



ATTACHMENT I
Planning and Development Board Staff Report

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: March 9, 2017 **FILE:** 16-DPVZ-72
TO: Planning and Development Board / Local Planning Agency
VIA: Leslie A. Del Monte, Planning Manager 
FROM: Alexandra Carcamo, Principal Planner 
SUBJECT: Liberia Economic and Social Development Association, request a rezoning from Single Family (RS-6) to Low Density Multiple Family (RM-9) for property generally located north of Evans Street and west of 22nd Avenue; Crispus Commons B Parcel A.

REQUEST

A rezoning from Single Family (RS-6) to Low Density Multiple Family (RM-9).

RECOMMENDATION

Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward this petition (16-DPVZ-72) to the City Commission with a recommendation of approval.

REQUEST

The Applicant request is for a change in zoning designation from Single Family (RS-6) to Low Density Multiple Family (RM-9). The requested change in zoning results in allowing the land owner to maximize the use of their property. While the Land Use is Low/Medium Residential, which allows for six to ten units per acre; the Zoning of the property is currently single family. Although the Single Family Zoning is consistent in terms of residential development, it is not the highest and best typology for this community. The Comprehensive Plan states to "Maintain the City of Hollywood Zoning Maps and Zoning and Land Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses." The request to change the zoning designation from Single Family (RS-6) to Low Density Multiple Family (RM-9) will bring it closer to compliance with the Land Use and Zoning Map as stated in the Comprehensive Plan.

The property is located north of Evans Street and west of 22nd Avenue. Surrounding uses include residential, vacant land, and commercial fronting Stirling Road. While commercial uses are appropriate along Stirling Road, properties directly to the south include residential uses which help support the business community along the corridor. The requested zoning designation allows for up to 9 units per acre; the site is approximately 1.62 acres. Therefore, a maximum of 15 units would be allowed on the entire site. (Density Calculation: 1.62acres x 9 = 14.58 units per acre).

Attached are Schematic Plans for reference; the Planning and Development Board and the City Commission should not base their decisions on the Schematic Plans. Specific District Regulations, such as building height, setbacks, etc. will be addressed during Site Plan Review.

SITE INFORMATION

Owner/Applicant: Liberia Economic and Social Development
Address/Location: Generally located north of Evans Street and west of 22nd Ave, Crispus Commons B Parcel A.
Gross Area of Property: 70,652 Sq. Ft. (1.62 acres)
Net Area of Property: 53,996 Sq. Ft. (1.24 acres)
Land Use: Low Medium Residential
Zoning: Single Family (RS-6)
Existing Use of Land: Vacant

ADJACENT LAND USE

North: City of Dania Beach
South: Community Facility
East: City of Dania Beach
West: Low Medium Residential

ADJACENT ZONING

North: City of Dania Beach
South: Government Use (GU)
East: City of Dania Beach
West: Government Use (GU)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The request for rezoning is located in the Low/Medium Residential Land Use area. 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 request to rezone is consistent with the Comprehensive Plan, based upon the following Goals, Objectives, and Policies:

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.*

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods. While incorporating the unique characteristics of redevelopment areas (CWMP Policy CW.15 CW.19)*

Rezoning achieves the Goals and Objectives outlined in the Land Use Element by allowing the applicant to develop an underutilized parcel and improve conditions in the area. The site is currently vacant and is located in an area conducive to the proposed use. Surrounding uses include residential, vacant land, and commercial fronting Stirling Road. Should the property be granted the request for rezoning, it is the applicant’s intent to construct a twelve unit residential development compatible with the adjacent properties.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The site is located in Sub-Area 3, East Central Hollywood, defined by Dixie Highway to the east, Stirling Road to the north, Pembroke Road to the south and I-95 to the west. This area includes the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central.

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. The City-Wide Master Plan addresses the need for strict design controls to maintain the

individual character of each neighborhood. The proposed request is consistent with the City-Wide Master Plan based upon the following policies:

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

Policy 3.37: *Implement revitalization strategies in Liberia to provide improved housing stock.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Granting the request for rezoning will allow for the highest and best use of the property. The proposed zoning designation will allow for the construction of residential uses which will help to increase the housing stock in the City and assist in supporting the adjacent business community near Stirling Road.

SUMMARY OF FINDINGS

Analysis of Criteria and Findings for Rezoning as stated in the City of Hollywood 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: The proposed change will not result in spot zoning – the existing land use for the property is Low/Medium Residential; therefore, the request for change in zoning designation will maintain consistency between the land use and zoning. Also, changing the zoning to Low Density Multiple family will create a well-placed transition between the commercial uses along Stirling Road and the single family homes.

FINDING: Consistent

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

ANALYSIS: The Comprehensive Plan states to “Maintain the City of Hollywood Zoning Maps and Zoning and Land Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses.” The requested change in zoning results in allowing the land owner to maximize the use of their property. While the Land Use is Low/Medium Residential, which allows for six to ten units per acre; Zoning of the property is currently for single family. The request to change the zoning designation from Single Family (RS-6) to Low Density Multiple Family (RM-9) will bring it closer to compliance with the Land Use and Zoning Map as stated in the Comprehensive Plan.

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 property is generally located north of Evans Street and west of 22nd Avenue. Surrounding uses include residential, vacant land, and commercial fronting Stirling Road. While commercial uses are appropriate along Stirling Road, properties directly to the south include residential uses which help support the business community along the

corridor. The applicant intends to construct a twelve unit residential development compatible with the adjacent properties and a well-placed transition between the existing commercial uses and the single family homes.

FINDING: Consistent

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

ANALYSIS: As the surrounding neighborhood includes residential uses, vacant land, and commercial fronting Stirling Road, the proposed change will not adversely influence living conditions in the neighborhood. It will however, increase the housing stock and improve the neighborhood. It is the applicant's intent to construct a twelve unit residential development on the property if the zoning change is granted.

FINDING: Consistent

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

ANALYSIS: The property is generally located north of Evans Street and west of 22nd Avenue. Surrounding uses include residential uses, vacant land, and commercial fronting Stirling Road. The proposed change will allow for additional residential which is compatible with existing uses and will help support the business community along Stirling Road.

FINDING: Consistent

Based on the findings generated from the change of zoning criteria analysis, the application for change of zoning from Single Family (RS-6) to Low Density Multiple Family (RM-9) is consistent with all of the five (5) criteria listed in Article 5 of the Zoning and Land Development Regulations.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map

ATTACHMENT C: Zoning and Land development Regulations for Single Family (RS-6).

ATTACHMENT D: Zoning and Land Development Regulations for Low Density Multiple Family (RM-9).

ATTACHMENT E: Schematic Plans

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

Date of Application: January 10, 2017

Location Address: North 22nd Avenue & Evans Street, Hollywood

Lot(s): All of Parcel "A" Block(s): _____ Subdivision: Crispus Commons

Folio Number(s): 5142-04-18-0080

Zoning Classification: RS-6 Land Use Classification: Medium Residential

Existing Property Use: Vacant Sq Ft/Number of Units: 53,996 Sq. Ft.

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): R-2016-214

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

Explanation of Request: To Development 12 Townhouse units

Number of units/rooms: 12 Townhouses Sq Ft: Average size 1547.88 sq.ft.

Value of Improvement: \$1,600,000.00 Estimated Date of Completion: Unkown at this time

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

NA

Name of Current Property Owner: Liberia Economic and Social Development

Address of Property Owner: 3220 N 24th Avenue, Hollywood, FL 33020

Telephone: 954-924-3635 Fax: 954-924-3637 Email Address: h.graham38@yahoo.com

Name of Consultant/Representative/Tenant (circle one): Broward Alliance for Neighborhood Development

Address: 690 NE 13th Street, Suite #104, Fort Lauderdale Telephone: 954-581-9899

Fax: 954-581-9881 Email Address: bdeese@bandflorida.org

Date of Purchase: August 6, 2008 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: Kemissa Colin

Broward Alliance for Neighborhood Development Address: 690 NE 13th Street, Suite 104 Fort Lauderdale
Email Address: kcolin@bandflorida.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.

Signature of Current Owner: Henry Graham Date: 01/10/2017

PRINT NAME: Henry Graham Date: —

Signature of Consultant/Representative: Bonny Deese Date: 01/10/2017

PRINT NAME: Bonny Deese Date: —

Signature of Tenant: None Date: NA

PRINT NAME: NA Date: NA

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) _____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ 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 _____ day of _____

SIGNATURE OF CURRENT OWNER

PRINT NAME

Notary Public State of Florida

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

Legal Description

The North one-third (N $\frac{1}{3}$) of the following parcel: The East one-half (E $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$), less the North 192 feet, the South 25 feet and less the East 35 feet thereof, Section 4, Township 51 South, Range 42 East, Broward County, Florida; AND

The North 192 feet of the East one-half (E $\frac{1}{2}$) of the Southeast one-quarter (SE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$) of the Northeast one-quarter (NE $\frac{1}{4}$), less the East 35 feet thereof, Section 4, Township 51 South, Range 42 East, Broward County, Florida.

Said land situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 106,730 square feet or 2.4502 Acres more or less.

PROJECT FACT SHEET – CRISPUS COMMONS II

Project Description: Townhomes | 3 bedroom/2.5 Baths | 1 Car Garage
1,400 - 1600 Sq. Feet

The project will involve the new construction of 12 townhome units in 6 buildings in the City of Hollywood.

Sales Price: Starting at \$185,000

Amenities: Basics include ceramic tile floors, Energy Saver Appliances: range and microwave, refrigerator, central air and heat, back yard, private entry, room to park 2 cars

Requirements: Must be pre-qualified by a lender and attend an orientation. The Orientation is being held at BAND's office from 6-7. Dates to be determined.

All participants must bring a copy of the pre-qualification and a recent paystub to attend the orientation.

Deposit: All interested buyers must deposit a minimum \$500 to be held in escrow.



Broward Alliance for Neighborhood Development
690 NE 13th Street, Suite 104, Fort Lauderdale, Florida 33304
Phone: (954) 581-9899 Fax: (954) 581-9881

January 12, 2017

Ms. Alexandra Carcamo
Principal Planner
City of Hollywood
2600 Hollywood Blvd, Suite 315
Hollywood, FL 33020

Re: Crispus Commons Phase II - Rezoning Application

Dear Ms. Carcamo,

The Broward Alliance for Neighborhood Development is submitting a request for the rezoning of property located at 2201 Evans Street, also known as Crispus Commons Phase II. The organization's intent is to obtain all necessary approvals to develop a 12-unit townhouse community on the vacant parcel. Although we have satisfied all the City's preliminary design reviews, the site's current RS-6 zoning designation does not meet the requirements to move forward with the project as proposed. This letter serves as a petition to the City's Planning and Development Board, to review our requested zoning change from RS-6 to RM-9 at the March 9th meeting.

The organization certifies that the proposed development is consistent with the following criteria found in Article 5 of the Zoning and Land Development Regulations:

- a) The proposed site development will not result in spot zoning. Liberia is primarily a residential community consisting of single family homes, townhomes, and duplexes. A change from RS-6 to RM-9 does not present a significant change in the density per acre between these building types.
- b) The note on the original plat has been amended and the changes were approved by both the City and County Commissions. It is therefore deemed consistent with, and in furtherance of the Goals, Objectives and Policies of the City's Comprehensive Plan.
- d) The new project will appear to be a continuation of Crispus Commons Phase I (CCI), a single-family development located directly south of the site. Although the proposed development will be a 12-unit townhouse project, they are designed to resemble 6 single-family units with a similar color scheme and finish as CCI; therefore, making them compatible.
- e) The parcel on which Crispus Commons Phase I was developed is designated RS-6, which allows for 6 units per acre. Although the RM-9 zoning code allows for 9 units per acre, the proposed changes will not adversely affect the living conditions in the neighborhood.

Thank you for reviewing our application. If you have further questions, please do not hesitate to contact me via email at bdeese@bandflorida.org or via telephone at (954) 581-9899.

Sincerely,

Bonnye Deese
Executive Director



Kemissa Colin <kcolin@bandflorida.org>

Re: REQUEST FOR PRESENTATION

Sharon Williams <swilliams@bandflorida.org>
To: Kemissa Colin <kcolin@bandflorida.org>

Tue, Jan 17, 2017 at 9:41 AM

Respectfully Yours,

Sharon Y. Williams

Director of Operations



Broward Alliance for Neighborhood Development

690 NE 13th Street, Suite 104

Fort Lauderdale, FL 33304

Phone: (954) 581-9899

Fax: (954) 581-9881

Email: ***swilliams@bandflorida.org***

Be Sure to Follow Us on



Please consider the environment before printing this email.

On Tue, Oct 25, 2016 at 4:30 PM, Sharon Williams <swilliams@bandflorida.org> wrote:

Ms. Anderson

Liberia Economic and Social Development, under the direction of Mr. Henry Graham and the Broward Alliance for Neighborhood Development is proposing an affordable housing project in the Liberia neighborhood.

This project would involve new construction of 12 units of affordable housing on the vacant lot located at 2201 Evans Street, across the street from Crispus Commons Estates.

We are requesting your approval to make a presentation to the community regarding this homeownership project.

I am aware that your last meeting of the year is in November. When may we get on your agenda? I would be happy to discuss our plans with you prior to meeting with your members.

Respectfully Yours,

Sharon Y. Williams

Director of Operations



Broward Alliance for Neighborhood Development

690 NE 13th Street, Suite 104

Fort Lauderdale, FL 33304

Phone: (954) 581-9899

Fax: (954) 581-9881

Email: swilliams@bandflorida.org

Be Sure to Follow Us on



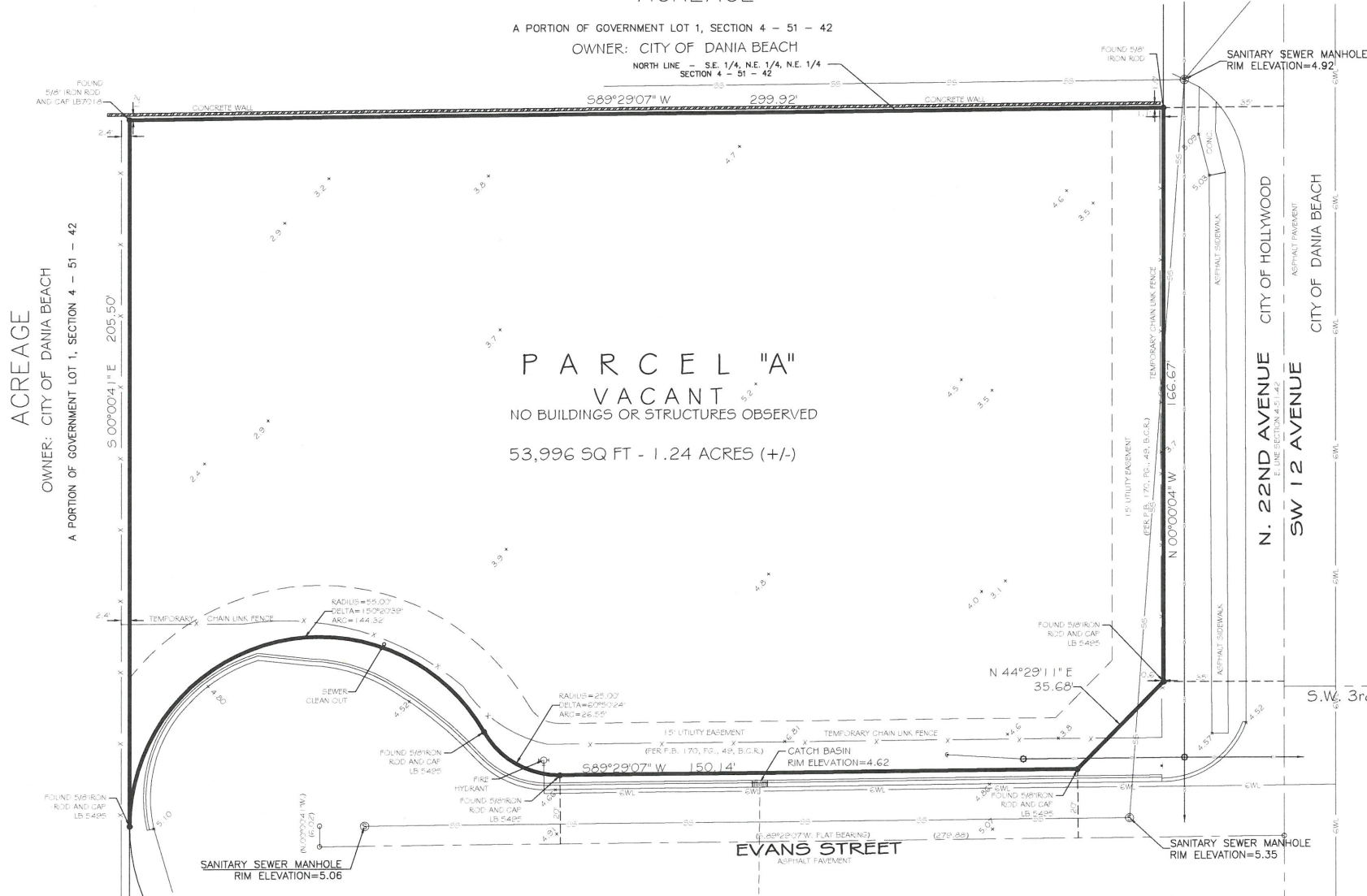
Please consider the environment before printing this email.

