

Attachment I

Planning and development Board Staff Report

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
PLANNING AND DEVELOPMENT SERVICES**

DATE: March 13, 2014 **FILE:** 13-DJPVZ-100

TO: Planning and Development Board/Local Planning Agency

VIA: Andria Wingett, Assistant Director 

FROM: Leslie A. Del Monte, Planning Manager 

SUBJECT: Seaside Hollywood North Beach, LLC requests a Change of Zoning Designation from North Beach Development District - Development Zone (NBDD-DZ) to Planned Development (PD), approval of the Master Development Plan, Variances, Modifications, Waivers, Design, and Site Plan for a 23 unit residential development located at 6024 N. Ocean Drive (Seaside Village).

REQUEST:

Change of Zoning Designation from North Beach Development District - Development Zone (NBDD-DZ) to Planned Development (PD).

Master Development Plan, Design, and Site Plan.

Variance: To waive the required 25-foot peripheral landscaped setback from all external streets.

RECOMMENDATION:

Staff recommends, the Planning and Development Board, acting as the Local Planning Agency forward the following recommendations to the City Commission:

Rezoning: Approval

Master Development Plan: Approval

Variance: Approval

Design: Approval

Site Plan: Approval if the Rezoning, Master Development Plan, Variance, and Design are granted and with the following conditions:

- a. A covenant running with the land that holds the City harmless against any claims arising from accidents as a result of the reduced drive aisle width, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
- b. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of

REQUEST

Located in North Beach and outside of the Community Redevelopment Area, the 3.68 gross acre site is comprised of three parcels fronting N. Ocean Drive. The western portion is a long rectangular parcel adjacent to the Intracoastal Waterway. While the two eastern parcels are considered through lots, running from Palm Street to Desoto Street and from Desoto Street to Walnut Street, respectively. The site is primarily surrounded by residential uses. As the North Beach Development District – Development Zone (NBDD-DZ) zoning designation is intended for small lot development, the Applicant is proposing a change to Planned Development (PD) for added flexibility. However, given its use, scale, typology, and character as described below, the proposed project, fully meets the intent of the existing zoning regulations. As required with Planned Developments, the Applicant is also requesting approval of the Master Development Plan. Delineating all components of the project, the Site Plan (SP1-SP3) serves as the Master Development Plan.

The project is comprised of five residential buildings containing a total of 23 units (5 Units in Buildings 1-3 and 4 Units in Buildings 4-5). The Applicant has shown considerable effort in proposing a sensible project which both, protects and enhances the existing and desired character of North Beach. The project's massing, scale, rhythm, and architectural elements are compatible with the adjacent neighborhood. Buildings 1, 2, and 3, containing five units each, are four stories; while Buildings 4 and 5, containing four units each, are three stories. Building heights range from 32 feet (Buildings 4-5) to 43 feet (Buildings 1-3); with architectural features extending from 43 feet to 50 feet, respectively. The proposed design is contemporary, consisting of simple rectilinear forms. Building facades are characterized by the rhythm created by the juxtaposition of volumes, cantilevered balconies, and oversized terraces, creating interest and visual appeal. The geometric language is further emphasized by the use of materials and textures. Materials include stone veneer, composite woods, smooth and scored stucco, glass, and various metals.

Adequate vehicular and pedestrian circulation is provided. Safe and direct pedestrian connections are provided from the public sidewalk to building entrances. Providing more than double the amount of required parking spaces, all parking areas are adequately screened by vertical trellises and landscape. As permitted by the Zoning and Land Development regulations, for parking facilities with less than eight required parking spaces, the minimum width of the driveway aisle may be reduced. In this case, it is reduced by two feet, to 22 feet for small portions of the parking areas which only affect approximately three parking spaces at a time. Therefore, as required by the Zoning and Land Development Regulations, Staff recommends a covenant running with the land that holds the City harmless against any claims arising from accidents.

Meeting the intent of the existing zoning designation, the project provides ample side setbacks providing visual access to the Intracoastal Waterway. Although not required, the project also provides view corridors separating the western buildings. This further protects and enhances the character of the neighborhood by eliminating continuous building facades west of N. Ocean Drive and providing additional views to the Intracoastal Waterway. Furthermore, these are ideally located to generally align with the east-west cross streets. Enhancing the design of the buildings, and adding to the visual appeal of the neighborhood, the landscape design meets all applicable landscape and pervious requirements.

The Applicant is also requesting a Variance to reduce the required 25-foot peripheral landscaped setback from all external streets for Planned Developments. This requirement is intended for larger Planned Development, generally with sub-urban typologies. Given the configuration and size of lots in North Beach, particularly west of N. Ocean Drive, providing the full peripheral landscaped setback is not feasible in this area. Instead, the Applicant is proposing a landscape setback in proportion with the size of the parcels, ranging from a minimum of 13 to 20 feet. Furthermore, additional landscape area has been provided with the introduction of the view corridors.

SITE INFORMATION

Owner/Applicant:	Seaside Hollywood North Beach LLC
Address/Location:	6024 North Ocean Drive and other parcels generally located on either side of A1A, between N 4 th Terrace and Palm Street
Net Area of Property:	107,213 Sq. Ft. (2.46 Acres)
Gross Area of Property:	147,721 Sq. Ft. (3.39 Acres)
Land Use:	Medium High Residential
Existing Zoning:	North Beach Development District Development Zone (NBDD-DZ)
Proposed Zoning:	Planned Development (PD)
Existing Use of Land:	Vacant/Parking Lot

ADJACENT LAND USE

North:	Medium High Residential
South:	Medium High Residential
East:	Medium High Residential
West:	Intracoastal Waterway

ADJACENT ZONING

North:	North Beach Development District Development Zone (NBDD-DZ)
South:	North Beach Development District Development Zone (NBDD-DZ)
East:	North Beach Development District Development Zone (NBDD-DZ)
West:	Intracoastal Waterway

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Medium High Residential Land use area, the subject site is primarily surrounded by residential properties. 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*. Development of this site protects and enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the North Beach. The project is consistent with the Comprehensive Plan based on the following:

Guiding Principles:

- *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*
- *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

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.*

Policy 4.5: *Maintain the City of Hollywood Zoning Map and Zoning and Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering between land uses.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

The proposed project would allow the Applicant to maximize the use of their property while increasing and improving the housing stock in the City.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 4, Hollywood Beach, defined by the Atlantic Ocean to the east, the Intracoastal Waterway to the west, Hallandale Beach Boulevard to the south and Dania Beach Boulevard to the north. The North Beach area is the least intensely developed area of Hollywood Beach of which North Beach Park makes up a majority of the area. Furthermore, the development that has occurred in North Beach is low density, village-like atmosphere with small hotels, residences and restaurants. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

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 4.3: *Appropriately permit the consolidation of properties to create modern, economically viable development conditions that will attract higher end uses, thereby improving the quality of the area.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

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

Policy CW.46: *Place emphasis on redevelopment along the major highway corridors; SR 7, US 1, Dixie Highway, Hollywood Boulevard and A-1-A by limiting expansion of residential areas, and deepening industrial and commercial zones to increase tax revenues.*

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 purpose of Planned Development District is *to permit larger tracts of land under unified control to be planned and developed as a whole (as a single operation or an approved series of operations) with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. Planned Developments are recognized as serving the public interest and are encouraged.* The Zoning and Land Development Regulations provides and encourages Planned Developments as a tool for flexibility in development for most areas of the City and the proposed use is consistent with surrounding uses, the petition will not result in spot zoning or contract zoning.

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: Development of this site meets the Goals of the Comprehensive Plan by allowing land owners to maximize the use of their property while increasing the City's housing stock. As stated by the Applicant, "The proposed change is consistent with

the furtherance of the Goals, Objectives and Policies of the City of Hollywood Comprehensive Plan. The proposed change will promote the policies stated in the City Wide Master Plan such as improving infrastructure, upgrading properties, improving pedestrian movement and vehicular parking, as well as providing vistas or view corridors through to the Intracoastal for the east-west side streets.”

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: As stated by the Applicant, “It was important for the environment, for the community and for the developers that open space is allowed for view corridors to the Intracoastal from the Ocean. This meant that a smaller footprint was essential to achieve a small building footprint with the same number of Units. The change to a Planned Development allows flexibility for the Developer, while benefiting the Community and Environments as a whole.”

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. The proposed development is consistent with the surrounding development patterns and with the desired character of North Beach; thus, not adversely influencing living conditions in the neighborhood. In addition, to contributing to the economic prosperity of North Beach, the project will also improve the housing stock by providing a desirable high-end residential typology.

FINDING: Consistent.

CRITERION 4: That the proposed change is compatible with the developments within the same district/neighborhood.

ANALYSIS: The Applicant has shown considerable effort in proposing a sensible project which both protects and enhances the existing and desired character of North Beach. The project’s massing, scale, rhythm, and architectural elements are compatible with the adjacent neighborhood. Meeting the intent of the existing zoning designation, the project provides ample side setbacks providing visual access to the Intracoastal Waterway. Although not required, the project also provides view corridors separating the western buildings. This further protects and enhances the character of the neighborhood by eliminating continuous building facades west of N. Ocean Drive and providing additional views to the Intracoastal Waterway. Furthermore, these are ideally located to generally align with the east-west cross streets.

FINDING: Consistent.

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

Variance: To waive the required 25-foot peripheral landscaped setback from all external streets.

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, generally with sub-urban typologies. Given the configuration and size of lots in North Beach, particularly west of N. Ocean Drive, providing the full peripheral landscaped setback is not feasible in this area. Instead, the Applicant is proposing a landscape setback in proportion with the size of the parcels, ranging from a minimum of 13 to 20 feet. Furthermore, additional landscape area has been provided with the introduction of the view corridors. As stated by the Applicant, "The Site layout, promotes open, green spaces, slows traffic, and reduces large parking areas to small hidden ones;" thus, improving the appearance of the area.
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 and desired character of North Beach. The project's massing, scale, rhythm, and architectural elements are compatible with the adjacent neighborhood. As stated by the Applicant, "The Variance being requested will not be detrimental to the Community but rather will enhance the Community. While the Building setbacks may not meet the requirements of a Planned Development, it exceeds the majority of the existing setbacks of Buildings"
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 <i>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.</i> Furthermore, Objective 4 of the Land Use Element states to <i>maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.</i> 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. As stated by the Applicant, the request is a result of "the land configuration and making the best use of the Site while trying to meet the requirements of the Florida Building Code and the City of Hollywood Land Development Code. In trying to design a high quality product that respects its surroundings, maintain view corridors to the Intracoastal and makes pedestrian

movement and safety a priority...[the variance] enhances the project as well as helps to maintain the exiting rhythm and feel of the Community.

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's 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 building's design is contemporary, consisting of simple rectilinear forms. Building facades are characterized by the rhythm created by the juxtaposition of volumes, cantilevered balconies, and oversized terraces, creating interest and visual appeal. Cantilevered balconies and oversized terraces reinforce the... The geometric language is further emphasized by the use of materials and textures. Materials include stone veneer, composite woods, smooth and scored stucco, glass, and various metals. Safe and direct pedestrian connections are provided from the public sidewalk to building entrances.

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 project is comprised of five residential buildings containing a total of 23 units (5 Units in Buildings 1-3 and 4 Units in Buildings 4-5). The Applicant has shown considerable effort in proposing a sensible project which both protects and enhances the existing and desired character of North Beach. The project's massing, scale, rhythm, and architectural elements are compatible with the adjacent neighborhood. Buildings 1, 2, and 3, containing five units each, are four stories; while Buildings 4 and 5, containing four units each, are three stories. Building heights range from 32 feet (Buildings 4-5) to 43 feet (Buildings 1-3); with architectural features extending from 43 feet to 50 feet, respectively. The proposed design elements, detailing, and color pallet are consistent with the desired character of North Beach.

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: The proposed project was designed contextually. As recommended by the City's Design Guidelines, while the proposed building distinguishes itself from neighboring buildings in terms of architectural elements and rhythm; it bears a scale and placement relationship to neighboring buildings. The building mass reflects a simple composition of basic architectural details. The geometric language is further emphasized by the use of materials and textures. Materials include stone veneer, composite woods, smooth and scored stucco, glass, and various metals.

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 landscape design enhances the design of the buildings while adding visual appeal to the neighborhood. All parking areas are adequately screened by vertical trellises and landscape. Meeting the intent of the existing zoning designation, the project provides ample side setbacks providing visual access to the Intracoastal Waterway. Although not required, the project also provides view corridors separating the western buildings. This further protects and enhances the character of the neighborhood by eliminating continuous building facades west of N. Ocean Drive and providing additional views to the Intracoastal Waterway. Furthermore, these are ideally located to generally align with the east-west cross streets. The plan proposes an array of native trees and shrubs.

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 Zoning and Land Development Regulations on February 20, 2014. Therefore, Staff recommends approval if the Rezoning, Master Development Plan, Variance, and Design are granted and with the following conditions:

- a. A covenant running with the land that holds the City harmless against any claims arising from accidents as a result of the reduced drive aisle width, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
- b. A Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

RECOMMENDATION

Staff recommends, the Planning and Development Board, acting as the Local Planning Agency forward the following recommendations to the City Commission:

Rezoning: Approval

Master Development Plan: Approval

Variance: Approval

Design: Approval

Site Plan: Approval if the Rezoning, Master Development Plan, Variance, and Design are granted and with the following conditions:

- a. A covenant running with the land that holds the City harmless against any claims arising from accidents as a result of the reduced drive aisle width, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
- b. A Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use and Zoning Map
Attachment C:	Existing Regulations
Attachment D:	Proposed Regulations

ATTACHMENT A

Application Package

PLANNING & DEVELOPMENT SERVICES



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/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 12/17/13

Location Address: 6024 North Ocean Drive
Lot(s): 18-24 Block(s): 174 Subdivision: Hollywood Central Beach
Folio Number(s): 514201023410

Zoning Classification: NBDD-DZ Land Use Classification: Res. Multi Family
Existing Property Use: Vacant Sq Ft/Number of Units: _____

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: Site Plan, Design, Variances and PD Approval of a 5 Building 27 Unit Condo Building

Number of units/rooms: 27 Condo Units Sq Ft: 2000+/- Sq Ft (average)

Value of Improvement: _____ Estimated Date of Completion: 12/2014

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

Name of Current Property Owner: Seaside-Hollywood North Beach LLC

Address of Property Owner: 4514 N. Ocean Drive Hollywood Florida

Telephone: 954-328-1907 Fax: _____ Email Address: chnpass2comcast.net

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauter

Address: 2417 Hollywood Blvd Hollywood Telephone: 954-950-5746

Fax: 954-950-2841 Email Address: Joseph B. Kauter architects.com

Date of Purchase: 4/13 Is there an option to purchase the Property? Yes () No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Wilson Atkinson

Touder White Bragg P.A. Address: 1500 E 105th Blvd #500

Fort Lauderdale Florida 33301 Email Address: _____

Malcom Resnick - Email - marmal3552@aol.com

PLANNING & DEVELOPMENT SERVICES



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: _____

Date: 12/17/13

PRINT NAME: _____

Date: 12/17/13

Signature of Consultant/Representative: _____

Date: 12-17-13

PRINT NAME: _____

Date: 12-17-13

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

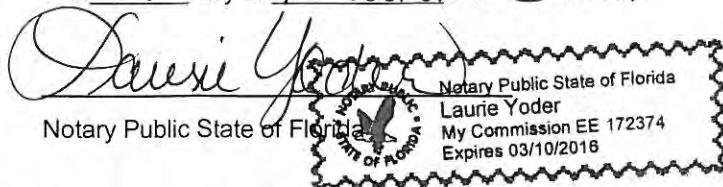
Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Design Review to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Joseph B. Kaller to be my legal representative before the P&D (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

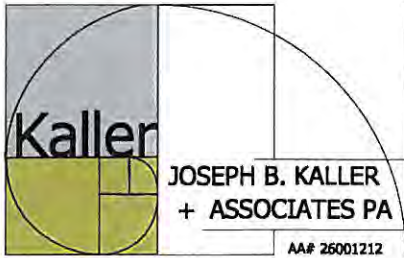
this 17th day of December 2013



John Passalacqua M. Member
SIGNATURE OF CURRENT OWNER

John Passalacqua
PRINT NAME

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



architecture - interiors - planning

VARIANCE CRITERIA STATEMENT
SEASIDE VILLAGE
6024 NORTH OCEAN DRIVE
13-JZDPV-100
February 3, 2014

The Variances being requested are as follows:

- Size of Planned Development is less than required.
- The perimeter Building set back is less than the 25'-0" required by a Planned Development.
- The curb cut width was reduced from 24'-0" to 20'-0" for each driveway.
- The driveway width was reduced from 24'-0" to 22'-0" for each parking area.

- A. 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:

The Variances being requested does not affect the stability and appearance of the City. The proposed widths of driveway and entry drives are not unlike those that currently exist throughout the Community. Building setbacks proposed exceed those that are currently exists as well as the green and pervious area provided. The Site layouts, promotes open, green spaces, slows traffic and reduces large parking areas to smaller hidden ones.

- B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community:

The Variances being requested will not be detrimental to the Community but rather will enhance the Community. While the Building setbacks may not meet the requirements of a Planned Development, it exceeds the majority of the existing setbacks of Buildings. This allows for more landscaping and green space. In the same vein, the smaller driveways and drive aisles reduces the appearance of large paved areas which is what a lot of the surrounding sites especially the hotel sites have to contend with. The Variances being requested will add to the overall feel and appearance of the Community.

- C. 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:

The Variances being requested are consistent with the goals of the Comprehensive Plan of the City of Hollywood. In the City Wide Master Plan for the Hollywood beach Area, the Economic Development Action Agenda stated goals for the Beach Area. There included:

1. Improving the image of Hollywood Beach and
2. Improving conditions of Buildings, Parking and Facades. These goals are clearly met with the Seaside Village Development

In the Hollywood North Beach Community Code, it emphasizes the vision of preserving the character of the Community while enhancing the built, natural and economic environments. This vision has also been met as the Buildings are low in scale and have open spaces between Buildings.

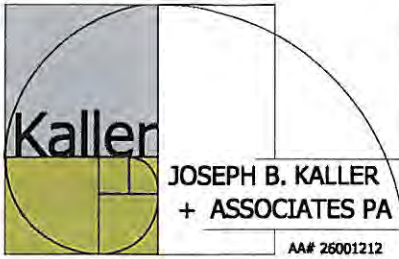
The City Wide Master Plan for Sub Area for (Hollywood Beach) also outlines supporting policies for Economic Development and Re-Development. The Policies mention working with partnerships to obtain mutually beneficial goals. Seaside Village Developers have worked with the City of Hollywood, the North Beach Civic Association as well as other individuals and groups in order to put forward a product that all affected parties would be proud of.

- D. That the need for the requested Variance is not economically based or self-imposed.

The requested Variances are not based on an economic or self imposed hardship. Instead, the Variances are based on the land configuration and making the best use of the Site while trying to meet the requirements of the Florida Building Code and the City of Hollywood Land Development Code. In trying to design a high quality product that respects its surroundings, maintain view corridors to the Intracoastal and makes pedestrian movement and safety a priority; it meant having to request certain Variances. These Variances enhance the Project as well as helps to maintain the existing rhythm and feel of the Community.

- E. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.

The Variances being requested do not conflict with any State or Federal Laws. With or without the requested Variances, all laws, State and Federal will be followed.



architecture - interiors - planning

RE-ZONING CRITERIA STATEMENT
SEASIDE VILLAGE
6024 NORTH OCEAN DRIVE
13-JZDPV-100
February 3, 2014

- A. That the Petition for a Zoning District will not result in Spot Zoning or Contract Zoning.

The Change of Zoning from the North Beach Development District – Development Zoned (NBDD-DD) to a Planned Development District (PD) will not result in Spot Zoning or Contract Zoning.

- B. That the proposed change is consistent with, and in the furtherance of, the Goals and Objectives and Policies of the City's Comprehensive Plan.

The proposed change is consistent with the furtherance of the Goals, Objectives and Policies of the City of Hollywood Comprehensive Plan. The proposed change will promote the policies stated in the City Wide Master Plan such as improving infrastructure, upgrading properties, improving pedestrian movement and vehicular parking, as well as providing vistas or view corridors through to the Intracoastal for the east-west side Streets.

- C. That the 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.

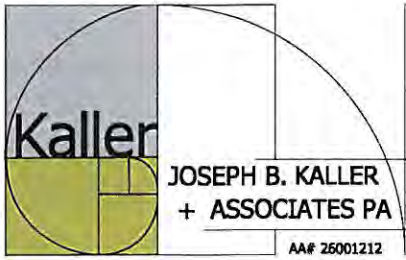
It was important for the environment, for the community and for the developers that open space is allowed for view corridors to the Intracoastal from the Ocean. This meant that a smaller footprint was essential to achieve this. The height restrictions of the present zoning would not have allowed for a small building footprint with the same number of Units. The change to a Planned Development allows flexibility for the Developer, while benefiting the Community and Environments as a whole.

- D. That the proposed change will not adversely influence living conditions in the neighborhood.

The proposed change will not adversely influence living conditions in the neighborhood. The proposed change will enhance the neighborhood, improve infrastructure and contribute to the increase in value of the Community economically as well as socially and environmentally.

- E. That the proposed change is compatible with the development(s) within the same district/neighborhood.

The proposed change is compatible with other developments within the Hollywood Beach and North Beach Community. Low rise, multi-family developments are scattered throughout the neighborhood. It is a denser environment than the South or North Lake neighborhood, but the mix of townhomes and condominiums provide families with their piece of Beach Side Paradise. Seaside Village fits right into this multi-family formula that already exists.



architecture - interiors - planning

GENERAL CRITERIA STATEMENT
SEASIDE VILLAGE
6024 NORTH OCEAN DRIVE
13-JZDPV-100
January 29, 2014

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.

Seaside Village is located in the North Beach Community of the City of Hollywood. It is situated on both sides of the A1A Corridor stretching from Palm Street north to the entrance of the Renaissance Condominium. There are Three (3) Four-Story Buildings on the west side of A1A along the Intracoastal and Two (2) Three-Story Buildings on the east side of A1A. The Buildings are purposefully sited in a way that allows view corridors through to the Intracoastal from each east-west street like DeSoto, Walnut and Balboa. The Building's do not block the view of either pedestrian or vehicle viewing west from each of the side streets through to the waterway and nature preserve beyond.

The Site Planning emphasizes and encourages pedestrian movement and connection to the public walkways. All vehicular parking areas are located behind trellises that will carry a living green wall that will act as a shield of the cars from public view. All elements of the Development, including the pool area and docks, are connected to the sidewalk with paved walkways that are also handicap accessible.

The Style of Architecture is Modern. Applied elements like Ipe wood siding and a ledge stone veneer add a warm and homey quality to the modern clean lines of the Building. Large balconies celebrate the indoor/outdoor living that South Florida is known for. These balconies face both the street side and the Intracoastal sides of the Building. This provides connectivity to the street as well as a more private experience facing the water. The overall massing is broken up by the use of the siding and stone as well as the balconies. These elements also provide a welcoming feel to each Building, and garden trellises, at each entry, also adds to the quality.

All colors and materials used come from nature and work naturally in this environment close to the ocean and next to the Intracoastal and nature preserve.

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.

The surrounding community is made up of both single family and multi-family residences as well as short term stay facilities. The Architecture is an eclectic mix of Ranch, Modern, Streamline Modern, Florida Vernacular and Mediterranean. There are common elements that manage to be found across all of the styles in the area. Some of those are deep eaves and overhangs, stone or brick veneer wall treatments that emphasize a vertical architectural element, flat or shallow sloped roof, verandahs or roof decks and defined planters. All of these characteristics are incorporated into the aesthetic of Seaside Village. The Project becomes a modern interpretation of the surrounding architecture.

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 included, but are not limited to, banding, molding and fenestration.

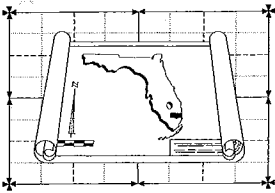
The Project is laid out in a way that respects the scale and massing of the community. Firstly, buildings are sited along the Intracoastal in a way that does not block the site lines east to west from the ocean to the Intracoastal that the side streets provide. View corridors are maintained between each Building. The heights of the Proposed Buildings were also consciously sited in a way that the Three Story Buildings are closer to the existing community on the east side of A1A. Therefore there is a height step down from west to east which transitions the Project into the community.

The lot coverage is less than that of the surrounding community as an open, green feel is being promoted. The spaces in between and in front of the Buildings provide a welcoming place to pause, sit and enjoy the surroundings. The built environment at the pool deck and Marina areas are kept small and low so that the view is not compromised and there is always a visual connection to the Intracoastal by both residents and neighbors.

4. Landscaping. Landscaped area 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.

The proposed Landscaping combines both existing trees and proposed trees and plantings. Each Building will be surrounded and enveloped by its own unique landscape design. Each will have its own unique feel housed in the trees, hedges and ground cover proposed. Ninety-Five percent of the trees being proposed are both native and salt tolerant and eight-seven percent of shrubs are native. This will ensure that the planting will thrive as designed. Nineteen varieties of trees and palms make up the plant list as well as nineteen varieties of shrubs and hedges.

The plantings are laid out in a way so as to emphasize the main entries to the Buildings, yet hide the parking areas and other equipment. They are also located in a way that will not block the view corridors between each Building along the waterway. Ground covers and shrubs provide softness and color at the base of each building while providing varying heights and textures. Coconut Palms and Sea grape are just two of the native species that will ensure a lush, beachy feel and environment.



BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

September 23, 2013

Wilson C. Atkinson, III
Fowler White Boggs, P.A.
1200 East Las Olas Boulevard, Suite 500
Fort Lauderdale, Florida 33301

Dear Mr. Atkinson:

Re: Platting requirements for a parcel legally described as Lots 1-24, Block 174, Lots 1-4, Block 196 and Lots 1-4, Block 197 "Hollywood Central Beach," according to the Plat thereof, as recorded in Plat Book 4, Page 20, of the Public Records of Broward County, Florida, less portions for right-of-way purposes. This parcel is generally located on both sides of State Road A1A, between Palm Street and Dania Beach Boulevard, in the City of Hollywood.

This letter is in response to your request 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 is not required by Section D.2, Chapter IV, 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 Section D.2, replatting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 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 5 acres (approximately 2.93 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.

Wilson C. Atkinson, III

September 23, 2013

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 regarding the Broward County Land Use Plan's platting requirements, please contact Ivan Cabrera, Assistant Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:IJC

cc: Cathy Swanson-Rivenbark, City Manager
City of Hollywood

Jaye M. Epstein, AICP, Director, Planning and Development Services Department
City of Hollywood



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
SECRETARY

November 12, 2013

Mr. Charles O. Buckalew
Charles O. Buckalew Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite #201
Hollywood, Florida 33019

Dear Mr. Buckalew:

RE: November 12, 2013 Variance Committee Review for Category B Driveway
Date of Pre-application Review: **October 3, 2013**
Broward County, Urban, In the City of Hollywood
State Road A1A, State Section 86030, Milepost 5.186, Access Class 6, Posted Speed: 35 mph
Location: Between Balboa Street & Palm Street, Site Acreage: 1.66
Proposed Land Use: Residential, Maximum Square Footage: 27 condo units (19 west side, 8 east side)
Plat Name: Hollywood Central Beach, Plat Book: 4, Page: 20
Applicant: Seaside Hollywood North Beach LLC, Malcolm Resnick & John Passalacqua
Property Owner: Seaside Hollywood North Beach LLC, Malcolm Resnick & John Passalacqua
Proposed Project Name & Address: Seaside Village Condominiums, 6024 North Ocean Dr, Hollywood, Florida

Your Request: Driveway #1: A full access located directly across from Walnut Street, 400 feet north of Palm Street.
Driveway #2: A full access located 150 feet north of Driveway #1.
Driveway #3: A full access located 100 feet north of Driveway #2.
Driveway #4: A full access located 85 feet north of Driveway #3.
Driveway #5: A full access located 100 feet north of Driveway #4.
Driveway #6: A full access located 85 feet north of Driveway #5, 300 feet north of Balboa Street.

This request is: **Approved with Conditions**

Conditions: / Comments:

A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required.

A two-way left turn lane shall be provided.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.
- All existing driveways not approved in this letter must be fully removed and the area restored.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than 12 months.

Please submit a copy of this letter with your permit application.

Please contact Christine Nabong Bacomo at the District Permits Office with any questions at telephone number 954-777-4377, fax number 954-677-7893 or e-mail: christine.bacomo@dot.state.fl.us. Thank you.

For right-of-way dedication requirements go to: <https://www3.dot.state.fl.us/OneStopPermitting/Home.aspx>. Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT VARIANCE COMMITTEE

With the above ruling I:

Agree Disagree

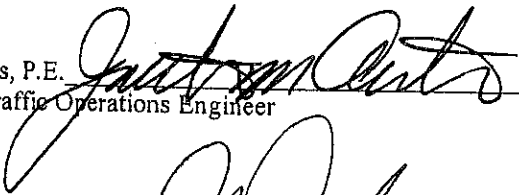
pd Howard Webb, P.E.
District Design Engineer



☒ ☐

November 12, 2013

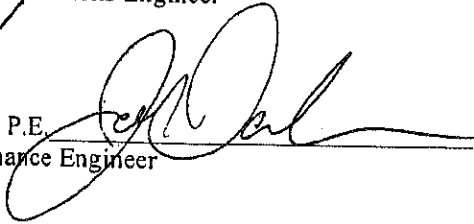
Fot Mark Plass, P.E.
District Traffic Operations Engineer



☒ ☐

November 12, 2013

John Danielsen, P.E.
District Maintenance Engineer



☒ ☐

November 12, 2013

CNB/nyh

cc: Christine Nabong Bacomo, P.E.
Geysa Sosa/Stam Williams

File s:\permit_d\permits\variance\0000-11-12-2013\Seaside Hollywood North Beach LLC - SR AIA.doc

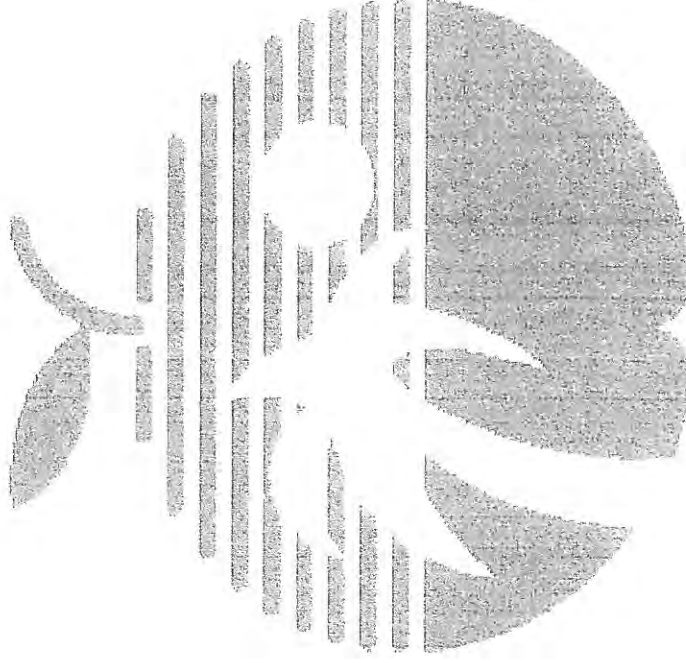
The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

SBBC-1493-2014

**County Number: TBD Municipality Number: TBD
SEASIDE VILLAGE**

January 17, 2014



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date:	January 17, 2014	Single-Family:		Elementary: 1
Name:	SEASIDE VILLAGE	Townhouse:		
SBBC Project Number:	SBBC-1493-2014	Garden Apartments:		Middle: 0
County Project Number:	TBD	Mid-Rise:		
Municipality Project Number:	TBD	High-Rise:		High: 1
Owner/Developer:	Seaside Hollywood North Beach, LLC	Mobile Home:		
Jurisdiction:	Hollywood	Total:	23	Total: 2

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Dania	569	569	501	-68	-3	88.0%	5
Olsen	1,125	1,125	853	-272	-12	75.8%	5
South Broward	2,289	2,289	2,059	-230	-9	90.0%	30

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				14/15	15/16	16/17	17/18	18/19
Dania	506	-63	88.9%	521	532	529	528	513
Olsen	858	-267	76.3%	867	843	815	805	789
South Broward	2,089	-200	91.3%	2,041	2,019	1,992	1,994	2,012

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District Traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/Enrollment/Proj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2013-14 Contract Permanent Capacity	2013-14 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				14/15	15/16	16/17
No Charter Schools						

PLANNED AND FUNDED IMPROVEMENTS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Dania	None
Olsen	None
South Broward	None

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The application proposes 8 (three or more bedroom) garden apartment and 15 mid-rise units, which will generate 2 students (1 elementary school and 1 high school). The school Concurrency Service Areas (CSA) serving the project in the 2013/14 school year include Dania Elementary, Olsen Middle, and South Broward High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools are operating below the adopted Level of Service (LOS) of 100% gross capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2013/14 - 2015/16), Dania Elementary, Olsen Middle, and South Broward High Schools are projected to operate below the adopted LOS of 100% through the 2015/16 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflect compliance with the class size constitutional amendment.

Additionally in the 2013/14 school year, there are no charter schools located within a two-mile radius of the site. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2013/14 to 2017/18 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current school 2013/14 year or 180 days, whichever is greater, for a maximum of 8 (three or more bedroom) garden apartment and 15 mid-rise units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on August 17, 2014. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.


Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-1493-2014 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

1/17/14
Date


Signature

Lisa Wight
Name
Planner
Title

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

SEASIDE HOLLYWOOD NORTH BEACH, LLC

Filing Information

Document Number	L12000098963
FEI/EIN Number	46-1001095
Date Filed	07/31/2012
State	FL
Status	ACTIVE

Principal Address4514 N. OCEAN DRIVE
HOLLYWOOD, FL 33019**Mailing Address**4514 N. OCEAN DRIVE
HOLLYWOOD, FL 33019**Registered Agent Name & Address**ATKINSON, WILSON CIII ESQ
% FOWLER WHITE BOGGS PA
1200 EAST LAS OLAS BLVD., STE. 500
FORT LAUDERDALE, FL 33301**Manager/Member Detail****Name & Address**

Title MGRM

PASSALACQUA, JOHN
4514 N. OCEAN DRIVE
HOLLYWOOD, FL 33019**Annual Reports**

Report Year	Filed Date
2013	02/19/2013

Document Images[02/19/2013 -- ANNUAL REPORT](#)[View image in PDF format](#)[07/31/2012 -- Florida Limited Liability](#)[View image in PDF format](#)

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State of Florida, Department of State

Parcel

LORI PARRISH
BRYAN WARD
 BROWARD COUNTY
 PROPERTY APPRAISER



①

Site Address	6024 N OCEAN DRIVE, HOLLYWOOD	ID #	5142 01 02 3410
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	28
Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOTS 18,19,20,21,22,23 & 24 LESS E 10 FOR ST RD BLK 174		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$1,317,580	\$10,000	\$1,327,580	\$1,327,580	
2012	\$1,317,580	\$243,000	\$1,560,580	\$1,560,580	\$39,728.57
2011	\$1,870,000	\$530,880	\$2,400,880	\$2,400,880	\$59,077.24

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,327,580	\$1,327,580	\$1,327,580	\$1,327,580
Portability	0	0	0	0
Assessed/SOH	\$1,327,580	\$1,327,580	\$1,327,580	\$1,327,580
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,327,580	\$1,327,580	\$1,327,580	\$1,327,580

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$6,237,000	39363	1960
			7915	182

Land Calculations		
Price	Factor	Type
\$60.07	21,934	SF
Adj. Bldg. S.F. (See Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

**LORI PARRISH
BRYAN
DADE COUNTY
PROPERTY
APPRAISER**



Site Address	BALBOA STREET, HOLLYWOOD	ID #	5142 01 02 3320
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	28
Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOTS 7 THRU 9 LESS THE E 10.18 FOR R/W & LOTS 10 THRU 17 BLK 174		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$2,035,410	\$67,000	\$2,102,410	\$2,102,410	
2012	\$2,035,410	\$67,000	\$2,102,410	\$2,102,410	\$46,914.22
2011	\$2,892,380	\$67,000	\$2,959,380	\$2,878,700	\$65,552.03

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,102,410	\$2,102,410	\$2,102,410	\$2,102,410
Portability	0	0	0	0
Assessed/SOH	\$2,102,410	\$2,102,410	\$2,102,410	\$2,102,410
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,102,410	\$2,102,410	\$2,102,410	\$2,102,410

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$6,237,000	39363	1960
12/1/1976	WD	\$54,000	7915	182

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$60.07	33,884	SF
Adj. Bldg. S.F. (See Sketch)		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	N OCEAN DRIVE, HOLLYWOOD	ID #	5142 01 02 3310
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	00

Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 5,6 LESS E 10.18 FOR RW BLK 174
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$560		\$560	\$560	
2012	\$560		\$560	\$560	\$12.50
2011	\$560		\$560	\$560	\$12.64

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$560	\$560	\$560	\$560
Portability	0	0	0	0
Assessed/SOH	\$560	\$560	\$560	\$560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$560	\$560	\$560	\$560

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$6,237,000	39363	1960
			7915	182

Land Calculations		
Price	Factor	Type
\$0.10	5,600	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

LORI PARRISH
BREVARD
22nd DISTRICT
PROPERTY
APPRAISER



Site Address	N OCEAN DRIVE, HOLLYWOOD	ID #	5142 01 02 3300
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	95

Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 4 LESS THE E 10.18 FOR RW BLK 174
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$280		\$280	\$280	
2012	\$280		\$280	\$280	\$6.26
2011	\$280		\$280	\$280	\$6.31

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$280	\$280	\$280	\$280
Portability	0	0	0	0
Assessed/SOH	\$280	\$280	\$280	\$280
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$280	\$280	\$280	\$280

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$6,237,000	39363	1960
			7915	182

Land Calculations		
Price	Factor	Type
\$0.10	2,800	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	N OCEAN DRIVE, HOLLYWOOD	ID #	5142 01 02 3290
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	95

Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 3 LESS E 10.18 FOR RW BLK 174
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$280		\$280	\$280	
2012	\$280		\$280	\$280	\$6.26
2011	\$280		\$280	\$280	\$6.31

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$280	\$280	\$280	\$280
Portability	0	0	0	0
Assessed/SOH	\$280	\$280	\$280	\$280
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$280	\$280	\$280	\$280

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$6,237,000	39363	1960
			7915	182

Land Calculations		
Price	Factor	Type
\$0.10	2,800	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	N OCEAN DRIVE, HOLLYWOOD	ID #	5142 01 02 3280
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	95

Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 2 LESS E 10.18 FOR R/W BLK 174
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$280		\$280	\$280	
2012	\$280		\$280	\$280	\$6.26
2011	\$280		\$280	\$280	\$6.31

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$280	\$280	\$280	\$280
Portability	0	0	0	0
Assessed/SOH	\$280	\$280	\$280	\$280
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$280	\$280	\$280	\$280

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$6,237,000	39363	1960
			7915	182

Land Calculations		
Price	Factor	Type
\$0.10	2,800	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	N OCEAN DRIVE, HOLLYWOOD	ID #	5142 01 02 3270
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	00

Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 1 LESS E 10.18 FOR R/W BLK 174
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$280		\$280	\$280	
2012	\$280		\$280	\$280	\$6.26
2011	\$280		\$280	\$280	\$6.31

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$280	\$280	\$280	\$280
Portability	0	0	0	0
Assessed/SOH	\$280	\$280	\$280	\$280
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$280	\$280	\$280	\$280

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$6,237,000	39363	1960
1/1/1980	WD	\$108,000	7915	182

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$0.10	2,800	SF
Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

Parcel

(2)

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	PALM STREET, HOLLYWOOD	ID #	5142 01 02 6950
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	28

Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 3,4 BLK 196
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$440,920	\$11,270	\$452,190	\$452,190	
2012	\$440,920	\$11,270	\$452,190	\$452,190	\$10,090.40
2011	\$440,920	\$11,270	\$452,190	\$452,190	\$10,202.99

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$452,190	\$452,190	\$452,190	\$452,190
Portability	0	0	0	0
Assessed/SOH	\$452,190	\$452,190	\$452,190	\$452,190
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$452,190	\$452,190	\$452,190	\$452,190

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$100	39363	1964
10/28/1996	WD*	\$285,000	25620	113
2/20/1996	WD*	\$174,800	24524	755
			1567	373

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$45.07	9,783	SF
Adj. Bldg. S.F. (See Sketch)		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

**LORI PARRISH
BRYANWARD
25 COUNTY
PROPERTY
APPRAISER**



Site Address	N OCEAN DRIVE, HOLLYWOOD	ID #	5142 01 02 6940
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	28

Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 2 BLK 196
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$210,610	\$7,400	\$218,010	\$218,010	
2012	\$210,610	\$7,400	\$218,010	\$218,010	\$4,864.80
2011	\$210,610	\$7,400	\$218,010	\$218,010	\$4,919.06

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$218,010	\$218,010	\$218,010	\$218,010
Portability	0	0	0	0
Assessed/SOH	\$218,010	\$218,010	\$218,010	\$218,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$218,010	\$218,010	\$218,010	\$218,010

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$100	39363	1964
10/28/1996	WD*	\$285,000	25620	113
2/20/1996	WD*	\$174,800	24524	755
			1567	373

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$45.07	4,673	SF
Adj. Bldg. S.F. (See Sketch)		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

**LORI PARRISH
BRYANARD
PROPERTY
APPRAISER**



Site Address	DE SOTO STREET, HOLLYWOOD	ID #	5142 01 02 6930
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	28
Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 1 LESS W 10.18 FOR ST RD BLK 196		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$186,050	\$3,300	\$189,350	\$189,350	
2012	\$186,050	\$3,300	\$189,350	\$189,350	\$4,225.25
2011	\$186,050	\$3,300	\$189,350	\$189,350	\$4,272.40

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$189,350	\$189,350	\$189,350	\$189,350
Portability	0	0	0	0
Assessed/SOH	\$189,350	\$189,350	\$189,350	\$189,350
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$189,350	\$189,350	\$189,350	\$189,350

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$100	39363	1964
12/31/2002	SWD	\$100	35112	463
10/10/2002	SW*	\$750,000	34016	410
11/7/1996	WD	\$620,000	25625	998

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$45.07	4,128	SF
Adj. Bldg. S.F. (See Sketch)		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

LORI PARRISH
BRYAN WARD
BROWARD COUNTY
PROPERTY APPRAISER



Parcel

(3)

Site Address	DE SOTO STREET, HOLLYWOOD	ID #	5142 01 02 7170
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	28

Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 4 LESS W 10.17 FOR ST RD BLK 197
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$167,300	\$3,900	\$171,200	\$171,200	
2012	\$167,300	\$3,900	\$171,200	\$171,200	\$3,820.23
2011	\$363,500	\$3,900	\$367,400	\$367,400	\$8,289.86

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$171,200	\$171,200	\$171,200	\$171,200
Portability	0	0	0	0
Assessed/SOH	\$171,200	\$171,200	\$171,200	\$171,200
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$171,200	\$171,200	\$171,200	\$171,200

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$100	39363	1964
9/5/1996	WD*	\$500,000	25379	645
			8682	650

Land Calculations		
Price	Factor	Type
\$45.07	3,712	SF
Adj. Bldg. S.F. (See Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

LORI PARRISH
BROWARD
 COUNTY
PROPERTY
APPRAISER



Site Address	N OCEAN DRIVE, HOLLYWOOD	ID #	5142 01 02 7160
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	28

Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 3 LESS W 10.17 FOR ST RD BLK 197
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$160,760	\$5,500	\$166,260	\$166,260	
2012	\$160,760	\$5,500	\$166,260	\$166,260	\$3,710.01
2011	\$331,600	\$5,500	\$337,100	\$337,100	\$7,606.18

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$166,260	\$166,260	\$166,260	\$166,260
Portability	0	0	0	0
Assessed/SOH	\$166,260	\$166,260	\$166,260	\$166,260
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$166,260	\$166,260	\$166,260	\$166,260

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$100	39363	1964
9/5/1996	WD*	\$500,000	25379	645
			8682	650

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$45.07	3,567	SF
Adj. Bldg. S.F. (See Sketch)		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

LORI PARRISH
BROWARD
COUNTY
PROPERTY
APPRAISER



Site Address	5811 N OCEAN DRIVE, HOLLYWOOD	ID #	5142 01 02 7140
Property Owner	SEASIDE HOLLYWOOD NORTH BCH LLC % FOWLER WHITE BOGGS PA	Millage	0513
Mailing Address	1200 E LAS OLAS BLVD STE 500 FORT LAUDERDALE FL 33301	Use	28

Abbreviated Legal Description	HOLLYWOOD CENTRAL BEACH 4-20 B LOT 1,2 BLK 197
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2012 Exemptions and Taxable Values as reflected on the Nov. 1, 2012 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2013	\$337,930	\$10,380	\$348,310	\$348,310	
2012	\$337,930	\$10,380	\$348,310	\$348,310	\$7,772.37
2011	\$704,890	\$10,380	\$715,270	\$715,270	\$16,138.99

2013 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$348,310	\$348,310	\$348,310	\$348,310
Portability	0	0	0	0
Assessed/SOH	\$348,310	\$348,310	\$348,310	\$348,310
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$348,310	\$348,310	\$348,310	\$348,310

Sales History				
Date	Type	Price	Book	Page
4/3/2013	CE*-T	\$100	49722	1009
4/1/2005	SW*	\$100	39363	1964
9/5/1996	WD*	\$500,000	25379	645
4/1/1978	WD	\$170,000	7514	709
1/1/1961	WD	\$23,650		

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$45.07	7,498	SF
Adj. Bldg. S.F. (See Sketch)		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

Michele Sherlock

Subject:

FW: Letter of Approval

Hollywood City Commission and Planning and Zoning Board:

The Hollywood North Beach Association Board of Directors approved, on February 3, 2014, the "Seaside Village" project.

Laurie Schecter and John Passalacqua abstained from the vote.

Sincerely,

HNBA Board of Directors

Seaside Village

east & west

6024 NORTH OCEAN DRIVE HOLLYWOOD FLORIDA

MAIN BUILDING COLOR
BENAJMIN MOORE WHITE WISP OC-54

TRELLIS
COMPOSITE IPE WOOD ON
PAINTED ALUMINUM FRAME



STONE VENEER
HARVEST LEDGESTONE

Seaside Village

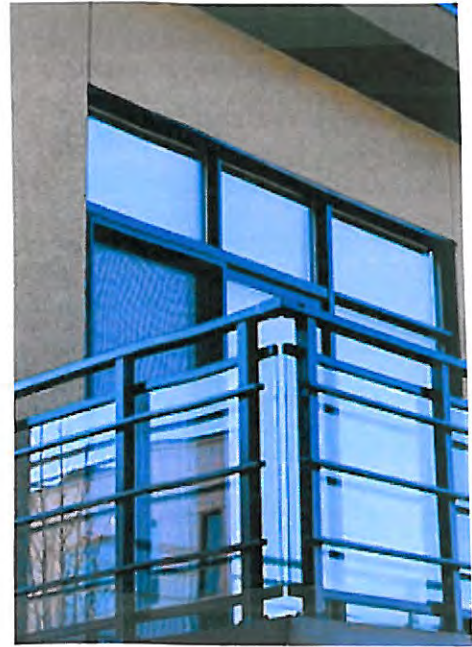
6024 NORTH OCEAN DRIVE

HOLLYWOOD

FLORIDA

east & west

BALCONY RAILING
ALUMINUM AND GLASS STRUCTURAL RAILING



BALCONY RAILING
ALUMINUM AND GLASS STRUCTURAL RAILING



EXTERIOR GLASS WINDOWS AND DOORS
IMPACT RESISTANT TINTED BRONZE

Seaside Village

east & west
6024 NORTH OCEAN DRIVE HOLLYWOOD FLORIDA

GLAZING TINT
45% LIGHT TRANSMITTANCE VALUE



WOOD SIDING
COMPOSITE IPE SHIP LAP SIDING



GREEN FACADE TRELLIS



Seaside Village.

Introducing the world's first UL Listed electric vehicle charge station



CS Series Public EVSE

SAFETY. RELIABILITY. INNOVATION. ANTICIPATION. If you're looking for the safest, most reliable and affordable EVSE charge station, then ClipperCreek is the smart choice. In fact, we're the first company in the world to meet the rigid testing standards of Underwriter's Laboratories to earn their UL listing for not one, but six of our EVSE products. So what can we do for you?

- Originally founded in 1993 — currently on 12th generation of products
- Products in the field for over 10 years
- Over 3,000 units built, delivered and installed since 2009
- Exclusive manufacturer for BMW Mini and Tesla Level 2 EVSE
- Long history of working closely with industry leading Utilities and Automakers
- Smart "reclosure" technology that self-tests, resets and ensures your car will be charged



CLIPPERCREEK

THE Electric Vehicle Charging Station

ClipperCreek.com

CS Series EVSE



OUR FLAGSHIP PRODUCT.

- UL listed. Outdoor Rated (NEMA 4) enclosure.
- Reclosure: Smart software that automatically self-checks unit and resumes charging after minor fault.
- Charge Circuit Interruption Device: Ground Fault protection with fully automatic self-check feature that eliminates the need for monthly testing by user.
- Service Ground Monitor: Constantly checking for presence of proper safety ground.
- External Control Input: Allows external control from smart meter (AMI), billing or load management device.
- Cold Load Pickup: Time-delayed and randomized to allow re-energizing of unit following power outages.
- Contractor Monitoring Circuit: Constantly checks contacts for early signs of failure.

PRODUCT SPECS

- Service Entrance: 208V to 240 V – 30 – 100 Amp, single phase, 2 wire with ground
- 17" W x 14" H x 6" D (430mm W x 360mm H x 150mm D) NEMA 4 Construction
- Operating Temperatures: -22 F to 122 F (-30 C to 50 C)

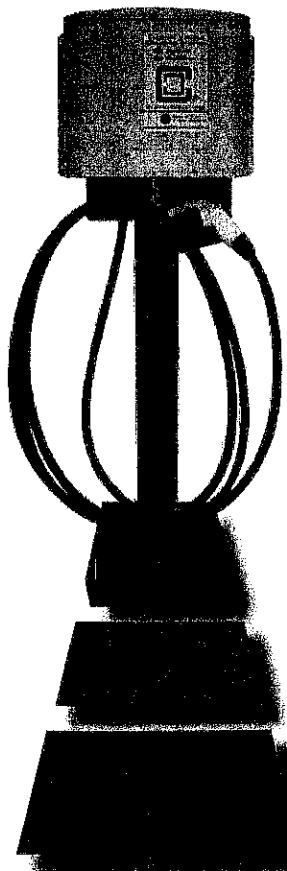
AVAILABLE THIS FALL

- Innovative low cost BILLING SYSTEM
- Generic SMART GRID Enabled EVSE - tie directly into your AMI Meter

CODES, STANDARDS AND RECOMMENDED PRACTICES

UL2202 Charging Station Safety
 UL 2231 Personal Protection Device (i.e., CCID hardware)
 UL 1998 Standard for Safety Related Software
 UL 991 Standard for Tests for Safety-Related Controls Employing Solid-State Devices
 NEC 625 Electric Vehicle Charge System
 SAE-J1772 Electric Vehicle Conductive Charge Coupler

The CS line offers multiple currents that enable you to charge at the highest rate possible, so that vehicles are always fully charged.



Model	CS-100	CS-90	CS-80	CS-70	CS-60	CS-50	CS-40	CS-30
Circuit Breaker Rating, Amps	100	90	80	70	60	50	40	30
Continuous Current, Amps	80	72	64	56	48	40	32	24

QUESTIONS?

Contact Dave Packard at 912-882-0702 or dave@ClipperCreek.net



CLIPPERCREEK

THE Electric Vehicle Charging Station

ClipperCreek.com



BUILDING 1 & MARINA .
WEST ON AIA



BUILDINGS 2 & 3 .
WEST ON AIA .



BUILDING 5
AIA & DESOTO



BUILDING 4
AIA & PALM



6000 N OCEAN
EAST OF SITE



6000 N. OCEAN
NORTH OF SITE



5907

5901

N. OCEAN
EAST OF SITE



LOOKING EAST ON BALBOA.



351 WALNUT



326

350 WALNUT



351

335 DESOTO



340 DE SOTO



345 PALM



5615 N. OCEAN (SOUTH ON PALM)



343 PALM

















Seaside Village

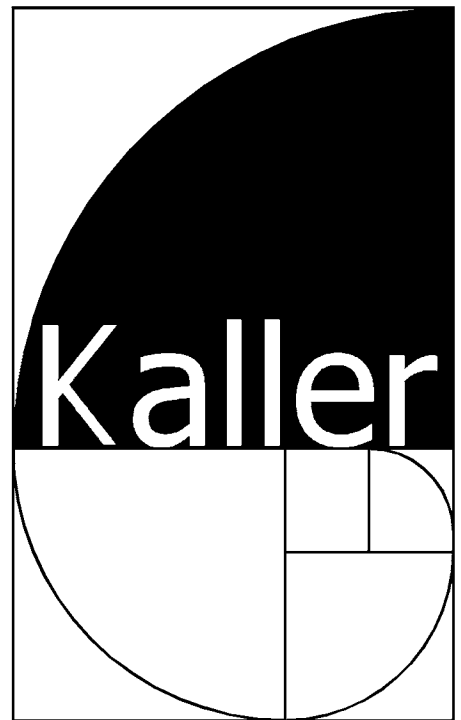
NORTH BEACH HOLLYWOOD FLORIDA
A PLANNED DEVELOPMENT



A1A LOOKING WEST



A1A LOOKING EAST



JOSEPH B. KALLER
+
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kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
TITLE PAGE
P AND D

REVISIONS		
No.	DATE	DESCRIPTION
1	10-23-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV

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PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

T-1

PROJECT DATA

CODES:

FLORIDA BUILDING CODE, 2010 ED
FLORIDA FIRE PREVENTION CODE, 2010 ED
NFPA 101, LIFE SAFETY CODE, 2010

JURISDICTION:

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

PROJECT TEAM

ARCHITECT

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EMAIL:

OWNER

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JUPITER, FL 33468
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PHONE: (561) 747-0281
FAX: kirsten@studio-sprout.com
EMAIL:

CIVIL ENGINEER

CHARLES O. BUCKALEW
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(954) 927-0516
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FAX: cduck16610@aol.com
EMAIL:

DRAWING INDEX

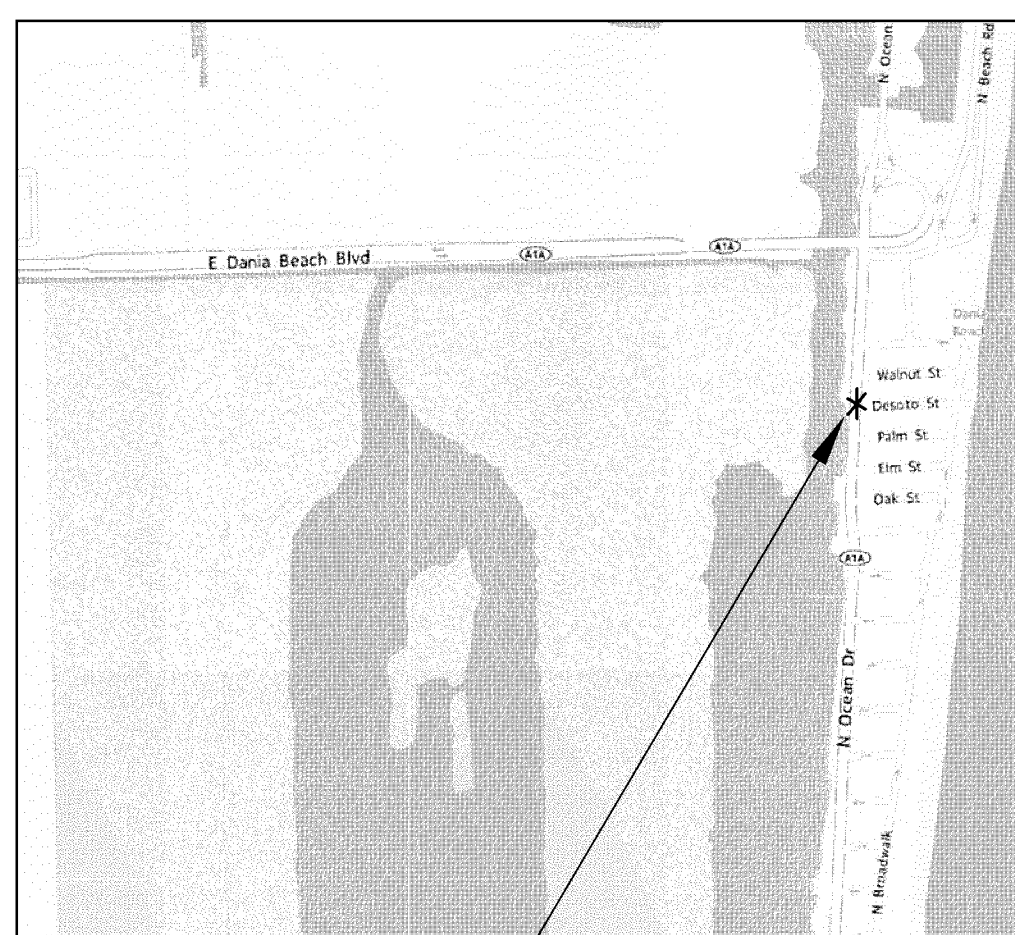
T-1 COVER SHEET SURVEY

- SP-1 SITE PLAN PARCEL 1 NORTH AND SITE DATA
- SP-2 SITE PLAN PARCEL 1 SOUTH
- SP-3 SITE PLAN PARCELS 2 AND 3 AND SITE DATA
- SP-4 SITE DETAILS AND SIGN DETAILS
- SP-5 TRASH AND RECYCLING PLANS AND ELEVATIONS
- C-1 CIVIL PLAN PARCEL 1 NORTH
- C-2 CIVIL PLAN PARCEL 1 SOUTH
- C-3 CIVIL PLAN PARCEL 3
- C-4 CIVIL PLAN PARCEL 2
- C-5 SITE DETAILS
- C-6 SITE DETAILS
- C-7 SITE DETAILS
- EC-10 EROSION CONTROL PLAN
- LP-1 LANDSCAPE PLAN NORTH SECTION
- LP-2 LANDSCAPE PLAN SOUTH SECTION
- LP-3 LANDSCAPE DETAILS AND NOTES
- LP-4 LANDSCAPED STREET ELEVATIONS
- DT-1 TREE DISPOSITION PLAN NORTH SECTION
- DT-2 TREE DISPOSITION SOUTH SECTION
- DT-3 TREE RELOCATION PLAN NORTH SECTION
- DT-4 TREE RELOCATION PLAN SOUTH SECTION

- A-1 BUILDINGS 1, 2 AND 3 FIRST FLOOR PLAN
- A-2 BUILDINGS 1, 2 AND 3 SECOND FLOOR PLAN
- A-2A BUILDINGS 1, 2 AND 3 THIRD THRU FOURTH FLOOR PLANS
- A-3 BUILDINGS 1, 2 AND 3 FIFTH FLOOR PLAN
- A-4 BUILDINGS 1, 2 AND 3 ROOF PLAN

- A-5 BUILDINGS 1, 2 AND 3 ELEVATIONS
- A-6 BUILDINGS 1, 2 AND 3 ELEVATIONS
- A-7 BUILDINGS 1, 2 AND 3 ELEVATIONS
- A-8 BUILDINGS 1, 2 AND 3 ELEVATIONS
- A-9 NOT USED
- A-10 NOT USED
- A-11 NOT USED
- A-12 NOT USED
- A-13 BUILDINGS 4 AND 5 FIRST FLOOR PLAN
- A-14 BUILDINGS 4 AND 5 SECOND THRU THIRD FLOOR PLANS
- A-15 BUILDINGS 4 AND 5 ROOF PLAN
- A-16 BUILDINGS 4 AND 5 ELEVATIONS
- A-17 BUILDINGS 4 AND 5 ELEVATIONS
- A-18 BUILDINGS 4 AND 5 ELEVATIONS
- A-19 BUILDINGS 4 AND 5 ELEVATIONS
- A-20 CONTEXTUAL STREET ELEVATIONS
- A-21 GUARD HOUSE AND POOL BATH

LOCATION MAP



SITE



NORTH

MEETING DATES

ECONOMIC ROUND TABLE MEETING - SEPTEMBER 12, 2013

PRELIMINARY T.A.C. MEETING - OCTOBER 21, 2013

FINAL T.A.C. MEETING - DECEMBER 2, 2013

AERIAL



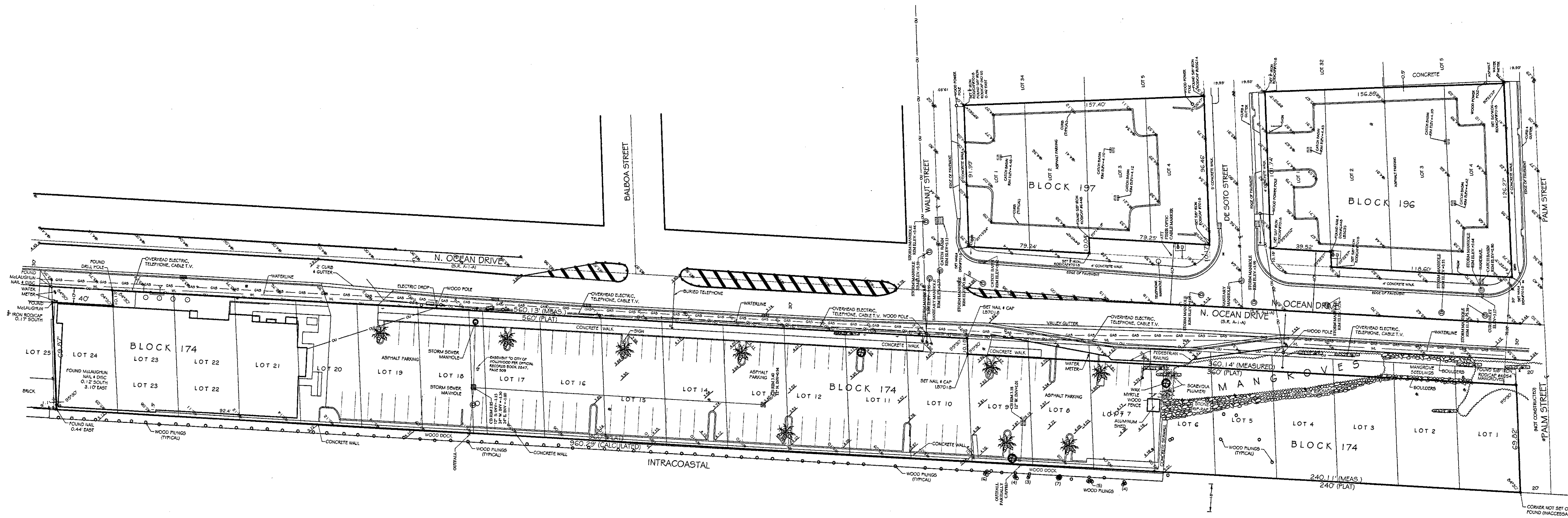
SITE



NORTH

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ALTA/ACSM LAND TITLE SURVEY



DESCRIPTION:

PARCEL 1:

LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, BLOCK 197, HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOTS 1 THROUGH 6, INCLUSIVE, LESS THE EAST 10.18 FEET THEREOF, LOTS 7 THROUGH 9 INCLUSIVE, LESS THE EAST 10.17 FEET THEREOF, LOTS 10 THROUGH 23 INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174, OF HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNERSHIP AND ENCUMBRANCE REPORT

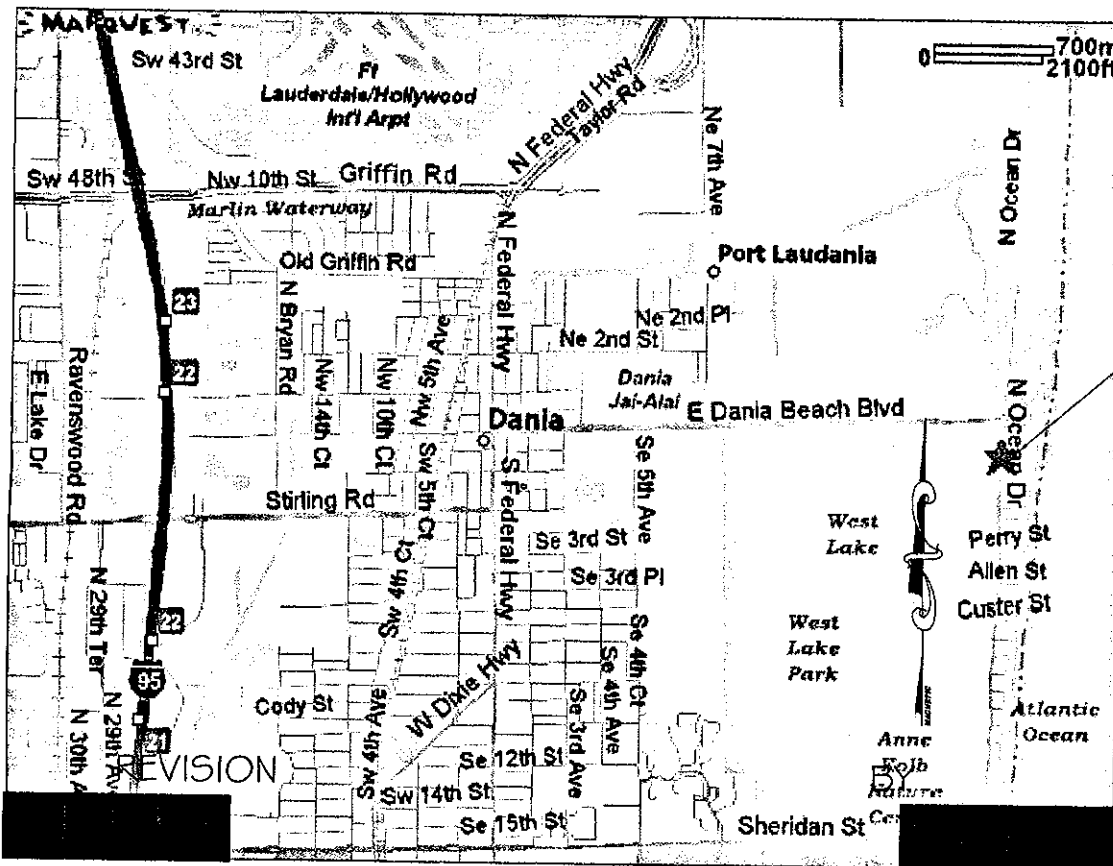
PREPARED BY: FOLWLER WHITE BOGGS, P.A.
WILSON ATKINSON III, ESQ.
1200 EAST LAS OLAS BLVD
FT LAUDERDALE, FL 33301

ENCUMBRANCES:

- A) TAXES & ASSESSMENTS FOR THE YEAR 2013 AND SUBSEQUENT YEARS, NOT YET DUE
B) ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD CENTRAL BEACH, AS RECORDED IN PLAT BOOK 4, PAGE 20, BROWARD COUNTY RECORDS
C) EASEMENT GRANTED TO THE CITY OF HOLLYWOOD RECORDED IN O.R.B. 2847, PG. 509, BROWARD COUNTY RECORDS.

