



Government
L A W G R O U P

W W W . G O V L A W G R O U P . C O M

Keith Poliakoff, Esq. | (954) 909-0590 office | kpoliakoff@govlawgroup.com

December 14, 2022

Sent Via Electronic Mail

City of Hollywood
Attn: Tasheema Lewis, Associate Planner
Division of Planning & Urban Design
Department of Development Services
2600 Hollywood Blvd
Hollywood, FL 33020

Re: Skippers Dockside 2308 N. Ocean Drive

Dear Ms. Lewis:

Enclosed please find our application for site plan approval relating to the above captioned property. Skippers Dockside is the vacant, approximately 1.37 acre parcel, located on the west side of North Ocean Drive (A1A) between Nebraska and Taft Street. In the recent past this parcel had been utilized for parking, including parking for users of the attached marina.

Oceanside Marina, LLC, seeks to redevelop the parcel with a new state of the art marina containing larger slips, a Tiki Bar with ancillary amenities, and a temporary “take out” restaurant.

Although most users will access the site through the waterway or by foot, parking will be installed in accordance with the City’s Code. In addition, the site has been carefully designed to offer emergency access, trash collection, and ADA accessibility.

Oceanside Marine is excited to bring life to this dormant site and looks forward to making Skippers Dockside a reality.

If you have any questions, please do not hesitate to ask.

Regards,

A handwritten signature in blue ink, appearing to read 'Keith Poliakoff', written over a blue horizontal line.

Keith Poliakoff

200 S. Andrews Avenue, Suite 601
Ft. Lauderdale, FL 33301

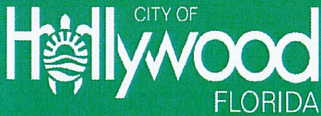
PLANNING DIVISION



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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 12/14/22

Location Address: 2308 N. Ocean Dr.

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

Folio Number(s): 5142 12 01 0030

Zoning Classification: BRT-25-A1A Land Use Classification: Commerce

Existing Property Use: vacant parking Sq Ft/Number of Units: 34,625 sq ft +/-

Is the request the result of a violation notice? () Yes () No If yes, attach a copy of violation. 1.37 acres +/-

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

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

Explanation of Request: New tiki bar with amenities, marina parking, temporary food use

Number of units/rooms: _____ Sq Ft: _____

Value of Improvement: \$1m +/- Estimated Date of Completion: 2nd Qtr 2023

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

Name of Current Property Owner: Oceanside Marina, LLC

Address of Property Owner: 1001 E. Atlantic Ave. Suite 200 Delray Beach 3348

Telephone: 603-767-0983 Fax: _____ Email Address: Thomas.Walsh@ophotels.com

Name of Consultant/Representative/Tenant (circle one): Keith Poliakoff

Address: 200 S. Andrews Ave Unit 601 Telephone: 954-909-0590

Fax: RTL 33301 Email Address: Kpoliakoff@goulawgroup.com

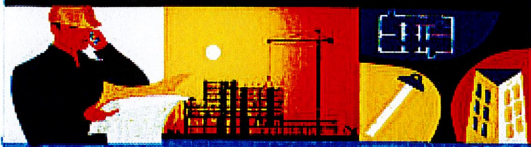
Date of Purchase: 9/5/2012 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Howard Jablon

AS Hydro Engineering, Inc. Address: 5932 NW 73rd Ct Parkland, FL 33067 Email Address: ajhydro@bellsouth.net

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: *Mark Walsh* Date: 12/14/22

PRINT NAME: Oceanside Marine, LLC Date: 12/14/22

Signature of Consultant/Representative: *[Signature]* Date: 12/14/22

PRINT NAME: Keith M. Polatoff Date: 12/14/22

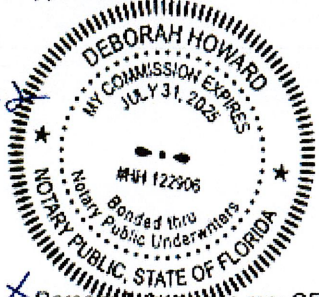
Signature of Tenant: _____ Date: _____

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 site plan approval to my property, which is hereby made by me or I am hereby authorizing Keith M. Polatoff to be my legal representative before the PDR/Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 14 day of December, 2022
Deborah Howard
Notary Public Palm Beach
State of Florida



Mark Walsh
Signature of Current Owner
Mark Walsh
Print Name

My Commission Expires: 7-31-23 (Check One) Personally known to me, OR Produced Identification _____

DIVISION OF CORPORATIONS



Department of State / Division of Corporations / Manage/Change with E-Filing /

Type	Name of Individual Filing Here	Welcome to E-Filing	Report & Update Information	Final Review	Payment
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Business Name	Type	Document Number	Filing Fee
OCEANSIDE MARINA LLC	Florida Limited Liability Company	L12000112380	\$138.75

File Date	Aug 31, 2012
Filing State or Country	FL
Status	Active

3 of 6 - Review Your Info and Fee

FEI/EIN Number	Not Applicable
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Principal Address
1001 EAST ATLANTIC AVENUE 202 DELRAY BEACH, FL 33483 US

Mailing Address
1001 EAST ATLANTIC AVENUE 202 DELRAY BEACH, FL 33483 US

Registered Agent Information

Registered Agent
CRITCHFIELD , RICHARD , H

Registered Office Address
1001 EAST ATLANTIC AVENUE
SUITE 201
DELRAY BEACH, FL 33483 US

Name And Address of Person(s) Authorized to Manage Limited Liability Company

Title MGR
WALSH , MARK T
1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FL 33483 US

Title MGR
WALSH , MICHAEL P
1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FL 33483 US

Title MGR
ADE , RICHARD C
1000 MARKET STREET, SUITE 300
PORTSMOUTH, NH 03801 US

4 of 6 - Continue Editing or Move On?

Is all the above information correct?



OR

5 of 6 - Sign & Move On?

YES! This is the information I want to report.

Please enter your e-mail address carefully and verify that it is correct. This is the address correspondence pertaining to this filing and future annual report notices will be sent.

Email Address

Re-enter Email Address

This instrument prepared by:
Leo Rose, Esq.
Schreeder, Wheeler & Flint, LLP
1100 Peachtree St.
Suite 800
Atlanta, GA 30309

STATE OF _____

SPECIAL WARRANTY DEED

COUNTY OF _____

THIS INDENTURE, made and entered into this 7th day of September, 2012, by and between:

WILSHIRE MARINA, LLC, a Florida limited liability company (herein referred to as "Grantor");

and

OCEANSIDE MARINA LLC, a Florida limited liability company (herein referred to as "Grantee").

WITNESSETH THAT, the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid at or before the delivery of this deed, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey to the said Grantee, and his, her, its or their heirs, successors and assigns, the following described property:

All that tract or parcel of land, lying and being in Broward County, Florida and being more particularly described as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER WITH all personal property, fixtures, structures and improvements located on such property and the easements, rights, members and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the

rights, privileges, easements, members, appurtenances belonging or thereunto appertaining, to the only proper use and benefit of the Grantee and its successors and assigns forever in FEE SIMPLE.

Grantor will warrant and defend the title to said premises against the claims of all persons claiming by, through or under Grantor, but not otherwise. No other covenants or warranties, express or implied, are given by this Deed.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has duly signed, sealed and delivered this deed on the date above written.

Signed, sealed and delivered in the presence of:

GRANTOR:
WILSHIRE MARINA, LLC,
a Florida limited liability company

Barbara Altman
Witness

By: Saeed Sirang
Saeed Sirang, a/k/a Steve Sirang,
Its: Manager

Barbara Altman
Print or Type Name

[Signature]
Witness

Nate Sirang
Print of Type Name

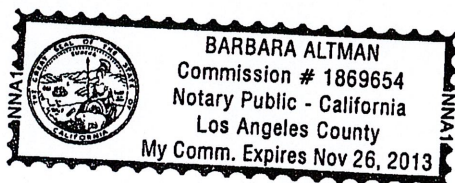
STATE OF California
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this 5 day of September, 2012, by Saeed Sirang, a/k/a Steve Sirang, Manager of Wilshire Marina, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who produced Georgia Driver license as identification.

(NOTARY SEAL)

Barbara Altman
Notary Public Signature

Barbara Altman, Notary Public
(Name typed, printed or stamped)
Notary Public, State of California



My Commission Expires: 11-26-13

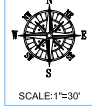
EXHIBIT "A"

Lots 1 through 12, inclusive, LESS the East 12.82 feet as measured along the North and South lines thereof, Block A, HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31 of the Public Records of Broward County, Florida.

TOGETHER WITH all that part of Taft Street Right-of-Way, formerly Arkansas Street, lying West of the Right-of-Way of North Ocean Drive (also known as State Road A-1-A).

ALSO TOGETHER WITH all that part of the Florida East Coast Canal (also known as the Intracoastal Waterway), described as follows: Beginning at the Southwest corner of Lot 12, Block A, HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida; thence South 88° 05' 13" West, along a projection Westerly of the South Line of said Lot 12, 22.69 feet; thence North 01° 33' 26" West, 217.21 feet; thence North 05° 43' 31" East, 318.55 feet; thence North 88° 05' 13" East along a projection Westerly of the North Right-of-Way line of Taft Street, formerly Arkansas Street, 50.47 feet; thence South 05° 43' 31" West, along the West line of Lots 1 through 12, inclusive, Block A of said HOLLYWOOD BEACH FIRST ADDITION, 537.70 feet to the Point of Beginning.

ALSO TOGETHER WITH Lot 11, Block 12, HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31 of the Public Records of Broward County, Florida, LESS the Right-of-Way for North Ocean Drive (also known as State Road A-1-A).



Survey Related Information

LEGAL DESCRIPTION:
1.) LOTS 1 THROUGH 12, INCLUSIVE, LESS THE EAST 12.82 FEET AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, BLOCK A, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2.) TOGETHER WITH ALL THAT PART OF TAFT STREET RIGHT-OF-WAY, FORMERLY ARKANSAS STREET, LYING WEST OF THE RIGHT-OF-WAY OF NORTH OCEAN DRIVE (ALSO KNOWN AS STATE ROAD A-1-A).

3.) ALSO TOGETHER WITH ALL THAT PART OF THE FLORIDA EAST COAST CANAL (ALSO KNOWN AS THE INTRACASTAL WATERWAY), DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, BLOCK A, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88° 05' 15" WEST, ALONG A PROJECTION WESTERLY OF THE SOUTH LINE OF SAID LOT 12, 22.69 FEET; THENCE NORTH 01° 33' 28" WEST, 217.21 FEET; THENCE NORTH 09° 43' 31" EAST, 316.55 FEET; THENCE NORTH 88° 05' 15" EAST, ALONG A PROJECTION WESTERLY OF THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET, FORMERLY ARKANSAS STREET, 50.47 FEET; THENCE SOUTH 05° 43' 31" WEST, ALONG THE WEST LINE OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK A OF SAID HOLLYWOOD BEACH FIRST ADDITION, 537.70 FEET TO THE POINT OF BEGINNING.

4.) ALSO TOGETHER WITH LOT 11, BLOCK 12, HOLLYWOOD BEACH FIRST ADDITION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR NORTH OCEAN DRIVE (ALSO KNOWN AS STATE ROAD A-1-A).

* NOTE: NOT INCLUDED IN SCOPE OF CONSTRUCTION

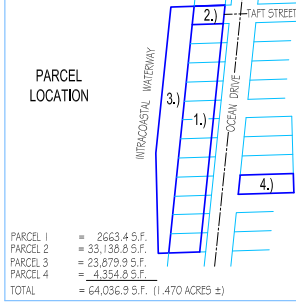
PROPERTY ADDRESS:
2308 NORTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019

INVOICE NUMBER: 124172-SE
DATE OF FIELD WORK: 08/31/2021

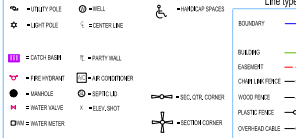
CLIENT FILE:
CERTIFIED TO NORTH SOUTH CORP.

FLOOD ZONE: AE
FLOOD MAP: 12011C
PANEL: 058B
SUFFIX: H
PANEL DATE: 08/18/2014

BASE FLOOD ELEVATION OR DEPTH: 5 NAVD 1988
COMMUNITY NUMBER: 125113



PARCEL 1 = 2663.4 S.F.
PARCEL 2 = 33,138.2 S.F.
PARCEL 3 = 23,879.9 S.F.
PARCEL 4 = 4,354.2 S.F.
TOTAL = 64,036.5 S.F. (1.470 ACRES ±)



Abbreviation Legend (Some items in legend may not appear on drawing)

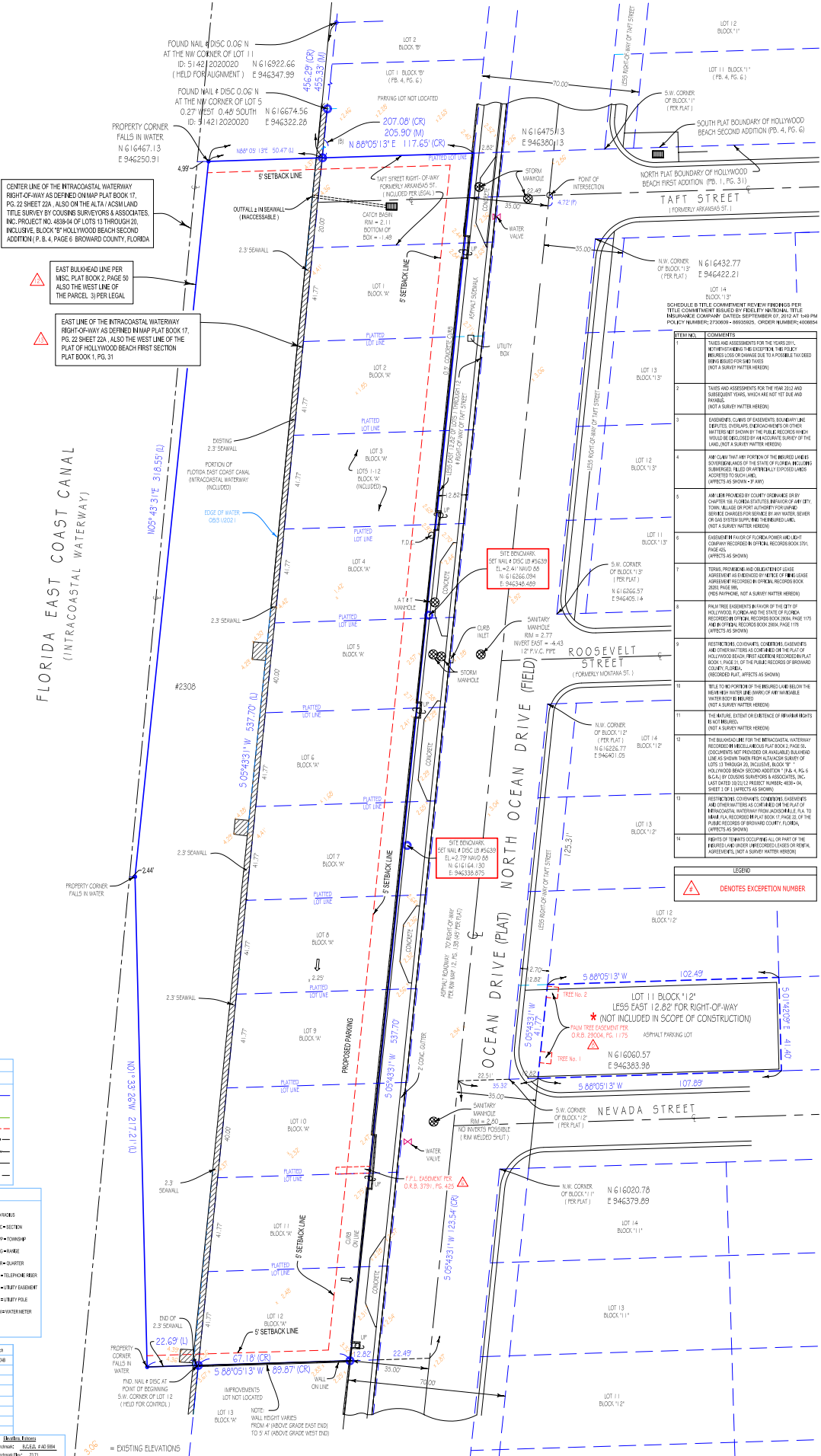
A=ALTA/ACSM	EL=ELEVATION	FP=POINT OF INTERSECTION	R=RADIUS
CA=CENTRAL ANGLE	EM=ELECTRIC METER	FR=FRONT OF TENEMENT	SEC=SECTION
CD=CABLE TIE BINDER	FR=FOUND/RICH	PC=POINT OF CURVE	TWP=TOWNSHIP
CH=CALCULATED FROM FIELD	FR=FOUND NAIL	PR=POINT OF REVERSE CURVE	W=WARD
CH=CALCULATED FROM RECORD	FR=FOUND	PR=POINT OF COMPOUND CURVE	Q=QUARTER
CH=CHORD DISTANCE	L=LEGAL DESCRIPTION	PR=POINT OF BEGINNING	R=RIGHT-OF-WAY MARK
CL=CLEARLOT	M=MEASURED	PR=POINT OF COMMENCEMENT	RF=RIGHT-OF-WAY EASEMENT
CO=CONCRETE	O=OVERHEAD CABLE	PR=POLE HEATER	UL=UTILITY LOCATED
DE=DEMOLISHED EASEMENT	P=PLAT	PR=POOL PUMP	WM=WATER METER
DI=DIAMETER			

Job Number: 124172-SE
Date of Field Work: 08/31/2021
Job Date: 08/31/2021
Job Title: SURVEY

Drawn By	Checked By	Date	Revised	Text
124172-SE	08/31/2021			
08/31/2021				
08/31/2021				
08/31/2021				
08/31/2021				
08/31/2021				
08/31/2021				
08/31/2021				
08/31/2021				
08/31/2021				

Surveyors Certificate
I HEREBY CERTIFY THAT THE SURVEY MEETS THE REQUIREMENTS OF PRACTICE AS OUTLINED IN CHAPTER 463, PART 2 OF THE FLORIDA ADMINISTRATIVE CODE AND THAT THE SURVEY IS ACCURATE AND CORRECT.

Surveyors Notes
1. THE SOUTH BOUNDARY OF THE PROPERTY IS DEFINED BY THE PUBLIC RECORDS AS SHOWN BY THE SURVEY. ALL OTHER BOUNDARIES ARE AS SHOWN BY THE SURVEY. THE SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.



Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY EASEMENTS SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
NONE FOUND

Plating Instructions
THIS DRAWING IS FOR INFORMATION ONLY. SELECT ACTUAL SIZE TO BE CORRECT. DO NOT COPY.
This survey has been filed by the following Landtec Surveying, Inc. with the Broward County Clerk of Courts, Office of Public Records, 700 W. Hillsboro Blvd., Suite 4-100, Deerfield Beach, FL 33441.