ALTANSPS LAND TITLE SURVEY



ACREAGE

A PORTION OF GOVERNMENT LOT 1, SECTION 4 - 51 - 42
 OWNER: CITY OF DANIA BEACH
 NORTH LINE - S.E. 1/4, N.E. 1/4, N.E. 1/4
 SECTION 4 - 51 - 42



PARCEL "A"
 VACANT
 NO BUILDINGS OR STRUCTURES OBSERVED
 53,996 SQ FT - 1.24 ACRES (+/-)

ACREAGE
 OWNER: CITY OF DANIA BEACH
 A PORTION OF GOVERNMENT LOT 1, SECTION 4 - 51 - 42

SURVEYOR'S CERTIFICATE:

TO:
 BROWARD ALLIANCE FOR NEIGHBORHOOD DEVELOPMENT, INC.
 LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT, INC.
 SUREALTY TITLE, INC.
 SUSAN T. RHODES
 HENRY GRAHAM

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 ALTANSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION (ALTA) AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 (LIMITED), 13 AND 14 OF TABLE 'A' THEREOF.

THE FIELD WORK WAS COMPLETED ON: OCTOBER 3, 2016

GROSS LAND AREA = 70,652 SQ. FT. - 1.62 ACRES (+/-)
 NET LAND AREA = 53,996 SQ FT - 1.24 ACRES (+/-)

THIS SURVEY IS INTENDED TO REFLECT ITEMS REFERENCED IN OWNER AND ENCUMBRANCE REPORT FILE NO. 2016-BANDCC DATED SEPT. 20, 2016 SUMMARY OF ENCUMBRANCES:

- TITLE OBTAINED BY WARRANTY DEED
 ORB 45613, PG. 1804, B.C.R.
- MORTGAGE - ORB 45613, PG. 1805,
 ORB 47295, PG. 1433
 ORB 48993, PG. 66,
 ORB 50120, PG. 1443
 ORB 50997, PG. 1933
- MORTGAGE - ORB 45673, PG. 150,
- NO JUDGEMENTS OR LIENS RECORDED
- TAXES PAID FOR 2016 UNDER FOLIO NO. 514204-18-0080
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JUNE 4, 2001 IN ORB 45673, PG. 155.
- 15 FOOT UTILITY EASEMENT THAT RUNS ALONG THE WEST, SOUTH AND EAST SIDES OF PARCEL A AS SHOWN ON THE PLAT OF CRISPUS COMMONS, PLAT BOOK 170, PG. 47, BROWARD COUNTY RECORDS.

NOTE: ALL OF THE ABOVE AFFECT THIS PROPERTY BUT ARE NOT GRAPHICALLY DEPICTABLE.

LEGEND:

- B.C.R. - BROWARD COUNTY RECORDS
- ORB - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P⑤ - PAGE
- - SANITARY MANHOLE
- - GUY ANCHOR
- - WOOD POWER POLE
- - OVERHEAD UTILITY

SURVEYOR'S NOTES:

- THE SURVEY SHOWS THE LOCATION OF ANY VISIBLE EVIDENCE OF UTILITY SERVICES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND OR PUBLIC RIGHTS OF WAY.
- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND OPEN PUBLIC STREET.
- NO UNDERGROUND IMPROVEMENTS, UTILITIES OR FOUNDATIONS WERE LOCATED DURING THE PERFORMANCE OF THIS SURVEY, THE EXISTENCE OF WHICH HAS NOT BEEN DETERMINED BY THIS SURVEY.
- BENCHMARK REFERENCE: CITY OF HOLLYWOOD - SPIKE AT INTERSECTION OF N 22 AVENUE AND SW 4 STREET
 ELEVATION = 5.00 (NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD83)
- THE SUBJECT PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREA - ZONE AH - BASE FLOOD ELEV. = 6
 FLOOD INSURANCE RATE MAP NO. 12011C0567 COMMUNITY NO. 125113 - CITY OF HOLLYWOOD
- BEARINGS SHOWN BASED ON THE PLAT OF CRISPUS COMMONS, BEING AN ASSUMED MERIDIAN OF N00°04'51" W ALONG THE CENTERLINE OF NORTH 22 AVENUE AND THE EAST LINE OF SECTION 4-51-42.
- THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- NO WETLANDS WERE OBSERVED AND NO WETLAND MARKERS WERE SET BY QUALIFIED SPECIALIST.

DESCRIPTION:

ALL OF PARCEL 'A' OF 'CRISPUS COMMONS', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 SAID LAND SITUATED, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

ADDITIONAL NOTES:

- 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.
- 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.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- NORTH ARROW RELATIVE TO ASSUMED NORTH ALONG THE CENTERLINE OF N. 22ND AVENUE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

FEMA FLOOD INSURANCE RATE MAP		COMMUNITY NO.
CITY OF HOLLYWOOD		125113
PANEL NO.	SUFFIX	ZONE
0567	H	AH
FIRM DATE	BASE ELEV.	
08/18/14	6	

REVISION	DATE	BY
UPDATE ALTA NSPS SURVEY	07/03/16	SKS

SKETCH OF BOUNDARY SURVEY		
JOB #:	DATE:	DRAWN BY:
RN8128	5/03/2013	MRK
SCALE:	FILE NO.:	CHECKED BY:
1" = 20'	PARCEL A	SKS

Stephen K. Seeley
 STEPHEN K. SEELEY, FOR THE FIRM
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4574

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

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


ATTACHMENT B
Land Use and Zoning Map





DEVELOPMENT SERVICES
PLANNING

Legend

 Subject Property

 City Boundary

 Streets

 Major Roads

LAND USE

 LMRES

ZONING

 RS-6

DANIA BEACH

SW 12TH AVE

N 22ND AVE

HOLLYWOOD

RS-6

SW 3RD ST

EVANS ST

0 12.5 25 50 Feet



ATTACHMENT C
Zoning and Land Development Regulations for
Single Family (RS-6)

Print

City of Hollywood Zoning and Land Development Regulations

§ 4.1 Single Family Districts.

A. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
These districts are designed to protect the character of the single family neighborhoods.	Single family detached dwelling.	Educational facilities Places of worship, meeting halls and similar nonprofit uses and ham radio antennas (See Section 4.1.G).	Those uses customarily associated with single family homes (See Section 4.1.E).

B. Development Regulations:

1. Alterations and additions to existing structures shall be subject to review for consistency with the criteria listed below regarding the appearance and compatibility of the proposed construction with the site:

The design of the proposed construction shall be compatible with the original design and scale of the building. The structure may be redesigned, but in a manner which is consistent in design and material throughout. Appeal of a decision shall be to the Planning and Development Board.

2. New construction and additions: At least 20% of the required front yard area shall be sodded or landscaped pervious open space.

a. Landscape Requirements: See Article 9.

Min. Lot Area (sq.ft.)	Min. Lot Width* (ft.)	Min. Unit Size (1 story/2 story) (sq.ft.)	Max. Bldg. Height (ft.)	Required Parking Spaces
RS- 1 = 4000	RS- 1 = 40	RS- 1 = 800	30 feet, not to exceed 2 stories	2
RS- 2 = 4800	RS- 2 = 40	RS- 2 = 850/750		Each parking space shall be 8.5 ft. wide; 19 ft. deep & spaces may be tandem. Construction materials as
RS- 3 = 5000	RS- 3 = 50	RS- 3 = 1300/1000		
RS- 4 = 5800	RS- 4 = 50	RS- 4 = 1650/1250		
RS- 5 = 6000	RS- 5 = 50	RS- 5 = 1100/ 950		
RS- 6 = 6000	RS- 6 = 60	RS- 6 = 1000		
RS- 7 = 7500	RS- 7 = 75	RS- 7 = 1000		

RS- 8 = 10000 RS- 8 = 100 RS- 8 = 1500
 RS- 9 = 15000 RS- 9 = 75 RS- 9 = 1660/1250

approved by City Engineer.

RS-10 = 15000	RS-10 = 100	RS-10 = 2000/1650
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* Platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with these regulations.

C. Setback Requirements: Main Structure.

Front	Side/Interior	Side/Street	Rear
25 ft.; except lots in the Lakes Area- For lots with a lot line adjacent to a lake, setback is 80 ft.	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 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.	15 ft.	15% of the lot depth; 15 ft. min. 50 ft. max.; except Lots in the Lakes Area - For lots with a lot line adjacent to a lake, setback is 25 ft.

D. Detached and Attached Parking Garages:

1. Minimum Size (clear dimension)

- a. One Car Space Garage: 10.5 ft. wide by 19 ft. long
- b. Two Car Space Garage: 21.0 ft. wide by 19 ft. long.

2. Setbacks: Front - 25 ft.

Sides - same as main permitted use

Rear - 20 ft.; except, for lots which are less than or equal to 100 ft., setback is 10 ft.

E. Permitted accessory uses. Those uses which are customarily associated with single family homes, such as but not limited to: decks, swimming pools, spas, sheds, ornamental features and tennis courts (See § 4.23 for setbacks). The Director may approve other accessory uses if the Director finds that the proposed use is consistent with the following criteria:

- 1. It is located on the same lot as the permitted use.
- 2. It shall be incidental and subordinate to and customarily associated with single family homes.
- 3. That the necessary safeguards are provided for the protection of surrounding property, persons and neighborhood values.

4. That the public health, safety, morals and general welfare of the community will not be adversely affected.

5. It is consistent with the Comprehensive Plan and Neighborhood Plan if one exists.

6. In making the above determinations, the Director shall require the applicant to provide evidence that the proposed use meets the criteria. The Director may also require the applicant to provide planning reports, studies and other evidence to support the applicant's request. Appeal of the Director's decision is to the Planning and and Development Board as an appeal of an Administrative Decision.

F. Cooking or kitchen facilities. No more than one set of cooking or kitchen facilities is permitted, except, the Director may approve an additional set of facilities if the applicant meets the following criteria:

1. The residence shall contain at least 3,600 sq. ft. of floor area, excluding the garage and accessory structures.

2. The arrangement of such facilities or conditions on the property shall not result or lend themselves to the creation of an apartment unit.

3. No more than one electric or water meter shall be allowed on the property.

4. That portion of the residence having a second set of cooking facilities shall not be rented, nor have a doorway to the exterior.

5. A covenant, in a form approved by the City Attorney, shall be recorded in the public records of Broward County which sets forth the above conditions and/or any other restrictions that were associated with an approval. The covenant shall be recorded prior to the issuance of a building permit.

G. Special exceptions - setback requirements.

1. If the use is adjacent to a residential district:

a. Front: 50 ft.

b. Side: 25 ft.

c. Side facing a street: 15 ft.

d. Rear: 15% of lot depth.

2. If the use is adjacent to a non-residential district:

a. Front: 25 ft.

b. Side and side facing a street: 20 ft.

c. Rear: 15% of lot depth.

H. Ely Boulevard Residential Overlay District.

1. Purpose and use. The purpose of this overlay district is to permit only single family and townhome development for properties located on the west side of North 22nd Avenue (Ely Boulevard) between Farragut and Forrest Streets and between Cody Street and Columbus Place

in the Liberia Subdivision pursuant to Plat Book 1, Page 34 and in the New Liberia Subdivision pursuant to Plat Book 6, Page 43 of the Public Records of Broward County, Florida; specifically defined as follows:

Lot(s): 2, 29, 30 Block: 4

Lot(s): 3-5, 45 - 48 Block: 5

Lot(s): 3-5, 44 - 48 Block: 6

Lot(s): 29, 30 Block: 9

Lot(s): 1, 2, 29, 30 Block: 10

Lot(s): 14, 15, 16, 17 Block: 35

Lot(s): 7, 8 Block: 32

2. Development standards.

	Single-Family Homes Facing Ely Boulevard	Townhouses Must Face Ely Boulevard
Minimum lot area (sq. ft.)	3,750	7,500
Minimum lot width (ft.)	40	100
Minimum unit size (sq. ft.)	1,200	1,200
Maximum building height	30 feet, not to exceed 2 stories	30 feet, not to exceed 2 stories
<i>Setback requirements</i>		
Front	25 feet (for garage)	25 feet (for garage)
	15 feet (principal structure)	15 feet (principal structure)
Side	7.5 feet (adjacent to alley)	10 feet (adjacent to alley)
	5 feet (interior)	10 feet (building separation)
Side (street)	15 feet	15 feet
Rear	15 feet	15 feet

<i>Density</i>	1 dwelling unit per platted lot	As permitted by the land use plan.
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* All other requirements of the RS-1 Zoning District continue to apply.

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2003-39, passed 11-19-2003; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-05, passed 3-7-12)

ATTACHMENT D
Zoning and Land Development Regulations for
Low Density Multiple Family (RM-9)

Print

City of Hollywood Zoning and Land Development 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).

District (Multiple Family MF)	Main Permitted Uses						
	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 shops and office are prohibited; all other commercial uses are permitted.

District (Multiple Family MF)	Main Permitted Uses						
	Maximum Density, units per acre*	Single Family	Duplex	Town house	Apt. Bldg.	Hotel	Commercial
(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 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.	40%	1000	500	800	500 Min 750 Avg	15% of units 300-335; 85% of units 335+

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	The sum of the side yard setbacks shall be at least 20% of the lot width, but not to		1 story bldg. - 20 ft.

ft. for at-grade parking lots.	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.	2 story bldg. or higher - 15% of the lot depth; 20 ft. min.
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Cross-reference:

For parking lots, see § 4.22

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

	Front	Side/Interior	Side/Street	Rear
(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.				

D. RM-WET Multiple Family Wetlands District.

1. Purpose and uses:

Purpose	Permitted Uses	Special Exception	Prohibited Uses	Retail Uses
This district is designed to permit multiple family developments which are compatible with environmentally sensitive wetland areas as designated in the Comprehensive Plan Land Use Element.	Single Family, duplex, multiple family dwellings; attached or detached.	Height Applications to increase height up to 5 stories or 55 ft. may be granted if the Development Review Board finds that:	Any Use which is not listed as a Permitted Use.	Any Use allowed in C-1 District.
		a. The surrounding development will not be adversely affected by the additional height, and		Maximum retail floor area: 2% of site.
		b. The additional height shall result in an increase in open space and preservation of		Retail area must be approved as part of site plan

		environmentally sensitive lands.		by the City Commission.
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Accessory uses:

a. Recreational and maintenance uses that are customarily associated with the main permitted use and which are available for use by all residents of the development.

b. Developments with 240 or more units: Service oriented uses such as convenience stores, personal grooming, etc. located entirely within the multiple family structures and designed to be used only by the residents of the building; no exterior signage is permitted (See Retail Uses above).

2. Development standards:

Min. Site Area	Min. Lot Width	Maximum Density	Maximum Height	Max. Lot Coverage
6500 sq. ft.; except any platted lot may be used for single family home.	None	14.7 units per acre	3 stories or 35 ft.	70% of the entire site

3. Setback Regulations:

a. Front, side facing a street and distance between buildings: 20 ft. plus 10 ft. per story above the first.

b. Interior side yard: 1 and 2 stories = 20 ft.

3 stories and above = 20 ft. + 5 ft. per floor for each floor above the second; except lots with area of 6500 sq. ft. or less, then setback is 5 ft.

c. Rear yard: 1 and 2 stories = 20 ft.

3 stories = 25 ft.

4 stories = 30 ft.

5 stories = 35 ft.

d. Any yard adjacent to Single Family District: min. 25 ft.

E. NBDD North Beach Development District (NBDD-DD and NBDD-CZ).

1. District purpose: to provide for and encourage appropriate residential, resort, hotel, motel, tourist uses (including ecotourism), and accessory uses within a coastal environment with unique natural, physical and man made features.