NOTES

- 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON PER OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY WILSON C. ATKINSON III, DATED OCTOBER 30, 2013. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4) NORTH ARROW RELATIVE TO AN ASSUMED BEARING OF N.02°29'42"E. ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A.
5) LANDS DESCRIBED HEREON CONTAIN A TOTAL OF (NET) 107,213 SQUARE FEET (2.46 ACRES), (GROSS) 160187 SQUARE FEET (3.68 ACRES), MORE OR LESS.
6) O.R.B./B.C.R. INDICATES OFFICIAL RECORD BOOK AND PAGE AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OR THE SIGNING PARTY OR PARTIES.
8) LAST DATE OF FIELD SURVEY: SEPTEMBER 20, 2013



LOCATION MAP
(NO SCALE)

LEGEND

- GATE VALVE
WATER METER
PIRE HYDRANT ASSEMBLY
MANHOLE - SEE SURVEY
CATCH BASIN
WOOD POWER POLE
CONCRETE POWER POLE
ANCHORING WIRE
CONCRETE LIGHT POLE
BUSH
FULL BOX
TRAFFIC SIGN POST
TREE - SPECIES VARIES - SEE SURVEY
PALM TREE - SPECIES VARIES - SEE SURVEY

- CLEANOUT
ELEVATION
BENCH
CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
CENTERLINE
CONCRETE
RIGHT-OF-WAY LINE
WATERLINE
OVERHEAD UTILITIES
GAS LINE

BENCHMARK REFERENCE #1 - NATIONAL GEODETIC SURVEY TIDAL BM -PID # AD2436
ELEVATION = 23.92 (NAVD 88 DATUM)
BENCHMARK REFERENCE #2 - BROWARD COUNTY ENGINEERING #1281
ELEVATION = 26.055 (NGVD 29 DATUM)

FEMA FLOOD INSURANCE RATE MAP COMMUNITY		NO.	
CITY OF DANIA		125113	
BROWARD COUNTY, FLORIDA		125113	
PANEL NO.	SUFFIX ZONE	FIRM DATE	BASE ELEV. FLR. ELEV. GRD.
0309	F AE	10-02-97	6.0 N/A N/A

REVISION		DATE	BY
ADDED NET & GROSS AREAS		10-7-13	MEB
REVISED NOTE # 1 REF. O & E REPORT		12/7/13	SKS

DATE	BY	ALTA/ACSM LAND TITLE SURVEY					
10-7-13	MEB						
12/17/13	SKS						
		JOB #:	RN732	DATE:	10/02/13	DRAWN BY:	SHG
		SCALE:	1"= 40'	FILE No.:	MARTHA'S	CHECKED BY:	SKS

STEPHEN SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

LEGAL DESCRIPTION

PARCEL 1:
LOTS 1 THROUGH 6, INCLUSIVE, LESS THE WEST 10.18 FEET, LOTS 10 THROUGH 23, INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174 OF HOLLYWOOD CENTRAL BEACH, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 72.393 SQUARE FEET (1.66 ACRES), MORE OR LESS.

PARCEL 2:
LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, IN BLOCK 197, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESSES

PARCEL 1
6024 NORTH OCEAN DRIVE
HOLLYWOOD, FL 33019

SITE INFORMATION

EXISTING ZONING: NORTH BEACH DEVELOPMENT DISTRICT -DEVELOPMENT ZONE (NBD0-DD)
PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
LAND USE DESIGNATION: RESIDENTIAL MULTI-FAMILY

NET LOT AREA:
PARCEL 1 - 72,420.0 SQUARE FEET
PARCEL 2 - 18,311.0 SQUARE FEET
PARCEL 3 - 14,851.0 SQUARE FEET
total - 107,213.0 SQUARE FEET (2.42 AC)

DRY LAND NET AREA:
PARCEL 1 - 58,888.0 SQUARE FEET
PARCEL 2 - 18,311.0 SQUARE FEET
PARCEL 3 - 14,851.0 SQUARE FEET
total - 93,681.0 SQUARE FEET (2.15 AC)

GROSS LOT AREA: 160,187 SQUARE FEET (3.68 AC)

REQUIRED BY CITY CODE:
ARTICLE 4: SECTION 4.15.E.1 MINIMUM SIZE OF PLANNED DEVELOPMENT ALL PLANNED DEVELOPMENT SHALL CONTAIN A MINIMUM OF TEN ACRES OF LAND UNDER UNIFIED CONTROL. THIS MINIMUM MAY BE WAIVED BY THE CITY COMMISSION UPON THE RECOMMENDATION OF THE PLANNING AND ZONING BOARD.

PROPOSED PD LAND AREA: 3.68 ACRES - GROSS 2.42 ACRES - NET

DENSITY:
ALLOWED: 18 UNITS PER GROSS AC: 3.39 X 18 = 61 UNITS
PROVIDED: 23 UNITS

PARKING
REQUIRED: 1.5 SPACES PER UNIT PLUS =40 SPACES
1 GUEST PER 5 UNITS
PROVIDED:
BUILD 1 (5 UNITS) - 15 SPACES (5991 SF)
BUILD 2 (5 UNITS) - 17 SPACES (6078 SF)
BUILD 3 (5 UNITS) - 17 SPACES (6078 SF)
BUILD 4 (4 UNITS) - 15 SPACES (5525 SF)
BUILD 5 (4 UNITS) - 15 SPACES (5525 SF)

MARINA 1 SPACES PER 3 WET SLIPS =4 SPACES
=44 SPACES
- 10 SPACES
- 89 SPACES (INCLD. 6 HC SPACES)

SETBACKS: PROVIDED
FRONT SIDE REAR
BUILDING 1 25' NORTH/SOUTH NA/ 43'-5" 6'-3"
BUILDING 2 25' NA/ NA 6'-3"
BUILDING 3 25' 42'-6"/ NA 6'-3"
BUILDING 4 24'-10" 20'-0" /19'-9" 31'-5"
BUILDING 5 14'-6" 20'-2" /20'-1" 20'-8"

PERVIOUS AREA:
REQUIRED: PARCEL 1 72,420.0 (40%) =28,968.0 S.F. 32,205.5 S.F. (44.5%)
PARCEL 2 18,311.0 (40%) =7,324.4 S.F. 10,162.7 S.F. (55.5%)
PARCEL 3 14,851.0 (40%) =5,940.4 S.F. 6,583.8 S.F. (44.3%)
-NOT INCLUDING PAVERS, DECKING ETC.
-INCLUDING INTRACOASTAL WATERWAY

BUILDING SUMMARY

BUILDING HEIGHT: PROVIDED
BUILDING 1 43'-0"
BUILDING 2 43'-0"
BUILDING 3 43'-0"
BUILDING 4 32'-0"
BUILDING 5 32'-0"

BUILDING AREAS:
BUILDING 1, 2 and 3
FIRST FLOOR 1446 S.F.
SECOND FLOOR 4936 S.F.
THIRD FLOOR 4936 S.F.
FOURTH FLOOR 3726 S.F.
TOTAL 15,044 S.F.
BUILDINGS 4 AND 5
FIRST FLOOR 1107 S.F.
SECOND FLOOR 5548 S.F.
THIRD FLOOR 5548 S.F.
TOTAL 12,203 S.F.
TOTAL BUILDING AREA 69,538 S.F.

UNIT AREAS:
BUILDINGS 1, 2 AND 3 BUILDINGS 4 AND 5
UNIT A 2180 SF UNIT D 2625 SF
UNIT B 2185 SF UNIT E 2592 SF
UNIT C 3240 SF

AREAS: POOL DECK 2256 SF
POOL 1261 SF
POOL BATHROOMS 174 SF
POOL PARKING 4644 SF
GUARD HOUSE 64 SF

VARIANCES

REQUIRED PROVIDED
25'-0" PERIMETER LANDSCAPE BUFFER 20'-2" MAX. /13'-2" MIN.

SITE DATA CON'T.

GREEN BUILDING PRACTICES

- PER CITY OF HOLLYWOOD ORDINANCE 92-2811-286
1. RADIANT BARRIER
ROOF - SEALOFLEX COOL ROOF - REFLECTO WHITE
WALLS - AL-FOL REFLECTIVE
 2. WINDOW AND GLAZING
LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.26, SHGC 0.25
 3. DOORS
INSULATED AND FIRE RATED
 4. ENERGY STAR ROOFING
SEALOFLEX COOL ROOF - REFLECTO WHITE
 5. PROGRAMMABLE THERMOSTATS
 6. OCCUPANCY SENSORS
 7. DUAL FLUSH TOILETS
 8. 80% OF PLANT MATERIAL NATIVE
 9. ENERGY EFFICIENT OUTDOOR LIGHTING
 10. INSULATED PIPING
 11. RECYCLING AREA
 12. ENERGY STAR APPLIANCES
 13. ONE LOW FLOW SHOWERHEAD
 14. 8" REINFORCED CONCRETE ROOF STRUCTURE
 15. ICI/NEE BOY BASED CLOSED CELL SPRAY INSULATION
 16. ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR-CONDITIONED SPACES
 17. DEEP OVERHANGS AT ROOF LEVELS

PROVIDE AN ELECTRIC VEHICLE CHARGING STATION (EVCS) AT EACH BUILDING PARKING AREA

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE NBD0-DD ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 6'0"

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

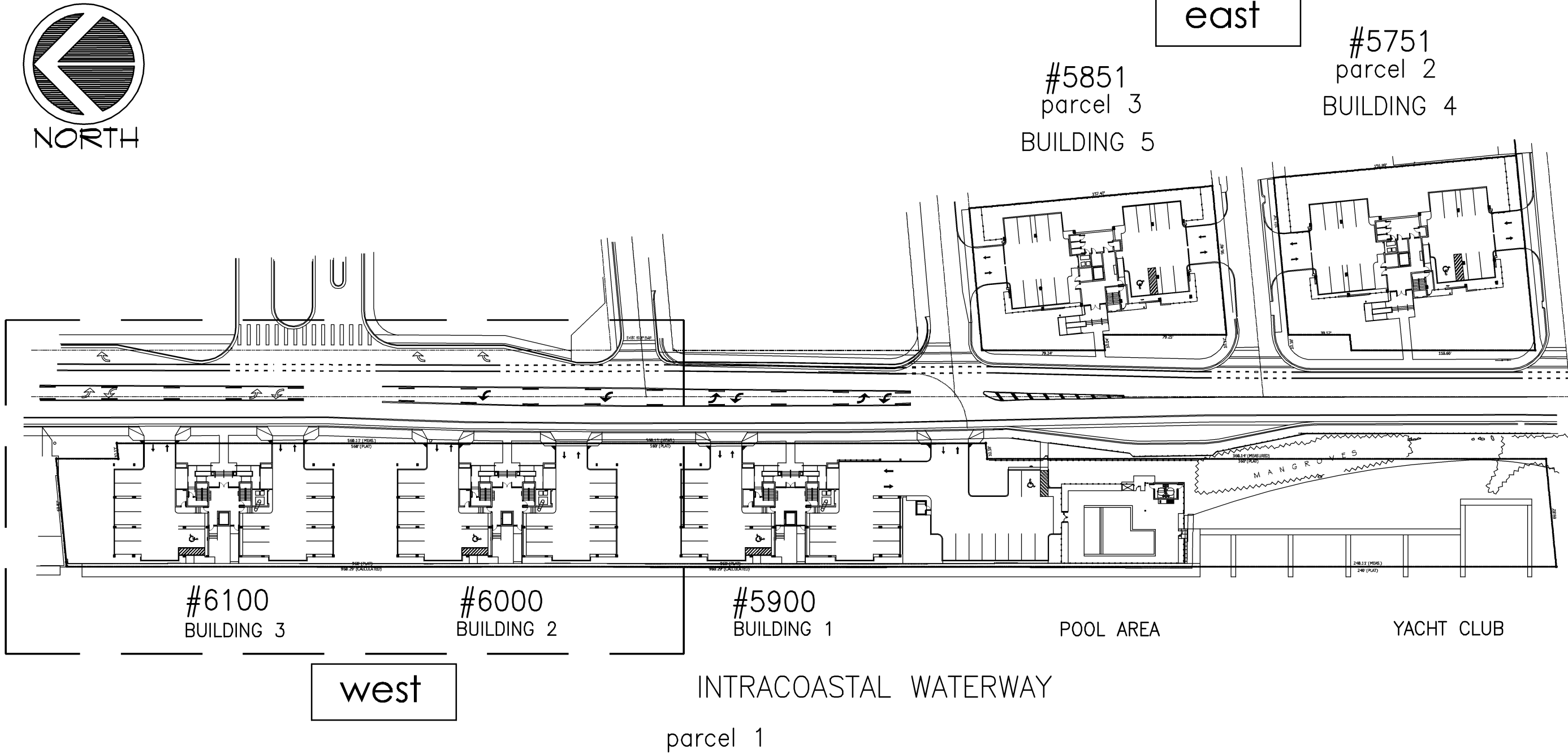
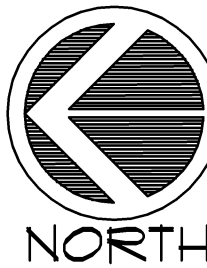
SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FPPC, 2010 NFPA 921 SECTION 2.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

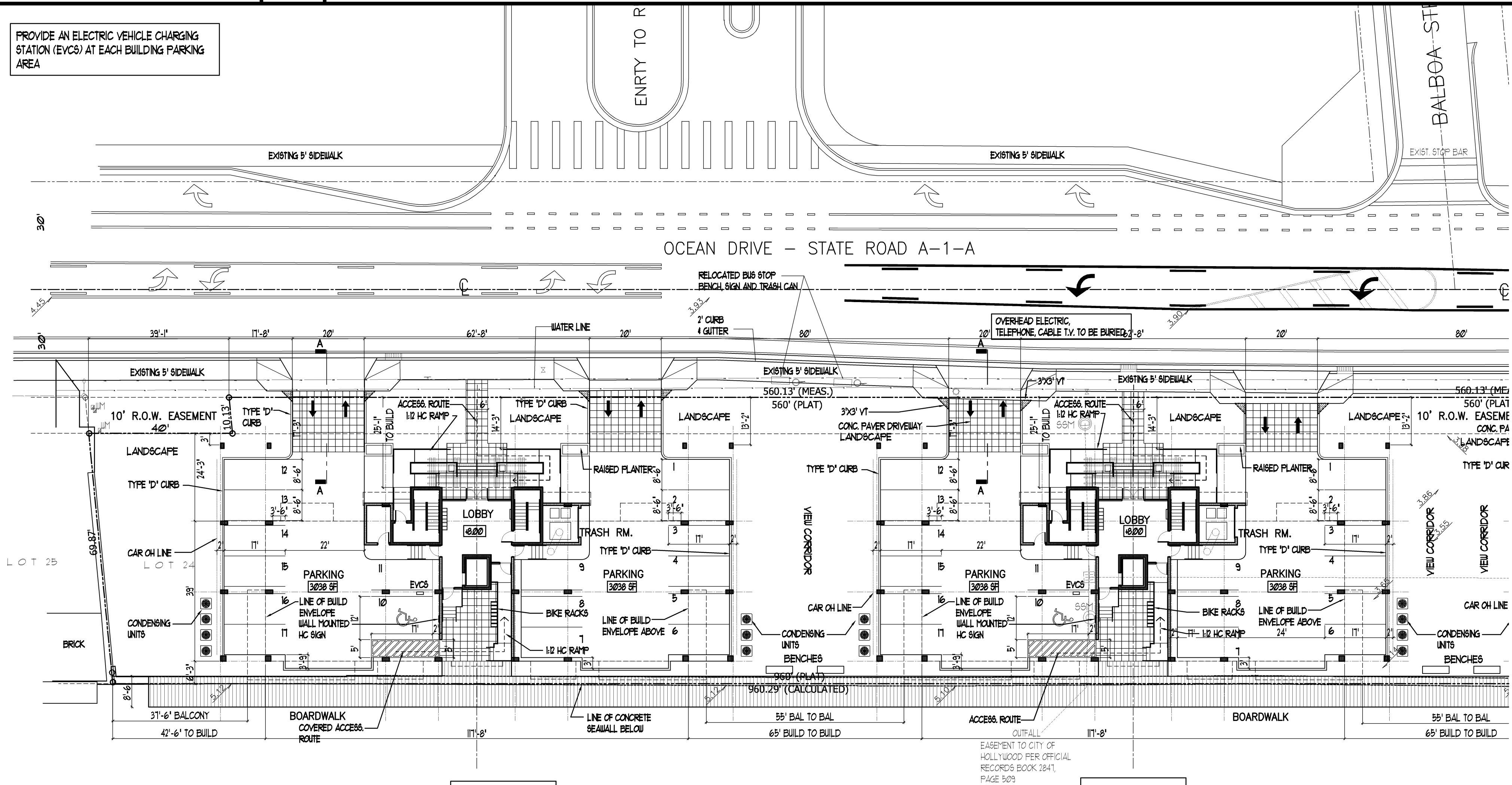
TURTLE LIGHTING ORDINANCE
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 106 LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

GREEN BUILDING CERTIFICATION TO BE ACHIEVED.



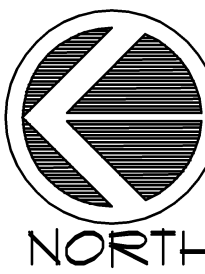
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KEY PLAN



BUILDING 3
#6100

BUILDING 2
#6000



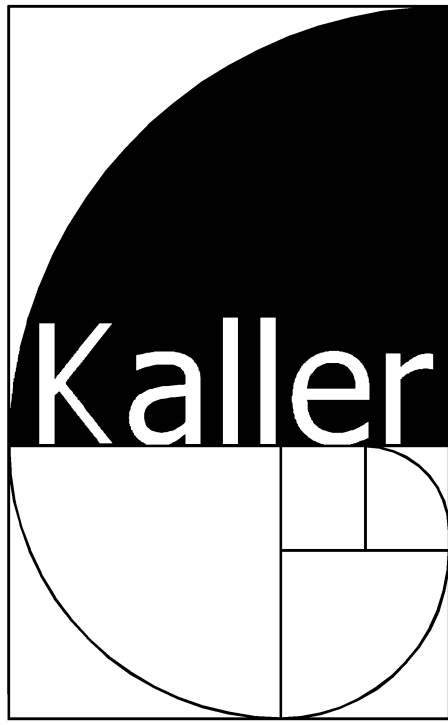
3

SITE DATA

2

SITE PLAN - SEASIDE VILLAGE WEST NORTH SECTION

SCALE: 1" = 20' 0"



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+ ASSOCIATES PA
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(954) 920 5746 phone (954) 926 2841 fax
kaller@bellsouth.net

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0007239

PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

SITE PLAN

REVISIONS

No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	1-28-14	ENGINEERING

PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-1

- GREEN BUILDING PRACTICES**
FROM CITY OF HOLLYWOOD ORDINANCE 12-2011 - 006
1. RADIANT BARRIER
ROOF - SEALORLEX COOL ROOF - REFLECTO WHITE
WALLS - AL-FOL REFLECTIVE
 2. WINDOWS AND GLAZING
LOW E, TINTED DOUBLE GLAZING - U-FACTOR 0.56, SHGC 0.59
 3. DOORS
INSULATED AND FIRE RATED
 4. ENERGY STAR ROOFING
SEALORLEX COOL ROOF - REFLECTO WHITE
 5. PROGRAMMABLE THERMOSTATS
 6. OCCUPANCY SENSORS
 7. DUAL FLUSH TOILETS
 8. 80% OF PLANT MATERIAL NATIVE
 9. ENERGY EFFICIENT OUTDOOR LIGHTING
 10. INSULATED PIPING
 11. RECYCLING AREA
 12. ENERGY STAR APPLIANCES
 13. ONE LOW FLOW SHOWERHEAD
 14. 8" REINFORCED CONCRETE ROOF STRUCTURE
 15. 10% ENE 80% BASED CLOSED CELL SPRAY INSULATION
 16. ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR-CONDITIONED SPACES
 17. DEEP OVERHANGS AT ROOF LEVELS

PROVIDE AN ELECTRIC VEHICLE CHARGING STATION (EVCS) AT EACH BUILDING PARKING AREA

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE NDDO-DD ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVED FIRE SPRINKLER SYSTEM

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 6.0'

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT THE TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FPPC, 2010 NFPA 101 SECTION 03.4

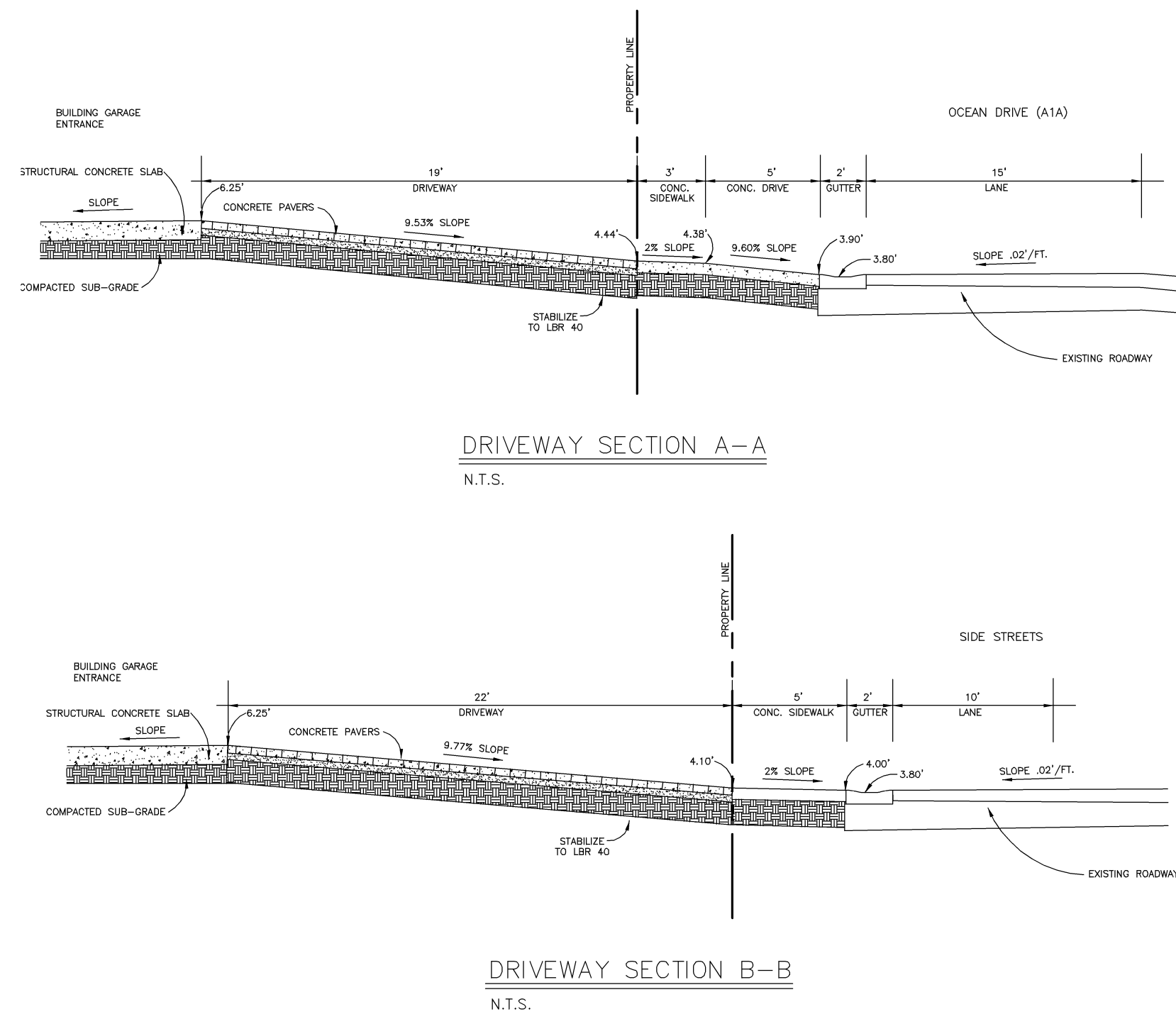
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

TURTLE LIGHTING ORDINANCE
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 108 "LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION" OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

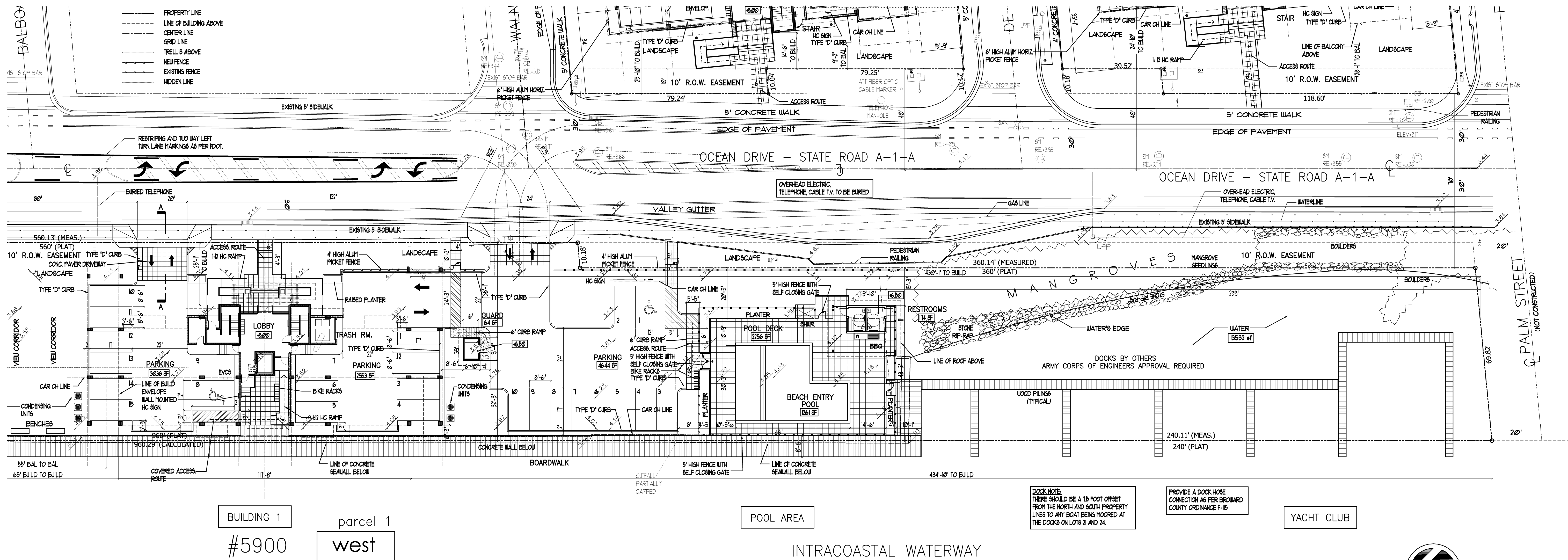
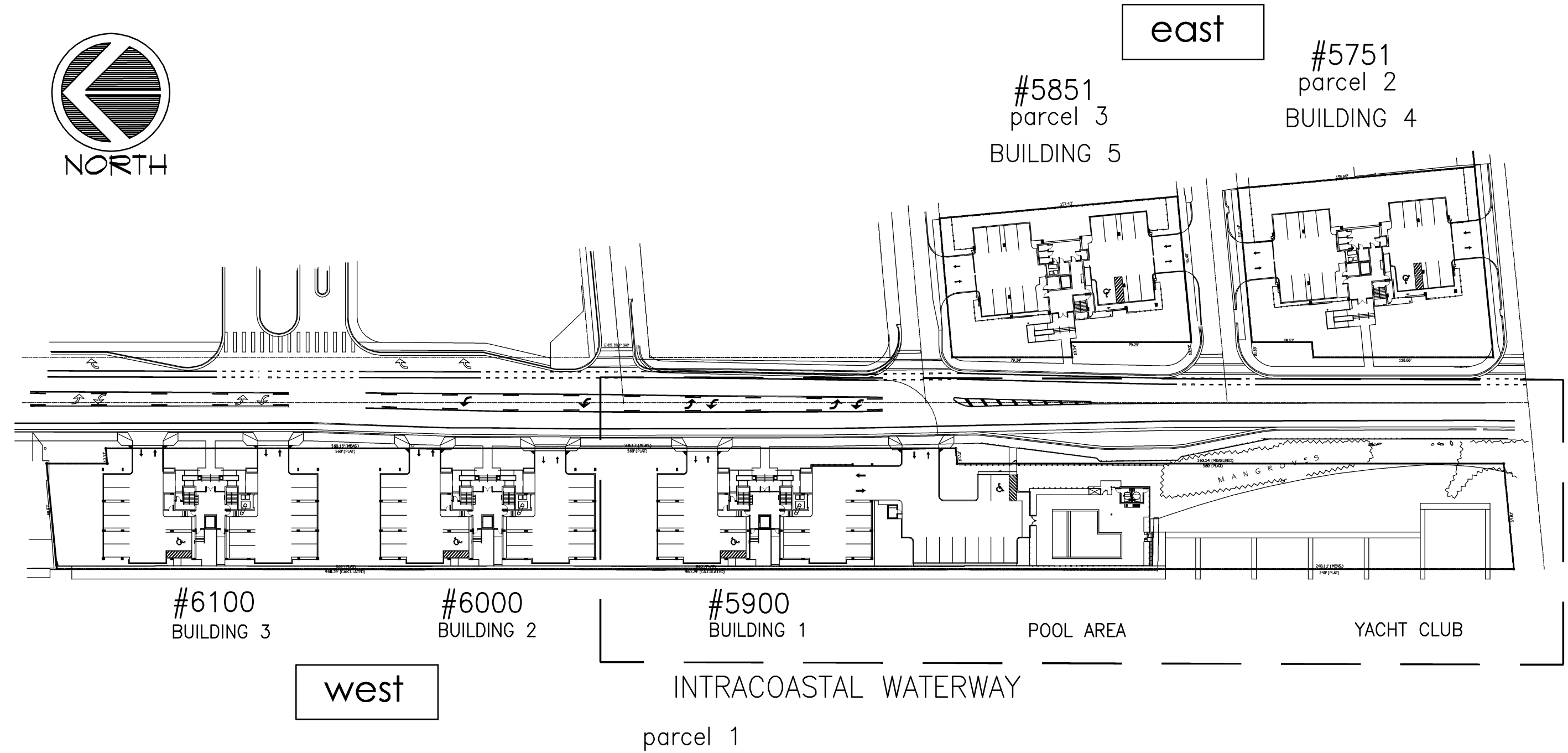
GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

4 NOTES

3 TYPICAL DRIVEWAY SECTIONS



1 KEY PLAN



SEE SITE DATA SHEETS SP-1 AND SP-3

2 SITE PLAN - SEASIDE VILLAGE WEST SOUTH SECTION

SCALE: 1" = 20'-0"



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SEAL

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PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

SITE PLAN

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	1-28-14	ENGINEERING

PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

SP-2

LEGAL DESCRIPTION			
PARCEL 1: LOTS 1 THROUGH 6, INCLUSIVE, LESS THE WEST 10.19 FEET, LOTS 10 THROUGH 23, INCLUSIVE, AND LOT 24, LESS THE EAST 10.00 FEET THEREOF, ALL IN BLOCK 174 OF HOLLYWOOD CENTRAL BEACH, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 72.393 SQUARE FEET (1.66 ACRES), MORE OR LESS.			
PARCEL 2: LOT 1, LESS THE WEST 10.18 FEET THEREOF, AND LOTS 2, 3 AND 4, IN BLOCK 196, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.			
PARCEL 3: LOTS 1, 2, 3 AND 4, LESS THE WEST 10.17 FEET OF LOTS 3 AND 4, IN BLOCK 197, OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.			
PROPERTY ADDRESSES			
PARCEL 1 6024 NORTH OCEAN DRIVE HOLLYWOOD, FL 33019			
SITE INFORMATION			
EXISTING ZONING:	NORTH BEACH DEVELOPMENT DISTRICT --DEVELOPMENT ZONE (NBDD-DD)		
PROPOSED ZONING:	PLANNED DEVELOPMENT DISTRICT (PD)		
LAND USE DESIGNATION:	RESIDENTIAL MULTI-FAMILY		
NET LOT AREA:	PARCEL 1 -- 72,420.0 SQUARE FEET PARCEL 2 -- 18,311.0 SQUARE FEET PARCEL 3 -- 14,851.0 SQUARE FEET total -- 107,213.0 SQUARE FEET (2.42 AC)		
DRY LAND NET AREA:	PARCEL 1 -- 58,888.0 SQUARE FEET PARCEL 2 -- 18,311.0 SQUARE FEET PARCEL 3 -- 14,851.0 SQUARE FEET total -- 93,681.0 SQUARE FEET (2.15 AC)		
GROSS LOT AREA:	160,187 SQUARE FEET (3.68 AC)		
REQUIRED BY CITY CODE:	ARTICLE 4. SECTION 4.15.E.1 MINIMUM SIZE OF PLANNED DEVELOPMENT ALL PLANNED DEVELOPMENT SHALL CONTAIN A MINIMUM OF TEN ACRES OF LAND UNDER UNIFIED CONTROL. THIS MINIMUM MAY BE WAIVED BY THE CITY COMMISSION UPON THE RECOMMENDATION OF THE PLANNING AND ZONING BOARD.		
PROPOSED PD LAND AREA:	3.68 ACRES -- GROSS	2.42 ACRES -- NET	
DENSITY:	ALLOWED 18 UNITS PER GROSS AC. 3.39 X 18 = 61 UNITS	PROVIDED 23 UNITS	
PARKING	REQUIRED 1.5 SPACES PER UNIT PLUS --40 SPACES 1 GUEST PER 5 UNITS	PROVIDED BUILD 1 (5 UNITS) -- 15 SPACES (5991 SF) BUILD 2 (5 UNITS) -- 17 SPACES (6078 SF) BUILD 3 (5 UNITS) -- 17 SPACES (6078 SF) BUILD 4 (4 UNITS) -- 15 SPACES (5525 SF) BUILD 5 (4 UNITS) -- 15 SPACES (5525 SF)	
MARINA	1 SPACES PER 3 WET SLIPS --4 SPACES --44 SPACES	-- 10 SPACES -- 89 SPACES (INCLD. 6 HC SPACES)	
SETBACKS:	PROVIDED FRONT BUILDING 1 25' BUILDING 2 25' BUILDING 3 25' BUILDING 4 24'-10" BUILDING 5 14'-6"	SIDE NORTH/SOUTH NA/ 430'-5" NA/ NA 20'-0" /19'-9" 20'-2" /20'-1"	REAR 6'-3" 6'-3" 6'-3" 31'-5" 20'-8"
PERVIOUS AREA:	REQUIRED PARCEL 1 72,420.0 (40%) =28,968.0 S.F. (44.5%) PARCEL 2 18,311.0 (40%) =7,324.4 S.F. (55.5%) PARCEL 3 14,851.0 (40%) =5,940.4 S.F. (44.3%)	PROVIDED 32,205.5 S.F. (44.5%) 10,162.7 S.F. (55.5%) 6,583.8 S.F. (44.3%)	--NOT INCLUDING PAVERS, DECKING ETC. --INCLUDING INTRACOASTAL WATERWAY
BUILDING SUMMARY			
BUILDING HEIGHT:	PROVIDED BUILDING 1 43'-0" BUILDING 2 43'-0" BUILDING 3 43'-0" BUILDING 4 32'-0" BUILDING 5 32'-0"		
BUILDING AREAS:			
BUILDING 1, 2 and 3			
FIRST FLOOR	1446 S.F.		
SECOND FLOOR	4936 S.F.		
THIRD FLOOR	4936 S.F.		
FOURTH FLOOR	3728 S.F.		
TOTAL	15,044 S.F.		
BUILDINGS 4 AND 5			
FIRST FLOOR	1107 S.F.		
SECOND FLOOR	5548 S.F.		
THIRD FLOOR	5548 S.F.		
TOTAL	12,203 S.F.		
TOTAL BUILDING AREA	69,538 S.F.		
UNIT AREAS:			
BUILDINGS 1, 2 AND 3		BUILDINGS 4 AND 5	
UNIT A	2180 SF	UNIT D	2625 SF
UNIT B	2185 SF	UNIT E	2592 SF
UNIT C	3240 SF		

AREAS:	POOL DECK	2256 SF
	POOL	1261 SF
	POOL BATHROOMS	174 SF
	POOL PARKING	4644 SF
	GUARD HOUSE	64 SF

REQUIRED	PROVIDED
25'-0" PERIMETER LANDSCAPE BUFFER	20'-2" MAX. /13'-2" MIN.

SITE DATA CONT.

GREEN BUILDING PRACTICES

FROM CITY OF HOLLYWOOD ORDINANCE 10-2011-006

1. RADIANT BARRIER
ROOF - SEALORLEX COOL ROOF - REFLECTO WHITE
WALLS - AL-POL REFLECTIVE
2. WINDOWS AND GLAZING
LOW E, TINTED DOUBLE GLAZING- U FACTOR 0.26, SHGC 0.23
3. DOORS
INSULATED AND FIRE RATED
4. ENERGY STAR ROOFING
SEALORLEX COOL ROOF - REFLECTO WHITE
5. PROGRAMMABLE THERMOSTATS
6. OCCUPANCY SENSORS
7. DUAL FLUSH TOILETS
8. 80% OF PLANT MATERIAL NATIVE
9. ENERGY EFFICIENT OUTDOOR LIGHTING
10. INSULATED PIPING
11. RECYCLING AREA
12. ENERGY STAR APPLIANCES
13. ONE LOW FLOW SHOWERHEAD
14. 8" REINFORCED CONCRETE ROOF STRUCTURE
15. IOT/NEE ROY BASED CLOSED CELL SPRAY INSULATION
16. ELECTRICAL AND MECHANICAL ROOMS OUTSIDE OF AIR-CONDITIONED SPACES
17. DEEP OVERHANGS AT ROOF LEVELS

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE NBDD-DD ZONING DISTRICT.

NOTE:
BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

NOTE:
ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 6'0".

FEMA NOTE:
THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT THE TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

SITE LIGHTING NOTE:
SITE LIGHTING LEVELS SHALL NOT EXCEED 05 FC AT THE PROPERTY LINE ADJACENT TO RESIDENTIALLY ZONED OR RESIDENTIALLY USED AREAS.

FIRE ALARM NOTE:
A FIRE ALARM SYSTEM IS REQUIRED AS PER FPPC 2000 NFPA 101 SECTION 03.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

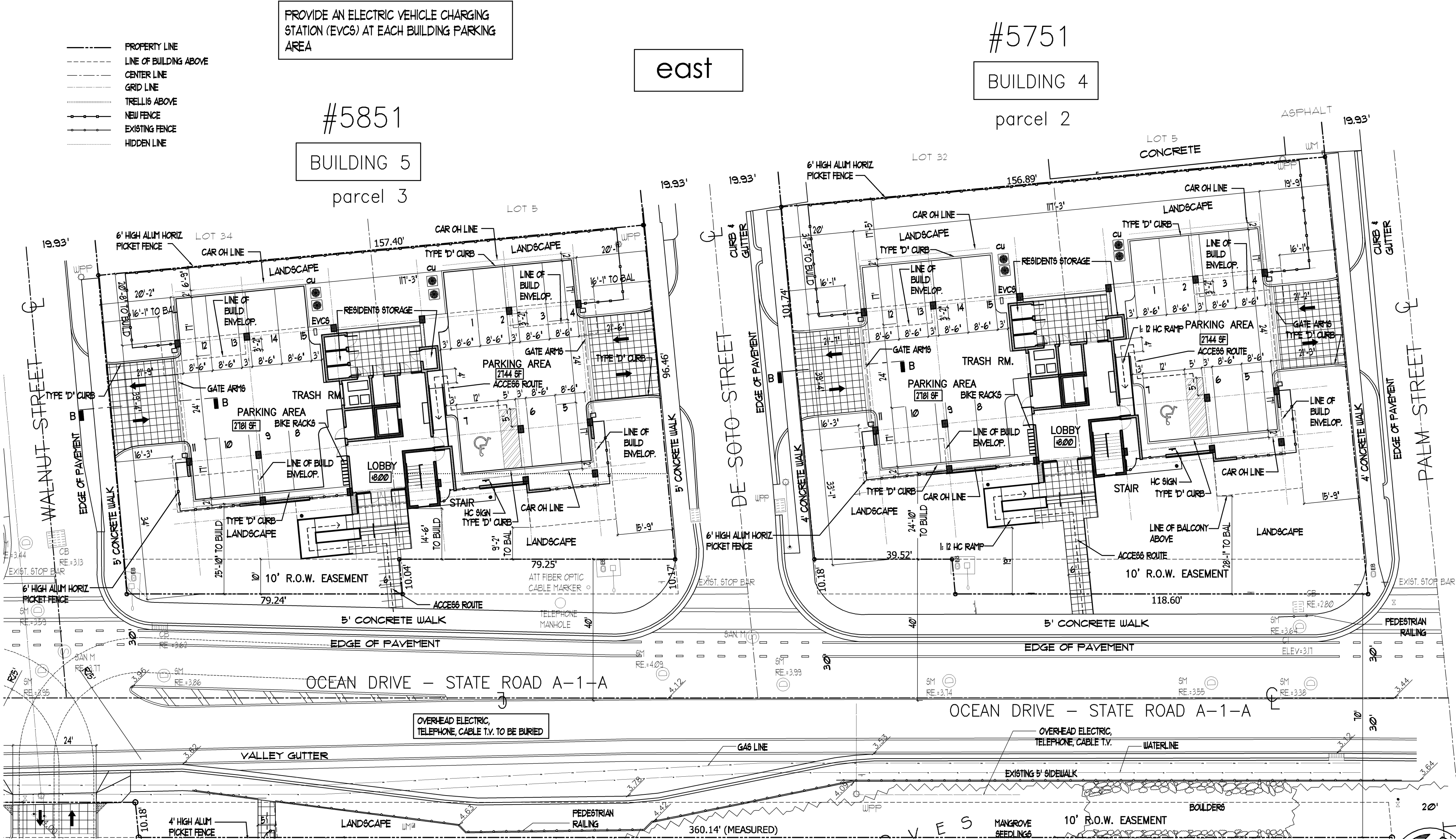
TURTLE LIGHTING ORDINANCE
PROJECT SHALL ADHERE TO THE NEW DEVELOPMENT LIGHTING STANDARDS OF CHAPTER 108 LIGHTING REQUIREMENTS FOR MARINE TURTLE PROTECTION OF THE CITY OF HOLLYWOOD CODE OF ORDINANCE.

GREEN BUILDING CERTIFICATION TO BE ACHIEVED.



1

KEY PLAN

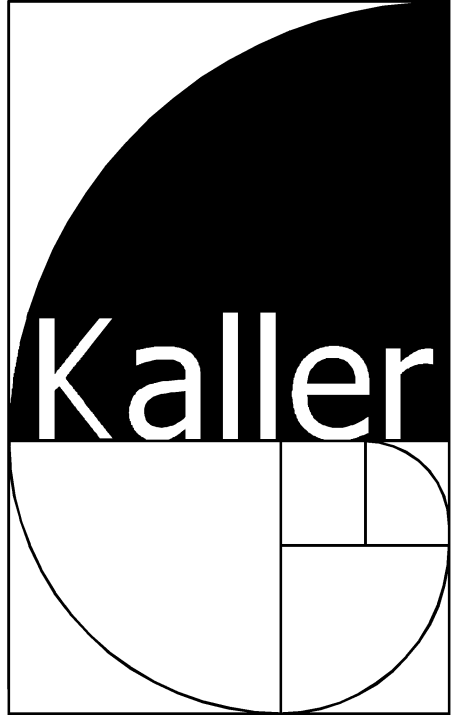


2

SITE PLAN - SEASIDE VILLAGE EAST

3

SITE DATA



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PROJECT TITLE

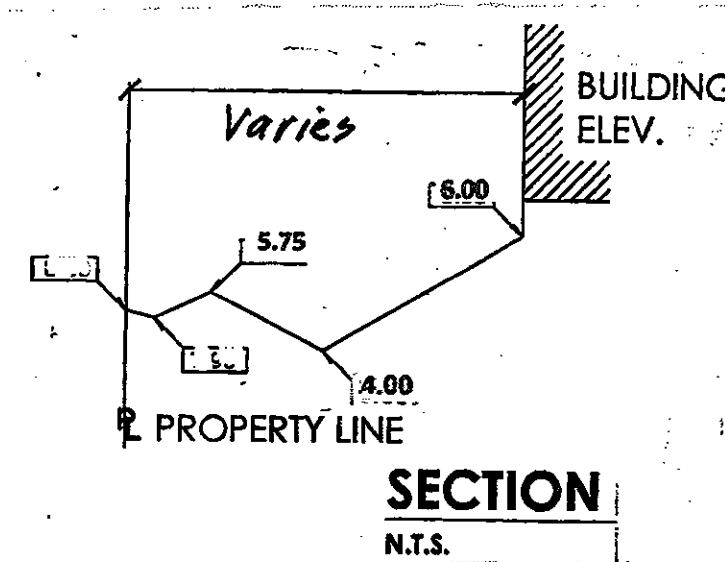
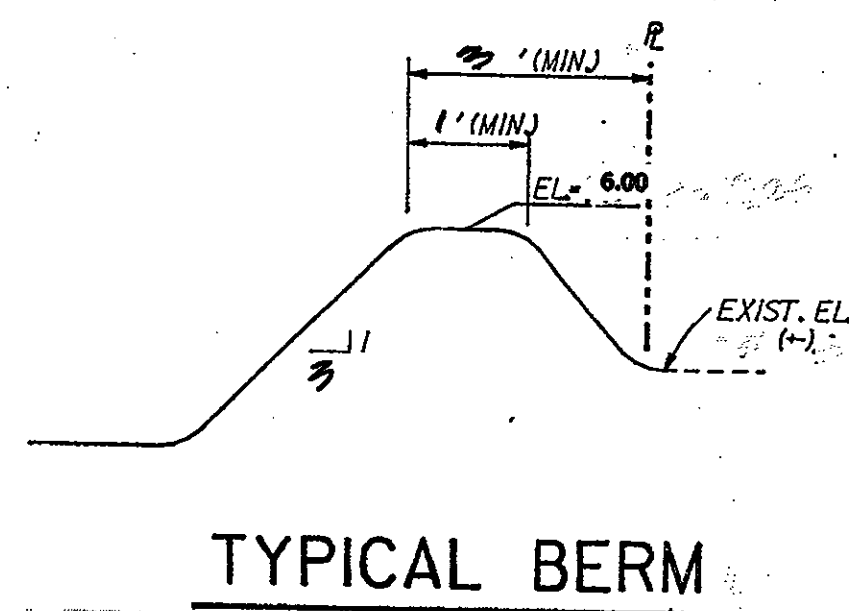
SHEET TITLE

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	1-28-14	ENGINEERING

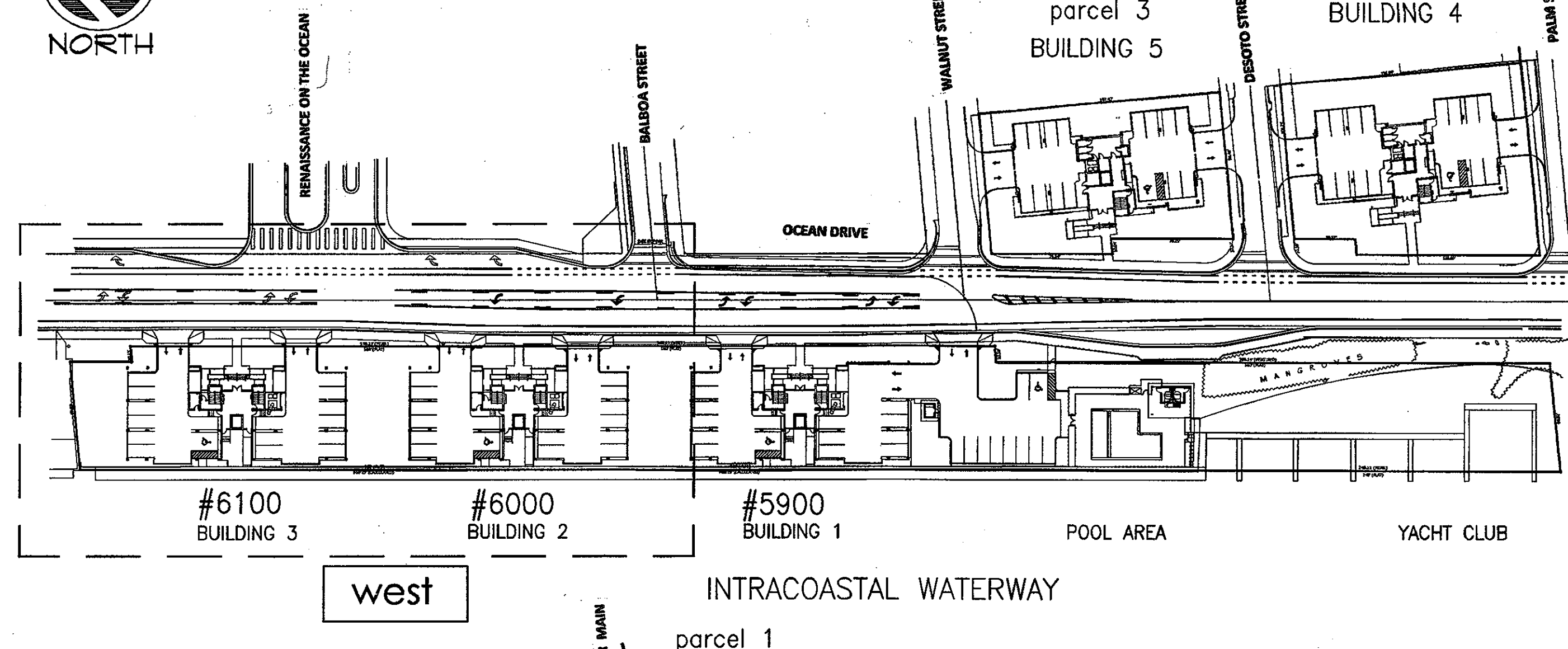
PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

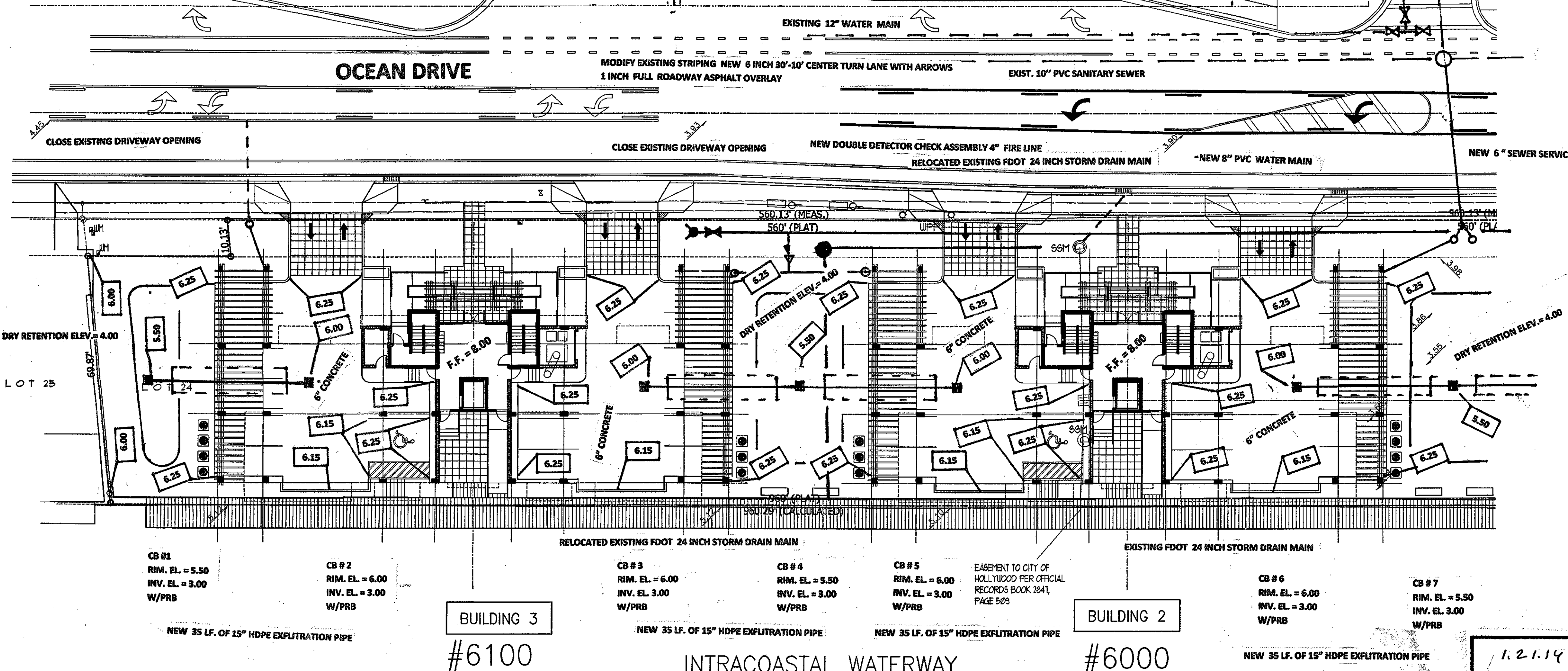
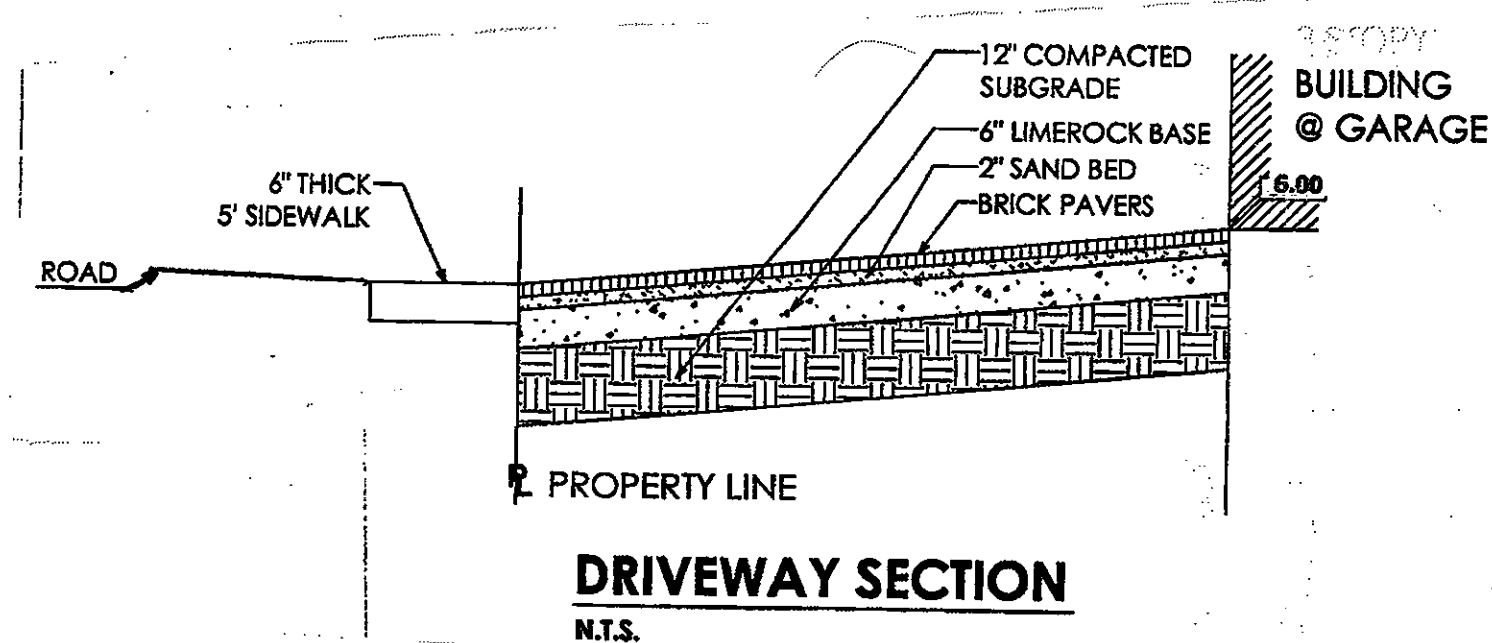
SP-3



