

PLANNING & DEVELOPMENT SERVICES



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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

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

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

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

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

http://www.hollywoodfl.org/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 3500 Washington Street, Hollywood Florida

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 5142-20-06-0030

Zoning Classification: RM-25 Land Use Classification: High (50) Residential

Existing Property Use: Apartments Sq Ft/Number of Units: 84 Units

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 12-DPVZ-59 - Res.2013-350/Ord.2013-23

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

Explanation of Request: Waiver of Green Building Certification pursuant to Section 151.158 (B)

Number of units/rooms: 84 Units Sq Ft: 118,776

Value of Improvement: \$18,923,040 Estimated Date of Completion: _____

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

Name of Current Property Owner: Automatic Investments South, Inc.

Address of Property Owner: 3500 Washington Street, Hollywood FL 33021

Telephone: 954-458-2828 Fax: _____ Email Address: bg@brycorholdings.com

Name of ~~Consultant/Representative~~ Tenant (circle one): Stephen K. Tilbrook, Esq.

Address: 200 E. Broward Blvd., Suite 2100 Telephone: (954) 847-3830

Fax: _____ Email Address: STilbrook@shutts.com

Date of Purchase: 01/06/1993 Is there an option to purchase the Property? Yes () No (x)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Brian Sudduth, V.P.

Miller Construction Address: 614 South Federal Hwy
Ft. Lauderdale, FL 33301 Email Address: bsudduth@millerconstruction.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 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: 2/25/14

PRINT NAME: Bryan Grosman

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: Stephen K. Tilbrook, Esq. & Brian Sudduth, Vice President

Date: _____

Signature of Tenant: N/A

Date: _____

PRINT NAME: N/A

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) Waiver of Green Building Certification to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Stephen K. Tilbrook and Brian Sudduth to be my legal representative before the City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 25th day of February 2014

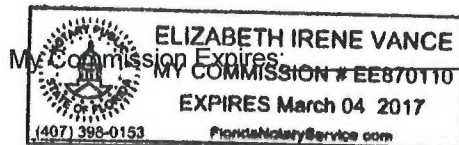
[Signature]

Notary Public State of Florida

[Signature]
SIGNATURE OF CURRENT OWNER

Bryan Grosman

PRINT NAME



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



**Justification Statement
Waiver of Florida Green Building Coalition Certification
Nautilus Apartments
3500 Washington Street, Hollywood Florida**

Dear Members of the City of Hollywood Green Team Advisory Committee and City Commission:

Miller Construction Company, on behalf of Automatic Investments South (hereinafter referred to as "Applicant") provides the following justification for a waiver to the City of Hollywood mandatory green building practices for the Nautilus Apartment project in accordance with the Green Team's recommendation in favor of granting this waiver.

I. Background:

Applicant is the owner of the real property located at 3500 Washington Street, Hollywood, FL, and intends to develop a seven story apartment building comprised of 84 units (hereinafter referred to as "Development") at the undeveloped portion of the site. Please see the survey and site plan documents attached as **Exhibit 1**. The Nautilus Apartments presently consists of two apartment complexes totaling 193 units. On November 6, 2013 and December 4, 2013, the City of Hollywood City Commission granted approval for the Development. Please see Ordinance No. 2013-23 and Resolution No. 2013-350 attached as **Exhibit 2**.

II. Hollywood Green Building Requirement:

Pursuant to Sect. 151.158 (A) of the Hollywood City Code, new construction with more than 20,000 sq. ft. of floor area shall be certified under the LEED Green Building Rating System, certified by the Florida Green Building Coalition ("FGBC") as a certified as a Florida Green High Rise Residential Building, or certified under another recognized certification program approved by the City. The City code does not provide additional direction on the timing or process for achieving such certification and the City has not approved another alternative certification program.

III. Certification Waiver Process:

Pursuant to Sect. 151.158 (B) of the Hollywood Code, the requirement of certification may be waived under documented circumstances in which compliance with the requirement would be cost prohibitive, would create an unreasonable burden on the construction project, or would defeat the intent of the certification. In the event of a waiver, the applicant shall make a reasonable effort to maximize green building practices.



IV. Plan and Goal for Green Building Practices:

A. Development will be Green: Applicant has worked closely throughout the planning and design phases of the Development with the Project Architect and General Contractor to ensure that the Development will be a green building. One of the ways that they have done so is to draw on their consultants' experience in working on FGBC certified projects and by reviewing the design of the Development relative to the current FGBC Green High Rise Residential Building Designation Standard Checklist ("Checklist") for new construction projects. In fact, a Checklist has been completed to illustrate the green building measures that Applicant is committed to incorporate into Development. Please see the FGBC Checklist for the Development attached as **Exhibit 3**. Please note in particular that the Development is planned to achieve the scoring necessary for a FGBC certification. Some of the specific green features for the Development include:

- Green finishings: Energy efficient appliances, LED light and low flow plumbing fixtures as well as stone countertops and flooring which have longer life expectancies than their Formica and carpet alternatives.
- Green building materials such as energy star roof materials with reflective properties and low-emitting sealants, paints and flooring systems and impact resistant glazing.
- Green building practices including the sourcing of local materials and recycling waste products.
- Green architecture, site orientation, and amenities: building features no penetrations on east and west exposures and exposed catwalks, bicycle racks, recycling collection areas, and is located within ¼ mile of a bus stop.
- Green landscape design: drought tolerant landscape and water efficient irrigation.

B. General Contractor's extensive experience with FGBC certified projects and green building practices: Applicant has selected a Miller Construction Company as the General Contractor to ensure that the Development is constructed in accordance with FGBC green building practices. Miller Construction is a member of the USGBC and a participating member in the local South Florida Chapter.



Miller Construction sponsored a 2-day educational program presented by The University of Florida/TREEO Center, which most of our team members attended to gain a better understanding of LEED and the benefits. In addition, Miller Construction currently has 7 team members who are LEED Accredited Professionals or LEED Green Associates. Miller Construction has completed many projects with a LEED and/or FGBC Certification in the region, including the first private project in Broward County, the Republic Service Headquarters in Sunrise, the Ashley Furniture HomeStore in Oakland Park, and the Huizenga Pavilion in Fort Lauderdale.

V. Justification and Explanation of Waiver:

The Applicant is committed to green building practices and design, and ultimately a green building. While the Development incorporates enough green building practices to achieve FGBC certification, the Applicant is seeking a waiver of the certification requirement because the obligation creates an unreasonable burden due to uncertainty with the overall timing and cost for completion of the Development. There is a level of uncertainty about the green building certification process, particularly since actual certification is not achieved until long after construction is complete. Further, City staff is currently working on an amendment to the Code based green building standards, which will enhance the intent and purpose of the existing regulations by providing a site appropriate weighted point system (similar to the point system referenced in the attached Exhibit 3). The complexity and timing of the City amendment process creates an unreasonable burden on the Development timeframes. Accordingly, while the Applicant is committed to meeting the intent of the City's green regulations, the Applicant is requesting a waiver from the green building certification requirements for the following reasons:

- A. Uncertain timing:** The FGBC certification process involves numerous steps that can delay a construction process significantly. In order to obtain the certification a project must go through an application process as well as design, preliminary construction and final construction review processes. These steps add to the time required to complete a construction project and place the ability to timely complete a project at the mercy of a consultant(s) and the USGBC and their respective abilities to perform in concert with the progress of the construction. Similar to the importance of certainty relating to construction costs, a developer relies heavily upon the certainty of timing as city approvals, bank financing, and other various commitments require the timely completion of any construction



project and the FGBC certification process makes it difficult for the Applicant to accurately predict the time to completion.

- B. Uncertain costs: The Applicant has researched the costs associated with obtaining a FGBC certification by getting the professional opinions of architects, general contractors and consultants and by reviewing readily available studies on the subject and the Applicant concluded that the cost of obtaining FGBC certification would range from an additional 2-10% of the overall cost of construction. While not all of the additional cost of obtaining FGBC certification is attributable to the cost of the certification process itself, the uncertainty in the additional costs is. While the cost of green building measures can be calculated,
- C. the time, labor and reports associated with the certification cannot be predicted and can very burdensome.

On January 23, 2014, the Green Team Advisory Committee unanimously voted to recommend approval of the waiver with the condition that the Applicant file an application to an acceptable certifying agency prior to issuance of building permit and continues to seek a designation. In order to ensure that these green practices are effectively incorporated into the Development, the Applicant retained Miller Construction to be the general contractor and oversee the green building process. Miller Construction has extensive experience in building FGBC certified structures and has been an active participant in the planning and design phases of the Development. In other words, the Applicant is not seeking a waiver from incorporating the green practices required by green ordinance 151.158 but rather from having to undertake the official certification process. The Applicant will provide affidavits of compliance from the Applicant's certified professionals, as may be requested by staff, to certify the proposed green measures.

VI. Conclusion

In conclusion, the Applicant will make all reasonable effort to incorporate the maximum number of green building practices into the Development, as documented in **Exhibit 3**. In accordance with Sect. 151.158 (B) of the Hollywood City Code, the Applicant has provided a justification for the requested waiver as set forth herein, and the Applicant respectfully requests your consideration and approval of the requested waiver.

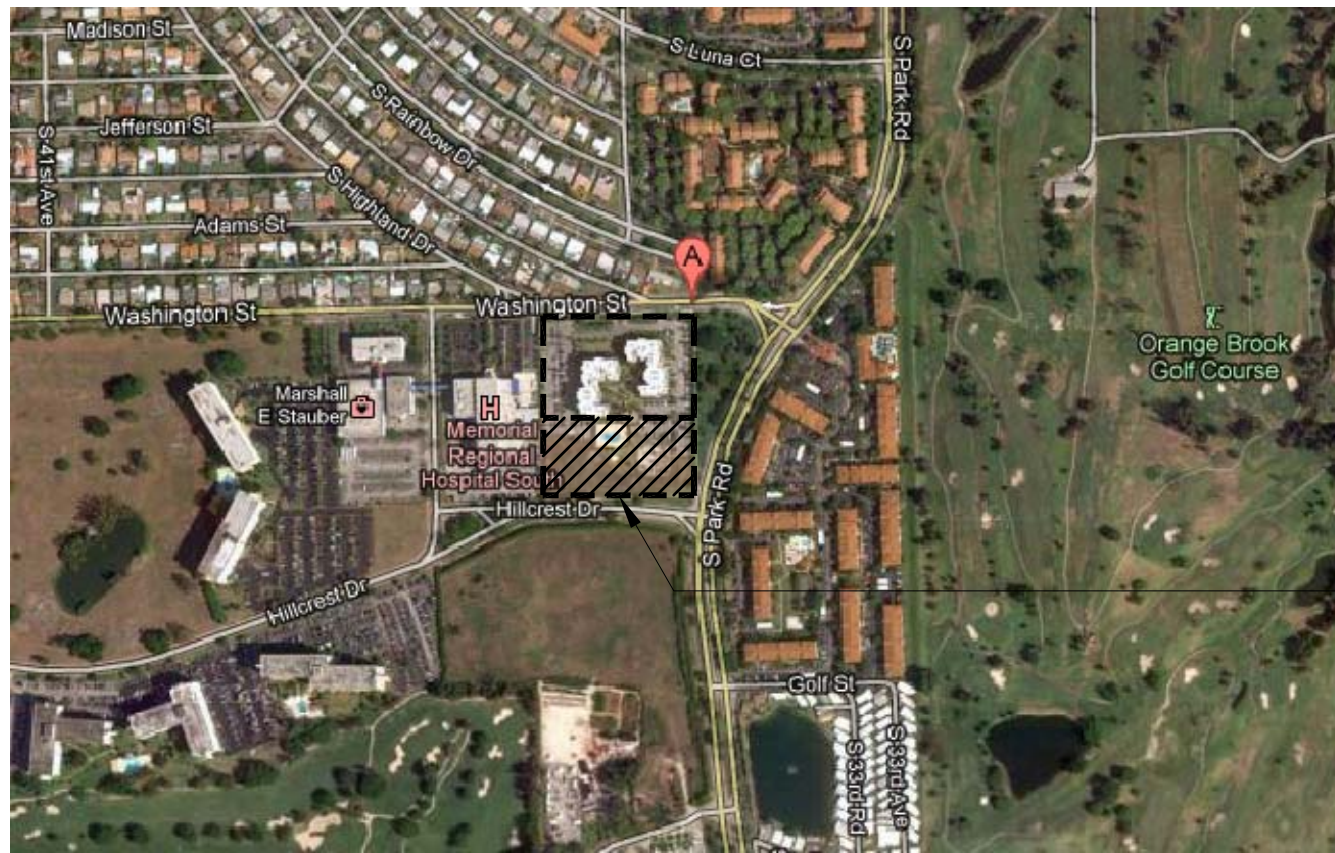
EXHIBIT 1

NAUTILUS APARTMENTS

NEW APARTMENT BUILDING

3500 WASHINGTON STREET
HOLLYWOOD, FL 33021

CITY COMMISSION
NOVEMBER 6, 2013



PROJECT LOCATION

N

1

LOCATION MAP

SCALE: NTS

DRAWING INDEX

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SURVEY	
G-1.01	CONTEXT PLAN AND ZONING INFORMATION
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G-1.03	COLOR SITE PLAN
G-1.04	RIGHT OF WAY IMPROVEMENTS
D-1.01	SITE DEMOLITION PLAN
C1	OVERALL SITE PLAN
C2	PRELIMINARY PAVING, GRADING & DRAINAGE PLAN
C3	PRELIMINARY WATER & SEWER PLAN
C4	PRELIMINARY MARKING & SIGNAGE PLAN
C5	STORMWATER POLLUTION PREVENTION PLAN
C6	CIVIL DETAILS & TYPICAL SECTIONS
C7	UTILITIES DETAILS I
C8	UTILITIES DETAILS II
LA1	LANDSCAPE/MITIGATION PLAN
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A-1.01	BUILDING PLANS
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A-5.01	SIGHTLINE STUDY
A-7.01	RENDERING
A-7.02	RENDERING

S+A

SHULMAN + ASSOCIATES

100 NE 38th Street, Space 2
Miami, FL 33137
T 305 438 0609 F 305 438 0170
www.shulman-design.com
FL 85302117

NAUTILUS APARTMENTS

3500 WASHINGTON STREET
HOLLYWOOD, FL 33021

CITY COMMISSION 2

ALLAN T. SHULMAN, FAIA, LEED™ AP
A R 0 0 1 2 7 6 3

12/04/2013
PLANNING BOARD
12009
PROJECT NO.

COVER SHEET

G-1.00

LEGAL DESCRIPTION

All of Block C and the East 96.08 feet of Block B of "ORANGEBROOK HILLS" according to the plat thereof as recorded in Plat Book 68, at Page 29 of the Public Records of Broward County, Florida. Being more particularly described as follows: Begin at the Southeast corner of said Block C; Thence run North 89°54'29" West along the South line of said Blocks C and B, for a distance of 540.05 feet to a point of intersection with a line that lies 96.08 feet West of and parallel with the East line of said Block B; Thence run North 00°18'53" East along said parallel line for a distance of 643.47 feet to a point of intersection with the North line of said Block B (said point also being the Southerly Right-of-way line of Washington Street as shown on aforementioned plat); Thence run South 89°49'21" East along the North line of said Block B and C (also being the Southerly Right-of-way line of Washington Street as shown on aforementioned plat) for a distance 518.92 feet to a point of curvature of a circular curve, concave to the Southwest, and having for its elements a radius of 25 feet and a central angle of 90°30'10"; Thence run Southeasterly along the arc of said circular curve for an arc distance of 39.49 feet to a point of tangency on the Easterly line of said Block C (said point also being the Westerly Right-of-way line of South 35th Avenue as shown on aforementioned plat); Thence run Souht 00°40'49" West along the East line of said Block C (also being the Westerly Right-of-way line of South 35th Avenue as shown on aforementioned plat) for a distance of 617.47 feet to the Point of Beginning. Said described parcel of land containing 348,463 Sq. Ft. (.7.99 Acres more or less).

SURVEY NOTES:

- 1) ELEVATIONS IF SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 2) BOUNDARY LINES SHOWN HEREON ARE PER THE PLAT
- 3) BEARING SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF PARCEL "C", ORANGEBROOK HILLS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LINE BEARS SOUTH 89°49'21" EAST
- 4) SURVEYOR HAS MADE NO ADDITIONAL RESEARCH OF THE PUBLIC RECORDS EXCEPT AS NOTED. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR RECORDINGS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS.
- 5) BENCHMARK REFERENCE:
BROWARD COUNTY BENCH MARK NO.
ELEV= 0.00 ' (N.G.V.D.)
- 6) FLOOD INFORMATION
COMMUNITY NUMBER: 125113
CITY OF HOLLYWOOD
PANEL NUMBER: 0316
SUFFIX: F
FLOOD ZONE: X
BASE FLOOD ELEVATION: NA
DATE OF FIRM: 8/18/92
- 7) THE (2) FLORIDA POWER & LIGHT EASEMENTS SHOWN HEREON ARE APPROXIMATE & EXISTING UTILITIES SHOULD BE PHYSICALLY VERIFIED PRIOR TO DESIGN AND/OR CONSTRUCTION.
- 8) THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM LOCATIONS PERFORMED BY GROUND HOG LOCATIONS SERVICES.
- 9) A Certificate of Search & Ownership & Emcumbrance Report was prepared by Fidelity National Title Insurance Company covering the dates of july 1, 1936 to May 30, 2012. The following is our report of all survey related items contained in said report affecting this property.

- Item #14) Plat-all matters shown hereon
- Item #15) F.P.L. Easement-affects property to the west
- Item #17) Cable Television Easement-affects property to the west
- Item #18) Blanket Easement for cable television- affects entire property
- Item #30) Blanket Easement for Broadband equipment installation and maintenance affects entire property.
- All other items contained in said report are not survey related and not addressed hereon.

LEGEND:

EJB DENOTES ELECTRICAL JUNCTION BOX
ETP DENOTES ELECTRICAL TRANSFORMER
CTV DENOTES CABLE TELEVISION RISER
SSMH DENOTES SANITARY SEWER MANHOLE
U.E. DENOTES UTILITY EASEMENT
P.B. DENOTES PLATBOOK
PG. DENOTES PAGE
B.C.R. DENOTES BROWARD COUNTY RECORDS
P.O.B. DENOTES POINT OF BEGINNING
CB DENOTES CATCHBASIN
C.B.S. DENOTES CONCRETE BLOCK STRUCTURE
WPP DENOTES WOOD POWERPOLE
CUP DENOTES CONCRETE UTILITY POLE
CONC. DENOTES CONCRETE
CONC. SWK. DENOTES CONCRETE SIDEWALK

ERNEST W. DUNCAN, P.L.S. 5182

LAND SURVEYORS
521 SE 5TH COURT
POMPANO BEACH, FL. 33060
PH. (754)264-2166 FAX (954) 827-0535

ERNEST W. DUNCAN
PROFESSIONAL SURVEYOR AND MAPPER
NO. L.S. 5182 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

PROJECT

NAUTILUS
(HOLLYWOOD, FL.)

