

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



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

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

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

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

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

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 6/22/2023

Location Address: 2200 Jackson St., 400 S. Dixie Hwy., 2110, 2217-2219 & 2120 Anton Ter.

Lot(s): See Attached List Block(s): See Attached List Subdivision: See Attached List

Folio Number(s): 514216012370, 514216010840, 514216010850, 514216010821, 514216010820, 514216010811

Zoning Classification: DH-2 & DH-3 Land Use Classification: RAC

Existing Property Use: Industrial Sq Ft/Number of Units: +/-31,855

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): N/A

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

Explanation of Request: Site Plan & Design approval to develop a multi-family residential project with +/- 394 units.

Number of units/rooms: +/- 394 Sq Ft: +/- 420,110

Value of Improvement: \$80,000,000 Estimated Date of Completion: 4/2027

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

Name of Current Property Owner: Multiple Property Owners-See Attached List

Address of Property Owner: See Attached List

Telephone: See Attached List Fax: See Attached List Email Address: See Attached List

Name of Consultant/Representative/Tenant (circle one): Dwayne L. Dickerson/Dunay, Miskel & Backman, LLP

Address: 14 SE 4th St. Suite 36 Boca Raton, FL 33432 Telephone: 561-405-3336

Fax: 561-409-2341 Email Address: ddickerson@dmbblaw.com

Date of Purchase: 4/2025 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: Mill Creek Residential

John Grimaldi Address: 4885 Technology Way Suite 400 Boca Raton, FL 33431

Email Address: jgrimaldimcrtrust.com

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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: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Dwayne L. Dickerson Date: _____

Signature of Tenant: N/A Date: _____

PRINT NAME: N/A Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Site Plan & Design Approval to my property, which is hereby made by me or I am hereby authorizing Dwayne L. Dickerson/Dunay, Miskel & Backman, LLP to be my legal representative before the PACO, TAC & P&D (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

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

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Address of Property Owner: See Attached List

Telephone: See Attached List Fax: See Attached List Email Address: See Attached List

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Address: 14 SE 4th St. Suite 36 Boca Raton, FL 33432 Telephone: 561-405-3336

Fax: 561-409-2341 Email Address: ddickerson@dmblaw.com

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If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Mill Creek Residential

John Grimaldi Address: 4885 Technology Way Suite 400 Boca Raton, FL 33431

Email Address: jgrimaldimcrtrust.com

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(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: 10-9-2023

PRINT NAME: _____

Date: 10-9-2023

Signature of Consultant/Representative: _____

Date: 10-9-23

PRINT NAME: _____

Dwayne L. Dickerson Dwayne L. Dickerson

Date: 10-9-23

Signature of Tenant: _____

N/A

Date: _____

PRINT NAME: _____

N/A

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Site Plan & Design Approval to my property, which is hereby made by me or I am hereby authorizing Dwayne L. Dickerson/Dunay, Miskel & Backman, LLP to be my legal representative before the PACO, TAC & P&D (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 9th day of OCTOBER

Randall Lee Bogle



Signature of Current Owner

Print Name

Notary Public

State of Florida

My Commission Expires: 3/1/26 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

**Modera
Parcel Identification List**

1. 2200 Jackson St.
 - Folio: 514216012370
 - Owner: TAS Associates, LLP
 - 400 N. Dixie Hwy.
Hollywood, FL 33020
 - Legal: Hollywood Little Ranches, Lots 5, 6 & 7, Block "I" & Lots 21 & 22, Block 4
 - Zoning: DH-2 (Dixie Highway Medium Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)

2. 400 S. Dixie Hwy.
 - Folio: 514216010840
 - Owner: Fink Family Rev. Trust, Stephen & Judy Fink, Trustees Etal.
 - 14105 SHERIDAN ST
SOUTHWEST RANCHES FL 33330-3628
 - Legal: Hollywood Little Ranches, Lots 5, 6, & 7, Block "I"
 - Zoning: DH-3 (Dixie Highway High Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)

3. Address Not Assigned
 - Folio: 514216010850
 - Owner: Stephen W. Fink & Judy C. Levy, Howard L.
 - 14105 SHERIDAN ST
SOUTHWEST RANCHES FL 33330-3628
 - Legal: Hollywood Little Ranches, Lot 5, Block "I"
 - Zoning: DH-3 (Dixie Highway High Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)

4. 2110 Anton Ter.
 - Folio: 514216010821
 - Owner: Prostar Enterprises, Inc.
 - 3032 E COMMERCIAL BLVD #23
FORT LAUDERDALE FL 33308
 - Legal: Hollywood Little Ranches, Lot 4, Block "I"
 - Zoning: DH-3 (Dixie Highway High Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)

5. 2117 -2119 Anton Ter.
 - Folio: 514216010820
 - Owner: Prostar Enterprises, Inc.
 - 3032 E COMMERCIAL BLVD #23
FORT LAUDERDALE FL 33308
 - Legal: Hollywood Little Ranches, Lot 4, Block "I"
 - Zoning: DH-3 (Dixie Highway High Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)

6. 2120 Anton Ter.
 - Folio: 514216010811
 - Owner: Prostar Enterprises, Inc.
 - 3032 E COMMERCIAL BLVD #23
FORT LAUDERDALE FL 33308
 - Legal: Hollywood Little Ranches, Lot 3, Block "I"
 - Zoning: DH-3 (Dixie Highway High Intensity Multi-family District)
 - Land Use: RAC (Regional Activity Center)



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Partnership Name Search

Submit

Partnership Detail

Limited Liability Partnership Name

TAS ASSOCIATES, LLP

Principal Address

400 SOUTH DIXIE HWY
HOLLYWOOD, FL 33020 US
Change Date: 01/23/2018

Filing Information

Document Number	LLP030000105
FEI/EIN Number	592140254
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Pages in Original Filing	2
Florida Partners	NONE
Total Partners	1
Status	ACTIVE
Effective Date	NONE
Expiration Date	NONE
Name History	NONE

Registered Agent

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400 SOUTH DIXIE HWY
HOLLYWOOD, FL 33020 US

Document Images

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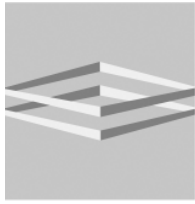
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**DUNAY
MISKEL
BACKMAN** LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman

Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki

Nicole Jaeger
David F. Milledge
Jeffrey Schneider
Kristen Weiss
Sara Thompson

**Subject: Modera Hollywood
Application No. 23-DP-14
Comment Responses**

Response Date: October 10, 2023

APPLICATION SUBMITTAL

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Application Form:

- a. The address on the Application is wrong, 2210, 2217 – 2219 Anton Terrace. Please revise.
Response: The address has been updated to reflect the correct addresses for each parcel.
- b. There are two different application, one for Prostar Enterprises and one for Fink Family Trust. Who represents TAS Associates LLP? Update application for next TAC submittal.
Response: An application form signed by TAS Associates, LLP has been provided with this submittal.
- c. Who is the Developer or Applicant for this project?
Response: Millcreek Residential is the developer for the project. The contact person for Millcreek Residential, John Grimaldi is listed on the application form.

2. Ownership & Encumbrance Report (O&E):

- a. The O&E report for Fink Family Trust and TAS Associates LLP properties are not included in this submittal. O&E report shall be submitted for all properties.
Response: TAS Associates is also owned by the Fink Family Trust.
- b. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.
Response: Complete.
- c. Ensure O&E addresses the requirements on the TAC submittal checklist:
<http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>
Response: Complete

3. Alta Survey:

- a. What happened to pages 1 and 2 of the Alta survey. Submit all pages.
Response: All pages of the survey have been provided with this submittal.

- b. Provide net area for every lot part of the project in square feet and acreage.
Response: This has been provided on the updated survey.
 - c. Alta survey shall be based on and dated after O&E.
Response: Survey is based on latest O&E and dated thereafter.
 - d. Easements and/or dedications with O.R. or plat books and page numbers.
Response: All existing Easements and/or dedications with O.R. or Plat are listed under Comments to Items Noted under Schedule B-II
 - e. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
Response: The survey includes all easement and dedications that can be plotted, as described in Title Commitments; all are noted under Comments to Items Noted under Schedule B-II.
4. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals. Plat determination letter shall be for all properties in this project.
Response: A plat determination letter has been provided with this submittal. The letter confirms that platting is not required.
5. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date. Revise the date for TAC 1 or Preliminary TAC as it is May 22nd, 2023.
Response: The cover sheet has been revised to include past and current TAC meeting dates.
6. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).
- a. Park East Civic Association
 - b. Highland Gardens Civic Association
 - c. North Central Hollywood Civic Association
 - d. Parkside Civic Association
 - e. Downtown Parkside Royal Poinciana Civic Association
- Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.
Response: A virtual public participation meeting was held on March 14, 2023. The public participation summary has been provided with this submittal.

7. Additional comments may be forthcoming.

Response: Acknowledged.

8. Provide written responses to all comments with next submittal.

Response: Acknowledged. Written responses to all comments are provided herein.

ZONING

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Site Plan:

- a. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval.

Response: Note added on A100.

- b. You may need to provide a dedication on the corner of Jackson Street and Dixie Highway. Provide setback dimension on the corner.

Response: Corner R.O.W dedication dimension is added on sheet A101.

- c. Dimension all balcony setbacks to all property lines. Per Sec. 4.6.B.3.a.(9)(i), balconies may encroach a maximum of 75% into the required setback.

Response: The floor plans are updated with typical balcony dimensions to the property lines. (sheets A101 through A107)

- d. Sites or portions of DH-3 zoning district within 200 feet of DH-2 allow 5 stories, not to exceed 55 ft. The project is proposing 8 stories.

Response: Applicant is seeking a variance to address this matter.

- e. Provide a 200' radius from DH-2 into DH-3 to establish the number of stories and maximum height of the building.

Response: Refer to A100, 200' radius is added.

- f. On Sheet A-100, clearly delineate the boundary line between DH-2 and DH-3.

Response: The boundary line between DH2 and DH3 is shown with dashed lines with note on sheet A100. The block in DH2 zone is depicted in blue.

- g. The maximum tower length is 300 feet. Provide the dimensions of both towners, floors 6-8th on Sheet A-107.

Response: The tower length dimension for East building is added, refer to A107.

- h. The fence in the front of the property and the first 15' in the front shall not exceed 4 ft. in height. Do not block the entrance of the units with a fence or landscape.

Response: All proposed fencing is 4' height. Unit entrances will not be blocked with fencing or landscape.

- i. The Code in Article 4.6, DH-3 requires walk-up gardens on the ground floor residential uses and shall have a minimum depth of five feet measured horizontally between the building façade and the public sidewalk. Entrance landings and stairs may encroach the garden spaces. Provide the walk-up garden on the façade facing Jackson Street.

Response: The walk-up gardens (min. 5' wide) are provided for the ground level units abutting Jackson Street and S. Dixie Highway. Refer to architectural and landscape drawings.

- j. DH-3 zoning district requires 60% active use facing 21st Avenue. Show it on the floor plan and elevations. Provide dimensions and percentage. Planning recommends providing retail/commercial uses facing 21st Avenue.

Response: The two residential units on the ground level are eliminated to create Clubhouse/Lobby active use space facing South Dixie Highway. The linear dimension is added on A101. The active use is now 60% of the East façade.

- k. For lots which abut Dixie Highway and 21st Avenue, the tower orientation shall be towards Dixie Highway and 21st Avenue.

Response: Dwayne Jackson-Pedestrian entryway has been provided, and elevation has been enhanced to highlight frontage along Dixie Highway.

- l. What amenities are you providing? Show floor plan.

Response: Refer to the updated floor plans with amenity layouts. Refer to the landscape plans for the outdoor amenities.

- m. Explain how the dumpster/recycle containers will be taken outside.

Response: The waste containers will be staged at Loading areas for Waste Pickup service. Maintenance staff will oversee the scheduling and cleaning the area after the garbage discharge is finished.

- n. Identify location of guest parking spaces on the Site Plan.

Response: A101 is updated with the guest parking spaces.

2. Site Tabular Data:

- a. On the Site Data table, the project address did not include Anton Terrace. Please revise.

Response: A100 is updated with correct address.

- b. Land Use Designation is RAC.

Response: A100 is updated with RAC land use designation.

- c. The total site area shall match the net area on the survey. Survey is missing net areas.

Response: Survey has been updated.

- d. What is the open/landscape required and provided.

Response: See required and provided open/Landscape space on L-1.

- e. Per Sec. 4.6.B.3.a.(7), include the minimum required and provided dwelling unit sizes and cumulative averages.

Response: The unit sizes per type is located on A100. The cumulative average unit size is included on the chart.

- f. Provide a breakdown of all units per floor, including balcony area.

Response: The area chart including the residential use and the balconies per level is provided on the new sheet A100A.

3. Show a diagram how the FAR has been calculated. Please provide on a separate sheet.

Response: Refer to the new sheet A100A with FAR calculations and diagrams with shaded areas that are included in FAR calculation.

4. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

Response: We will work with City staff to ensure all landscape requirements are met.

ARCHITECTURE AND URBAN DESIGN

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. For Final TAC, provide interior floor plans of common areas.

Response: Refer to the updated floor plans with the amenity layouts.

2. The renderings and elevations shall reflect the corner dedication.

Response: The corner ROW dedication lines are shown on the colored elevations with the dashed lines and dimensions.

3. Provide a detail for the fence and all gates. Ensure the design is compatible with the building.

Response: See fence and gate details on SD-1.

4. Provide a detail for the screening of the garage.

Response: The concept image is provided in the Material Legend of the colored elevations. The sectional detail is added on sheet A300.

5. Provide a note: All changes to the design will require Planning review and may be subject to Board approval.

Response: The note is added on sheet A100.

6. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on the Site Plan and elevations.

Response: Acknowledged. All fixtures and equipment will be indicated on the civil and MEPF drawings in the permit submission.

7. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage.

Response: The parking garages will be mechanically ventilated.

SIGNAGE

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide the following note: All signage shall be in compliance with the Zoning and Land Development regulations.

Response: Note added on sheet A100.

LIGHTING

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide note: Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential.

Response: Note added on sheet A100.

GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.

Response: NGBS Silver is the design base for the proposed building. The note is added on A100.

2. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.