KEY PLAN

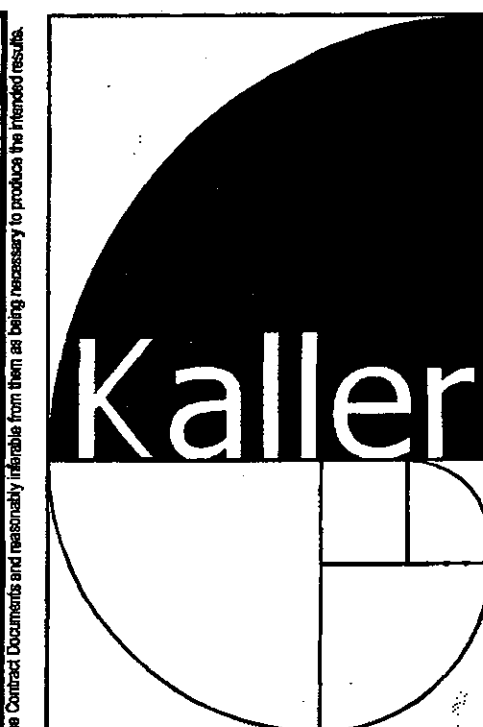


RENAISSANCE ON THE OCEAN



LEGEND

- LIMITS OF CONC. SIDEWALKS, PORCHES & PADS
- LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE
- EXIST. PROPERTY LINE, SITE BOUNDARY
- CENTERLINE
- EXIST. EDGE OF PAVEMENT
- EXIST. GRADE ELEVATION
- PROPOSED ELEVATIONS
- SURFACE DRAINAGE FLOW ARROW
- TYPE "D" CONC. CURB (AS APPLICABLE)
- CATCH BASIN W/ EXFILTRATION TRENCH



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SEAL

PROJECT TITLE

SEASIDE VILLAGE
5900-6100 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

SITE DEVELOPMENT PLANS
WATER, SEWER, PAVING,
GRADING, & DRAINAGE

REVISIONS		
NO.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC

PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBR

SHEET

C-1

PLAN - SEASIDE VILLAGE WEST NORTH SECTION

SCALE: 1" = 20'-0"

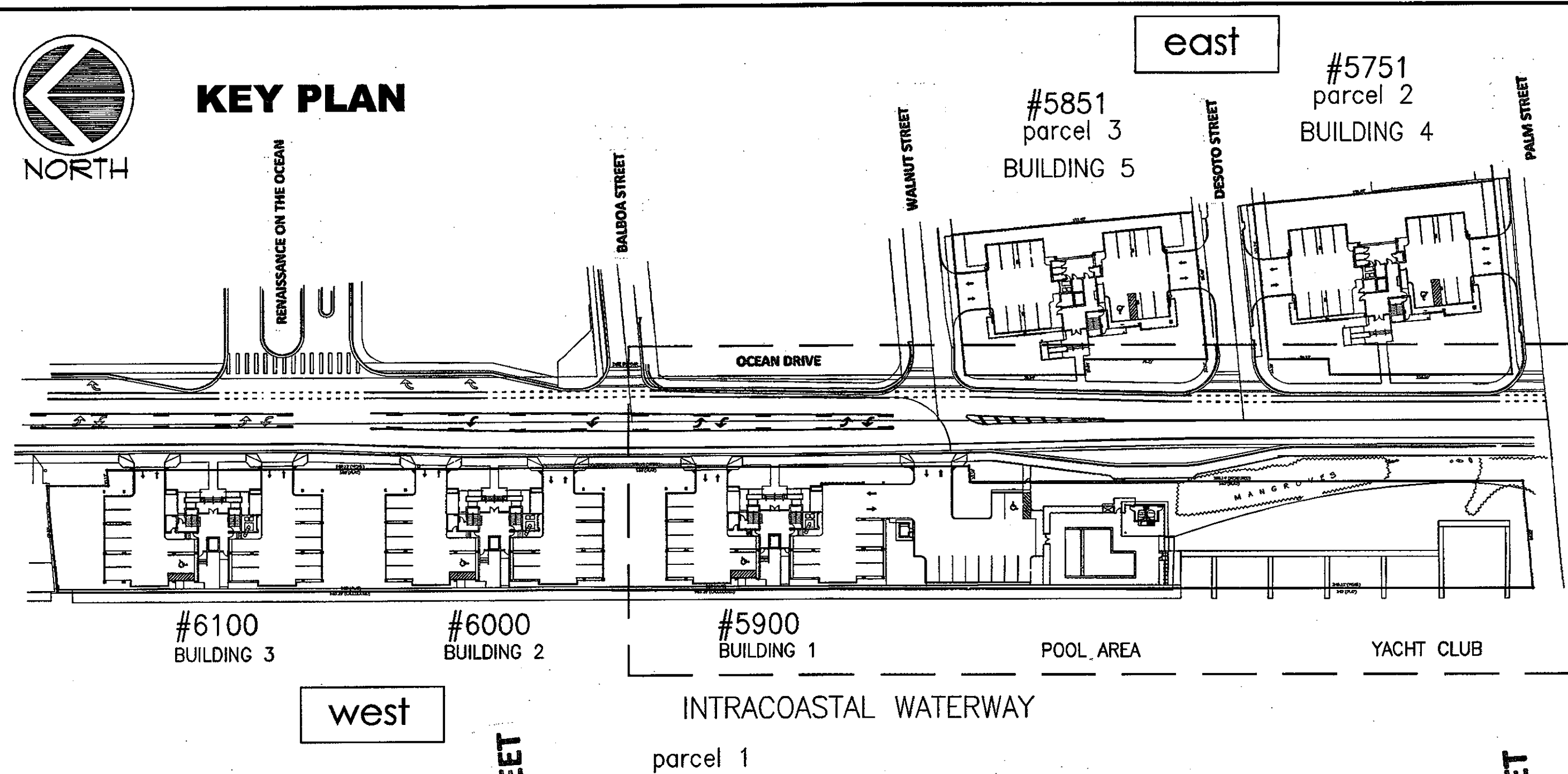
1.2.1.14
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SEASIDE VILLAGE
5900-6100 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

SITE DEVELOPMENT PLANS
WATER, SEWER, PAVING,
GRADING, & DRAINAGE

REVISIONS		
No.	DATE	DESCRIPTION

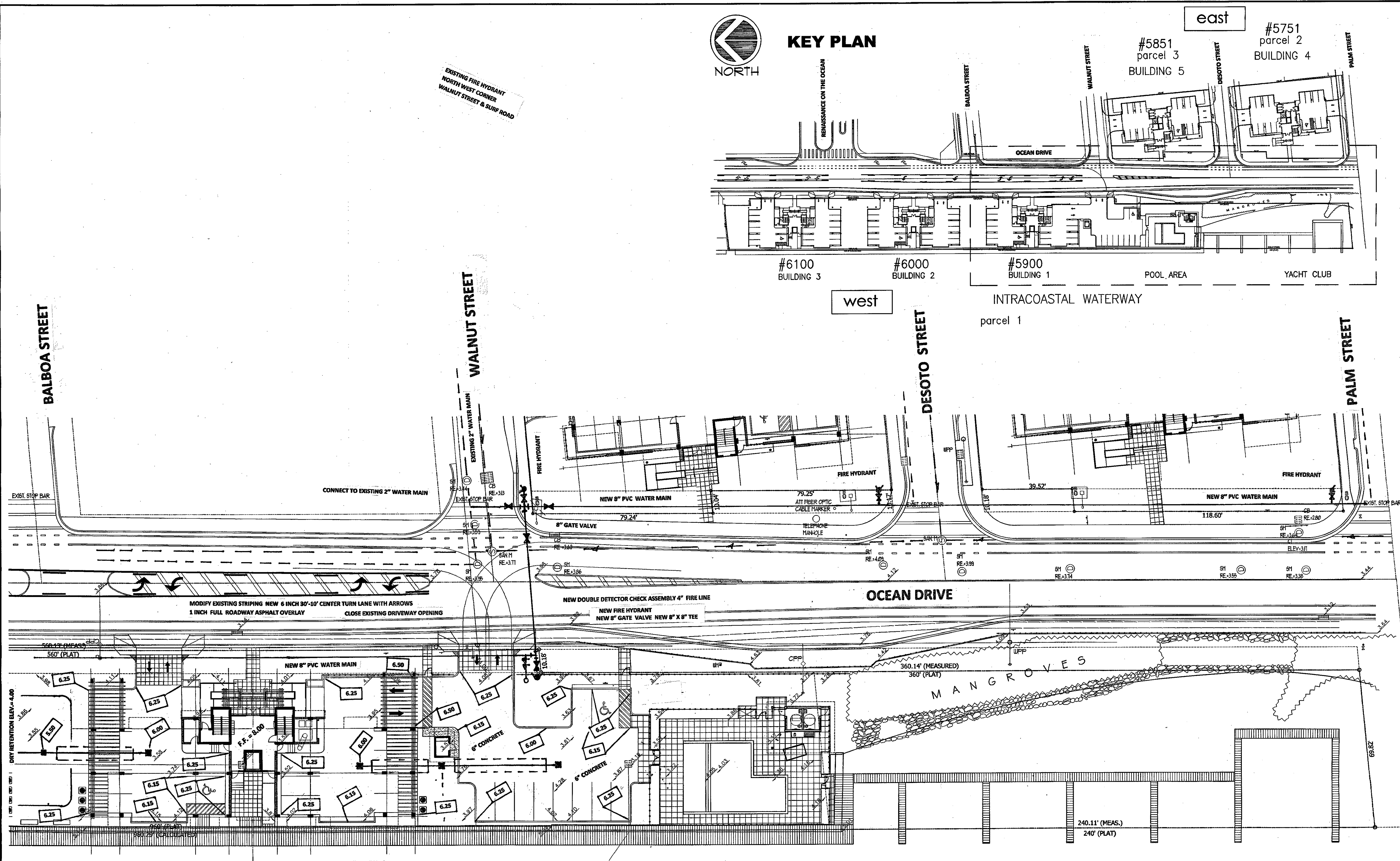
1	10-21-13	PRELIMINARY TAC
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PROJECT No.: 12108
DATE: 10-29-12
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CHECKED BY: JKB

SHEET

C-2



CB #7 RIM. EL. = 6.00 INV. EL. = 3.00 W/PRB
CB #8 RIM. EL. = 6.00 INV. EL. = 3.00 W/PRB
CB #9 RIM. EL. = 6.00 INV. EL. = 3.00 W/PRB
CB #10 RIM. EL. = 5.50 INV. EL. = 3.00 W/PRB
CB #11 RIM. EL. = 6.00 INV. EL. = 3.00 W/PRB

BUILDING 1
#5900
west
parcel 1

POOL AREA
YACHT CLUB

INTRACOASTAL WATERWAY

1.21.14
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FLORIDA REG. NO. 24842

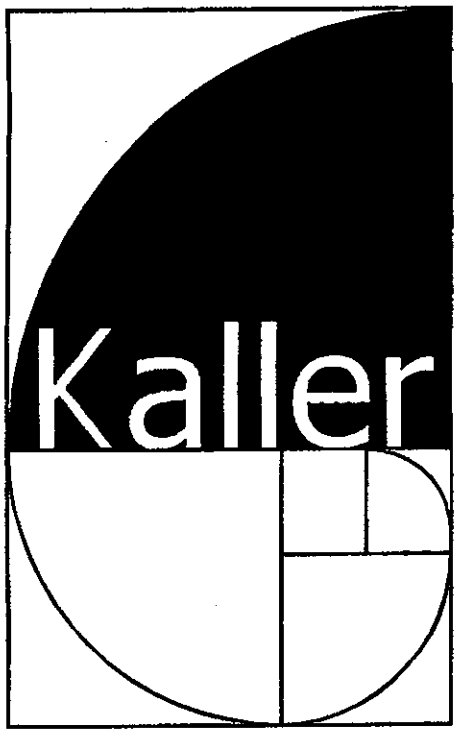
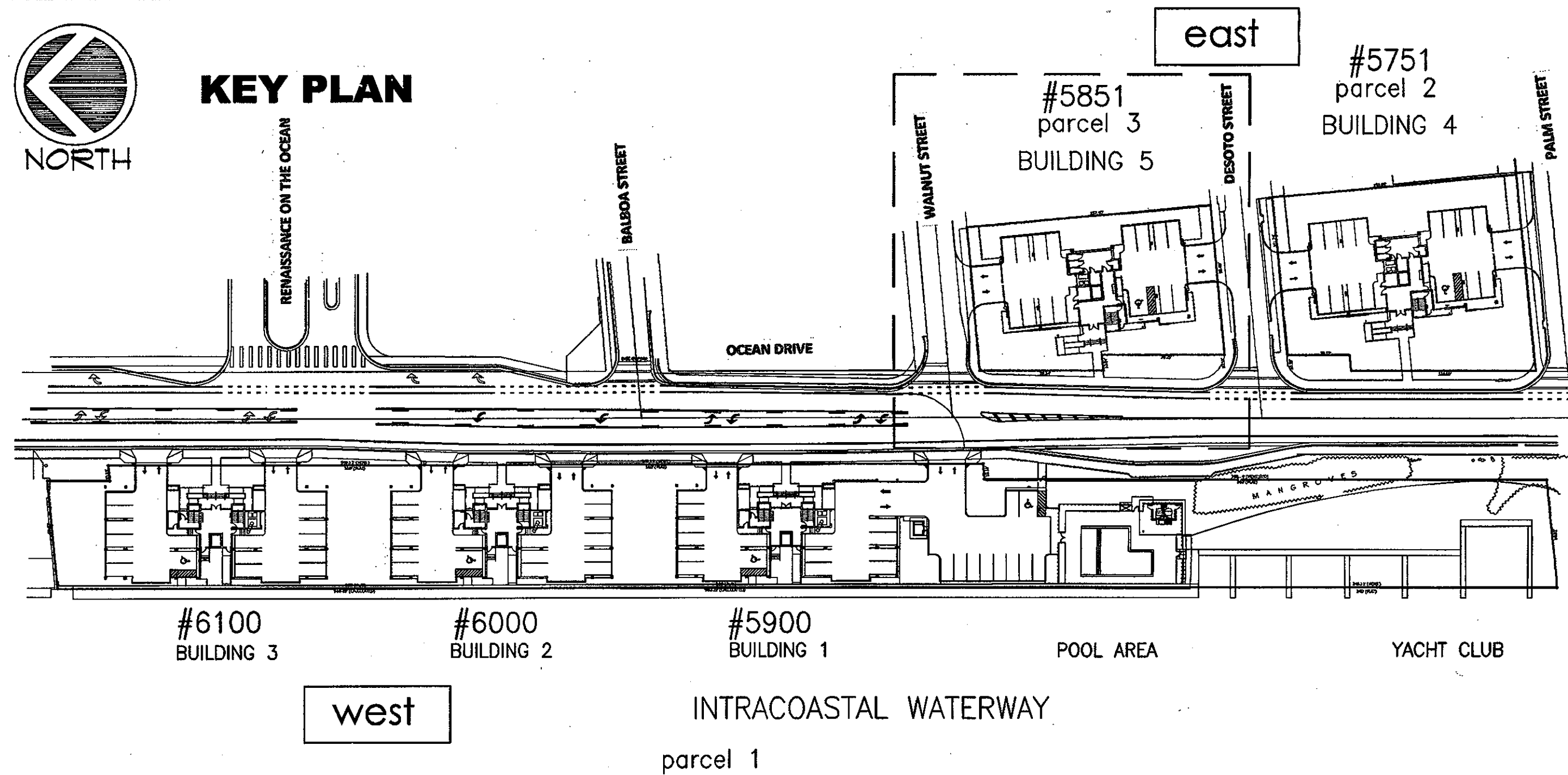
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PLAN - SEASIDE VILLAGE WEST SOUTH SECTION

SCALE: 1" = 20'-0"



KEY PLAN



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PROJECT TITLE

SEASIDE VILLAGE
5851 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

SITE DEVELOPMENT PLANS
WATER, SEWER, PAVING,
GRADING, & DRAINAGE

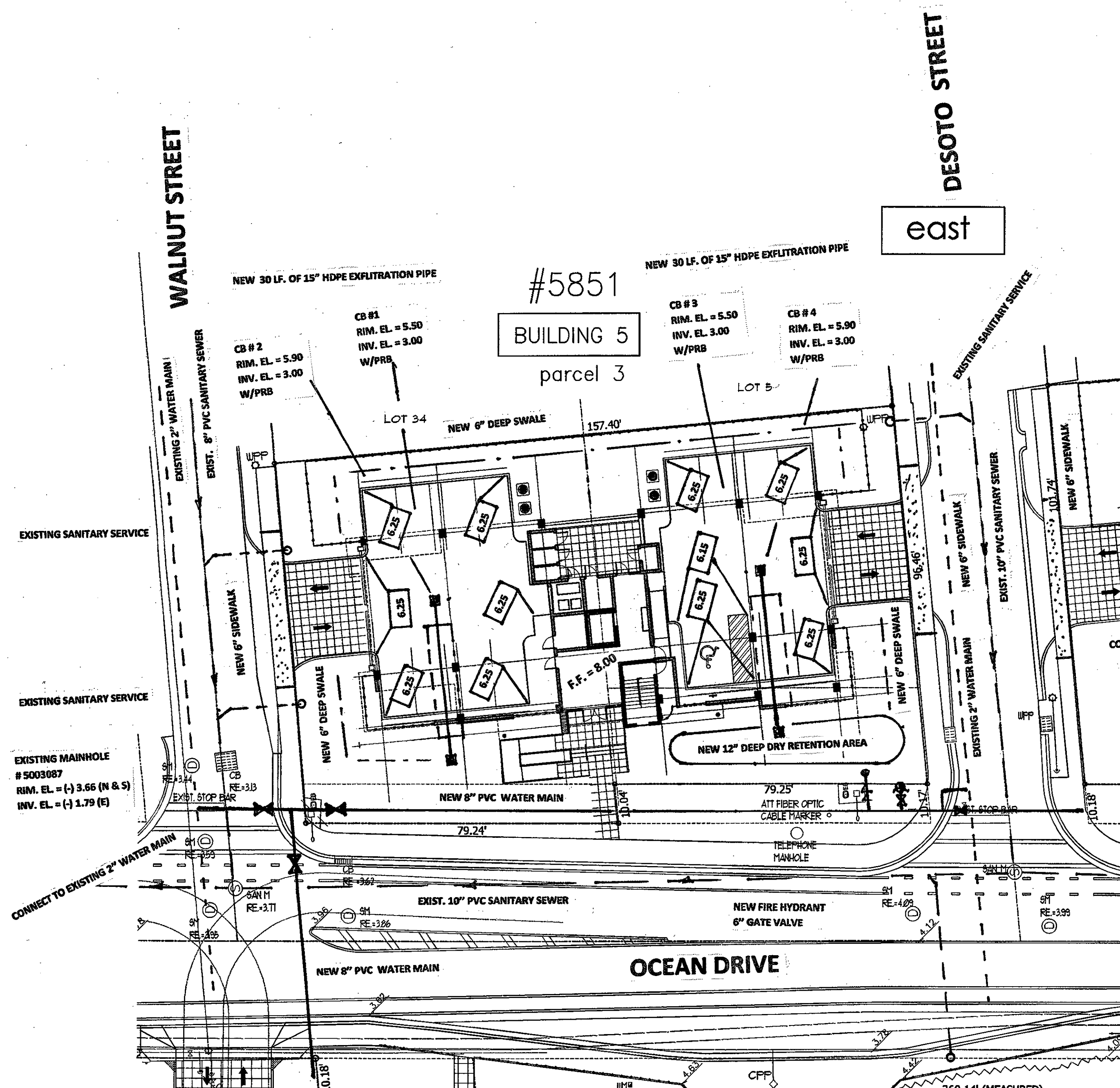
NO.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC

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PROJECT NO.: 12108
DATE: 10-29-12
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SHEET

C-3



NEW DOUBLE DETECTOR CHECK ASSEMBLY 4\" FIRE LINE

CONNECT TO EXISTING 2\" WATER MAIN

NEW FIRE HYDRANT
8\" GATE VALVE

NEW 8\" x 8\" TEE

EXISTING MANHOLE
5001397

RIM. EL. = -2.84

INV. EL. = (-) 3.01 (N & S)

INV. EL. = (-) 1.69 (E)

EXIST. 10\" PVC SANITARY

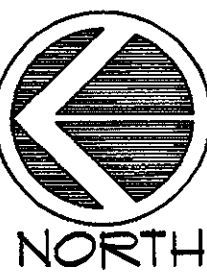
12114
Charles O. Buckalew
P.E.
FLORIDA REG. NO. 24842



Charles O. Buckalew

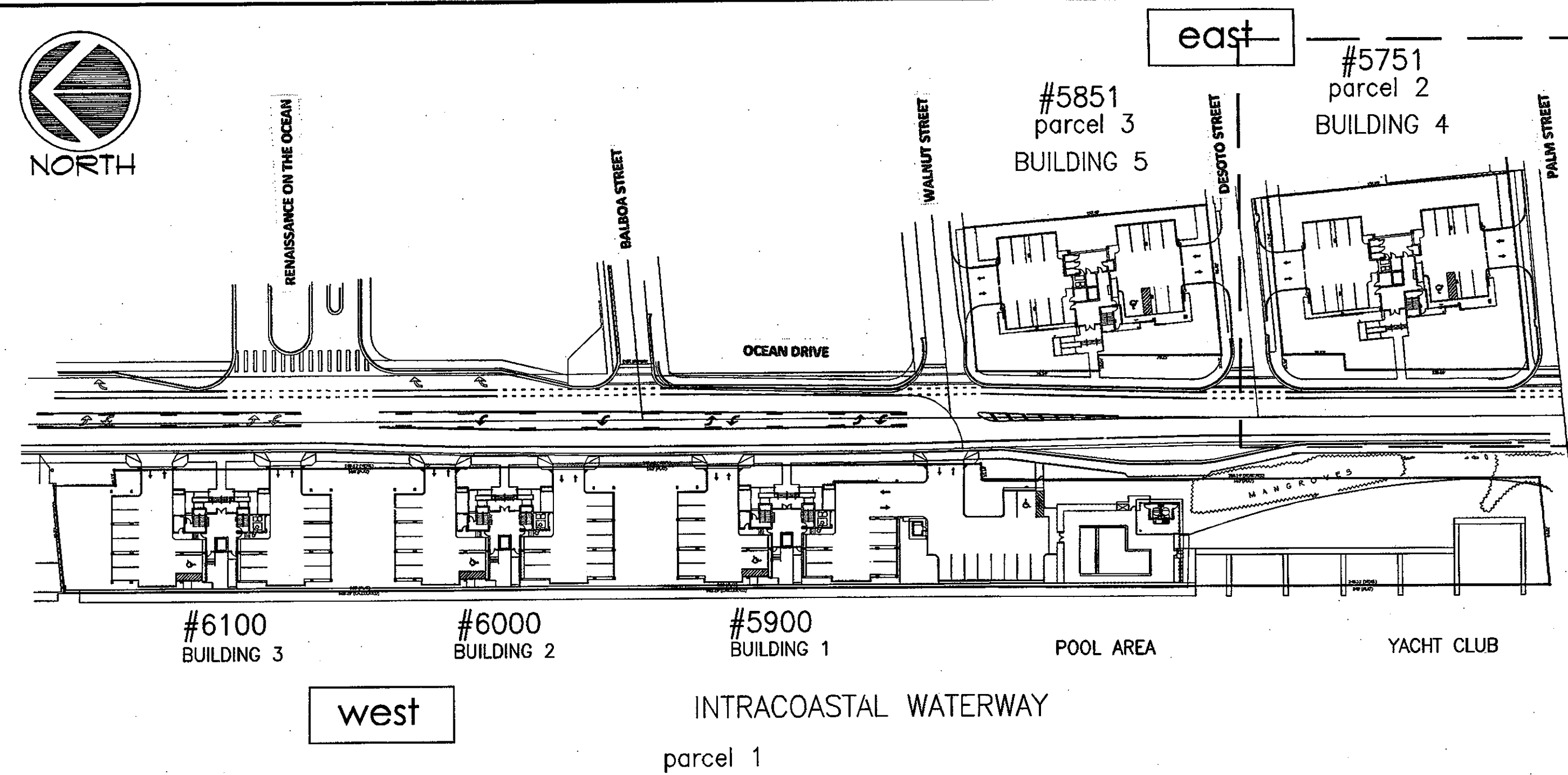
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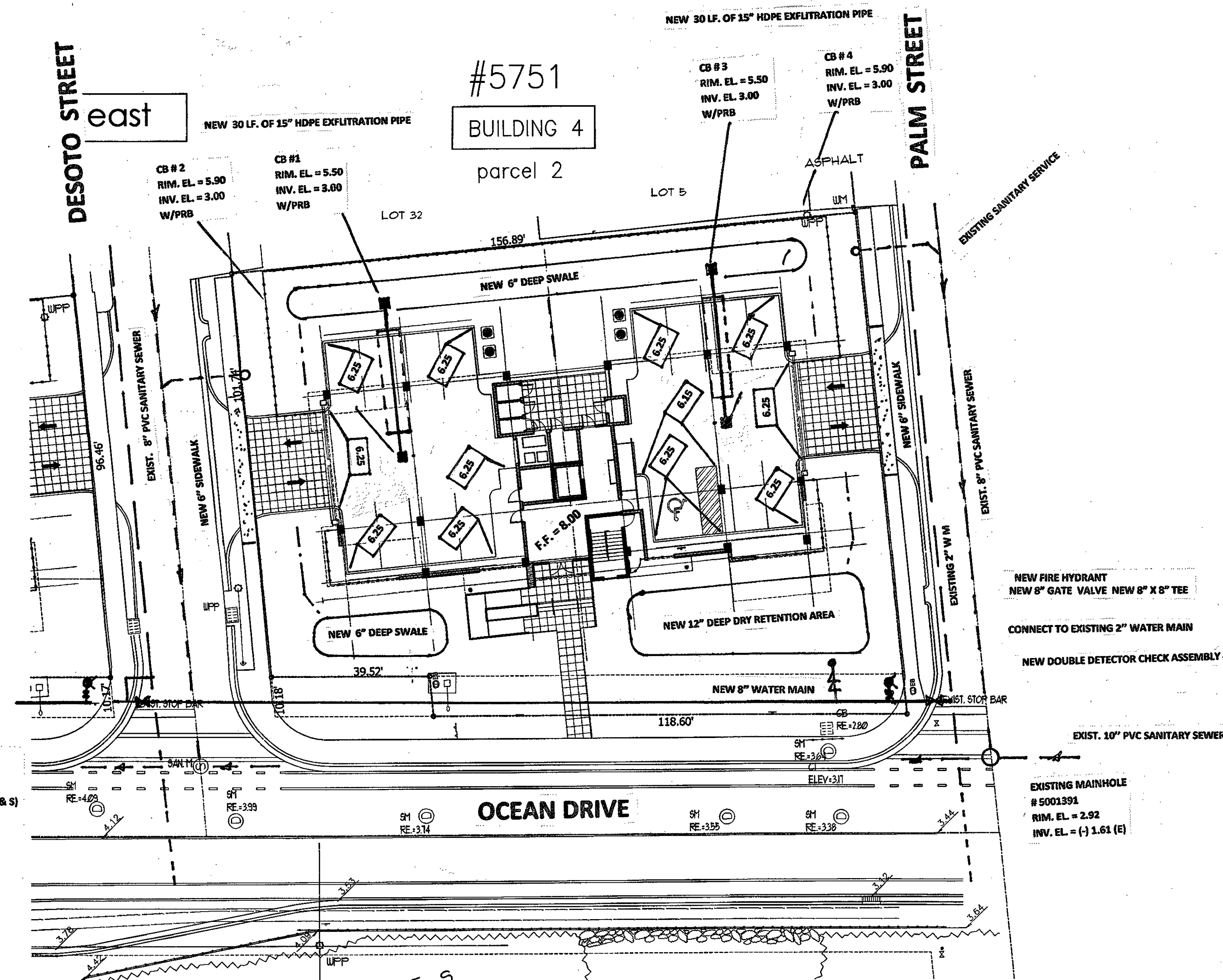


PLAN - SEASIDE VILLAGE EAST NORTH SECTION

SCALE: 1\" = 20'-0\"

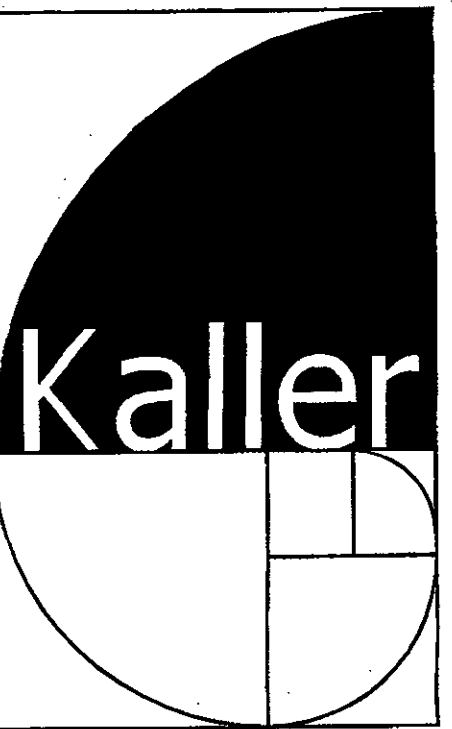


1 KEY PLAN



PLAN - SEASIDE VILLAGE EAST SOUTH SECTION

SCALE: 1" = 20'-0"



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SEAL

PROJECT TITLE
SEASIDE VILLAGE
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HOLLYWOOD, FL 33019

SHEET TITLE
SITE DEVELOPMENT PLANS
WATER, SEWER, PAVING,
GRADING, & DRAINAGE

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC

PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
CHECKED BY: JBK

SHEET

C-4



1-2-04

LEGEND

- LIMITS OF CONC. SIDEWALKS, PORCHES & PADS
- LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE
- EXIST. PROPERTY LINE, SITE BOUNDARY
- CENTERLINE
- EXIST. EDGE OF PAVEMENT
- EXIST. GRADE ELEVATION
- PROPOSED ELEVATIONS
- SURFACE DRAINAGE FLOW ARROW
- TYPE "D" CONC. CURB (AS APPLICABLE)
- CATCH BASIN W/ EXFILTRATION TRENCH

GENERAL NOTES :

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929) AND ARE INDICATED AS SHOWN.
- CONTRACTOR TO VERIFY LOCATION & ELEVATIONS OF EXIST. UTILITIES PRIOR TO CONNECTIONS BEING MADE.
- IN AREAS WHERE ASPHALT PAVEMENT ADJUTS EXIST. ASPHALT, CONTRACTOR TO SAWCUT EXIST. PAVEMENT & SLOPE PAVEMENT TO MATCH EXIST. ELEVATIONS.
- CONTRACTOR TO ADJUST ALL EXIST. MANHOLE FRAME & COVERS, CATCH BASIN FRAME & GRATES, CLEANOUTS, ETC., TO FINISHED GRADE W/IN ASPHALT LIMITS.

GENERAL CONDITION NOTES -

- THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
FLORIDA POWER & LIGHT CO., CONSTRUCTION
SOUTHERN BELL TELEPHONE & TEL. CO.
CABLE CONSTRUCTION BUREAU
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES -

- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
- ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
- FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
- ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
- WHERE NEW ASPHALT MEETS OR ADJUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
- ALL PROPOSED GRADES (ELEVATIONS) REFER TO FINISHED GRADES (SEE PLAN DWG.)
- SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
- ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
- ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
- CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
- PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
- CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
- PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS :
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-198
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-198
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE

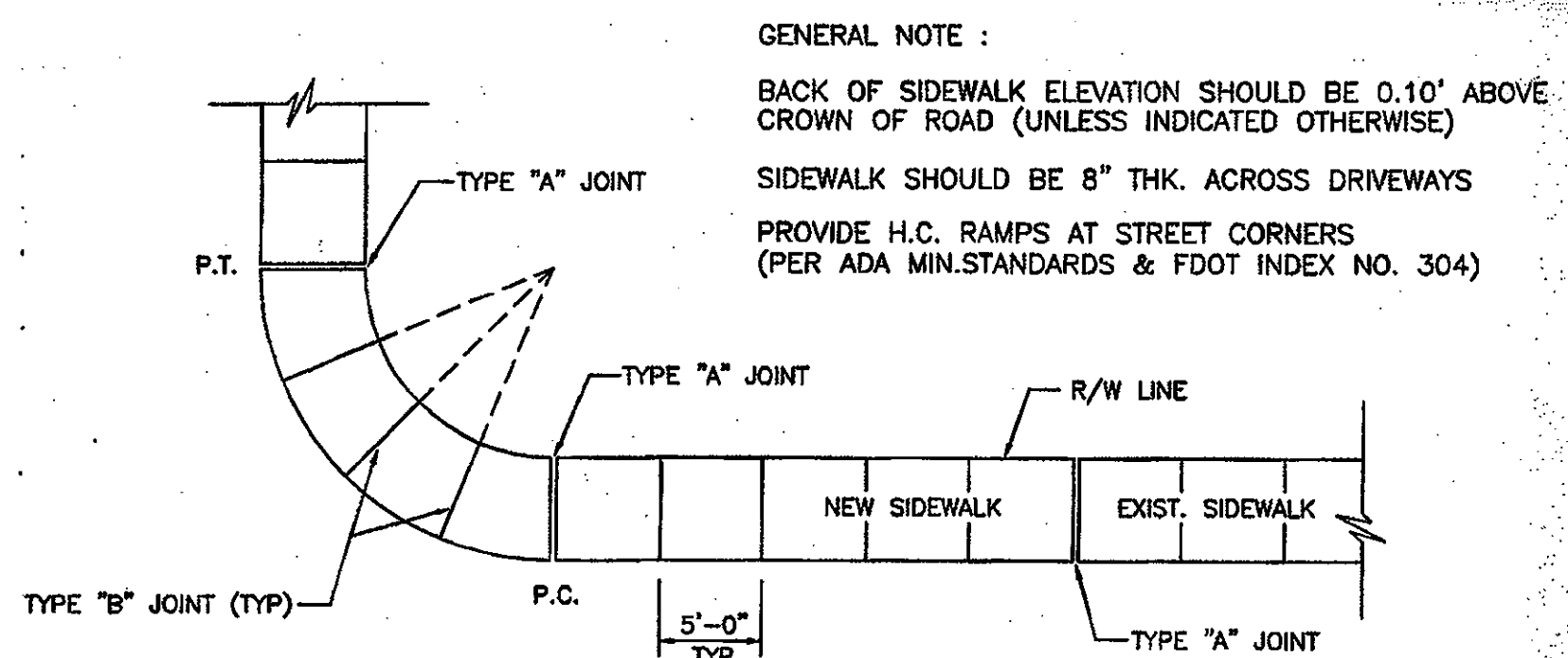
- ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1998 EDITION, SECTION 918-1.

PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

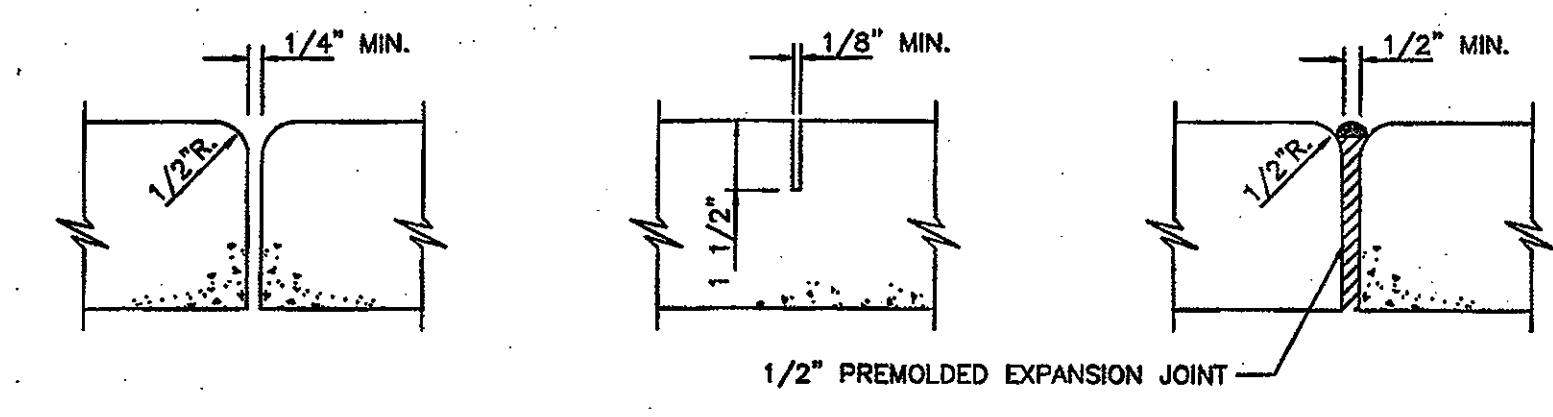
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

- PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, UNLESS SPECIFIED OTHERWISE.



SIDEWALK PLAN



SIDEWALK JOINTS

TYPICAL SIDEWALK THICKNESS (T)	
LOCATION :	T
RESIDENTIAL AREAS	4"
DRIVEWAYS & OTHER	8"

TABLE OF SIDEWALK JOINTS

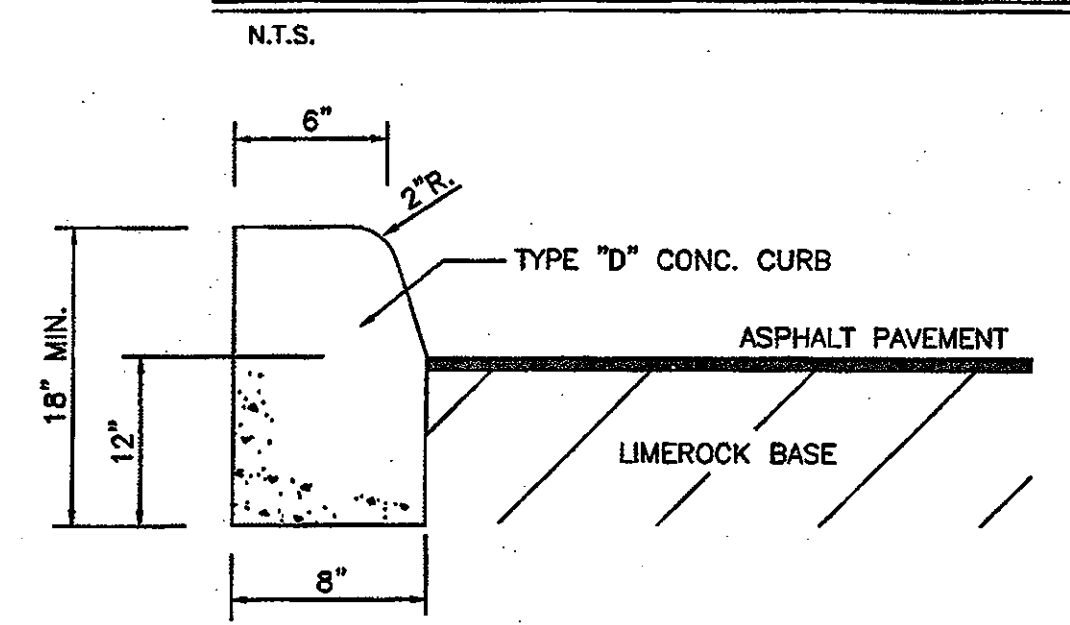
TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	WHERE SIDEWALK ADJUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

NOTES :

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

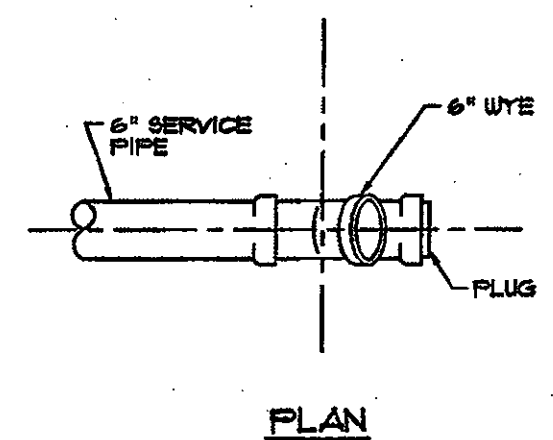
* INSTALLED AT THE DISCRETION OF THE ENGINEER

SIDEWALK RESTORATION DETAIL

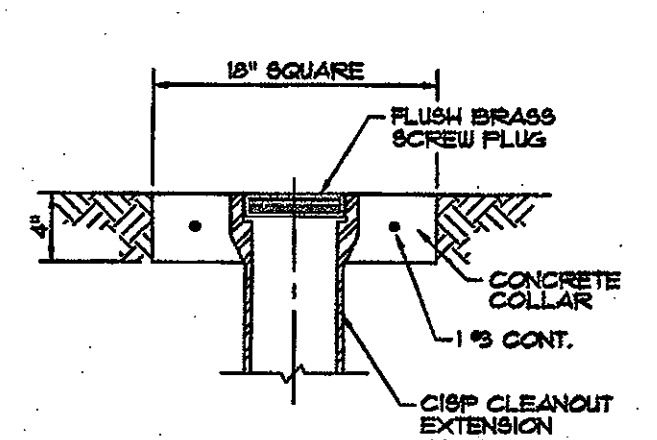


TYPE "D" CONC. CURB

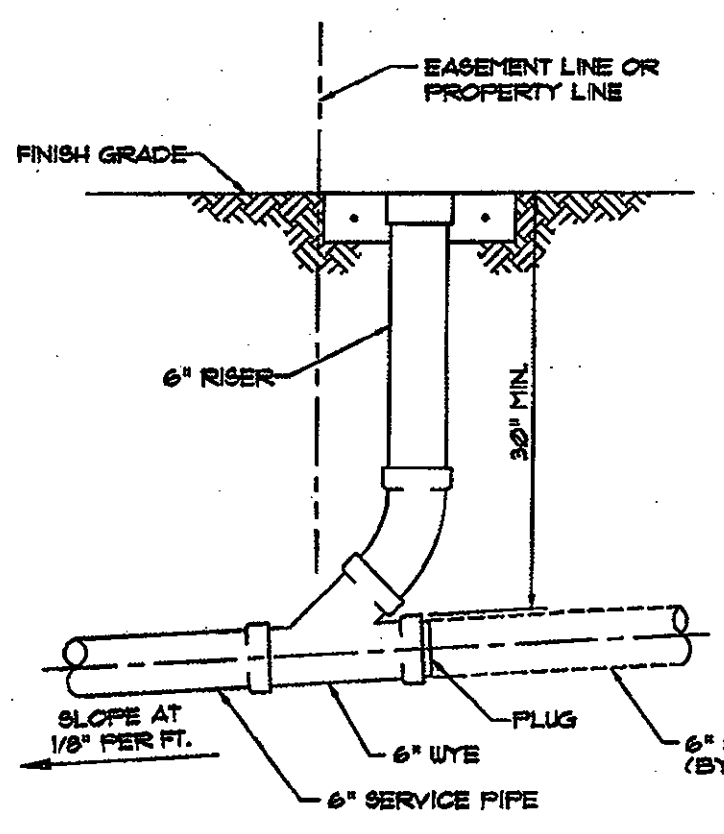
N.T.S.



PLAN



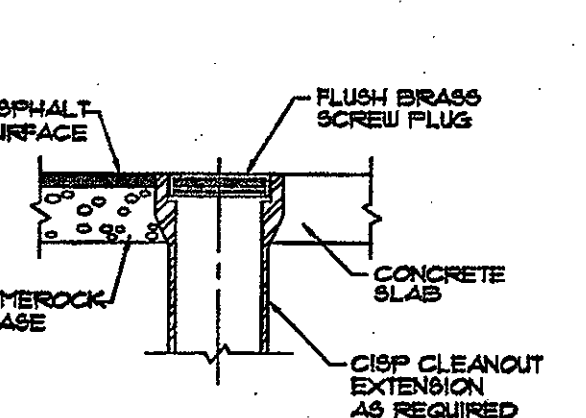
YARD TYPE



ELEVATION

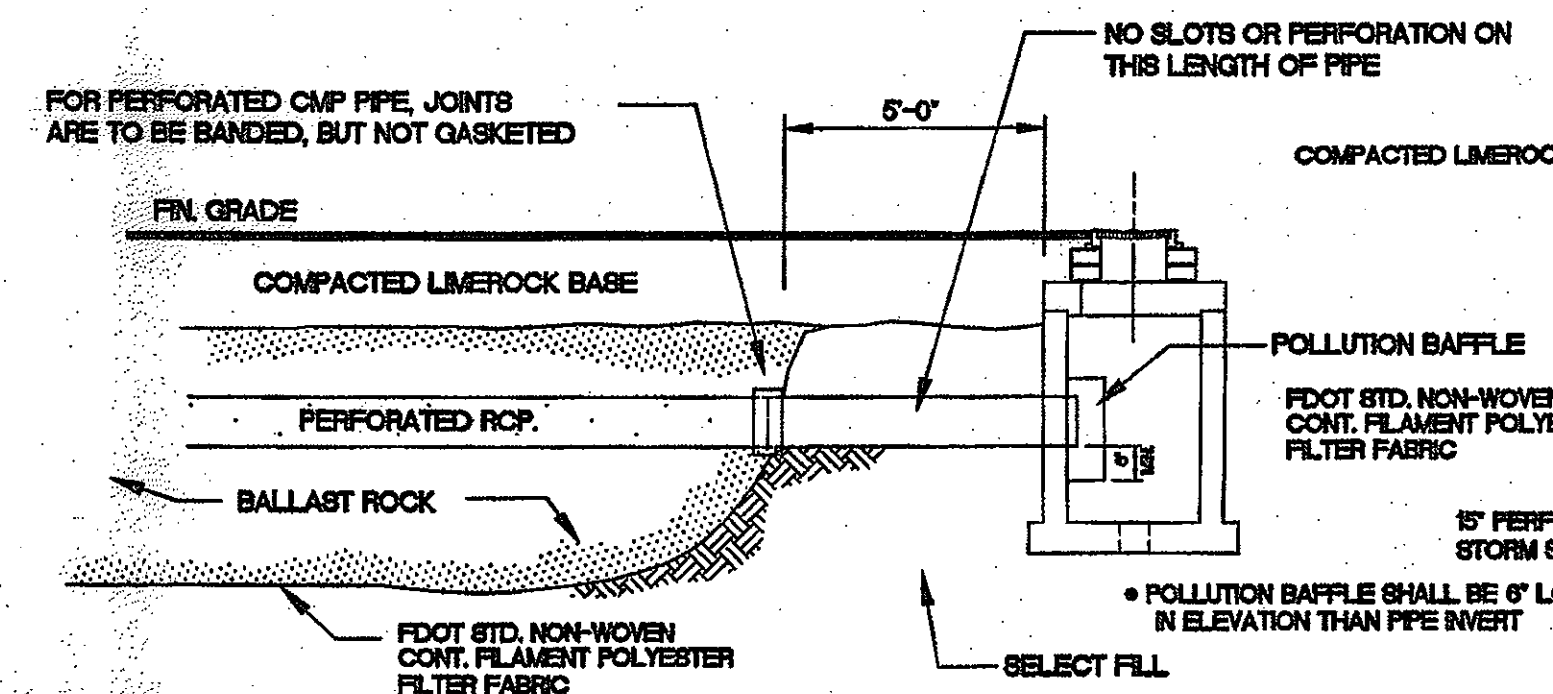
TYP. CLEANOUT DETAIL

N.T.S.



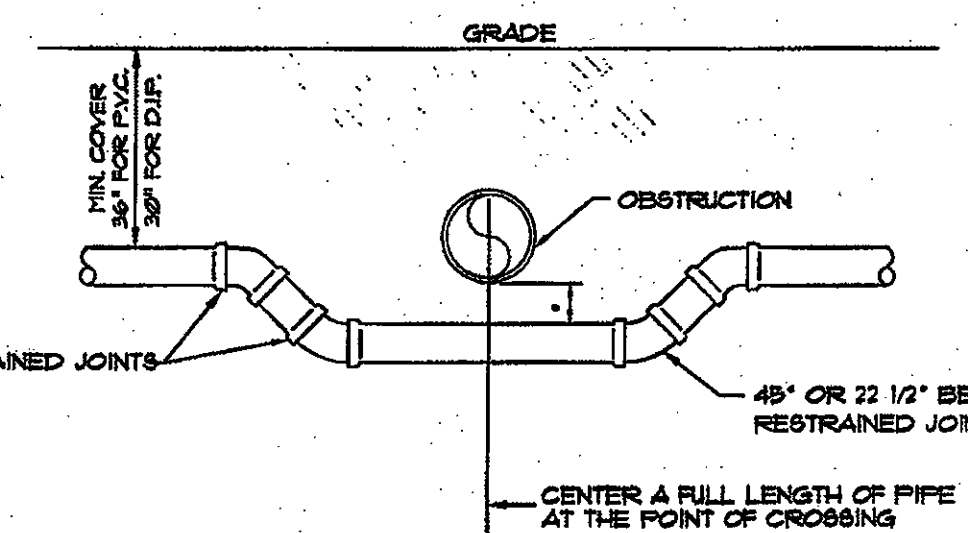
PAVEMENT TYPE

CLEANOUT DETAILS



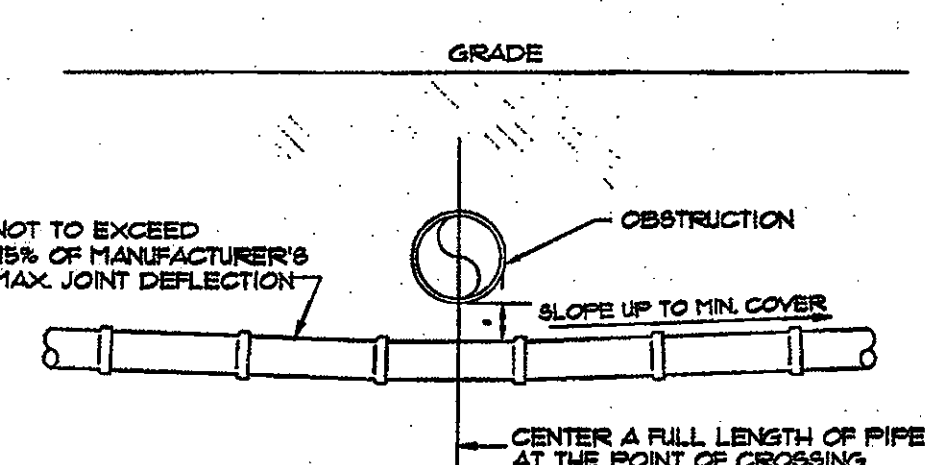
EXFILTRATION NOTES:

- PLASTIC FILTER FABRIC (AT EACH SIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR DIRECTED BY THE ENGINEER.
- THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 6'-6" BELOW FINISHED GRADE ELEVATION UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
- AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR (BALLAST ROCK - 3/4" or #57).



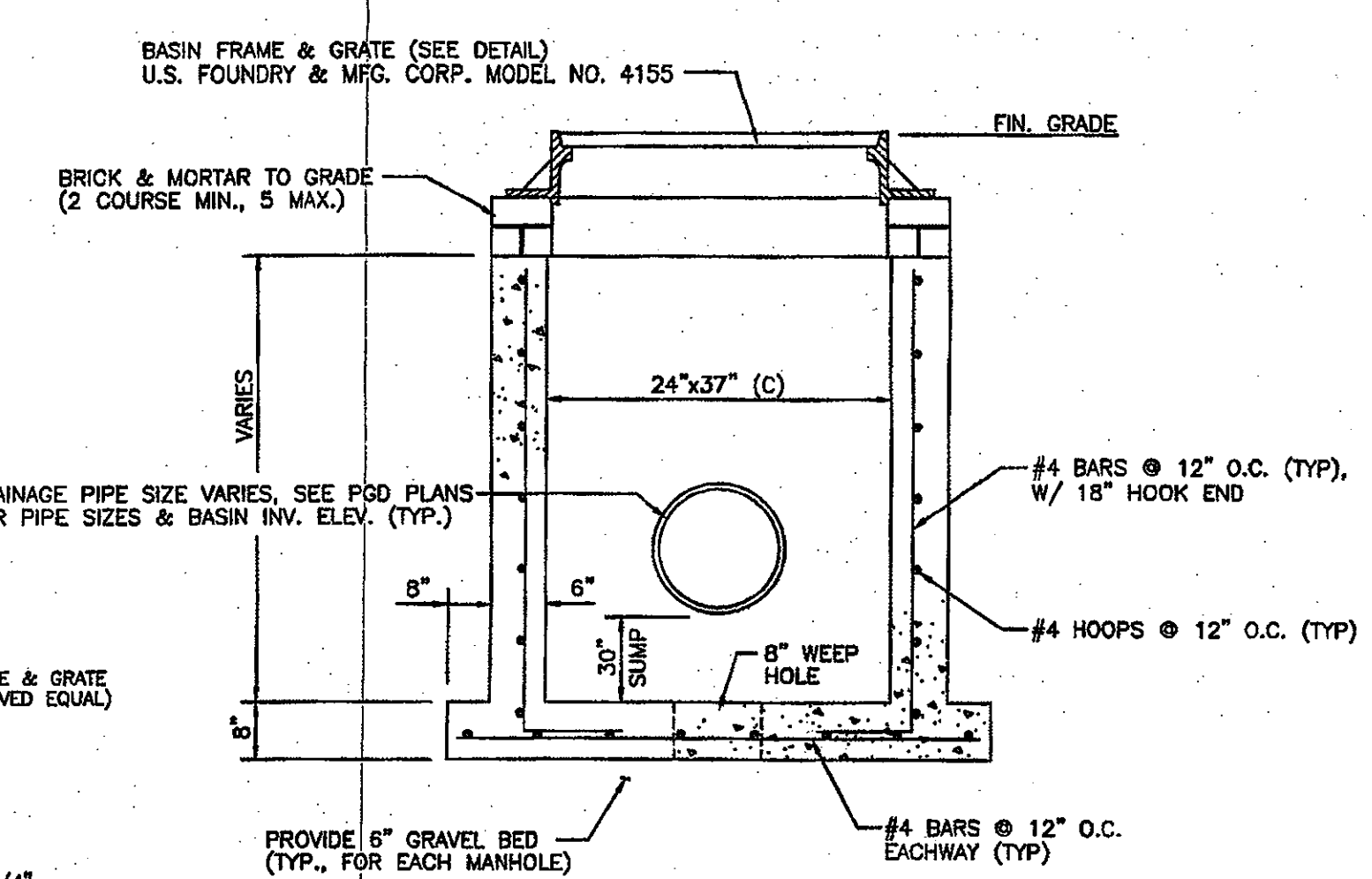
SPECIAL UTILITY CROSSING FITTING TYPE

* REFER TO WATER AND SEWER SEPARATION NOTES PER D.E.P. REQUIREMENTS



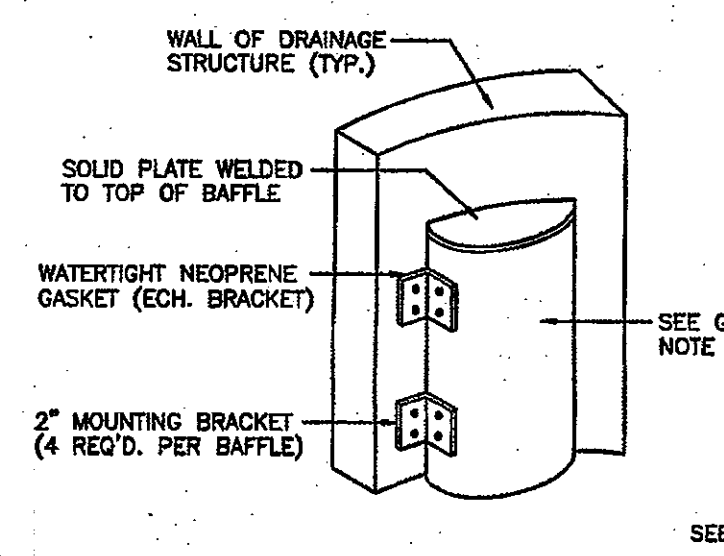
STANDARD UTILITY CROSSING DEFLECTION TYPE

* REFER TO WATER AND SEWER SEPARATION NOTES PER D.E.P. REQUIREMENTS

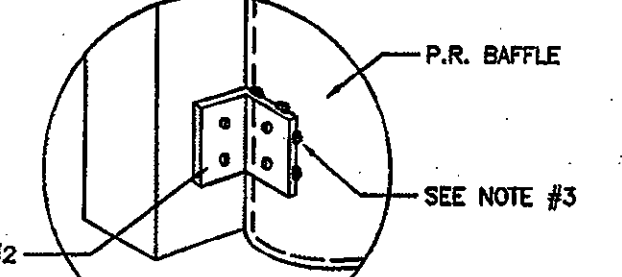


TYPICAL CATCH BASIN

N.T.S.



BAFFLE DETAIL



BRACKET DETAIL

GENERAL NOTES :

- BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
- 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
- GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.
- SOLID PLATE TO BE WELDED TO TOP OF BAFFLE SECTION.

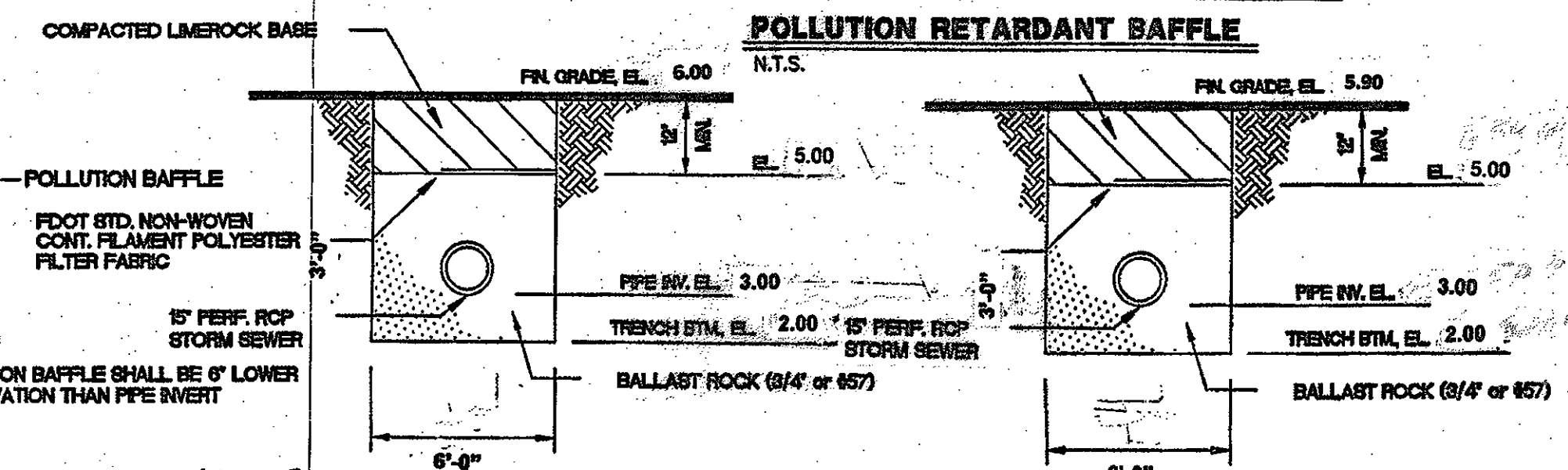
SEE GENERAL NOTE #1

SEE NOTE #2

SEE NOTE #3

POLLUTION RETARDANT BAFFLE

N.T.S.