LANDTEC SURVEYING, INC.
www.LandtecSurveying.com
601-367-3587 Fax: (601) 465-5145

SKIPPERS DOCKSIDE

2308 N. OCEAN DRIVE,
HOLLYWOOD, FL 33019
BROWARD COUNTY

SITE PLAN

TEAM /CONSULTANTS

DEVELOPER
NORTH SOUTH CORP.
MR. THOMAS WALSH
1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FLORIDA 33483
(603) 767-33483

LAND USE ATTORNEY

GOVERNMENT LAW GROUP, PLLC
MR. KEITH POLIAKOFF, ESQ.
200 SOUTH ANDREWS AVE, SUITE 601
FORT LAUDERDALE, FLORIDA 33301
(954) 909-0590

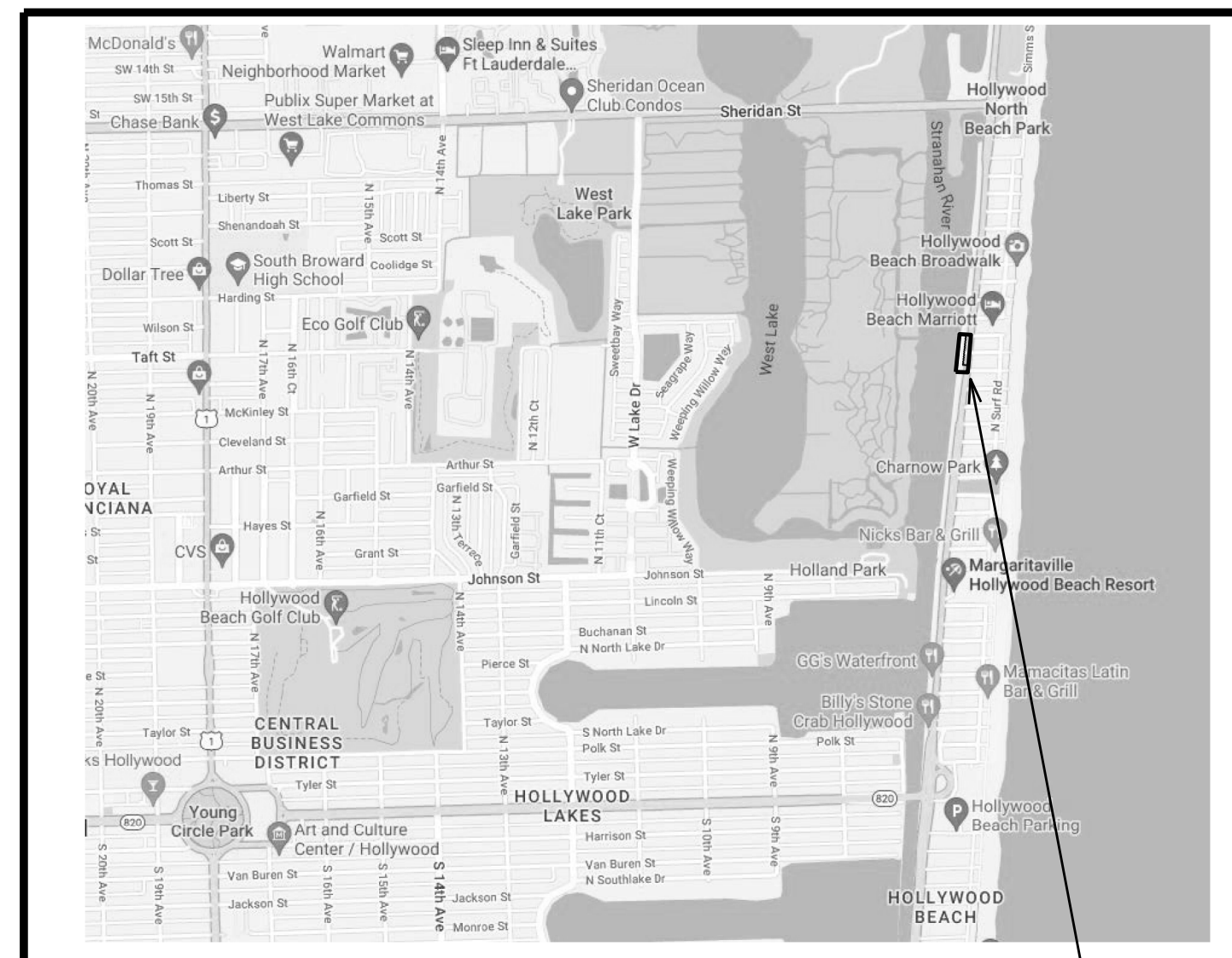
SITE PLANNER / CIVIL ENGINEER
A. J. HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FLORIDA 33067
(954) 347-3397

SURVEYOR
LANDTEC SURVEYING, INC
700 WEST HILLSBORO BOULEVARD
DEERFIELD BEACH, FLORIDA 33441
(561) 367-3587

LANDSCAPE ARCHITECT
GENERAL LANDSCAPING CORP.
CLINT OSTER, LA 1087
(561) 239-8280

ARCHITECT
PERMUY ARCHITECTURE
2717 PONCE DE LEON BOULEVARD
CORAL GABLE, FL 33134
(305) 200-5302

SECTION 12, TOWNSHIP 51S, RANGE 42E



LOCATION MAP SUBJECT SITE
NOT TO SCALE

SHEET INDEX:

- C1. SITE PLAN COVER SHEET
- SP1. SITE PLAN
- FP1. FIRE PREVENTION AND ACCESS WITH AUTOTURN PLAN

- S1. BOUNDARY & TOPOGRAPHIC SURVEY

- A-1.01 ARCHITECTURAL PLAN - FLOOR PLAN
- A-1.02 ARCHITECTURAL PLAN - BAR EQUIPMENT FLOOR PLAN
- A-2.00 ARCHITECTURAL ELEVATIONS
- A-2.02 ARCHITECTURAL TIKI ELEVATIONS
- A-2.03 FOOD, CONTAINER, & ENTRY PAVILLION ELEVATIONS
- A-3.00 SECTION THROUGH TIKI

LO. PHOTOMETRIC STUDY

L-1. LANDSCAPE PLAN

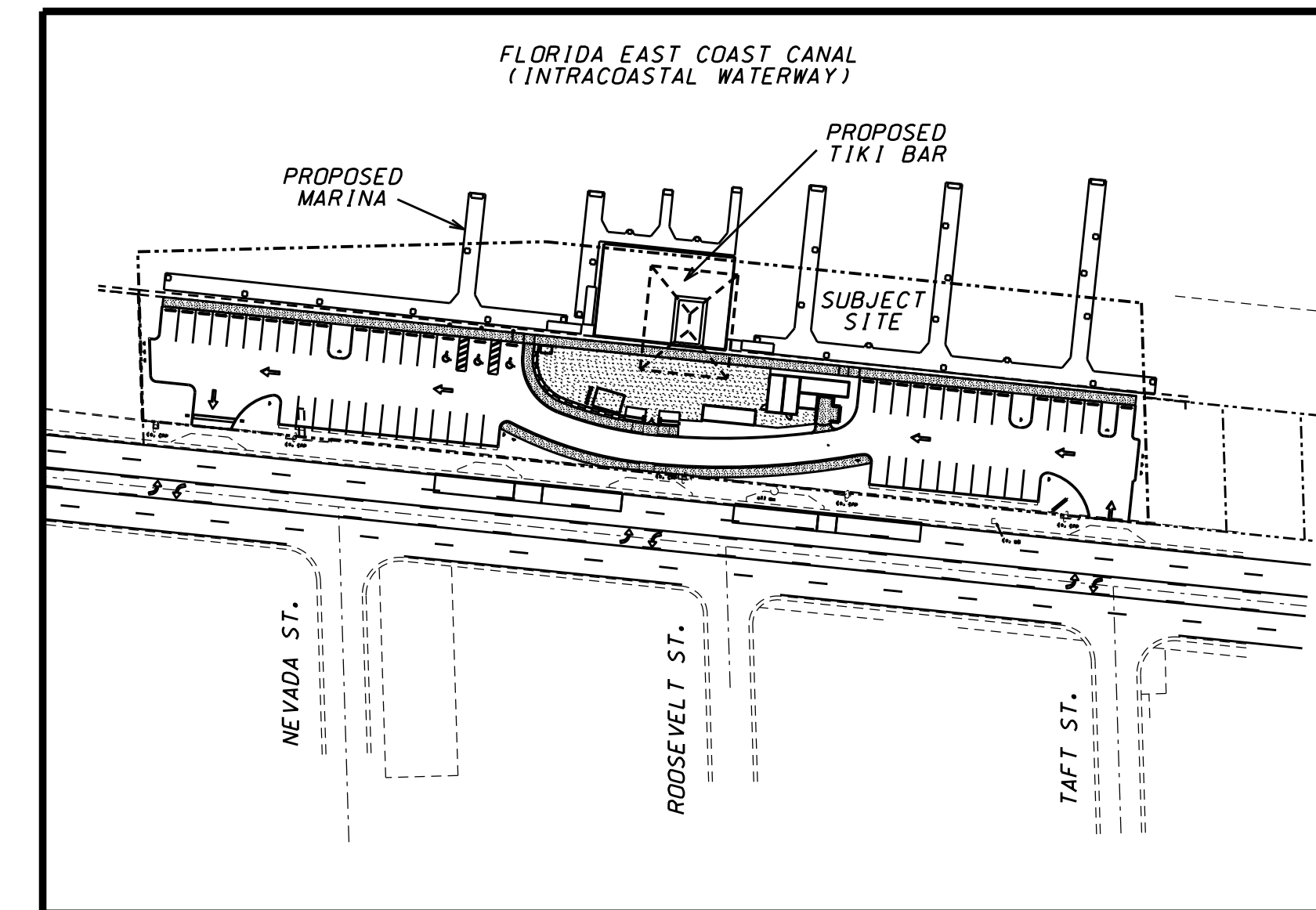
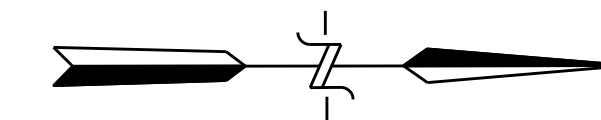
CIVIL PLANS SHEET INDEX:

- C1. CIVIL PLANS COVER SHEET

- SWP1. DEMOLITION & SWPPP PLAN DURING CONSTRUCTION
- SWP2. STORMWATER POLLUTION PREVENTION DETAILS

- PD1. PAVING, GRADING, & DRAINAGE PLAN
- PD2. PAVEMENT MARKING & CURB LOCATION PLAN
- PD3. PAVING & GRADING CROSS SECTIONS
- PD4. PAVING & GRADING CROSS SECTIONS
- PD5. PAVING, GRADING, & DRAINAGE DETAILS
- PD6. PAVING, GRADING, & DRAINAGE DETAILS & NOTES
- PD7. CITY OF HOLLYWOOD STANDARD PAVING & DRAINAGE DETAILS

- WS1. WATER & SEWER PLAN



SKIPPERS DOCKSIDE
NOT TO SCALE

FLOOD ZONE INFORMATION:

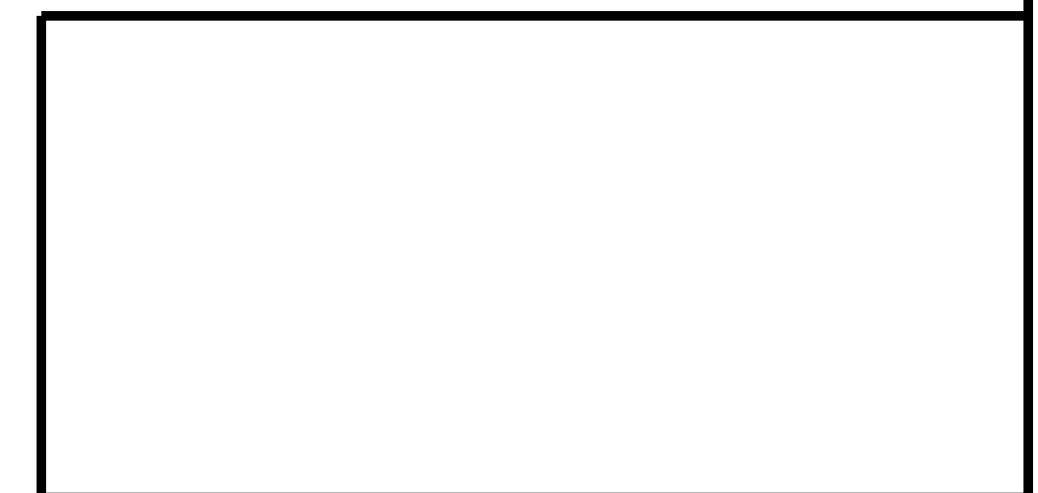
- 1a. FEMA MAP EFFECTIVE 08/08/14
- 1b. FEMA PRELIM PANEL EFFECTIVE 12/31/19
2. FLOOD ZONE AE
3. BFE 5.0 NAVD (PRELIM 6.0 NAVD)
4. FLOOD PANEL: 12011C0588H
5. COMMUNITY #: HOLLYWOOD 125113

ELEVATION NOTES:

1. ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NAVD 88 DATUM.

LEGAL DESCRIPTION

SEE BOUNDARY SURVEY FOR LEGAL DESCRIPTION



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED ABOVE USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: NA	REVISIONS	REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
2	3		

AJ HYDRO
ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:
SKIPPERS DOCKSIDE
2308 N. OCEAN DRIVE, HOLLYWOOD, FL 33019

TITLE:
SITE PLAN COVER SHEET

SEAL:
DATE:
10/25/22
DRAWING NO.
21-0100
SHEET NO.
C1 OF 1

HOWARD JABLON, PE
#47514

21-0100 SKIPPERS DOCKSIDE SITE PLAN

PARKING & BIKE REQUIREMENTS:

CAR PARKING PER ARTICLE 7.2
 BAR SERVICE (60% OF SEATING AREA)
 MINIMUM REQUIRED = 1 SPACE / 60 SF SEATING X 60%
 MINIMUM REQUIRED = (1/60) X 5,060 SF 0.60 = 50.6

TAKE OUT RESTAURANT (TRAILER)
 MINIMUM REQUIRED = 1 SPACE / 150 SF SEATING
 MINIMUM REQUIRED = (1/150) X 208 SF = 1.4

MARINA BOAT SLIPS
 MINIMUM REQUIRED = 1 SPACE / 3 WET SLIPS
 MINIMUM RENTAL ONLY = (1 / 3) X 9

TOTAL REQUIRED = 50.6 + 1.4 + 3 = 55 SPACES

PARKING PROVIDED = 55 SPACES

BIKE PARKING PER ARTICLE 4B
 1 BIKE SPACE PER 20 PARKING SPACES

REQUIRED BIKE PARKING = 3 SPACES
BIKE PARKING PROVIDED = 5 SPACES

SITE DATA

FOLI# : 51-42-12-01-0030
TYPE OF PROJECT : MARINA / COMMERCIAL BAR
EXISTING LAND USE : GENERAL BUSINESS (GBUS)
MUNICIPAL FUTURE LAND USE : GENERAL BUSINESS (GBUS)
EXISTING ZONING : BRT-25-A1A-C
PROPOSED ZONING : BRT-25-A1A-C

AREA OF PROJECT SITE : 1.37 ACRES
MINIMUM REQUIRED : 59,682 SF (MIN 6,000 SF)

MARINA SLIPS (RENTAL) : 9
SLIPS (SHORT STAY) : 6
BAR SERVICE SEATING AREA : 5,060 SF
FOOD SERVICE TRAILER : 208 SF

MAXIMUM BUILDING HEIGHT : 50 FEET
BUILDING HEIGHT PROVIDED : 18 FEET (TO PEAK OF ROOF)

WATER & WASTEWATER SERVICE PROVIDER : CITY OF HOLLYWOOD
WASTE SERVICE : STREETSIDE PICKUP

LOT REQUIREMENTS & SETBACKS:

PER ARTICLE 4 - APPENDIX 1 BRT-25-A1A-C FIGURES
 DEPTH OF PROPERTY LESS THAN 150'
 WIDTH OF PROPERTY GREATER THAN 150'

	MINIMUM REQUIRED	MINIMUM PROVIDED
FRONT	10 FT	30 FT
SIDE	20 FT	150 FT
REAR	5 FT	NA

LOT DATA

LOT DATA	TOTAL (SF)	ACRES	TOTAL (%)
TOTAL NET LOT AREA IMPERVIOUS	59,682 SF	1.370 AC	100.00%
TIKI BAR (FOOTPRINT)	3,465 SF	0.080 AC	NA
ACCESSORY BLDGS (FOOTPRINT)	982 SF	0.022 AC	NA
TOTAL BUILDING COVERAGE	4,447 SF	0.102 AC	7.45%
DRIVE AISLE	21,132 SF	0.485 AC	35.41%
SIDEWALK	3,974 SF	0.092 AC	6.66%
MARINA & WATER SURFACE (23,776 LESS TIKI BAR)	20,311 SF	0.466 AC	34.03%
PERVIOUS LANDSCAPE AREA	9,818 SF	0.225 AC	16.45%

LANDSCAPE OPEN SPACE

PER ARTICLE 4, SECTION 4.2 B, MINIMUM LANDSCAPE OPEN SPACE 40%

MARINA & WATER SURFACE + LANDSCAPE AREA = 30,129 SF

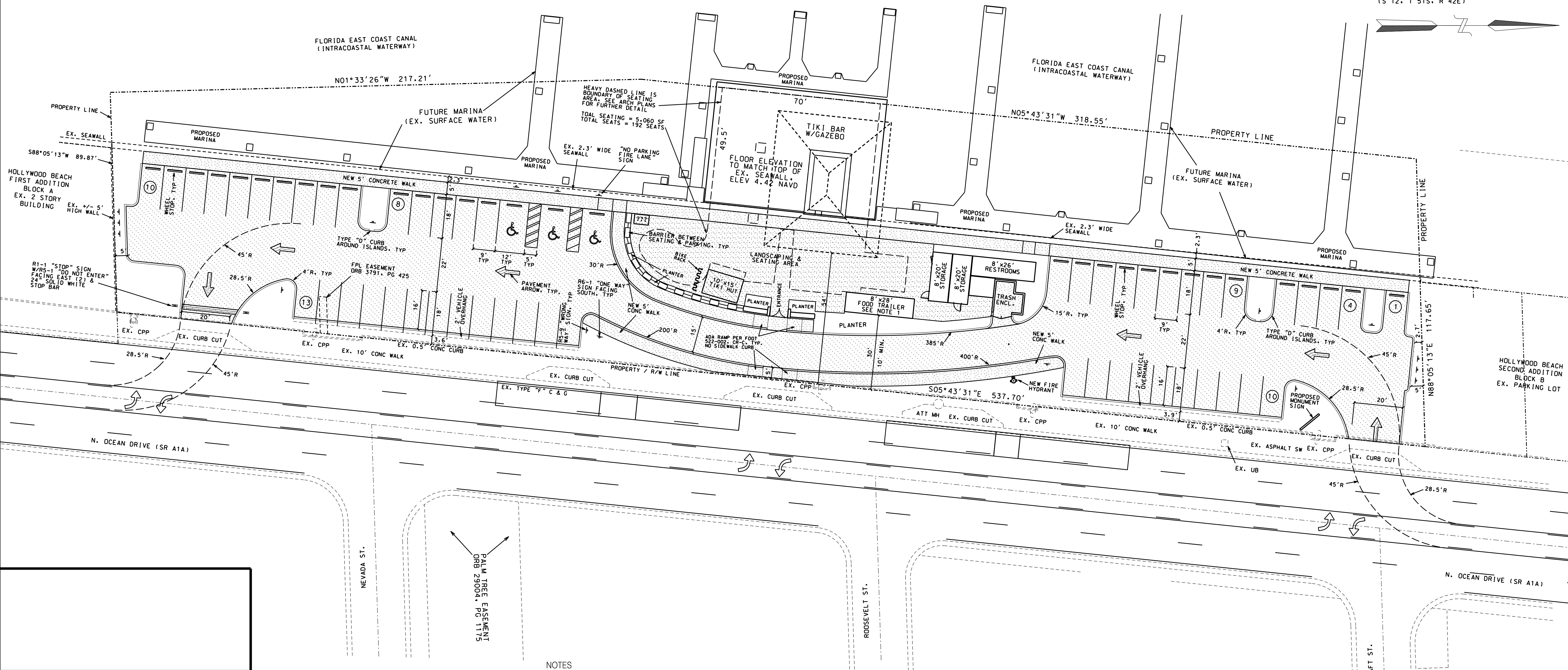
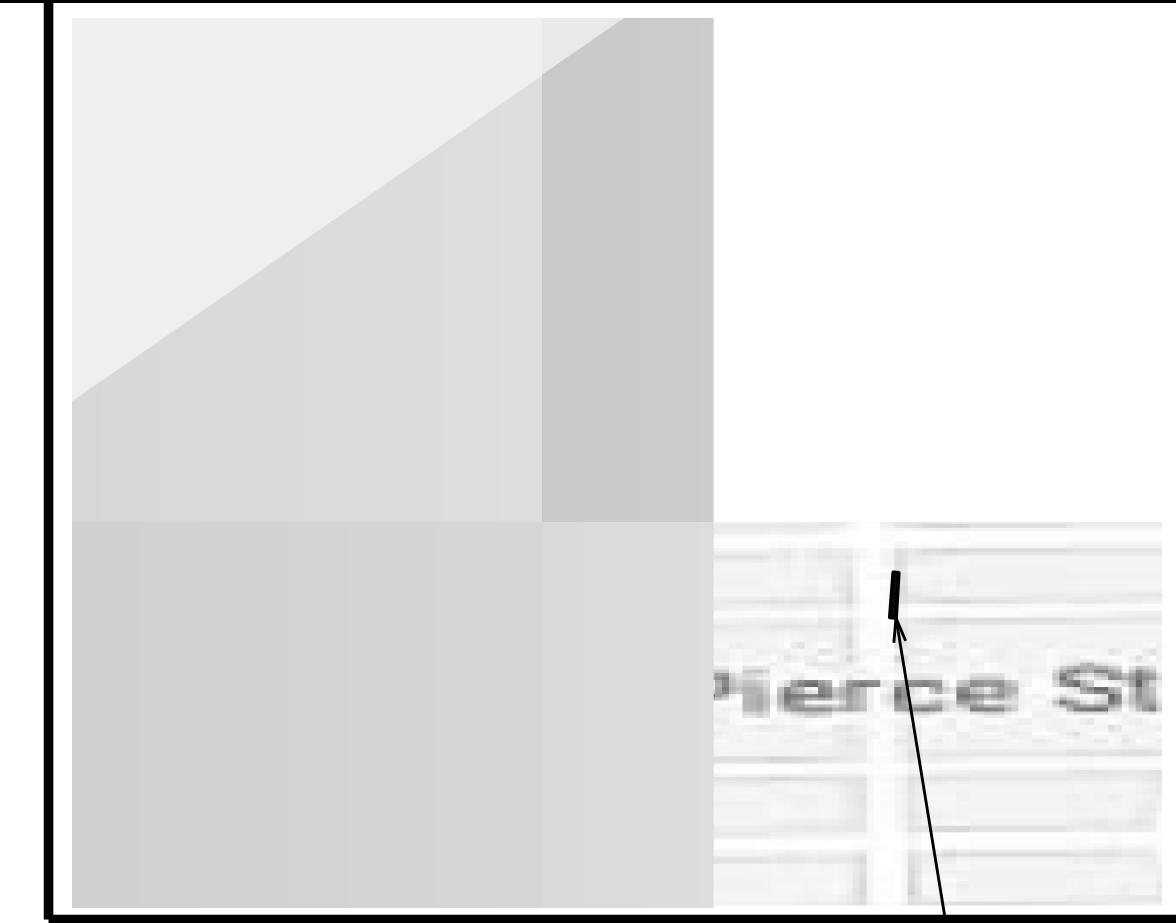
TOTAL AREA = 59,682 SF