Response: Refer to the parking garage plans sheets A101 through A104, the future EV charger locations are noted on the plans.

3. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

Response: Acknowledged.

ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915

Stanislav Tsysar, Development Review Engineer Manager (stsysar@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Unity of Title or similar will be required.

Response: Acknowledged. Unity of control will be provided as a condition of site plan approval.

2. Survey is missing Pages 1 and 2 of 4.

Response: All pages of the survey have been provided with this submittal.

3. Survey shall be signed and sealed by a state licensed land surveyor.

Response: The survey has been digitally signed and sealed.

4. On the survey, provide a list of existing easements.

Response: All existing Easements are listed under Comments to Items Noted under Schedule B-II on the survey.

5. It appears a 4' right-of-way dedication along South Dixie Highway is required. South Dixie Highway is a Context Sensitive Corridor, please confirm if there are any dedication requirements with Broward County.
Response: Please see sheet EXH-1 within the civil package showing an exhibit of this area to be dedicated. Note this is also reflected on other plan sheets.
6. Provide a minimum 25'x25' corner right-of-way dedication (measuring 25' along both property lines) at the corner of South Dixie Highway and Jackson Street.
Response: This area is shown to be dedicated on all plan sheets (and is shown specifically on sheets EXH-1).
7. Provide a 5' right-of-way dedication along Jackson Street.
Response: Millcreek- This is not a requirement, and we are unable to comply.
8. Identify the current property line and the property line after the required dedication on plans. All features of the proposed development shall begin from the proposed property line after the right-of-way dedications.
Response: The current property line and dedicated R.O.W on Dixie Highway are shown on the floor plans. Refer to A101 through A107. The building setbacks are shown with dimensions from the ROW dedication lines.
9. A 14' Ingress, Egress and Utility Easement exists along Anton Terrace along the south property boundary of the project site. Clearly show the existing layout / alignment of the easement and how it correlates to the proposed project. Provide plan to show the proposed project and the easement.
Response: On the exhibit sheet EXH-1 this easement was shown in bold and not within the property.
10. Please confirm there is no utility easement along the west and south property line of Parcel 2.
Response: There are no existing utility easements depicted as per the survey plan.
11. Sheet A100, South Dixie Highway is labeled as South Federal Highway.
Response: The sheet is revised with South Dixie Highway.
12. Provide a black and white overall site plan with items such as:
- Existing right-of-way width dimension and show limits of the rights-of-way on of all streets adjacent to the site.
 - Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.
 - Indicate location of building lobby on plan.
 - Provide sight triangle as per Chapter 155.12 of the City code, be sure to provide dimension for distance between edge of pavement and the property line.
 - Indicate location of mailboxes / mail services on plans.
 - Provide dimension for curb cut at the property line.
 - Provide dimension for distance between the edge of the driveway and the intersection at Dixie Highway.
- Response: Please see overall site plan civil sheet included in this resubmittal.**

13. Sheet A100, in the Parking Garage Data table, include calculation for the number of ADA parking stalls required and the actual number being provided. Include any ADA Van Accessible parking required. Be sure to label and provide the required ADA Van Accessible vertical clearance of minimum 98”.

Response: The sheet A100 is updated with required and provided ADA and VAN spaces. VAN spaces are shown on the ground level plan sheet A101 with min. 98” vertical clearance.

14. Provide ADA accessibility routes and identify on plans with the proper pavement markings and signage per code. ADA accessible routes are required between accessibility parking and building’s Lobby access as well as an accessible route to the sidewalk in the public rights-of-way. For the accessible route, identify any change in elevation or slopes. If there is no change in elevation, indicate on plans the transition is flush. Please add a note on the site plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements.

Response: Sheets A101 through A104 are revised with the accessible routes from accessible parking to the building entrances.

15. Sheet A101, provide dimension for the loading spaces on plan. What is the vertical clearance provided for the loading spaces? Please show on plan, minimum required is 14’, and number each loading space on plan.

Response: A101 is updated with the notes and the numbers. The loading spaces have more than 14’ clear height.

16. Number each parking space on plan.

Response: Sheets A101 through A104 are revised with parking numbers.

17. Building columns shall not encroach into the parking stalls.

Response: The plans are updated with column locations at the parking spaces.

18. Building columns shall be minimum 3’ from entrance of the parking stalls. Please provide dimension on plans.

Response: Sheets A101 through A104 revised with dimensions from driving aisle to the columns within the parking spaces.

19. Sheet A102:

- a. Stairs next to the Storage in the east building is not numbered.

Response: Enclosed staircases are numbered on the plans. The open stairs connecting Mezzanine to the ground level are not numbered for clarity.

- b. Show door access for Stairs #2, 3, 5 and 6.

Response: Stair #2 access from the garage is added, refer to revised sheet. Stair#3 does not have access on this level. Stairs #5 and #6 do not have access from the garage, instead there are two open- stairs provided for egress to connect Mezzanine level to the ground level discharge.

20. Fully dimension all features within the area between the two buildings where the Dog Park is located.

- a. Parallel parking dimensions, minimum 8.5’ x 22’.

Response: A101 is updated with the additional dimensions.

- b. Vehicular road width.

Response: A101 is updated with the additional dimensions.

- 21. Provide dimension for all drive aisles.

Response: Sheets A101 through A104 are updated with the additional dimensions.

- 22. Parking stalls with obstruction (i.e. wall or column greater than 36" along the parking stall) on one side shall be minimum 9.5' and 10.5' with obstruction on both sides.

Response: Sheets A101 through A104 are updated with the parking spaces and striped areas with obstructions.

- 23. Sheet A101, where dead end drive aisle exists in the parking garage, a vehicle turnaround space/area is required. The vehicular turnaround space shall be labeled and striped on the pavement. The minimum dimension of the space shall be 8.5'x18'.

Response: A101 is updated with the turn around space and additional dimensions.

- 24. Indicate location of the bike parking per Sheet A100.

Response: Bike storage is located on ground level by the Dog Park, refer to sheet A101. Bike racks are added on the plan.

- 25. Sheet A101, provide door access for Stair #3.

Response: Stair#3 exit door is added on the plan.

- 26. Indicate on plans for sidewalks around the frontage of the site to be replaced, minimum sidewalk width is 5'.

Response: See sidewalk dimensions on Landscape Plans.

- 27. Provide setback for the walk path adjacent to the property line is 3', please provide dimension on plans. Provide connectivity to the sidewalks in the public rights-of-way.

Response: See private sidewalk dimensions and connection points to public rights-of-way on Landscape Plans.

- 28. On civil plans:

- a. Indicate curbing, drive aisle widths, vehicular circulation, sight visibility triangle and vehicular turning radii.

Response: Please see added dimensions, sight triangles, etc. on Overall Civil Site Plan.

- b. Provide pavement marking and signage plans and details.

Response: Please see provided PM-1 and PM-2.

- c. For road restoration in the rights-of-way, show areas of trench restoration and areas of asphalt mill and resurfacing required.

Response: Please see road restoration within the right of way areas where open cut for utilities will take place.

- d. For any pavement marking or signage impacted within the rights-of-way, provide off-site pavement marking and signage plans. Approval from Broward County Traffic Engineering Division is required.
Response: There is no anticipation to perform offsite striping (Jackson does not have or warrant new striping). If needed we acknowledge that Broward Traffic will need to be contacted.
 - e. Full road width asphalt mill and restoration is required for all roads / alleys adjacent to / along frontage of the project site, indicate areas on civil plans using hatching.
Response: Please see milling and resurfacing on the plan sheets for Jackson.
29. Provide vehicular turning radii at driveway access locations as well as throughout garage.
Response: Please see turning radii on Overall Civil Site Plan.
30. Pavement marking plans will be required for each floor of the garage.
Response: Please see attached PM-1 and PM-2 plan sheets.
31. Indicate on plans for existing curb cuts and swales in the rights-of-way to be properly closed off or restored.
Response: See note added to PD-1.
32. Sheet A101, a 6' Fence is being shown around the perimeter of the site along the property lines. Please label and indicate material of fence. Provide details such as cross-section to ensure fence and its footer does not encroach to adjacent properties.
Response: See fence details on SD-1.
33. Provide trash chute.
Response: The chutes are in Trash Room#1 and #2 on the ground level. They were not visible due to text over the chutes. A101 is revised for clarity.
34. Provide traffic impact study for the proposed project. Submit traffic study methodology for review prior to developing the study. Study shall include items such as existing traffic on the roadway network, trips generated from the project, distribution of trips, committed trips of future projects, and existing and future roadway level of service. Provide a review of existing and future multimodal transportation impacts and needs. Include a review of existing and future transportation related improvements and amenities such as street and pedestrian lighting, bus and shuttle amenities, bike facility and/or sidewalks. Traffic study reviews are done on a cost recovery basis by a City's consultant.
Response: This item is in progress.
35. Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the RAC area. Rights-of-way improvements are to be determined and will be required. Continued coordination will be necessary.
Response: Acknowledged.
36. MOT plans will be required at the time of City Building Permit review.
Response: Acknowledged.

37. All outside agency permits are required at the time of the City Building Permit Review.

Response: Acknowledged.

38. This project will be subject to the impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022.

Response: Acknowledged.

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

Response: Acknowledged.

LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900

Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915

1. Provide mitigation chart table on sheet EX-1.00. Provide tree disposition plan and show any required mitigation via planting or Tree Trust Fund payment.

Response: See Tree Disposition Plans attached.

2. Revise landscape legend for zoning and following RAC requirements including buffer and street trees per 30 lf.

Response: Landscape Legend and provided Landscaping has been updated accordingly.

3. Change CAL to DBH on the plant descriptions.

Response: All tree specifications have been changed from CAL. To DBH.

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

Response: Sight triangles are now shown on the Landscape Plans.

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

Response: Landscape legend and provided Landscape has been updated accordingly.

6. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.

Response: Labels have been added as requested. All trees are selected and placed in accordance with FPL Right Tree Right Place requirements.

7. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'

Response: The requested note has been added to L-6.

8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

Response: All equipment shall be screened with a hedge. See Landscape Plans for more info.

9. All landscaping shall be warranted for 1 year after final inspection.

Response: The requested note has been added to L-6.

10. Provide site requirements as per RAC zoning.

Response: Provided.

11. Provide note indicating: 100% irrigation coverage shall be provided.

Response: The requested not has been added to L-6.

12. Additional comments may follow upon further review of requested items and information provided. We encourage you to reach out for any questions or clarification at fperez@hollywoodfl.org or 954-921-3900.

Response: Acknowledged.

UTILITIES

Alicia Vereia-Feria, Floodplain Development Review Administrator (averea-feria@hollywoodfl.org) 954-921-3302

1. Show Water and Sewer demand calculations on proposed water and sewer plan WS-1.

Response: Water and sewer demand calculations have been added to sheet WS-1.

2. The 6" DDCV for the fire line shall be located closer to the property line.

Response: The DDCV was shifted closer to the fire property line on WS—1.

3. Backflow preventers shall be shown adjacent to the proposed water meters and sizes called out.

Response: The backflow preventer was added to the water meter and sizes were called out accordingly.

4. Indicate pavement restoration areas within Jackson Street roadway.

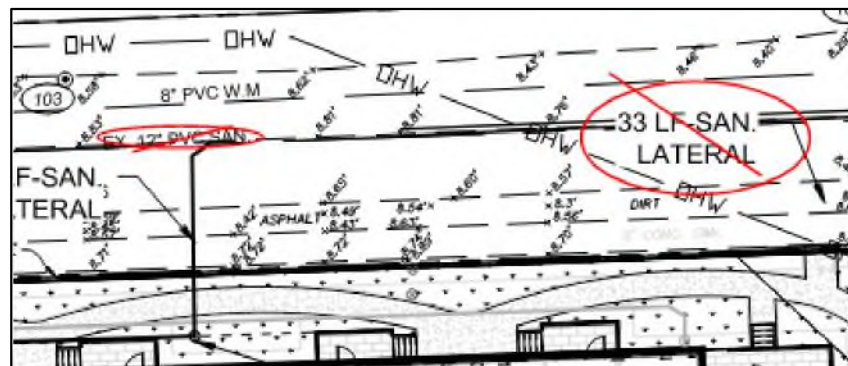
Response: Please see pavement restoration areas added in the locations of piped connections.

5. Include the City's latest applicable standard water details for water tapping and backflow preventers. The details are available on the City's website via the following link:

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

Response: The details have been updated accordingly please refer to sheets WS-2 and WS-3.

6. Clean up extra call outs that are not applicable per snapshot.



Response: These notation overlaps have been cleaned up on the applicable sheets.

7. This site resides currently within FEMA Flood Zone X. The proposed Finished Floor Elevations (FFE) = 11.5' NAVD88 is acceptable.

Response: Comment acknowledged

8. Label each enclosed area on the ground floor and label finished floor elevation for each area.

Response: Finished Floor Elevation has been called out for each building area.

9. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades. Section B-B and C-C are labeled on Sheet PD-1 but no corresponding sections provided.

Response: Please see section views B-B and C-C on sheet PD-2.

10. Ensure all stormwater is retained onsite.

Response: All stormwater is retained onsite as per Broward County stormwater management permit requirements.

11. Specify all elevations reference NAVD88.

Response: Elevations have been referenced in NAVD 88. See note on sheet PD-1.

12. Indicate how roof drainage will be collected and connected to the on-site drainage system.

Response: Please see additional notation added to PD-1 calling out the roof drainage to be tied directly into the wells located within the site.

13. Provide preliminary drainage calculations.

Response: Please see preliminary drainage calculations.

14. Submit Erosion Control Plan and details.

Response: Please see included in this set pollution prevention plans and details.

15. Permit approval from outside agencies will be required.

Response: Comment acknowledged.

16. NPDES – Over 1 acre. The construction activity on this site is regulated and required to obtain the NPDES Construction Generic Permit (CGP) from DEP. Failure to obtain permit coverage and/or maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to \$27,500.00 per day.

Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required and CGP Notice of Intent (NOI) must be submitted to DEP. SWPPP must be maintained at the job site at all times until the project is terminated and Notice of Termination (NOT) filed with DEP. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff.

Construction sites and operations shall be required to maintain during and after all construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in stormwater runoff.

