

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 9-8-20

Location Address: 1401 - 1451 S. SURF ROAD
 Lot(s): 1, 2, 3 & 4 Block(s): 3 Subdivision: ATLANTIC SHORES NORTH BEACH SECT.
 Folio Number(s): 514224020110 514224CB 0010-70
 Zoning Classification: RM-25-SCB Land Use Classification: RESIDENTIAL
 Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 443-3964/8

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): PACO, PRELIMINARY TAX # 20-DP-28

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

Explanation of Request: SITE PLAN APPROVAL FOR A 10 UNIT, 6 STORY CONDOMINIUM BUILDING

Number of units/rooms: 10 Sq Ft: 3900

Value of Improvement: 9 MIL Estimated Date of Completion: JUNE 2022

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

Name of Current Property Owner: MRS + BELL STABINSKI / FABIO + ANA LIA NICK
 Address of Property Owner: 1401 S. SURF ROAD / 3403 NE 166TH ST. NUB
 Telephone: 305 588 9200 Fax: _____ Email Address: lstabinski@aol.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER
 Address: 2417 HOLLYWOOD BLD. Telephone: 954 920 5140
 Fax: 954 920 2841 Email Address: Joseph@kallerarchitects.com

Date of Purchase: _____ 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: FABIO + ANA LIA NICK
 Address: 3403 NE 166 ST. NUB
 Email Address: _____

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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: Bell Stabinski Date: 8/17/20

PRINT NAME: BELL STABINSKI AS TRUSTEE OF BELL STABINSKI REVOCABLE TRUST Date: _____

Signature of Consultant/Representative: Joseph B. Kaller Date: 8-17-20

PRINT NAME: JOSEPH B. KALLER Date: 8-17-20

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

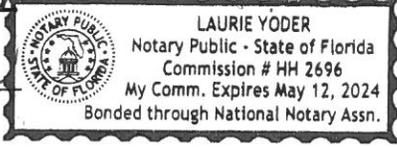
I am the current owner of the described real property and that I am aware of the nature and effect the request for FINAL TAC to my property, which is hereby made by me or I am hereby authorizing JOSEPH B. KALLER to be my legal representative before the TECHNICAL ADV. COMMITTEE (Board and/or Committee)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

Bell Stabinski
Signature of Current Owner

BELL STABINSKI
Print Name

Sworn to and subscribed before me this 10th day of August, 2020

Laurie Yoder
Notary Public



State of Florida

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

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Signature of Current Owner: *Luis Stabinski* Date: 8/17/20

PRINT NAME: LUIS STABINSKI AS TRUSTEE OF Date: _____
LUIS STABINSKI IRREVOCABLE TRUST

Signature of Consultant/Representative: *Joseph B. Kaller* Date: 8-17-20

PRINT NAME: JOSEPH B. KALLER Date: 8-17-20

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

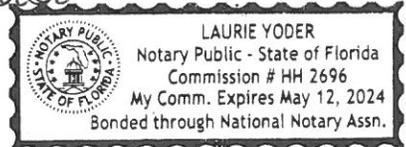
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for *FINAL TAG* to my property, which is hereby made by me or I am hereby authorizing *JOSEPH B. KALLER* to be my legal representative before the *TECHNICAL ADV. COMMITTEE* Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 17th day of August 2020

Luis Stabinski
Signature of Current Owner

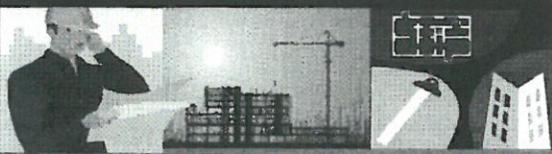
Laurie Yoder
Notary Public



LUIS STABINSKI
Print Name

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

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Signature of Current Owner: Amalia Nick Date: 8/17/20

PRINT NAME: Amalia Nick Date: 8/17/20

Signature of Consultant/Representative: Joseph B. Keller Date: 8-17-20

PRINT NAME: JOSEPH B. KELLER Date: 8-17-20

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

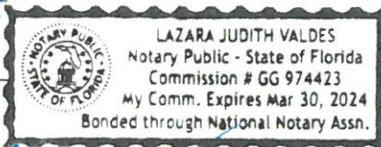
Current Owner Power of Attorney

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

Sworn to and subscribed before me this 17 day of August 2020

Amalia Nick
Signature of Current Owner

[Signature]
Notary Public



AMALIA NICK
Print Name

State of Florida
My Commission Expires: 03/30/24 (Check One) Personally known to me; OR Produced Identification self

