

GENERAL APPLICATION

APPLICATION DATE: 03/13/2024

2600 Hollywood Blvd

Room 315
Hollywood, FL 33022
Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee (per review)

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
 Administrative Approvals
 City Commission
 Historic Preservation Board
 Planning and Development Board

PROPERTY INFORMATION

Location Address: 6013 Rodman St, Hollywood, FL 33023

Lot(s): 8 Block(s): 4 Subdivision: Beverly Park

Folio Number(s): 514124140731

S-MU

Zoning Classification: S-MU Land Use Classification: 28-01

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/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: Warehouse for textile material
Store textile material for Online sell

Phased Project: Yes / No Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)		(Area: _____ S.F.)
Proposed Non-Residential Uses	<u>2,064</u>	S.F.
Open Space (% and SQ.FT.)	<u>61%</u>	(Area: <u>3,236</u> S.F.)
Parking (# of spaces)	<u>3</u>	(Area: <u>1,793</u> S.F.)
Height (# of stories)	<u>1</u>	(<u>24</u> FT.)
Gross Floor Area (SQ. FT)	<u>2,064</u>	

Name of Current Property Owner: GRACE HARRISON

Address of Property Owner: 5250 NW 75th Ave., Lauderhill, FL 33319

Telephone: 561-281-8116 Email Address: hnthony18@gmail.com

Applicant Anthony Harrison Consultant | Representative | Tenant (check one)

Address: 5250 NW 75th Ave., Lauderhill, FL 33319 Telephone: 561-281-8116

Email Address: _____

Email Address #2: anthony11317@gmail.com

Date of Purchase: 7/30/2002 Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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 as approved by the Division of Planning & Urban Design. 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: Grace Harrison Date: 3/14/24

PRINT NAME: GRACE HARRISON Date: 3/14/24

Signature of Consultant/Representative: Anthony Harrison Date: 3/14/24

PRINT NAME: ANTHONY HARRISON Date: 3/14/24

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 development to my property, which is hereby made by me or I am hereby authorizing Anthony Harrison to be my legal representative before the Technical Advisory Com (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 03 day of March 2024

[Signature]
Notary Public
State of Florida



Grace Harrison
Signature of Current Owner

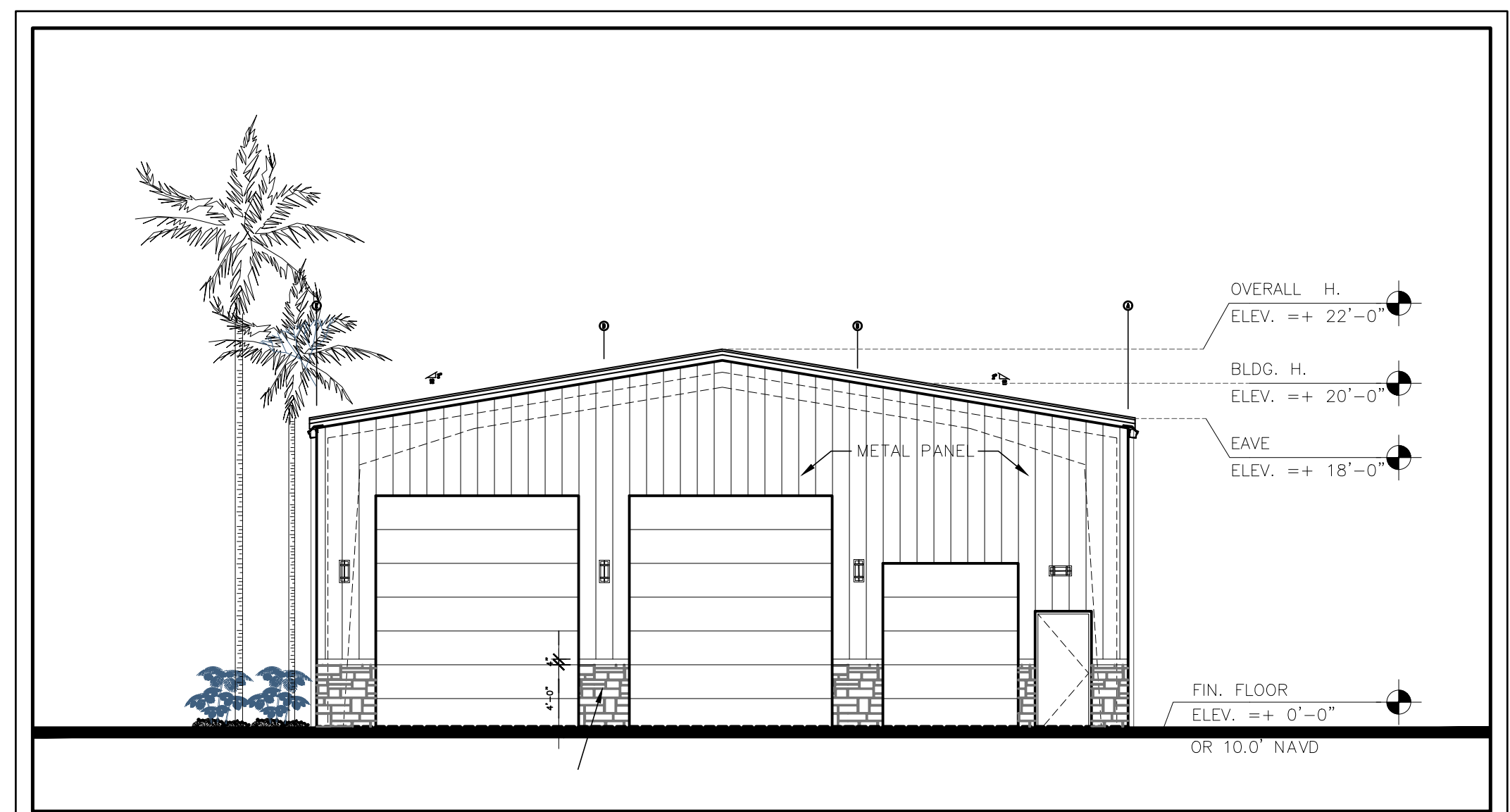
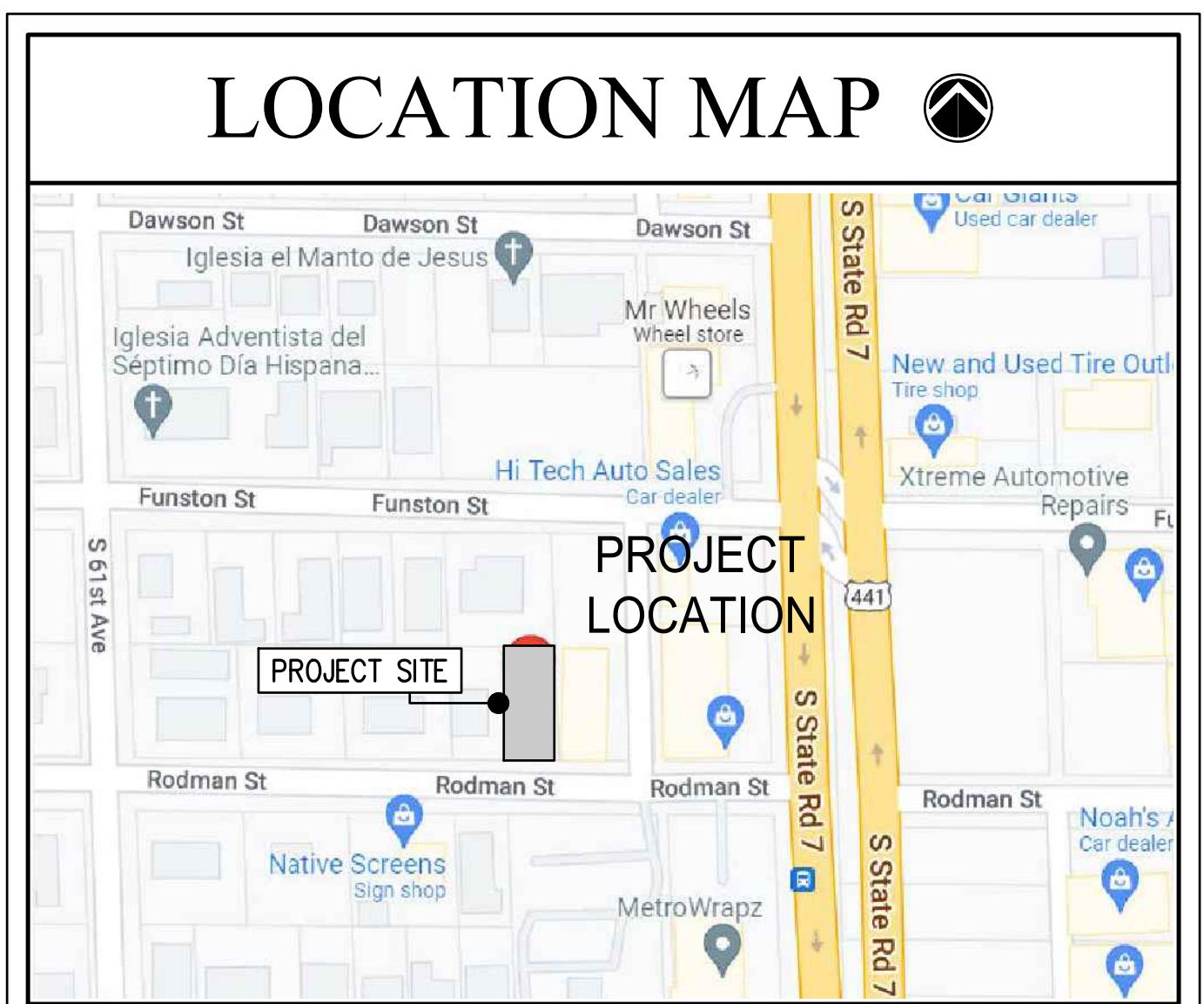
GRACE HARRISON
Print Name

My Commission Expires: 6/15/24 (Check One) Personally known to me; OR Produced Identification

Grace Harrison
D.L.# H625-301-48-2630

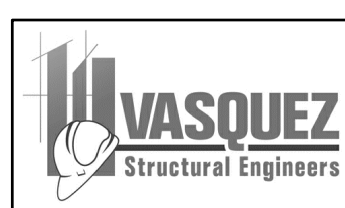

WAREHOUSE METAL BUILDING

6013 RODMAN STREET HOLLYWOOD, FL 33023



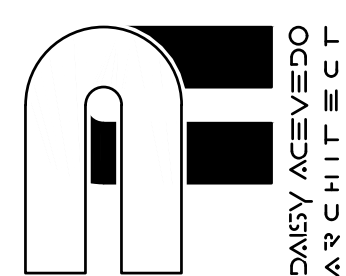
SHEET INDEX	
A-0	COVER SHEET
SURVEY	
ARCHITECTURAL	
A-1.0	PROPOSED GROUND FLOOR & TYPICAL HC TOILET ROOM DETAIL
A-1.1	PROPOSED MEZZANINE PLAN & TYPICAL STAIR DETAILS
A-1.2	PROPOSED ROOF PLAN & UL-263 DETAIL
A-2.0	PROPOSED SOUTH ELEVATION & PROPOSED NORTH ELEVATION
A-2.1	PROPOSED EAST ELEVATION & PROPOSED WEST ELEVATION