For additional information regarding NPDES regulations please contact:

Florida Department of Environmental Protection
2600 Blair Stone Road, MS #2500
Tallahassee, FL 32399-2400
(850) 245-7522

Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes

Response: Comment acknowledged. This will be applied for prior to construction.

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

Response: Acknowledged.

BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490

Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. Substantially Complete.

Response: Acknowledged.

FIRE

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404

Marcy Hofle, Deputy Fire Marshall (mhofle@hollywoodfl.org) 954-967-4404

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

This is the second TAC review (previously reviewed on 02-27-23).

No response sheet was provided addressing the Fire review comments provided on 02-27-23. --- Please provide a response sheet upon next submittal.

The "Table of Contents" on the cover page shows a Fire Truck Routing Plan named FT-1, but no such page was uploaded for review.

Response: Provided in this submission.

All of the comments from the previous TAC review remain unaddressed and are as follows below.

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

Response: Acknowledged.

2. At time of submittal, water supply must meet NFPA 1 (2018 Ed.) Section 18.4.5.3. --- In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., underground@hollywoodfl.org. --- After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

Response: The hydrant flow test was conducted and results are included in this resubmittal.

3. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1.

Response: Comment acknowledged.

4. As per NFPA 1 (2018 Ed.) Section 12.3.2 --- In new buildings three stories or greater in height, a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the RDP responsible for design. Inspections of firestop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.2. --- Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. --- Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1 (2018 Ed.) Section 12.3.2.

Response: Acknowledged.

5. Be advised that NFPA 1 (2018 edition) Section 11.10.1 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

Response: Acknowledged.

6. Fire Department Access shall comply with NFPA 1 (2018 Ed.) Section 18.2 in its entirety.

Response: Refer to sheet FT-1- Fire Department Access & Routing Plan with dimensions.

7. With regard to comment #6 above, please ensure compliance with the below are shown clearly on the plans at a minimum:

NFPA 1 (2018 Ed.) Section 18.2.3.2.1 --- A fire department access road shall extend to within 50 ft. (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.

NFPA 1 (2018 Ed.) Section 18.2.3.2.2 --- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

NFPA 1 (2018 Ed.) Section 18.2.3.2.2.1 --- When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft. (137 m).

NFPA 1 (2018 Ed.) Section 18.2.3.5.1.1 --- Fire department access roads shall have an unobstructed width of not less than 20 ft. (6.1 m).

Response: Refer to sheet FT-1- Fire Department Access & Routing Plan with dimensions.

PUBLIC WORKS

Annalie Holmes, Public Works Director (aholmes@hollywoodfl.org) 954-967-4207

Daniel Millien, Environmental Services Manager (dmillien@hollywoodfl.org) 954-967-4207

1. No comments received.

Response: Acknowledged.

PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Park Impact Fee application required.

Response: Acknowledged.

COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector (lbltran@hollywoodfl.org) 954-921-2923

1. No comments received.

Response: Acknowledged.

ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director (jhussey@hollywoodfl.org) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. Would you consider including some retail/commercial along the Dixie Highway frontage portion of the project?

Response: Unfortunately, it is not feasible to provide a retail or commercial component for this project.

2. As discussed during PACO, please consider a fencing/perimeter that integrates the project more into the existing community while providing the necessary security to the new residents. It feels a bit walled off from the area based on the submitted renderings.

Response: We have removed the fence from the north and east elevations of the eastern most building. The amenity area that faces Dixie also serves as resident access to Dixie. All apartment homes along this frontage have stoops that connect to the streets as well.

POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500

Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

1. Application is substantially compliant.

Response: Acknowledged.

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

Explanation: The following recommendations were developed during the Crime Prevention Through Environmental Design review of the blueprints for "Modera Hollywood 2200 Jackson Street – 400 S. Dixie Hwy – 2210-2217 Anton Terr. – Hollywood, Florida". Preliminary.

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

CPTED Strategies.

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

Response: Acknowledged.

External Lighting:

3. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

- | | | |
|-----------------------|-----|--------------|
| a. Parking Lots | 3-5 | foot candles |
| b. Walking surfaces | 3 | foot candles |
| c. Recreational Areas | 2-3 | foot candles |
| d. Building Entryways | 5 | foot candles |

Response: Acknowledged.

4. These levels may be subject to reduction in specific circumstances where after hours use is restricted.

Response: Acknowledged.

5. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.

Response: Acknowledged.

6. Exterior lighting should be controlled by automatic devices (preferably by photocell).

Response: Acknowledged.

7. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.

Response: Acknowledged.

8. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.

Response: Acknowledged.

9. Lighting fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

Response: Acknowledged.

Landscaping:

10. Make sure all landscaping is trimmed and well maintained.

Response: Acknowledged.

11. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.

Response: Acknowledged.

12. Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.

Response: Acknowledged.

13. Plants/Shrubbery should not be more than 2ft in height.

Response: Acknowledged.

14. Tree canopies should not be lower than 6ft in height.

Response: Acknowledged.

Buildings Perimeter Doors:

15. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.

Response: Acknowledged.

16. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.

Response: Acknowledged.

17. Lobby should be accessible to residents only.

Response: Acknowledged.

18. Electrical, mechanical, pump room, maintenance room, should be kept locked when not in use.

Response: Acknowledged.

19. Parking garage should be accessible to residents only. Guests can be given access to residents.

Response: Acknowledged.

Internal Circulation and Control:

20. There should not be recessed areas in corridors that could be used for hiding or loitering.

Response: Acknowledged.

21. Convex mirrors should be used in corners and in stairwells.

Response: Acknowledged.

22. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.

Response: Acknowledged.

23. Glass elevator is recommended so residents can see out/in.

Response: Acknowledged.

24. Elevators and stairwells should be clearly visible from the lobby.

Response: Acknowledged.

25. Roof should be kept locked and have keycard access, given to those authorized.

Response: Acknowledged.

26. Lobby should remain locked after hours.

Response: Acknowledged.

27. Pool should have lifesaving equipment (for example: life ring, rope, etc.)

Response: Acknowledged.

28. Amenities area/pool should have a type of key card access.

Response: Acknowledged.

29. Clubhouse should remain locked when not in use.
Response: Acknowledged.
30. Bike Storage area should be well lit.
Response: Acknowledged.
31. Dog park should have safety features in place (like a gate system)
Response: Acknowledged.
32. All walkways should have adequate lighting.
Response: Acknowledged.

Corridors

33. Corridors should be well-lighted with no dark areas.
Response: Acknowledged.
34. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.
Response: Acknowledged.

General locations:

35. Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster enclosures.
Response: Acknowledged.

CCTV:

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

Fencing:

37. (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.
Response: Acknowledged.

Non-Pedestrian Building Entry Points

38. Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
Response: Acknowledged.
39. Locations where gas and electric utilities enter buildings should be well lighted.
Response: Acknowledged.

Signage

40. Ensure proper signage is posted throughout property.
Response: Acknowledged.

41. Pool area should have sign posted on whether or not there is lifeguard on duty.

Response: Acknowledged.

42. Pool should have rules and regulations and hours of operation posted.

Response: Acknowledged.

43. Each amenity should have rules and regulations posted.

Response: Acknowledged.

44. Each amenity should have hours of operation posted.

Response: Acknowledged.

45. Clubroom should have hours of operation posted.

Response: Acknowledged.

46. Dog park should have rules and hours of operation posted.

Response: Acknowledged.

47. The decorative fence looks as if it could be used as a ladder for intruders to jump the fence. Consider changing them to match the vertical areas.

Response: Acknowledged.

DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. To improve pedestrian connectivity along Dixie Hwy., the CRA would like to recommend adding a fence gate in front of the easternmost elevator lobby.

Response: Acknowledged, the plans have been revised to maximize the activation of the eastern entrance along Dixie Highway.

PARKING

Jovan Douglas, Parking Administrator (jdouglas@hollywoodfl.org) 954-921-3548

1. No comments received.

Response: Acknowledged.

ADDITIONAL COMMENTS

Carmen Diaz, Planning Administrator (cdiaz@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

Response: Acknowledged.

Modera Hollywood

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City of Hollywood

DEVELOPMENT SERVICES DEPARTMENT

SUBMITTAL FOR:

TECHNICAL ADVISORY COMMITTEE (TAC)

