES	0.896 ACRES	
MODIFICATION	REDUCE SQUARE FOOTAGE OF TERMINAL ISLANDS	REQUIRED 190 SF	PROVIDED 95 SF MIN.
	REDUCE REQUIRED PERCENTAGE OF LANDSCAPE FOR VUA	REQUIRED 25%	PROVIDED 10%
VARIANCE	25 FT PERIPHERAL LANDSCAPE BUFFER	REQUIRED 25'-0"	PROVIDED 10'-0"

TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE
HOLLYWOOD, FL

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

AA-0002897

Mark L. Saltz AR007171

Project No. :
2017-182
Drawn By :
ZH
Checked By :
SW
Date:
02/13/2019

REVISIONS

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MASTER DEVELOPMENT PLAN

SP1

TOBIN OFFICE BUILDING

3701 BEN TOBIN DRIVE
HOLLYWOOD, FL 33021



TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE, HOLLYWOOD, FL

SALTZ MICHELSON ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

AA-0002897

Mark L. Saltz AR007171

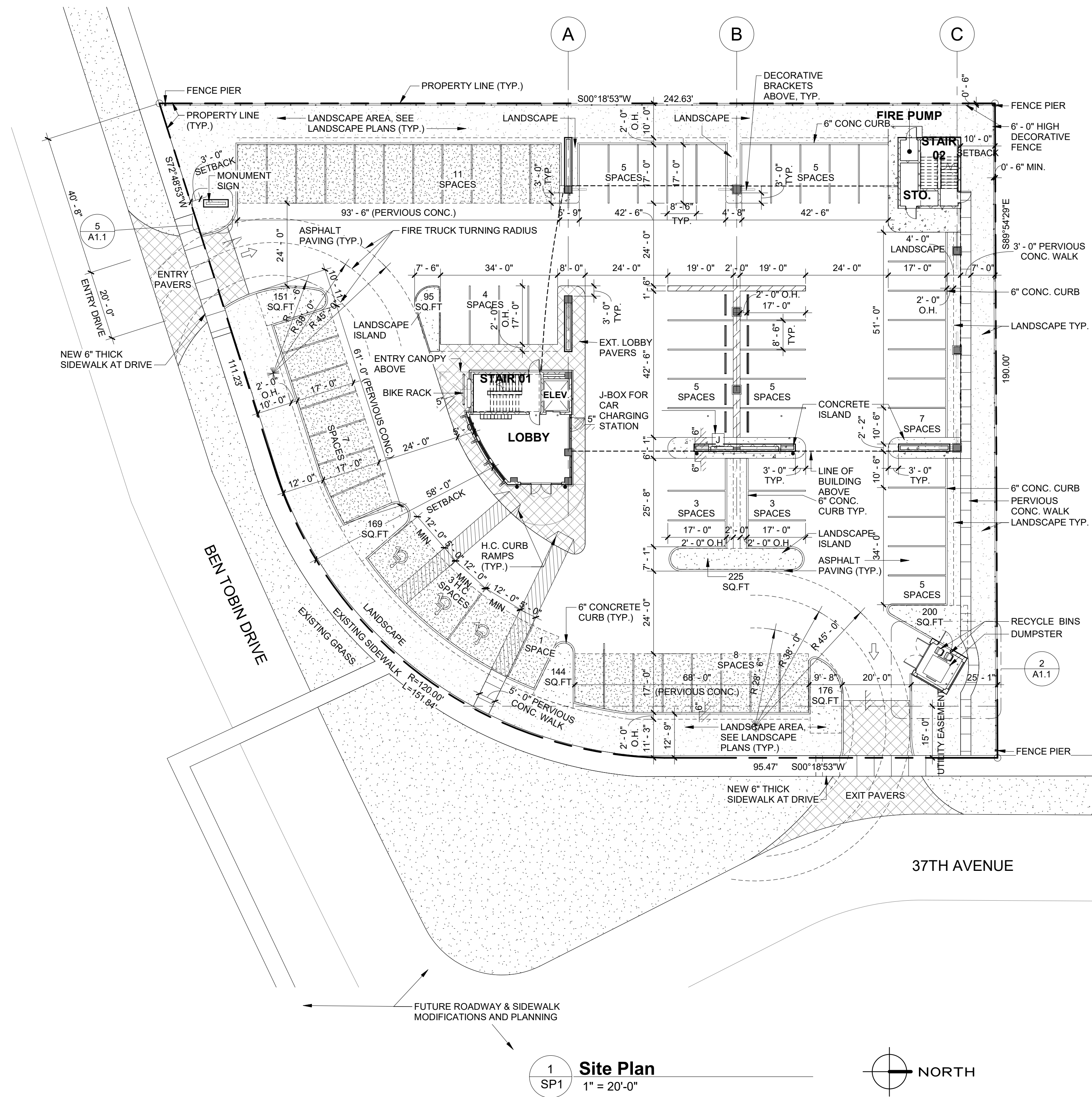
Project No. :
2017-182
Drawn By :
YD, ZH
Checked By :
SW
Date:
04/02/2018

REVISIONS

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T1

PROJECT TEAM	INDEX OF DRAWINGS	MEETINGS SCHEDULE	SITE LOCATION MAP																																																		
<p>OWNER: HARWIN-TOBIN 3701, LLC. 1101 BEN TOBIN DRIVE HOLLYWOOD, FL 33021 TELEPHONE: (954) 989-3000</p> <p>ARCHITECT: SALTZ MICHELSON ARCHITECTS 3501 GRIFFIN ROAD FORT LAUDERDALE, FL 33312 TELEPHONE: (954) 266-2700</p> <p>LANDSCAPE ARCHITECT: DAVE BODKER LANDSCAPE ARCHITECTURE / PLANNING, INC. 601 N. CONGRESS AVE, SUITE 105-A DELRAY BEACH, FL 33445 TELEPHONE: (561) 276-6311</p> <p>CIVIL ENGINEER: HOLLAND ENGINEERING, INC. 3900 HOLLYWOOD BLVD. HOLLYWOOD, FL 33021 TELEPHONE: (954) 367-0371</p>	<table border="0"> <tr> <td>ARCHITECTURE</td> <td>CIVIL</td> <td></td> </tr> <tr> <td>T1 COVER SHEET</td> <td>C-1 PAVING AND DRAINAGE PLAN</td> <td></td> </tr> <tr> <td>1 SURVEY</td> <td>C-2 WATER AND SEWER PLAN</td> <td></td> </tr> <tr> <td>SP1 SITE PLAN</td> <td>C-3 PAVEMENT MARKING AND SIGNAGE PLAN</td> <td></td> </tr> <tr> <td>A1.1 GROUND FLOOR PLAN</td> <td>C-4 STORMWATER POLLUTION PREVENTION PLAN</td> <td></td> </tr> <tr> <td>A1.2 SECOND FLOOR PLAN</td> <td>C5 CIVIL DETAILS</td> <td></td> </tr> <tr> <td>A1.3 THIRD FLOOR PLAN</td> <td></td> <td></td> </tr> <tr> <td>A1.4 ROOF PLAN</td> <td></td> <td></td> </tr> <tr> <td>A2.0 EXTERIOR ELEVATIONS</td> <td></td> <td></td> </tr> <tr> <td>A2.1 EXTERIOR ELEVATIONS</td> <td></td> <td></td> </tr> <tr> <td>LANDSCAPE</td> <td></td> <td></td> </tr> <tr> <td>L-1 LANDSCAPE PLAN</td> <td></td> <td></td> </tr> <tr> <td>L-2 LANDSCAPE SPECS & NOTES</td> <td></td> <td></td> </tr> <tr> <td>L-3 VUA CALCS</td> <td></td> <td></td> </tr> </table> <p>**COLOR BOARD ATTACHED FOR REFERENCE**</p>	ARCHITECTURE	CIVIL		T1 COVER SHEET	C-1 PAVING AND DRAINAGE PLAN		1 SURVEY	C-2 WATER AND SEWER PLAN		SP1 SITE PLAN	C-3 PAVEMENT MARKING AND SIGNAGE PLAN		A1.1 GROUND FLOOR PLAN	C-4 STORMWATER POLLUTION PREVENTION PLAN		A1.2 SECOND FLOOR PLAN	C5 CIVIL DETAILS		A1.3 THIRD FLOOR PLAN			A1.4 ROOF PLAN			A2.0 EXTERIOR ELEVATIONS			A2.1 EXTERIOR ELEVATIONS			LANDSCAPE			L-1 LANDSCAPE PLAN			L-2 LANDSCAPE SPECS & NOTES			L-3 VUA CALCS			<table border="1"> <thead> <tr> <th>TYPE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>PACO</td> <td>01-22-2018</td> </tr> <tr> <td>PRELIMINARY TAC</td> <td>03-05-2018</td> </tr> <tr> <td>FINAL TAC</td> <td>04-16-2018</td> </tr> </tbody> </table>	TYPE	DATE	PACO	01-22-2018	PRELIMINARY TAC	03-05-2018	FINAL TAC	04-16-2018	<p>SITE LOCATION</p> <p>SITE ADDRESS: 3701 BEN TOBIN DRIVE HOLLYWOOD, FL 33021</p> <p>NORTH</p> <p>1 SITE LOCATION MAP T1 N.T.S.</p>
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1 Site Plan
SP1
1" = 20'-0"

SUMMARY OF REQUESTS - VARIANCES, MODIFICATIONS, AND WAIVERS

RE-ZONING	FROM PUD-R TO PLANNED DEVELOPMENT
WAIVER	ACREAGE REQUIREMENT FOR PD
	REQUIRED 10 ACRES
	PROVIDED 0.896 ACRES
MODIFICATIONS	REDUCE SQUAREFOOTAGE OF TERMINAL ISLANDS
	REQUIRED 190 SQ.FT
	PROVIDED 95 SQ.FT MIN.
	REDUCE REQUIRED PERCENTAGE OF LANDSCAPE FOR VUA
	REQUIRED 25%
	PROVIDED 10%
VARIANCE	25 FEET PERIPHERAL LANDSCAPE BUFFER
	REQUIRED 25' - 0"
	PROVIDED 10' - 0"

GREEN BUILDING INITIATIVES

- A. Central air conditioner of 18 SEER or higher.
- B. Radiant barrier – Energy Star qualified – applied to attic or crawlspace.
- C. Energy efficient (Low e) windows. All windows shall conform to the Energy Star rating criteria for South Florida as approved by the NFRC (National Fenestration Rating Council).
- D. Energy efficient doors. All doors shall conform to the Energy Star rating criteria for South Florida.
- E. Energy Star approved roofing materials.
- F. Programmable thermostats.
- G. Occupancy/vacancy sensors.
- H. Dual flush toilets. These toilets when flushed use less than one gallon to flush liquid and 1.6 gallons or less for solids (USGBC). Plans shall indicate dual flush toilet. System must be verified by plumbing inspector at final inspection.
- I. All energy-efficient outdoor lighting. Suggested lights for outdoor spaces include fluorescent bulbs and fixtures with electronic ballasts (more efficient than magnetic types), low pressure sodium or mercury vapor, photovoltaic systems, LED lighting and low voltage landscape lights that run on a timer. All energy-efficient outdoor lighting shall be verified by electrical inspector at final inspection.
- J. Tankless water heater in lieu of a standard tank water heater. Documentation of energy savings must be provided. Product approvals should be provided with plans and shall indicate total energy demand. Tankless water heater shall be shown on plans and shall pass all required inspections.
- K. Electric vehicle-charging-station infrastructure.

SITE DATA

CURRENT ZONING:
PUD-R

CURRENT LAND USE:
COMPLEX

OCCUPANCY:
BUSINESS (GROUP B) OFFICES

CONSTRUCTION TYPE:
TYPE II B

NET LOT AREA:
39,029 S.F. OR 0.896 ACRES

FLOOR AREA:

1ST FLOOR AREA	COMMON AREA: 482 S.F.	OFFICE AREA: 0 S.F.	VERTICAL CIRCULATION: 557 S.F.	TOTAL: 1,039 S.F.
2ND FLOOR AREA	COMMON AREA: 434 S.F.	OFFICE AREA: 7,837 S.F.	VERTICAL CIRCULATION: 310 S.F.	TOTAL: 8,581 S.F.
3RD FLOOR AREA	COMMON AREA: 0 S.F.	OFFICE AREA: 8,114 S.F.	VERTICAL CIRCULATION: 235 S.F.	TOTAL: 8,349 S.F.
3RD FLOOR TERRACE:	1,166 S.F.			

TOTAL FLOOR AREA: 18,000 S.F.

NOTE:
TERRACES NOT INCLUDED IN TOTAL FLOOR AREA

BUILDING SETBACKS

REQUIRED:
NONE

PROPOSED:
FRONT (S.E. SIDE) = 58'-0"
EAST SIDE = 75'-5"
WEST SIDE = 10'-0"
REAR (NORTH SIDE) = 10'-0"

BUILDING HEIGHT
MAXIMUM ALLOWED:
UNLIMITED

PROPOSED:
HIGHEST POINT OF THE BUILDING (TOP OF TOWER ON ROOF = 74'-4")
BUILDING IS THREE STORIES
50'-0" TO BUILDING ROOF LINE.

PARKING

REQUIRED:
18,000 S.F. / 250 S.F. / CARS = 72 SPACES

PROVIDED:
72 SPACES (3 H.C. SPACES)

NOTE: STANDARD PARKING SPACES ARE 8' - 6" X 19' - 0"

IMPERVIOUS AREA

REQUIRED:
25,081 S.F.
(64% OF SITE AREA)

PERVIOUS AREA
REQUIRED:
10% MINIMUM PERVIOUS AREA REQUIRED: 3,903 S.F.

LANDSCAPE AREA PROVIDED: 9,248 S.F.
PERVIOUS CONCRETE: 4,700 S.F.
(36% OF SITE AREA)
REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

REFER TO LANDSCAPE DRAWINGS FOR VUA CALCULATIONS

LEGAL DESCRIPTION

A PORTION OF BLOCK 9 OF "HILLWOOD SECTION THREE" AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 9, RUN SOUTH 00 DEGREES 18 MINUTES 53 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH 37TH AVENUE, 95.47 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 120.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 75 DEGREES 30 MINUTES 00 SECONDS, AN ARC DISTANCE OF 151.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72 DEGREES 48 MINUTES 53 SECONDS WEST, 111.23 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS EAST 242.63 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 9; THENCE SOUTH 89 DEGREES 54 MINUTES 29 SECONDS EAST, 190.00 FEET TO THE POINT OF BEGINNING, CONTAINING 39,029 SQUARE FEET (0.896 ACRES)

GENERAL NOTES

1. BUILDING WILL BE PROVIDED WITH A BI-DIRECTIONAL AMPLIFIER (BDA)
2. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES SHALL BE 1 F.C. AND 0.5 F.C. ADJACENT TO RESIDENTIAL PROPERTIES.
3. ALL SIGNAGE SHALL COMPLY WITH ZONING AND LAND USE DEVELOPMENT REGULATIONS
4. 2' - 0" CAR OVERHANG IS NOT INCLUDED IN THE PREVIOUS AREA PERCENTAGE THRESHOLD FOR OFFICE BUILDING DEVELOPMENT.
5. 18,000 SQ.FT MAX. LEASABLE AREA FOR PROFESSIONAL OFFICES
PARKING PERARTICLE 7 FOR PROFESSIONAL OFFICES

TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE, HOLLYWOOD, FL

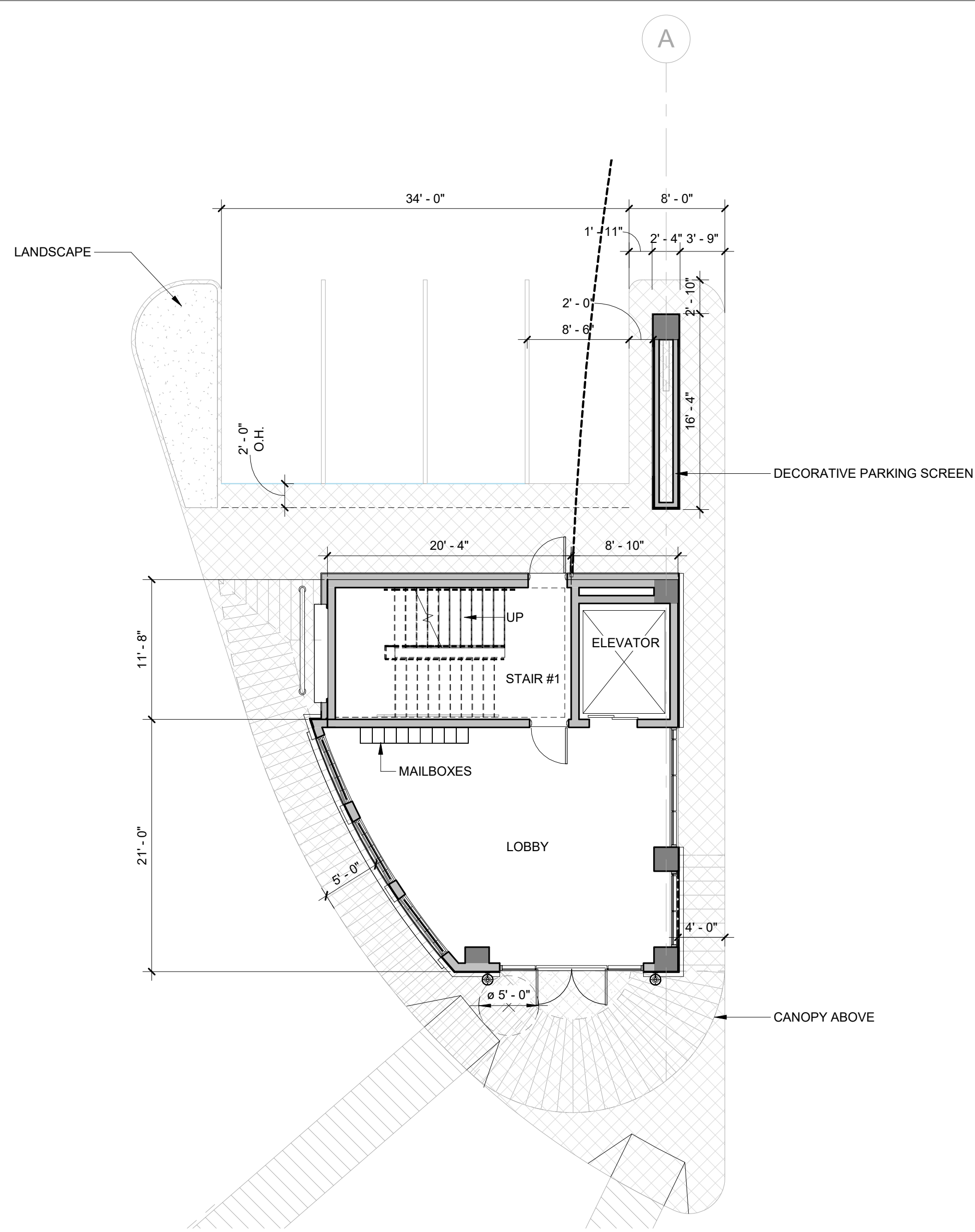
SALTZ MICHELSON ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

