

ATTACHMENT I

Planning and Development Board Staff

Report

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

DATE: April 14, 2016 **FILE:** 16-DPSZ-12

TO: Planning and Development Board

VIA: Andria Wingett, Assistant Director *AW*

FROM: Karina da Luz, Planning Administrator *KdL*

SUBJECT: City of Hollywood requests change in zoning designation from Multiple Family District (RM-9) to Government Use (GU), Design, Special Exception and recommendation to the City Commission for Site Plan approval for a fire station located at 1810 North 64th Avenue (Fire Station 45).

REQUEST:

Change in Zoning Designation from Low-Medium Multiple Family (RM-9) to Government Use (GU), Special Exception, Design, and Site Plan approval for a fire station (Fire Station 45).

RECOMMENDATION:

Forward a recommendation to the City Commission as follows:

Rezoning: Approval.

Special Exception: Approval, if the Rezoning is granted.

Design: Approval, if the Rezoning and Special Exception are granted.

Site Plan: Approval, if the Rezoning, Special Exception, and Design are granted.

REQUEST

Located south of Sheridan Street on North 64th Avenue, the property is on the outskirts of the Driftwood neighborhood. The existing fire station on-site is the oldest fire station (Fire Station 45) in the City of Hollywood, originally constructed in 1965 (based on Broward County records) on a 0.69 acre lot located at 1810 North 64th Avenue. The City of Hollywood, is proposing to demolish the existing fire station to construct a new 7,224 square foot facility. The updated facility will accommodate current technology allowing the Hollywood Fire Rescue to better serve area residents.

The property has a Community Facility Land Use which allows for uses such as, governmental administration, police and fire protection facilities, as well as office uses. However, the property is zoned as Multiple-Family District (RM-9) which does not allow for such uses. As such, the request is for a rezoning to Government Use District (GU), which is consistent with the land use and will allow for government buildings and uses. Furthermore, the proposed rezoning will allow for greater flexibility by removing some of the detailed restrictions of conventional zoning.

The Zoning and Land Development Regulations for Government Use requires a special exception for *Any building or Use adjacent to or within a single family, RM-9, RM-18 or RM-25 district*. Therefore, the Special Exception is also required due to the subject property is adjacent to Multiple-Family (RM-9) zoning.

The proposed building is compatible with surrounding structures by providing a height of 27 feet and providing a design with clean lines by incorporating architectural features such as canopies, clerestories, and materials such as brushed aluminum panels and glass. Additionally, fencing/walls will be provided to ensure privacy to adjacent properties due to the proximity of residential areas.

As determined by the Zoning and Land Development Regulations, the Planning and Development Board makes a recommendation to the City Commission for the Residential to Government Use Rezoning, Special Exception, Design, and Site Plan.

SITE INFORMATION

Owner/Applicant:	City of Hollywood
Address/Location:	1810 North 64 th Avenue
Net Area of Property:	30,192 sq. ft. (0.69 acres)
Gross Area of Property	42,089 sq. ft. (0.97 acres)
Land Use:	Community Facility (COMFAC)
Existing Zoning:	Multiple Family District (RM-9)
Proposed Zoning	Government Use District (GU)
Existing Use of Land:	Fire Station

ADJACENT LAND USE

North:	Low Residential (LRES)
South:	Low Medium Residential (LMRES)
East:	General Business (GBUS)
West:	Medium Residential (MRES)

ADJACENT ZONING

North:	Single-Family District (RS-6)
South:	Medium Intensity Commercial District (C-3)
East:	Multiple Family District (RM-12)
West:	Multiple Family District (RM-9)

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The subject property is located in Sub-Area 8, which is geographically defined by 64th Avenue to the west, Turnpike to the west, Sheridan Street to the south and Indian Reservation areas to the north. This area includes the residential neighborhoods of Driftwood and Carriage Hills.

The proposed request is consistent with City-Wide Master Plan based upon the following:

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

Guiding Principle: *Increase participation and promote the expansion of cultural and educational programs.*

Guiding Principle: *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

The proposed development and use are consistent with the above policies by promoting the best use of land, while taking into consideration the surrounding properties and making the necessary improvements in order to help mitigate any possible impacts which may occur.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Land Use Element

This project is located in the Community Facility Land Use area which is characterized by educational, uses, hospitals, fire stations, libraries, etc. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. The surrounding community has a mix of residential, office and other commercial uses.

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

The goal of the Capital Improvement Element is to *undertake actions necessary to adequately provide needed public facilities to all residents within the jurisdiction of the City of Hollywood in a manner which protects investments in existing facilities, and promotes orderly compact urban growth.*

Policy 2.3: *The City shall continue to expend funds to maintain existing facilities and services at their existing capacity and level-of-service.*

The proposed project achieves the Goals and Objectives outlined in the Land Use Element by redeveloping parcels in order to provide a state-of-the-art safety facility. Furthermore, as stated in the Capital Improvements Element, the proposed project will allow for a needed facility to serve the entire community within the City of Hollywood. Once completed, the Fire Station 45 will enhance the quality of life along the neighborhood by potentially improving response time.

APPLICABLE CRITERIA

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

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

ANALYSIS: One of the purposes of the Government Use (GU) Zoning District is that, *Any land acquired, owned or leased by the city or any other governmental entity/agency may be given a zoning designation of GU by initiating the rezoning process set forth in F.S. §166.041, Article 5 of the Zoning and Land Development Regulations, and this section.* Additionally, the current use has been established at the subject property since 1965, where it complements its current land use, Community Facility (COMFAC). The fire station was established before modifications to the Zoning and Land Use Regulations were made, therefore, the adjustment is required in order to ensure compatibility with the land use. Additionally, the proposal for a new fire station will not only serve the community but will also provide modern technology for faster response.

FINDING: Consistent

CRITERIA 2: The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the Comprehensive Plan.

ANALYSIS: Rezoning the property will promote consistency with the Goals, Objectives and Policies of City of Hollywood Comprehensive Plan, whereas today the current zoning would not allow for the already established use. The rezoning will be in furtherance of the Comprehensive Plan, as it *Maintain[s] the City of Hollywood Zoning Map and Zoning and Development Regulations that provide for*

compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses. If approved, the rezoning will allow for a renewed and up-to-date facility that will only benefit the community.

FINDING: Consistent

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

ANALYSIS: The proposed rezoning request does fall within the existing land use designation and will be consistent with similar zoning districts. The property has a Community Facility Land Use which allows for community facilities, such as governmental administration, police, and fire protection facilities.

FINDING: Consistent

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

ANALYSIS: This property has existed, with the current improvements for approximately 50 years without negatively impacting the surrounding area. Additionally, the fire station, will serve to buffer some of the adjacent residential properties from the commercial uses located on the south of Mosley Street. Landscaping will also serve as a buffer to the substantial improvements while improving the neighborhood.

FINDING: Consistent

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

ANALYSIS: This facility will provide a necessary service to the City of Hollywood. The surrounding area is a combination of residential, commercial, and office uses. The proposed zoning of the property will allow for a fire station which will provide a higher level of service to these areas. As such the proposed change is compatible with the development in the neighborhood.

FINDING: Consistent

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

CRITERIA 1: The proposed use must be consistent with the principles of the City's Comprehensive Plan.

ANALYSIS: The Comprehensive Plan's Land Use element intent is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Approval for the Special Exception will permit the Applicant to better meet the needs of the fire station, improving the quality of service to its community. Furthermore, the Special Exception is required due to the rezoning which will appropriately define the property as a Government Use as previously stated.

FINDING: Consistent.

CRITERIA 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS: The proposed development is consistent with the existing and Future Land Use. The Community Facility Land Use allows for uses such as governmental administration, police and fire stations. Surrounding land uses consist of low to medium residential areas which necessitate facilities as the fire station being rebuilt. As such, the requested Special Exception is compatible with the surrounding land use pattern.

FINDING: Consistent.

CRITERIA 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: The proposed facility is designed with pedestrian access along the perimeter of the building (north and east) to better accommodate pedestrian access to the residential and commercial uses. Additionally, the new facility will accommodate the site by providing ADA parking and a ramp on the east façade of the building.

FINDING: Consistent.

CRITERIA 4: That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: There are no required setbacks except those imposed by the City Commission upon recommendation of the PDB and the Florida Building Code (as it is amended). If approved the development will have perimeter landscaping, pedestrian connectivity, and the proposed use should not generate any additional noise, light, dust; or other nuisances; or adversely impact buffering properties.

FINDING: Consistent

CRITERION 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: The use of the facility will not be detrimental to the health, safety, or appearance of the neighborhood. The intent of this facility is to provide better service to the community by utilizing modern technology to better serve the public. Therefore, a renovation is required in order to accommodate the new equipment. According to the Applicant, "The specific use is that of a fire station that supports the welfare and well-being of the citizen of the City of Hollywood. The location of the station is determined by the area of coverage and response times to calls." Therefore, the new fire station will bring positive outcomes to the neighborhood.

CRITERIA 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The scope of work falls within an approximate 0.7 acre property which allows the new facility to have ingress and egress off of N. 64th Avenue and Mosley Street as the previous site plan. The new fire station floor plan utilizes better the lot by eliminating two buildings and proving one that functions in a manner that can benefit response times while encouraging a cleaner architectural design.

Therefore, the subject site and building will provide ample space to accommodate the proposed use.

FINDING: Consistent

CRITERION 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

ANALYSIS: A Special Exception is defined as *a use that is not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria.* The Government Use District (GU) Purpose states, *any land acquired, owned or leased by the city or any other government entity/agency...has greater flexibility by removing some of the detailed restrictions of conventional zoning.* A fire station is listed as a Special Exception in the GU District; and due to the rezoning a Special Exception is required if the building or use is adjacent to a single family, RM-9, RM-18 or RM-25 district; which in this case the property is adjacent to an RM-9 district requiring the Special Exception.

FINDING: Consistent.

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

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

ANALYSIS: The Design Manual encourages new construction to be compatible with the neighborhood and not attempt to replicate past architectural styles. The new facility is designed to fit the neighborhood atmosphere, the Applicant states, "The new Fire Station shall be designed to reflect its function and be sensible to its surroundings/context. This Government Building archetype shall have a tower element which shall be kept at 27'-0" high and within scale of its neighbor's roof heights. The massing shall have the building grow higher away from the property lines and be set back further from residential properties." The Government Use District (GU) allows for flexibility in the design to develop a facility compatible with characteristics of the neighborhood. Furthermore, a Special Exception is requested to allow the use due to its proximity to the Multi-Family District (RM-9).

FINDING: Consistent.

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

ANALYSIS: The Design Guidelines states that *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.* As stated by the Applicant, "the new fire station shall be design to

accent the neighborhood and add to its environment. The station has been designed to be setback from its residential neighbors along its adjacent properties and use that space for landscaping and architectural fencing/walls. This building's archetype lends itself to a presents that is both one of authority and protector."

FINDING: Consistent.

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

ANALYSIS: There are no height limits with GU Zoning; however, the new fire station is consistent with surrounding buildings and will keep the similar architectural style while providing more privacy by protecting the adjacent residential district. The design of the building consist of a grid like pattern which gives an open feel to the scale/massing of the building which creates visual appeal both from a pedestrian and vehicular standpoint. According to the Applicant, "The new Fire Station shall be designed to have its higher areas away from the low adjacent residential properties. In addition the building will be setback to create landscaping opportunities throughout the site plan's design."

FINDING: Consistent.

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

ANALYSIS: The proposed landscape helps articulate the property and enhance the design of the buildings. A variety of native plants and trees are proposed, along with an architectural feature of vertical hanging plants and a roof garden. The Applicant states, "The property along residential areas are specifically handled using decorative fencing, walls, and shrubs/hedges to create a buffer. The landscaping plan will evaluate and survey the existing trees and incorporate them as best into the new design."

FINDING: Consistent.

SITE PLAN

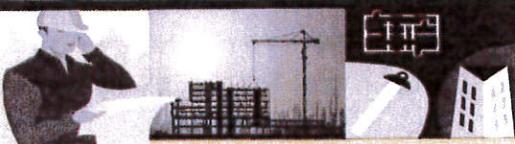
The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article five of the Hollywood Zoning and Land Development Regulations on February 16, 2016. Therefore, staff recommends approval, if Rezoning, Special Exception and Design are granted.

ATTACHMENTS

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

ATTACHMENT A
Application Package

DEPARTMENT OF PLANNING



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

Documents and forms can be accessed on the City's website at <http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

Technical Advisory Committee Historic Preservation Board
 City Commission Planning and Development Board

Date of Application: 2/19/16

Location Address: 1810 N 64th Avenue

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

Folio Number(s): 514111180022

Zoning Classification: RM-9 Change to "GU" Land Use Classification: COMFAC

Existing Property Use: Existing Fire Station 45 (Government) Sq Ft/Number of Units: N/A

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Yes - PACO and TAC (both approved)

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

Explanation of Request: City required PACO and TAC sign-off before P&D Board submittal.

City is requesting Rezoning, design and site plan review for fire station 45 of approximately 7,200 square feet.

Number of units/rooms: N/A (Fire Station Facility) Sq Ft: 7,224 SF

Value of Improvement: \$2,000,000 Estimated Date of Completion: Beginning of 2018

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

Name of Current Property Owner: City of Hollywood Dept. of Community & Economic Develop.

Address of Property Owner: 2600 Hollywood Blvd., #206, Hollywood, FL 33020

Telephone: (954) 921-3900 Fax: (954) 921-3416 Email Address: TComiskey@HollywoodFL.org

Name of Consultant/Representative/Tenant (circle one): Mark Saltz / Saltz Michelson Architects

Address: 3501 Griffin Road Telephone: (954) 266-2700

Fax: (954) 266-2701 Email Address: MSaltz@SaltzMichelson.com

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Walter Wernecke

Address: 2600 Hollywood Blvd, #206

Hollywood, FL 33020 Email Address: WWernecke@HollywoodFL.org

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

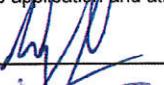
GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

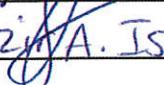
(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

M.

Signature of Current Owner: 

Date: 2/20/16

PRINT NAME: Dr. WAZIR A. ISHMAEL

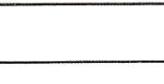
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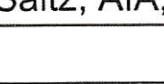
Signature of Consultant/Representative: 

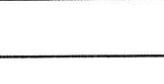
Date: 2/22/16

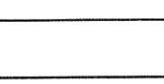
PRINT NAME: Mark L. Saltz, AIA, LEED AP

Date: 

Signature of Tenant: 

Date: 

PRINT NAME: 

Date: 

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) FIRE STATION No. 45 to my property, which is hereby made by me or I am hereby authorizing (name of the representative) MARK L. SALTZ to be my legal representative before the PLANNING & DEVELOPMENT (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 1ST day of March 2016

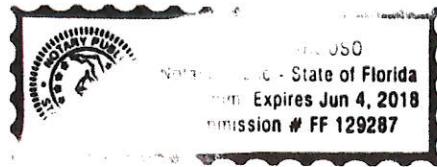
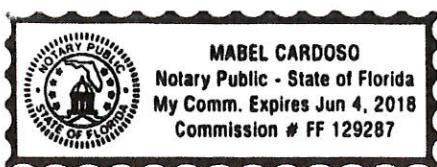
Mabel Cardoso

Notary Public State of Florida


SIGNATURE OF CURRENT OWNER

DR. WAZIR A. ISHMAEL
PRINT NAME CITY MANAGER

My Commission Expires: 6-4-2018 (Check One) Personally known to me; OR





February 19, 2016

City of Hollywood

**Planning & Development Board
Criteria Statement**

RE: **Fire Station 45**
(Owner: City of Hollywood)
1810 N 64th Ave
(16-DPZ-12)

LEGAL DESCRIPTION:

THE EAST 300 FEET OF THE NORTH 100.64 FEET OF TRACT 'B' OF "DRIFTWOOD PLAZA", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA. CONTAINING 0.69 ACRES (30,192 S.F.) MORE OR LESS.

DESIGN CRITERIA. The Board and the Director shall review plans based upon the criteria below. If the Board or the Director (as applicable) determines that an application is not consistent with the criteria, reasons shall be set forth in writing substantiating the finding.

a. General Criteria. All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

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

RESPONSE: The new Fire Station shall be designed to reflect its function and be sensible to its surroundings/context. This Government Building archetype shall have a tower element which shall be kept at 27'-0" high and within scale of its neighbor's roof heights. The massing shall have the building grow higher away from the property lines and be set back further from residential properties. All colors and textures will be selected to blend into the context of the neighborhood as well as using scored stucco

and paint. Windows and storefronts will be kept to a minimum and be located at key architectural points (i.e. entry ways, building corners, and clerestories)

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

RESPONSE: The new Fire Station shall be design to accent the neighborhood and add to its environment. The station has been designed to be setback from its residential neighbors along its adjacent properties and use that space for landscaping and architectural fencing/walls. This building's archetype lends itself to a presents that is both one of authority and protector. The colors and materials used will be one that matches and works within the context of area. Using architectural features such as canopies, storefronts and windows help give it a personable scale while tying the overall project together.

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

RESPONSE: The new Fire Station's massing and scale will be sensitive to its surrounding residential properties. The new Fire Station shall be designed to have its higher areas away from the low adjacent residential properties. In addition the building will be setback to create landscaping opportunities throughout the site plan's design. The architectural style will be that of "modern/contemporary" with clean lines and forms including architectural featured canopies, clerestories, and color/textures tying the design together.

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

RESPONSE: Proposed project uses heavy use of native and neighborhood specific landscaping material. This includes clustering of trees and integrating them into the overall site landscaping and building's design. The property along residential areas are specifically handled using decorative fencing, walls, and shrubs/hedges to create a buffer. The landscaping plan will evaluate and survey the existing trees and incorporate them as best into the new design.

REVIEW OF APPLICATIONS FOR SPECIAL EXCEPTIONS. All applications for Special Exceptions, except for those within a Historic Overlay District or Historic Site which are reviewed by the Historic Preservation Board or those relating to non-conforming uses and structures shall be reviewed by the Planning and Development Board. The Board shall review applications for Special Exceptions relating to nonconforming uses and structures based upon the criteria set forth in § 3.12 of the Zoning and Land Development Regulations. All other applications for Special Exceptions considered by the Board shall be based upon the following criteria:

- a. The proposed use must be consistent with the principles of the City's Comprehensive Plan;

RESPONSE: Proposed use of this project is a replacement Fire Station for the existing one which will be demolished. This use is consistent with the City's Comprehensive Plan. Changing the zoning to "GU" is consistent to the use and function of the project.

- b. The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity;

RESPONSE: This new project is replacing the older Fire Station on the same property. Its use is compatible with its existing land use. Changing the zoning to "GU" is consistent to the use and function of the past project, this new project, and any future project that is for City Government use.

- c. That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use;

RESPONSE: This new Fire Station is designed to provide safe traffic flow and movement to and from the site. All crossings at drives will have ADA detectible surfaces and be well marked and defined with signage. All traffic patterns will be kept to already established traffic patterns. Entry and exit from the site will be from 2 points one on N 64th Avenue and one on Moseley Street. The main egress from the site for Fire Trucks is on N 64th Avenue.

- d. That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;

RESPONSE: This project is designed with the surrounding neighborhood in mind. The building is set back from the property to provide and allow heavy landscaping along the perimeters of the property adjacent to residential areas. In addition there are architectural fencing and a concrete wall to control noise and visual separation. All site lighting shall use "cut off" shielding and specific placement to avoid and protect against adverse light affects.

e. The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses;

RESPONSE: The specific use is that of a Fire Station that supports the welfare and well-being of the citizen of the City of Hollywood. The location of the station is determined by the area of coverage and response times to calls. Changing the zoning to "GU" is consistent to the use and function of the project.

f. The subject parcel must be adequate in shape and size to accommodate the proposed use;

RESPONSE: The subject parcel is adequate in shape and size to accommodate the proposed replacement Fire Station. The existing property shall have both the existing Fire Station and Fire support building removed and the site cleared for this new Station.

g. The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

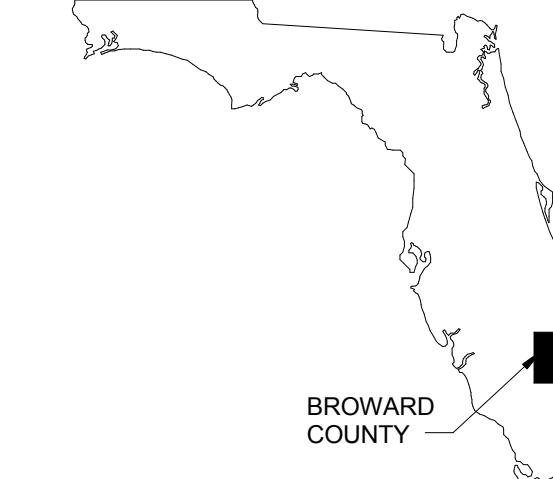
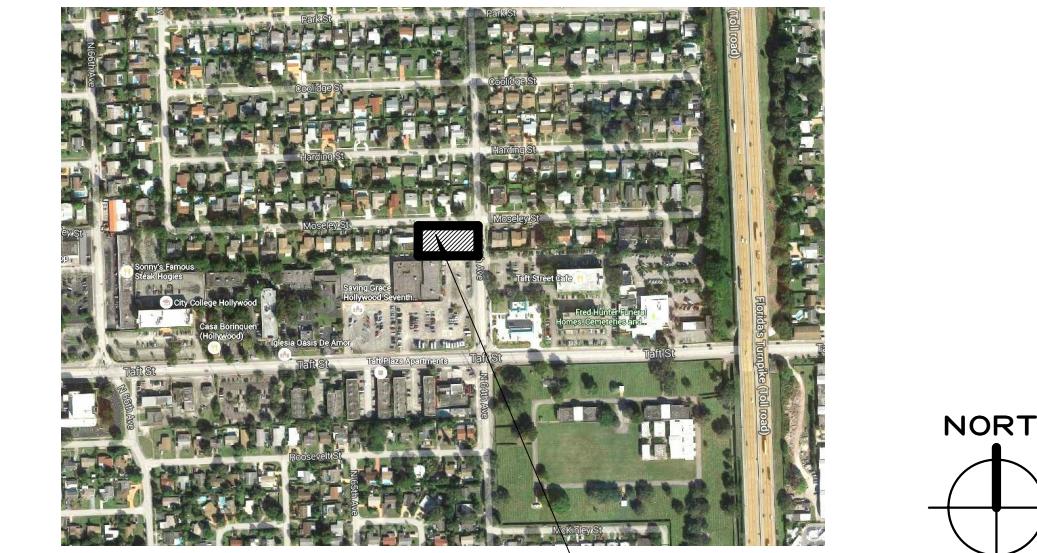
RESPONSE: This new project's use is consistent as its replacing the older Fire Station on the same property. Its use is compatible with the definition of a Special Exception and will meet the standards and criteria of the zoning classification "GU". Changing the zoning to "GU" is consistent to the use and function of the past Fire Station and its City Government use.

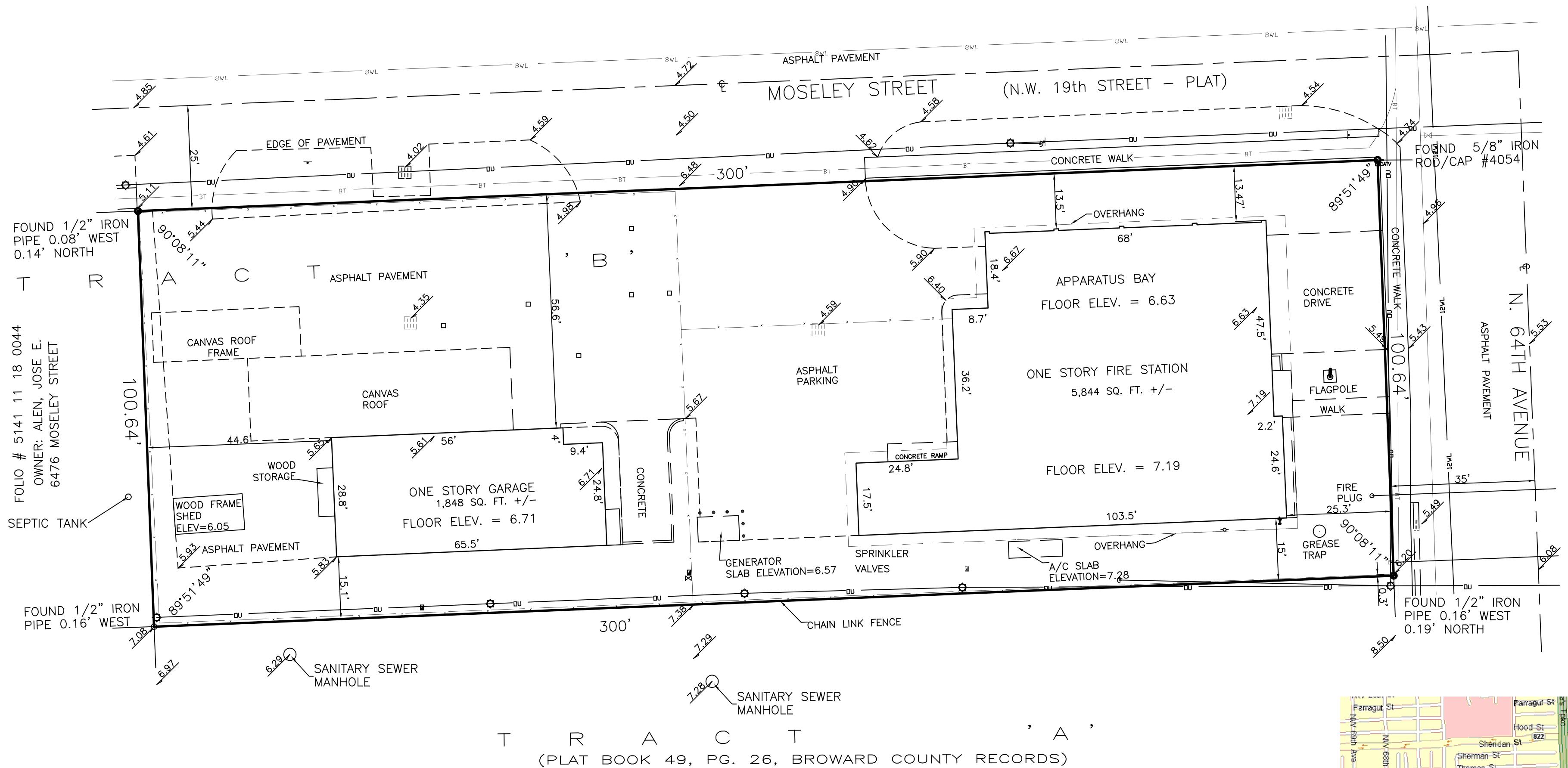
PLANNING AND DEVELOPMENT BOARD SUBMITTAL

04.14.2016

CITY OF HOLLYWOOD FIRE STATION NO. 45

1810 N 64TH AVENUE, HOLLYWOOD, FLORIDA

RENDERINGS		PROJECT TEAM												
		<p>OWNER CITY OF HOLLYWOOD DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT 2600 HOLLYWOOD BLVD. SUITE #206 HOLLYWOOD, FLORIDA 33020 TELEPHONE: (954) 921-3900</p> <p>ARCHITECT SALTZ MICHELSON ARCHITECTS 3501 GRIFFIN ROAD FORT LAUDERDALE, FLORIDA 33312 TELEPHONE: (954) 266-2700</p> <p>ENGINEERS (STRUCTURAL, CIVIL, MEP) DEROSE DESIGN CONSULTANTS 470 SW 12TH AVE #206, POMPANO BEACH, FL 33069 (954) 942-7703</p> <p>LANDSCAPE DAVE BODKER LANDSCAPE PLANNING 601 N CONGRESS AVE, DELRAY BEACH, FL 33445 (561) 276-6311</p> <p>LEED CONSULTANTS THE SPINNAKER GROUP, INC. 3236 HUNTINGTON, WESTON, FL 33332 (954) 347-0967</p>												
		<p>COUNTY LOCATION MAP</p> 												
<p>ZONING MAP/ LOCATION MAP/ AERIAL MAP</p> 		<p>SALTZ MICHELSON ARCHITECTS</p> <p>3501 Griffin Road Ft. Lauderdale, FL 33312 (954) 266-2700 Fx:(954) 266-2701 sma@saltzmichelson.com</p> <p>AA-0002897</p>												
<p>Mark L. Saltz AR007171</p> <p>RENDERING EAST</p>		<p>Project No. : 2015-167 Drawn By : AA Checked By : NS Date: 01-15-2016</p> <p>REVISIONS</p> <p>1 02-16-16 FINAL TAC COMM. RESPONSE</p> <p>THE EAST 300 FEET OF THE NORTH 100.64 FEET OF TRACT 'B' OF "DRIFTWOOD PLAZA", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA. CONTAINING 0.69 ACRES (30,192 S.F.) MORE OR LESS.</p> <p>GROSS AREA (TO CENTERLINE) = 0.97 ACRES +/- 42,089 S.F. +/- NET AREA = 0.69 ACRES +/- 30,192 S.F. +/-</p> <p>FEMA INFORMATION:</p> <p>FLOOD ZONE: AH FIRM DATE: 8/18/14 BASE ELEVATION: 7 MAP PANEL NO. 0564</p> <p>BUILDING ELEVATION 9.0' NAVD '88 = 0'-0" A.F.F.</p> <p>INDEX OF DRAWINGS</p> <table border="1"> <tbody> <tr> <td>ARCHITECTURE</td> <td>CIVIL</td> <td>LANDSCAPE</td> </tr> <tr> <td>1 A0 SP1 D1.0 A1.0 A1.1 A2.0 A2.1</td> <td>1 C1 C2 C3 C4 C5 C6 C7</td> <td>1 L-1 L-2 L-3</td> </tr> <tr> <td>COVER SURVEY SITE PLAN SITE PLAN DETAILS DEMOLITION PLAN FIRST FLOOR PLAN ROOF PLAN EXTERIOR ELEVATIONS SITE ELEVATIONS</td> <td>PAVING, GRADING & DRAINAGE PLAN WATER & SANITARY SEWER PLAN WATER DETAILS PAVING, GRADING & DRAINAGE DETAILS SEPTIC TANK DRAINFIELD DETAILS DETAILS AND GENERAL NOTES</td> <td>EXISTING TREE PLAN PLANTING PLAN LANDSCAPE DETAILS AND NOTES</td> </tr> <tr> <td></td> <td></td> <td>ELECTRICAL PHOTOMETRIC</td> </tr> </tbody> </table>	ARCHITECTURE	CIVIL	LANDSCAPE	1 A0 SP1 D1.0 A1.0 A1.1 A2.0 A2.1	1 C1 C2 C3 C4 C5 C6 C7	1 L-1 L-2 L-3	COVER SURVEY SITE PLAN SITE PLAN DETAILS DEMOLITION PLAN FIRST FLOOR PLAN ROOF PLAN EXTERIOR ELEVATIONS SITE ELEVATIONS	PAVING, GRADING & DRAINAGE PLAN WATER & SANITARY SEWER PLAN WATER DETAILS PAVING, GRADING & DRAINAGE DETAILS SEPTIC TANK DRAINFIELD DETAILS DETAILS AND GENERAL NOTES	EXISTING TREE PLAN PLANTING PLAN LANDSCAPE DETAILS AND NOTES			ELECTRICAL PHOTOMETRIC
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		ELECTRICAL PHOTOMETRIC												



SURVEYOR'S REPORT:

THIS BOUNDARY SURVEY BENEFITS FROM TITLE SEARCH REPORT PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC, FUND FILE NUMBER 256935, DATED DECEMBER 22, 2015:
 1) THE PROPERTY HEREIN DESCRIBED HAS LEGAL ACCESS FROM MOSELEY STREET AND N. 64 AVENUE, PUBLIC ROADWAYS OPEN AND IN USE.
 2) NO ATTEMPT WAS MADE TO DETERMINE EXISTANCE OF ANY WETLANDS.
 3) NO ATTEMPT WAS MADE TO DETERMINE EXISTANCE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS, ON OR NEAR THE DESCRIBED PROPERTY, EXCEPT FOR ABOVE-GROUND EVIDENCE AND AS-BUILT RECORDS OF UTILITIES SHOWN HEREON.
 4) ALL MATTERS CONTAINED ON THE PLAT OF DRIFTWOOD PLAZA, AS RECORDED IN PLAT BOOK 49, PAGE 26, BROWARD COUNTY RECORDS, ARE SHOWN HEREON.
 5) THIS PROPERTY MAY BE SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN O.R.B. 967, PAGE 543, BROWARD COUNTY RECORDS, THE EXACT LOCATION OF WHICH CANNOT BE DETERMINED FROM AN ILLEGIBLE PHOTO COPY.
 6) OVERHEAD UTILITIES ON OR ADJACENT TO THE SOUTH AND EAST PROPERTY LINES, RECORD DOCUMENTATION UNKNOWN TO THE UNDERSIGNED.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS, 1, 2, 3, 4, 8, 11(a), 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 9, 2015.