PROJECT TEAM

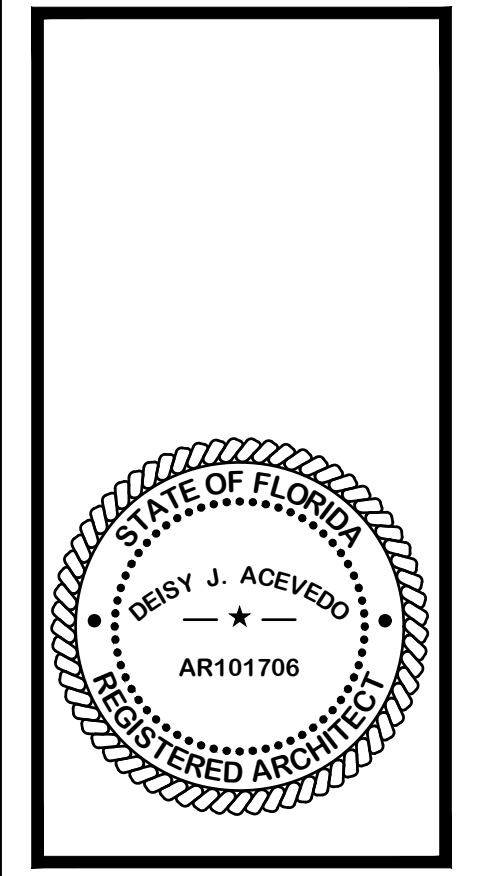
ARCHITECT:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	STRUCTURAL ENGINEER:	MEP ENGINEER:	CONSULTING ENGINEERS:
 <p>DAISY J. ACEVEDO, CORP Architect 2072 SW 72ND AVE DAVIE FL 33317 (954) 473-5252 FLORIDA REGISTRATION AR NO. 101706</p>	<p>GATOR ENGINEERING ASSOCIATES, INC. 11390 TEMPLE STREET COOPER CITY, FL 33330 TEL: (954) 434-5905 FAX: (954) 434-5904 CERTIFICATE OF AUTHORIZATION NUMBER 30320</p>	<p><i>Peter DeWick & Associates</i> 4165 SW 23 Street Ft. Lauderdale, Florida 33317 Tel. (954) 792-4023 www.land-planning.org</p>	 <p>VASQUEZ STRUCTURAL ENGINEERS 6635 W. Commercial Blvd. Suite 215 Tamarac, FL 33319 Ph: (954) 726-7500 Fax: (954) 726-7501 Email: alvaro@vasquezstructural.com</p> <p>Alvaro Vasquez, P.E. FL, PE # 60843 FL, CA # 30130</p>	 <p>LEONARDO NAVEIRAS, INC. "CONSULTING ENGINEERS" Leonardo Naveiras P.M. CA# 25830 Julio C. Vidal P.E. PE# 52792 1918 Harrison St. # 207 Hollywood, FL 33020 Phone: 954-270-4822 Fax: 954-241-6850 E-mail: hvacleo@aol.com</p>	<p>ALLIED STEEL BUILDINGS</p>  <p>PH: 888-864-8666 Fax: 866-783-3521 alliedbuildings.com</p>

REVISION	BY:

DAISY J. ACEVEDO, CORP
Architect
2072 SW 72ND AVE
DAVIE FL 33317
(954) 473-5252
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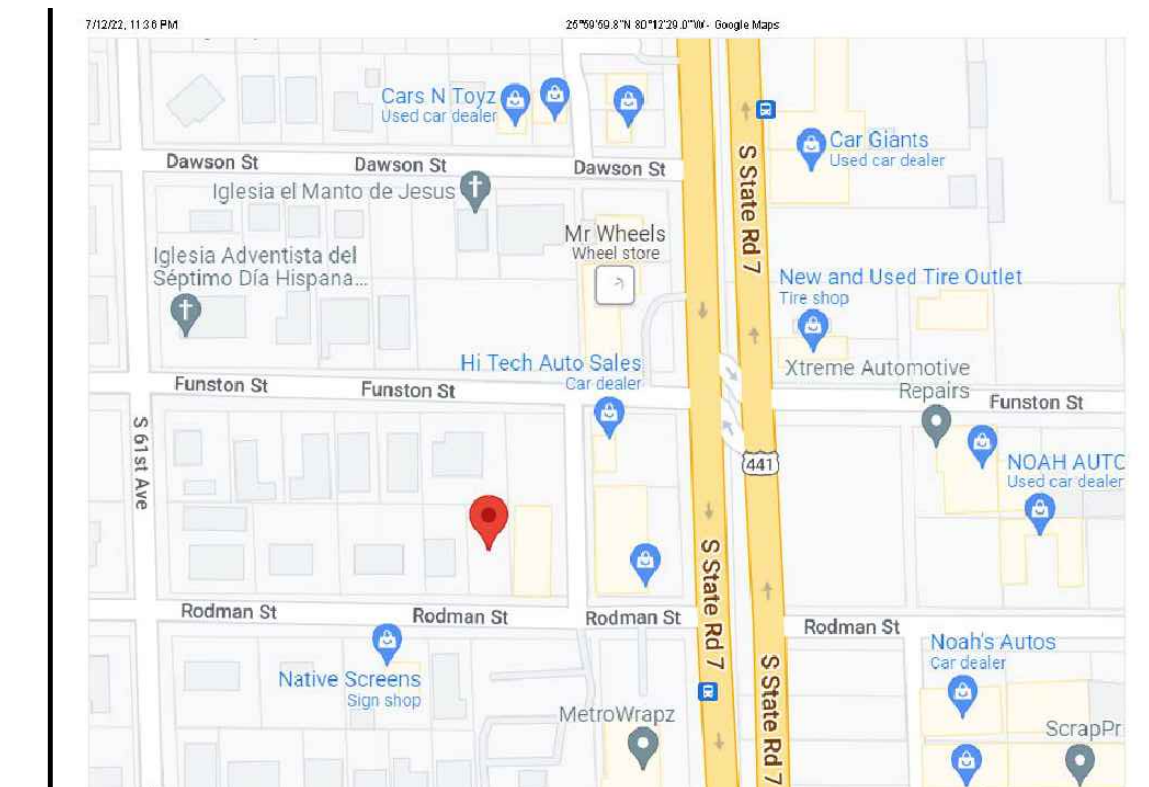


WAREHOUSE METAL BUILDING
6013 RODMAN STREET
HOLLYWOOD, FL 33023



DRAWN	M.J.G.
CHECKED	D.J.A.
DATE	JULY, 2022
SCALE	AS NOTED
JOB. NO.	22-005
A-0	SHEETS

SETBACK DATA				
	LANDSCAPE SETBACK REQUIRED	LANDSCAPE SETBACK PROVIDED	BUILDING SETBACK REQUIRED	BUILDING SETBACK PROVIDED
NORTH (REAR) SETBACK	5'-0"	5'-2"	5'-0"	5'-1 1/2"
SOUTH (FRONT) SETBACK	10'-0"	10'-0"	10'-0"	56'-3 1/4"
EAST (SIDE) SETBACK	-	-	0'-0"	11 1/4"
WEST (SIDE) SETBACK	-	-	0'-0"	1'-0"



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7 SETBACK DATA

1 LOCATION MAP
 SCALE: N.T.S.

LAND DESCRIPTION :
 LOTS 8, BOOK 4, BEVERLY PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 25, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2 LEGAL DESCRIPTION
 SCALE: N.T.S.

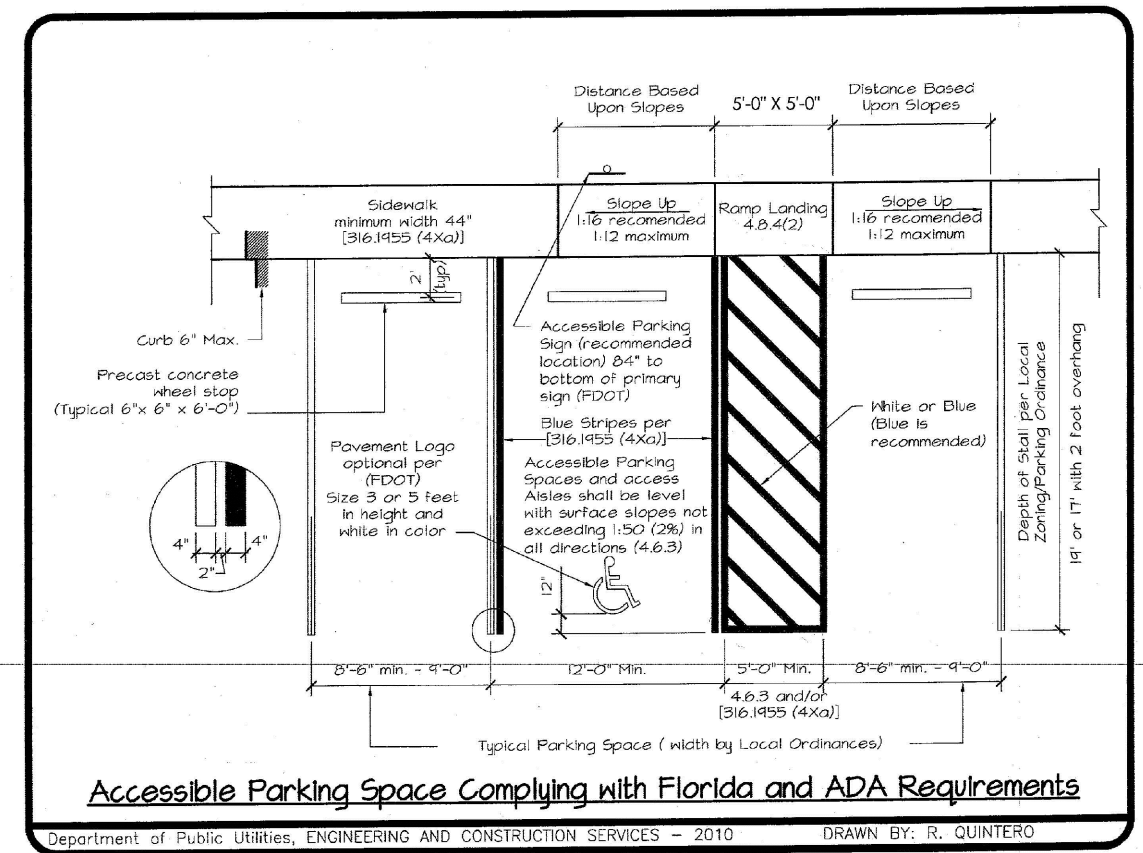
PROJECT DESCRIPTION- MAIN SITE DATA TABLE

NEW WAREHOUSE METAL BUILDING	
PROPERTY ADDRESS: 6013 RODMAN STREET, HOLLYWOOD FL 33023	
ZONING DESIGNATION:	S-MU
WATER / WASTEWATER SERVICE PROVIDER:	CITY OF HOLLYWOOD
NON RESIDENTIAL DEVELOPMENT:	
PROPOSED USE:	WAREHOUSE FOR TEXTILE MATERIAL METAL BUILDING
TOTAL SITE AREA:	
SITE AREA:	5,300.00 SQ. FT. 0.12 AC.
BUILDING HEIGHT ALLOWED:	65'-0"
BUILDING HEIGHT PROVIDED:	24'-0" A.F.F. (TOP OF RIDGE)
NUMBER OF STORIES:	(1) STORY BUILDING
PERVIOUS / IMPERVIOUS AREAS:	
BUILDING FOOTPRINT:	2,064.00 SQ. FT.
VEHICULAR USE AREA:	1,793.00 SQ. FT.
CONC. WALKWAY AREA:	190.00 SQ. FT.
LANDSCAPE AREA:	1,253.00 SQ. FT.
OPEN SPACE REQUIRED:	
5% MIN. OF TOTAL SITE AREA	= 265.00 SQ. FT.
OPEN SPACE PROVIDED:	3,236.00 SQ. FT.
LANDSCAPE WITHIN VEHICULAR USE AREA (15% REQUIRED):	
VEHICULAR USE AREA:	15% OF 1,793.00 = 268.95 SQ. FT.
GREEN AREA ADJACENT TO VUA:	885.00 SQ. FT. OR 49% OF VUA

BUILDING DATA
 TYPE OF CONSTRUCTION: TYPE V-B (NOT SPRINKLERED)
 OCCUPANCY GROUP: GROUP "S1"