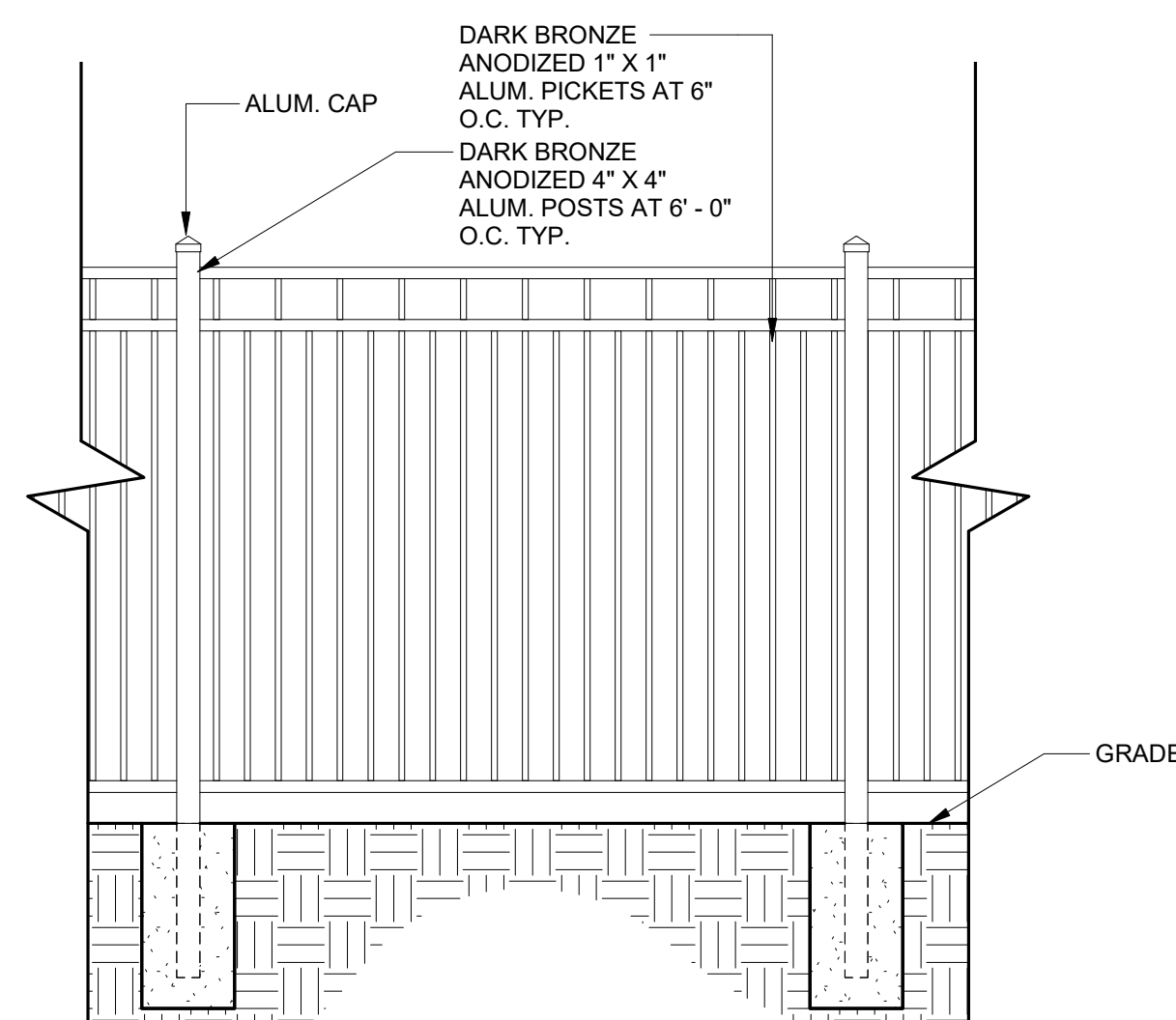
AA-0002897

Mark L. Saltz AR007171

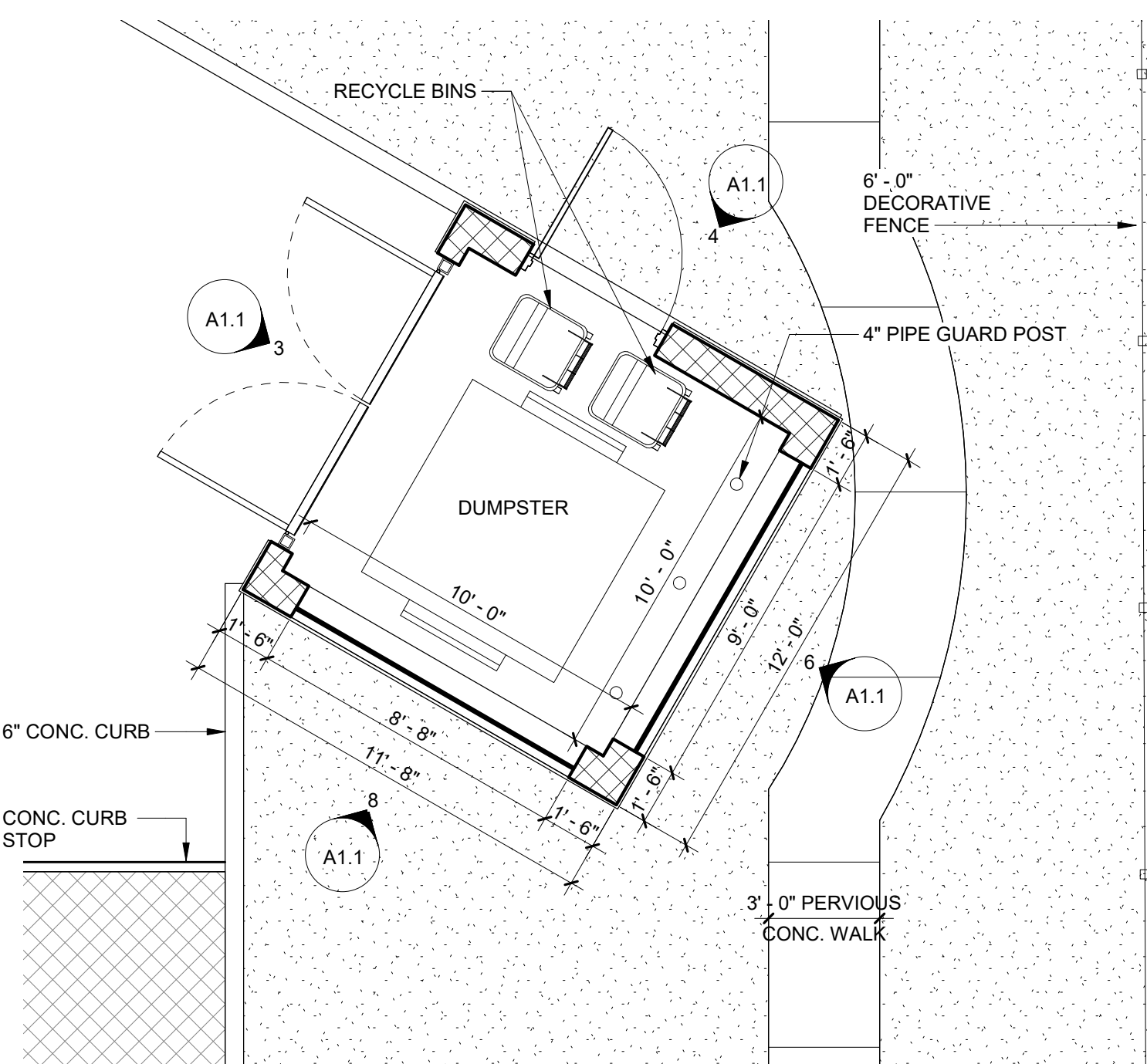
Project No. : 2017-182
Drawn By : YD, ZH
Checked By : SW
Date: 04/02/2018
REVISIONS



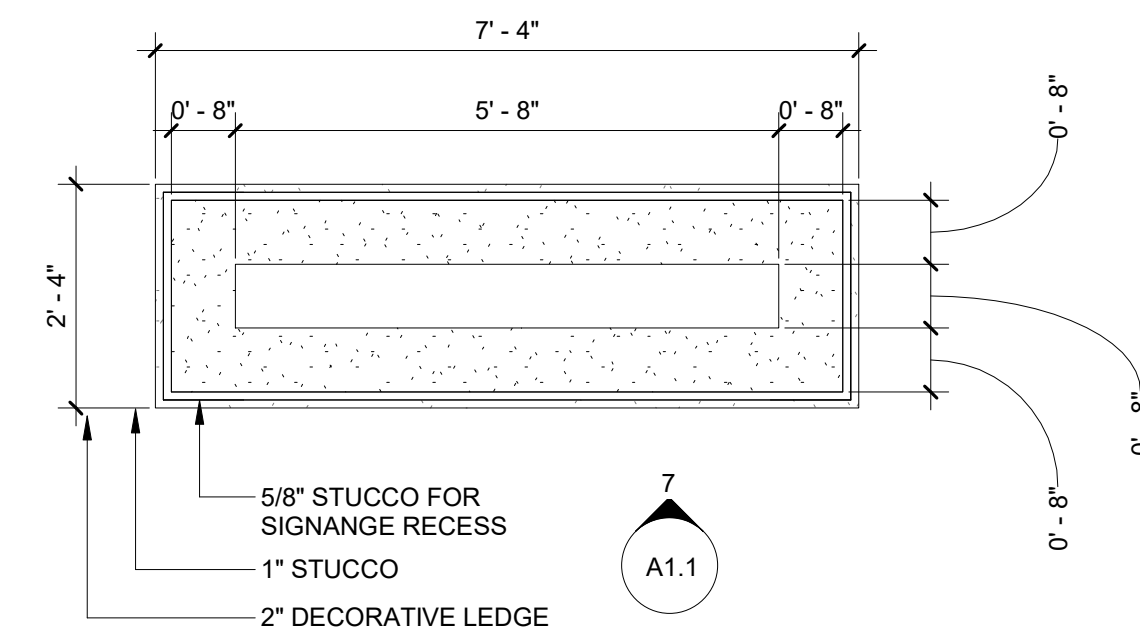
1 GROUND FLOOR PLAN
A1.1 1/8" = 1'-0" NORTH



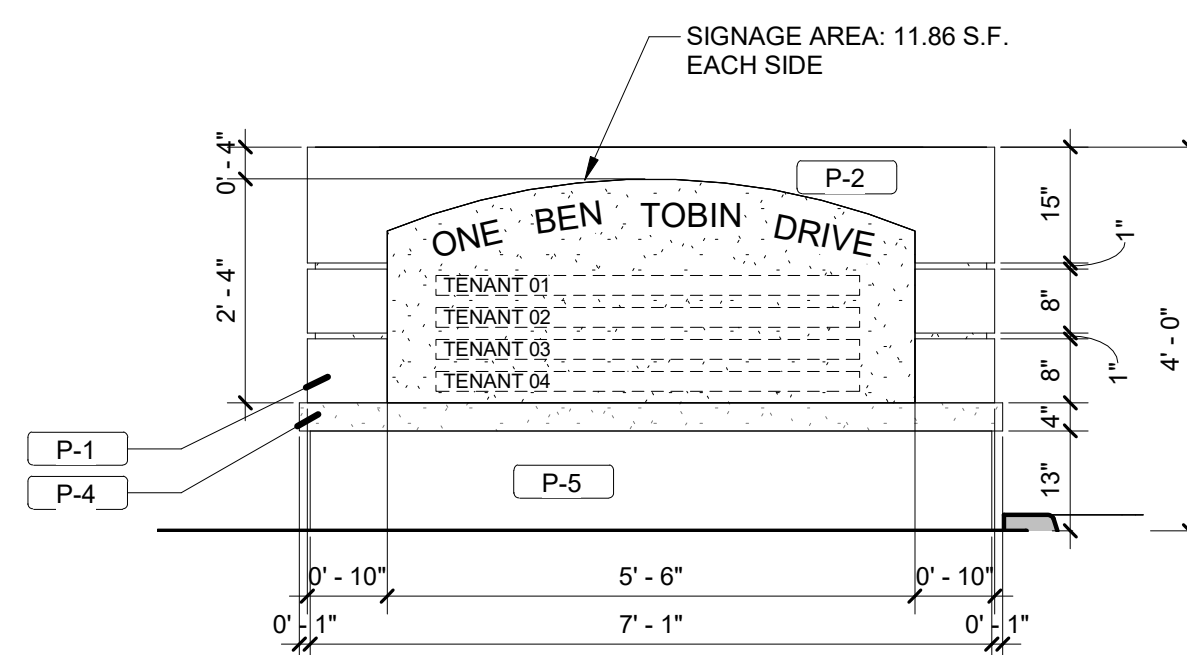
9 PERIMETER FENCE
A1.1 1/2" = 1'-0"



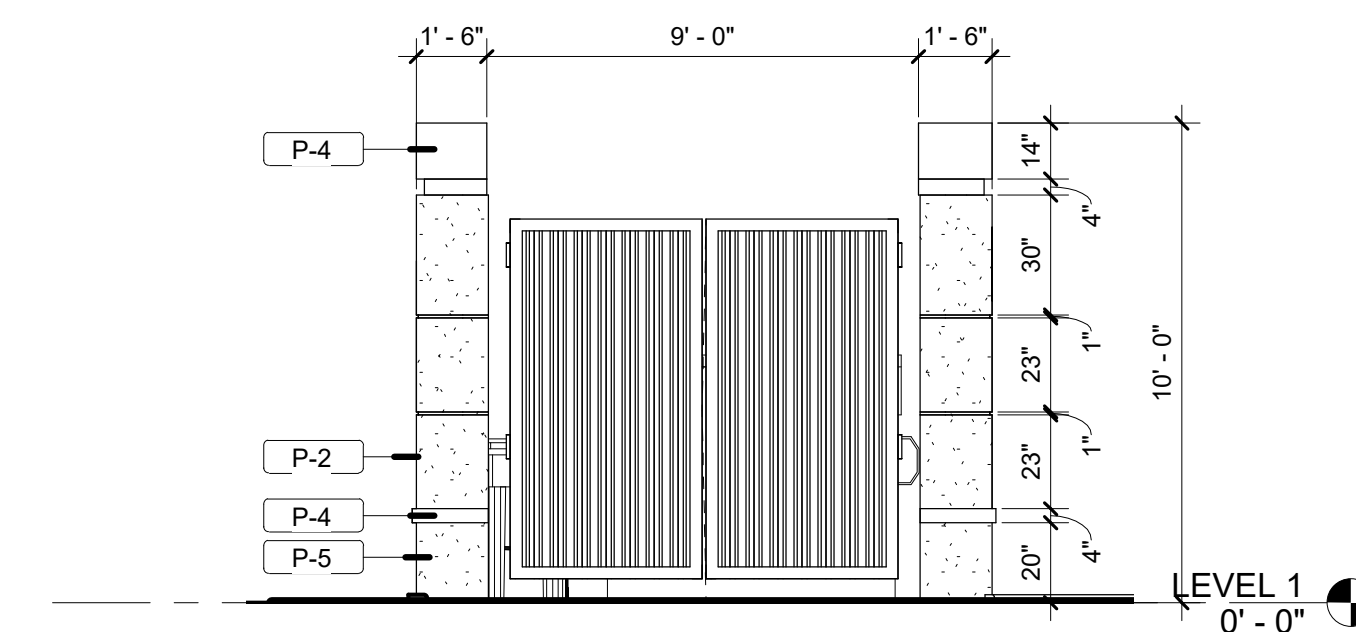
2 Site Plan-Dumpster Enlarged Plan
A1.1 1/4" = 1'-0" NORTH