SURVEY TYPE:

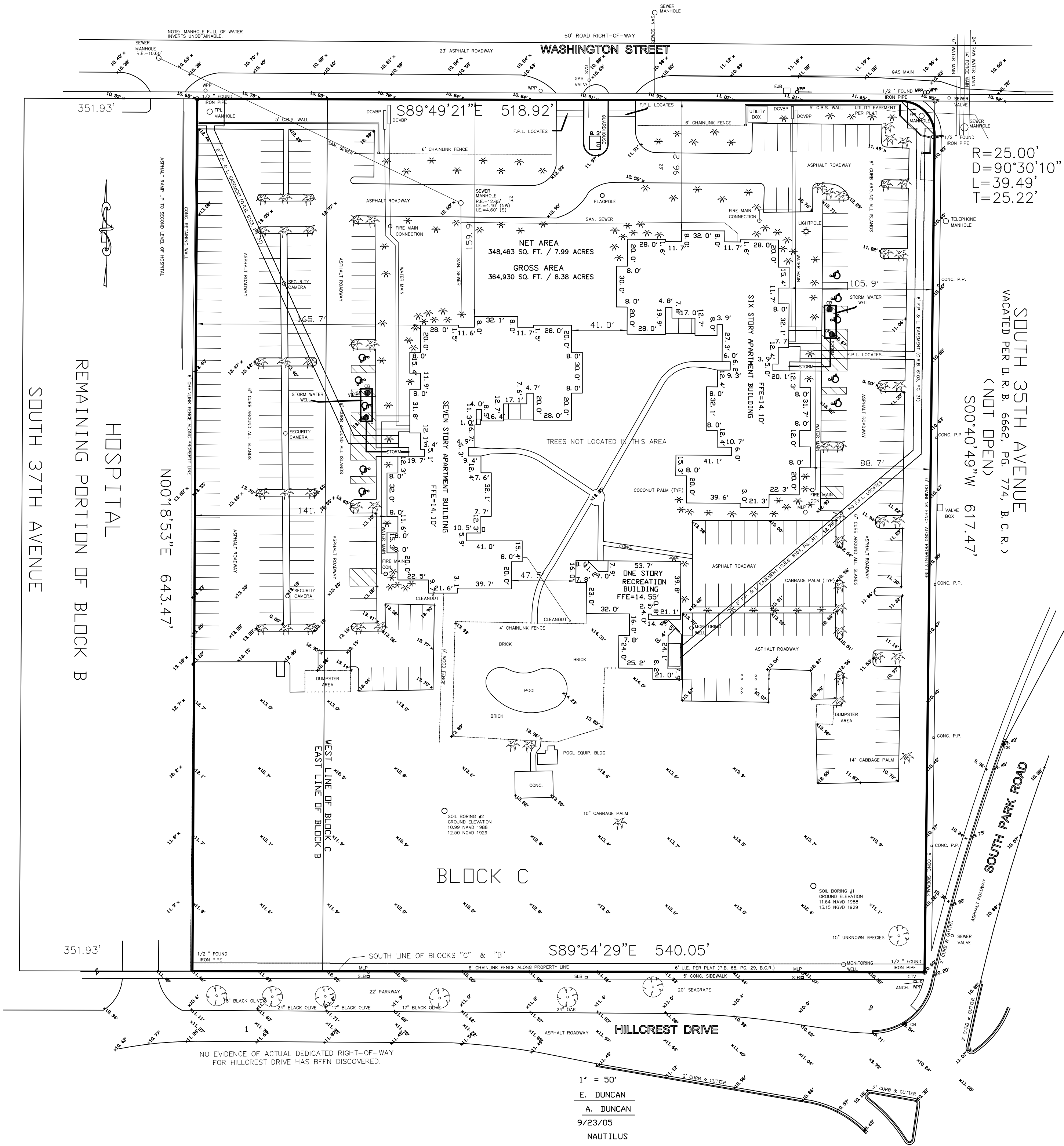
BOUNDARY SURVEY

REVISIONS:

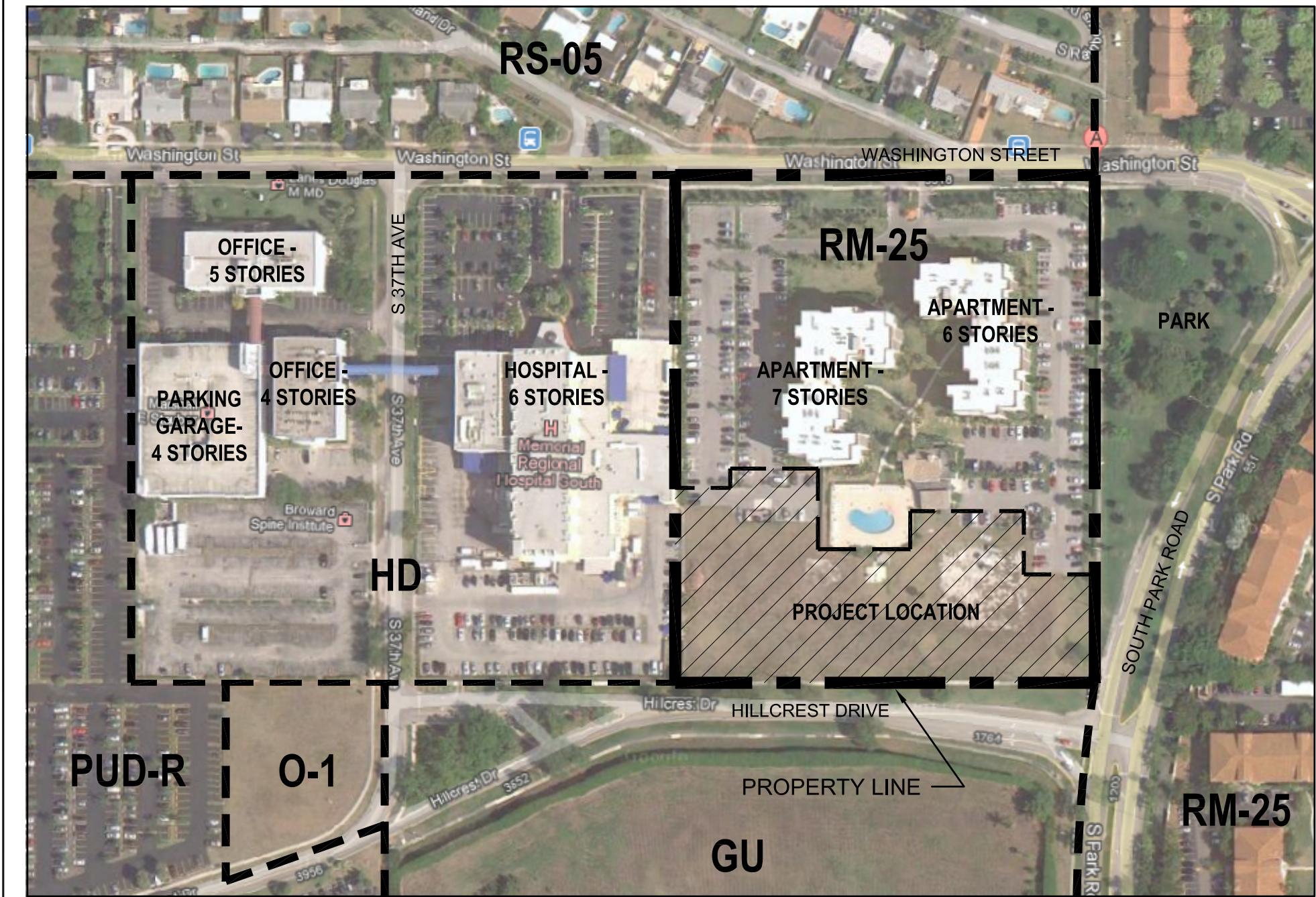
- 1 UPDATE SURVEY 5/9/12
- 2 ADD UNDERGROUND UTILITIES 4/25/13
- 3 REVIEW OF REVISED 0 & 2 REPORT 4/26/13
- 4
- 5
- 6

SCALE:

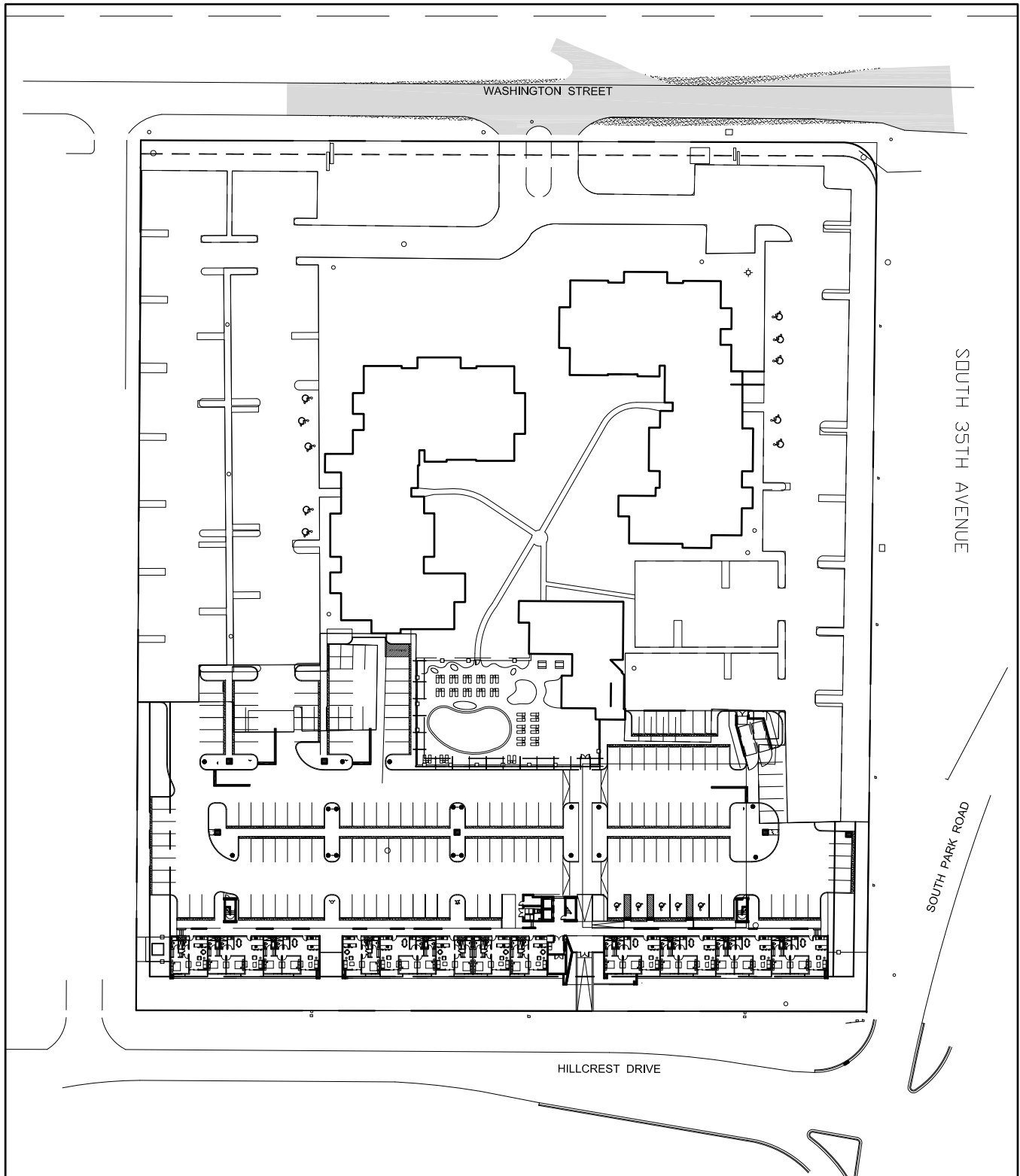
DRAWN BY:
CHECKED BY:
DATE:
PROJECT NO.
SHEET 1 OF



I hereby certify that this survey was prepared under my that it meets the Minimum Technical Standards for Land Surveys in the State of Florida as set forth by Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, and that said survey is true and correct to the best of my knowledge and belief.



2 EXISTING ZONING CONTEXT MAP
SCALE: NTS



1 SITE MAP
SCALE: NTS

REQUIRED BY CITY CODE ARTICLE 4: SECTION 4.15.E.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.=	PROPOSED DEVELOPMENT IS A TOTAL OF 8.38 GROSS ACRES, AND 7.99 NET ACRES.
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THE PROPOSED PROJECT WILL COMPLY WITH CHAPTER 151.158 BUILDINGS, MANDATORY GREEN BUILDING PRACTICES, LARGE BUILDINGS OF THE CITY CODE OF ORDINANCES

PROPOSED PERVIOUS/IMPERVIOUS AREAS				
	NET LOT AREA	REQUIRED PERVIOUS AREA (ACRES/SF/%)	PROVIDED PERVIOUS AREA (ACRES/SF/%)	PROVIDED IMPERVIOUS AREA (ACRES/SF)
EXISTING NORTH SITE	5.31 SCRES 231,831 SF	NA	1.92 ACRES 83,653 SF 36%	3.39 ACRES 148,178 SF 64%
PROPOSED DEVELOPMENT SITE BUFFER AREA	0.31 ACRES 13,502 SF	NA	0.29 ACRES 12,592 SF 93%	0.02 ACRES 910 SF 7%
PROPOSED DEVELOPMENT SITE PARKING AREA	1.85 ACRES 80,625 SF	0.46 ACRES 20,156 SF 25%	0.47 ACRES 20,836 SF 26%	1.38 ACRES 59,789 SF 74%
PROPOSED DEVELOPMENT SITE BUILDING FOOTPRINT	0.45 ACRES 19,577 SF	NA	0	0.45 ACRES 19,577 SF 100%
PROPOSED DEVELOPMENT SITE OTHER LANDSCAPED AREAS	0.07 ACRES 2,928 SF	NA	0.06 ACRES 2,864 SF 98%	0.001 ACRES 64 SF 2%
TOTAL PROPOSED DEVELOPMENT SITE	2.68 ACRES 116,632 SF	NA	0.81 ACRES 35,305 SF 30.2%	1.87 ACRES 81,327 SF 69.8%
TOTAL SITE	7.99 ACRES 348,463 SF	NA	2.73 ACRES 118,958 SF 34.1%	5.26 ACRES 229,505 SF 65.9%

EXISTING LAND USE	HIGH (25-50DU/AC) RESIDENTIAL
EXISTING ZONING	RM 25
PROPOSED ZONING	PD

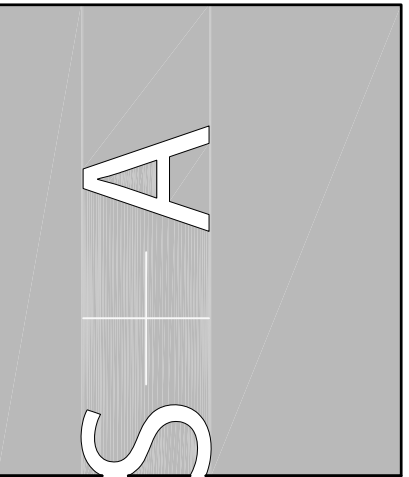
LEGAL DESCRIPTION	
SUBDIVISION NAME	ORANGEBROOK HILLS
PLAT BOOK/ PAGE NUMBER	BOOK 88 PAGE 29
LOT AND BLOCK	LOT # BLOCKS B & C

	SITE AREAS	DENSITY						
		RESIDENTIAL USE AREA (GROSS)	EXISTING UNITS	RM-25 ALLOWED UNITS (25 UNITS/ACRE)	PD ALLOWED UNITS (BASED ON UNDERLYING LAND USE HIGH RESIDENTIAL 25-50 UNITS/ACRE)	PROPOSED TOTAL # OF UNITS	EXISTING UNITS/ GROSS ACRE	EX & PROPOSED UNITS/ GROSS ACRE
EXISTING NORTH SITE TO REMAIN	5.70 ACRES 248,298 SF	5.70 ACRES 248,298 SF	193	142	285	193	193/5.70 33.86	193/5.70= 33.86
PROPOSED DEVELOPMENT SITE	2.68 ACRES 116,632 SF	2.68 ACRES 116,632 SF	0	87	134	94	0.00	84/2.68= 31.34
TOTAL PD SITE	8.38 ACRES 364,930 SF	8.38 ACRES 364,930 SF	193	209	419	277	193/8.38= 23.03	277/8.38= 33.05

SETBACKS					
	PARKING SETBACK FRONT/SIDE/REAR	BUILDING SETBACKS			
		FRONT	SIDE/INTERIOR	SIDE/STREET	REAR
RM-25	10'-0" Per 4.22.1.2.b	25' + 1' Increase for each foot of height above 50'. Not to exceed 50'. Per 4.2.C.2	Sum shall be at least 25% of the lot width plus 20% of the tower height. But not exceed 50', with none less than 10'. Per 4.2.C.2 50' required	15' plus 15% of tower height, max. 50'. Per 4.2.C.2 50' Required	15% of lot depth Per 4.2.C.2 643' x 15% = 97'
PD	10'-0" Per 4.22.1.2.b	25' to external streets Per 4.15.E.3.d.2	50' TOTAL	NA	NA
EXISTING BUILDING A PROVIDED	15'-0"	96'-4"	88'-9"	NA	NA
EXISTING BUILDING B PROVIDED	0'	159'-10"	137'-6"	NA	NA
EXISTING REC. BLDG PROVIDED	NA	339'-10"	182'-2"	NA	NA
PROPOSED BUILDING PROVIDED	10'-0"	25' to external streets	53' (min. 25')	NA	NA

PARKING							
	#	Required			Provided		
		Spaces Per 7.2.A.1 1.5 per unit plus 1/5 unit guest	Handicapped FBC 2012 Accessibility 208.2 5 per 101-150	Temporary Loading Per 7.2.B.8 1 per 50-100 units 10 x 25'	Spaces	Handicapped	Temporary Loading 10 x 25'
EXISTING BUILDING A APARTMENTS	89 X 1.5	134					
GUEST	89/5	18					
EXISTING TOTAL		152	6	1	124	5	1
EXISTING BUILDING B APARTMENTS	104 X 1.5	156					
GUEST	104/5	21					
EXISTING TOTAL		177	6	1	150	5	1
PROPOSED NEW APARTMENTS (1.5 per unit)	84 X 1.5	126			126		
GUEST (1 per 5 UNITS)	84 / 5	17			17		
TOTAL NEW SPACES		143	5	1	143	5	1
RECONFIGURED EXISTING SPACES TO BE REPLACED		20			23		
TOTAL		163	5	1	166	5	1

	Unit Summary											BUILDING HEIGHT	
	APARTMENTS			BUILDING FOOTPRINT/ LOT COVERAGE	SITE COVERAGE (%)	RESIDENTIAL LEASABLE SF (AC)	RESIDENTIAL LEASABLE SF (BALCONIES)	NON-LEASABLE SF (UNENCLOSED)	NON-LEASABLE SF (ENCLOSED)	TOTAL BLDG SF	NO. FLOORS	HEIGHT	
	1 BED/1.5 BATH	2 BED/2 BATH	TOTAL										
EXISTING NORTH SITE 231,831 SF 5.31 ACRES													
EXISTING BLDG A	59	30	89	17,805	7.68%					106,830	6	68'-9"	
EXISTING BLDG B	69	35	104	17,428	7.52%					104,568	7	77'-10"	
EXISTING RECREATION BLDG	0	0	0	4,681	2.02%					14,109	1	25'-0"	
TOTAL EXISTING NORTH SITE	128	65	193	39,914	17.22%					225,507			
PROPOSED DEVELOPMENT SITE 116,632 SF 2.68 ACRES													
PROPOSED APARTMENT BUILDING	29	55	84	19,577	16.79%	84,096	4,445	24,055	5,764	118,360	7	76'-11"	
TYPICAL 1 BED/1.5 BATH 750 SF						750	50						
TYPICAL 2 BED/2 BATH 1100-1183 SF						1,116	1,116						
TOTAL SITE 348,463 SF 7.99 ACRES	157	120	277	59,491	17.07%					343,867			



SHULMAN + ASSOCIATES
100 NE 38th Street, Space 2
Miami, FL 33137
T 305 438 0609 F 305 438 0170
www.shulman-design.com
FL 85302117

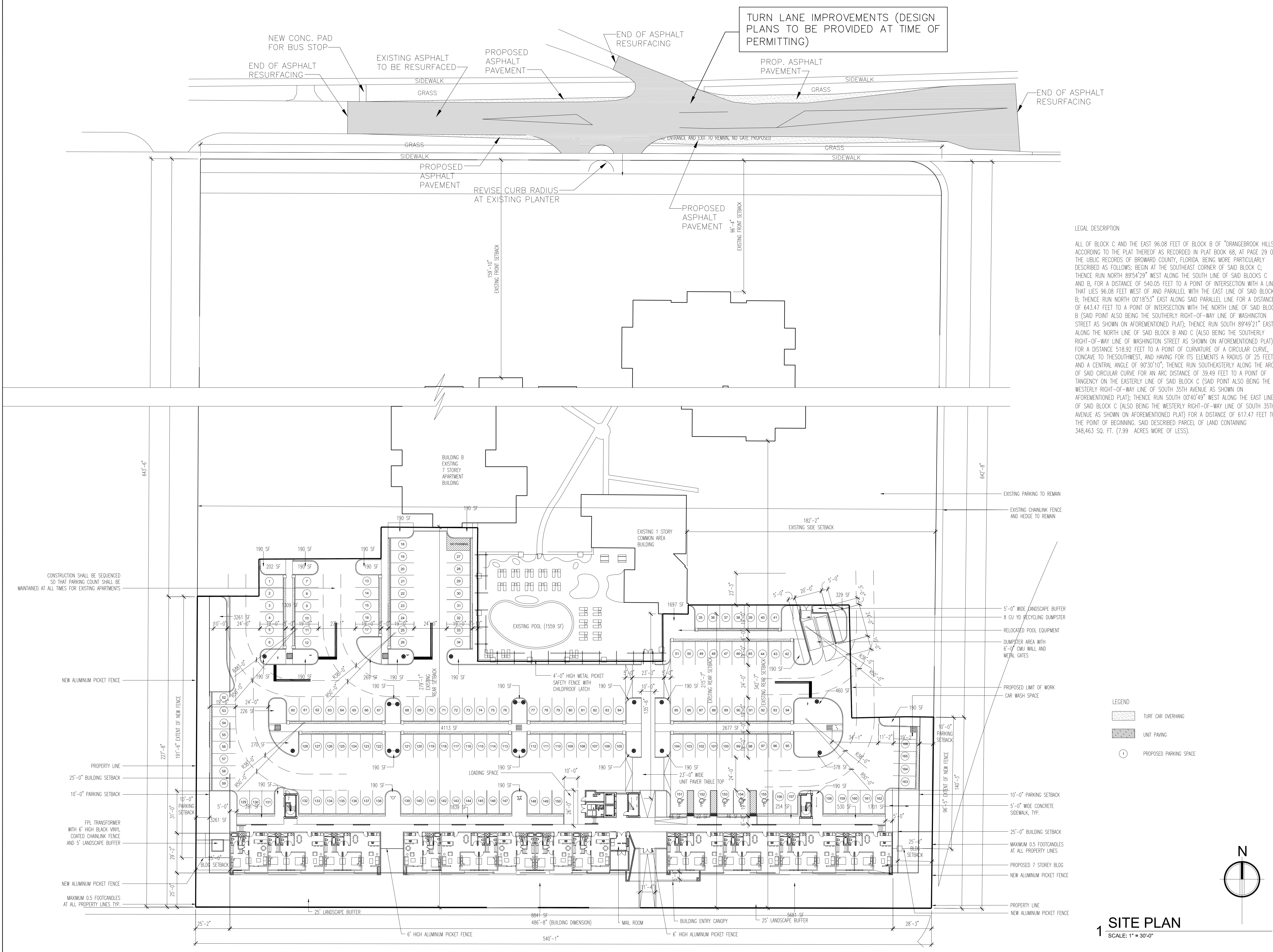
NAUTILUS APARTMENTS
3500 WASHINGTON STREET
HOLLYWOOD, FL 33021
CITY COMMISSION

ALLAN T. SHULMAN, FAIA, LEED™ AP
A R 0 0 1 2 7 6 3

10/09/2013
PLANNING BOARD
12009
PROJECT NO.