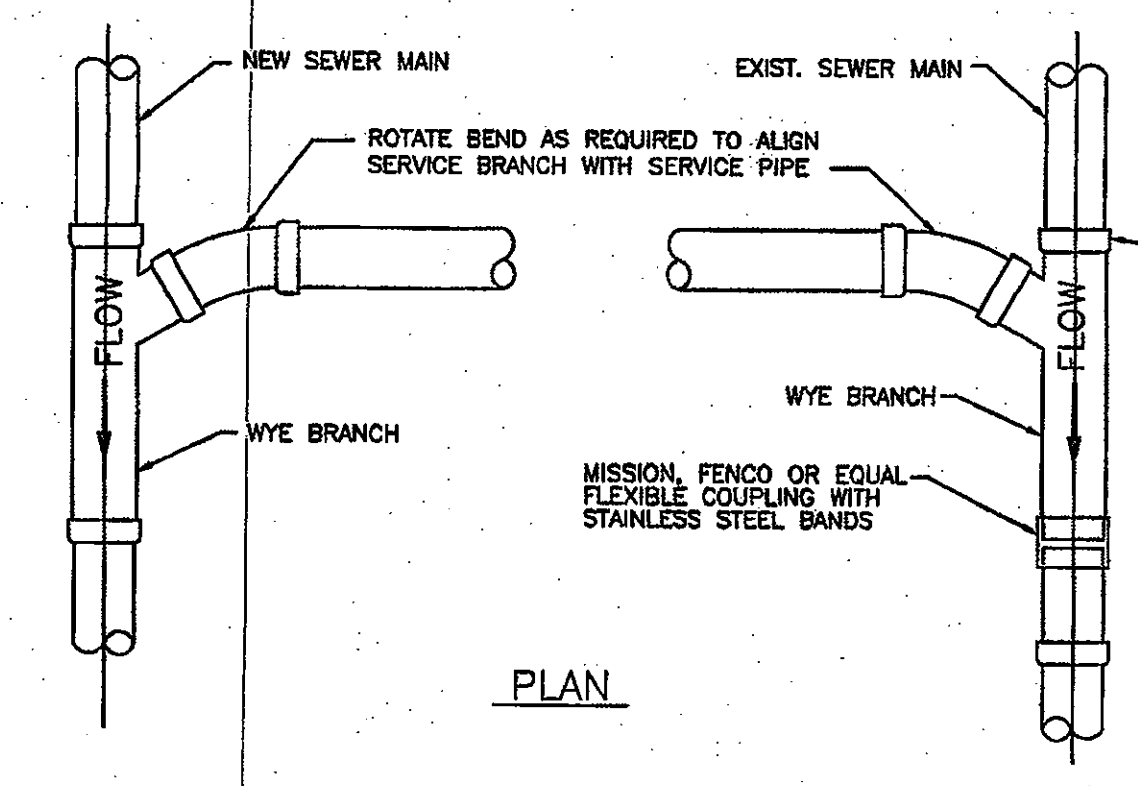


WEST EXFILTRATION TRENCH

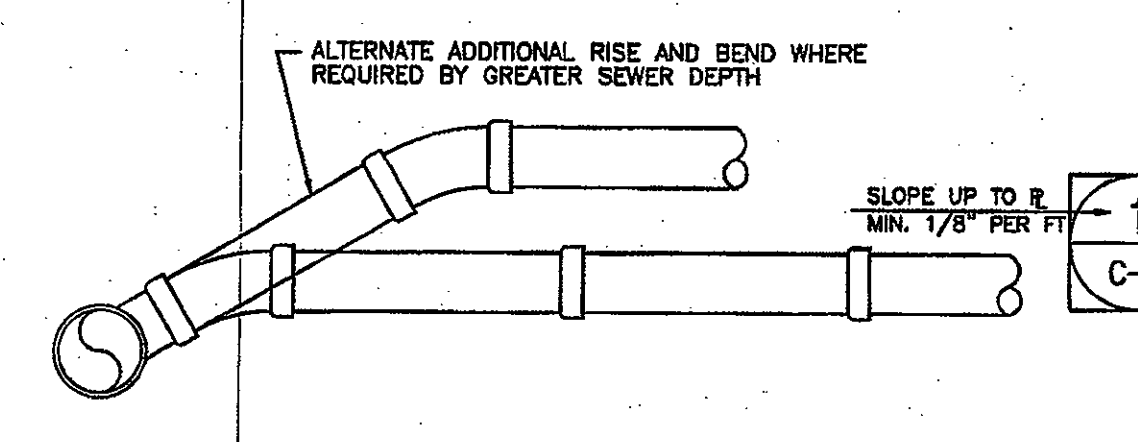
N.T.S.

EAST EXFILTRATION TRENCH

N.T.S.



PLAN



ELEVATION

NOTES:

- SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
- USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
- WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

WYE BRANCH CONNECTION

CONSTRUCTION DETAILS

SCALE: AS NOTED

1 C-4

SLOPE UP TO 2 MIN. 1/8" PER FT.

ALTERNATE ADDITIONAL RISE AND BEND WHERE REQUIRED BY GREATER SEWER DEPTH

ROTATE BEND AS REQUIRED TO ALIGN SERVICE BRANCH WITH SERVICE PIPE

WYE BRANCH

EXIST. SEWER MAIN

NEW SEWER MAIN

WYE BRANCH

MISSION, FENCO OR EQUAL FLEXIBLE COUPLING WITH STAINLESS STEEL BANDS

SEE NOTE 3

WYE BRANCH

EXIST. SEWER MAIN

NEW SEWER MAIN

WYE BRANCH

MISSION, FENCO OR EQUAL FLEXIBLE COUPLING WITH STAINLESS STEEL BANDS

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WYE BRANCH

MISSION, FENCO OR EQUAL FLEXIBLE COUPLING WITH STAINLESS STEEL BANDS

SEE NOTE 3

WYE BRANCH

EXIST. SEWER MAIN

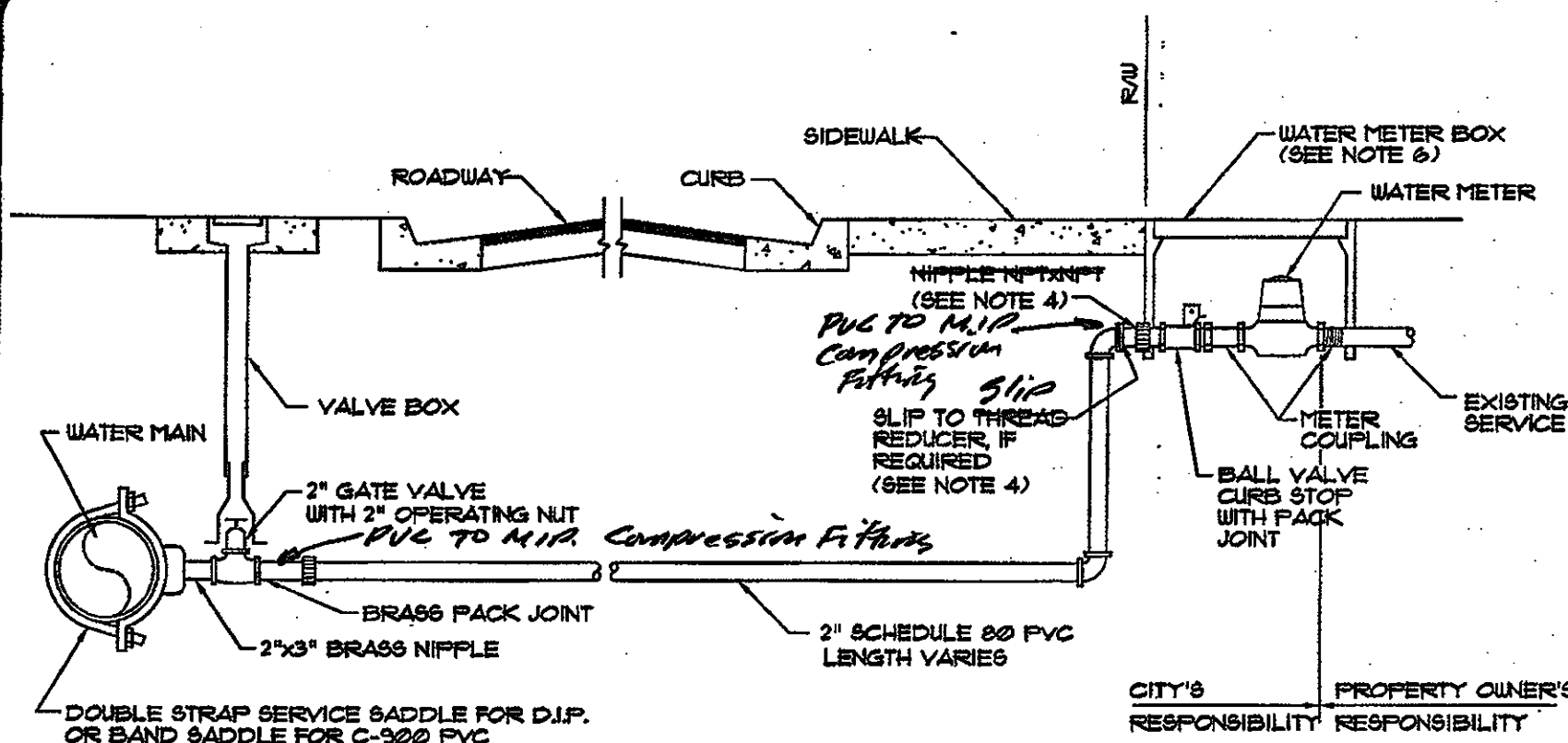
NEW SEWER MAIN

WYE BRANCH

MISSION, FENCO OR EQUAL FLEXIBLE COUPLING WITH STAINLESS STEEL BANDS

SEE NOTE 3

WYE BRANCH



TYPICAL SERVICE CONNECTION
(FOR P.V.C. ONLY)

NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18\"/>

SEPARATION REQUIREMENTS OF F.D.E.P. / F.D.N.R.P.

Sanitary sewers and force mains should cross under water mains whenever possible. Sanitary sewers and force mains crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the invert of the upper pipe and the crown of the lower pipe whenever possible.

Where sanitary sewers and force mains must cross a water main with less than 18 inches vertical distance, both the sewer and the water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be mechanically restrained. A minimum vertical clearance of 6 inches must be maintained at all crossings.

All crossings shall be arranged so that the sewer pipe joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).

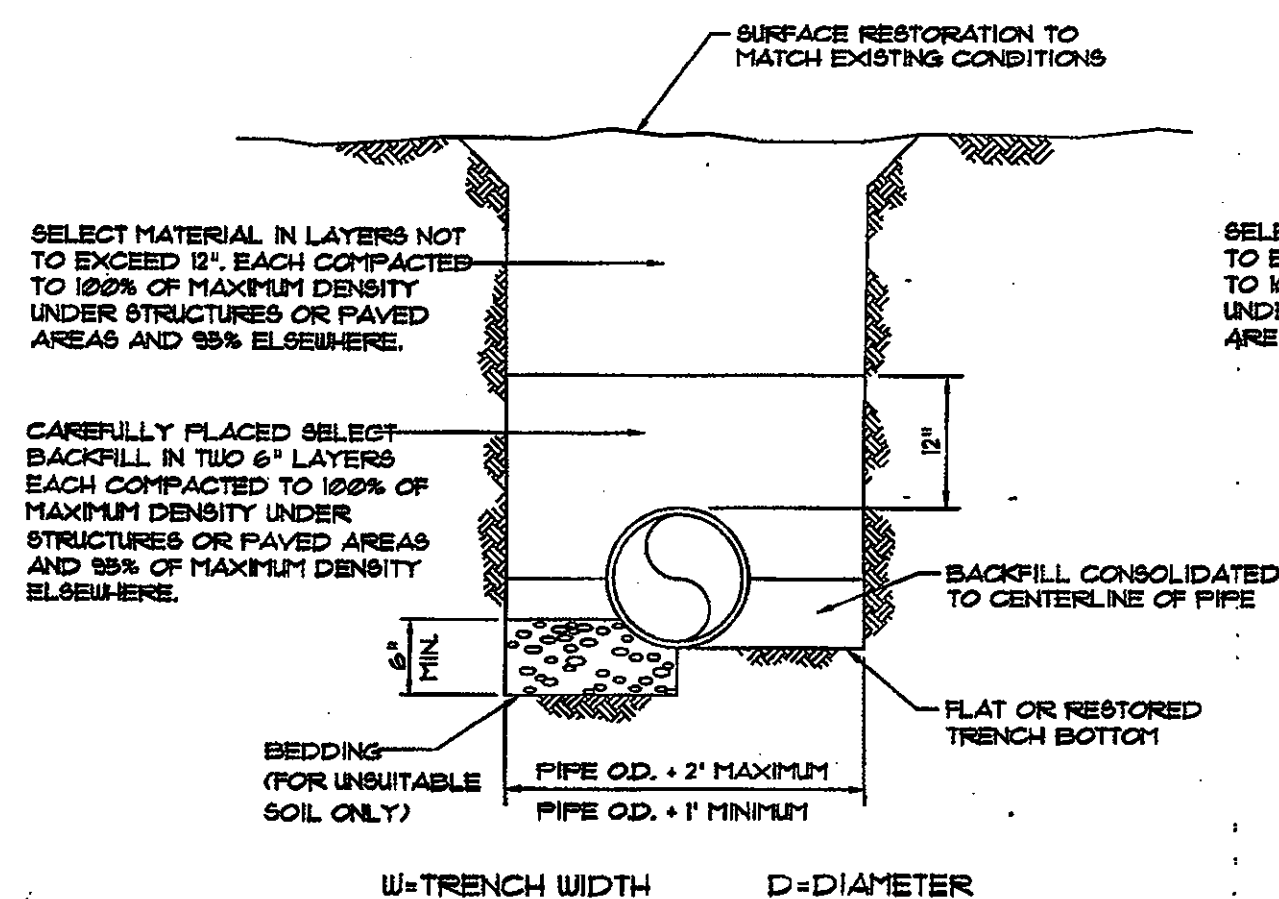
Where a new pipe conflicts with an existing pipe with less than 18 inches vertical clearance, the new pipe shall be arranged to meet the crossing requirements above.

A minimum 10 foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible.

In cases where it is not possible to maintain a 10 foot horizontal separation, the water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer.

Where it is not possible to maintain a vertical distance of 18 inches in a parallel installation, the water main shall be constructed of DIP and the sanitary sewer or force main shall be constructed of DIP with a minimum vertical distance of 6 inches. The water main should always be above the sewer. Joints on the water main shall be located as far apart as possible from joints on the sewer or force main (staggered joints).

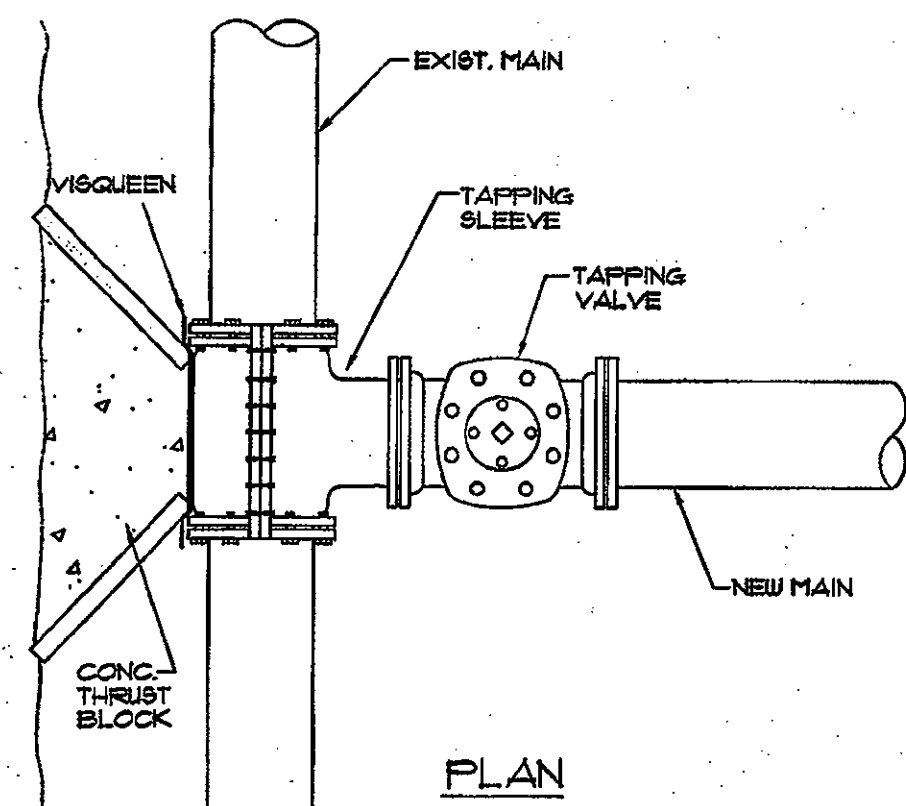
All DIP shall be class 50 or higher. Adequate protective measures against corrosion shall be used as determined by the design.



PIPE LAYING CONDITION
TYPICAL SECTION (D.I.P.)

NOTES:

1. BEDDING MATERIAL WHEN NECESSARY, SHALL BE CLEAN SANDY SOIL WHENEVER AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED 3/4\"/>



TYPICAL TAPPING SLEEVE
AND VALVE

NOTES:

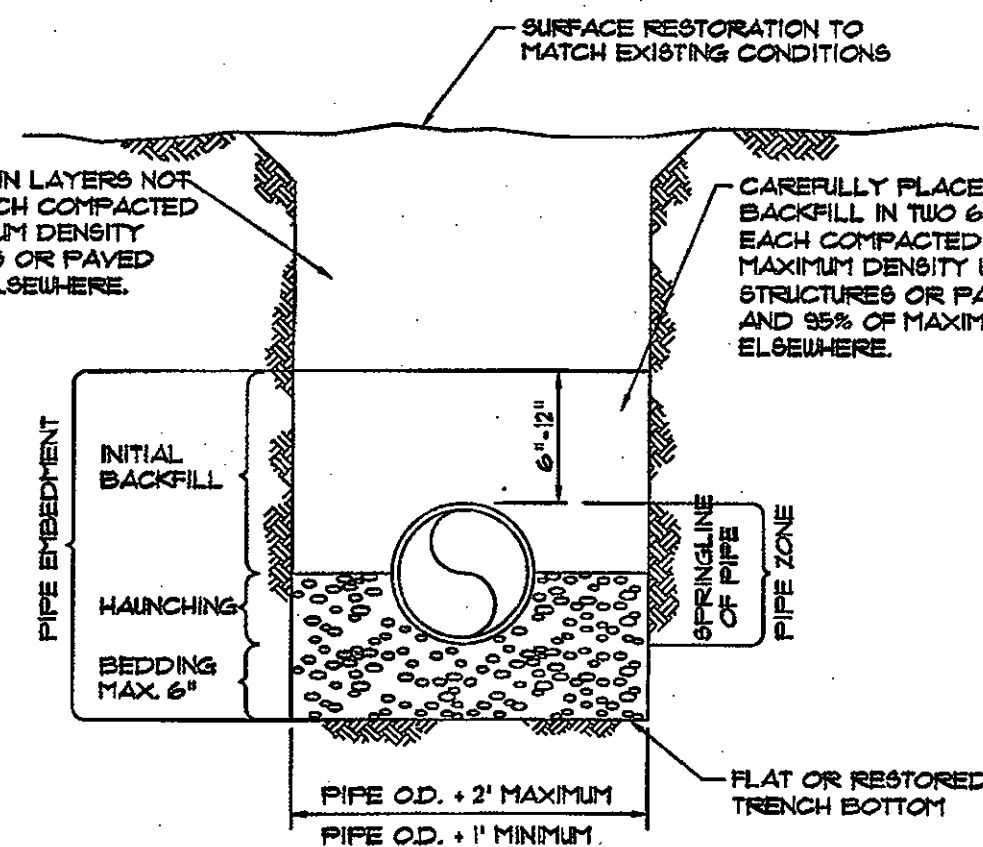
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.

TESTING AND DISINFECTION

1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF HOLLYWOOD AND BROWARD COUNTY PUBLIC HEALTH UNIT (BCPHU).
2. THE PRESSURE TEST SHALL BE FOR 2 HOURS AT 150 PSI AND IN ACCORDANCE WITH ANSI/AWWA STANDARD C600-05. PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{SD\sqrt{P}}{133200}$$

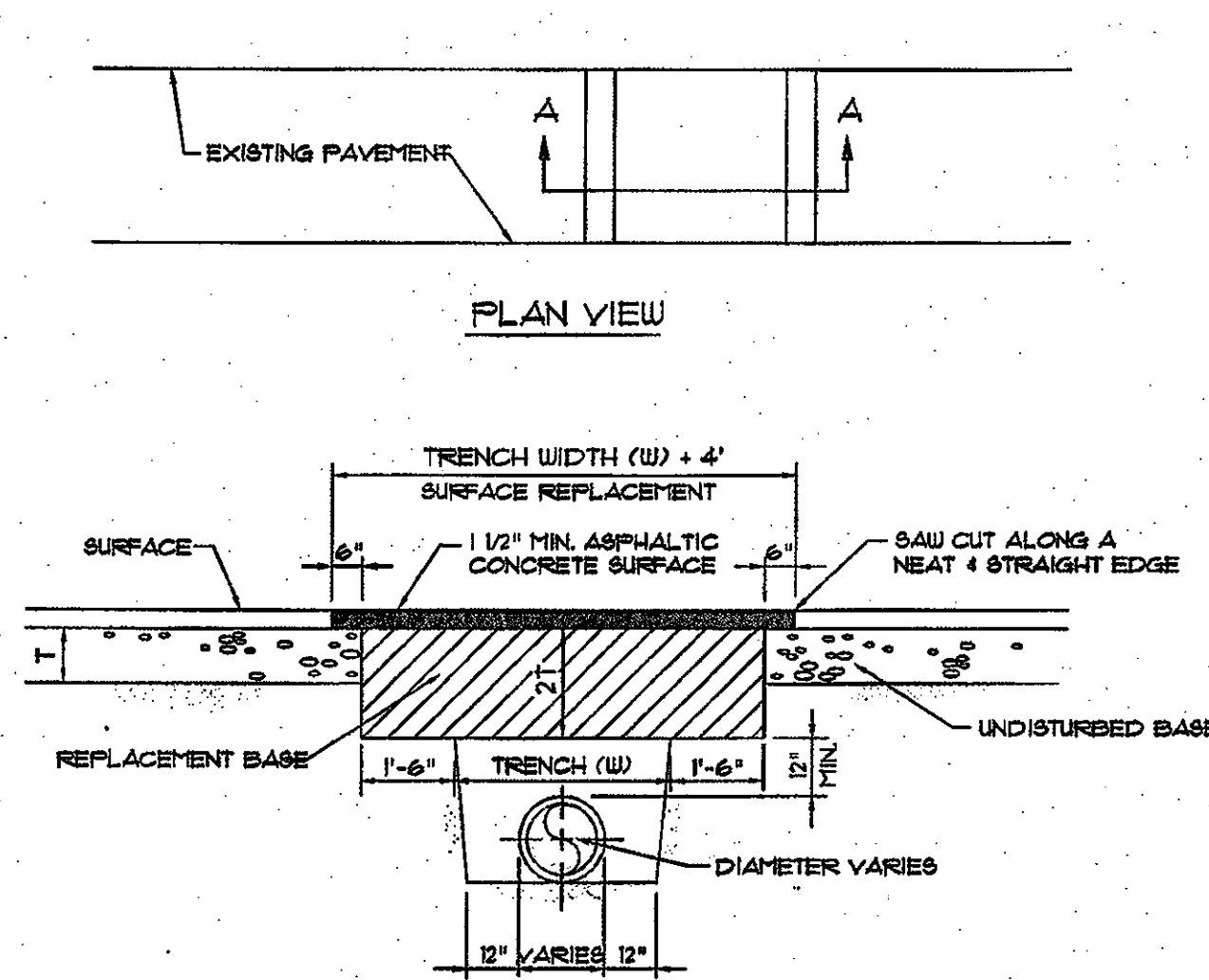
- L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
- S = THE LENGTH OF PIPE BEING TESTED.
- D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.
- P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.
3. THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
4. PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA STANDARD C651-05 AND BACTERIOLOGICALLY TESTED FOR TWO CONSECUTIVE DAYS. THE CITY OF HOLLYWOOD WATER TREATMENT PLANT LABORATORY WILL BE THE SOLE SAMPLER AND WILL PROVIDE BACTERIOLOGICAL TESTING.



PIPE LAYING CONDITION
TYPICAL SECTION (P.V.C.)

NOTES:

1. BEDDING AND HAUNCHING SHALL BE WELL GRADED 3/4\"/>



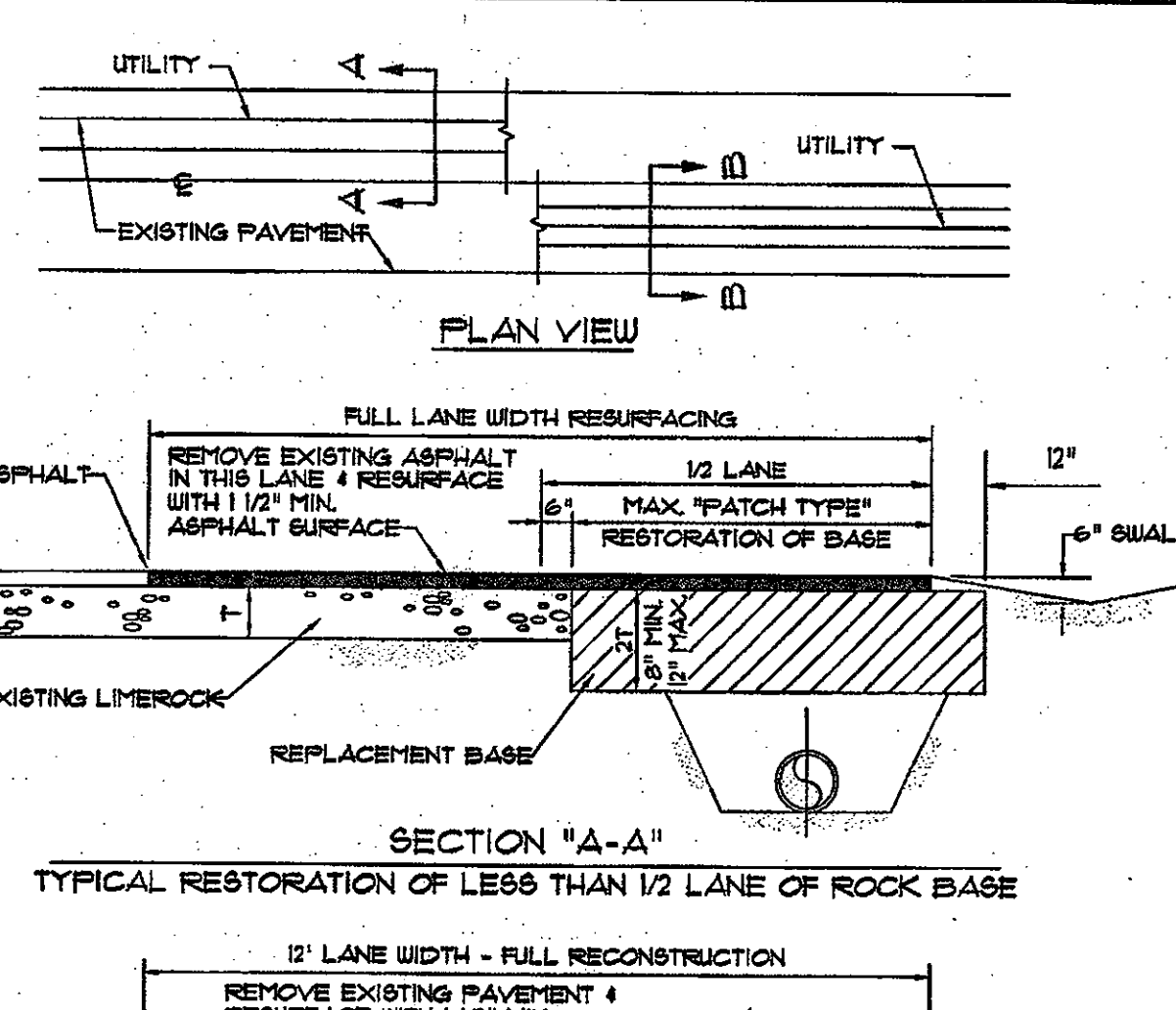
FLEXIBLE PAVEMENT RESTORATION
PERPENDICULAR UTILITY INSTALLATION
(CITY STREETS ONLY)

NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12\"/>

WATER MAIN AND SERVICE SPECIFICATIONS

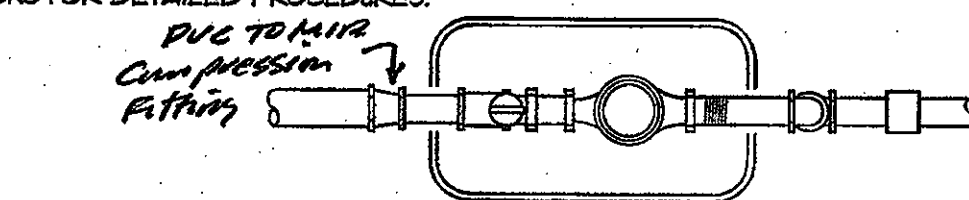
1. ALL NEW WATER MAINS SHALL BE INSTALLED, CLEANED, DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST ANSI/AWWA STANDARDS.
2. DUCTILE IRON WATER MAINS 4\"/>



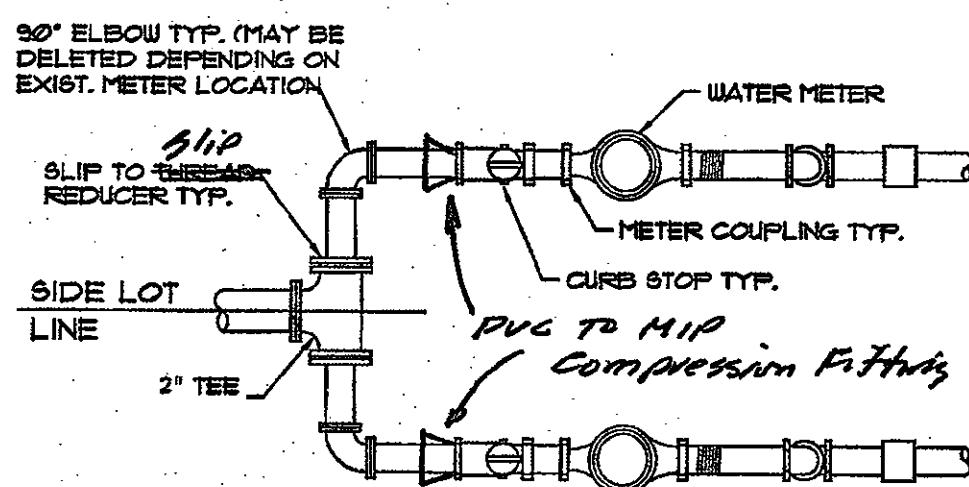
FLEXIBLE PAVEMENT RESTORATION
PARALLEL UTILITY INSTALLATION
(CITY STREETS ONLY)

NOTES:

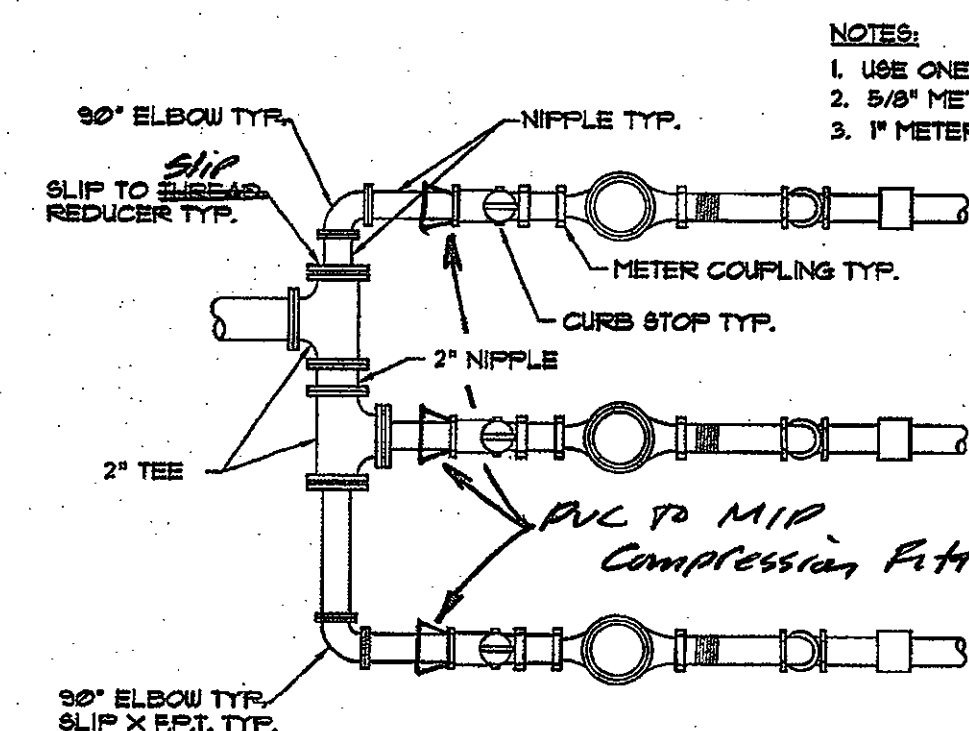
1. BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 10%.
2. BASE MATERIAL SHALL BE PLACED IN 6\"/>



SINGLE SERVICE PLAN
FOR 3/8\"/>

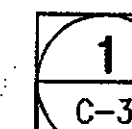


DOUBLE SERVICE PLAN
FOR 3/8\"/>



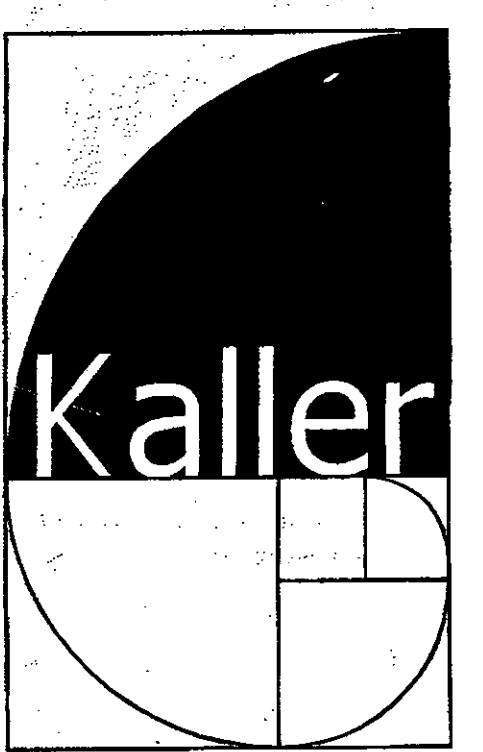
TRIPLE SERVICE PLAN
FOR 3/8\"/>

TYPICAL 3/8\"/>



CONSTRUCTION DETAILS
SCALE: AS NOTED

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842



JOSEPH B. KALLER
ASSOCIATES PA

2417 Hollywood Blvd., Hollywood, Florida 33020
(954) 920 5746 phone - (954) 926 2841 fax
kaller@bellsouth.net

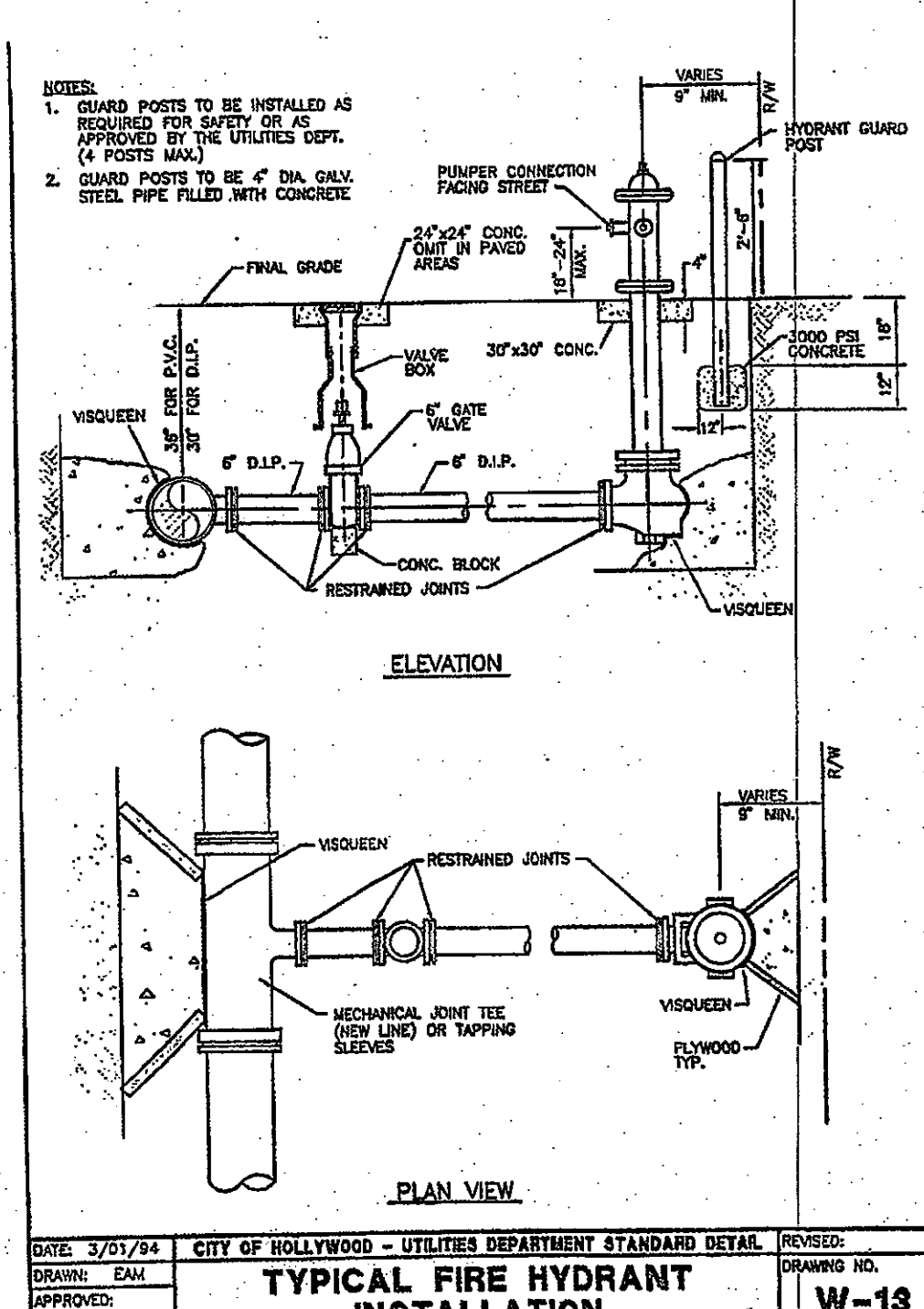
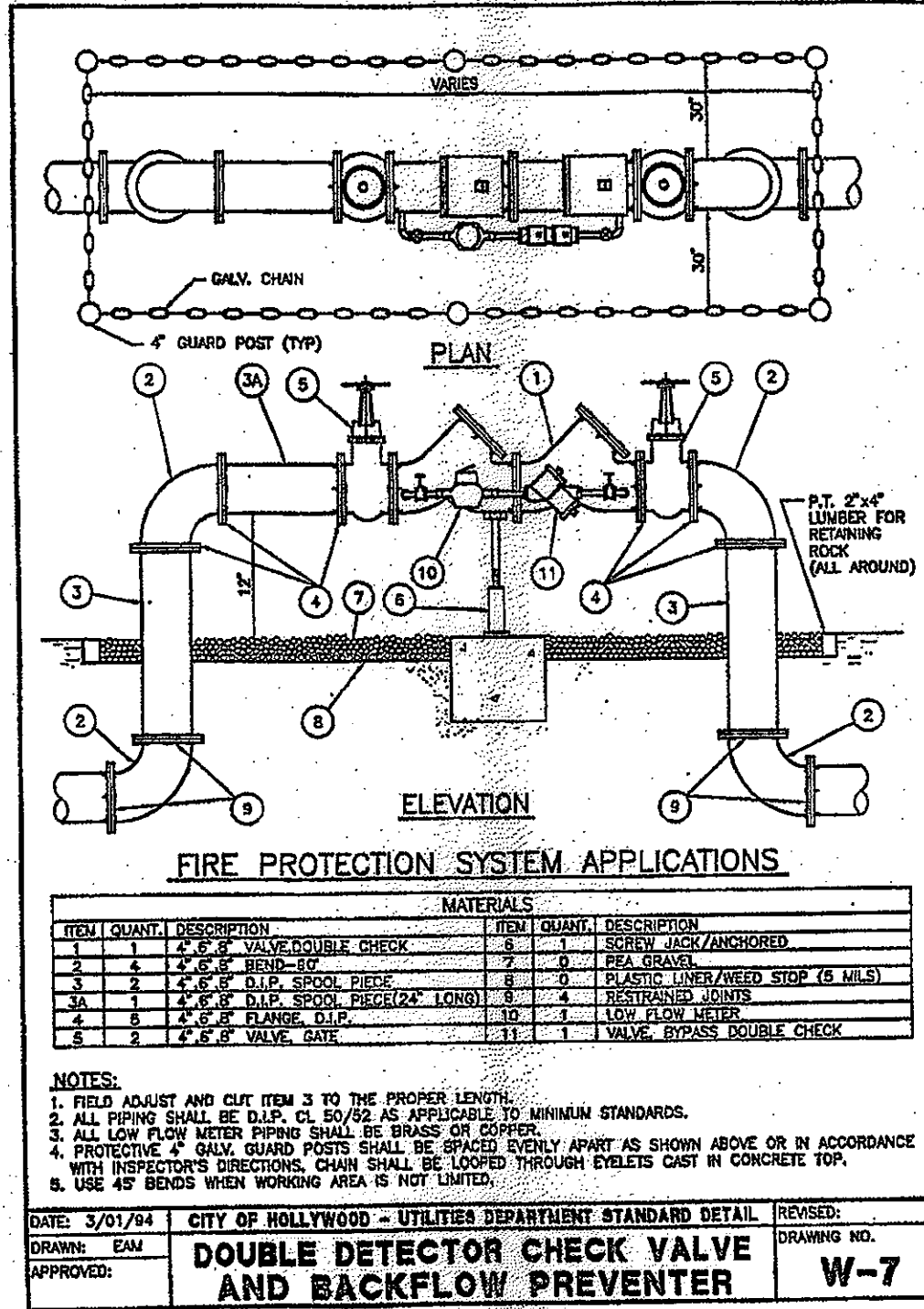
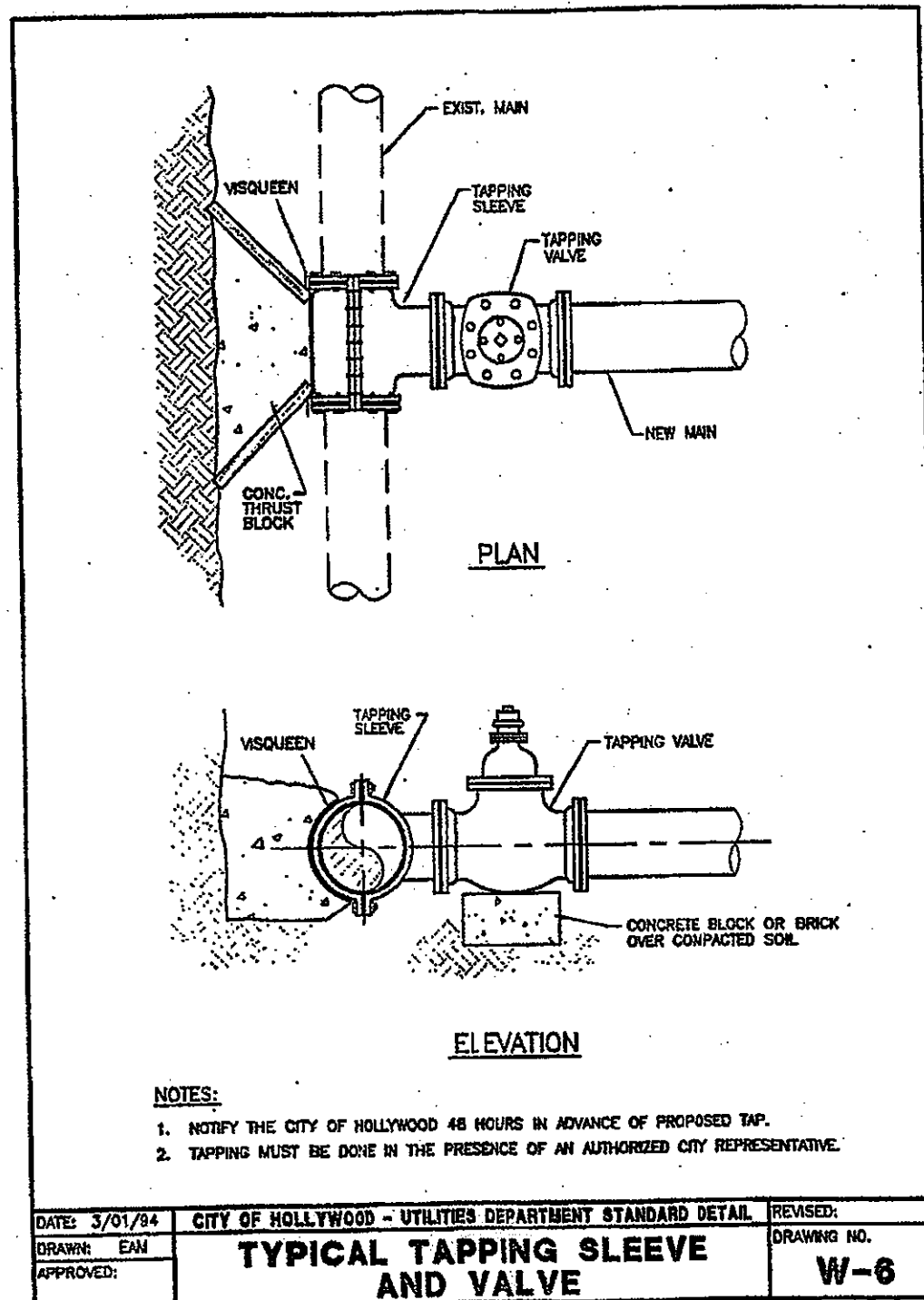
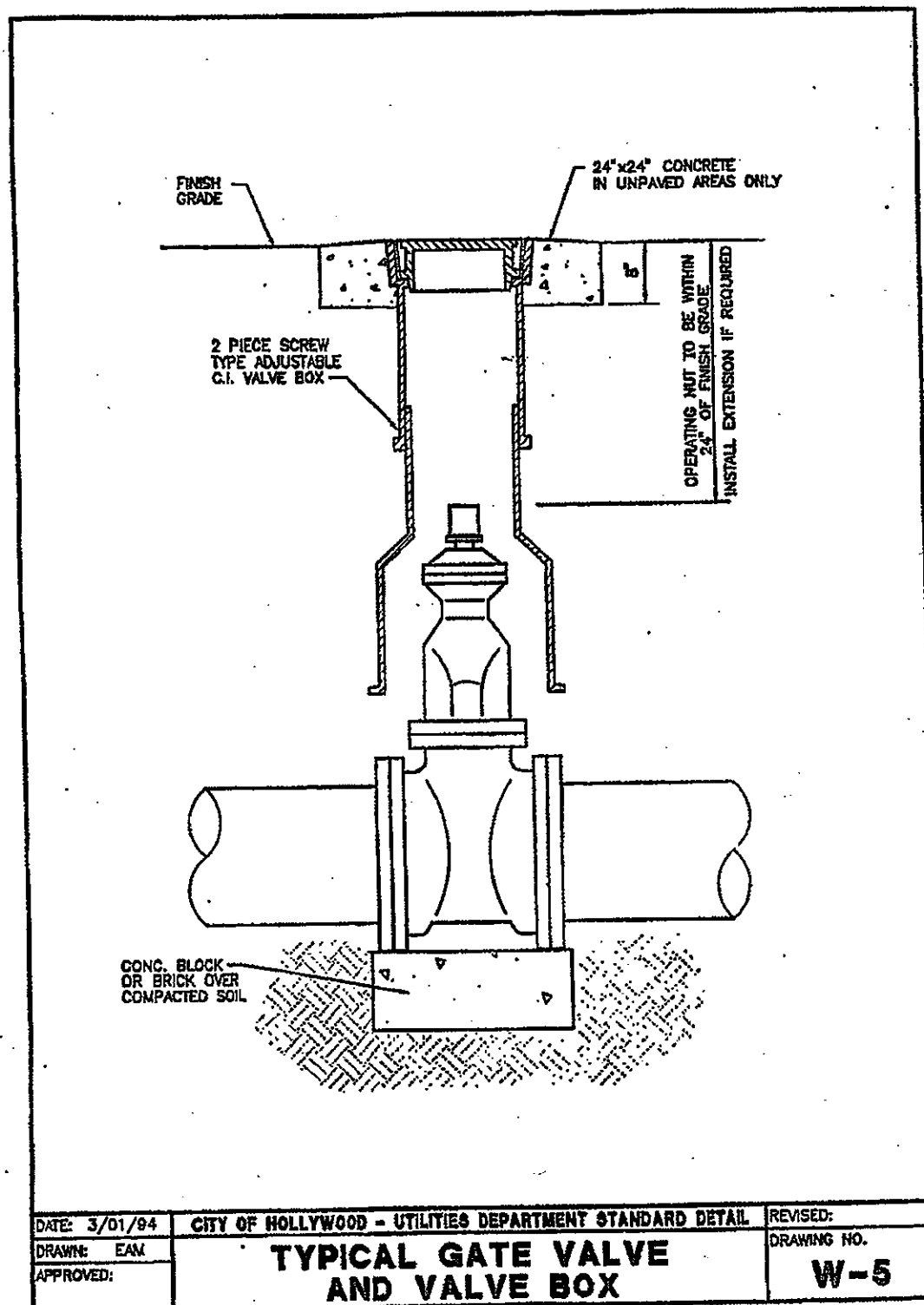
PROJECT TITLE
SEASIDE VILLAGE
5900-6100 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

CONSTRUCTION
DETAILS

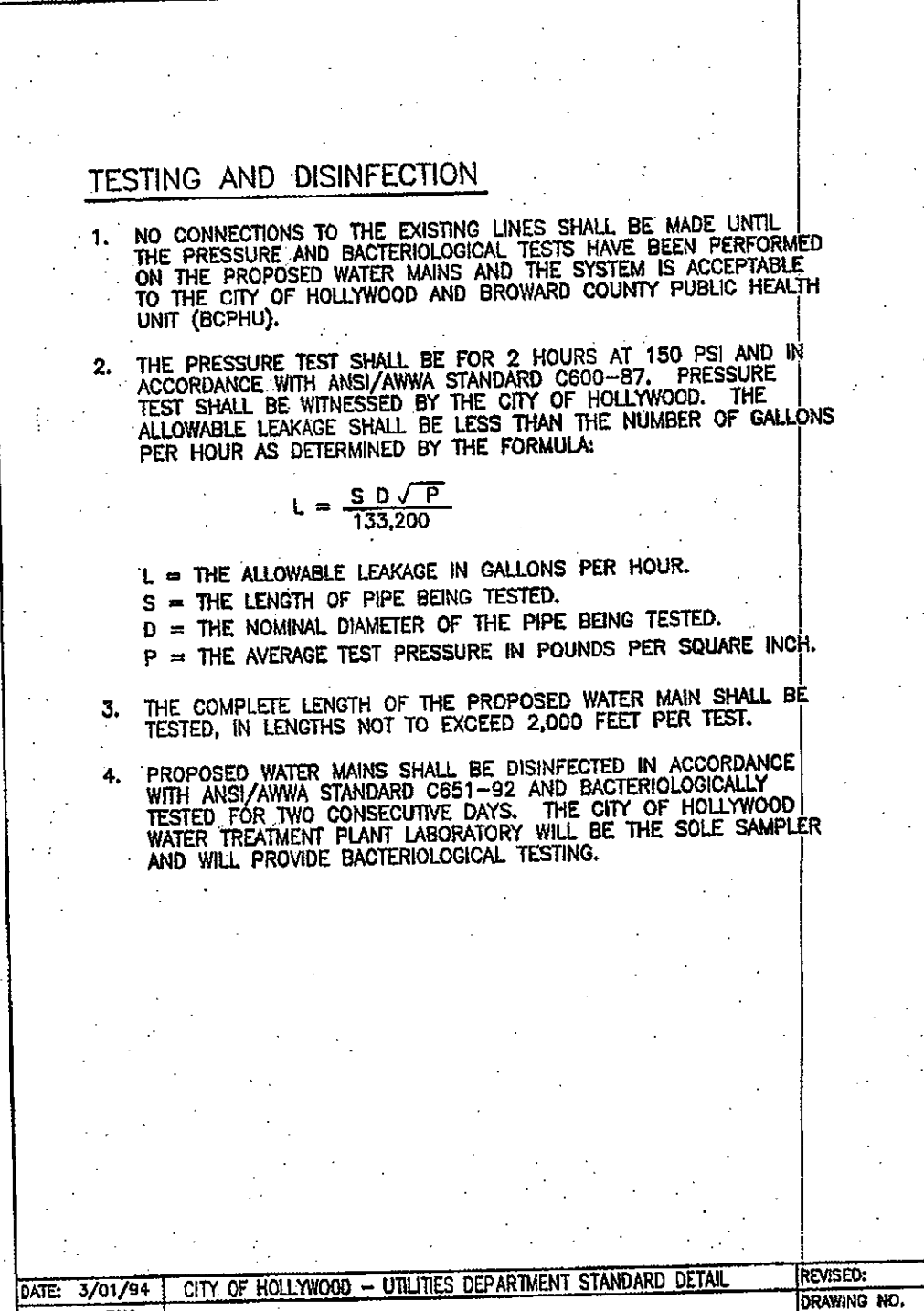
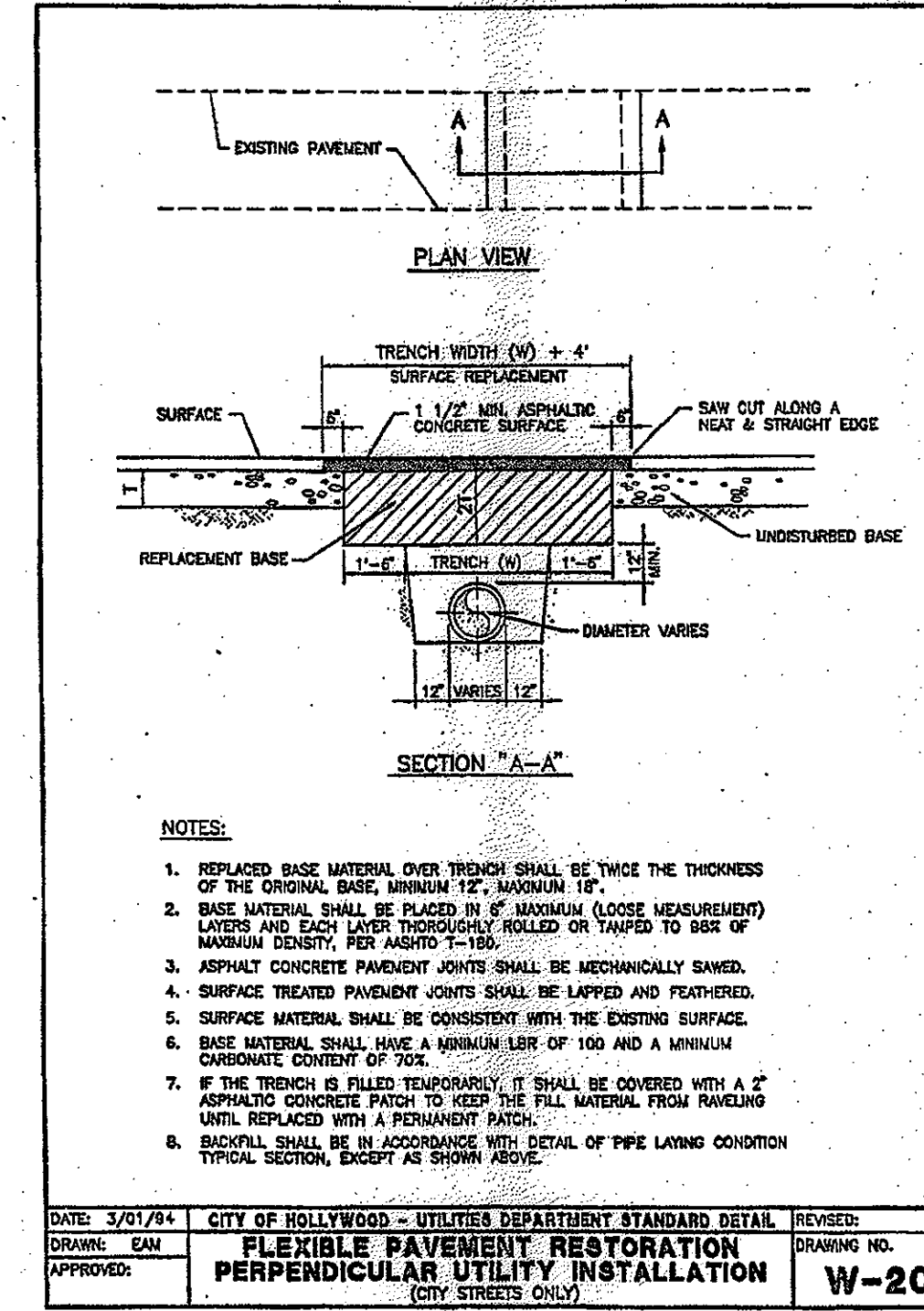
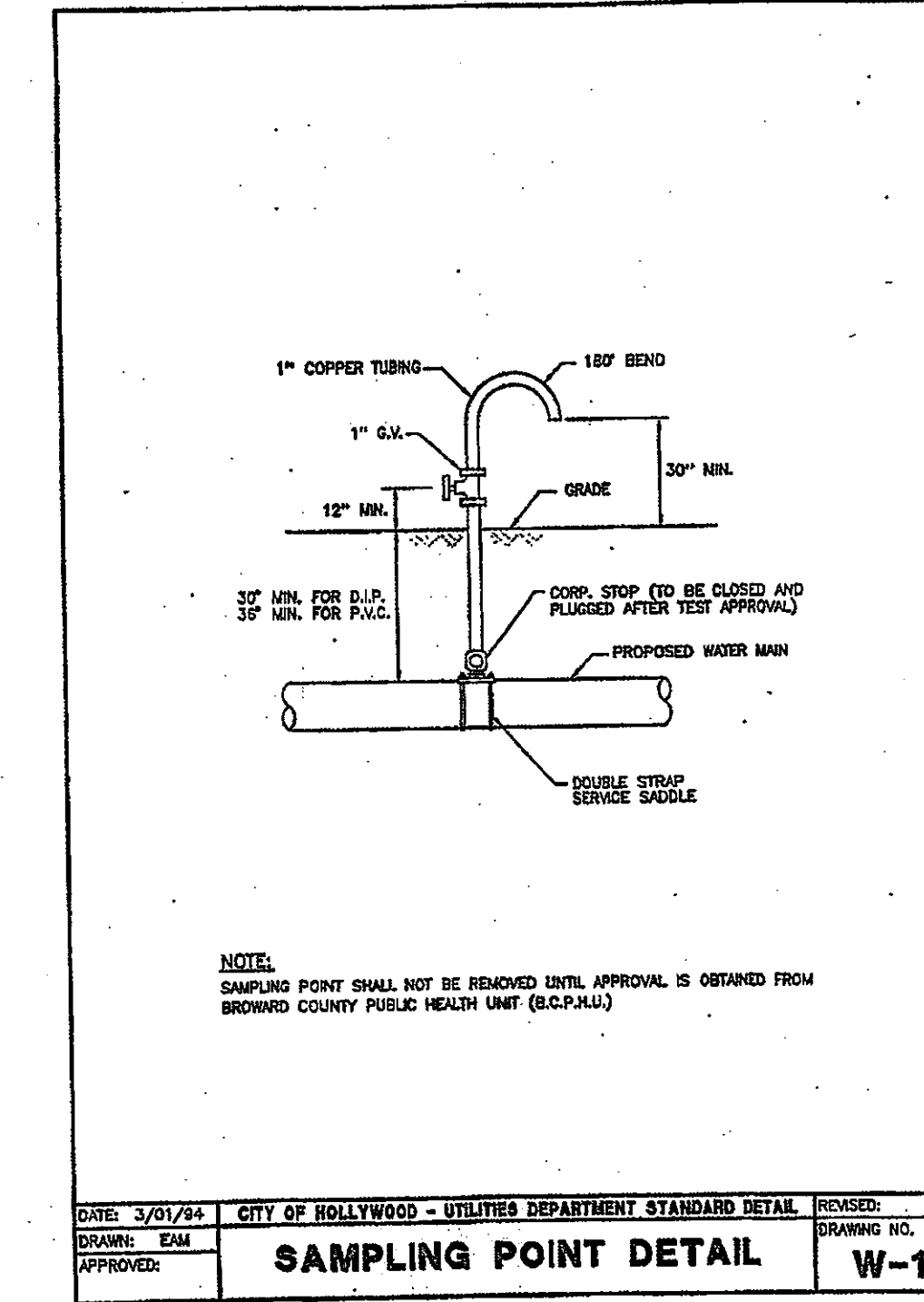
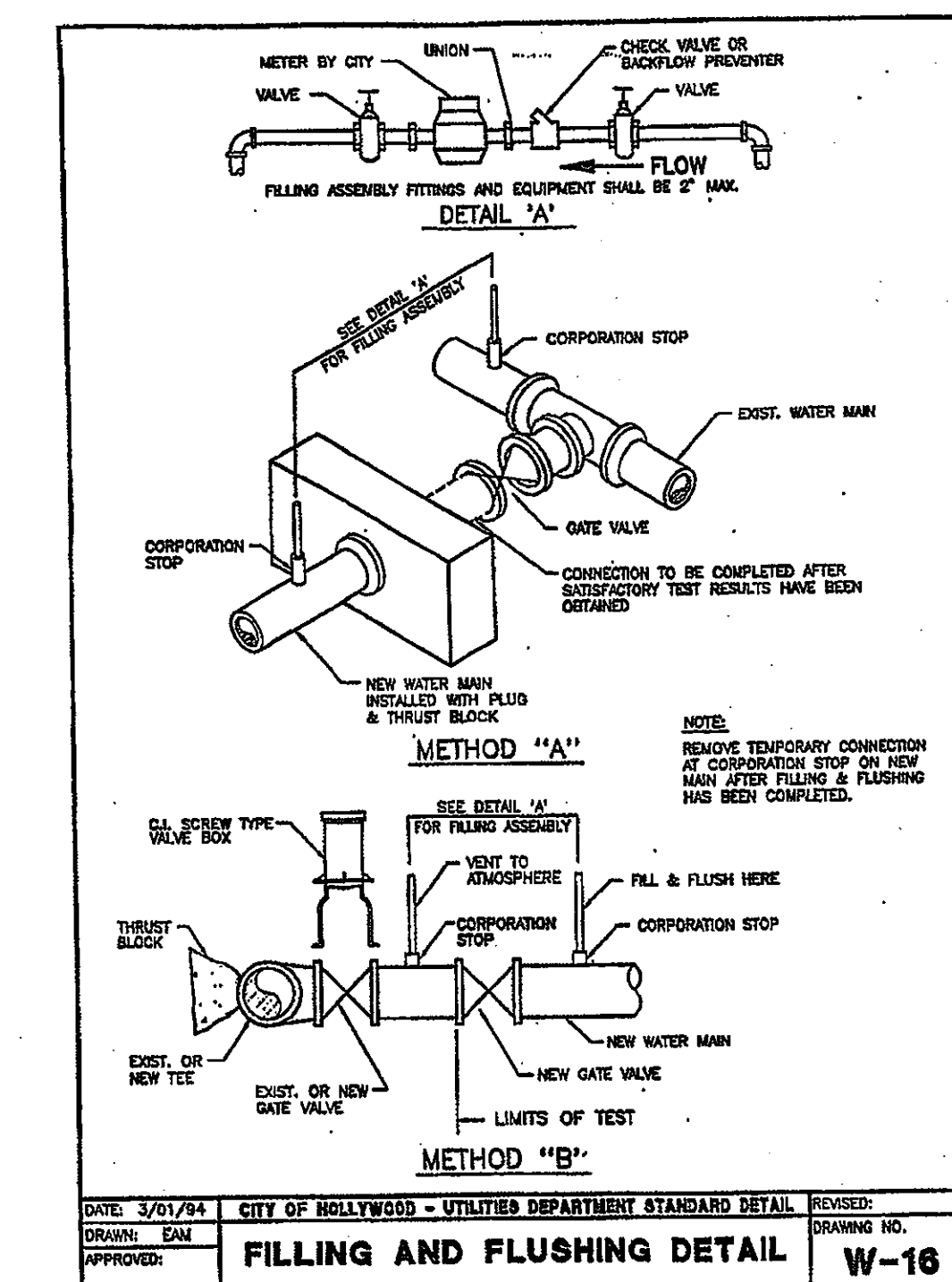
FLORIDA R.A. # 0009239

