



KallerArchitecture

May 19, 2025

City of Hollywood

Building Department

2600 Hollywood Boulevard

Hollywood, FL 33022

Reference: Leisure on Polk

2455 Polk Street

Hollywood, Florida

Planning and Urban Design

Adrian Montoya, Planner II (amontoya@hollywoodfl.org)

1. Provide a detailed cover letter that outlines the site's background and history, describes any project nuances or special requests, and explains how the project meets all applicable design criteria.

Site's Background, History and Cover Letter included / RE: Sheet A-0.0

2. Property is in the Regional Activity Center (RAC) and must comply with the Zoning and Land Development Regulations Section 4.6, B. Administrative Regulations Applicable to All Districts, C. (11) Articulation Requirements.

a. Building facades shall incorporate breaks in the horizontal and vertical wall plane to provide articulation and reduce visual mass.

Building now with a well defined horizontal break per Level offsetting walls/finishes and painting tones as well / RE: Renderings on Sheets A-R.1 to A-R.5 or Elevations on Sheets A-2.1 or A-2.2

b. Blank walls visible from adjacent streets, public areas or adjacent buildings shall not be permitted and shall incorporate facade articulation. A portion of the facade proportionate to the building massing may be permitted.

No Blank Walls to sides, well articulation between bump-outs balconies and empty spaces on different Levels. / RE: Renderings on Sheets A-R.1 to A-R.5 or Elevations on Sheets A-2.1 or A-2.2

c. Architectural treatment shall be provided for all non-active use facade elevations and shall be harmonious and integrated with the design of adjacent active use facades. Architectural treatment shall be provided through a combination of two (2) or more treatments including, but not limited to: the use of similar materials and construction assemblies; the continuation of fenestration patterns, architectural features, articulation, and rhythm; the application of architectural screens, meshes, louvers, and glass; the incorporation of pervious surfaces and planters; and the provision of consistent signage, graphics, and architectural lighting. The following treatments are permitted, but shall not fulfill the requirement for architectural treatment: the application of paint and faux treatments; scoring, construction joints or material projections less than four (4) inches in height, width, or depth.

A Large Brick Texture in beige tone for Ground Level combined with dark grey Metal Parking Security Gate, Aluminium Storefront in same tone and vertical metal Slats painted in Blue combined with a monotone Grey Palette for upper levels + Scored Concrete for Elevators/Stairs Volumes. / RE: Renderings on Sheets A-R.1 to A-R.5 or Elevations on Sheets A-2.1 or A-2.2

*Cover letter must explain how the project meets the above articulation requirements.

3. Incorporate articulation on the project's front façade to avoid a blank brick wall.

We broke this blank brick wall incorporating the free breeze vertical slats used on both sides of Parking Area. / RE: Renderings on Sheets A-R.1 to A-R.5 or Elevations on Sheets A-2.1 or A-2.2

4. Consider color and materiality for screening on all sides of the building. Proposed parking garage screening appears monotonous and will not effectively screen cars from public realm.

Vertical Metal Slats rotated 45 degrees each and got narrower separation in between + painted in a Blue Tone to get some proper Building Identification / RE: Renderings on Sheets A-R.1 to A-R.5 or Elevations on Sheets A-2.1 or A-2.2

5. Consider breezeblocks for the front façade and garage screening.

Changes above described complies with this Comment. / Renderings on Sheets A-R.1 to A-R.5 or Elevations on Sheets A-2.1 or A-2.2

6. Consider glazing the balcony surfaces to elevate the appearance of the building.

Re-considered previous Railing and solved it by proposing a 3' high Drywall painted in a light grey + 1' high dark grey Railings, giving more privacy to tenants and sculpting the overall Building Shape at the same time. / Renderings on Sheets A-R.1 to A-R.5 or Elevations on Sheets A-2.1 or A-2.2

7. The required number of parking spaces is 41; the current proposal includes 48 spaces. Please include in the criteria statement the rationale for exceeding the required parking count. Additionally, the criteria statement should confirm that tandem spaces will be assigned exclusively to two-bedroom units and should provide examples of successful implementation of parking lifts. Where possible, reference comparable projects within the City of Hollywood.

Criteria Statement added. / RE: Parking Criteria Statement on Sheet A-T.1

8. Property is in the Regional Activity Center (RAC) and must comply with the Zoning and Land Development Regulations Section 4.6, B. Administrative Regulations Applicable to All Districts, C. (d)(3) General Landscape Requirements.