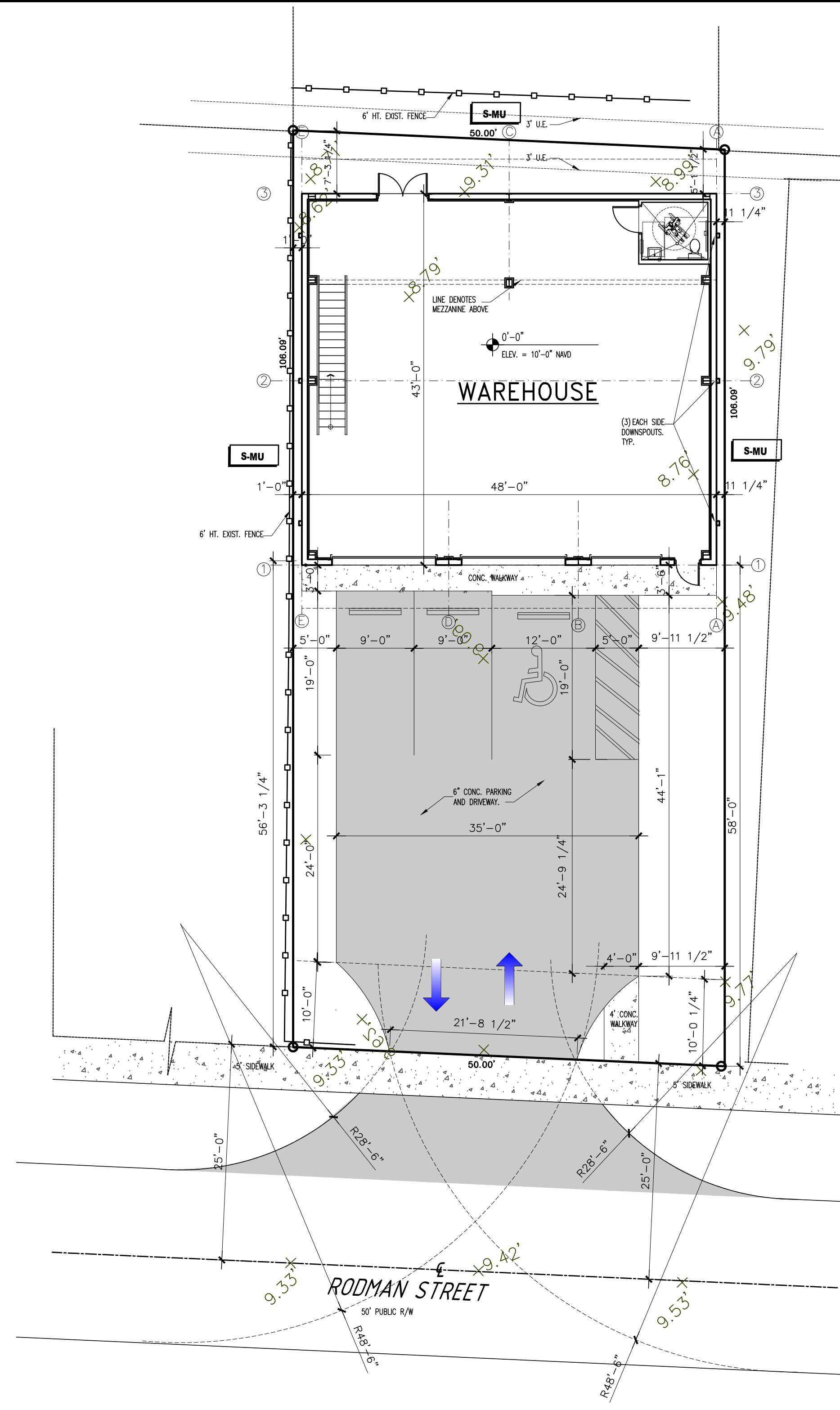
PARKING DATA:

AS REQUESTED BY THE CITY OF HOLLYWOOD:	
TOTAL PARKING REQUIRED (WAREHOUSE) = 1/PER 1000	2,040 / 1000 = 2 SPACES
TOTAL PARKING PROVIDED = 3 SPACES (INCLUDING 1 HANDICAPPED SPACES)	
LOADING ZONE	
LOADING ZONE:	NOT REQUIRED
TOTAL PARKING PROVIDED = 3 SPACES	



5 PARKING DETAIL
 N.T.S.

4 PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"

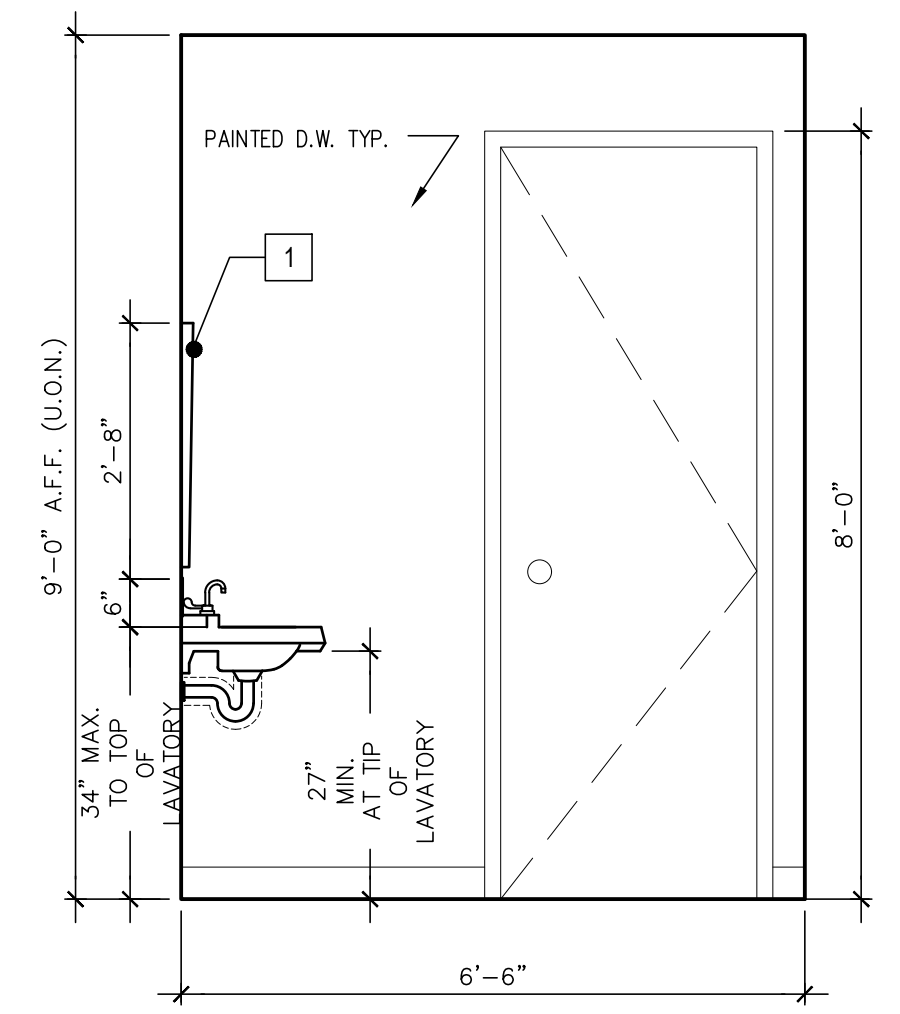


3 BUILDING DATA
 SCALE:

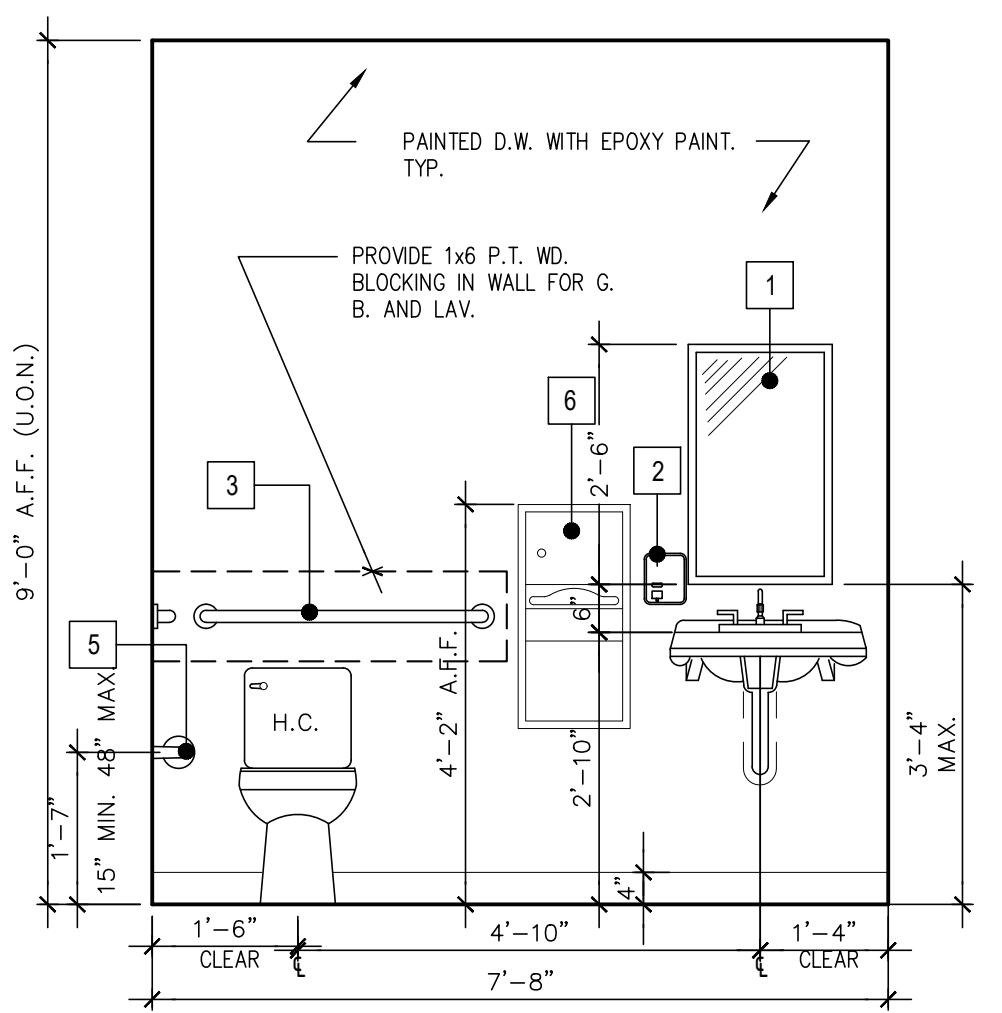
TOILET ROOMS TO RECEIVE:

- 1 16" x 30" MIRROR.
- 2 SURFACE MOUNTED SOAP DISPENSER.
- 3 GRAB BAR 36" L x 1 1/2" DIA.
- 4 GRAB BAR 42" L x 1 1/2" DIA.
- 5 SINGLE TOILET PAPER DISPENSER.
- 6 RECESSED MOUNTED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE.

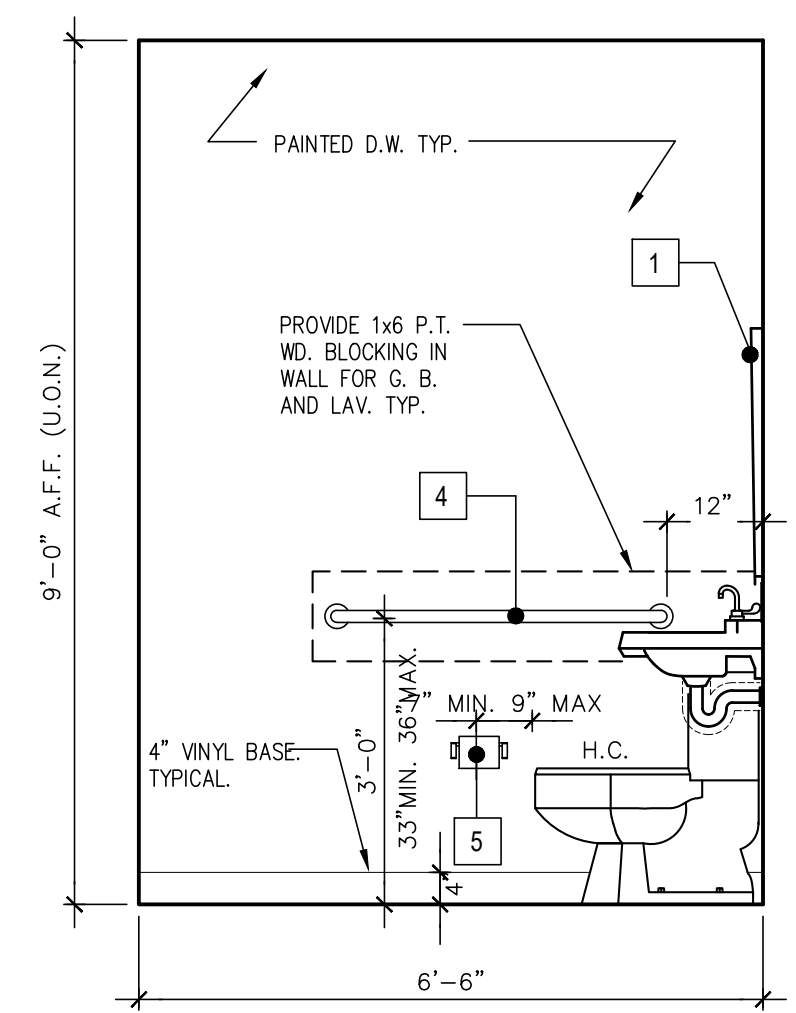
NOTE:
 1. WALLS IN ALL TOILET ROOMS MUST BE IMPERVIOUS TO A HEIGHT OF AT LEAST 4' ABOVE THE FLOOR PER 413.3.5.5, F.B.C.
 2. FLOOR BASE IN TOILET ROOMS MUST BE SMOOTH, HARD AND NON-ABSORBENT PER 1210.1 FBC.
 3. ALL BATHROOM ACCESSORIES SUPPLIED AND INSTALLED BY C. CONTRACTOR, SELECTED BY OWNER, TYP.