May 22nd, 2023

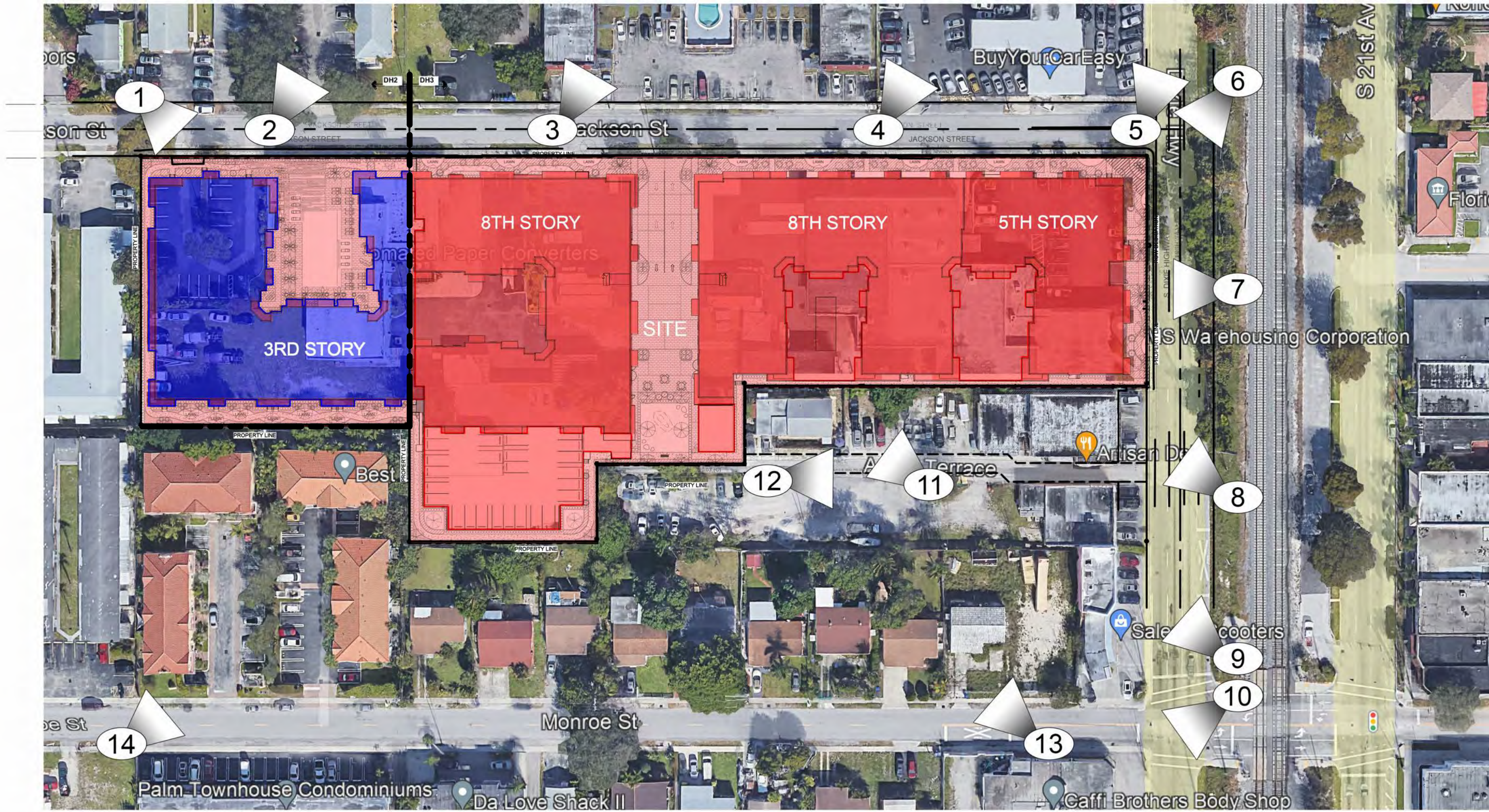
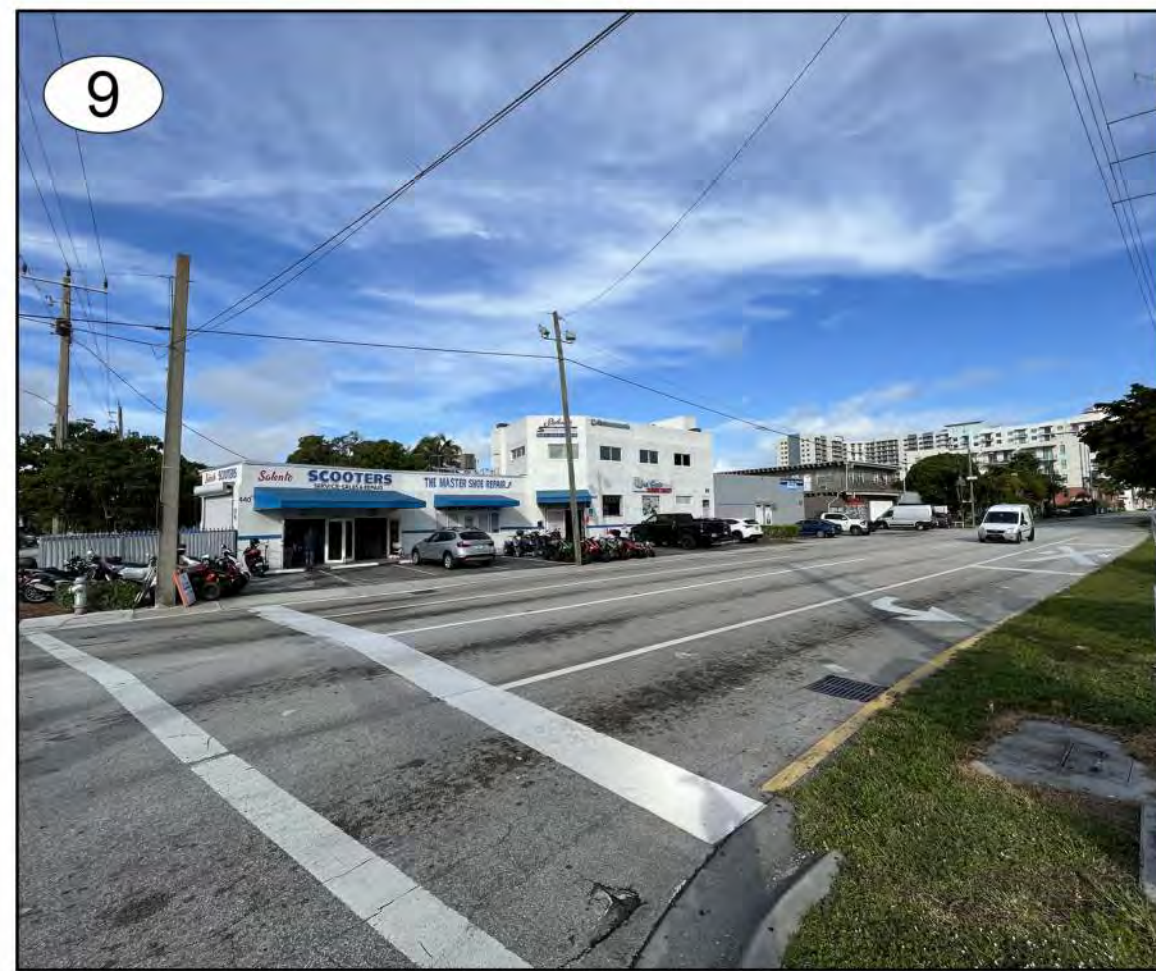
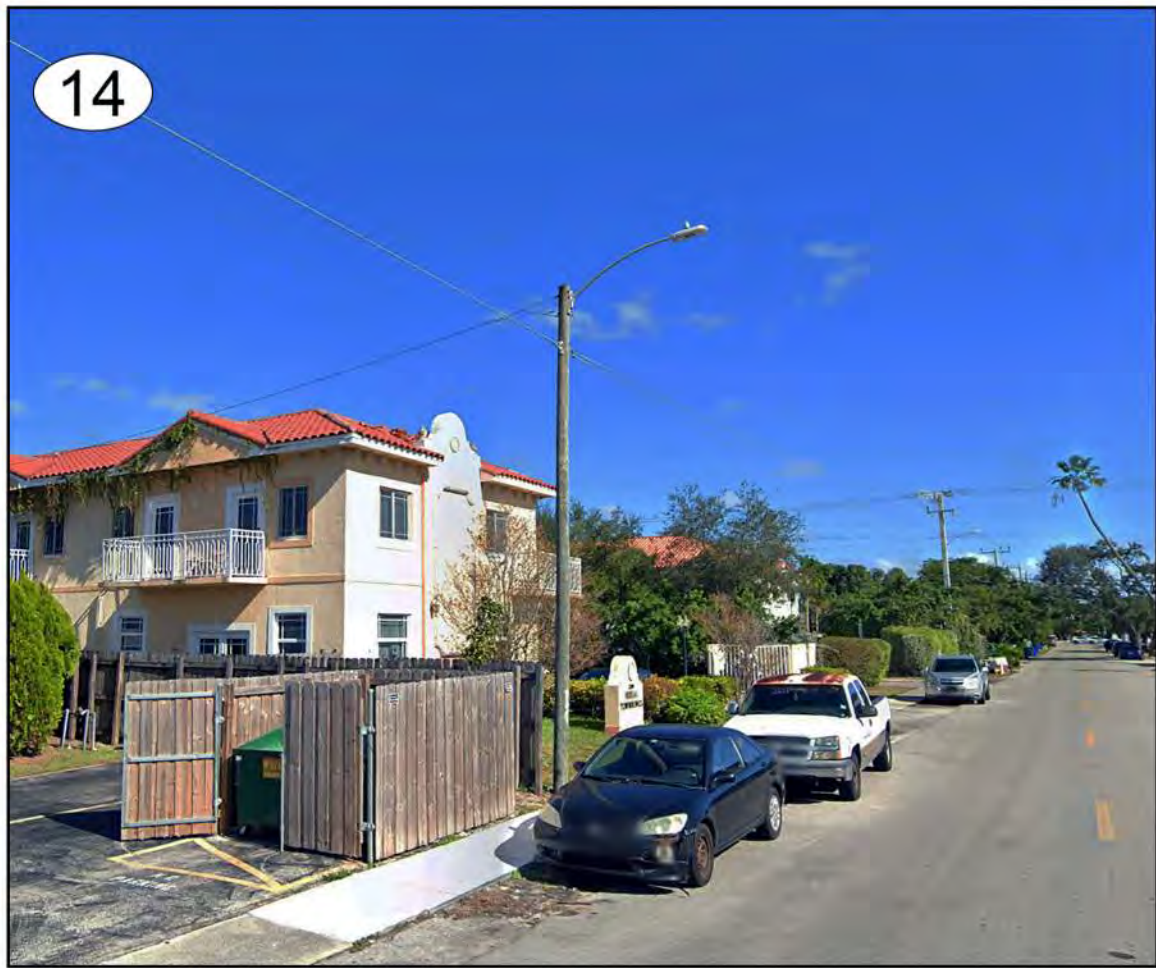
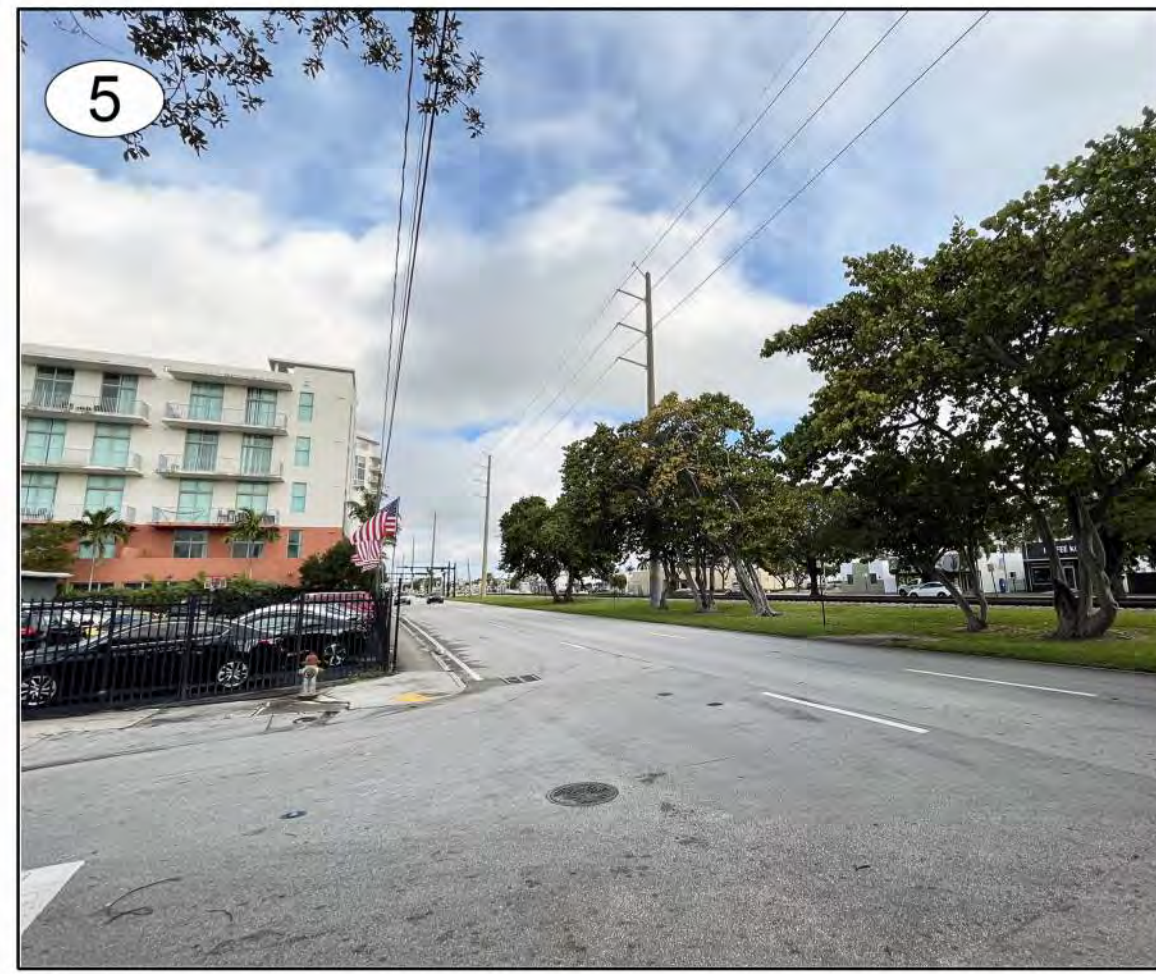
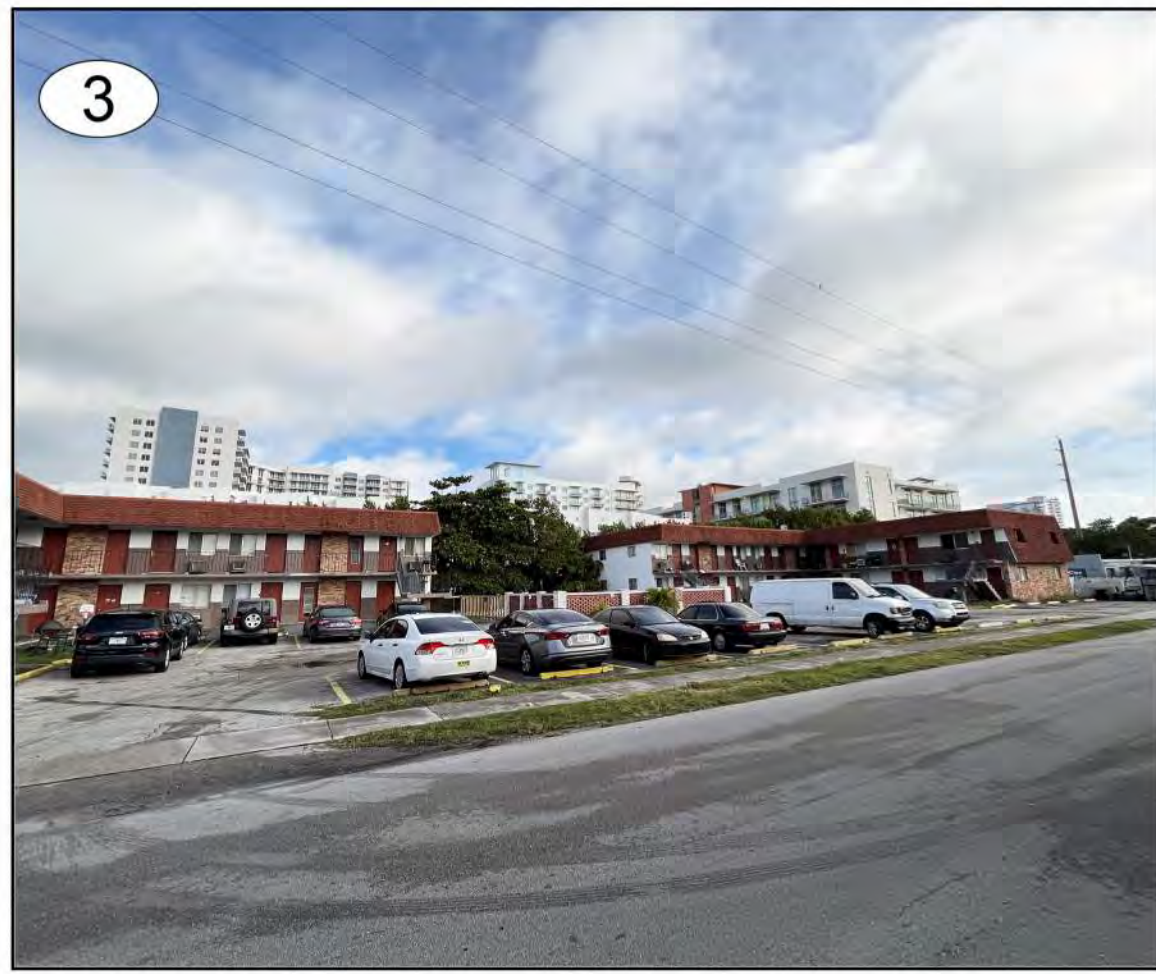
PROJECT TEAM

OWNER:	MILL CREEK RESIDENTIAL 4855 Technology Way, Suite 400, Boca Raton Florida, 33431 Ph: 561.571.7689
LAND USE ATTORNEY:	DUNAY, MISKEL & BACKMAN, LLP 14 S.E. 4th Street, Suite 36 Boca Raton, Florida 33432 Ph: 561.405.3300
ARCHITECT:	DORSKY YUE INTERNATIONAL, LLC. 101 NE 3rd Avenue Suite 500, Ft. Lauderdale Florida 33301 Ph: 954.703.7830 Fax: 954.524.8604
LANDSCAPE ARCHITECT:	WITKIN HULTS + PARTNERS 307 S. 21st. Avenue Hollywood, FL 33020 Ph: 954.923.9681
CIVIL ENGINEER:	HSQ GROUP, LLC 1001 Yamato Road, Suite 105 Boca Raton, Florida 33431 Ph: 561.392.0221 ext. 106



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A324 - CONCEPTUAL RENDERING - N
A325 - CONCEPTUAL RENDERING - SW
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LANDSCAPE PLANS
L-1 - LANDSCAPE INDEX
L-2 - GROUND FLOOR LANDSCAPE PLAN
L-3 - GROUND FLOOR LANDSCAPE PLAN
L-4 - BLDG. 1 - 4TH LEVEL LANDSCAPE PLAN
L-5 - BLDG. 2 - 4TH LEVEL LANDSCAPE PLAN
L-6 - LANDSCAPE DETAILS
SD-1 GROUND FLOOR SCHEMATIC DESIGN PLAN
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CIVIL PLANS
PD-1 - PAVING AND DRAINAGE PLAN
PD-2 - PAVING AND DRAINAGE DETAILS
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PM-1 STRIPING PAVEMENT AND MARKING PLAN
PM-2 STRIPING PAVEMENT AND MARKING PLAN
PH-1 - PHOTOMETRIC PLANS
OSP-1 OVERALL CIVIL SITE PLAN
EXH-1 - ROW DEDICATION EXHIBIT
WS-1 - WATER AND SEWER PLAN
WS-2 - WATER AND SEWER DETAILS
FT-1 - FIRE TRUCK ROUTING PLAN