LANDSCAPE OPEN SPACE = 30,129 SF / 59,682 SF = 50.5%

ABBREVIATIONS

BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
C & G	CURB & GUTTER
CBS	CONCRETE BLOCK STUCCO
CLF	CHAIN LINK FENCE
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
EX.	EXISTING
FF EL	FINISHED FLOOR ELEVATION
HH	HAND HOLE
IRR	IRREGULAR
PB, PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
TYP.	TYPICAL
UE	UTILITY EASEMENT
WPP	WOOD POWER POLE

FLOOD ZONE INFORMATION:
 1a. FEMA MAP EFFECTIVE 08/08/14
 1b. FEMA PRELIM PANEL EFFECTIVE 12/31/19
 2. FLOOD ZONE AE
 3. BFE 5.0 NAVD (PRELIM 6.0 NAVD)
 4. FLOOD PANEL: 12011C0588H
 5. COMMUNITY #: HOLLYWOOD 125113



- NOTES**
1. THE FOOD TRUCK SHALL BE SEMI-PERMANENT WITH LANDSCAPING AND SKIRTING. SEE ARCHITECTURAL PLANS FOR DETAIL.
 2. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC ARCHITECTURAL DETAILS.
 3. SEE PAVING & DRAINAGE PLANS FOR ROAD, PARKING, AND OTHER SITE CROSS SECTIONS AND DETAILS.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED ABOVE USING A SHA AUTHENTICATION CODE.

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ELEVATION NOTES
 1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.

SCALE :	REVISIONS	REVISIONS
1" = 20'	DATE	DATE
	COMMENTS	COMMENTS
DRAWN BY: HEJ	10/25/22	UPDATE PER PACD MEETING COMMENTS
CHECKED BY: LJ		
APPROVED BY: HEJ		

AJ HYDRO ENGINEERING, INC.
 5932 NW 73RD COURT
 PARKLAND, FL 33067
 TEL (954) 347-3397
 AJHYDRO@BELLSOUTH.NET

PROJECT:

SKIPPERS DOCKSIDE

2308 N. OCEAN DRIVE, HOLLYWOOD, FL 33019

TITLE:

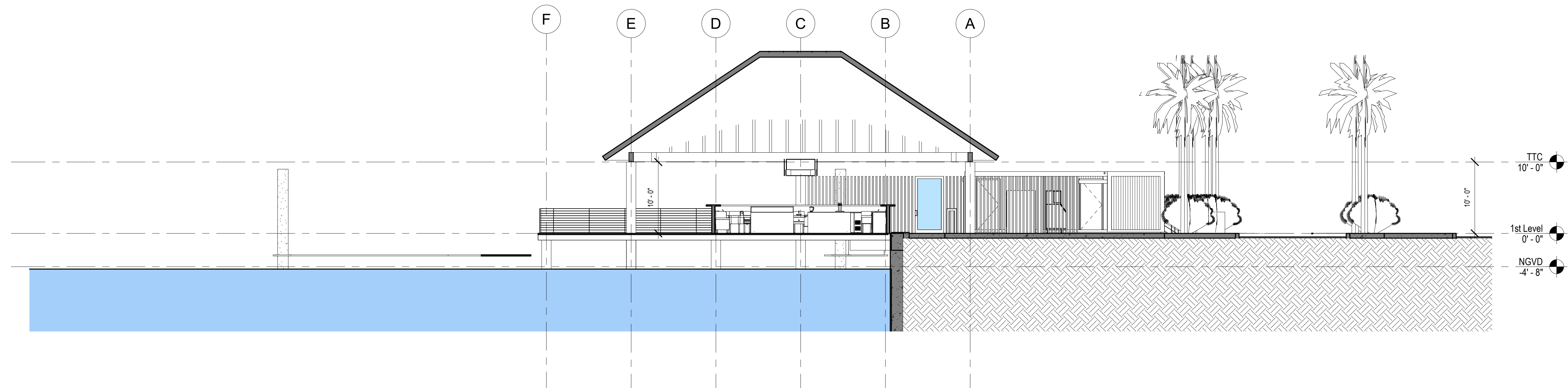
SITE PLAN

SEAL: HOWARD JABLON, PE #47514

DATE: 10/25/22

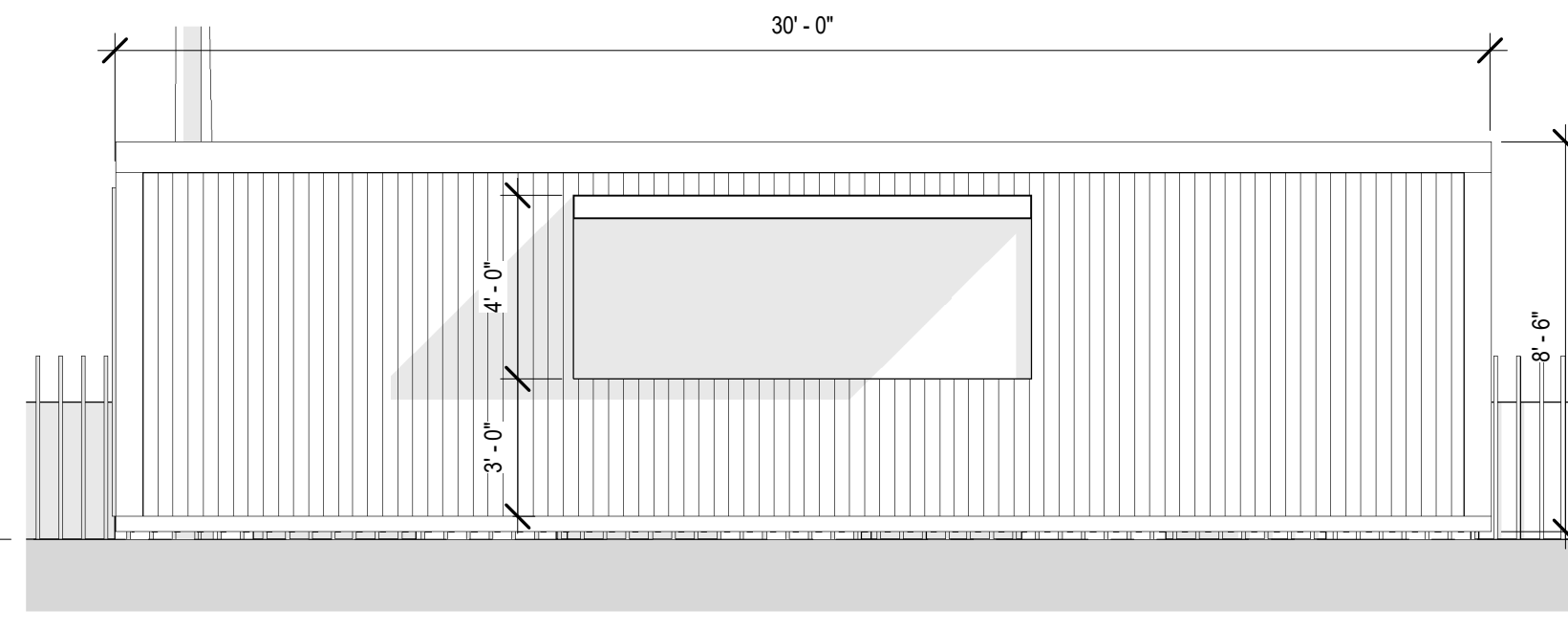
DRAWING NO.: 21-0100

SHEET NO.: SP1 OF 1

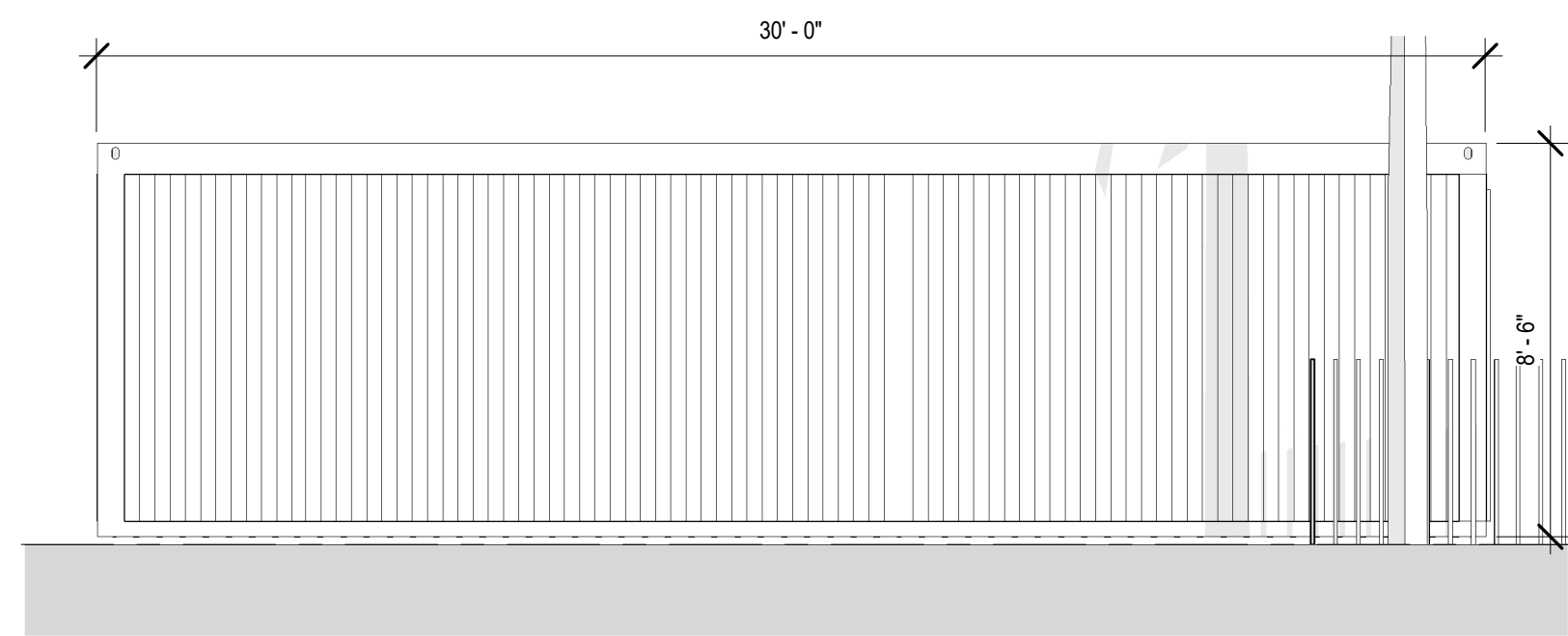


1 Section 1
 A-3.00 1/8" = 1'-0"

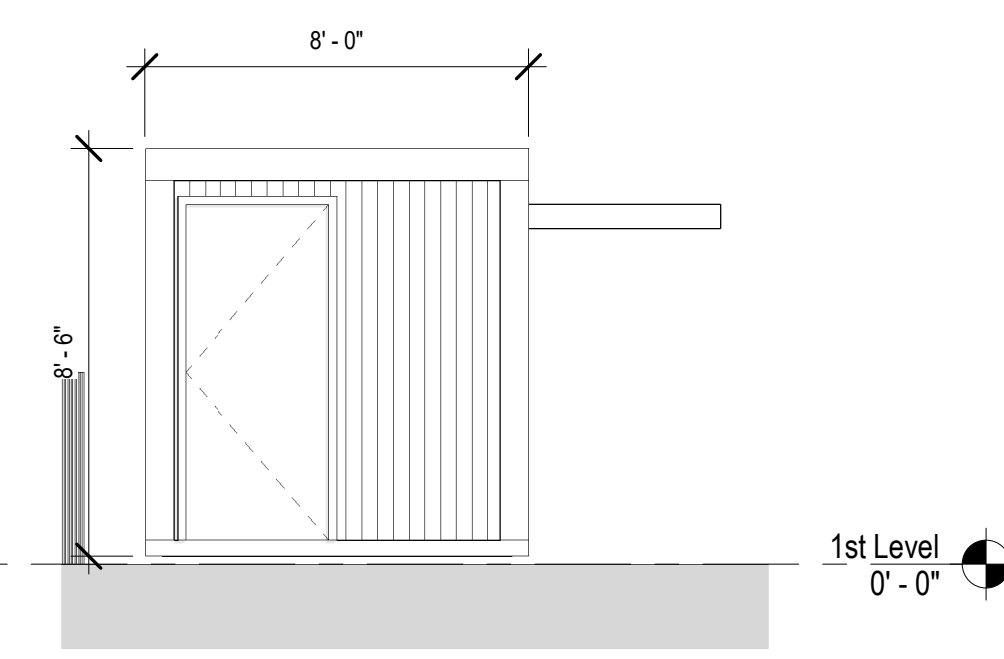
No.	Description	Date



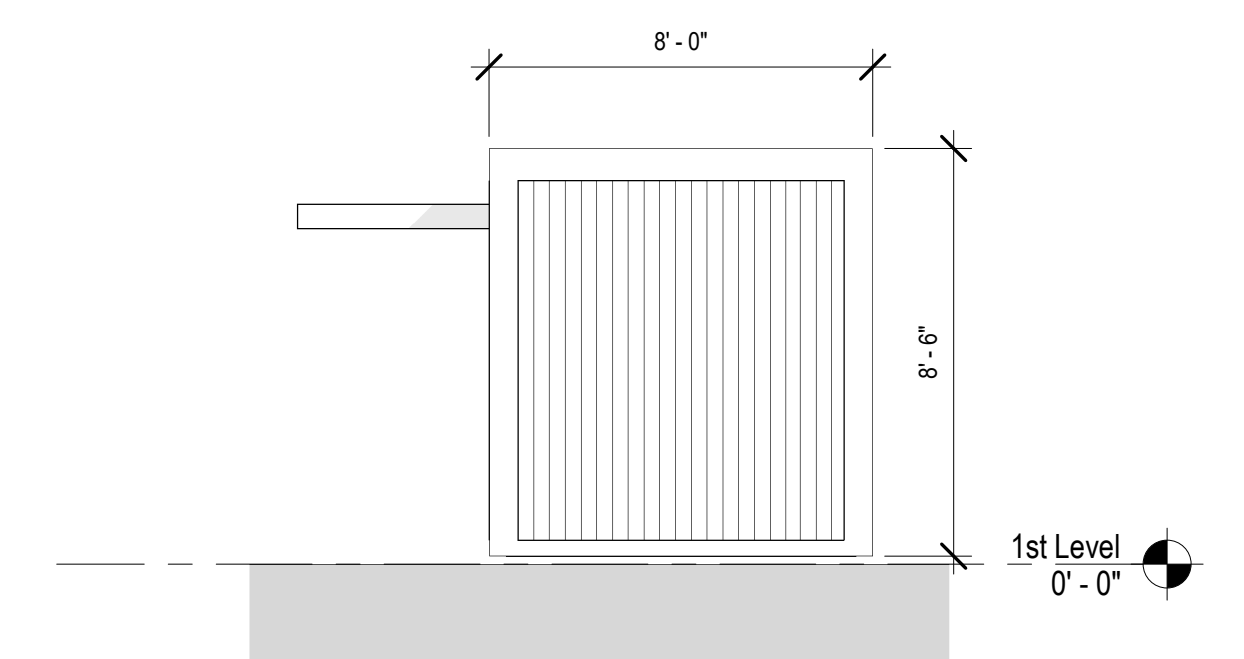
1 FOOD CONTAINER WEST ELEVATION
A-2.03 1/4" = 1'-0"



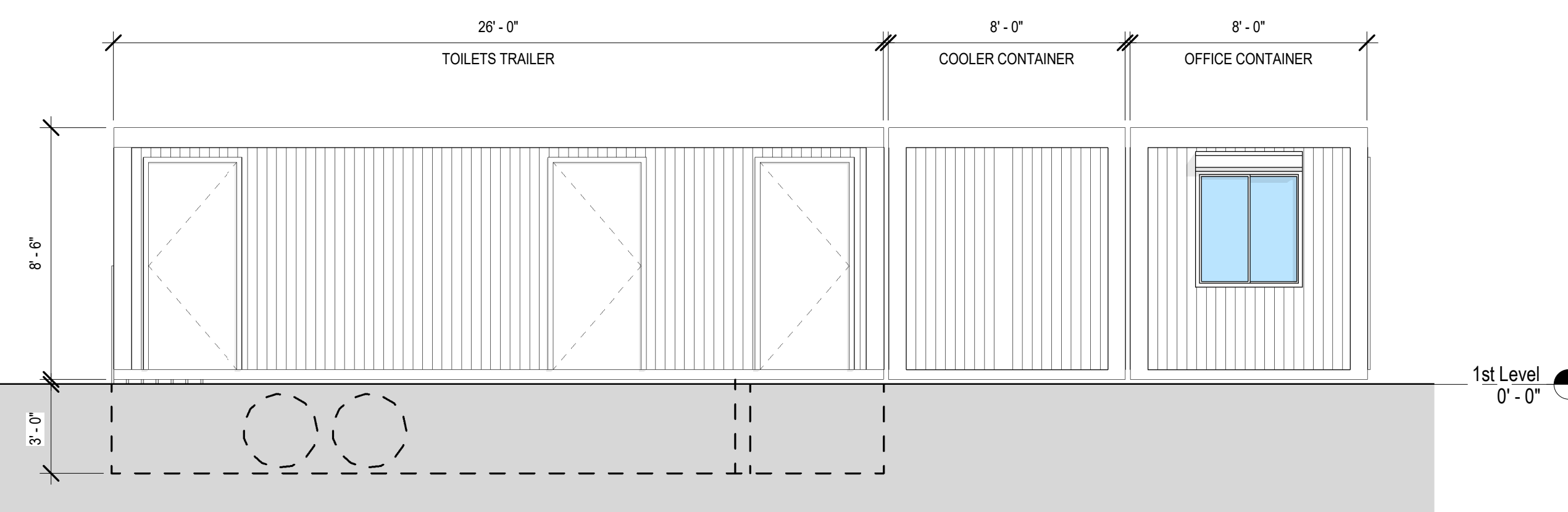
2 FOOD CONTAINER EAST ELEVATION
A-2.03 1/4" = 1'-0"