CONTEXT PLAN
AND ZONING DATA

G-1.01

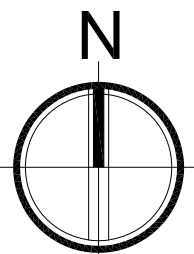


TURN LANE IMPROVEMENTS (DESIGN PLANS TO BE PROVIDED AT TIME OF PERMITTING)

LEGAL DESCRIPTION

ALL OF BLOCK C AND THE EAST 96.08 FEET OF BLOCK B OF "ORANGEBROOK HILLS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, AT PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK C; THENCE RUN NORTH 89°54'29" WEST ALONG THE SOUTH LINE OF SAID BLOCK C; AND B, FOR A DISTANCE OF 540.05 FEET TO A POINT OF INTERSECTION WITH A LINE THAT LIES 96.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK B; THENCE RUN NORTH 00°18'53" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 643.47 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID BLOCK B (SAID POINT ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET AS SHOWN ON AFOREMENTIONED PLAT); THENCE RUN SOUTH 89°49'21" EAST ALONG THE NORTH LINE OF SAID BLOCK B AND C (ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET AS SHOWN ON AFOREMENTIONED PLAT) FOR A DISTANCE 518.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING FOR ITS ELEMENTS A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 90°30'10"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE FOR AN ARC DISTANCE OF 39.49 FEET TO A POINT OF TANGENCY ON THE EASTERLY LINE OF SAID BLOCK C (SAID POINT ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 35TH AVENUE AS SHOWN ON AFOREMENTIONED PLAT); THENCE RUN SOUTH 00°40'49" WEST ALONG THE EAST LINE OF SAID BLOCK C (ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 35TH AVENUE AS SHOWN ON AFOREMENTIONED PLAT) FOR A DISTANCE OF 617.47 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL OF LAND CONTAINING 348,463 SQ. FT. (7.99 ACRES MORE OR LESS).

- LEGEND
- TURF CAR OVERHANG
 - UNIT PAVING
 - PROPOSED PARKING SPACE



1 SITE PLAN
SCALE: 1" = 30'-0"

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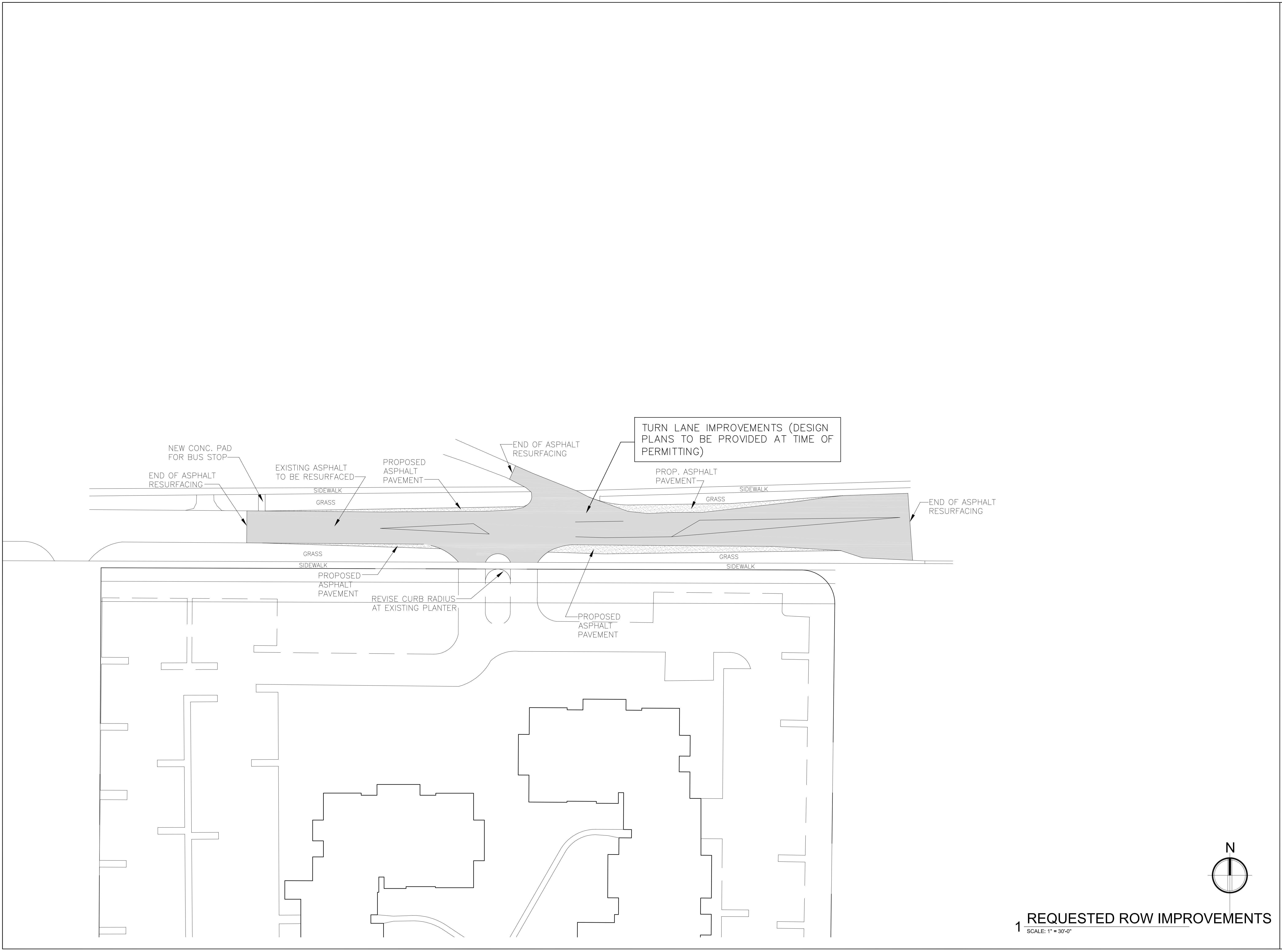
NAUTILUS APARTMENTS
3500 WASHINGTON STREET
HOLLYWOOD, FL 33021
CITY COMMISSION

ALLAN T. SHULMAN, F.A.I.A., LEED™ AP
A R 0 0 1 2 7 6 3

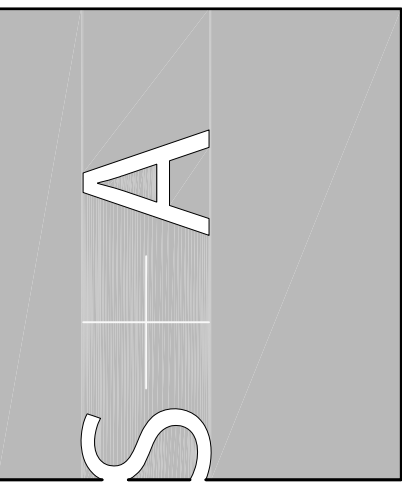
10/09/2013
PLANNING BOARD
12009
PROJECT NO.

SITE PLAN

G-1.02



1 REQUESTED ROW IMPROVEMENTS
SCALE: 1" = 30'-0"



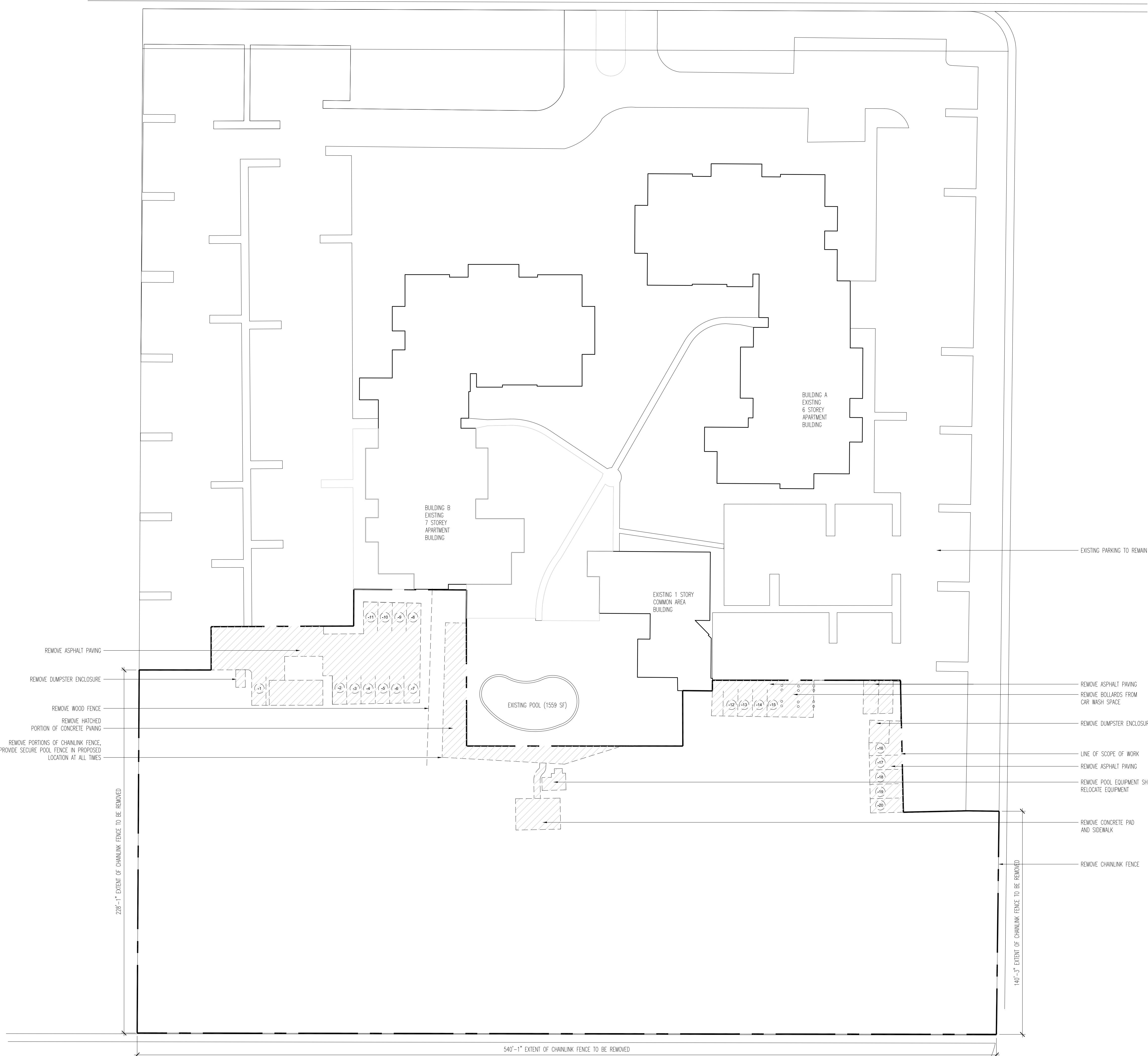
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10/09/2013
PLANNING BOARD
12009
PROJECT NO.

SITE PLAN
RIGHT OF WAY
IMPROVEMENTS
G-1.04



1 DEMOLITION SITE PLAN
SCALE: 1" = 30'-0"

NAUTILUS APARTMENTS
3500 WASHINGTON STREET
HOLLYWOOD, FL 33021
CITY COMMISSION

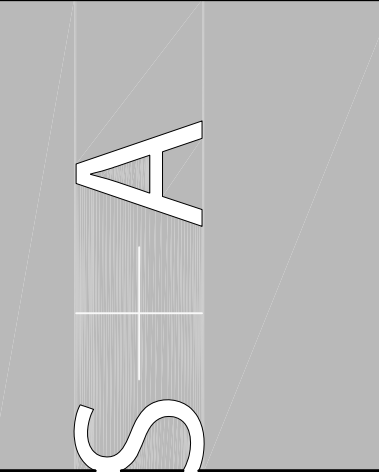
ALLAN T. SHULMAN, F.A.I.A., LEED™ AP
A R 0 0 1 2 7 6 3

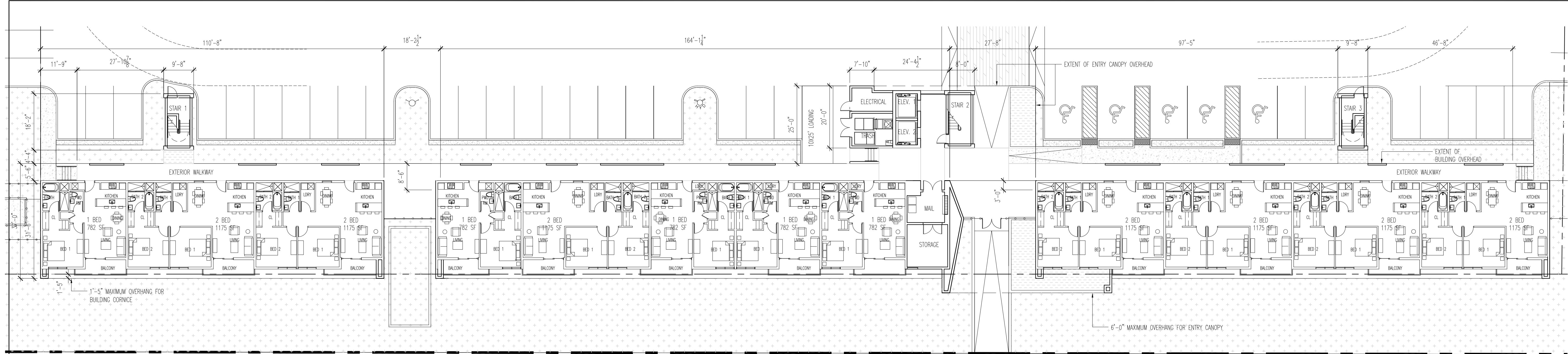
10/09/2013
PLANNING BOARD
12009
PROJECT NO.

DEMOLITION
SITE PLAN

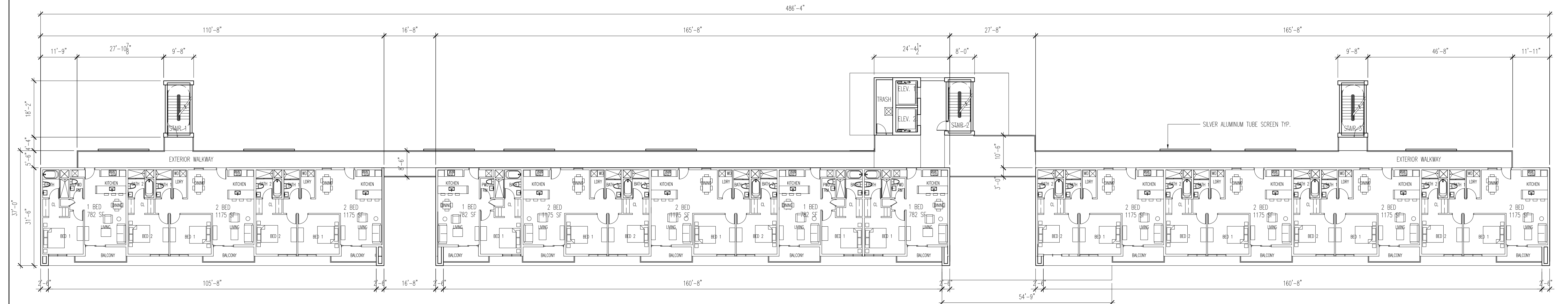
D-1.01

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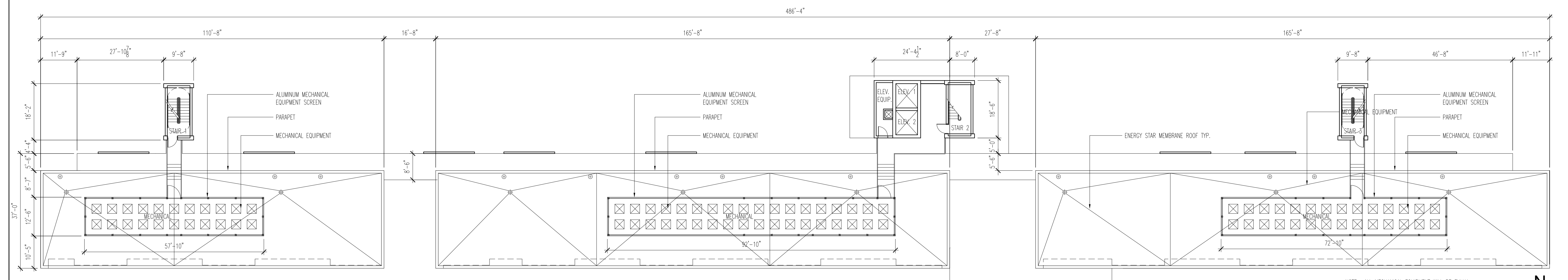




1 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 2ND - 7TH FLOOR PLAN
SCALE: 1/16" = 1'-0"