2. District objectives:

a. To provide for a development pattern and intensity that allows reasonable use of land considering the environmental resources and limitations that constrain development of the district;

b. To ensure that public access, both physical and visual, to the beach and associated natural resources, is maintained or enhanced;

c. To ensure that the environmental quality of the area is maintained and is not degraded by potential development;

d. To maintain or enhance the ocean, beach, dune and natural vegetation systems and to minimize any detrimental or adverse effects to these systems that might be occasioned by potential development;

e. To encourage a desirable mix of development uses, types and intensities that are harmonious with each other and with the natural characteristics of the area;

f. To utilize land efficiently and to promote high quality design and development;

g. To provide for adequate open space areas; and

h. To provide adequate transportation and circulation systems to meet the needs of the area, while preventing the overburdening of internal and through streets, including Highway A1A.

3. Establishment of zones: In order to achieve the above objectives and intent of the district, the NBDD is divided into two zones:

a. The North Beach Development District Development Zone (NBDD-DZ); and

b. The North Beach Development District Control Zone (NBDD-CZ).

4. Transferable development rights. Any owner of property in the North Beach Development District Control Zone may, in lieu of developing their property, dedicate it to the city for maintenance as public open space in exchange for which the owner may sell or transfer their unused development rights to property in the North Beach Development District Development Zone; however, the minimum parcel size to be dedicated and for which development rights may be transferred shall be one lot. Unused development rights for purposes of transfer or sale will be computed according to the following:

a. Property dedicated to the city for maintenance as public open space: 32.5 dwelling units per acre. In order to make use of this provision, the owner of property in the Control Zone must dedicate the property to the city in accordance with procedures and legal requirements designated by the City Attorney and on forms prescribed by the Attorney. All documents must be recorded with the Clerk of the Circuit Courts of Broward County, Florida;

b. Development rights pursuant to this section shall be deemed to “run with the land”; shall survive condemnation by the city; and shall be transferable by the city or by private property owners. The City Commission shall formulate and adopt appropriate regulations to guide the implementation of this provision consistent with the language herein and the intent of this article; and

c. Any owner of property in the Development Zone who is the recipient of transferred development rights, may thereafter develop his/her property at the maximum density permitted including the amount of acquired dwelling units. In all cases, however, the property owner in the Development Zone must conform with the development standards in this section.

5. Planned unit development. Any owner of property in excess of two acres, in the Development Zone only, may develop pursuant to the Planned Unit Development District (See § 4.16). Where any provision of these regulations imposes restrictions different from those imposed by the Planned Unit Development ordinance, whichever provisions are more restrictive or impose higher standards shall control. An application for Planned Unit Development in the development zone shall include all contiguous holdings of the applicant under the same ownership with an indication of the portion proposed to be subdivided, re-subdivided or developed immediately and that proposed for later phases of development. A general plan shall be submitted for all such contiguous land at the time of initial application. For the purpose of this section, land separated only by public right-of-way shall be deemed to be contiguous.

6. Control zone: Development standards.

Main Permitted Uses	Maximum Density	Special Exception	Accessory Uses	Prohibited Uses
Single-Family Dwelling Bed and Breakfast Inn	One Single-Family Dwelling per site. Bed and Breakfast Inn - 32.5 units acre	None	Any Use that is customarily associated with the Main Permitted Use.	Any Use that is not listed as a Main Permitted Use.

Minimum Lot Area	Minimum and Maximum Lot Area*	Maximum Bldg. Height
5800 sq. ft., or as platted	Minimum: 1 lot Maximum: 2 lots	33 ft. not to 3 stories

* Sites which are platted and developed prior to the effective date of this ordinance shall be considered as legal non-conforming.

Setback regulations.

Front	Rear	Side/Interior or facing a street or right-of-way
25 ft. (Surf Rd.)	15 ft min, 15% of lot depth whichever is greater	7.5 ft. The setback area shall provide an unobstructed view of the ocean.

Sites shall not exceed one platted lot. However, those sites which exceed one platted lot at the effective date of this ordinance shall be considered as legal non-conforming and may be developed in accordance with these regulations.

7. Development zone regulations.

A. Main permitted uses.

Main Permitted Use	Max. Density (units per acre)	Min./Max.L of Area*,***	Min Floor Area (sq. ft.)	Maximum Height (ft.)**
Single Family Dwelling	1 dwelling unit per site	Minimum: 1 platted lot Maximum: 3 platted lots	1,000	33 ft. but not to exceed 3 stories
Multiple Family (Apt., Duplex, Townhouse)	18	Minimum: 1 platted lot Maximum: 3 platted lots	Apt. 500 min. 750 avg. Duplex 500 Townhouse 1,200	33 ft. but not to exceed 3 stories
Hotel or Motel	32.5	Minimum: 1 platted lot	15% of units=300-335 sq. ft.	33 ft. but not to exceed 3 stories
Bed and Breakfast Inn		Maximum: 3 platted lots	85% of units=335+ sq. ft.	
Restaurant with frontage on the Intracoastal	N/A	Minimum: 1 platted lot Maximum: 3 platted lots	N/A	33 ft. but not to exceed 3 stories
Any combination of above	Combined density shall not exceed the prorated maximum density for each main permitted use	Minimum: 1 platted lot Maximum: 3 platted lots	Apt. 500 min. 750 avg. Duplex 500 Townhouse 1,400 Hotel Units: 15% of units=300-335 sq. ft. 85% of units= 335+ sq. ft.	33 ft. but not to exceed 3 stories
Lots facing A1A between Franklin and Cambridge: in addition to the above permitted uses may include parking garages with retail on the ground floor or retail with hotel or multiple family above	See above	Minimum: 1 platted lot Maximum: 4 platted lots	See above	33 ft. but not to exceed 3 stories

* Developments may contain no more than 4 platted lots if the project is double fronted with no more than 2 platted lots on each street.

** Note: See subsection (d) for existing height regulations

*** Sites which exceed the maximum set forth above at the effective date of this ordinance shall be considered as legal non-conforming and may be developed in accordance with these regulations.

B. Accessory uses.

1. Any use that is customarily associated with a Main Permitted Use.
2. Satellite parking lots and garages.
 - a. Permitted pursuant to regulations listed in § 4.22.

b. May be located outside of the city, and have parking spaces that are counted towards the required parking for main permitted or accessory uses located in the NBDD. This exception is subject to (1) the approval of a shuttle plan by the Community Planning Director prior to the issuance of a building permit, occupational license, certificate of use or other governmental approval, whichever is required first during the permitting process; and (2) a covenant running with the land on forms approved by the City Attorney that unifies the use that requires the parking and the land on which it is located; or if the land is leased, a covenant recorded against the main permitted uses, or accessory use property placing future purchases on notice that some or all of the required parking is being provided through the subject lease.

c. The design solution for garages shall utilize elements that are typically found in multiple family buildings, offices and hotel structures. These elements may include architectural treatments, such as but not be limited to, the placement of windows, screens, silhouettes, roofing materials (concrete tile, barrel tile, mansard or gabled roofs), and moldings defining the various levels. The landscape plan shall be designed to provide heavy screening of blank walls and unattractive areas of a site or building. A foundation planting shall be designed to create a landscaped separation between pavement and building walls and to consist of landscape vertical elements, transition shrubs and groundcovers. Pedestrian connections from the garages to the public sidewalk shall be landscaped.

d. Development regulations for parking lots and garages are listed in § 4.22.I.

C. Special exceptions: None.

D. Sites that exceed the maximum number of lots and size requirements and which are owned by one entity prior to the effective date of this ordinance are considered as legal non-conforming with regard to lot size and number.

E. Setback regulations.

Number of Platted Lots	Front (ft.)	Each Side* (ft.)	Rear (ft.)
1 lot	25	5	15.0
2 lots	25	10	17.5
3 lots or more	25	15.0** * add 5 ft. if facing a street ** For legal non-conforming lots as to the maximum number of lots, add 5 additional ft. at each side for every lot above 3 lots, however the total setback for any one side yard shall not exceed 30 ft. Sideyard setback areas along the intracoastal shall provide an unobstructed view of the water.	20.0

F. Visual Access to the Public Beach and Intracoastal waterway. Each development shall be designed to provide visual access through the property to the public beach and intracoastal waterway in the setback areas. Improvements, including but not limited to opaque fences, sheds and canopies shall not be placed in the setback areas in such a manner that prevents the visual access through the property to the beach or intracoastal waterway.

(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 E
Schematic Plans



Location Map

SHEET INDEX

Sheet #	Description
	General Application
	Ownership & Encumbrance Report
	Project Fact Sheet & Legal Description
	Criteria Statement
	Cover Sheet
	Certified Alta Survey
	Color Rendering, Street Profile, Color Photographs
TS-1 of 1	Tree Inventory Plan
LP-2 of 1	Landscape Plan
LP-2 of 2	Landscape Notes & Details
IR-1 of 1	Irrigation Plan
IR-1 of 1	Irrigation Notes and Details
IR-3 of 3	Irrigation Details & Specifications
SP-1	Dimensioned Site Plan
A-1	Building 1 & 2, First and Second Floor Plans, Square Footage Breakdown
A-2	Building 1 & 2, Exterior Elevations
A-3	Building 3 thru 6, First and Second Floor Plans, Square Footage Breakdown
A-4	Building 3 thru 6, Exterior Elevations