LEGEND AND NOTES

- INDICATES WATER METER
- INDICATES TELEPHONE BOX
- INDICATES CLEAN-OUT
- ◇ INDICATES CONCRETE POLE WITH LIGHTING
- INDICATES MONITORING WELLS
- INDICATES BOLLARD
- INDICATES WOODEN POLE & ANCHOR
- ☒ INDICATES WATER VALVE
- + INDICATES SIGN
- INDICATES FENCE (CHAIN LINK OR WOODEN)
- INDICATES OVERHEAD UTILITIES
- ↑ INDICATES EXISTING ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM of 1988
- INDICATES CATCH BASIN

DESCRIPTION: THE EAST 300 FEET OF THE NORTH 100.64 FEET OF TRACT 'B' OF "DRIFTWOOD PLAZA", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA. CONTAINING 0.69 ACRES, (30,192 SQUARE FEET) MORE OR LESS

GROSS AREA (TO CENTERLINE) = 0.97 ACRES +/- 42,089 SQ. FT. +/-
 NET AREA = 0.69 ACRES +/- 30,192 SQ. FT. +/-

CITY OF HOLLYWOOD - FIRE STATION NO. 45

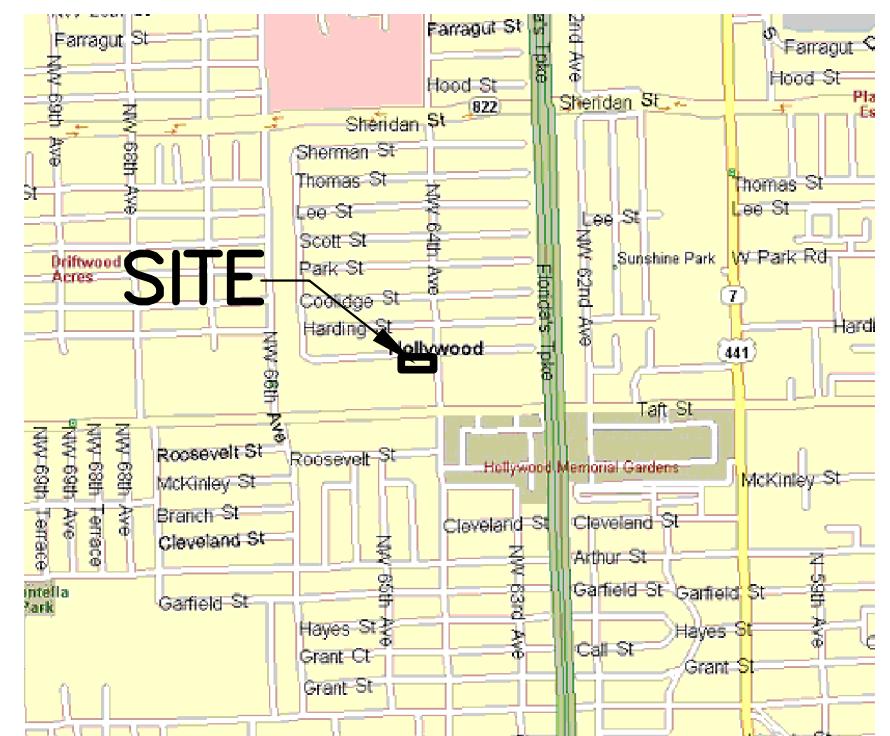
NOTES
 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
 4) NORTH ARROW RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF MOSELEY STREET.
 5) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

FEMA FLOOD INSURANCE RATE MAP				COMMUNITY NO.
CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA				125113
PANEL NO.	SUFFIX	ZONE	FIRM DATE	BASE ELEV.
0564	H	AH	8/18/14	7

REVISION	DATE	BY	ALTA/ACSM LAND TITLE SURVEY
UPDATE SURVEY NAVD 88	3-24-15	CM	
ALTA SURVEY & TITLE REVIEW	12-09-15	SKS	
JOB #: RN3299	DATE: 3-24-15	DRAWN BY: SHG	
SCALE: 1" = 20'	FILE No.:	CHECKED BY: SKS	

STEPHEN K. SEELEY, FOR THE FIRM
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4574
 LICENSED BUSINESS NO. 7018

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



LOCATION SKETCH (NO SCALE)

CITY OF HOLLYWOOD FIRE STATION NO. 45
CITY JOB F14-031
1810 N 64TH AVENUE, HOLLYWOOD, FLORIDA

SALTZ MICHELSON
ARCHITECTS

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

AA-0002897

RESIDENTIAL PROPERTY
N 1° 51' 47" W 100° 63'
N 64TH AVENUE
S 1° 51' 47" E 100° 63'

Project No.: 2015-167
Drawn By: AA
Checked By: NS
Date: 01-15-2016
REVISIONS
02-16-16 FINAL TAC COMM. RESPONSE

1810 N 64TH AVENUE, HOLLYWOOD, FLORIDA
CENTRAL 2012-2016-ANB-REV1 LOCAL 2010-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-299-300-301-302-303-304-305-306-307-308-309-3010-3011-3012-3013-3014-3015-3016-3017-3018-3019-3020-3021-3022-3023-3024-3025-3026-3027-3028-3029-3030-3031-3032-3033-3034-3035-3036-3037-3038-3039-3040-3041-3042-3043-3044-3045-3046-3047-3048-3049-3050-3051-3052-3053-3054-3055-3056-3057-3058-3059-3060-3061-3062-3063-3064-3065-3066-3067-3068-3069-3070-3071-3072-3073-3074-3075-3076-3077-3078-3079-3080-3081-3082-3083-3084-3085-3086-3087-3088-3089-3090-3091-3092-3093-3094-3095-3096-3097-3098-3099-3099-3100-3101-3102-3103-3104-3105-3106-3107-3108-3109-31010-31011-31012-31013-31014-31015-31016-31017-31018-31019-31020-31021-31022-31023-31024-31025-31026-31027-31028-31029-31030-31031-31032-31033-31034-31035-31036-31037-31038-31039-310310-310311-310312-310313-310314-310315-310316-310317-310318-310319-310320-310321-310322-310323-310324-310325-310326-310327-310328-310329-310330-310331-310332-310333-310334-310335-310336-310337-310338-310339-310340-310341-310342-310343-310344-310345-310346-310347-310348-310349-310350-310351-310352-310353-310354-310355-310356-310357-310358-310359-310360-310361-310362-310363-310364-310365-310366-310367-310368-310369-310370-310371-310372-310373-310374-310375-310376-310377-310378-310379-310380-310381-310382-310383-310384-310385-310386-310387-310388-310389-310390-310391-310392-310393-310394-310395-310396-310397-310398-310399-3103100-3103101-3103102-3103103-3103104-3103105-3103106-3103107-3103108-3103109-3103110-3103111-3103112-3103113-3103114-3103115-3103116-3103117-3103118-3103119-3103120-3103121-3103122-3103123-3103124-3103125-3103126-3103127-3103128-3103129-3103130-3103131-3103132-3103133-3103134-3103135-3103136-3103137-3103138-3103139-3103140-3103141-3103142-3103143-3103144-3103145-3103146-3103147-3103148-3103149-3103150-3103151-3103152-3103153-3103154-3103155-3103156-3103157-3103158-3103159-3103160-3103161-3103162-3103163-3103164-3103165-3103166-3103167-3103168-3103169-3103170-3103171-3103172-3103173-3103174-3103175-3103176-3103177-3103178-3103179-3103180-3103181-3103182-3103183-3103184-3103185-3103186-3103187-3103188-3103189-3103190-3103191-3103192-3103193-3103194-3103195-3103196-3103197-3103198-3103199-3103200-3103201-3103202-3103203-3103204-3103205-3103206-3103207-3103208-3103209-3103210-3103211-3103212-3103213-3103214-3103215-3103216-3103217-3103218-3103219-3103220-3103221-3103222-3103223-3103224-3103225-3103226-3103227-3103228-3103229-3103230-3103231-3103232-3103233-3103234-3103235-3103236-3103237-3103238-3103239-3103240-3103241-3103242-3103243-3103244-3103245-3103246-3103247-3103248-3103249-3103250-3103251-3103252-3103253-3103254-3103255-3103256-3103257-3103258-3103259-3103260-3103261-3103262-3103263-3103264-3103265-3103266-3103267-3103268-3103269-3103270-3103271-3103272-3103273-3103274-3103275-3103276-3103277-3103278-3103279-3103280-3103281-3103282-3103283-3103284-3103285-3103286-3103287-3103288-3103289-3103290-3103291-3103292-3103293-3103294-3103295-3103296-3103297-3103298-3103299-3103300-3103301-3103302-3103303-3103304-3103305-3103306-3103307-3103308-3103309-3103310-3103311-3103312-3103313-3103314-3103315-3103316-3103317-3103318-3103319-3103320-3103321-3103322-3103323-3103324-3103325-3103326-3103327-3103328-3103329-3103330-3103331-3103332-3103333-3103334-3103335-3103336-3103337-3103338-3103339-3103340-3103341-3103342-3103343-3103344-3103345-3103346-3103347-3103348-3103349-3103350-3103351-3103352-3103353-3103354-3103355-3103356-3103357-3103358-3103359-3103360-3103361-3103362-3103363-3103364-3103365-3103366-3103367-3103368-3103369-3103370-3103371-3103372-3103373-3103374-3103375-3103376-3103377-3103378-3103379-3103380-3103381-3103382-3103383-3103384-3103385-3103386-3103387-3103388-3103389-3103390-3103391-3103392-3103393-3103394-3103395-3103396-3103397-3103398-3103399-3103400-3103401-3103402-3103403-3103404-3103405-3103406-3103407-3103408-3103409-3103410-3103411-3103412-3103413-3103414-3103415-3103416-3103417-3103418-3103419-3103420-3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CITY OF HOLLYWOOD FIRE STATION NO. 45

CITY JOB F14-031

1810 N 64TH AVENUE, HOLLYWOOD, FLORIDA

SALTZ MICHELSON
ARCHITECTS

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

AA-0002897

Mark L. Saltz AR007171

Project No. :
2015-167

Drawn By :
AA

Checked By :
NS

Date :
01-15-2016

REVISIONS

02-16-16 FINAL TAC COMM.
RESPONSE

APPENDIX A

2015-167

APPENDIX B

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APPENDIX C

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APPENDIX JJ

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APPENDIX LL

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APPENDIX MM

2015-167

APPENDIX NN

2015-167

APPENDIX OO

2015-167

APPENDIX PP

2015-167

APPENDIX QQ

2015-167

APPENDIX RR

2015-167

APPENDIX SS

2015-167

APPENDIX TT

2015-167

APPENDIX UU

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APPENDIX VV

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APPENDIX WW

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APPENDIX XX

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APPENDIX ZZ

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APPENDIX BB

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APPENDIX CC

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APPENDIX DD

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APPENDIX EE

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APPENDIX FF

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APPENDIX GG

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APPENDIX HH

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APPENDIX II

2015-167

APPENDIX OO

2015-167

APPENDIX PP

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APPENDIX QQ

2015-167

APPENDIX RR

CITY OF HOLLYWOOD FIRE STATION NO. 45
CITY JOB F14-031
1810 N 64TH AVENUE, HOLLYWOOD, FLORIDA

SALTZ MICHELSON
ARCHITECTS

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

AA-0002897

Mark L. Saltz AR007171

Project No. :
2015-167
Drawn By :
AA
Checked By :
NS
Date:
01-15-2016

REVISIONS

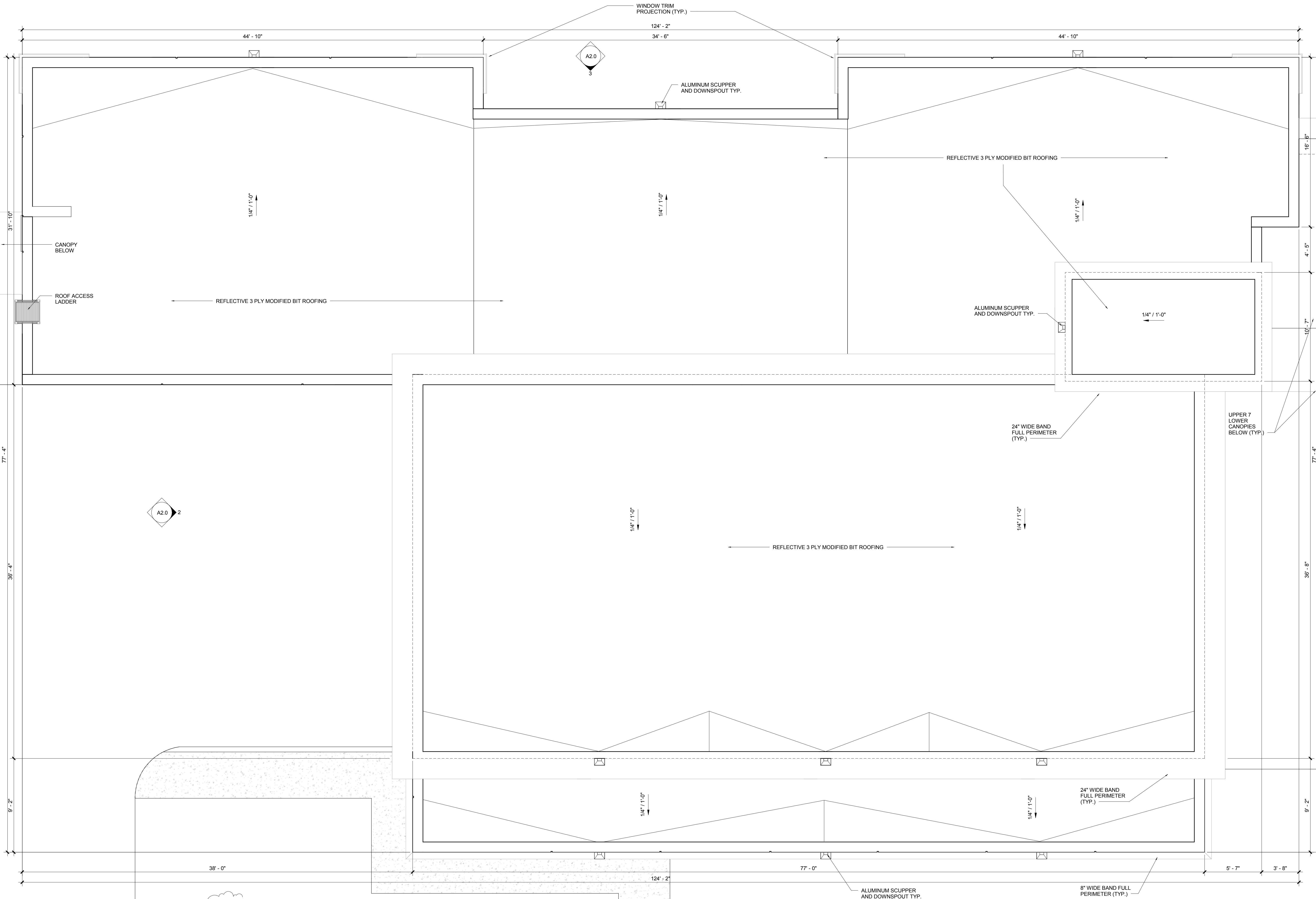
02-16-16 FINAL TAC COMM.
RESPONSE

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A1.1

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A1.1
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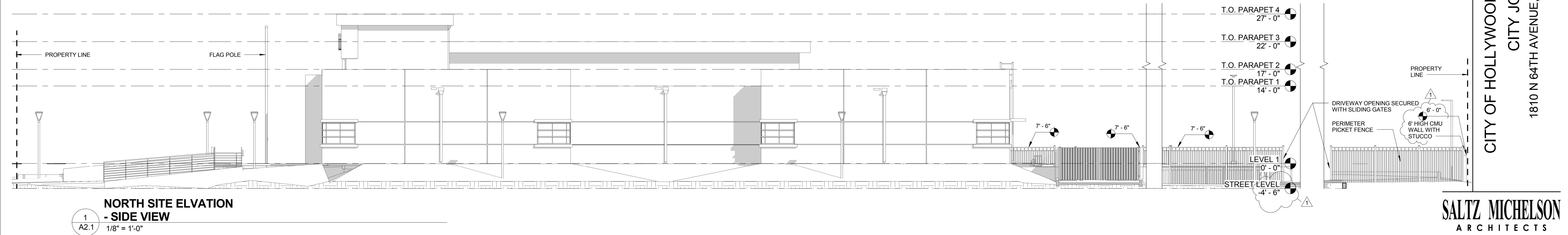


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CITY OF HOLLYWOOD FIRE STATION NO. 45
CITY JOB F14-031

CITY JOB F14-031

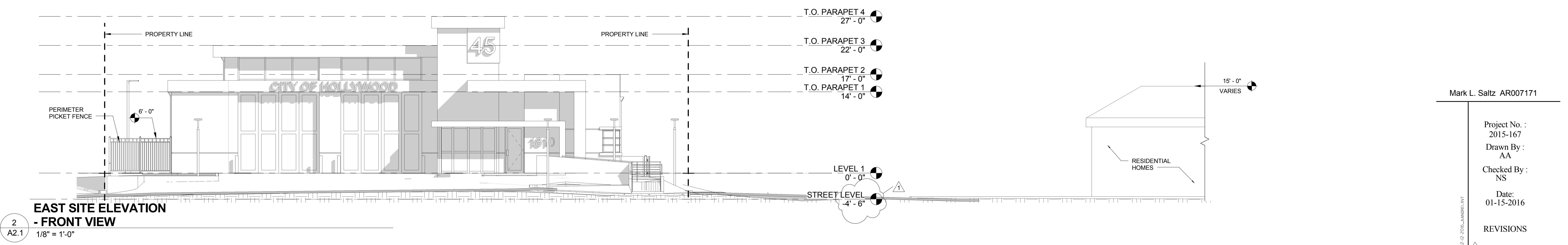
1810 N 64TH AVENUE, HOLLYWOOD, FLORIDA



SALTZ MICHELSON A R C H I T E C T S

3501 Griffin Road
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sma@saltzmichelson.com

A-0002897



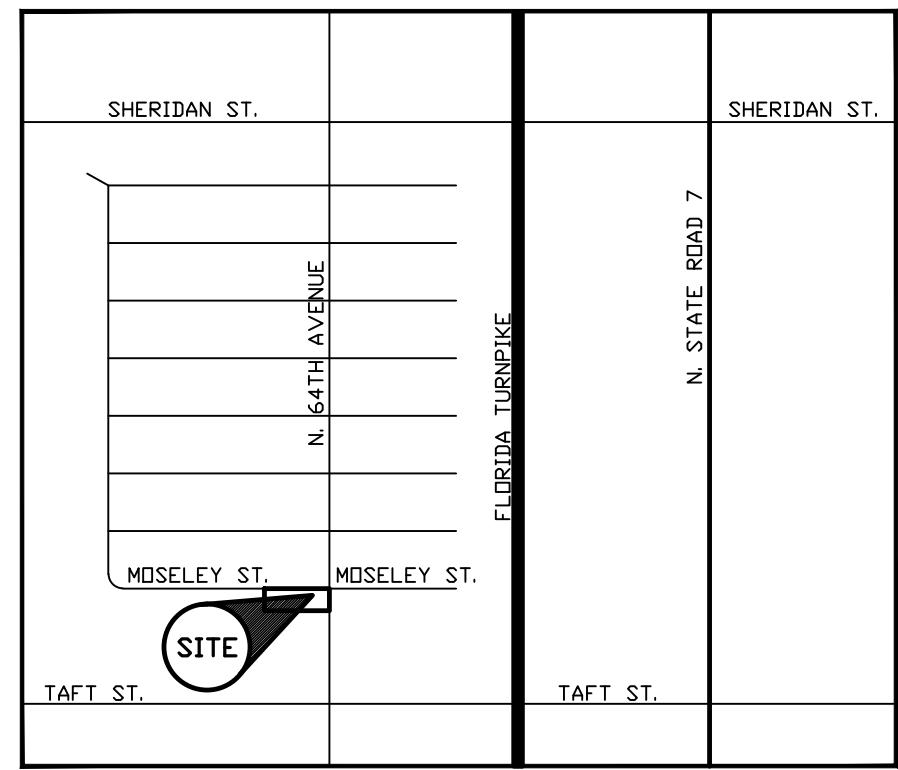
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02-16-16 FINAL TAC COMM
RESPONSE

10 of 10

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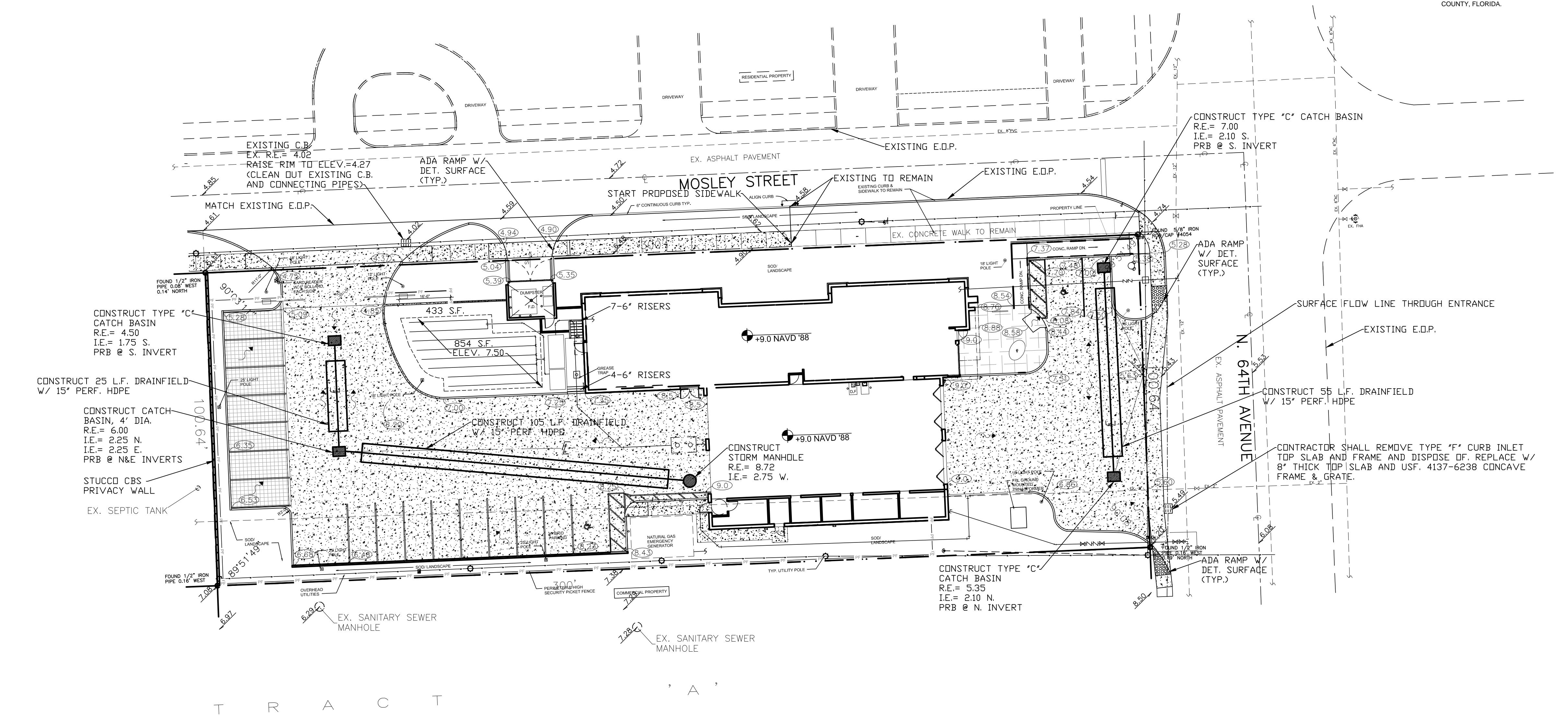
LEGEND AND NOTES	
■	INDICATES WATER METER
□	INDICATES TELEPHONE BOX
○	INDICATES CABLE BOX
◇	INDICATES CONCRETE POLE WITH LIGHTING
●	INDICATES MONITORING WELLS
▲	INDICATES WOODEN POLE
◆	INDICATES WOODEN POLE & ANCHOR
✖	INDICATES WATER VALVE
↑	INDICATES FENCE (CHAIN LINK OR WOODEN)
—	INDICATES OVERHEAD UTILITIES
↗	INDICATES EXISTING ELEVATION BASED ON NORTH AMERICAN VERTICAL DATUM
■	INDICATES CATCH BASIN



LOCATION MAP

SCALE: N.T.S.

DESCRIPTION:
THE EAST 300 FEET OF THE NORTH 100.64 FEET OF TRACT 'B' OF
"HOLLYWOOD 100", ACCORDING TO PLAT THEREOF AS RECORDED
IN PLAT BOOK 49, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.
SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD
COUNTY, FLORIDA.