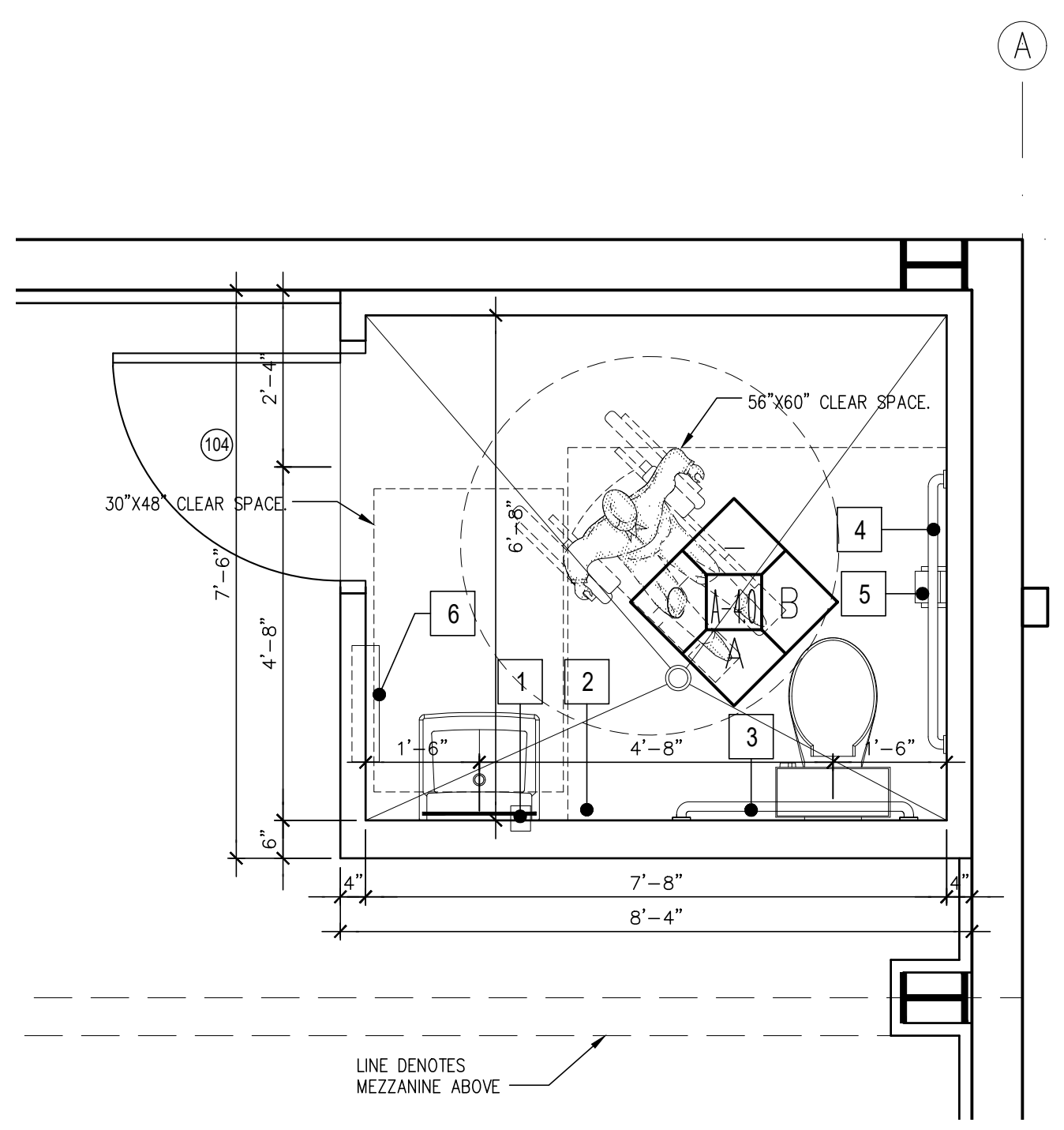
ELEVATION "C"
 NOTE: PROVIDE PROTECTIVE COVER TO ALL PIPING UNDER LAVATORIES.



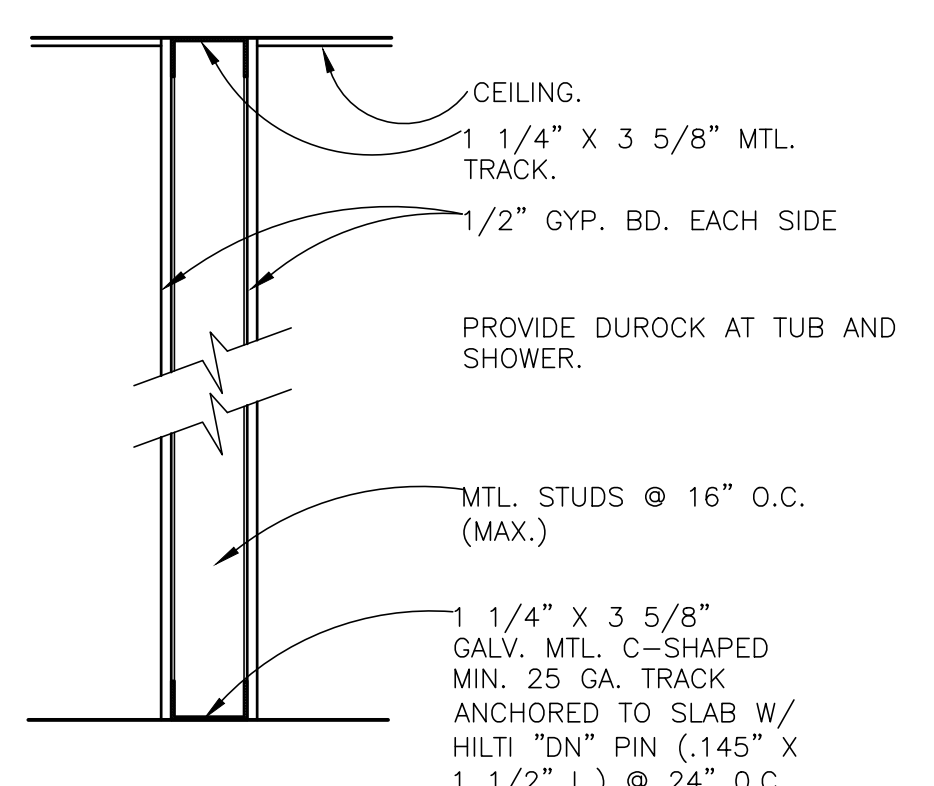
ELEVATION "A"
 NOTE: PROVIDE PROTECTIVE COVER TO ALL PIPING UNDER LAVATORIES.



ELEVATION "B"
 NOTE: PROVIDE PROTECTIVE COVER TO ALL PIPING UNDER LAVATORIES.



4 TYPICAL HC TOILET ROOM DETAIL
 SCALE: 1/2" = 1'-0"



TYPICAL INTERIOR PARTITION
 NON-LOAD BEARING,
 NON-FIRE RATED

WALL TYPE SCHEDULE	
GRAPHIC DESCRIPTION:	
	PRE-MANUFACTURE STEEL BLDG. SYSTEM TYP. REFER TO SHEET A-4.0 & A-4.1 FOR FIRE RATING DETAILS.
	PAINTED 5/8" INCH GYPSUM WALLBOARD, FLOOR TO CEILING, REFER INTERIOR PARTITION DETAIL 3 SHEET A-1.0.

- DOORS (IMPACT RESIST.)**
- ALL EXTERIOR DOORS TO BE IMPACT RESISTANT PROTECTED BY PRODUCT APPROVED STORM SHUTTERS, TYPICAL.
 - SUBMIT MIAMI-DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS PRIOR TO INSTALLATION.
 - INSTALL ALL EXTERIOR DOORS IN ACCORDANCE WITH PRODUCT APPROVAL SPECIFICATIONS.
 - ATTACH DOOR BUMPS WITH FASTENERS, STARTING AT 3 INCHES FROM ENDS THEN SPACED AT 6 INCHES O.C., STAGGERED. APPLY CAULKING BETWEEN BUMPS AND MASONRY, BOTH SIDES.
- PRODUCT APPROVALS**
- SUBMIT MIAMI DADE COUNTY PRODUCT APPROVALS FOR ROOFING, DOORS AND WINDOWS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

2 WALL TYPE AND NOTES
 SCALE: NTS

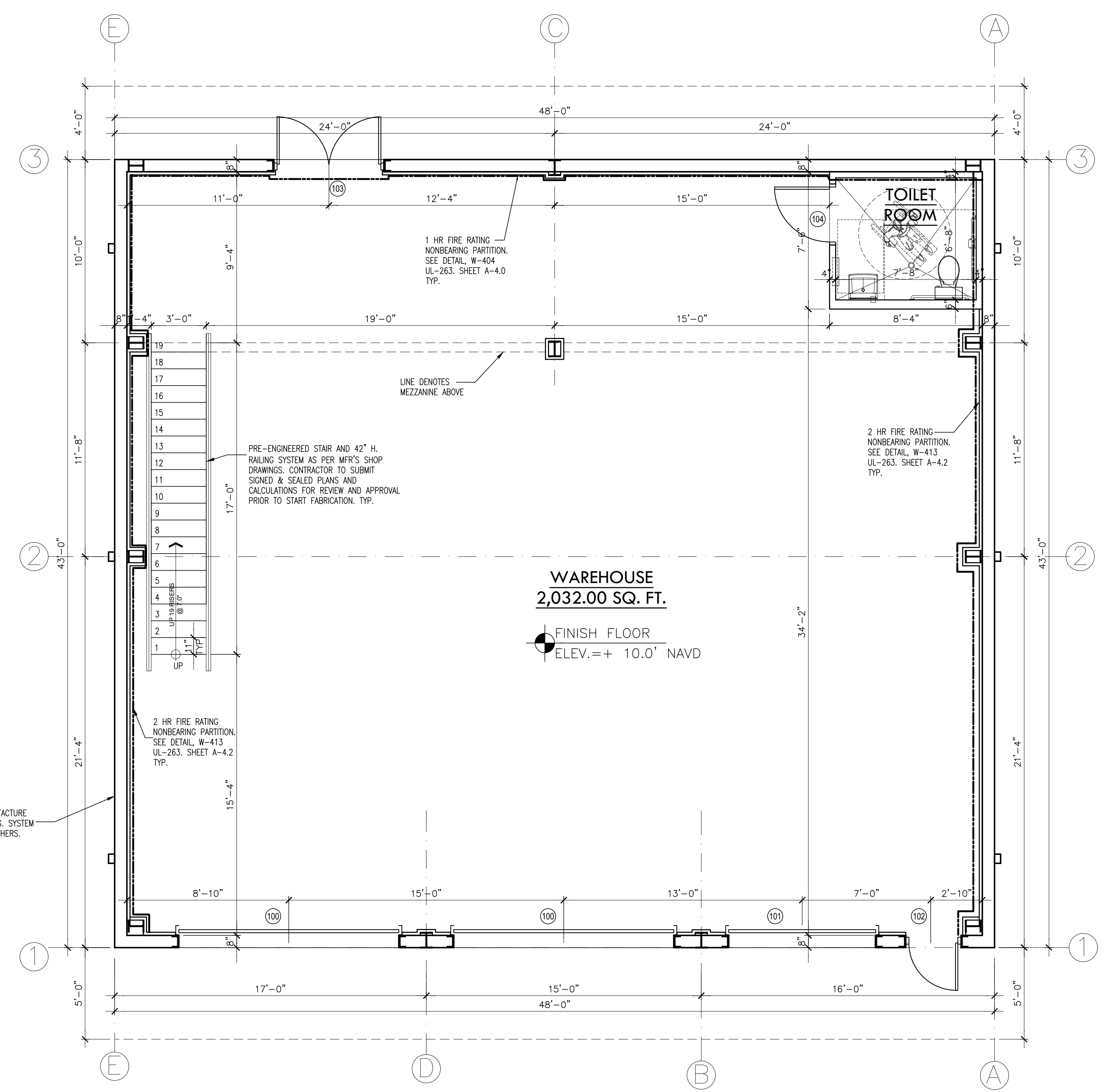
ROOF PERMIT
 1. SUBMIT PRODUCT APPROVAL AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

TYPE OF CONSTRUCTION: III-B (NOT SPRINKLERED)
OCCUPANCY: "S1"
DESIGN PER F.B.C. 7TH EDITION (2020) - BUILDING AND ASCE 7-16 WIND DESIGN 170MPH ASCE 7-16(3 SEC GUST) EXPOSURE C.