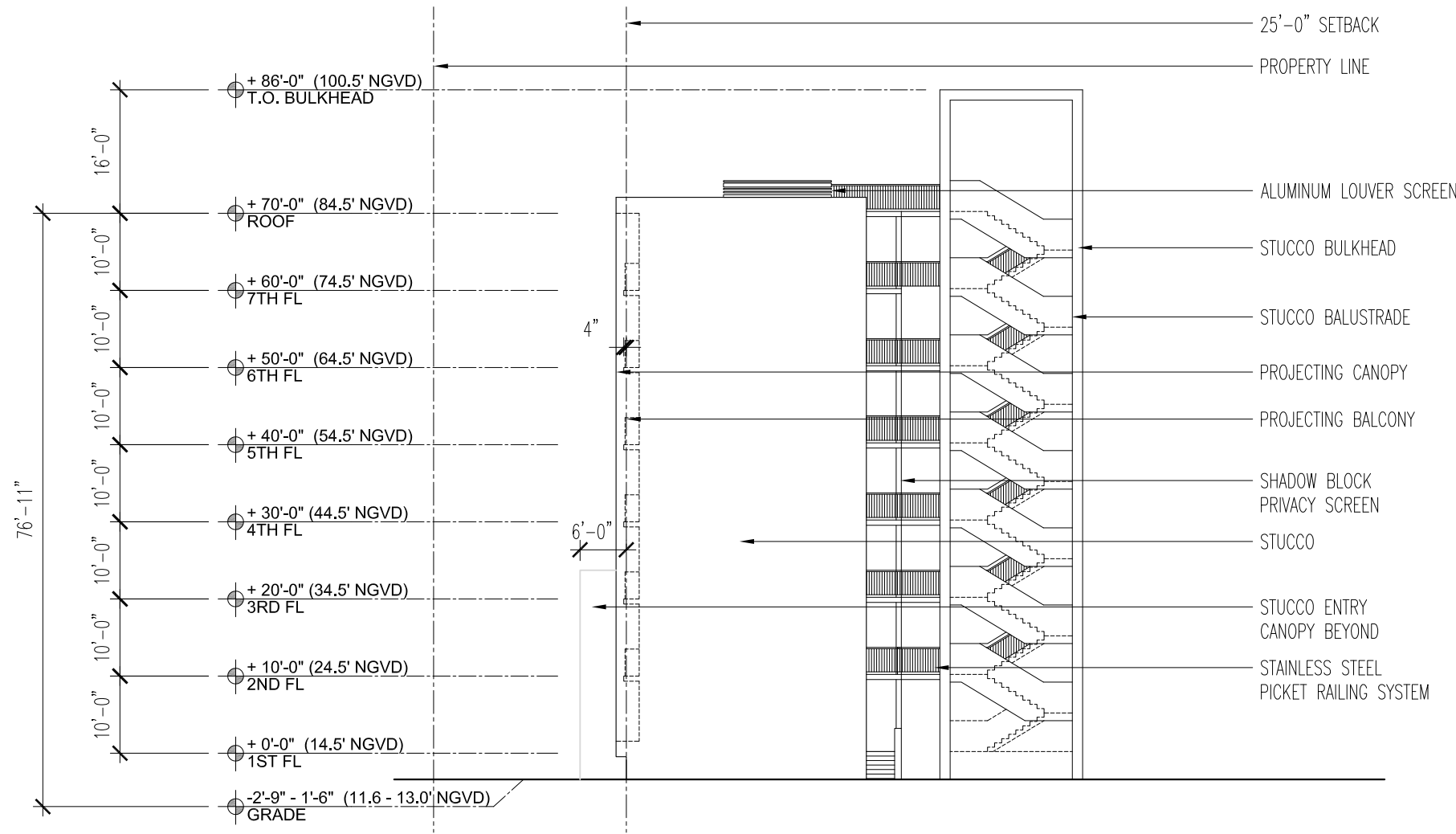


3 ROOF PLAN
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1" = 20'-0"



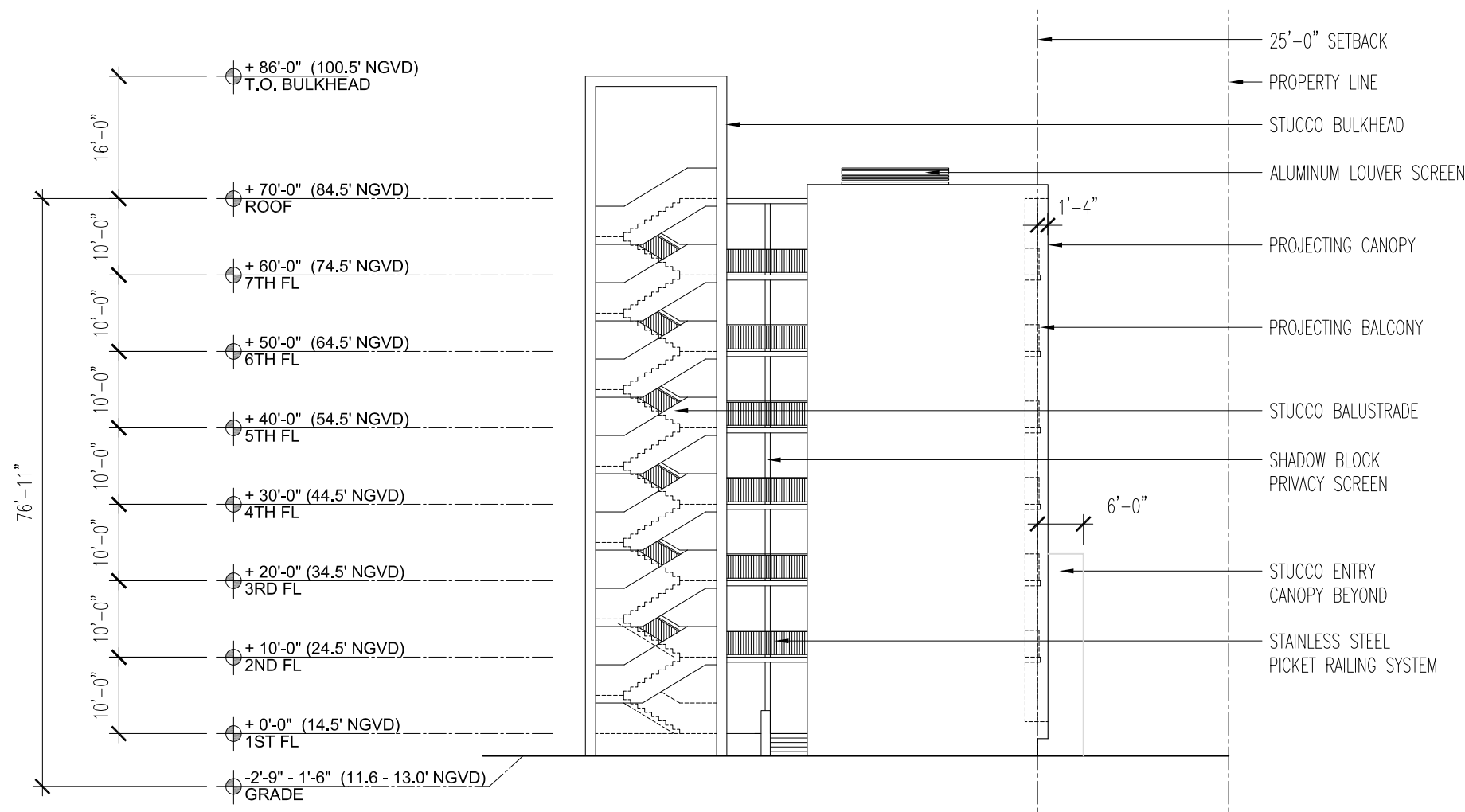
2 EAST ELEVATION

SCALE: 1" = 20'-0"



3 NORTH ELEVATION

SCALE: 1" = 20'-0"



4 WEST ELEVATION

SCALE: 1" = 20'-0"

BUILDING PAINT COLOR:
BENJAMIN MOORE
EXTERIOR READY MIXED
BRILLIANT WHITE

BALCONY BALUSTRADES:
SILVER ANODIZED ALUMINUM
AND GLASS

GUARDRAILS:
STAINLESS STEEL
PICKET

SHADOW BLOCK
PRIVACY SCREENS

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NAUTILUS APARTMENTS

3500 WASHINGTON STREET
HOLLYWOOD, FL 33021

CITY COMMISSION 2

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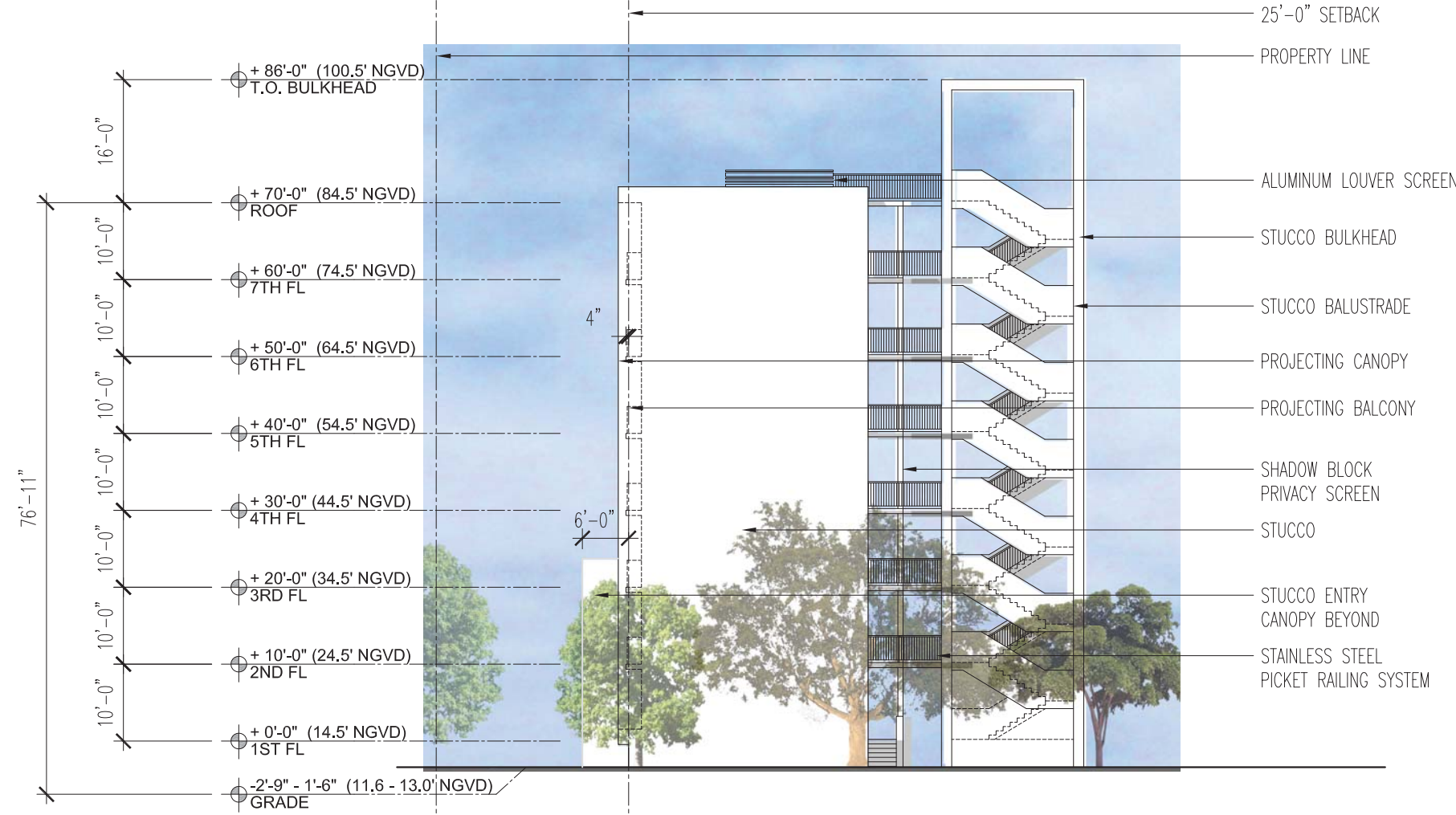
12/04/2013
PLANNING BOARD
12009
PROJECT NO.

EXTERIOR
ELEVATIONS

A-4.01



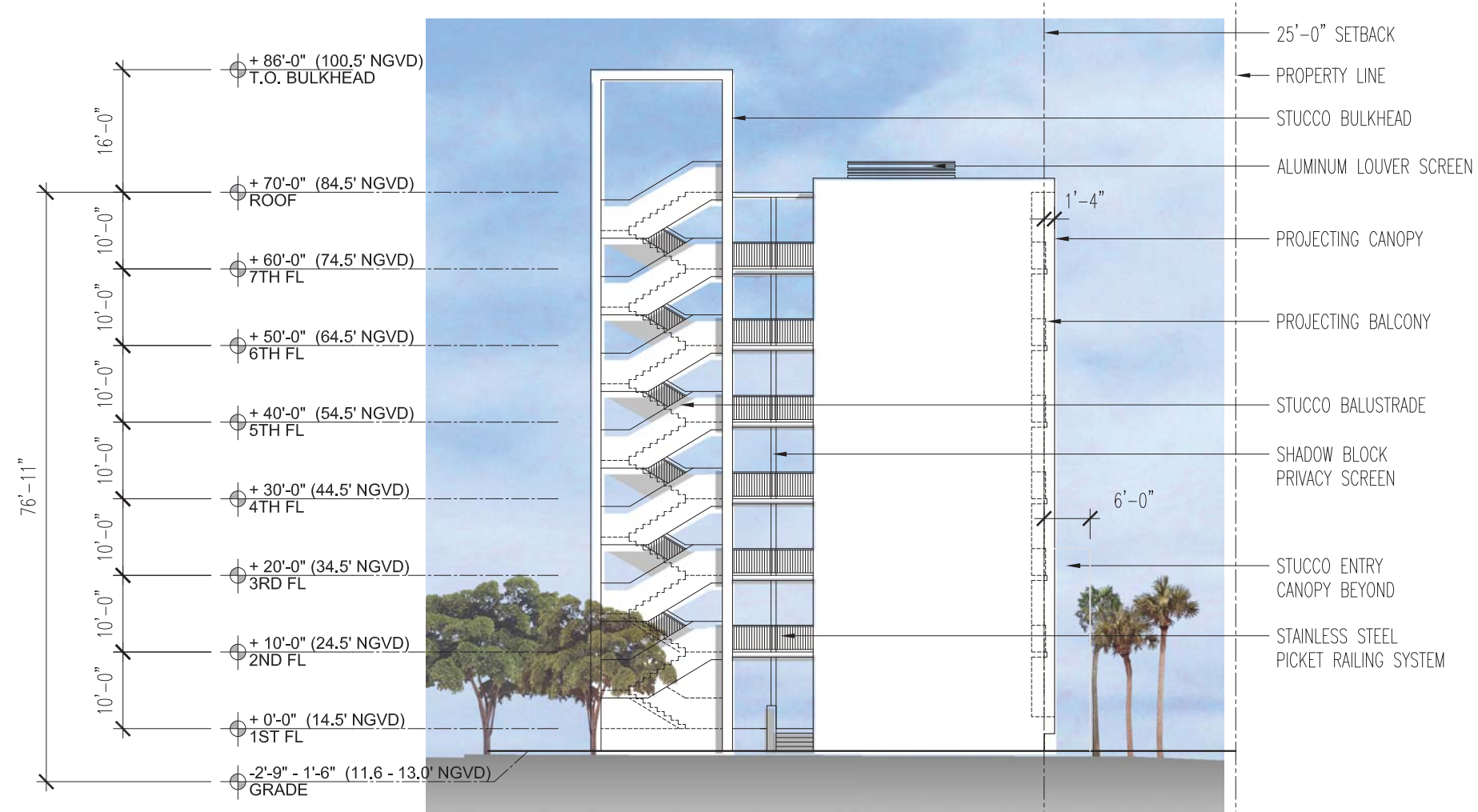
1 SOUTH ELEVATION
SCALE: 1" = 20'-0"



2 EAST ELEVATION
SCALE: 1" = 20'-0"



3 NORTH ELEVATION
SCALE: 1" = 20'-0"



4 WEST ELEVATION
SCALE: 1" = 20'-0"

BUILDING PAINT COLOR:
BENJAMIN MOORE
EXTERIOR READY MIXED
BRILLIANT WHITE

BALCONY BALUSTRADES:
SILVER ANODIZED ALUMINUM
AND GLASS

GUARDRAILS:
STAINLESS STEEL
PICKET

SHADOW BLOCK
PRIVACY SCREENS

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NAUTILUS APARTMENTS

3500 WASHINGTON STREET
HOLLYWOOD, FL 33021

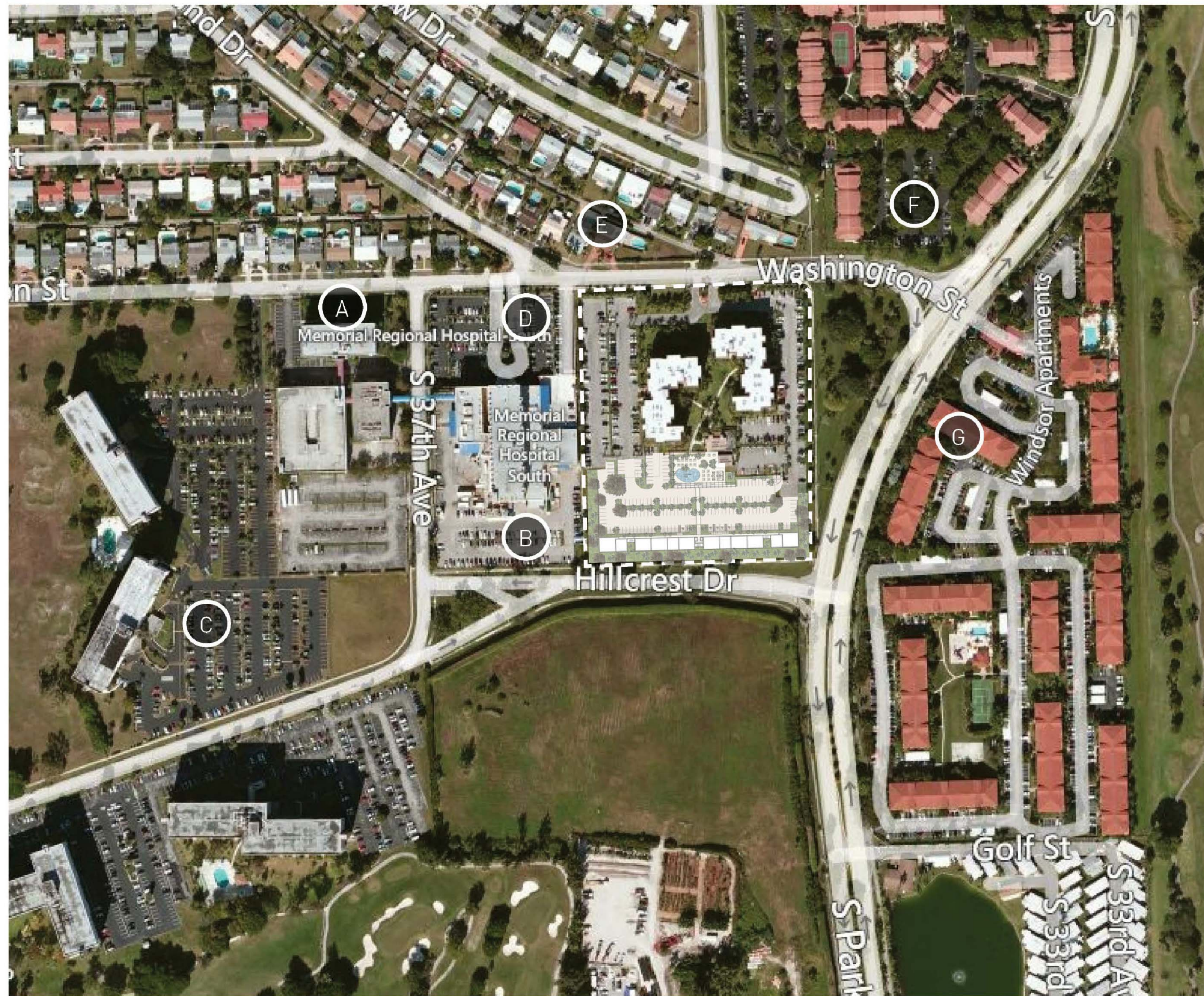
CITY COMMISSION 2

ALLAN T. SHULMAN, FAIA, LEED® AP
A R 0 0 1 2 7 6 3

12/04/2013
PLANNING BOARD
12009
PROJECT NO.

