

ATTACHMENT A
Application Package
Part I



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must be present** at all Board or Committee meetings.

**CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES**

APPLICATION TYPE:

- ☐ Technical Advisory Committee
☐ City Commission

☐ Variance/Special Exception Requested

☐ Administrative Approvals

☐ Historic Preservation Board

☒ Planning and Development Board

PROPERTY INFORMATION

Location Address: 600 Knights Road, Hollywood FL 33021

Lot(s): 1 Block(s): _____ Subdivision: _____

Folio Number(s): 514217000012

C-4

Zoning Classification: C-4 Land Use Classification: 77-01 Clubs

Existing Property Use: Club Sq Ft/Number of Units: _____

Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide

File/Resolution/Ordinance No.: _____

DEVELOPMENT PROPOSAL

Explanation of Request: Padel Club

Transformation of current social Club into a Padel Sports Club

Phased Project: Yes / No ☒ Number of Phases: two phases

Project	Proposal
Units/rooms (# of units)	N/A (Area: N/A S.F.)
Proposed Non-Residential Uses	N/A S.F.
Open Space (% and SQ.FT.)	N/A (Area: N/A S.F.)
Parking (# of spaces)	N/A (Area: N/A S.F.)
Height (# of stories)	N/A (FT.)
Gross Floor Area (SQ. FT)	7,236 sqft as per survey

Name of Current Property Owner: Bluevis LLC

Address of Property Owner: 185 sw 7th st #4201, Miami FL 33130 APT 4201 Mia

Telephone: 202-250-0373 Email Address: Sarceatp@gmail.com

Applicant Padel Essentials LLC ☒ Consultant ☐ Representative ☐ Tenant (check one)

Address: 1116 Cedar Falls Dr, Weston FL 33327 Telephone: 305-922-1444

Email Address: mariafabianape@gmail.com

Email Address #2: _____

Date of Purchase: 11/23/2023 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): Rio Development Resources

E-mail Address: diana@rdrmiami.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 04/16/2025

PRINT NAME: Salaman Arce Lema

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

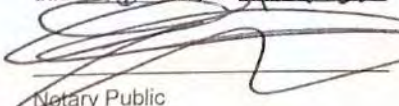
PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

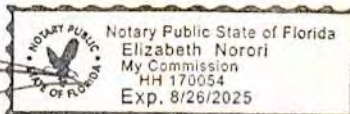
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 16 day of APRIL 2025


Notary Public

State of Florida

My Commission Expires 8/26/2025




Signature of Current Owner

Salaman Arce Lema
Print Name

(Check One) ☒ Personally known to me; OR ☐ Produced Identification Bolivia Passport

LEGAL DESCRIPTION:

The south 342 feet of the North Three-Quarters (N 3/4) of the East One-Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Fifty-one (51) South, Range Forty-two (42) East, situate, lying and being in Broward County, Florida excepting therefrom the East 412 feet.

PROJECT INFORMATION:

Project Name: Padel Club

Address: 600 Knights Road, Hollywood, FL 33021-6145

Folio Number: 514217000012

Lot Area: 87,098 SQFT

Building Area: 7,828 SQ. FT.

The Padel Club project involves the renovation of the existing building to transform it into the main clubhouse, which will support the addition of nine padel courts. The clubhouse will feature a coffee shop, a retail store, recreational areas, and bathroom and shower facilities. This combination is designed to cater to visitors while incorporating elements that promote both recreation and leisure, enhancing the overall community experience. The building will occupy 7,236 square feet, serving as the central hub for the club's activities. The total site area spans 86,967.7 square feet, offering ample room for the padel courts, landscaping, parking, and other essential amenities. The design emphasizes maximizing space for both recreation and social interaction.

CLASSIFICATION OF USE:

A1 – Assembly – Recreation: This classification is used for spaces designed for gathering or recreation, which fits the proposed use of the building and facilities as a padel sports club with areas for community engagement and sporting activities.

SURROUNDING PROPERTIES



800 Knights Road (north) – Public Park

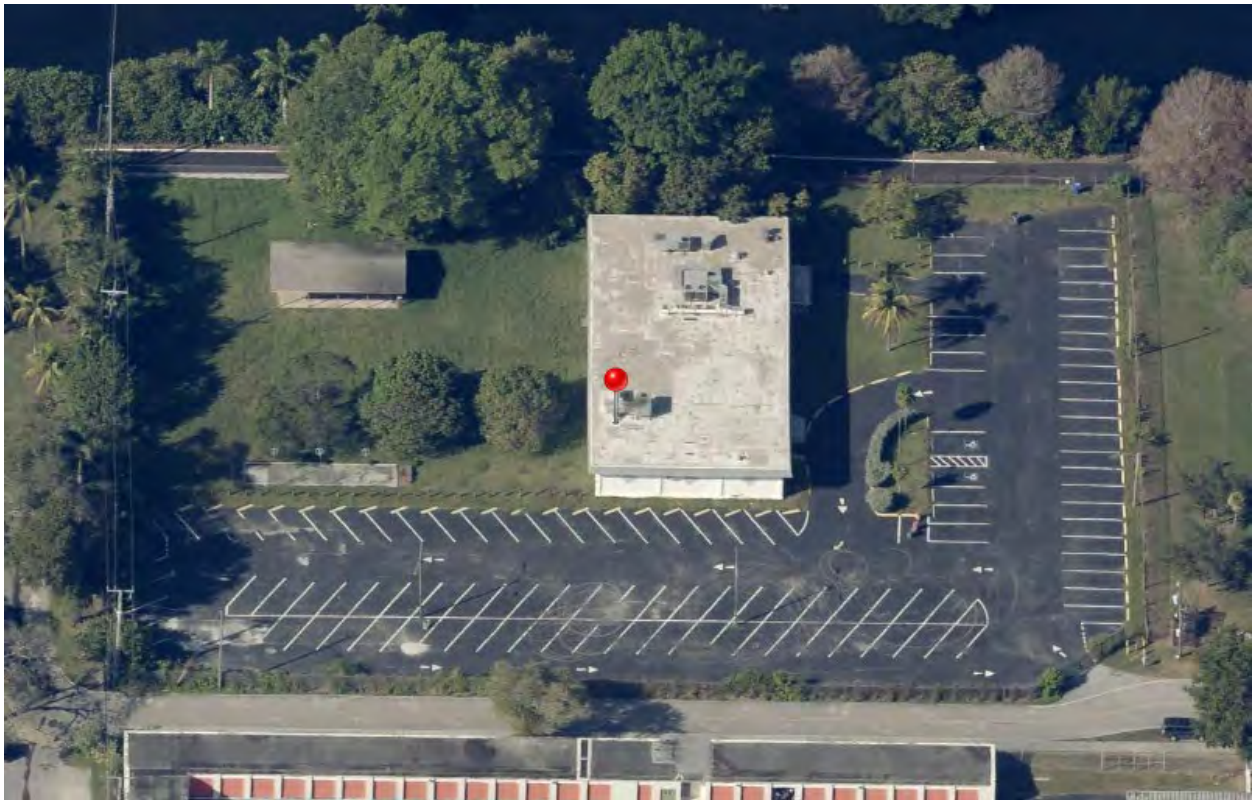


800 Knights Road (south) - Public Park



851 Knights Road (east) – self storage facility

SUBJECT PROPERTY



LEGAL DESCRIPTION
The South 342 feet of the North Three-Quarters (N 3/4) of the East One-Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Fifty-one (51) South, Range Forty-two (42) East, situate, lying and being in Broward County, Florida excepting therefrom the East 412 feet.

PROPERTY ADDRESS
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

ALTA / NSPS LAND TITLE SURVEY
INVOICE # 44479U
SURVEY DATE 03/19/24

FLOOD ZONE X0.2%/AH-5
MAP DATE 08/18/14
MAP NUMBER 125113 0568H

AMERICAN LAND TITLE ASSOCIATION COMMITMENT
COMMITMENT NUMBER: 1441040
ISSUING OFFICE FILE NUMBER: 2308-10 PA
COMMITMENT DATE: AUGUST 25, 2023 AT 11:00 PM

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--
Requirements are met. (NOT A SURVEY MATTER)

2. a. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. (NOT A SURVEY MATTER)

b. Rights or claims of parties in possession not recorded in the Public Records. (NOT A SURVEY MATTER)

c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. (NOT A SURVEY MATTER)

d. Easements or claims of easements not recorded in the Public Records. (NOT A SURVEY MATTER)

e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. (NOT A SURVEY MATTER)

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. (NOT A SURVEY MATTER)

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. (NOT A SURVEY MATTER)

5. Covenants, conditions, and restrictions as contained in Warranty Deed recorded 6/24/1966 in O.R. Book 3251, Page 769, Public Records of Broward County, Florida. (NOT A SURVEY MATTER)

6. Easement contained in instrument recorded June 24, 1966, under O.R. Book 3251, Page 773, Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)

7. Easement to City of Hollywood, Florida recorded in O.R. Book 3642, Page 268, Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)

8. Easement to Florida Power & Light Company recorded in O.R. Book 4242, Page 921, Public Records of Broward County, Florida. (NOT REVIEWED BY SURVEYOR)

9. Easement to Florida Power & Light Company recorded in O.R. Book 4501, Page 508, Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)

10. Ordinance recorded in O.R. Book 7649, Page 373, Public Records of Broward County, Florida. (NOT A SURVEY MATTER)

11. Agreement recorded in O.R. Book 14863, Page 321, Public Records of Broward County, Florida. (DOES NOT PERTAIN TO PROPERTY)

12. Rights of the lessees under unrecorded leases. (NOT A SURVEY MATTER)



1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNLESS OTHERWISE INDICATED, ALL DIMENSIONS ARE BASED ON THE FOLLOWING: OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.

SURVEYOR'S CERTIFICATE
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7B2, 7C, 8, 9, 10, 11A, 11B, 12, 14 and 18 of Table A thereof. The field work was completed on March 19, 2024.
Date of Plat or Map: March 21, 2024.