Landscape Arch. Set included. / RE: Sheets L-1,L-2,L-3,IR-1 & IR-2.

Open Space Requirement of MC-1 Districts: A minimum of 40 percent of the total site area shall be landscaped open space including landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks, etc.

*Update the project info open space section on sheet A-0.1.

*Staff recommends removing parking to increase open space at-grade.

*Staff recommends that no more than 20% of the required open space be above ground level.

Required Data & Calculations updated / RE: Zoning Info on Sheet A-T.1 & Open Space Calculation on Sheet A-0.3.

9. Property is in the Regional Activity Center (RAC) and must comply with the Zoning and Land Development Regulations Section 4.6, B. Administrative Regulations Applicable to All Districts, C. (a)(9) Encroachments.

Enclosed or covered rooftop amenities are permitted to exceed the maximum height for not more than 30 percent of the gross rooftop area.

*Provide a calculation for gross rooftop area and identify percentages for amenity and non-amenity spaces. Proposed amenity space cannot exceed more than 30% of the gross rooftop area. Calculation table can be included within project info on sheet A-0.1

10. Include traditional setback lines for the main structure on the site plan (e.g. line with arrowhead).

Setback Lines with arrowhead adjusted / RE: Sheets A-1.1 to A-1.4

11. Is affordable housing being considered? Please clarify in the cover letter the reasons for including or excluding affordable housing units.

12. Noticing agent information required prior to scheduling Final TAC meeting.

Cutro & Associates / RE: T.A.C. Application

13. The City's art in public places ordinance requires new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. Please choose one of the following commitments below:

- In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of \$5,000.00.
- Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.

- Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.

*Staff recommends placement of artwork on site and suggests gathering feedback on potential artists and installations during public outreach meetings.

Artwork, not less than \$5,000 value, placed on Site between Main Pedestrian Entry & Parking Entry. / RE: Site Plan on Sheet A-0.1 and Ground Level Floor Plan on Sheet A-1.1

14. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

- a. Highland Gardens Civic Association
- b. North Central Hollywood Civic Association
- c. United Neighbors of South Hollywood

Fire

1 - Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.

2 - Per NFPA 1 (2021 Edition) 18.2.3.2.1, a fire department access road shall extend to within 50 ft. (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. Show measurement on plans.

3 – NFPA 1 (2021 Edition) 18.2.3.2.23 - Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 450 ft. (46 m) (increases from 150 ft. due to building fire sprinklered) from fire department access roads as measured by an approved route around the exterior of the building or facility. Show on plans.

4 – In reference to BDA requirements: Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength for fire department communications shall be

maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

--Update Note #3 on page A-0.1

Note updated / RE.: Sheet A-0.1

5 -The installation of a (2-hour) fire rated vertical chase is recommended to avoid a higher cost if a BDA system retro-fit is required in the future.

2-HR Fire Rated Vertical Chases proposed. / RE: 2nd, 3rd and 4th Levels Floor Plans on Sheet A-1.2 & A-1.3

6 - Any stacked parking in the garage will require a fire sprinkler design category of Extra Hazard Group II as per NFPA 13 (2019 Ed.) Section 4.3.6 --- Extra hazard (Group 2) occupancies shall be defined as occupancies or portions of other occupancies with moderate to substantial amounts of flammable or combustible liquids or occupancies where shielding of combustibles is extensive.

Lift Parking Spaces with Note indicating this / RE: Ground Level Floor Plan on Sheet A-1.1

7 – Ensure the proposed construction type and total square footage and square footage per floor is shown on the Architectural plans to confirm the fire flow calculations.

Note added to all Architectural Plans / RE: Sheets A-1.1 to A-1.4

8 - Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. ---

underground@hollywoodfl.org

After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

Please find attached Hydrant Flow Test dated on 05/13/2025.

9 - Provide civil drawings for the underground fire main. --- Provide such including the location of the fire department connection, DDCV, and size and type of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections as required by NFPA 14 (2019 Ed.) Section 6.4.5.4 --- “Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply.”