(PLAT BOOK 49, PG. 26, BROWARD COUNTY RECORDS)

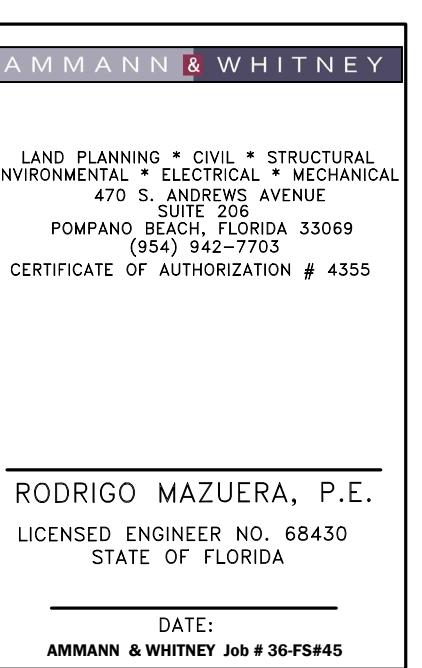
PAVING, GRADING AND DRAINAGE PLAN

SCALE: 1=20

THERE ARE NO WELLS, SEPTIC TANKS, DRAINFIELDS, OR BODIES
OF WATER WITHIN 75 FEET OF THE PERIMETER OF THE PROPERTY
LINES, EXCEPT AS SHOWN.

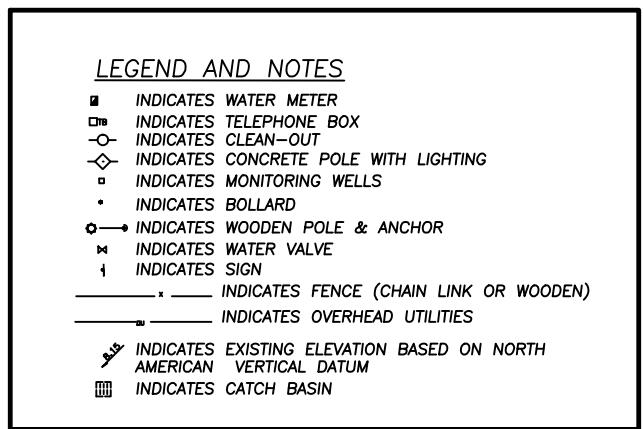


C-1



CITY OF HOLLYWOOD FIRE STATION NO. 45
CITY JOB F14-031
1810 N 64TH AVENUE, HOLLYWOOD, FLORIDA

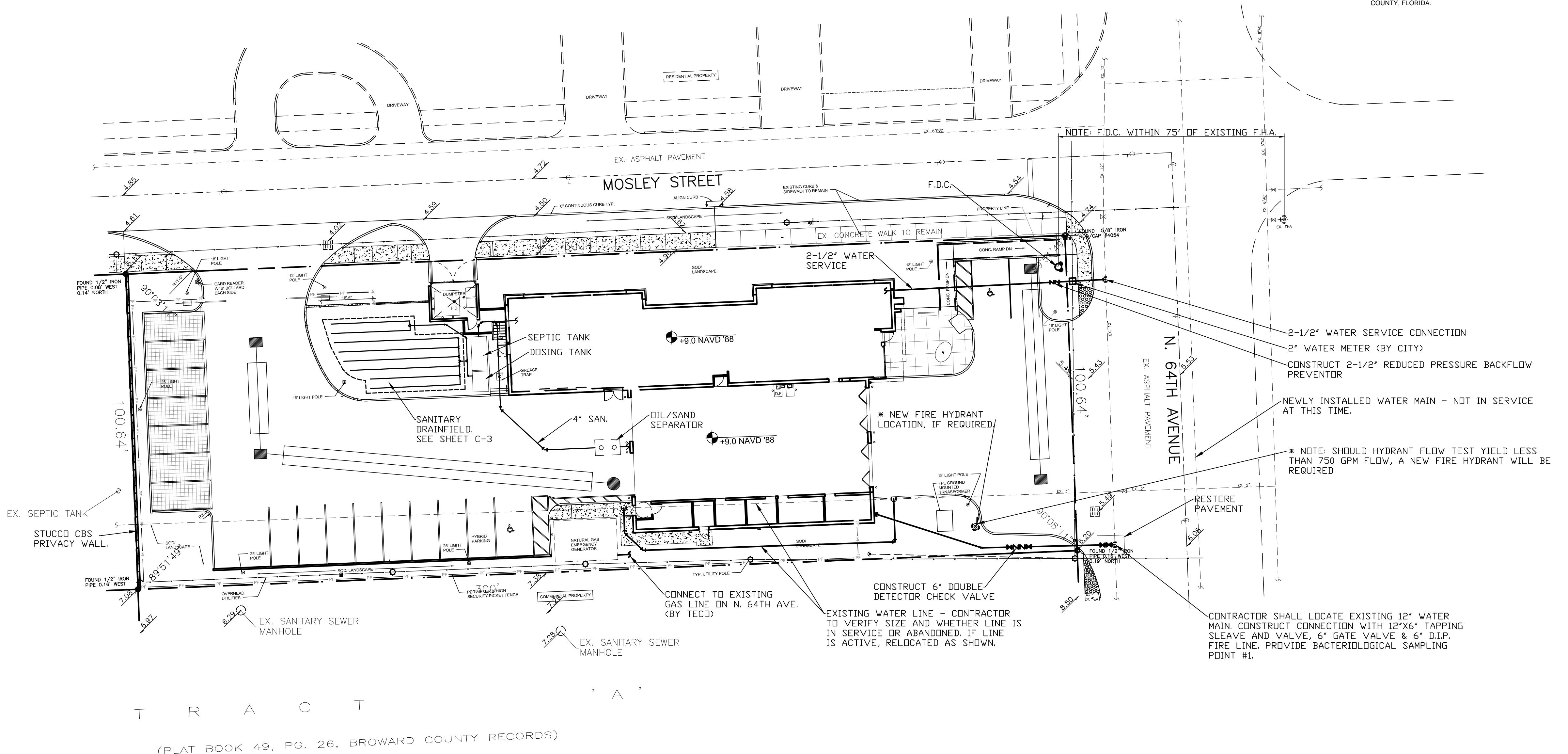
Project No. :
36 - FS#45
Drawn By :
JRL
Checked By :
TMC
Date:
01-05-2016
REVISIONS
01-15-2016 TAC
△ 02-16-2016 TAC
Comments Response



LOCATION MAP

ALE: N.T.S.

DESCRIPTION:
THE EAST 300 FEET OF THE NORTH 100.64 FEET OF TRACT 'B' OF
DRIFTWOOD PLAZA", ACCORDING TO PLAT THEREOF AS RECORDED
IN PLAT BOOK 49, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.
SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD
COUNTY, FLORIDA.



(PLAT BOOK 49, PG. 26, BROWARD COUNTY RECORDS)

WATER AND SANITARY SEWER PLAN

1. REQUIRED FIRE FLOW PER ISO GUIDE=750 G.P.M. FLOW
2. WATER USE= 9 BEDS X 50 G.P.D./BED + 390 S.F. OFFICE X 0.15 G.P.D./S.F. = 510 G.P.D. AVERAGE DAILY FLOW

THERE ARE NO WELLS, SEPTIC TANKS, DRAINFIELDS, OR BODIES OF WATER WITHIN 75 FEET OF THE PERIMETER OF THE PROPERTY LINES, EXCEPT AS SHOWN.



**Know what's below.
Call before you dig.**



CITY OF HOLLYWOOD FIRE STATION NO. 45
CITY JOB F14-031
1810 N 64TH AVENUE, HOLLYWOOD, FLORIDA

SALTZ MICHELSON A R C H I T E C T S

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AA 0003807

Project No. :
36 - FS#45

Drawn By :
JRL

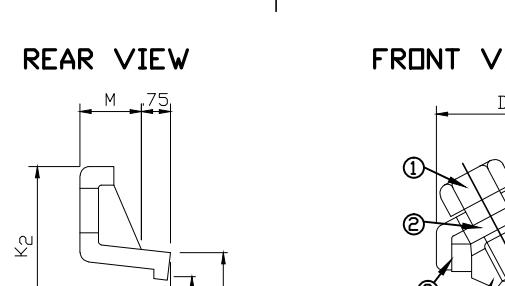
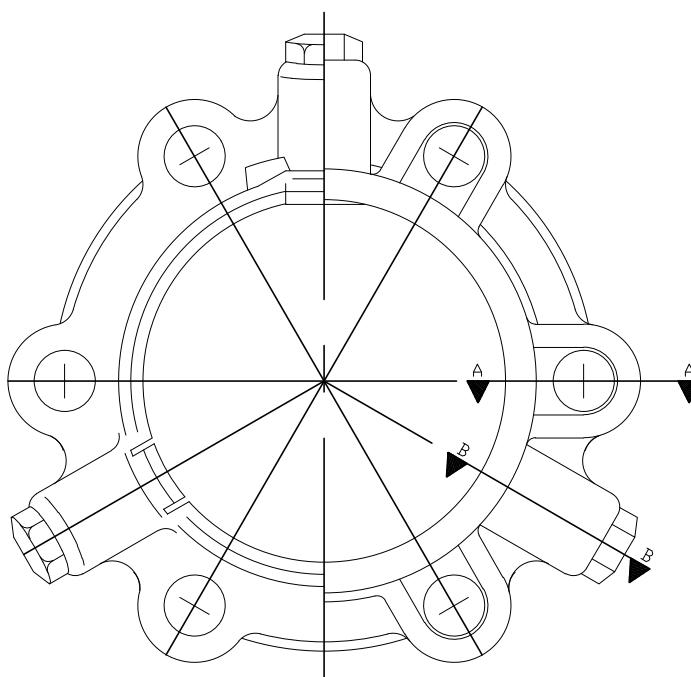
Checked By :
TMcC

Date:
01-05-2016

REVISIONS
01-15-2016 TAC

△ 02-16-2016 TAC

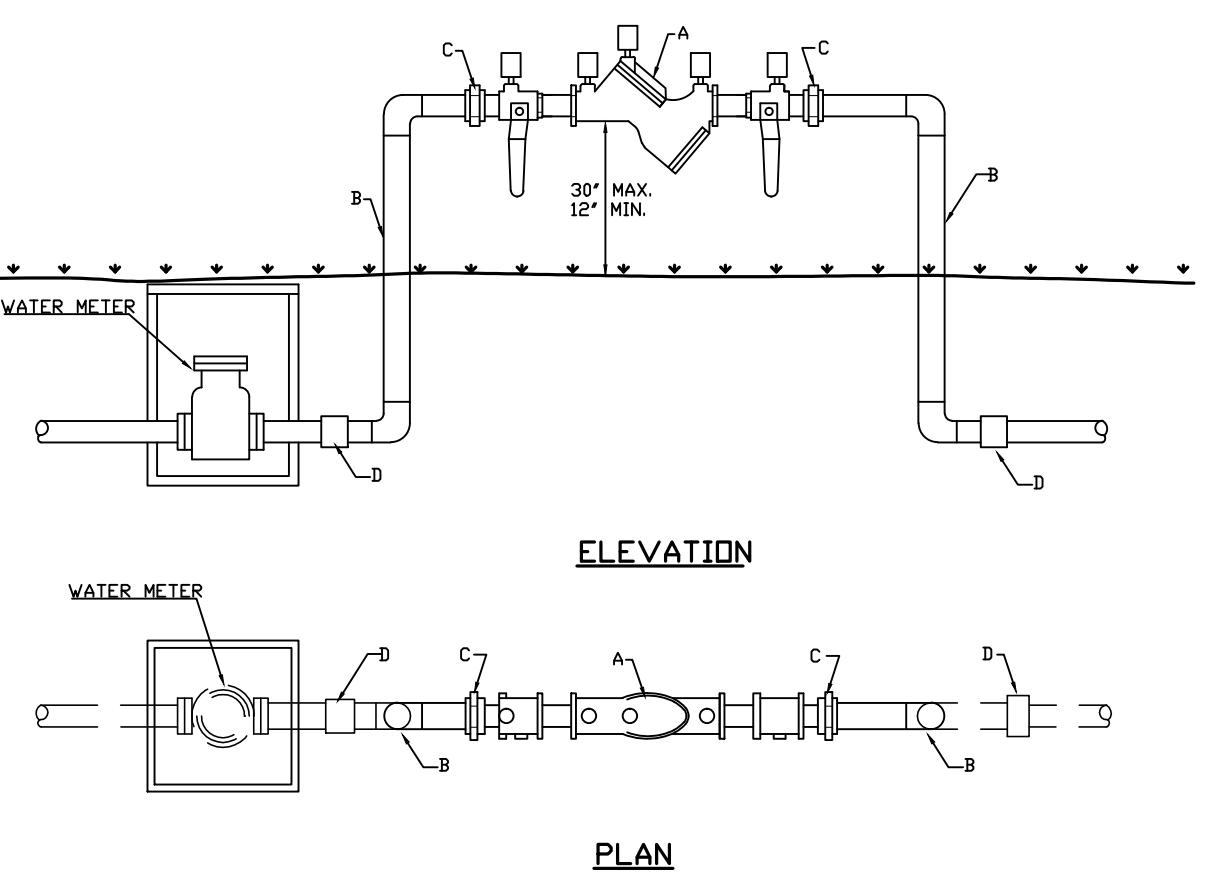
C-2



MEGALUG SPECIFICATIONS AND DATA

LISTINGS AND APPROVALS: FIBR SERIES 100 MEGALUG SIZES 3" THROUGH 48" ARE LISTED BY UNDERWRITER'S LABORATORIES, INC. CATEGORY HJKP FITTINGS. RETAINER TYPE, WITH A DEFLECTION ANGLE OF 5°. THE LISTING FILE NUMBER IS EX2836. SIZES 3" THROUGH 12" ARE FACTORY MUTUAL APPROVED.

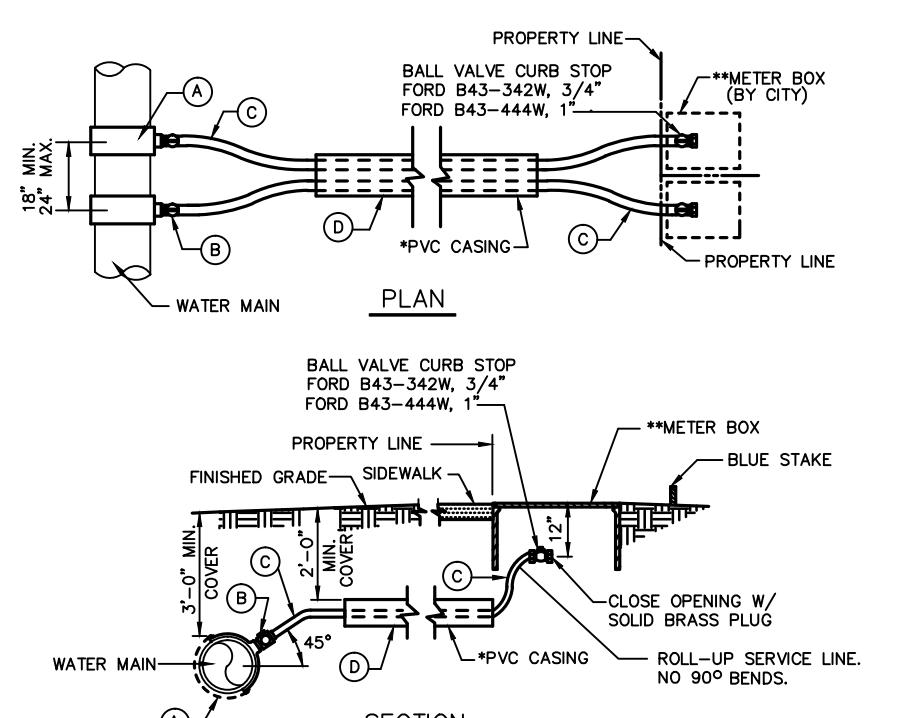
MEGA LUG DETAILS



REDUCED PRESSURE PRINCIPLE ASSEMBLY

1 1/2" TO 2"

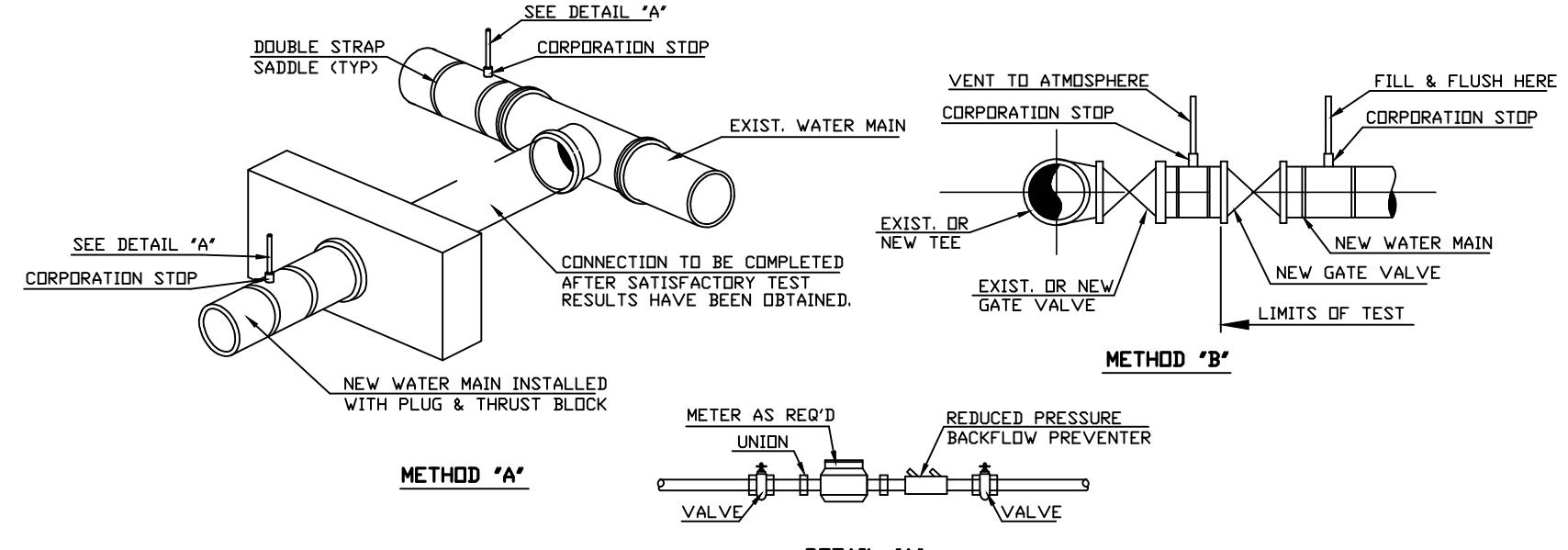
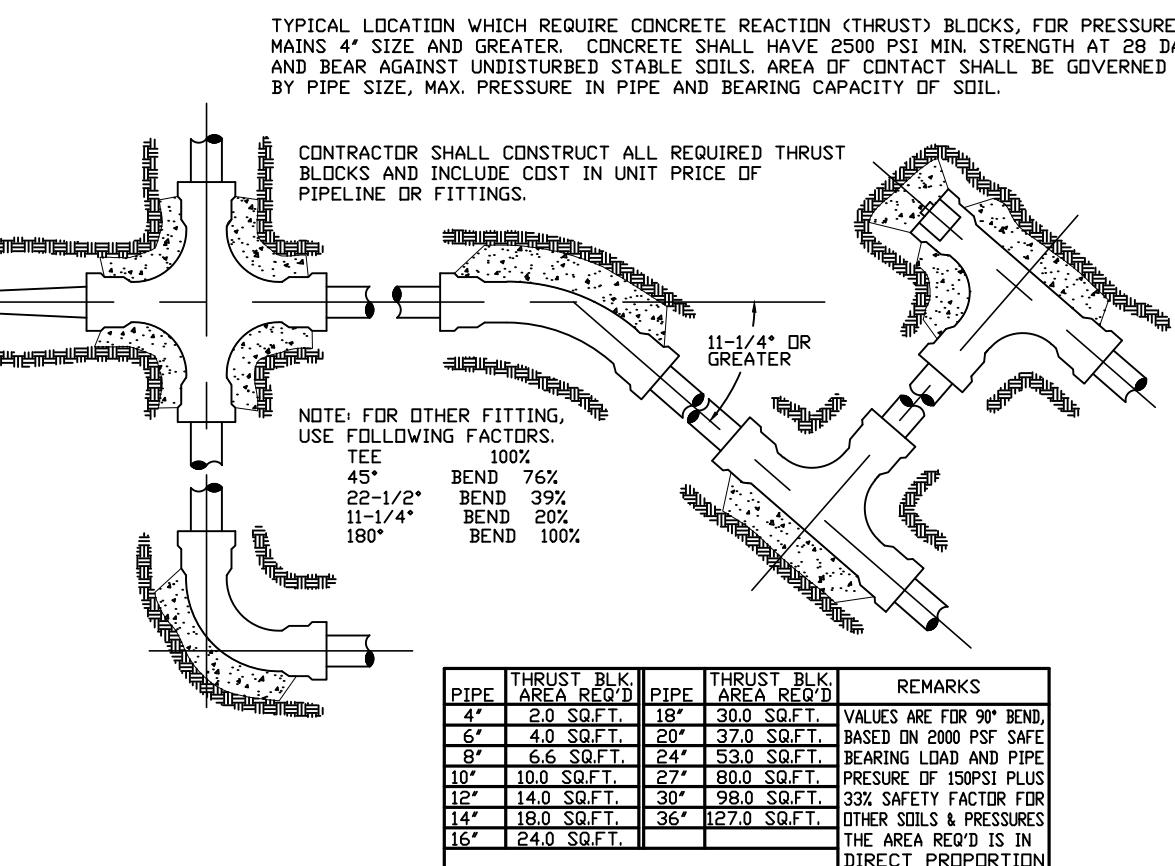
- A. REDUCED PRESSURE PRINCIPLE OR DOUBLE-CHECK VALVE BACK-FLOW PREVENTION ASSEMBLY, WITH BALL VALVES, AS PROVIDED BY MANUFACTURER.
- B. PIPE SHALL BE COPPER PIPE, TYPE K - HARD TEMPER, OF APPROPRIATE SIZE.
- C. COPPER PIPING WILL BE JOINED TO THE ASSEMBLY WITH APPROPRIATE UNIONS.
- D. COPPER RISER SHALL BE JOINED TO THE WATER LINE ON THE HORIZONTAL ASSEMBLY. THE RISER SHALL BE JOINED TO THE ASSEMBLY WITH A DIELECTRIC COUPLING. A COPPER COUPLING WILL BE USED TO PREVENT ELECTROLYSIS.



TYPICAL 2" WATER SERVICE

ALL METERS 2-INCH AND SMALLER PLUMBER SHALL INSTALL A BRASS NIPPLE ON THE DUTYLINE SIDE OF THE METER. NIPPLE SHALL BE MINIMUM TWELVE INCHES IN LENGTH. THIS WILL ALLOW METER BOX TO BE PROPERLY INSTALLED.

TRENCH BACKFILL / BEDDING CLASS "A"



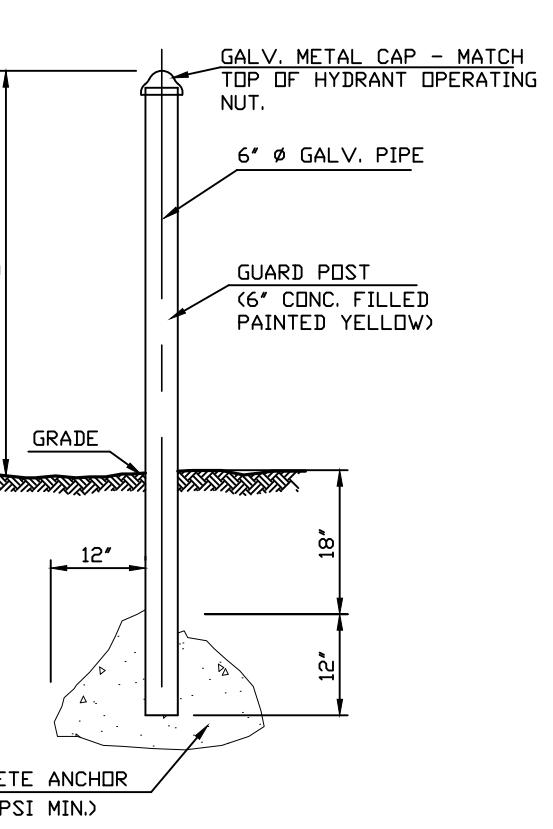
COMPLETE FILLING & FLUSHING CONNECTION DETAIL

CV-001

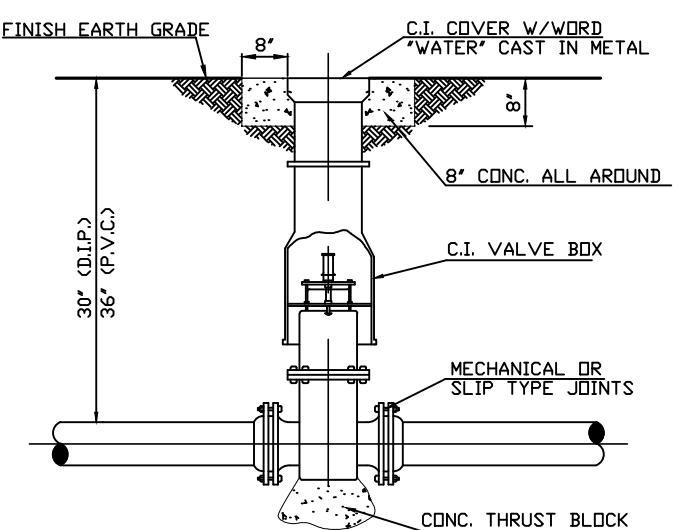
NOTES:
1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXIST. MAIN AFTER FILLING & FLUSHING OF NEW LINE.
2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL ALL TESTING HAS BEEN COMPLETED.

CONCRETE THRUST BLOCKS

CV-006

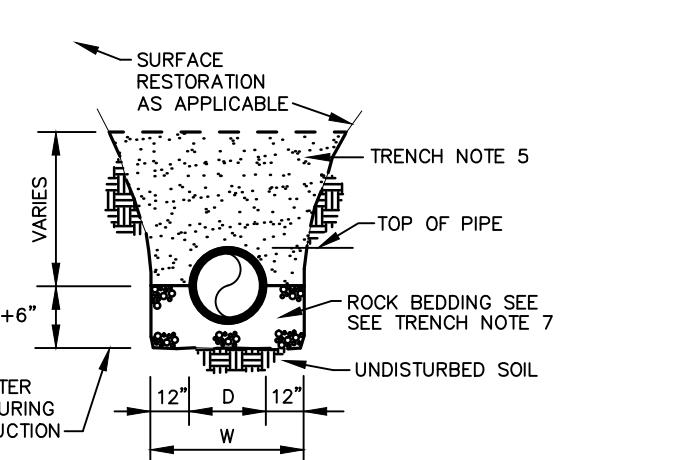


GUARD POST DETAIL (BOLLARD)

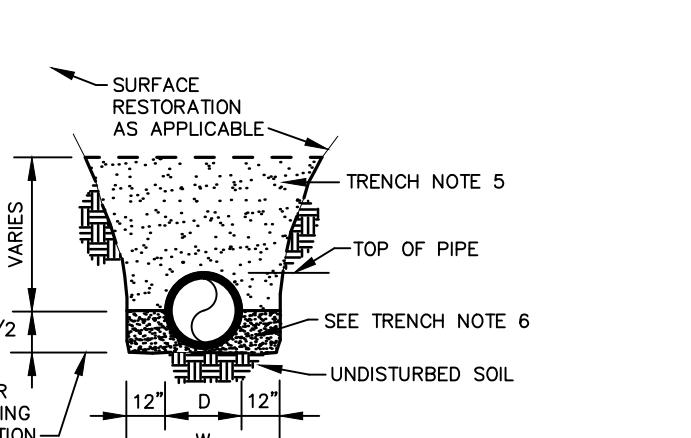


TYPICAL BURIED GATE VALVE SETTING DETAIL

1. VALVE OPERATING NUT SHALL EXTEND TO WITHIN 12-18 INCHES OF FINAL GATE VALVE OPERATING EXTENSION KITS SHALL BE RESTRAINED TO THE VALVE OPERATION NUT WITH STAINLESS STEEL BOLTS OR SET SCREWS.
2. THE WORD "WATER" SHALL BE CAST INTO THE COVER OF VALVE BOXES USED FOR WATER METER. THE WORD "SEWER" SHALL BE CAST INTO THE COVER OF VALVE BOXES USED FOR SEWER. THE WORD "WATER" SHALL BE CAST INTO THE COVER OF VALVE BOXES USED ON FIRE LINES AND FIRE HYDRANTS. THE WORD "SEWER" SHALL BE CAST INTO THE COVER OF VALVE BOXES USED ON SERVICE LINES.

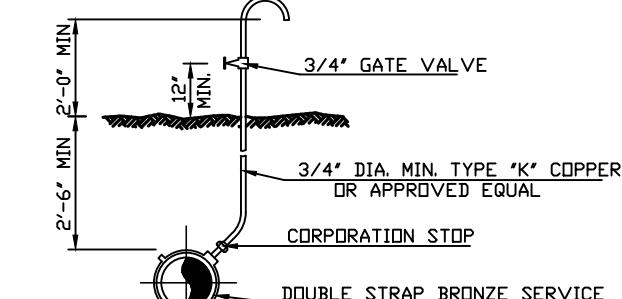


TRENCH BACKFILL / BEDDING CLASS "B"



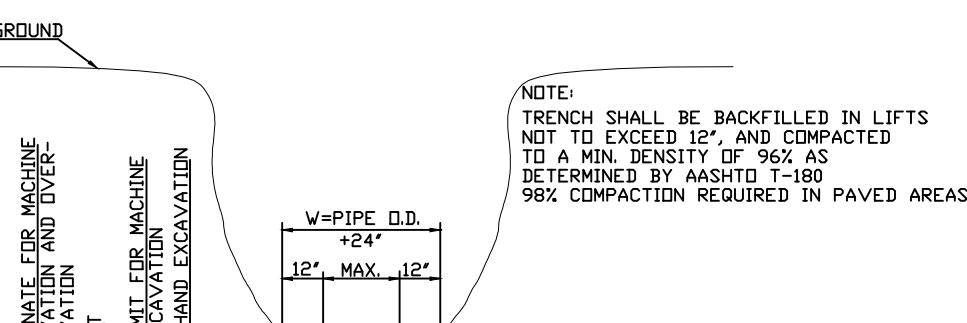
TYPICAL BACTERIOLOGICAL SAMPLING POINT AT INTERMEDIATE POINTS

CV-002



STANDARD TRENCHING DETAIL

N.T.S.