EXTERIOR
ELEVATIONS

A-4.01



HILLCREST BLDG 26 AND 27;
RESIDENTIAL, 12 STORIES

3 CHARACTER AND RELATIONSHIP WITH SURROUNDING PROPERTIES



MEMORIAL REGIONAL HOSPITAL, 6 STORIES



PROPOSED NAUTILUS RESIDENTIAL BLDG, 7 STORIES



EARL CROFFORD PARK

2 HILLCREST DRIVE STREET PROFILE



EARL CROFFORD PARK

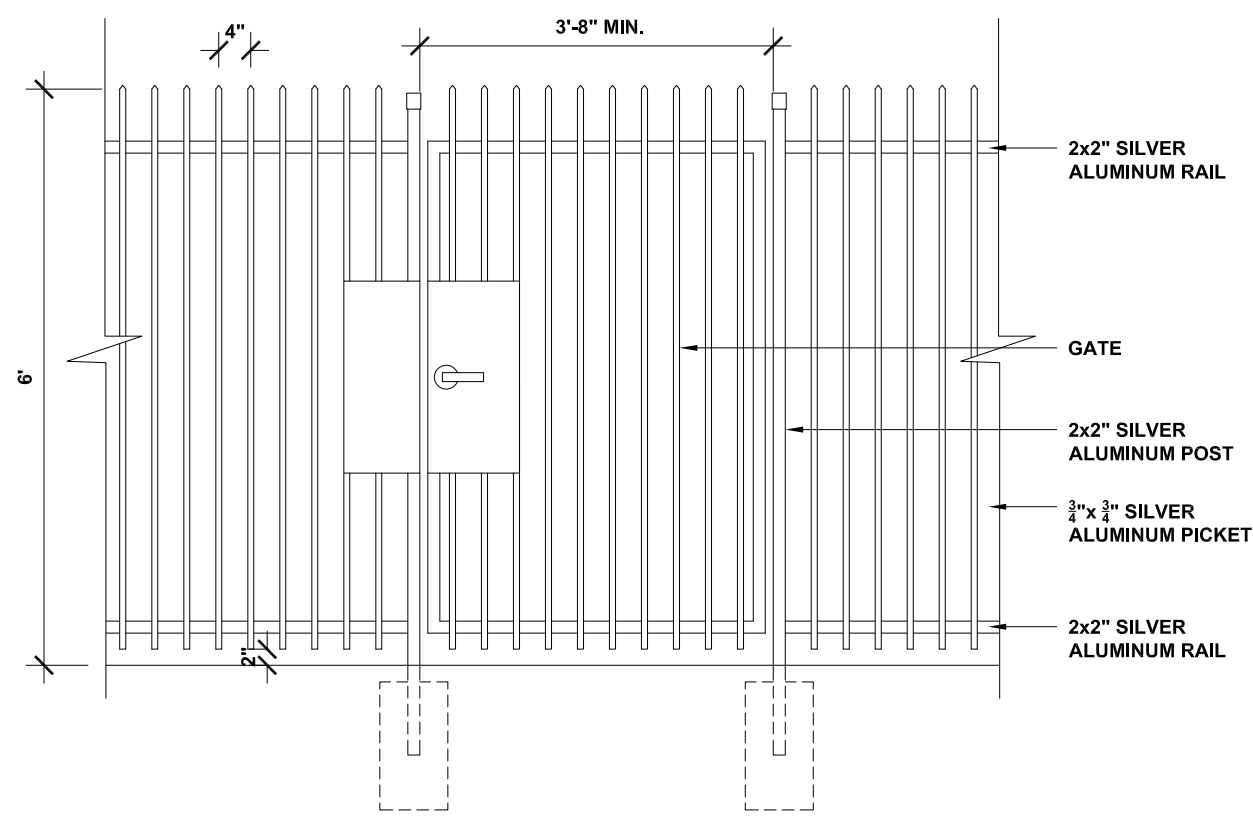


EXISTING NAUTILUS BLDGS



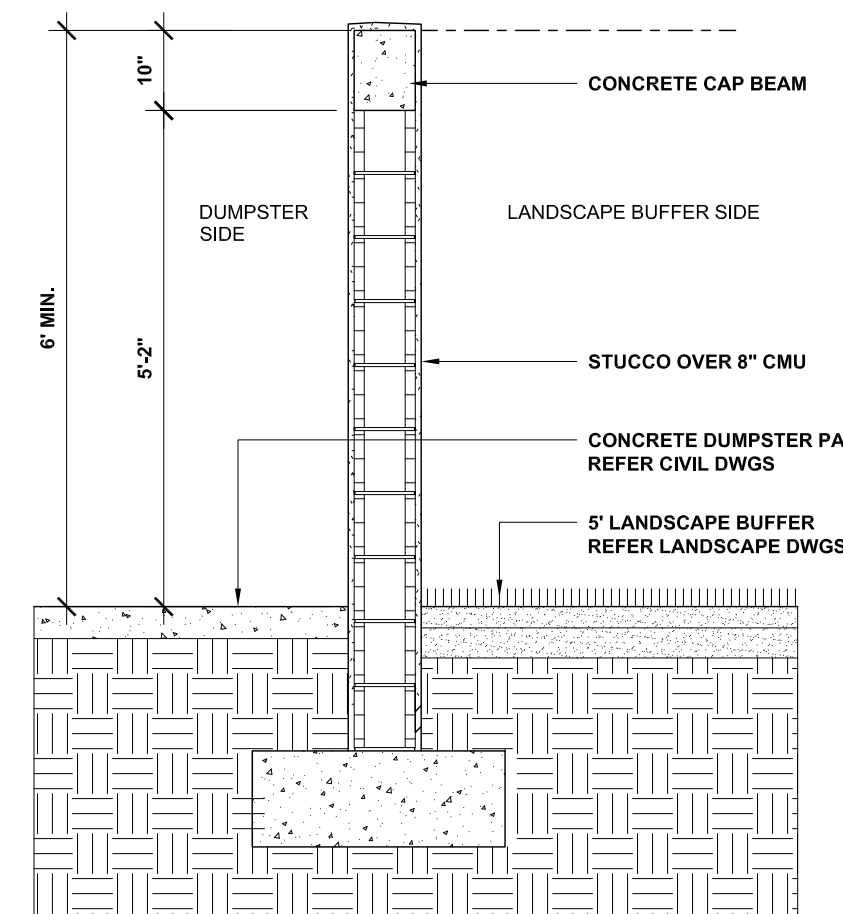
MEMORIAL REGIONAL HOSPITAL, 6 STORIES

1 WASHINGTON STREET PROFILE



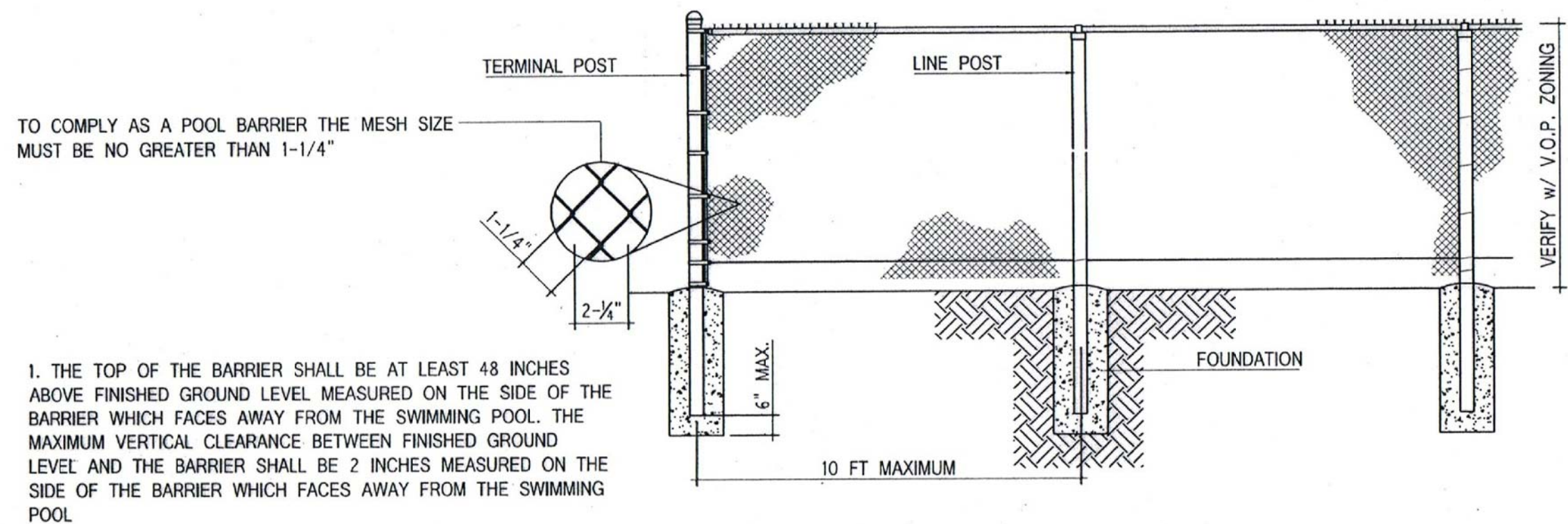
6 FENCE DETAIL

SCALE: 1/2" = 1'-0"

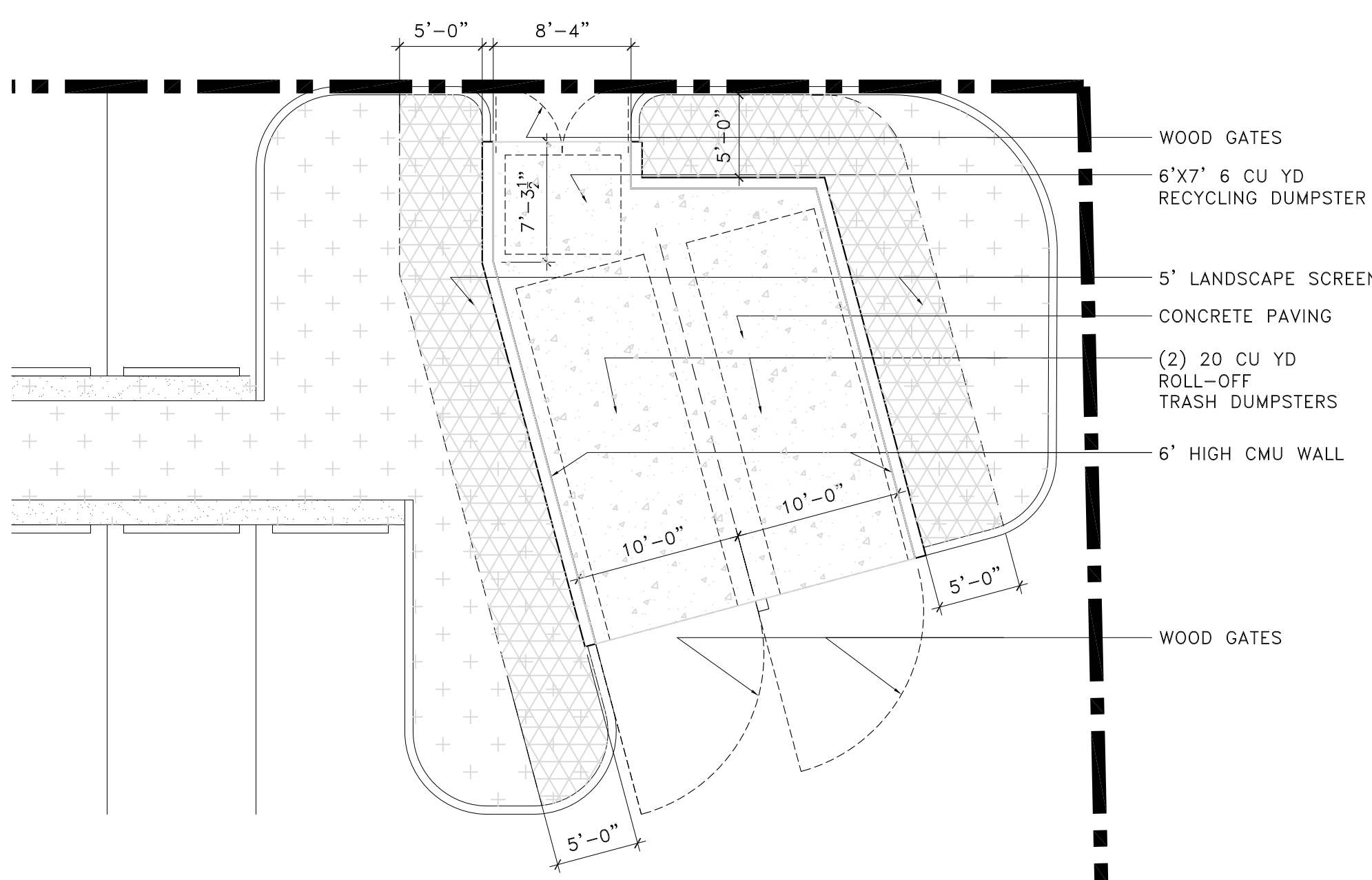


5 DUMPSTER ENCLOSURE DETAIL

SCALE: 1/2" = 1'-0"

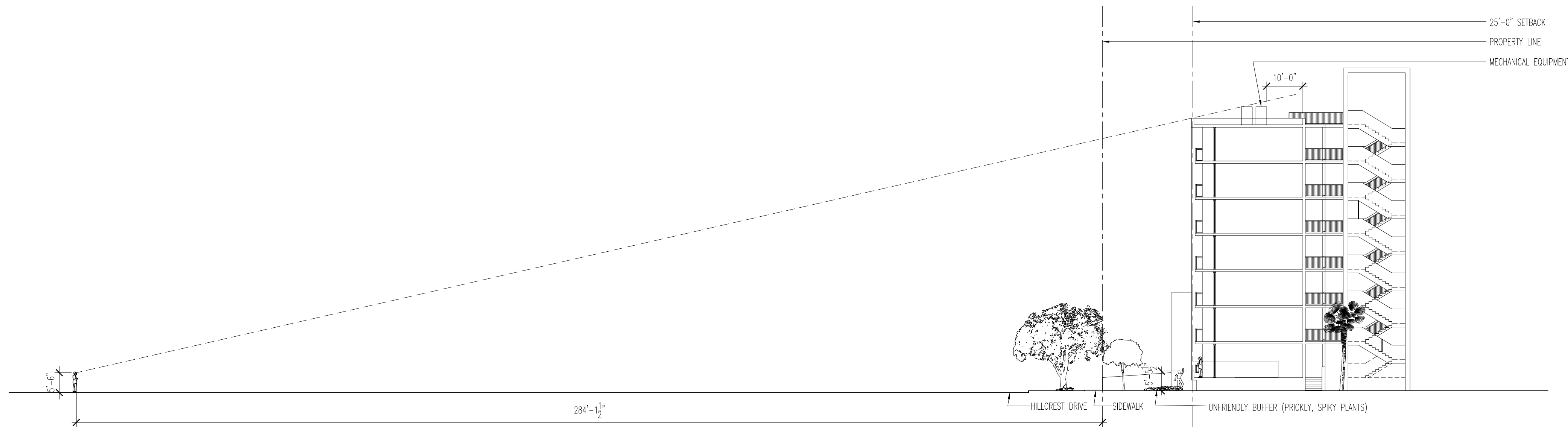


4 VINYL CHAINLINK FENCE DETAIL



2 DUMPSTER AREA PLAN DETAIL

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



3 SIGHT LINE DIAGRAM - SECTION

SCALE: 1" = 20'-0"



1 SIGHT LINE DIAGRAM - PLAN

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



1 VIEW FROM HILLCREST DRIVE/SOUTH PARK ROAD

S+A

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NAUTILUS APARTMENTS

3500 WASHINGTON STREET
HOLLYWOOD, FL 33021

CITY COMMISSION

ALLAN T. SHULMAN, FAIA, LEEDTM AP
A R 0012763

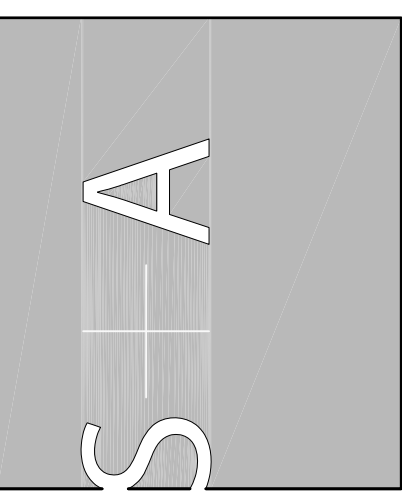
10/09/2013
PLANNING BOARD
12009
PROJECT NO.

RENDERING

A-7.01



1 VIEW FROM THE NORTH



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NAUTILUS APARTMENTS

3500 WASHINGTON STREET
HOLLYWOOD, FL 33021

CITY COMMISSION 2

ALLAN T. SHULMAN, FAIA, LEEDTM AP
A R 0012763

12/04/2013
PLANNING BOARD
12009
PROJECT NO.

RENDERING

A-7.02

EXHIBIT 2



CITY of HOLLYWOOD, FLORIDA

Planning and Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3471 • Fax (954) 921-3347 • www.hollywoodfl.org

Jaye Epstein
Director

February 21, 2014

LTR 14-016

Brian Grossman, Esq.
Automatic Investments South, Inc.
1051 NW 3rd St.
Hallandale, FL 33009

Re: **Site Plan Approval (3500 Washington Street, 12-DPVZ-59)**

To Mr. Grossman:

On January 3, 2014 the City Commission adopted Ordinance 2013-23 and Resolution 2013-350 relating to rezoning, waiver, master plan, design and site plan approval for the Nautilus Apartments at 3500 Washington Street. The design approval was conditioned on *the Applicant working with Staff to determine the appropriate design and placement of windows on the north façade.*

This letter shall serve as final Design approval of the revised elevations showing incorporation of the windows on the north façade, drawn by Shulman + Associates dated February 6, 2014 (attached). Other conditions associated with the Site Plan shall be complied with as indicated in R2013-350.

This letter is informational in nature. It should not be interpreted as either support for or opposition to the referenced development. If you have any additional questions, please don't hesitate to contact me at (954) 921-3471.

Sincerely,

Andria Wingett
Assistant Director

Enclosures:

Ordinance No. 2013-23
Resolution No. 2013-350
Approved Plans dated February 6, 2014

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

ORDINANCE NO. O-2013-23

(12-DPJZ-59)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, WAIVING THE 10 ACRE MINIMUM ACREAGE REQUIREMENT FOR A PLANNED DEVELOPMENT DISTRICT PURSUANT TO SECTION 4.15 E.1. OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 3500 WASHINGTON STREET FROM RM-25 (HIGH DENSITY MULTIPLE FAMILY) TO PD (PLANNED DEVELOPMENT DISTRICT); APPROVING THE PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY (HEREINAFTER KNOWN AS "NAUTILUS APARTMENTS DEVELOPMENT MASTER PLAN"); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

WHEREAS, the Zoning and Land Development Regulations provide that an application for a change of zone may be filed; and

WHEREAS, on June 20, 2007, Ordinance No. O-2007-18 was passed and adopted by the City Commission, which approved a Land Use Amendment from Medium/High Residential (17-25 units per acre) to High Residential (26+units per acre); and

WHEREAS, an application (12-DPJZ-59) was filed with the Department of Planning and Development Services including a request for a change of zone from RM-25 (High Density Multi Family) to PD (Planned Development District), for property generally located at 3500 Washington Street, with approximately 7.99 net acres/8.38 gross acres as more particularly described in Exhibit "A" (subject parcel) attached hereto and incorporated herein by reference; and

WHEREAS, the purpose of this request for change in zoning designation is to allow the development of the site which is currently comprised of 193 rental units in two buildings, a recreation building, pool, associated surface parking lot and a vacant portion of the property , adjacent to Hillcrest Drive to proceed in accordance with the PD (Planned Development District) Ordinance, in order to construct a planned development consisting of the existing buildings and amenities and the incorporation of an 84 unit building and associated surface parking lot; and

WHEREAS, the PD ordinance requires a minimum size of 10 acres for a Planned Development District which may be waived by the City Commission upon the recommendation of the Planning and Development Board; and

WHEREAS, the existing property is located at 3500 Washington Street and has a current City zoning designation of RM-25 (High Density Multi Family) and an Existing Land Use Designation of High Residential (26+ units per acre); and

WHEREAS, the subject property is adjacent to Single-Family Residential District (RS-5) and High Density Multiple Family (RM-25) on the North, Government Use on the South, Government Use and High Density Multiple Family on the East, and Hospital District on the West; and

WHEREAS, the PD ordinance requires that a Master Development Plan be submitted by the applicant for review by City staff and the Planning and Development Board; and

WHEREAS, such Master Development Plan shall include (1) a boundary survey; (2) schematic representation of the land uses; (3) delineation of internal circulation; (4) points of connection of the local streets to the trafficways; (5) general location and size of any community facility to be included in the PD; (6) an indication of existing vegetation and other natural features with plans for conservation and mitigation; (7) schematic depiction of existing and proposed surface water management elements; and (8) schematic depiction of the water distribution and wastewater collection facilities and drainage system; and

WHEREAS, the Assistant Director of the Department of Planning and Development Services, following analysis of the proposed Master Development Plan and its associated documents, has determined that the proposed Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan, and has therefore recommended that the Master Development Plan be approved; and

WHEREAS, the Assistant Director, following analysis of the application and its associated documents, has determined that the proposed change of zoning district is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan and the City-Wide Master Plan, and has therefore recommended that it be approved; and

WHEREAS, on September 19, 2013, the Planning and Zoning Board met and reviewed the above noted request for a change of zone to PD (Planned Development District) and approval of the proposed Master Development Plan and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the waiving of the 10 acre minimum acreage requirement for a Planned Development, the rezoning request to PD (Planned Development District) along with approval of the Master Development Plan are consistent with the Zoning and Land Development Regulations, are consistent with the City of Hollywood's Comprehensive Plan, and is in the best interest of the citizens of the City of Hollywood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the applicant has presented competent substantial evidence that the requested rezoning request to PD is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and there is no legitimate public purpose in maintaining the existing zoning.

Section 2: That the minimum size requirement of 10 acres for a Planned Development District is hereby waived for the subject property.

Section 3: That the subject property as more particularly described in Exhibit "A" is hereby rezoned from the zoning designation of RM-25 (High Density Multiple Family District) to PD (Planned Development District).

Section 4: That the Nautilus Apartments Development Master Plan as more specifically described in Exhibit "B" attached hereto and incorporated herein by reference, is hereby approved.

Section 5: That the Official Zoning Map of the City of Hollywood is hereby amended to incorporate the above described change in zoning designation for the subject parcel.

Section 6: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

ORDINANCE REZONING 3500 WASHINGTON STREET (12-DPJZ-59) TO PLANNED DEVELOPMENT DISTRICT (NAUTILUS APARTMENTS).

Section 8: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised Nov 22, 2013.

PASSED on first reading this 6 day of NOV, 2013.

PASSED AND ADOPTED on second reading this 4 day of Dec, 2013.

RENDERED this 18 day of Dec, 2013.



PETER BOBER, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.



JEFFREY P. SHEFFEL, CITY ATTORNEY ^{dr}

EXHIBIT "A"
LEGAL DESCRIPTION

Block C and the East 96.08 feet of Block B,
ORANGEBROOK HILLS, according to the Plat
thereof, as recorded in Plat Book 68, Page 29, Public
Records of Broward County, Florida.