LEGEND	
	○ BOLLARD
	▣ CATCH BAS
	○ CLEAN OUT
	○ MANHOLE
	○ WELL
	○ WATER VAL
	BRICK/TILE PAV
	CENTERLINE
	CONCRETE/CHAU
	CONCRETE WALL
	ELEVATION
	METAL FENCE
	OVERHEAD WIRES
	WOOD DECK/DOCK
	WOOD/PVC FENCE

ABBREVIATIONS

AC	AIR CONDITIONER
ACC	ACCORSE EASEMENT
BC	BUILDING CORNER
BN	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CC	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
FC	FACE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FO	FOUND NAIL
FNKD	FOUND NAIL & DISC
FR	FOUND REBAR
FP&L	FOUND POWER & LIGHT
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN FORCED
ORB	OFFICIAL RECORD BOOK
PC	POINT
NTS	NOT TO SCALE
MB	MEASUREMENT
PC	POINT OF CURVATURE
PGB	POINT OF BEGINNING
CC	CORNER EASEMENT
PG	PAGE
PRC	PERCENT OF REVERSE CURVE
PRM	PERMANENT REFERENCE
ASMT	ASSUMPTION
PT	POINT OF TANGENCY
R	RECORD
RWD	RADIANT
RW	RIGHT-OF-WAY
SP	SUBSTRATE NAIL & DISC 5495
SP	SUBSTRATE NAIL & DISC 5495
SE	SET 1/2" PITCH
UP	SET 1/2" PITCH & CASH 5495
UE	UNDEVELOPED EASEMENT

ATLANTIC COAST
SURVEYING INC.

Paul J. Stowell

PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Sunrise, FL 33325
P: 954.587.2100 E: info@ocsiweb.net

TREE TABLE		
NUMBER	TREE	SIZE
#1	PALM	4"
#2	PALM	4"
#3	COCONUT PALM	7"
#4	COCONUT PALM	7"
#5	AVOCADO	7"
#6	BANYAN	96"
#7	TAMARIND	14"
#8	MANGO	14"
#9	MANGO	12"
#10	CHRISTMAS PALM	3"
#11	PALM	3"
#12	PALM	4"
#13	PALM	6"
#14	PALM	3"
#15	PALM CLUSTER	3"
#16	ROYAL PALM	15"
#17	PALM CLUSTER	3"
#18	PALM CLUSTER	3"
#19	MUMOSA	9"
#20	PALM CLUSTER	5"
#21	AVOCADO	6"
#22	AVOCADO	6"
#23	AVOCADO	6"
#24	AVOCADO	6"
#25	AVOCADO	6"
#26	AVOCADO	9"
#27	AVOCADO	6"
#28	AVOCADO	9"

NEW PADEL BALL COURTS

AT:

600 KNIGHTS ROAD

HOLLYWOOD, FLORIDA 33021

INDEX OF DRAWINGS:

ARCHITECTURAL

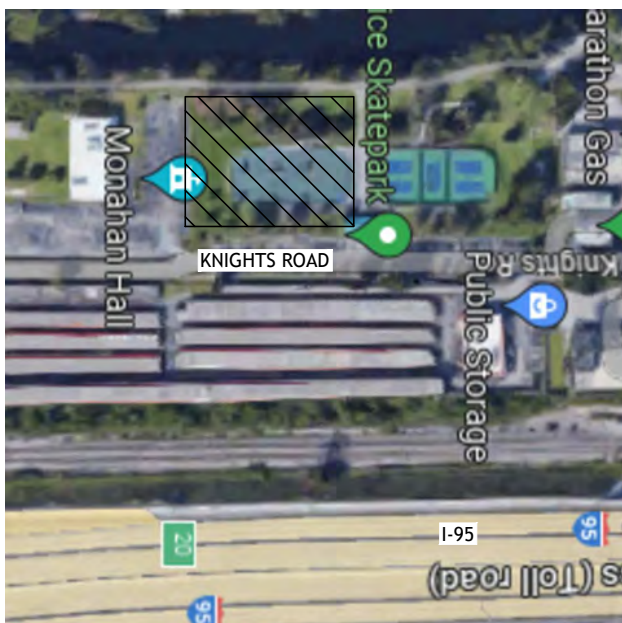
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- A-1.1a SITE MARKING AND SIGNAGE PLAN
- A-1.1 SITE PLAN / PARKING CALCULATIONS
- A-1.2 BUILDING / COURTS ELEVATIONS
- A-1.3 SITE ELEVATIONS
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- C-2: Drainage - Plan
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- C-5: Paving & Grading - Sections & Notes
- C-6: Miscellaneous - Notes and Details
- C-7: Pavement Markings and Signage - Plan & Notes
- C-8: Misc. Notes and Details
- C-8: Stormwater Pollution Prevention Plan, Details & Notes



LOCATION

INDOOR CONCEPT



INTERIOR REMODELING RENDERING

CODE SUMMARY:

APPLICABLE CODES:
Florida Building Code, Building - 2020, 7th Ed.
FLORIDA FIRE PREVENTION CODE - 8TH ED.
NFPA 1 (2021 ED.) NFPA 101 (2021 ED.)
HOLLYWOOD Zoning Code - Latest Edition

TAC MEETING DATES:

January 22, 2024
May 20, 2024
September 16, 2024

FOLIO NUMBER: 5142 1700 0012

LEGAL DESCRIPTION:

THE S. 342' OF THE N $\frac{3}{4}$ OF E $\frac{1}{2}$ OF NE $\frac{1}{4}$ OF NE $\frac{1}{4}$ OF SEC.17-51-42 LESS THE E 412'

TYPE OF CONSTRUCTION:

TYPE III

BUILDING SQUARE FOOTAGE:

7,236 S.F.

SITE SQUARE FOOTAGE:

86,967.7 S.F.

CLASSIFICATION OF WORK:

NEW PADEL COURTS AND TENTS
PARKING
INTERIOR REMODELING

CLASSIFICATION OF USE:

A1 Assembly - Recreation

SCOPE OF WORK:
INTERIOR REMODELING OF EXISTING BUILDING.
NO ADDITION TO EXISTING SQUARE FOOTAGE.
REMOVAL OF EXISTING COVERED OPEN SIDED
"FIELD HOUSE"
ADDITION OF 9 PADEL BALL COURTS, 5 OF
WHICH ARE COVERED WITH AN OPEN SIDED
TENT.



PROJECT TEAM

Architect of Record

ANTHONY LEON
3DESIGN, INC.
3260 NW 7th STREET
MIAMI, FLORIDA 33125
Off: 305-438-9377
Email: 3dtony@bellsouth.net

Structural Engineer

JUAN FERNANDEZ-BARQUIN, P.E., S.I.
Structural Engineer PE 40114
Threshold Inspector SI 0947
2520 NW 97th Avenue, Suite 240
Doral, FL, 33172
Off: 786-336-0881 / Fax:
786-336-0884
E-Mail: jfbeng@f-m.fm

MEP/FP Engineer

MARCOS MISRAHI
MARCOS MISRAHI, P.E, INC
19431 NE 19th Place,
MIAMI, FLORIDA
33179
Off: 305.527.3220
E-mail: mmisrahipe@gmail.com

Civil Engineer

SAMABI GROUP INC.
Consulting Engineers
13335 SW 124th STREET, SUITE 111
MIAMI, FL 33186
T: 305-454-8654
samabi@bellsouth.net

Landscape Architect

PATRICK K. HODGES #0000850
C. RIGHT STUDIOS
1810 E. TERRA MAR DRIVE.
POMPANO BEACH, FL.
33062
O: 954.591.6864
E-mail: corey@crightstudios.com