DRAWN AT
CHECKED JBK
DATE 12.30.2004
SCALE AS SHOWN
JOB NO. 04263

C-6
SHEET OF



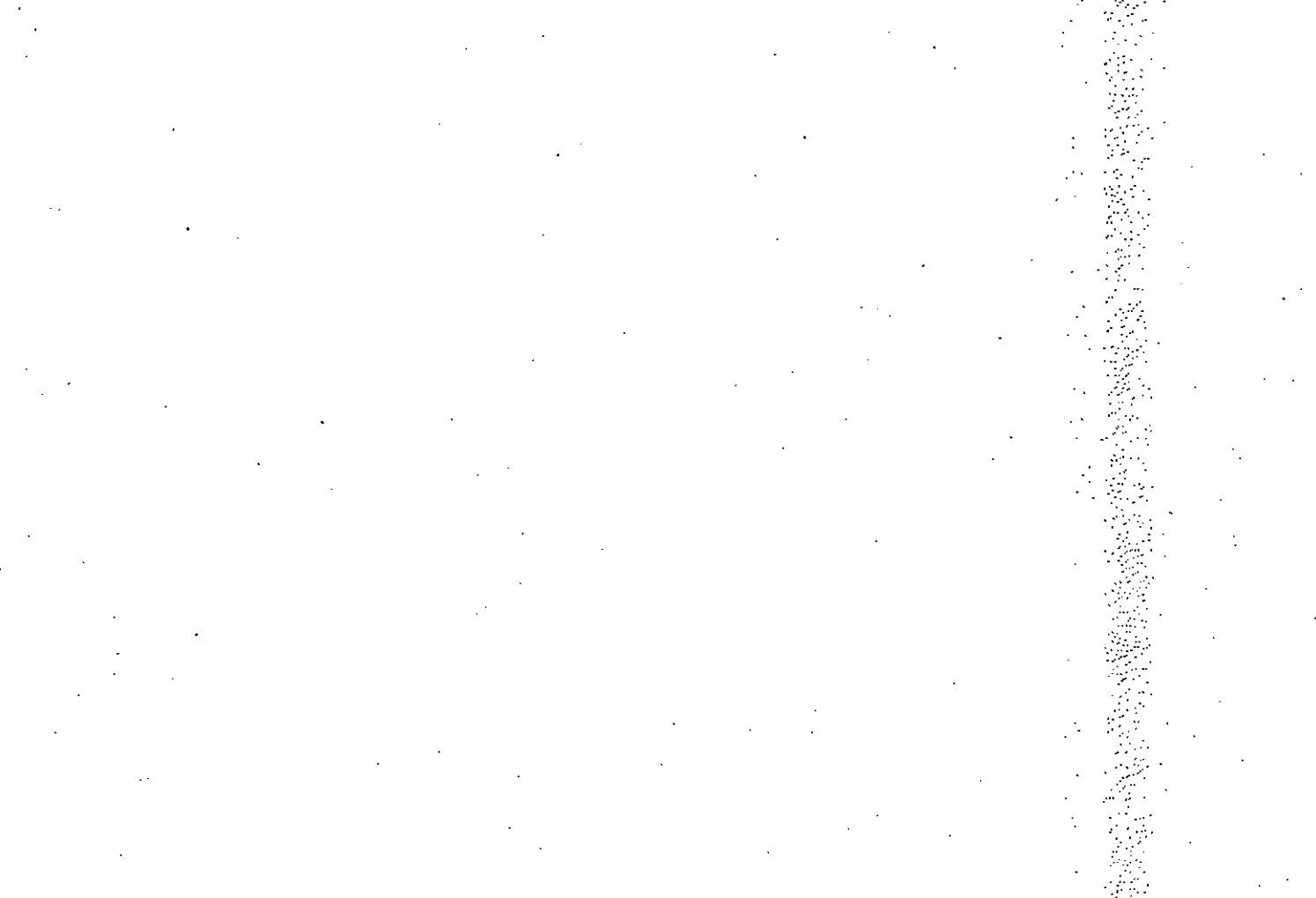
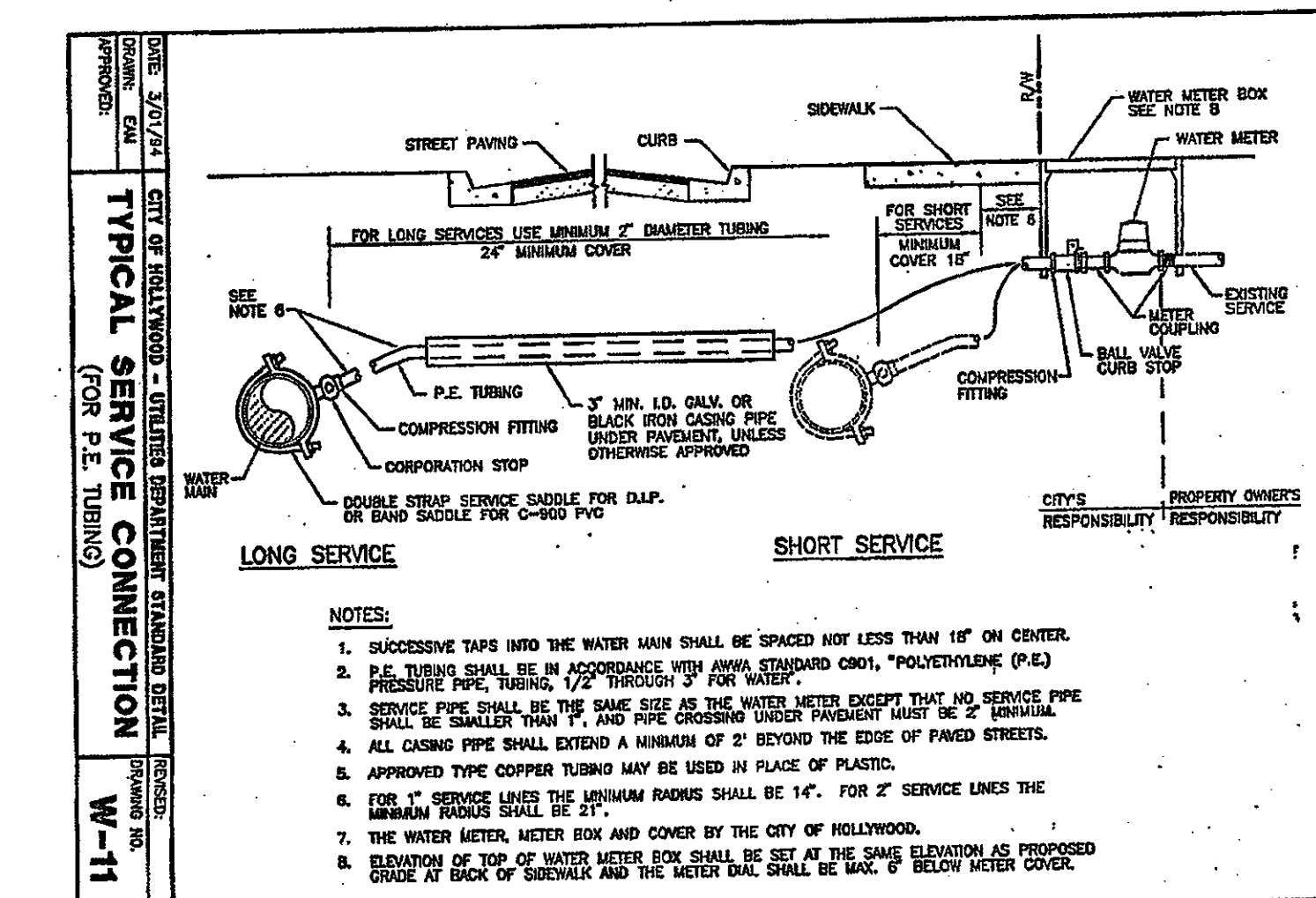
- WATER MAIN SYSTEM NOTES:**
- ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-96 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-95.
 - FITTINGS SHALL BE CAST IRON OR DUCTILE IRON MEETING ANSI/AWWA C-153-94/A21.53 SPECIFICATIONS, WITH 250 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-95.
 - GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANSI/AWWA C-509-94 SPECIFICATIONS, LATEST REVISION. VALVES MUST BE MUELLER (O.A.E.). VALVE BOXES SHALL BE OPELIKA #19 (O.A.E.) CONTROL VALVES 3" AND SMALLER SHALL BE NIBCO T-133 OR T-136. NO SUBSTITUTIONS.
 - PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
 - ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD.
 - BACTERIOLOGICAL TESTS SHALL BE CONDUCTED BY THE CONTRACTOR.
 - ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
 - ALL PIPE ETC. SHALL BE TESTED UNDER A CONSTANT PRESSURE OF 150 PSI (FIRE MAINS TO BE TESTED TO 200 PSI) FOR 2 HOURS AND SHALL NOT EXCEED THE LEAKAGE REQUIREMENTS AS PER ANSI/AWWA SPECIFICATIONS OF C600-93 LEAKAGE FORMULA:
- Q=ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S=TOTAL LENGTH OF PIPE TESTED IN FEET.
D=DIAMETER OF THE PIPE TESTED IN INCHES.
P=AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.



- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- DISINFECTING MAINS SHALL COMPLY WITH ANSI/AWWA C-651-92 STANDARD. BACTERIOLOGICAL SAMPLING POINT SHALL BE AS DESIGNATED ON THE ENGINEERING PLANS.
- MINIMUM CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 3" WHERE DEFLECTION IS REQUIRED.
- 48 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL SUNSHINE" (4-800-432-1770), F.P. & L. AND CABLE TV IN ORDER TO LOCATE EXISTING UNDERGROUND UTILITIES.
- THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND ARE BASED ON AS-BUILT INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFLICTS WITH EXISTING UTILITIES SHALL BE REPORTED TO THE ENGINEER AND CITY. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- TAPPING SLEEVES SHALL BE MUELLER H-615 (O.A.E.). TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT WEDGE TYPE MEETING ANSI/AWWA C509-94. ALL TAPPING VALVES SHALL HAVE A CAST-IN ALIGNMENT RING AND BE CAPABLE OF ACCEPTING A FULL-SIZE CUTTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THERON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF ONE JOINT FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

TESTING:

1. AN AS-BUILT SURVEY OF THE WATER SYSTEM, PREPARED BY A REGISTERED SURVEYOR SHALL BE PROVIDED TO THE ENGINEER PRIOR TO FINAL INSPECTION. THE AS-BUILT SURVEY SHALL SHOW LOCATIONS AND PIPE ELEVATIONS AT EACH VALVE, FITTING, BEND, AND AT INTERVALS NOT TO EXCEED 100 FT.



Charles O. Buckalew
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Hollywood, Florida 33019
C.O.A. Number: 6255
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Kaller
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SEASIDE VILLAGE
5900-6100 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

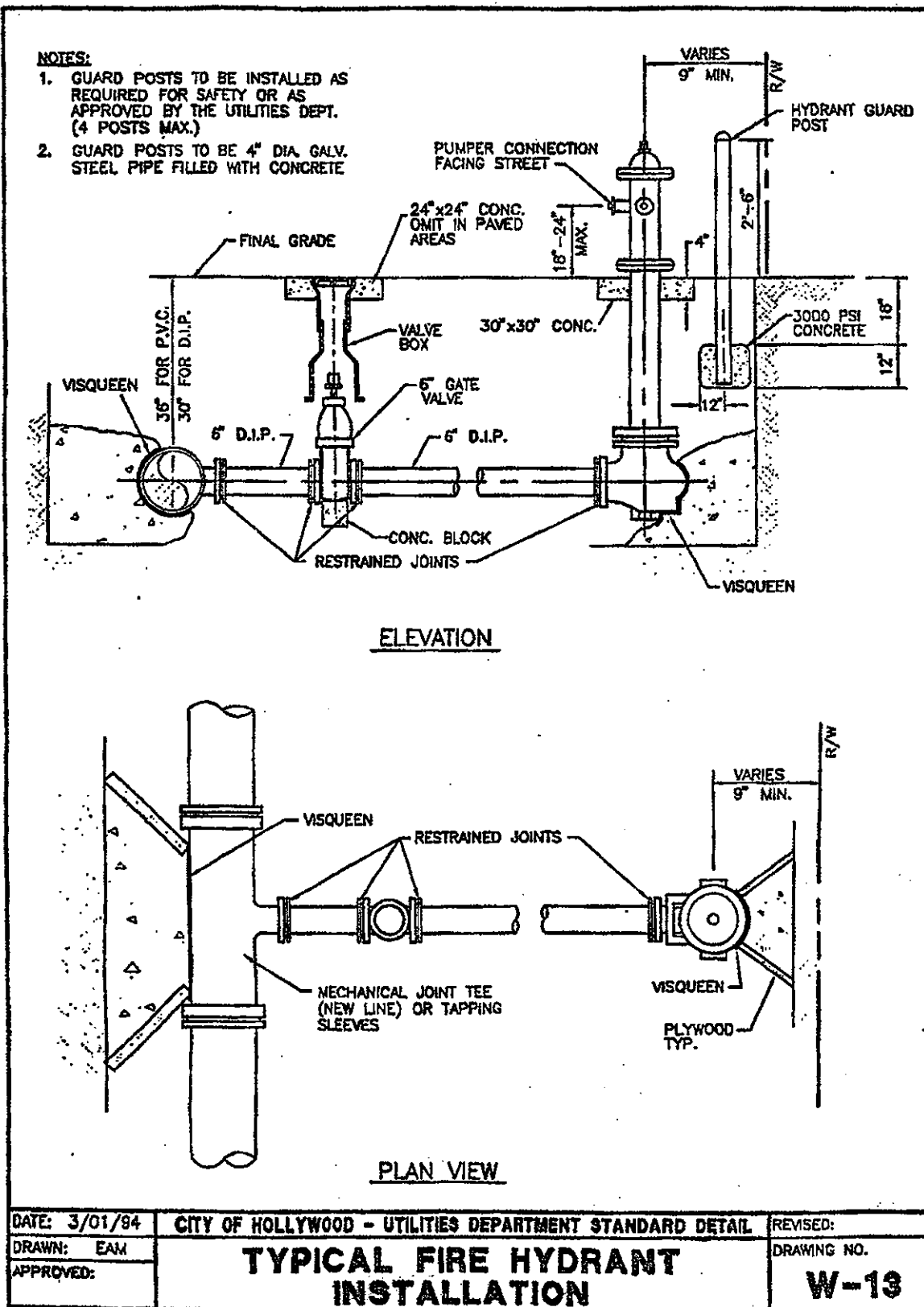
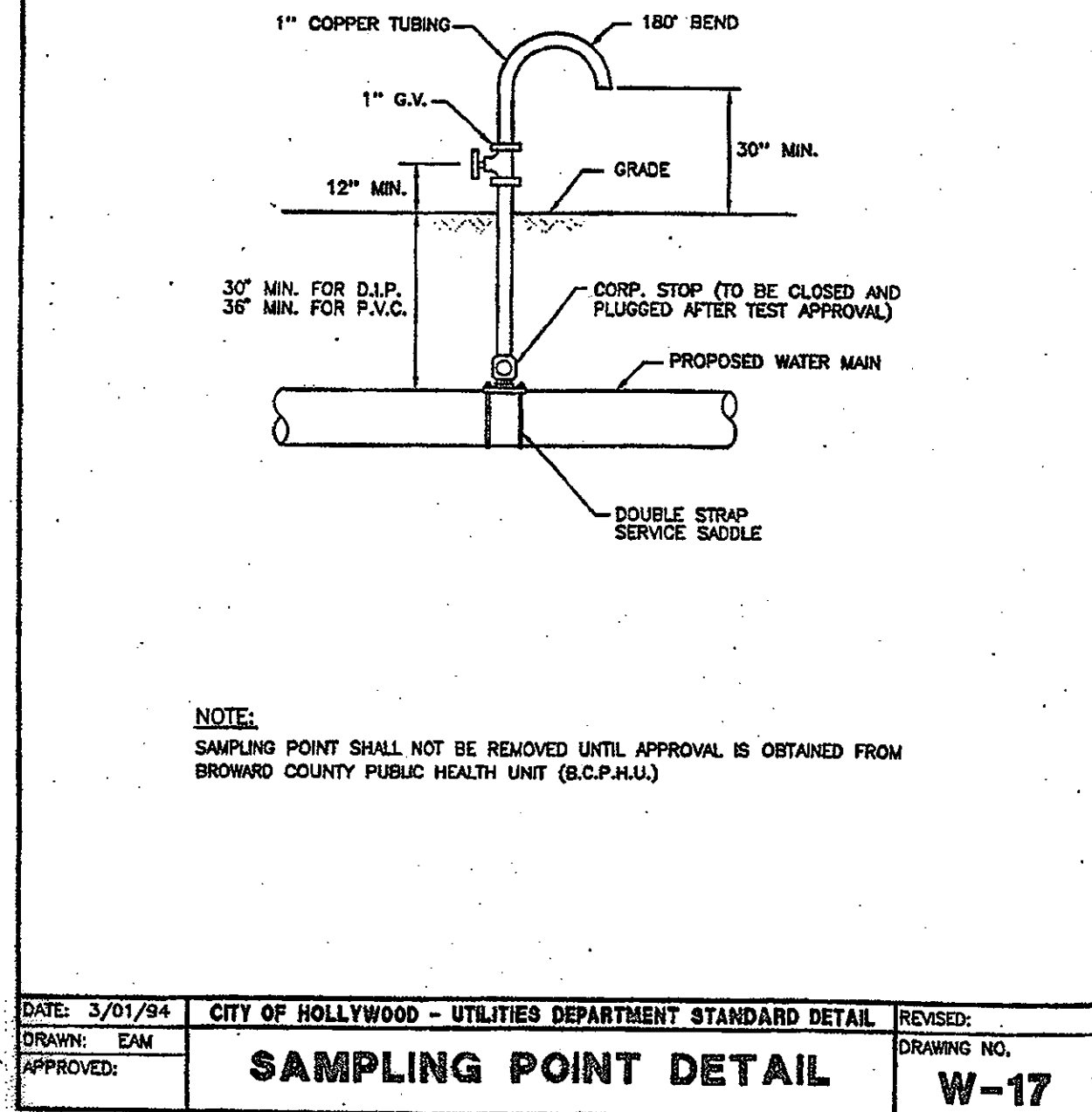
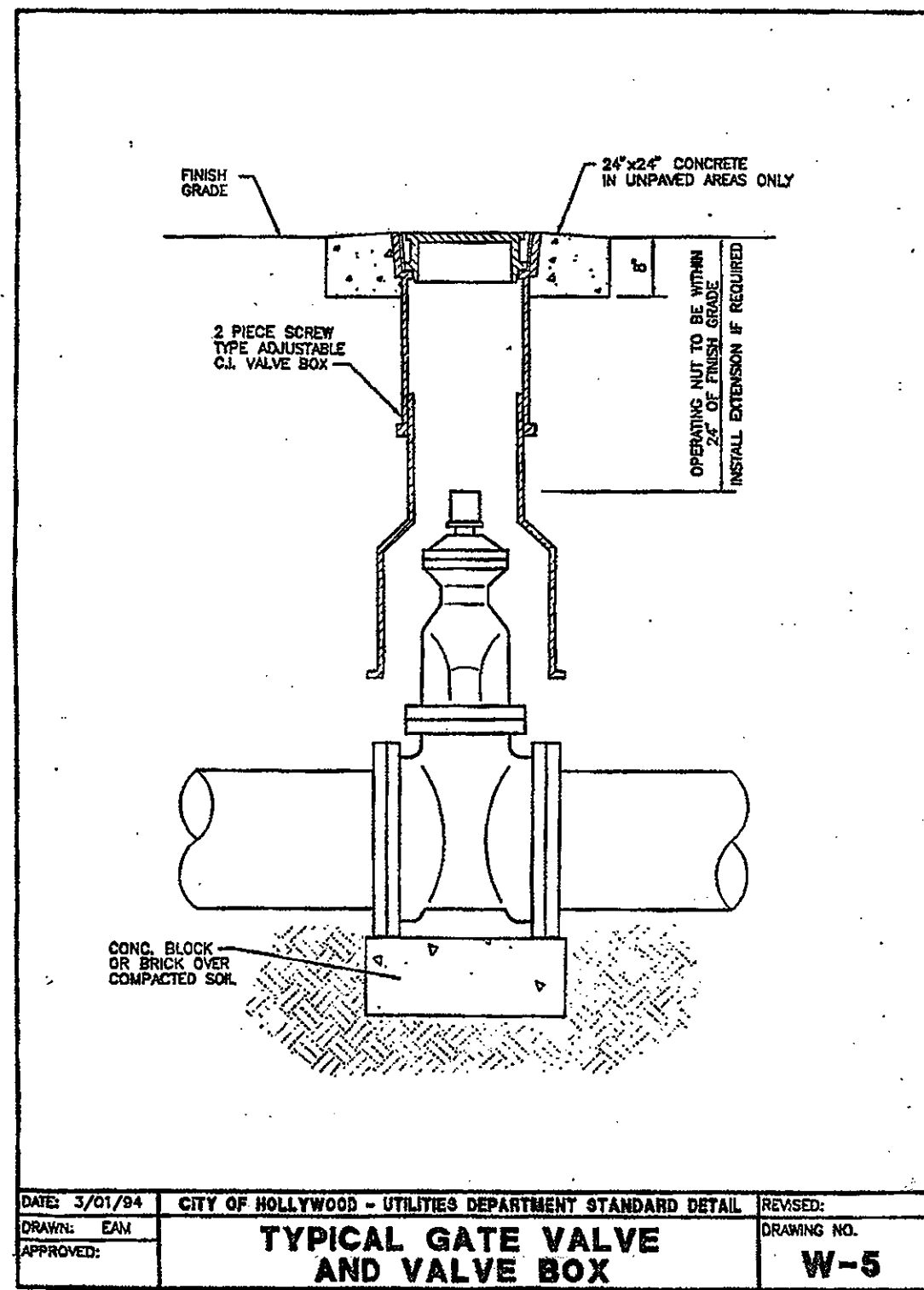
CONSTRUCTION DETAILS

REVISIONS

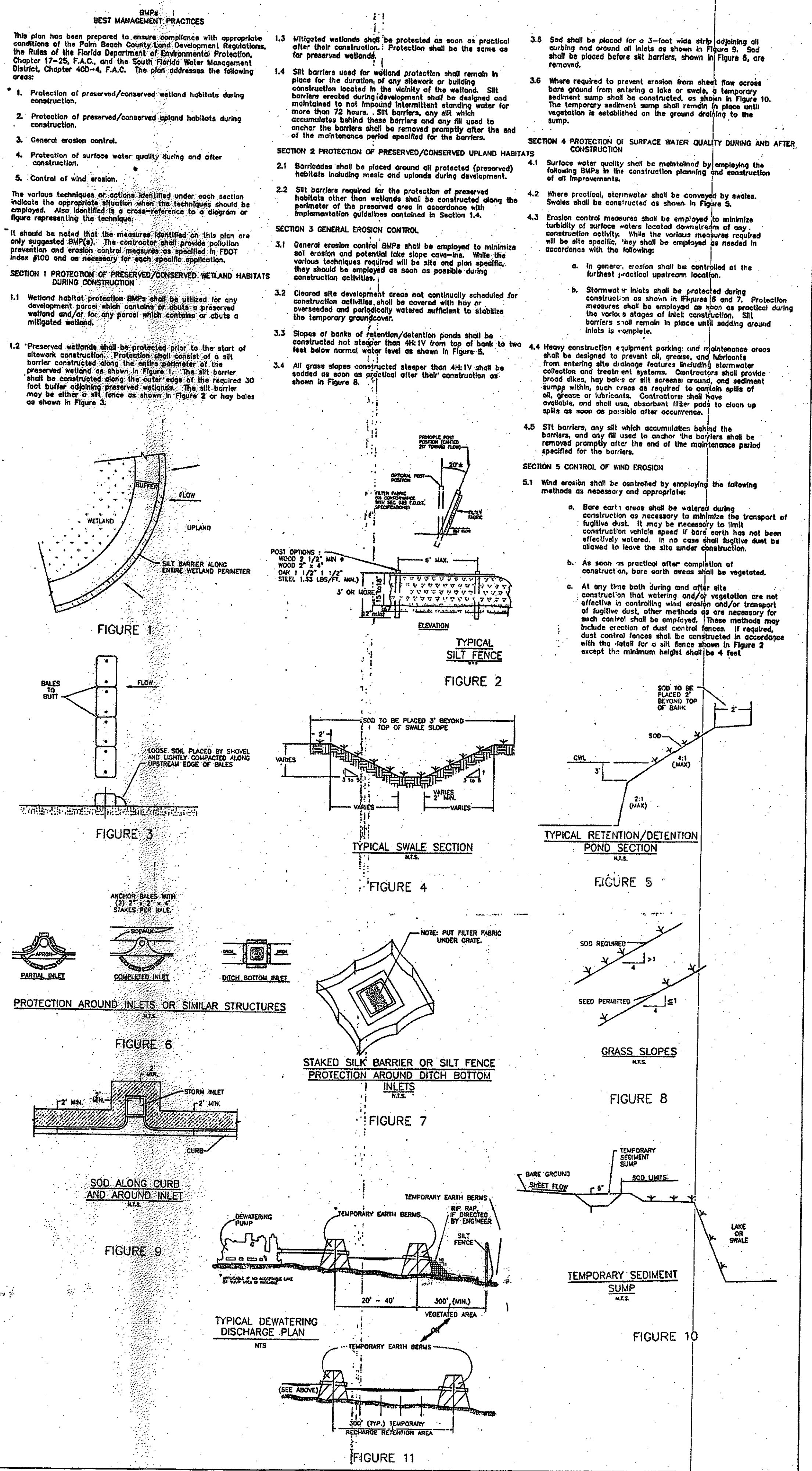
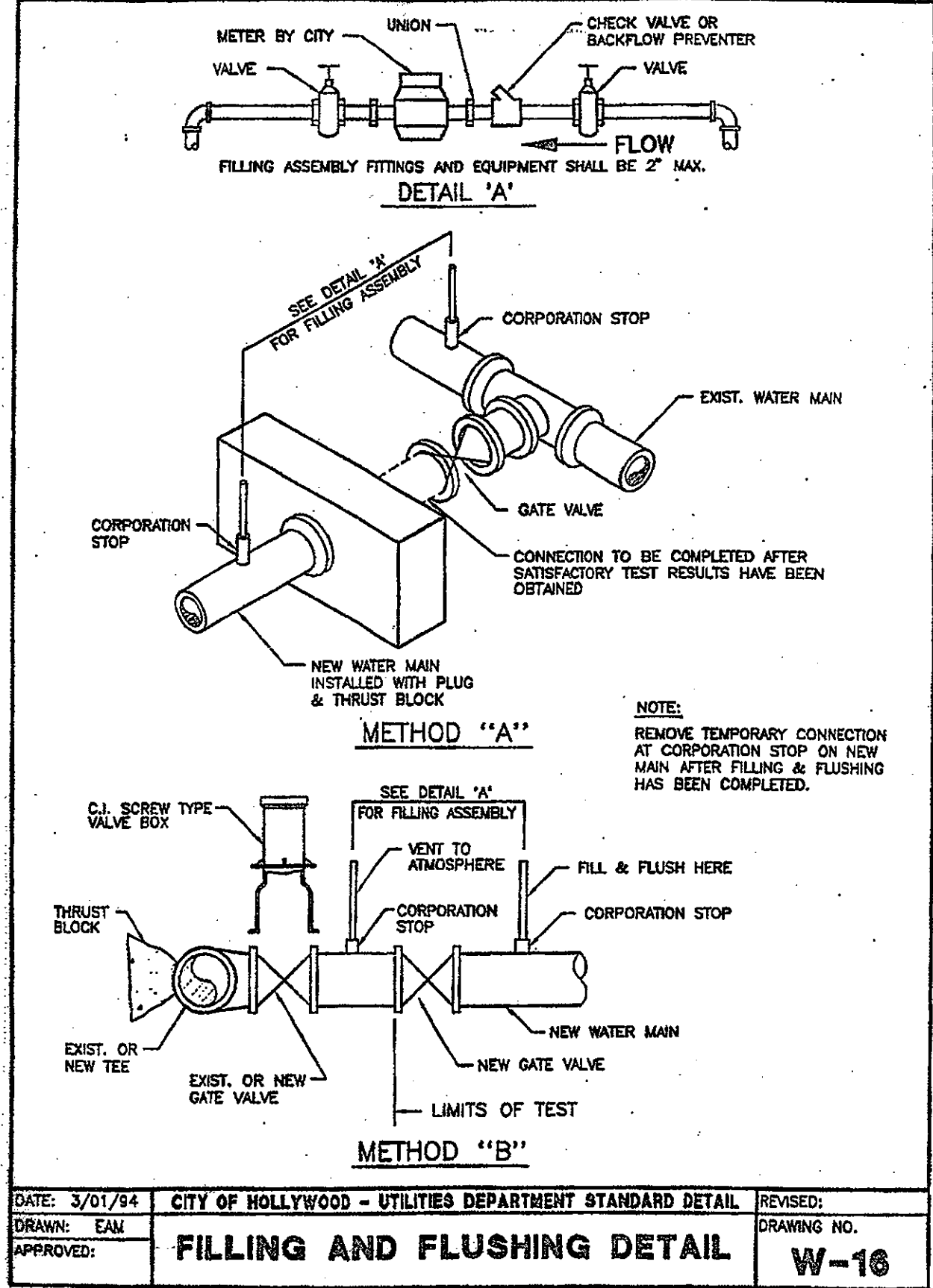
No.	DATE	DESCRIPTION
1	5-30-12	PRELIM TAC

PROJECT No.: 12044
DATE: 4-18-12
DRAWN BY: TMS
CHECKED BY: JBK

C-7



NOTES: 1) ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES
 2) CONTRACTOR TO MAINTAIN DEBRIS ON-SITE, VEHICLES SHALL BE FREE OF EXCESS DEBRIS PRIOR TO ENTERING CITY OR COUNTY RIGHT-OF-WAYS.



RESTRAINED PIPE LENGTH (LINEAR FEET)					
PIPE SIZE	TEE & WYE	90° BEND	45° BEND	22½° BEND	11½° BEND
6"	27	27	16	9	5
8"	34	34	20	11	6
10"	41	41	24	14	7
12"	48	48	28	16	8
14"	55	55	32	18	10
16"	62	62	35	20	11
18"	69	69	39	22	12
20"	75	75	42	24	13
24"	87	87	49	27	14
30"	104	104	57	31	17
36"	120	120	65	35	19
42"	134	134	72	39	21
48"	147	147	79	42	22
54"	160	160	85	45	24

THE FIGURES IN THIS TABLE ARE BASED ON 150 PSI TEST PRESSURE WITH 2.5 FEET COVER AND 2000 POUNDS PER SQUARE FOOT SOIL BEARING AGAINST UNDISTURBED TRENCH. A 20% SAFETY FACTOR HAS BEEN ADDED.

RESTRAINED JOINT SCHEDULE

1 **EROSION CONTROL PLAN**
 SCALE: AS NOTED

CHARLES O. BUCKALEW, P.E.
 FLORIDA REG. NO. 24842

Kaller

JOSEPH B. KALLER
 +
 ASSOCIATES PA
 A&P 26001212
 2417 Hollywood Blvd. Hollywood, Florida 33020
 (954) 920 5746 phone - (954) 926 2841 fax
 kaller@bellsouth.net

PROJECT TITLE
 SEASIDE VILLAGE
 5900-6100 N. OCEAN DRIVE
 HOLLYWOOD, FL 33019

EROSION CONTROL PLAN

SEAL

FLORIDA R.A. # 0005239

DRAWN JK
 CHECKED JBK
 DATE 02-19-05
 SCALE AS SHOWN
 JOB NO. 05072

EC1.0

OF SHEETS



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OF FLORIDA, INC.
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NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

PLANT LIST

SYM	QTY	BOTANICAL	COMMON	SIZE	SPACING	NATIVE SPECIES
TREES/PALMS						
ACW	4	ACCELORHAPHE WRIGHTII	PAUROTIS PALM	12'-14' OA, 6" CW, 10-12 STEM MIN.	AS SHOWN	YES
AM2	6	ADONIDIA MERRILLII	CHRISTMAS PALM	10'-12' OA, DOUBLE	AS SHOWN	YES
AM3	10	ADONIDIA MERRILLII	CHRISTMAS PALM	10'-12' OA, TRIPLE	AS SHOWN	YES
BN	2	BISMARCKIA NOBILIS 'SILVER'	SILVER BISMARCK PALM	8' GW	AS SHOWN	YES
BST	5	BURSERIA MARUBA	GUMBO LIMBO	RELOCATED FROM ON SITE	AS SHOWN	YES
CR1	2	CLUSIA ROSEA	PITCH APPLE	10' OA, MULTI	AS SHOWN	YES
CN1	1	COCOS NUCIFERA	COCONUT PALM	10' GW, WITH CHARACTER	AS SHOWN	YES
CN2	6	COCOS NUCIFERA	COCONUT PALM	16' GW, WITH CHARACTER	AS SHOWN	YES
CN3	4	COCOS NUCIFERA	COCONUT PALM	20' GW, WITH CHARACTER	AS SHOWN	YES
CN4	2	COCOS NUCIFERA	COCONUT PALM	24' GW, WITH CHARACTER	AS SHOWN	YES
CNT	10	COCOS NUCIFERA	COCONUT PALM	10'-26' GW, RELOCATED FROM ON SITE	AS SHOWN	YES
CE	6	CONOCARPUS ERECTUS	GREEN BUTTWOOD	12' FTB	AS SHOWN	YES
CS1	16	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	10' OA, MULTI, FTB	AS SHOWN	YES
CST	4	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	14' OA, RELOCATED FROM ON SITE	AS SHOWN	YES
CUI	2	COCOLOBA UVIFERA	SEA GRAPE	12' GW	AS SHOWN	YES
CS	4	CORDIA SEBESTENA	ORANGE GEIGER	10'X5'	AS SHOWN	YES
DR	2	DELONIX REGIA	ROYAL POINCIANA	10'X5'	AS SHOWN	YES
DL1	1	DYPSIS LUTEA	ARECA PALM	24' GW, RELOCATED FROM ON SITE	AS SHOWN	YES
LJ	10	LIGUSTRUM JAPONICUM	WAX JAPANESE PRIVET	12'X9'	AS SHOWN	YES
PE3	4	PITCOCHOSPERMA ELEGANS	ALEXANDER PALM/SOLITARE PALM 12'-14' O.A. TRIPLE	AS SHOWN	YES	YES
RE	8	ROYSTONIA ELATA	FLORIDA ROYAL PALM	14'-26' GW, RELOCATED FROM ON SITE	AS SHOWN	YES
RET	7	ROYSTONIA ELATA	FLORIDA ROYAL PALM	14'-26' GW, RELOCATED FROM ON SITE	AS SHOWN	YES
SP1	9	SABAL PALMETTO	SABAL PALM	9' CT, BOOTED	AS SHOWN	YES
SP2	17	SABAL PALMETTO	SABAL PALM	10' CT, STG. HTS. BOOTED	AS SHOWN	YES
TR1	2	THRINAX RADIATA	FLORIDA THATCH PALM	6' CT	AS SHOWN	YES
TR2	8	THRINAX RADIATA	FLORIDA THATCH PALM	10' CT	AS SHOWN	YES
VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	12' GW	AS SHOWN	YES
VM1	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	12' GW	AS SHOWN	YES
VM2	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	12' GW, DOUBLE	AS SHOWN	YES
VM3	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	14'-16' GW, TRIPLE	AS SHOWN	YES
SHRUBS/ACCENTS						
AM	6	ALCANTAREA IMPERIALIS	ALCANTAREA IMPERIALIS	3'X3'	AS SHOWN	YES
BBK	2	BOUGAINVILLEA 'BARABARA KARST'	BOUGAINVILLEA 'BARABARA KARST'	#15, STANDARD 10' TRELLIS	AS SHOWN	YES
BOS	22	BOUGAINVILLEA SP	BOUGAINVILLEA	48", COLOR VARIES PER BLDG	AS SHOWN	YES
CHI	180	CHRYSOBALANUS ICACO	GREEN COCOPLUM	#7	30' O.C.	YES
CHH	140	CHRYSOBALANUS ICACO HORIZONTAL	HORIZONTAL COCOPLUM	#3	15' O.C.	YES
CUI	466	COCOLOBA UVIFERA	SEA GRAPE	#3 FULL	24' O.C.	YES
CUI3	23	COCOLOBA UVIFERA	SEA GRAPE	#3 FULL	24' O.C.	YES
CS2	146	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD	#3, 24"	24' O.C.	YES
CAE	9	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM LILY	#15, 3'X3'	AS SHOWN	YES
DRM	8	DRACAENA MARGINATA	RED-EDGED DRACAENA	#15, 3'	AS SHOWN	YES
GS	4	GARCINIA SPICATA	GARCINIA	5' SL	AS SHOWN	YES
MUC	277	MUHLENBERGIA CAPILLARIS	MUHLY GRASS/HAIR GRASS	#3	30' O.C.	YES
MYS	151	MYRSINE FLORIDANA	COLICWOOD	#3, 24"	24' O.C.	YES
PLB	10	PLUMBAGO AURICULATA 'IMPERIAL BLUE'	BLUE PLUMBAGO	#3	24' O.C.	YES
PLW	20	PLUMBAGO AURICULATA 'ALBA'	WHITE PLUMBAGO	#3	24' O.C.	YES
SAT	36	SCHNEIDERIA 'THE NICKEL TRINITY'	WINE-LEAVED SPIDER PLANT	#3	30' O.C.	YES
SPB	111	SPARTINA BAKERII	SAND CORDGRASS	#3	36' O.C.	YES
TRD	26	STENOCHORDIA FLEXIOSA	FLORIDA BARKBERRY	#3, 24"	30' O.C.	YES
TRD	88	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	#3 FULL	36' O.C.	YES
GRASS/COVERS						
ADM	327	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	#3	24' O.C.	YES
EVG	40	EVOLVULUS GLOMERATUS	SPIDER PLANT	#3	12' O.C.	YES
FMG	6	FLORIDA MIMOSA	FLORIDA MIMOSA	#3	12' O.C.	YES
HED	306	HELIANTHUS DEBILIS	BEACHDUNE SUNFLOWER	#1	18' O.C.	YES
HYL	248	HYMENOCALLIS LATIFOLIA	SPIDER LILY	#3 FULL	24' O.C.	YES
PP	60	POINCEA PES-CAPRAE	RAILROAD VINE	#1	18' O.C.	YES
SEP	20	SETCREASEA PALLIDA	PURPLE QUEEN	#1	12' O.C.	YES
TRD	14	TRINAX RADIATA	FLORIDA THATCH PALM	#3	24' O.C.	YES

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
- ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998
- PLANTING SOIL TO BE A VEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF NUTRIENT PER 6 CU YDS
- TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION FOR ONE YEAR FROM PROJECT COMPLETION.
- APPLY 3" MULCH/EDUCALYUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.
- CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
- WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, PLANT TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN IN THE PLAN.
- ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
- ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
- TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
- ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINAL GRADE AT TIME OF PLANTING.
- LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

HOLLYWOOD LANDSCAPE NOTES

- PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
- THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.

City of Hollywood Landscape Requirements (NBDD-DZ and NBDD-C2)

Condition	Requirement	Provided
PERIMETER LANDSCAPE (excluding swale areas):		
-One Tree per 50' of portion of street frontage	31	31
-150LF/50LF or portion thereof		
VEHICULAR USE AREA (excluding perimeter landscape):		
-Each terminal island to have one tree	5	5
-25% of total paved areas shall be landscaped	7,299.25 SF	19,080 SF
OPEN SPACE (excluding perimeter and vehicular landscape):		
-Minimum 40% of the open area as landscape area	42,232.8 SF	48,952 SF
-One Tree per 1000SF of the total pervious area	49	64
-48,952/1000SF or portion thereof		

DESIGN REVIEW BOARD:

-Projects of 4 or more units shall comply with Design Review Guidelines for landscaping	YES	YES
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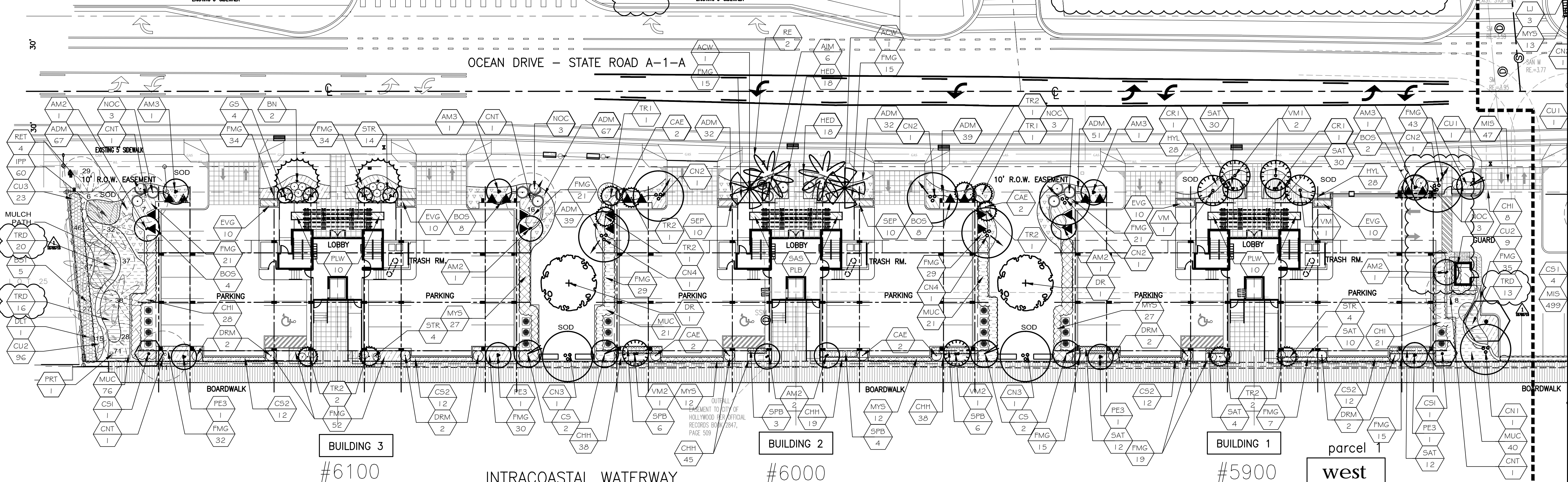
VIEW TRIANGLE:

-For corner lots, sight triangle must be provided	YES	YES
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IRRIGATION:

-Provide 100%+ coverage by an auto sprinkler system in accordance with City of Hollywood code and SFWMD	YES	YES
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Condition	Requirement	Provided
OTHER:		
-Apply Xeriscape principles	YES	YES
-Incorporate visual access to ICW through landscape areas	YES	YES
-Use plant species compatible for highly saline areas	YES	YES
-Total Trees required	73	100
(31 Perimeter, 5 Parking, 37 Interior)		
-Tree Species variety required for 61-80 Trees (73 trees)	6	18
-Trees to be minimum 8.5 cal, 2" DBH	YES	YES
-Palms to have minimum 6' CT at time of planting	YES	YES
-60% of required trees to be Florida native (73 trees @ 60%)	44 (60%)	69 provided (95%)
(39 Native shade trees, 30 Native Palms, 4 Non-Native palms)		
-40% of shrubs to be Florida native (1584 native/1824 total)	40%	87% provided
-Native groundcovers provided (1405 native/2526 total)	N/A	55% provided
-Maximum 50% of required trees as palms	50% max (36 Palms)	47% provided (34 palms)
-If 20%+ of req. trees are palms, remaining trees to be native	YES	YES
-Non specimen palms counted on 3:1 basis	YES	YES
(Native: 26 Sabal, 8 Thatch=11 tree credits)		
(Non-Native: 4 Alexander, 16 Adonidia, 23 Coconut, 1 Areca, Specimen palms counted on 1:1 basis)		
(Native: 4 Paurotis, 15 Royal Palm=19 tree credits)		
(Non-Native: 2 Silver Bismark=2 tree credits)		
-Required shrubs to be at least 24" at time of planting	YES	YES
-48" continuous hedge between residential/commercial use	YES	YES (North prop line)



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Fax (561) 747-0281
www.studio-sprout.com
LA 0000907
LCC 000213

studio Sprout

SCALE 1" = 20'

DESIGNED BY GW
DRAWN BY KS
CHECKED BY GW
CAD DWG.

DATE 01.20.14
REVISIONS
TAC COMMENTS 12.13.13

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

LANDSCAPE PLAN



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NOTE:
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FOR UTILITY DAMAGE.

JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer ServiCS1. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids.

The use of natural material is strongly encouraged for balled and burlrapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sourCS1 for coconut palms as well as seed sourCS1 for coconuts. Coconuts shall be certified Malaysian Green with a certified seed source from Jamaica.

TREES:

The most CR1tical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud.

Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material.

Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, CR1tossing branches, smaller than normal leaves.

10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:

These trees may not conform to grades and standards, yet do have quality CR1teria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the CR1teria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require exCS1sive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.

No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.

Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2" in height.

Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the CR1twn from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade.

Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.

Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head.

Overall Height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.

Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis.

Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations.

All shall comply with the State of Florida fertilizer laws.

CLEANUP:

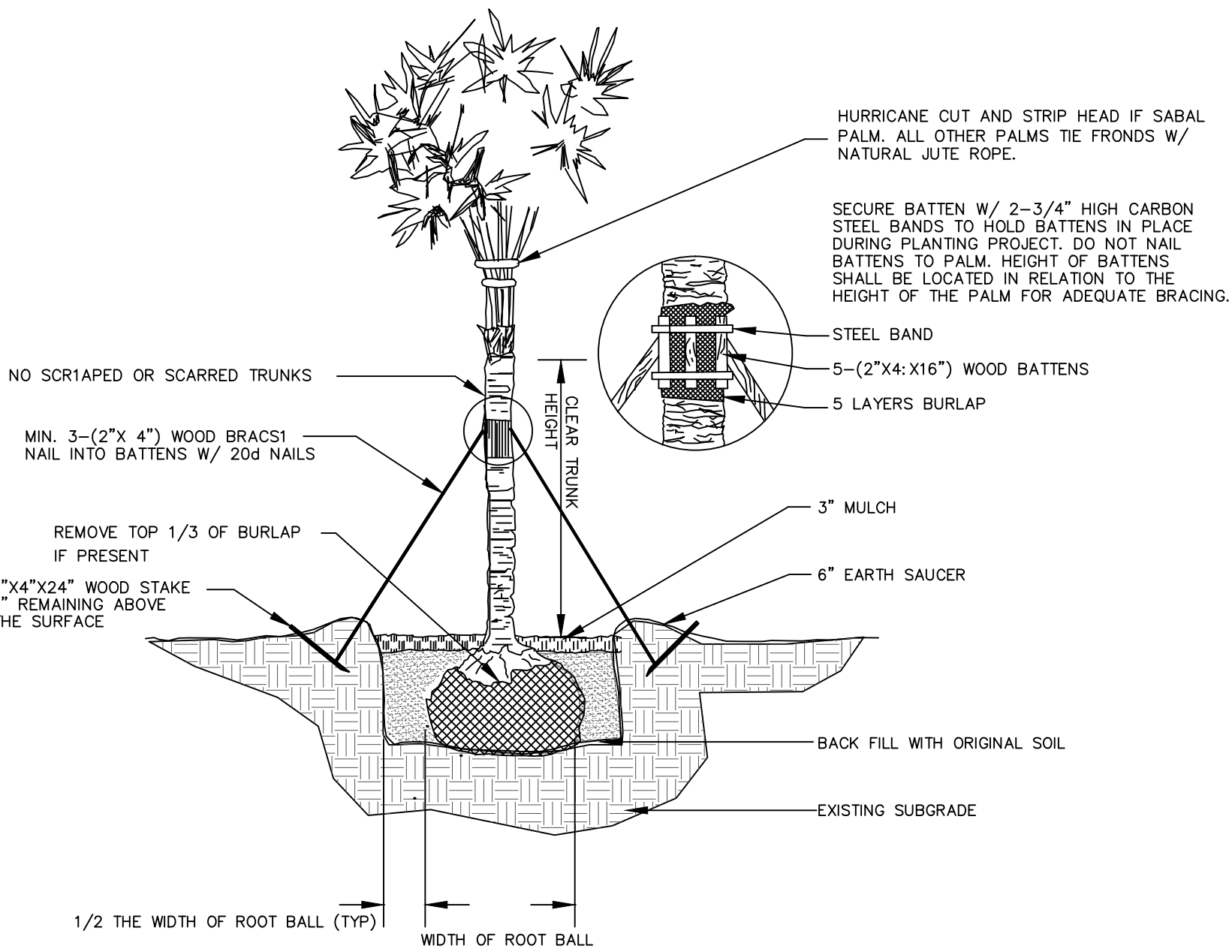
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

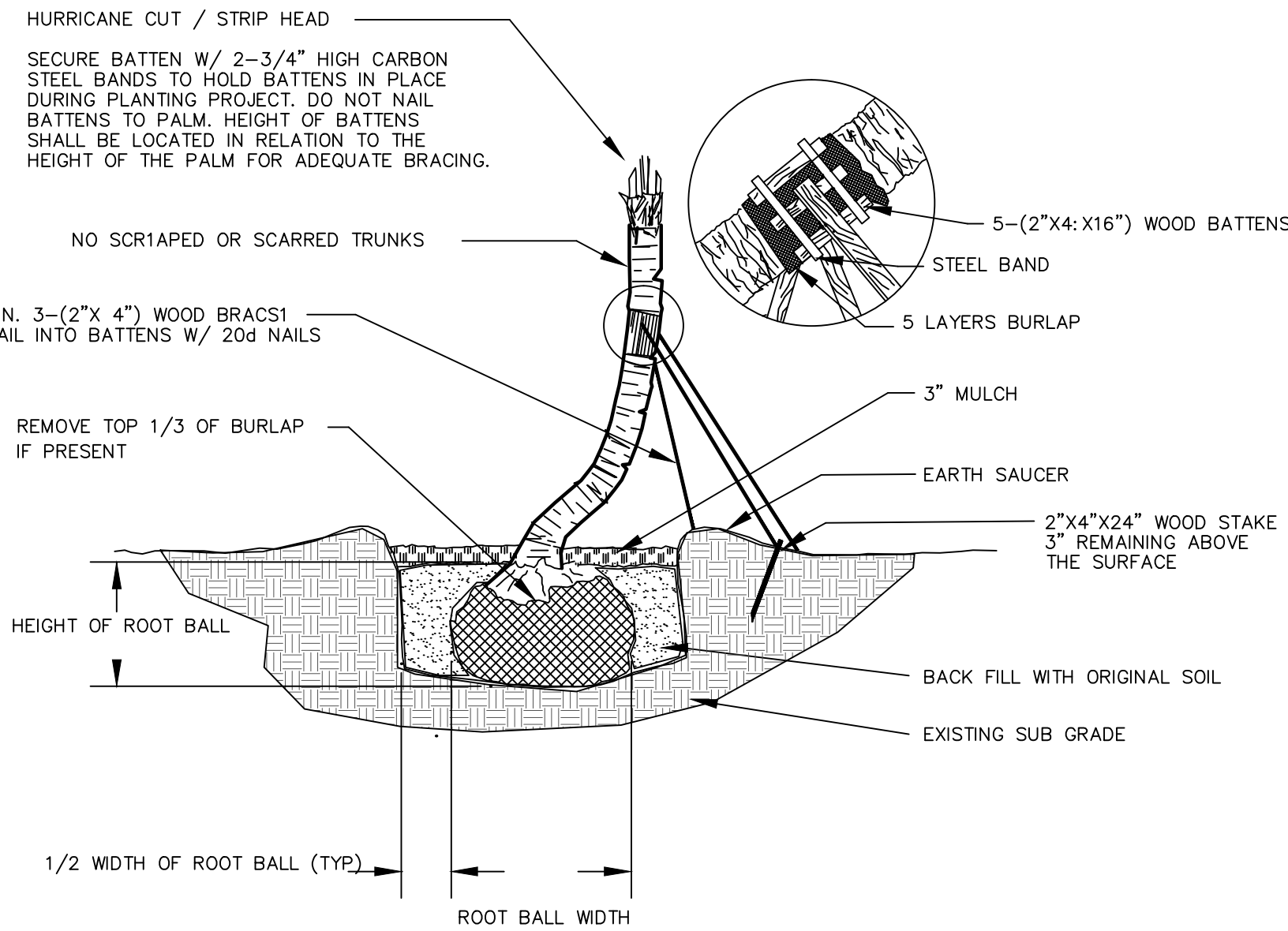
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

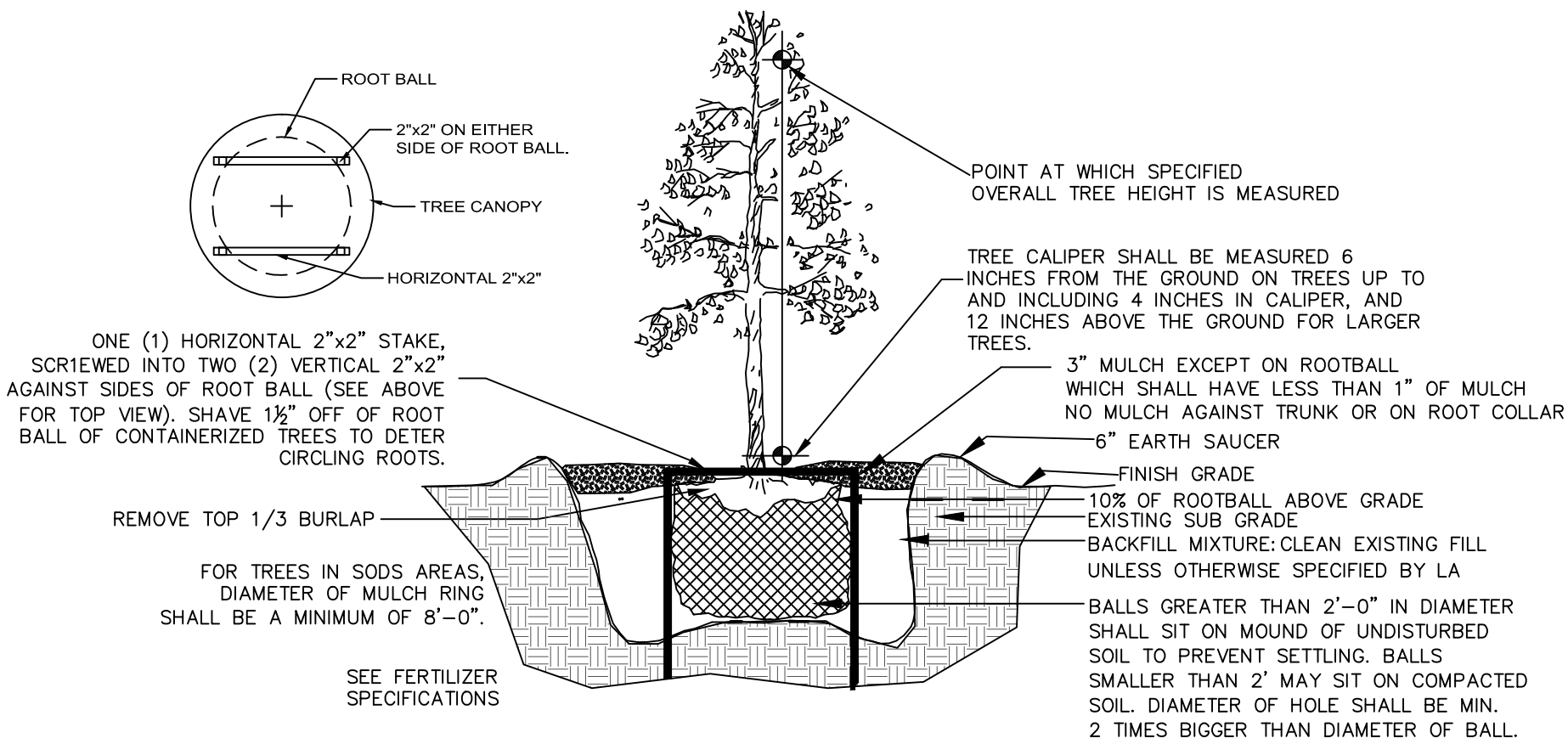
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