All of Block C and the East 96.00 feet of Block 3 of the "FRANKLIN HILLS," according to the plat thereof as recorded in Plat Book 68, at page 29 of the Plat Book of the County of Howard County, Florida, being more particularly described as follows: Beginning at the Southeast corner of said Block C, Thence run North 89°54'59" West 100.00 feet to the Southeast corner of said Block B, Thence run North 89°54'59" West 100.00 feet to the Southeast corner of said Block A, Thence run North 89°54'59" West 100.00 feet to the Southeast corner of said Block B, Thence run North 00°18'33" East along said parallel line for a distance of 643.47 feet to a point of intersection with the North line of said Block 3 (said point of intersection being the Southeastly right-of-way line of Washington Street as shown on aforementioned plat), Thence run North 00°18'33" East along said parallel line for a distance of 518.92 feet to a point of tangency on the Eastern line of said Block C (said point also being the Southeastly right-of-way line of Washington Street as shown on aforementioned plat), Thence run North 00°18'33" East along said parallel line for a distance of 518.92 feet to a point of tangency on the Eastern line of said Block C (said point also being the Southeastly right-of-way line of Washington Street as shown on aforementioned plat), Thence run South 00°40'59" West along the East line of said Block C (also being the Southeastly right-of-way line of Washington Street as shown on aforementioned plat) for a distance of 612.47 feet to the Point of Beginning. Said described parcel of land contains 348.4633 A.C. (7.99 Acres more or less).

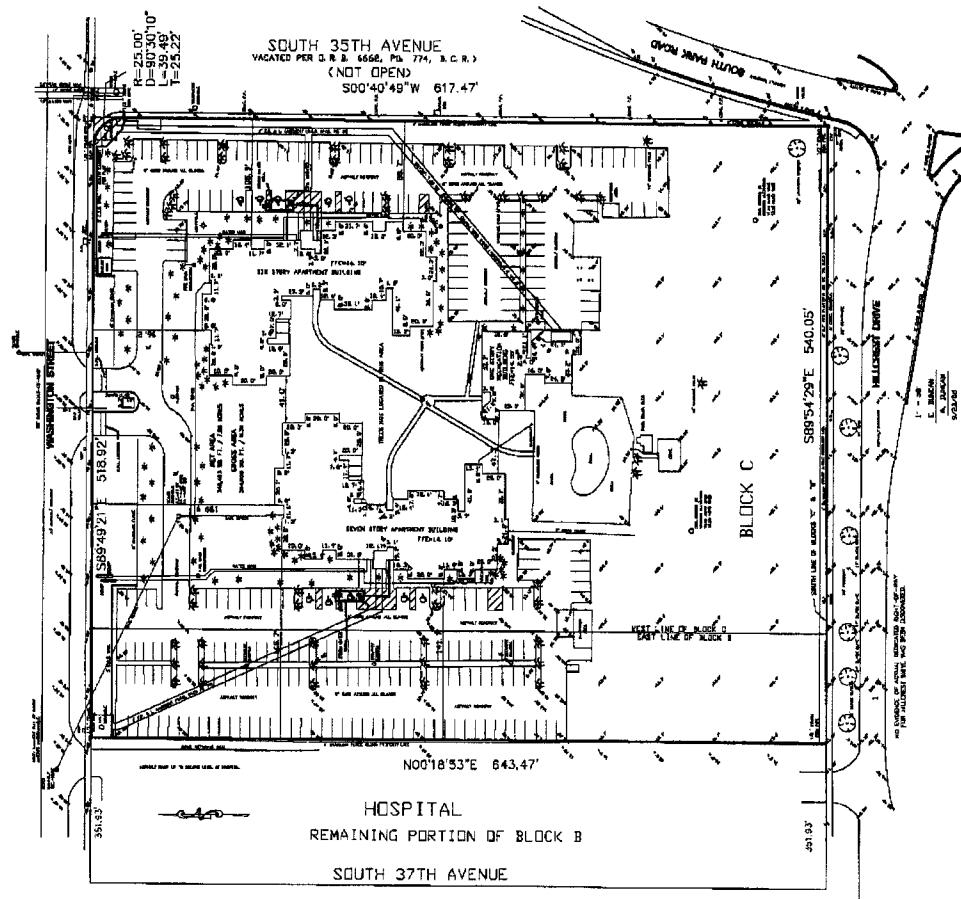
SURVEY NOTES:

- 12) ELEVATIONS IF SHOWN HEREIN ARE BASED ON THE NATIONAL
13) GEODETIC VERTICAL DATUM OF 1929.
- 14) BOUNDARY LINES SHOWN HEREIN ARE PER THE PLAT
15) BEARING SHOWN HEREIN ARE REFERENCED TO THE
16) NORTH LINE OF PARCEL "C", ORANGEBROOK HILLS
17) ACCORDING TO THE PLAT THEREIN AS REQUIRED IN
18) THE INSTRUMENT, PREPARED BY THE PUBLIC RECORDS OF
19) BROWARD COUNTY, FLORIDA, SAID LINE BEARS
20) SOUTH 89°49'21" EAST
- 21) SURVEYOR HAS MADE NO ADDITIONAL RESEARCH
22) INTO THE MATTER OF THE DEEDS HEREIN. THERE
23) MAY BE ADDITIONAL RESTRICTIONS AND/OR RECORDINGS
24) NOT SHOWN HEREIN THAT MAY BE FOUND IN THE
25) PUBLIC RECORDS.
- 26) BENCHMARK REFERENCE:
27) BROWARD COUNTY BENCH MARK M1
28) ELEV = 0.00' (N.G.V.D.)
- 29) FLOOD INFORMATION
30) COMMUNITY NUMBER 120113
31) CITY OF HOLLYWOOD
32) PARCEL NUMBER 0316
33) FLOOD ZONE 1 X
34) BASE FLOOD ELEVATION NA
35) DATE OF FIRM 6/18/92
- 36) TO THE (3D) FLORIDA POWER & LIGHT EASEMENTS SHOWN HEREIN
37) ARE APPROXIMATE & EXISTING UTILITIES SHOULD BE PHYSICALLY
38) VERIFIED PRIOR TO DESIGN AND/OR CONSTRUCTION
- 39) THE UNDERGROUND UTILITIES SHOWN HEREIN ARE FROM LOCATIONS
40) PERFORMED BY GROUND HOG LOCATIONS SERVICES.
- 41) A Certificate of Search & Encumbrance Report was prepared by
42) Fidelity National Title Insurance Company covering the dates of July 1, 1936
43) to May 30, 2012. The following is our report of all survey related items
44) contained in said report affecting this property.
- 45) Item #14) Plat-all matters shown herein
46) Item #15) P.L. Easement-affects property to the west
47) Item #16) Cable Television Easement-affects property to the west
48) Item #17) Blanket Easement for cable television- affects entire property
49) Item #30) Blanket Easement for Broadband equipment installation and maintenance
50) affects entire property.

LEGEND

10. DENOTES ELECTRICAL JUNCTION BOX
 11. DENOTES ELECTRICAL TRANSFORMER
 12. DENOTES CABLE TELEVISION RISER
 13. DENOTES SANITARY SEWER MANHOLE
 14. DENOTES UTILITY EASEMENT
 15. DENOTES ROAD
 16. DENOTES PAGE
 17. DENOTES BROWNE COUNTY RECORDS
 18. DENOTES POINT OF BEGINNING
 19. DENOTES CATCHBASIN
 20. DENOTES CONCRETILE BLOCK STRUCTURE
 21. DENOTES MUD POND/PILE
 22. DENOTES CONCRETILE UTILITY PILE
 23. DENOTES CONCRETILE UTILITY
 24. DENOTES CONCRETILE UTILITY
 25. DENOTES CONCRETILE UTILITY

I hereby certify that this survey was prepared under my supervision and that it meets the Minimum Technical Standards for Land Surveys in the State of Florida as set forth by Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, and that said survey is true and correct to the best of my knowledge and belief.



CONC. SINK. JEWELRY CONCRETE SINKS/VALVE

ERNEST W. DUNCAN, P.L.S. 5182

LAND SURVEYORS

SUITE 371 COURT
POMPANO BEACH, FL. 33060
TEL. 305/787-7777

COMPANY & SERVICE
SINKS, VALVES, ETC.
FOR ALL TYPES OF PUMPS
AND MACHINERY

NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____

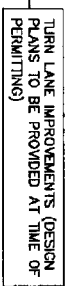
PHONE NO. _____
FAX NO. _____

PRODUCT NAME: NAUTILUS
(HOLLYWOOD, FL.)

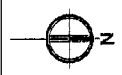
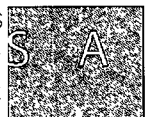
PRODUCT TYPE: SUBMERSIBLE PUMP

1. APPLICATION: _____
2. TYPE OF PUMP: _____
3. TYPE OF DRIVE: _____
4. TYPE OF MOTOR: _____
5. TYPE OF MATERIAL: _____

1. NAME: _____
2. ADDRESS: _____
3. CITY: _____ STATE: _____ ZIP: _____
4. PHONE NO.: _____
5. FAX NO.: _____



SHULMAN + ASSOCIATES
100 NE 88th Street, Space 2
Miami, FL 33197
T 305 436 0800 F 305 438 0170
www.shulman-design.com
FL 85302117



NAUTILUS APARTMENTS
9900 WASHINGTON STREET
HOLLYWOOD, FL 33021

CITY COMMISSION

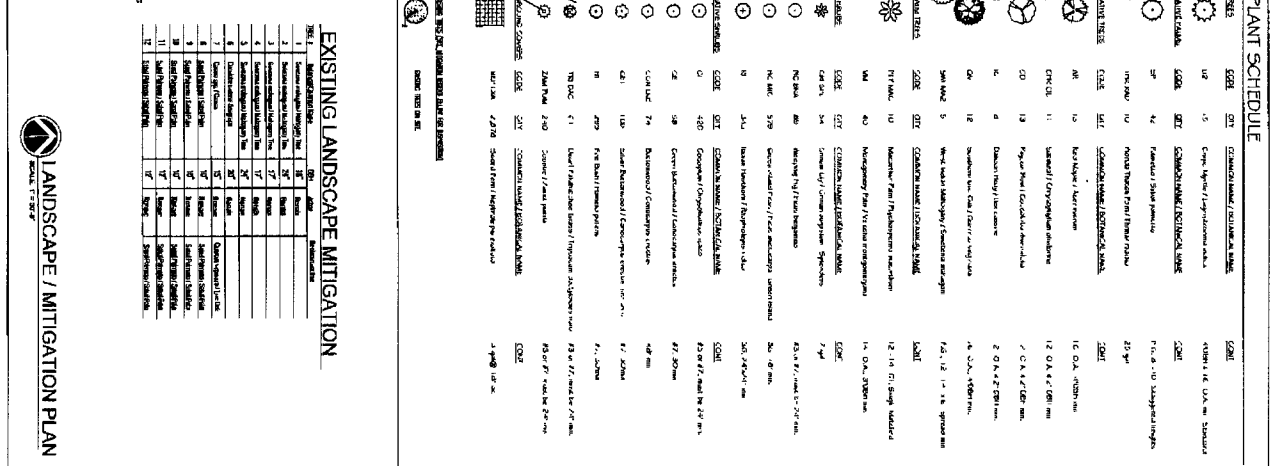
SITE PLAN

G-1.02

10/08/2015
PLANNING BOARD
12009
PROJECT NO

S | A

S - A

[illegible]

EXISTING LANDSCAPE MITIGATION



LANDSCAPE / MITIGATION PLAN

NAUTILUS APARTMENTS
3800 WASHINGTON STREET
HOLLYWOOD, FL 33021

PLANNING BOARD



Font Designs
LANDSCAPE ARCHITECTURE
7551 WILES ROAD, SUITE 105B
CORAL SPRINGS, FLORIDA 33067
PH: 954-283-8839 Fax: 954-773-984
EMAIL: info@fontdesigns.net

RESOLUTION NO.: R-2013-350

(12-DPVZ-59)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING THE REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR "NAUTILUS APARTMENTS" LOCATED AT 3500 WASHINGTON STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Hollywood's Zoning and Land Development Regulations require that all development projects which are located in a PD (Planned Development District) must receive Site Plan approval from the City Commission prior to the issuance of any building permits; and

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, modifications, design review, and site plan approval and forwarding a recommendation to the City Commission; and

WHEREAS, Automatic Investments South, Inc. (the "Applicant"), in File Number 12-DPVZ-59, applied for design, and site plan approval for the construction of an 84 unit addition located at 3500 Washington Street, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Department of Planning and Development Services staff, after review of the Applicant's request for Design review in accordance with the criteria set forth in Section 5.3.I.4.a.(1) through (4) of the Zoning and Land Development Regulations recommended that the Board approve the Design; and

WHEREAS, the Technical Advisory Committee in accordance with Article 6 of the Zoning and Land Development Regulations reviewed the Applicant's request for Site Plan and recommended approval of the Site Plan with the following conditions:

- a. Applicant complies with the School Board application requirements prior to First Reading by the City Commission;
- b. The Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney, prior to the issuance of any permits and the Unity of Title shall be recorded in the Public Records of Broward County immediately upon approval by the City Attorney;

- c. Should Washington Street right-of-way infrastructure be expanded the property owner will be responsible for relocating all appurtenances, such as but not limited to, backflow and gate valve water services elements, walls, signs and landscape; and
- d. All **new** fence material fronting improved rights-of-way (Washington Street/Hillcrest Drive) shall be decorative and not chain-link.

; and

WHEREAS, on September 19, 2013, the Board met and held an advertised public hearing to consider the Applicant's requests and have forwarded its recommendation to the City Commission as follows:

1. That the Design meets the criteria set forth in Section 5.3I.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and should be approved with the following conditions:

- a. Incorporate design fenestration or windows to the **north** elevation; and
- b. Integrate design elements of architectural interest to the **east** and **west** building facades.

2. That the Final Site Plan meets the review standards set forth in Article 6 of the Zoning and Land Development Regulations with the following conditions:

- a. Applicant complies with the School Board application requirements prior to first reading of the Ordinance to rezone the subject property by the City Commission;
- b. The Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney, prior to the issuance of any permits and the Unity of Title shall be recorded in the Public Records of Broward County immediately upon approval by the City Attorney;
- c. Should Washington Street right-of-way infrastructure be expanded the property owner will be responsible for relocating all appurtenances, such as but not limited to, backflow and gate valve water services elements, walls, signs and landscape;

- d. All **new** fence material fronting improved rights-of-way (Washington Street/Hillcrest Drive) shall be decorative and not chain-link; and
- e. Replace **existing** chain-link fencing on east and west boundaries of the property with the aluminum picket fencing, as proposed for other areas.

; and

WHEREAS, the Applicant has complied with staff's condition relating to meeting the School Board's application requirements; and

WHEREAS, in response to the Board's recommendations as to Design as set forth above, the Applicant has subsequently modified its Design to now incorporate color to enhance the architectural features on the **north** façade as depicted in Exhibit "B"; and

WHEREAS, in response to the Board's recommendation as to the Site Plan to include the condition that the Applicant replace **existing** chain-link fencing on the east and west boundaries of the property with aluminum fencing, the Applicant has subsequently modified the existing fence material from chain-link to aluminum picket fencing for approximately 191 feet on the west and 96 feet on the east boundaries, as depicted on Exhibit "B"; and

WHEREAS, the City Commission has reviewed the proposed Design for the Project in accordance with the criteria set forth In Section 5.3.I.4. A. (1) through (4) of the City's Zoning and Land Development Regulations, along with the staff's and the Board's recommendations and have determined that the Design should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Site Plan for the Nautilus Apartments in accordance with the review standards set forth in Article 6 of the Zoning and Land Development Regulations, along with Technical Advisory Committee's and the Board's recommendation and have determined that the Site Plan should be approved/approved with the conditions/denied as set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and the consideration of the Design criteria set forth in Section 5.3.4I.a. (1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds that the necessary criteria have been met, and the Design is hereby **approved with condition:**

The Applicant will work with Staff to determine the appropriate design and placement of windows on the north façade.

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and the Site Plan attached hereto and incorporated herein by reference as Exhibit "B", is hereby **approved with the following conditions:**

- a. The Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney, prior to the issuance of any permits and the Unity of Title shall be recorded in the Public Records of Broward County immediately upon approval by the City Attorney;
- b. Should Washington Street right-of-way infrastructure be expanded the property owner will be responsible for relocating all appurtenances, such as but not limited to, backflow and gate valve water services elements, walls, signs and landscape;
- c. All **new** fence material fronting improved rights-of-way (Washington Street/Hillcrest Drive) shall be decorative and not chain-link.
- d. Modify the existing fence material from chain-link to aluminum picket fencing for approximately 191 feet on the west and 96 feet on the east boundaries.

Section 3: That the Applicant shall have up to 24 months from the date of Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the required time period shall render all approvals null and void.

Section 4: That the Applicant shall have up to 24 months from the date of the Site Plan approval to apply for a valid construction permit. Failure to submit an application within the requested time period shall render all approvals null and void.

RESOLUTION FOR NAUTILUS SITE PLAN

Section 5: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 4 day of Dec, 2013.

RENDERED This 3 day of Jan, ~~2013~~ 2014.



PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida only.


JEFFREY P. SHEFFEL, CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

Block C and the East 96.08 feet of Block B,
ORANGEBROOK HILLS, according to the Plat
thereof, as recorded in Plat Book 68, Page 29, Public
Records of Broward County, Florida.

[illegible]

1) ELEVATIONS IF SHOWN HEREON ARE BASED ON THE NATIONAL

- 9) A Certificate of Search & Diminishment Report was prepared by Fidelity National Title Insurance Company covering the dates of July 1, 1936 to May 30, 1942. The following is our report of all survey related items contained in said report affecting this property.

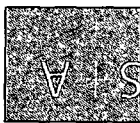
Item #14) Plat-all matters shown hereon

- All other items contained in said report are not survey related and not addressed hereon.

10 DENOTES ELECTRICAL JUNCTION BOX
 11 DENOTES ELECTRICAL TRANSFORMER
 12 DENOTES CABLE TELEVISION RISER
 13 DENOTES SANITARY SEWER MANHOLE
 14 DENOTES UTILITY EASEMENT
 15 DENOTES BROWNS PAGE
 16 DENOTES COUNTY RECORDS
 17 DENOTES POINT OF BEGINNING
 18 DENOTES CATCHBASIN
 19 DENOTES CONCRETE BLOCK STRUCTURE
 20 DENOTES VOID POND/PILE
 21 DENOTES CONCRETE UTILITY POLE
 22 DENOTES CONCRETE SIDEWALK

I hereby certify that this survey was prepared under my supervision and that it meets the Minimum Technical Standards for Land Surveys in the State of Florida as set forth by Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, and that said survey is true and correct to the best of my knowledge and belief.