Planning & Development Board for Rezoning
Meeting March 9, 2017

TOWNHOMES AT CRISPUS COMMONS PHASE II





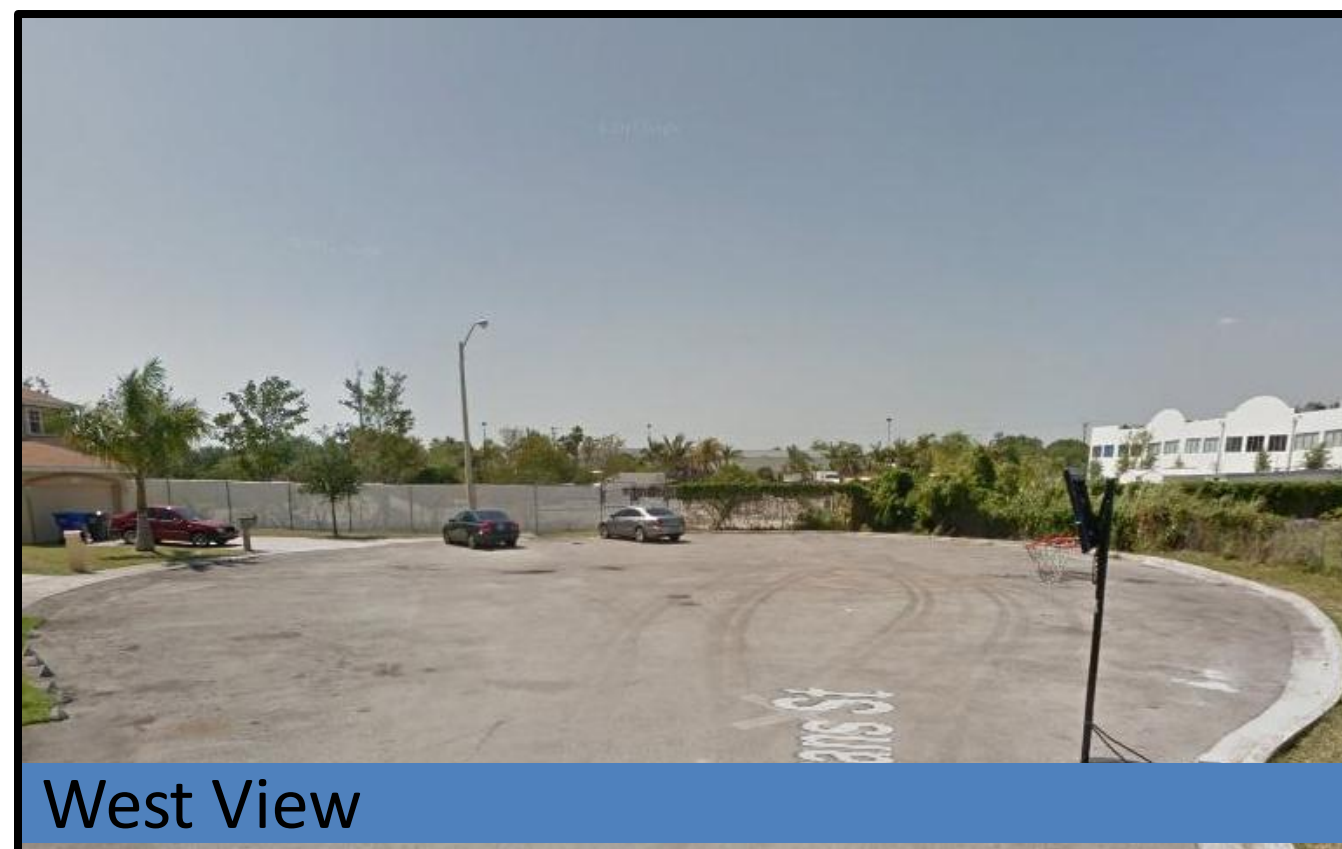
South View - East



South View - Center



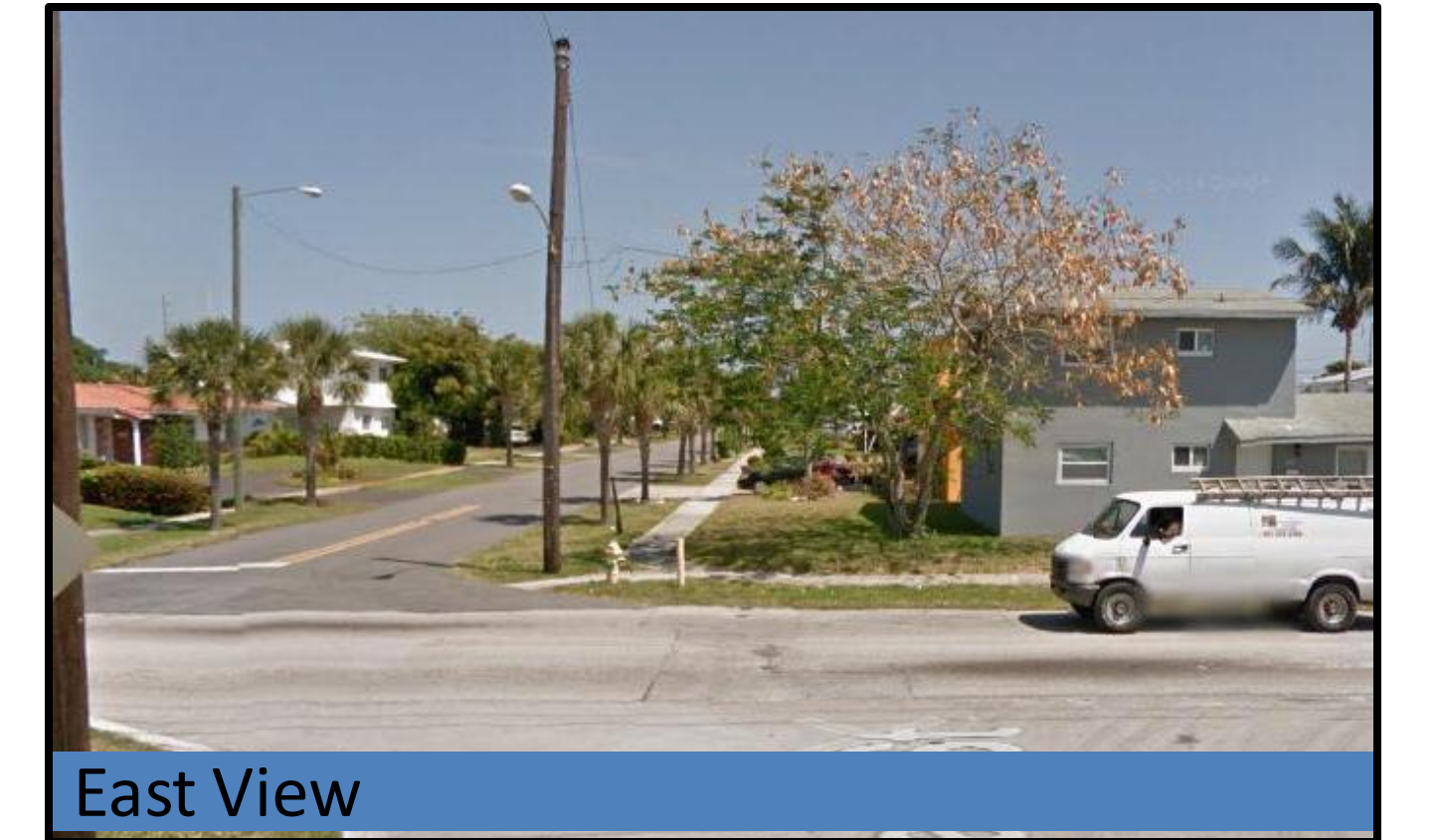
South View - West



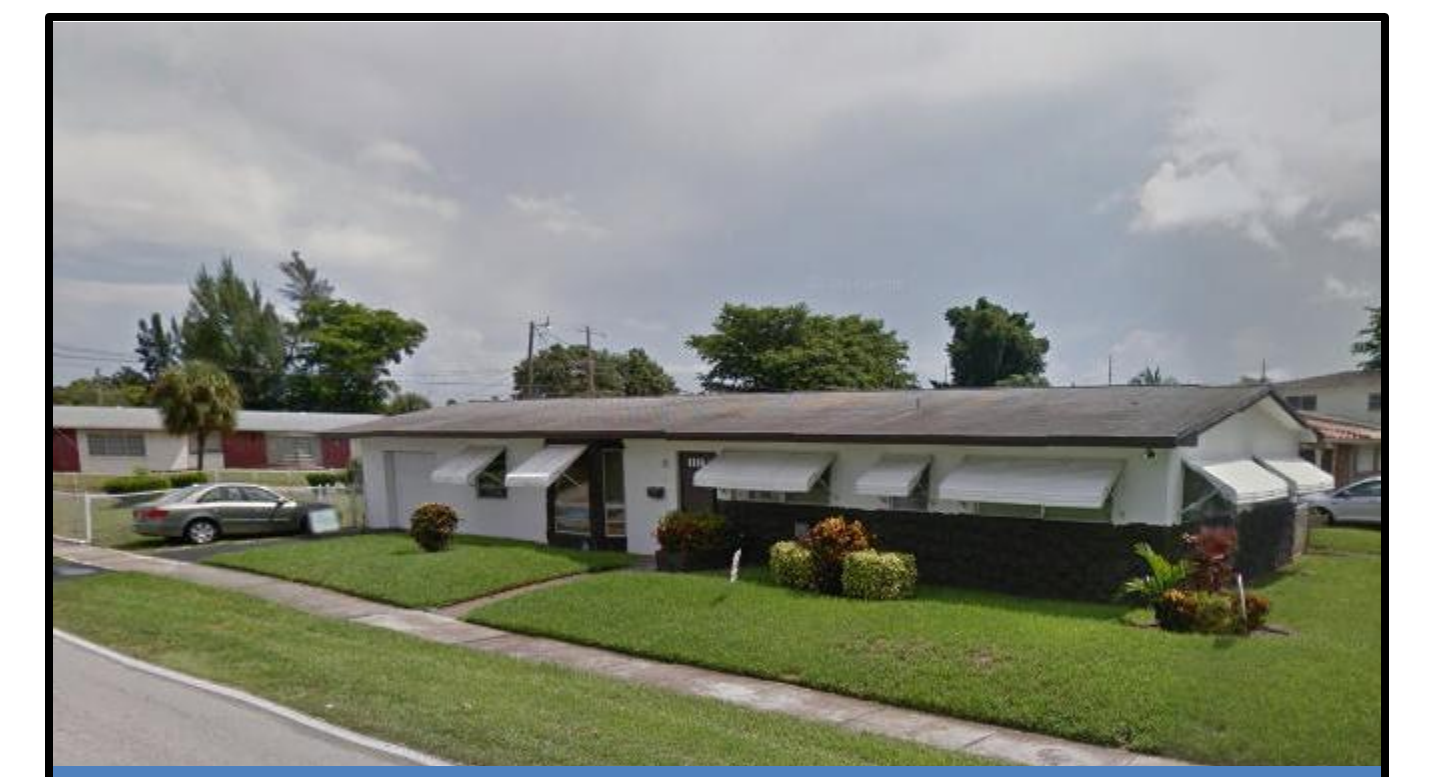
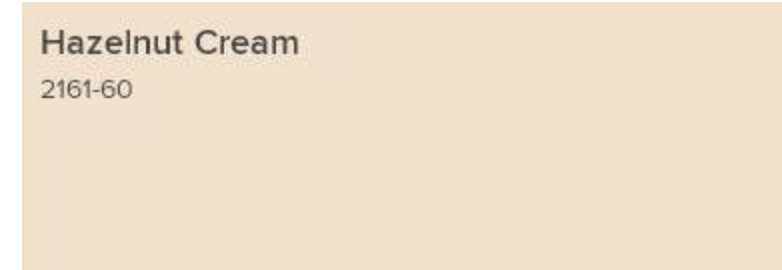
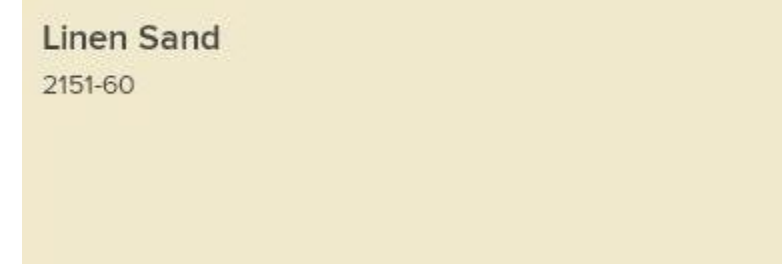
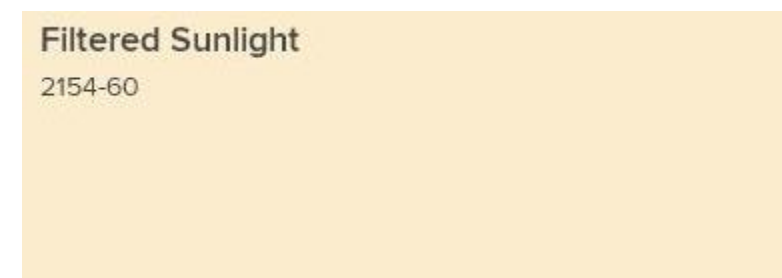
West View



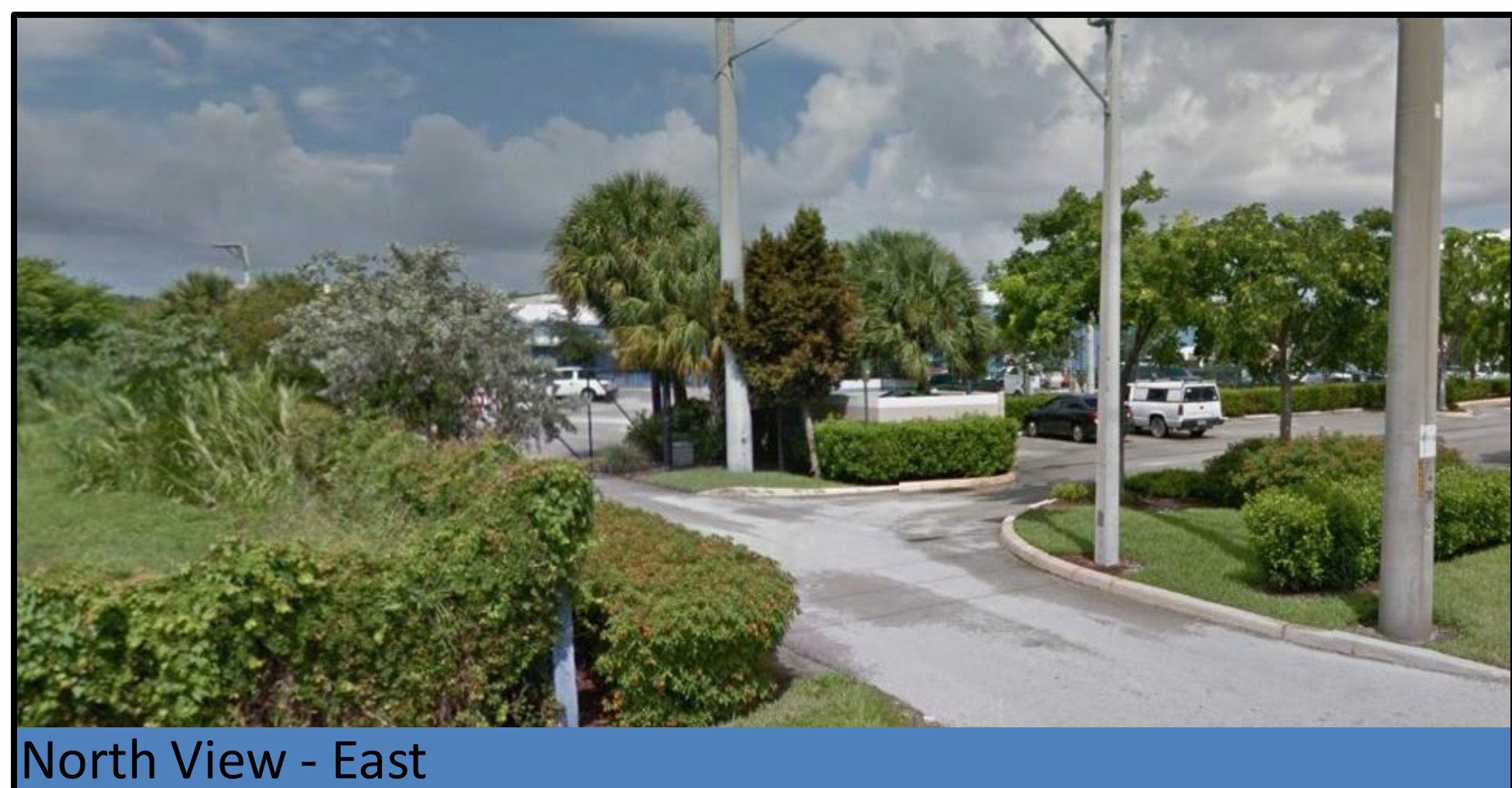
Crispus Commons Phase II – Color Rendering



East View



East View - North



North View - East



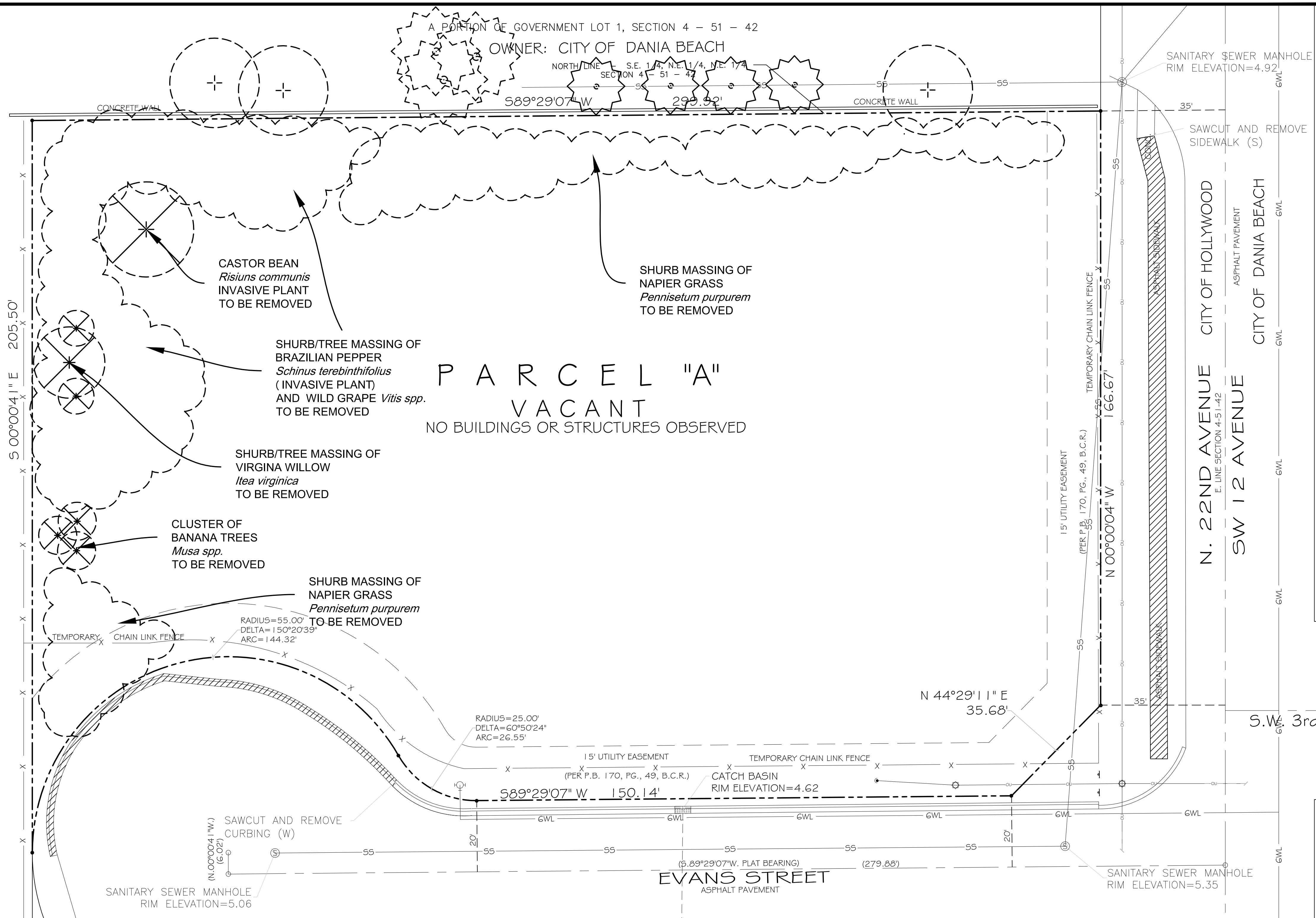
North View - Center



North View - West

ACREAGE
OWNER: CITY OF DANIA BEACH

A PORTION OF GOVERNMENT LOT 1, SECTION 4 - 51 - 42



PARCEL "A"
VACANT
NO BUILDINGS OR STRUCTURES OBSERVED

CASTOR BEAN
Ricinus communis
INVASIVE PLANT
TO BE REMOVED

SHURB MASSING OF
NAPIER GRASS
Pennisetum purpureum
TO BE REMOVED

SHURB/TREE MASSING OF
BRAZILIAN PEPPER
Schinus terebinthifolius
(INVASIVE PLANT)
AND WILD GRAPE *Vitis spp.*
TO BE REMOVED

SHURB/TREE MASSING OF
VIRGINIA WILLOW
Itea virginica
TO BE REMOVED

CLUSTER OF
BANANA TREES
Musa spp.
TO BE REMOVED

SHURB MASSING OF
NAPIER GRASS
Pennisetum purpureum
TO BE REMOVED

RADIUS=55.00'
DELTA=150°20'33"
ARC=144.32'

RADIUS=25.00'
DELTA=60°50'24"
ARC=26.55'

N 44°29'11" E
35.68'

15' UTILITY EASEMENT
(PER P.B. 170, PG., 49, B.C.R.)