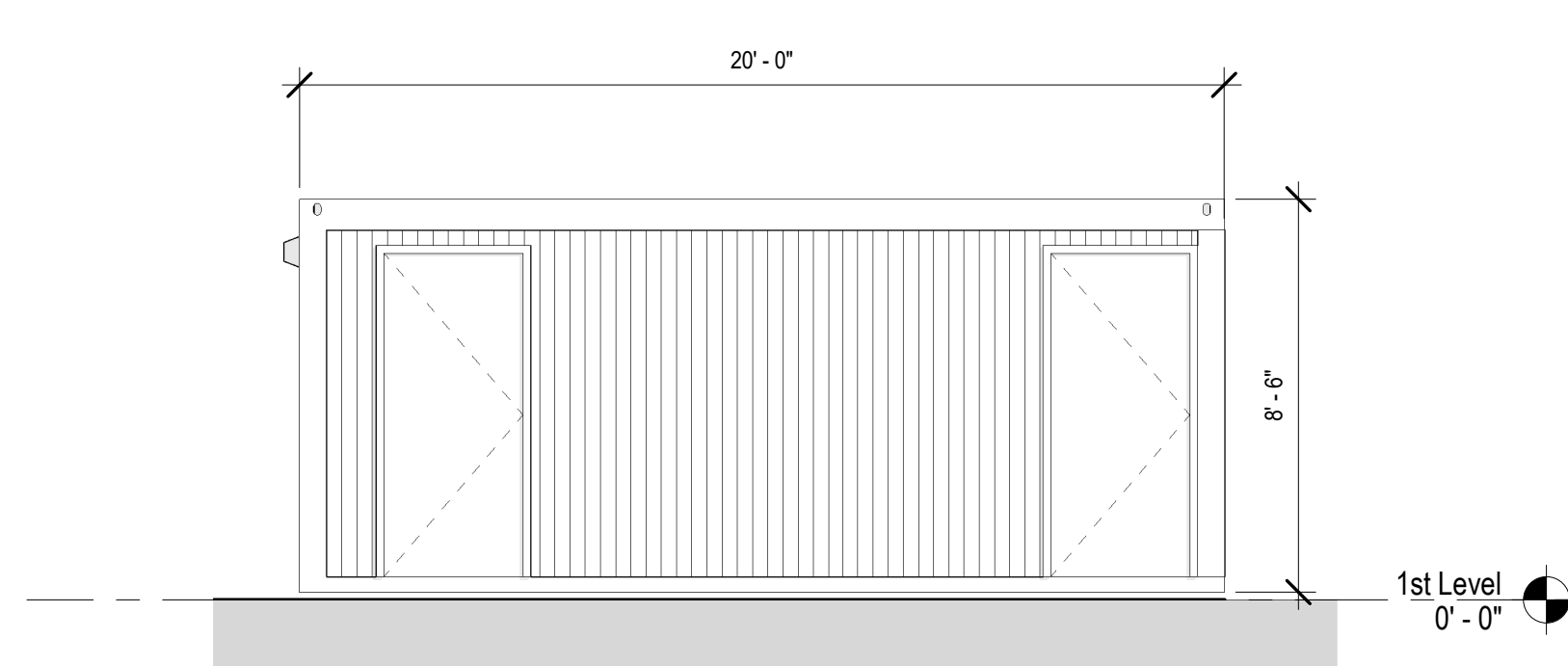
3 FOOD CONTAINER NORTH ELEVATION
A-2.03 1/4" = 1'-0"



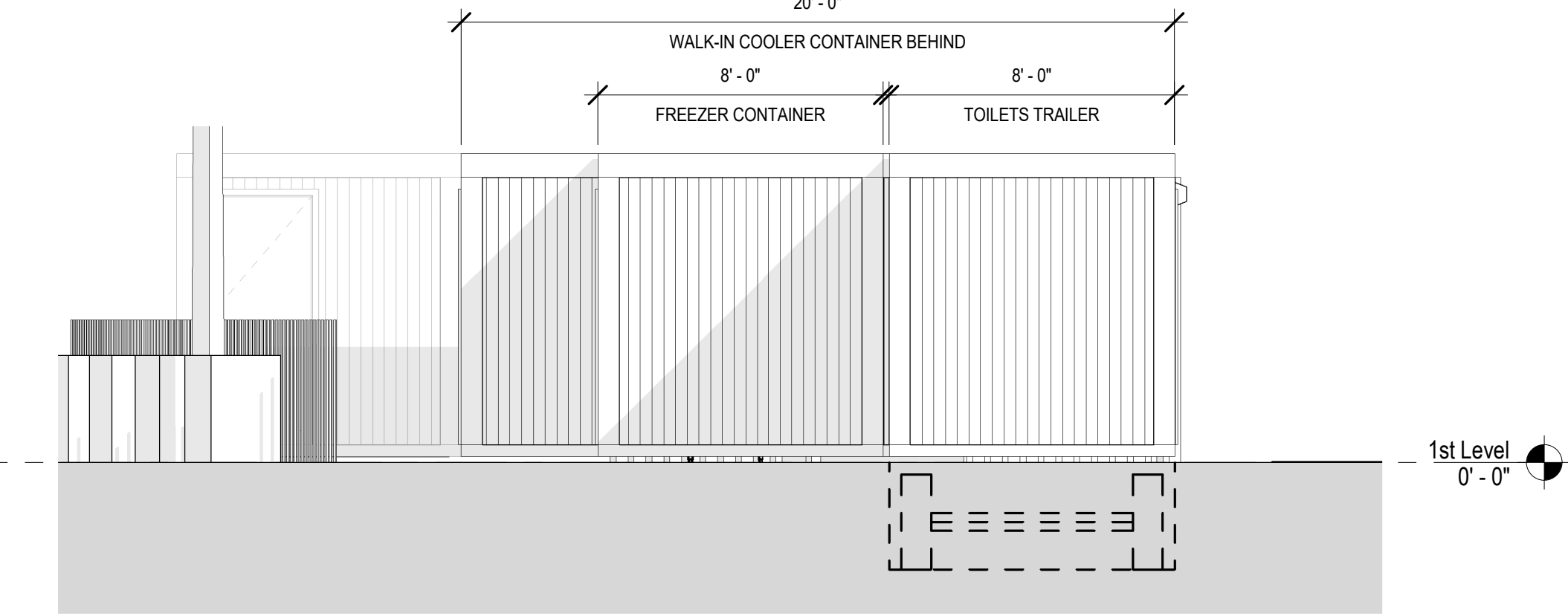
4 FOOD CONTAINER SOUTH ELEVATION
A-2.03 1/4" = 1'-0"



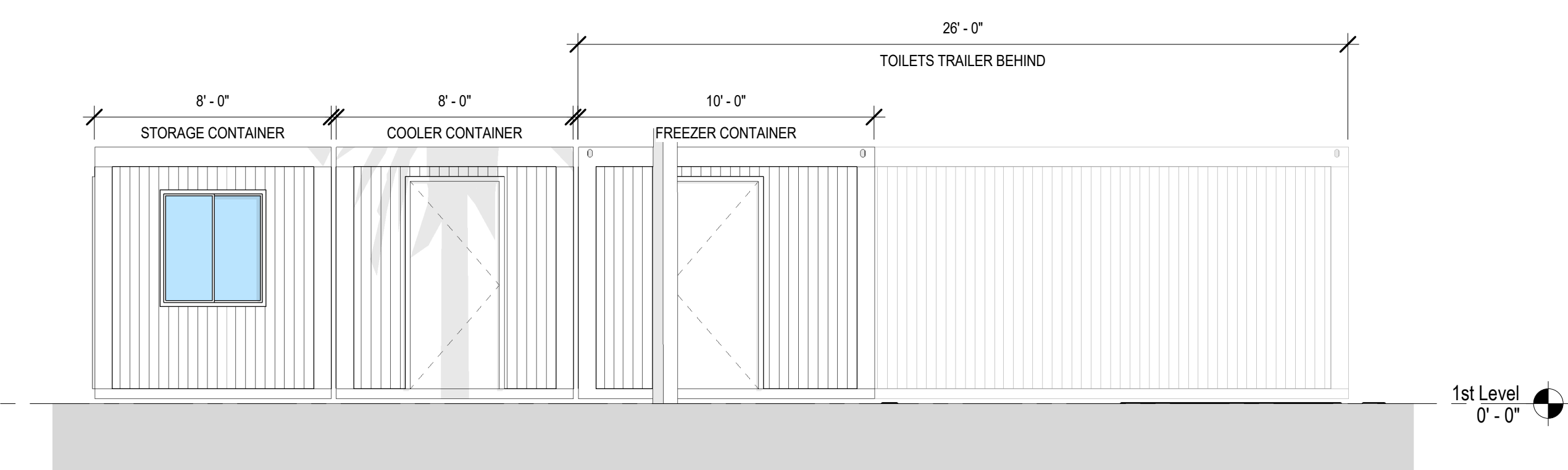
5 CONTAINERS WEST ELEVATION
A-2.03 1/4" = 1'-0"



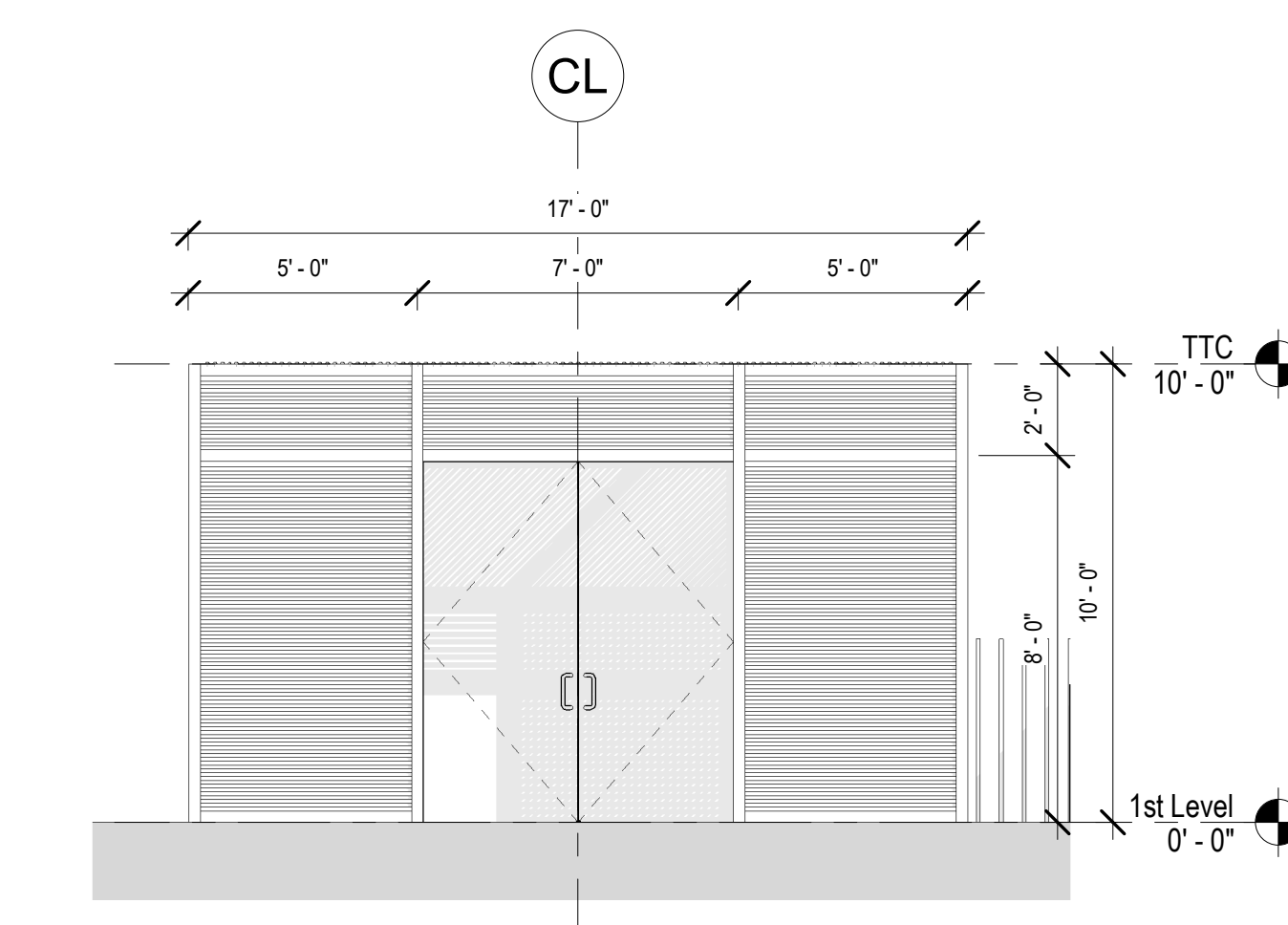
6 CONTAINERS SOUTH ELEVATION
A-2.03 1/4" = 1'-0"



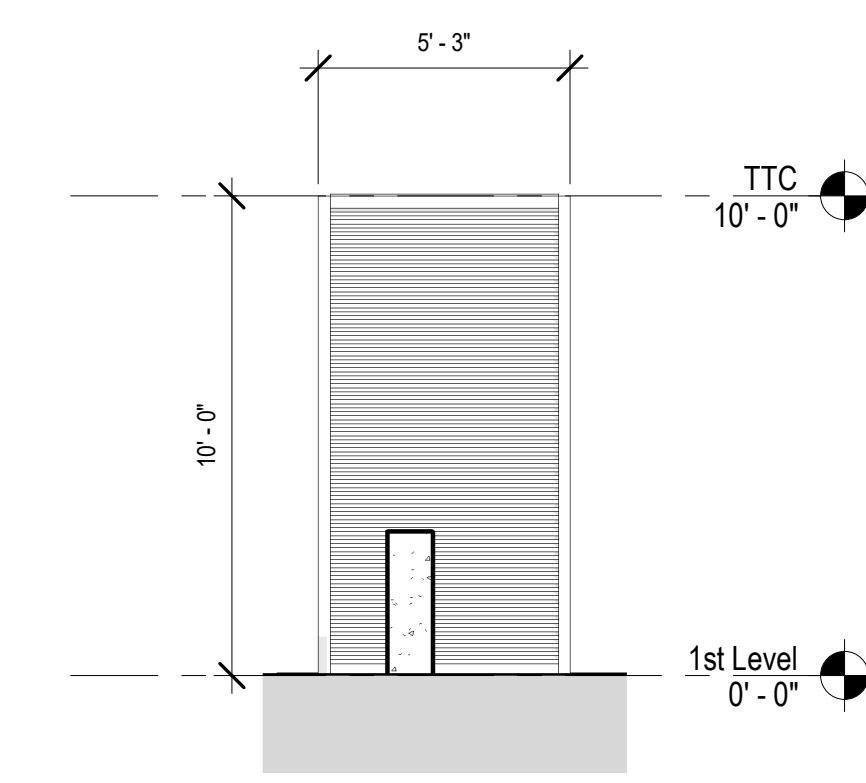
9 CONTAINERS NORTH ELEVATION
A-2.03 1/4" = 1'-0"