[illegible]



SHULMAN + ASSOCIATES
100 NE DRIN BLVD, SUITE 2
MIAMI, FL 33132
TEL: 305.448.0800
WWW.SHULMAN-ASSOCIATES.COM
FL 00001172

NAUTILUS APARTMENTS
3500 WASHINGTON STREET
HOLLYWOOD, FL 33081
PLANNING BOARD

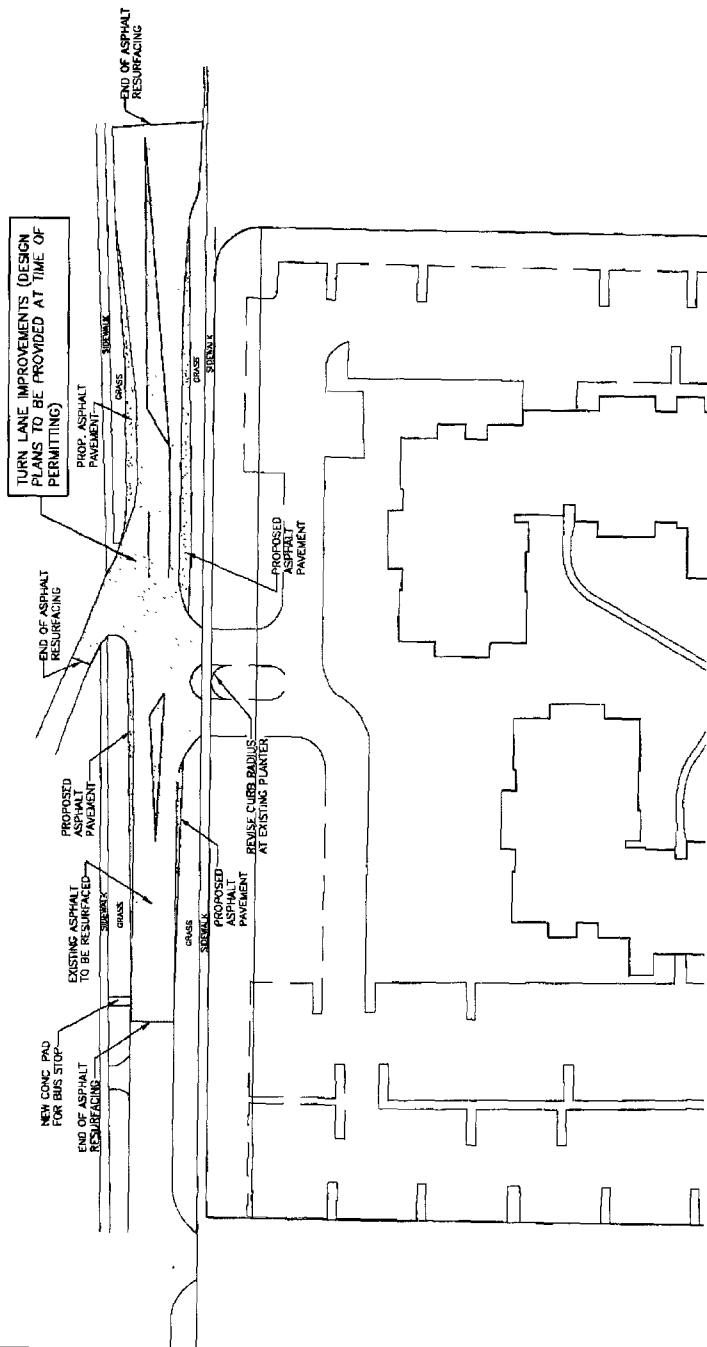
PROJECT NO. 1
DATE: 11/11/11
A.B. 01127.01

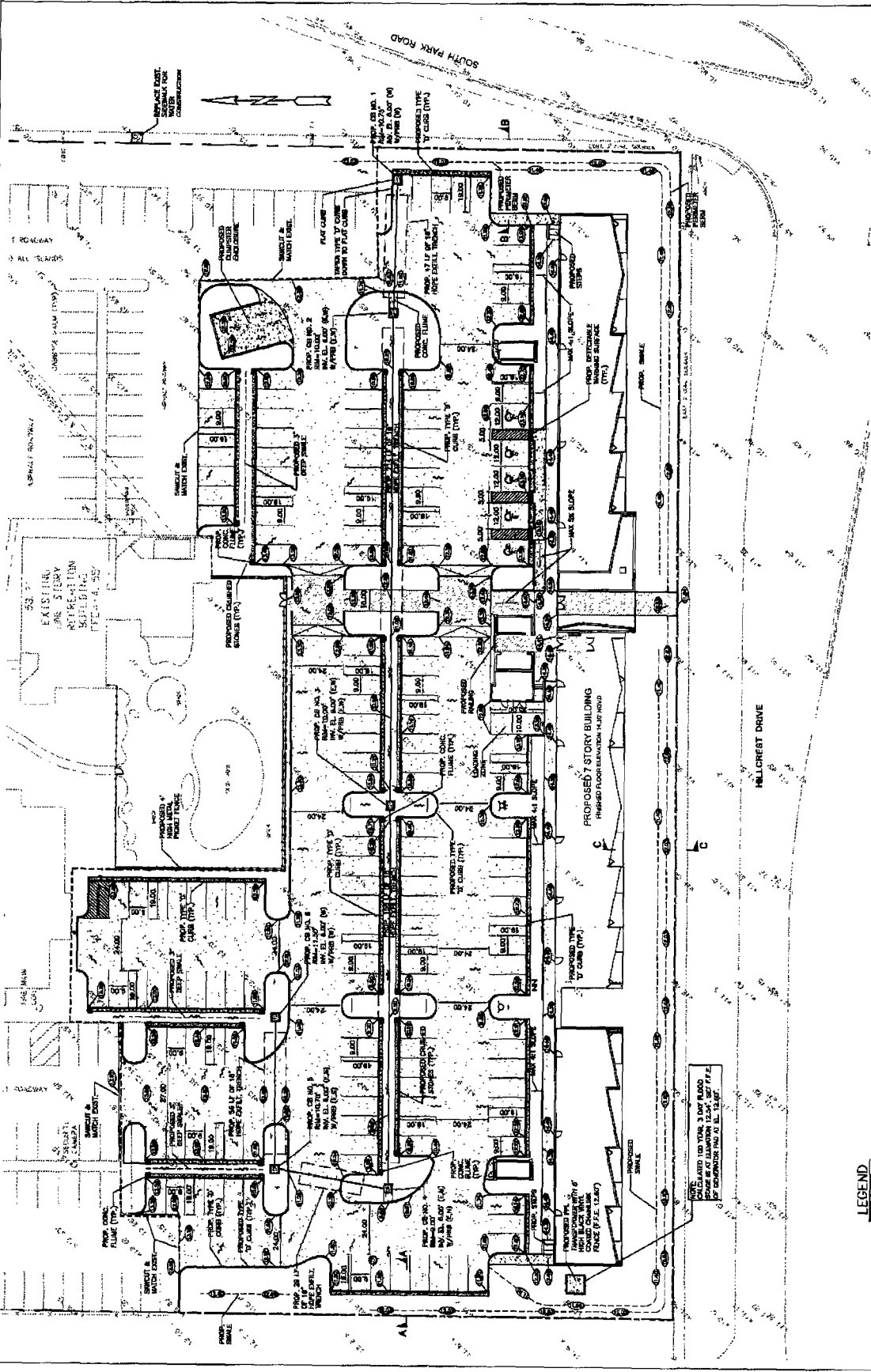
DATE: 11/11/11
PROJECT NO. 1
A.B. 01127.01

SITE PLAN
NAUTILUS APARTMENTS
IMPROVEMENTS
G-1.04



1 REQUESTED ROW IMPROVEMENTS
SCALE: 1"=40'





LEGEND

	PROPOSED CONCRETE		PROPOSED ASPHALT
	PROPOSED INTERLOCKING PAVED WALK		PROPOSED FIRE HYDRANT
	PROPOSED FIRE HYDRANT		PROPOSED FIRE HYDRANT
	PROPOSED FIRE HYDRANT		PROPOSED FIRE HYDRANT
	PROPOSED FIRE HYDRANT		PROPOSED FIRE HYDRANT

PROPOSED ELEVATIONS (FEET)

	PROPOSED ELEVATION		PROPOSED ELEVATION
	PROPOSED ELEVATION		PROPOSED ELEVATION
	PROPOSED ELEVATION		PROPOSED ELEVATION
	PROPOSED ELEVATION		PROPOSED ELEVATION
	PROPOSED ELEVATION		PROPOSED ELEVATION

PROPOSED FINISH AND APPEARANCES

	PROPOSED FINISH AND APPEARANCE		PROPOSED FINISH AND APPEARANCE
	PROPOSED FINISH AND APPEARANCE		PROPOSED FINISH AND APPEARANCE
	PROPOSED FINISH AND APPEARANCE		PROPOSED FINISH AND APPEARANCE
	PROPOSED FINISH AND APPEARANCE		PROPOSED FINISH AND APPEARANCE
	PROPOSED FINISH AND APPEARANCE		PROPOSED FINISH AND APPEARANCE

PRELIMINARY PAVING, GRADING & DRAINAGE PLAN
 SCALE 1/8"=1'-0"

LANDSCAPE ARCHITECTS
Font Design
 7551 WILKES ROAD, SUITE 105B
 CORAL SPRINGS, FLORIDA 33067
 TEL: 954-264-6639 FAX: 954-773-9641
 EMAIL: info@fontdesigns.net

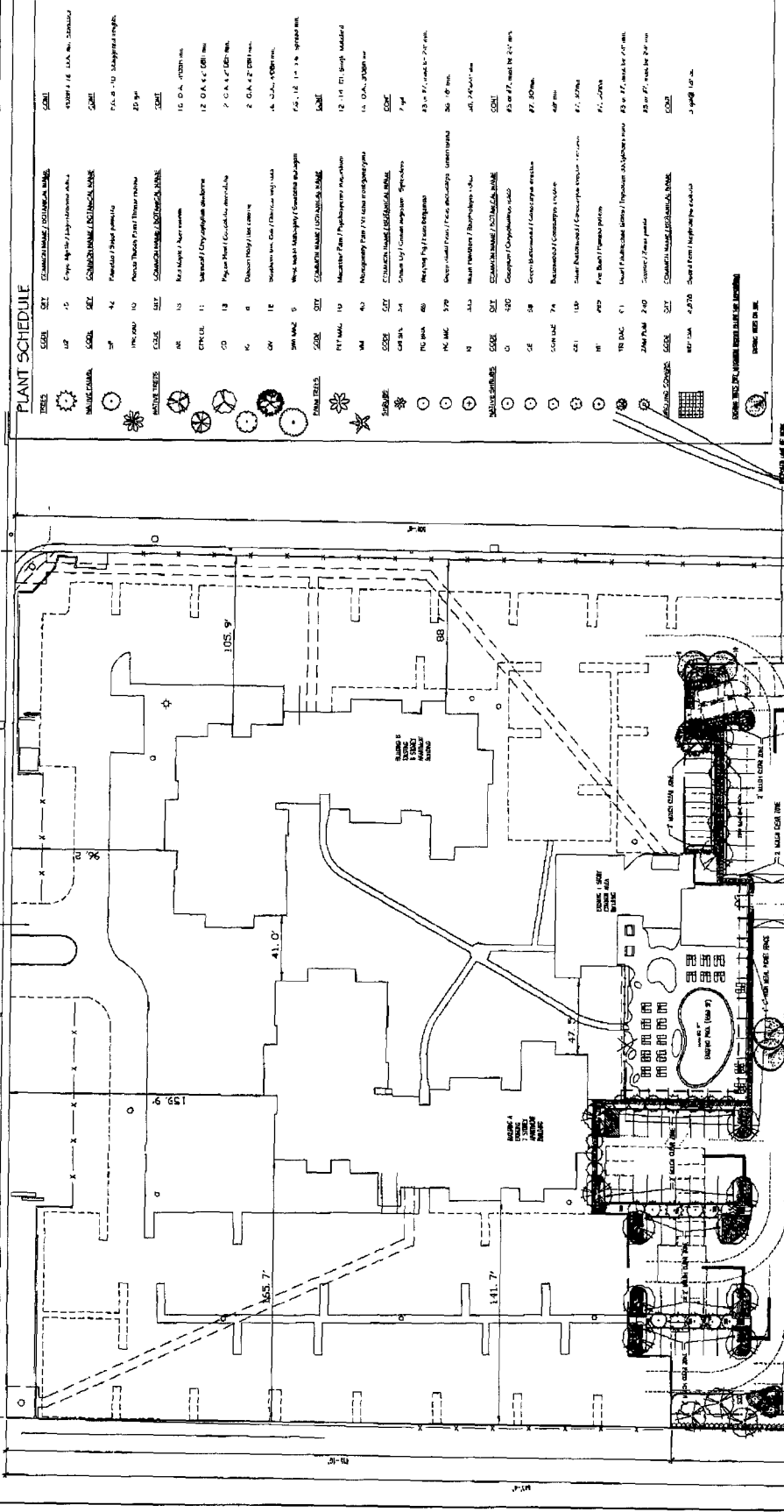


NAUTILUS APARTMENTS
 3600 WASHINGTON STREET
 HOLLYWOOD, FL 33021

PREPARED BY: FONT DESIGN
 DATE: 11.15.12

SHEET NO. 1
 OF 1

LANDSCAPE MITIGATION PLAN
LA-1



EXISTING LANDSCAPE MITIGATION

ITEM #	DESCRIPTION	QTY	REMARKS
1	Small Tree (10' max)	10	Plant Code: 10
2	Medium Tree (10'-20')	5	Plant Code: 20
3	Large Tree (20'-30')	3	Plant Code: 30
4	Shrub (5'-10')	20	Plant Code: 40
5	Shrub (10'-15')	10	Plant Code: 50
6	Shrub (15'-20')	5	Plant Code: 60
7	Shrub (20'-30')	3	Plant Code: 70
8	Shrub (30'-40')	2	Plant Code: 80
9	Shrub (40'-50')	1	Plant Code: 90
10	Shrub (50'-60')	1	Plant Code: 100
11	Shrub (60'-70')	1	Plant Code: 110
12	Shrub (70'-80')	1	Plant Code: 120
13	Shrub (80'-90')	1	Plant Code: 130
14	Shrub (90'-100')	1	Plant Code: 140
15	Shrub (100'-110')	1	Plant Code: 150
16	Shrub (110'-120')	1	Plant Code: 160
17	Shrub (120'-130')	1	Plant Code: 170
18	Shrub (130'-140')	1	Plant Code: 180
19	Shrub (140'-150')	1	Plant Code: 190
20	Shrub (150'-160')	1	Plant Code: 200
21	Shrub (160'-170')	1	Plant Code: 210
22	Shrub (170'-180')	1	Plant Code: 220
23	Shrub (180'-190')	1	Plant Code: 230
24	Shrub (190'-200')	1	Plant Code: 240
25	Shrub (200'-210')	1	Plant Code: 250
26	Shrub (210'-220')	1	Plant Code: 260
27	Shrub (220'-230')	1	Plant Code: 270
28	Shrub (230'-240')	1	Plant Code: 280
29	Shrub (240'-250')	1	Plant Code: 290
30	Shrub (250'-260')	1	Plant Code: 300
31	Shrub (260'-270')	1	Plant Code: 310
32	Shrub (270'-280')	1	Plant Code: 320
33	Shrub (280'-290')	1	Plant Code: 330
34	Shrub (290'-300')	1	Plant Code: 340
35	Shrub (300'-310')	1	Plant Code: 350
36	Shrub (310'-320')	1	Plant Code: 360
37	Shrub (320'-330')	1	Plant Code: 370
38	Shrub (330'-340')	1	Plant Code: 380
39	Shrub (340'-350')	1	Plant Code: 390
40	Shrub (350'-360')	1	Plant Code: 400
41	Shrub (360'-370')	1	Plant Code: 410
42	Shrub (370'-380')	1	Plant Code: 420
43	Shrub (380'-390')	1	Plant Code: 430
44	Shrub (390'-400')	1	Plant Code: 440
45	Shrub (400'-410')	1	Plant Code: 450
46	Shrub (410'-420')	1	Plant Code: 460
47	Shrub (420'-430')	1	Plant Code: 470
48	Shrub (430'-440')	1	Plant Code: 480
49	Shrub (440'-450')	1	Plant Code: 490
50	Shrub (450'-460')	1	Plant Code: 500
51	Shrub (460'-470')	1	Plant Code: 510
52	Shrub (470'-480')	1	Plant Code: 520
53	Shrub (480'-490')	1	Plant Code: 530
54	Shrub (490'-500')	1	Plant Code: 540
55	Shrub (500'-510')	1	Plant Code: 550
56	Shrub (510'-520')	1	Plant Code: 560
57	Shrub (520'-530')	1	Plant Code: 570
58	Shrub (530'-540')	1	Plant Code: 580
59	Shrub (540'-550')	1	Plant Code: 590
60	Shrub (550'-560')	1	Plant Code: 600
61	Shrub (560'-570')	1	Plant Code: 610
62	Shrub (570'-580')	1	Plant Code: 620
63	Shrub (580'-590')	1	Plant Code: 630
64	Shrub (590'-600')	1	Plant Code: 640
65	Shrub (600'-610')	1	Plant Code: 650
66	Shrub (610'-620')	1	Plant Code: 660
67	Shrub (620'-630')	1	Plant Code: 670
68	Shrub (630'-640')	1	Plant Code: 680
69	Shrub (640'-650')	1	Plant Code: 690
70	Shrub (650'-660')	1	Plant Code: 700
71	Shrub (660'-670')	1	Plant Code: 710
72	Shrub (670'-680')	1	Plant Code: 720
73	Shrub (680'-690')	1	Plant Code: 730
74	Shrub (690'-700')	1	Plant Code: 740
75	Shrub (700'-710')	1	Plant Code: 750
76	Shrub (710'-720')	1	Plant Code: 760
77	Shrub (720'-730')	1	Plant Code: 770
78	Shrub (730'-740')	1	Plant Code: 780
79	Shrub (740'-750')	1	Plant Code: 790
80	Shrub (750'-760')	1	Plant Code: 800
81	Shrub (760'-770')	1	Plant Code: 810
82	Shrub (770'-780')	1	Plant Code: 820
83	Shrub (780'-790')	1	Plant Code: 830
84	Shrub (790'-800')	1	Plant Code: 840
85	Shrub (800'-810')	1	Plant Code: 850
86	Shrub (810'-820')	1	Plant Code: 860
87	Shrub (820'-830')	1	Plant Code: 870
88	Shrub (830'-840')	1	Plant Code: 880
89	Shrub (840'-850')	1	Plant Code: 890
90	Shrub (850'-860')	1	Plant Code: 900
91	Shrub (860'-870')	1	Plant Code: 910
92	Shrub (870'-880')	1	Plant Code: 920
93	Shrub (880'-890')	1	Plant Code: 930
94	Shrub (890'-900')	1	Plant Code: 940
95	Shrub (900'-910')	1	Plant Code: 950
96	Shrub (910'-920')	1	Plant Code: 960
97	Shrub (920'-930')	1	Plant Code: 970
98	Shrub (930'-940')	1	Plant Code: 980
99	Shrub (940'-950')	1	Plant Code: 990
100	Shrub (950'-960')	1	Plant Code: 1000

LANDSCAPE MITIGATION PLAN
LA-1

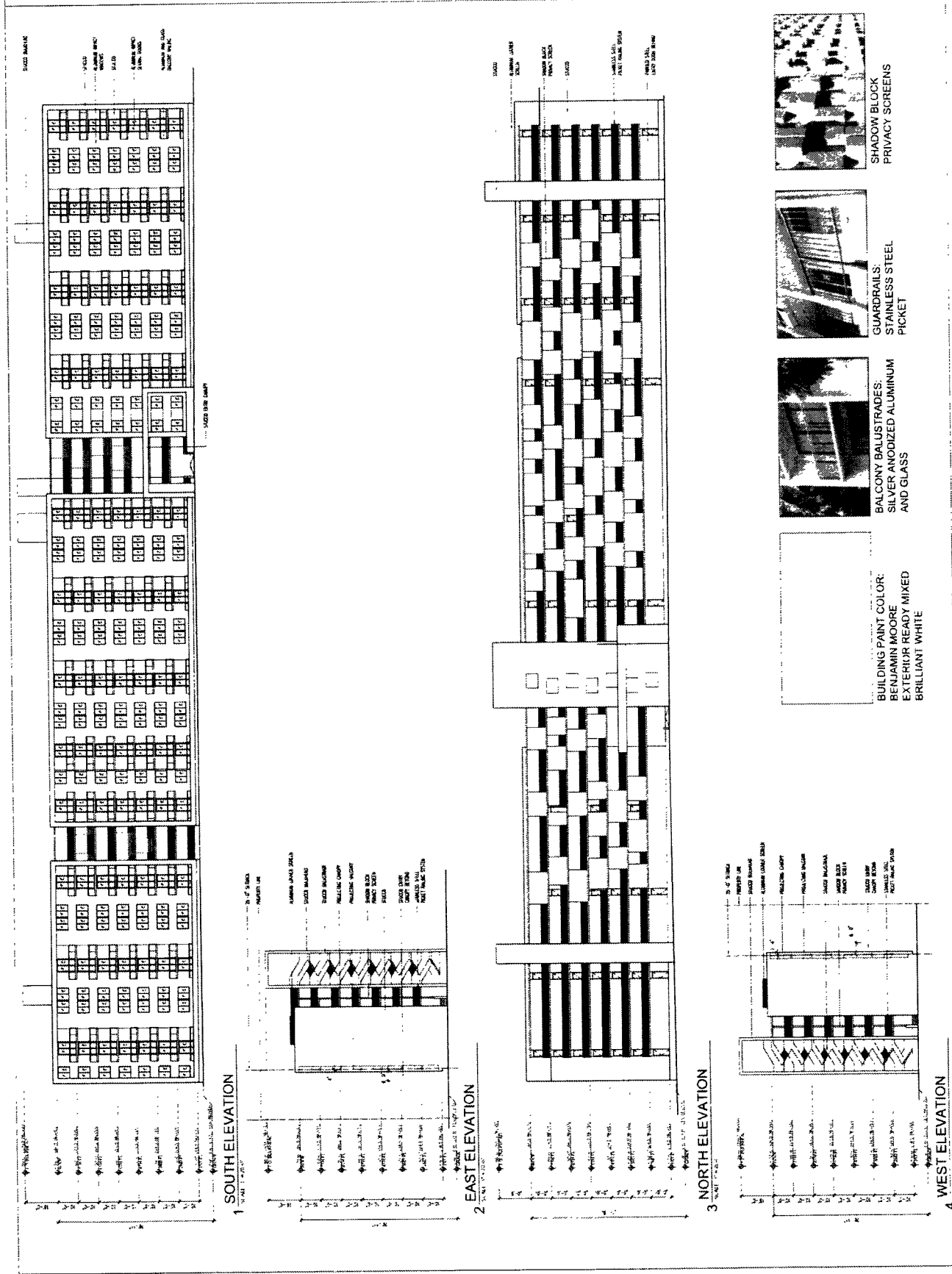


EXHIBIT 3

FGBC Green High Rise Residential Building Designation Standard Checklist

SCHEDULE A - Version 1.0, March 2006

Pre-Submittal Application: Complete only the second page of this document. This will indicate the Design Team's commitment to meet the designation requirements. When the pre-submittal application and fee are received, an FGBC Project Evaluator will be assign to work with the Project Design Team's Designated Professional to answer questions regarding verification and submittal materials. A non-refundable deposit equal to 25% of the Total Required Fee must be submitted with the completed pre-submittal form.