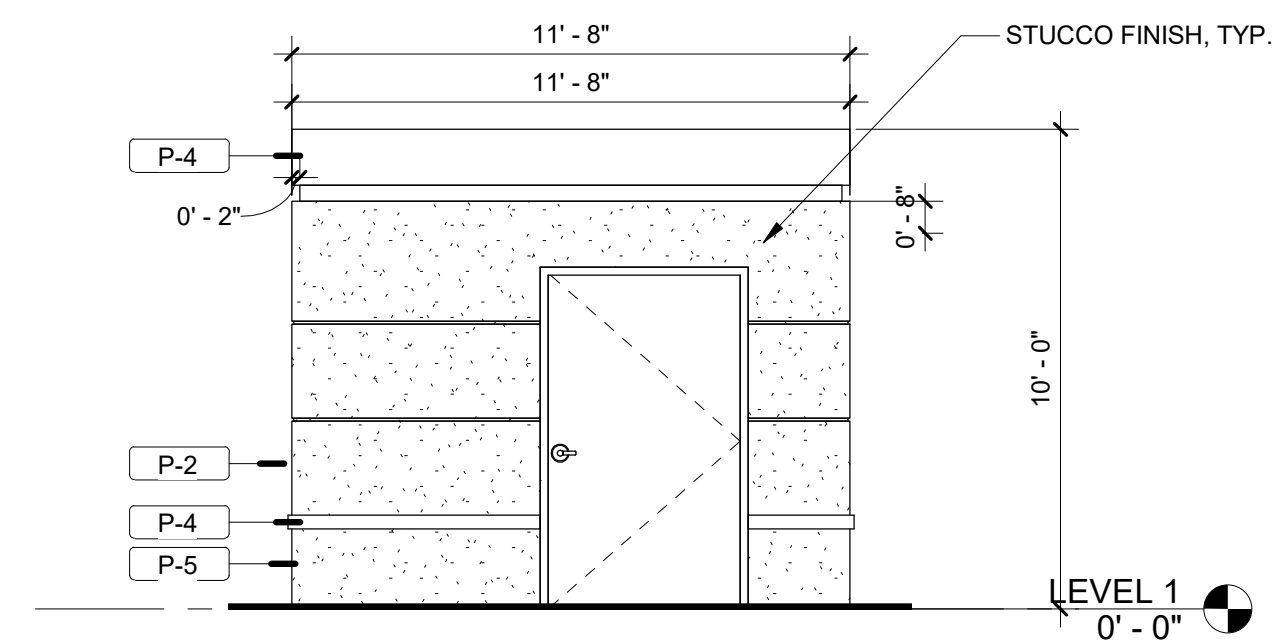
5 MONUMENT SIGN, TYP.
A1.1 1/2" = 1'-0"



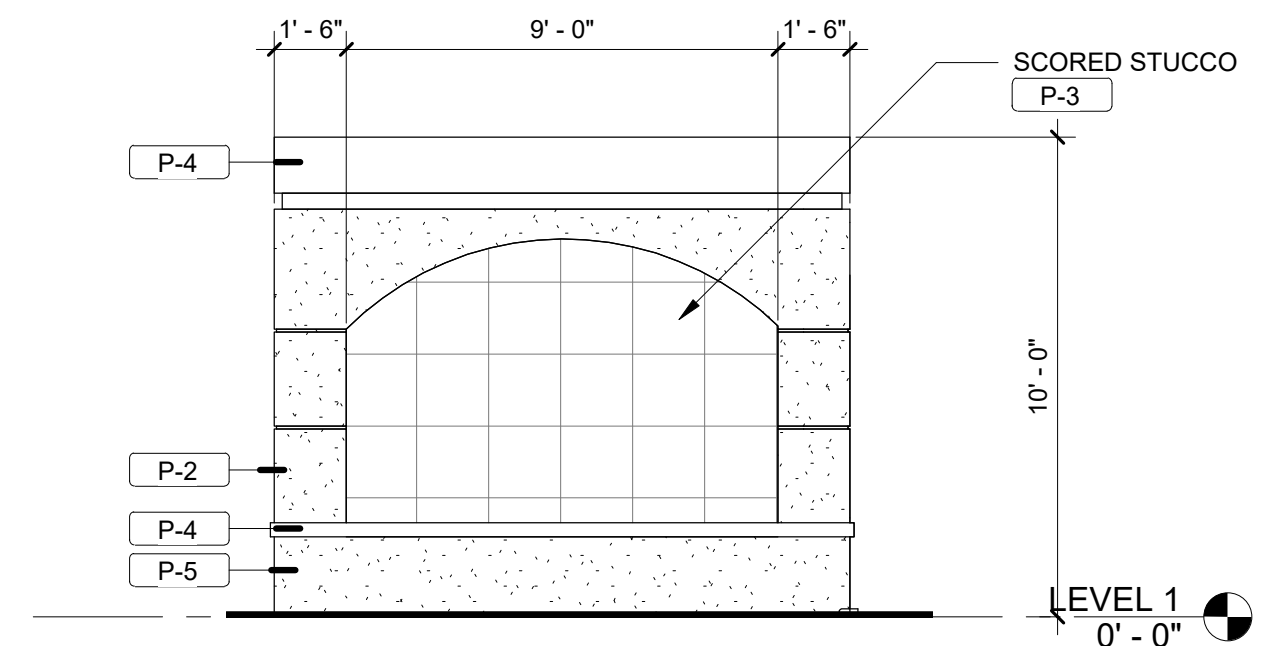
7 MONUMENT SIGN
A1.1 1/2" = 1'-0"



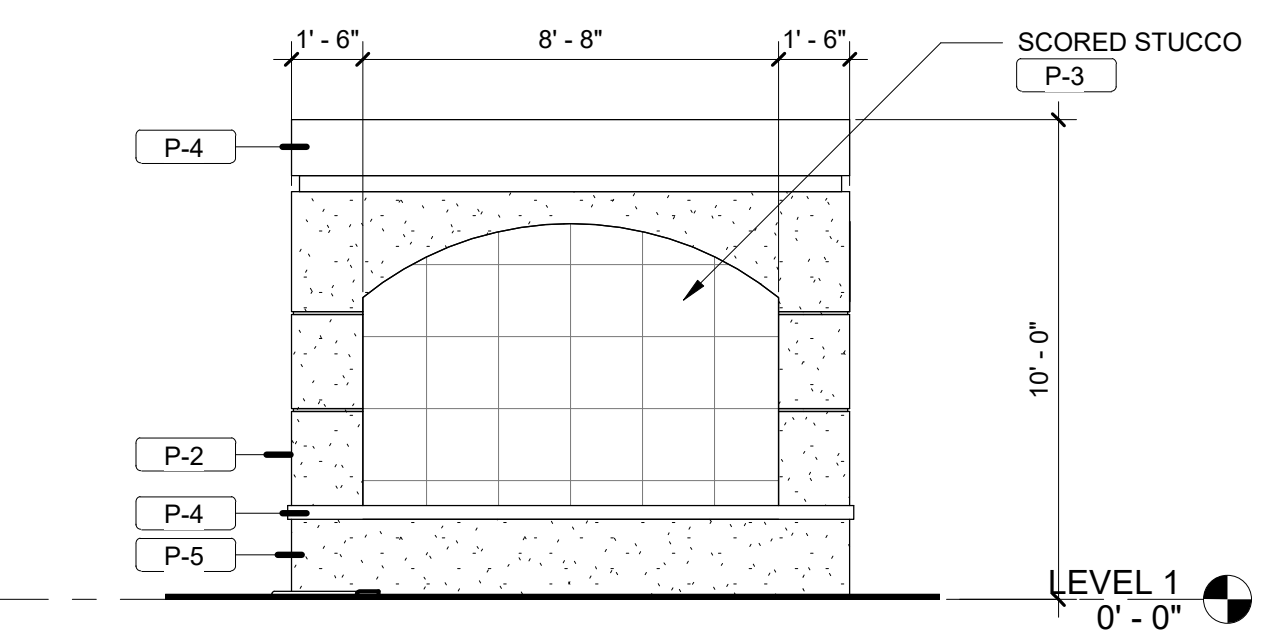
3 DUMPSTER 01 - GATE
A1.1 1/4" = 1'-0"



4 DUMPSTER 02 - SIDE
A1.1 1/4" = 1'-0"



6 DUMPSTER 03 - REAR
A1.1 1/4" = 1'-0"



8 DUMPSTER 04 - SIDE
A1.1 1/4" = 1'-0"

COLOR LEGEND	
SYMBOL	FINISH/COLOR
P-1	PAINTED STUCCO
P-2	PAINTED STUCCO
P-3	PAINTED STUCCO
P-4	PAINTED STUCCO
P-5	PAINTED STUCCO
W-1	PATINA GREEN WINDOW FRAMES W/ GREY TINTED GLASS BRACKETS OR CORBELS - DARK BROWN FINISH
B-1	BRACKETS OR CORBELS - DARK BROWN FINISH
B-2	BRACKETS OR CORBELS - DARK BROWN FINISH
RA-1	RAILINGS
V-1	WHITE KEYSTONE FINISH
V-2	RED/BROWN/ORANGE CLAY TYPE FINISH

NOTE: REFER TO COLOR BOARD FOR PAINT COLORS

TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE, HOLLYWOOD, FL

SALTZ MICHELSON
ARCHITECTS

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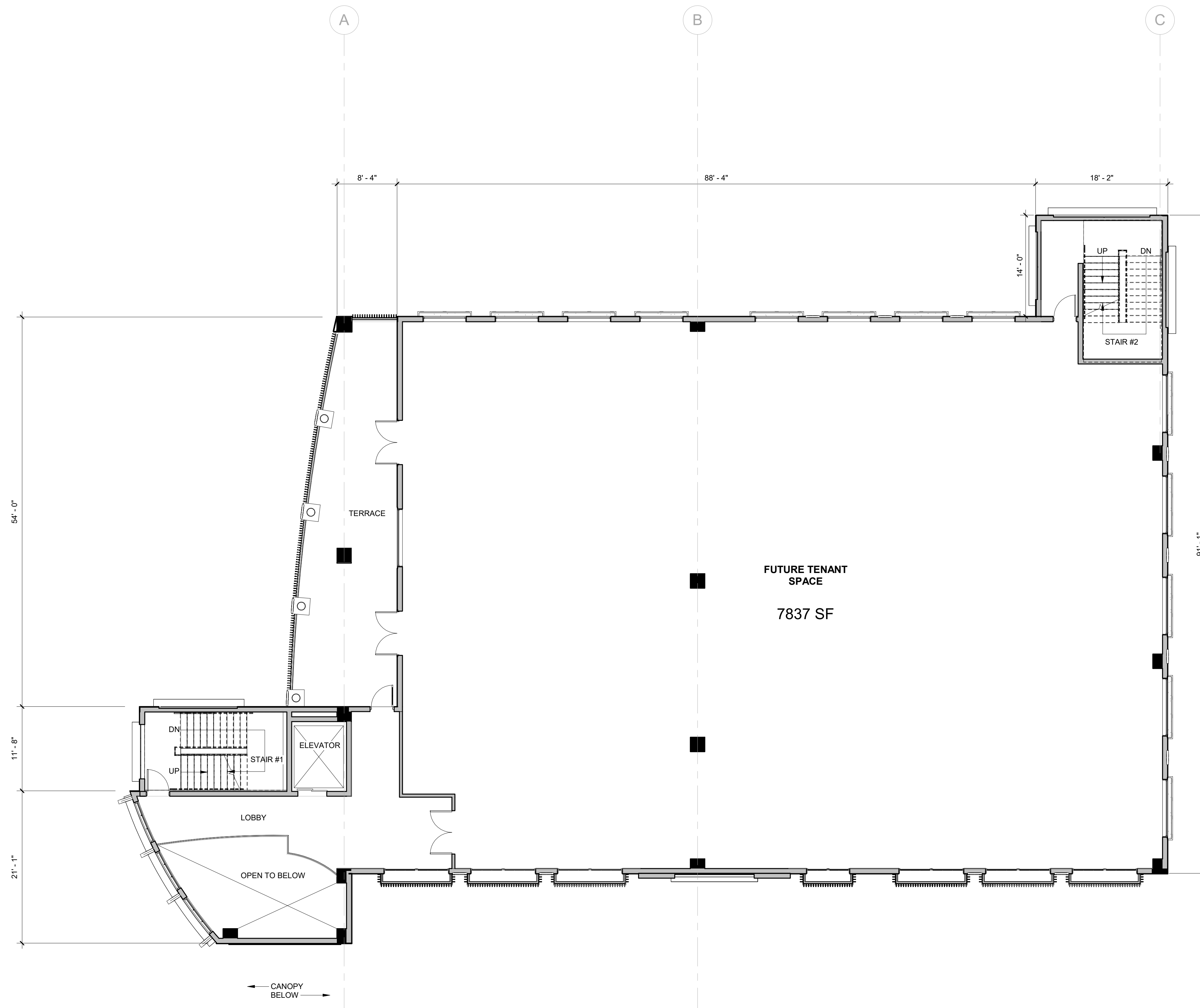
AA-0002897

Mark L. Saltz AR007171

Project No. :
2017-182
Drawn By :
YD, ZH
Checked By :
SW
Date:
04/02/2018

REVISIONS

A1.1



1
A1.2 SECOND FLOOR PLAN
1/8" = 1'-0" NORTH

TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE, HOLLYWOOD, FL

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Project No. :
2017-182

Drawn By :
YD, ZH

Checked By :
SW

Date:
04/02/2018

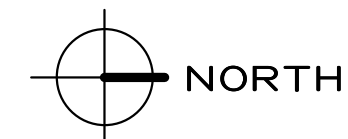
REVISIONS

A1.2

12/14/2018 2:33:06 PM E:\Users\YDavis\Documents\17-182_Tobin Building-CENTRAL_YDavis.rvt



1
A1.3 **THIRD FLOOR PLAN**
1/8" = 1'-0"



TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE, HOLLYWOOD, FL

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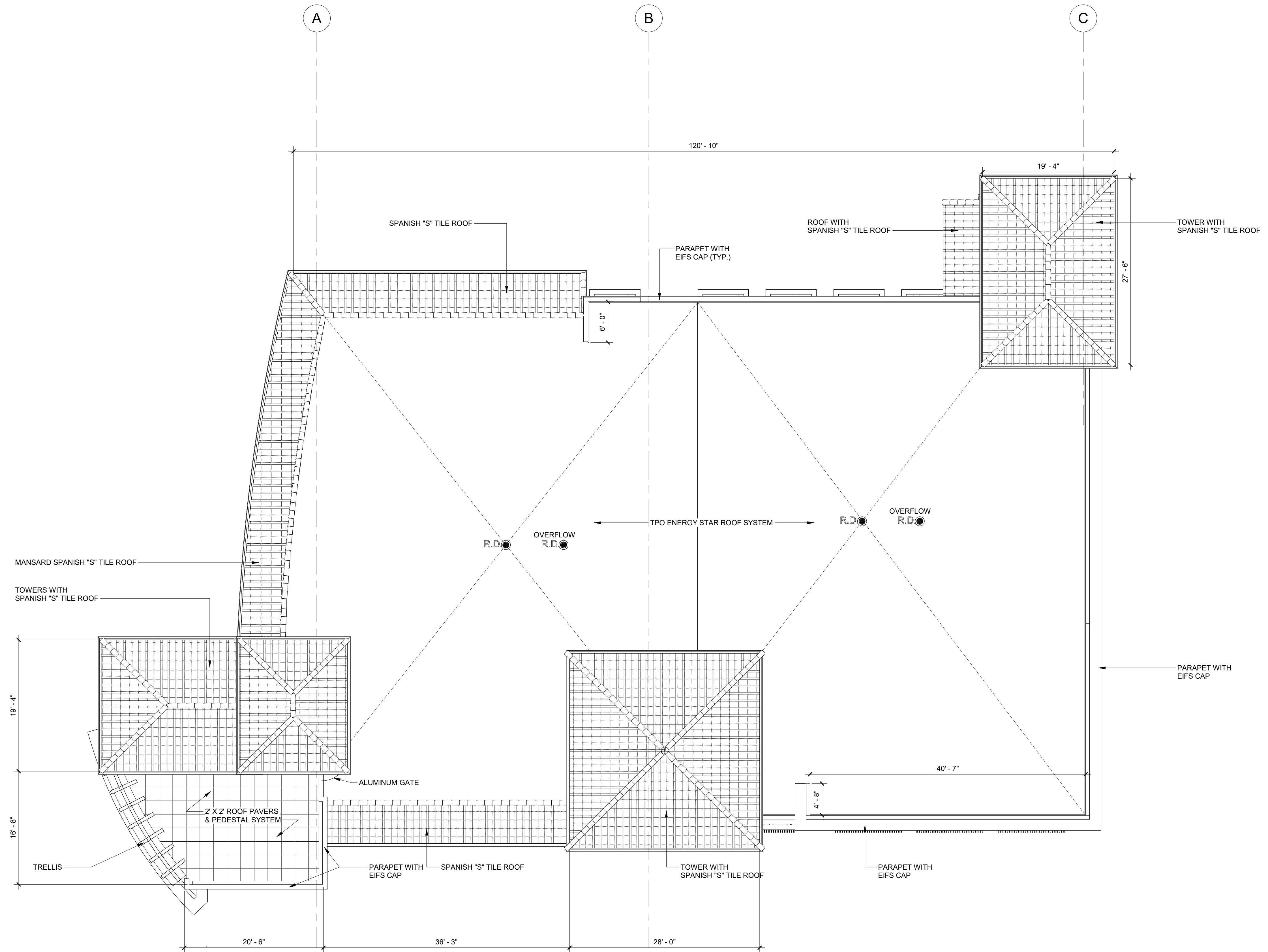
3501 Griffin Road
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(954) 266-2700 Fx: (954) 266-2701
sma@saltzmichelson.com