TEMPORARY CHAIN LINK FENCE

589°29'07" W 150.14'

SAWCUT AND REMOVE
CURBING (W)

SANITARY SEWER MANHOLE
RIM ELEVATION=5.06

EVANS STREET
ASPHALT PAVEMENT

589°29'07" W PLAT BEARING (279.88)

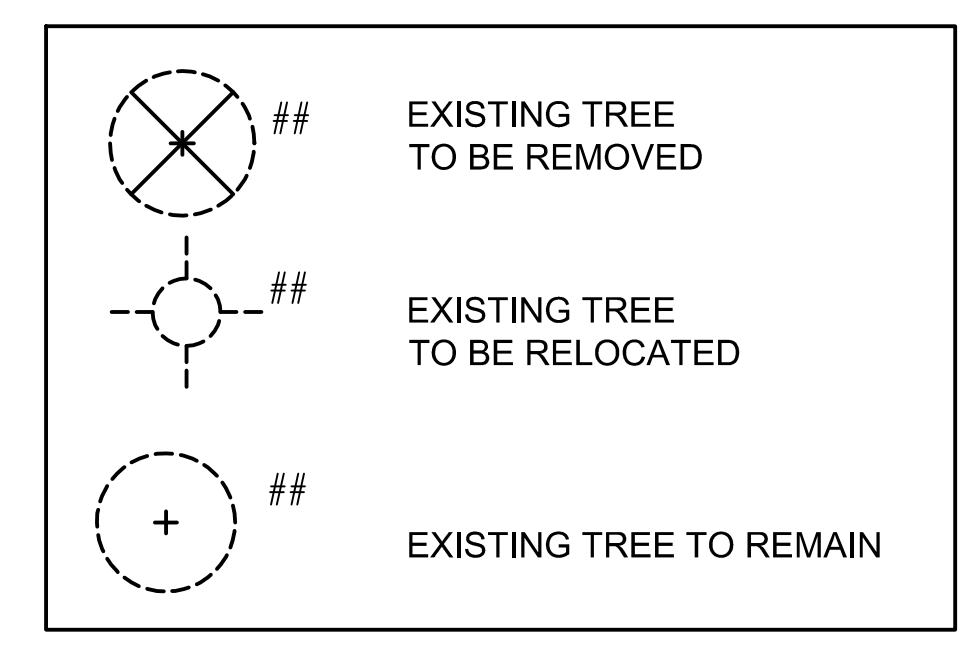
SANITARY SEWER MANHOLE
RIM ELEVATION=5.35

N. 22ND AVENUE CITY OF HOLLYWOOD
E. LINE SECTION 4-51-42
SW 12 AVENUE CITY OF DANIA BEACH

EXISTING TREE AND PLANT INVENTORY LIST

BOTANICAL NAME	COMMON NAME	APPROXIMATE HEIGHT IN FEET	CONDITION (Good 100%, Fair 75%, Poor 50%)	PLAN ACTION
<i>Schinus terebinthifolius</i>	BRAZILIAN PEPPER	30	INVASIVE	REMOVE
<i>Ricinus communis</i>	CASTOR BEAN	25	INVASIVE	REMOVE
<i>Itea virginica</i>	VIRGINIA WILLOW	20	50%	REMOVE
<i>Vitis spp.</i>	WILD GRAPE			REMOVE
<i>Pennisetum purpureum</i>	NAPIER GRASS			REMOVE
<i>Musa spp.</i>	BANANA			REMOVE

GRAPHIC KEY



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DATE	REVISIONS:

DATE: 12-22-16
SCALE: 1" = 16'
DRAWING BY: AD
DESIGNED BY: AD

PROJECT: **CRISPUS COMMONS PARCEL A**
BROWARD COUNTY
HOLLYWOOD, FLORIDA
TREE INVENTORY PLAN:

PROJECT NO.
16-082
SHEET:
TS-1 of 1

DATE:
THOMAS J. LAUBENTHAL
FLA-0000563 FL-C-26900422

SITE CALCULATIONS:

BUILDING FOOTPRINT	12,684.28 SQ FT	23.49 %
DRIVES & WALKWAYS	11,297.22 SQ FT	20.92 %
GREEN AREA	30,014.50 SQ FT	55.59 %
TOTAL AREA	53,996.00 SQ FT	100.00 %
TOTAL PERVIOUS AREA	30,014.50 SQ FT	55.59 %
TOTAL IMPERVIOUS AREA	23,981.50 SQ FT	44.41 %

LANDSCAPE CODES FOR CITY OF HOLLYWOOD
ZONE: RS-6 SINGLE FAMILY DISTRICT

	REQUIRED	TOTAL PROVIDED
PERIMETER LANDSCAPE & BUFFERS ONE 1 STREET TREE PER 50 LINEAR FEET OR PORTION THEREOF, OF STREET FRONTAGE OF PROPERTY WHEREIN SAID IMPROVEMENTS ARE PROPOSED.	YES	10 TREES
OPEN SPACE ONE TREE PER 1,000 SQ. FT. (INCLUDING ANY FRACTION OF FRONT YARD AREA. PERVIOUS AREAS ARE TO BE SODDED OR LANDSCAPED WITH LIVING PLANT MATERIAL	YES	30 TREES
PERIMETER BUFFER 1 TREE PER 20LF OF PERIMETER BUFFER	YES	25 TREES
VIEW TRIANGLE FOR CORNER LOTS, A SIGHT DISTANCE TRIANGLE MUST BE PROVIDED	YES	YES
VEHICULAR USE AREA 25% OF THE V.U.A IS LANDSCAPED	YES	YES
IRRIGATION PROVIDE 100% IRRIGATION COVERAGE OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.	YES	YES

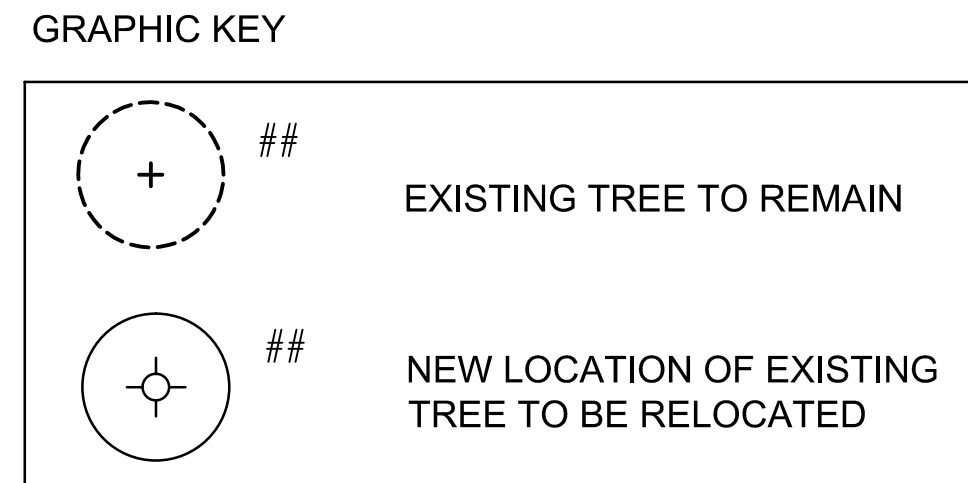
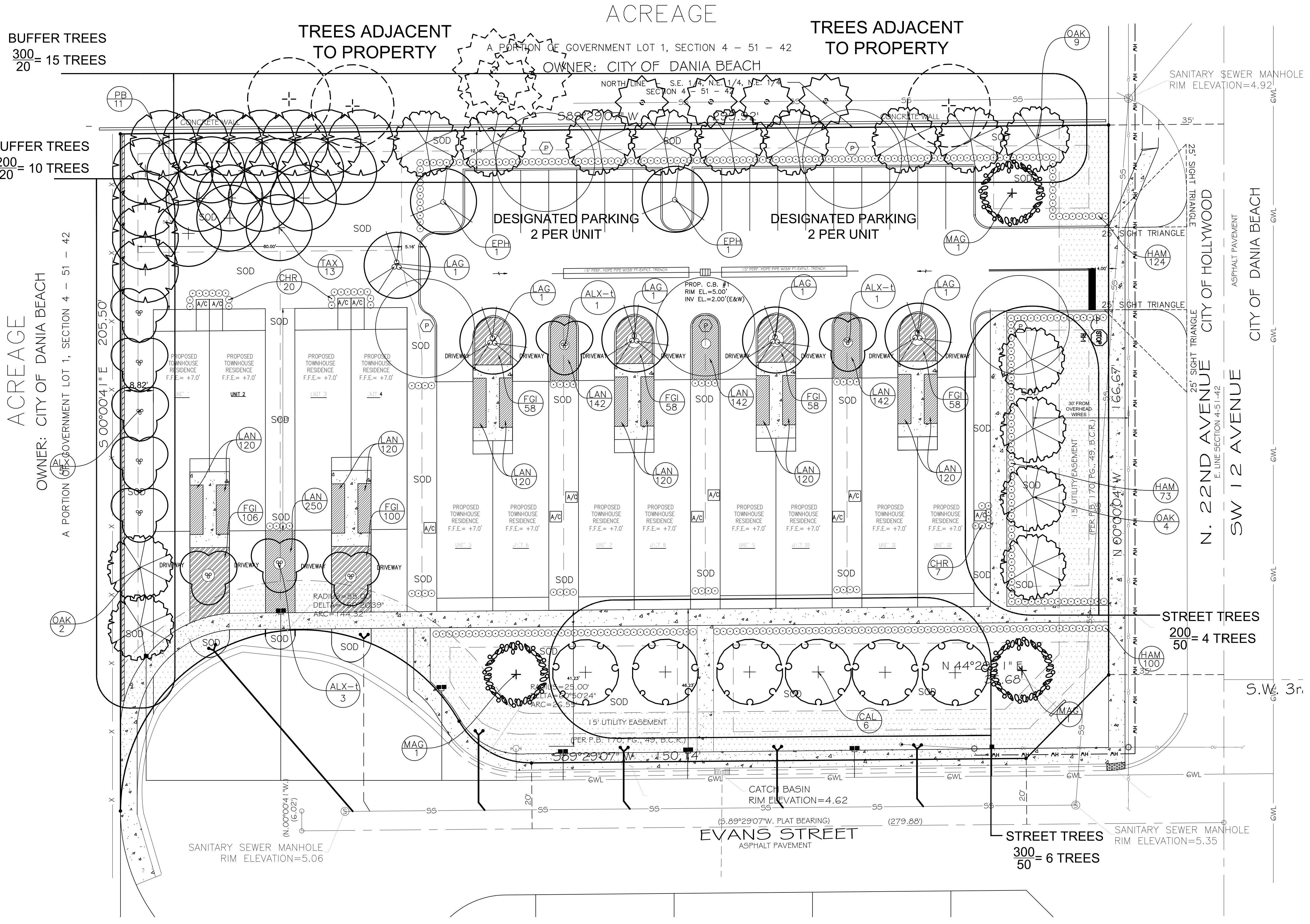
TAX	native	native	native	native	native	native	native	native	native		
Taxodium distichum Bald Cypress	12'-14" ht x 6'-8" Spr. 6" CT, 3" cal DBH	13	OAK	Quercus virginiana Live Oak	14' ht x 8" Spr. 6" CT, 3" caliper (ROOT GROWERS PLUS)	13	MAG	Magnolia grandiflora Southern Magnolia	12' ht x 6" Spr. 5" CT, 3" caliper	3	
EPH	Ilex x attenuata 'East Palatka' East Palatka Holly (shade tree)	12" ht x 6" spr., 3" caliper Full to Base	2	PB	Persea borbonia Red Bay	10' O.C. spacing 3 GAL	11	LAG	Lagerstroemia indica "Natchez" Natchez White Crape Myrtle	12' ht x 6" Spr. 6" CT, 5 trunks min. 1.5" cal. per trunk	5
ALX-t	Psychosperma elegans Triple Alexander / Solitaire Palm	10'-12" CW staggered heights	10	CAL	Callophyllum antillarum / brasiliense Brazilian Beauty Leaf	12' ht x 6" Spr. 6" CT, 3" caliper	6	HAM	Hamelia patens 'Compacta' Dwarf Firebush	24" ht x 20" spr 24" O.C. Spacing	333
LAN	Lantana camera Lantana	6" Ht X 10" Spr. Full 1 Gal. 12" OC spacing	970	CHR	Chrysobalanus icaco "Red Tip" Red Tip Cocoplum	24" Ht X 24" Spr. 24" O.C. sp.	27	FGI	Ficus microcarpa "Green Island" Green Island Ficus	18" Ht X 18" Spr. 18" O.C. sp.	450

ACREAGE
OWNER: CITY OF DANIA BEACH
A PORTION OF GOVERNMENT LOT 1, SECTION 4 - 51 - 42

ACREAGE
OWNER: CITY OF DANIA BEACH
A PORTION OF GOVERNMENT LOT 1, SECTION 4 - 51 - 42

ACREAGE
OWNER: CITY OF DANIA BEACH
A PORTION OF GOVERNMENT LOT 1, SECTION 4 - 51 - 42

ACREAGE
OWNER: CITY OF DANIA BEACH
A PORTION OF GOVERNMENT LOT 1, SECTION 4 - 51 - 42



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SCALE: 1" = 16'
DRAWING BY: AD
DESIGNED BY: AD

PROJECT: CRISPUS COMMONS PARCEL A
BROWARD COUNTY
HOLLYWOOD, FLORIDA
LANDSCAPE PLAN:

PROJECT NO. 16-082
SHEET: LP-2 of 1

DATE: THOMAS J. LAUBENTHAL
MLA-0000563 RLC-26900422

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DATE	REVISIONS:

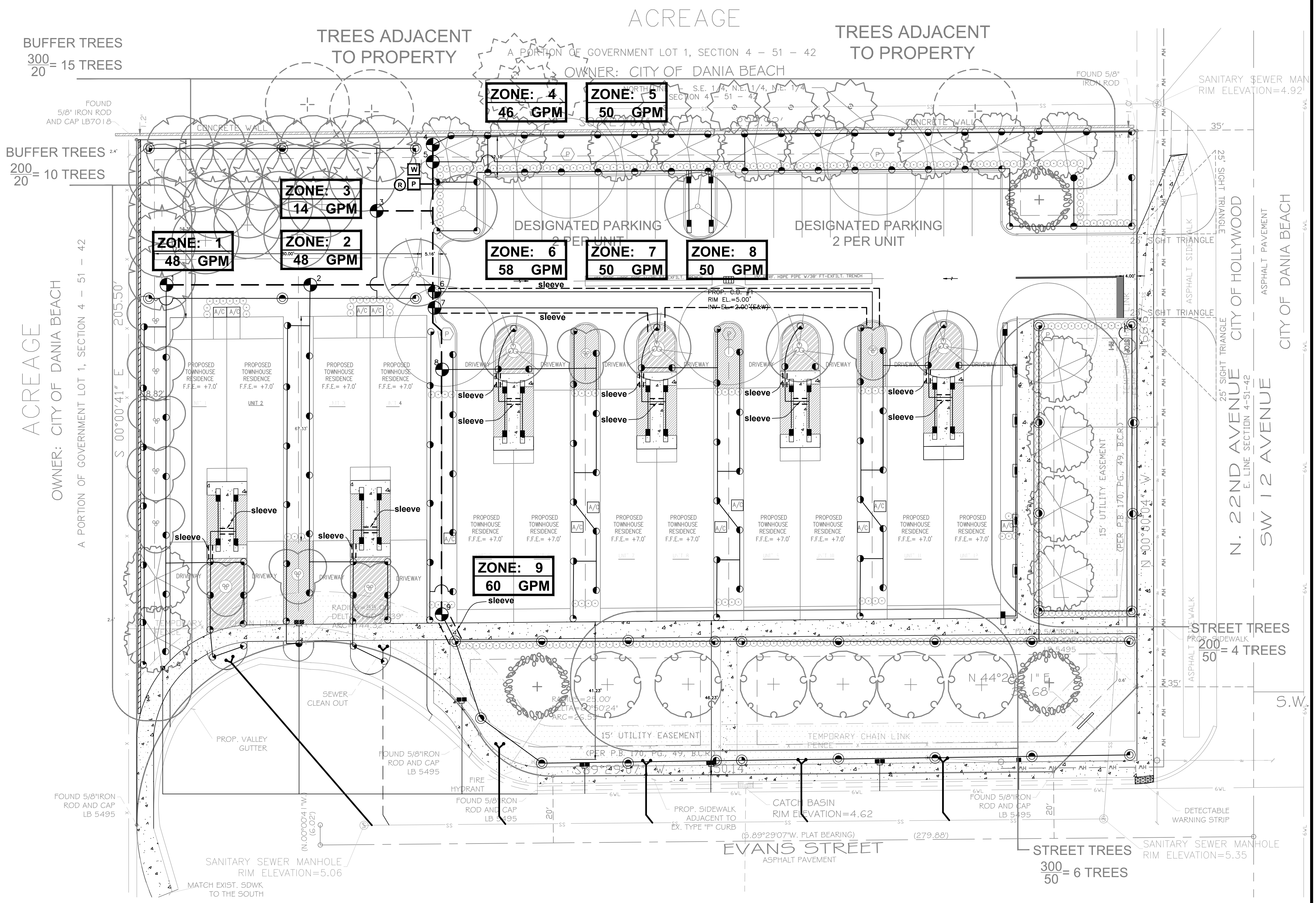
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 DRAWING BY: AD
 DESIGNED BY: AD

PROJECT: CRISPUS COMMONS PARCEL A
 BROWARD COUNTY
 HOLLYWOOD, FLORIDA

IRRIGATION PLAN:

PROJECT NO. 16-082
 SHEET: IR-1 of 1

DATE: THOMAS J. LAUBENTHAL
 MLA-0000563 P.L.C. 2600422



IRRIGATION EQUIPMENT GRAPHIC KEY:

- RAINBIRD 3000 SERIES AND 5000 SERIES, F, H, Q, 6" OR 12" COMMERCIAL ROTOR BODY, w/ SCREEN AND NOZZLES TO TYP. SPACING. UTILIZE FULL SPECTRUM OF NOZZLES AVAILABLE BY MANUFACTURER TO PROVIDE FULL COVERAGE WITHOUT OVERSPRAY ONTO PAVEMENT. NOZZLES w/ SEAL-A-MATIC INTERCHANGEABLE NOZZLES. OPERATING POUNDS PER SQUARE INCH (PSI) AT 40.
- RAINBIRD PRS - 1800 SERIES F, TO, H, Q, 6" OR 12" COMMERCIAL POP-UP BODY, w/ SCREEN AND NOZZLES TO TYP. SPACING. UTILIZE FULL SPECTRUM OF NOZZLES AVAILABLE BY MANUFACTURER TO PROVIDE FULL COVERAGE WITHOUT OVERSPRAY ONTO PAVEMENT. NOZZLES w/ SEAL-A-MATIC INTERCHANGEABLE NOZZLES. OPERATING POUNDS PER SQUARE INCH (PSI) AT 40.
- RAINBIRD 15SST, 15 EST, 6" COMMERCIAL POP-UP BODY, w/ SCREENS AND NOZZLES TO TYP. SPACING. UTILIZE FULL SPECTRUM OF NOZZLES AVAILABLE BY MANUFACTURER TO PROVIDE FULL COVERAGE WITHOUT OVERSPRAY ONTO PAVEMENT. NOZZLES SERIES 9 SIDE STRIPS.
- 1.5 HP PUMP SEE PLAN FOR LOCATION.
- 2" WELL. EXACT SIZE AND LOCATION TO BE DETERMINED BY CONTRACTOR.
- RAINBIRD ESP - LXME, 16 - 15 STATION OPERATING SPECIFICATIONS, BATTERIES, AS REQUIRED FOR A FULLY OPERATIONAL SYSTEM TO CONTROL. ALL VALVES INSTALLED IN THIS PHASE OF CONSTRUCTION, WALL MOUNTED IN LOCATION SHOWN ON PLAN (VERIFY W/OWNER)
- CHEMICAL DUST SYSTEM INCLUDING 55 GAL. EMBEDDED STORAGE BARREL WITH INJECTOR PUMP AND ALL CONNECTIONS TO THE IRRIGATION SYSTEM
- RAINBIRD RAIN SWITCH AND BYPASS SWITCH. (SEE DETAILS) MOUNTED IN LOGICAL LOCATION AWAY FROM OVERHEAD OBSTRUCTIONS.
- RAINBIRD SERIES (OR EQUAL), 24V ELECT., GLASS FILLED NYLON BODY VALVE w/ PRESSURE REGULATOR, INSTALLED IN A VALVE BOX ASSEMBLY AS PER DETAILS.
- VALVE BOXES SHALL BE AMETEK OR APPROVED EQUAL, STANDARD 12" ROUND FOR ALL LOCATIONS. ALL VALVES, FILTERS, AND SIMILAR ASSEMBLIES AS SHOWN IN DETAILS WILL REQUIRE A SEPARATE VALVE BOX WHETHER SHOWN ON PLANS OR NOT. IT IS IMPLIED THAT EACH ASSEMBLY REQUIRES ITS OWN SEPARATE VALVE BOX ASSEMBLY.
- IRRIGATION LATERAL LINE, SIZE AS NOTED ON PLANS. ALL CONTROL WIRES SHALL BE INSTALLED IN GRAY CONDUIT IN SAME TRENCH WITH LATERAL LINES
- MAINLINE AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY EXACT SIZE, LOCATION AND PRESSURE AVAILABILITY OF EXISTING MAINLINE.
- SLEEVE FOR IRRIGATION MAIN LINE, SECTION LINES AND CONDUITS. SEE NOTES ON PLAN AND SLEEVE SIZING CHART.
- THE ALPHABETICAL FIGURE INDICATES THE PARTICULAR CONTROLLER (BUILDING OR MASTER). THE NUMERICAL FIGURE INDICATES THE PARTICULAR ZONE NUMBER OR STATION. SEE VALVE SIZING SCHEDULE FOR APPROPRIATE 1" 1.5" OR 2" VALVE SIZE. THE LOWER NUMERICAL FIGURE INDICATES THE TOTAL NUMBER OF GALLONS PER MINUTE (GPM) THAT THE ZONE IS DESIGNED FOR, CORRESPONDING TO THE APPROPRIATE SIZE VALVE. SEE VALVE SIZING CHART INFORMATION.

DEPTH OF COVER FOR PIPING TO COMPLY WITH F.P.C. APPENDIX F PART V (A)(6).
 TESTING AND INSPECTIONS ARE REQUIRED AS PER F.P.C. APPENDIX F PART VI.

- WATER EFFICIENT IRRIGATION SYSTEM**
- CONTROLLER & WEATHER SENSOR:** SMART MODULAR CONTROL SYSTEM THAT PROVIDES WATER SAVINGS OF 20% TO 50% OVER TRADITIONAL TIME BASED CONTROLLERS. AUTOMATIC SHUT-OFF THE CONTROLLER WHEN RAIN IS DETECTED, RESULTING IN WATER SAVING OF 15% TO 20%.
 - SEAL-A-MATIC(SAM):** CHECK VALVES PREVENT DRAINAGE FROM HEADS AT LOWER ELEVATIONS, STOP WATER WASTE AND ELIMINATE LANDSCAPE DAMAGE DUE TO FLOODING AND/OR EROSION
 - CYCLE+SOAK:** MAXIMIZE WATER USE AND PREVENT RUNOFF.
 - RAIN CURTAIN MPR NOZZLE TECHNOLOGY:** ELIMINATING OVER SPRAY WHICH RESULTS IN WATER SAVINGS
 - ROTORS: 5000 SERIES, PRESSURE REGULATOR & LOW ANGLE NOZZLE:** 15% TO 45% WATER SAVINGS.
 - ROTORS: 3000 SERIES, PRESSURE REGULATOR & LOW ANGLE NOZZLE:** 15% TO 45% WATER SAVINGS.
 - SPRAY HEADS:** 1800 SERIES WITH LOW GALLON NOZZLES ADJUSTED TO AVOID OVER SPRAY ONTO PAVED SURFACES.

SPECIAL NOTE:

THIS PROJECT REQUIRES THE WORK AND COORDINATION BETWEEN 3 CONTRACTORS

- * WELL CONTRACTOR
- * IRRIGATION CONTRACTOR
- * SITE ELECTRICAL CONTRACTOR

APPROX. WELL LOCATION



Rain Bird® LC Series
 1/4 to 3 hp; Up to 60 psi (4.1 bar); Up to 115 gpm (26.1 m³/h)

Features

- Revolutionary complete pump package that includes a professional-grade pump, the highest quality pump protection and simple to install and operate fixtures all housed in a unique enclosure designed specifically for a pump
- Heavy duty pump available in 1/4, 1, 1 1/2, 2, and 3 hp offers brass impellers, cast iron housing & stainless steel bolts & ports for pressure, temperature probe & priming
- PSRPT for Shut-down protection. Provides protection if pump experiences loss of pressure or high temperature situations. The PSRPT is housed in a powder coated steel enclosure.
- Aesthetically pleasing powder coated enclosure. Provides safe and vandal proof encasement of pump and controls
- Clam shell powder coated steel enclosure. Offers full accessibility to pump and electrical controls
- Quick disconnecting coupling on discharge and suction provides simple on-off connections to speed the hook up and winterization processes
- Cooling louvers provide ample air to prevent motor and pump from overheating
- 1.5" PVC adapter and pan drain, discharge line through bottom of enclosure insures against theft
- Discharge option through bottom of enclosure or side of enclosure
- Quick disconnecting piggy-tail power cord assures at-pump safety
- 230 volt main power plug
- Padlock ring for security

Electrical Power Specification
 • 60Hz, 1-phase power: 208V, 230V

Applications

- Suction Lift or Boost
- Potable or Reclaimed Water Supply
- Residential, Light Commercial, Parks, or Recreational

Models

- LC750: LC Series - 3/4 hp, 1 ph, pump
- LC1000: LC Series - 1 hp, 1 ph, pump
- LC1500: LC Series - 1.5 hp, 1 ph, pump
- LC2000: LC Series - 2 hp, 1 ph, pump
- LC3000: LC Series - 3 hp, 1 ph, pump

LC1500 - 1.5HP = 60 GPM @ 35 PSI

Capacity US gpm based on 5ft. Suction Lift	
HP	Discharge psi
1	20 25 30 35 40 45 50 55 60
1.5	73 65 57 47 35 18 - - -
2	102 96 92 82 74 61 52 40 -
3	115 114 112 105 100 88 72 56 30

LC Series Pump Performance Curves

PUMP AND WELL

GENERAL

Section Includes:

- Project Site
- Permit Requirements
- Construction Operations
- Description of Work
- Products

PROJECT SITE

- A. Project Site is a Townhouse Development with a Common Area Irrigation System
- B. Owner = Liberia Economic & Social Development Inc.
- C. Evans Street & N. 22nd Avenue, Hollywood, FL Folio: 514204180080
- D. See Well and Pump location on plan sheet IR-1. Pump & Well Specs on IR-3

REQUIRED PERMITS

- A. SFWMD Water Use Permit is required for a 2" well with a 60 GPM capacity.
- B. Broward County Health Department Well Permit is required (954-467-4201 Craig English).

CONSTRUCTION OPERATIONS

- A. The Contractor shall be fully responsible for securing and maintaining this area in a clean, organized and workmanlike manner at all times.
- B. Contractor shall call for locations and plan their construction access route for all heavy equipment in and out of the site. This will include both well work and pump station renovations.
- C. Prior to construction the Contractor shall secure the site and establish their construction limits and install silt fencing to protect the adjacent ball fields from contamination from silt dredged up by the well construction.
- D. During all phases of work on the project, the Contractor shall remove any and all excess materials and debris from the site after the completion of each and every sequence and-or phase of the work.
- E. In existing areas of work remove debris and clean areas of the building and project site containing construction materials, debris, and spills on a daily basis to the satisfaction of the Owner.

DESCRIPTION OF WORK

1. Construction of a Well sized for a 2" drop pipe

The Contractor is responsible for all work associated with the Construction of a new 2" Well to an approximate depth from 60- 90 feet.

- Drill new well and purge the system until the well runs clean and free of debris, as well as providing a flow that will meet the demands of the system. 60 GPM minimum.
- Screen covered Open-End Pipe for well.
- At the head of the well the 2" down pipe shall be fitted with a Sch.80 Steel Galv. 2" tee that includes an inspection cap and a side port for connection and check valve with a 2" NPT threaded stub-out, as the pick-up point for the start of the Irrigation System.

2. Contractor Clean Up and Site restoration

The Contractor is responsible to completely restore the site to a clean and manageable condition.

- Remove all accumulated silt and regrade as needed to maintain the intended flow of swales, as well as the removal of tire ruts from heavy equipment access.
- Replace all damages sod and any damaged irrigation piping and heads.

3. Irrigation Contractor - Pump Start Up and Purging the Main Lines, Valves and Heads

The Contractor is responsible to start up the Renovated Pump Station, operating from the New Well, and flush the entire main line system to remove accumulated silt and debris. This includes clear Irrigation Valves, section line pipe and individual heads for all zones served by the pump.

NOTES:

- Irrigation Contractor is responsible to provide the Concrete Pad and mount the Pump Station
- Electrical hook ups are part of this project coordinated with the Site Electrical Contractor.
 - Site Elect. Contractor to provide - 208V Single Phase power to the point of a disconnect.
 - Site Elect. Contractor to provide - power from panel to pump station and clock.
 - Site Elect. Contractor to provide - Panel box with step down transformer and service outlet for the Irrigation Clock (115V)
 - Site Elect. Contractor to provide - Permits for the Site Electrical Work
- Irrigation Contractor to provide all Low Voltage wiring and conduit.

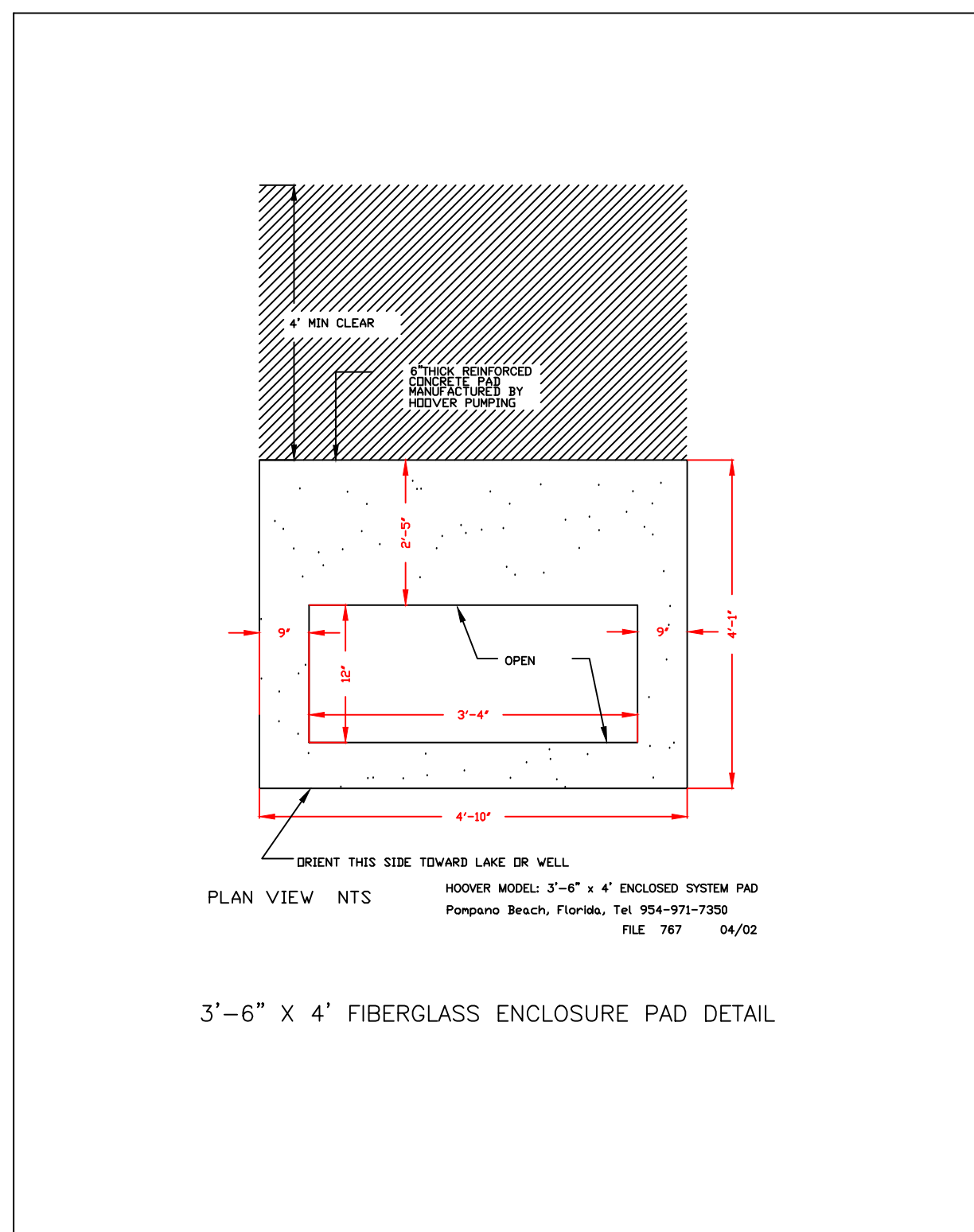
PRODUCTS

- Pump Station Renovations to meet the standards of the Rainbird LC1500 - 1.5HP Pump Station or equal, to provide 60 GPM minimum at 40.
- Suction Line Pipe and connections to be Sch.80 galvanized steel, plus new gaskets
- Well piping and intake screens to meet industry standards for South Florida.