RE: Civil Drawings on Sheet C-04

Economic Development

1. Will there be any local hiring goals for construction and long-term property management?

2. Will the development include on-site amenities or services, outside of the pool deck, (co-working space, fitness, Wi-Fi lounges) that may support remote workers or entrepreneurs?
It won't, only what is shown at Terrace Level: Pool Deck, Lounge Seating Area & Barbecues Area open to sky.

3. Application is substantially compliant

Landscape

-Survey submitted shows existing trees/palms on site.

RE: Tree Survey on Sheet L-1.

-No landscape plans provided for review.

RE: Plans on Sheet L-2 & L-3.

1. Provide a Tree Disposition plan as part of the landscape plan set. Show all trees on site to scale. The tree legend must include the tree number, common name, botanical name, DBH, overall height, spread, condition and disposition (to remain, to be relocated, to be removed). Show all canopy including crowns of trees from adjacent lot located within 10' from property line. For new construction, Disposition plan must be superimposed on the new/proposed site plan.

2. 2.-Landscape plan shall provide the location of all underground and overhead utilities. Show all underground lines/utilities on landscape. there shall be no conflict with proposed underground work and existing trees to remain or proposed. Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.

3. 3.-Provide SOD species on plant list.

4. 4.According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.

5. 5.Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

6. 6.Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.

7. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening. Provide minimum of 36" ht. Add note: Contractor to provide screening hedge for any additional equipment not shown on plan.

8. Add note: All landscaping shall be warranted for 1 year after final inspection.
9. Provide site requirements as per project zoning requirements.
10. 10. Add note: 100% irrigation coverage shall be provided.

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

Parks & Rec

N/A

Utilities

1. Submit civil engineering plans for initial review. Provide a Paving , Grading, and Drainage Plan showing existing and proposed site elevations and drainage, and also provide a Utilities Plan indicating existing and proposed water and sewer connections.

/RE: Paving, Grading & Drainage Plan on Sheet C-03.

2. Plans should reference proposed elevations in NAVD-88 datum. The plans currently show elevations in NGVD-29 datum.

Elevations updated on all Plans /RE: All Sheets.

3. Utilities Plan shall include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link:

<http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>.

Details added/RE: C-03A and C-04A

4. Show Water and Sewer demand calculations on proposed Utilities Plan.

5. This property resides within FEMA Flood Zone X. The proposed Finished Floor Elevations (FFE) = 13.9' NAVD88 is acceptable as long as all elevations reference NAVD, not NGVD.

Elevations Notes updated/RE: All Sheets.

6. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor including pump room.

All enclosed areas indicating F.F.Elev. / RE: Sheets A1.1 to A1.4

7. Verify all A-sheets provided indicate same FFE = 13.9' NAVD88, versus 13.5' NAVD88.

Checked / RE: Sheets A1.1 to A1.4.

8. Include perimeter cross-sections across all property limits including transition areas meeting adjacent property grades. Cross-sections shall demonstrate on-site stormwater runoff retention.

/ RE: Civil Set.

9. Note how roof drainage will be collected and connected to the on-site drainage system.

10. This property is currently serviced by private septic system. Contact Mr. Juan Picon via email at jpicon@hollywoodfl.org to request the Utilities Atlas to include existing water mains. Note there is an existing 2-inch water main along the north side of the property to remain in service. Field verify location to ensure uninterrupted service.

11. Provide preliminary drainage calculations including Pre and Post development ensuring all stormwater is retained onsite.

/ RE: Sheets C-04A and C-05

12. Ensure bottom of mechanical and electrical equipment is elevated to match existing finished floor elevation, at a minimum.

Checked / RE: Sheets A-1.1 to A1.4

13. Permit approval from outside agencies will be required.

14. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention.

Checked / RE: Sheets A-1.1 to A1.4

15. Submit Erosion Control Plan.

Added / RE: Civil Set.

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

Engineering

1) Provide a plat determination letter from the Broward County Planning Council.

Please find attached file / RE: Kaller (PD 24-095) Hollywood

2) The survey is not signed, sealed, and dated. Please provide a signed, sealed, and dated survey.

Please find attached file / RE: 24-001446 survey ALTA

3) Revise all architectural sheets, including Sheet A-0.1, for readability. Increase the text size, including the provided parking labels and dimensions; remove overlapping text; and lighten the concrete hatching.

Adjustments reviewed / RE: Sheets A1.1 to A1.4

4) Please list all variances being requested on the cover sheet and clearly call them out on the plan. (i.e. setbacks to walkways, curb cuts etc.).