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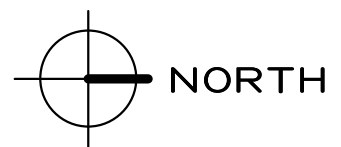
Mark L. Saltz AR007171

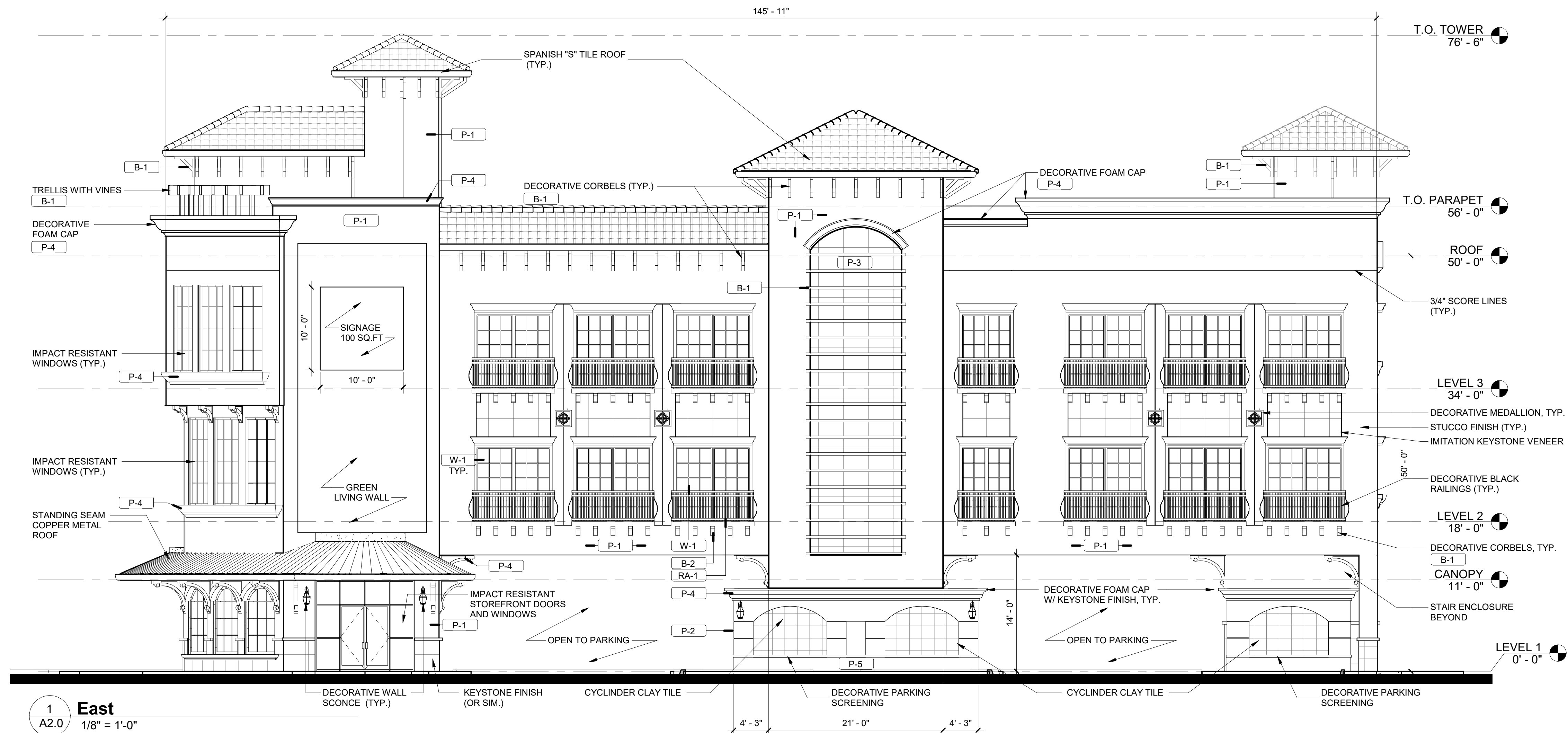
Project No. :
2017-182
Drawn By :
YD, ZH
Checked By :
SW
Date:
04/02/2018

REVISIONS

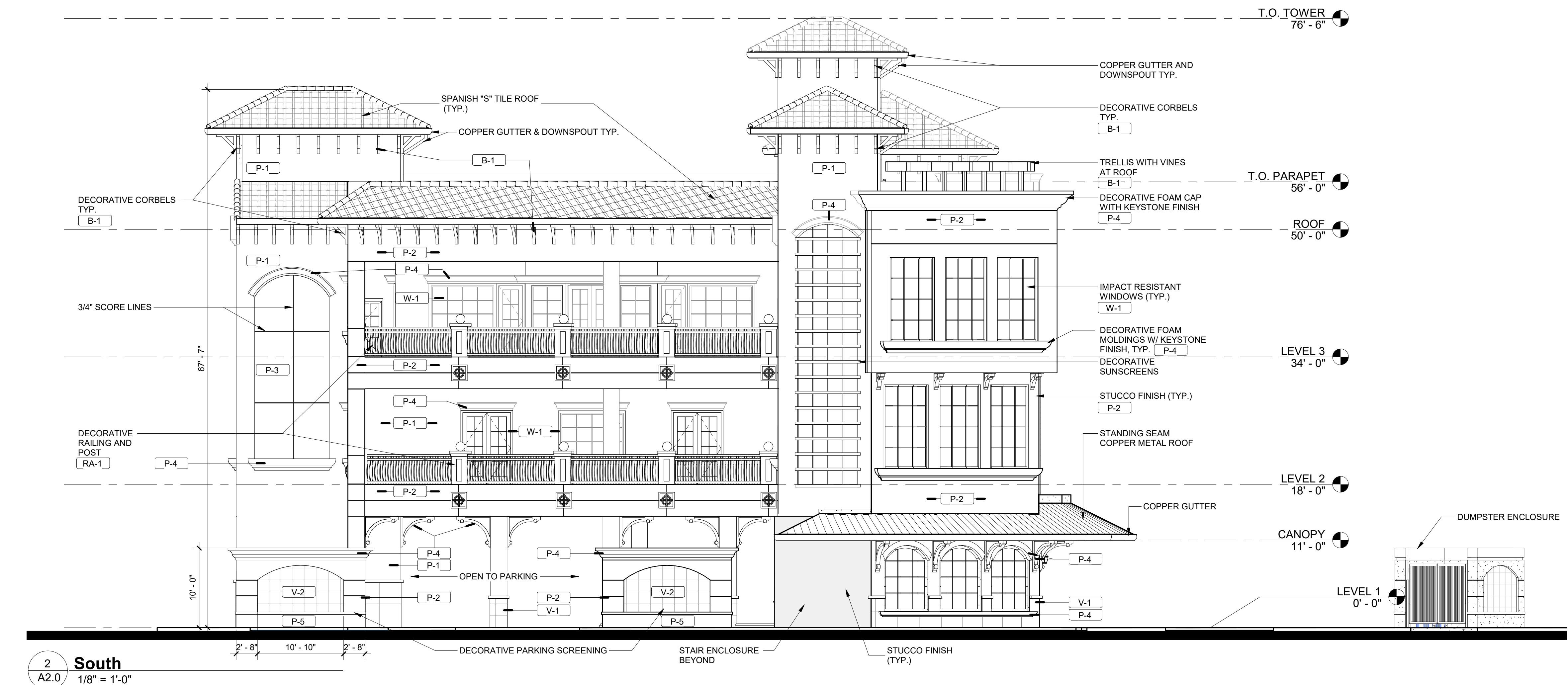


1 **ROOF PLAN**
A1.4 1/8" = 1'-0"





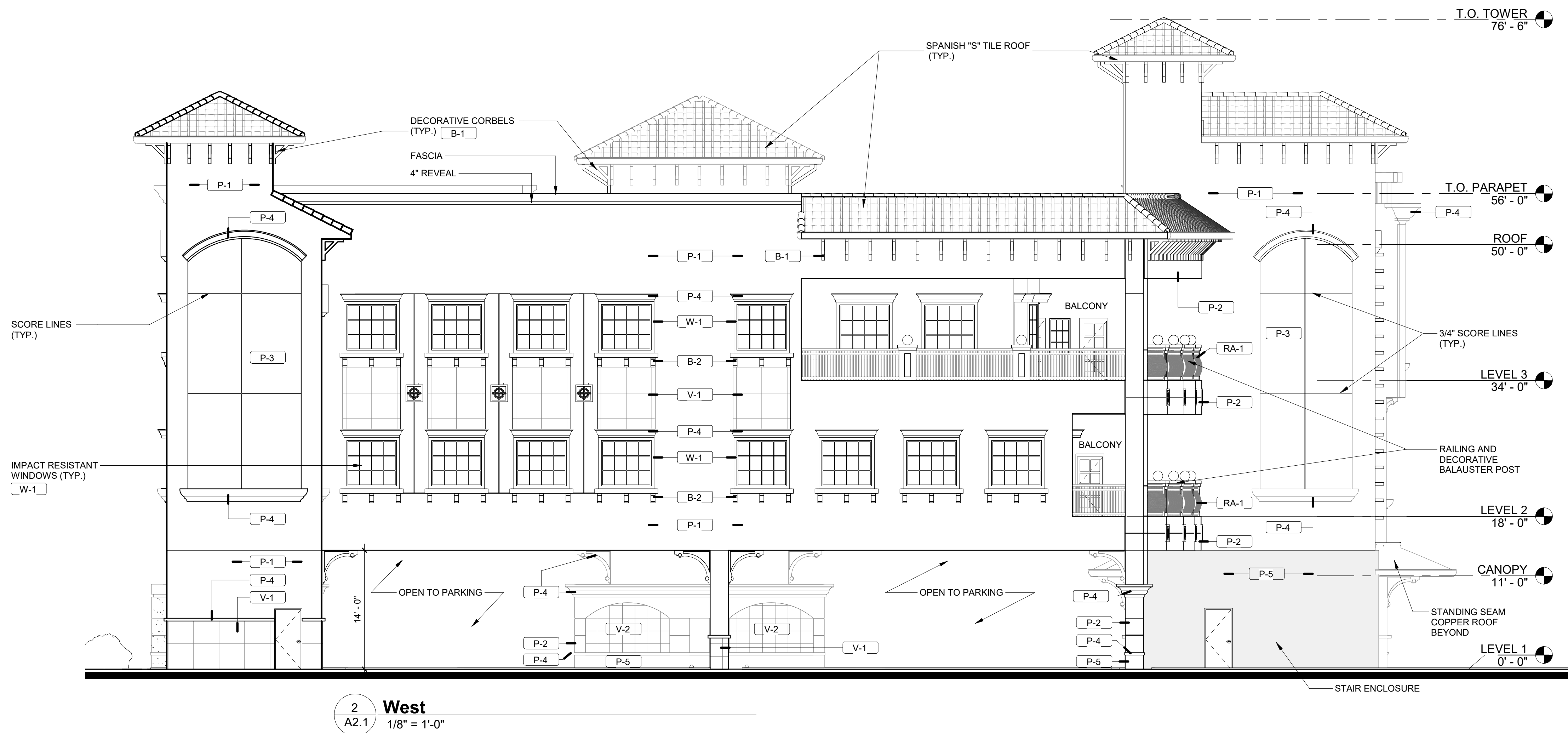
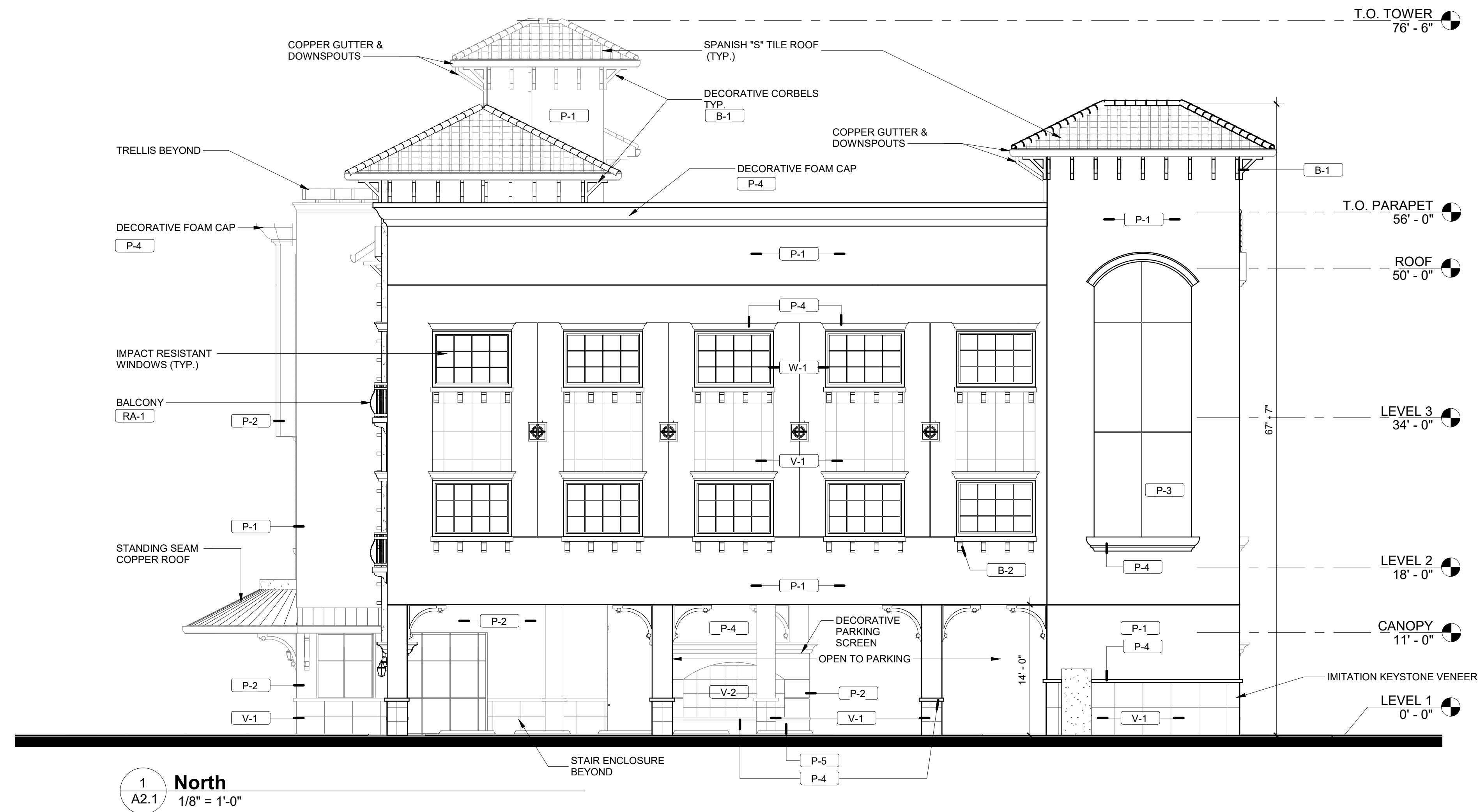
1 East
A2.0 1/8" = 1'-0"



2 South
A2.0 1/8" = 1'-0"

COLOR LEGEND	
SYMBOL	FINISH/COLOR
P-1	PAINTED STUCCO
P-2	PAINTED STUCCO
P-3	PAINTED STUCCO
P-4	PAINTED STUCCO
P-5	PAINTED STUCCO
W-1	PATINA GREEN WINDOW FRAMES W/ GREY TINTED GLASS BRACKETS OR CORBELS - DARK BROWN FINISH
B-1	BRACKETS OR CORBELS - DARK BROWN FINISH
B-2	BRACKETS OR CORBELS - DARK BROWN FINISH
RA-1	RAILINGS
V-1	WHITE KEYSTONE FINISH
V-2	RED/BROWN/ORANGE CLAY TYPE FINISH

NOTE: REFER TO COLOR BOARD FOR PAINT COLORS



COLOR LEGEND	
SYMBOL	FINISH/COLOR
P-1	PAINTED STUCCO
P-2	PAINTED STUCCO
P-3	PAINTED STUCCO
P-4	PAINTED STUCCO
P-5	PAINTED STUCCO
W-1	PATINA GREEN WINDOW FRAMES W/ GREY TINTED GLASS
B-1	BRACKETS OR CORBELS - DARK BROWN FINISH
B-2	BRACKETS OR CORBELS - DARK BROWN FINISH
RA-1	BROWN FINISH RAILINGS
V-1	WHITE KEYSTONE FINISH
V-2	RED/BROWN/ORANGE CLAY TYPE FINISH

NOTE: REFER TO COLOR BOARD FOR PAINT COLORS

PLANT LIST

SYM	BOTANICAL / COMMON NAME	SPECIFICATIONS	QTY	NATIVE
CE	Conocarpus erectus Green Buttonwood	12' ht. x 5' spr., 2" dbh	13	*
CO	Chrysophyllum oliviforme Satinleaf	12' ht. x 5' spr., 2" dbh	22	*
FE	Ptychosperma elegans Solitaire Palm	20' ht., 12' c.t., single trunk	1	
FE2	Ptychosperma elegans Double Solitaire Palm	20' ht., 12' c.t., double trunk	1	
FE3	Ptychosperma elegans Triple Solitaire Palm	20' ht., 12' c.t., triple trunk	10	
QV	Quercus virginiana Live Oak	12' ht. x 5' spr., 2" dbh	9	*
TS	Tecoma stans Yellow Elder	12' ht. x 5' spr., 2" dbh	12	*
WB	Wodyetia bifurcata Foxtail Palm	16' o.a. ht., 6' c.t. min.	9	
CHR	Chrysobalanus icaco Cocoplum	24" ht. x 18" spr., 24" o.c.	205	*
CLU	Clusia guttifera Clusia	24" ht. x 24" spr., 24" o.c.	164	
FIG	Ficus microcarpa Green Island Ficus	12" ht. x 12" spr., 18" o.c.	701	
SOD	Stenotaphrum secundatum St. Augustine Floratam	full, fresh sod	as required	
---	Root Barrier	42" root barrier	as shown	