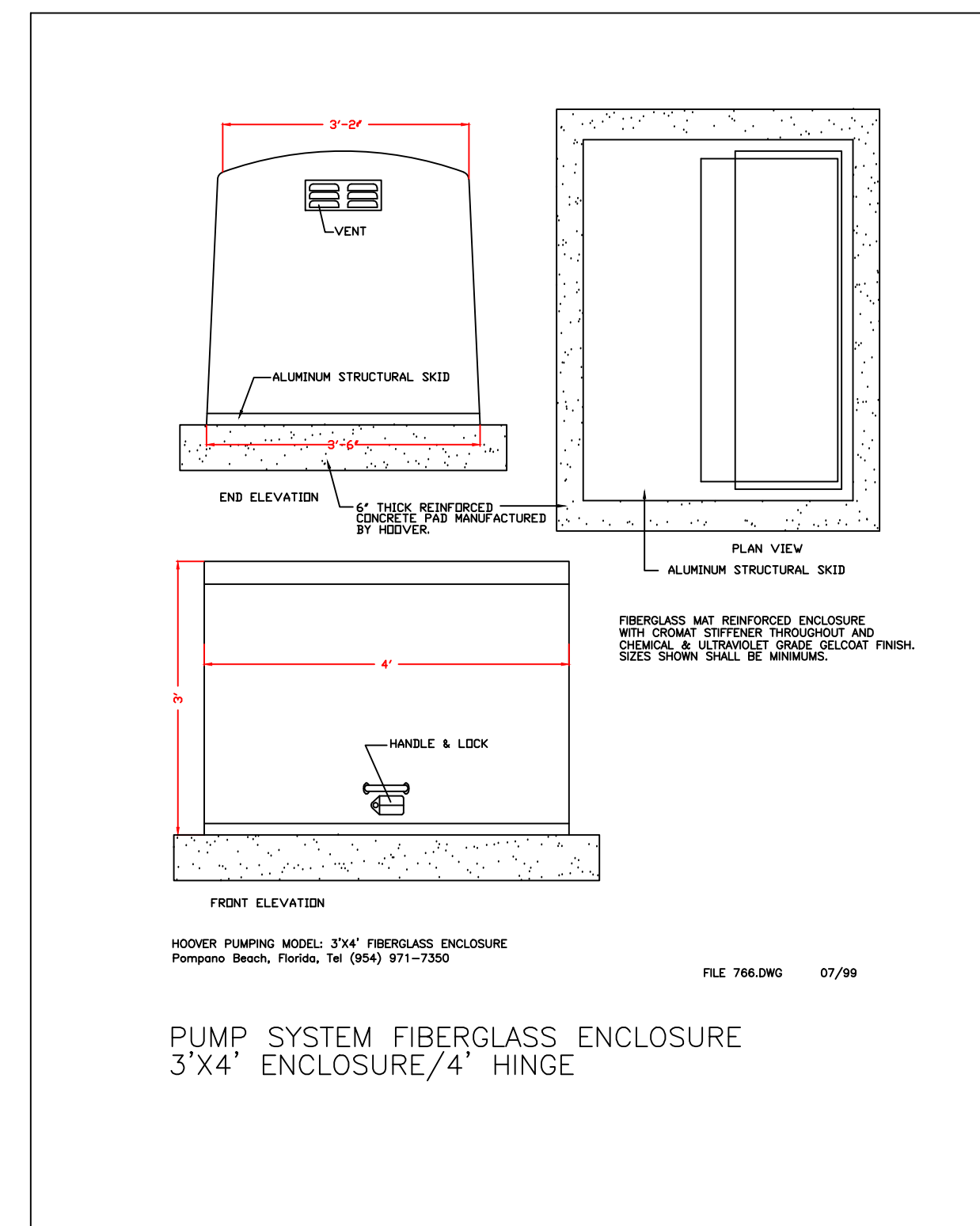
SEQUENCE OF CONSTRUCTION

- Permit Applications for the SFWMD are already approved.
- Permit Applications to be filed with the Broward County Health Dept., requiring lead time for approval.
- Pump Station pad and pump (fabricated off site) and mounted to the slab on-site.
- New Well Construction including inspection tee.
- Provide final documentation on well size, depth and capacity as required by SFWMD.
- Site Clean Up of all silt and debris.
- Complete connections to Main Line System and purge the lines including zone lines.
- Final Clean Up and site restoration (sod + irrigation coverage)
- Close Out / File As-built info for Well Permits with Broward County and SFWMD.

Revised 12-16-16



CONFIRM FINAL DIMENSION OF PUMP STATION AND ADJUST PAD SIZE AS NEEDED



PUMP SYSTEM FIBERGLASS ENCLOSURE 3'x4' ENCLOSURE/4" HINGE

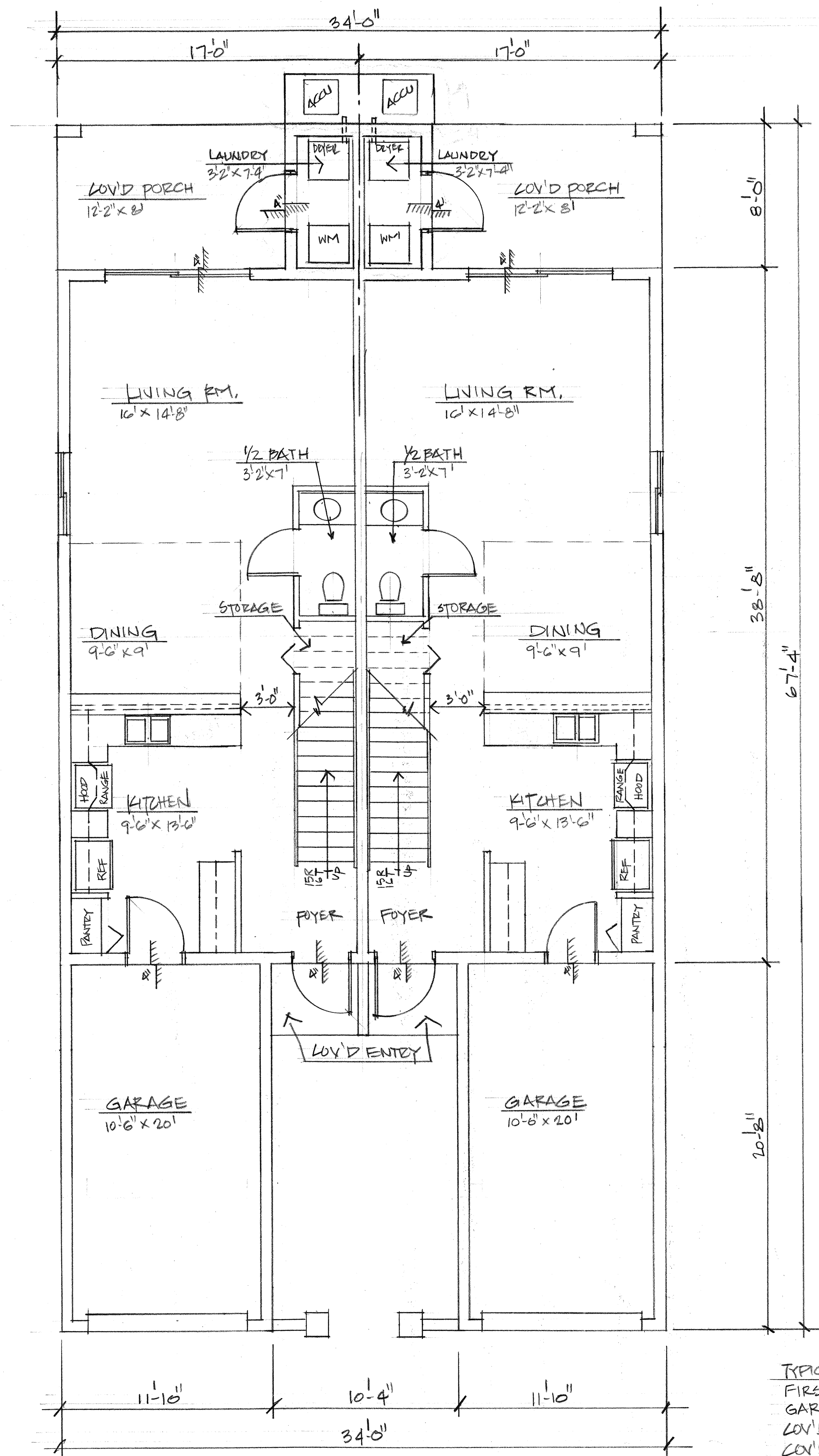
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DATE	REVISIONS:

DATE: 12-22-16
 SCALE: N.T.S.
 DRAWING BY: AD
 DESIGNED BY: AD

PROJECT: CRISPUS COMMONS PARCEL A
 BROWARD COUNTY
 HOLLYWOOD, FLORIDA
 IRRIGATION DETAILS & SPECIFICATIONS

PROJECT NO. 16-082
 SHEET: IR-3 of 3



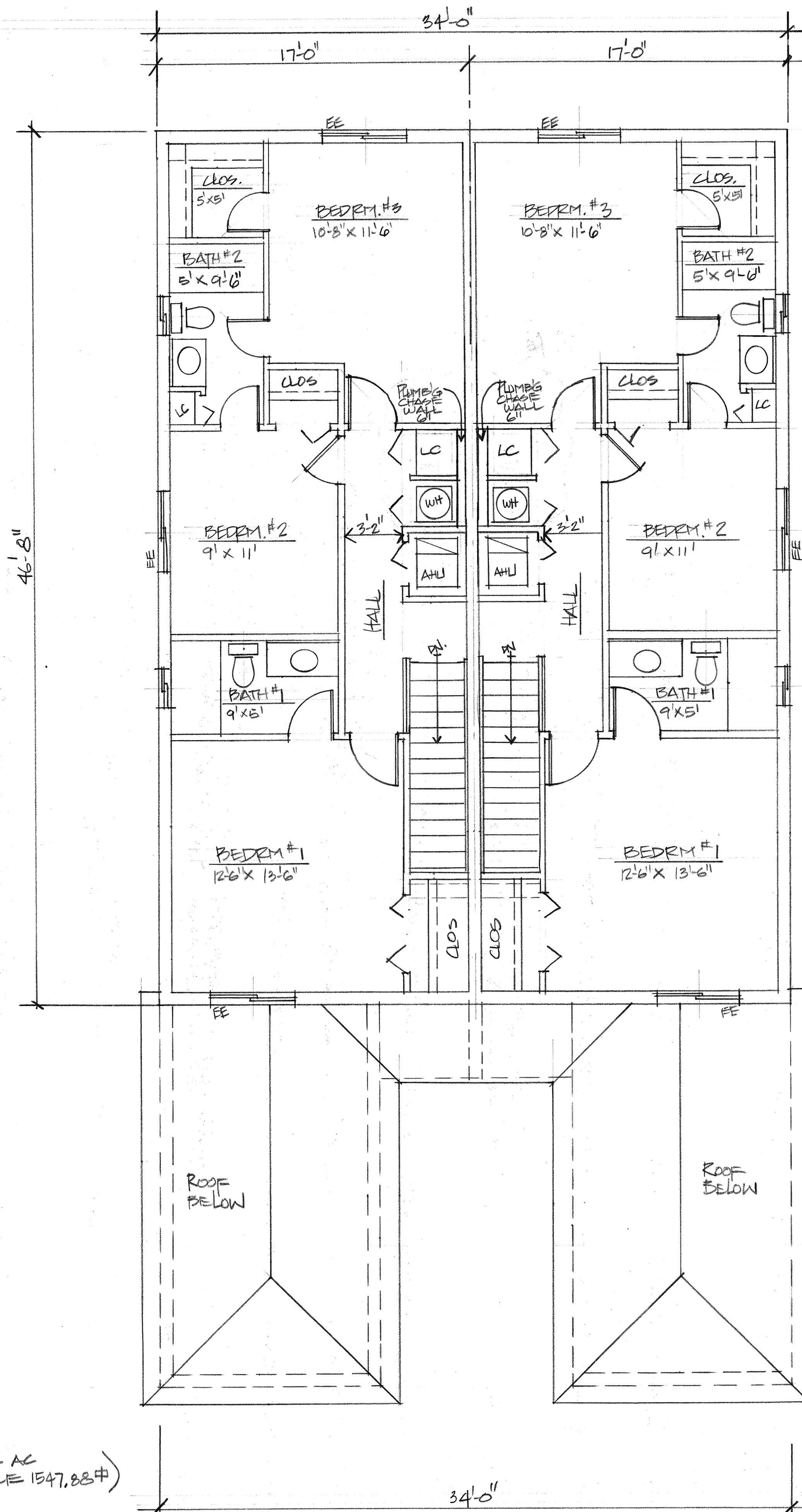
FIRST FLOOR PLAN 1/8"=1'-0"

TRASH CANS TO BE STORED IN GARAGES.

TYPICAL ONE SIDE OF DUPLEX

FIRST FLOOR	751.77 #
GARAGE	244.53 #
LOY'D ENTRY	20.00 #
LOY'D PORCH	97.36 #
STORAGE	30.64 #
SECOND FLOOR	796.11 #
TOTAL FOOTPRINT (1 ST FLOOR ONLY) = 2288.60 #	
(INCLUDE LOY'D ENTRY, LOY'D PORCH & STORAGE)	

(TOTAL AC SPACE 1547.88 #)



SECOND FLOOR PLAN 1/4"=1'-0"

BUILDING'S 1 & 2

REVISIONS:

PROPOSED PLANS
FOR CRISPUS COMMONS PARCELA
EVANS STREET & NORTH 22 AVENUE
HOLLYWOOD, FLORIDA

DONALD ARPIN JR.
A.S. LLC
4420 NORTH DIXIE HWY. 59394
OAKLAND PARK, FLORIDA
PH. 404-712-0945 FAX. 404-712-1476
Email: arpindj@earthlink.net

DRAWN
FRANCIS
CHECKED
DATE
8-26-10
JOB NO.
0716
SHEET

A-1

© OF SHEETS

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH ALL APPLICABLE BUILDING CODES AND PROVISIONS OF THE PLANS PREPARATION. NO WARRANTY, EITHER EXPRESSED OR IMPLIED IS HEREBY GIVEN.