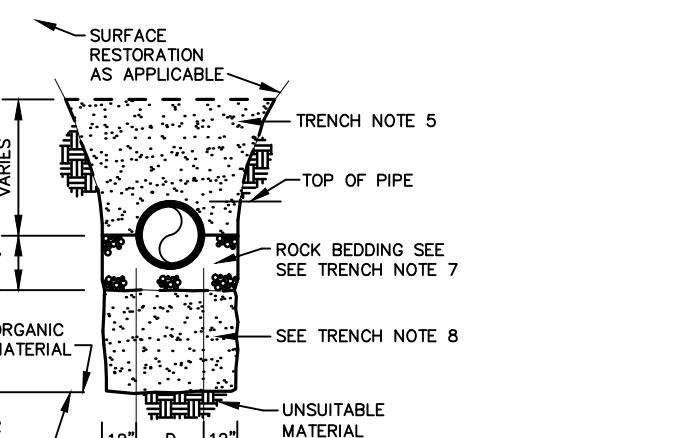
NOTE: TRENCH SHALL BE BACKFILLED IN LIFTS NOT TO EXCEED 12", AND COMPACTION TO 95% OF MIN. DENSITY DETERMINED BY ASHTH T-180. 98% COMPACTION REQUIRED IN PAVED AREAS.

* WHERE MUCK, MARL, TRASH, DEBRIS AND OTHER DELETERIOUS MATERIAL EXIST, REMOVE TWO FEET MIN. BELOW INVERT OF PIPE AND REPLACE WITH CLEAN, WELL COMPACTED SUITABLE MATERIAL.

AA-0002897

Project No.: 36 - FS#45
Drawn By: ADP
Checked By: TMcC
Date: 01-05-2016
REVISIONS 01-15-2016 TAC

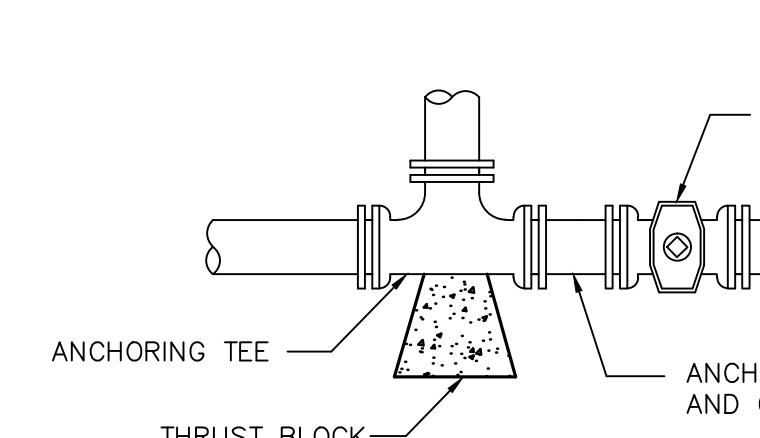
TRENCH BACKFILL / BEDDING CLASS "C"



TRENCH BACKFILL / BEDDING CLASS "D"

CV-003

RESTRAINED VALVE AT TEE (BRANCH)

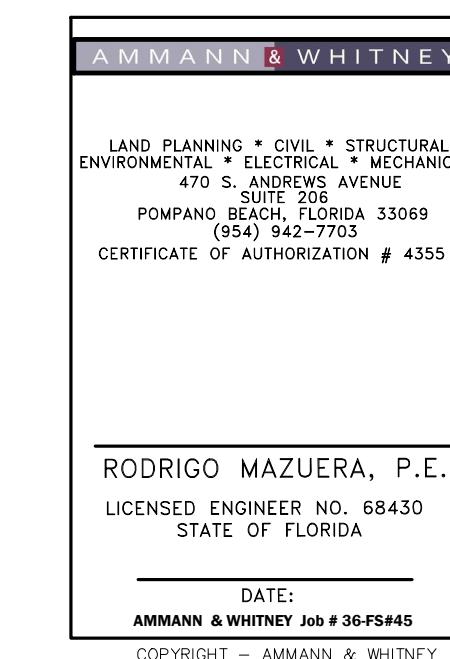


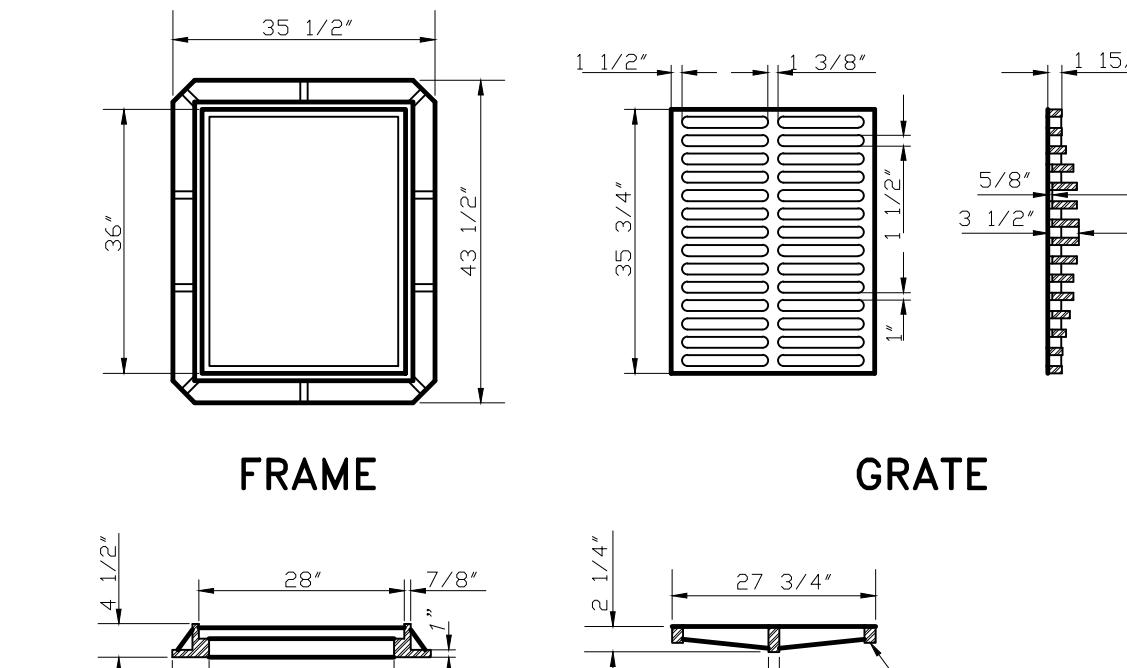
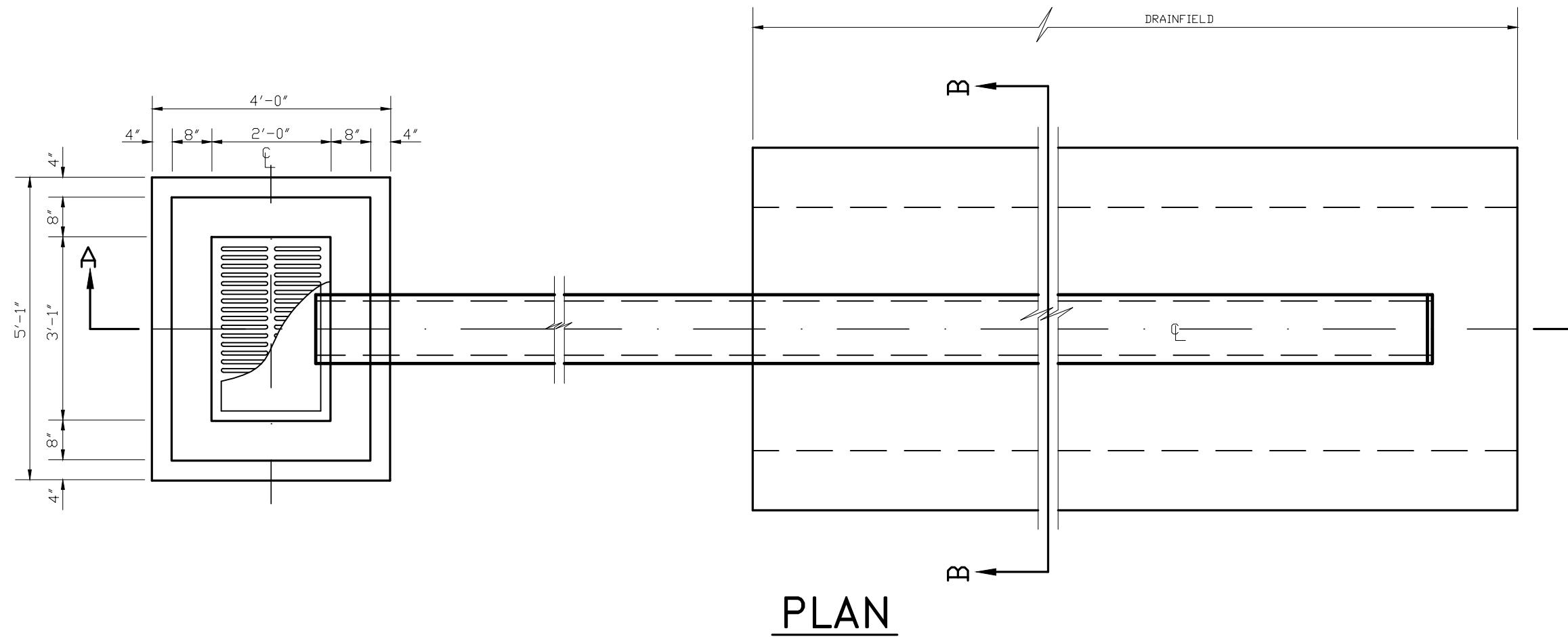
RESTRAINED VALVE AT TEE (IN LINE)

CV-004

WATER DETAILS

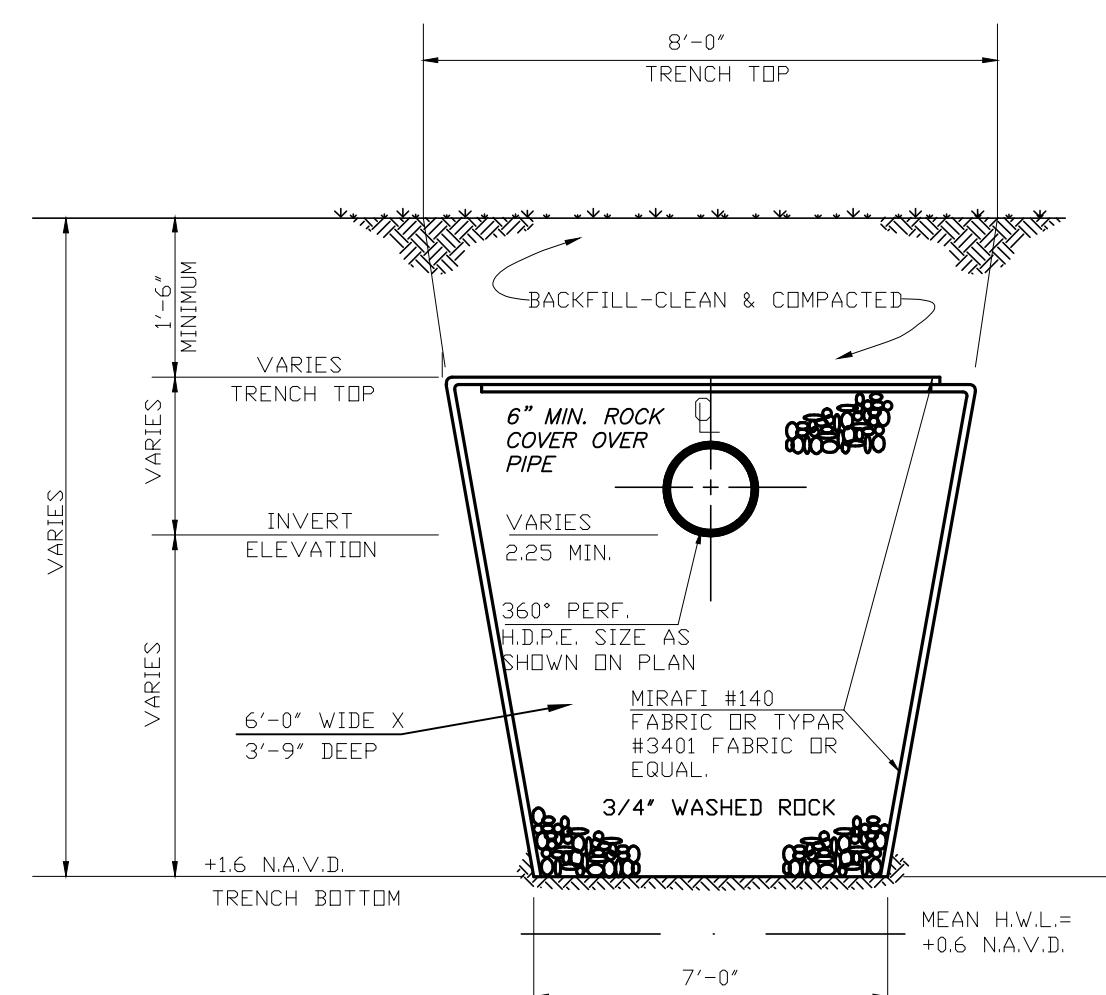
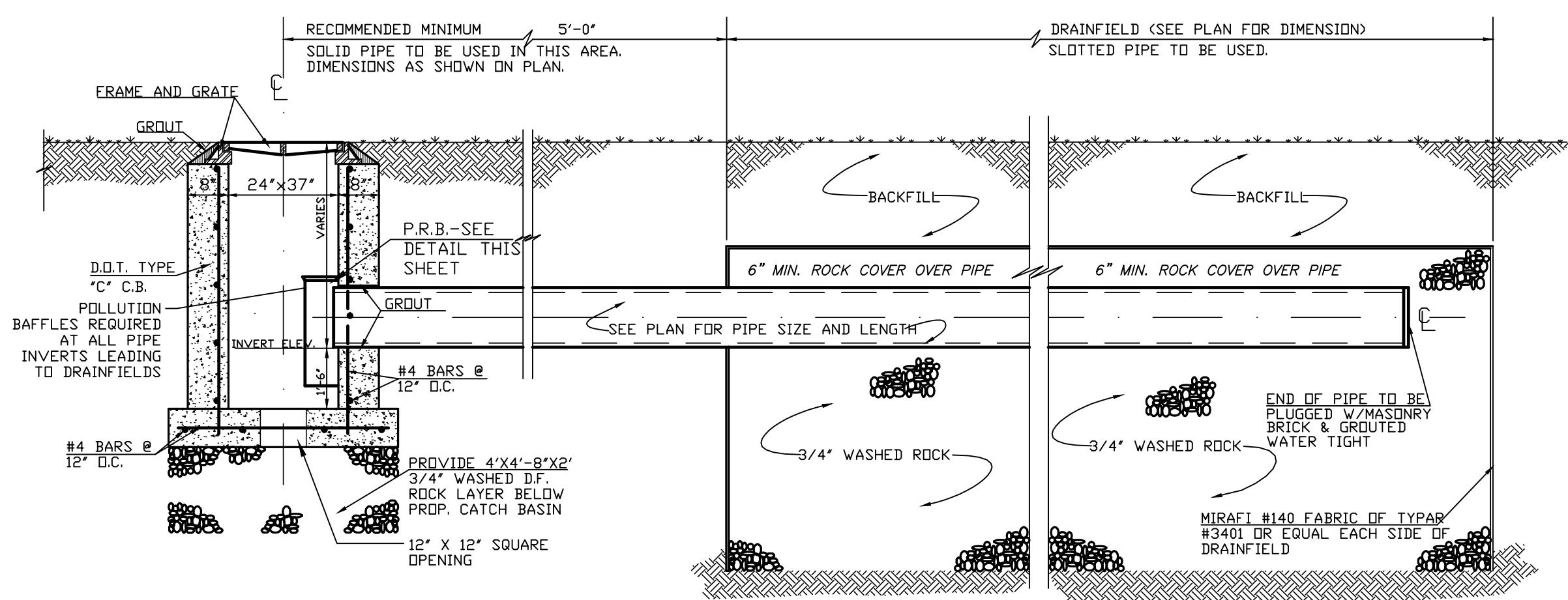
SCALE N.T.S.





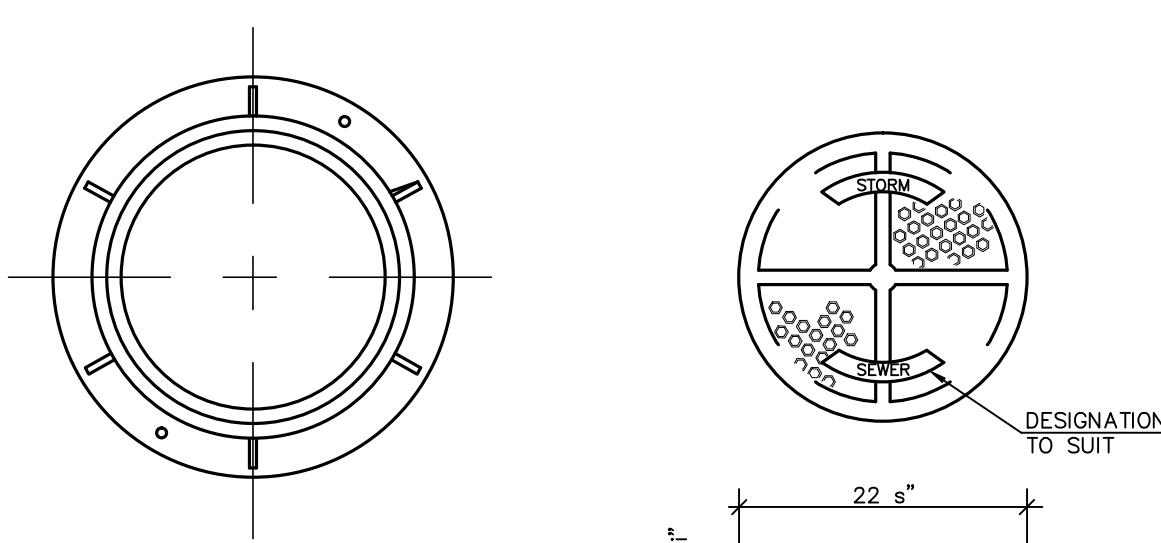
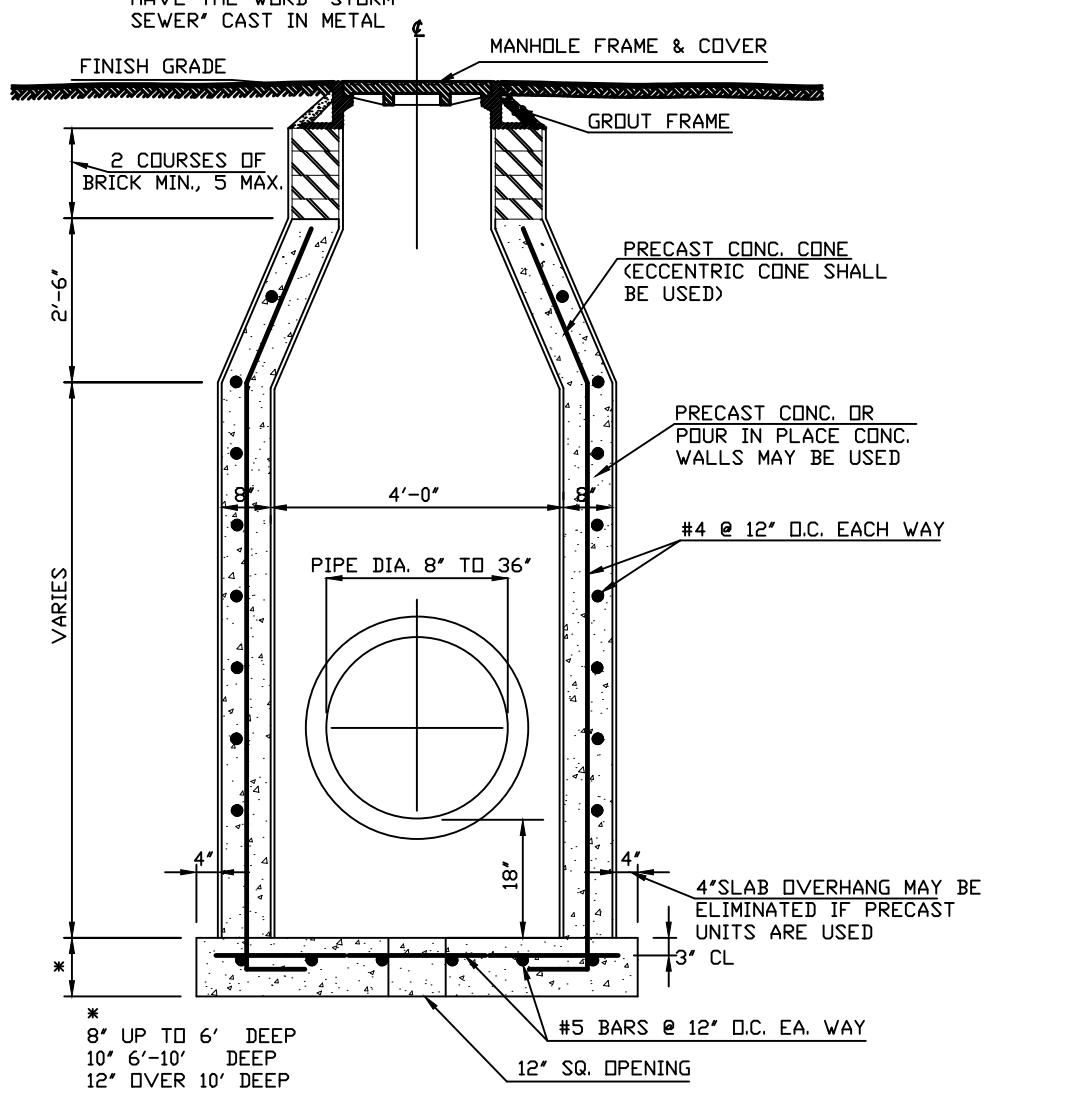
CATCH BASIN FRAME & GRATE

NOTES:
1. MIN. FRAME WEIGHT 335 POUNDS.
2. MIN. GRATE WEIGHT 250 POUNDS.
3. U.S. FOUNDRY DRAWING #4155-6210 OR EQUIVALENT.
4. MIN. WHEEL LOAD CAPACITY = 16000 LBS.



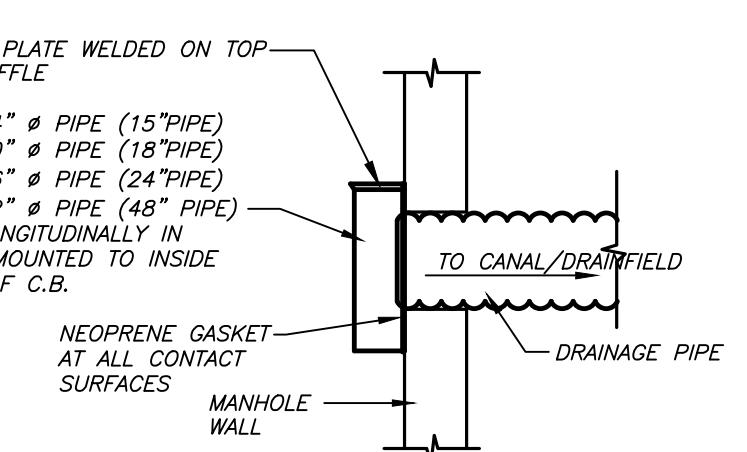
SECTION B-B

TYPICAL CATCH BASIN WITH DRAINFIELD



MANHOLE FRAME & COVER

NOTE:
1. MIN. FRAME WEIGHT 190 LBS.
2. MIN. COVER WEIGHT 130 LBS.
3. U.S. FOUNDRY DWG NO. 24C OR EQUIV.



POLLUTION BAFFLE DETAIL

POLLUTION BAFFLES ARE REQUIRED AT ALL CATCH BASIN INVERTS LEADING TO DRAINFIELD

SUPR-LOK PRUF U-POST BRACKET AND SUPR-LOK CROSS SIGN BRACKET FOR FLAT BLADES TO BE USED OR MANUFACTURER'S EQUAL.

SUPR-LOK PRUF NO. 990F CROSS SIGN BRACKET (OR APPROVED EQUAL)

SUPR-LOK PRUF NO. 91UF-DL90 CAP U-POST BRACKET (OR APPROVED EQUAL)

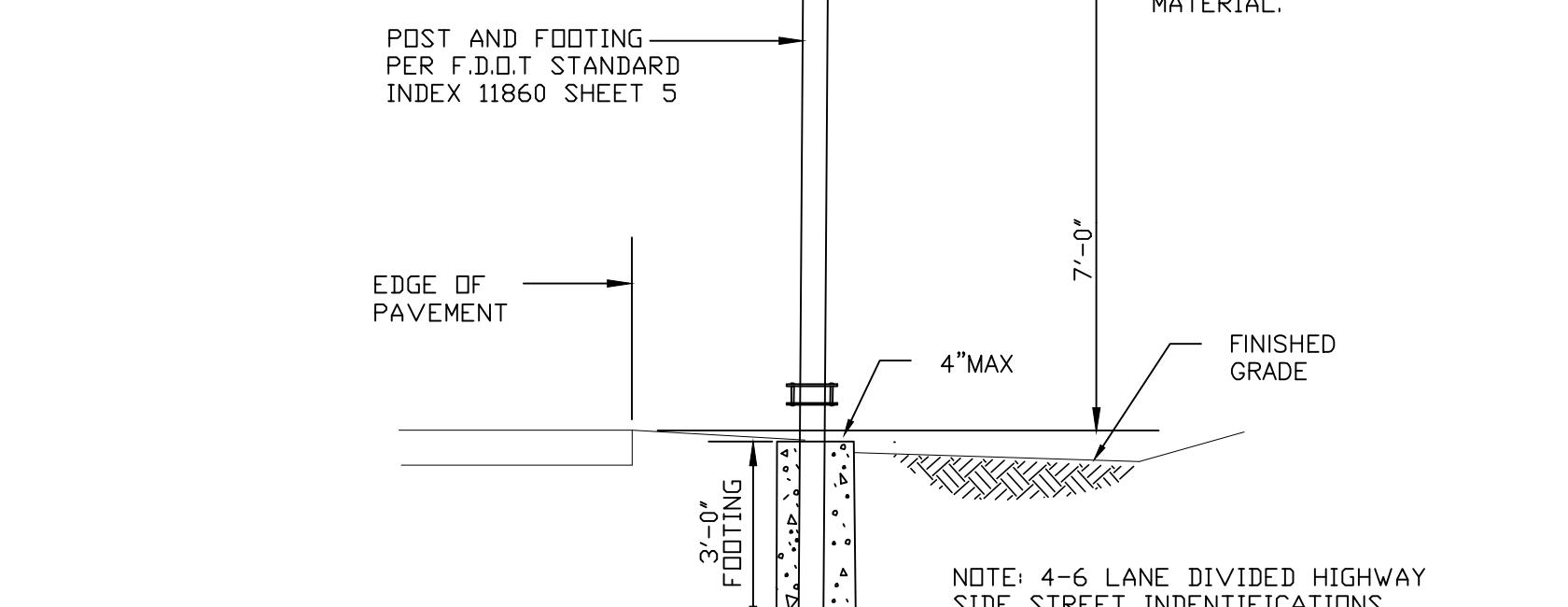
STOP SIGN
R1-1 (30" x 30") THE TOP OF THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN, SHALL BE SMALLER THAN THE STOP SIGN.

SUPPLEMENTAL

DO NOT ENTER R3-5R (30" x 30")

STOP, DO NOT ENTER, YIELD
DIAMOND GRADE (3M 3970G WHITE) OR EQUIVALENT, PRESSURE SENSITIVE RED TRANSLUCENT INK SILK SCREENED CLEAR COATED OR MYLAR OVER SILVER DIAMOND GRADE. 2877 HEAT APPLICATION OR 3877 PRESSURE SENSITIVE

ALL SIGN SURFACES SHALL BE HIGH INTENSITY REFLECTORIZED MATERIAL.