No Variances requested.

5) Revise Sheet A-0.1 to include the following:

a. Existing right-of-way width full dimensions (i.e. centerline to new property line, full width of the ROW, new sidewalk, swale).

Notes and Dimensions revised / RE: Sheets A-1.1 to A-1.4

b. Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks, existing signage etc.

Surrounding elements included / RE: Site Plan on Sheet A-0.1

c. All features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.

Adjacent features included / RE: Site Plan on Sheet A-0.1

6) Applicants has provided a 5' foot Rights-of-way dedication along the frontage of Polk Street. Ensure this dedication is shown on all applicable plan sheets. In addition, please show the existing property depth and proposed property depth after dedication for the East and West property lines.

Dedication R.O.W. and Extg./New Depths shown on all applicable Plans Sheets. / RE: Sheet A-1.0 to A1.1

7) Survey property line dimensions and Site Plan property line dimensions are not consistent. The survey calls out the property lines as 100.00' X 205.00'. While the Site Plan states: 100.03' X 204.94'. Please correct and ensure cohesive plans are provided.

Arch. Set Coordinated with Actual Survey / RE: Arch. Set.

8) Survey shows signage in the Right-of-way that is not referenced on the Site plan, please call out these ROW features and identify if they are to remain, be removed or relocated.

Signage on R.O.W shown and to remain / RE: Site Plan on Sheet A-0.1

9) Survey shows overhead lines and utility poles that will be affected by the proposed work, please call these features out on the plan. Please identify if they are to remain, be removed or relocated and if any coordination has taken place with FP&L to discuss their utilities and the need to mitigate them for the proposed development.

O.H. Power Lines & Utility Poles shown with Note / RE: Site Plan on Sheet A-0.1

10) Please identify the width of the sidewalk along the frontage of Polk Street. This sidewalk shall be labeled as new, with a width of 5 feet. Please call out where the new sidewalk will match with the existing sidewalk to the east and west of the proposed site and provide the width of the existing sidewalks to ensure connectivity is accurate and achievable.

Sidewalk updated / RE: Site Plan Sheet A-0.1

11) Sidewalks shall be constructed continuously through the driveway open please see Standard City of Hollywood Detail: C-23.

Detail included on Civil Set / RE: Sheet C-03A

12) Detectable warnings shall be provided at all driveway openings. Please show and label them on Sheet A-0.1 and on the civil plans and provide a copy of the FDOT detectable warning detail in the plan set.

Labeled & Specs. Added / RE: Sheet A-3.1

13) Please identify the edge of pavement in the ROW on POLK and the material of the apron to be provided for access to the curb cut at the property line.

Note added / RE: Site Plan on Sheet A-0.1 or RE: Sheet C-03A

14) Please identify the apron radius flares to be provided on all applicable plans. Flares are to be semicircular in shape and a minimum of 3 feet wide.

Radius Flares identified / RE: Site Plan on Sheet A-0.1

15) Identify the width of the curb cut at the property line.

Curb-cut Width dimensioned / RE: Site Plan on Sheet A-0.1

16) An 8.5'x19' vehicle queueing space is labeled on Sheet A-0.1; however it is not clear if a fence or security gate is proposed. Indicate if there will be any fence or security gate at the driveway. If so, please indicate the type of gate and how it operates (remote, sensor, card reader, etc.). Please show two queueing spaces, one for entering the garage and another for existing in the garage.

Security Sensor Gate indicated & 2 queueing spaces shown / RE: Site Plan on Sheet A-0.1

17) Please identify the length and width of all walkways proposed. Please include all setbacks from the side property lines, and the separation between the walkways as well as the walkway from the edge of the drive aisle.

Walkways dimensioned / RE: Ground Level Floor Plan on Sheet A1.1

18) Please identify the separation of the proposed ramp from the edge of the drive aisle.

Ramp dimensioned / RE: Ground Level Floor Plan on Sheet A1.1

19) Include the required and provided specialty spaces in the parking tables. Include the number of ADA, bicycle, EV, and visitor spaces. Include the calculation for how they were determined. Include loading information or add a note if loading is not required.

HELP JAIME

20) Label the bicycle parking on Sheet A-0.1 and provide details of the bicycle rack to be provided. Please identify the number of proposed bike spaces.