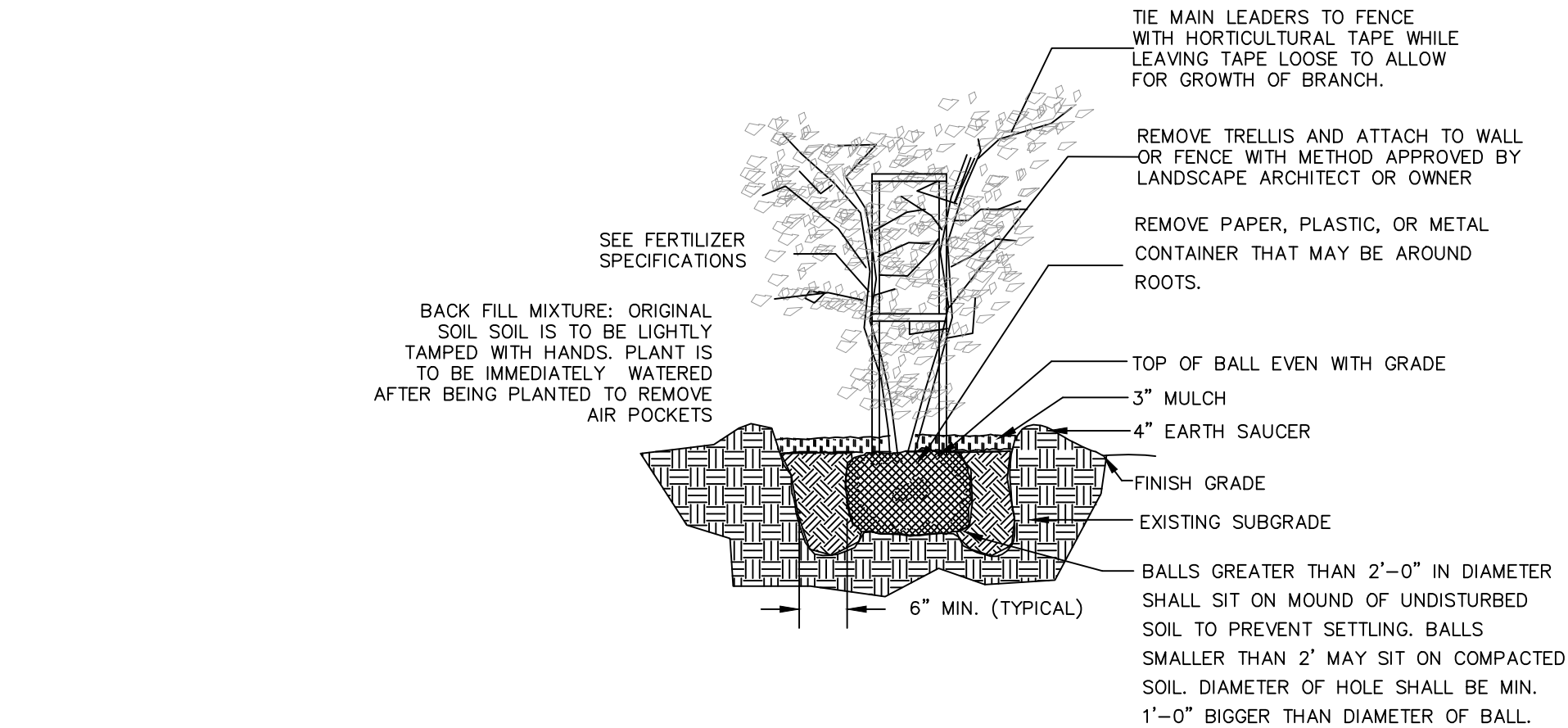
PALM PLANTING DETAIL



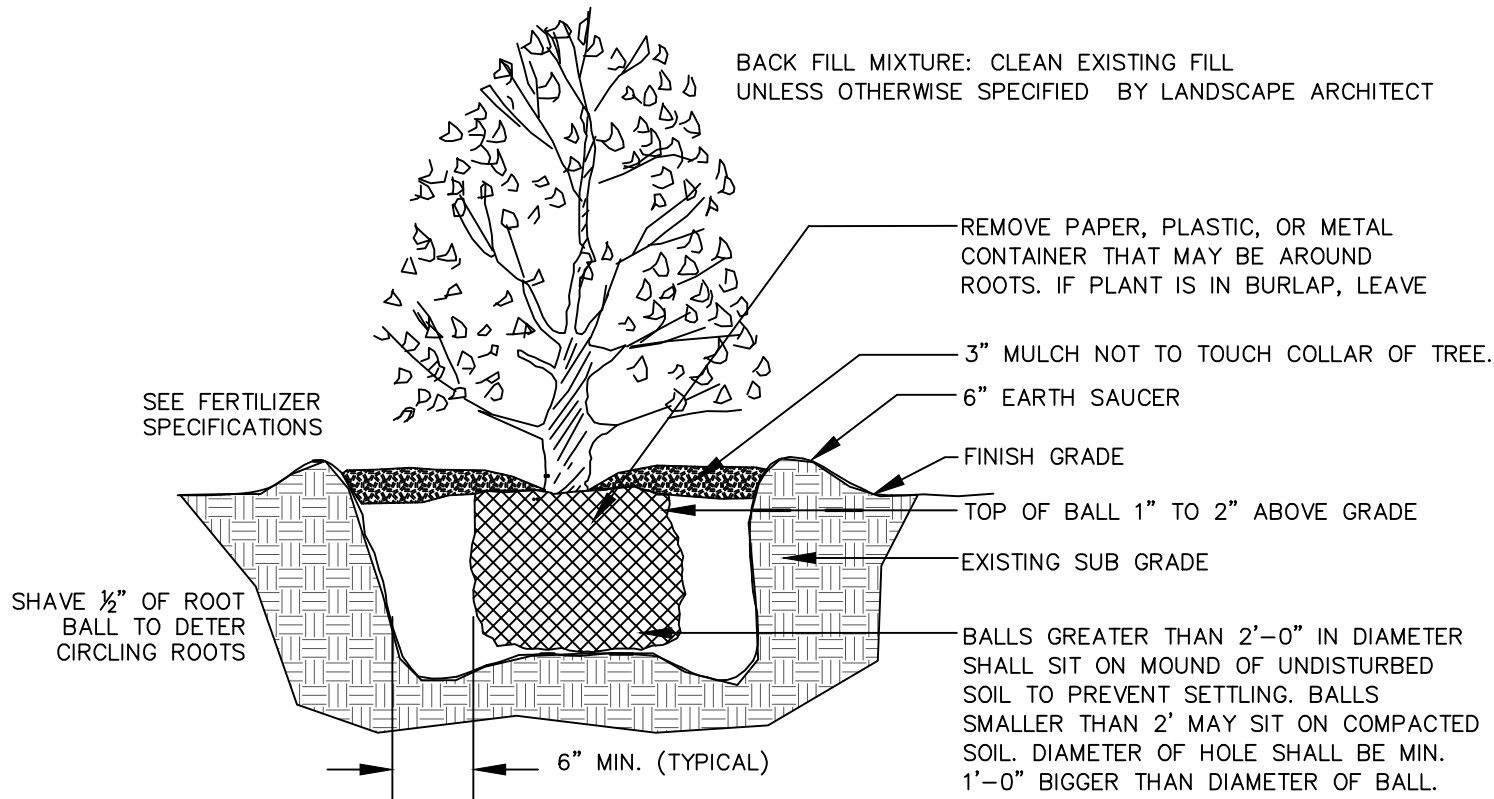
CURVED SABAL PLANTING DETAIL



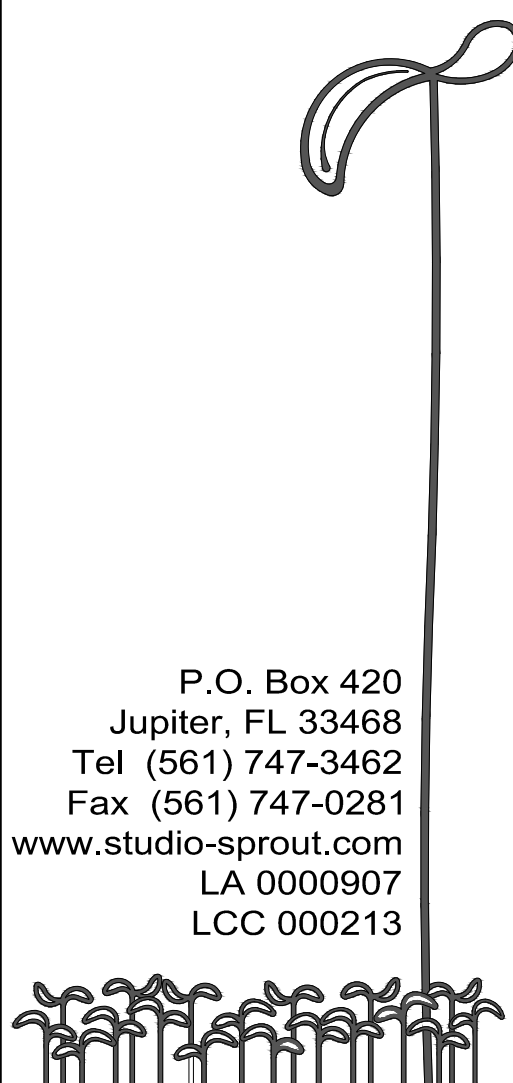
TREE PLANTING DETAIL



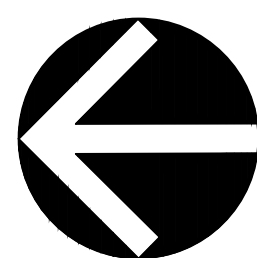
VINE PLANTING DETAIL



SHRUB PLANTING DETAIL



studio Sprout



SCALE	AS NOTED
DESIGNED BY	GW
DRAWN BY	KS
CHECKED BY	GW
CAD DWG.	
DATE	01.20.14
REVISIONS	
TAC COMMENTS	12.13.13

**SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019**

LANDSCAPE PLAN - TAC (PRELIMINARY)



5901

WALNUT ST.

BUILDING 5

DE SOTO ST.

BUILDING 4

PALM ST.

5615

NORTH OCEAN DRIVE / SR A1A CONTEXTUAL ELEVATION LOOKING EAST

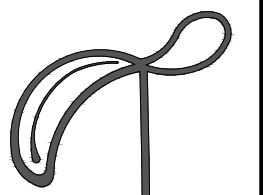


BUILDING 1

BUILDING 2

BUILDING 3

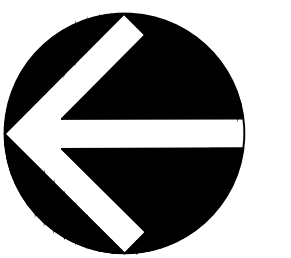
NORTH OCEAN DRIVE / SR A1A CONTEXTUAL ELEVATION LOOKING WEST



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CHECKED BY	GW
CAD DWG.	
DATE	01.20.14
REVISIONS	
TAC COMMENTS	12.13.13

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

CONCEPTUAL ELEVATIONS - TAC (PRELIMINARY)

SEASIDE VILLAGE
EXISTING TREE DISPOSITION CHART

No	Botanical Name	Common Name	Size	Condition/Notes	Action
North East Lot					
1	Roystonea spp	Royal Palm	16' GW	Good	Remain
2	Roystonea spp	Royal Palm	12' GW	Good	Remain
3	Quercus spp	Live Oak	12' OA, 6" DBH	Poor; ABC	Remove
4	Quercus spp	Live Oak	10' OA, 3.5" DBH	Poor; ABC	Remove
5	Quercus spp	Live Oak	10' OA, 3.5" DBH	Poor; ABC	Remove
6	Roystonea spp	Royal Palm	14' GW	Fair/Good; C	Relocate
7	Cocos spp	Coconut Palm	23' GW	Fair/Good; C	Relocate
8	Cocos spp	Coconut Palm	16' GW	Fair/Good; C	Relocate
9	Cocos spp	Coconut Palm	18' GW, curved trunk	Good	Relocate
10	Quercus spp	Live Oak	12' OA, 3.5" DBH	Poor	Remove
11	Cocos spp	Coconut Palm	26' GW	Good; C	Relocate
12	Tabebuia spp	Pink Tab	16' OA, 6" DBH	Poor; ABC	Remove
13	Tabebuia spp	Pink Tab	16' OA, 4" DBH	Poor; ABC	Remove
14	Quercus spp	Live Oak	22' OA, 6" DBH	Poor; ABC	Remove
15	Dypsis spp	Areca Palm	24' OA, 20+ Stems	Good; E	Relocate
16	Ptycosperma spp	Alexander Palm	26' OA, single stem	Fair; C	Remove
17	Veitchia spp	Adonidia Palm	10' OA, single stem	Fair	Remove
18	Quercus spp	Live Oak	16' OA, 5" DBH	Fair; ABC	Remove
19	Quercus spp	Live Oak	18' OA, 6" DBH	Fair; ABC	Remove
South East Lot					
20	Conocarpus spp	Silver Buttonwood	12' OA, 3" DBH	Good	Remain
21	Conocarpus spp	Silver Buttonwood	12' OA, 3" DBH	Good	Remain
22	Conocarpus spp	Silver Buttonwood	13' OA, 3" DBH	Good	Remain
23	Conocarpus spp	Silver Buttonwood	14' OA, 3" DBH	Good	Remain
24	Swietenia spp	Mahogany	22' OA, 11" DBH	Poor; ABCD	Remove
25	Bursera spp	Gumbo Limbo	12' OA, 5" DBH	Poor/Fair	Remove
26	Cocos spp	Coconut Palm	23' GW	Fair/Good; E	Relocate
27	Bursera spp	Gumbo Limbo	18' OA, 11" DBH	Fair/Good; A	Relocate
28	Bursera spp	Gumbo Limbo	14' OA, 10" DBH	Fair/Good; F	Relocate
29	Bursera spp	Gumbo Limbo	12' OA, 6" DBH	Fair/Good; AB	Relocate
30	Roystonea spp	Royal Palm	30' GW	Poor; C, hole@base	Remove
31	Swietenia spp	Mahogany	16' OA, multi stem	Poor/Fair; A	Remove
32	Roystonea spp	Royal Palm	24' GW, skinny trunk	Fair; CE	Relocate
33	Swietenia spp	Mahogany	14' OA, multi stem	Fair/Poor; A	Remove
34	Swietenia spp	Mahogany	14' OA, multi stem	Fair/Poor; A	Remove
35	Roystonea spp	Royal Palm	24' GW, skinny trunk	Poor; CE, cracked trunk	Remove
36	Swietenia spp	Mahogany	16' OA, multi stem	Fair/Poor; A	Remove
37	Buresera spp	Gumbo Limbo	15' OA, 7" DBH	Fair; AB	Relocate
38	Roystonea spp	Royal Palm	24' GW	Fair; C	Relocate
39	Cocos spp	Coconut Palm	10' GW	Good; C	Relocate
40	Cocos spp	Coconut Palm	11' GW	Good; C	Relocate
41	Cocos spp	Coconut Palm	12' GW	Good; C	Relocate
42	Swietenia spp	Mahogany	16' OA, 8" DBH	Fair	Remove
43	Cocos spp	Coconut Palm	14' GW	Fair; C	Relocate
44	Cocos spp	Coconut Palm	12' GW	Fair; C	Relocate
45	Coccoloba spp	Pigeon Plum	12' OA, 6" DBH	Fair/Good; ABC	Remain
46	Bursera spp	Gumbo Limbo	18' OA, 10" DBH	Fair/Good; ABC	Relocate
47	Cocos spp	Coconut Palm	18' GW	Good, curved trunk	Remain
48	Cocos spp	Coconut Palm	24' GW	Good; C	Remain
49	Sabal spp	Sabal Palm	10' CT, booted trunk	Good	Remain
50	Cocos spp	Coconut Palm	30' GW	Good; C	Remain
51	Cocos spp	Coconut Palm	24' GW, curved trunk	Good	Remain
52	Cocos spp	Coconut Palm	22' GW	Good	Remain
53	Cocos spp	Coconut Palm	18' GW, tapered	Fair; C	Remain
54	Cocos spp	Coconut Palm	24'	Good; C	Remain
55	Cocos spp	Coconut Palm	23' GW	Good	Remain
56	Cocos spp	Coconut Palm	23' GW, curved trunk	Good	Remain
57	Cocos spp	Coconut Palm	23' GW	Good	Remain

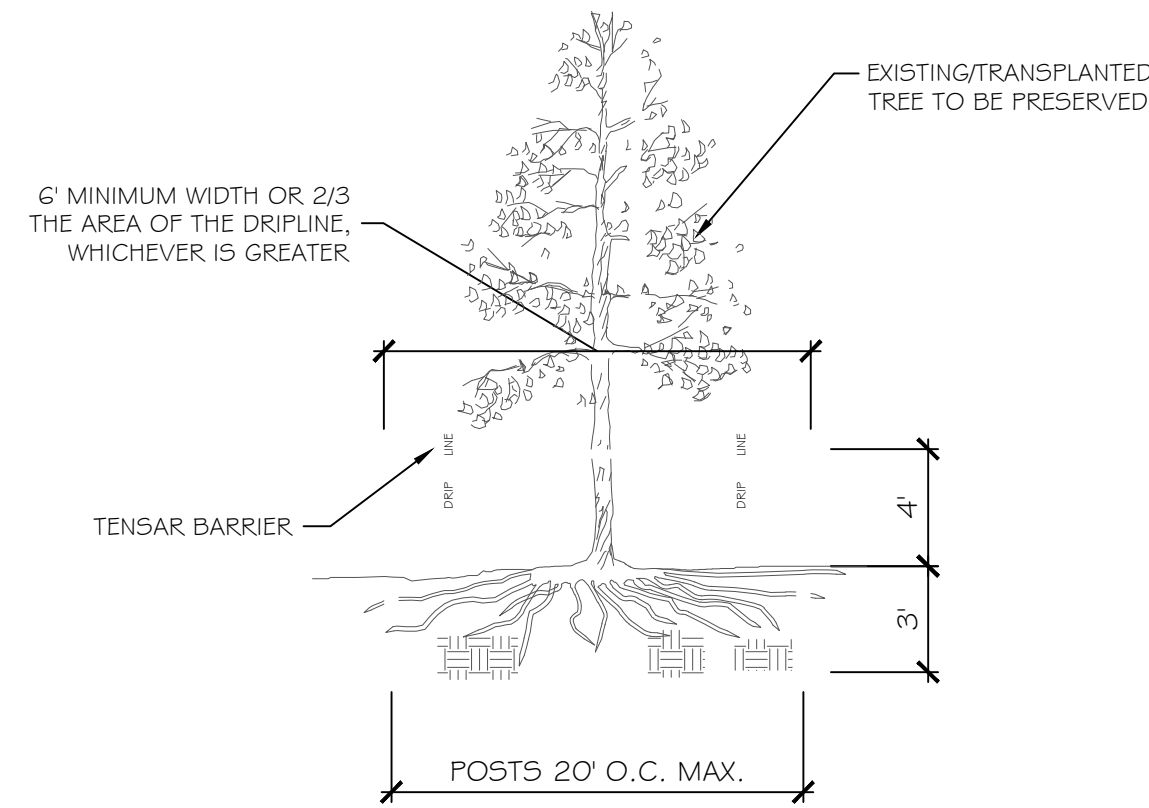
West Lot					
58	Roystonea spp	Royal Palm	18' GW	DEAD	Remove
59	Roystonea spp	Royal Palm	20' GW	Fair; CE	Relocate
60	Noronhia spp	Madagascar Olive	9' OA, 6" DBH	Poor; ABCE	Remove
61	Roystonea spp	Royal Palm	20' GW	Poor; CE, hole@base	Remove
62	Roystonea spp	Royal Palm	22' GW	Fair; CE	Relocate
63	Roystonea spp	Royal Palm	21' GW, skinny trunk	Fair; CE	Relocate
64	Roystonea spp	Royal Palm	18' GW	DEAD	Remove
65	Roystonea spp	Royal Palm	18' GW	DEAD	Remove
66	Roystonea spp	Royal Palm	24' GW, skinny trunk	Poor; E	Remove
67	Roystonea spp	Royal Palm	14' GW, skinny trunk	Fair; E	Relocate
68	Sabal spp	Sabal Palm	13' CT, tapered trunk	Fair	Remove
69	Phoenix spp	Senegal Date palm	9' CT, single stem	Fair	Remove
70	Sabal spp	Sabal Palm	11' CT, tapered trunk	Fair	Remove
71	Phoenix spp	Pygmy Date palm	8' CT, Triple trunk	Fair	Relocate

Notes/Key

- A: Canopy issues, such as (but not limited to) branch attachment, included bark, codominant stems, etc.
B: Mechanical Damage, such as (but not limited to) improper pruning, open wounds, significant decay, etc.
C: Trunk issues, such as (but not limited to) cracked stems/trunks, holes/decay, scars from mechanical damage, etc.
D: Poor location, in direct conflict with overhead power lines or utilities.
E: Nutritional deficiencies such as frizzle top (palms), Chlorosis, or other nutrient deficiency required for viability.
F: Root issues, such as obvious circling roots or significant visible decay, etc. (inconclusive without further study).

EXISTING TREES ON SITE			
	PALMS	TREES	TOTAL
	44	27	71
DEAD TREES TO BE REMOVED			
	3	0	3
LIVE TREES TO BE REMOVED			
	9	17	26
LIVE TREES TO REMAIN (VIABLE)			
	13	5	18
LIVE TREES TO BE RELOCATED (VIABLE)			
	19	5	24

- NOTES:
1) TREE REMOVAL/RELOCATION PERMIT TO BE ISSUED PRIOR TO ISSUANCE OF BUILDING PERMITS.
2) PRECONSTRUCTION INSPECTION REQUIRED PRIOR TO REMOVALS AND RELOCATIONS.
3) ALL EXOTICS AND PROHIBITED SPECIES TO BE REMOVED FROM THE SITE.

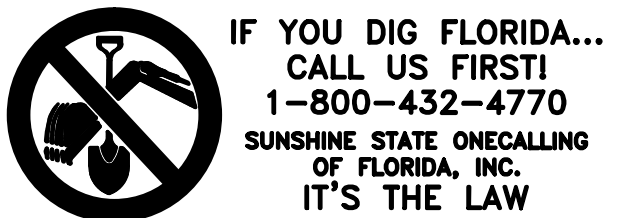
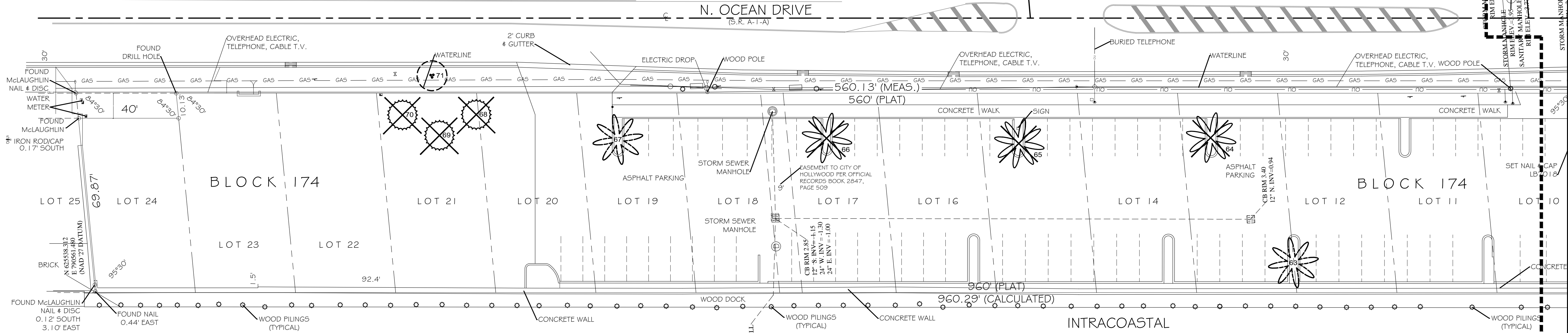


TREE PROTECTION DETAIL (NOT TO SCALE)

NOTE:

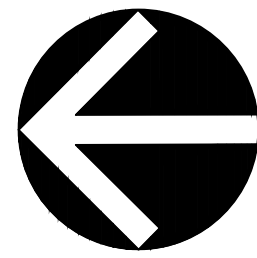
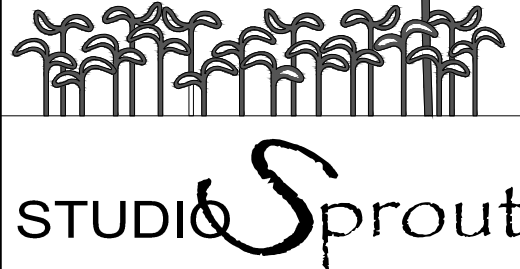
TENSAR BARRIER SHALL BE PLACED AROUND THE DRIPLINE OF ALL TREES AND SHRUBS TO REMAIN WITHIN CONSTRUCTION AREAS AS SHOWN ON THE PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN AND ALL TRANSPLANTS BEFORE AND AFTER TRANSPLANTING OPERATIONS. IF PLANT MATERIAL INDICATED TO REMAIN DIES, CONTRACTOR SHALL REPLACE IT WITH THE SAME SIZE AND SPECIES.

TENSAR BARRIER SHALL BE INSTALLED AND RELOCATED OR REMOVED FOR EACH CONSTRUCTION PHASE AS NECESSARY TO PROTECT PLANT MATERIAL.



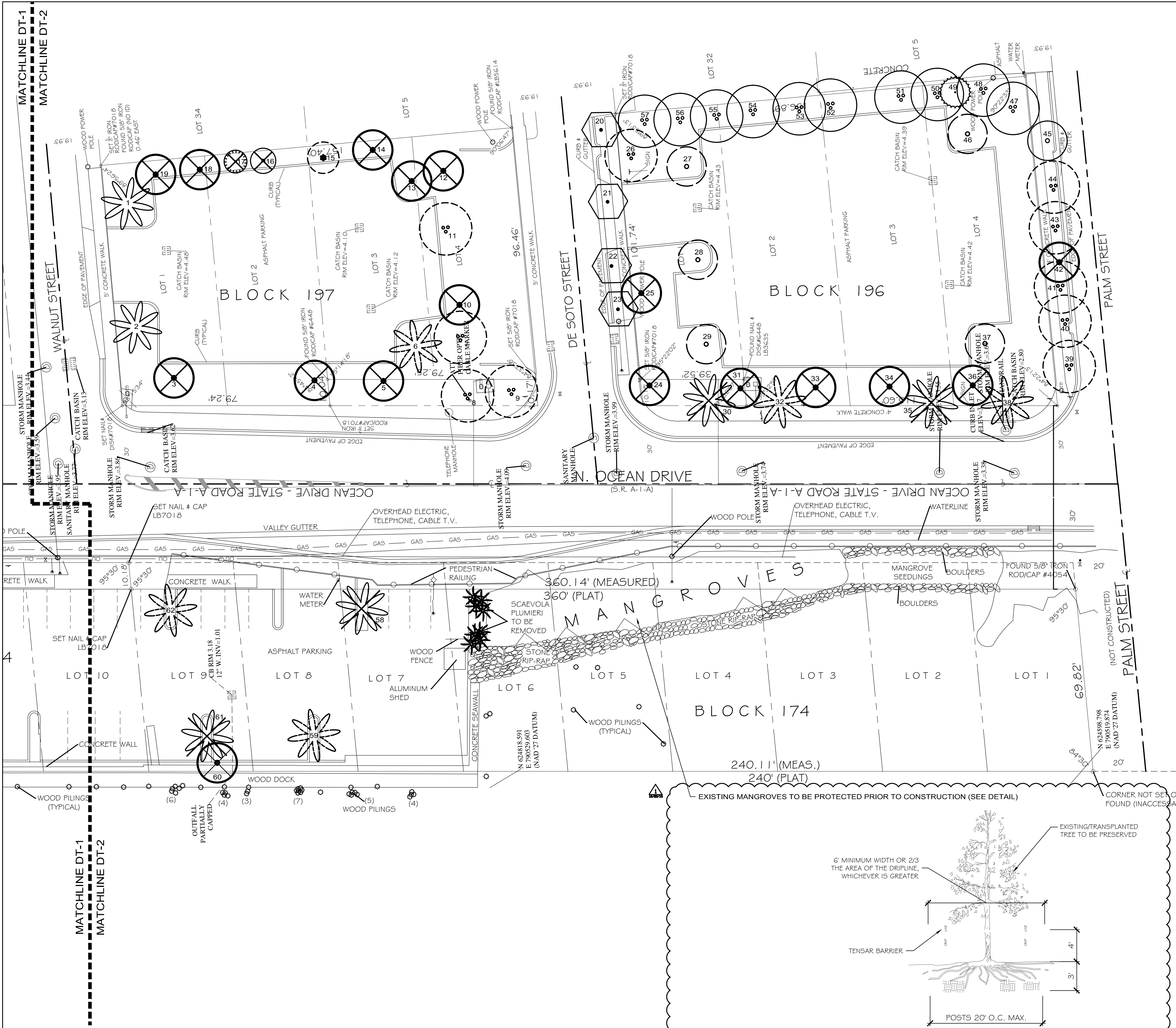
NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.


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SCALE	1" = 20'-0"
DESIGNED BY	GW
DRAWN BY	KS
CHECKED BY	GW
CAD DWG.	
DATE	01.20.14
REVISIONS	
TAC COMMENTS	12.13.13

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019
TREE DISPOSITION PLAN





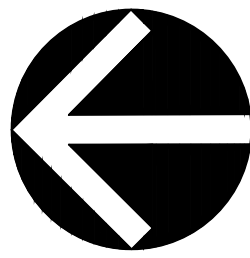
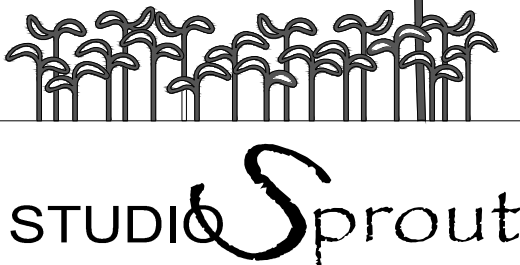
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CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.

SEASIDE VILLAGE EXISTING TREE DISPOSITION CHART					
No	Botanical Name	Common Name	Size	Condition/Notes	Action
North East Lot					
1	Roystonea spp	Royal Palm	16' GW	Good	Remain
2	Roystonea spp	Royal Palm	12' GW	Good	Remain
3	Quercus spp	Live Oak	12' OA, 6" DBH	Poor; ABC	Remove
4	Quercus spp	Live Oak	10' OA, 3.5" DBH	Poor; ABC	Remove
5	Quercus spp	Live Oak	10' OA, 3.5" DBH	Poor; ABC	Remove
6	Roystonea spp	Royal Palm	14' GW	Fair/Good; C	Relocate
7	Cocos spp	Coconut Palm	23' GW	Fair/Good; C	Relocate
8	Cocos spp	Coconut Palm	16' GW	Fair/Good; C	Relocate
9	Cocos spp	Coconut Palm	18' GW, curved trunk	Good	Relocate
10	Quercus spp	Live Oak	12' OA, 3.5" DBH	Poor	Remove
11	Cocos spp	Coconut Palm	26' GW	Good; C	Relocate
12	Tabebuia spp	Pink Tab	16' OA, 6" DBH	Poor; ABC	Remove
13	Tabebuia spp	Pink Tab	16' OA, 4" DBH	Poor; ABC	Remove
14	Quercus spp	Live Oak	22' OA, 6" DBH	Poor; ABC	Remove
15	Dypsis spp	Areca Palm	24' OA, 20+ Stems	Good; E	Relocate
16	Ptycosperma spp	Alexander Palm	26' OA, single stem	Fair; C	Remove
17	Veitchia spp	Adonidia Palm	10' OA, single stem	Fair	Remove
18	Quercus spp	Live Oak	16' OA, 5" DBH	Fair; ABC	Remove
19	Quercus spp	Live Oak	18' OA, 6" DBH	Fair; ABC	Remove
South East Lot					
20	Conocarpus spp	Silver Buttonwood	12' OA, 3" DBH	Good	Remain
21	Conocarpus spp	Silver Buttonwood	12' OA, 3" DBH	Good	Remain
22	Conocarpus spp	Silver Buttonwood	13' OA, 3" DBH	Good	Remain
23	Conocarpus spp	Silver Buttonwood	14' OA, 3" DBH	Good	Remain
24	Swietenia spp	Mahogany	22' OA, 11" DBH	Poor; ABCD	Remove
25	Bursera spp	Gumbo Limbo	12' OA, 5" DBH	Poor/Fair	Remove
26	Cocos spp	Coconut Palm	23' GW	Fair/Good; E	Relocate
27	Bursera spp	Gumbo Limbo	18' OA, 11" DBH	Fair/Good; A	Relocate
28	Bursera spp	Gumbo Limbo	14' OA, 10" DBH	Fair/Good; F	Relocate
29	Bursera spp	Gumbo Limbo	12' OA, 6" DBH	Fair/Good; AB	Relocate
30	Roystonea spp	Royal Palm	30' GW	Poor; C, hole@base	Remove
31	Swietenia spp	Mahogany	16' OA, multi stem	Poor/Fair; A	Remove
32	Roystonea spp	Royal Palm	24' GW, skinny trunk	Fair; CE	Relocate
33	Swietenia spp	Mahogany	14' OA, multi stem	Fair/Poor; A	Remove
34	Swietenia spp	Mahogany	14' OA, multi stem	Fair/Poor; A	Remove
35	Roystonea spp	Royal Palm	24' GW, skinny trunk	Poor; CE, cracked trunk	Remove
36	Swietenia spp	Mahogany	16' OA, multi stem	Fair/Poor; A	Remove
37	Bursera spp	Gumbo Limbo	15' OA, 7" DBH	Fair; AB	Relocate
38	Roystonea spp	Royal Palm	24' GW	Fair; C	Relocate
39	Cocos spp	Coconut Palm	10' GW	Good; C	Relocate
40	Cocos spp	Coconut Palm	11' GW	Good; C	Relocate
41	Cocos spp	Coconut Palm	12' GW	Good; C	Relocate
42	Swietenia spp	Mahogany	16' OA, 8" DBH	Fair	Remove
43	Cocos spp	Coconut Palm	14' GW	Fair; C	Relocate
44	Cocos spp	Coconut Palm	12' GW	Fair; C	Relocate
45	Coccoloba spp	Pigeon Plum	12' OA, 6" DBH	Fair/Good; ABC	Remain
46	Bursera spp	Gumbo Limbo	18' OA, 10" DBH	Fair/Good; ABC	Relocate
47	Cocos spp	Coconut Palm	18' GW	Good, curved trunk	Remain
48	Cocos spp	Coconut Palm	24' GW	Good; C	Remain
49	Sabal spp	Sabal Palm	10' CT, booted trunk	Good	Remain
50	Cocos spp	Coconut Palm	30' GW	Good; C	Remain
51	Cocos spp	Coconut Palm	24' GW, curved trunk	Good	Remain
52	Cocos spp	Coconut Palm	22' GW	Good	Remain
53	Cocos spp	Coconut Palm	18' GW, tapered	Fair; C	Remain
54	Cocos spp	Coconut Palm	24'	Good; C	Remain
55	Cocos spp	Coconut Palm	23' GW	Good	Remain
56	Cocos spp	Coconut Palm	23' GW, curved trunk	Good	Remain
57	Cocos spp	Coconut Palm	23' GW	Good	Remain
West Lot					
58	Roystonea spp	Royal Palm	18' GW	DEAD	Remove
59	Roystonea spp	Royal Palm	20' GW	Fair; CE	Relocate
60	Noronhia spp	Madagascar Olive	9' OA, 6" DBH	Poor; ABCE	Remove
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63	Roystonea spp	Royal Palm	21' GW, skinny trunk	Fair; CE	Relocate
64	Roystonea spp	Royal Palm	18' GW	DEAD	Remove
65	Roystonea spp	Royal Palm	18' GW	DEAD	Remove
66	Roystonea spp	Royal Palm	24' GW, skinny trunk	Poor; E	Remove
67	Roystonea spp	Royal Palm	14' GW, skinny trunk	Fair; E	Relocate
68	Sabal spp	Sabal Palm	13' CT, tapered trunk	Fair	Remove
69	Phoenix spp	Senegal Date palm	9'CT, single stem	Fair	Remove
70	Sabal spp	Sabal Palm	11' CT, tapered trunk	Fair	Remove
71	Phoenix spp	Pygmy Date palm	8' CT, Triple trunk	Fair	Relocate
Notes/Key					
A: Canopy issues, such as (but not limited to) branch attachment, included bark, codominant stems, etc.					
B: Mechanical Damage, such as (but not limited to) improper pruning, open wounds, significant decay, etc.					
C: Trunk issues, such as (but not limited to) cracked stems/trunks, holes/decay, scars from mechanical damage, etc.					
D: Poor location, in direct conflict with overhead power lines or utilities.					
E: Nutritional deficiencies such as frizzle top (palms), Chlorosis, or other nutrient deficiency required for viability.					
F: Root issues, such as obvious circling roots or significant visible decay, etc. (inconclusive without further study).					
EXISTING TREES ON SITE			PALMS 44	TREES 27	TOTAL 71
DEAD TREES TO BE REMOVED			3	0	3
LIVE TREES TO BE REMOVED			9	17	26
LIVE TREES TO REMAIN (VIABLE)			13	5	18
LIVE TREES TO BE RELOCATED (VIALE)			19	5	24

NOTES:
1) TREE REMOVAL/RELOCATION PERMIT TO BE ISSUED PRIOR TO ISSUANCE OG BUILDING PERMITS.
2) PRECONSTRUCTION INSPECTION (SEE NOTE 8) REQUIRED PRIOR TO REMOVALS AND RELOCATIONS.
3) ALL EXOTICS AND PROHIBITED SPECIES TO BE REMOVED FROM THE SITE.

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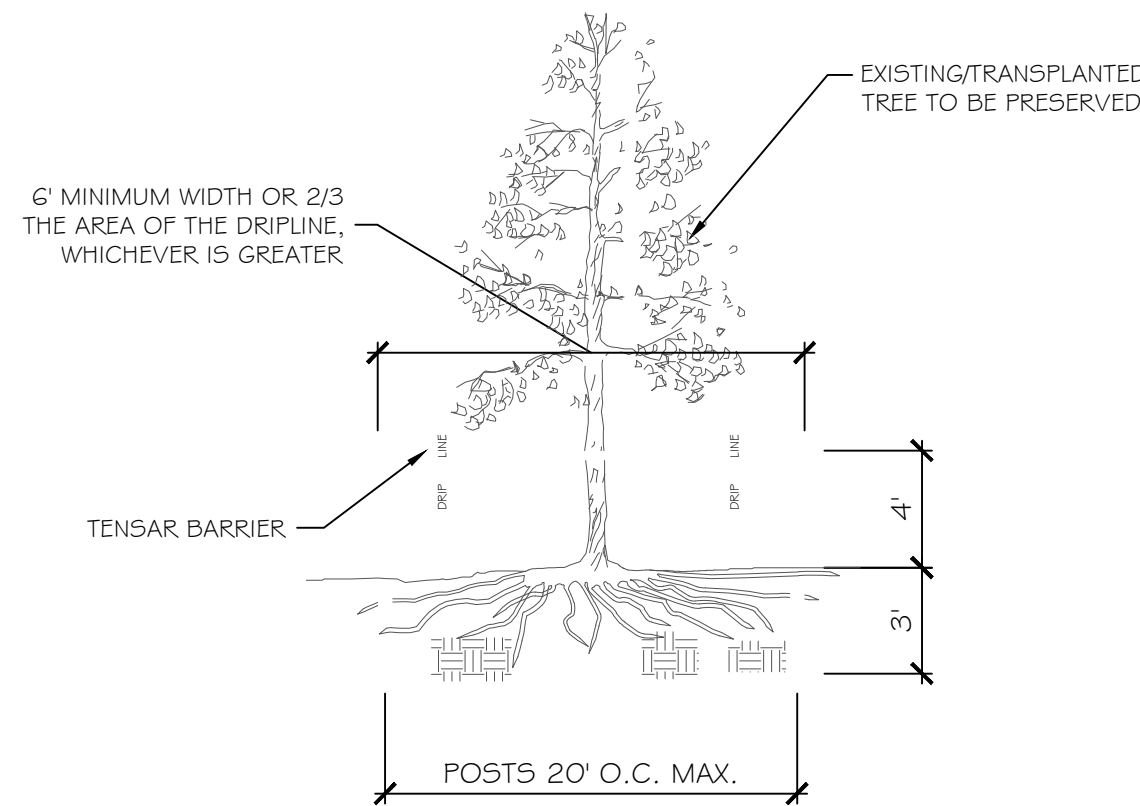


SCALE 1" = 20'-0"
DESIGNED BY GW
DRAWN BY KS
CHECKED BY GW
CAD DWG.
DATE 01.20.14
REVISIONS
TAC COMMENTS 12.13.13

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

TREE DISPOSITION PLAN

- NOTES:
- 1) TREE REMOVAL/RELOCATION PERMIT TO BE ISSUED PRIOR TO ISSUANCE OG BUILDING PERMITS.
 - 2) PRECONSTRUCTION INSPECTION (SEE NOTE 8) REQUIRED PRIOR TO REMOVALS AND RELOCATIONS.
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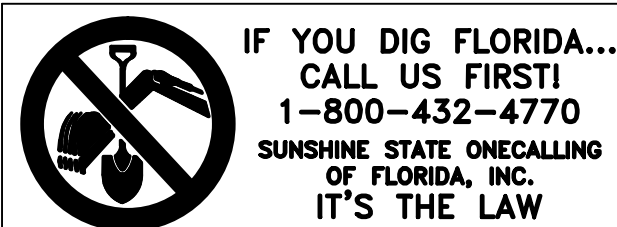
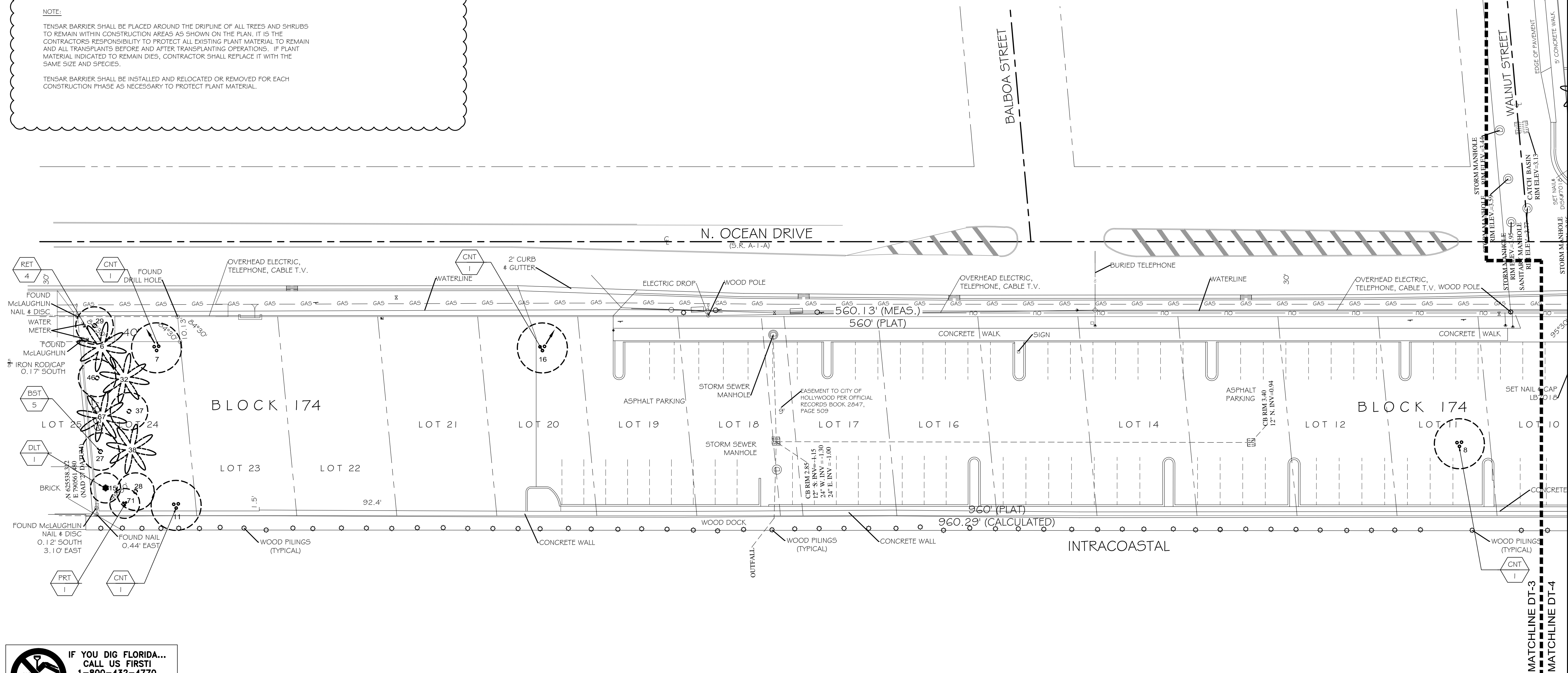


TREE PROTECTION DETAIL (NOT TO SCALE)

NOTE:

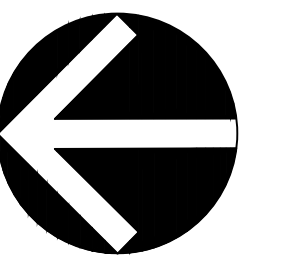
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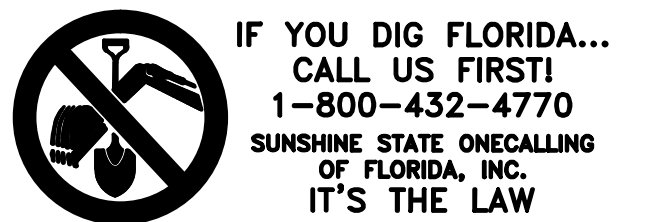
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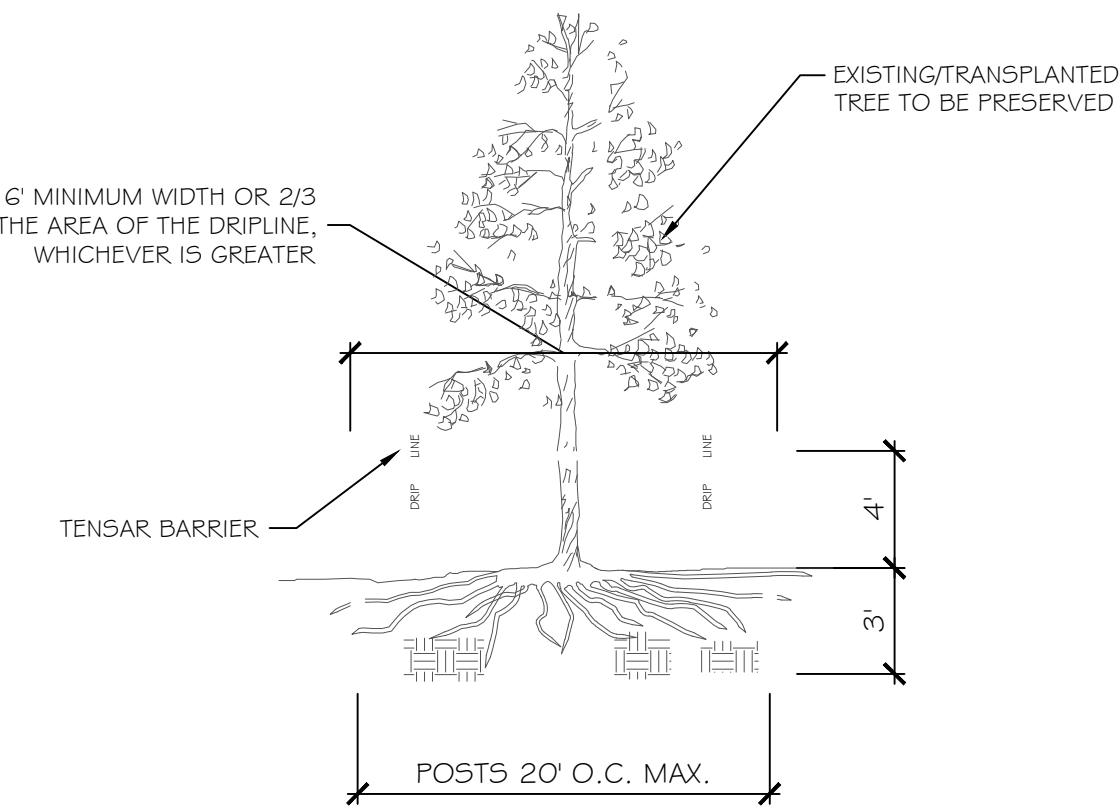
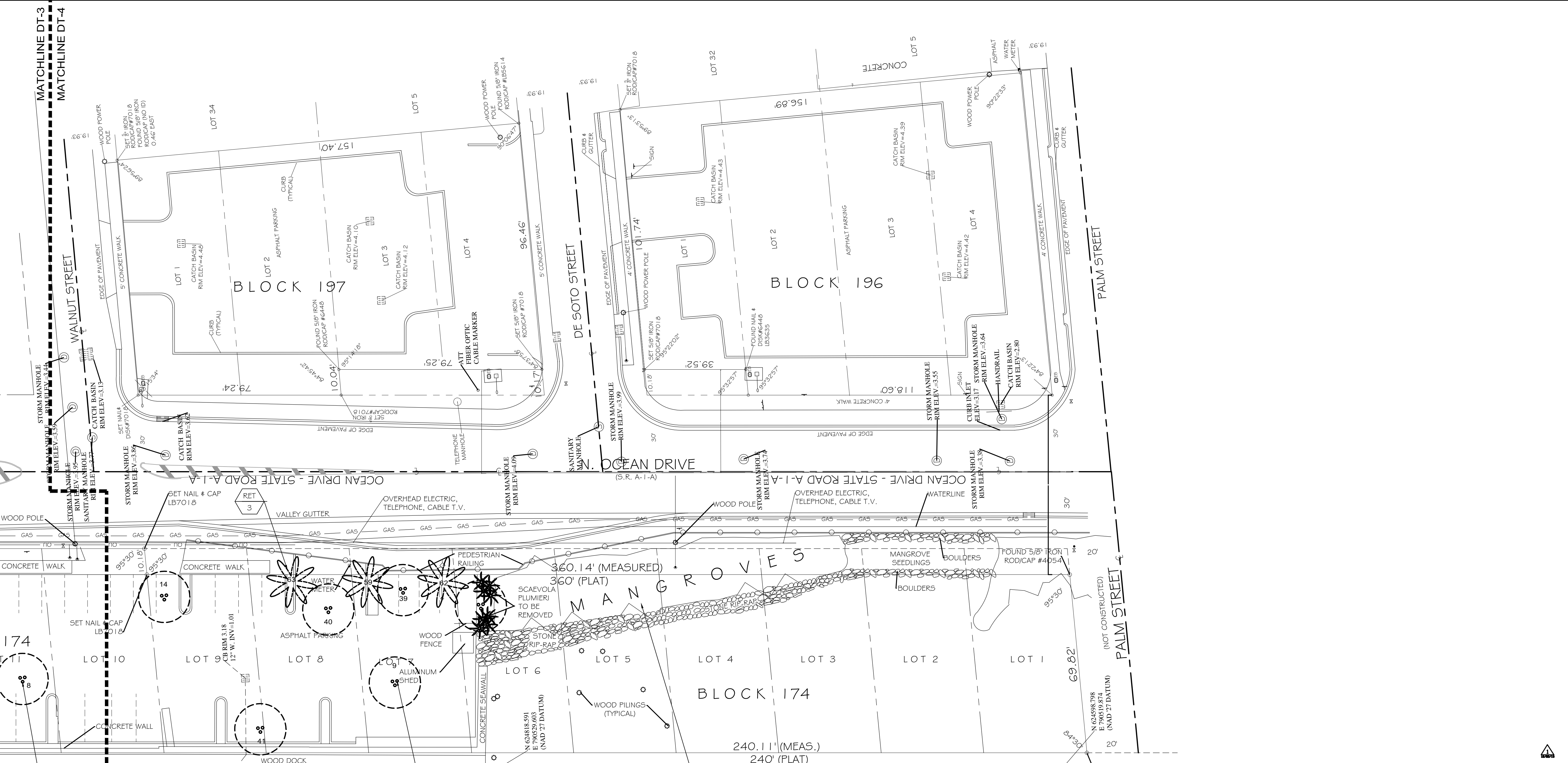
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DESIGNED BY	GW
DRAWN BY	KS
CHECKED BY	GW
CAD DWG.	
DATE	01.20.14
REVISIONS	
TAC COMMENTS	12.13.13

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

TREE RELOCATION PLAN



NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.



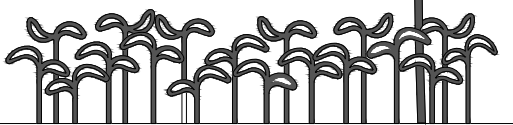
TREE PROTECTION DETAIL (NOT TO SCALE)

NOTE:
TENSOR BARRIER SHALL BE PLACED AROUND THE DRIPLINE OF ALL TREES AND SHRUBS
TO REMAIN WITHIN CONSTRUCTION AREAS AS SHOWN ON THE PLAN. IT IS THE
CONTRACTORS RESPONSIBILITY TO PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN
AND ALL TRANSPLANTS BEFORE AND AFTER TRANSPLANTING OPERATIONS. IF PLANT
MATERIAL INDICATED TO REMAIN DIES, CONTRACTOR SHALL REPLACE IT WITH THE
SAME SIZE AND SPECIES.

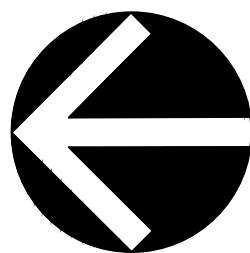
TENSOR BARRIER SHALL BE INSTALLED AND RELOCATED OR REMOVED FOR EACH
CONSTRUCTION PHASE AS NECESSARY TO PROTECT PLANT MATERIAL.

- NOTES:
- 1) TREE REMOVAL/RELOCATION PERMIT TO BE ISSUED PRIOR TO ISSUANCE OG BUILDING PERMITS.
 - 2) PRECONSTRUCTION INSPECTION (SEE NOTE 8) REQUIRED PRIOR TO REMOVALS AND RELOCATIONS.
 - 3) ALL EXOTICS AND PROHIBITED SPECIES TO BE REMOVED FROM THE SITE.