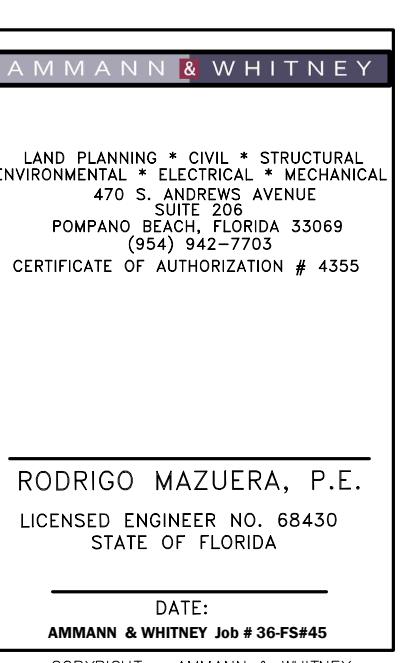


NOTE: 4-6 LANE DIVIDED HIGHWAY SIDE STREET IDENTIFICATIONS SHALL BE 9". ALL OTHER LOCATIONS STREET IDENTIFICATION SHALL BE 6".

SIGN DETAILS

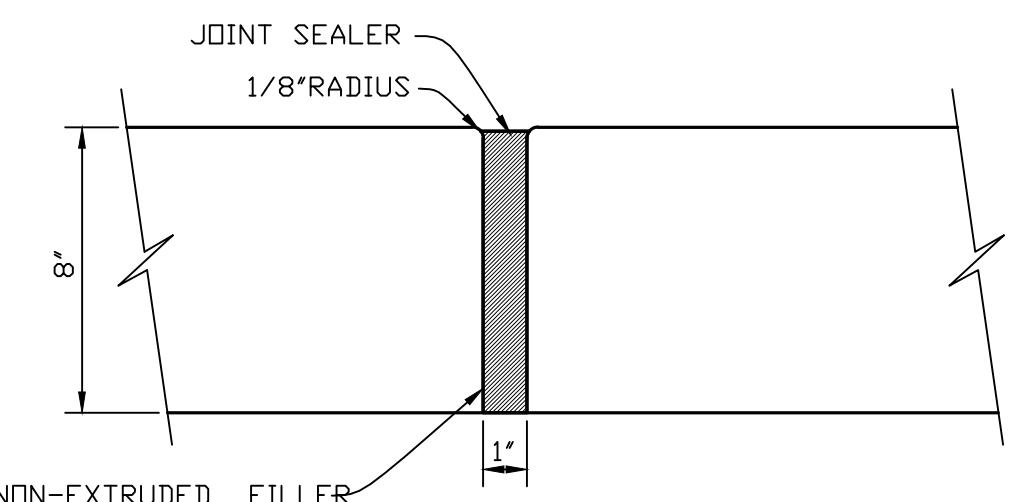
N.T.S.

Project No.: 36 - FS#45
Drawn By: ADP
Checked By: TMcC
Date: 01-05-2016
REVISIONS 01-15-2016 TAC



PAVING, GRADING AND DRAINAGE DETAILS

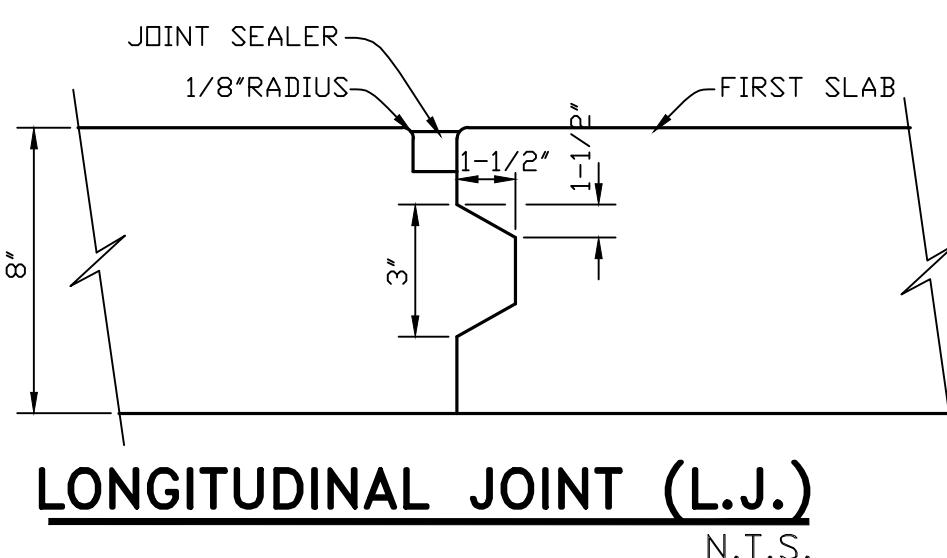
SCALE N.T.S.



EXPANSION JOINT (E.J.)

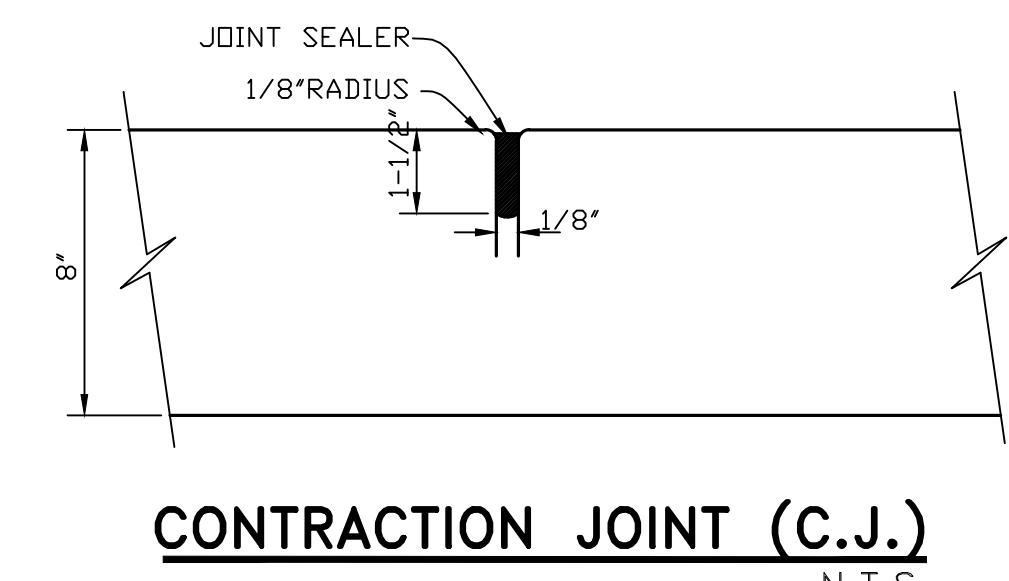
TYPICAL CONCRETE PAVING SECTION

N.T.S.



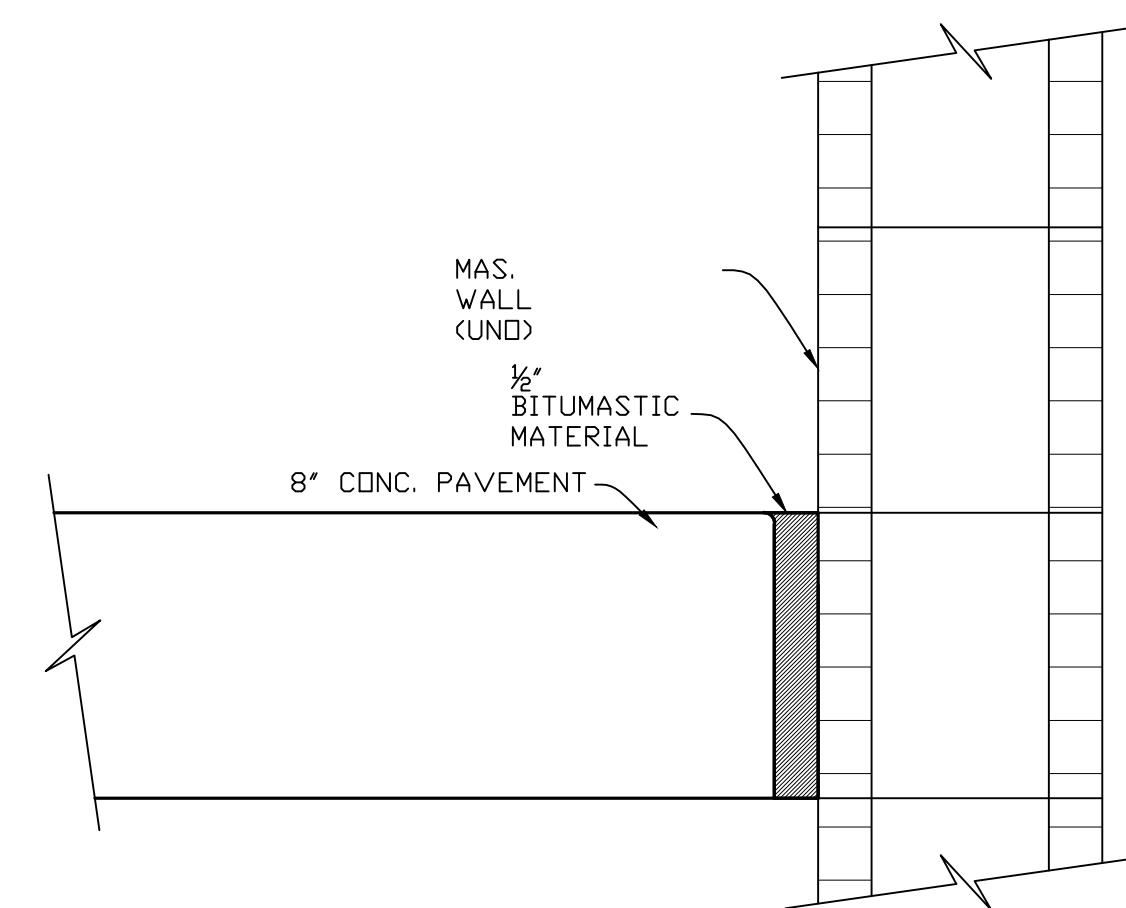
LONGITUDINAL JOINT (L.J.)

N.T.S.



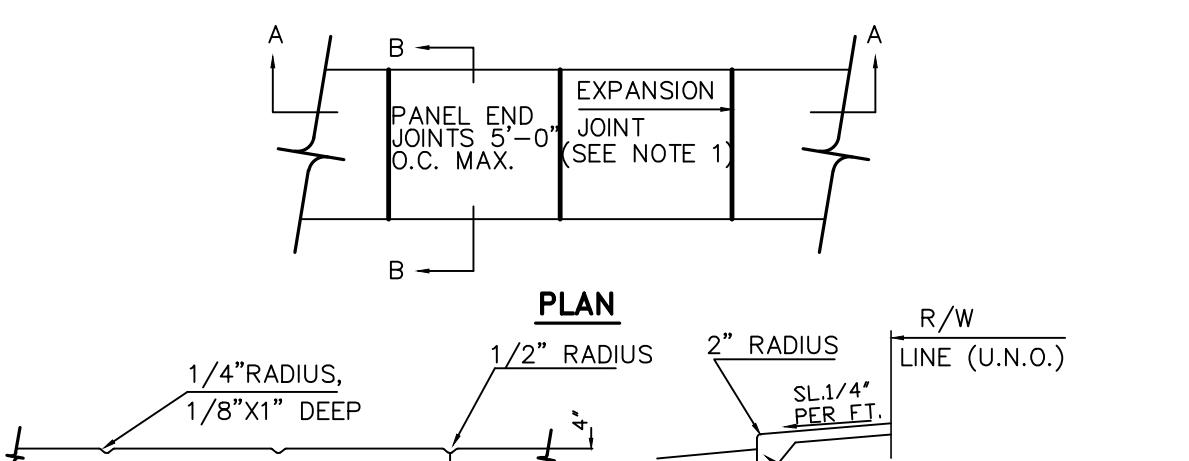
CONTRACTION JOINT (C.J.)

N.T.S.



BUTT JOINT (B.J.)

N.T.S.



SECTION A-A

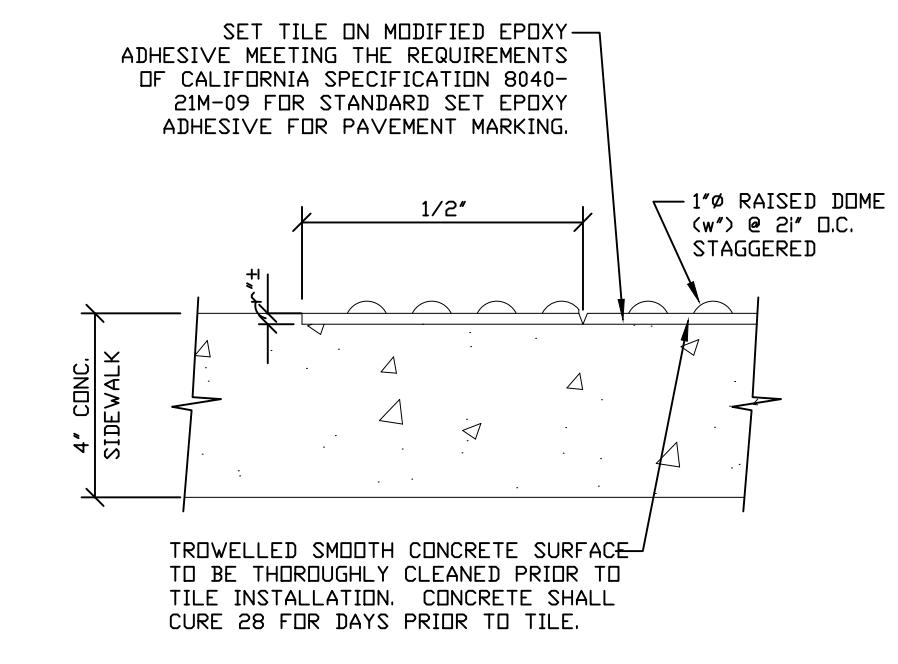
SECTION B-B

SIDEWALK DETAILS

N.T.S.

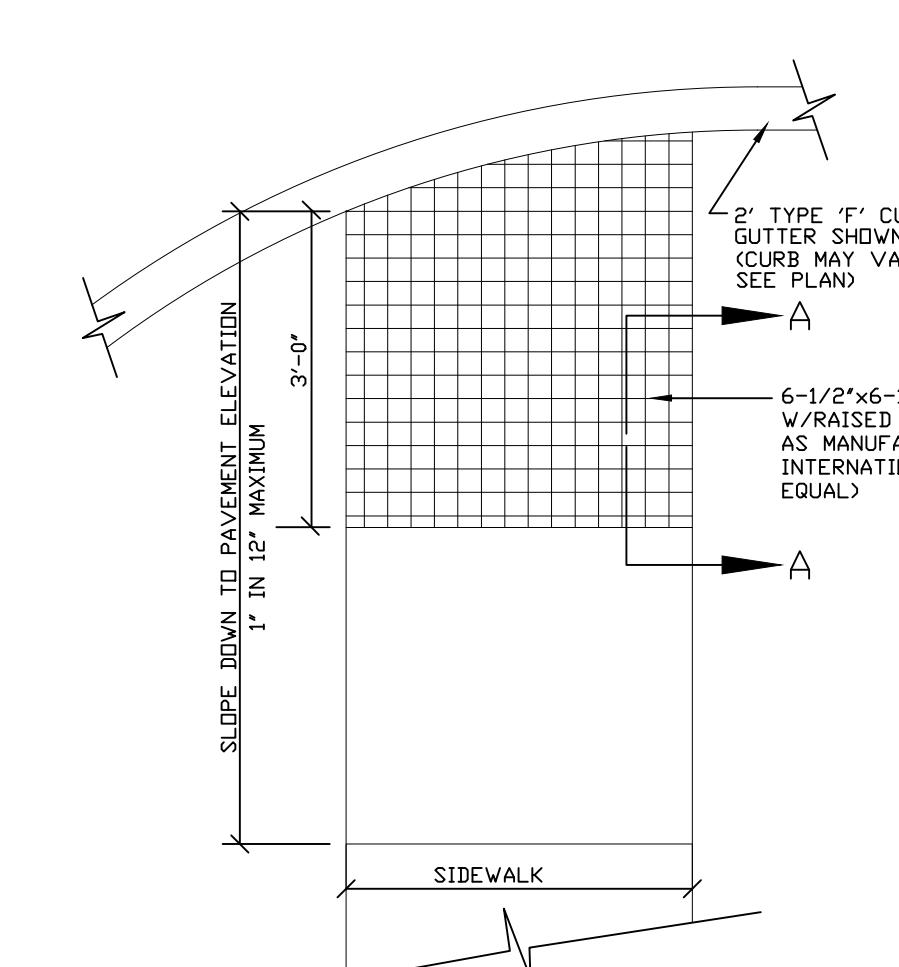
NOTES:

1. EXPANSION JOINT SHALL BE 1/2" WITH NON RISING PRE-MOLDED MASTIC TO RUN THE FULL DEPTH OF SLAB, 30'-0" O.C. MAX. AND AT EXISTING CONCRETE.
2. CONCRETE IS TO HAVE TRANSVERSE BROOM FINISH. (U.N.O.)
3. 2500 P.S.I., 28 DAY MINIMUM CONCRETE TO BE USED.
4. TOP OF EXPANSION JOINT SHALL BE DEPRESSED 1/2" FROM GRADE OF ABUTTING CONCRETE.
5. SIDEWALK TO BE 6" THICK AT DRIVEWAYS.



SECTION A-A

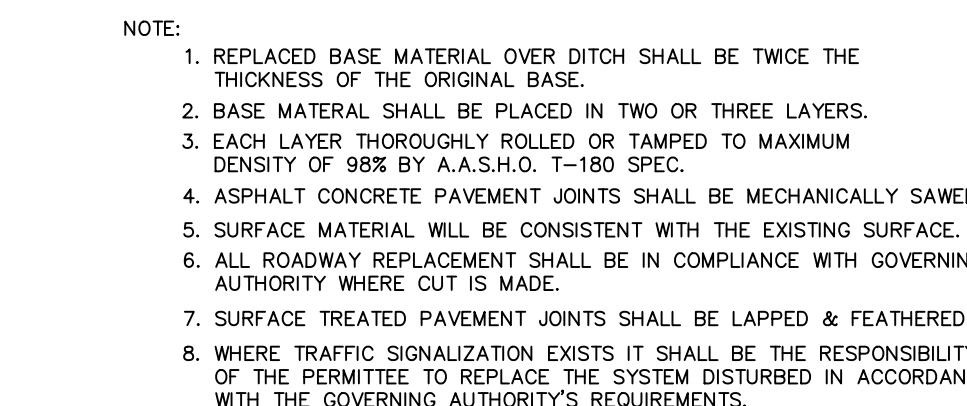
SCALE: 3'-0"



TYPE 'D' CURB DETAIL

N.T.S.

1. ALL CURBING SHALL BE D.O.T. TYPE 'D' INDEX 300 WITH 10" O.C. CONTROL JOINTS & 3000 P.S.I. CONCRETE.



RESTORATION OF PAVEMENT

N.T.S.

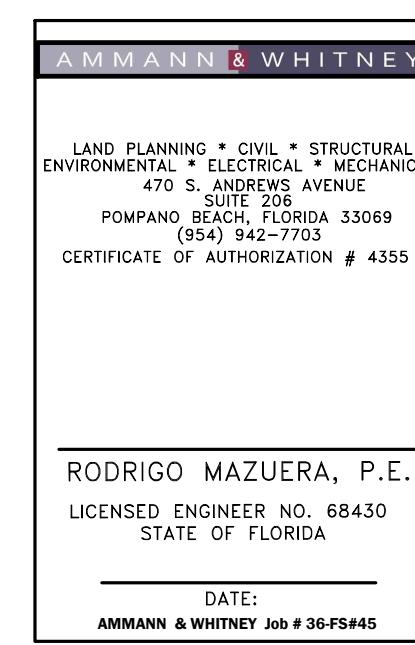
DETECTABLE WARNING DEVICE DETAIL

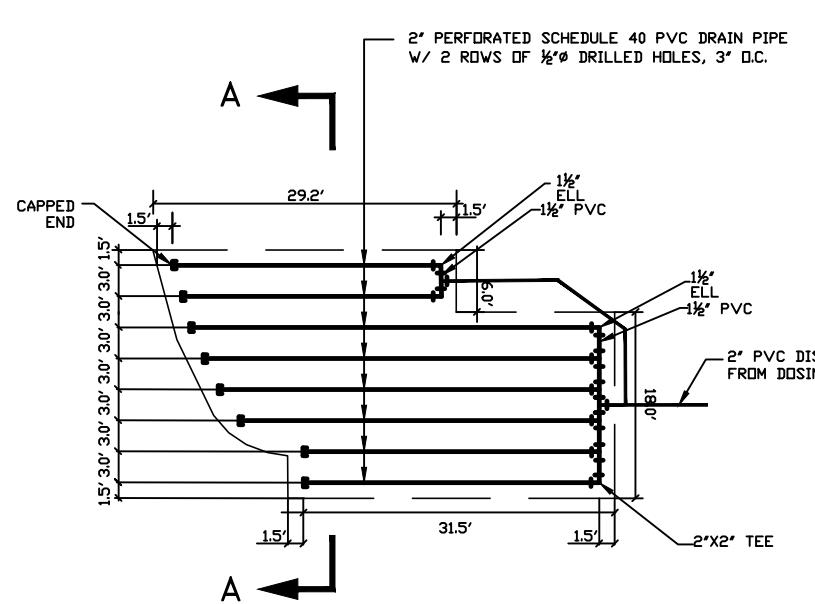
SCALE: 1'-0"

1. TILE TO BE DOT STYLE AND MANUFACTURE YELLOW IN COLOR.
2. CONTRACTOR SHALL FOLLOW MANUFACTURER'S GUIDE LINES FOR INSTALLATION.
3. TILE SHALL BE A FIBER REINFORCED POLYMER BONDED COMPOSITE CAPABLE OF WITHSTANDING TRAFFIC LOADING.

**H.C. DETECTABLE WARNING
SIDEWALK DETAIL**

Project No.: 36 - FS#45
Drawn By: ADP
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Date: 01-05-2016
REVISIONS 01-15-2016 TAC

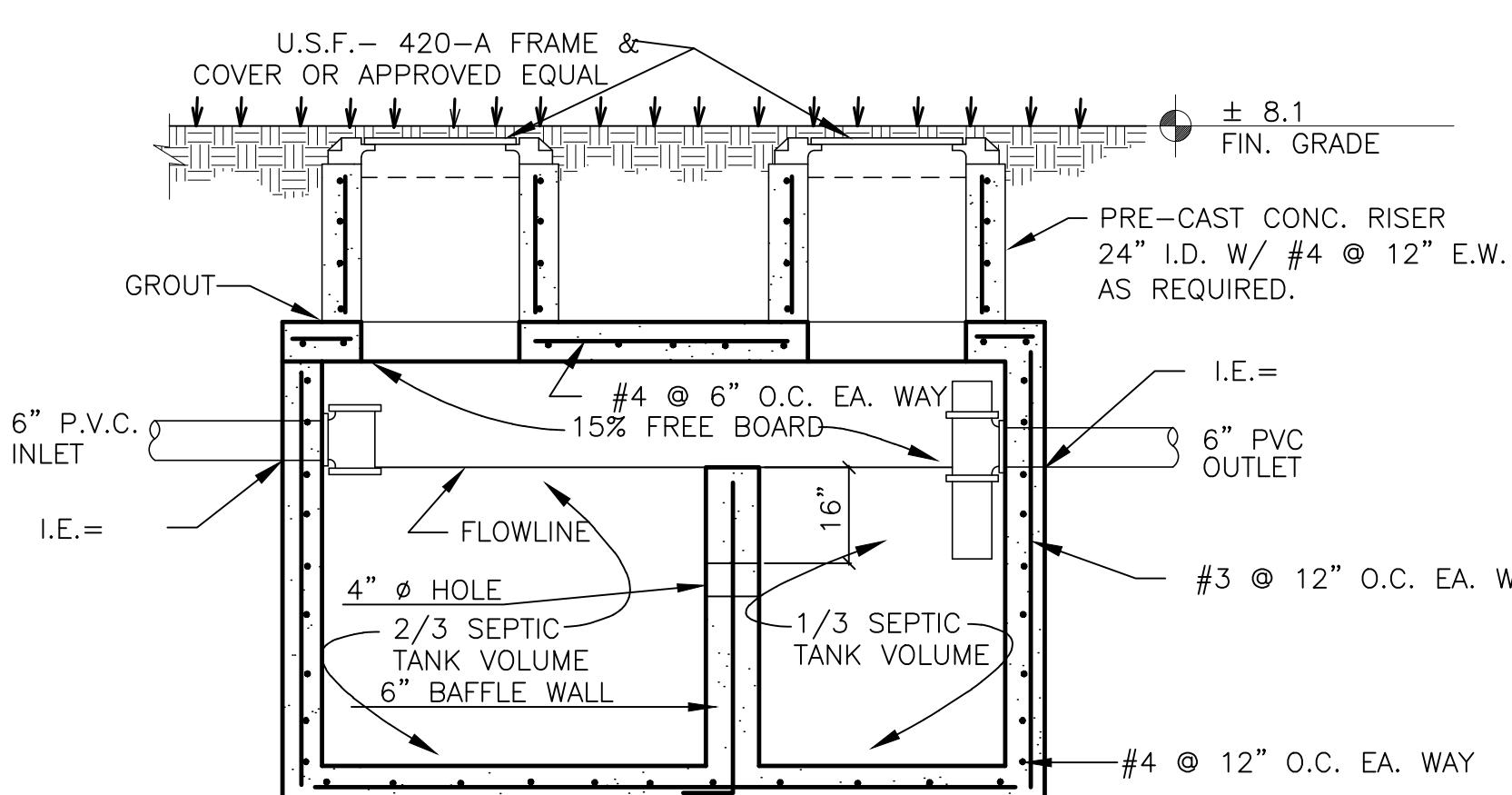




LOW PRESSURE DOSING DRAINFIELD DETAIL

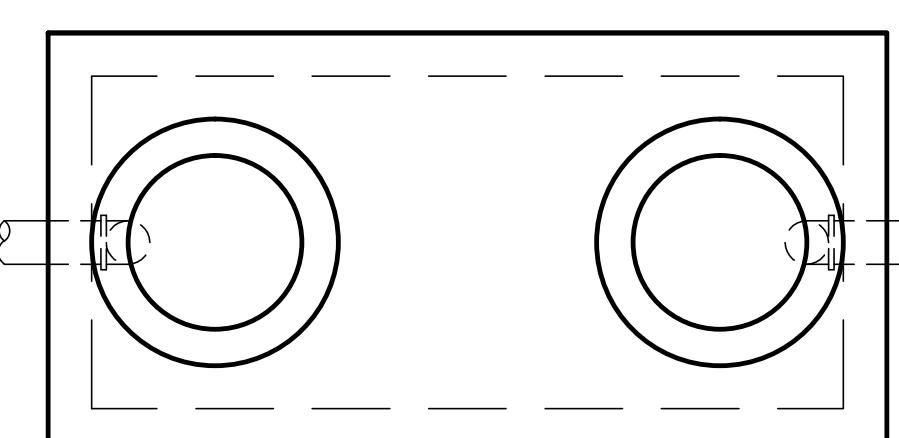
DRAINFIELD CALCULATIONS

9 DORMITORY ROOMS X 50 G.P.D./ROOM = 450 G.P.D.
290 S.F. OFFICE X 0.15 G.P.D./S.F. = 60 G.P.D.
TOTAL FLOW = 450 + 60 = 510 G.P.D. FLOW
510 G.P.D. / 0.60 GAL/S.F. = 850 S.F. DRAINFIELD REQUIRED



SEPTIC TANK SECTION

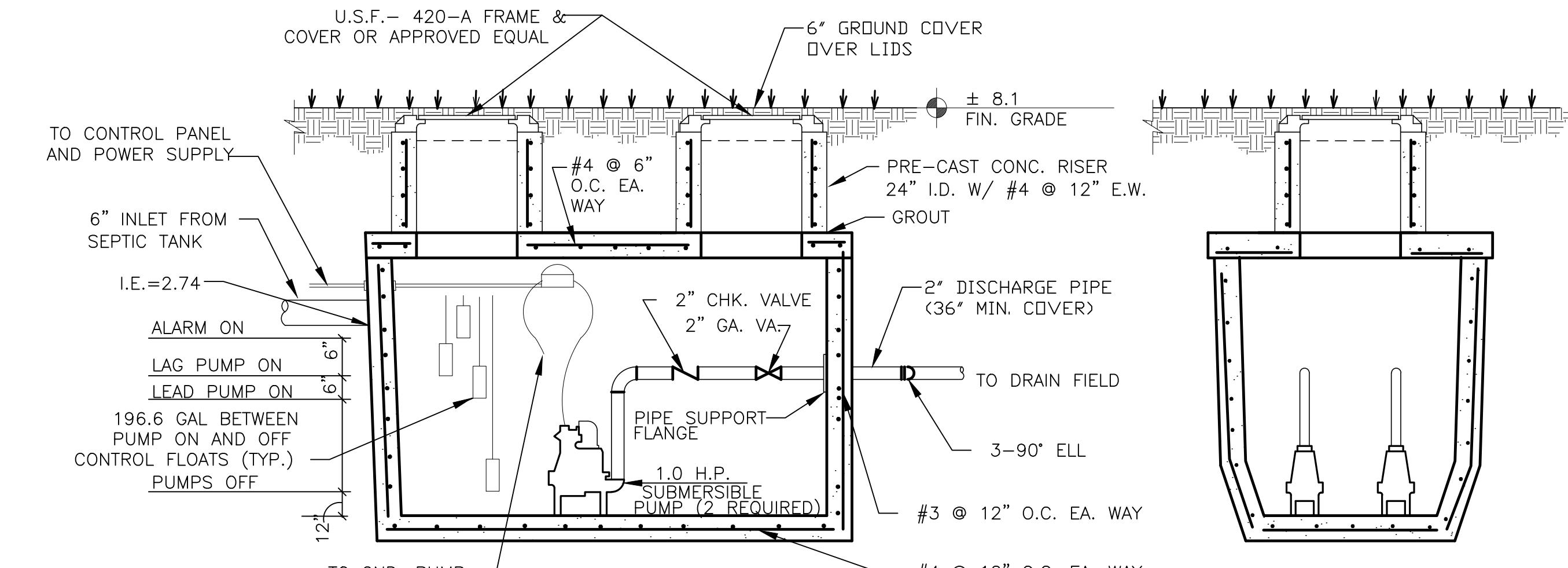
N.T.S.
1350 GALLON CAPACITY SEPTIC TANK REQUIRED



DOSING TANK PLAN

N.T.S.