AA0003569
ANTHONY LEON
0016752

3DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

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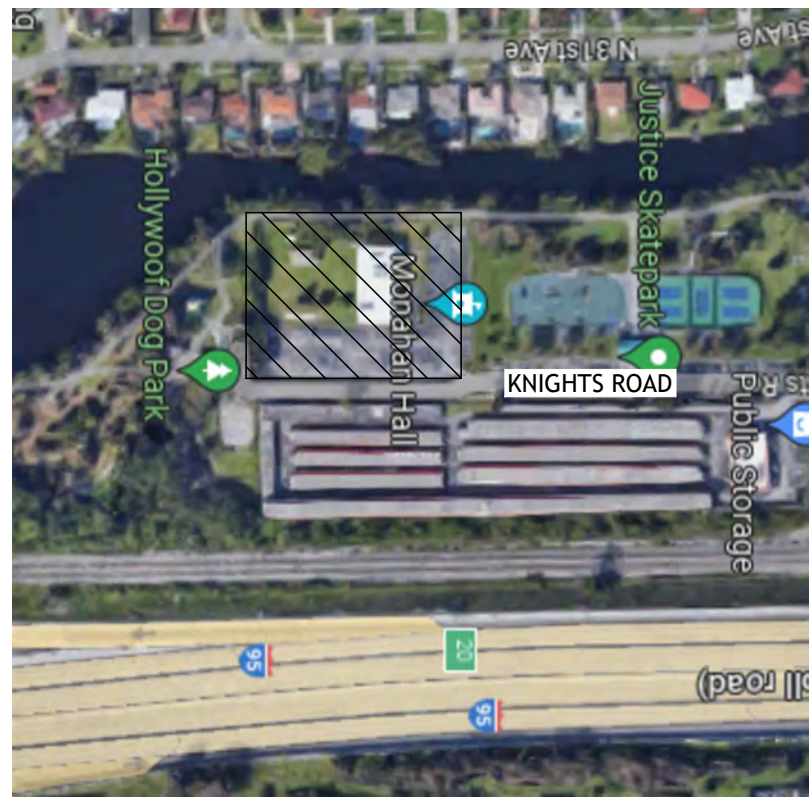
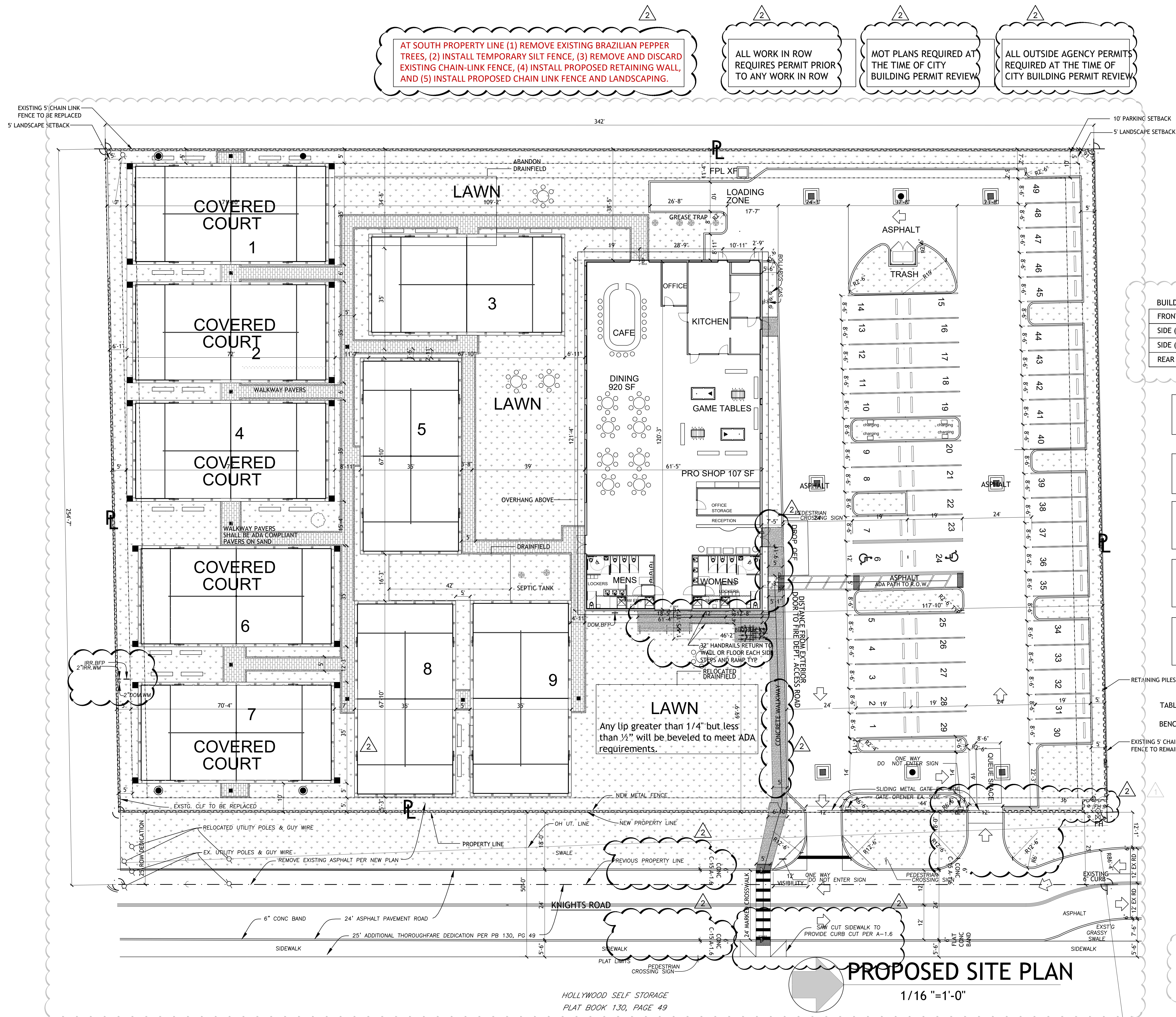
REVISIONS:

1 9-1-24

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-1.0

COVER SHEET



LOCATION

BUILDING SETBACKS	REQUIRED:	PROVIDED:
FRONT (EAST)	0 ft. adjacent to commercial property.	5'-3"
SIDE (NORTH)	0 ft. adjacent to commercial property.	117'-10"
SIDE (SOUTH)	0 ft. adjacent to commercial property.	5'
REAR (WEST)	0 ft. adjacent to canal.	5'

NOTE: A/C COMPRESSORS ARE ON THE ROOF AS THE A/C 'S ARE ROOF TOP UNITS.

ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED

ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS

PARKING CALCULATIONS

TABLE
BENCH
(4) 6 TOP TABLE = 50 SF X 4 = 200 SF
(24) 7'-6" BENCH = 10.0 SF X 24 = 240 SF

INTERIOR
PRO SHOP = 107 SF
DINING AREA = 920 SF
GAME AREA = (6) 10 SF BENCHES = 60 SF
(14) LOUNGE SEATS = 14.0 SF X 6 = 84 SF
1,611 SF OF SEATING AREA / 60 = 26.85 = 26
MINIMUM ADA PARKING SPOTS REQUIRED (BETWEEN 0 TO 50) = 2
ADA PARKING SPOTS PROVIDED = 2 (ALL VAN ACCESSIBLE)

REQUIRED PROVIDED
27 49

ASPHALT AREAS

ASPHALT
21,055 SF
25% OF 21,055 = 5,263.75

LANDSCAPE CALCULATIONS

LANDSCAPE REQUIRED 5,263.75 SF
PROVIDED 4,080 SF

ASPHALT LANDSCAPE KEY

LANDSCAPE / PERVIOUS
ASPHALT

969 ASP
386.16 ASP
807.5 ASP
778.7 ASP
807.5 ASP
484.5 ASP
646.0 ASP
807.5 ASP
807.5 ASP
646.0 ASP
807.5 ASP
728.0 ASP
807.5 ASP
711.4 ASP
4477.0 ASP
6883.3 ASP
21055.06 ASP

Minimum Number of
Accessible Parking Spaces

AA0003569
ANTHONY LEON
0016752

3 DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305-438-9377 | F: 305-438-9378

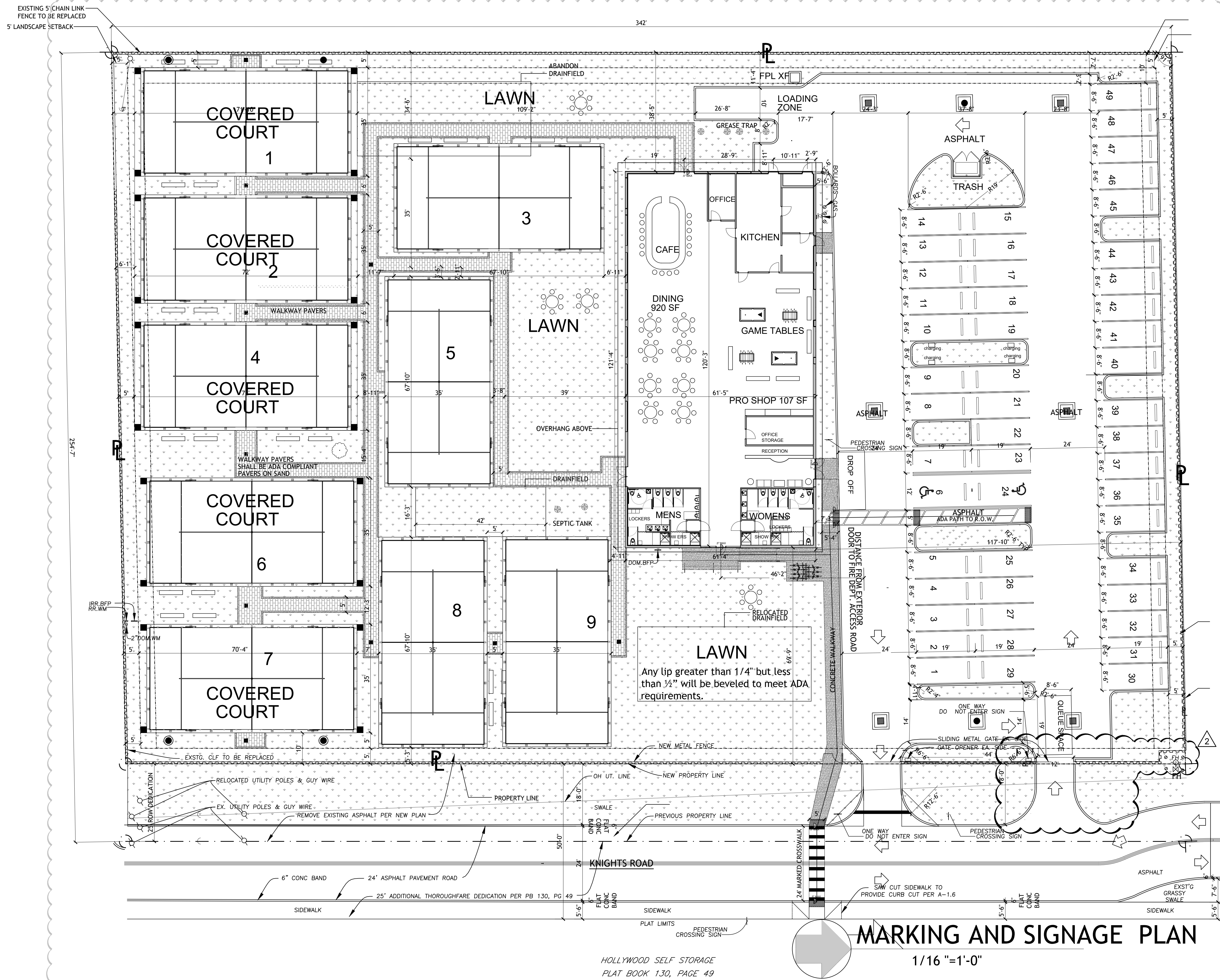
PADEL HOLLYWOOD
AT:
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HOLLYWOOD, FL 33021