P.O. Box 420
Jupiter, FL 33468
Tel (561) 747-3462
Fax (561) 747-0281
www.studio-sprout.com
LA 0000907
LCC 000213



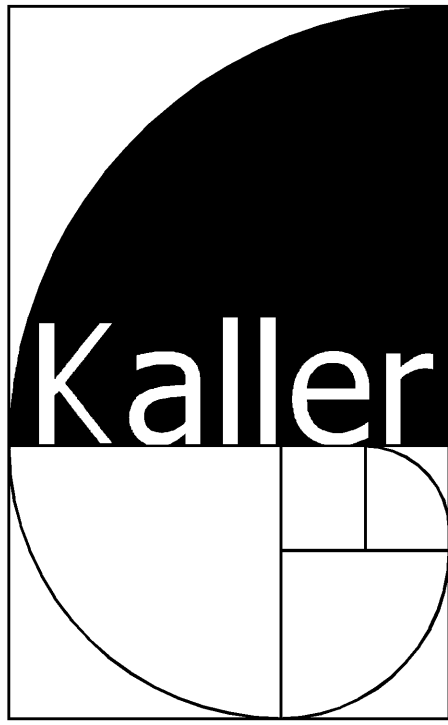
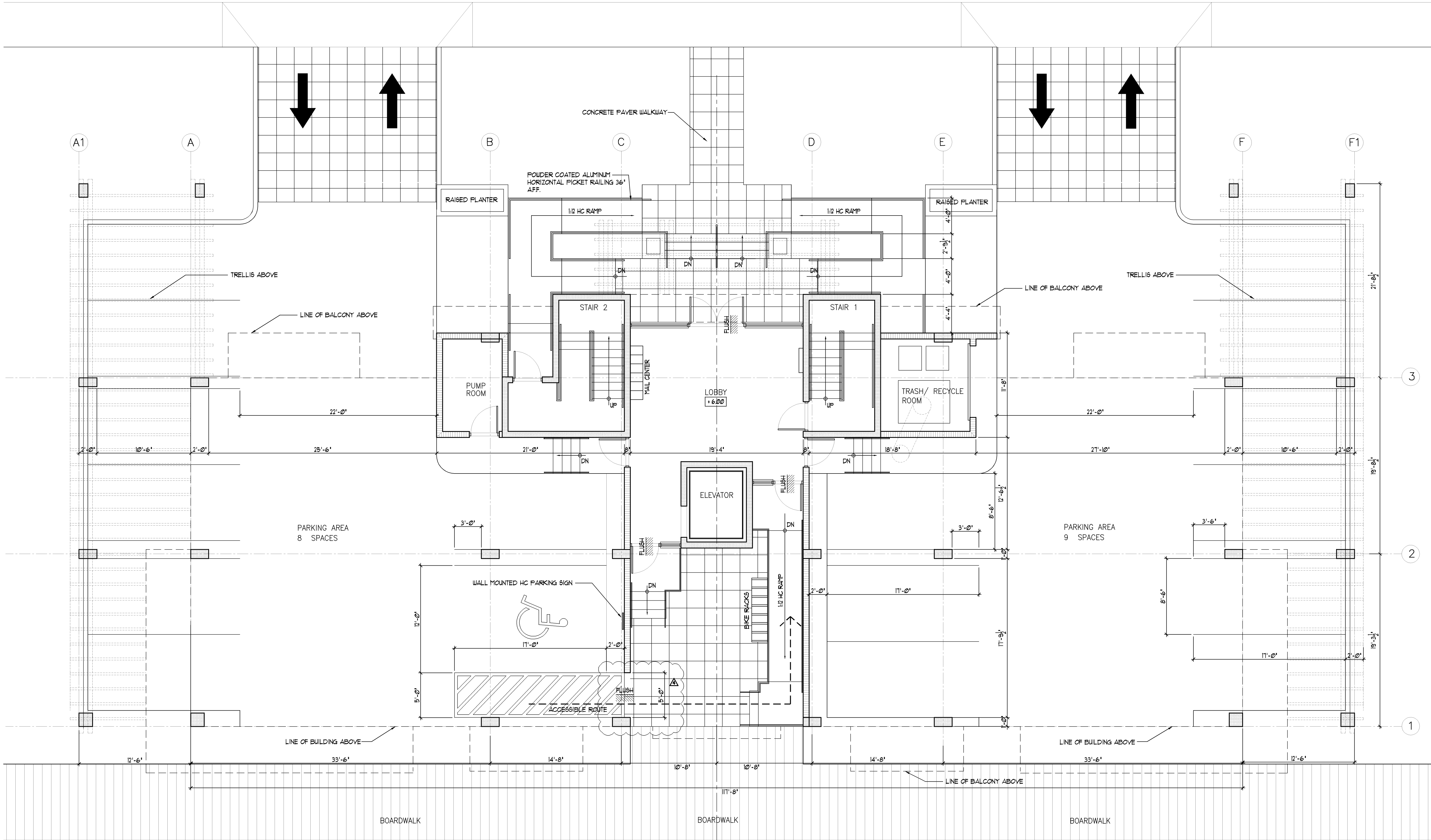
studio Sprout



SCALE	1" = 20'-0"
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CAD DWG.	
DATE	01.20.14
REVISIONS	
TAC COMMENTS	12.13.13

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FLORIDA 33019

TREE RELOCATION PLAN



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JOSEPH B. KALLER
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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
FLOOR PLAN
SEASIDE VILLAGE WEST

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV
4	1-28-14	ENGINEERING

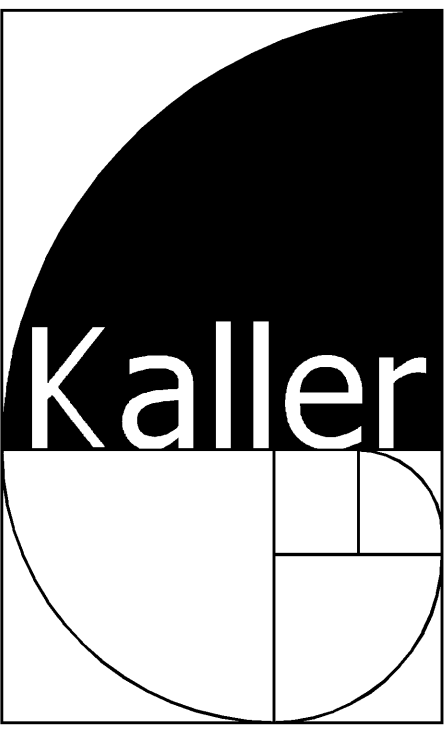
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DATE: 10-29-12
DRAWN BY: TMS
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SHEET

A-1





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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
FLOOR PLAN
SEASIDE VILLAGE WEST

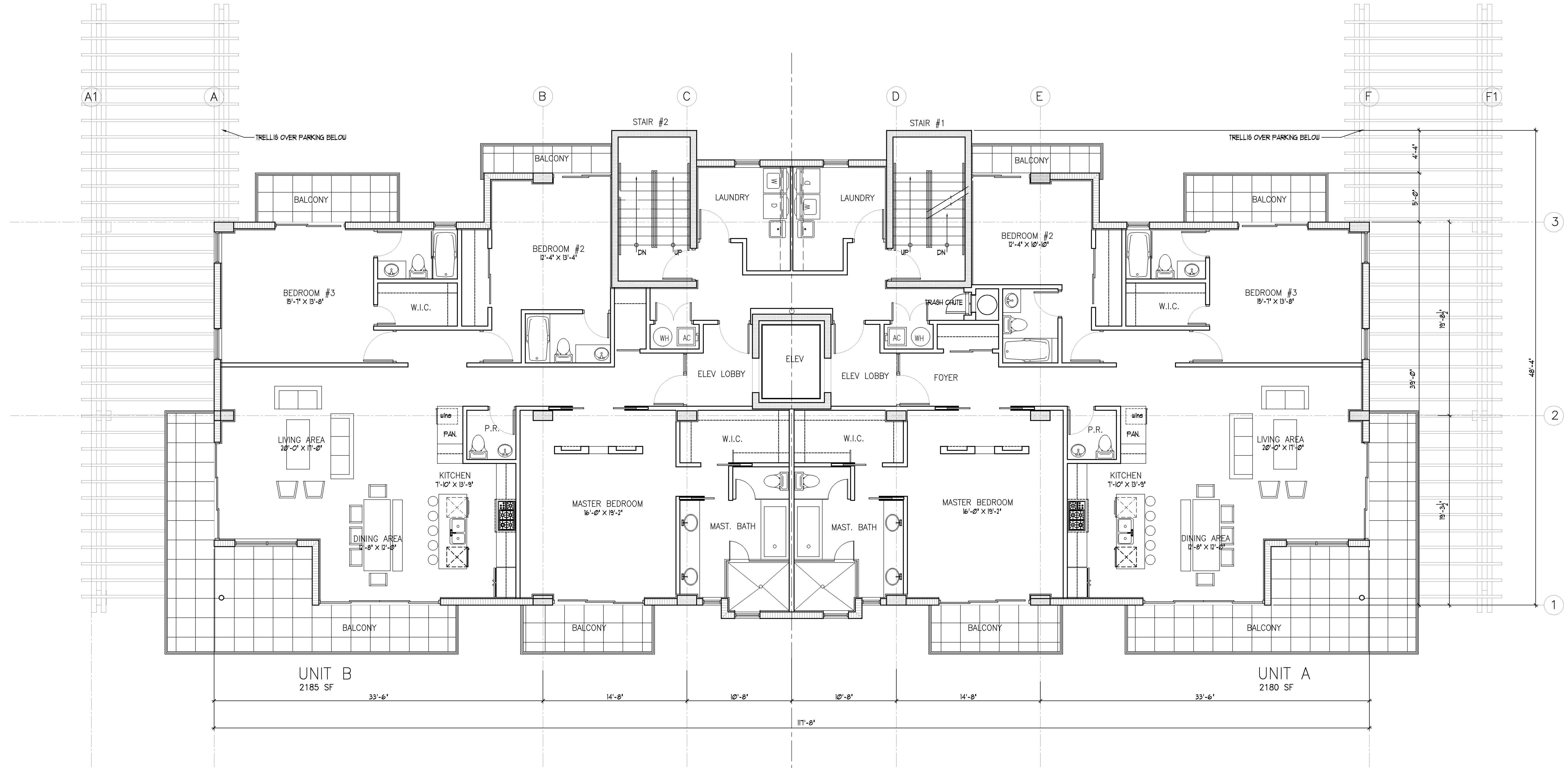
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3	1-14-14	OWNER REV

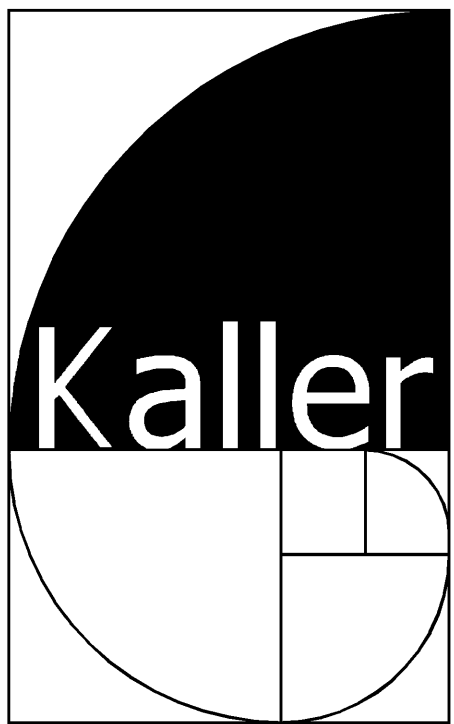
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DATE: 10-29-12
DRAWN BY: TMS
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SHEET

A-2





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PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

FLOOR PLAN
SEASIDE VILLAGE WEST

REVISIONS

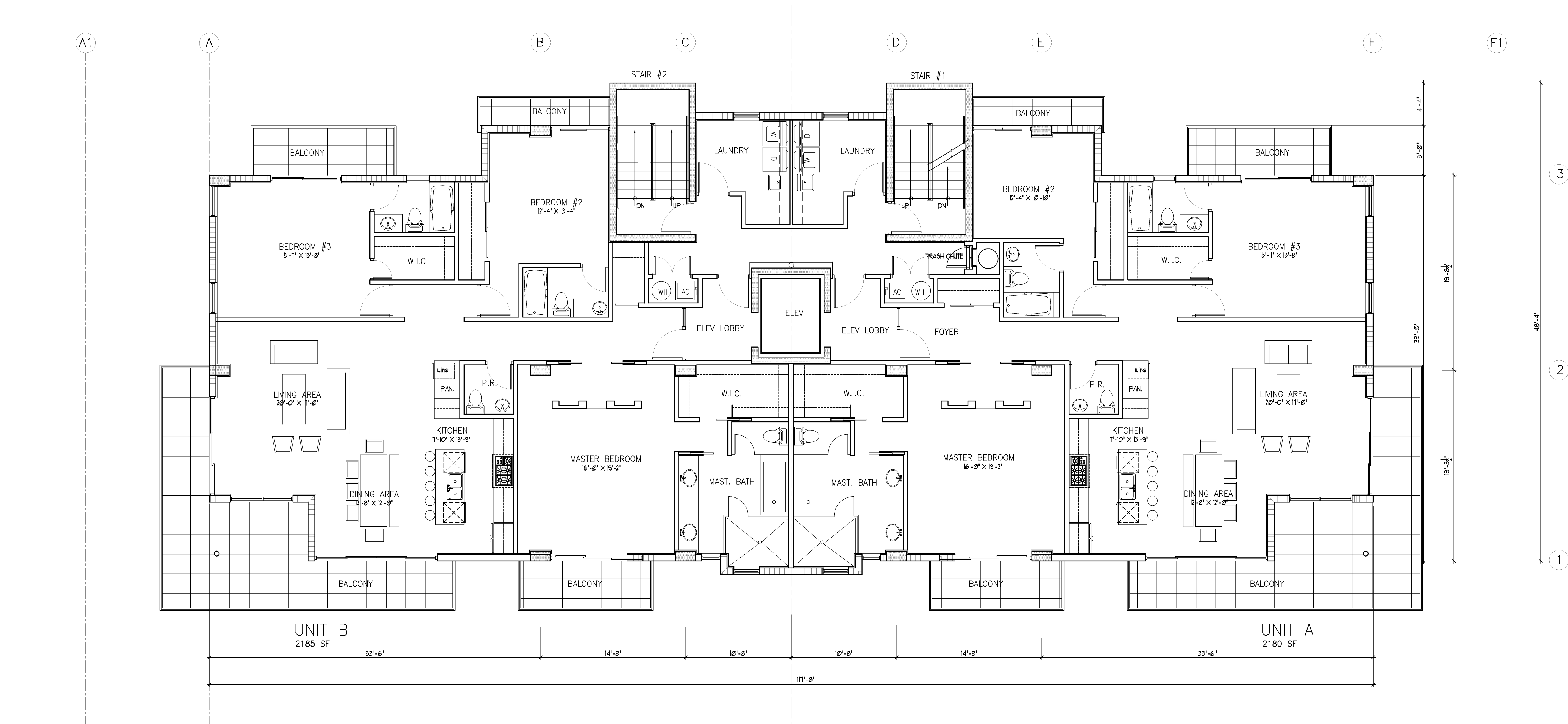
No.	DATE	DESCRIPTION
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2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV

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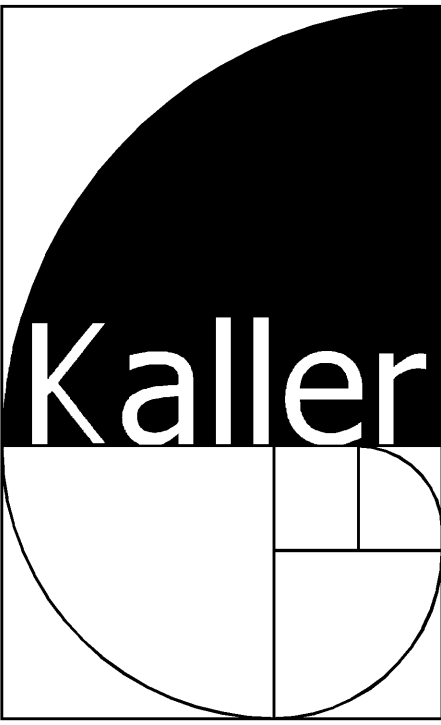
SHEET

A-2A



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SCALE: 3/16" = 1'-0"



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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
FLOOR PLAN
SEASIDE VILLAGE WEST

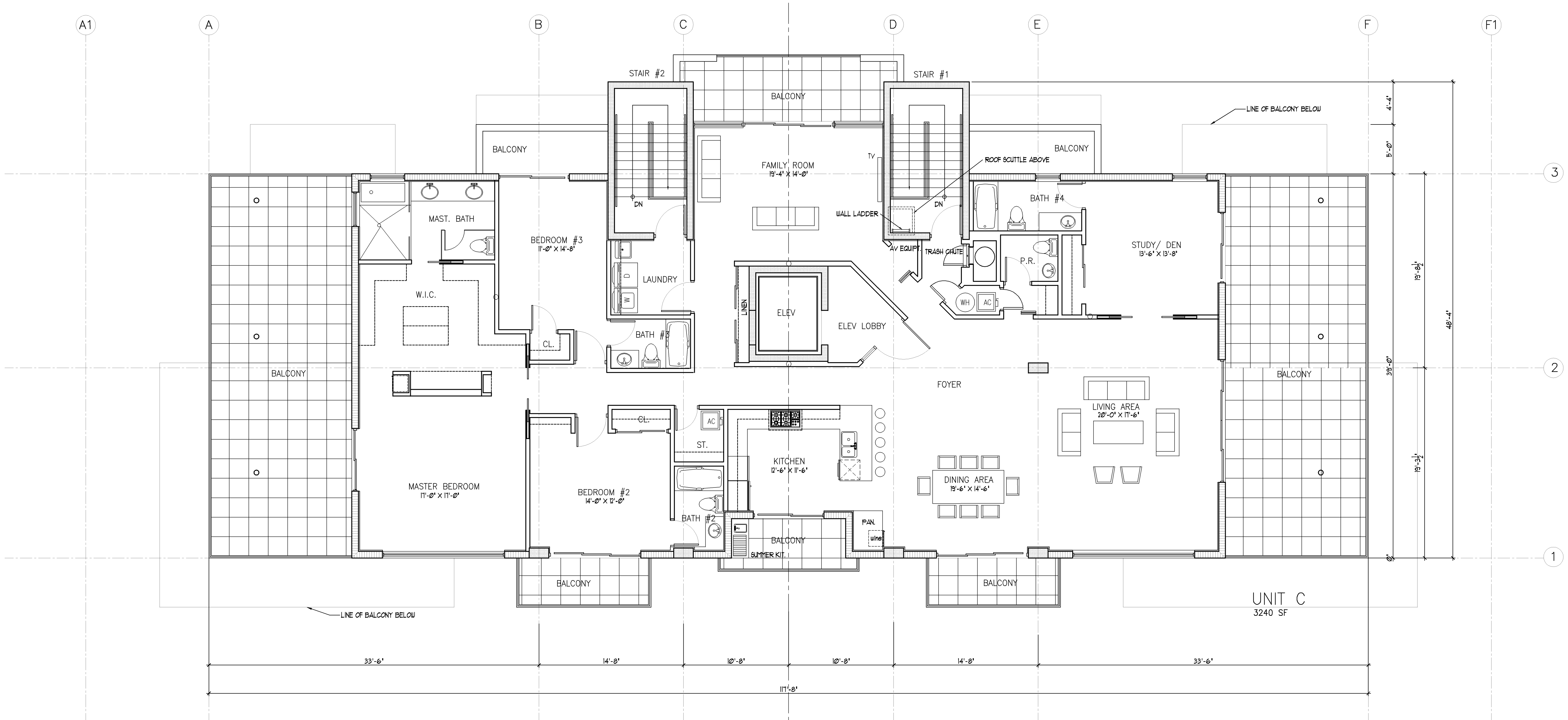
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2	12-16-13	FINAL TAC
3	1-14-14	OWNER REV

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SHEET

A-3

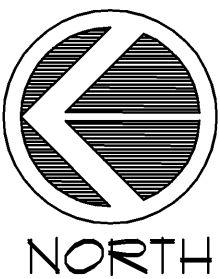


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1

ROOF PLAN

SCALE: 3/16" = 1'-0"



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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
FLOOR PLAN
SEASIDE VILLAGE WEST

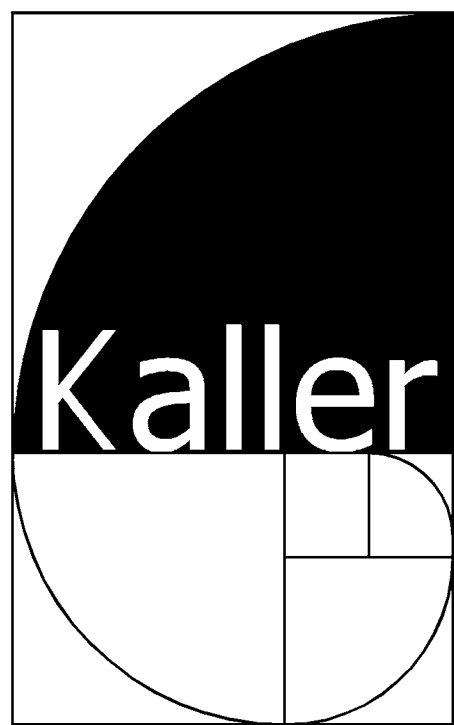
REVISIONS		
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CHECKED BY:	JBK

SHEET
A-4

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PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

ELEVATIONS
SEASIDE VILLAGE WEST

REVISIONS

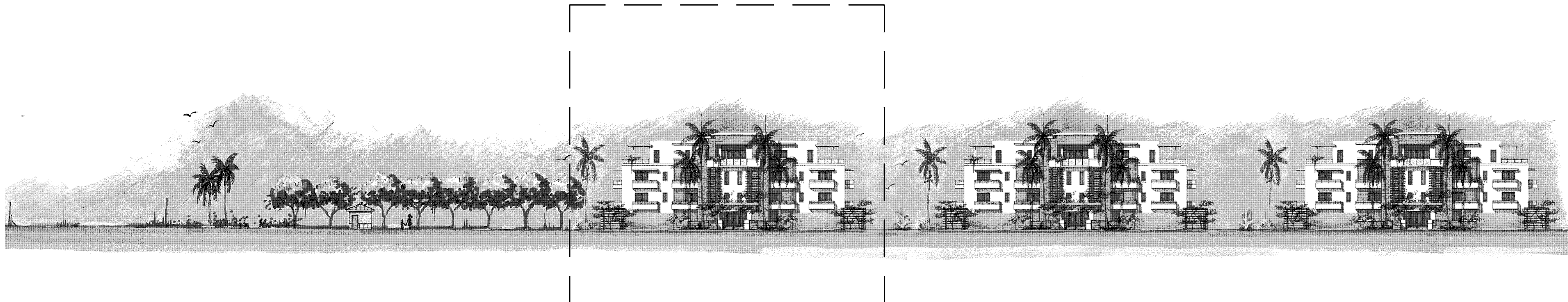
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2	12-16-13	FINAL TAC

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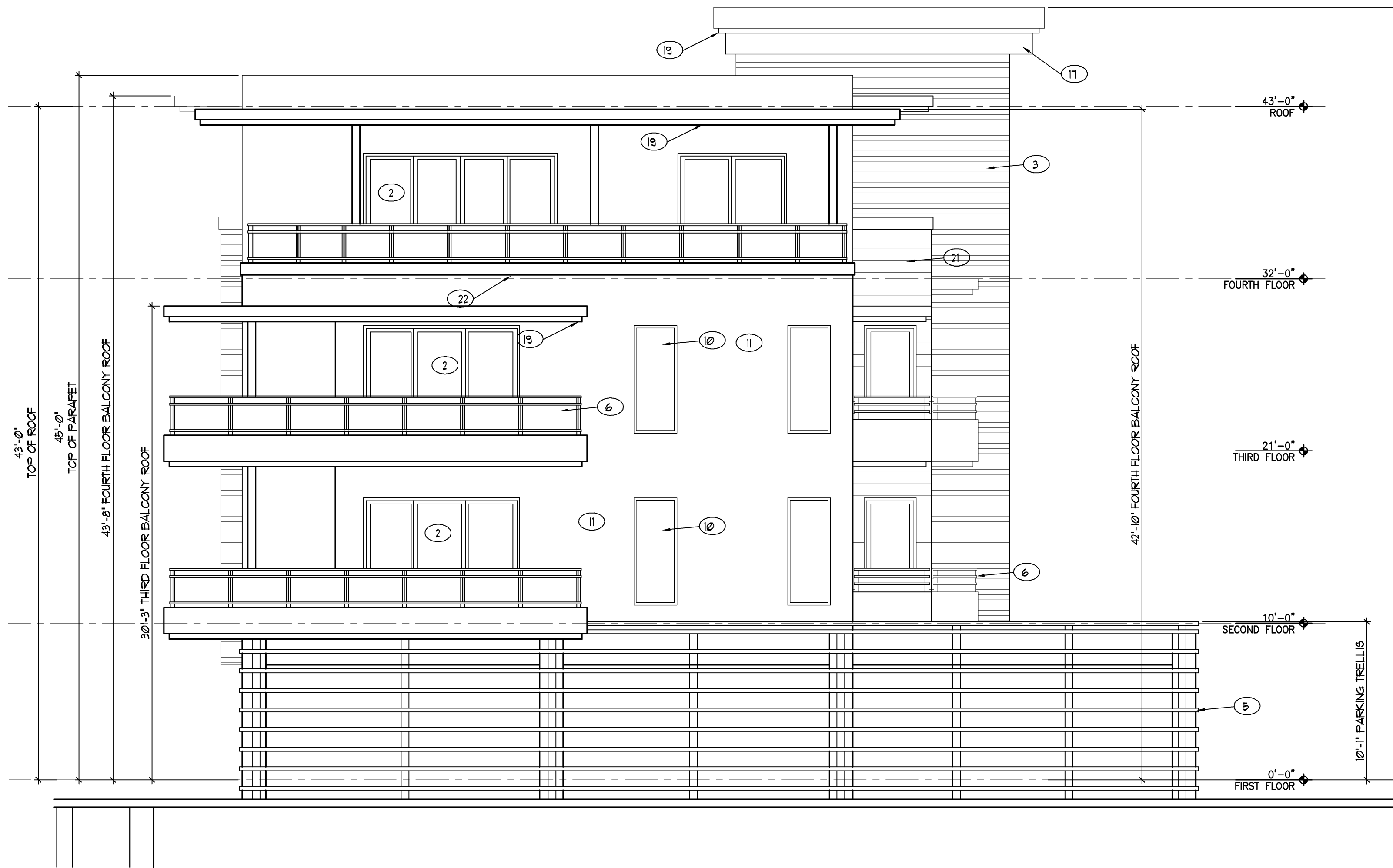
SHEET

A-5

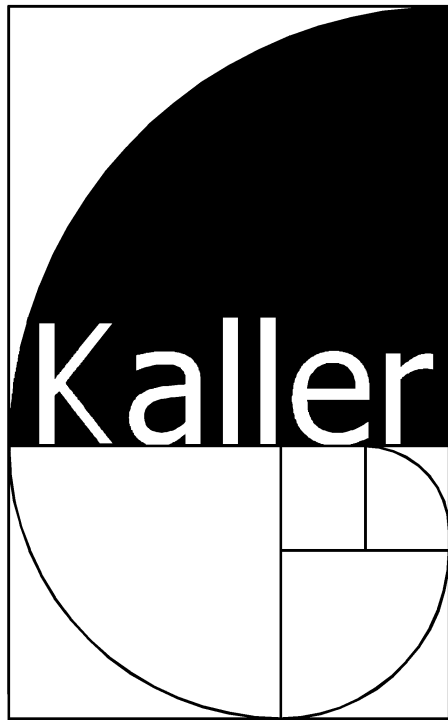


ELEVATION KEY PLAN

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1. TINTED IMPACT RESISTANT STOREFRONT DOORS.
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. STACK STONE WALL FINISH
4. STUCCO SCORING
5. COMPOSITE 'IPE' WOOD TRELLIS ON POWDER COATED ALUMINUM FRAME SCREEN
6. 42' HIGH TINTED TEMPERED GLASS AND ALUMINUM GUARD RAILING
7. STAINLESS STEEL CANOPY MARQUEE
8. POWDER COATED BACK LIT CHANNEL LETTER SIGNAGE
9. PAINTED METAL COLUMNS
10. TINTED IMPACT RESISTANT WINDOWS
11. SMOOTH STUCCO WALL FINISH
12. CONCRETE EYEBROW
13. REFUSE/ RECYCLING ENCLOSURE
14. RAINWATER LEADER
15. SECONDARY OVERFLOW SCUPPER
16. SPLASH BLOCK
17. POWDER COATED METAL 4'X12' OUTRIGGERS
18. POWDER COATED HORIZONTAL PICKET RAILING
19. TONGUE AND GROOVE WOOD EAVE SOFFIT.
20. COMPOSITE 'IPE' WOOD TRELLIS ON POWDER COATED ALUMINUM FRAME.
21. COMPOSITE 'IPE' WOOD SIDING
22. 10' WIDE STUCCO BAND
23. HANDICAP ACCESSIBLE RAMP



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PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

ELEVATIONS
SEASIDE VILLAGE WEST

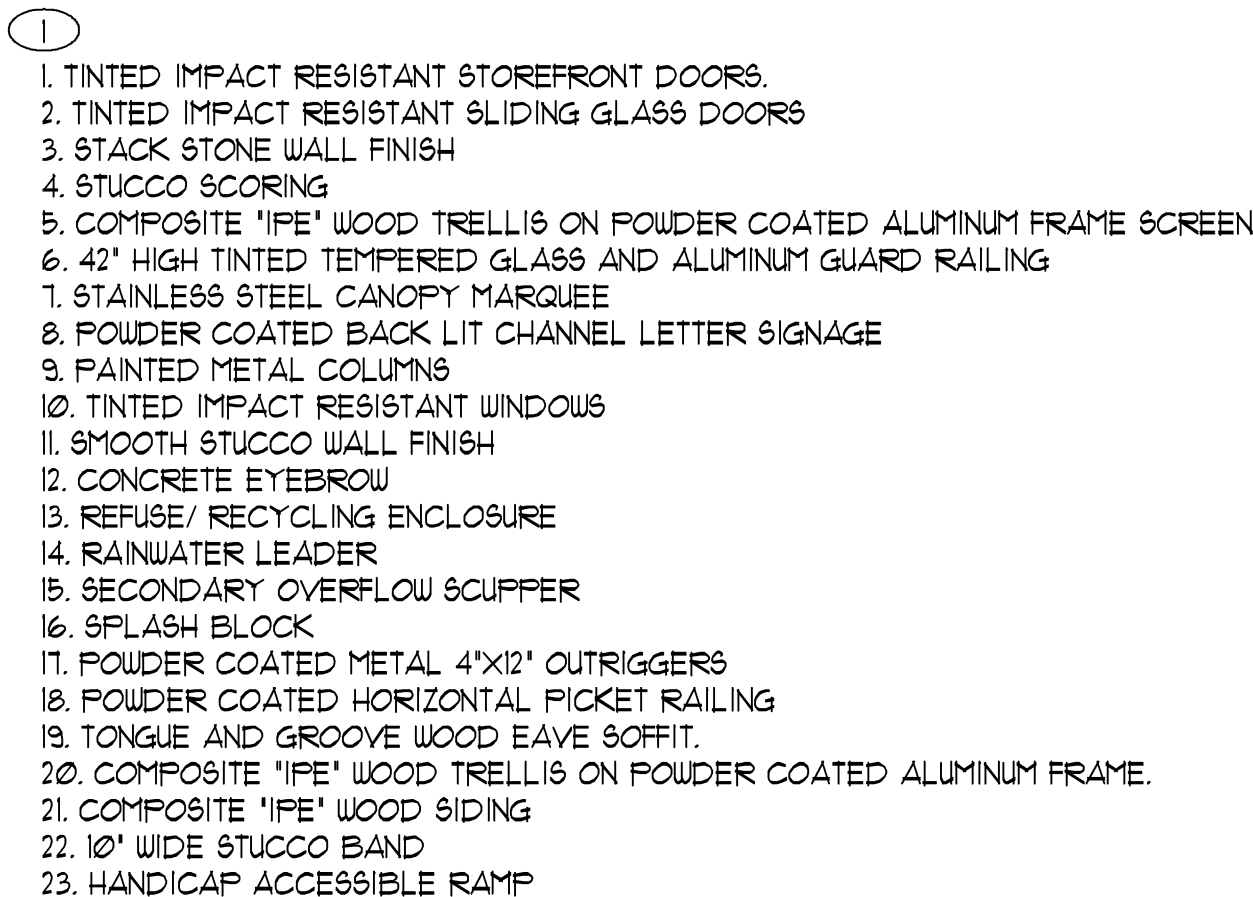
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2	12-16-13	FINAL TAC

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DATE: 10-29-12
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SHEET

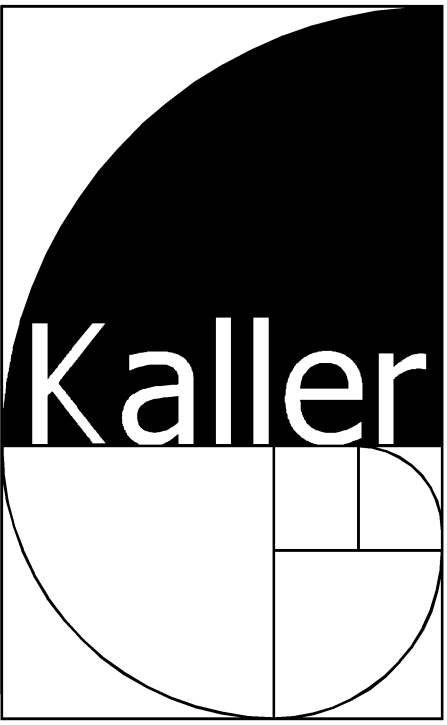
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1. TINTED IMPACT RESISTANT STOREFRONT DOORS.
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. STACK STONE WALL FINISH
4. STUCCO SCORING
5. COMPOSITE '1FE' WOOD TRELLIS ON POWDER COATED ALUMINUM FRAME SCREEN
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SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

ELEVATIONS
SEASIDE VILLAGE WEST

REVISIONS

No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC

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SHEET

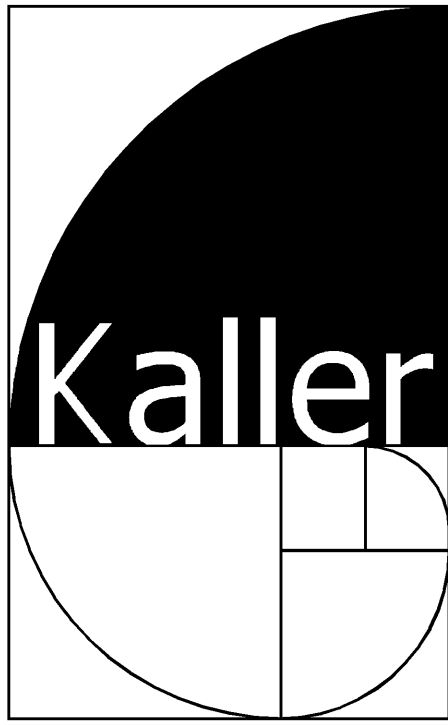
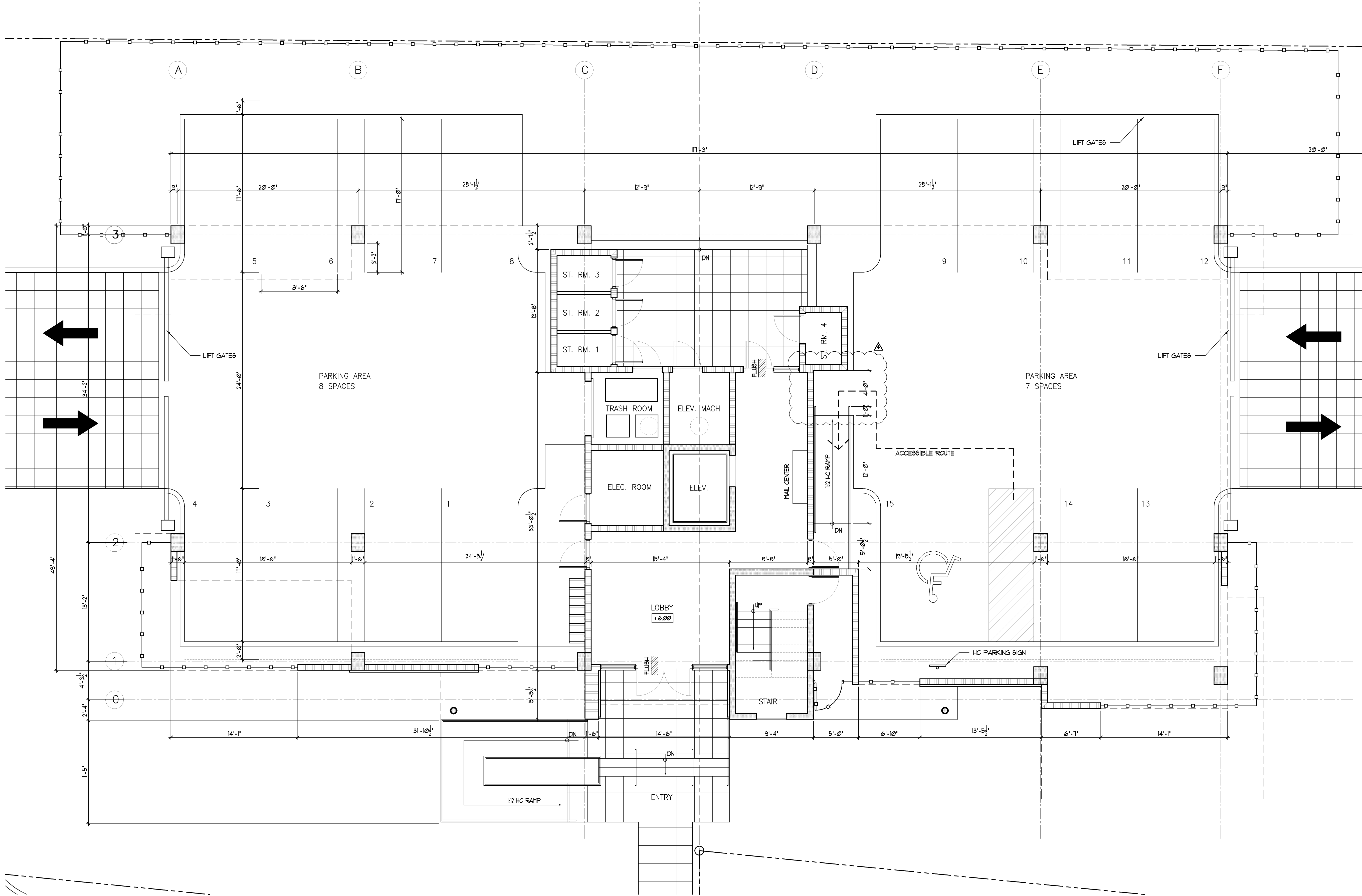
A-8

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1

FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
FLOOR PLAN
SEASIDE VILLAGE EAST

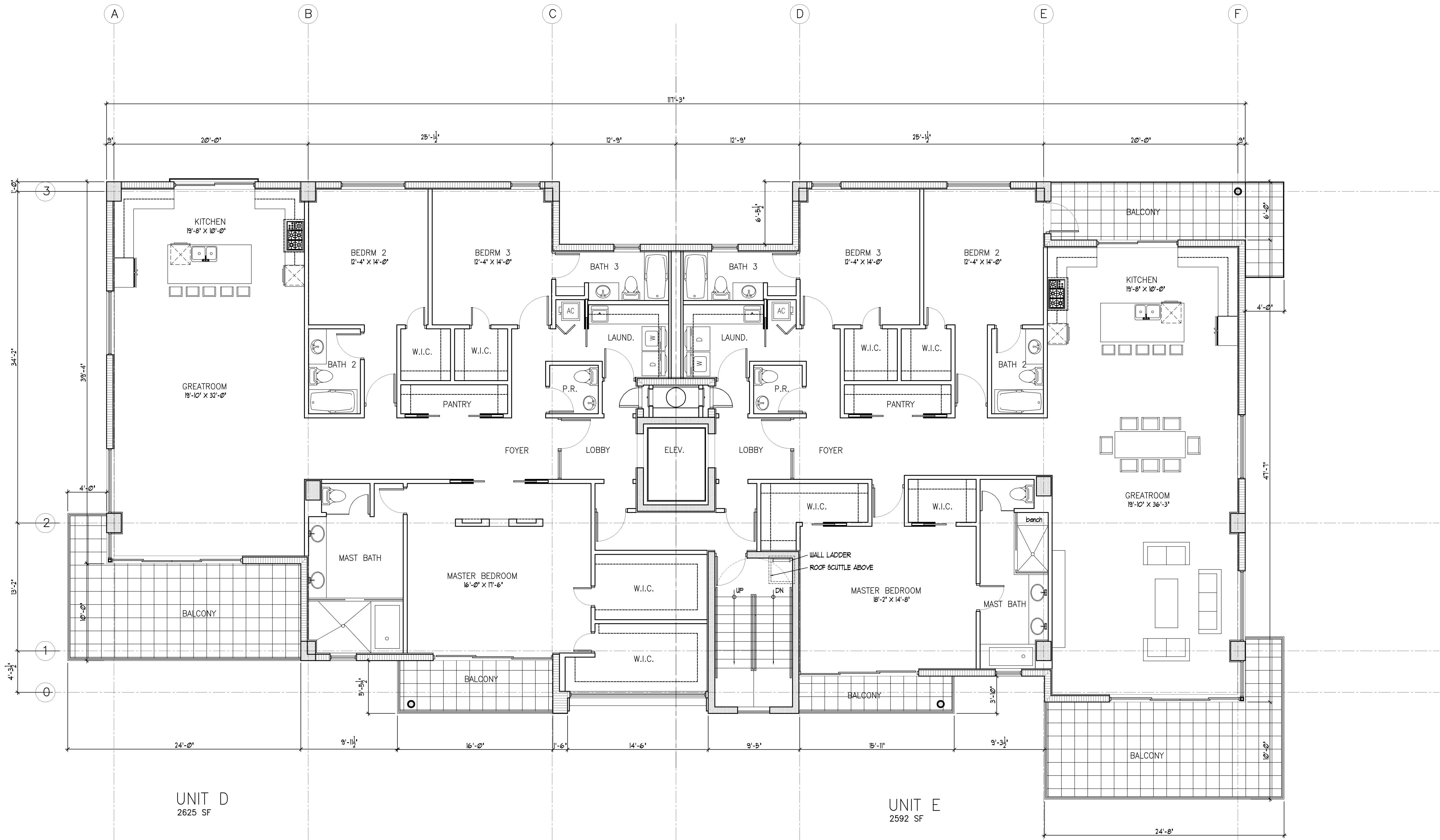
REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC
3	1-28-14	ENGINEERING

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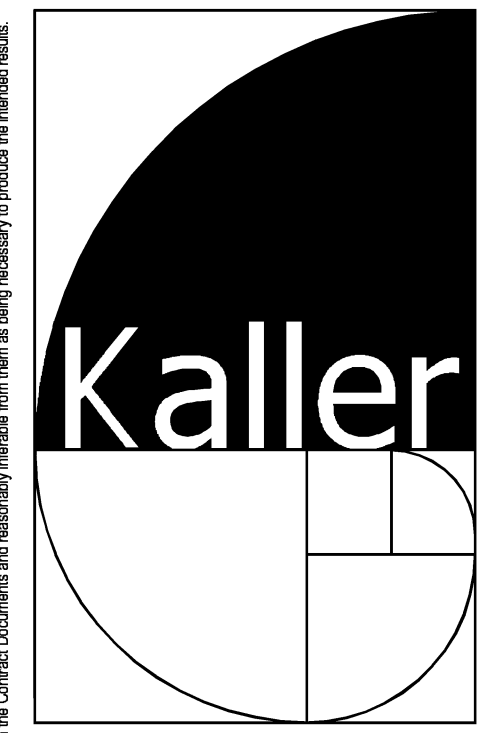
SHEET

A-13



UNIT D
2625 SF

UNIT E
2592 SF



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PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

FLOOR PLAN
SEASIDE VILLAGE EAST

REVISIONS		
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PROJECT No.: 12108
DATE: 10-29-12
DRAWN BY: TMS
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SHEET

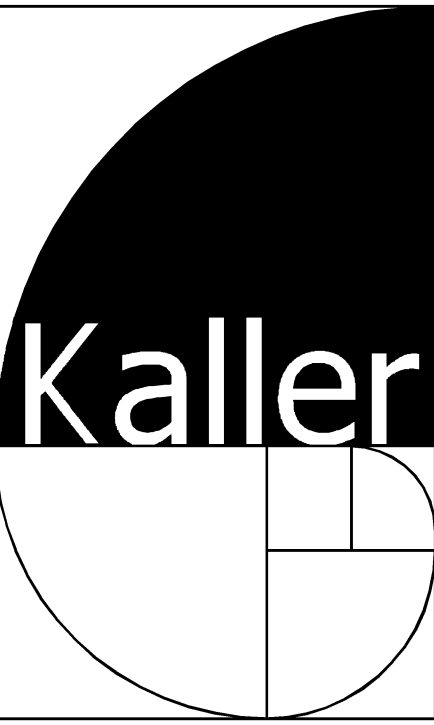
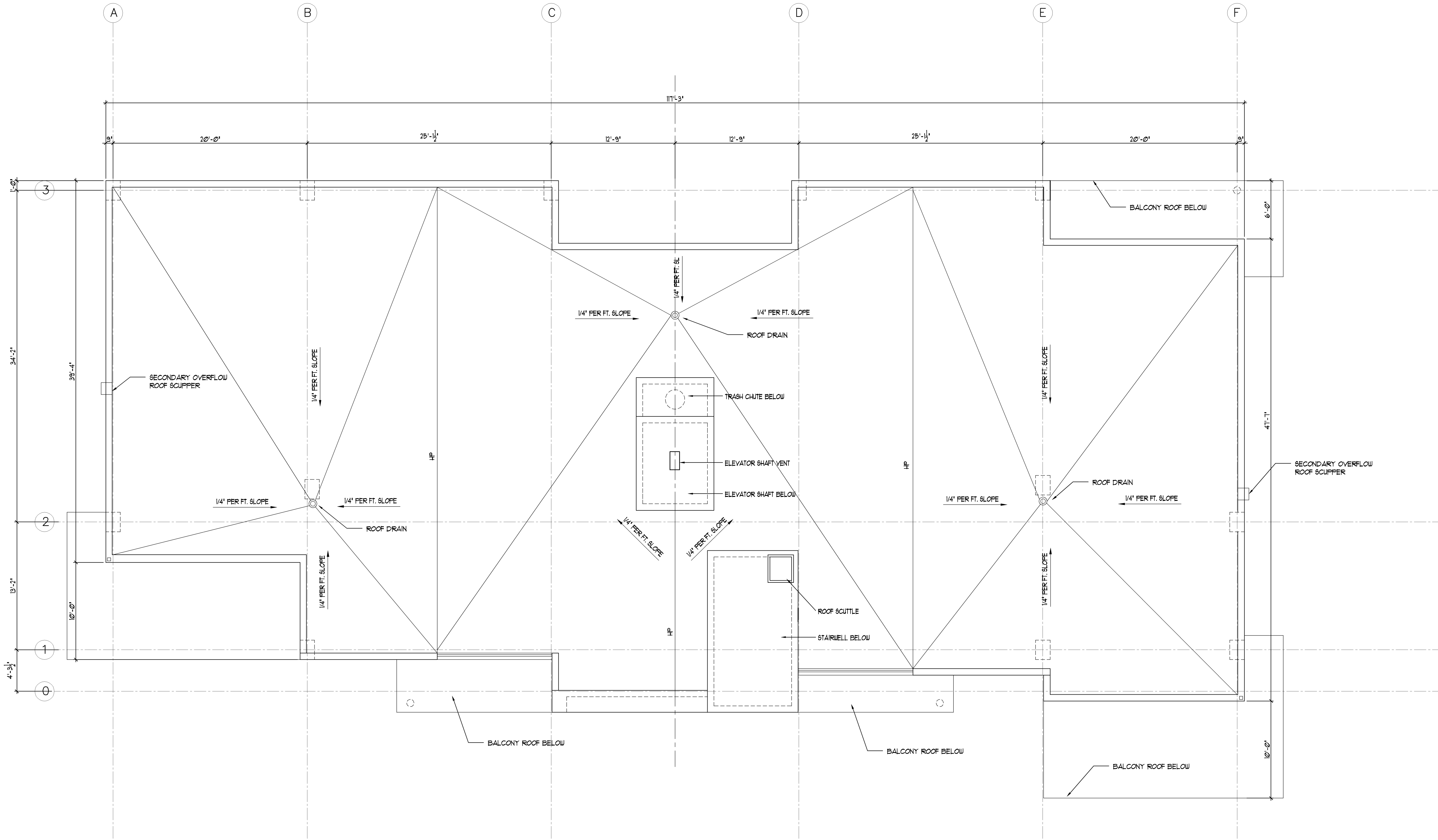
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1

ROOF PLAN

SCALE: 3/16" = 1'-0"



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PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

FLOOR PLAN
SEASIDE VILLAGE EAST

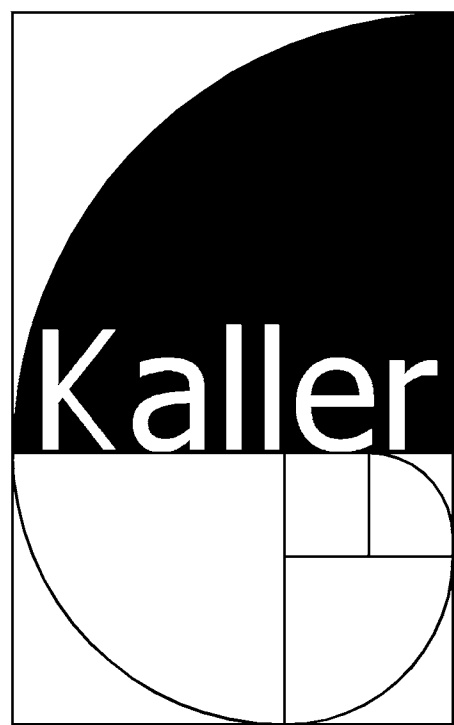
REVISIONS		
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SHEET

A-15



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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
ELEVATIONS
SEASIDE VILLAGE EAST

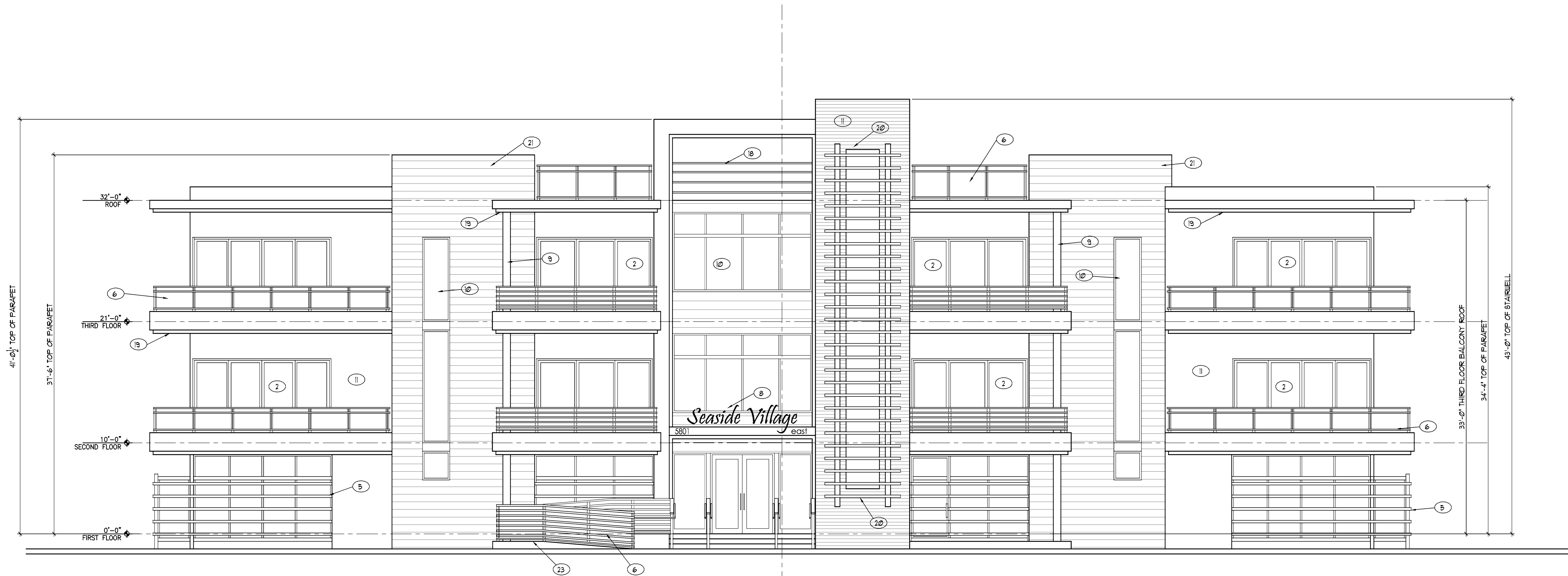
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SHEET

A-16



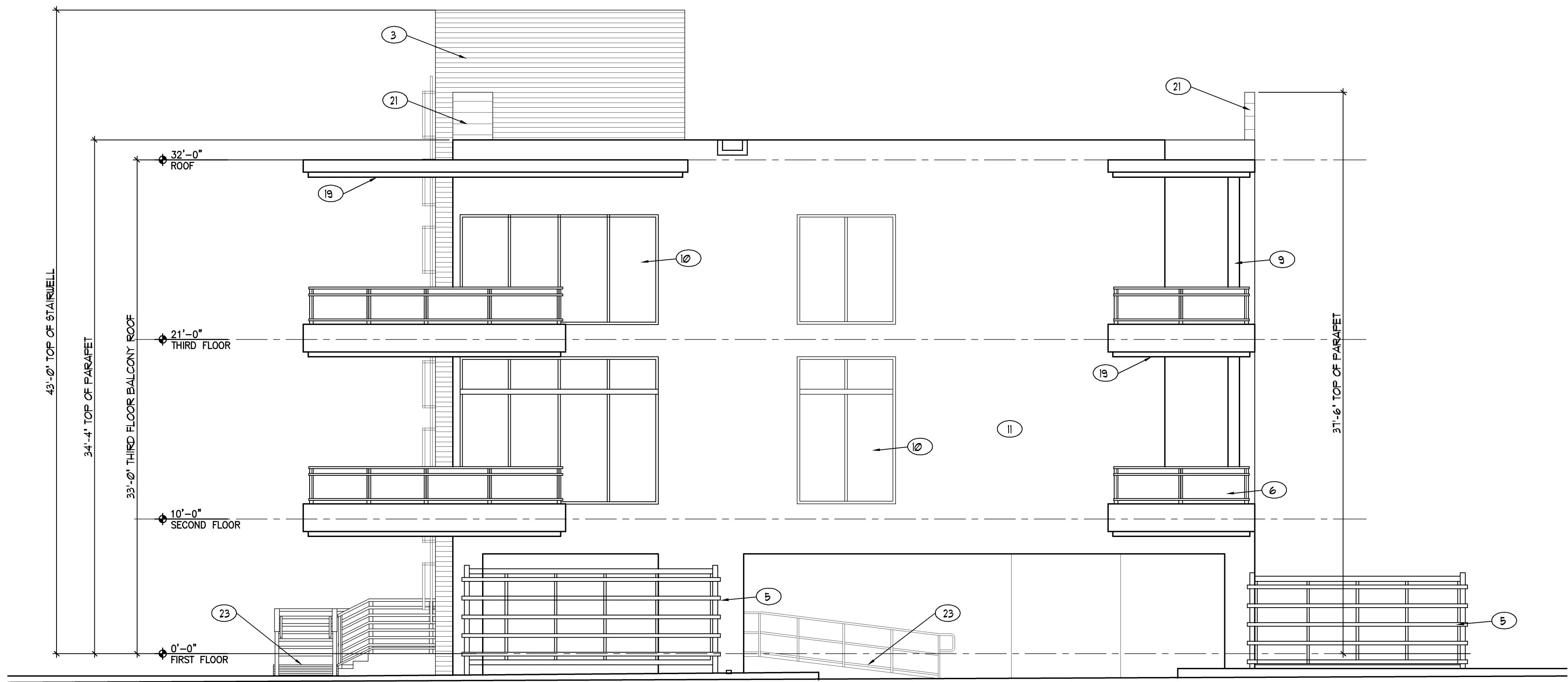
WEST ELEVATION



ELEVATION KEY PLAN

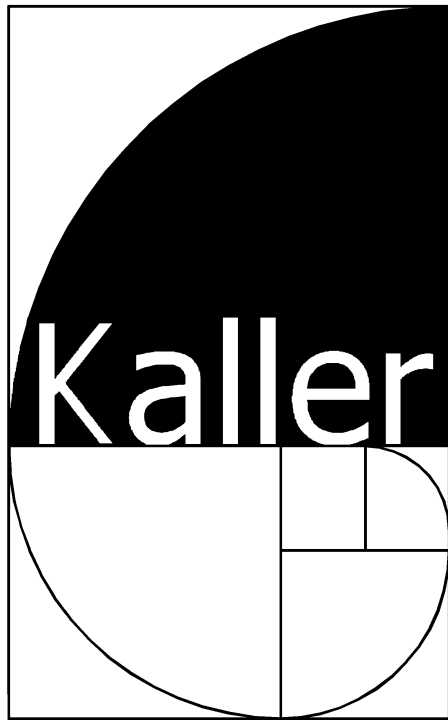
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SOUTH ELEVATION

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8. POWDER COATED BACK LIT CHANNEL LETTER SIGNAGE
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PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

ELEVATIONS
SEASIDE VILLAGE EAST

REVISIONS		
No.	DATE	DESCRIPTION
1	10-21-13	PRELIMINARY TAC
2	12-16-13	FINAL TAC

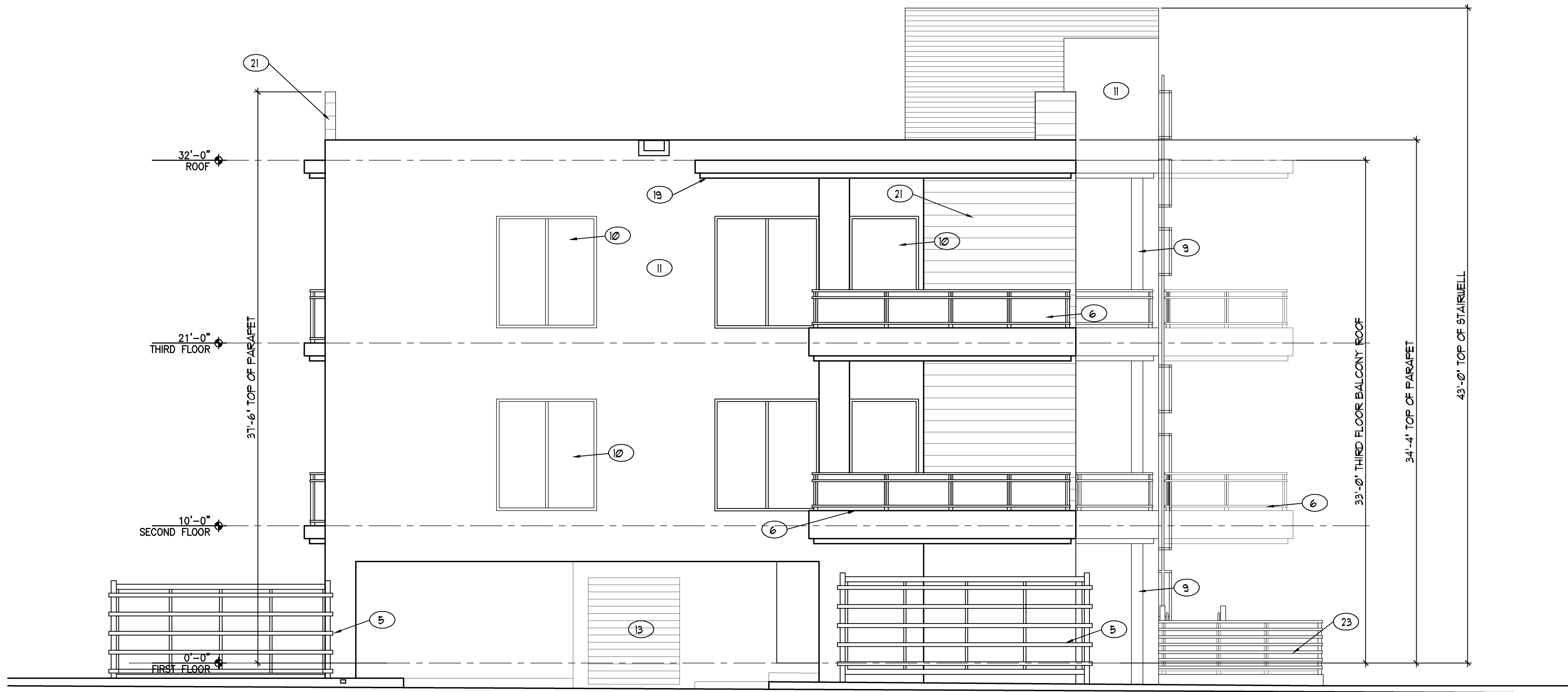
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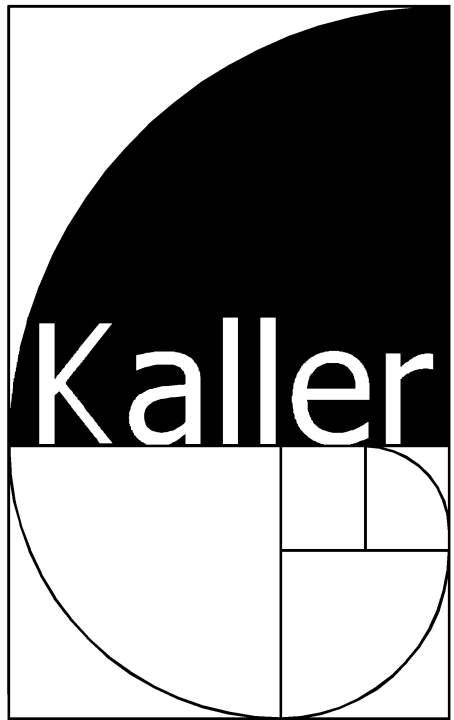
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NORTH ELEVATION

1. TINTED IMPACT RESISTANT STOREFRONT DOORS.
2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. STACK STONE WALL FINISH
4. STUCCO SCORING
5. COMPOSITE 'IPE' WOOD TRELLIS ON POWDER COATED ALUMINUM FRAME SCREEN
6. 42" HIGH TINTED TEMPERED GLASS AND ALUMINUM GUARD RAILING
7. STAINLESS STEEL CANOPY MARQUEE
8. POWDER COATED BACK LIT CHANNEL LETTER SIGNAGE
9. PAINTED METAL COLUMNS
10. TINTED IMPACT RESISTANT WINDOWS
11. SMOOTH STUCCO WALL FINISH
12. CONCRETE EYEBROW
13. REFUSE/ RECYCLING ENCLOSURE
14. RAINWATER LEADER
15. SECONDARY OVERFLOW SCUPPER
16. SPLASH BLOCK
17. POWDER COATED METAL 4"x12" OUTRIGGERS
18. POWDER COATED HORIZONTAL PICKET RAILING
19. TONGUE AND GROOVE WOOD EAVE SOFFIT.
20. COMPOSITE 'IPE' WOOD TRELLIS ON POWDER COATED ALUMINUM FRAME.
21. COMPOSITE 'IPE' WOOD SIDING
22. 10" WIDE STUCCO BAND
23. HANDICAP ACCESSIBLE RAMP



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0007239

PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
ELEVATIONS
SEASIDE VILLAGE EAST

REVISIONS		
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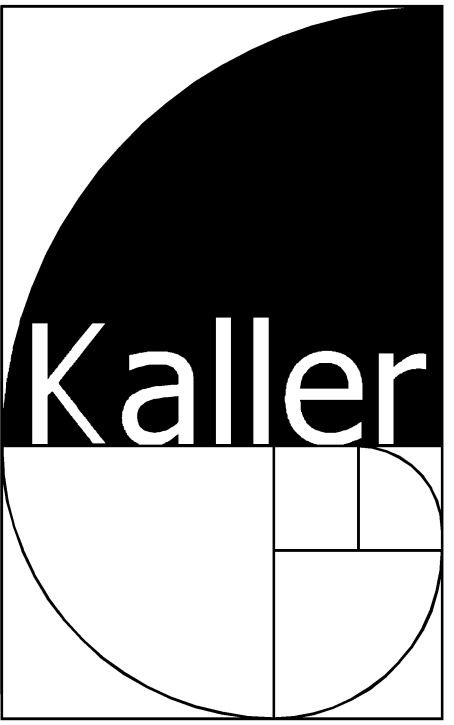
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A-18

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EAST ELEVATION

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2. TINTED IMPACT RESISTANT SLIDING GLASS DOORS
3. STACK STONE WALL FINISH
4. STUCCO SCORING
5. COMPOSITE 'LIFE' WOOD TRELLIS ON POWDER COATED ALUMINUM FRAME SCREEN
6. 42" HIGH TINTED TEMPERED GLASS AND ALUMINUM GUARD RAILING
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8. POWDER COATED BACK LIT CHANNEL LETTER SIGNAGE
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21. COMPOSITE 'LIFE' WOOD SIDING
22. 10" WIDE STUCCO BAND
23. HANDICAP ACCESSIBLE RAMP



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PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

ELEVATIONS
SEASIDE VILLAGE EAST

REVISIONS		
No.	DATE	DESCRIPTION
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2	12-16-13	FINAL TAC