CODE COMPLIANCE DATA

Perimeter Landscape 4 Buffer

- Street trees required 1/50'
Ben Tobin Dr.
426' / 50' = 9
9 trees required
9 trees provided
- Landscape North Property Line (FUD)
1 Tree/20'
192' / 20' = 10
10 trees required
10 trees provided
- Landscape West Property Line (FUD)
1 Tree/20'
242' / 20' = 13
13 trees required
13 trees provided
- Landscape Buffers South Property Line
1 Tree/20'
331' / 20' = 17
17 trees required
17 trees provided
- Terminal Islands
10 terminal islands
10 trees required
10 trees provided
- 25% of paved VUA shall be landscape area
(% not to include perimeters)
17,379 SF of VUA x 25% = 4,345 SF required
(does not include VUA under bldg)
1,669 SF provided
- 1 Tree / 1000 SF of pervious area of property
(This is in addition to VUA)
Total pervious area = 6,265 SF
6,265 SF / 1000 = 7 trees required
10 trees provided

66 Total Trees Required
69 Total Trees Provided

Minimum number of species required = 6/6 Provided

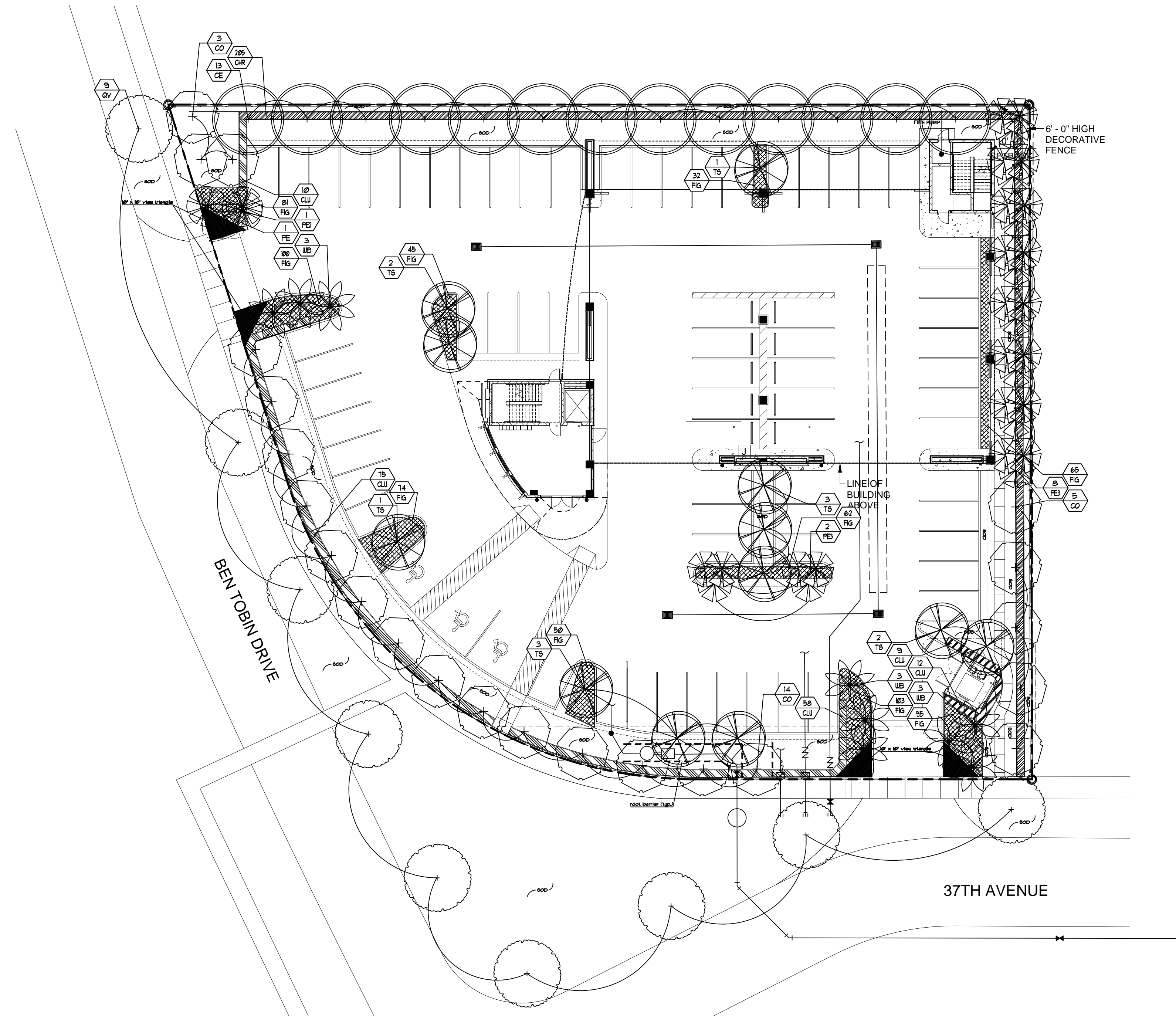
Tree and Palm Size Requirements
Trees: 12' ht., 2" dbh
Palms: 6' clear wood
Palms: 3:1
Shrubs: 24" ht.

Native Plant Requirements
60% of required trees must be native
Total trees required = 68 x 60% = 41 native trees required
56 native trees provided

Palms
50% of required trees may be palms
Total Trees required = 68 x 50% = 34 palms allowed
14 palms provided

If more than 20% of trees used are palms,
all other trees must be shade trees.

Shrub Height
24" ht. except where non-residential abuts
residential where the hedge must be 48" ht.



project:
tobin
building
3701 ben tobin dr.
hollywood, fl

dave bodker
landscape architecture/planning inc.

601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311

#LA000999

sheet title:
planting
plan

project number:
11017
date: 02/20/2018
scale: 1" = 20'
drawn by: lmb

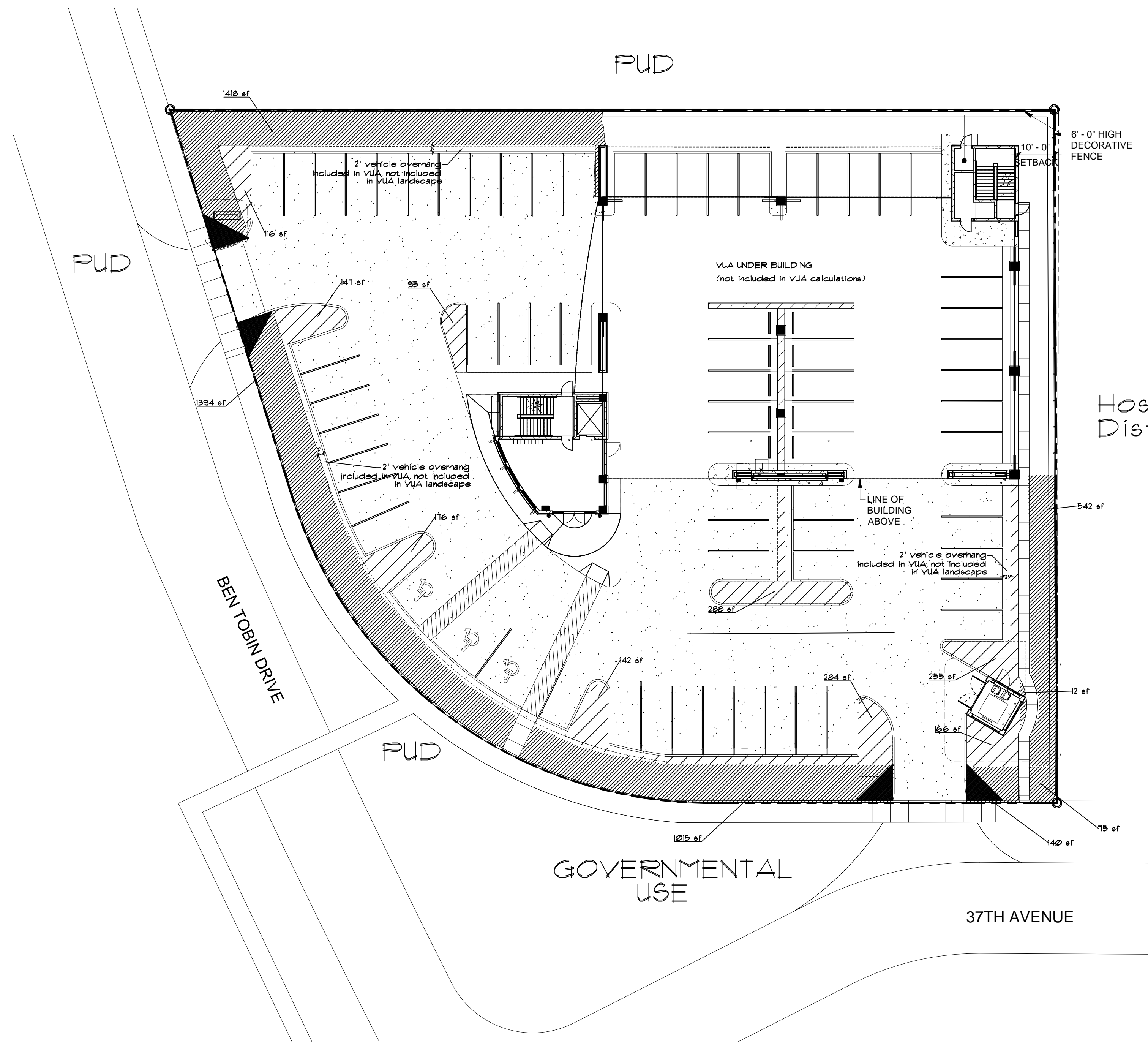
revisions:
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sheet:

L-1

1 of 3 sheets



LEGEND

- 10' Landscape Buffer Area = 4,396 sf
- VIA Landscape Area = 1,669 sf
- Total Landscape Area: 6,265 sf (including buffers)
- VIA Area = 17,379 sf

VIA CALCULATIONS:
 VIA Area = 17,379 sf x 0.25 = 4,345 sf (required)
 VIA Landscape Area = 1,669 sf (provided) - excluding buffers
 10% of VIA area

CODE COMPLIANCE DATA

Perimeter Landscape 4 Buffer
 1. Street trees required 1/50'
 Ben Tobin Dr:
 $476' / 50' = 9$ 9 trees required
 9 trees provided

2. Landscape North Property Line (PUD)
 1 Tree/20'
 $192' / 20' = 10$ 10 trees required
 10 trees provided

3. Landscape West Property Line (PUD)
 1 Tree/20'
 $242' / 20' = 13$ 13 trees required
 13 trees provided

4. Landscape Buffers South Property Line
 1 Tree/20'
 $331' / 20' = 17$ 17 trees required
 17 trees provided

5. Terminal Islands
 10 terminal islands 10 trees required
 10 trees provided

6. 25% of paved VIA shall be landscape area
 (% not to include perimeters)
 17,379 SF of VIA x 25 = 4,345 SF required
 (does not include VIA under bldg) 1,669 SF provided

1. 1 Tree / 1000 SF of pervious area of property
 (This is in addition to VIA)
 Total pervious area = 6,265 SF
 $6,265 SF / 1000 = 6$ 6 trees required
 10 trees provided
 66 Total Trees Required
 69 Total Trees Provided

Minimum number of species required = 6/6 Provided

Tree and Palm Size Requirements
 Trees: 12" ht, 2" dbh
 Palms: 6' clear wood
 Palms: 3:1
 Shrubs: 24" ht.

Native Plant Requirements
 60% of required trees must be native
 Total trees required = 68 x 60 = 41 native trees required
 56 native trees provided

Palms
 50% of required trees may be palms
 Total Trees required = 68 x 50 = 34 palms allowed
 14 palms provided

If more than 20% of trees used are palms, all other trees must be shade trees.

Shrub Height
 24" ht, except where non-residential abuts residential where the hedge must be 48" ht.

project:
tobin
building
 3701 ben tobin dr.
 hollywood, fl

dave bodker
 landscape architecture/planning inc.

601 n. congress ave., suite 105-a
 delray beach, florida 33445
 561-276-6311

#LA0000999

sheet title:
VUA calculations
plan

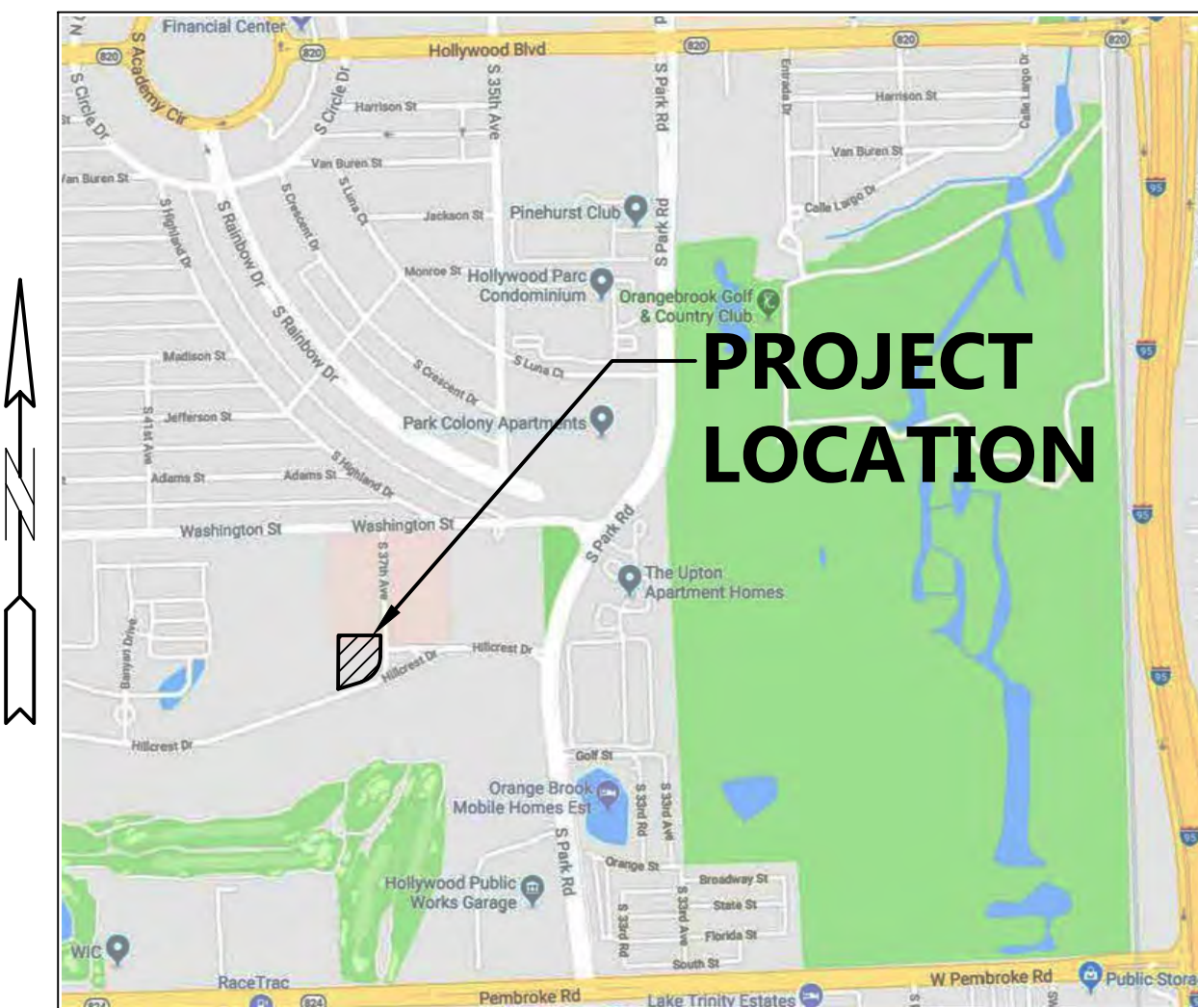
project number:
 11017
 date: 02/20/2018
 scale: 1" = 20'
 drawn by: lnb