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Signature of Current Owner: _____

Date: 8/17/20

PRINT NAME: _____

FABIO Nick

Date: 8/17/20

Signature of Consultant/Representative: _____

Joseph B. Kaller

Date: 8-17-20

PRINT NAME: _____

JOSEPH B. KALLER

Date: 8-17-20

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

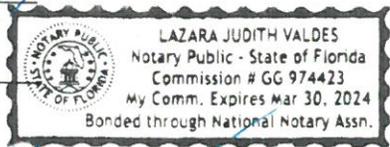
Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 17 day of August 2020

[Signature]



Notary Public
State of Florida

My Commission Expires: 03/30/2024 (Check One) Personally known to me; OR Produced Identification Self

[Signature]

Signature of Current Owner

FABIO Nick

Print Name

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Signature of Current Owner: [Signature] Date: 8/17/20

PRINT NAME: STAB PROPERTIES OF BROWARD LLC Date: _____
by Luis STABINSKI Pres

Signature of Consultant/Representative: [Signature] Date: 8-28-20

PRINT NAME: JOSEPH B. KALLER Date: 8-28-20

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 17 day of August
[Signature]
Notary Public
State of Florida



[Signature] Pres.
Signature of Current Owner

[Signature] Pres.
Print Name
STAB PROPERTIES OF BROWARD LLC

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

Casa la Playa

1451 S. SURF ROAD HOLLYWOOD FLORIDA

PROJECT INFO:

6 STORY 10 UNIT RESIDENTIAL
MULTI-FAMILY BUILDING

LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, BLOCK 3, OF "ATLANTIC SHORES NORTH BEACH SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. TOGETHER WITH : THE NORTH 1/2 OF CROCUS TERRACE, AS SHOWN ON SAID PLAT LYING SOUTH OF AND ADJACENT TO SAID LOT 1 AND BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE INTERSECTION OF THE CENTERLINE OF SAID CROCUS TERRACE AND BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO THE INTERSECTION OF THE CENTERLINE OF SAID CROCUS TERRACE.

ASLO TOGETHER WITH : THE SOUTH 1/2 OF JEFFERSON COURT, AS SHOWN ON SAID PLAT LYING NORTH OF AND ADJACENT TO SAID LOT 4 AND BOUNDED ON THE EAST BY THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 4 TO THE INTERSECTION OF THE CENTERLINE OF SAID JEFFERSON COURT AND BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 4 TO THE INTERSECTION OF THE CENTERLINE OF SAID JEFFERSON COURT.



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1451 S SURF ROAD #A, HOLLYWOOD FL 33024	ID #	5142 24 CB 0010
Property Owner	NICK, FABIO & AMALIA	Millage	0513
Mailing Address	3403 NE 166 ST NORTH MIAMI BEACH FL 33160-3845	Use	04
Abbr Legal Description	CASA LA PLAYA CONDO UNIT A		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$17,310	\$155,760	\$173,070	\$173,070	
2018	\$17,070	\$153,670	\$170,740	\$170,740	\$3,851.81
2017	\$16,740	\$150,660	\$167,400	\$160,750	\$3,640.15

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$173,070	\$173,070	\$173,070	\$173,070
Portability	0	0	0	0
Assessed/SOH	\$173,070	\$173,070	\$173,070	\$173,070
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$173,070	\$173,070	\$173,070	\$173,070

Sales History			
Date	Type	Price	Book/Page or CIN
6/1/1991	WD	\$100,000	18509 / 477

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		445
Units/Beds/Baths		1/1/1
Eff./Act. Year Built: 1962/1961		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1451 S SURF ROAD #B, HOLLYWOOD FL 33024	ID #	5142 24 CB 0020
Property Owner	STAB PROPERTIES OF BROWARD LLC	Millage	0513
Mailing Address	1401 S SURF RD HOLLYWOOD FL 33019	Use	04
Abbr Legal Description	CASA LA PLAYA CONDO UNIT B		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$24,230	\$218,070	\$242,300	\$242,300	
2018	\$23,900	\$215,140	\$239,040	\$239,040	\$5,267.40
2017	\$23,440	\$210,920	\$234,360	\$234,360	\$5,134.17

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$242,300	\$242,300	\$242,300	\$242,300
Portability	0	0	0	0
Assessed/SOH	\$242,300	\$242,300	\$242,300	\$242,300
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$242,300	\$242,300	\$242,300	\$242,300