BATHROOMS NOTES:
 ALL WATER CLOSET HAS BEEN DESIGNED SUCH THAT THERE IS 15 INCH. MIN. (CLEAR) BETWEEN FIXTURE AND ADJACENT WALL, SHOWER, TUB, CABINET OR OTHER OBSTRUCTION AND PLACED NOT CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 21 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR. VERIFY IN FIELD AND REPORT ANY DISCREPANCIES.

GENERAL NOTES:
 DIMENSIONS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START CONSTRUCTION, SPECIALLY THOSE MARK AS "I.F." (VERIFY IN FIELD).

3 TYPICAL INTERIOR PARTITION
 SCALE: NTS

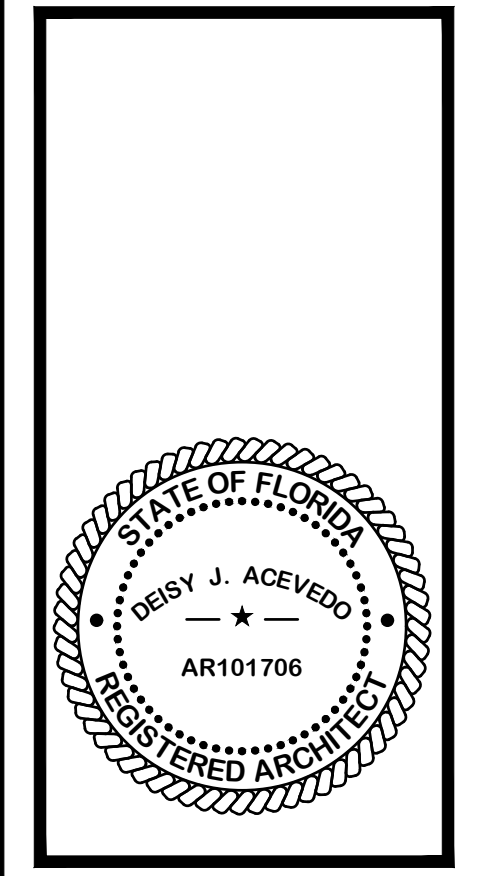


1 PROPOSED GROUND FLOOR
 SCALE: 1/4" = 1'-0"

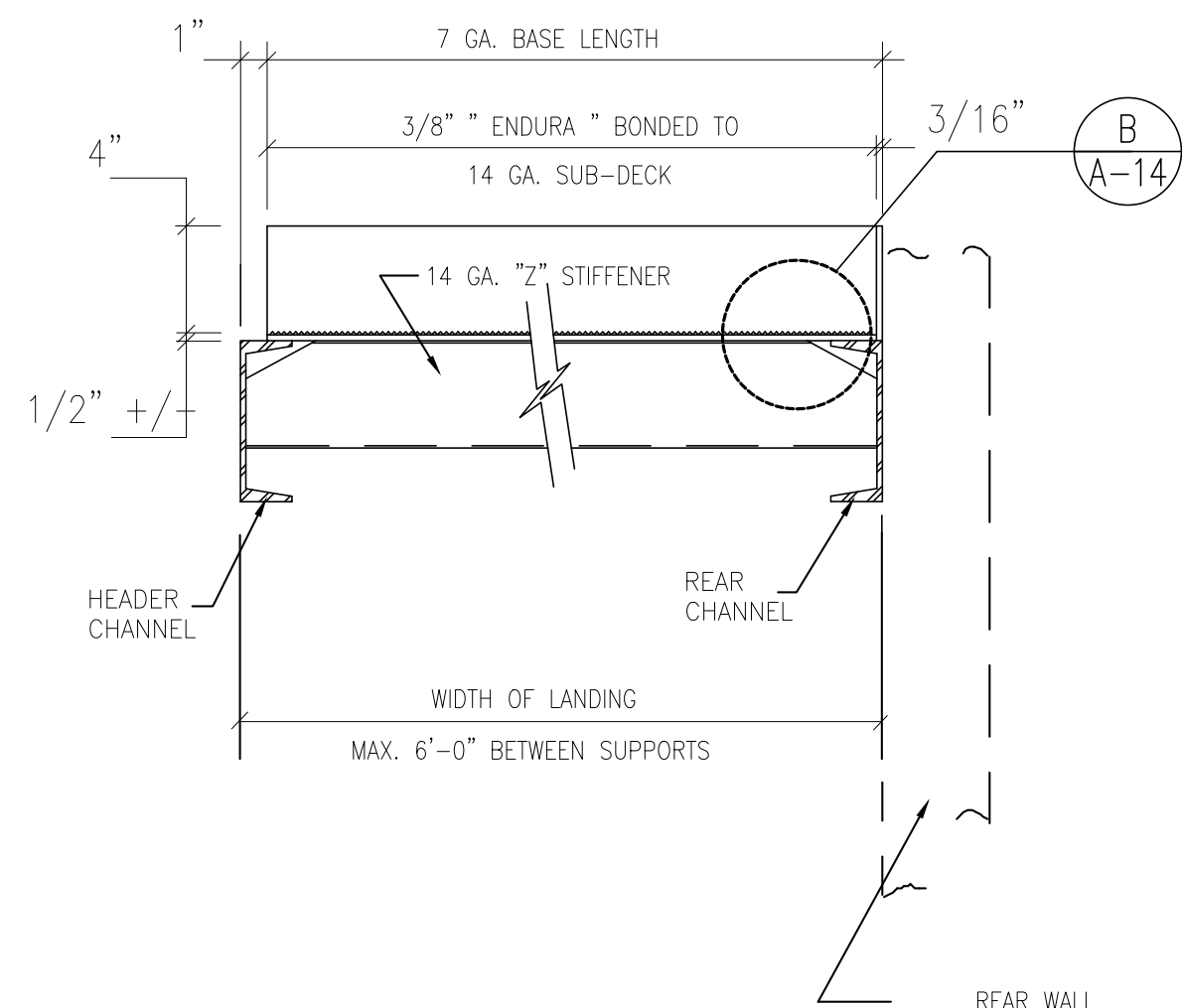
REVISION	BY:

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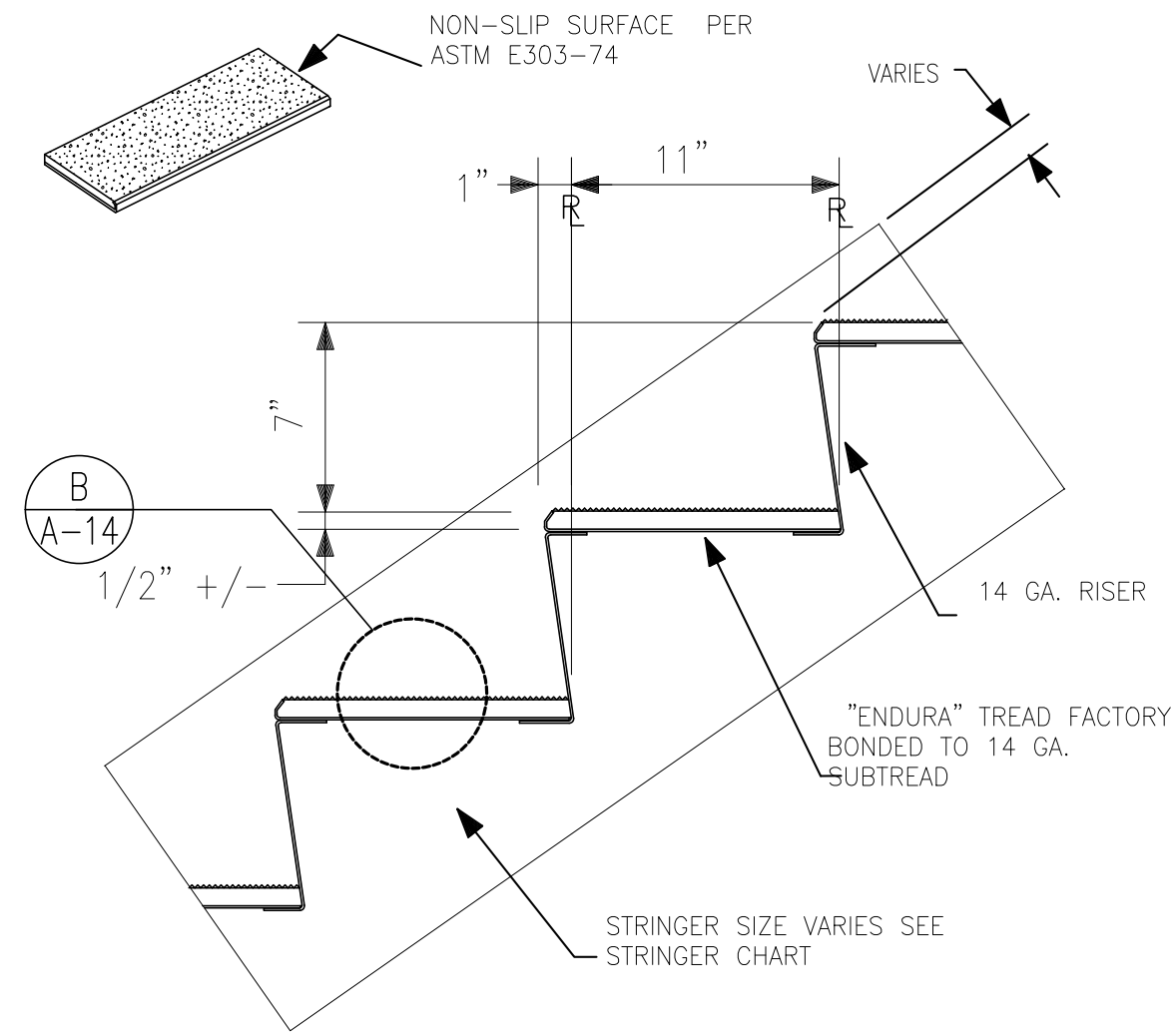
WAREHOUSE METAL BUILDING
 6013 RODMAN STREET
 HOLLYWOOD, FL 33023



DRAWN	M.J.G.
CHECKED	D.J.A.
DATE	JULY, 2022
SCALE	AS NOTED
JOB. NO.	22-005
A-1.0	
OF	SHEETS

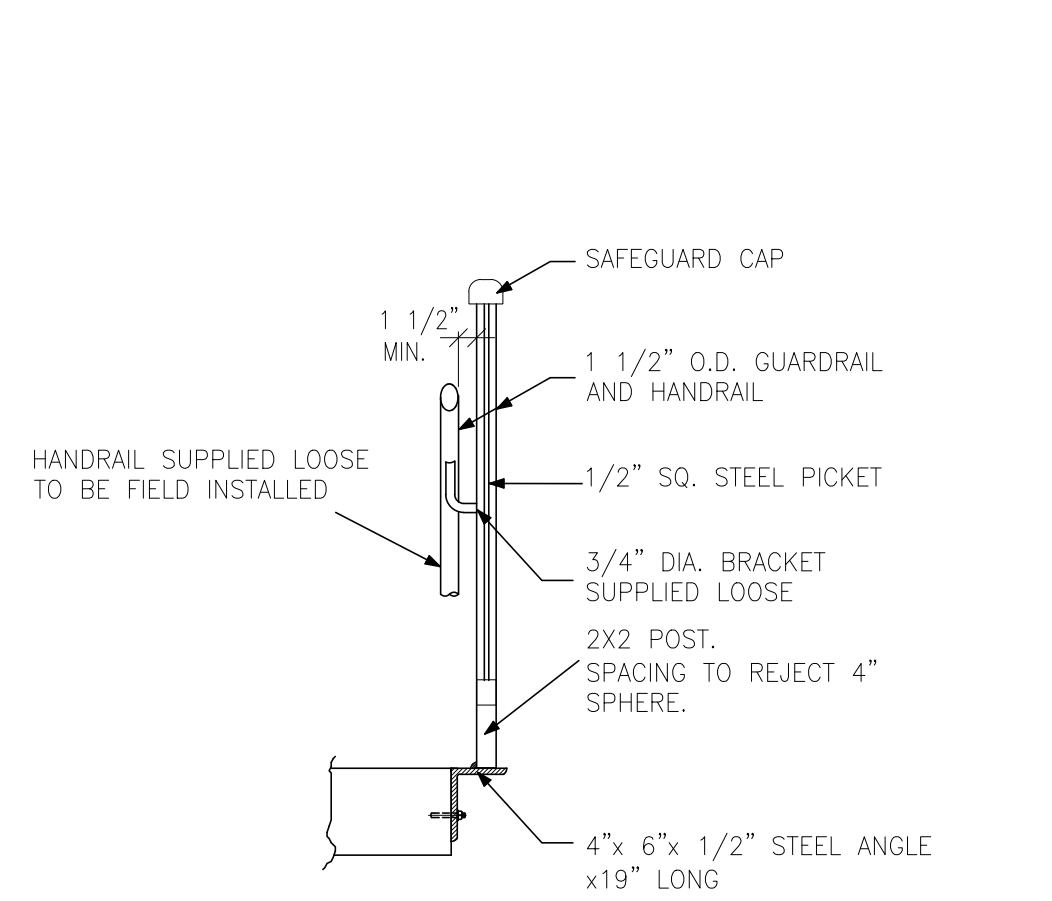


A
A-14 STAIR LANDING
N.T.S.