revisions:
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sheet:
L-3



ELEVATIONS ARE BASED UPON N.A.V.D. 1988



LOCATION MAP
NOT TO SCALE

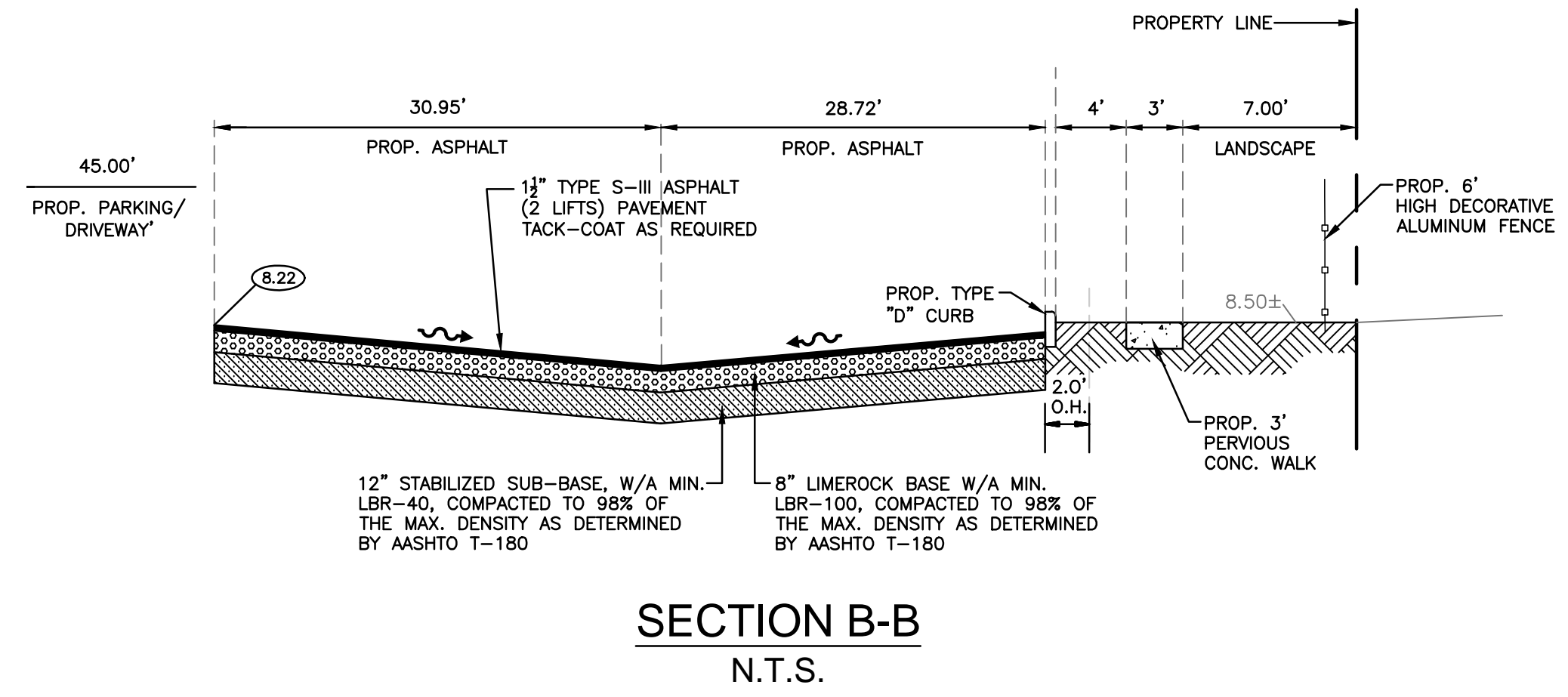
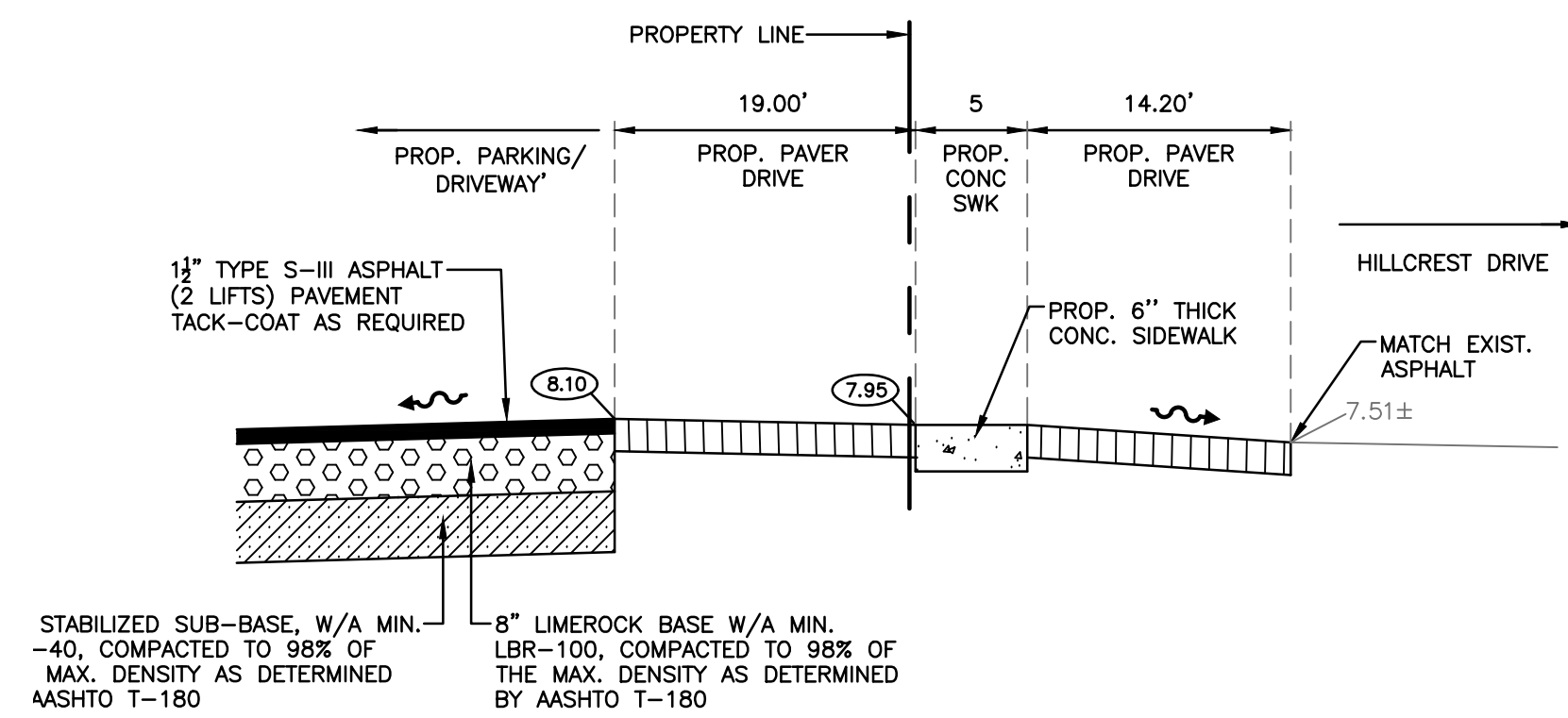
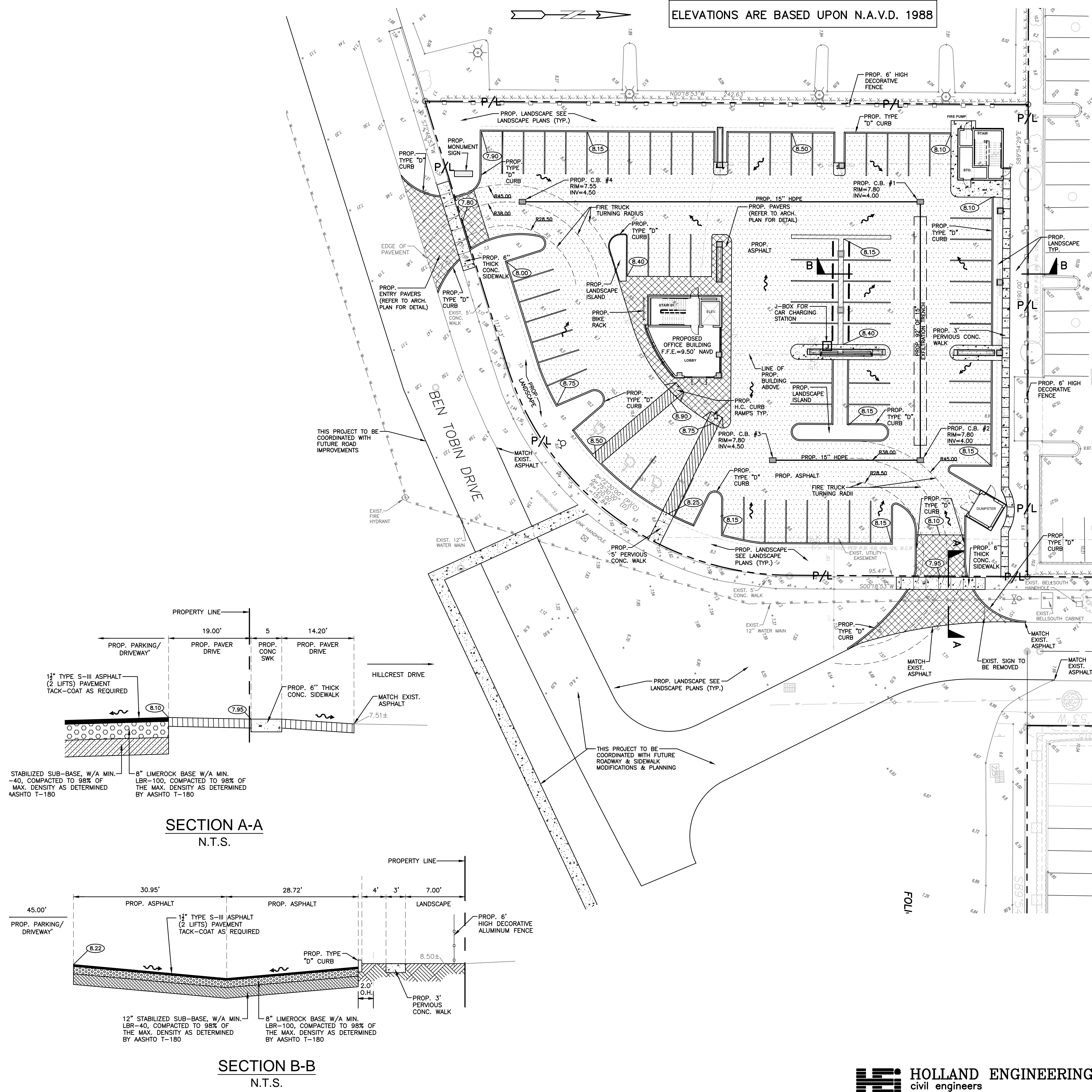
LEGAL DESCRIPTION:
A PORTION OF BLOCK 9 OF "HILLWOOD SECTION THREE",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

- NOTES:
1. MINIMUM WIDTH OF DETECTABLE WARNING SURFACE TO BE 3 FEET.
 2. MAXIMUM SLOPE FOR HANDICAP PARKING SPACES & ACCESS AISLES TO BE 2%.
 3. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED DEMOLITION & REMOVAL OF MATERIAL FROM SITE.
 4. CONNECT ALL ROOF DRAINS TO DRAINAGE CATCH BASINS.
 5. CONCRETE SIDEWALK TO BE COMPLIANCE WITH CITY OF HOLLYWOOD & BROWARD COUNTY REQUIREMENTS.
 6. CONCRETE FOR SIDEWALKS CROSSING DRIVEWAYS & IN THE PUBLIC RIGHT OF WAY BE 6" DEEP AND 3,000 PSI ON 12" COMPACTED SUBGRADE.
 7. ON-SITE PEDESTRIAN SIDEWALKS TO BE 4" DEEP, 3,000 PSI ON 4" COMPACTED SUBGRADE.
 8. CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING ANY EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
 9. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
 10. CONTRACTOR RESPONSIBLE FOR REPAIRING ALL EXISTING ITEMS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITIONS (AT A MINIMUM).
 11. REFER TO ARCHITECT'S SITE PLAN FOR SITE LAYOUT AND DIMENSIONS.
 12. CONTRACTOR TO PROVIDE AN UNDERGROUND UTILITY LOCATE SURVEY BY A PRIVATE LOCATING SERVICE FOR THE ENTIRE PROJECT SITE.
 13. FEMA FLOOD ZONE X.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

LEGEND

	PROPOSED ASPHALT		EXISTING RPZ BACKFLOW PREVENTER
	PROPOSED CONCRETE		PROPOSED PIPING
	PROPOSED PAVERS		EXISTING PIPING AND APPURTENANCES
	PROPOSED ELEVATION		EXISTING CATCH BASIN
	PROPOSED SURFACE FLOW		EXISTING ELEVATION
	PROPOSED SIGN (AS INDICATED)		EXISTING CONCRETE LIGHT POLE
	PROPOSED CLEANOUT		PROPOSED WATER METER
			EXISTING FENCE



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BLVD, STE. 303 - HOLLYWOOD - FL - 33021
(954)367-0371 • (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

CA 7325

PAVING & DRAINAGE PLAN
SCALE: 1"=20'

TOBIN OFFICE BUILDING
3701 BEN TOBIN DRIVE
HOLLYWOOD, FL 33021

SALTZ MICHELSON
ARCHITECTS

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Ft. Lauderdale, FL 33312
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AA-0002897

Mark L. Saltz AR007171

Project No. :
2017-182
Drawn By :
AA
Checked By :
SCH
Date:
05/07/18
REVISIONS

FIRE FLOW CALCULATIONS

Tobin Building
A Three Story Commercial Building
3701 Hillcrest Drive, Hollywood

These calculations are for a three (3) story commercial building, with a total ground floor square footage of 1,120 SF. The entire building is non-combustible construction.

Fire Flow Area = 18,000 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total floor area of all floor levels. The total square footage of the three floors is 18,000 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 1,500 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

$1,500 \text{ gpm} \times 75\% = 1,125 \text{ gpm}$ (fire flow credit)

$1,500 \text{ gpm} - 1,125 \text{ gpm} = 375 \text{ gpm}$

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

Fire flow required = 1,000 gpm

Per the hydrant flow test, 1,100 gpm is available

ELEVATIONS ARE BASED UPON N.A.V.D. 1988

NOTE:
 UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V LICENCE PER FS 633.102.

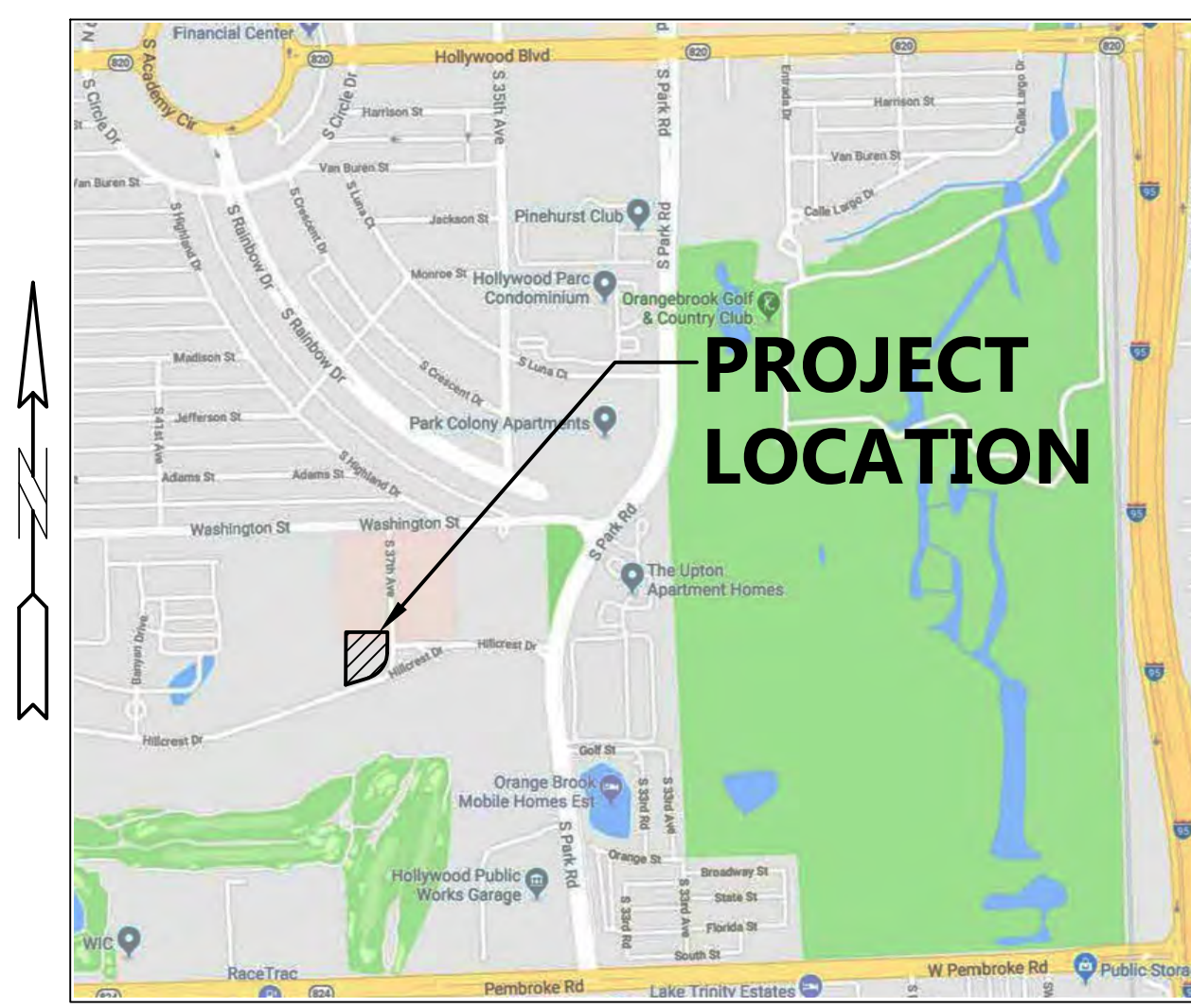
NOTES:

1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER, SEWER AND FIRE SERVICES.

2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.

3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.