Bike Rack / RE: Ground Level Floor Plan at Sheet A1.1

21) Please identify the dimension of the drive aisle at stalls 1 & 2 as well as Stall 5, to ensure the proper backout can be achieved.

Dimensions included / RE: Ground Level Floor Plan at Sheet A1.1

22) Please fully dimension the bump out turn around space at the end of the drive aisle. This shall be a minimum of 22 feet wide to align with the drive aisle.

Bump-out Drive Aisle dimensioned / RE: Ground Level Floor Plan at Sheet A1.1

23) Please fully annotate all parking stalls, ensure the parking stalls are clear of any encroachments from columns, building features or columns.

Not Structural Elements encroaching / RE: Ground Level Floor Plan at Sheet A1.1

24) Parking stalls adjacent to a solid obstruction on one side shall be widened to 9.5', while parking stalls with solid obstructions on both sides shall be widened to 10.5'. Please adjust pavement markings to align with these widened stalls. (Please review stalls 24/25, 36/37, 41/42)

Stalls reviewed & dimensioned / RE: Ground Level Floor Plan on Sheet A1.1

25) Please identify all curbing to be proposed, identify the location of curbing, type of curbing and standard City detail. Ensure this is shown on Site and Civil plans.

Curbs Details identified & added / RE: Site Plan on Sheet A-0.1 and A-3.1

26) Columns adjacent to the drive aisle and parking stall openings, shall have a minimum setback of 3 feet from the edge of the drive aisle.

Minimum Setback of 3' at Parking Stalls from Drive Aisle dimensioned / RE: Ground Level Plan at Sheet A-1.1.

27) Please call out/identify all walls within the garage area. (i.e. is this a wall to the West of stalls 42, 44?)

Walls Legend added / RE: Ground Level Plan on Sheet A-1.1

28) The vertical clearance at the garage entrance is labeled as 12 ft on Sheet A-0.1. Label the vertical clearance throughout the interior portions of the garage. Ensure the path to ADA stalls meets the minimum requirements and label the vertical clearance.

Height Clearance Note added / RE: Site Plan on Sheet A-0.1 or A-1.1

29) Please identify the height and width of the garage opening on the elevations to align with the site plan. Ensure the openings of the entrances, exits, doorways, etc. are shown on the Elevations and align with the site plan. Please update detail 1 on sheet A3.1 to provide the correct height signage proposed.

Dimensions in Elevations added and Detail 1 updated / RE: Sheet A-2.1, A-2.2 and A-3.1

30) Sheets A-2.1 and A-2.2 reference the NGVD 29 vertical datum, while the survey and Sheet A-0.1 reference NAVD 88. Please ensure the proper datum is being used and correct for consistency.

Heights all referenced as NAVD 88 Datum / RE: All Sheets.

31) Provide a Paving, Grading, and Drainage (PGD) Plan showing the ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. Please include a note on the PGD Plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan and PGD.

PGD Plan & A.D.A. Accessible Routes added / RE: Ground Level Floor Plan on Sheet A-1.1

32) Fully dimension the ADA ramps on Sheet A-0.1 and the PGD Plan. Include elevations to the four corners of the ADA ramps, landings, parking stalls, and access aisles on the PGD Plan. Label the ADA handrails and include a detail of the proposed ramps and handrails showing the interior width between the handrails being provided.

Main Entry Ramp Dimensioned and PGD added / RE: Civil Set and Sheet A-0.1.

33) Include ADA notes confirming the allowable maximum slopes on the PGD plan.

PGD added / RE: Sheet C-03.

34) Please annotate the ADA parking stalls and accessible aisles, ensure the pavement markings on the plan match those on the Standard City of Hollywood details.

PGD added / RE: Sheet C-05 and C-05A.

35) Please show the 5 foot minimum turning radii at the top and bottom landings of the ramp to ensure there is no conflict with the stairs/railings being proposed.

Five foot MIN. turning Radius added / RE: Ground Level Floor Plan on Sheet A-1.1

36) Please show annotated dimension for all BOA.

Added / RE: Ground Level Floor Plan on Sheet A-1.1

37) Please show and label the pavement, marking and signage on Sheet A-0.1 and the civil plan sheets. Please identify the location of the ADA signage, consider wall mounting the signage to not encroach into the clear space of the parking stall.