7 CONTAINERS EAST ELEVATION
A-2.03 1/4" = 1'-0"

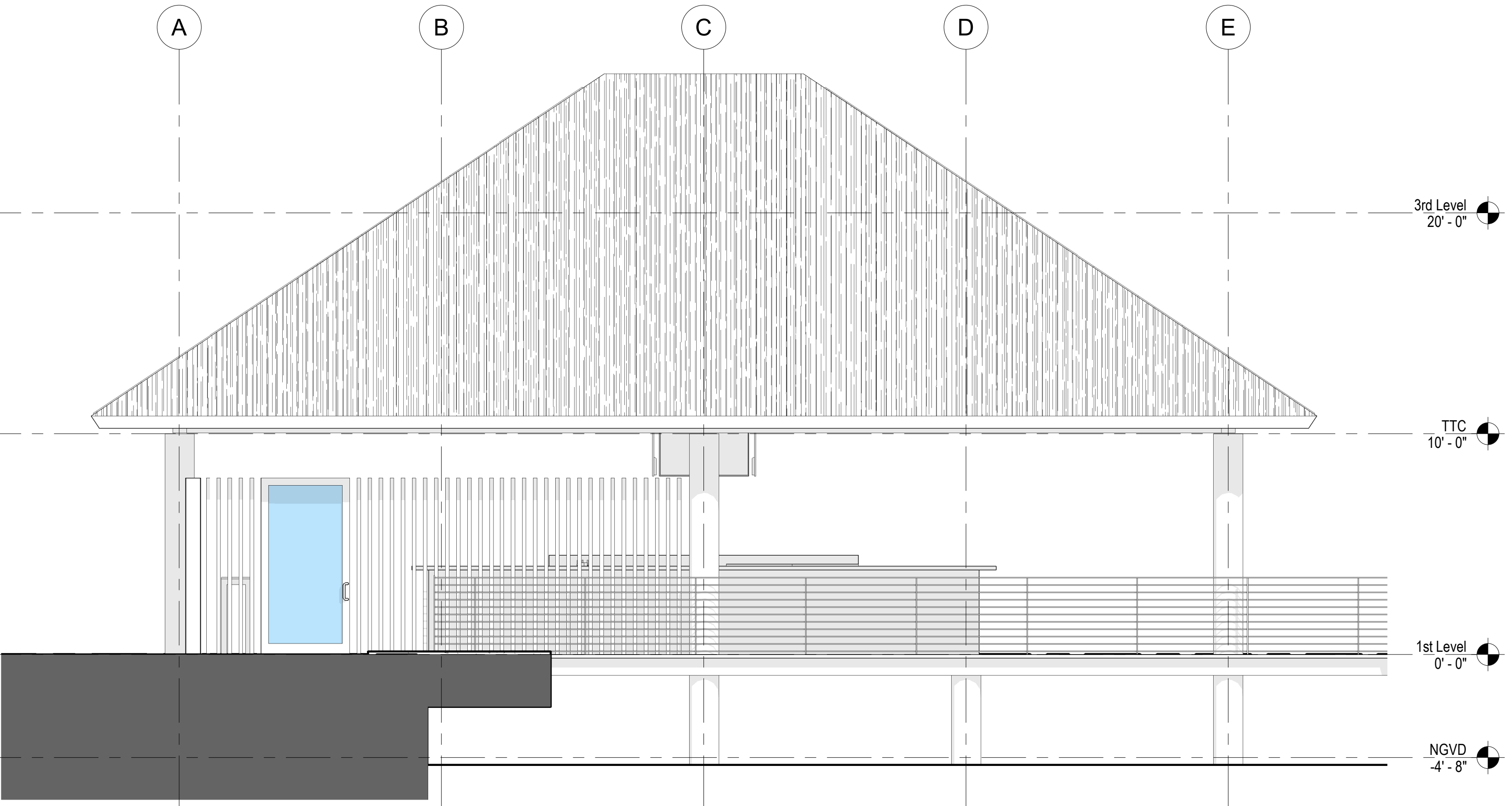


8 ENTRY PAVILION FRONT
A-2.03 1/4" = 1'-0"

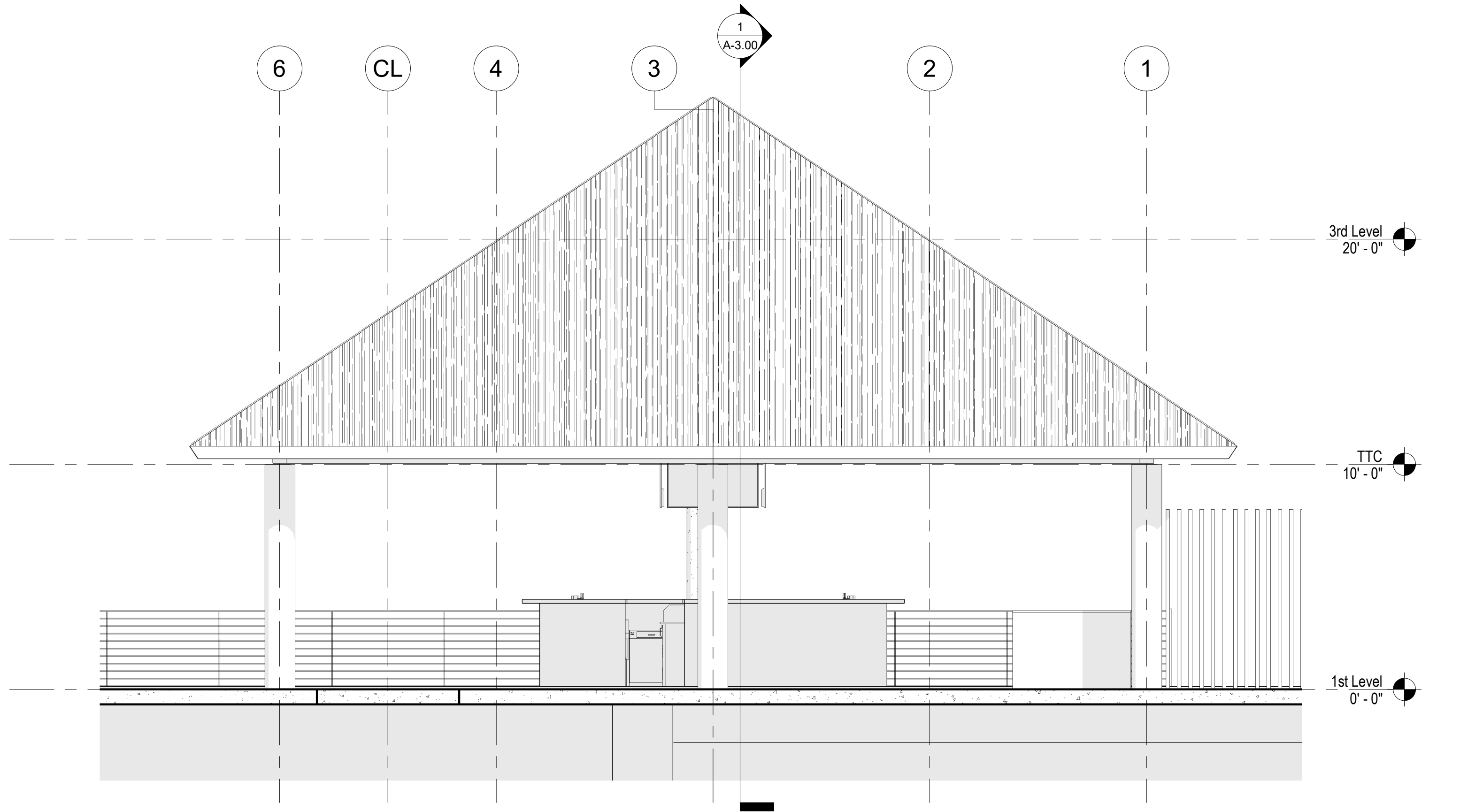


10 ENTRY PAVILION SIDE
A-2.03 1/4" = 1'-0"

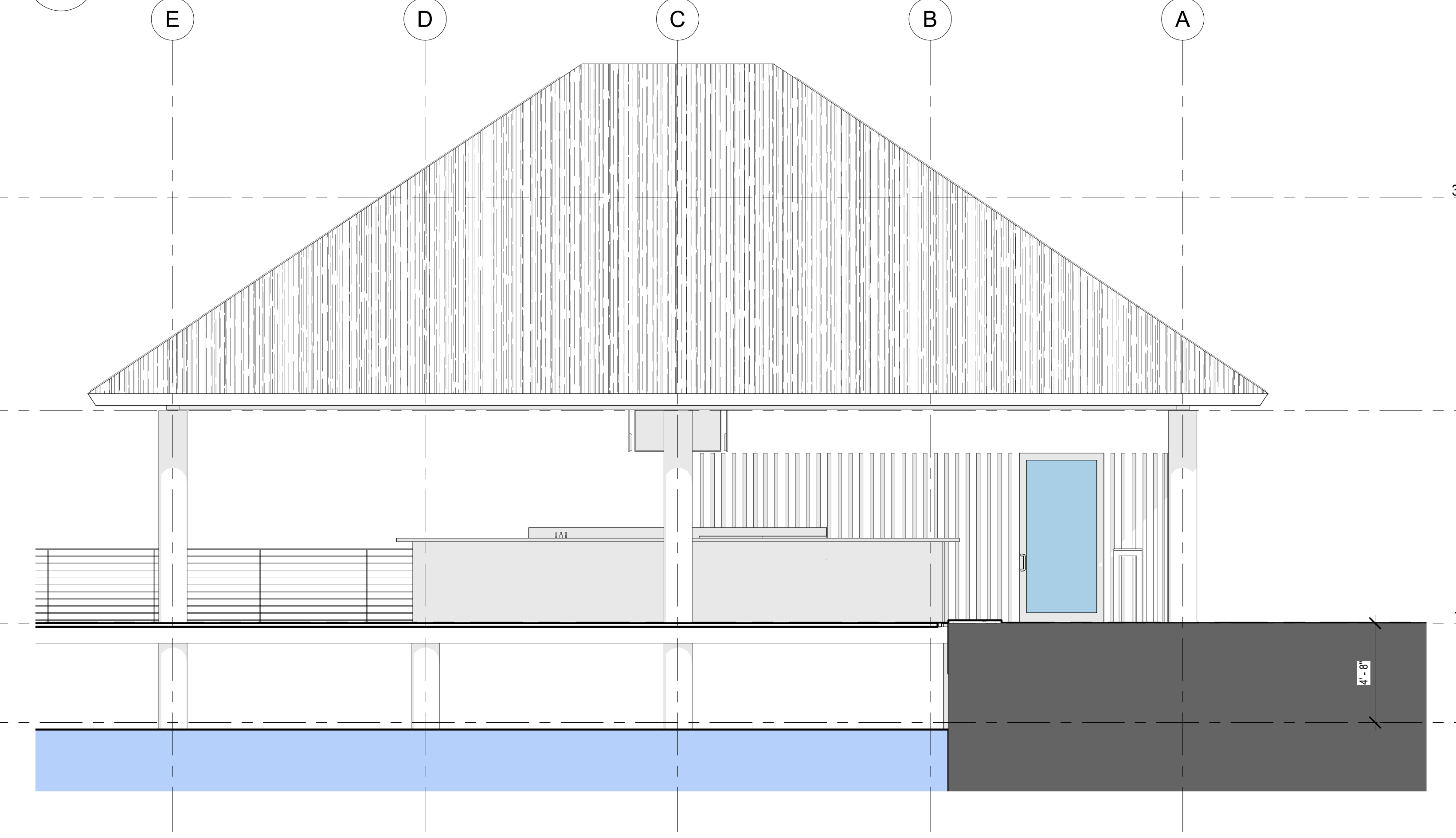
No.	Description	Date



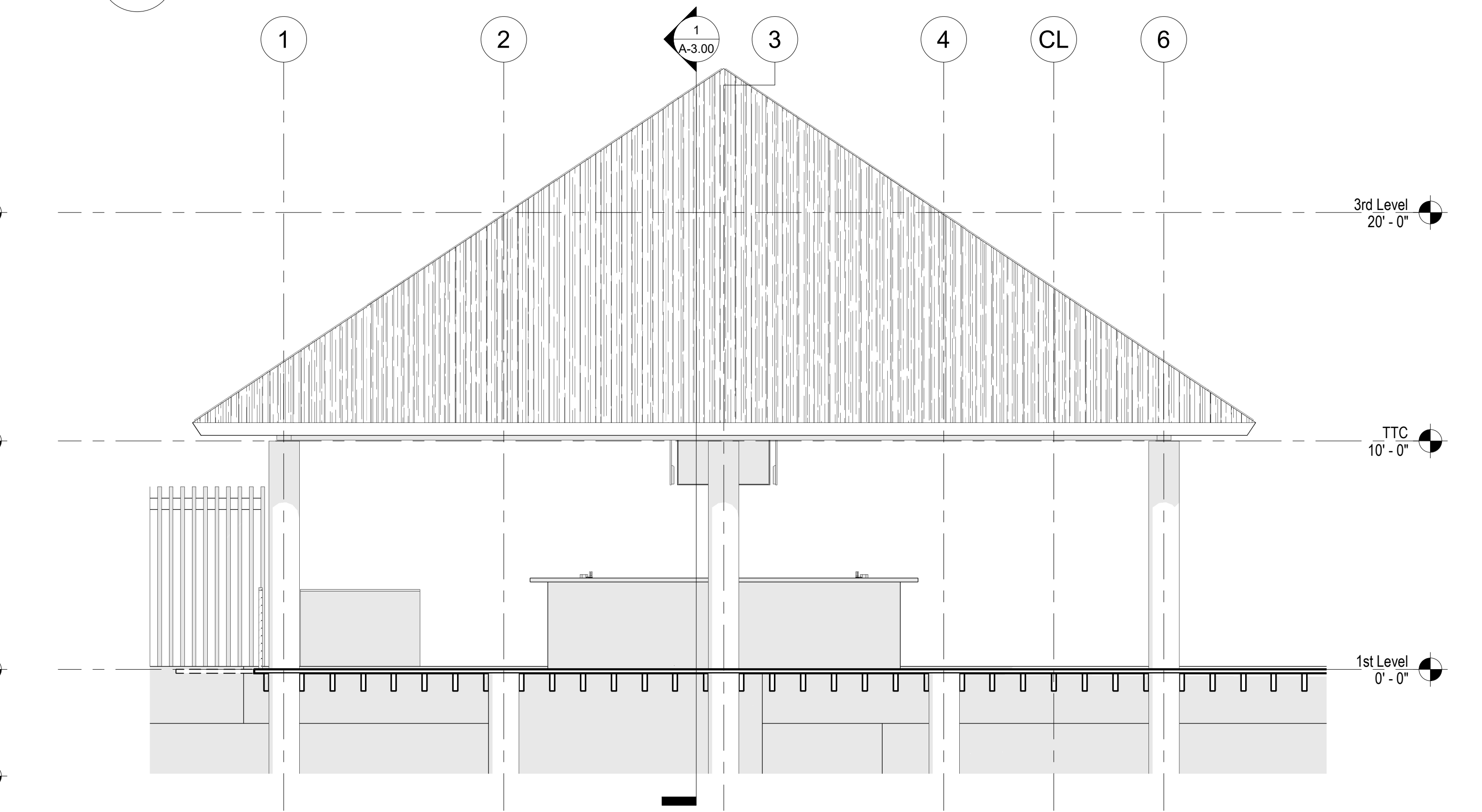
1 TIKI NORTH ELEVATION
A-2.02 1/4" = 1'-0"



3 TIKI EAST ELEVATION
A-2.02 1/4" = 1'-0"

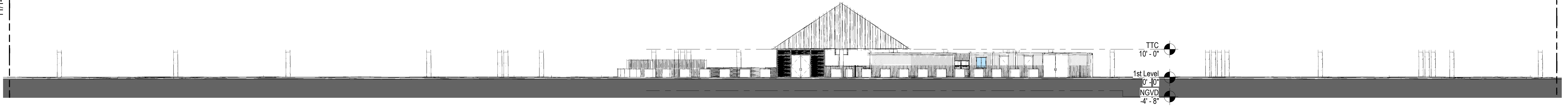


2 TIKI SOUTH ELEVATION
A-2.02 1/4" = 1'-0"

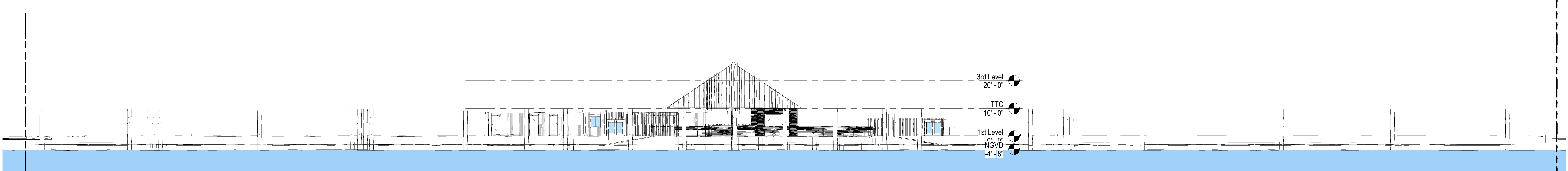


4 TIKI WEST ELEVATION
A-2.02 1/4" = 1'-0"

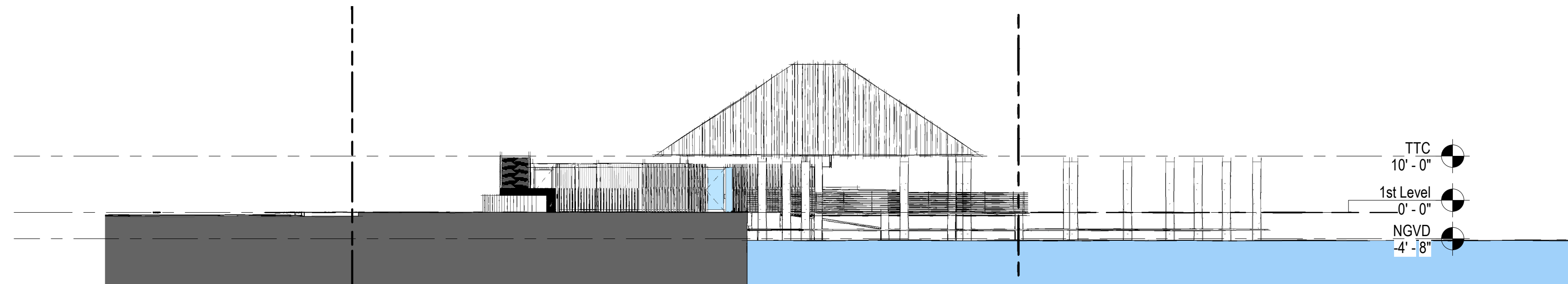
No.	Description	Date



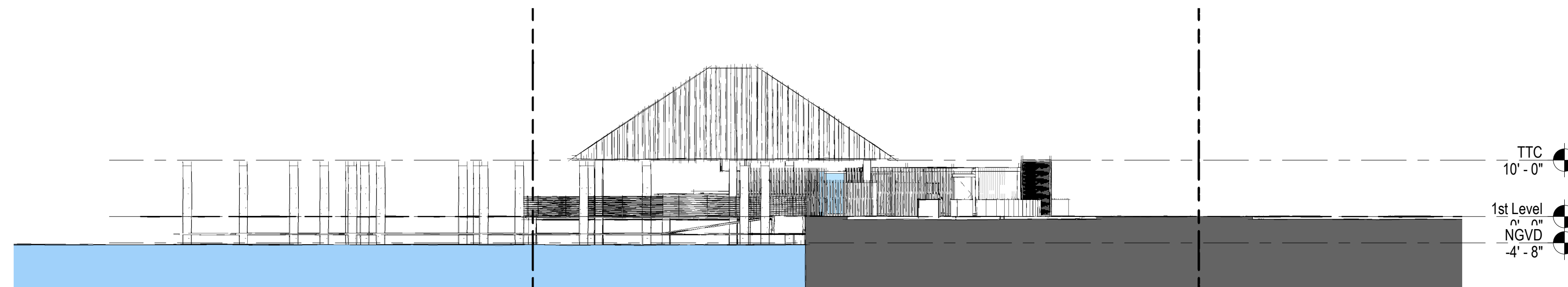
1 EAST ELEVATION
A-2.00 1/16" = 1'-0"