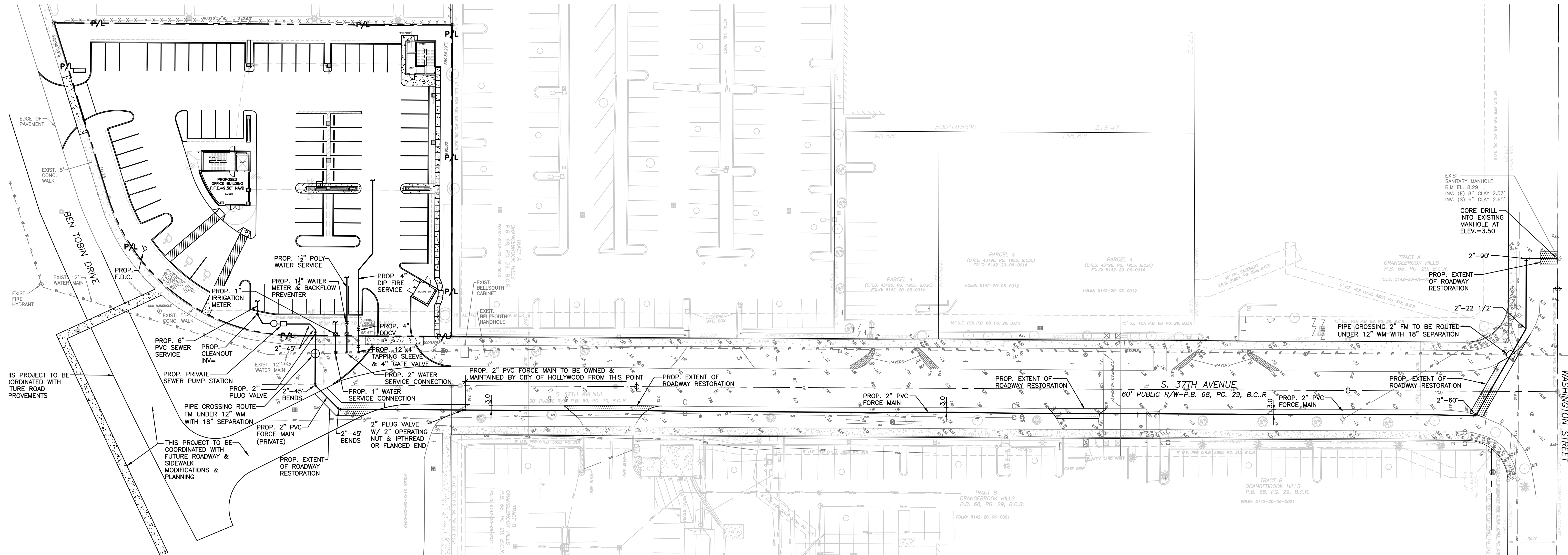
4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS



LOCATION MAP
 NOT TO SCALE

LEGAL DESCRIPTION:

A PORTION OF BLOCK 9 OF "HILLWOOD SECTION THREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



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WATER AND SEWER DEMAND
 18,000 SF OFFICE BUILDING X 0.20 GPD/SF = 3,600 GPD

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE PER NFPA 1, 16.4.3.1.1.

HOLLAND ENGINEERING INC.
 civil engineers
 3900 HOLLYWOOD BLVD, STE. 303 - HOLLYWOOD - FL - 33021
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 Reg. no. 41831

CA 7325

LEGEND

- PROPOSED ROADWAY RESTORATION AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- EXISTING RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING CONCRETE LIGHT POLE
- PROPOSED WATER METER
- EXISTING FENCE

WATER & SEWER PLAN

SCALE: 1"=30'

TOBIN OFFICE BUILDING
 3701 BEN TOBIN DRIVE
 HOLLYWOOD, FL 33021

SALTZ MICHELSON ARCHITECTS

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 (954) 266-2700 Fx: (954) 266-2701
 sma@saltzmichelson.com

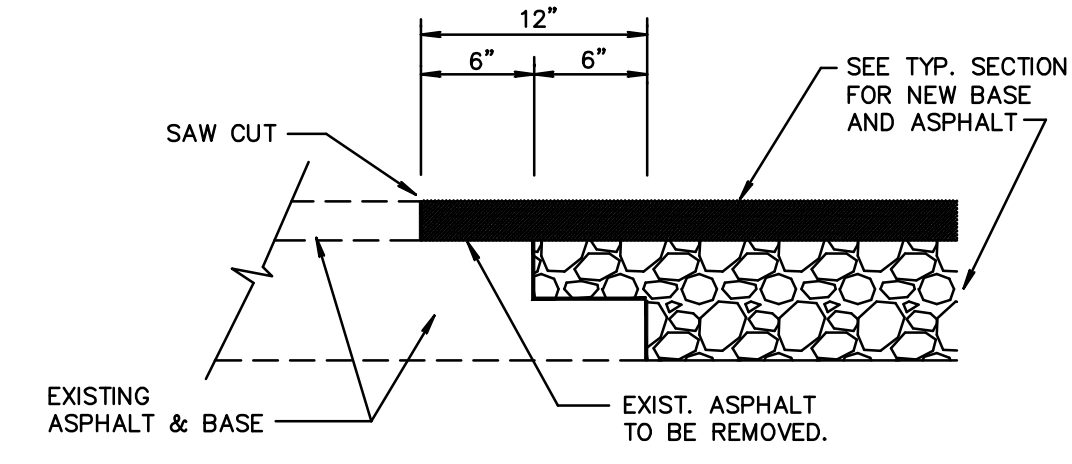
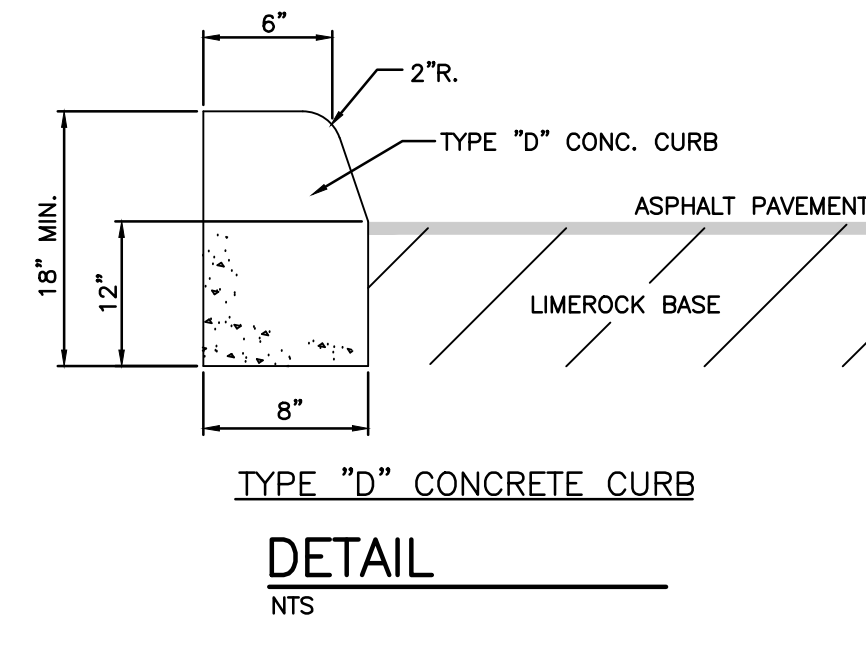
AA-0002897

Mark L. Saltz AR007171

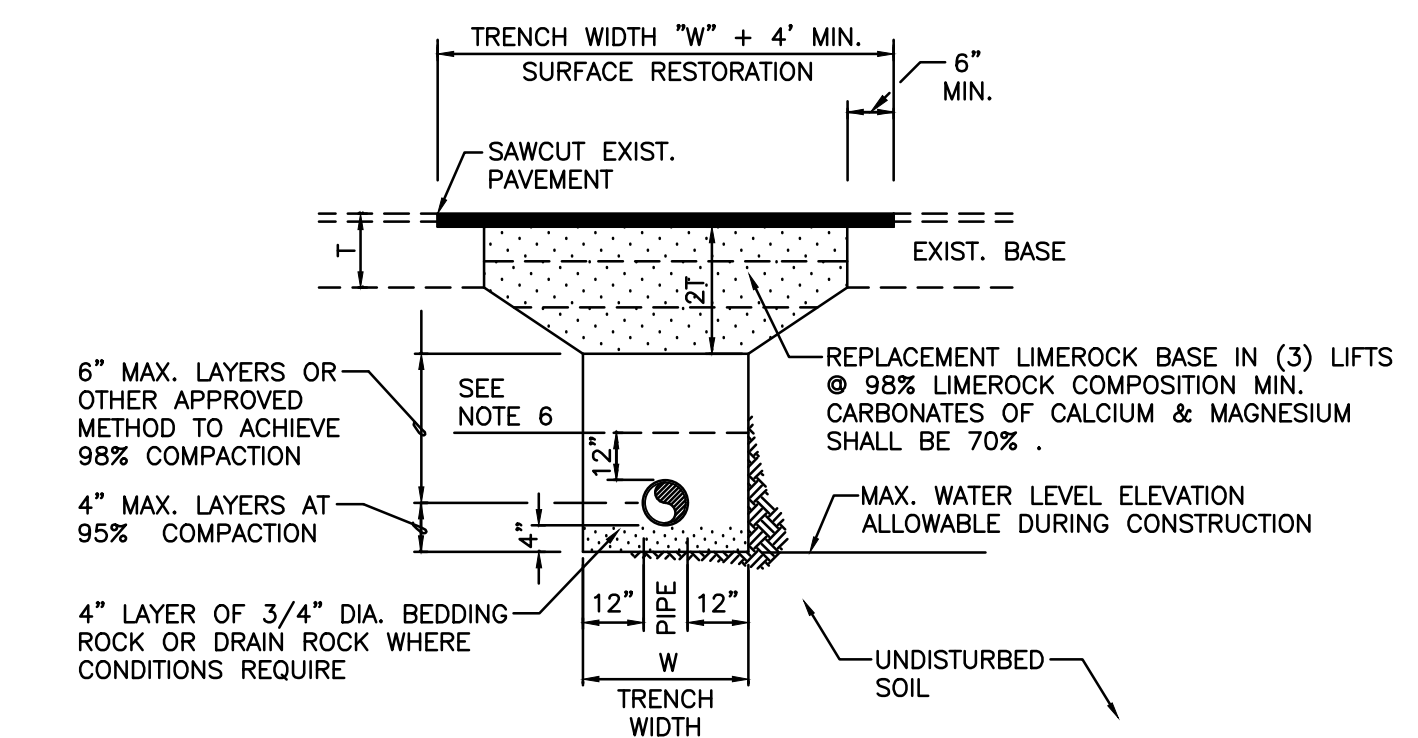
Project No. : 2017-182
 Drawn By : AA
 Checked By : SCH
 Date: 05/07/18

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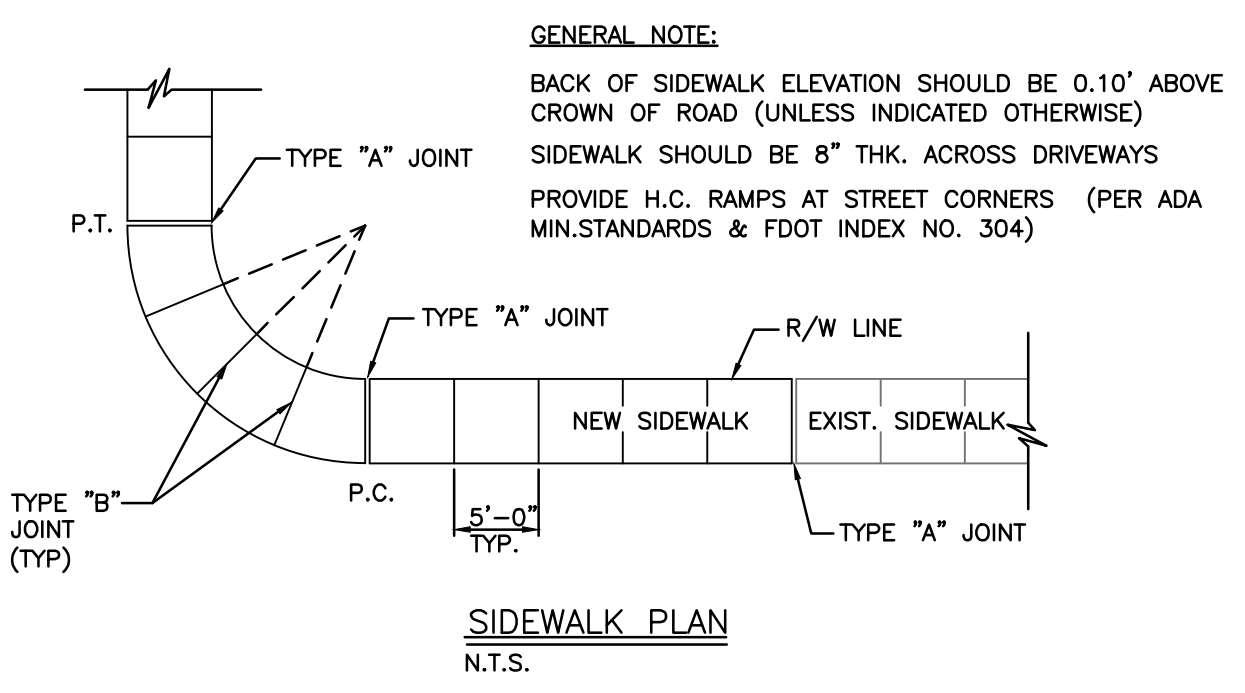
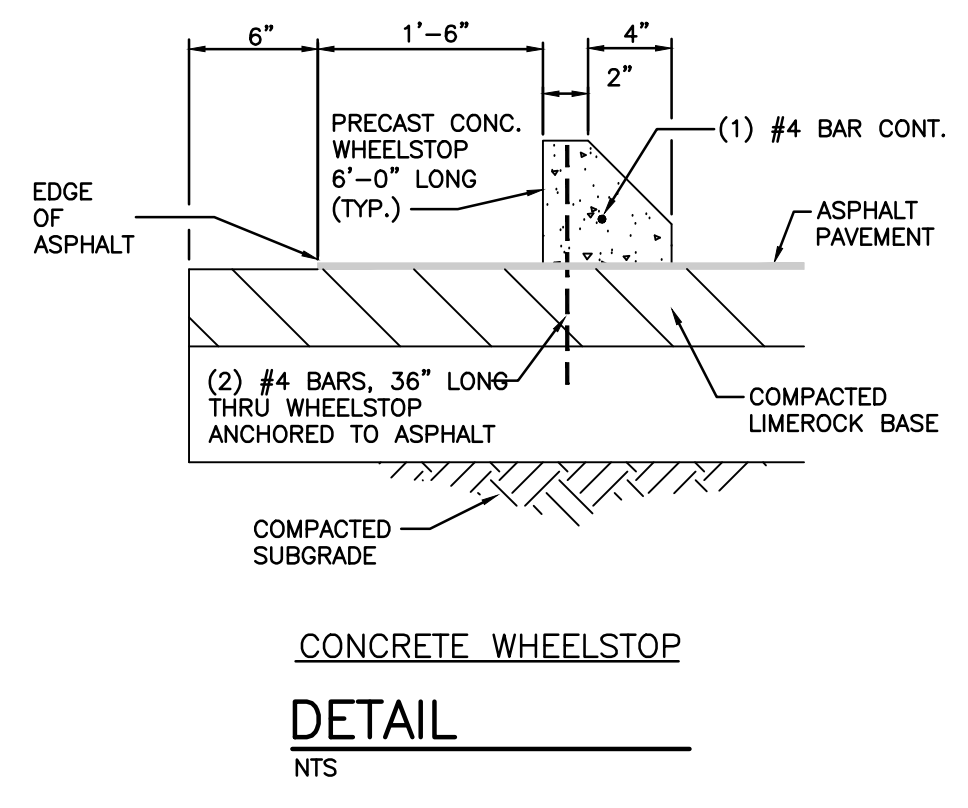
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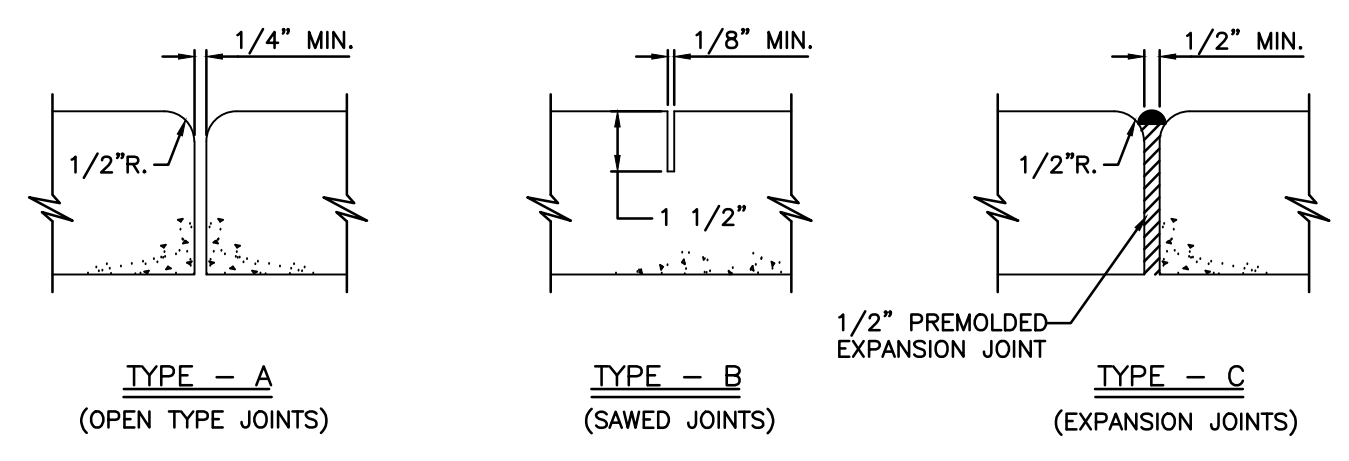
NOTE:
THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.