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AR 0013087

AA 26002045

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AERIAL EXHIBIT

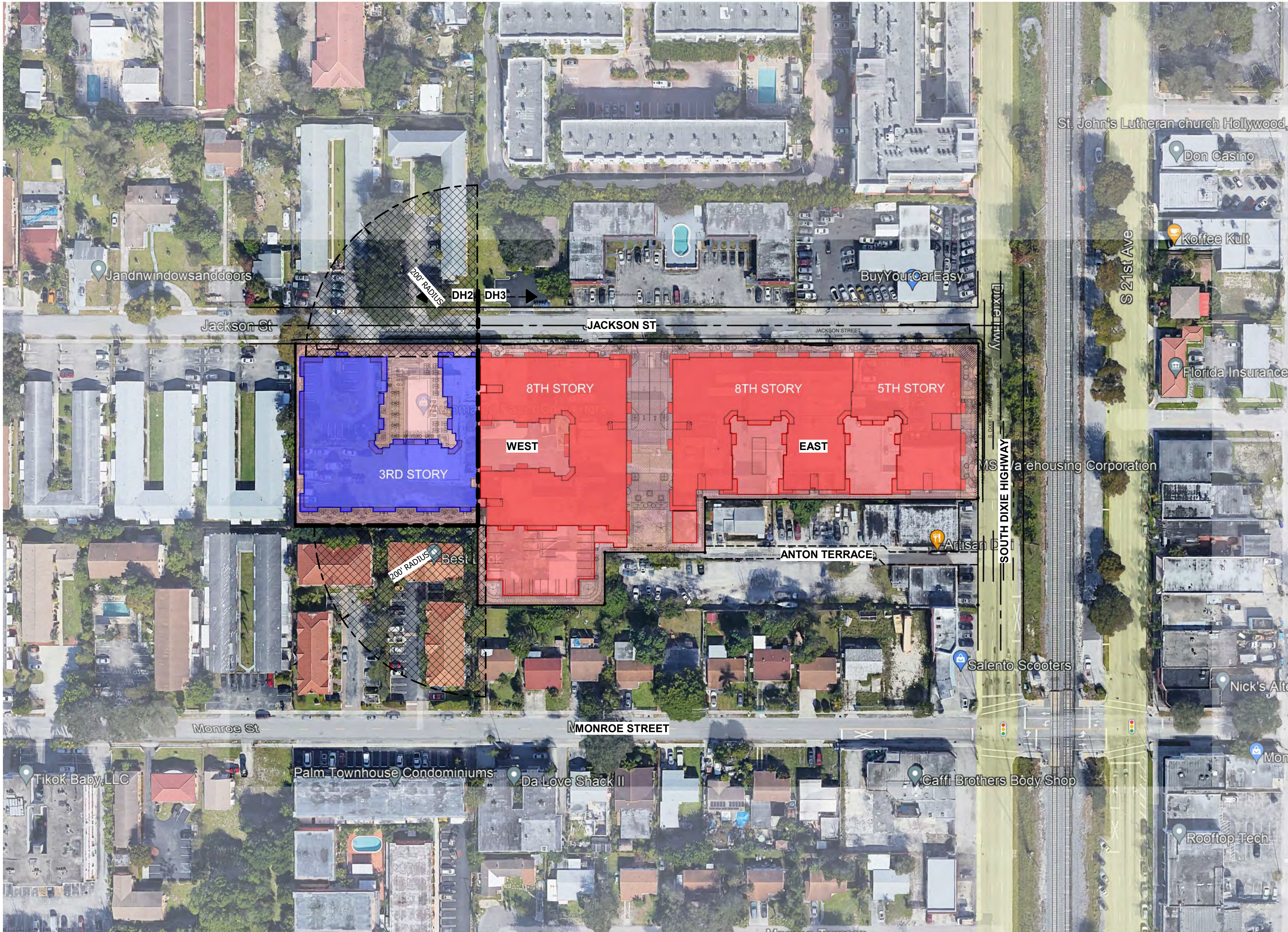
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PROJECT DESCRIPTION:

394 MULTIFAMILY RESIDENTIAL WITH PARKING GARAGE AND COMMON AMENITIES.

SITE DATA		
LAND USE DESIGNATION:	RAC	
ZONING DESIGNATION:	DH - 2 (DIXIE HIGHWAY MEDIUM INTENSITY MULTI - FAMILY DISTRICT) DH - 3 (DIXIE HIGHWAY HIGH INTENSITY MIXED - USE DISTRICT)	
SUB-AREA DESIGNATION:	Regional Activity Center (RAC) and Downtown Community Redevelopment Districts	
DEVELOPMENT/ PROJECT ADDRESS:	2200 JACKSON STREET, HOLLYWOOD, FL 33020. WITH DH-2 ZONING. 2200 JACKSON STREET S. DIXIE HWY., 2210, 2217-2219 & Anton Ter. WITH DH-3 ZONING.	
JURISDICTION:	CITY OF HOLLYWOOD, FLORIDA	
	DH-2	DH-3
LOT AREA (SF / ACREAGE)	40,015 SF (0.92 ACRES)	116,696 (2.67 ACRES)
TOTAL LOT AREA (ACREAGE):	156,711 SF (3.59 ACRES)	

	WEST	EAST
BUILDING HEIGHT	30' - 9" (3RD FL) & 81' - 11" (8TH FL)	51' - 11" (5TH FL) & 81' - 11" (8TH FL)
NUMBER OF STORIES	3 & 8 FLOORS	5 & 8 FLOORS

SETBACKS	DH-2		DH-3	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONTAGES	15 FT	15 FT	15 FT	15 FT
			0 FT	0 FT
SIDE (INTERIOR)	10 FT	10 FT	200' IF ADJACENT TO DH-2	209.8'
REAR	20 FT	20' - 1"	N/A	N/A
ALLEY	N/A	N/A	5 FT	10 FT MIN
MAX HEIGHT	4 STORIES NOT TO EXCEED 45 FT	30'-9"	140 FT MAX	81' - 11"

MINIMUM ACTIVE USES	REQUIRED	PROVIDED
FRONTAGE		
DIXIE HIGHWAY	DH-3 60% - DIXIE HIGHWAY - GROUND FL	60%
ACTIVE USE LINER	REQUIRED	PROVIDED
	DH-3: 15' MIN RESIDENTIAL	20.5' MINIMUM

RESIDENTIAL DEVELOPMENT					
UNITS	# OF UNITS	AREA	PERCENT	PROPOSED AVERAGE UNIT SIZE	REQUIRED UNIT SIZE PER SECTION 4.6.B.3.A(7)
STUDIO	23	12,245	6%	532	MIN. PER UNIT
ONE BEDROOM	206	149,170	52%	724	MIN. CUMULATIVE AVG.
ONE BEDROOM + DEN	6	4,992	1%	832	
TWO BEDROOM	145	158,472	37%	1,093	
THREE BEDROOM	13	18,452	3%	1,417	
TOTAL UNITS	393	343,331	100%	874	

PARKING GARAGE DATA	REQUIRED	PROVIDED
1 SPACE/UNIT (1BEDROOM OR LESS)	229	
1.5 SPACES/ UNIT (1+DEN AND UP)	248	463
1 GUEST PER 10 UNITS	40	40
ACCESSIBLE PARKING SPACES PER FBC - A - 208.2 FOR BOTH FACILITIES	7+7	14
ACCESSIBLE VAN SPACES FOR BOTH FACILITIES	2+2	4
TOTAL	518	521

PARKING PROVIDED	WEST	EAST	ACCESSIBILITY CODE TABLE 208.2	
			REQ.D	PROV.D
GROUND FLOOR	44 SPACES (INC. 1 HC SPACE + 2 VAN SPACES)	45 SPACES (INC. 2 HC SPACE + 2 VAN SPACES)	14	14
MEZZANINE	80 SPACES	74 SPACES		
2ND FLOOR	79 SPACES (INC. 2 HC SPACE)	79 SPACES (INC. 3 HC SPACE)		
3RD FLOOR	83 SPACES (INC. 2 HC SPACE)	37 SPACES		
TOTAL	286 SPACES (INC. 7 HC SPACE)	235 SPACES (INC. 7 HC SPACE)		
TOTAL COMBINED	521 SPACES (INC. 14 HC SPACES)			

	REQUIRED	PROVIDED
BICYCLE PARKING	(1 PER 20 REQUIRED PARKING SPACES) 521 / 20 = 27	27
LOADING RESIDENTIAL	50 - 100 UNITS = 1 SPACE + 1 SPACE FOR EACH ADDITIONAL 100 UNITS OR FRACTION. (10' W X 25' L X 14' H) 4 SPACES	4 SPACES

NOTE: ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

-SIGNAGE UNDER SEPERATE PERMIT. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

-MAXIMUM FOOTCANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 FC IF ADJACENT TO RESIDENTIAL.

-NGBS SILVER IS THE DESIGN BASE FOR THIS PROJECT.

Victor K. Yue
AR 0013087

AA 26002045

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CONCEPTUAL SITE
PLAN

Mill Creek Residential

09/08/23

Drawn by

Author

Project number
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09/08/23

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GROSS AREA BUILDING #1 & BUILDING #2 TOTAL	# OF LEVELS (MULTIPLIER)	RESIDENTIAL (SF)	SERVICE (SF)	AMENITY (SF)	PARKING (SF)	LOADING (SF)	GROUND FL TRASH ROOMS	UNIT BALCONIES (SF)	TOTAL BUILDING GROSS
GROUND FLOOR	1	25,892	10,724	12,449	53,946	1,363	2,023	2,118	
MEZZANINE	1				55,855				
2ND FLOOR	1	42,401	9,811		55,855			3,698	
3RD FLOOR	1	44,919	9,459		32,243			3,951	
4TH FLOOR	1	51,328	8,096	1,296				4,534	
5TH FLOOR	1	55,536	5,184					4,769	
6TH - 8TH FLOOR	3	125,493	17,448					11,352	
TOTAL	8	343,331	60,722	13,745	197,889	1,363	2,023	30,422	649,505

FAR AREAS	DH-2 (1.75 X SITE AREA)	DH-3 (3.0 X SITE AREA)
GROUND FLOOR	22,528 SF	26,595 SF
2ND FLOOR	23,742 SF	28,470 SF
3RD FLOOR	23,742 SF	30,636 SF
4TH FLOOR		60,720 SF
5TH FLOOR		60,720 SF
6TH - 8TH FLOOR		142,941 SF
SITE AREA	40,014 SF	116,696 SF
FAR ALLOWABLE	70,025 SF	350,088 SF
CURRENT FAR	70,012 SF	350,082 SF