SEPTIC SYSTEM DETAILS



DOSING TANK LONGITUDINAL SECTION

N.T.S.

DOSING TANK DETAILS

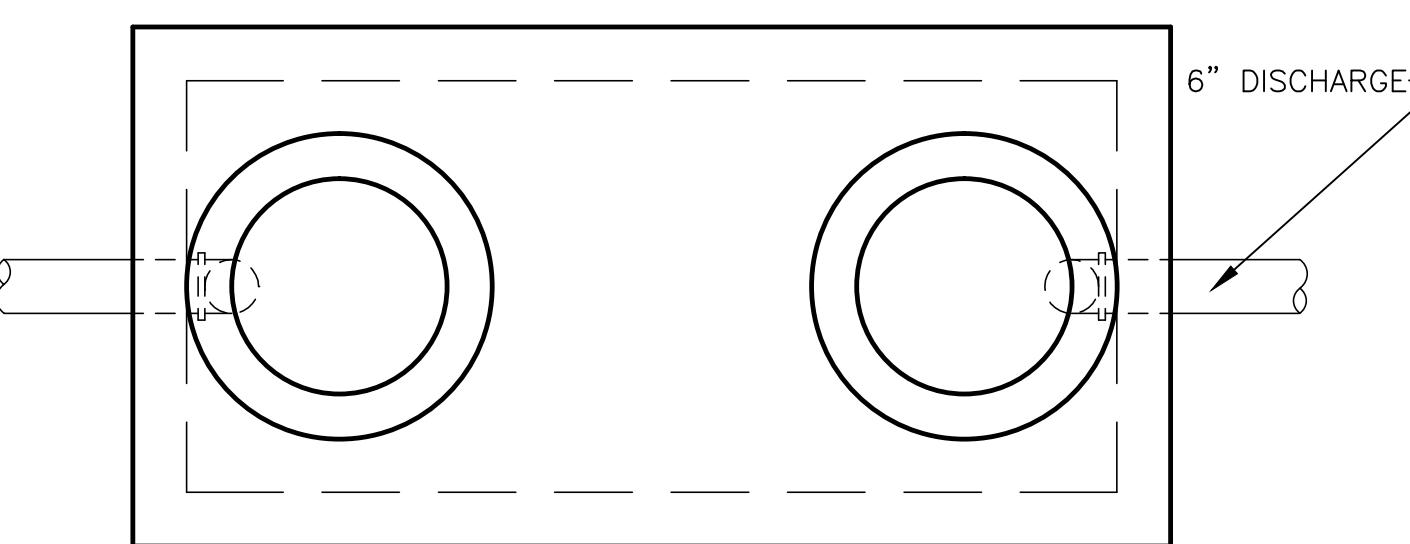
- MIN. 600 GALLON PRECAST SEPTIC TANK MAY BE USED FOR DOSING TANK.
- PROVIDE 127.5 GALLONS STORAGE BETWEEN PUMPS ON AND PUMPS OFF.
BASED ON 510 G.P.D. FLOW / 4 DOSES PER DAY = 127.5

TRANSVERSE SECTION

N.T.S.

SEPTIC SYSTEM DETAILS

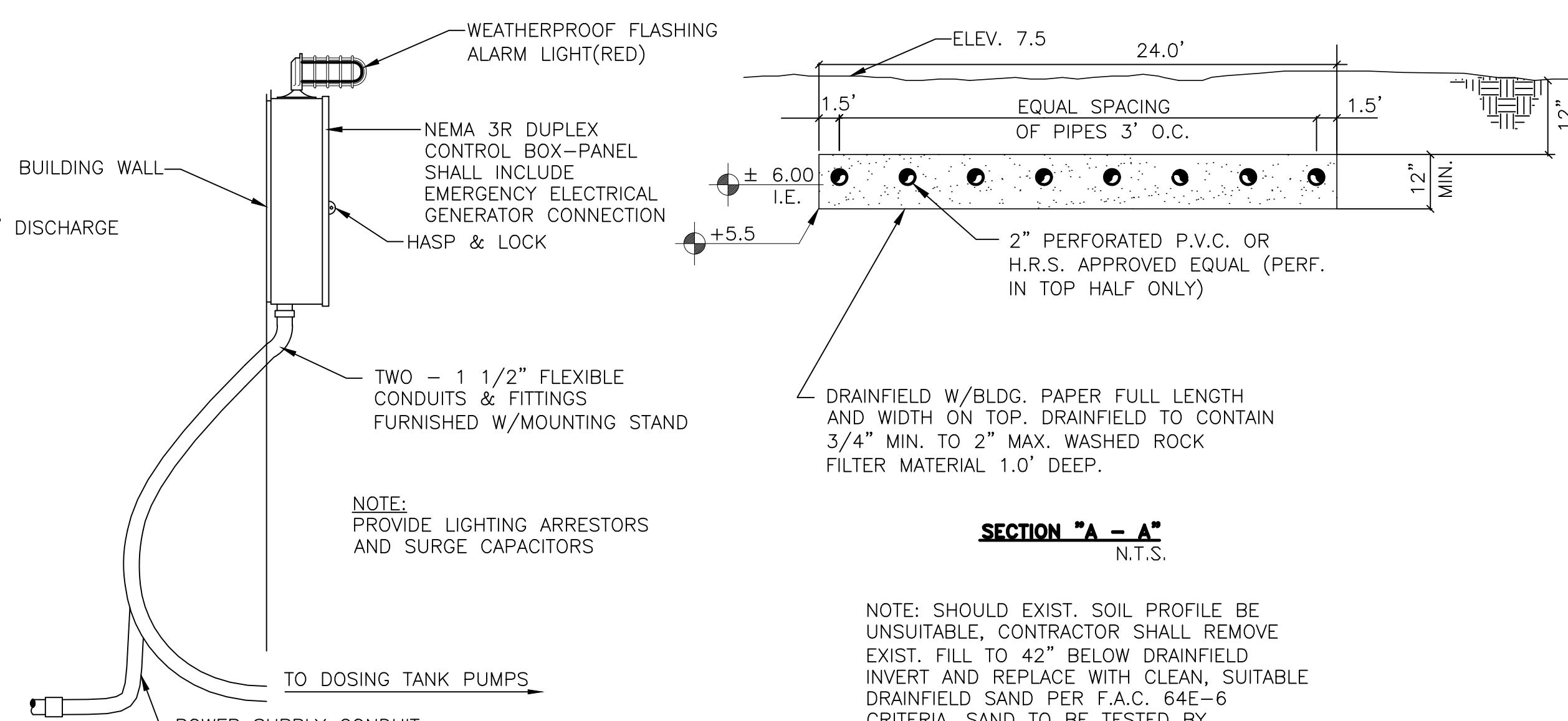
INVERT AND FINISH GRADE ELEVATIONS SHALL BE IN ACCORDANCE
WITH F.A.C. 64E-6 AND REFERENCED TO THE TOP OF GROUND
GRADES AS SET FORTH IN THE PERMIT. NGD



SEPTIC TANK PLAN

N.T.S.

ALL SEPTIC TANK CONSTRUCTION SHALL MEET THE REQUIREMENTS OF CHAPTER 64E-6 OF THE F.A.C. AND THE BROWARD COUNTY HEALTH DEPARTMENT. A FIBERGLASS TANK MAY BE SUBSTITUTED FOR THE CONC. MODEL SHOWN. SHOP DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEER AND BROWARD COUNTY HEALTH DEPARTMENT FOR REVIEW.



SECTION "A - A"

N.T.S.

NOTE: SHOULD EXIST SOIL PROFILE BE UNSUITABLE, CONTRACTOR SHALL REMOVE EXIST. FILL TO 42" BELOW DRAINFIELD INVERT AND REPLACE WITH CLEAN, SUITABLE DRAINFIELD SAND PER F.A.C. 64E-6 CRITERIA. SAND TO BE TESTED BY INDEPENDENT TESTING LAB FOR CONTENT AND UNIFORMITY.

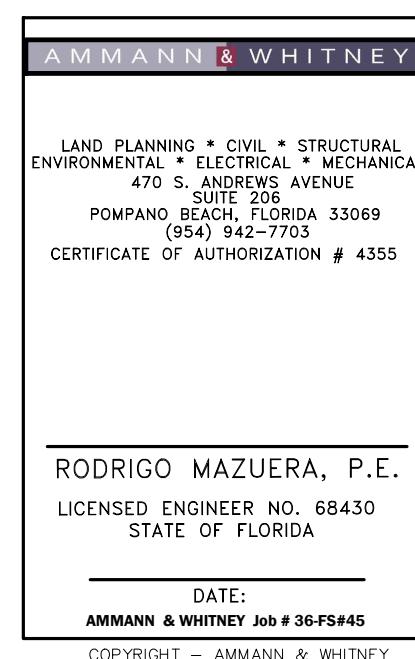
CONTROL PANEL DETAIL

N.T.S.

NOTES:

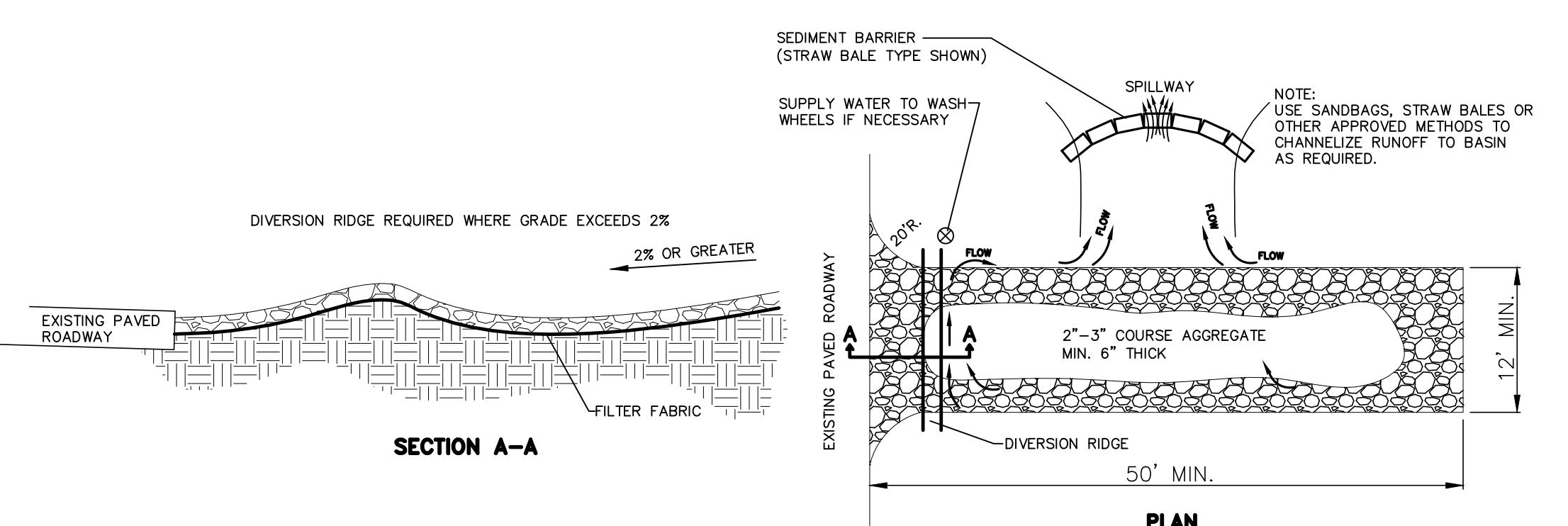
- ALL CONSTRUCTION SHALL CONFORM TO THE SOUTH FLORIDA BUILDING CODE AND CHAPTER 64E-6 F.A.C. (LATEST REVISION).
- ALL UNSUITABLE MATERIAL SUCH AS MUCK, MARL AND DEBRIS SHALL BE REMOVED FROM THE LIMITS OF CONSTRUCTION.
- IF A CONCRETE WETWELL IS SELECTED, WETWELL BASE SHALL BE CAST MONOLITHICALLY WITH BOTTOM PIPE SECTION. ALL HOLES REQUIRED FOR PIPING SHALL BE CAST AT TIME OF MANUFACTURE.
- ANY PROPOSED DOSING SYSTEM CHANGES FROM THE PLANS ON THE INSTALLATION OF PUMP STATION COMPONENTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW.
- SIX COPIES OF SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO FABRICATION.
- CONTROL PANEL SHALL INCLUDE ALTERNATING PUMP OPERATION, H.O.A. SWITCH, RUN LIGHTS, MOTOR SEAL LEAK LIGHT, AUDIBLE ALARM AND HIGH WATER ALARM LIGHT.
- FURNISH AND INSTALL 2 TOTALLY SUBMERSIBLE PUMPS 1 H.P., 3,450 RPM., 208 VOLTS, 3 PHASE, 60 HERTZ MOTORS, CAPABLE OF DELIVERING 49 G.P.M. AGAINST 20 T.D.H. F.E. MYERS WHR10, OR APPROVED EQUAL.
- ALL DOSING SYSTEM EQUIPMENT AND CONTROL PANEL MAY BE FURNISHED BY F.E. MEYERS CO. (OR EQUIVALENT) DISTRIBUTOR. TELEPHONE (305) 583-3303.
- CONTRACTOR SHALL TEST THE DOSING SYSTEM AS REQUIRED BY THE EQUIPMENT SUPPLIER AND NOTIFY THE ENGINEER AND BROWARD COUNTY HEALTH DEPARTMENT 48 HOURS IN ADVANCE SO THAT THEY ARE PRESENT TO OBSERVE.
- RECORD DRAWINGS OF THIS INSTALLATION SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO FINAL ACCEPTANCE. COST OF THESE DRAWINGS TO BE PAID FOR BY THE CONTRACTOR.
- MINIMUM 600 GAL. REINFORCED CONCRETE DOSING TANK SHALL CONFORM TO CHAPTER 64E, F.A.C., AND BROWARD COUNTY HEALTH DEPARTMENT.
- CONCRETE SHALL NOT HAVE LESS THAN 3,500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
- REINFORCING STEEL SHALL CONFORM TO A.S.T.M. SPEC. A-615, AND SHALL BE DEFORMED TO CONFORM TO A.S.T.M. A-615 LATEST REVISION.
- THE CONTRACTOR SHALL VERIFY ELECTRICAL SERVICE TO THE PUMP STATION FOR COMPLIANCE WITH VOLTAGE REQUIREMENTS, PRIOR TO ORDERING PUMPS OR CONTROL PANEL.
- COVER FOR REINFORCING BARS SHALL BE 2".
- ALL BENDS, UNLESS OTHERWISE SHOWN, SHALL BE A 90 DEGREE STANDARD HOOK AS DEFINED IN THE LATEST EDITION OF ACI 318.
- NON-SHRINK GROUT FOR ALL OPENINGS.
- WET WELL LINER TO COVER ALL VERTICAL SURFACES AND BOTTOM OF TOP SLAB AS REQUIRED.
- HATCH COVERS MUST ALLOW FOR UNRESTRICTED VERTICAL REMOVAL OF THE PUMPS AND VALVES AS INDICATED BY THE OUTLINE SHOWN.

DOSING TANK NOTES



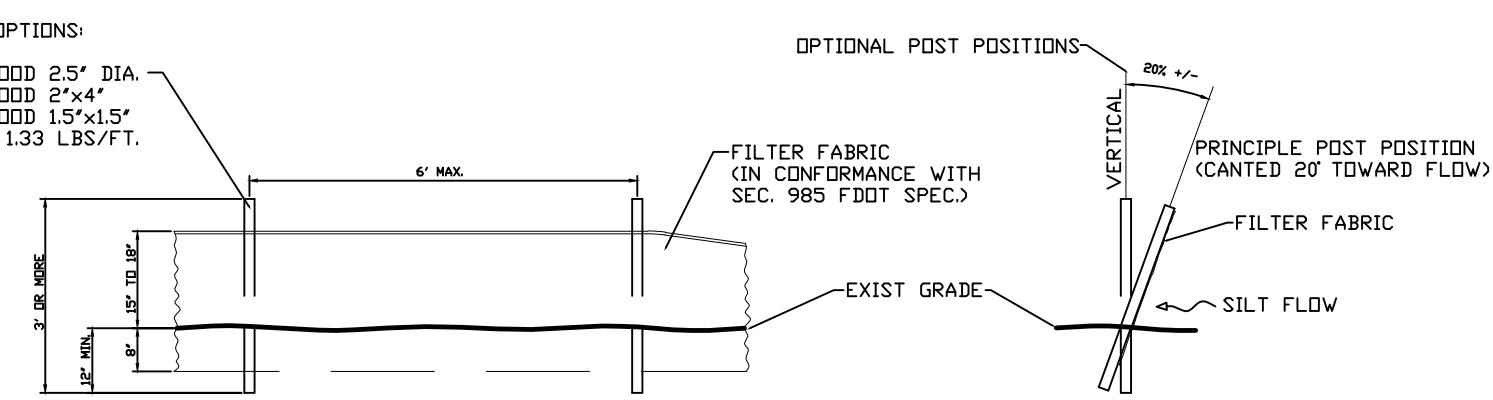
SEPTIC TANK AND DRAINFIELD DETAILS

SCALE N.T.S.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



TYPE III SILT FENCE

SCALE N.T.S.

ALL EXISTING C.B. TO REMAIN SHALL HAVE FILTER FABRIC INSTALLED AND SECURELY FASTENED UNDER THE EXISTING GRATE TO PREVENT EROSION DEBRI FROM ENTERING SYSTEM. FABRIC SHALL BE CHECKED DAILY FOR RIPS OR TEARS AND REPLACED AS NECESSARY.

WATER MAIN DISTRIBUTION

- ALL WATER MAINS 4" OR LARGER SHALL BE POLYVINYL CHLORIDE PIPE, SDR 18, CLASS 150, WITH GASKET JOINTS, IN CONFORMANCE WITH ANSI/A.W.W.A. C-900-97, AND ASTM. D2241 AND D1869, LATEST REVISIONS. ALL WATER MAINS NOTED DIP. SHALL BE DUCTILE IRON PIPS IN COMPLIANCE WITH ANSI/A.W.W.A. C151-02.
- ALL FITTINGS AND VALVES SHALL BE CLASS 150 CAST IRON WITH MECHANICAL JOINTS IN CONFORMANCE WITH ANSI/A.W.W.A. C110-03/A2110-03, C11/A2111-02, C500-02, C104-03/A214-03, C502-03, C504-00, C506-93, C509-01.
- THE CONTRACTOR SHALL DEFLECT PIPE JOINTS AS REQUIRED FOR PROPER ALIGNMENT AS SHOWN ON PLANS, BUT SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURER'S RECOMMENDATIONS ON MAXIMUM DEFLECTION.
- ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL PROPOSED WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL TESTED AND APPROVED BY THE BROWARD COUNTY HEALTH DEPARTMENT WITH RESPECT TO BACTERIOLOGICAL ANALYSIS. THE CONTRACTOR SHALL PRESSURE TEST ALL WATER MAINS FOR LEAKAGE. WITHIN 24 HOURS, UTILITIES WILL BE ADVISED IN THE PRESENCE OF THIS ENGINEER A REPRESENTATIVE FROM TOWN OF DAVIE UTILITIES & ENGINEERING DEPARTMENT, WHO WILL OBSERVE THE TEST. THIS ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE. TESTING SHALL BE IN CONFORMANCE WITH ANSI/A.W.W.A. C600-03. ALLOWABLE LEAKAGE FORMULA =

$$Q = S \times D \times V^2 P / 146,000$$

WHERE:
Q = ALLOWABLE LEAKAGE IN GPH
S = LENGTH OF LINE IN FEET
D = DIAMETER OF LINE IN INCHES
P = AVERAGE TEST PRESSURE (PSD)

AFTER SUCCESSFUL PRESSURE TEST, THE MAIN SHALL BE FLUSHED AND DISINFECTED PER ANSI/A.W.W.A. C600-03. MINIMUM TEST PRESSURE = 150 PSI FOR ALL PRESSURE PIPE FOR TWO HOURS.

- THE CONTRACTOR SHALL PERFORM THE TEST PRIOR TO CONSTRUCTION OF THE BASE IN PAVED LOCATIONS.
- DURING CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE A REGISTERED LAND SURVEYOR DEVELOP RECORD DRAWINGS OF ALL INSTALLATIONS AND UPON COMPLETION SAID DRAWINGS SHALL BE SUBMITTED TO THIS ENGINEER. RECORD INFORMATION TO BE PAID FOR BY THE CONTRACTOR.
- ALL INSTALLATIONS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF HOLLYWOOD, AND ANSI/A.W.W.A. C600-03, LATEST REVISIONS.
- THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DISTURBING SURVEY MARKERS DURING CONSTRUCTION.
- ALL UNSUITABLE MATERIAL SUCH AS MUCK, MARL, AND DEBRIS SHALL BE REMOVED FROM THE LIMITS OF CONSTRUCTION, AND DISPOSED OF AT A LOCATION TO BE SELECTED BY THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL CALL CITY OF HOLLYWOOD ENGINEERING & UTILITIES DEPARTMENT, F.P.&L., S.B.T.&T., ALL UTILITIES INVOLVED PRIOR TO THE START OF CONSTRUCTION. ALL ADDITIONAL UTILITIES LOCATED SHALL BE SHOWN ON RECORD DRAWINGS.
- A PRE-CONSTRUCTION MEETING SHALL BE ARRANGED BY THE CONTRACTOR PRIOR TO STARTING ANY WORK, THIS ENGINEER, AND THE CITY OF HOLLYWOOD ENGINEERING REPRESENTATIVE PRESENT.
- THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATION OF ANY KIND THAT WILL COME UNDER THE PAYMENT DRAINS 10 FEET FROM ITS EDGE WILL BE COMPLETED AND ACCEPTED PRIOR TO CONSTRUCTION OF THE BASE. SUBMIT DENSITY TESTS OF THE COMPLETED BACKFILL MATERIAL WHERE WATER MAINS ARE LOCATED UNDER PAVEMENT. THE TEST SHALL COMMENCE AT THE TOP OF THE CONDUIT EVERY 18 INCHES TO THE BOTTOM OF THE CONDUIT. THE BACKFILL MATERIAL SHALL BE COMPAKTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO-T180. TESTS SHALL BE TAKEN AT 200 FEET INCREMENTS.
- SIX COPIES OF SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THIS ENGINEER PRIOR TO INSTALLATION OR FABRICATION.
- POTABLE WATER SERVICE WILL BE PROVIDED BY CITY OF HOLLYWOOD UTILITIES. CONTRACTOR TO SUPPLY DRINKING WATER DURING CONSTRUCTION.
- POLYETHYLENE (P.E.) PRESSURE PIPE TUBING SHALL MEET THE REQUIREMENTS OF ANSI/A.W.W.A. C901-02.
- SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERTS OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHEREVER POSSIBLE. WHERE SANITARY SEWER FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. AN APPROPRIATE LENGTH OF DIP MUST BE PROVIDED TO PROVIDE A MINIMUM SEPARATION OF 10 INCHES BETWEEN THE JOINTS. THE JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 12 INCHES MUST BE MAINTAINED AT THE CROSSING. THE WATER MAIN PIPE JOINTS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). WHERE A SEWER PIPE JOINTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
- A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPERATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN. THE SEPARATION DISTANCE FROM THE CROWN OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL CLEARANCE OF 18 INCHES. WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM THE JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
- ALL DIP SHALL BE CEMENT LINED CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN.
- CLEARANCE REQUIREMENTS NOTED ABOVE APPLY TO STORM DRAINAGE AND WATER MAINS AS WELL.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-553.320, F.A.C.

RECORD INFORMATION - WATER

THE FOLLOWING RECORD INFORMATION SHALL BE PROVIDED BY THE CONTRACTOR AND PREPARED BY A REGISTERED LAND SURVEYOR:

- *AS BUILT* DISTANCE OF WATER MAIN FROM PROPERTY LINE, BASE LINE, OR OTHER EASILY IDENTIFIABLE ITEM.
- DISTANCE BETWEEN ALL FITTINGS AND VALVES, SERVICE LINES, BLOW-OFFS, FIRE HYDRANTS, SERVICE LINE TAP & END, ETC.
- ELEVATION TOP OF PIPE AT 50 FOOT INTERVALS, AND AT ALL FITTINGS AND VALVES, AND FINISHED GRADE ELEVATIONS AT THE SAME POINTS ABOVE THE MAIN.
- TYPE OF MATERIALS INSTALLED, INCLUDING LOCATIONS OF CHANGE OF MATERIAL DUE TO CONFLICTS, ETC.
- *AS BUILT* SKETCHES OF ALL CONFLICTS INCLUDING, BUT NOT LIMITED TO, WATER MAIN CROSSING SEWER MAIN AND WATER MAIN CROSSING STORM DRAINAGE PIPES.
- PROVIDE 1 SET OF MYLARS, 1 SET OF PAPER PRINTS AND 1 CERTIFIED VIRUS FREE ELECTRONIC VERSION ON CD.
- PROVIDE LEGAL DESCRIPTION AND SKETCH OF ALL NEW UTILITY EASEMENTS.

FIELD OBSERVATIONS - WATER

I. AS REQUIRED BY PERMIT CONDITIONS AND/OR THE OWNER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD 48 HOURS IN ADVANCE TO OBSERVE THE FOLLOWING:

- WATER MAIN TRENCH PRIOR TO BACKFILL.
- PIPE JOINTS PRIOR TO BACKFILL.
- THRUST BLOCK LOCATIONS PRIOR TO BACKFILL.
- CONNECTIONS TO EXISTING WATER MAINS.
- CONFLICTS WITH OTHER UNDERGROUND UTILITIES PRIOR TO BACKFILL.
- REMOVAL OF EXISTING WATER MAINS.
- WATER MAIN PRESSURE TEST.
- FINAL OBSERVATION AT JOB COMPLETION.
- A MINIMUM OF ONE FIELD OBSERVATION BY THE ENGINEER OF RECORD IS REQUIRED NEAR THE COMPLETION OF THE WATER SYSTEM AND PRIOR TO OCCUPANCY, FOR DETERMINING GENERAL PERFORMANCE OF THE DESIGN.

- ALL LOCATIONS WHERE UNDERGROUND UTILITIES HAVE BEEN BACKFILLED UNDER PAVEMENT, DENSITY TESTS OF THE COMPLETED BACKFILL MATERIAL WILL BE REQUIRED PRIOR TO BASE COURSE INSTALLATION. A COPY OF THE TESTS SHALL BE SENT TO THE ENGINEER OF RECORD TESTS AT THE TOP OF THE CONDUIT, EVERY 12 INCHES TO BOTTOM OF BASE. BACKFILL SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO - T180. TEST TO BE SUPPLIED AT 50 FEET INCREMENTS.
- A PRE-CONSTRUCTION MEETING WILL BE REQUIRED TO PLAN TESTING, AND DISCUSS IN GENERAL ALL REQUIREMENTS RELATED TO CONSTRUCTION. THE CONTRACTOR SHALL PREPARE ANY JOB RELATED QUESTION FOR THIS MEETING.
- RECORD INFORMATION CERTIFIED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM. RECORD INFORMATION TO BE PAID FOR BY THE CONTRACTOR.
- SIX COPIES OF SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- *AS-BUILT* DRAWINGS OF TOP OF ROCK ELEVATIONS SHALL BE SUBMITTED TO THIS ENGINEER AND THE CITY OF HOLLYWOOD PRIOR TO ASPHALT PLACEMENT.
- THE FINISHED SURFACE OF THE BASE COURSE AND THE WEARING COURSE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS AMOUNT SHALL BE CORRECTED PRIOR TO PROCEEDING TO THE NEXT CONSTRUCTION STEP.

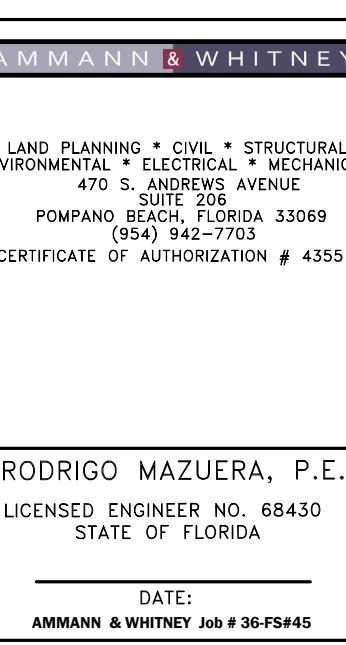
RECORD INFORMATION - PAVING, GRADING & DRAINAGE

THE FOLLOWING RECORD INFORMATION SHALL BE PROVIDED BY THE CONTRACTOR AND PREPARED BY A REGISTERED LAND SURVEYOR.