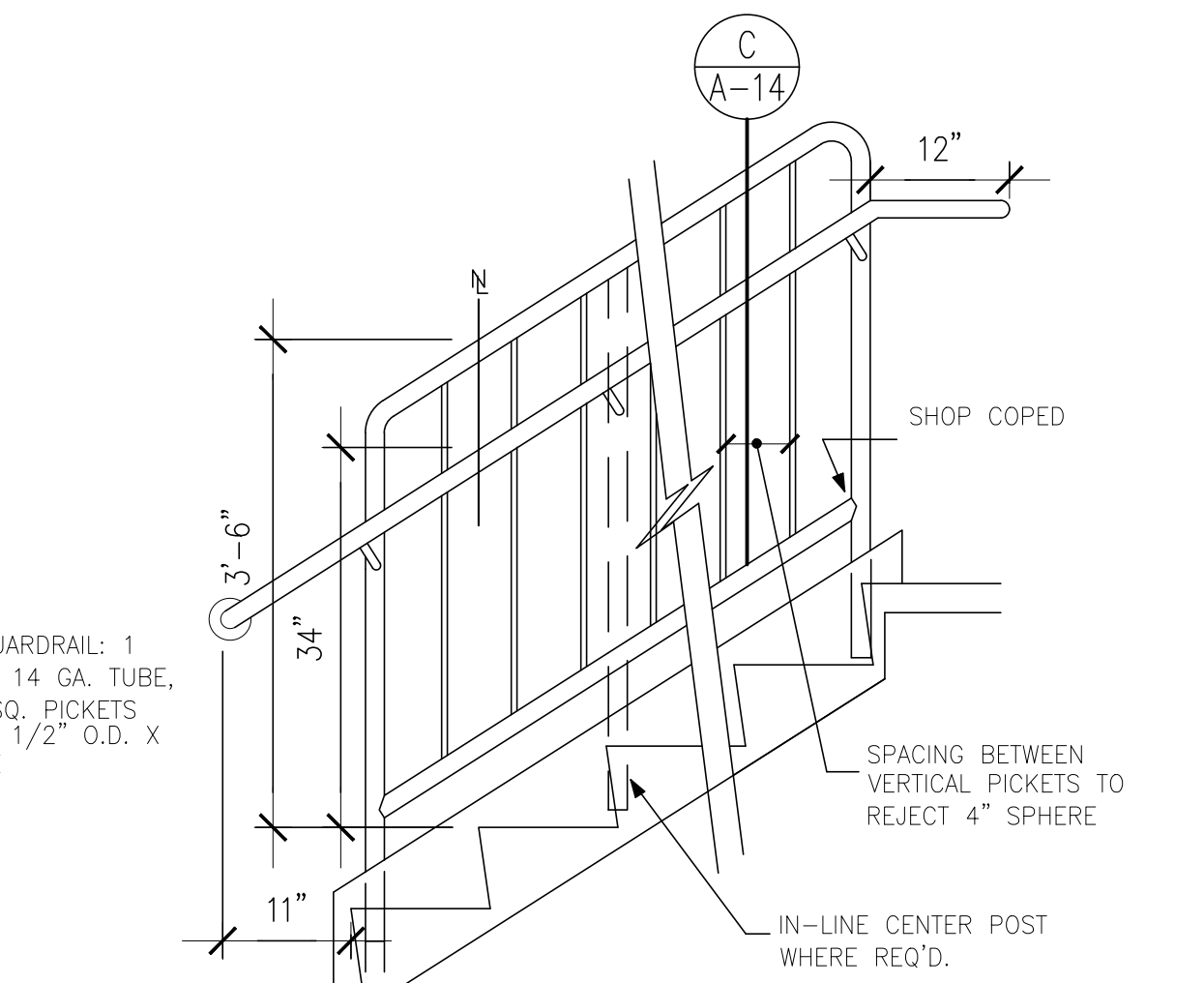


NOTE: PRE-FAB. METAL STAIR
SUBMIT SHOP DRAWINGS
FOR ARCHITECT'S APPROVAL

B
A-14 STAIR DETAIL
N.T.S.



C
A-14 HANDRAIL / GUARDRAIL DETAIL
1/2" = 1'-0"



D
A-14 RAILING DETAIL
N.T.S.

WALL TYPE	SCHEDULE
GRAPHIC DESCRIPTION:	
	PRE-MANUFACTURE STEEL BLDG. SYSTEM TYP. REFER TO SHEET A-4.0 & A-4.1 FOR FIRE RATING DETAILS.
	PAINTED 1/2" INCH GYPSUM WALLBOARD, FLOOR TO CEILING. REFER INTERIOR PARTITION DETAIL 3 SHEET A-1.0.

- DOORS (IMPACT RESIST.)**
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ROOF PERMIT

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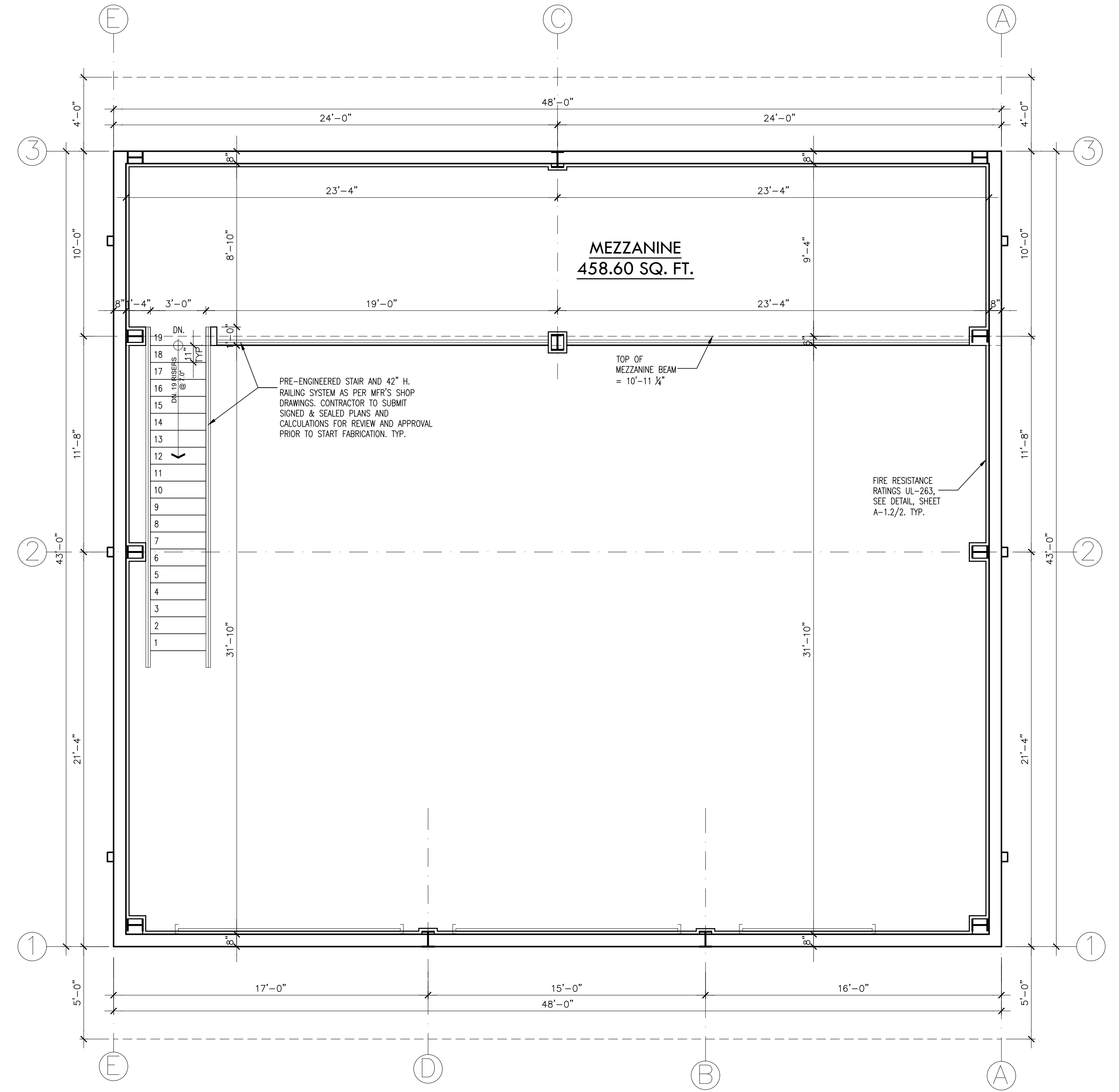
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OCCUPANCY: "S1"
DESIGN PER F.B.C. 7TH EDITION (2020) - BUILDING AND ASCE 7-16 WIND DESIGN 170MPH ASCE 7-16(3 SEC GUST) EXPOSURE C.

BATHROOMS NOTES:

ALL WATER CLOSET HAS BEEN DESIGNED SUCH THAT THERE IS 15 INCH. MIN. (CLEAR) BETWEEN FIXTURE AND ADJACENT WALL, SHOWER, TUB, CABINET OR OTHER OBSTRUCTION AND PLACED NOT CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN TOILETS OR ADJACENT FIXTURES. THERE SHALL BE AT LEAST 21 INCHES CLEARANCE IN FRONT OF THE WATER CLOSET OR BIDET TO ANY WALL, FIXTURE OR DOOR. VERIFY IN FIELD AND REPORT ANY DISCREPANCIES.

GENERAL NOTES:

DIMENSIONS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START CONSTRUCTION, SPECIALLY THOSE MARK AS "V.I.F." (VERIFY IN FIELD).



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

2 TYPICAL STAIR DETAILS
SCALE: 1/2" = 1'-0"

REVISION	BY:

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JOB. NO.	22-005

A-1.1
OF SHEETS

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ROOF PERMIT

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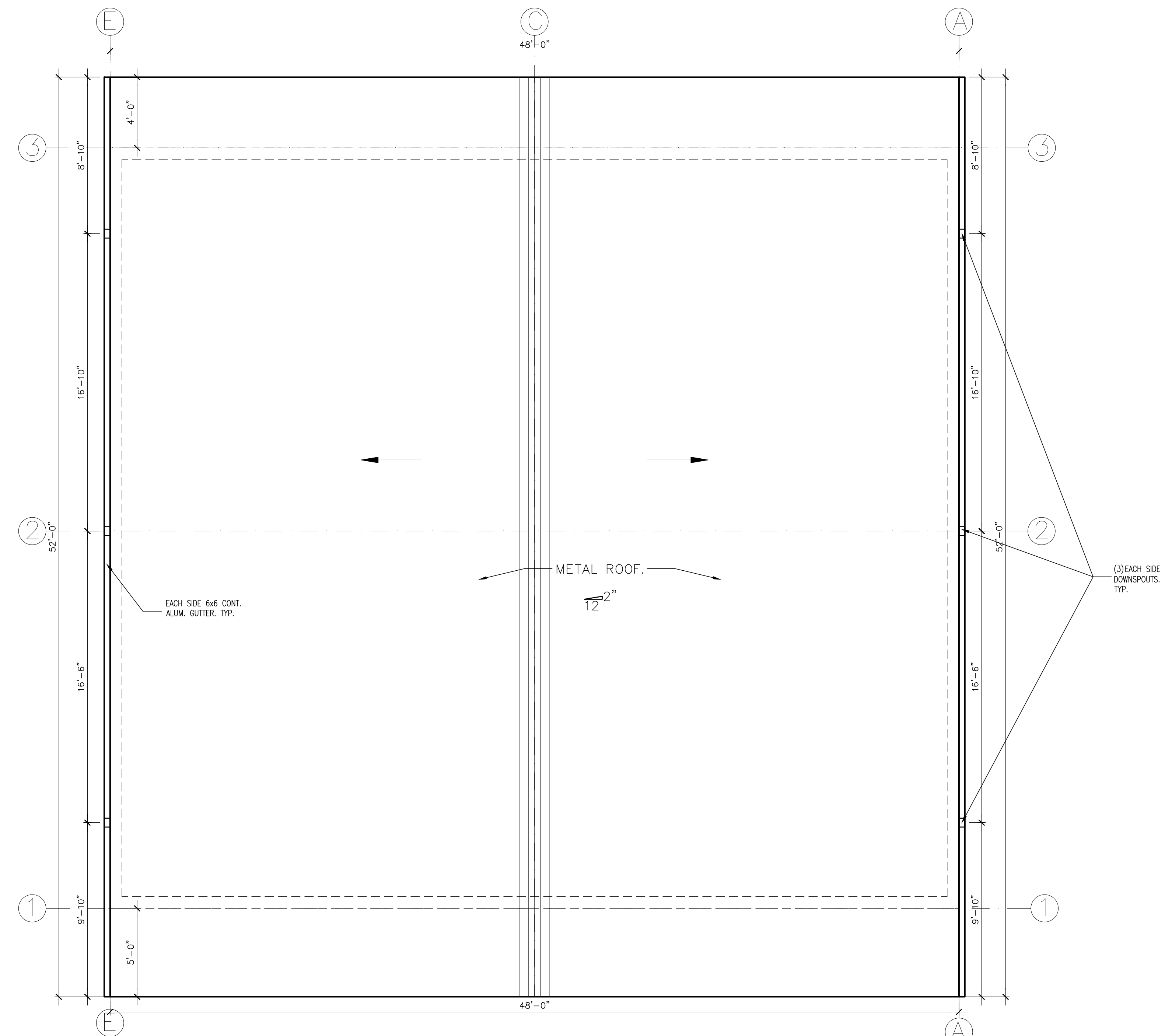
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DRAWN	M.J.G.
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A-1.2
 OF SHEETS

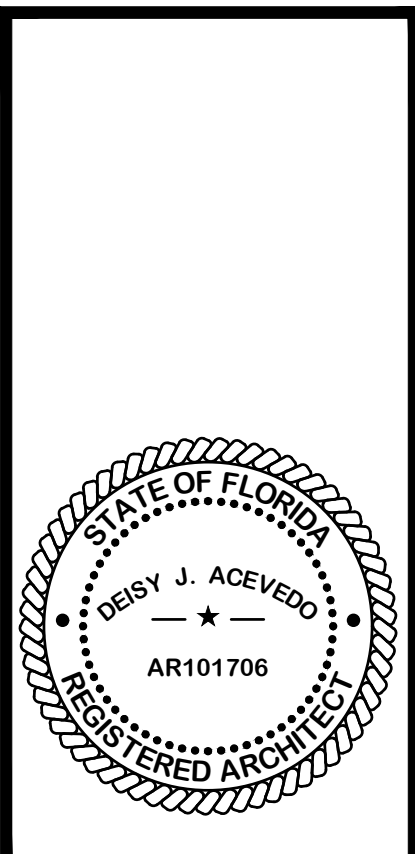
2 NOT USED
 SCALE: -

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

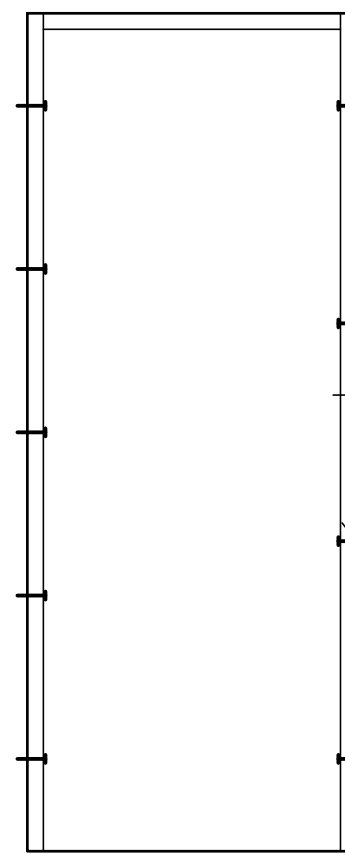
REVISION	BY:

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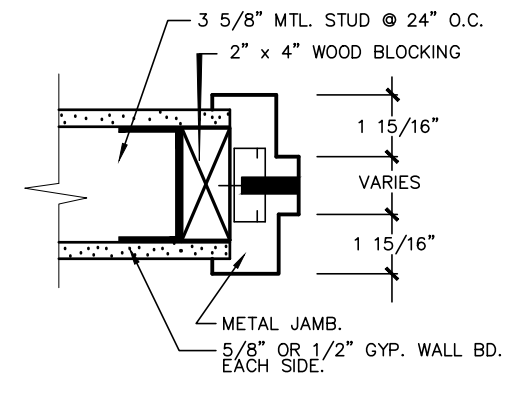
WAREHOUSE METAL BUILDING
 6013 RODMAN STREET
 HOLLYWOOD, FL 33023



DRAWN	M.J.G.
CHECKED	D.J.A.
DATE	JULY, 2022
SCALE	AS NOTED
JOB. NO.	22-005
A-2.0	
OF	SHEETS



NOTE: FASTENING SPECIFICATION ARE DIAGRAMMATIC AND IS INTENDED AS A GUIDE. INSTALLATION SHALL BE IN ACCORDANCE TO MIAMI DADE PRODUCT APPROVAL AND SHALL SUPERSEDE ARCHITECTS DETAIL. PROVIDE MIAMI DADE PRODUCT APPROVAL TO A & E FOR REVIEW PRIOR TO INSTALLATION.



1 TYP. INT. DOOR JAMB
 SCALE: N.T.S.

NOTE: METAL DOOR TO BE ATTACHED DIRECTLY TO METAL BUILDING AS PER MFR'S PRODUCT APPROVAL.

2 DOOR INSTALLATION DETAIL
 SCALE: N.T.S.

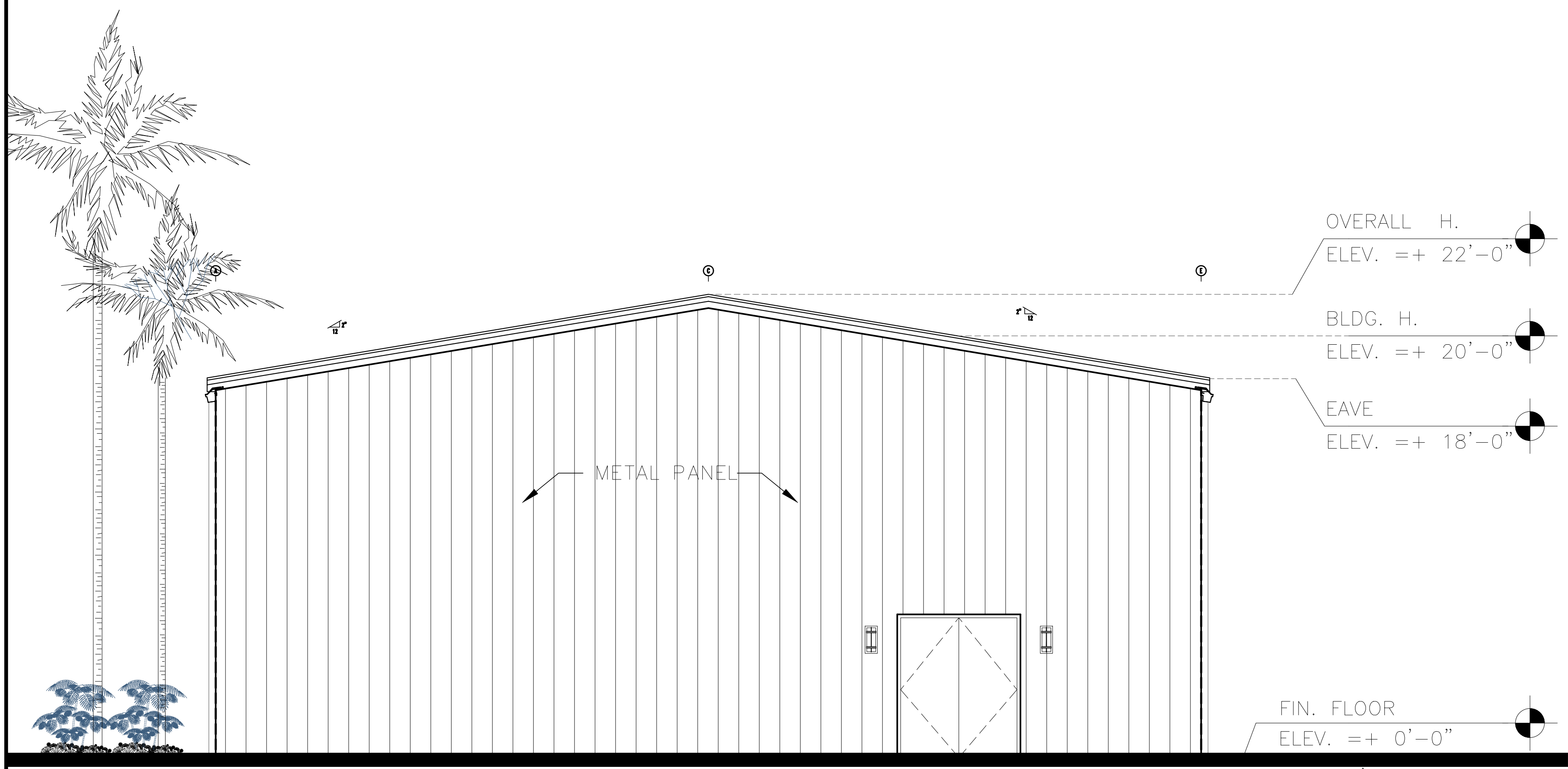
DOOR SCHEDULE

MARK	QTY.	SIZE	MODEL	ROUGH OPENING DIMENSION		MATERIAL	FRAME		WIND PRESSURE		FIRE RATE	HDWR.	EGRESS / ESCAPE	SHUTTER	PRODUCT ACCEPTANCE
				WIDTH (INCHES)	HEIGHT (INCHES)		MATERIAL	FINISH	MIN. DESIGN PRESS. (-)	MIN. DESIGN PRESS. (+)					
100	2	12'-0" x 14'-0"	ROLL UP DR.	12'-0"	14'-0"	METAL	METAL	PAINT	SEE STRUCTURAL PLANS	-	-	EXT. LOCKSET	NO	NO	DADE CO.
101	1	8'-0" x 10'-0"	ROLL UP DR.	8'-0"	10'-0"	METAL	METAL	PAINT	SEE STRUCTURAL PLANS	-	-	EXT. LOCKSET	NO	NO	DADE CO.
102	1	3'-0" x 7'-0"	SWING DR.	3'-4"	7'-2"	METAL S.C.	METAL	PAINT	SEE STRUCTURAL PLANS	-	-	EXT. LOCKSET	YES	NO	DADE CO.
103	1	6'-0" x 6'-10"	DBL SWING DR.	6'-4"	7'-0"	METAL	METAL	PAINT	SEE STRUCTURAL PLANS	45 MIN.	-	EXT. LOCKSET	NO	NO	DADE CO.
104	1	3'-0" x 7'-0"	SWING DR.	-	-	WOOD H.C.	METAL	PAINT	SEE STRUCTURAL PLANS	-	-	INT. LOCKSET	-	-	-

GENERAL NOTES:

- GENERAL CONTRACTOR SHALL VERIFY WITH MANUFACTURER ALL ROUGH OPENINGS PRIOR TO START THE CONSTRUCTION.
- SUBMIT MIAMI-DADE COUNTY PRODUCT APPROVAL FOR ALL EXTERIOR DOORS, PRIOR TO INSTALLATION.
- DOOR HARDWARE TO COMPLY WITH A.D.A. LEVER TYPE. TYPICAL.
- ALL THRESHOLDS TO BE A.D.A. APPROVED.
- INCLUDE 1-1/2" PR. HINGES, LOCKSET.
- INCLUDE 1-1/2" PR. HINGES, LOCKSET, THRESHOLD AND WEATHER-STRIPPING.
- CONTRACTOR TO PROVIDE HARDWARE SCHEDULE FOR REVIEW PRIOR TO INSTALLATION. TYPICAL.
- ALL HOLLOW METAL DOOR IN THE REAR OF THE BUILDING SHOULD INCLUDE A DRIP GUARD AND A PICK-GUARD.