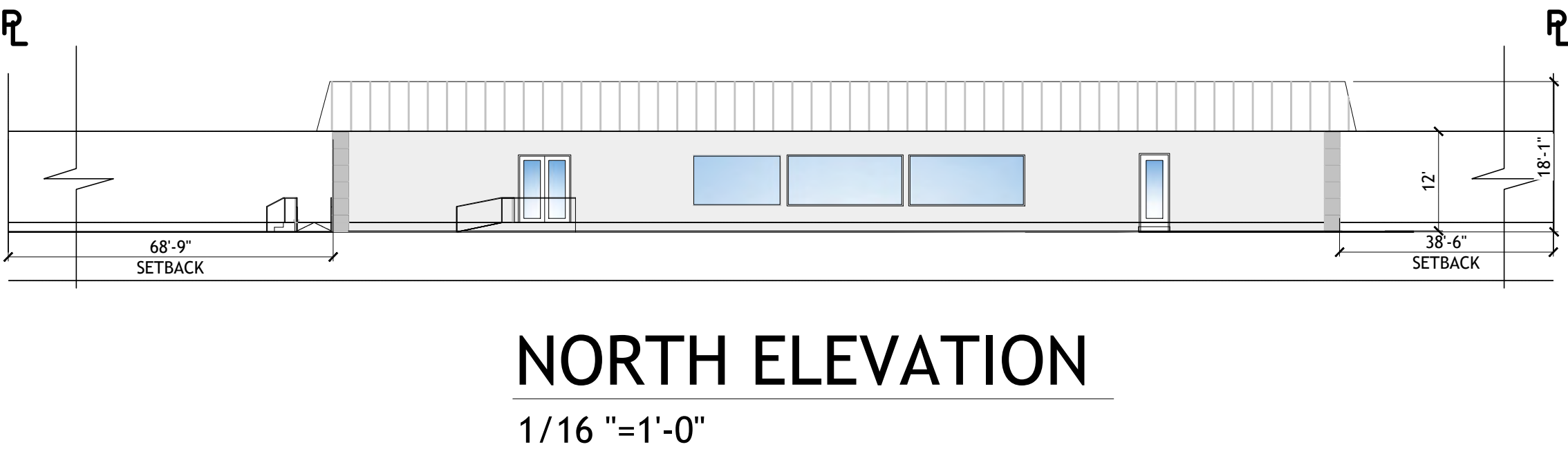
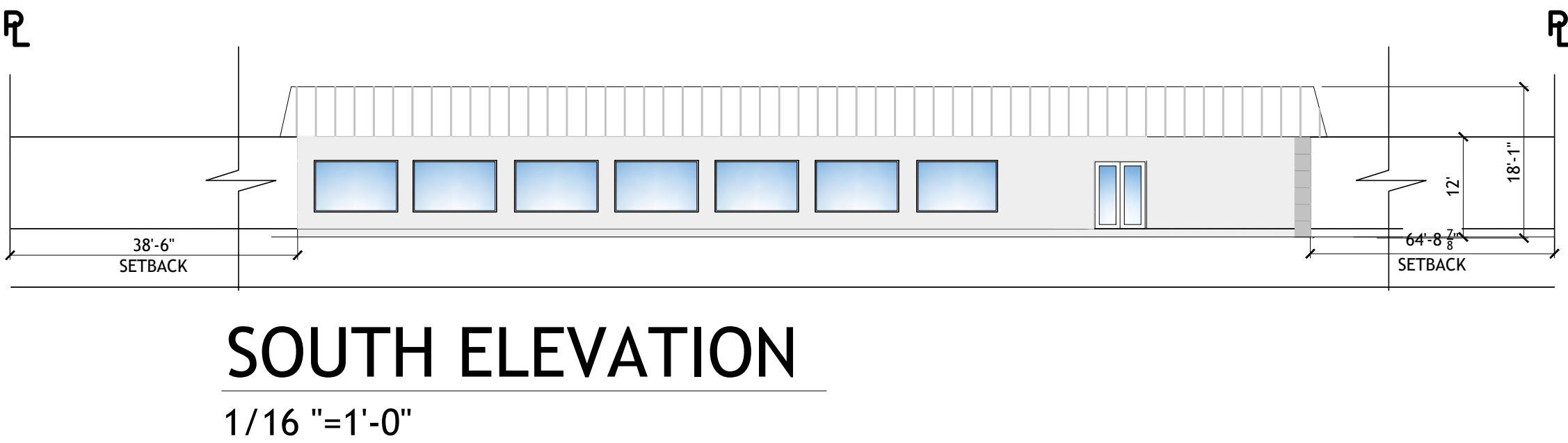
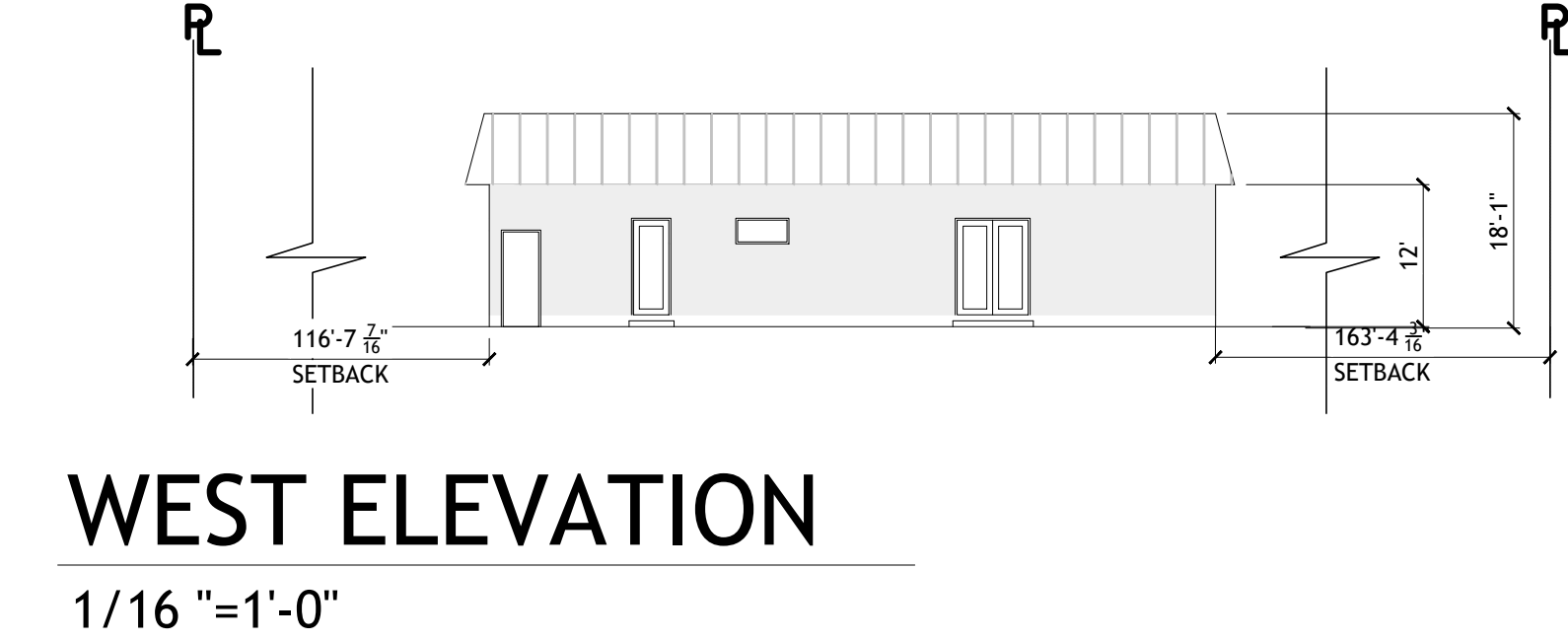
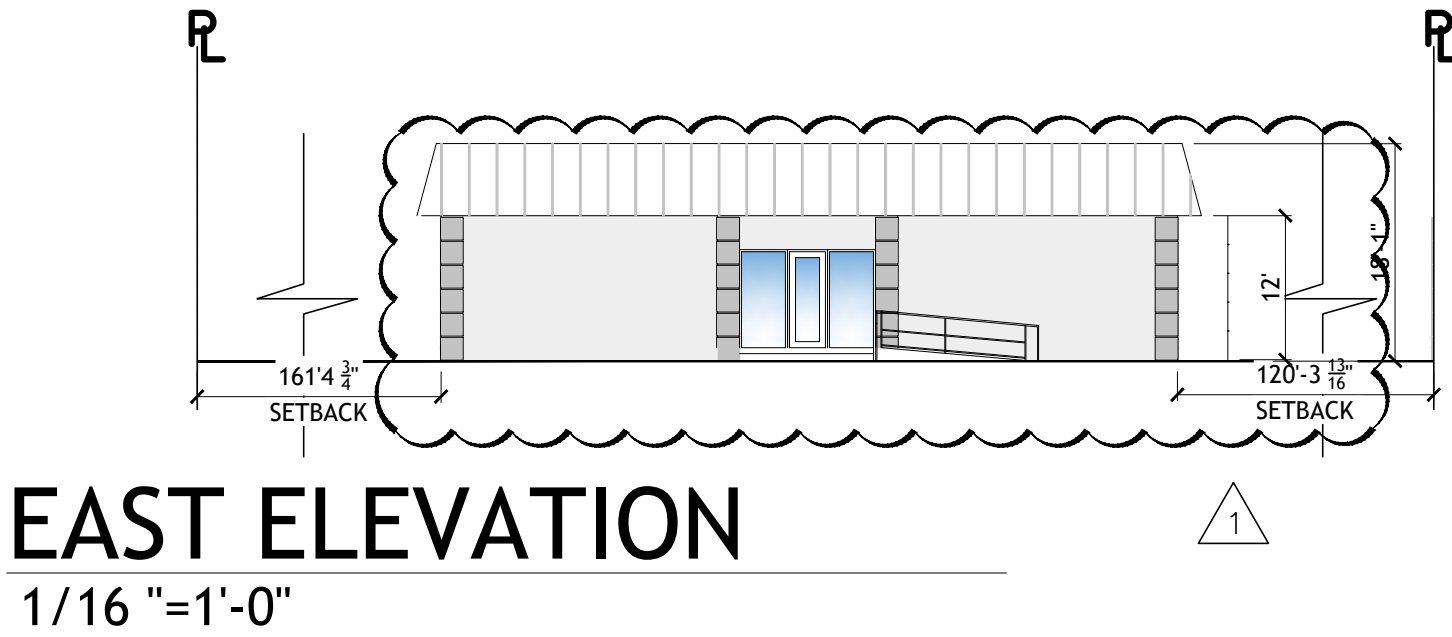
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REVISIONS:

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THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

A-1.1
SITE PLAN/PARKING CALCULATIONS





PADDLE COURT ENCLOSURE MATERIALS:
-TEMPERED GLASS
-GALVANIZED STEEL POSTS, FRAME AND MESH



BUILDING EXTERIOR
WALL FINISH (STUCCO)