Sales History			
Date	Type	Price	Book/Page or CIN
10/15/2015	QCD-T	\$100	113301604
2/23/1996	WD	\$147,000	24565 / 725
7/1/1991	WD	\$190,000	18616 / 640

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		624
Units/Beds/Baths		1/2/2
Eff./Act. Year Built: 1962/1961		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	1451 S SURF ROAD #G, HOLLYWOOD FL 33024	ID #	5142 24 CB 0070
Property Owner	STAB PROPERTIES OF BROWARD LLC	Millage	0513
Mailing Address	1401 S SURF RD HOLLYWOOD FL 33019	Use	04
Abbr Legal Description	CASA LA PLAYA CONDO UNIT G		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$28,990	\$260,900	\$289,890	\$289,890	
2018	\$28,600	\$257,400	\$286,000	\$286,000	\$6,240.73
2017	\$28,040	\$252,350	\$280,390	\$280,390	\$6,095.64

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$289,890	\$289,890	\$289,890	\$289,890
Portability	0	0	0	0
Assessed/SOH	\$289,890	\$289,890	\$289,890	\$289,890
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$289,890	\$289,890	\$289,890	\$289,890

Sales History			
Date	Type	Price	Book/Page or CIN
10/15/2015	QC*-T	\$100	113301605

Land Calculations		
Price	Factor	Type
Adj. Bldg. S.F.		745
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1962/1961		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
STAB PROPERTIES OF BROWARD LLC

Filing Information

Document Number L14000092678
FEI/EIN Number 47-2685779
Date Filed 06/09/2014
State FL
Status ACTIVE

Principal Address

1401 SOUTH SURF ROAD
HOLLYWOOD, FL 33019

Mailing Address

1401 SOUTH SURF ROAD
HOLLYWOOD, FL 33019

Registered Agent Name & Address

STABINSKI & FUNT P.A.
757 NW 27 AVE 3RD FLOOR
MIAMI, FL 33125

Authorized Person(s) Detail

Name & Address

Title MGRM

STABINSKI, LUIS
1401 SOUTH SURF ROAD
HOLLYWOOD, FL 33019

Title MGRM

STABINSKI, BELL
1401 SOUTH SURF ROAD
HOLLYWOOD, FL 33019

Annual Reports

Report Year	Filed Date
2017	03/16/2017
2018	03/06/2018

2019

03/11/2019

Document Images

03/11/2019 – ANNUAL REPORT	View image in PDF format
03/06/2018 – ANNUAL REPORT	View image in PDF format
03/16/2017 – ANNUAL REPORT	View image in PDF format
02/16/2016 – ANNUAL REPORT	View image in PDF format
01/06/2015 – ANNUAL REPORT	View image in PDF format
06/09/2014 – Florida Limited Liability	View image in PDF format

RE: Casa La Playa

Andrew Zullo <andrew@leadershipbroward.org>

Wed 8/26/2020 12:57 PM

To: Laurie Yoder <laurie@kallerarchitects.com>

Cc: Michele Sherlock <michele@kallerarchitects.com>

7pm Zoom – we will have Joe at the beginning of the meeting.

Topic: Hollywood Beach Civic Association Meeting

Time: Sep 1, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86067093557?pwd=UzUwNXk5MU9HRVdKMIZLU2Z5NEM2dz09>

Meeting ID: 860 6709 3557

Passcode: 608093

One tap mobile

+13126266799,,86067093557#,,,,,0#,,608093# US (Chicago)

+19292056099,,86067093557#,,,,,0#,,608093# US (New York)



KallerArchitecture

PROJECT NAME: Casa La Playa.

CIVIC ASSOCIATION: Hollywood Beach Civic Association

MEETING DATE: September 1, 2020

MEETING LOCATION: Zoom Meeting

MEETING CHAIR: Mr. Frank DeRisi

PROJECT PRESENTER: Joseph B. Kaller - Kaller Architecture

NUMBER OF PARTICIPANTS: 19

GENERAL SUMMARY OF MEETING/ COMMENTS EXPRESSED: All Comments
were positive, they loved the design. A few
questions came up that were addressed on the
Zoom call. They had one concern about beach
erosion, but was discussed that we needed to
get permits from state prior to building permits.
And the last comment was regarding the rooftop
A/C units being protected from view.