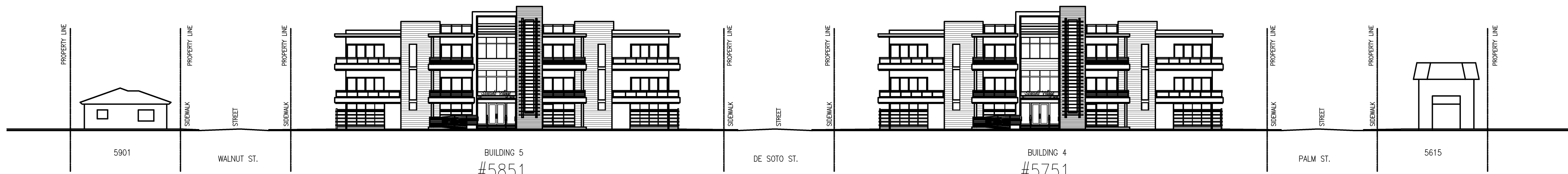
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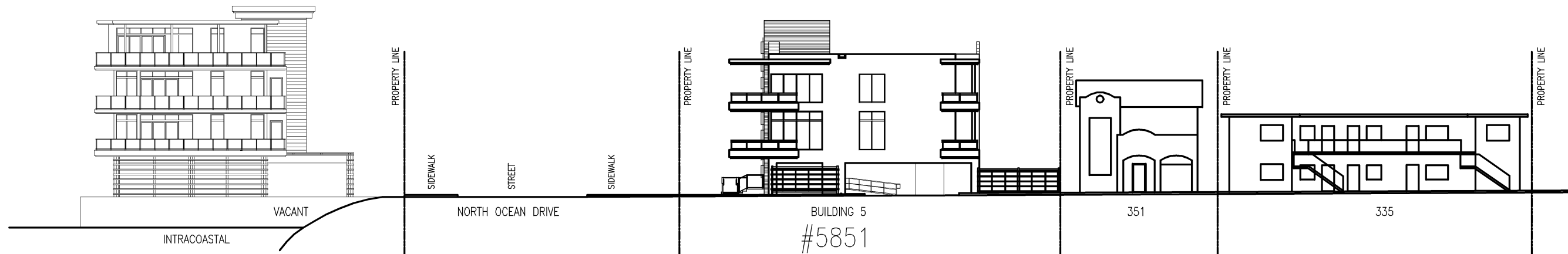
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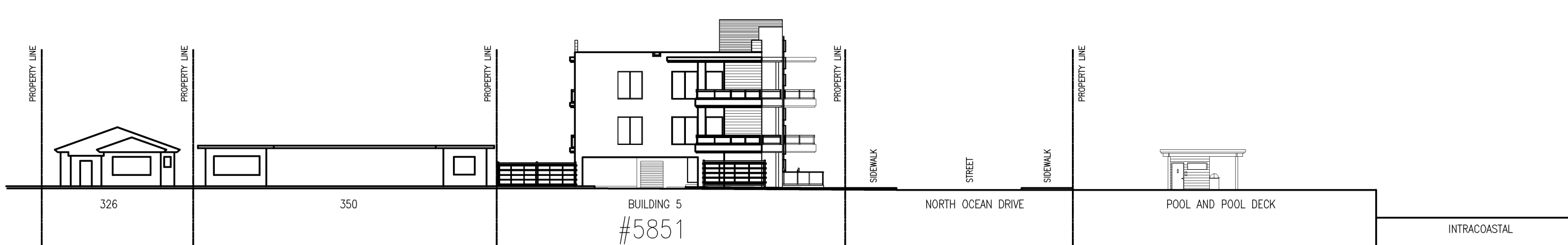
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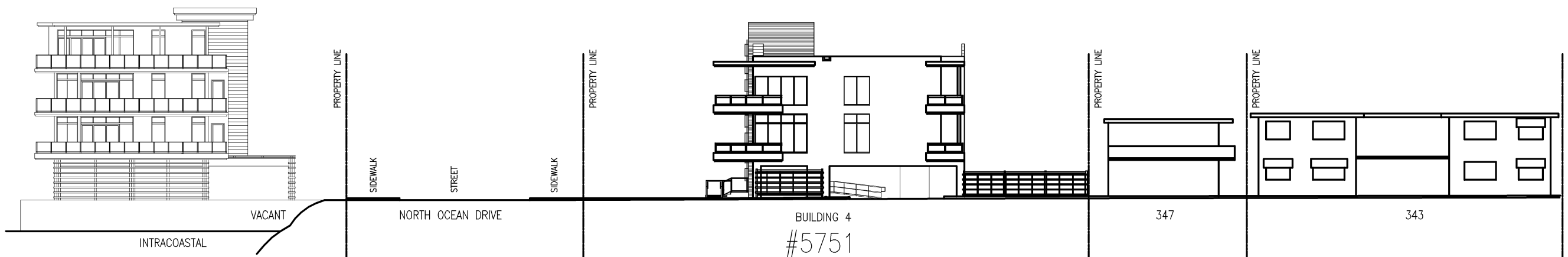
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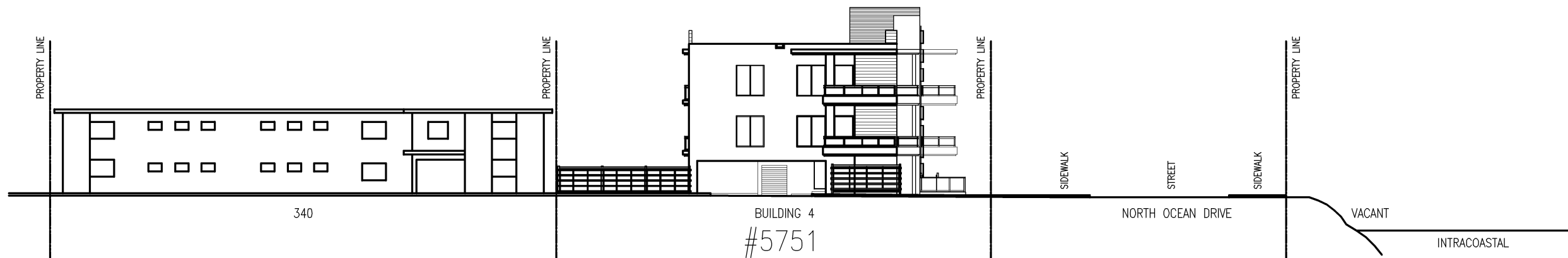
DE SOTO STREET CONTEXTUAL ELEVATION LOOKING NORTH



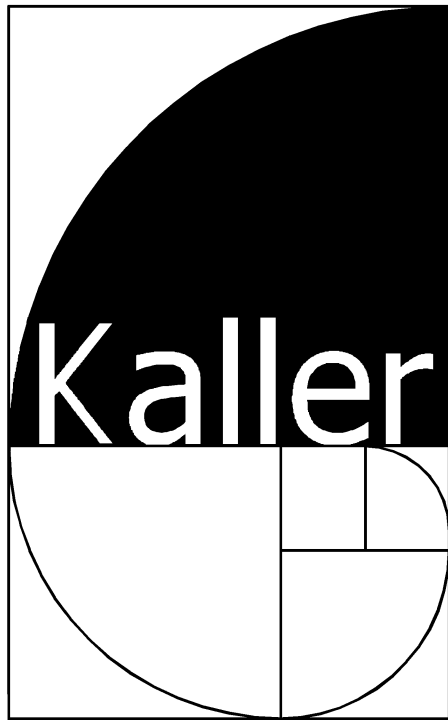
WALNUT STREET CONTEXTUAL ELEVATION LOOKING SOUTH



PALM STREET CONTEXTUAL ELEVATION LOOKING NORTH



DE SOTO STREET CONTEXTUAL ELEVATION LOOKING SOUTH



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PROJECT TITLE

SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE

CONTEXTUAL STREET
ELEVATIONS

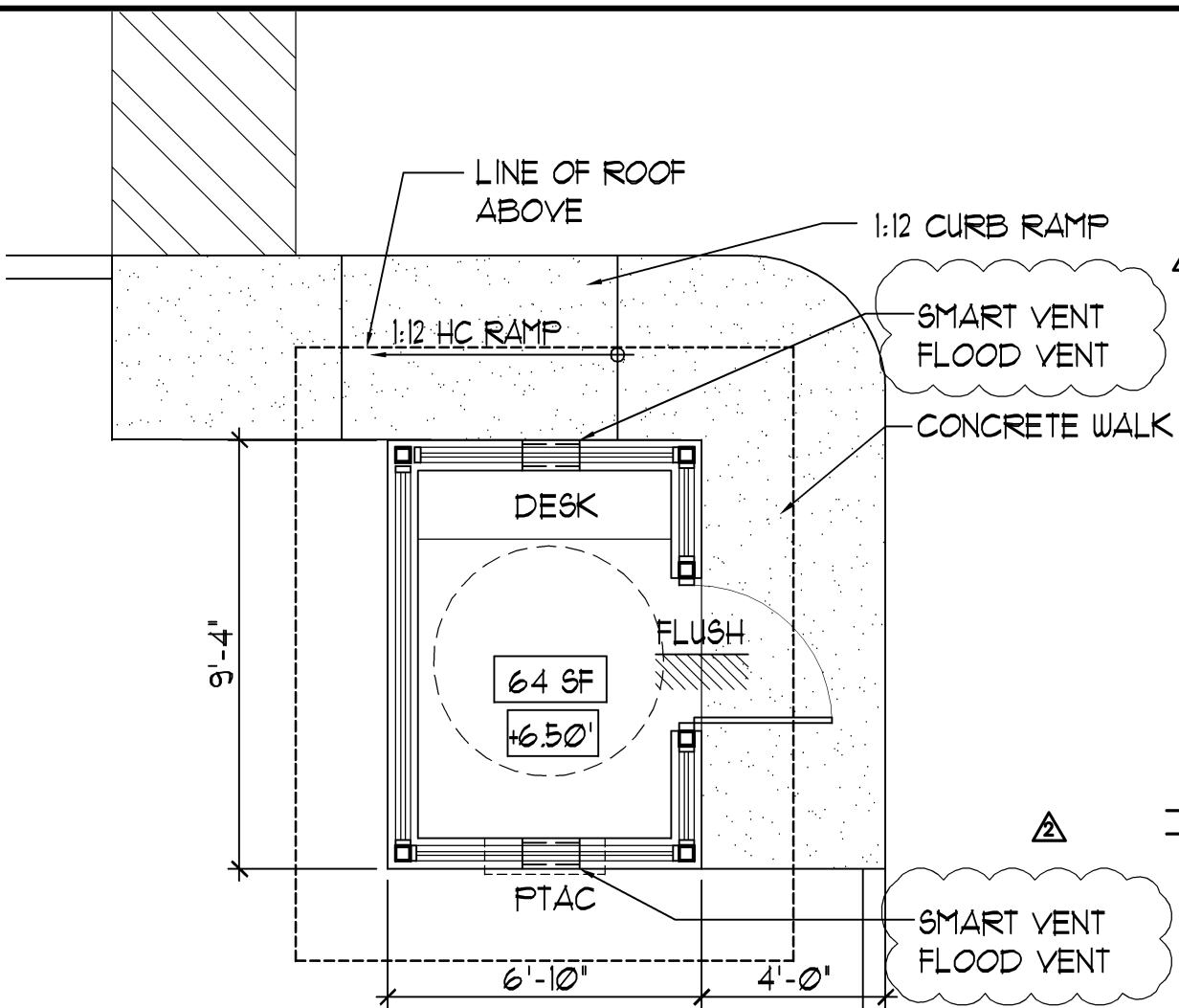
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2	12-16-13	FINAL TAC
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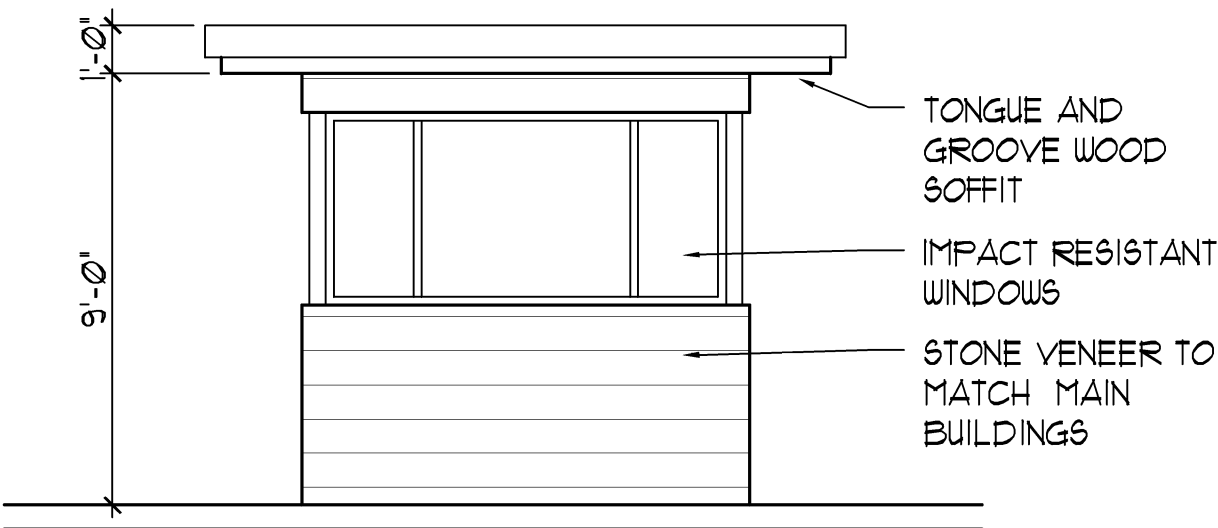
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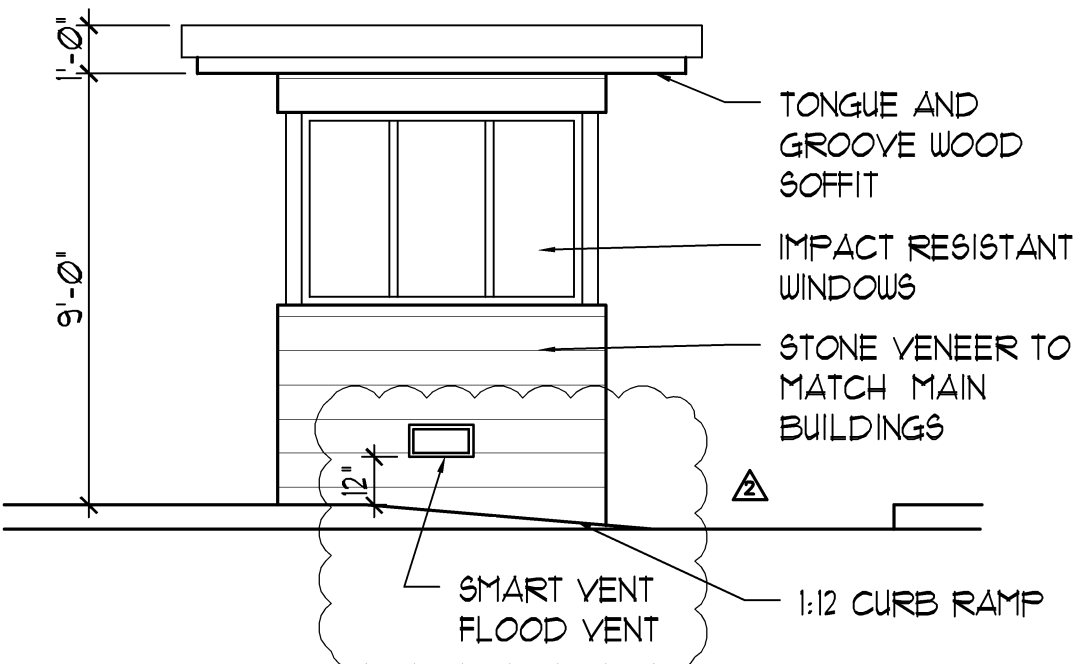
FLOOR PLAN



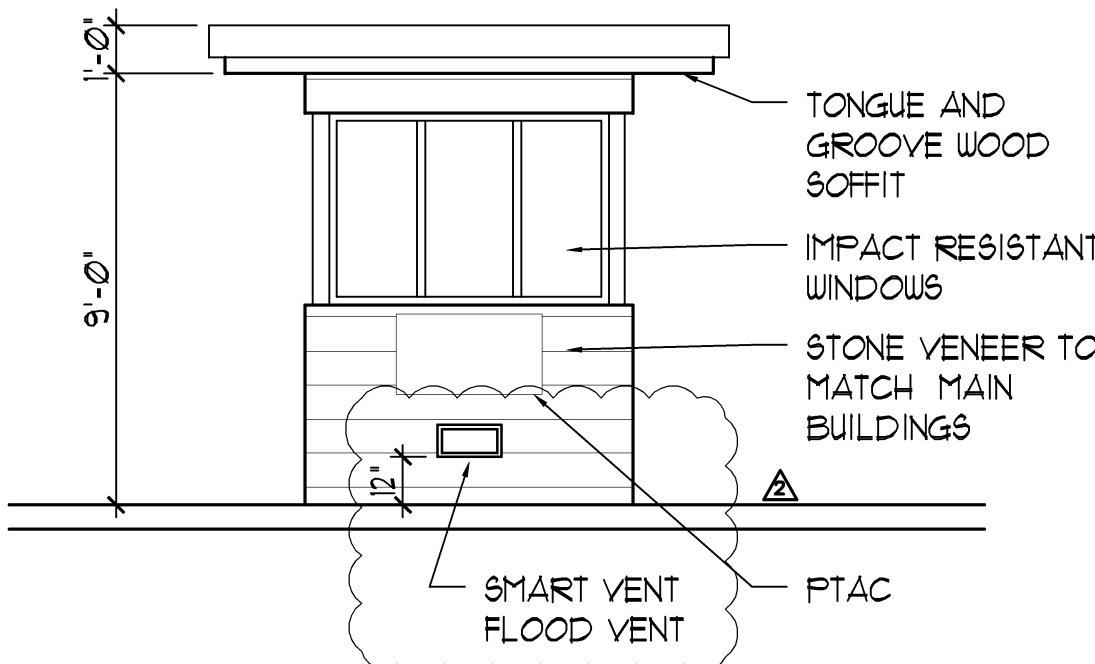
SOUTH ELEVATION



NORTH ELEVATION



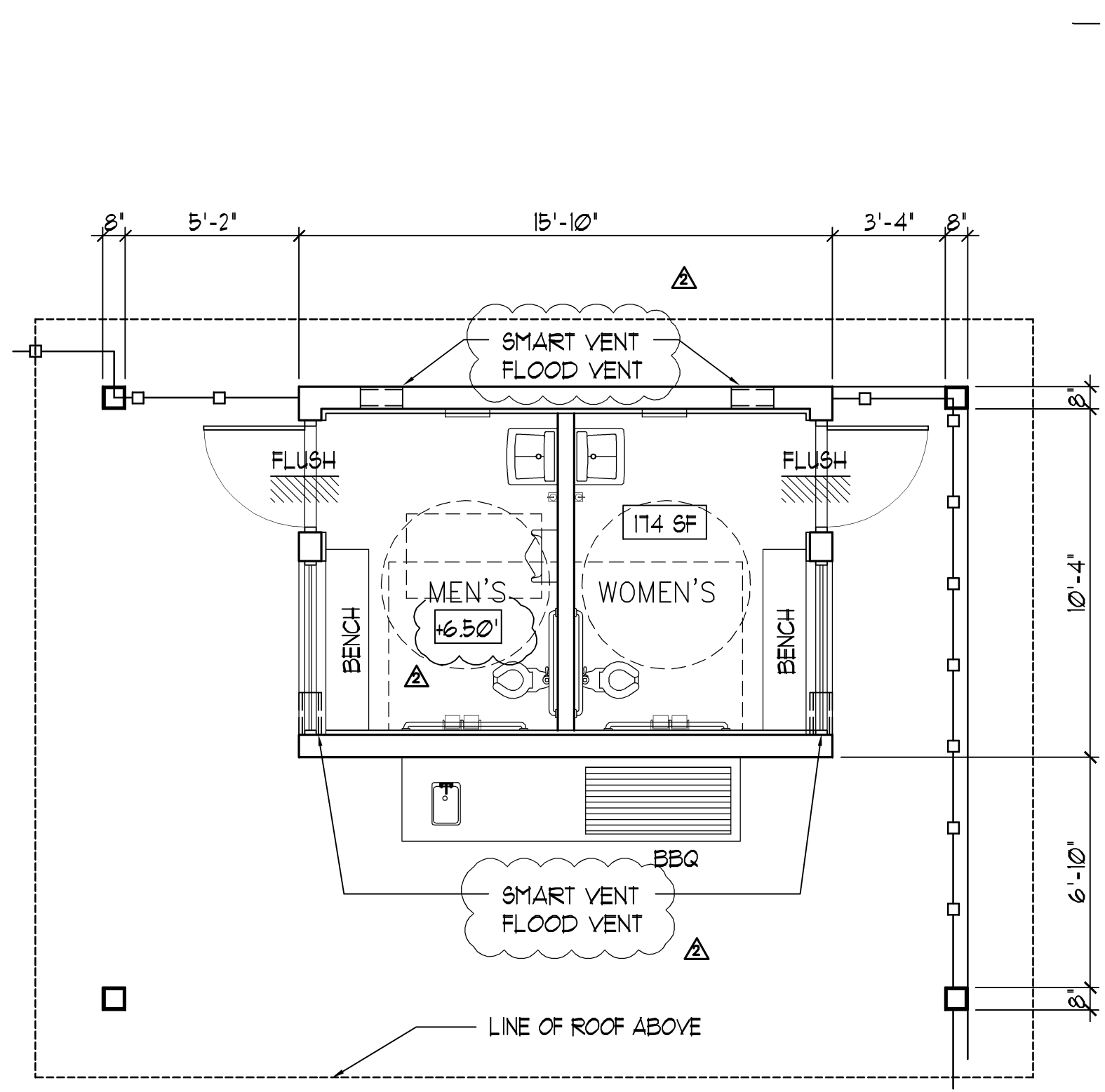
EAST ELEVATION



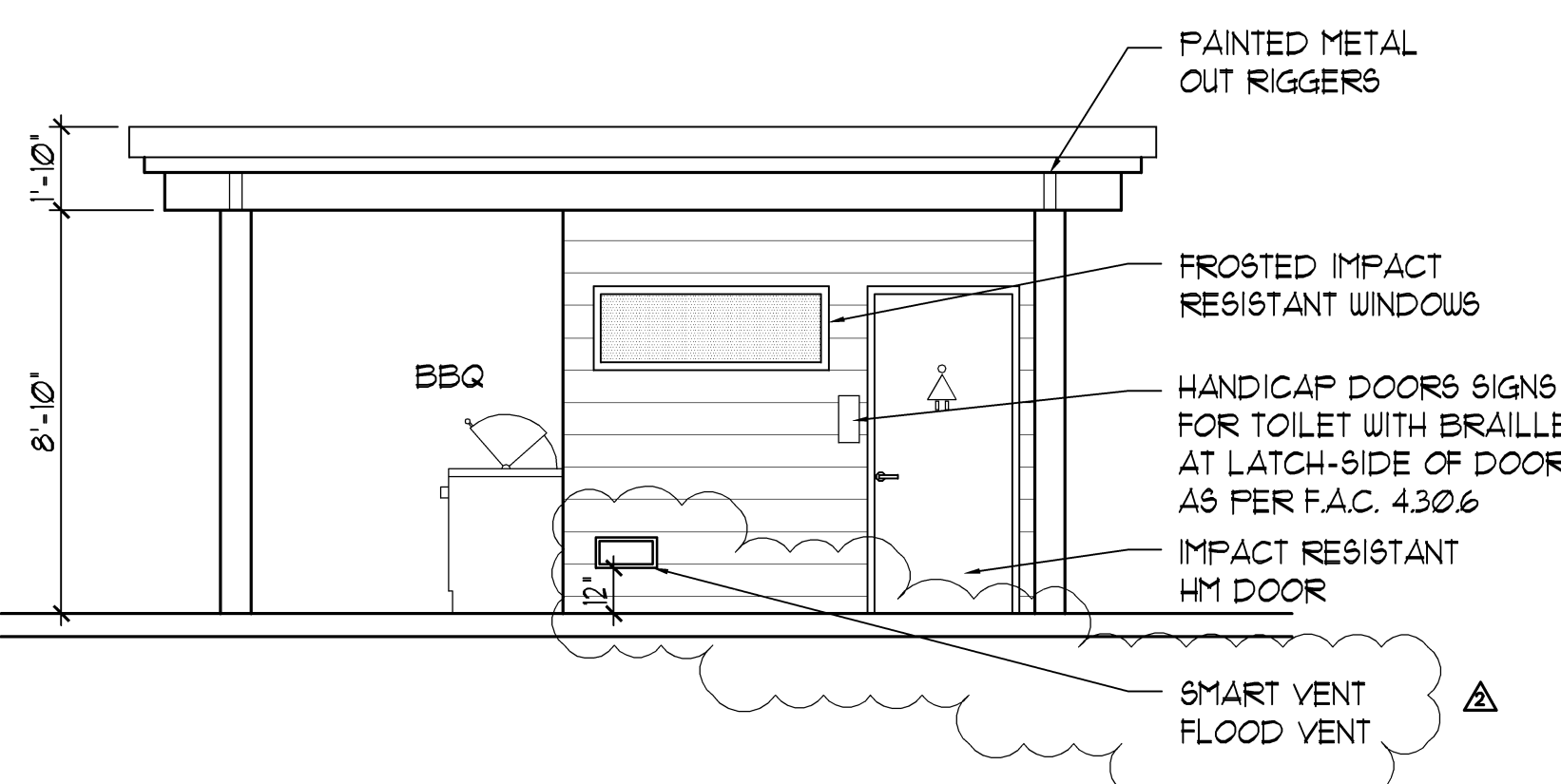
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1 GUARD HOUSE

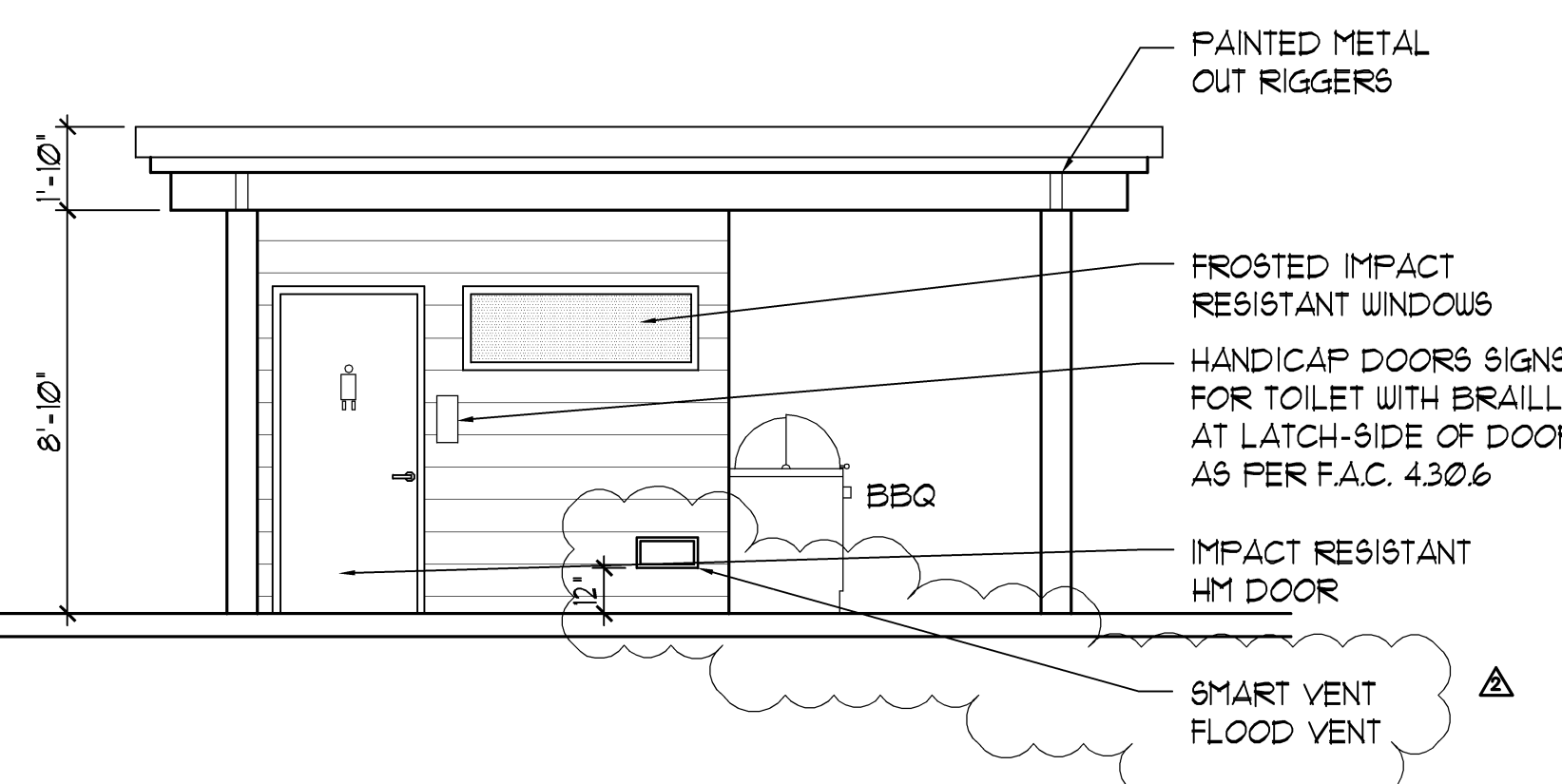
SCALE: 1/4" = 1'-0"



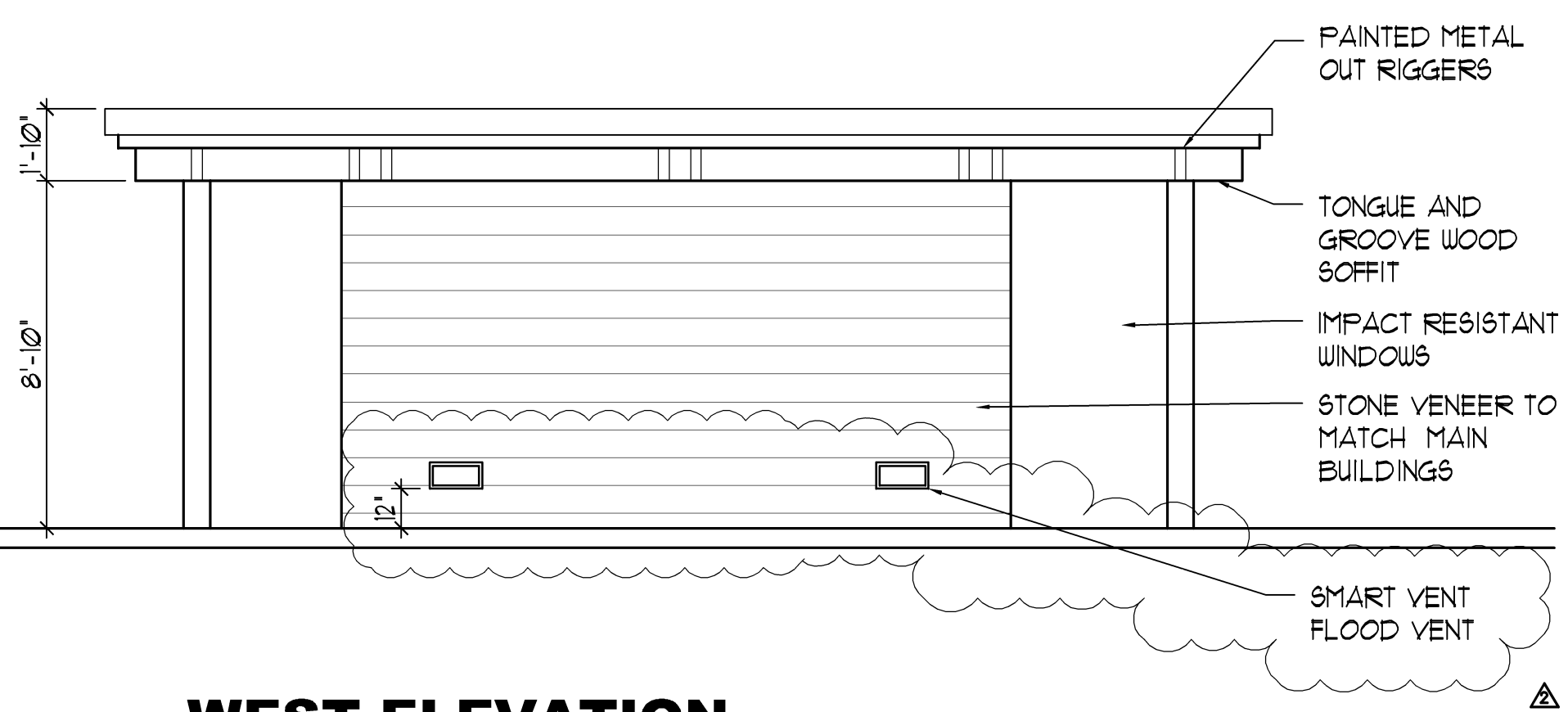
FLOOR PLAN



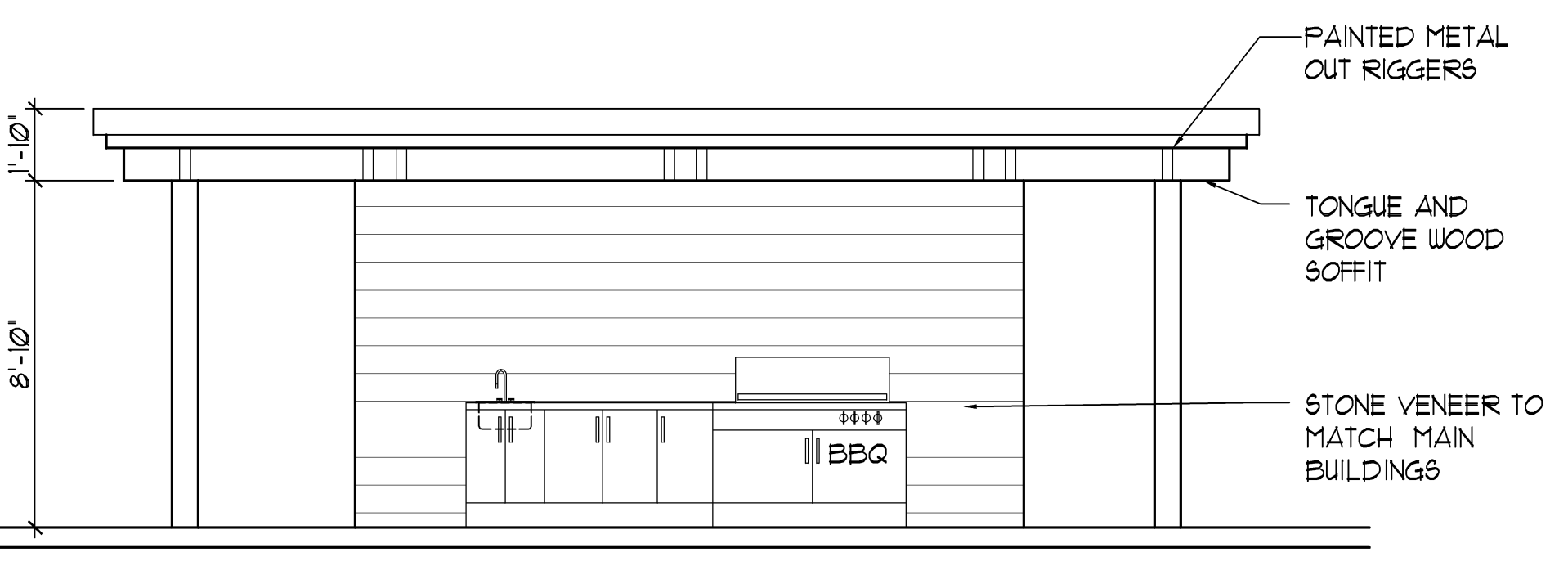
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

1 POOL BATH

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

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PROJECT TITLE
SEASIDE VILLAGE
6024 N. OCEAN DRIVE
HOLLYWOOD, FL 33019

SHEET TITLE
GUARD HOUSE AND POOL
BATHS AND SIGNAGE

REVISIONS		
No.	DATE	DESCRIPTION
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2	12-16-13	FINAL TAC

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SHEET
A-21

ATTACHMENT B

Land Use and Zoning Map



**PLANNING AND
DEVELOPMENT SERVICES**

Legend

Subject Property

Streets

Major Roads

ZONING

BRT-25

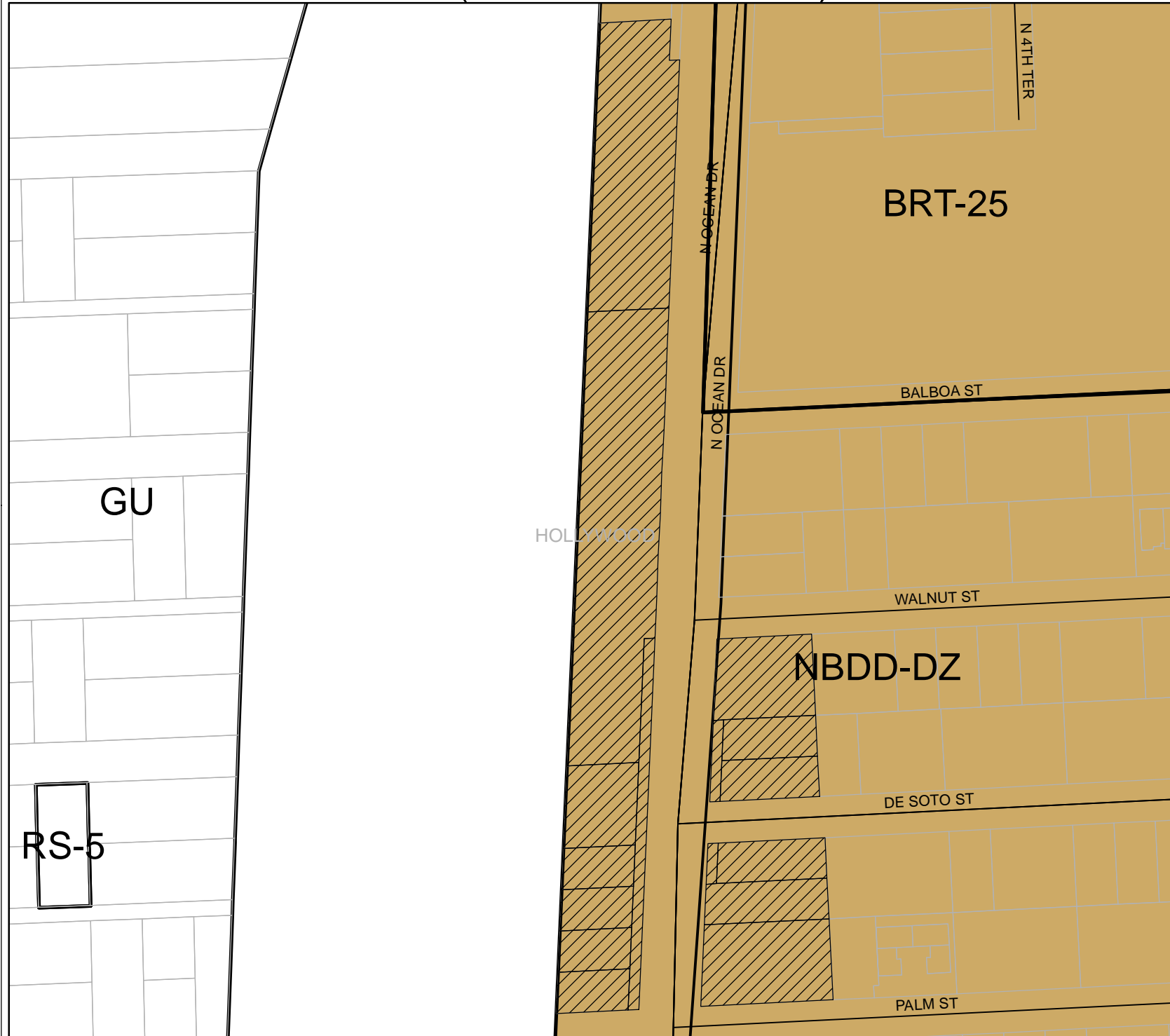
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NBDD-DZ

RS-5

LAND USE

MHRES



0 30 60 120 Feet



ATTACHMENT C

Existing Zoning Regulations

§ 4.2 Multiple Family Districts.

E. NBDD North Beach Development District (NBDD-DD and NBDD-CZ).

1. District purpose: to provide for and encourage appropriate residential, resort, hotel, motel, tourist uses (including ecotourism), and accessory uses within a coastal environment with unique natural, physical and man made features.

2. District objectives:

a. To provide for a development pattern and intensity that allows reasonable use of land considering the environmental resources and limitations that constrain development of the district;

b. To ensure that public access, both physical and visual, to the beach and associated natural resources, is maintained or enhanced;

c. To ensure that the environmental quality of the area is maintained and is not degraded by potential development;

d. To maintain or enhance the ocean, beach, dune and natural vegetation systems and to minimize any detrimental or adverse effects to these systems that might be occasioned by potential development;

e. To encourage a desirable mix of development uses, types and intensities that are harmonious with each other and with the natural characteristics of the area;

f. To utilize land efficiently and to promote high quality design and development;

g. To provide for adequate open space areas; and

h. To provide adequate transportation and circulation systems to meet the needs of the area, while preventing the overburdening of internal and through streets, including Highway A1A.

3. Establishment of zones: In order to achieve the above objectives and intent of the district, the NBDD is divided into two zones:

a. The North Beach Development District Development Zone (NBDD-DZ); and

b. The North Beach Development District Control Zone (NBDD-CZ).

4. Transferable development rights. Any owner of property in the North Beach Development District Control Zone may, in lieu of developing their property, dedicate it to the city for maintenance as public open space in exchange for which the owner may sell or transfer their unused development rights to property in the North Beach Development District Development Zone; however, the minimum parcel size to be dedicated and for which development rights may be transferred shall be one lot. Unused development rights for purposes of transfer or sale will be computed according to the following:

a. Property dedicated to the city for maintenance as public open space: 32.5 dwelling units per acre. In order to make use of this provision, the owner of property in the Control Zone must dedicate the property to the city in accordance with procedures and legal requirements designated by the City Attorney and on forms prescribed by the Attorney. All documents must be recorded with the Clerk of the Circuit Courts of Broward County, Florida;

b. Development rights pursuant to this section shall be deemed to “run with the land”; shall survive condemnation by the city; and shall be transferable by the city or by private property owners. The City Commission shall formulate and adopt appropriate regulations to guide the implementation of this provision consistent with the language herein and the intent of this article; and

c. Any owner of property in the Development Zone who is the recipient of transferred development rights, may thereafter develop his/her property at the maximum density permitted including the amount of acquired dwelling units. In all cases, however, the property owner in the Development Zone must conform with the development standards in this section.

5. Planned unit development. Any owner of property in excess of two acres, in the Development Zone only, may develop pursuant to the Planned Unit Development District (See § 4.16). Where any provision of these regulations imposes restrictions different from those imposed by the Planned Unit Development ordinance, whichever provisions are more restrictive or impose higher standards shall control. An application for Planned Unit Development in the development zone shall include all contiguous holdings of the applicant under the same ownership with an indication of the portion proposed to be subdivided, re-subdivided or developed immediately and that proposed for later phases of development. A general plan shall be submitted for all such contiguous land at the time of initial application. For the purpose of this section, land separated only by public right-of-way shall be deemed to be contiguous.

6. Control zone: Development standards.

Main Permitted Uses	Maximum Density	Special Exception	Accessory Uses	Prohibited Uses
Single-Family Dwelling Bed and Breakfast Inn	One Single-Family Dwelling per site. Bed and Breakfast Inn - 32.5 units acre	None	Any Use that is customarily associated with the Main Permitted Use.	Any Use that is not listed as a Main Permitted Use.

Minimum Lot Area	Minimum and Maximum Lot Area*	Maximum Bldg. Height
5800 sq. ft., or as platted	Minimum: 1 lot Maximum: 2 lots	33 ft. not to 3 stories

* Sites which are platted and developed prior to the effective date of this ordinance shall be considered as legal non-conforming.

Setback regulations.

Front	Rear	Side/Interior or facing a street or right-of-way
25 ft. (Surf Rd.)	15 ft min, 15% of lot depth whichever is greater	7.5 ft. The setback area shall provide an unobstructed view of the ocean.

Sites shall not exceed one platted lot. However, those sites which exceed one platted lot at the effective date of this ordinance shall be considered as legal non-conforming and may be developed in accordance with these regulations.

7. Development zone regulations.

A. Main permitted uses.

Main Permitted Use	Max. Density (units per acre)	Min./Max.Lot Area*, ***	Min Floor Area (sq. ft.)	Maximum Height (ft.)**
Single Family Dwelling	1 dwelling unit per site	Minimum: 1 platted lot Maximum: 3 platted lots	1,000	33 ft. but not to exceed 3 stories
Multiple Family (Apt., Duplex, Townhouse)	18	Minimum: 1 platted lot Maximum: 3 platted lots	Apt. 500 min. 750 avg. Duplex 500 Townhouse 1,200	33 ft. but not to exceed 3 stories
Hotel or Motel	32.5	Minimum: 1 platted lot	15% of units=300-335 sq. ft.	33 ft. but not to exceed 3 stories
Bed and Breakfast Inn		Maximum: 3 platted lots	85% of units=335+ sq. ft.	
Restaurant with frontage on the Intracoastal	N/A	Minimum: 1 platted lot Maximum: 3 platted lots	N/A	33 ft. but not to exceed 3 stories
Any combination of above	Combined density shall not exceed the prorated maximum density for each main permitted use	Minimum: 1 platted lot Maximum: 3 platted lots	Apt. 500 min. 750 avg. Duplex 500 Townhouse 1,400 Hotel Units: 15% of units=300-	33 ft. but not to exceed 3 stories

			335 sq. ft. 85% of units= 335+ sq. ft.	
Lots facing A1A between Franklin and Cambridge: in addition to the above permitted uses may include parking garages with retail on the ground floor or retail with hotel or multiple family above	See above	Minimum: 1 platted lot Maximum: 4 platted lots	See above	33 ft. but not to exceed 3 stories

* Developments may contain no more than 4 platted lots if the project is double fronted with no more than 2 platted lots on each street.

** Note: See subsection (d) for existing height regulations

*** Sites which exceed the maximum set forth above at the effective date of this ordinance shall be considered as legal non- conforming and may be developed in accordance with these regulations.

B. Accessory uses.

1. Any use that is customarily associated with a Main Permitted Use.

2. Satellite parking lots and garages.

a. Permitted pursuant to regulations listed in § 4.22.

b. May be located outside of the city, and have parking spaces that are counted towards the required parking for main permitted or accessory uses located in the NBDD. This exception is subject to (1) the approval of a shuttle plan by the Community Planning Director prior to the issuance of a building permit, occupational license, certificate of use or other governmental approval, whichever is required first during the permitting process; and (2) a covenant running with the land on forms approved by the City Attorney that unifies the use that requires the parking and the land on which it is located; or if the land is leased, a covenant recorded against the main permitted uses, or accessory use property placing future purchases on notice that some or all of the required parking is being provided through the subject lease.

c. The design solution for garages shall utilize elements that are typically found in multiple family buildings, offices and hotel structures. These elements may include architectural treatments, such as but not be limited to, the placement of windows, screens, silhouettes, roofing materials (concrete tile, barrel tile, mansard or gabled roofs), and moldings defining the various levels. The landscape plan shall be designed to provide heavy screening of blank walls and unattractive areas of a site or building. A foundation planting shall be designed to create a landscaped separation between pavement and building

walls and to consist of landscape vertical elements, transition shrubs and groundcovers. Pedestrian connections from the garages to the public sidewalk shall be landscaped.

d. Development regulations for parking lots and garages are listed in § 4.22.I.

C. Special exceptions: None.

D. Sites that exceed the maximum number of lots and size requirements and which are owned by one entity prior to the effective date of this ordinance are considered as legal non-conforming with regard to lot size and number.

E. Setback regulations.

Number of Platted Lots	Front (ft.)	Each Side* (ft.)	Rear (ft.)
1 lot	25	5	15.0
2 lots	25	10	17.5
3 lots or more	25	15.0** * add 5 ft. if facing a street ** For legal non-conforming lots as to the maximum number of lots, add 5 additional ft. at each side for every lot above 3 lots, however the total setback for any one side yard shall not exceed 30 ft. Sideyard setback areas along the intracoastal shall provide an unobstructed view of the water.	20.0

F. Visual Access to the Public Beach and Intracoastal waterway. Each development shall be designed to provide visual access through the property to the public beach and intracoastal waterway in the setback areas. Improvements, including but not limited to opaque fences, sheds and canopies shall not be placed in the setback areas in such a manner that prevents the visual access through the property to the beach or intracoastal waterway.

ATTACHMENT D

Proposed Zoning Regulations

§ 4.15 PD Planned Development District.

A. Purpose of (PD) Planned Development District. To permit larger tracts of land under unified control to be planned and developed as a whole (as a single operation or an approved series of operations) with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. Planned Developments are recognized as serving the public interest and are encouraged because they:

1. Allow diversification of uses, structures and open spaces when not in conflict with existing and permitted land uses on abutting properties;
2. Allow mixed uses establishing compatible combinations of residential with commercial and/or office uses and supporting facilities;
3. Promote resort qualities of the City by encouraging planned resort communities;
4. Reduce improvement costs through a more efficient use of land and a smaller network of utilities and streets than is possible through application of standards contained in conventional land development regulations;
5. Conserve the natural amenities of the land by encouraging the preservation and improvement of scenic and functional open space;
6. Provide maximum opportunity for application of innovative site planning concepts to the creation of aesthetically pleasing environments for living on properties of adequate size, shape and location;
7. Insure that development will occur according to limitations of land use, site design, population density, building coverage, improvement standards and construction phasing authorized through the approval of a master development plan; and
8. Insure that development will occur within the guidelines and intent of the Hollywood Comprehensive Plan. Planned Developments are equally adaptable to new development, redevelopment and conservation of land, water and other City resources.

B. Definition. A Planned Development is land under unified control, planned and developed as a whole in a single development operation or an approved, programmed series of development operations. It may include principal and accessory uses and structures substantially related to the character of the development itself and the surrounding area of which it is a part. Planned Development Districts are not permitted in the Beach or Downtown Districts of the Community Redevelopment Agency.

C. Unified control. All land included for the purpose of development within a Planned Development District shall be under the control of the applicant (an individual, partnership or corporation, or group of individuals, partnerships or corporations). The applicant shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed Planned Development which shall be certified by the Growth Management Department. The applicant shall agree in the application for rezoning to the following:

1. To proceed with the proposed development according to the provisions of these regulations, conditions attached to the rezoning of the land to Planned Development, and the approved master development plan;
2. To provide, subsequent to rezoning and prior to the issuance of a building permit, any agreements, contracts, covenants, deed restrictions or sureties as reasonably deemed necessary by the

City, and in a form acceptable to the City, to assure that the development proceeds in accordance with prior approvals and to further provide for continuing operation and maintenance of such areas, functions and facilities which are not proposed to be provided, operated, or maintained at public expense;

3. To bind their successors in title to any commitments made as set forth above; and

4. If the developer elects to administer common open space through an association or nonprofit corporation, said organization shall conform to the applicable laws of the State of Florida.

D. Permitted uses. The uses permitted in a Planned Development, as set forth below, must be consistent with the provisions herein, as may be further restricted by the City of Hollywood Comprehensive Plan:

1. All residential uses permitted by the City of Hollywood Comprehensive Plan;

2. Business uses located in a Planned Development which is intended to be predominantly residential or intended to meet the neighborhood shopping and service needs of the Planned Development and not the general needs of the surrounding area. Such uses shall be grouped in convenient centers designed as integral, harmonious parts of the Planned Development appropriately buffered and screened from residential uses (whether within or outside the Planned Development) to protect them from unsightliness, noise, odors and other characteristics incompatible with residential uses. Businesses should be pedestrian oriented and accessible to walkways and bicycle paths. The center should consist of neighborhood shopping and personal services consistent with the daily needs of the Planned Development;

3. Business uses in a Planned Development which is intended to be predominantly commercial, office or resort to include all commercial uses consistent with Medium High/High Residential, General Business and Office categories of the City of Hollywood Comprehensive Plan;

4. Resort uses in a Planned Development may include entertainment and recreational uses permitted in the Central Beach and Recreational districts as well as those uses permitted by the City of Hollywood Comprehensive Plan;

5. Uses and structures which are customarily accessory and clearly incidental to principal uses and structures may be permitted, subject to regulations applying thereto; and

6. In connection with residential uses in waterfront property, wet dockage or moorage of private pleasure craft shall be permitted subject to regulations applying thereto.

E. Land use and design regulations.

1. Minimum size of planned development. All Planned Developments shall contain a minimum of ten acres of land under unified control. This minimum may be waived by the City Commission upon the recommendation of the Planning and Zoning Board.

2. Maximum density.

a. The total number of dwelling units permitted in a Planned Development shall not exceed the total number of units permitted by the City of Hollywood Comprehensive Plan.

b. For purposes of this section, a hotel unit shall equal one-half of 1 dwelling unit, and any residential unit shall be equal to 1 dwelling unit and shall be exempt from the provisions of Article 2, § 2.2 and Article 3, § 3.26 of the City of Hollywood Zoning and Land Development Regulations.

3. Minimum lot area, distance between structures, frontage and setbacks.

a. No minimum lot size shall be required within a Planned Development.

b. No minimum distance between structures shall be required within a Planned Development, except as required by the South Florida Building Code. The appropriate distance between structures shall be evaluated on an individual development basis by the City Commission, upon recommendation of the Planning and Zoning Board, after considering the type and character of the building types within a development.

c. Each dwelling unit or other permitted use shall have access to a public street, either directly or indirectly, via an approach, private road, pedestrian way, court or other area dedicated to public or private use of a common easement guaranteeing access. Permitted uses are not required to front on a dedicated road. The City shall be allowed access on privately owned roads, easements and common open space to insure the police and fire protection of the area, to meet emergency needs, to conduct City services and to generally insure the health, safety and welfare of the residents of the Planned Development.

d. There are no required setbacks or yards except for the following:

1. Internal streets. There shall be a setback of not less than 25 feet in depth abutting all public road rights-of-way within a Planned Development District.

2. External streets. There shall be a peripheral landscaped setback from all external streets of the Planned Development of not less than 25 feet in depth.

4. Maximum height of structures. No maximum height of structures shall be required within a Planned Development. The City Commission upon recommendation of the Planning and Zoning Board shall determine the appropriate height limitations on an individual development basis after considering the character of the surrounding area, the character of the proposed development, and the goals for community development as stated in the Hollywood Comprehensive Plan.

5. Total site coverage. The City Commission upon recommendation of the Planning and Zoning Board shall determine the appropriate total site coverage on an individual development basis after considering the character and intensity of the proposed development.

6. Off-street parking and loading requirements. Off-street parking and loading requirements shall meet all the requirements of Article 7 of the City of Hollywood Zoning and Land Development Regulations unless expressly modified by the City Commission.

7. Landscaping.

a. All landscaping shall meet the requirements of Article 9 of the City of Hollywood Zoning and Land Development Regulations unless expressly modified by the City Commission.

b. All undesirable exotic vegetation, including melaleuca, Brazilian pepper, Australian pine or other vegetation deemed undesirable by the Broward County Urban Forester, shall be removed by the applicant according to a schedule approved by the City. However, the City may allow certain undesirable exotic vegetation to remain at the request of the applicant for good cause.

8. Underground utilities. Within the Planned Development, all utilities including telephone, television cable and electrical systems shall be installed underground. Primary facilities providing service to the site may be exempted from this requirement. Large transformers shall be placed on the ground and contained within pad mounts, enclosures or vaults. The developer shall provide adequate landscaping with shrubs and plants to screen all utility facilities permitted above ground.

9. Internal circulation. A Planned Development shall provide an internal circulation system for use by both motorized and non-motorized transportation modes that is orderly, well oriented to the user, coherent with the structure of use and in balance with the intensity of activity. The circulation system should encourage the safe and convenient use of non-motorized transport modes and dissuade the inefficient or excessive use of the automobile.

10. Energy conservation. A Planned Development shall incorporate passive energy conservation measures in its site design in accordance with Chapter 52, South Florida Building Code. Such measures shall include, but need not be limited to, the directional orientation of buildings, the location of windows, minimization of radiant heat absorption and the inclusion of energy-efficient landscaping.

11. Use of reclaimed water. A Planned Development shall incorporate the use of reclaimed water in cases where it has been determined by the Utilities Director that the use of reclaimed water is feasible and in the best interest of the City of Hollywood.

12. Professional services required. Any plans submitted as a part of a petition for a Planned Development shall certify that the services of competent professionals were utilized in the designing or planning process and shall state their names, businesses and addresses. Plans submitted as part of a petition for a Planned Development must be prepared by either a planner who by reason of his or her education and experience, is qualified to become or is a full member of the American Institute of Certified Planners, or an architect licensed by the State of Florida, together with a professional engineer registered by the State of Florida and trained in the field of civil engineering, and/or a land surveyor registered by the State of Florida.

F. Procedures and requirements for rezoning to a Planned Development.

1. Application. An application for a rezoning to Planned Development shall be made only by the owner of the subject property or the owner's authorized agent and processed in the same manner as other applications for rezoning of land except as otherwise provided in these regulations.

2. Application and filing fees.

a. New applications or applications for major changes to a previously approved master development plan shall be submitted as provided in Article 5 of the City of Hollywood's Zoning and Land Development Regulations and shall be charged a fee amounting to one and one-half times the fee which is charged for an application for a change of zone as established by resolution in accordance with Article 5 of the Zoning and Land Development Regulations.

b. A filing, as specified in the City Land Development Fee Schedule, shall accompany each request for a minor intermediate revision to a previously approved master development plan. (See also § 4.15.G. herein.)

3. Contents of Master Development Plan.

a. Certified boundary survey;

- b. General schematic representation of the land uses with densities, intensities, along with a table of computation which depicts parking, building height and site coverage;
- c. Approximate delineation of internal circulation, with hierarchical classification of streets;
- d. Points of connection of the local streets to the trafficways, including general indication of the necessary improvements to the trafficways to accommodate the local trips generated by the Planned Development;
- e. General location and size of any community facility included within the Planned Development such as parks, schools, fire stations, community center, etc.;
- f. Indication of existing vegetation and all other natural features within the Planned Development together with general plans for the conservation or mitigation thereof;
- g. Schematic depiction of existing and proposed surface water management elements, including wetlands, retention facilities, drainage easement and swales; and
- h. Schematic depiction of the water distribution and wastewater collection facilities and drainage system, including easements.

In addition, the Growth Management Director may require additional material such as plans, maps and studies which are needed to make findings and determinations that the applicable standards and guidelines have been fully met.

4. Staff review. Prior to the public hearing before the Planning and Zoning Board, the staff of the various city departments concerned with Planned Development shall review the application for rezoning to Planned Development for adherence to all applicable requirements. As a result of this review, the applicant may choose to revise the master development plan prior to the public hearing before the Planning and Zoning Board. A revision of this nature shall be permitted at no expense to the developer.

5. Consideration by the Planning and Zoning Board. After the public hearing for rezoning to Planned Development, the Planning and Zoning Board shall make its recommendations to the City Commission. In making its recommendation, the Planning and Zoning Board shall evaluate whether the plans, maps and documents submitted by the applicant and presented at the public hearing, do or do not meet the intent of this chapter and all other applicable city ordinances. The Board shall also evaluate the suitability of the proposed development in terms of its relationship to the City of Hollywood Comprehensive Plan and the area surrounding the proposed development and to what extent the development is consistent with adopted goals and objectives for growth and development.

6. Consideration by the City Commission. Upon the receipt of the recommendations of the Planning and Zoning Board, the City Commission shall schedule and conduct a public hearing to consider the rezoning petition in accordance with normal rezoning procedures. The City Commission shall evaluate the proposed development in the same manner as required of the Planning and Zoning Board.

7. Conditions and stipulations. In granting approval for a Planned Development, the Planning and Zoning Board may recommend, and the City Commission may attach, reasonable conditions, safeguards and stipulations made at the time of approval, which shall be binding upon the applicant or any successors in interest.

G. Conformance to approved Master Development Plan.

1. Permits. After rezoning to Planned Development District, no permits shall be issued by the city and no development shall commence unless in conformance with the approved Master Development Plan and subsequent site plan approval. A site plan approval must be reviewed and approved by the City Commission and shall take into account those development standards approved by the City Commission for the Master Development Plan. The applicant may develop the Planned Development in phases.

2. Minor changes. The Growth Management Director, after receiving staff recommendations, may approve "minor" changes and deviations from the approved master development plan which are in compliance with the provisions and intent of this chapter, and which do not depart from the principal concept of the approved master development plan. All other requested changes and deviations shall be referred to the City Commission.

3. Substantial changes. The Growth Management Director may determine that the requested changes and deviations from an approved master development plan constitute a substantial alteration to the character of the development and thus require that the requested changes be reviewed and approved by the City Commission. Substantial changes would include:

- a. A change in the use or character of the Planned Development;
- b. An increase in overall coverage of structures;
- c. An increase in the intensity of use;
- d. An increase in the problems of traffic circulation and public utilities;
- e. A reduction in required open spaces; and
- f. A reduction of off-street parking and loading spaces.

4. Transfer of ownership. No land within an approved planned development may be transferred in ownership or in any other way removed from unified control without a written agreement between the city and the parties to which such transfer is made stipulating their understanding and agreement to a condition that such transferred land shall continue, under the full terms and provisions of the planned development approval.