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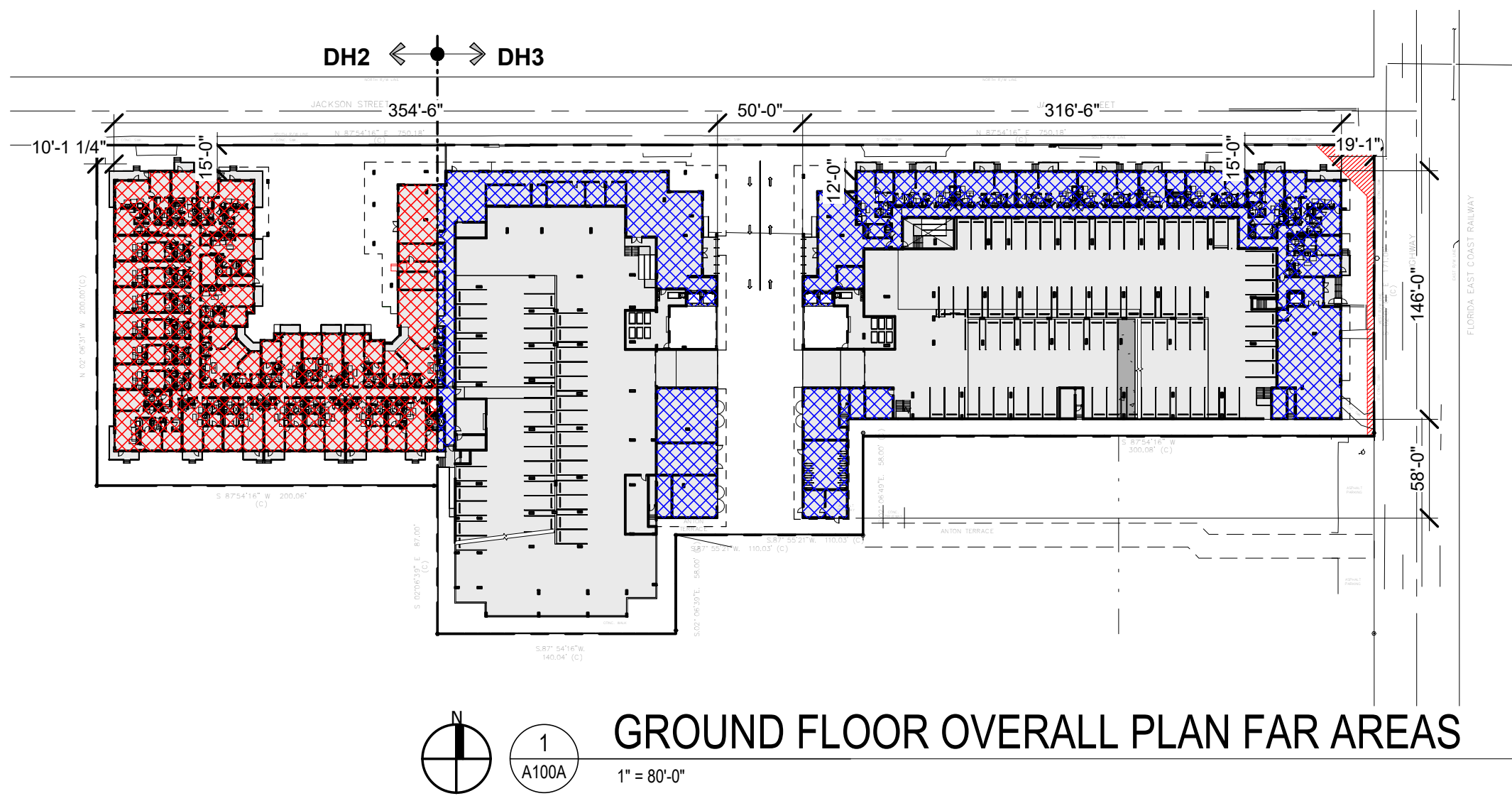
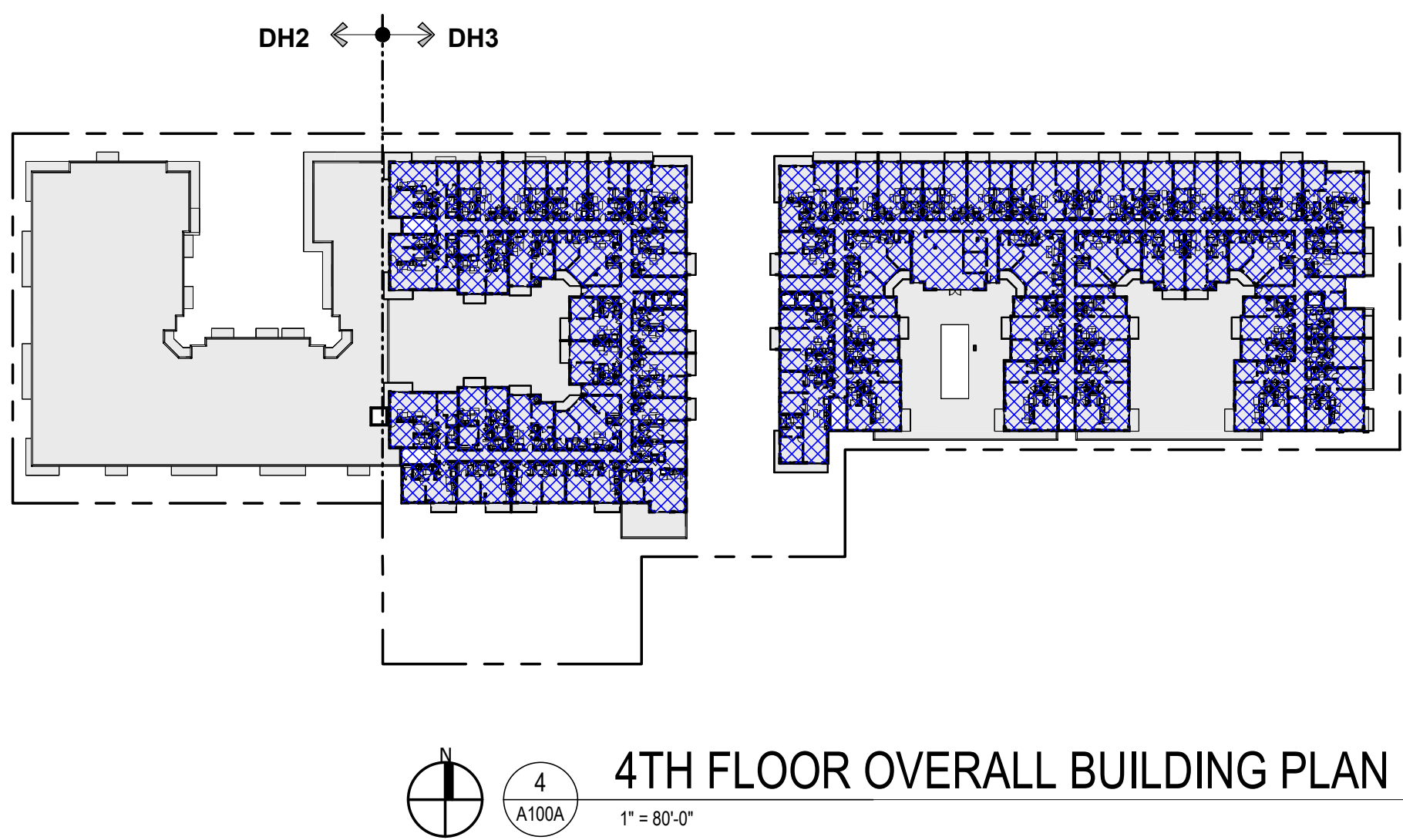
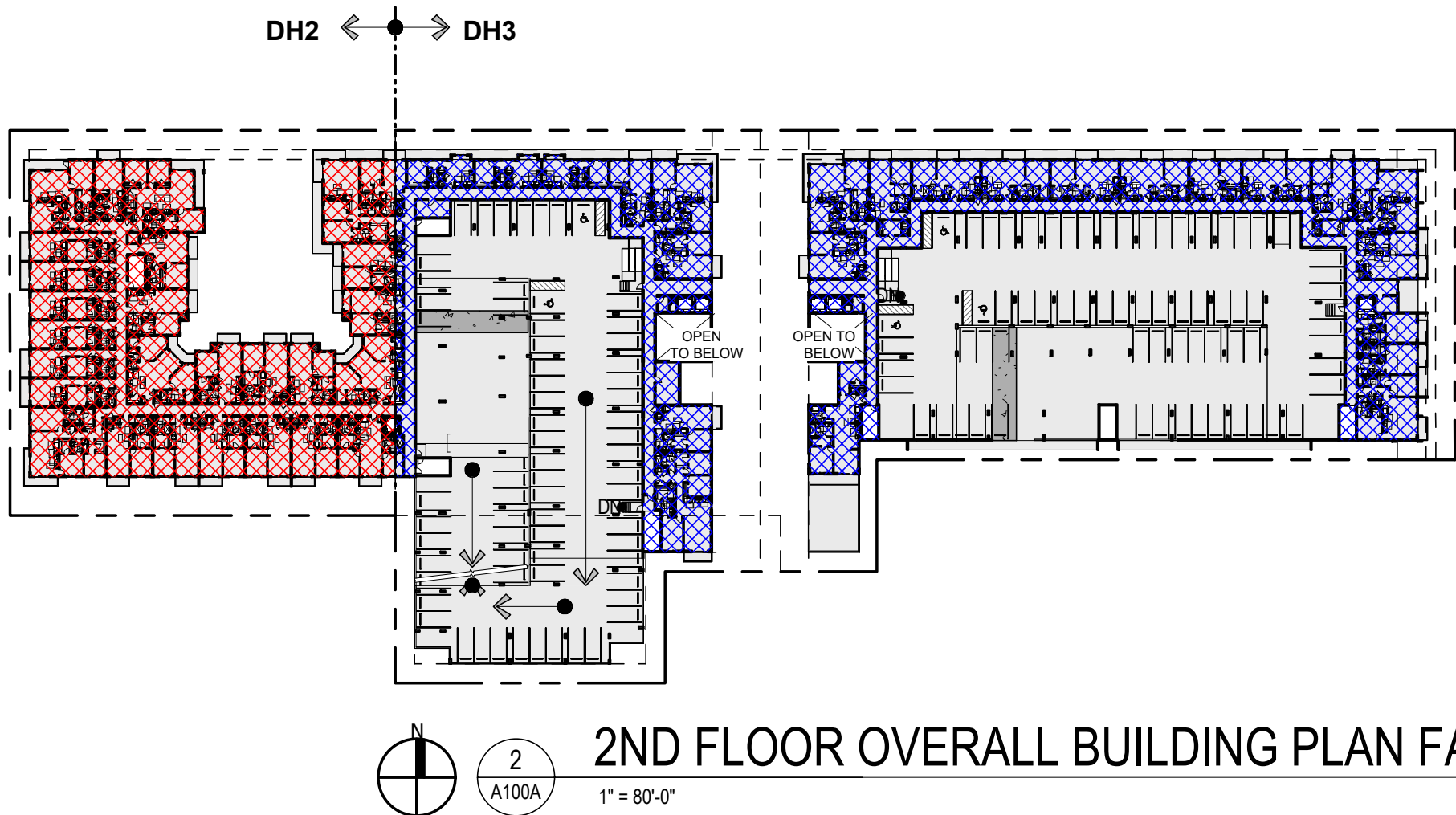
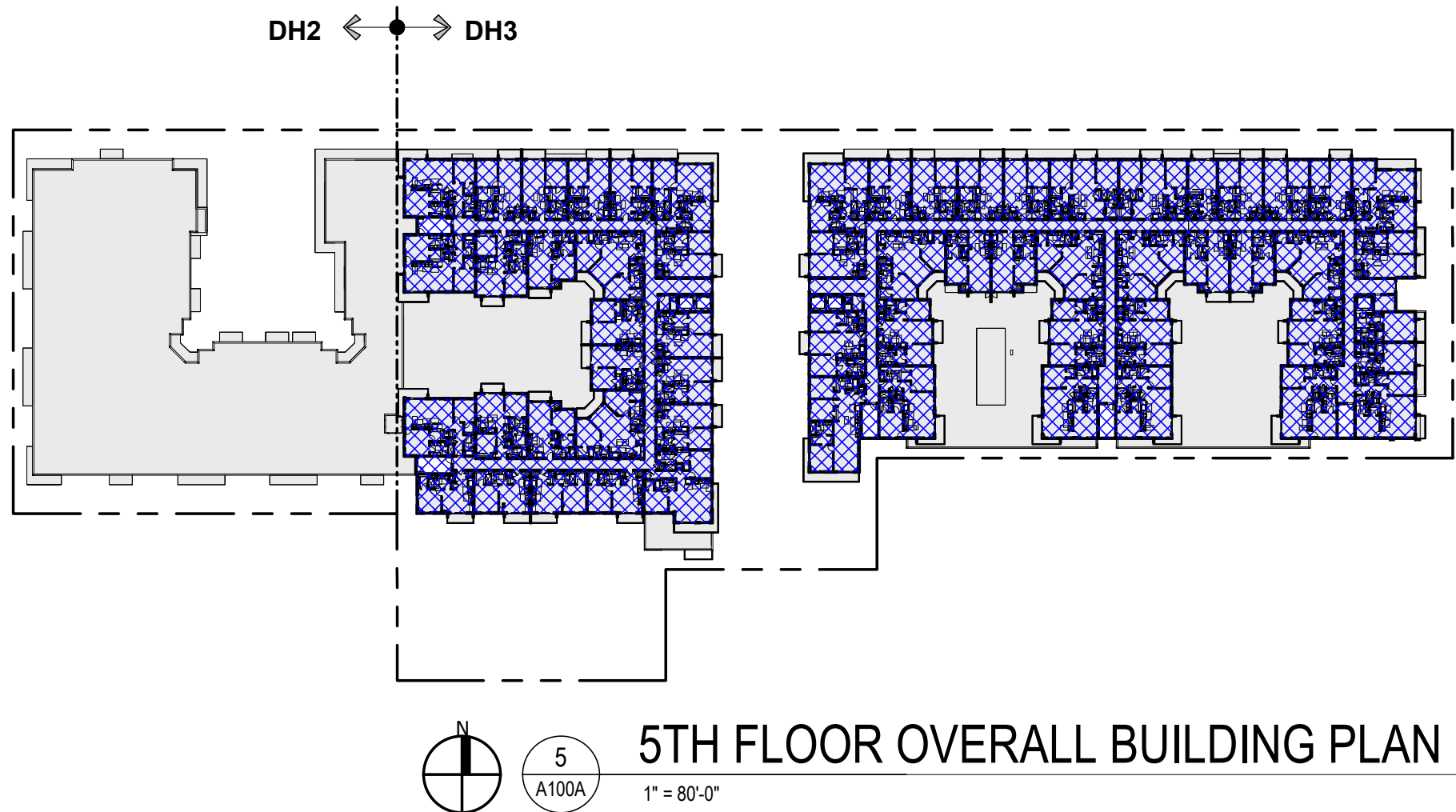
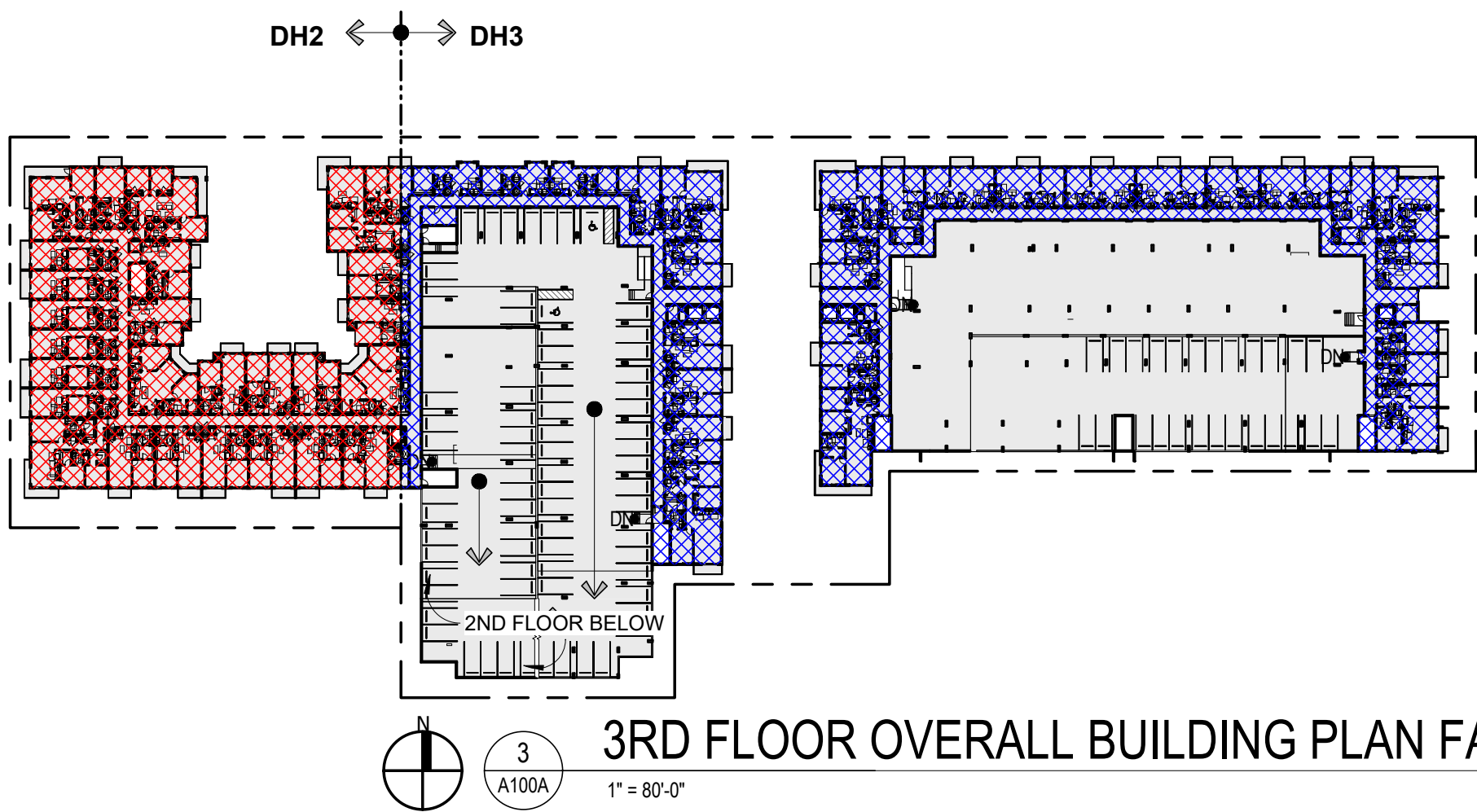
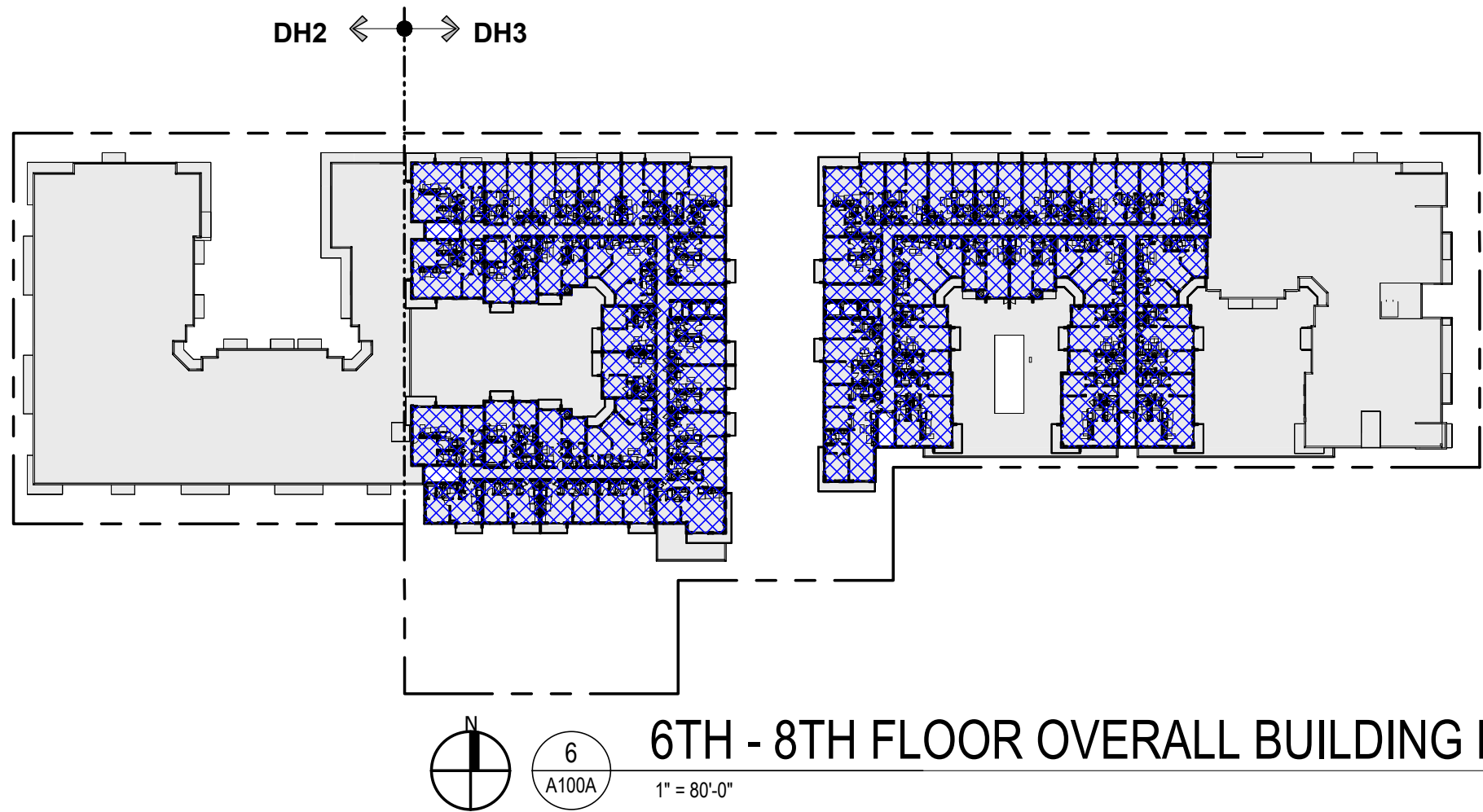
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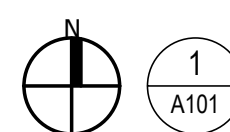
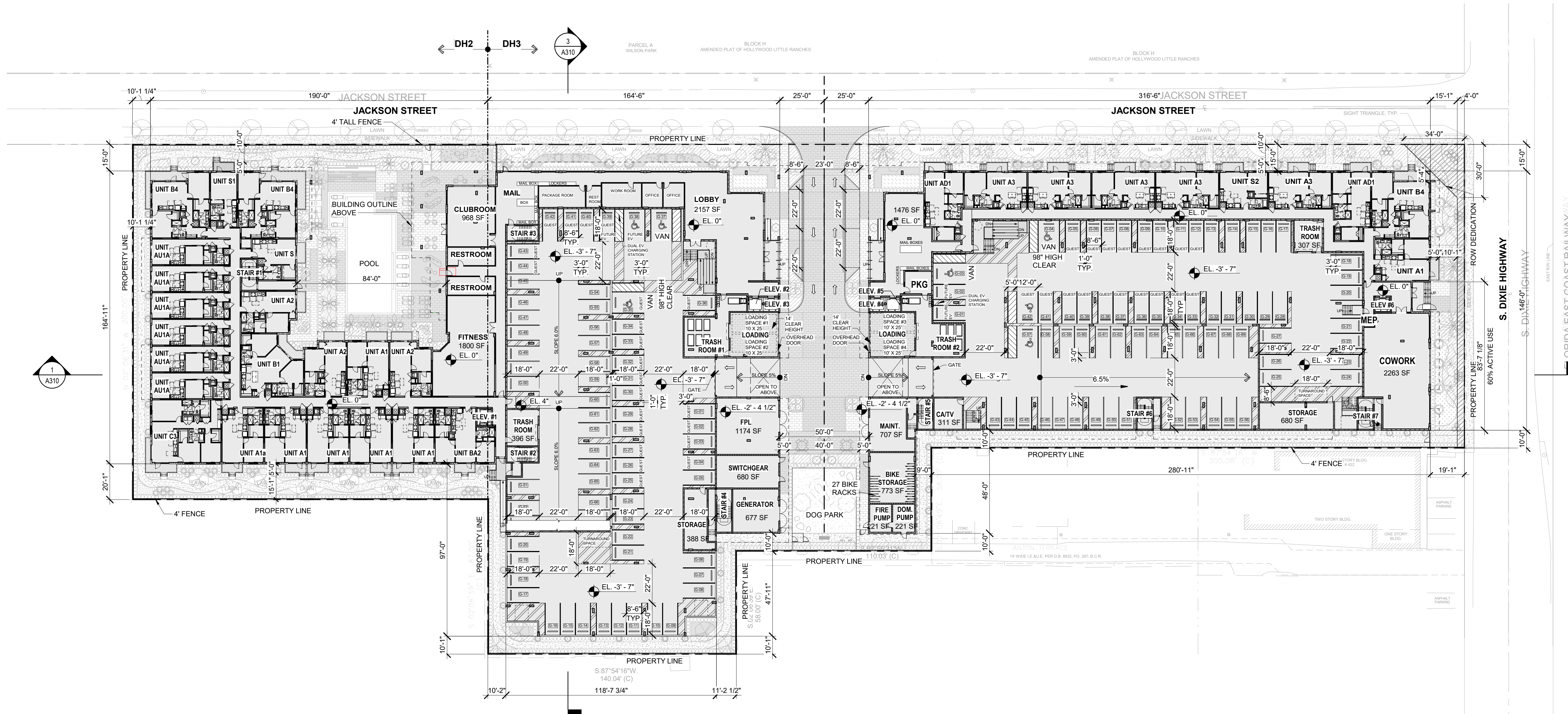
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DY202206	Author	Checker	08/01/23