COMMISSIONER CARYL SHUHAM + CRA EXECUTIVE
DIRECTOR JORGE CAJALDO WERE IN ATTENDANCE.



KallerArchitecture

GENERAL CRITERIA STATEMENT

The PLAZA 441
5300 S. State road 7
Hollywood FL 33314
#20-DP-29
August 19, 2020

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

The Proposed Project is a Sixteen Story Mixed-Use Development located on the east side of State Road 7 just north of the Hardrock Hotel. The uses in the Development are Retail, Restaurant, Hotel Offices, Condominium Units and a multi-level Garage that supports all of the uses. The first floor consists of the Main Entry Lobby to the Hotel and Condominium, Retail Bays, Public Plaza, as well as the first level of the Parking Garage. The second floor house a restaurant space, the hotel Back of house and the parking garage. The third through fifth floors are garage and the sixth has Office area and garage. The Hotel takes up the eighth to twelfth floors with the Condominium units on the thirteenth, fourteenth, fifteenth and sixteenth floors. The eighth floor of the Hotel has Hotel Rooms, a Restaurant and Bar, a Gym, Spa and Pool and Pool Deck. Both the Pool and a portion of the Restaurant will have structural glass floors allowing daring users to see to the activity below.

Above the Buildings “base” the façade splits in two with a hole through the core of the Building. Above that, the two parts are connected with transparent “bridges” between the two Elevator Lobbies of the Condominium Floors. The top floor of the Condominium portions, above the “bridges” is a Sky Lounge exclusively for residents and their guests. Hotel Rooms are made up of both suites and standard rooms. Condo Units ranges from 2 Bedrooms/ 2½ Baths to 3 Bedrooms/ 2½ Baths.

The Building has a Modern Architectural Style with elements that warm the façade. Special Areas are treated with a darker color so they stand out and the vertical garage screen will create a changing shadow pattern throughout the day and allow

the garage to glow at night. Looking up from the street level, people will be able to see the activity in the pool and in the cantilevered portion of the hotel Restaurant. The escalator provides ease of movement between the garage floors, that may be more appealing to use than an elevator with regards to a feeling of security. That movement of people gliding up and down also emphasizes activity which is important for businesses to thrive. Retail storefronts are large and very visible from the street and the large Public Plaza, with benches, will encourage outdoor dining, gathering and relaxing. The goal is to create a destination, not only for visitors but for the Community as well.

All choices of materials and construction will be done following Green Building Practices and therefore try to play a part in having a smaller carbon footprint in the Community.

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

The area in which the Project is located is along the Transit Oriented Corridor (TOC) of State Road 7, just north of the Hardrock Hotel. The TOC is all about Mixed Use developments that promotes activity both day and night. This development will be among the first to use the new TOC zoning regulation, therefore it is not compatible with the surrounding neighborhood. It will be hopefully the first among many in the redevelopment of this portion of the 441 corridor. The Hardrock Hotel, although not a part of the TOC zoning designation, became a precedent that cannot be denied.

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

As noted above, the project does not share massing or scale with the surrounding neighborhood. It will instead hopefully become a catalyst in the redevelopment of the corridor. Although much bigger than adjacent buildings, the development is broken up into smaller human scale components and therefore does not overwhelm on approach. The Retail bays are framed with a dark colored colonnade, The hotel Lobby is only two stories in height and the escalator are visible and easily maneuvered. The Public Plaza provide an open airy feeling to the site.

There is a lot of movement in the façade in and out, up and down. This breaks up what could have otherwise been a monolith.

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

The Project will feature a variety plantings and Palms are also being introduced. Landscaping will be lush and occur at different levels of the Building.

The landscaping will be done according to Green Building Practices. This means a focus on Native, salt tolerant and drought tolerant plant species.

Hardscapes will be pervious where possible and irrigation methods will be as conservation friendly as possible.

All together the landscape environment will soften, be visually pleasing and be a part of the Green Building Practices planned for this Project.