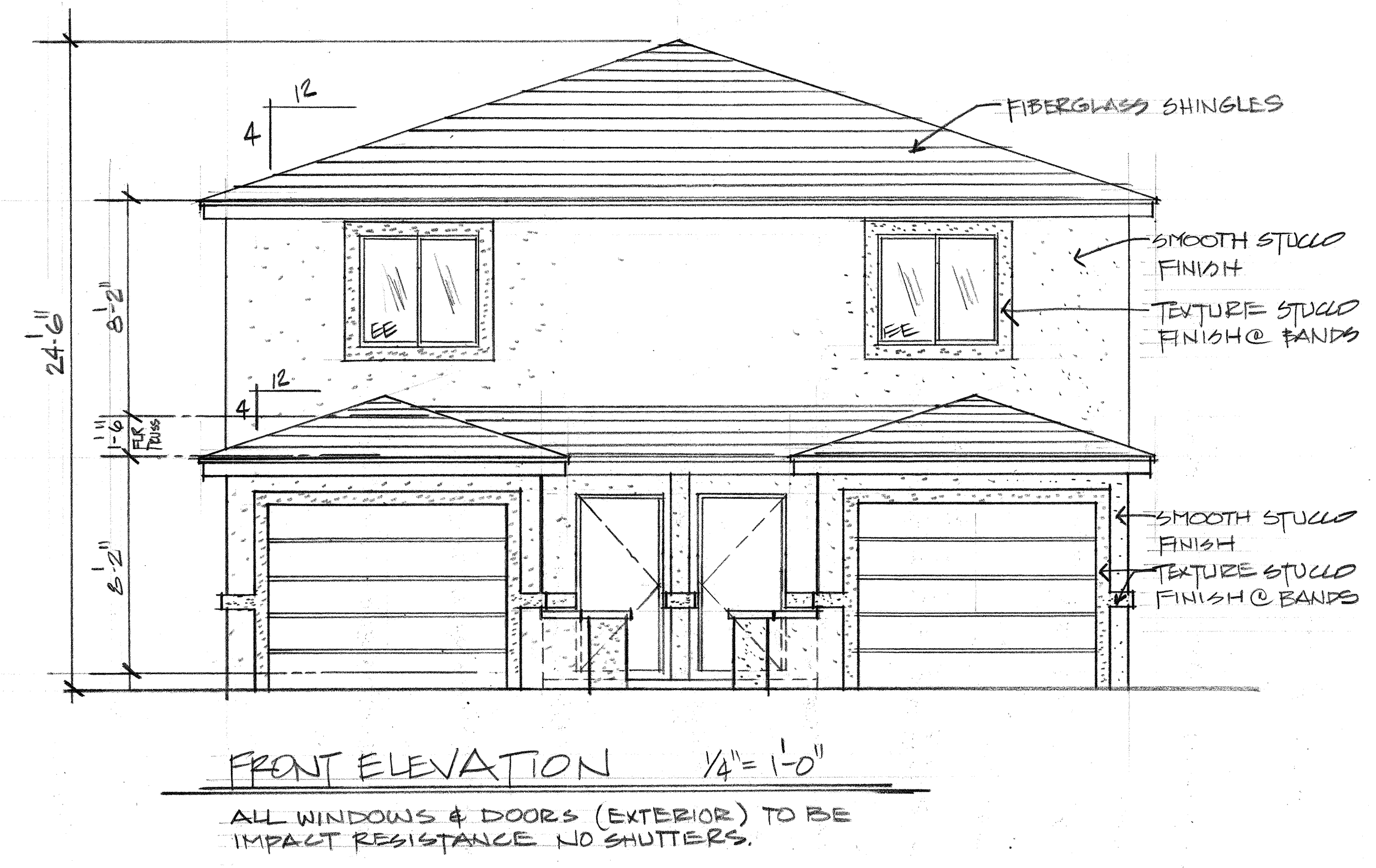
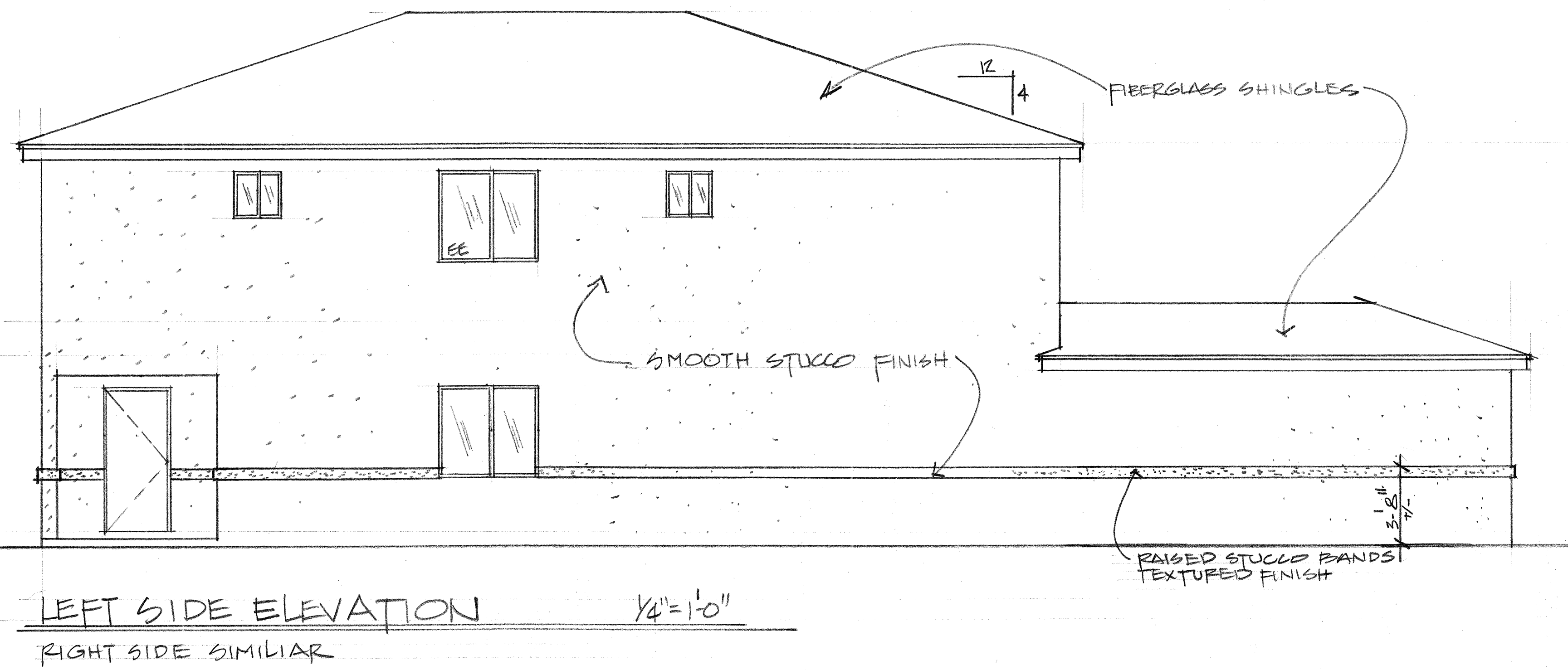
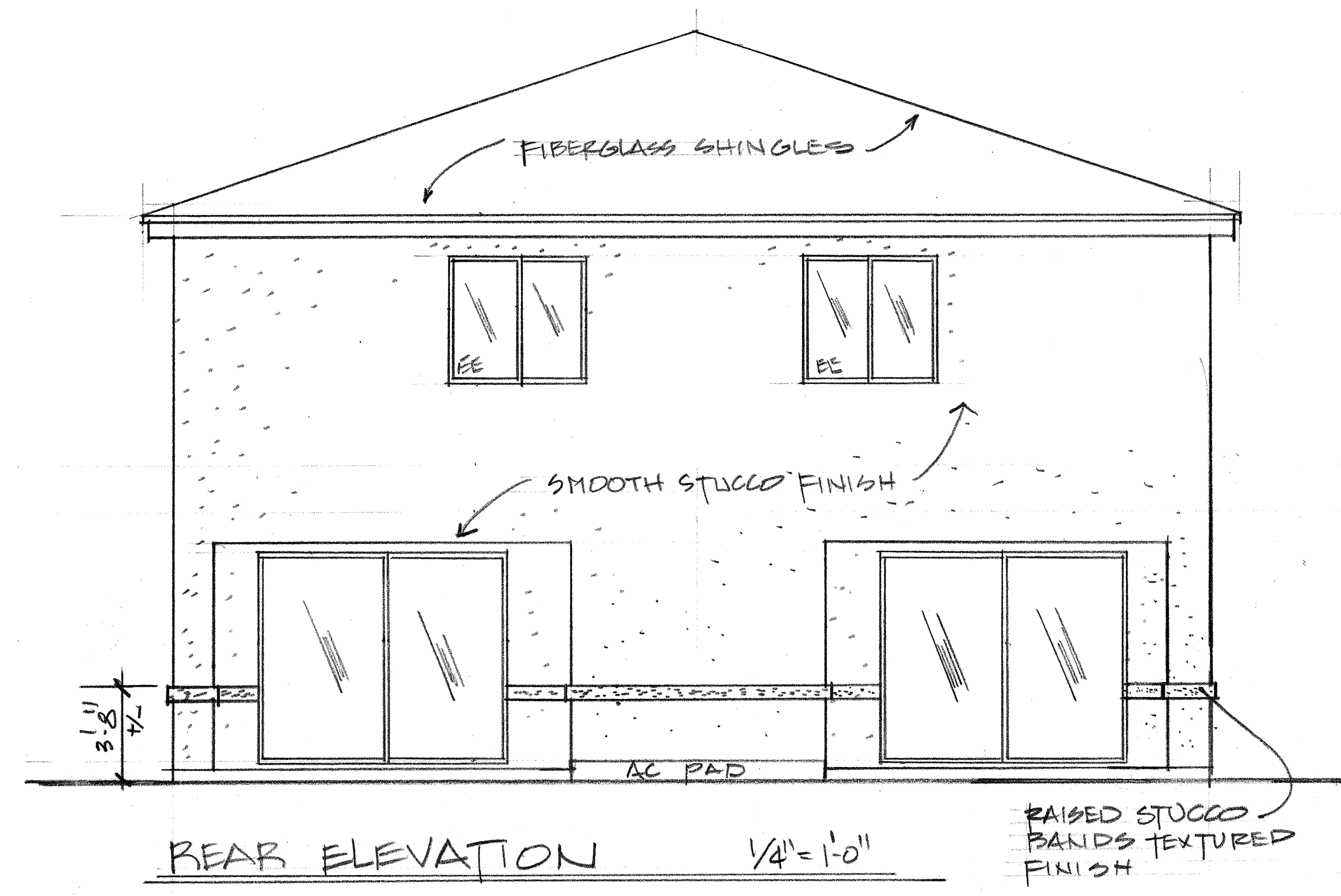
TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH ALL EXISTING INTERPRETATIONS AND PROVISIONS OF THE FLORIDA BUILDING CODES AT THE TIME OF THE PLAN'S PREPARATION. I AM NOT PROVIDING ANY EXPRESSED OR IMPLIED WARRANTY.

PROPOSED PLANS
 FOR CRISPUS COMMONS PARCELA
 EVANS STREET & NORTH 22 AVENUE
 HOLLYWOOD, FLORIDA

DONALD ARPIN JR.
 A.S.K. LLC COA # 26079 P.E. 20595
 4420 NORTH DIXIE HWY 39994
 OAKLAND PARK, FLORIDA
 PH. # 954-772-0545 FAX # 954-772-1510
 Email: arpin2@bellsouth.net

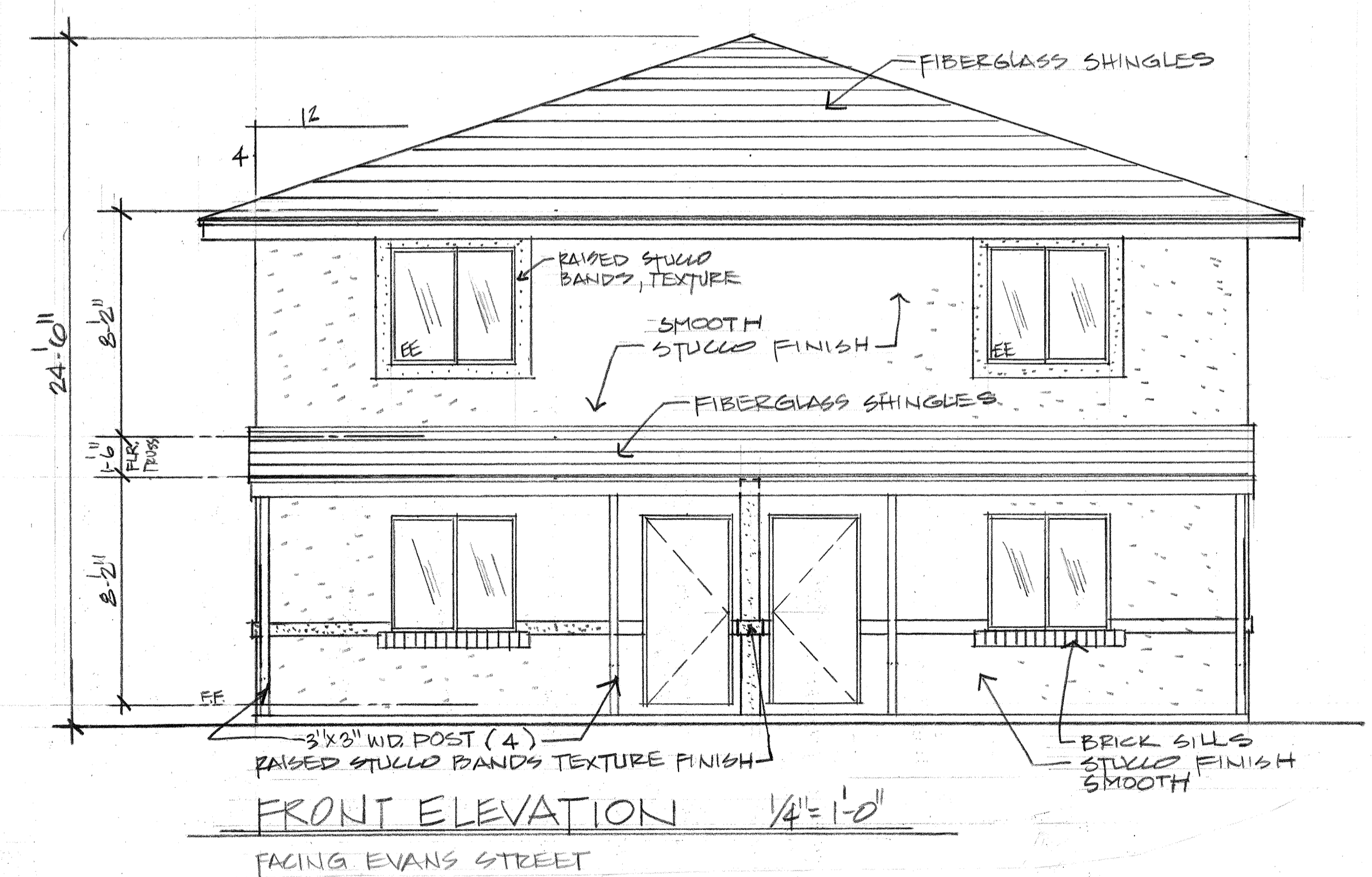
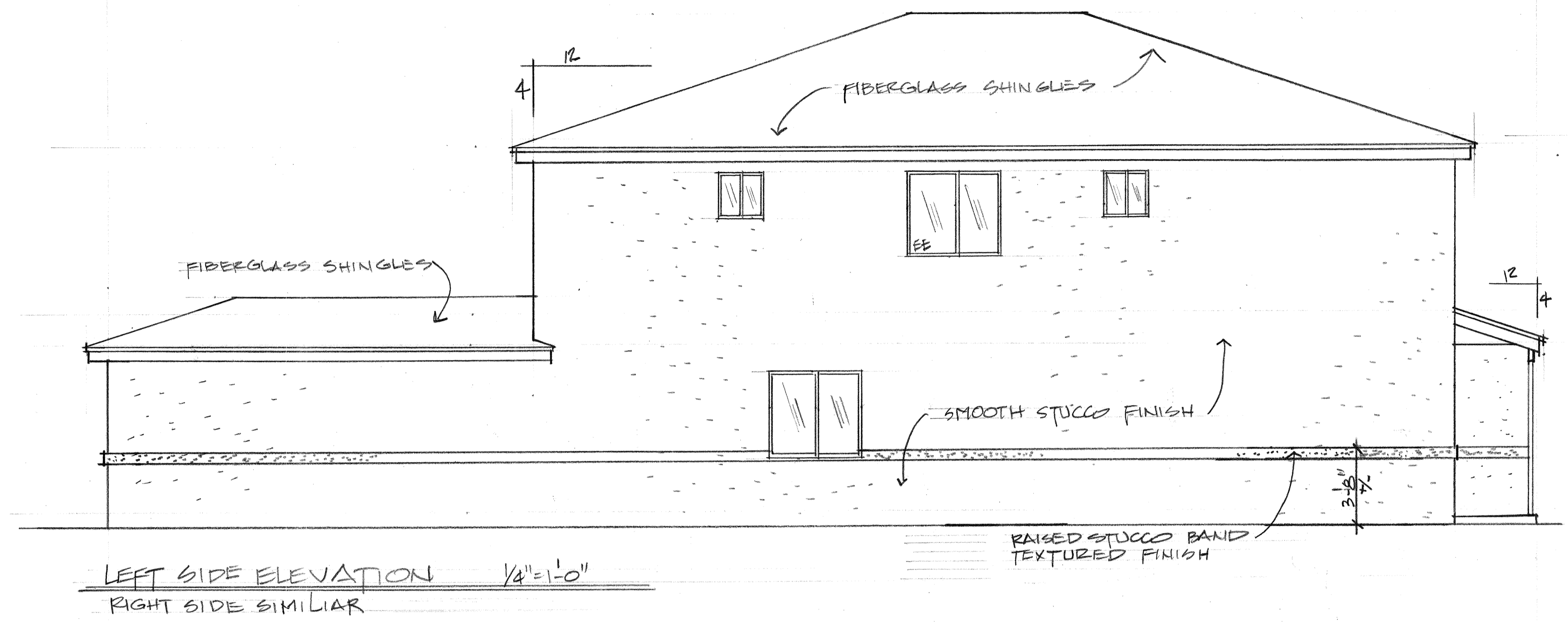
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 OF SHEETS



ALL WINDOWS & DOORS (EXTERIOR) TO BE IMPACT RESISTANCE NO SHUTTERS.

REVISIONS:



ALL WINDOWS & DOORS (EXTERIOR) TO BE IMPACT RESISTANCE NO SHUTTERS REQUIRED.

REVISIONS:

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PROPOSED PLANS
FOR CRISPUS COMMONS PARCELA
EVANS STREET & NORTH 22 AVENUE
HOLLYWOOD, FLORIDA



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P.E. 28585
A.S.P. LLC. 2007B
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PH. # 404-772-8545 FAX. # 404-772-1476
Email: arpin2@bellouth.net

DRAWN
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CHECKED
DATE
8-26-16
JOB NO.
0116
SHEET

A-4

BUILDING'S 3 THRU 6