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DYI - FAR DH2 & DH3 AREAS
1/4" = 1'-0"





GROUND FLOOR OVERALL PLAN

1" = 30'-0"

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MEZZANINE OVERALL BUILDING PLAN

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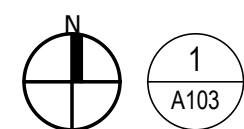
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1" = 30'-0"

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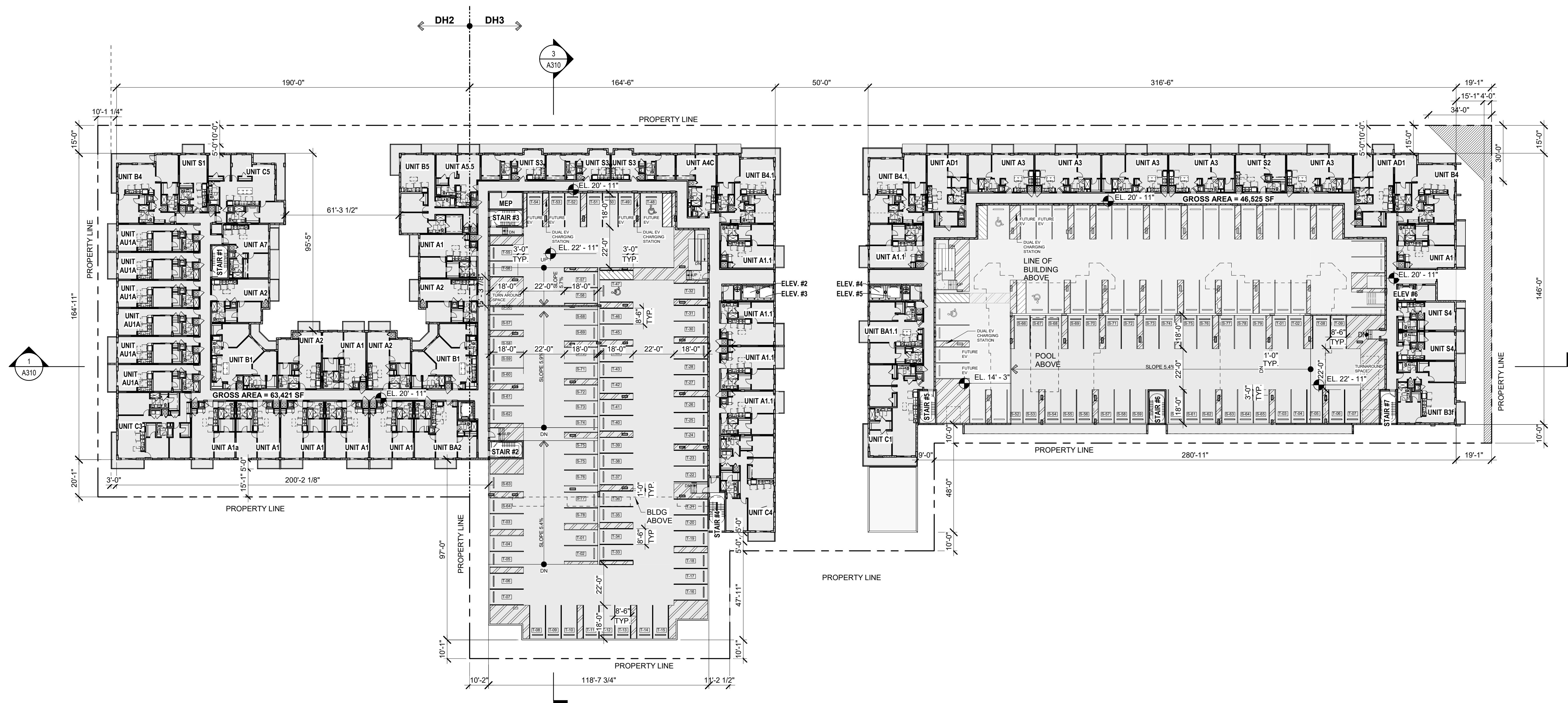
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3RD FLOOR OVERALL BUILDING PLAN

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1 3RD FLOOR OVERALL BUILDING PLAN

$$1'' = 30' - 0$$

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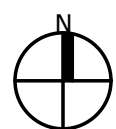
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4TH FLOOR OVERALL BUILDING PLAN