2 WEST ELEVATION
A-2.00 1/16" = 1'-0"

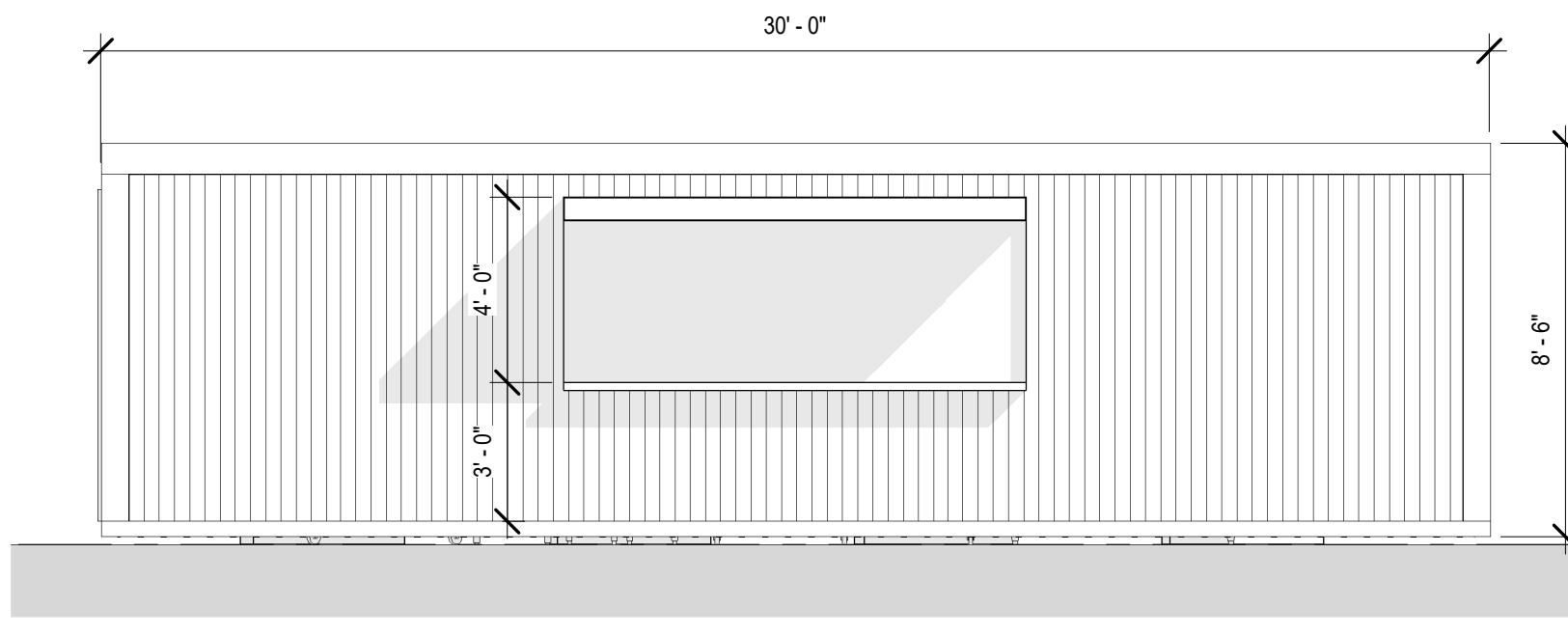


4 NORTH ELEVATION
A-2.00 1/16" = 1'-0"

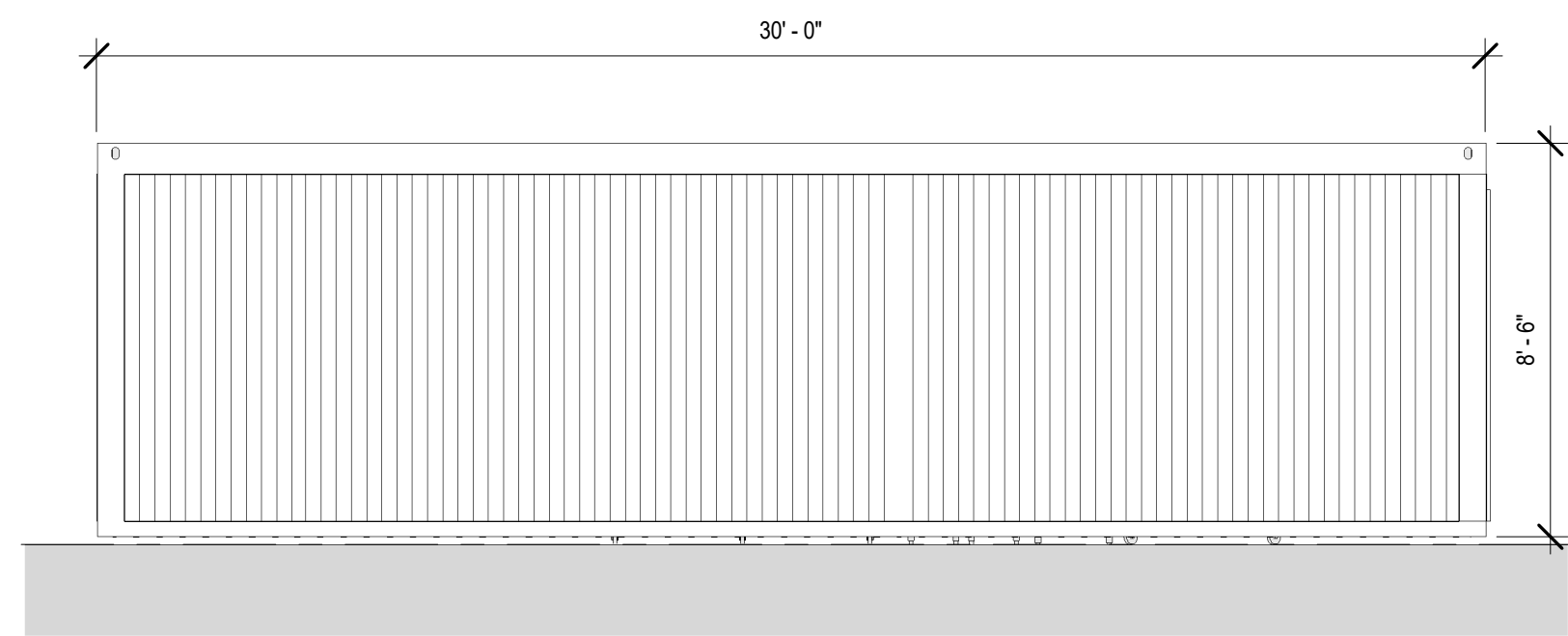


3 SOUTH ELEVATION
A-2.00 1/16" = 1'-0"

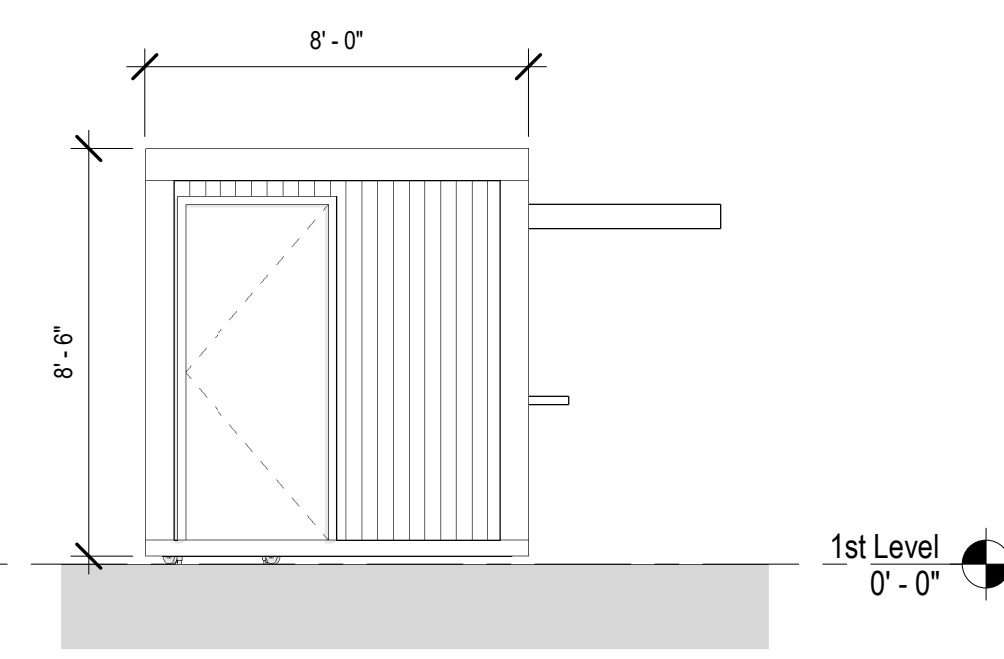
No.	Description	Date



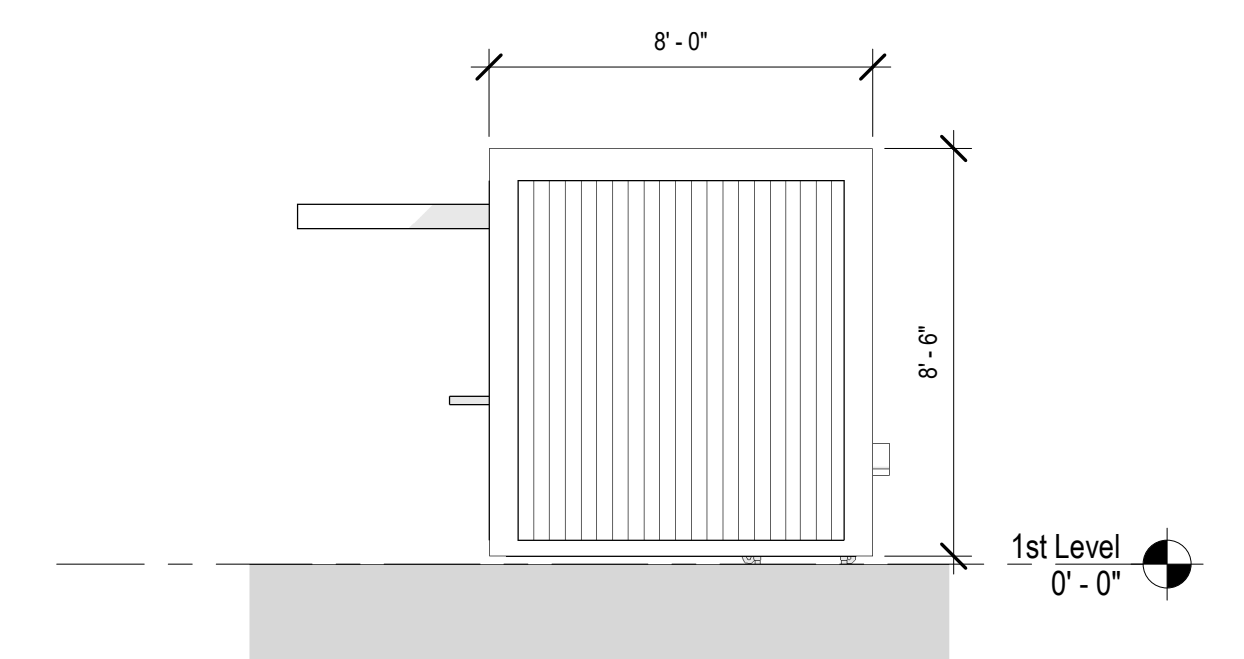
1 FOOD CONTAINER WEST ELEVATION
A-2.03 1/4" = 1'-0"



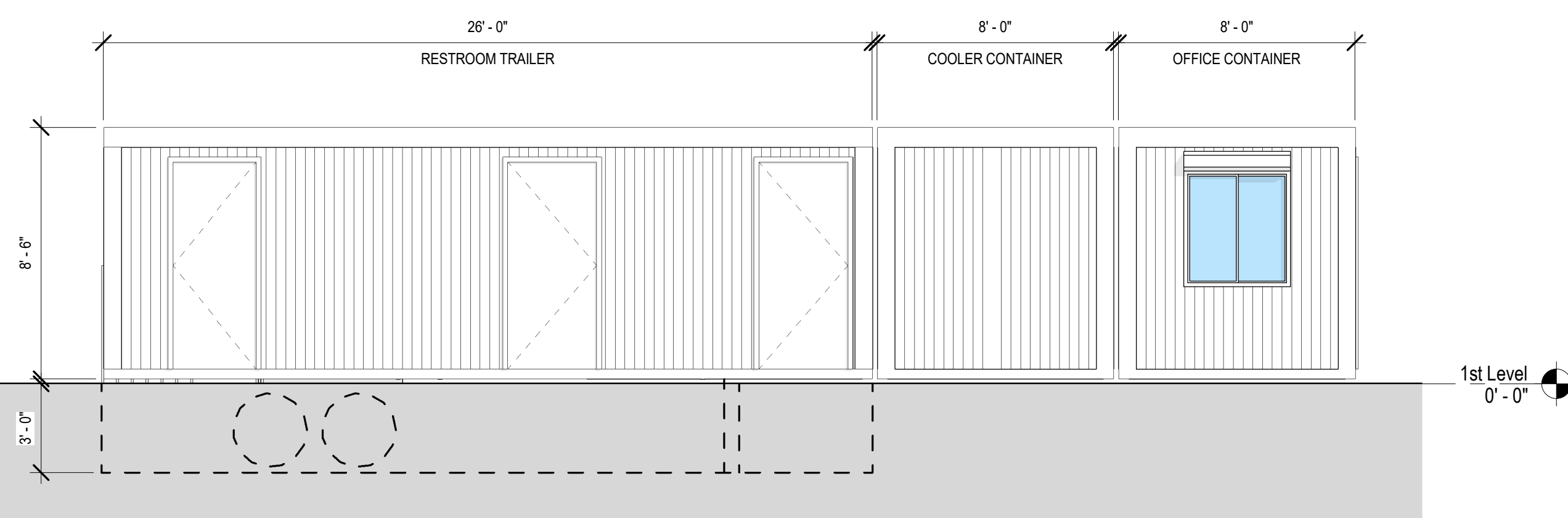
2 FOOD CONTAINER EAST ELEVATION
A-2.03 1/4" = 1'-0"



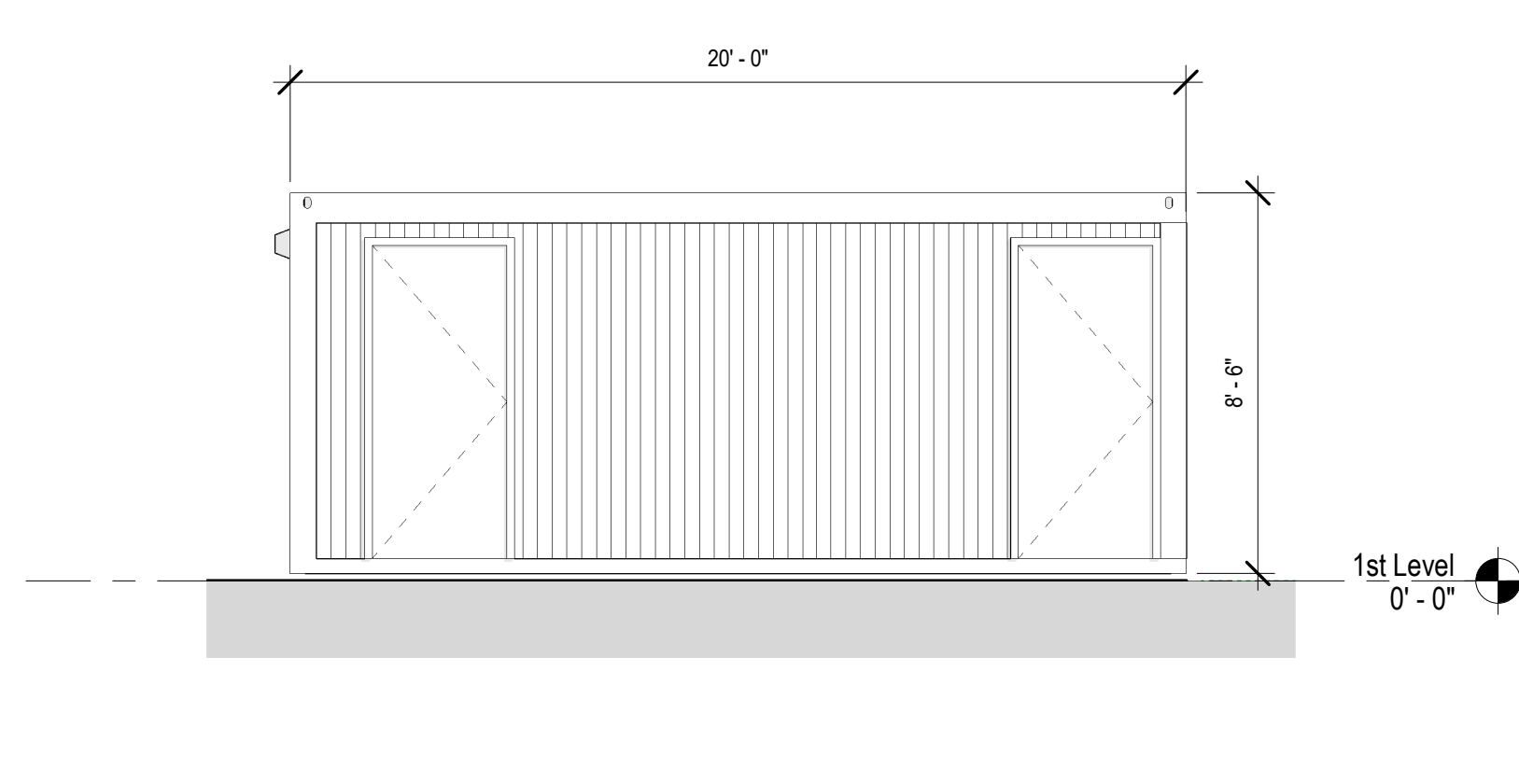
3 FOOD CONTAINER NORTH ELEVATION
A-2.03 1/4" = 1'-0"



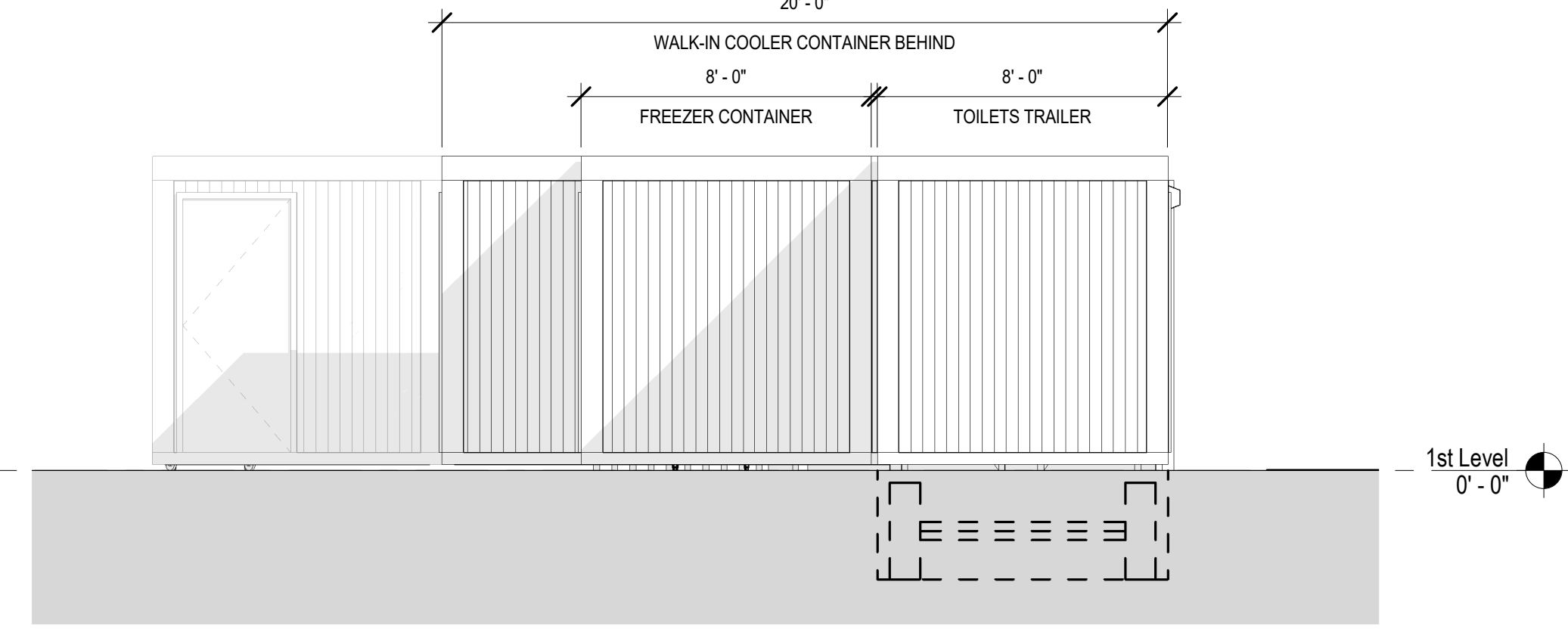
4 FOOD CONTAINER SOUTH ELEVATION
A-2.03 1/4" = 1'-0"



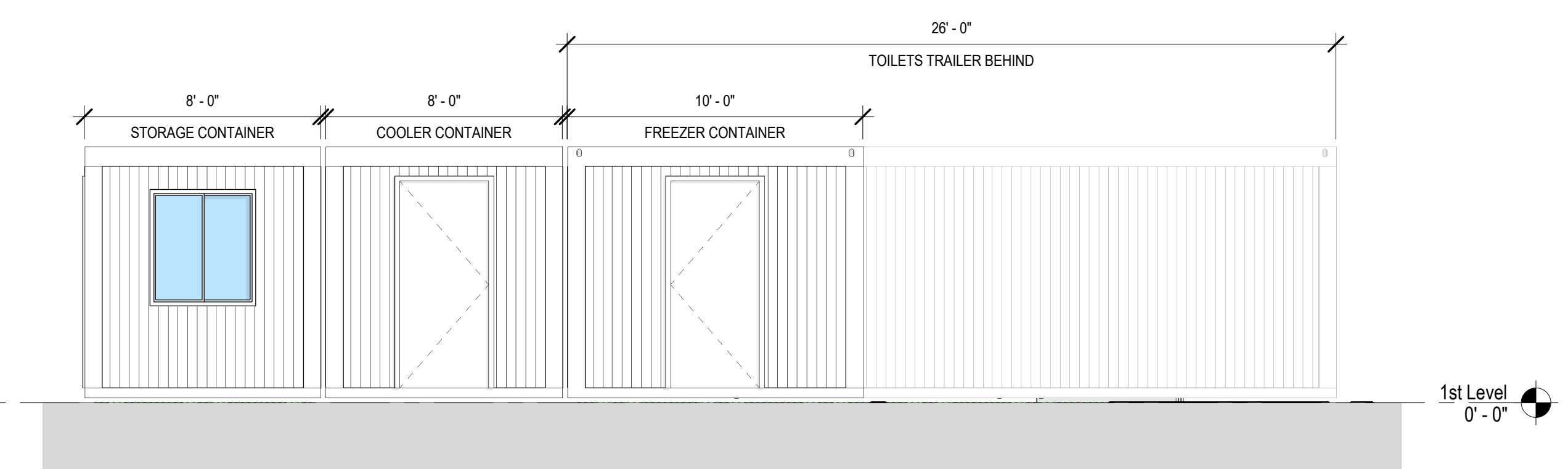
5 CONTAINERS WEST ELEVATION
A-2.03 1/4" = 1'-0"