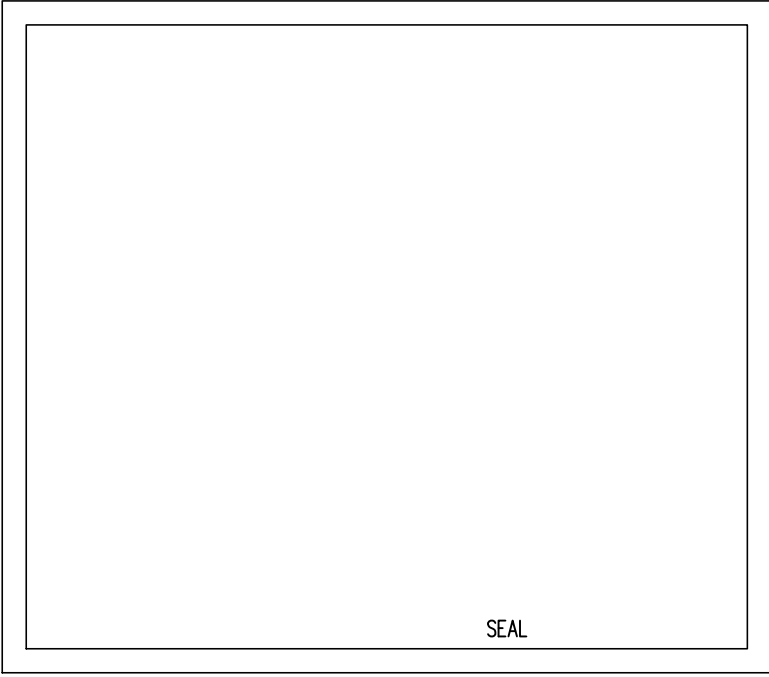
LOCATION



PADDLE COURT EXAMPLE

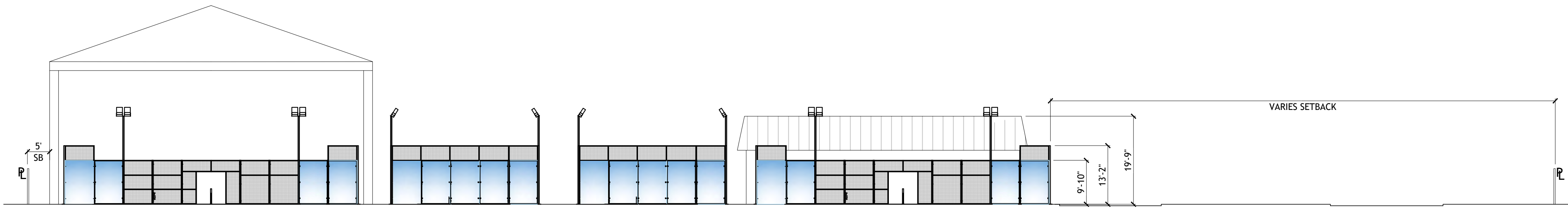


PADDLE COURT ROOF ENCLOSURE MATERIALS:
-GALVANIZED STEEL POSTS & FRAME
-POLYCARBONATE MEMBRANE TOP COVER
SHOWN FOR MATERIALS ONLY NOT FOR
DESIGN OF TOP COVER

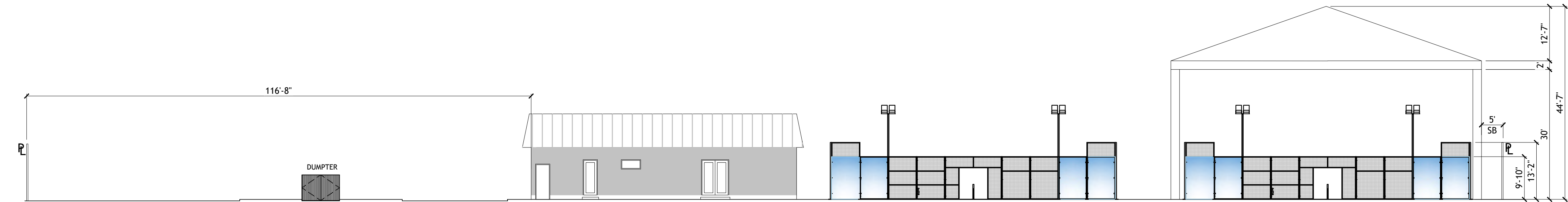


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REVISIONS:	
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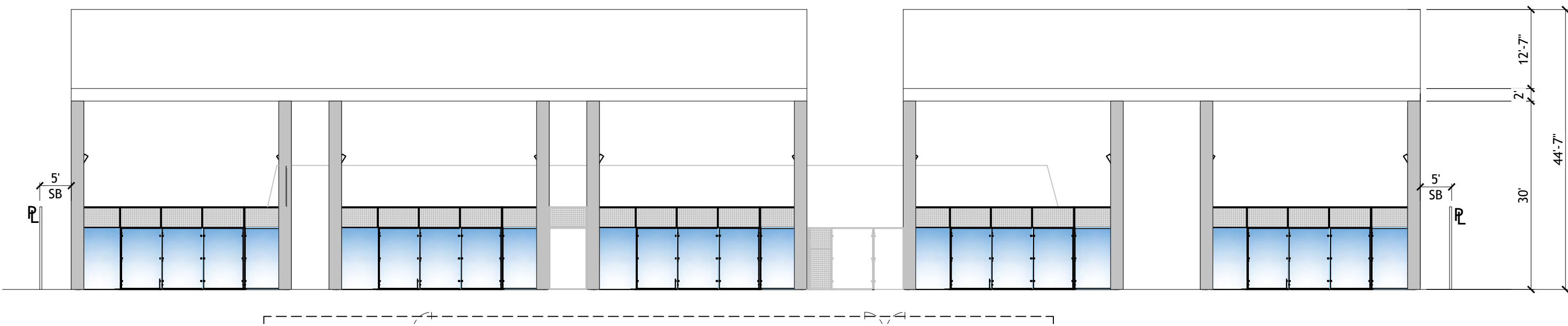
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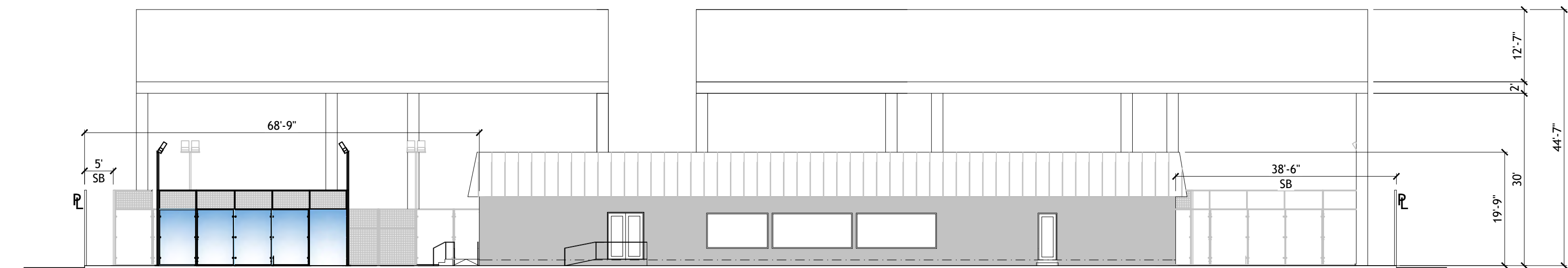
EAST ELEVATION CONTEXT
1/16"=1'-0"



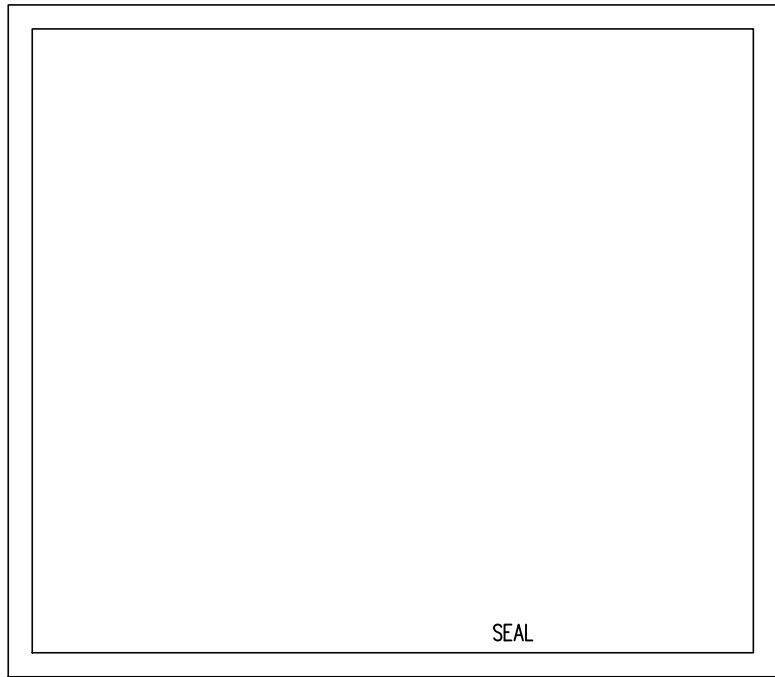
WEST ELEVATION CONTEXT
1/16"=1'-0"



SOUTH ELEVATION CONTEXT
1/16"=1'-0"