ADA Signs Location Note added / RE: Ground Level Floor Plan on Sheet A-1.1

38) Clearly label on Sheet A-0.1 and PGD plans for swales to be restored in the ROW. This should be restored with grass to the City of Hollywood Typical Swale Grading Detail and Turf Restoration Detail, please include details in plan set.

P.G.D and Note added / RE: C-03 and Ground Level Floor Plan on Sheet A-1.1

39) Please show how trash will be collected from the site and where it will be staged for collection. If staged within the swale area of the ROW a concrete slab will need to be provided. Please review code section *50.02 GARBAGE RECEPTACLES, DUMPSTERS AND COLLECTION*.

40) Please identify where the recycling will be stored, applicant shows a trash chute that leads to a trash compactor. Please provide, label, and dimension the recycling bin.

41) Applicant shows a trash compactor to be used, please provide specs for the trash compactor in addition to the detail shown on A-3.1

42) Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking, and signage plans and details. Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent road to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set. Ensure the civil plans are signed, sealed, and dated.

43) Provide all applicable standard City of Hollywood details

<https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> for asphalt/sidewalks/swales pavement markings/parking layout/ADA stalls and requirements etc when applicable. In addition, please provide all applicable Broward County Traffic Engineering Division standard details for pavement markings/signage (i.e. stop bar setbacks etc. when applicable) Ensure the project is designed to the latest and greatest standards. Ensure City of Standards are used and applied to the project.

44) Please update the annotation of the rear setback on the site plan to show the dimension from the property line to the outer face of the proposed curb.

Dimension added / RE: Site Plan on Sheet A-0.1

45) On sheet A-0.1 applicant has a dimension to the south of stall 42, however it is covered by the hatching and line work of the wall to the stairs.

Dimension cleared / RE: Site Plan on Sheet A-0.1

46) Provide a legend and hatching for all materials on the PGD Plan and Sheet A-0.1.

Legend added / RE: Site Plan on Sheet A-0.1 & PGD

47) Please call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code below and add the applicable notes to the PGD: a. Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW.

(Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

b. Pavers:

Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

c. Asphalt:

Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

48) Provide cross-sections along each property line. Add dimensions on the A-0.1 and PGD adjacent to the cross-section callouts. Ensure the cross-sections include dimensions, property line, and walls / footers as applicable.

49) Show, label, and dimension all easements on the site and civil plan sheets.

50) All roads and alleys adjacent to the property are to be milled and resurfaced for the full width of pavement. Add a note on Sheet A-0.1. Provide hatching to show limits and add dimensions from the property line to show the extent(s). Show the hatching on the civil plans.

51) Please provide a pavement marking and signage plan for both onsite and off-site improvements. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical.

52) Show the stop bar, stop sign, and visibility triangle at the entrance on all plan sheets. Please refer to the city's Visibility Triangle Detail. Dimension the distance between the edge of pavement and the new property line.

53) Provide trip generation statement with review and analysis of the Polk Street corridor between west of Dixie Highway and 28th Avenue, including intersections, by a licensed engineer for the proposed project, please contact Clarissa Ip at 954- 921-3915 or cip@hollywoodfl.org to discuss with any questions.

54) Traffic impact analysis may be required, coordinate with Rick Mitinger, Transportation Engineer, 954-921-3900 or rmitinger@hollywoodfl.org and begin.

process to development an analysis methodology. A) Traffic analysis should include site access locations, trips generated by the project and all committed trips of future projects, trip distribution and impact to the roadway network. B) Provide a review of existing and future multimodal transportation impacts and needs. C) Include a review of existing and future transportation related improvements and amenities such as street and pedestrian lighting, bus shelter, bike facility and/or sidewalks.

Traffic study reviews are done on a cost recovery basis by a City's traffic engineering consultant.

CONSULTANT COST RECOVERY FEE TABLE

Traffic Transportation Related Cost Recovery Fees Table			
a) Administrative Processing Fee: 5% of Initial Deposit			
b) Initial Deposit and Minimum Balance:			
Project Size	Initial Deposit	Minimum Account Balance	Administrative Fee
Less than 10 Acres	\$5,000	\$1,000	\$250
10 Acres to Less than 30 Acres	\$8,000	\$1,600	\$400
30 Acres & Over	\$12,000	\$2,400	\$600

*Resolution R-2015-209.