Final Application & Checklist: After completing the Schedule A form in its entirety, it must be submitted by a Designated Professional from the Project Design Team. The completed Schedule A must be accompanied by all required documentation and a check for the Total Required Fee (see schedule below) payable to the Florida Green Building Coalition.

Send all applications and payments to: FGBC, 1415 E. Piedmont Drive, Suite 5, Tallahassee, FL 32308-7954

PROCESSING FEE SCHEDULE

BUILDING SIZE (SF)

TOTAL REQUIRED FEE (\$)

<= 25,000

\$3,000

> 25,000 and <= 50,000

\$4,500

> 50,000

\$6,000

APPLICATION FORM

PROJECT INFORMATION (Attach a copy of the Property Legal Description)

NAME: Nautilus Apartments

ADDRESS: 3500 Washington Street, Hollywood, FL 33021

OCCUPANCY TYPE: Residential

SIZE (SF): 91,503

OWNER INFORMATION

NAME:

COMPANY NAME:

ADDRESS:

TELEPHONE NUMBER:

FAX NUMBER:

EMAIL ADDRESS:

DESIGNATED PROFESSIONAL INFORMATION

NAME: TBD

COMPANY NAME:

ADDRESS:

TELEPHONE NUMBER:

FAX NUMBER:

EMAIL ADDRESS:

By signing, I acknowledge that each of the measures intended to qualify this project for the Florida Green HighRise Residential Building Standard have been incorporated into the project's

SIGNATURE:

DATE:

FLORIDA LICENSE NUMBER:

DESIGN TEAM INFORMATION (Name, Company, Telephone #)

ARCHITECT: Shulman + Associates

LANDSCAPE ARCHITECT: FONT Designs Landscape Architecture

CIVIL ENGINEER: Holland Engineering

STRUCTURAL ENGINEER: TBD

MPE ENGINEER: TBD

INTERIOR DESIGNER: N/A

FGBC Green High Rise Residential Building Designation Standard Checklist

SCHEDULE A - Version 1.0, March 2006

Pre-Submittal Application: Complete only this page of the document. This will indicate the Design Team's commitment to meet the designation requirements and to have FGBC assign a Project Evaluator to answer questions regarding verification and submittal materials. A non-refundable deposit equal to 25% of the Total Required Fee must be submitted with the completed form to FGBC, 1415 E. Piedmont Drive, Suite 5, Tallahassee, FL 32308-7954. The balance of the fee must be submitted later with the completed Schedule A (and all other required submittal information) to the same address.

PRE-SUBMITTAL APPLICATION FEE SCHEDULE

<u>BUILDING SIZE (SF)</u>	<u>TOTAL REQUIRED FEE (\$)</u>	<u>DEPOSIT (\$)</u>	<u>BALANCE DUE (\$)</u>
<= 25,000	\$3,000	\$750	\$2,250
> 25,000 and <= 50,00	\$4,500	\$1,125	\$3,375
> 50,000	\$6,000	\$1,500	\$4,500

PRE-SUBMITTAL APPLICATION FORM

PROJECT INFORMATION (Attach a copy of the Property Legal Description)

NAME: Nautilus Apartments

ADDRESS: 3500 Washington Street, Hollywood, FL 33021

OCCUPANCY TYPE: Residential	SIZE (SF): 91,503
-----------------------------	-------------------

OWNER INFORMATION

NAME:	COMPANY NAME:
-------	---------------

ADDRESS:	
----------	--

TELEPHONE NUMBER:	FAX NUMBER:
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EMAIL ADDRESS:	
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DESIGNATED PROFESSIONAL INFORMATION

NAME: TBD	COMPANY NAME:
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ADDRESS:	
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TELEPHONE NUMBER:	FAX NUMBER:
-------------------	-------------

EMAIL ADDRESS:	
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I have read the entire standard and will abide by the policies it contains. I understand that this deposit allows FGBC to assign a Project Evaluator to provide information regarding

DATE:	SIGNATURE:
-------	------------

	FLORIDA LICENSE NUMBER:
--	-------------------------

DESIGN TEAM INFORMATION (Name, Company, Telephone #)

ARCHITECT: Shulman + Associates

LANDSCAPE ARCHITECT: FONT Designs Landscape Architecture

CIVIL ENGINEER: Holland Engineering

STRUCTURAL ENGINEER: TBD

MPE ENGINEER: TBD

INTERIOR DESIGNER: N/A

FGBC Green High Rise Residential Building Designation Standard Checklist

SCHEDULE A - Version 1.0, March 2006

0	Points Achieved				Project Name: Nautilus Apartments		
	58	Points Targeted			Designated Professional: TBD		
		14	Points Questionable			100 Total Possible FGBC Green High Rise Residential Building Designation Standard Points	
		27	Points Not Targeted or Not Possible				
				Certified = Minimum of 50 Points Achieved			
A	T	Q	N	Category 1 : ENERGY 3 Points Minimum		Possible Points 18	Brief Description
				Prereq 1	Fundamental Building Systems Commissioning		Requires a Basic Owner / MEP / Contractor Commissioning Plan at the end of construction
				Prereq 2	Minimum Energy Performance, 10% more efficient than Code		Requires a project design to be 10% better than the current Florida Code
				Prereq 3	CFC Reduction in HVAC&R Equipment		Requires that all building HVAC&R systems be free of CFC's
	1			Credit 1.1	Energy Performance, 15% New / 5% Existing	1	Provide a design that is 15% more efficient than FL Code
		1		Credit 1.2	Energy Performance, 25% New / 15% Existing	1	Provide a design that is 25% more efficient than FL Code (Credits are cumulative - 3 points are awarded)
			1	Credit 1.3	Energy Performance, 50% New / 40% Existing	1	Provide a design that is 50% more efficient than FL Code (Credits are cumulative - 8 points are awarded)
			1	Credit 1.4	Energy Performance, 75% New / 65% Existing	1	Provide a design that is 75% more efficient than FL Code (Credits are cumulative - 12 points are awarded)
			1	Credit 2.1	Renewable Energy, 5%	1	Provide 5% of the total building energy budget from renewable energy sources
			1	Credit 2.2	Renewable Energy, 10%	1	Provide 10% of the total building energy budget w/ renewable sources (Credits are cumulative - 2 points are awarded)
			1	Credit 2.3	Renewable Energy, 20%	1	Provide 20% of the total building energy budget w/ renewable sources (Credits are cumulative - 3 points are awarded)
		1		Credit 3	Additional Commissioning	1	Requires a certified commissioning agent to review design, construction, and operations
	1			Credit 4	Ozone Depletion, HCFC Free HVAC&R Equipment	1	Requires that all building HVAC&R systems be free of HCFC's and Halons
	1			Credit 5	Green Power, 25%	1	Owner shall purchase 25% certified green power for one year
		1		Credit 5.1	Green Power, 50%	1	Owner shall purchase 50% certified green power for one year (Credits are cumulative - 2 points are awarded)
			1	Credit 5.2	Green Power, 75%	1	Owner shall purchase 75% certified green power (Credits are cumulative - 3 points are awarded)
	2			Credit 6	Energy Star Appliances	2	All appliances are Energy Star certified
	1			Credit 7	Insulate all Hot Water pipes	1	All hot water piping (including that which is buried) must be insulated with a minimum of ½" insulation.
	1			Credit 8	Centrally locate all water heaters	1	Water heater is installed in a central location (between locations that use hot water)
	1			Credit 9	Ductwork joints sealed with mastic	1	All ductwork and joints are sealed with mastic.
	1			Credit 10	Max installed lighting wattage <0.5 W/ft2	1	Maximum installed lighting of less than 0.5 watts per square foot of living space.

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0	Points Achieved				Project Name: Nautilus Apartments		
58	Points Targeted				Designated Professional: TBD		
14	Points Questionable				100 Total Possible FGBC Green High Rise Residential Building Designation Standard Points		
27	Points Not Targeted or Not Possible						
				Certified = Minimum of 50 Points Achieved			
A	T	Q	N	Category 2 : WATER 3 Points Minimum		Possible Points 12	Brief Description
				Prereq 1	Drought Tolerant Landscape, 25%		Landscape comprised of a minimum of 25% of Drought Tolerant Plants
	1			Credit 1.1	Drought Tolerant Landscape, 50%	1	Landscape comprised of a minimum of 50% of Drought Tolerant Plants
	1			Credit 1.2	Drought Tolerant Landscape, 75%	1	Landscape comprised of a minimum of 75% of Drought Tolerant Plants (Credits are cumulative - 2 points are awarded)
			1	Credit 1.3	Drought Tolerant Landscape, 100%	1	Landscape comprised of a minimum of 100% of Drought Tolerant Plants (Credits are cumulative - 3 points are awarded)
	1			Credit 2.1	Water Efficient Irrigation, Reduce Potable Water Use for 50% of area	1	Reduce potable water consumption for irrigation on 50% of area irrigated
			1	Credit 2.2	Water Efficient Irrigation, Reduce Potable Water Use for 75% of area	1	Reduce potable water consumption for irrigation on 75% of area irrigated (Credits are cumulative - 2 points are awarded)
			1	Credit 2.3	Water Efficient Irrigation, No Potable Use or No Permanent Irrigation	1	Irrigation system to use no potable water or have no permanent system (Credits are cumulative - 3 points are awarded)
	1			Credit 3	Ultra low Flow Toilets	1	All toilets installed in the home permit one to flush at volumes lower than required by EPACT.
			1	Credit 4	Hot Water Recirculating system	1	Hot water recirculation system is installed.
	1			Credit 5	All showers equipped with 1 showerhead	1	Each shower in the home is equipped with only one showerhead
		1		Credit 6	Florida Yards & Neighborhoods Certified	1	
	1			Credit 7	Faucet aerators	1	Faucet aerators are installed on all fixtures in the home
	1			Credit 8	Low - flow fixtures	1	All fixtures installed in the home are rated at a flow rate equal to or lower than that mandated by the EPACT.

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27	Points Not Targeted or Not Possible						
				Certified = Minimum of 50 Points Achieved			
A	T	Q	N	Category 3 : SITE 3 Points Minimum		Possible Points 14	Brief Description
				Prereq 1	Erosion & Sedimentation Control		Exceed Florida Water Management District Standards
	1			Credit 1	Site Selection	1	Do not develop on: Prime farmland, Flood prone areas, habitat for threatened species, 100 ft of Wetland, Public Parkland
	1			Credit 2	Development Density	1	Any type of In-Fill Development
			1	Credit 3	Brownfield Redevelopment	1	Development of any EPA Classified Brownfield
	1			Credit 4.1	Alternative Transportation, Public Transportation Access	1	Projects need to be within a minimum of 1/2 mile of one Railnode or 1/4 mile of 1 or more bus lines
	1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1	Project must provide securing locations for bicyclers and showering and changing rooms for 5% of total occupants
	1			Credit 4.3	Alternative Transportation, Alternative Fuel Refueling Stations	1	Provide preferred parking for 3% of the parking capacity for the use of alternate fuel vehicles: Including Hybrid Vehicles
			1	Credit 4.4	Alternative Transportation, Parking Capacity	1	Do not exceed the minimum zoning parking requirements
			1	Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1	Limit site disturbance to 40 feet beyond the building perimeter
			1	Credit 5.2	Reduced Site Disturbance, Development Footprint	1	Exceed minimum zoning requirements for open space by 25%
	1			Credit 6.1	Stormwater Management, Rate and Quantity	1	No net increase in Stormwater runoff from pre-development conditions to post-development
			1	Credit 6.2	Stormwater Management, Treatment	1	Provide onsite treatment of stormwater to remove 80% of (TSS) Total Suspended Solids and 40% of (TP)Total Phosphorous
			1	Credit 7.1	Reduction of Heat Islands, Non-Roof	1	Provide onsite measures to reduce Heat Island effects
	1			Credit 7.2	Reduction of Heat Islands, Roof	1	Provide either a Green Roof (50% of roof area) or Energy Star Certified Roofing material (75% of roof area)
			1	Credit 8	Light Pollution Reduction	1	Meet or provide lower light levels than those recommended by the Illuminating Engineering Society of North America (IESNA)

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	58	Points Targeted			Designated Professional: TBD					
		14	Points Questionable			100 Total Possible FGBC Green High Rise Residential				
			27	Points Not Targeted or Not Possible			Building Designation Standard Points			
				Certified = Minimum of 50 Points Achieved						
A	T	Q	N	Category 4 : HEALTH 5 Points Minimum			Possible Points	25	Brief Description	
				Prereq 1	Environmental Tobacco Smoke (ETS) Control				Smoking allowed only in designated smoking areas	
	1			Credit 1	Carbon Dioxide (CO2) Monitoring			1	Systems shall be designed to monitor (CO2) within the building	
			1	Credit 2	Increased Ventilation Effectiveness			1	Building system shall be designed to create an air change effectiveness greater than or equal to 0.9 by ASHRAE	
	1			Credit 3.1	Construction IAQ Management Plan, During Construction			1	Indoor Environmental Quality shall be protected during construction according to SMACNA guidelines	
		1		Credit 3.2	Construction IAQ Management Plan, Before Occupancy			1	Prior to occupancy the project will provide 100% outside air for two weeks or conduct an EPA IAQ Test	
	1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants			1	All Adhesives and Sealants shall meet VOC limits	
	1			Credit 4.2	Low-Emitting Materials, Paints			1	All Paints shall meet VOC limits	
	1			Credit 4.3	Low-Emitting Materials, Carpet			1	All carpet and carpet products shall meet the Carpet & Rug Institute Green Label Certification Program	
	1			Credit 4.4	Low-Emitting Materials, Composite Wood			1	All composite wood and agrifiber products will contain no added urea-formaldehyde	
	1			Credit 4.5	Low-Emitting Materials, Insulation			1	All Insulation products will be free or formaldehyde	
	1			Credit 4.6	Low-Emitting Materials, Environmentally Friendly Maintenance			1	Owner shall maintain the property utilizing environmentally friendly cleaning products	
		1		Credit 5	Indoor Chemical & Pollutant Source Control			1	Project shall employ measures to reduce pollutant contamination in the building entrances and housekeeping areas	
	1			Credit 6.1	Controllability of Systems, Perimeter Spaces			1	Provide minimum of one operable window and one lighting control zone per 200 SF for all areas within 15 ft of perimeter	
	1			Credit 6.2	Controllability of Systems, Non-Perimeter Spaces			1	Provide 50% of all occupants individual control of airflow, temperature, and lighting.	
	1			Credit 7.1	Thermal Comfort, Comply with ASHRAE 55-1992			1	Comply with ASHRAE Standard 55-1992, Addenda 1995, for thermal comfort standards including humidity control	
			1	Credit 7.2	Thermal Comfort, Dehumidification System			1	Provide a central dehumidification system	
	1			Credit 8.1	Daylight, Daylight 50% of Spaces			1	Provide natural daylighting to 50% of interior spaces	
	1			Credit 8.2	Daylight, Daylight 75% of Spaces			1	Provide natural daylighting to 75% of interior spaces (Credits are cumulative - 2 points are awarded)	
	1			Credit 9.1	Views, Views for 50% of Spaces			1	Provide views to vision glazing for 50% of all occupants	
	1			Credit 9.2	Views, Views for 75% of Spaces			1	Provide views to vision glazing for 75% of all occupants (Credits are cumulative - 2 points are awarded)	
	1			Credit 10	Cleanability, Narrow Grout Lines			1	All grout lines between tiles must be less than 3/16" wide	
	1			Credit 11	Building Designed to meet ADA standards			1	All areas including living areas	
	1			Credit 13.1	Combustion, No water heating equipment located inside the conditioned area – or electric			1	One point is also available for use of a sealed combustion water heater, or use of an electric water heating system.	
	1			Credit 13.2	Combustion, No gas heating equipment located inside the conditioned area – or electric			1	One point is available for use of a sealed combustion furnace, or use of an electric heating system, such as a heat pump.	
		1		Credit 14	Noise, Low noise bathroom exhaust fans with timers or humidistat			1	Installation of high efficiency, low noise bathroom exhaust fans with timers or humidistats in each bathroom	
	1			Credit 15	Durability, Use armored/metal hoses from service to all fixtures/appliances			1	Installation of armored/metal hoses on all fixtures/appliances	

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A	T	Q	N	Category 5 : MATERIALS 3 Points Minimum		Possible Points 18	Brief Description
				Prereq 1	Storage & Collection of Recyclables		Project must have infrastructure for recycling: paper, cardboard, glass, plastics, and metal
			1	Credit 1.1	Building Reuse, Maintain 75% of Existing Shell	1	Renovation project shall maintain 75% of existing Shell (not including windows & doors)
			1	Credit 1.2	Building Reuse, Maintain 100% of Existing Shell	1	Renovation project shall maintain 100% of existing Shell (not including windows & doors)
			1	Credit 1.3	Building Reuse, Maintain 100% Shell & 50% Non- Shell	1	Renovation project shall maintain 100% of existing Shell and 50% non-shell (not including windows & doors)
	1			Credit 2.1	Construction Waste Management, Divert 50%	1	Project must divert a minimum of 50% of all waste from landfill
	1			Credit 2.2	Construction Waste Management, Divert 75%	1	Project must divert a minimum of 75% of all waste from landfill (Credits are cumulative - 2 points are awarded)
			1	Credit 3.1	Resource Reuse, Specify 5%	1	Incorporate 5% (based on cost) salvaged or refurbished materials
	1			Credit 4.1	Recycled Content, Specify 25%	1	Incorporate 25% (based on material cost) recycled materials
	1			Credit 4.2	Recycled Content, Specify 50%	1	Incorporate 50% (based on material cost) recycled materials (Credits are cumulative - 2 points are awarded)
			1	Credit 5	Recyclable Materials	1	Incorporate 10% (based on material cost) recyclable materials (recyclable through a structured existing program)
			1	Credit 6	Demountable / Adaptable Interiors	1	Incorporate 50% demountable and adaptable Interior walls (based on LF)
	1			Credit 7	Lever style clothes washer water shutoff	1	Project to use a single lever shutoff valve requiring only a 90 degree turn
	1			Credit 8.1	Local/Regional Materials, 20% Manufactured Locally	1	Project to purchase 20% (based on cost) of materials from a 700 mile radius from project site
		1		Credit 8.2	Local/Regional Materials, of 20% Above, 50% Harvested Locally	1	Project to purchase 50% of the above mentioned materials that are harvested, extracted, recovered within 700 miles
			1	Credit 9	Rapidly Renewable Materials	1	Project to purchase 5 % (based on cost) of all building materials to be rapidly renewable (plant to harvest cycle <10 years)
			1	Credit 10	Certified Wood	1	Project to purchase 50% (based on cost) of all wood products certified by the Forest Stewardship Council (FSC)
	1			Credit 11	Durable Materials, Exterior Finish Materials	1	Use exterior systems capable of withstanding the moisture and heat impacts of the local climate for a period of 40 years
		1		Credit 12	Water Sensors/Shutoff system	1	Install sensor/shutoff system to cut off water supply to clothes washer & water heater of each unit
	1			Credit 13	Low Maintenance Finishes	1	Use interior and exterior finish materials that require none or minimal periodic cleaning

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A	T	Q	N	Category 6 : DISASTER MITIGATION		Possible Points 5	Brief Description
	1			Credit 1	Hurricane, Impact Resistance of Openings	1	Project must utilize impact resistant Glazing and Impact resistant Entry Points
		1		Credit 2	Flood, Slab Elevation	1	Slab Elevation must be 12" above 100 year flood plan and all grades around building must slope away
	1			Credit 3	Wildfire, Fire Resistant Exterior Finishes	1	Project must utilize Fire Resistant Exterior Wall cladding, roof covering or Subroof, Soffit and Vent materials
	1			Credit 4.1	Termite Prevention	1	Treat Soil. Seal slab penetrations. All plants, Turf and irrigation lines minimum 3' from building exterior and all treated lumber either borate or ACQ
			1	Credit 4.2	Termite, Non Toxic Termite Pretreatment	1	Termite protection from a non-toxic system such as the stainless steel mesh.
A	T	Q	N	Category 7 : GENERAL		Possible Points 7	Brief Description
				2 Points Minimum			
				Prereq 1	FGBC Designated Professional		FGBC Designated Professional needs to be involved with project design & construction
				Prereq 2	Project Charrette: Owner & Architect		Team involvement with the conceptual design of a green project is the most important step of the process
	1			Credit 1	Environmental Value Analysis, Cost & Environmental Impact of Each Credit	1	Team shall document the cost impact of each credit submitted for certification
	1			Credit 2.1	Environmental Innovation	1	
	1			Credit 2.2	Environmental Innovation	1	
		1		Credit 2.3	Environmental Innovation	1	
		1		Credit 2.4	Environmental Innovation	1	
			1	Credit 2.5	Environmental Innovation	1	
			1	Credit 2.6	Environmental Innovation	1	