- *AS BUILT* RIM ELEVATIONS OF ALL DRAINAGE STRUCTURES.
- *AS BUILT* INVERT ELEVATIONS OF ALL DRAINAGE PIPE.
- *AS BUILT* ELEVATION OF TOP OF ROCK IN PAVED LOCATIONS.
- *AS BUILT* LENGTH OF DRAINFIELD INSTALLATIONS.

II. AS REQUIRED BY PERMIT CONDITIONS AND/OR THE OWNER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD 48 HOURS IN ADVANCE TO OBSERVE THE FOLLOWING:

- DRAINFIELD INSTALLATIONS PRIOR TO BACKFILL.
- DRAINAGE TRENCHES PRIOR TO BACKFILL.
- PIPE JOINTS PRIOR TO BACKFILL.
- INLETS PRIOR TO BACKFILL.
- CONFLICTS WITH OTHER UNDERGROUND UTILITIES PRIOR TO BACKFILL.
- COMPACTED SUBGRADE.
- COMPACTED BASE COURSE.
- PRIMER COAT PRIOR TO PAVEMENT.
- FINISHED ASPHALT OR CONCRETE.
- FINAL OBSERVATION AT JOB COMPLETION.
- A MINIMUM OF ONE FIELD OBSERVATION BY THE ENGINEER OF RECORD IS REQUIRED NEAR THE COMPLETION OF THE PAVING, GRADING AND DRAINAGE SYSTEM AND PRIOR TO OCCUPANCY, FOR DETERMINING GENERAL PERFORMANCE OF THE DESIGN.



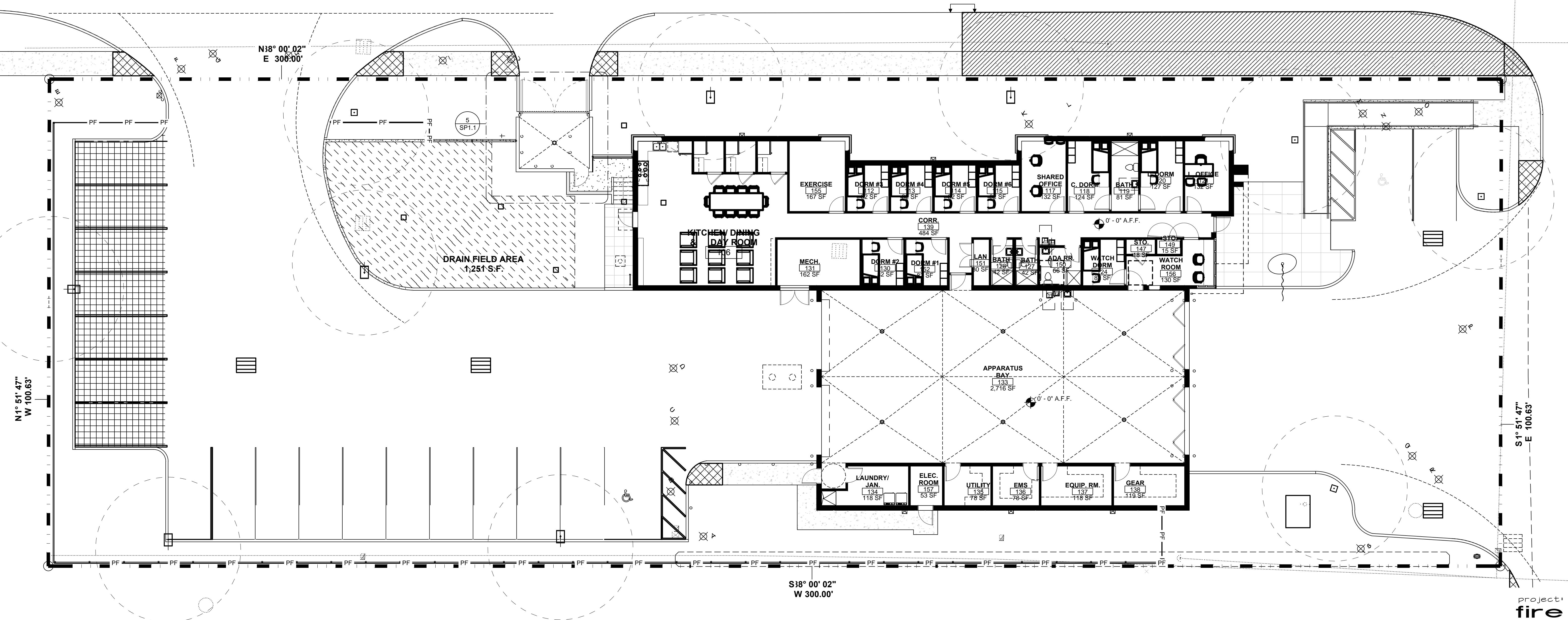
GENERAL NOTES AND DETAILS

SCALE N.T.S.

Project No.: 36 - FS#45
Drawn By: ADP
Checked By: TMCC
Date: 01-05-2016
REVISIONS 01-15-2016 TAC

C-7

SHEET (7) OF (7)



EXISTING TREE LIST

SYM	TREE NAME	DESCRIPTION	STATUS
A	Carrotwood	20' ht. x 18" spr., 10" cal.	Remove
B	Live oak	30' ht. x 38" spr., 18" cal.	Remove
C	Avocado	26' ht. x 32" spr., 12" cal.	Remove
D	Sabal palm	16' ht., booted, 18" cal.	Remove
E	Live oak	12' ht. x 14" spr., double trunk, poor	Remove
F	Liquidambar tree	12' ht. x 8" spr., 2" cal.	Remove
G	Spindle palm	12' ht. x 8" spr., multi	Remove
H	Spindle palm	12' ht., poor	Remove
I	Spindle palm	20' ht., 12" cal.	Remove
J	Sabal palm	20' ht., 14" cal.	Remove
K	Sabal palm	20' ht., 12" cal.	Remove
L	Sabal palm	20' ht., 12" cal.	Remove
M	Sabal palm	10' ht., 12" cal.	Remove
N	Sabal palm	10' ht., 12" cal.	Remove
O	Sabal palm	20' ht., 12" cal.	Remove
P	Sabal palm	25' ht., 14" cal., bent trunk	Remove
Q	Sabal palm	20' ht. x 8" spr., 8" cal., poor	Remove
R	Carrotwood	20' ht. x 18" spr., 10" cal., poor	Remove

LEGEND

- ☒ EXISTING TREES TO BE REMOVED
- PROPOSED PALMS
- ✚ PROPOSED TREES

dave bodker
landscape architecture/planning inc.

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delray beach, florida 33445
561-276-6311

#LA0000999

sheet title:
**existing
tree plan**

project number:
7015

date: 2/12/2016
scale: 1' = 10'
drawn by: elina

revisions:

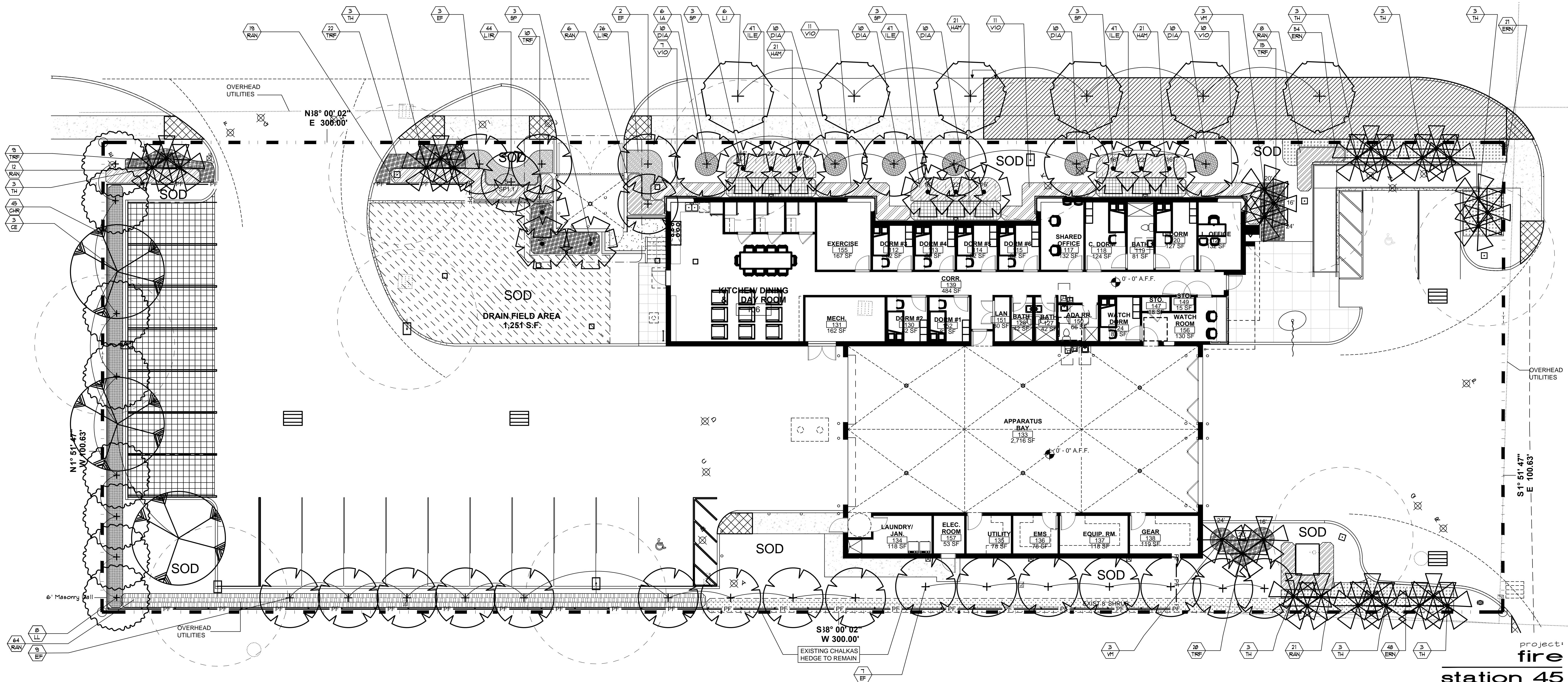
△ 2/12/2016 Final Tac Cam Response



NORTH

L-1

sheet: 1 of 3 sheets



CODE COMPLIANCE DATA

Perimeter Landscape & Buffer

1. <u>Street trees required 1/50'</u> <u>Mosley Street:</u> $300' / 50' =$	6 trees required 6 trees provided	<u>Minimum number of species required = 5/7 Provided</u> <u>Tree and Palm Size Requirements</u> Trees: 12' ht., 2" dbh Palms: 6' clear wood
2. <u>Landscape Buffers</u> <u>1 tree / 20'</u> <u>South Property Line:</u> $300' / 20' =$	15 trees required 15 trees provided	<u>Native Plant Requirements</u> 60% of required trees must be native Total trees required = $54 \times .60 =$ 33 native trees required 50 native trees provided
3. <u>North Property Line:</u> $300' / 55' (\text{accessways}) = 245' / 20' =$	13 trees required 13 trees provided	<u>Palms</u> 50% of required trees may be palms Total Trees required = $54 \times .50 =$ 27 palms allowed 14 palms provided 20% of palms
4. <u>Abutting Residential</u> <u>1 tree / 20'</u> <u>West Property Line:</u> $101' / 20' =$	6 trees required 6 trees provided 4' ht. hedge required 4' ht. hedge provided 5 trees required 5 trees provided	If more than 20% of trees used are palms, all other trees must be shade trees.
5. <u>Terminal Islands</u> <u>5 terminal islands</u>		<u>Shrub Height</u> 24" ht. except where non-residential abuts residential where the hedge must be 48" ht.
6. <u>25% of paved YUA shall be landscape area</u> (% not to include perimeters) $6822 \text{ SF of YUA} \times .25 =$	1706 SF required 5207 SF provided	<u>Mitigation</u> 32" of mitigation required 6" mitigation provided
7. <u>1 Tree / 1,000 SF of pervious area of property</u> (This is in addition to YUA) Total pervious area = 8,778 SF $8,778 \text{ SF} / 1,000 =$	9 trees required 9 trees provided	
	54 Total Trees Required 55 Total Trees Provided	

EXISTING TREE LIST

<u>SYM</u>	<u>TREE NAME</u>	<u>DESCRIPTION</u>
A	Carrotwood	20' ht. x 18" spr., 10" cal.
B	Live oak	30' ht. x 35' spr., 18" cal.
C	Avocado	26' ht. x 30' spr., 12" cal.
D	Sabal palm	16' ht., booted, 18" cal.
E	Live oak	12' ht. x 14' spr., double trunk, poor
F	Live oak	12' ht. x 5' spr., 2" cal.
G	Ligustrum tree	10' ht. x 8' spr., multi
H	Ligustrum tree	8' ht. x 8' spr., multi
I	Spindle palm	12' ht.
J	Spindle palm	10' ht., poor
K	Sabal palm	20' ht., 12" cal.
L	Sabal palm	20' ht., 14" cal.
M	Sabal palm	20' ht., 12" cal.
N	Sabal palm	20' ht., 12" cal.
O	Sabal palm	20' ht., 12" cal.
P	Pygmy date palm	10' oa. ht.
Q	Sabal palm	20' ht., 12" cal.
R	Sabal palm	25' ht., 14" cal., bent trunk
S	Carrotwood	20' ht x 8' spr., 8" cal., poor

PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
CE	<i>Conocarpus erectus</i> Green Buttonwood	16' ht. x 6' spr., 4" dbh	3
EF	<i>Eugenia foetida</i> Spanish Stopper	12' ht. x 4' spr., Single trunk-2" dbh	6
IA	<i>Ilex attenuata</i> East Palatka Holly	12' ht. x 4' spr., 3" cal	21
VM	<i>Veitchii montgomeriana</i> Montgomery palm	o.a ht. As noted on plan	6
LI	<i>Lagerstroemia indica</i> Crape Myrtle	12' ht. x 6' spr., 6'-6" c.t., standard, 2" dbh	6
LL	<i>Ligustrum japonicum</i> Ligustrum Tree	12' ht. x 10' spr., multi trunk	6
SP	<i>Sabal palmetto</i> Sabal Palm	overall ht. as noted on Plan	12
TH	<i>Thrinax radiata</i> Thatch Palm	in groups of 3 10' 12' 14' o.a. hts.	24
CHR	<i>Chrysobalanus icaco</i> Cocoplum Hedge	48" ht. x 24" spr., 24" o.c.	45
DIA	<i>Dianella tasmanica</i> Blueberry Flax Lily	12" ht. x 12" spr., 18" o.c.	60
ERN	<i>Ernodea littoralis</i> Beach Creeper	10" ht. x 10" spr., 18" o.c.	129
HAM	<i>Hamelia patens</i> Firebush	24" ht. x 18" spr., 24" o.c.	63
ILE	<i>Ilex vomitoria</i> Dwarf Yaupon	12" ht. x 12" spr., 18" o.c.	141
LIR	<i>Liriope evergreen giant</i> Giant Liriope	12" ht. x 12" spr., 18" o.c.	70
RAN	<i>Randia aculeata</i> White Indigo Berry	24" ht. x 18" spr., 24" o.c.	130
TRF	<i>Trachelospermum floridata</i> Dwarf Fakahatchee	18" ht. x 18" spr., 24" o.c.	76
VIO	<i>Viburnum obovatum</i> Walters Viburnum	24" ht. x 18" spr., 24" o.c.	39
SOD	<i>Paspalum notatum</i> Bahia Sod	full, fresh sod	as req'd

LEGEND

-  EXISTING TREES TO BE REMOVED
-  PROPOSED PALMS
-  PROPOSED TREES

dave bodker
scape architecture/planning inc.

escape architecture/planning inc.

delray beach, florida 33445
561-276-6311

sheet title:

planting

plan

project number:
7015

ce: 2-12-16
ale: 1" = 10'
now, how: align

Written by: ella

revisions:

sheet:

L-2

NORTH

CITY OF HOLLYWOOD FIRE STATION NO. 45
CITY JOB F14-031

11810 N 64TH AVENUE, HOLLYWOOD, FLORIDA
CII JOB 114-031

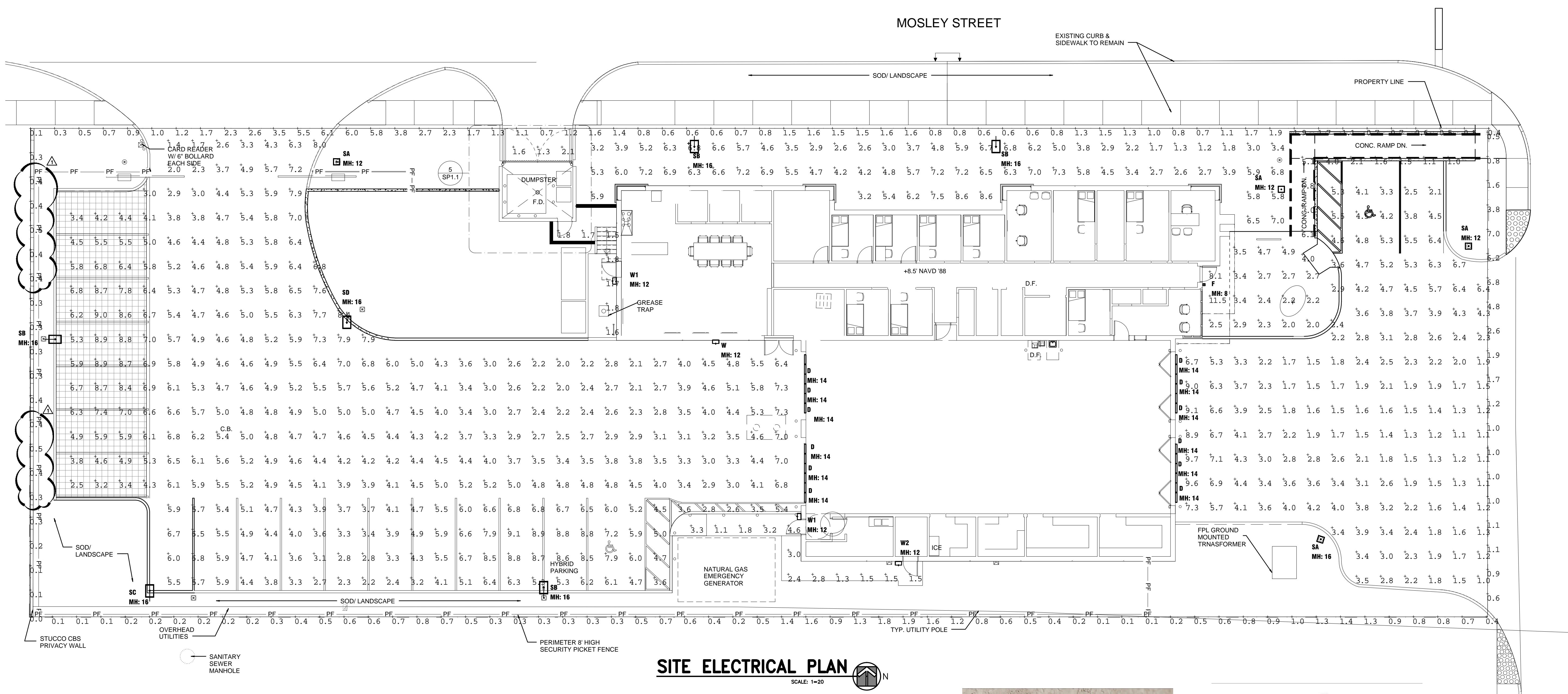
MICHELSON H I T E C T S

3501 Griffin Road
Ft. Lauderdale, FL 33312
(4) 266-2700 Fx:(954) 266-2701
sma@saltzmichelso.com

AA-0002897

AA-0002897

Project No. :
6 - FS#45
Drawn By :
JC
Checked By :
MK
Date:
1-05-2016
REVISIONS
-15-2016 TAC
02-16-2016 TAC
Comments: B

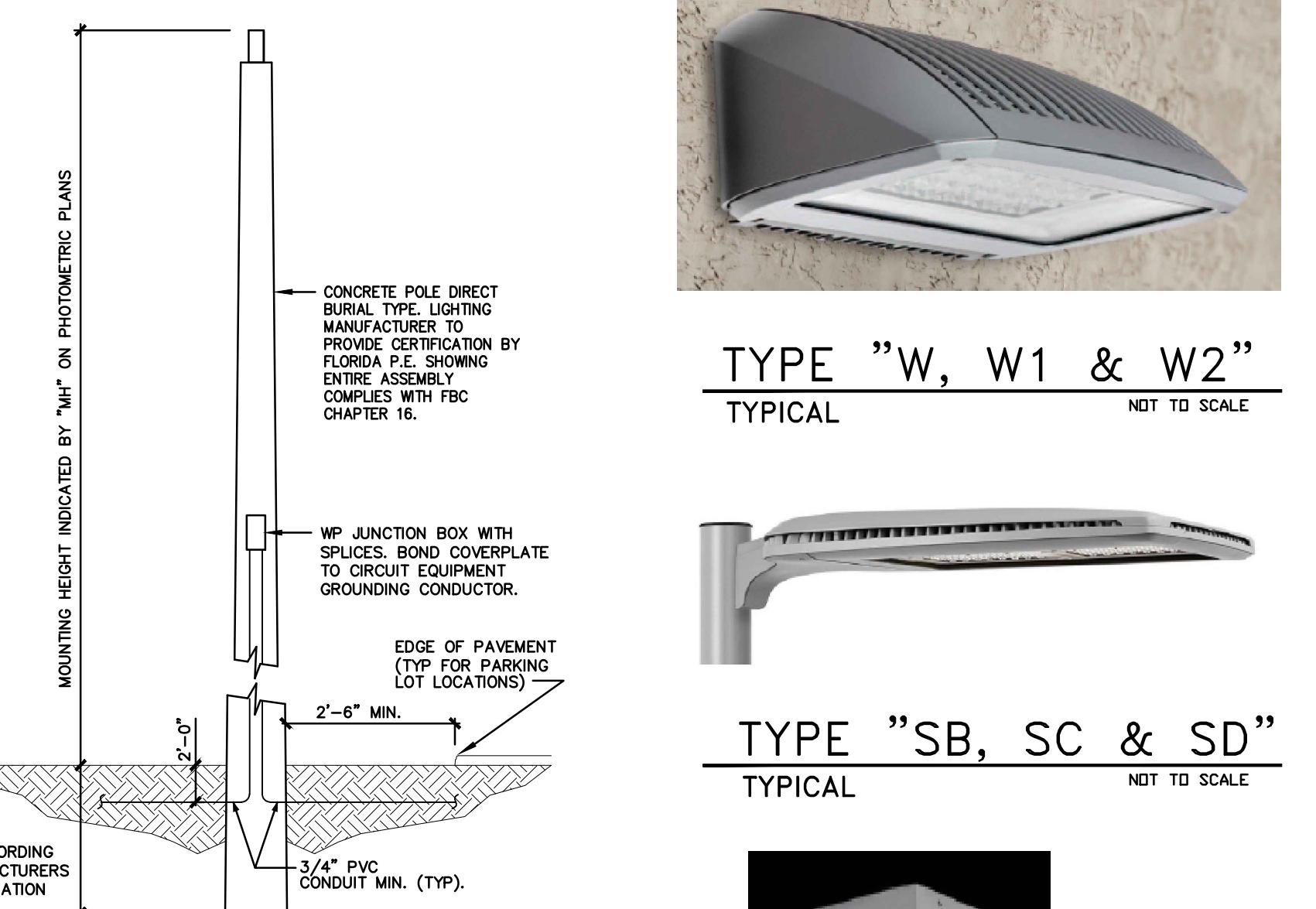


LUMINAIRE SCHEDULE										
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	12	D	METALUMEN RM4DOD-1L40K-4-M-L1	N.A.	0.900	0.900	1.000	0.810	13.6504	163.8048
	1	F	LUMINIS SQ500-L1W11r0-R26	N.A.	0.900	0.900	1.000	0.810	12.2	12.2
	4	SA	PHILIPS GARDCO P32-BLC-215LA-NW POLE MOUNT 12' A.F.G. (ONE AT 16' A.F.G.)	N.A.	0.900	0.900	1.000	0.810	102	408
	4	SB	PHILIPS GARDCO P32-BLC-215LA-NW POLE MOUNT 16' A.F.G.	N.A.	0.900	0.900	1.000	0.810	207	828
	1	SC	PHILIPS GARDCO P32-LCR-260LA-NW POLE MOUNT 16' A.F.G.	N.A.	0.900	0.900	1.000	0.810	263	263
	1	SD	PHILIPS GARDCO P32-5W-215LA-NW POLE MOUNT 16' A.F.G.	N.A.	0.900	0.900	1.000	0.810	216.8	216.8
	1	W	PHILIPS GARDCO 121-4-50LA-NW	N.A.	0.900	0.900	1.000	0.810	50	50
	2	W1	PHILIPS GARDCO 121-4-26LA-NW	N.A.	0.900	0.900	1.000	0.810	26	52
	1	W2	PHILIPS GARDCO 121-2-18LA-NW	N.A.	1.000	1.000	1.000	0.810	18	18

CALCULATION SUMMARY						
Label	Avg	Max	Min	Avg/Min	Max/Min	
BLDG NORTH SIDE	5.06	8.6	1.2	4.22	7.17	
DUMPSTER DRIVE	1.67	2.1	1.3	1.28	1.62	
DUMPSTER WALKWAY	1.70	1.8	1.5	1.13	1.20	
PLAZA	3.61	11.5	2.0	1.81	5.75	
RAMP	3.66	7.0	1.0	3.66	7.00	
SPILL OVERALL (SEE PHOTOMETRIC NOTES 7 & 8)	1.15	7.0	0.0	N.A.	N.A.	
SPILL - WEST PROPERTY LINE	0.30	0.5	0.0	N.A.	N.A.	
WALKWAY TO ELEC ROOM & GENERATOR	2.59	5.1	1.1	2.35	4.64	
PARK & DRIVE	4.54	10.3	1.0	4.54	10.30	

GENERAL PHOTOMETRIC NOTES

1. THE LIGHT LEVELS INDICATED ON THIS DRAWING REPRESENT THE PHOTOMETRIC CALCULATIONS AS PREPARED AND SUBMITTED BY THE LIGHTING VENDOR FOR THE SPECIFIED LUMINAIRES. THIS SIGNED AND SEALED PHOTOMETRIC PLAN ONLY SERVES AS PERFORMANCE CRITERIA AND TO VERIFY THAT THE LIGHT LEVELS AS SHOWN COMPLY WITH KNOWN LOCAL REQUIREMENTS. IT DOES NOT GUARANTEE THE PERFORMANCE OF THE LUMINAIRES NOR THE ACTUAL ILLUMINATION LEVELS.
2. THE CONTRACTOR SHALL RETAIN AN INDEPENDENT PARTY TO SUBMIT & CERTIFY FIELD MEASURED ILLUMINATION LEVELS AS A PHOTOMETRIC AS BUILT. THIS CERTIFICATION SHALL BE DONE BY A PROFESSIONAL ENGINEER. CROSS OFF LEVELS SHOWN AND WRITE MEASURED LEVELS ADJACENT THERETO.
3. BASES OF DESIGN PREDICATED ON PERFORMANCE, POWER CONSUMPTION, LIFE EXPECTANCY, AESTHETICS AND WARRANTY. SUBSTITUTION TO OTHER LIGHTING MANUFACTURER LUMINAIRES SHALL MEET OR EXCEED THIS CRITERIA.
4. SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT NEW PHOTOMETRIC DRAWINGS. DRAWING FORMATS & INFORMATION SHALL INCLUDE:
 - 4.1. FULL SIZE HARD COPY OF MATCHING SCALE TO PROJECT.
 - 4.2. AUTOCAD FILE WITH COMPLETE THREE DIMENSIONAL MODELING DATA OF ALL COMPONENTS AFFECTING DISTRIBUTION (E.G. OBSTRUCTIONS, REFLECTANCES, ETC.).
 - 4.3. COMPLETE PHOTOMETRIC CALCULATIONS REPRESENTING PERFORMANCE AND POWER DENSITIES.
 - 4.3. ALL ADDITIONAL INFORMATION REPRESENTED ON PROJECT DRAWINGS PERTAINING TO LIGHTING.
 - 4.4. ADDITIONAL DOCUMENTATION (E.G. LM-79 & 80 REPORTS), CORD & PLUG TABLE TOP SAMPLES, ETC. MAY BE REQUIRED FOR REVIEW.
5. ALL THE SPECIFICATIONS FOR THIS PROJECT SHALL APPLY TO ALL LUMINAIRES PROVIDED BY THE CONTRACTOR.
6. ITEMS 3, 4 & 5 ABOVE APPLY TO ALL INTERIOR AND EXTERIOR LUMINAIRES FOR THIS PROJECT.
7. EXCEPTION TO SPILL REQUIREMENTS ARE TAKEN WHERE NECESSARY HIGHER ILLUMINATION LEVELS FOR PARKING/DRIVES ARE REQUIRED AND DO NOT PERMIT SUCH IN ENTRY DRIVES AND SIMILAR AREAS.
8. MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES IS IDENTIFIED IN CALCULATION SUMMARY. A MAXIMUM OF 0.5FC OCCURS ON THE WEST PROPERTY LINE, WHICH IS THE ONLY PORTION ADJACENT TO RESIDENTIAL/HOTEL DEVELOPMENT.