A minimum payment of \$5,250 can be made to begin the review upon receipt of the study.

Payments can be made online via link at

<https://apps.hollywoodfl.org/PaymentCenter/EngineeringPayment.aspx>.

Here is information to be inputted when an online payment is made. Application Type = Others

Permit # = Site Address

Notes = Traffic Review Cost Recovery Fee

Payments to the Engineering, Transportation & Mobility Division

Questions about payments for Engineering, Transportation & Mobility services? Please call Customer Service at (954) 921-3900 for assistance.

On this page, you can make a one time credit card payment for Engineering, Transportation & Mobility services.

Payment Amount	
Amount	\$ <input type="text"/>

Payment Details	
Application Type	<input type="text" value="--- Select One ---"/>
Permit #	<input type="text"/>
Notes	<input type="text"/>

55) BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored.

56) Include the latest standard City of Hollywood details in the plan set.
<https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> include all applicable details.

57) For utilities work within City rights-of-way, ROW permit will be required at the time of permit.

58) MOT plans are required at the time of City Building Permit review.

59) All outside agency permits are required at the time of City building permit review.

60) This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.

61) More comments may follow upon review of the requested information. cc: Rick Mitinger, P.E., Transportation Engineer

Building

1. The proposed 4 story multi-family structure is a Threshold Building by definition. A Threshold Inspection Plan, prepared by a Florida Registered Professional Engineer, is required at time of building permit.

Police

SUBJECT: CPTED Blueprint Review/Recommendations

ISSUE: Crime Prevention Through Environmental Design Blueprint Review/Recommendations.

EXPLANATION: The following recommendations were developed during the Crime Prevention Through Environmental Design review of the blueprints for **“2455 Polk St.- Hollywood, Florida”- Preliminary.**

Recommendations requested by and forwarded to Cameron Palmer, The Division of Planning and Urban Design upon completion.

RECOMMENDATION:

****Note: Application is substantially compliant.*

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

CPTED Strategies

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

External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of

illumination. The American Crime Prevention Institute recommends the following levels of external illumination: - Parking Lots	3-5	foot candles
-Walking Surfaces	3	foot candles
-Recreational Areas	2-3	foot candles
-Building Entryways	5	foot candles

- These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- Exterior lighting should be controlled by automatic devices (preferably by photocell).
- Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- Light fixtures below 10' grade should be designed to make access to internal parts difficult (i. e. security screws, locked access panels).

Landscaping

- Make sure all landscaping is trimmed and well maintained.
- Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
- Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
- Plants/Shrubbery should not be more than 2ft in height.
- Tree canopies should not be lower than 6ft in height.
- Ensure the pool area and surrounding perimeter are unobstructed, allowing for easy visibility.

Building(s) Perimeter Doors

- Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- Ideally, exterior doors should be equipped with electronic propped door alarms, which announce either locally and/or at the security office.
- Electrical, Mechanical, Pump Room, Maintenance Room, Utility room should be kept locked when not in use.

Internal Circulation and Control

- There should not be recessed areas in corridors that could be used for hiding or loitering.
- Equipment areas should remain locked when not in use.
- Mail and package storage rooms should remain locked when not in use
- Mail and package storage rooms should have a keycard type access
- Glass elevators should be used for natural surveillance. Those inside can see out, those outside can see in.
- Trash room should remain locked when not in use
- Roof top Pool area should remain locked when not in use

- Amenities Deck should be locked when not in use
- Amenities Deck should have a key card type of access
- Parking Garage should be accessible to residents only. Guests can be given access by residents.

Corridors

- Corridors should be well-lighted with no dark areas.
- Convex mirrors should be used in corners.

General locations

- Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster Enclosures.
- Pools should have life saving devices (life ring, etc).

CCTV

- CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.

Fencing

- (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.
- Control access to the rooftop pool area through gates, fences, or other physical barriers.

Non-Pedestrian Building Entry Points

- Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- Locations where gas and electric utilities enter buildings should be well lighted.

Signage

- Ensure proper signage is posted throughout property.
- Amenities Deck should have hours of operation posted
- Pools should have signage on whether there is a lifeguard on duty
- Pools should have rules and regulations posted

*The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

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\*Submit a response sheet to Adrian Montoya ([amontoya@hollywoodfl.org](mailto:amontoya@hollywoodfl.org)) with written responses to all comments.