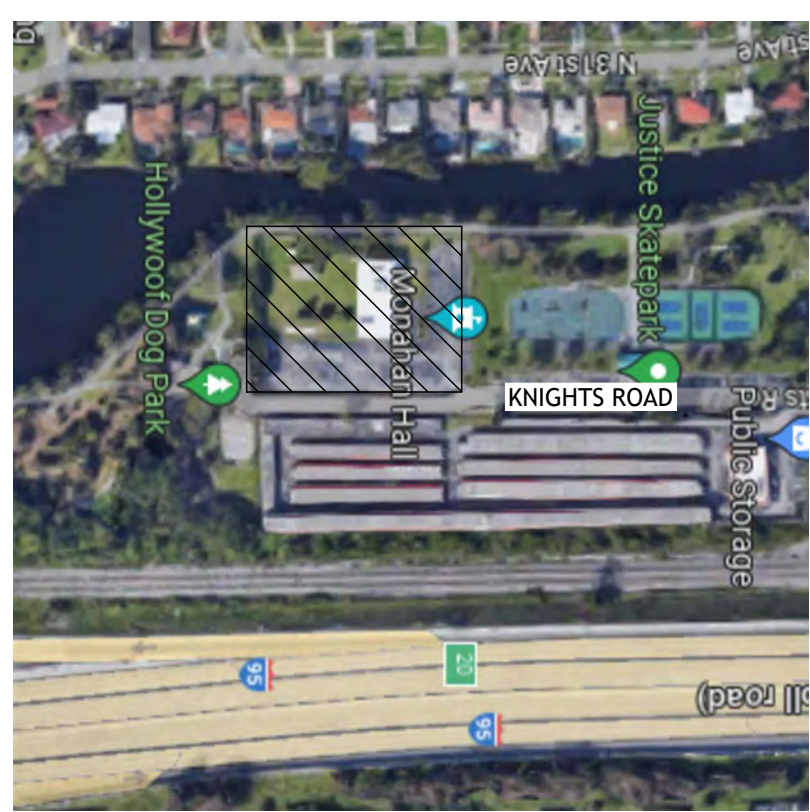
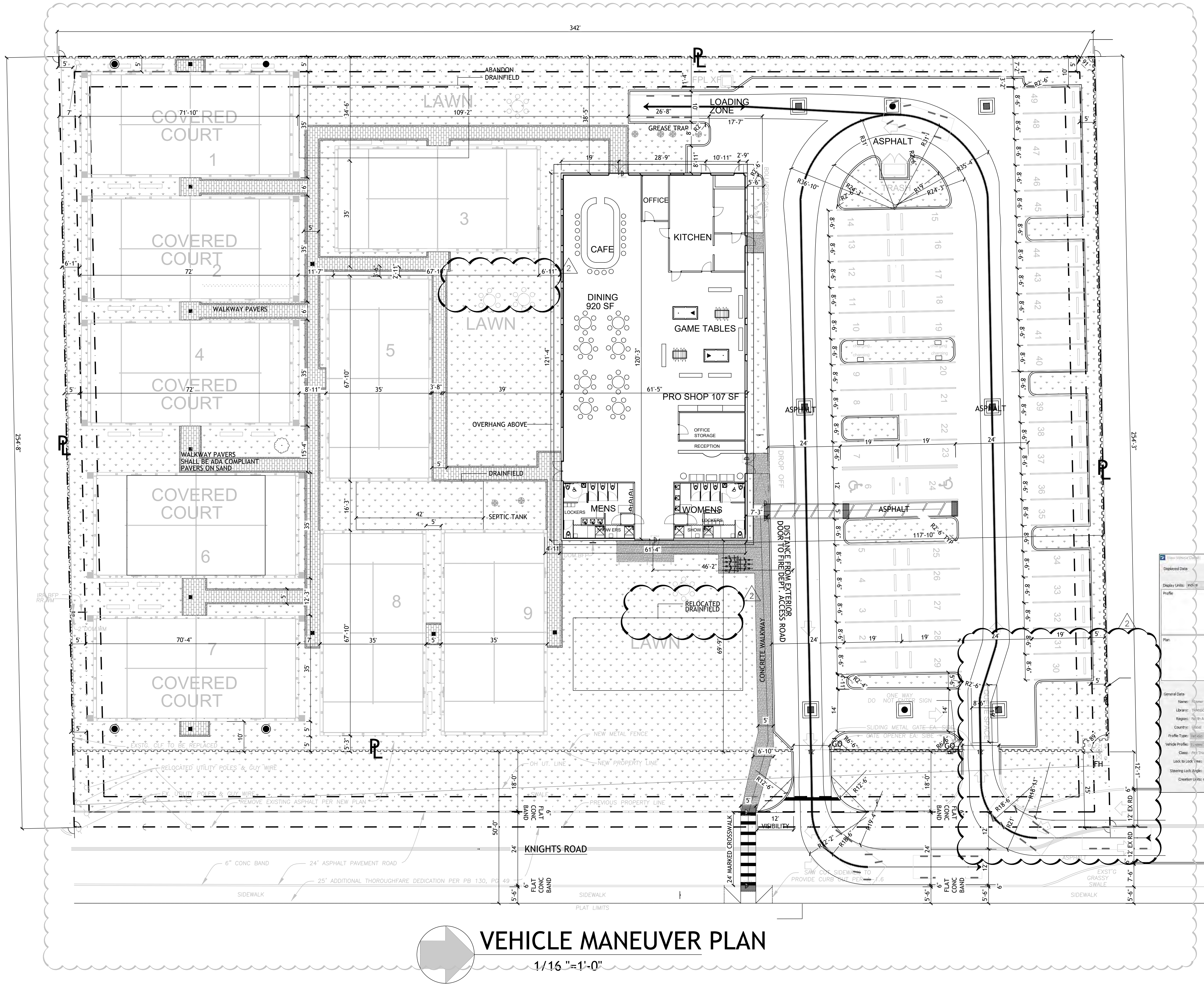


NORTH ELEVATION CONTEXT
1/16"=1'-0"



DRAWN BY:
REVISIONS:

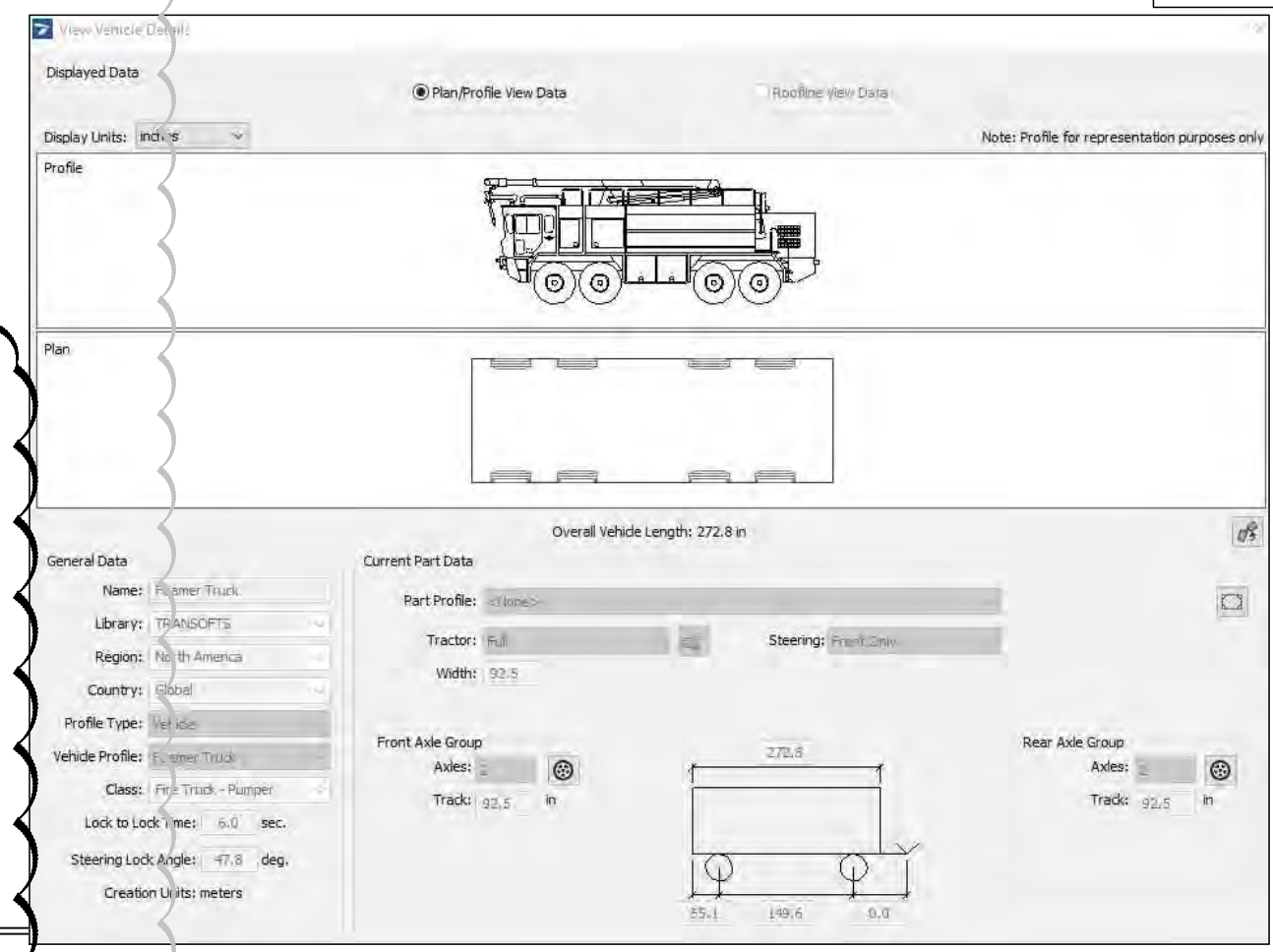
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DEPARTMENT APPROVALS ARE OBTAINED.