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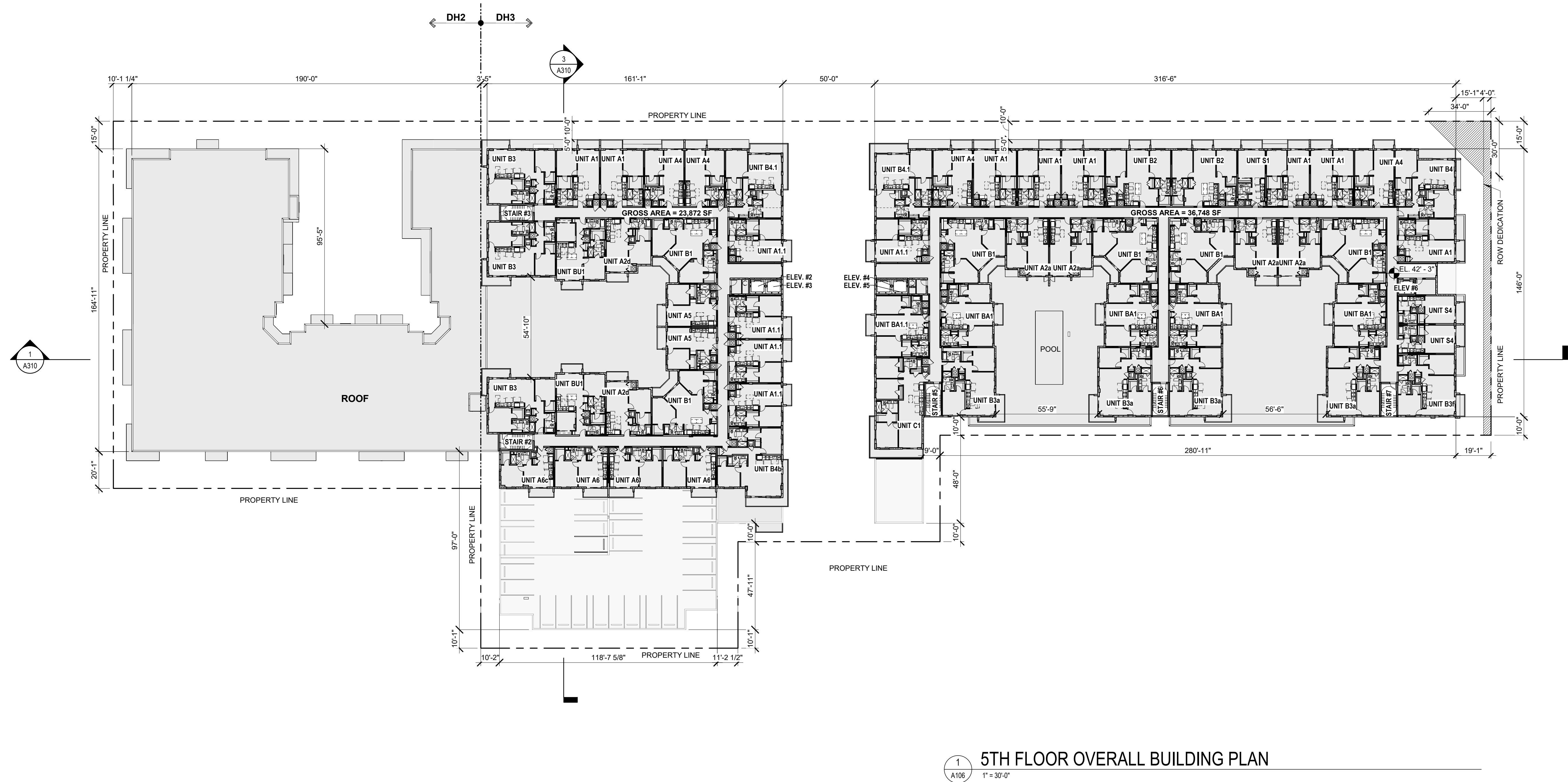
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4TH FLOOR OVERALL BUILDING PLAN

1" = 30'-0"



1 5TH FLOOR OVERALL BUILDING PLAN
1" = 30'-0"

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**NORTH & EAST
ELEVATION**

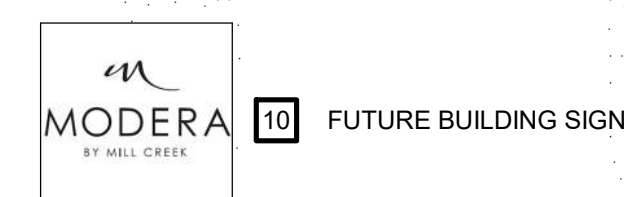
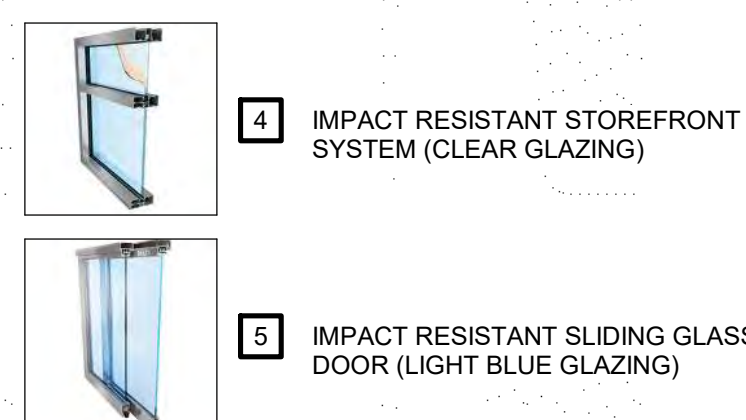
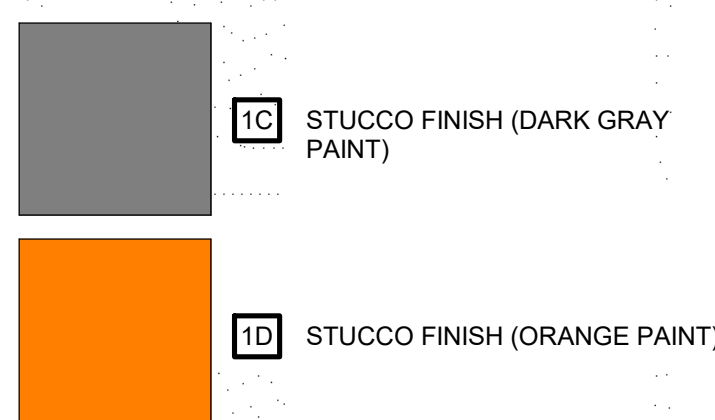
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4 IMPACT RESISTANT STOREFRONT SYSTEM (CLEAR GLAZING)

5 IMPACT RESISTANT SLIDING GLASS DOOR (LIGHT BLUE GLAZING)





2 SOUTH ELEVATION
A301 1" = 30'-0"



3 WEST ELEVATION
A301 1" = 30'-0"

MATERIAL LEGEND

- 1A

STUCCO FINISH (WHITE PAINT)

1B

STUCCO FINISH (LIGHT GRAY PAINT)

1C

STUCCO FINISH (DARK GRAY PAINT)

1D

STUCCO FINISH (ORANGE PAINT)

2

SIMULATED WOOD TILE

3

ALUMINUM PICKET GUARDRAIL

4

IMPACT RESISTANT STOREFRONT SYSTEM (CLEAR GLAZING)

5

IMPACT RESISTANT SLIDING GLASS DOOR (LIGHT BLUE GLAZING)

6

IMPACT RESISTANT SLIDING WINDOW (LIGHT BLUE GLAZING)

7

SCORE LINES

8

ALUMINUM PICKET FENCE (6'-0" Ht)

9

DECORATIVE ALUMINUM TUBING

10

FUTURE BUILDING SIGN
- TECHNICAL ADVISORY COMMITTEE (TAC)
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SOUTH & WEST
ELEVATION

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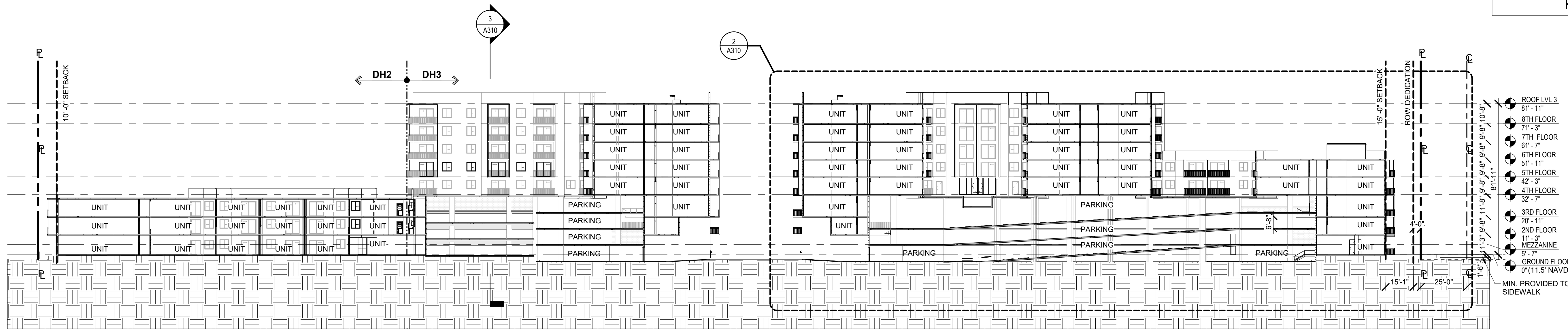
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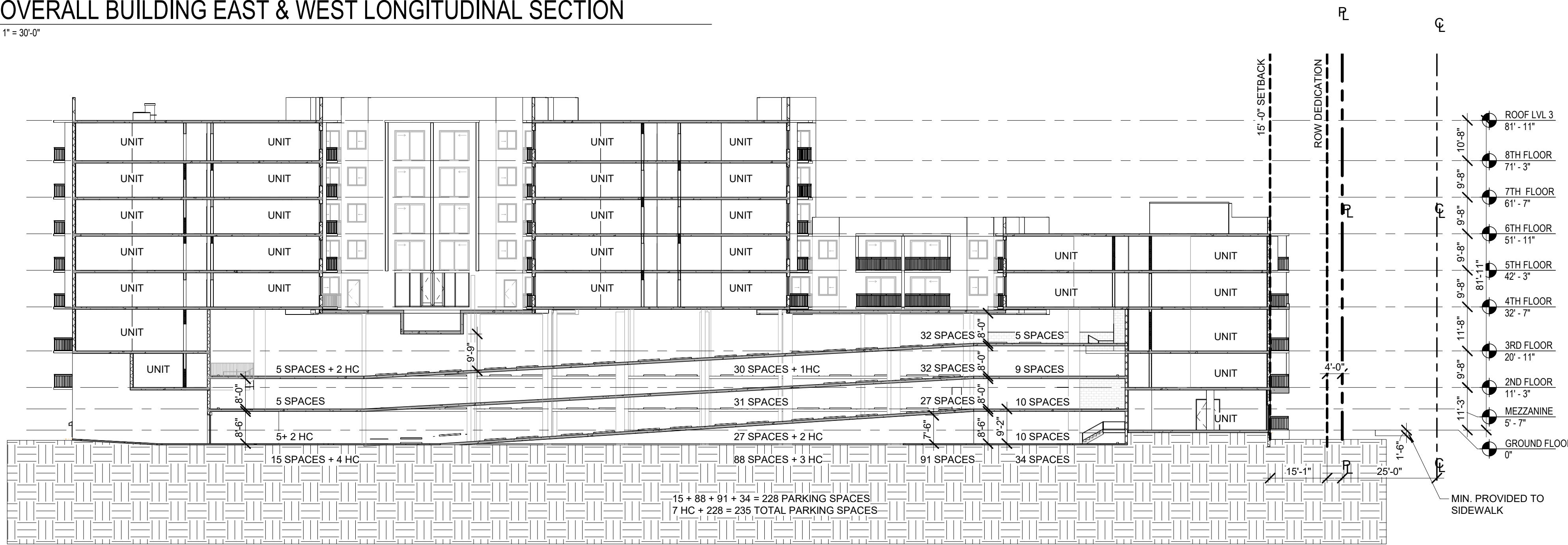
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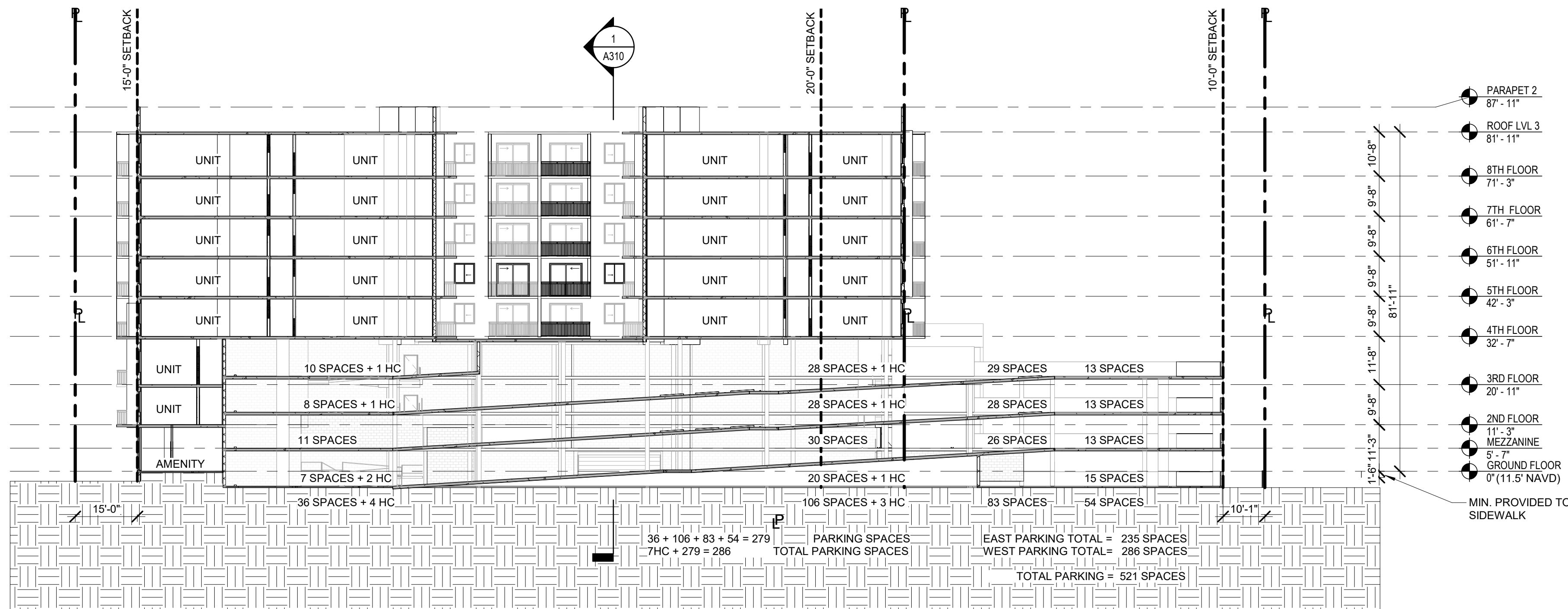
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1 OVERALL BUILDING EAST & WEST LONGITUDINAL SECTION
1" = 30'-0"



2 BUILDING EAST - LONGITUDINAL SECTION
1" = 20'-0"



3 BUILDING WEST - TRANSVERSAL SECTION
1" = 20'-0"



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NORTH VIEW



SOUTH VIEW

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