3 DOOR SCHEDULE



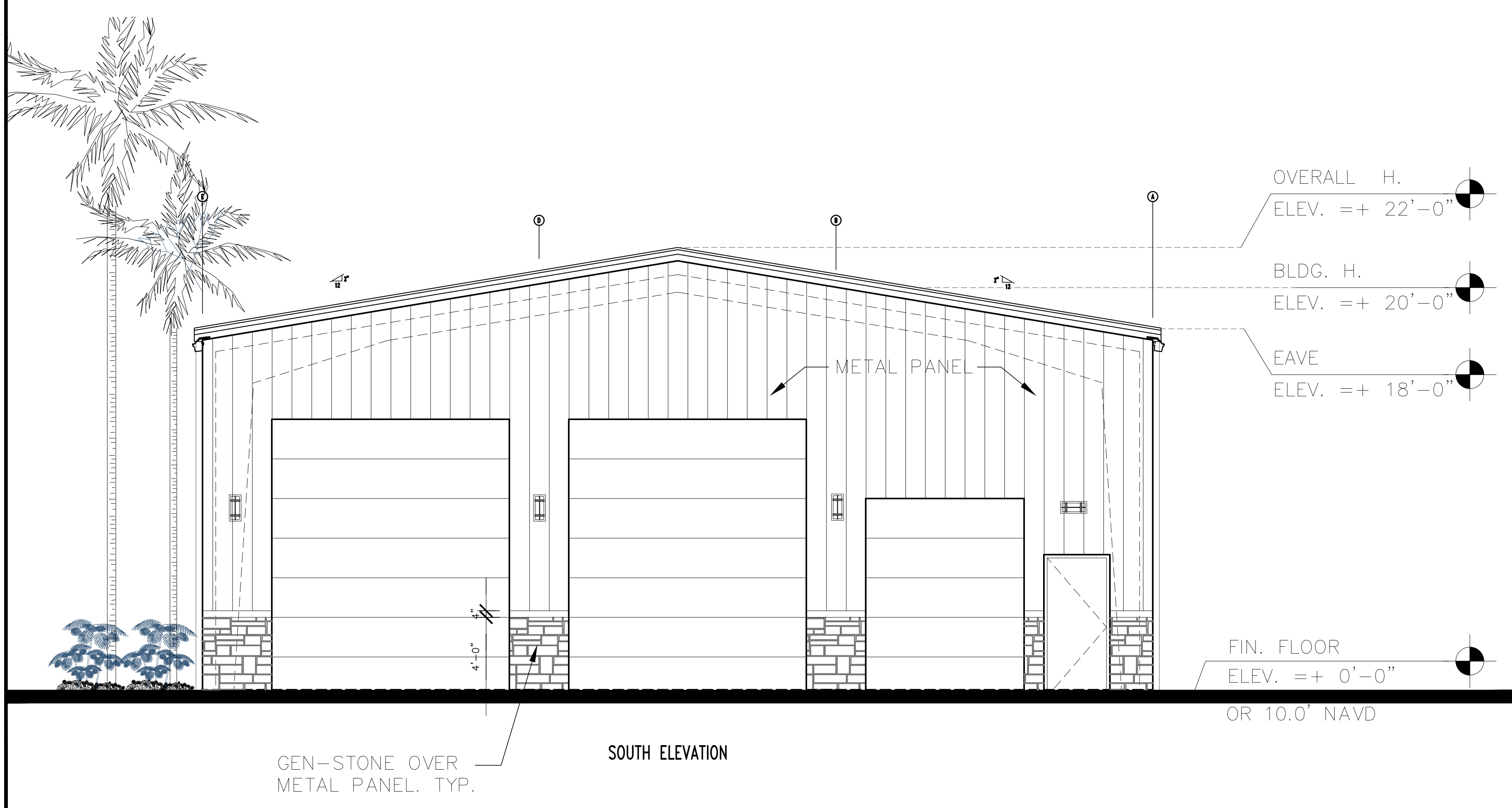
OVERALL H.
 ELEV. =+ 22'-0"

BLDG. H.
 ELEV. =+ 20'-0"

EAVE
 ELEV. =+ 18'-0"

FIN. FLOOR
 ELEV. =+ 0'-0"
 OR 10.0' NAVD

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



OVERALL H.
 ELEV. =+ 22'-0"

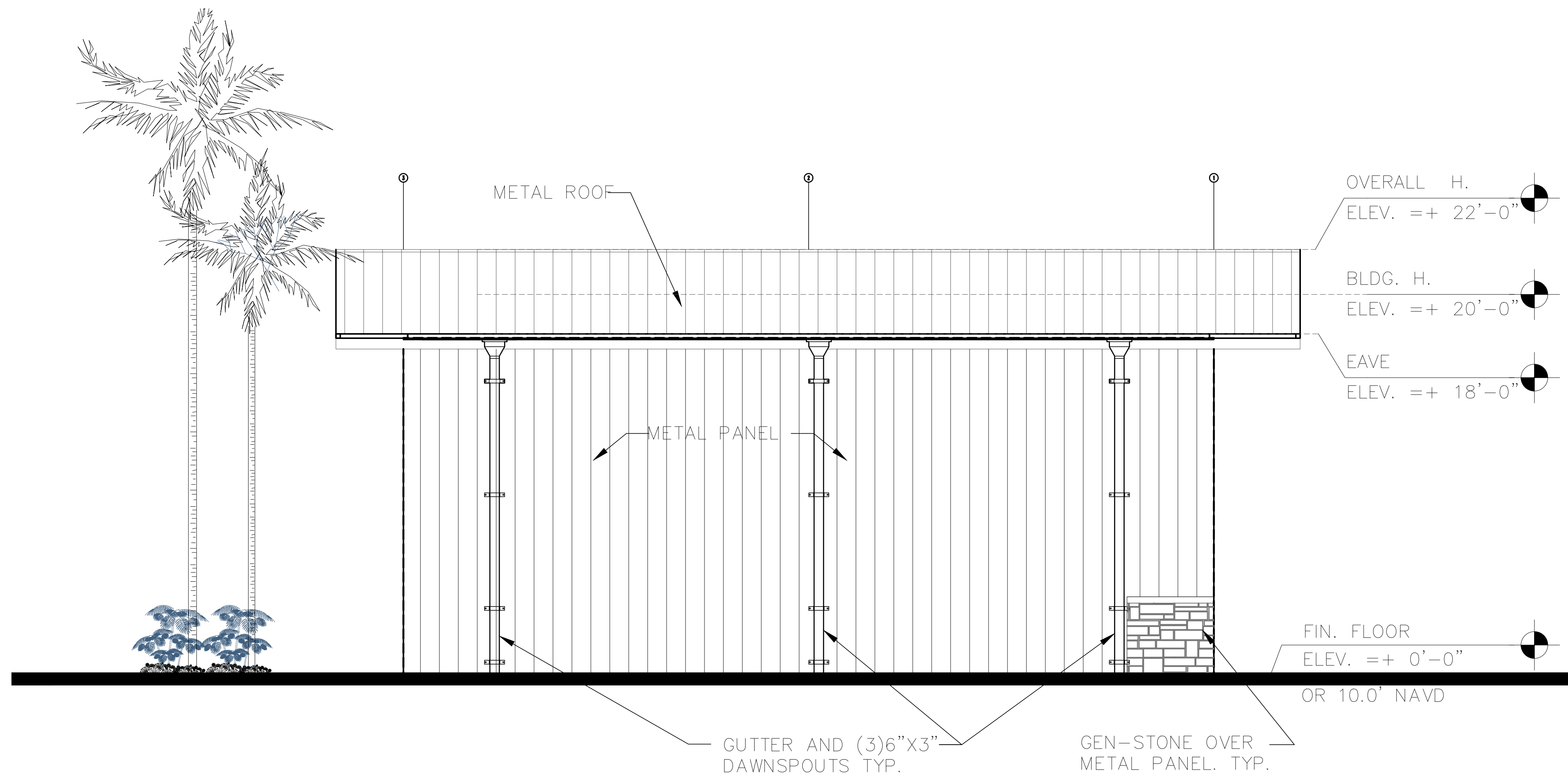
BLDG. H.
 ELEV. =+ 20'-0"

EAVE
 ELEV. =+ 18'-0"

FIN. FLOOR
 ELEV. =+ 0'-0"
 OR 10.0' NAVD

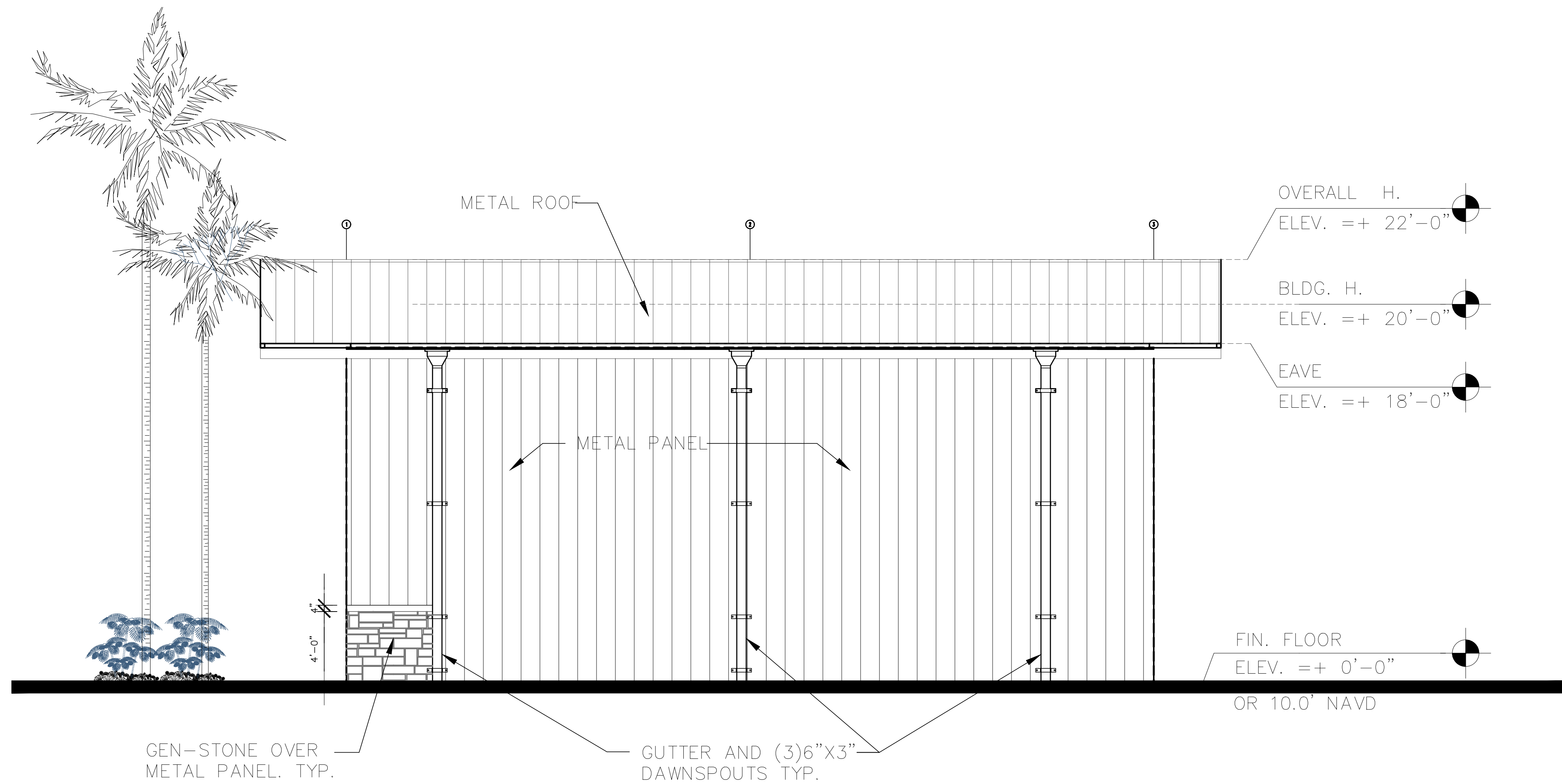
GEN-STONE OVER METAL PANEL. TYP.

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



2 PROPOSED WEST ELEVATION

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



1 PROPOSED EAST ELEVATION

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

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