- GENERAL NOTES:**
- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
 - SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
 - NEW SURFACING MATERIALS SHALL BE CONSISTENT W/ EXIST. & SHALL HAVE BUTT JOINTS (2" MIN. THK.).
 - COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
 - ALL ROADWAY RESTORATION SHALL COMPLY W/ THE RESPECTIVE GOVERNING AUTHORITY HAVING JURISDICTION.
 - MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL).
 - DENSITY TESTS - MIN. 2 PER SUB-BASE, MIN. 2 PER LIMEROCK, PER CUT. CITY ENGINEERING DEPT. RECEIVES 2 COPIES OF RESULTS.



GENERAL NOTE:
BACK OF SIDEWALK ELEVATION SHOULD BE 0.10' ABOVE CROWN OF ROAD (UNLESS INDICATED OTHERWISE)
SIDEWALK SHOULD BE 8" THK. ACROSS DRIVEWAYS
PROVIDE H.C. RAMPS AT STREET CORNERS (PER ADA MIN. STANDARDS & FDOT INDEX NO. 304)



TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	T"
RESIDENTIAL AREAS	4"
DRIVEWAYS & OTHER	8"

TABLE OF SIDEWALK JOINTS

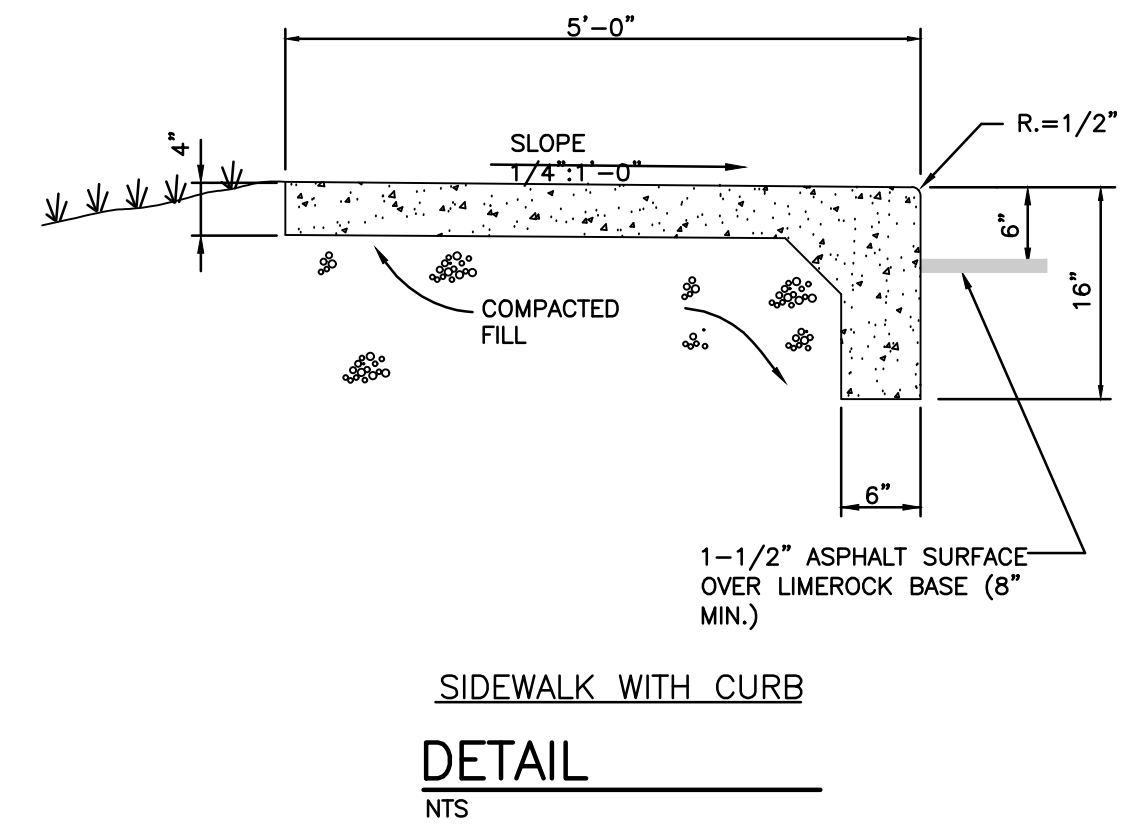
TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

NOTES:

- EXPANSION JOINTS EVERY 50' O.C.
- CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
- 8" THK. SIDEWALK ACROSS DRIVEWAYS

* INSTALLED AT THE DISCRETION OF THE ENGINEER

SIDEWALK DETAIL
DETAIL
NTS



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

TOBIN OFFICE BUILDING
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AA-0002897

Mark L. Saltz AR007171

Project No. :
2017-182
Drawn By :
AA
Checked By :
SCH
Date:
05/07/18

REVISIONS

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BLVD, STE. 303 - HOLLYWOOD - FL - 33021
(954)367-0371 . (954)367-0372 Fax

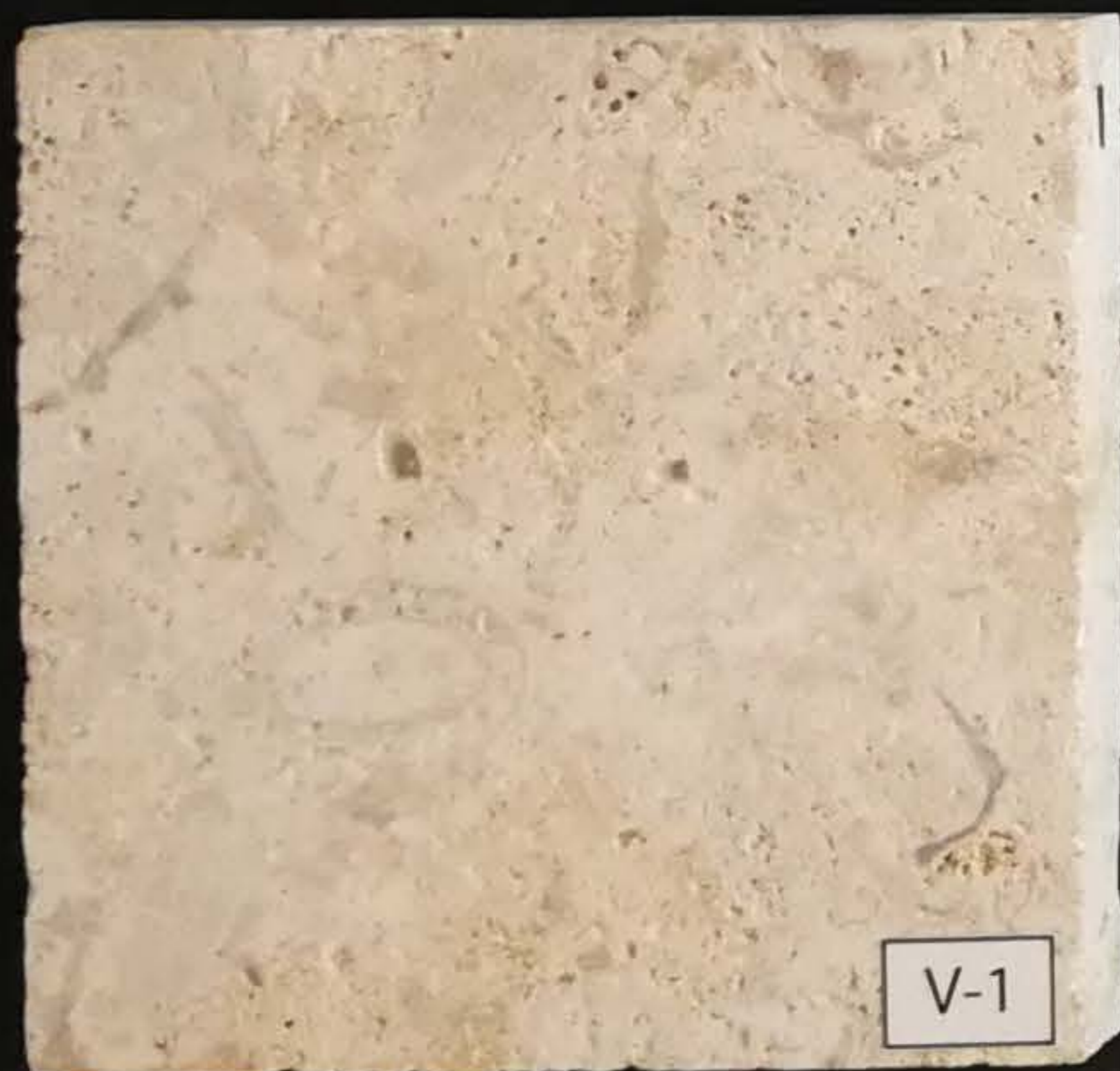
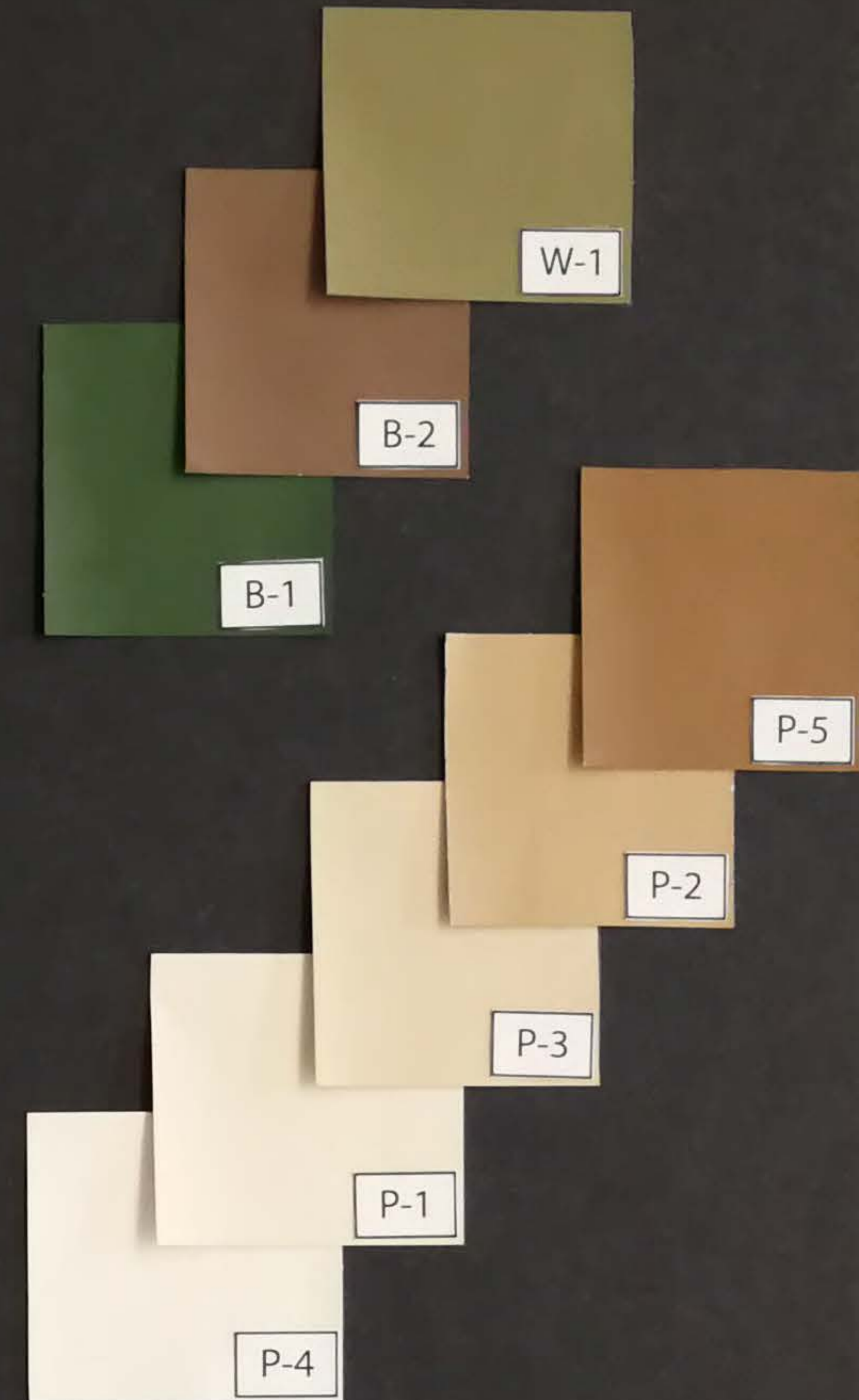
CA 7325

SUSAN C. HOLLAND, PE
Reg. no. 41831

CIVIL DETAILS
SCALE: N.T.S.

C-5

18-01



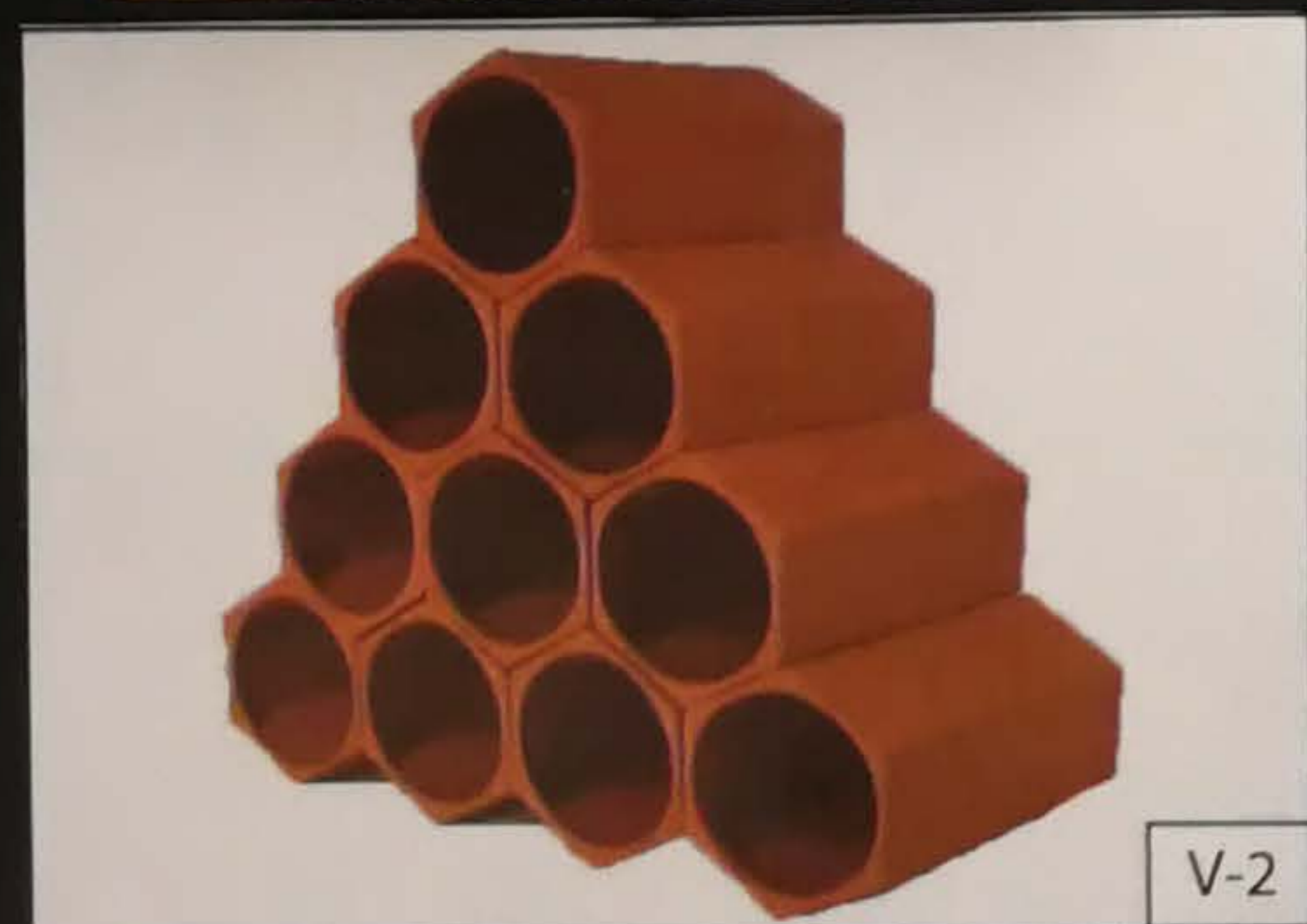
V-1



GREEN LIVING WALL



RA-1



V-2



S-TILE ROOF



PATINA COPPER ROOF







1 Site Plan
SP1 1/16" = 1'-0"



TOBIN OFFICE BUILDING
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Mark L. Saltz AR007171

Project No. :
2017-182
Drawn By :
ZH, YD
Checked By :
SW
Date:
04/02/2018

REVISIONS

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SP1

ATTACHMENT B
Land Use & Zoning Map



DEVELOPMENT SERVICES
PLANNING

Legend

Subject Property

Streets

Major Roads

LAND USE

MRES

COMFAC

OFF

OSR

COMPLEX

ZONING

GU

HD

PUD-R