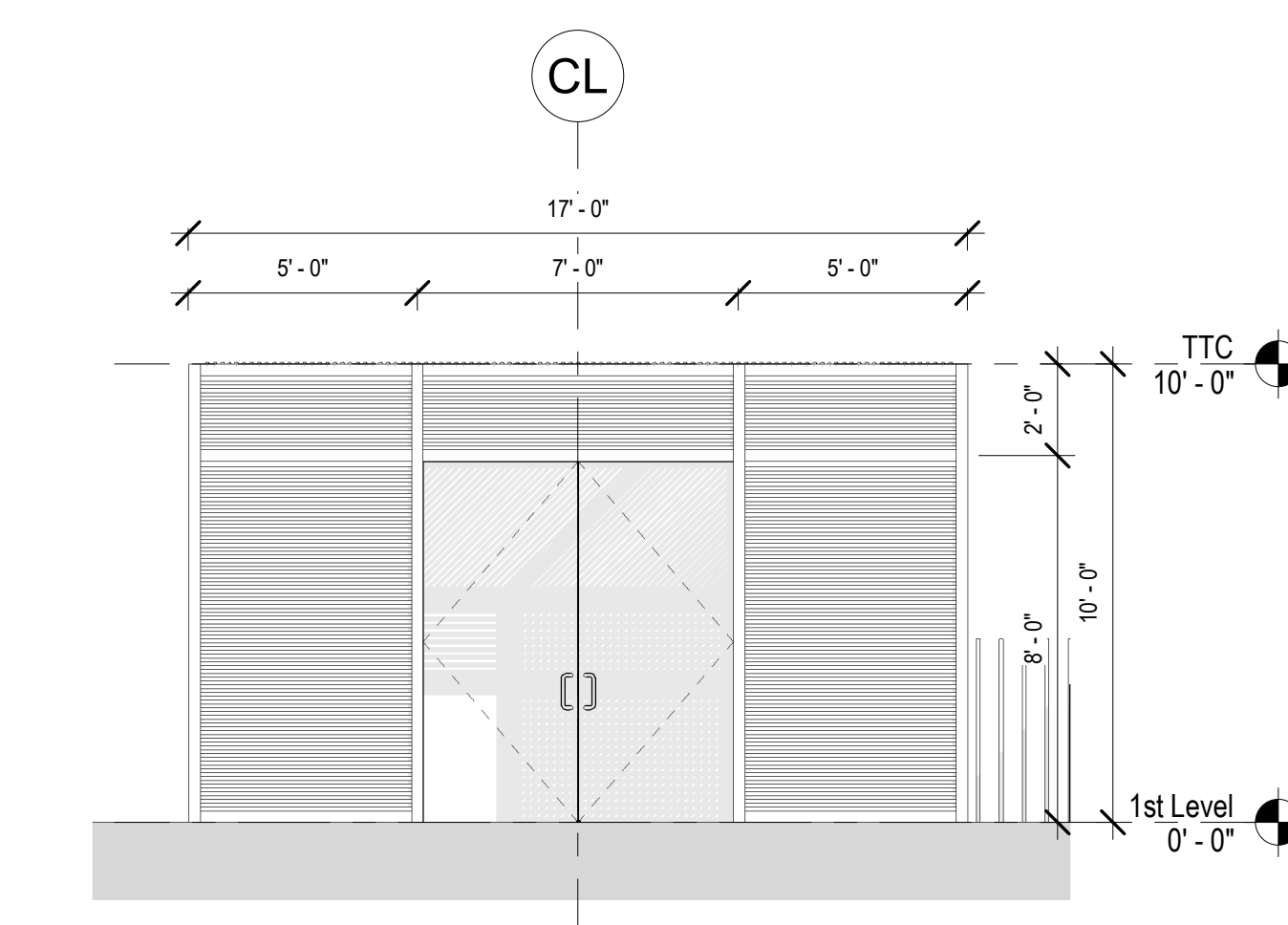
6 CONTAINERS SOUTH ELEVATION
A-2.03 1/4" = 1'-0"



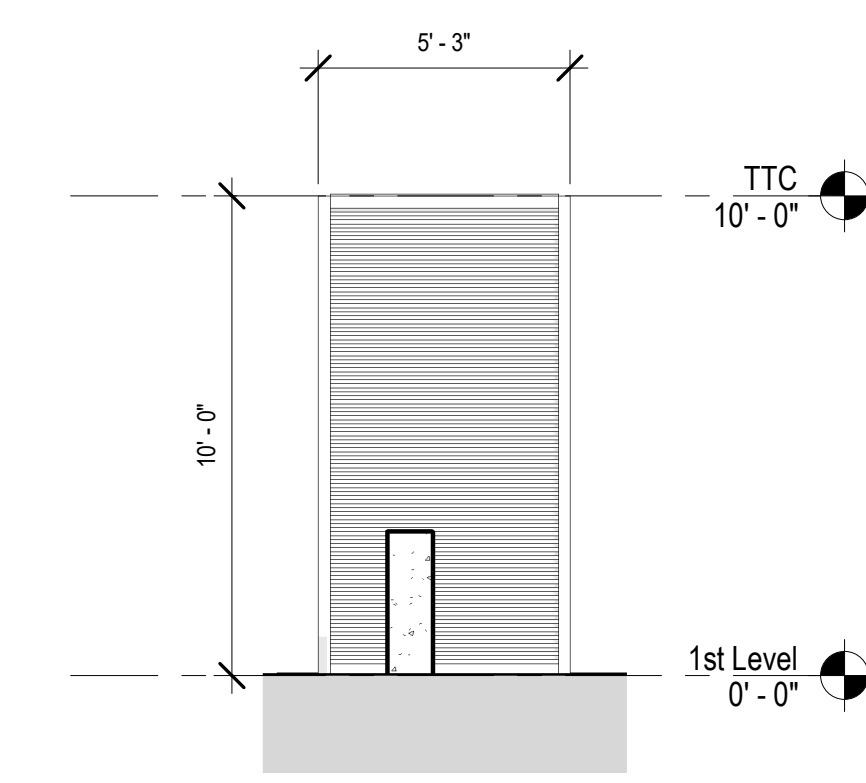
9 CONTAINERS NORTH ELEVATION
A-2.03 1/4" = 1'-0"



7 CONTAINERS EAST ELEVATION
A-2.03 1/4" = 1'-0"

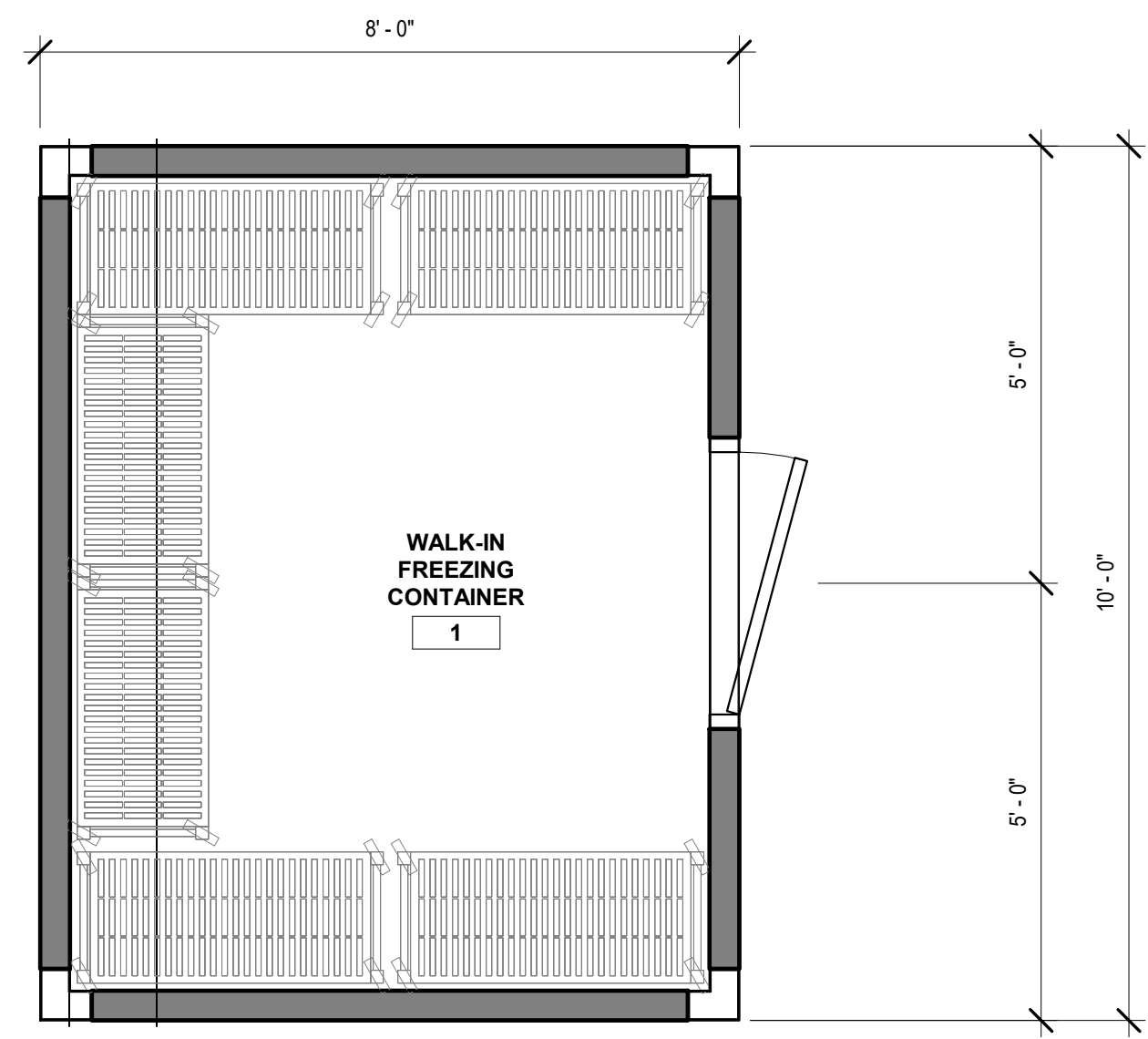


8 ENTRY PAVILION FRONT
A-2.03 1/4" = 1'-0"

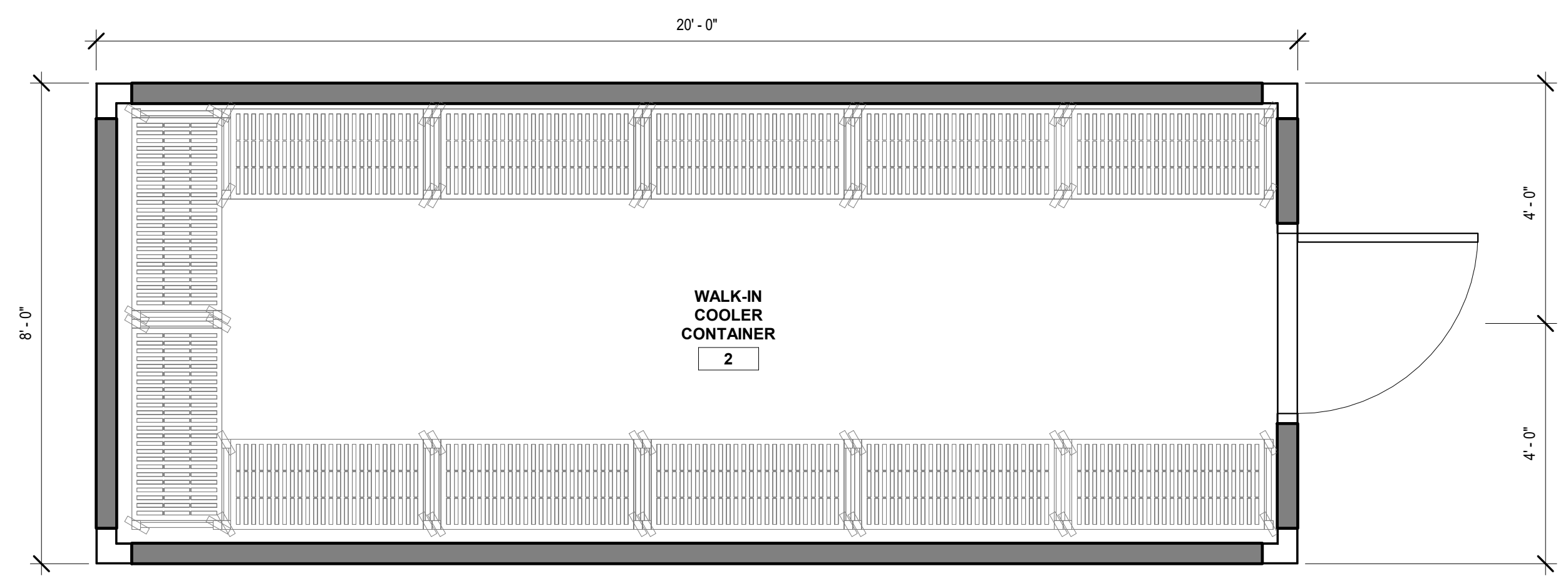


10 ENTRY PAVILION SIDE
A-2.03 1/4" = 1'-0"

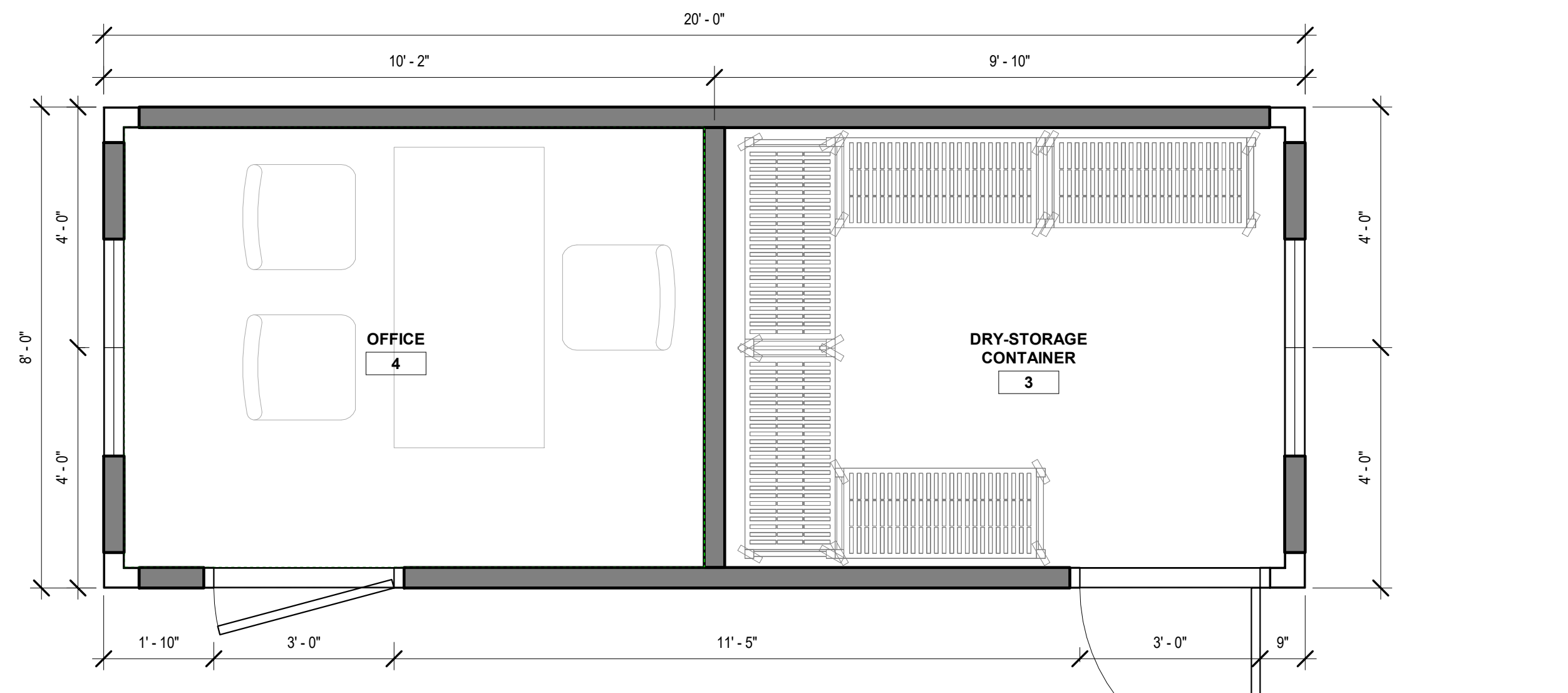
No.	Description	Date



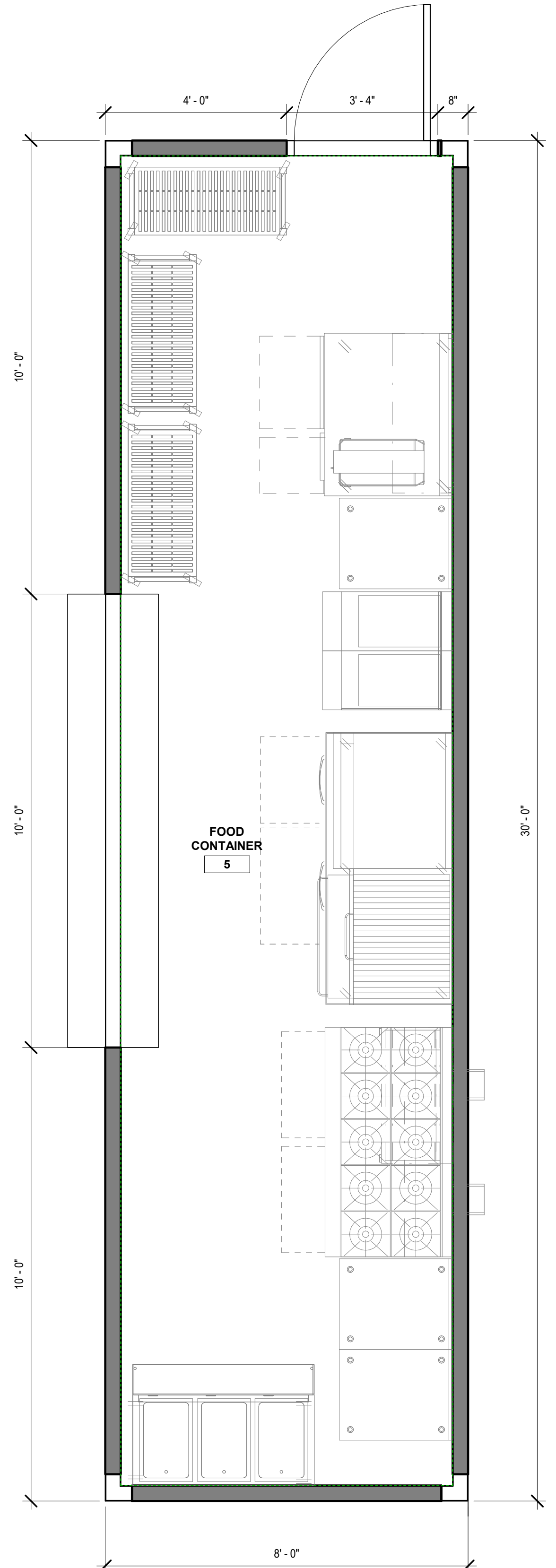
1 WALK-IN FREEZER
A-1.03 1/2" = 1'-0"