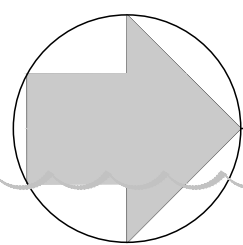
LOCATION

VEHICLE MANEUVER LEGEND

VEHICLE PATH



VEHICLE MANEUVER SIMULATIONS WERE PERFORMED USING AUTOTURN SOFTWARE



VEHICLE MANEUVER PLAN

1/16"=1'-0"

1

AJ0003668
ANTHONY LEON
0016752

3
DESIGN
ARCHITECTURE

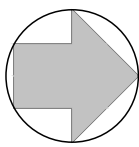
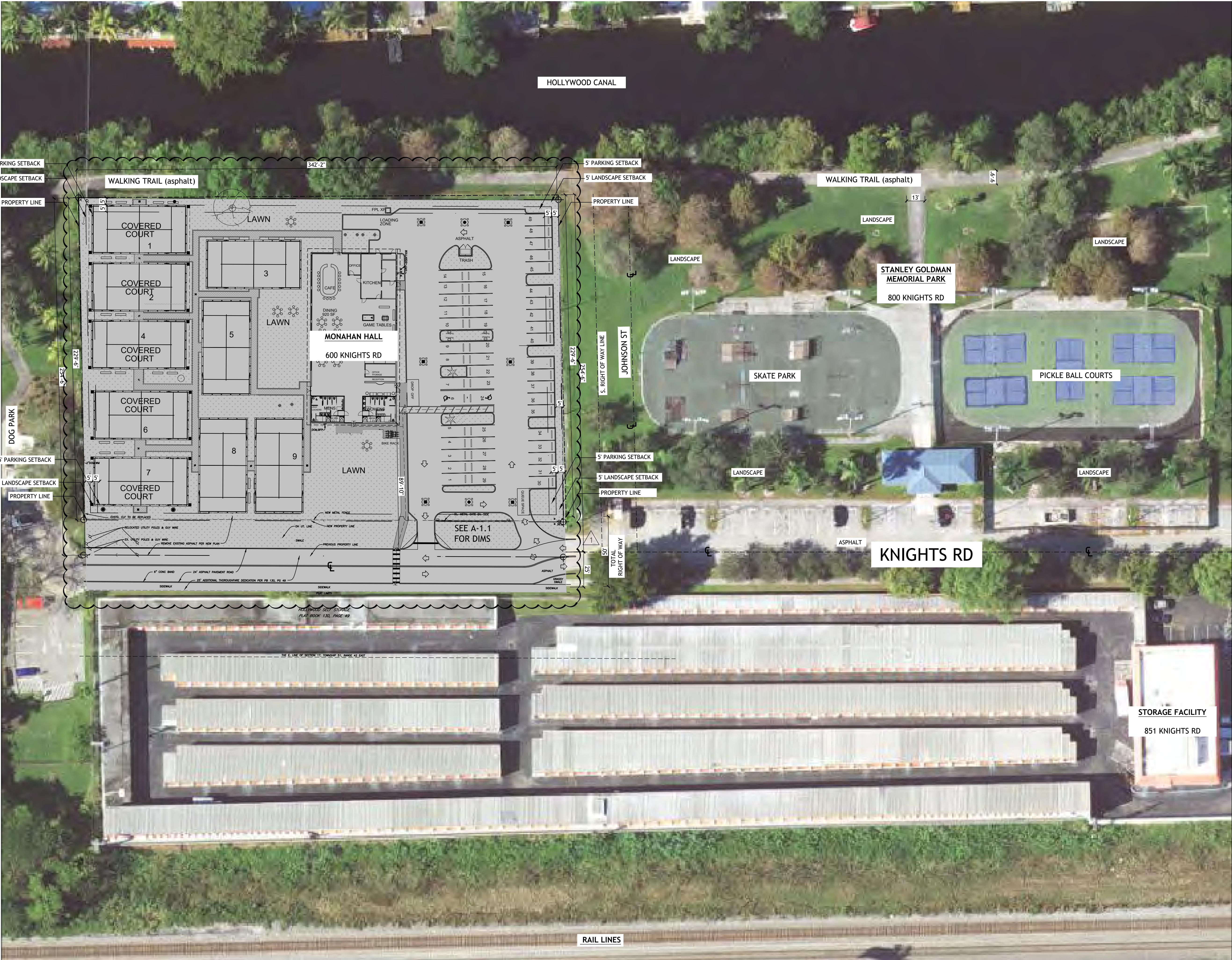
3260 Northwest 7th Street, Miami, FL 33126
P: 305.436.9377 | F: 305.436.9379

PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:
REVISIONS:
1 9-1-24
2 3-15-25

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A-1.4
VEHICLE MANEUVER PLAN



SITE CONTEXT AERIAL VIEW
SCALE: 1/32"=1'-0"

SEAL

PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:
REVISIONS:

1 9-1-24

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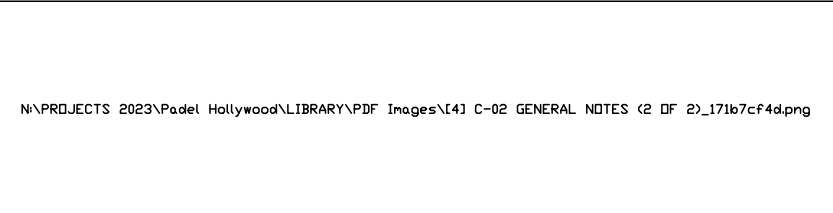
A-1.5
AERIAL SITE
PLAN

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES, ENGINEERING, TRANSPORTATION & MOBILITY DIVISION, AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
7. ELEVATIONS SHALL BE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
8. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/STORAGE AREA. CONTRACTOR SHALL SECURE STAGING/STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
9. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
10. CONTRACTOR SHALL CLEAN/SWEEP THE ROAD AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
11. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
12. CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
13. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
14. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF DEVELOPMENT SERVICES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
17. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	GENERAL NOTES (1 OF 2)	DRAWING NO.: C-01
	APPROVED: JG		

18. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION, AND CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES STANDARDS.
19. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
21. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CITY ENGINEER.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
23. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
24. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN/VEHICULAR TRAFFIC.
25. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
26. ALL RAMPS, SIDEWALK CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT AND SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION.
27. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
29. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
30. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
31. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
32. THE CITY PREFERS THAT IT'S OWN POLICE OFFICERS PROVIDE TRAFFIC CONTROL TO ENSURE SAFE AND EFFICIENT INTERSECTION OPERATIONS IS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION, THEREFORE, PLEASE CONTACT MR. JANEL DIXON TO ARRANGE FOR A DETAIL TO PROVIDE THIS SERVICE. HE MAY BE REACHED AT 954-967-4500 OR VIA EMAIL AT jdxon@hollywoodfl.org.
33. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED, REFER TO BCTED, PAVING MARKINGS AND SIGNS DETAILS PLAN, LATEST EDITION.
34. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).

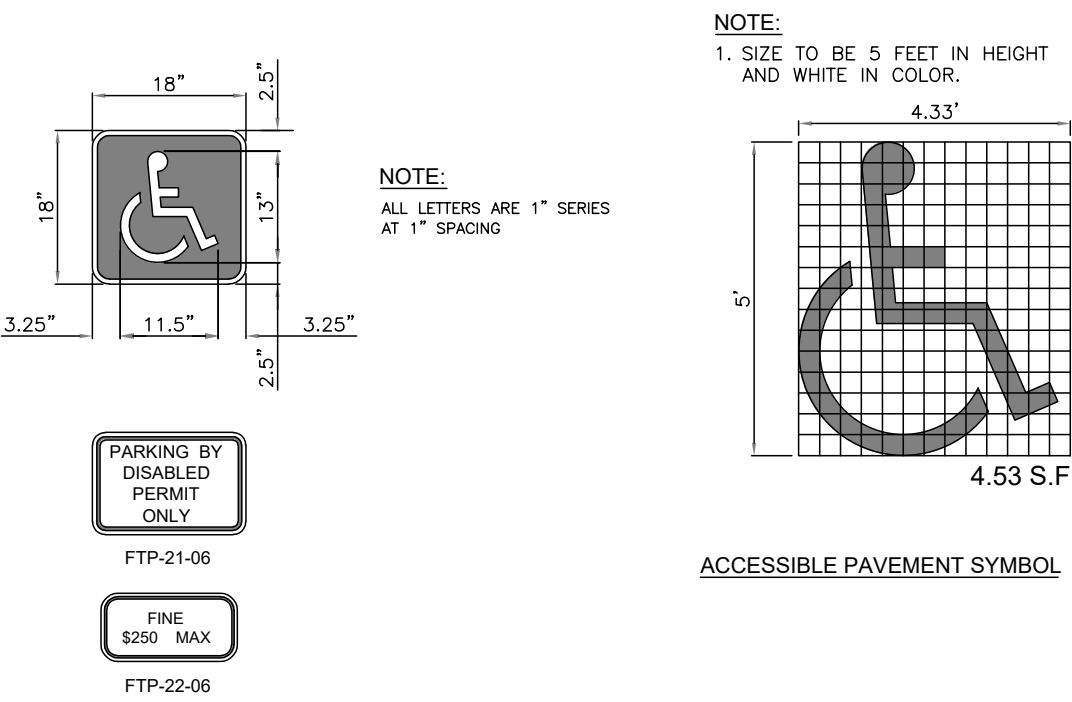


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	DRAWN: EG	GENERAL NOTES (2 OF 2)	DRAWING NO.: C-02
	APPROVED: JG		

STANDARD PROCEDURE FOR ROW PERMITS:

1. ENGINEERING DIVISION WILL NOT ISSUE R.O.W. PERMITS UNTIL THE UTILITY COMPANY SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING.
2. A REPRESENTATIVE FROM THE UTILITY COMPANY MUST ATTEND THE PRE-CONSTRUCTION MEETING, ALONG WITH THE CONTRACTOR AND/OR SUB-CONTRACTOR ACTUALLY PERFORMING THE WORK. CONTACT INFORMATION FOR THE UTILITY COMPANY REPRESENTATIVE AND THE CONTRACTOR PERFORMING THE WORK MUST BE PROVIDED FOR EACH PROJECT DURING THE PRE-CONSTRUCTION MEETING.
3. PERMITS WILL BE ISSUED FOR A DEFINED PERIOD OF TIME, AND ARE ONLY VALID DURING THE SPECIFIED TIME. THE PERMIT DURATION WILL BE DETERMINED DURING PLAN REVIEW AND WILL BE BASED ON THE SCOPE OF WORK. THE PERMIT WILL ONLY BE VALID DURING THE TIME PERIOD STATED ON THE APPROVED PLANS.
4. WHEN CROSSING OF THE CITY'S CRITICAL OPERATIONAL INFRASTRUCTURE, WHICH IS GENERALLY ANY UTILITY PIPE SIZES 12" AND GREATER, UTILITY COMPANY MUST SUBMIT A SIGNED LETTER FROM AN AUTHORIZED PERSON FROM THE COMPANY, ACKNOWLEDGING THAT THE PROJECT PROPOSES TO CROSS SUCH INFRASTRUCTURE. THIS LETTER SHOULD BE SUBMITTED DURING INITIAL PERMIT SUBMITTAL TO PREVENT DELAYS IN ISSUANCE OF R.O.W. PERMIT. THE LETTER SHALL BE ACCOMPANIED BY A MAP SHOWING THE LOCATION OF ALL SUCH CRITICAL INFRASTRUCTURE BEING CROSSED AND SUCH MAP SHALL BE ON THE COVER PAGE OF THE PERMIT PLAN SET.
5. PERMITS MUST BE ONSITE DURING CONSTRUCTION. ANY CITY EMPLOYEE WITH PROPER IDENTIFICATION CAN STOP AND ASK A CONTRACTOR FOR THEIR PERMITTED SET OF PLANS, AND STOP WORK FOR ANY CONTRACTOR WHO DO NOT PRESENT A VALID PERMITTED SET OF PLANS. A CONTRACTOR WORKING OUTSIDE OF THE PERMIT ISSUANCE WINDOW IS CONSIDERED TO BE WORKING WITHOUT A PERMIT, AND WILL BE SUBJECT TO ISSUANCE OF A VIOLATION FOR DOING WORK WITHOUT A PERMIT. VIOLATIONS FOR WORK WITHOUT A PERMIT CAN RESULT IN SUSPENSION OF A CONTRACTOR'S ABILITY TO OBTAIN PERMITS TO WORK WITHIN THE CITY.
6. WHEN A PROPOSED UTILITY CROSSES AN EXISTING CITY GRAVITY SANITARY SEWER OR DRAINAGE PIPE, THE UTILITY COMPANY MUST TELEVIEW THE PIPE, AND PROVIDE VIDEO AT THE POINT OF CROSSING. A CLEAR SKETCH WITH DIMENSIONS MUST BE PROVIDED IDENTIFYING THE CROSSING POINT. THIS HAS TO BE DONE PRIOR TO SCHEDULING FINAL INSPECTION.
7. WHENEVER A PROPOSED UTILITY CROSSES EXISTING CITY UTILITIES, THE DEPTH OF THE EXISTING CITY UTILITIES MUST BE FIELD VERIFIED VIA SOFT DIGS, OR OTHER ACCEPTABLE METHODS THAT CAN ACCURATELY DETERMINE THE TRUE DEPTH OF THE EXISTING UTILITY. IF A METHOD OTHER THAN SOFT DIG IS UTILIZED TO IDENTIFY THE DEPTH OF EXISTING UTILITIES, THE PERMITTEE MUST NOTIFY THE CITY OF THE METHOD, AND PROVIDE INFORMATION ATTESTING TO THE ACCURACY OF THE METHOD. MINIMUM VERTICAL AND HORIZONTAL SEPARATIONS NOTED ON THE APPROVED PLANS MUST BE PROVIDED.
8. PRIOR TO FINAL INSPECTION, AN AS-BUILT PLAN AND BORE LOG MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE AS-BUILT PLAN MUST CLEARLY IDENTIFY THE DEPTH OF THE CITY'S EXISTING UTILITY AT THE POINT WHERE THE NEWLY INSTALLED UTILITY CROSSES IT, AND THE DEPTH AT WHICH THE NEW UTILITY WAS INSTALLED. THIS IS TO VERIFY THAT PROPER SEPARATION DISTANCES HAVE BEEN PROVIDED.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	ROW PERMITS STANDARD PROCEDURE	DRAWING NO.: C-03
	APPROVED: JG		



ACCESSIBLE PAVEMENT SYMBOL

SIGNAGE NOTES:

1. FTP-21-06 & FTP-22-06 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

NOTES:

1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

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	DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
	APPROVED: JG		

GENERAL NOTES:

1. Cross Slopes and Grades:

- A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
- B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
- C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 1:5 feet in length.
- D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 322-001. No joints are permitted within the ramp portion of the Curb Ramp.

2. Curb, Curb and Gutter and/or Sidewalk:

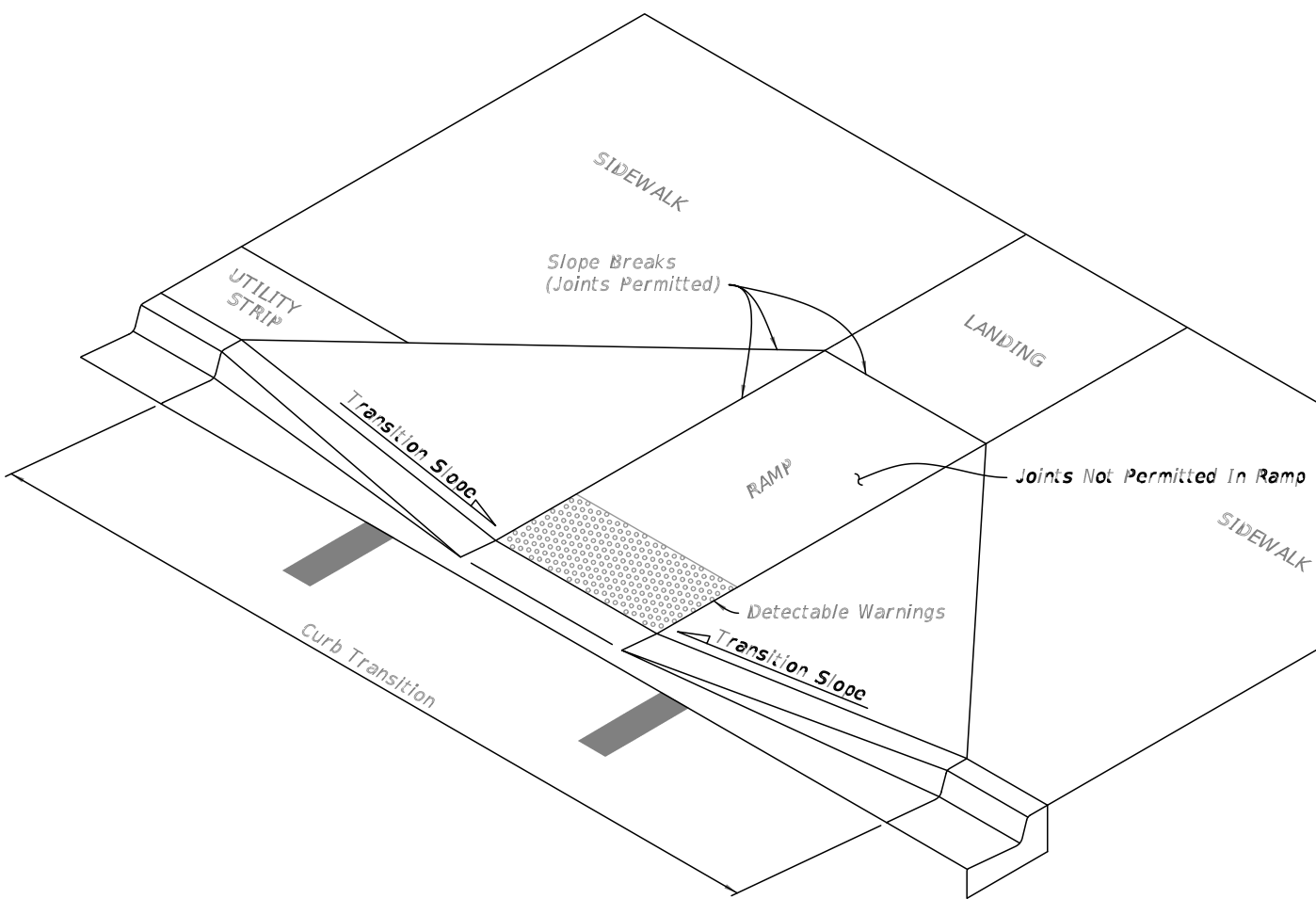
- A. Refer to Index 322-001 for concrete thickness and sidewalk details.
- B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 3 feet long.
- C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.

3. Curb Ramp Alpha-Identification:

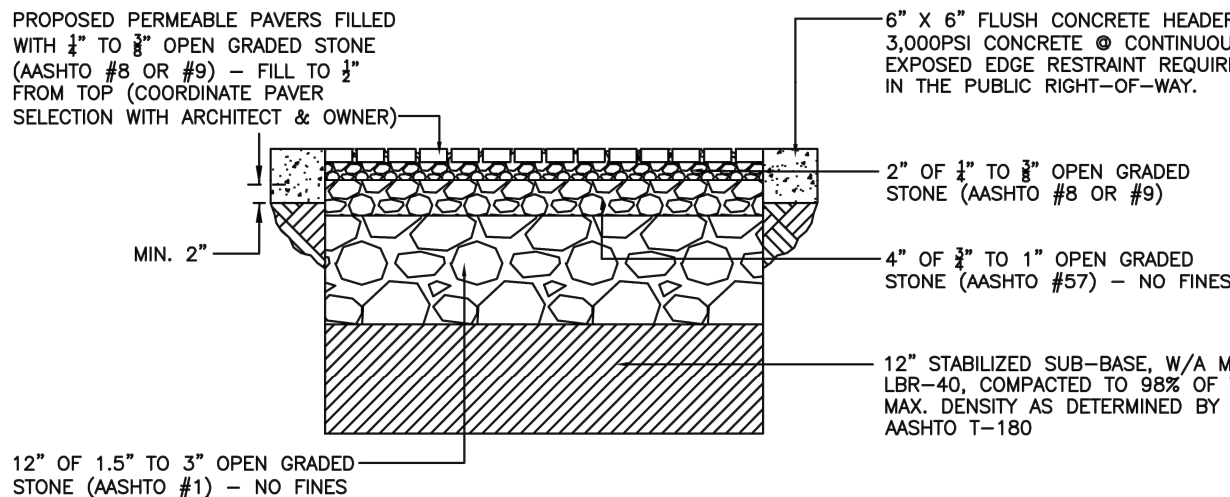
- A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
- B. Alpha-identifications CR-I and CR-J are intentionally omitted.

4. Detectable Warnings:

- A. Install detectable warnings in accordance with Specification 527.
- B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet, measured perpendicular to the curb line and no greater than 3 feet from the back of the curb or edge of pavement.
- C. If detectable warnings are shown in the Plans on slopes greater than 3%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.



CURB RAMP NOMENCLATURE



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	DRAWN: EG	PERMEABLE PAVERS DETAIL	DRAWING NO.: C-15
	APPROVED: JG		

A4003658
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3 DESIGN ARCHITECTURE

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PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

DRAWN BY:

REVISIONS:

9-1-24

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A-1.6
STANDARD DETAILS



PADEL HOLLYWOOD
AT:
600 KNIGHTS ROAD
HOLLYWOOD, FL 33021

REVISIONS:

HANDRAIL DETAILS

A-1.7