LIGHT POLE DETAIL



TYPE "SA"



TYPE "F"



TYPE "D"

AMMANN & WHITNEY

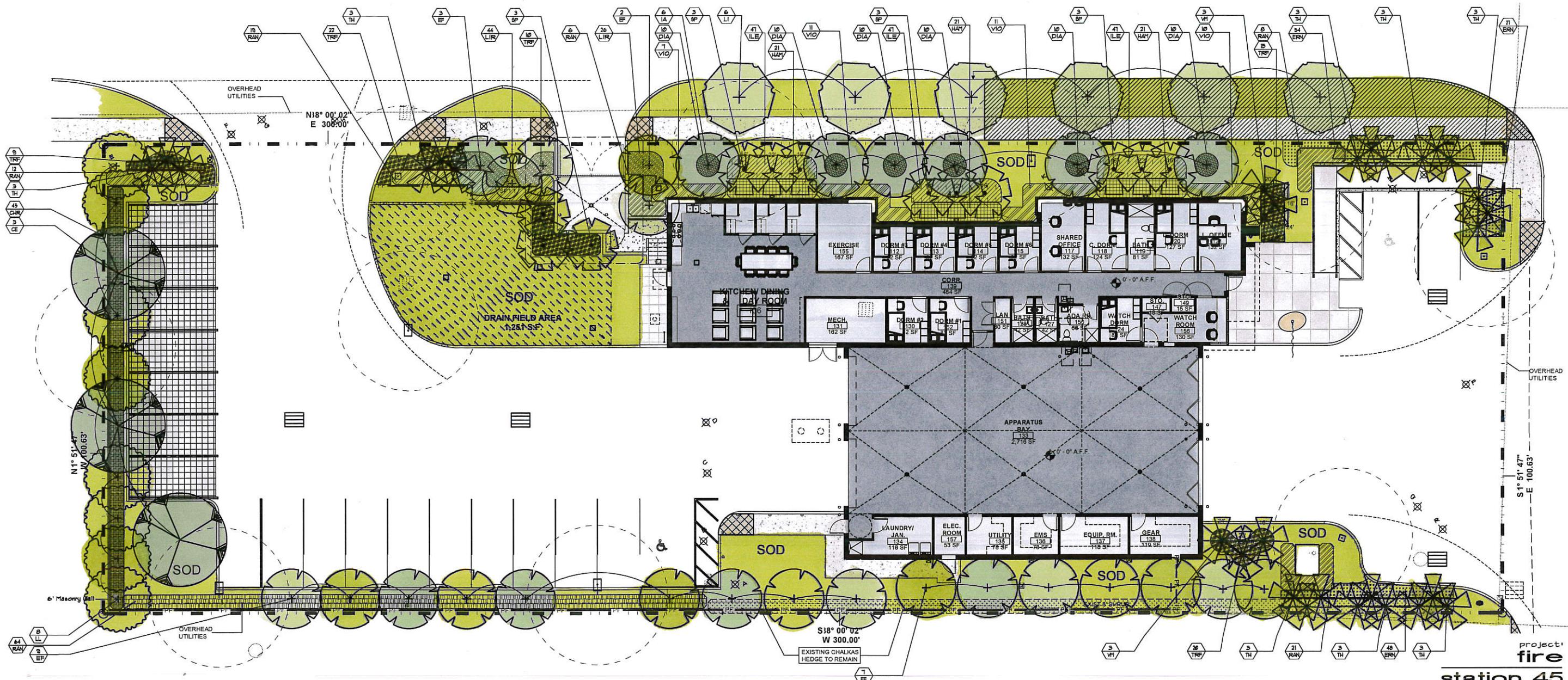
LAND PLANNING * CIVIL * STRUCTURAL
ENVIRONMENTAL * ELECTRICAL * MECHANICAL
470 S. ANDREWS AVENUE
SUITE 206
POMPANO BEACH, FLORIDA 33069
(954) 942-7703

CERTIFICATE OF AUTHORIZATION # 4355

MILTON KRAMER, P.E.
LICENSED ENGINEER NO. 58657
STATE OF FLORIDA

DATE:

AMMANN & WHITNEY Job # 36-FS#45



CODE COMPLIANCE DATA

Perimeter Landscape 4' Buffer L Street trees required 1/50	
Moody Street 300' / 50' *	
6 trees required	6 trees provided
2. Landscape Buffers 1 tree / 20'	
South Property Line 300' / 20' *	15 trees required
15 trees provided	
3. North Property Line 300' / 20' (accessory) = 245' / 20' *	
13 trees required	13 trees provided
4. Abutting Residential tree / 20'	
Use 1/20' property line 101' / 20' *	6 trees required
6 trees provided	
5. Terminal Islands 3 Terminal Islands	
4' ht. hedge required	4' ht. hedge provided
5 trees required	5 trees provided
6. 25% of paved VUA shall be landscape (S. not to include perimeters)	
6,627 SF required	5,261 SF provided
Mitigation 32" of mitigation required	
6" mitigation provided	
7. Trees / 1,000 SF of pervious area of property (This is in addition to VUA)	
Total pervious area = 8,718 SF	
8,718 SF / 1,000 *	
9 trees required	9 trees provided
84 Total Trees Required	
55 Total Trees Provided	

EXISTING TREE LIST

STN	TREE NAME	DESCRIPTION	STATUS
A	Carriewood	20' ht. x 18" apr. 10" cal.	Remove
B	Live oak	30' ht. x 35" apr. 18" cal.	Remove
C	Avocado	26' ht. x 30" apr. 12" cal.	Remove
D	Sea palm	16' ht. x 18" apr. 10" cal.	Remove
E	Live oak	12' ht. x 14" apr. clear trunk, poor	Remove
F	Live oak	12' ht. x 5" apr. 2" cal.	Remove
G	Liquidam tree	10' ht. x 8" apr. multi	Remove
H	Liquidam tree	8' ht. x 8" apr. multi	Remove
I	Spindle palm	12' ht. poor	Remove
J	Spindle palm	12' ht. 12" cal.	Remove
K	Seba palm	20' ht. 14" cal.	Remove
L	Seba palm	20' ht. 12" cal.	Remove
M	Seba palm	20' ht. 21" cal.	Remove
N	Seba palm	20' ht. 12" cal.	Remove
O	Pygmy date palm	10' ht. poor	Remove
P	Seba palm	20' ht. 12" cal.	Remove
Q	Seba palm	20' ht. 14" cal. bent trunk	Remove
R	Carriewood	20' ht x 8" apr. 8" cal. poor	Remove

PLANT LIST

STN	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
CE	Coccoloba uvifera Green Buttonwood	16' ht. x 6" apr. 4" cal	3
EF	Eugenia foetida Spanish Stopper	12' ht. x 4" apr. Single trunk-2" cal	6
IA	Ilex aquifolium East Palatka Holly	12' ht. x 4" apr. 3" cal	21
VM	Velutia monogramma Montgomery palm	0.8 ht. As noted on plan	6
LI	Lagerstroemia indica Crepe Myrtle	12' ht. x 6" apr. 6'-6" cl. standard, 2" cal	6
LL	Ligustrum japonicum Ligustrum Tree	12' ht. x 10" apr. multi trunk	6
BP	Seba palm Seba Palm	overall ht. as noted on Plan	12
TH	Trithrinax radiata Thatch Palm	In groups of 3 10' 12' 14' o.a. ht.	24
CHR	Chrysalidocarpus licoecos Cocoplum Hedge	48" ht. x 24" apr. 24" o.c.	45
DIA	Dianella lanuginosa Blue Flax Lily	12" ht. x 12" apr. 18" o.c.	60
ERN	Emodia littoralis Beach Creeper	10" ht. x 10" apr. 18" o.c.	99
HAM	Hamelia patens Firebush	24" ht. x 18" apr. 24" o.c.	63
ILE	Ilex vomitoria Dwarf Yaupon	12" ht. x 12" apr. 18" o.c.	141
LIR	Liriope sp. evergreen giant Giant Liriope	10" ht. x 12" apr. 18" o.c.	70
RAN	Randia aculeata White Indigo Berry	24" ht. x 18" apr. 24" o.c.	130
TRF	Trachelospermum floridana Dwarf Fleabushes	18" ht. x 18" apr. 24" o.c.	76
VIO	Viburnum obovatum Walkers Viburnum	24" ht. x 18" apr. 24" o.c.	39
SOD	Paspalum notatum Bahia Sod	full, fresh sod	as req'd

LEGEND

- ☒ EXISTING TREES TO BE REMOVED
- PROPOSED PALMS
- ⊕ PROPOSED TREES

dave bodker
landscape architecture/planning inc.

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

#LA00000999

sheet title:

planting

plan

Project number:

7015

date: 2-12-16
scale: 1" = 10'
drawn by: elina

revisions:

2/12/2016 Final Tech Response

△ △ △ △ △

sheet:

L-2



2 of 3 sheets

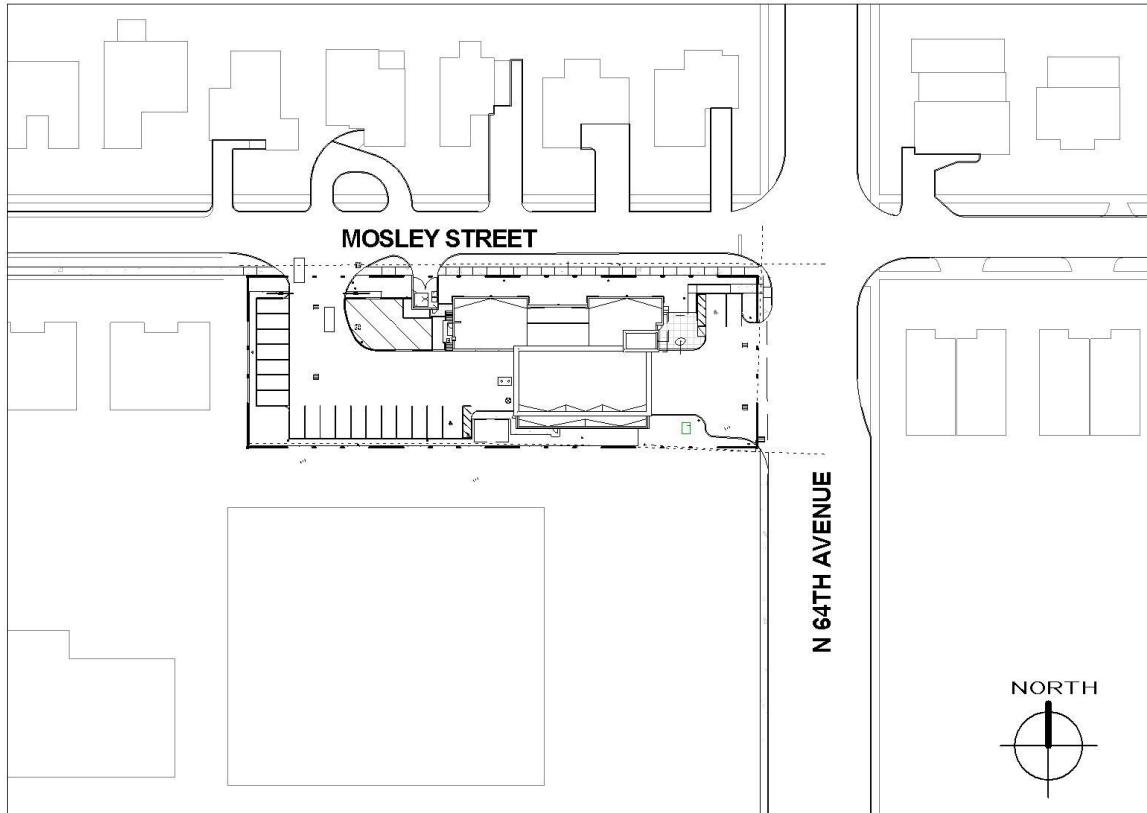
February 18, 2016

City of Hollywood

**Planning & Development Board
Color Photos
Existing Property & Adjacent Structures**

Planning Manager: Leslie A. Del Monte

RE: **CITY OF HOLLYWOOD FIRE STATION NO. 45
(OWNER: CITY OF HOLLYWOOD)
1810 N 64TH AVENUE, HOLLYWOOD, FLORIDA
(CITY JOB F14-031)**



Key Plan



Adjacent Structure across N 64th Avenue, Looking East



Adjacent Structure across N 64th Avenue, Looking North-East



Adjacent Structure across Mosley Street, Looking North



Adjacent Structure across Mosley Street, Looking North



Adjacent Structure along Mosley Street, Looking West



View of Property and Adjacent Structures along Mosley Street, Looking East



View of Property and Adjacent Structures, Looking South-West



View of Property and Adjacent Structure, Looking West



View of Property and Adjacent Structure along N64th Avenue, Looking North

AL
BRUSHED ALUMINUM PANELS
OR MATCH SW 7641/BM 1485



GL
GLASS SYSTEM
LOW E IMPACT RESISTANT - GREY TINT

PROJECT NO. 2015-167

CITY OF HOLLYWOOD FIRE STATION NO. 45 SALTZ MICHELSON
EXTERIOR FINISHES ARCHITECTS

P-4 & P-5
CANOPY PAINT & ACCENT PANELS
SW 7641 COLONADE GREY OR BM 1485

SW 7641

Colonade Gray

P-1
ACCENT COLOR
SW 6868 REAL RED PAINT

SW 6868

Real Red

Y.O/Y/59
SW 6673

Banana Cream

P-2
FIELD COLOR
SW 6673 BANANA CREAM

P-3
ACCENT COLOR
SW 6144 DAPPER TAN

ATTACHMENT B
Land Use and Zoning Map

Address: 1810 N 64th Avenue Fire Station 45 Replacement



DEPARTMENT OF
PLANNING

Legend

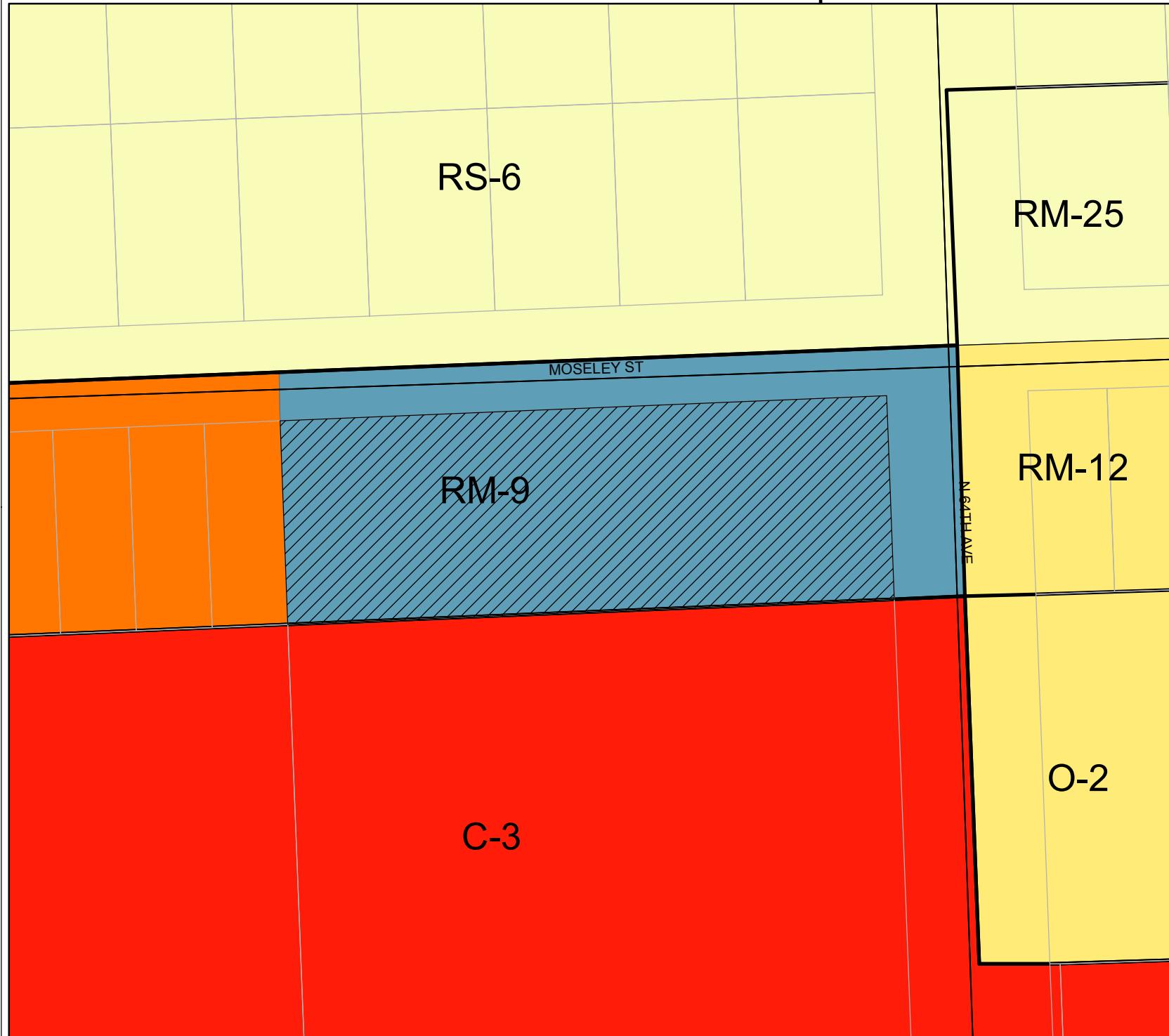
- Subject Property
- Streets
- Major Roads

LAND USE

- LRES
- COMFAC
- LMRES
- MRES
- GBUS

ZONING

- C-3
- O-2
- RM-9
- RMCRA-12
- RMCRA-25
- RS-6



ATTACHMENT C
Existing Zoning Regulations

§ 4.2 Multiple Family Districts.

A. Purpose and uses.

District Purpose	Main Permitted Uses	Special Exceptions	Accessory Uses
These districts are designed to provide standards for the development and maintenance of multiple family residential buildings and hotels, where such uses are permitted (See no. 2 below).	See chart on next page.	Places of worship, meeting halls, social halls, institutional uses, day care facilities, commercial and non-commercial parking lots, and educational facilities. (See chart below)	Those uses which are customarily associated with one of the main permitted uses (See § 4.20).

Main Permitted Uses

District (Multiple Family MF)	Maximum Density, units per acre*	Single Family	Duplex	Town house	Apt. Bldg.	Hotel	Commercial
(1) RM-9 (Low -Med MF)	9	Yes	Yes	Yes	Yes	No	No
(2) RM-12 (Med MF)	12	Yes	Yes	Yes	Yes	No	No
(3) RM-18 (Med-High MF)	18	Yes	Yes	Yes	Yes	No, except east of I-95 permitted.	No
(4) RM-25 (High MF)	25 for Apt. Bldg.; 50 for Hotel, except if Comprehensive Plan land Use designation is Commercial**	Yes	Yes	Yes	Yes	Yes	No
(5) BRT-25 (Beach Resort MF)	25 for Apt. Bldg. 50 for Hotel, except if Comprehensive Plan land Use designation is Commercial **	Yes	Yes	Yes	Yes	Yes	Special Exception for eating and drinking uses if east of AIA, otherwise they are a Permitted Use; pawn, thrift, consignment shops, psychic help uses, tattoo



City of Hollywood
Zoning and Land Development Regulations

								shops and office are prohibited; all other commercial uses are permitted.
--	--	--	--	--	--	--	--	---

(6) See § 4.2.D for RM-WET Multiple Family Wetlands District Regulations.

(7) See § 4.2.E for NBDD North Beach Development District Regulations.

* When residential uses are permitted, at least two units per platted lot are permitted regardless of the maximum permitted density.

**Maximum density for parcels with Comprehensive Plan designation of General Business is outlined under "Permitted Uses in Areas Designated General Business" in Future Land Use Element of the Comprehensive Plan.

MF = Multiple Family

B. Development regulations.



District	Min. Lot Area (sq. ft.)*	Min. Lot Width* (ft.)	Max. Height (ft.)	Land-scape, open space**	Minimum Unit Size (Sq. Ft.)				
					Single Family (SF)	Duplex (Dup)	Townhse.	Apt.	Hotel
(1) RM-9	6000	60	2 stories not to exceed 30 ft.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(2) RM-12	6000	60	3 stories not to exceed 35 ft.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(3) RM-18	6000	60	4 stories not to exceed 45 ft., except if adjacent to sing. fam. district, then height 30 ft for first 100 ft of lot.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(4) RM-25	6000	60	Oceanfront - 80% of the distance from Erosion Control Line. Non-Oceanfront 65 ft or 6 stories. Development east of A-1-A, south of	40%	1000	500	800	500 Min 750 Avg	15% of units 300-335; 85% of units 335+

City of Hollywood
Zoning and Land Development Regulations

			Harrison Street: no greater than 50 feet where there is already an existing high density multi-family residential project developed east of A-1-A and whose oceanfront views would otherwise be severely restricted and/or blocked by any such proposed development to be located east of the existing building and on the same block.						
--	--	--	--	--	--	--	--	--	--

District	Min. Lot Area (sq. ft.)*	Min. Lot Width* (ft.)	Max. Height (ft.)	Land-scape, open space**	Minimum Unit Size (Sq. Ft.)				
					Single Family (SF)	Duplex (Dup)	Townhse.	Apt.	Hotel
(5)BRT-25	6000	60	North of Tyler to Sherman Street - 50 feet. South of Harrison St. - 65 ft. and North of Balboa Street - 150 ft.	40%	1000	500	800	500 Min 750 Avg	15% of units 300-335; 85% of units 335+
(6) See Section 4.2.D for RM-WET Wetlands District Regulations.									
(7) See Section 4.2.E for NBDD North Beach Development District Regulations.									
* Platted lots or lots of record which contain less than the minimums are considered as legal non-conforming and may be developed consistent with these regulations.									
** Includes landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks and similar uses.									

 C. (1) Setback requirements main structure: RM-9, RM-12 and RM-18.

Front	Side/Interior	Side/Street	Rear
20 ft. for structures; 5 ft. for at-grade parking lots.	The sum of the side yard setbacks shall be at least 20% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except , platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback. When an existing Building has a 5 ft. side yard setback, the setback of new construction may also be 5 ft. This applies to the linear or vertical extension of a single story building.	15 ft.; except at- grade lot 5 ft.	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min.

Cross-reference:

For parking lots, see § 4.22

(2) Setback requirements main structure: RM-25, BRT-25.

Front	Side/Interior	Side/Street	Rear	Front
(1) Pedestal	25 ft.; except Retail uses shall provide 0 ft. setback.	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 10 ft., whichever is greater. Retail uses shall provide 0 ft. setback.	15 ft. minimum; except retail uses shall provide 0 ft. setback.	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min. 50 ft. maximum.
(2) Tower	25 ft. + 1 ft. increase for each ft. of height above 50 ft. Setback not to exceed 50 ft.	The required pedestal setback plus 20% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	The required pedestal setback plus 15% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	Oceanfront lots* - 25% of lot depth. Non-oceanfront lots - 15% of lot depth. No setback less than pedestal setback.
(3) Setbacks are measured from the base building line pursuant to Article 3.				
(4) See § 4.2.D for RM-WET Multiple Family Wetlands District Regulations.				
(5) See § 4.2.E for NBDD North Beach Development District Regulations.				
* Oceanfront Lots are properties that have the erosion control line as a property line.				

* * *

* * *

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-97-28, passed 6-25-97; Am. Ord. O-99-26, passed 9-8-99; Am. Ord. O-2000-10, passed 2-2-2000; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2002-20, passed 4-10-2002; Am. Ord. O-2003-01, passed 1-22-2003; Am. Ord. O-2005-10, passed 6-15-2005; Am. Ord. O-2007-34, passed 12-18-2007; Am. Ord. O-2012-05, passed 3-7-12)

ATTACHMENT D
Proposed Zoning Regulations

§ 4.9 GU Government Use District.

A. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
<p>Any land acquired, owned or leased by the city or any other governmental entity/agency may be given a zoning designation of GU by initiating the rezoning process set forth in F.S. § 166.041, Art. 5 of the Zoning and Land Development Regulations, and this section.</p> <p>To permit residential, non-residential, and/or any combination of each on tracts of land that are owned or leased by the city or any other governmental entity or agency to be planned and developed as a whole, as a single operation or in phases with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning; except for land in Port Everglades.</p>	<p>Government Buildings and Uses (such as but not limited to Federal, State, County and city buildings; schools, offices, parks, public golf courses etc.) Any Use approved by the City Commission for the private development (lease, air-rights etc.) of governmentally owned property. All Uses must be consistent with the Comprehensive Plan and zoned according to state law.</p> <p>Those properties located within a designated Music District are permitted to engage in any activity, use, restriction, or exemption listed in the Code of Hollywood, § 100.06(K), § 113.03(A)(2) and City Commission Resolution No. 95-272(A).</p>	<p>Any building or Use adjacent to or within a single family, RM-9, RM-18 or RM-25 district.</p> <p>Parking garages.</p>	<p>Any Use that is customarily associated with the Main Permitted Use. See § 4.21.</p>

B. General development regulations for property within GU Government Use District.

1. Procedures and requirements for rezoning to a GU Development.

a. Application. An application for rezoning to GU Development shall be made only by the governmental entity or agency that owns or leases the subject property and processed in the same manner as other applications for change of zoning of land in accordance with state law and pursuant to [Article 5](#).

b. Zoning designation. Upon the sale of public property that is currently zoned GU, the governmental entity or agency shall initiate a zoning designation change pursuant to F.S. Chapter 166.041, as amended from time to time, and in accordance with the procedures set forth in [Article 5](#) of the Zoning and Land Development Regulations. If a governmental entity or agency acquires property to be utilized for a public purpose or desires to develop property it owns or leases for the purposes set forth in § [4.9](#).A. above, then the rezoning procedures set forth below shall be followed.

c. Consideration by the City Commission. Upon receiving the recommendation of the Planning and Development Board, the City Commission shall conduct a public hearing to consider the rezoning petition in accordance with the rezoning procedures set forth in [Article 5](#) and the Site Plan pursuant to [Article 6](#). The City Commission shall evaluate the proposed development in the same manner as required of the Planning and Development Board.

C. Development regulations for GU property requiring Site Plan Review. When the city or any other governmental entity/agency owning or leasing public property within a GU District desires to develop the property, Site Plan Review in accordance with [Article 6](#) and other applicable Articles of the Zoning and Land Development Regulations is required and the following development regulations shall be followed:

1. Unified control. All land included for the purpose of development within a GU District shall be under the control of the city, any other governmental entity or agency. The city or other governmental entity/agency shall present satisfactory legal documents to constitute evidence of the unified control of the entire area within the proposed GU District, which shall be reviewed by the Department and the City Attorney's Office.

2. Land use and design regulations.

a. Maximum density.

1. Density. The maximum permitted density shall be determined by the City Commission, but in no event shall it exceed the limits set forth in the Comprehensive Plan.

2. For purposes of this section. Community Residential Facility and hotel units shall equal one-half of one dwelling unit, and any residential unit shall be equal to one dwelling unit.

b. Minimum plot size, distance between structures, frontage and setbacks.

1. No minimum plot size shall be required with a GU Development.

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

3. Setbacks. There are no required setbacks or yards except for those imposed by the City Commission, upon recommendation of the Planning and Development Board, and the Florida Building Code, as amended from time to time.

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

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

3. GU District Site Plan. The Site Plan petition shall be submitted to the Department pursuant to [Article 6](#). The Development Review Coordinator shall review the GU Site Plan in accordance with the procedures set forth in [Article 6](#) and shall forward his or her recommendation to the Planning and Development Board.

4. Consideration by the Planning and Development Board. The Planning and Development Board shall evaluate the Site Plan in accordance with the requirements set forth in [Article 6](#). In addition, the Board shall evaluate the suitability of the proposed development with the Design Review Criteria set forth in § [5.3.J.4.](#), the City's Comprehensive Plan, the City-Wide Master Plan and the relevant Neighborhood Plan. The Planning and Development Board may recommend reasonable conditions, safeguards and stipulations be attached to the approval of the Site Plan. Upon reviewing the Site Plan, the Planning and Development Board shall forward its recommendation to the City Commission.

5. Conformance to the approved GU District Site Plan.

a. Permits. After rezoning to GU Development District, no permits shall be issued by the city and no development shall commence unless in conformance with the approved GU Development Site Plan approved by the City Commission. The GU Development may be developed in phases; however, such phases shall be an element of the Site Plan approved by the City Commission.

b. Major and minor changes to the Site Plan shall be made pursuant to [Article 6](#).

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

(Ord. O-94-14, passed 4-6-94; Am. Ord. O-96-44, passed 9-25-96; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2002-13, passed 3-6-2002; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-05, passed 3-7-12)