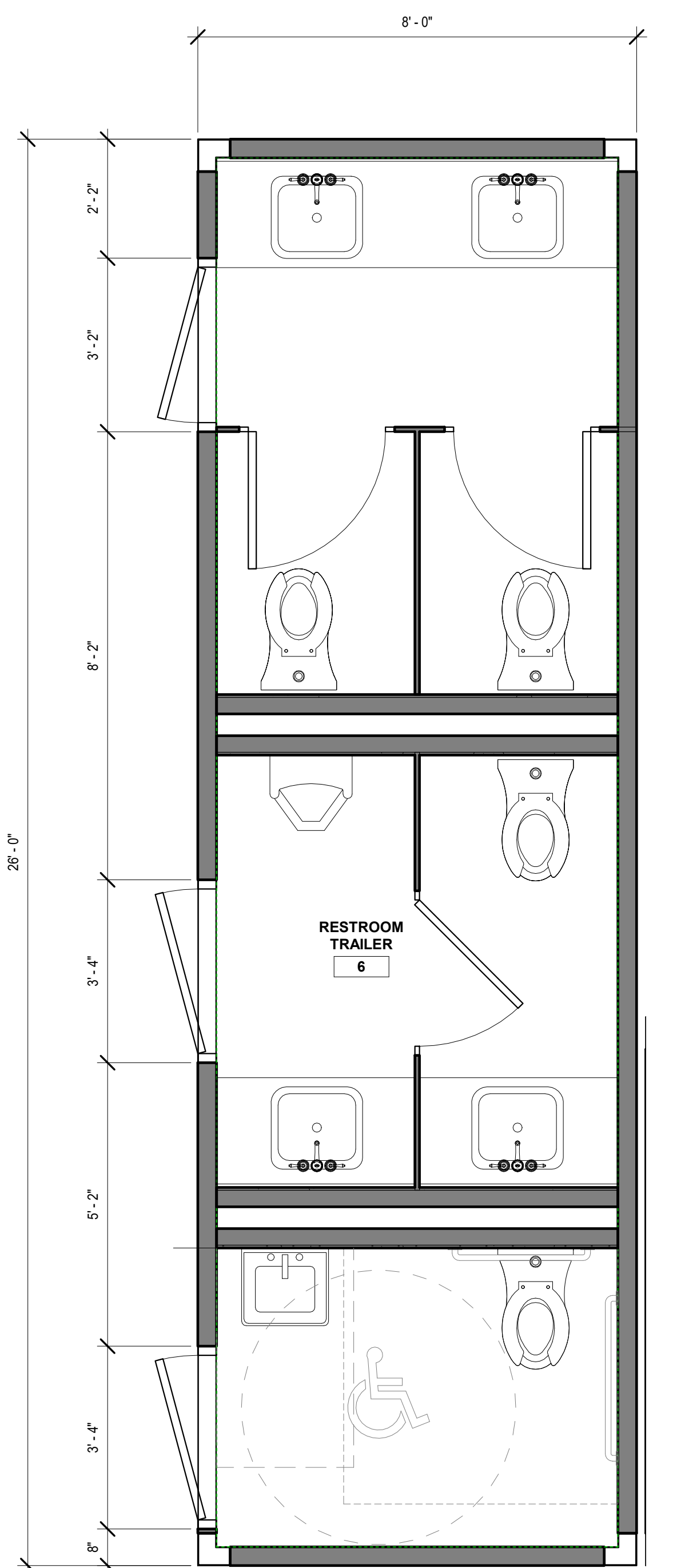
2 WALK-IN COOLER CONTAINER
A-1.03 1/2" = 1'-0"



3 OFFICE / DRY-STORAGE CONTAINER
A-1.03 1/2" = 1'-0"



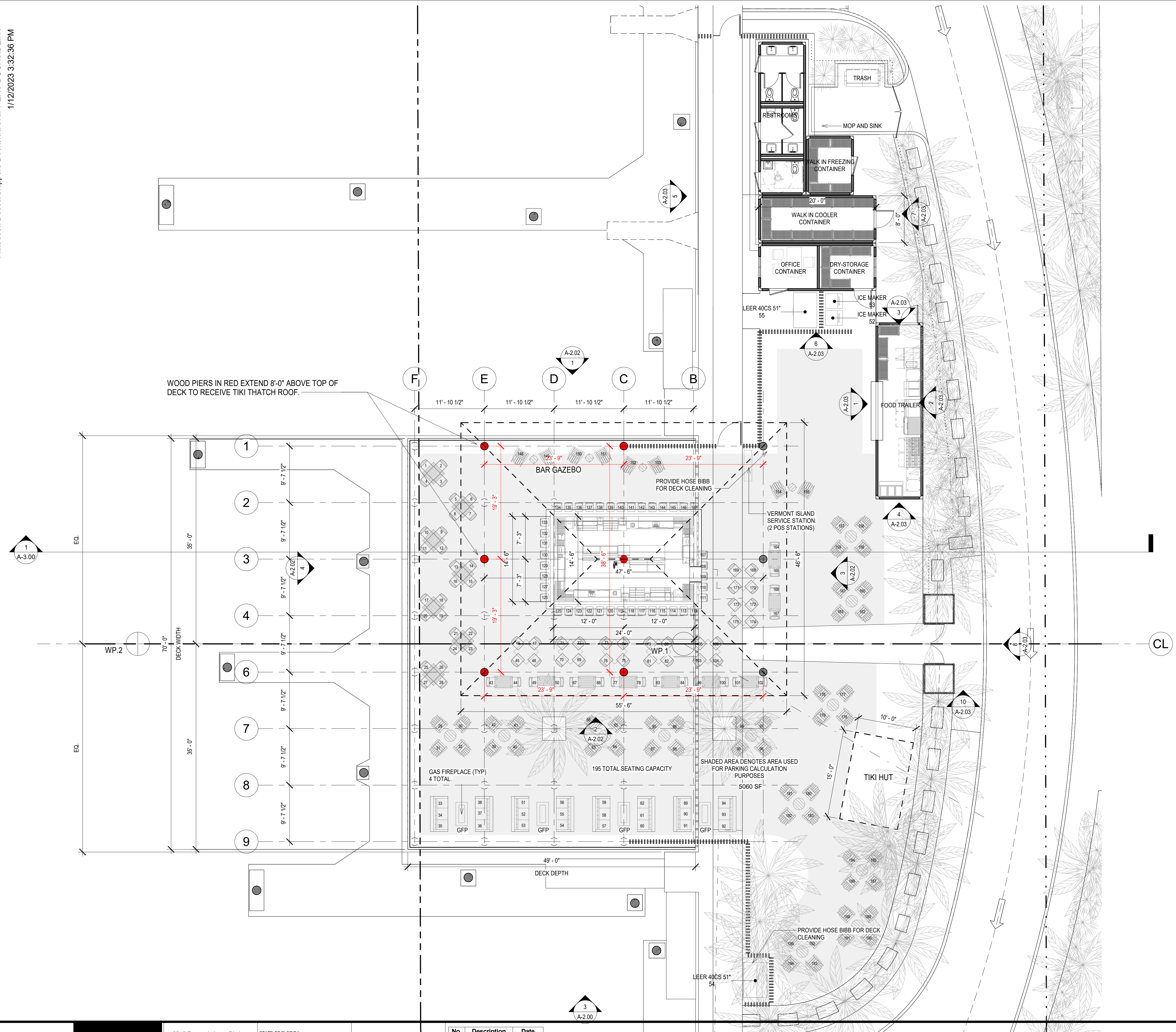
4 FOOD CONTAINER
A-1.03 1/2" = 1'-0"



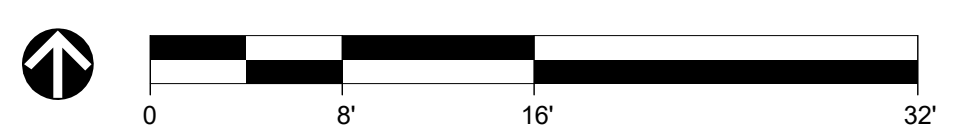
5 RESTROOM TRAILER
A-1.03 1/2" = 1'-0"

No.	Description	Date

WOOD PIERS IN RED EXTEND 8'-0" ABOVE TOP OF DECK TO RECEIVE TIKI THATCH ROOF.



1 FLOOR PLAN
A-1.01 1/8" = 1'-0"



No.	Description	Date



Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
□	6	L1	Single	8329	8329	0.900	111	111

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NEW SIDEWALK 1	Illuminance	Fc	0.48	0.6	0.3	1.60	2.00
NEW SIDEWALK 2	Illuminance	Fc	0.49	0.6	0.2	2.45	3.00
PARKING	Illuminance	Fc	1.20	3.2	0.5	2.40	6.40
PROPERTY LINE	Illuminance	Fc	0.14	0.5	0.0	N.A.	N.A.

PARKING SITE			
TYPE	QTY	LUMINAIRE LUMENS	TOTAL
L1	6	8329	49974
TOTAL LUMINAIRE LUMENS			49974
SITE ALLOWED TOTAL LUMENS (LUMENS PER SF X HARDSCAPE) 2.5 * 20992			52480
IS PROJECT COMPLIANT?			YES

SKIPPERS DOCKSIDE											
HOLLYWOOD, FL											
LIGHTING FIXTURE SCHEDULE											
TYPE	PHOTO / LINK	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	COLOR TEMP	INPUT WATTS	FINISH	DIMMING	MOUNTING	NOTES
L1		GALLEON PEDESTRIAN COMPANION	MCGRAW EDISON	GPC-SAZC-830-U-T4FT-QM-XX-HSS	120-277	3000K	111	TBD	N/A	MOUNTED TO 20' ROUND TAPERED ALUMINUM POLE (ANCHOR BOLT)	
L2		LINE VOLTAGE UPLIGHT	VISTA PRO	1043-B-NS-27-C-MV-PCT-HL	120-277	2700K	9	TBD	N/A		
L3		SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS	PRIMUS LIGHTING	DSW-24-120-S14-G-16.5F-27/325-DSC7-STK-XX	120	2700K	3.5WPER 2 FT SECTION	BRASS	N/A		
L4		LINE VOLTAGE FLOOD	VISTA PRO	1045-DZ-MF-27-B-MV-PCT-FS-HL WMB-N-B-N-AXX	120	2700K	22.8	DARK BRONZE	MLV	MOUNTED TO SURFACE MOUNTED BOX WMB SERIES	
L5		OUTDOOR WET LOCATION EMERGENCY LIGHT	ISOLITE	OWL-EM-BZ-MB	120-277	3000K	4	BRONZE	N/A	SURFACE	
L6		WET LOCATION DIE-CAST EXIT SIGN	ISOLITE	MAX-EM-G-U-VH-MTEB-EB	120	GREEN LED	3	WHITE	N/A	SURFACE	

LIGHTING SCHEDULE NOTES:

- CONTACT FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT GUS MACIAS @ LIGHTINGDYNAMICS 305-345-7571 OR GMACIAS@LIGHTINGDYNAMICS.COM
- SPECIFIC LIGHTING FIXTURES, SELECTED BY TYPE, PHOTOMETRIC PERFORMANCE, LIGHTING PATTERN, AND LUMEN OUTPUT, WERE USED IN THE ILLUMINATION DESIGN TO PRODUCE THE REQUIRED EFFECT AND ILLUMINATION. SUBSTITUTION OF THE LIGHT FIXTURES WILL RESULT IN DIFFERENT
- THE ABOVE FIXTURE SCHEDULE IS PREDICATED ON PERFORMANCE, SIZE LIMITATIONS, AND IS DESIGNED TO MEET CERTAIN AESTHETIC CRITERIA. ANY ALTERNATIVE SELECTIONS MUST SUBMIT THE FOLLOWING TO THE ARCHITECT FOR APPROVAL FIFTEEN (15) DAYS PRIOR TO BID DATE....
- IF THERE IS A DISCREPENCY BETWEEN A FIXTURE DESCRIPTION AND GENERAL NOTES, AND THE CATALOG NUMBER LISTED, THE FIXTURE DESCRIPTION AND GENERAL NOTES SHALL DICTATE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ACTUAL CEILING CONSTRUCTION TYPE AS DEFINED ON THE ARCHITECTURAL DRAWINGS AND FURNISH ALL LUMINAIRES WITH THE CORRECT MOUNTING DEVICES WHETHER OR NOT SUCH VARIATIONS ARE INDICATED IN THE LUMINAIRE CATALOG
- ALL LUMINAIRES SHALL BEAR THE UL LISTING NUMBERS FROM A NATIONALLY RECOGNIZED TESTING LABORATORY



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

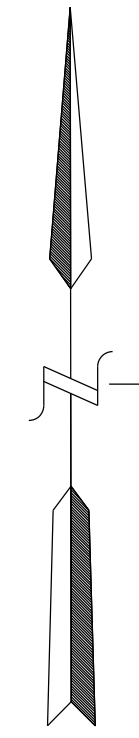
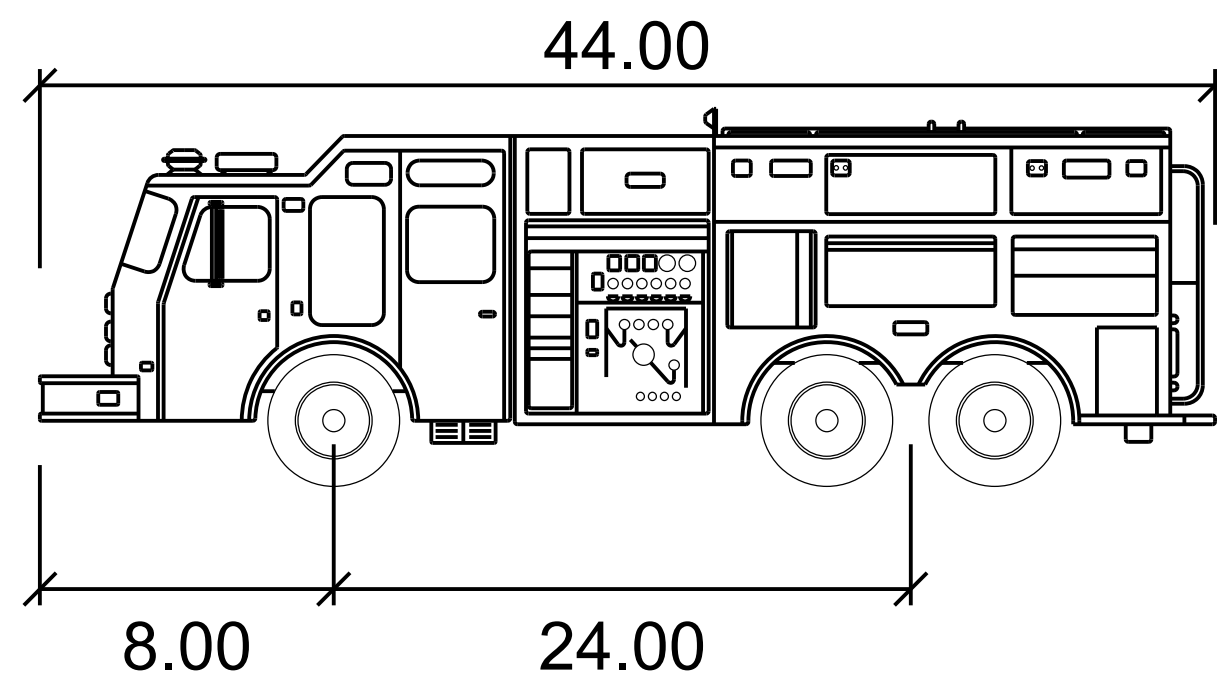
No.	Revision/Issue	Date
1	PHOTOMETRIC STUDY	11/16/22

LIGHTING DYNAMICS, INC.
 7835 West Commercial Blvd.
 Tamarac, FL 33351
 (954) 944-0286
 www.lightingdynamics.com

Project Name and Address
SKIPPERS DOCKSIDE SITE
 Hollywood, FL

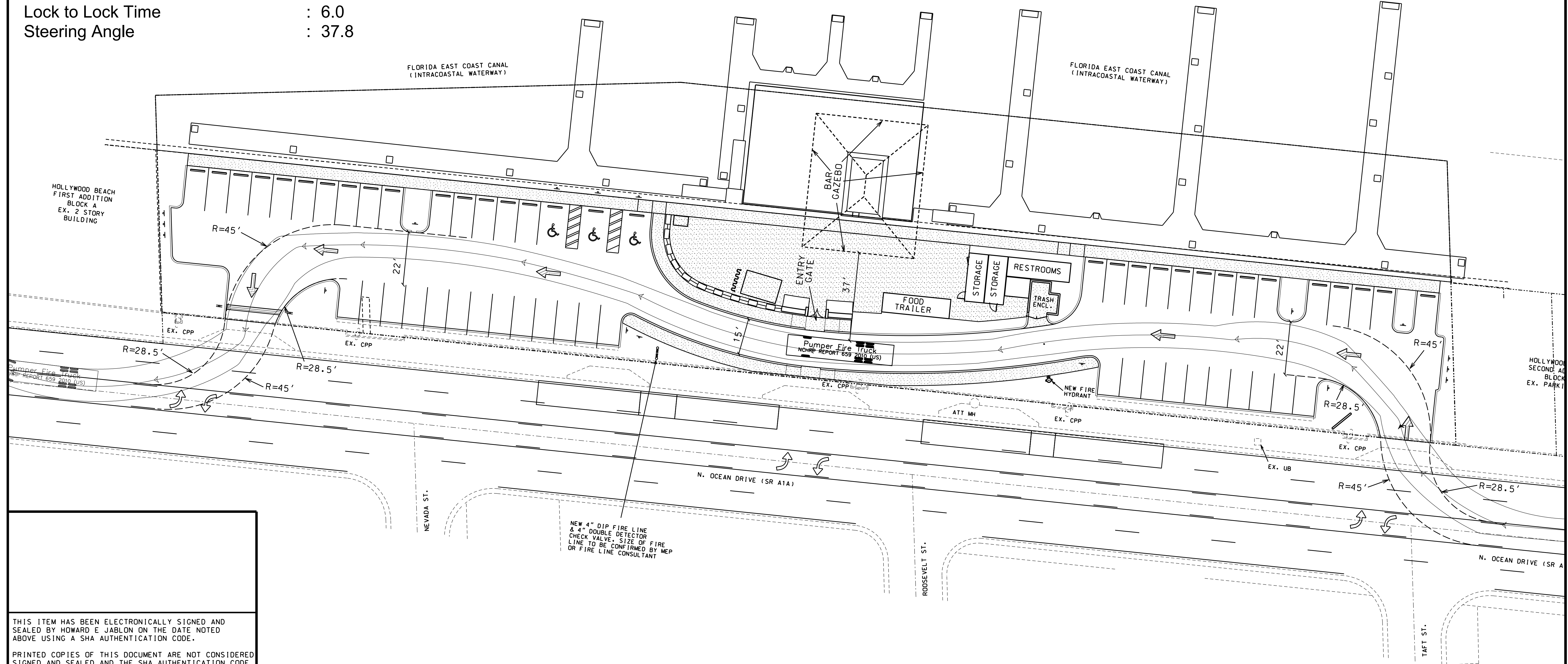
FILE P:\PROJECTS\2022\NOV
 CLIENT NOSOCO, INC.

Project SKIPPERS DOCKSIDE Sheet
 Date 11/16/2022 **L0**
 Scale 1/32" = 1' DRAWN BY IG



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED ABOVE USING A SHA AUTHENTICATION CODE.

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SCALE: 1" = 20'	REVISIONS		REVISIONS	
	DATE	COMMENTS	DATE	COMMENTS
DRAWN BY: HEJ	2			
CHECKED BY: LJ				
APPROVED BY: HEJ				

AJ HYDRO
ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT: **SKIPPERS DOCKSIDE**
2308 N. OCEAN DRIVE, HOLLYWOOD, FL 33019

TITLE: **FIRE PREVENTION AND ACCESS WITH AUTOTURN PLAN**

SEAL: HOWARD JABLON, PE #47514

DATE: 10/25/22

DRAWING NO. 21-0100

SHEET NO. FP1 OF 1