KallerArchitecture

VARIANCE CRITERIA STATEMENT

BUILDING HEIGHT

CASA LA PLAYA RESIDENCES

1451 S. Surf Road

#20-DP-28

August 19, 2020

A. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

The Height Variance request is for a building height of 65'-8", 15'-8" above the 50'-0" building height allowed. There is also a 12'-0" high small Roof Amenity Gym Room taking the overall building height to 77'-8". The site is within the VE FEMA Flood Zone which is located east of the Coastal Construction Line. This location dictates the definite likelihood of storm surge to occur during a weather event. VE Flood Zone properties not only have to build the Finished Floor Elevation, of the first habitable floor, to the required FEMA Base Flood Elevation (BFE) plus 1'-0", but actually also has to conform to a habitable floor height determined by Wave Analysis. This is called the Design Flood Elevation (DFE). Wave Analysis is a calculation done by Coastal Engineers and take many environmental factors into consideration. The height determined by the Wave Analysis calculation dictates the elevation where the bottom of the lowest horizontal Structural member for the first habitable floor member can be placed.

In this case FEMA plus 1'-0" (BFE + 1') is 11.00' NAVD and based on calculations done by the coastal Engineers, Aptim, the Wave Analysis Elevation (DFE) is at 16.70' NAVD. The higher of the two is required implemented. With the grade being at an average 8.5' NAVD, this essentially means that the first floor of the Building cannot be use for human occupancy. The first occupiable floor would need to be above 16.70' NAVD. The space between grade and DFE would be used for Parking and access to the Elevators and Fire Stairs. The floors where units are allowed to be located, are from the second floor (or first habitable) up.

The variance request of 15'-8" allows for a floor to replace the one lost at the base because of FEMA regulations. The adjacent buildings that have units on the "at grade" first floor level, were built prior to FEMA implementing stricter rules regarding Coastal Construction.

B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The surrounding land uses are Residential Multi-Family. This includes the two story Nautilus Condominium, the two story Whitehouse Condominium and the ten story residential Stratford Towers. The skyline varies from Low Rise Residences and Resorts, to High Rise Condominiums and Hotels. The addition of this six story building would not stand out but instead add to the undulating interest of the existing skyline.

C. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city;

The proposed Variance is consistent with applicable portions of the City's goals for growth and development, including the Master Plan and the Comprehensive Plan. The Property is in Sub-Area 4 of the City-Wide Plan and has a future land use designation of Medium High Residential. Per the City's Comprehensive Plan, the adopted 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."

Since the Master Plan and Comprehensive Plans were implemented, FEMA has changed its requirements for Coastal Construction based on the major destruction done to Coastal Communities in the aftermath of Hurricanes and other major weather events. This means that the intent of the City's Comprehensive Plan should evolve as FEMA tries to provide guidelines that will protect life and property. As the seas and tides rise, the need to lift living spaces higher will be inevitable.

D. That the need for the requested Variance is not economically based or self-imposed.

The need for the requested Variance arises from a site design constraint as required by the Federal Emergency Management Agency (FEMA). The most recent Coastal Construction Guidelines prevents the occupation of the first floor in VE Flood Zones. The Variance request is not self-imposed but rather it is the project simply trying to adapt as best as possible to the environment that has been created as a result of Climate Change.

E. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.

The Variance being requested does not conflict with any State or Federal Laws.



KallerArchitecture

VARIANCE CRITERIA STATEMENT
BUILDING SETBACKS
CASA LA PLAYA RESIDENCES
1451 S. Surf Road
#20-DP-28
August 19, 2020

- A. *That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;*

The setback Variances being requested are for the Base and Tower front setbacks from Surf Road to be reduced from 25'-0" to 15'-2" and from 25'-0 to 15'-2" respectively. As well as the reduction of the Base and Tower setbacks along the Oceanfront from 15'-0" to 1'-0" and 15'-0" to 1'-0" respectively.

The variances requested on both the street side and the Oceanside of the building are necessary in order for the site to be developed. The site is very shallow, and the ability to provide the required parking spaces for cars and to access the units necessitated the Variances requested.

- B. *That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;*

Along the east side of Surf Road, the front setbacks that exist for older Buildings and the setbacks that have been requested by newer Developments are similar to those being requested by this project. An aerial view along the beach, in this area, shows buildings that are built right up to the Broadwalk Easement line, just as seen in the Central Beach District, north of the Boulevard. The Variance request is completely compatible with the surrounding land uses and would not be detrimental to the Community.

- C. *That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city;*

The proposed Variance is consistent with applicable portions of the City's adopted goals including the Master Plan and the Comprehensive Plan. The Property is in Sub-Area 4 of the City-Wide Plan and has a Future Land use designation of Medium High Residential. Per the City's Comprehensive Plan, the adopted 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."

In order for Land Owners and Developers to maximize the use of their properties, it is sometimes necessary to request setback Variances that allow the site be better utilized. The requested Variance matches the setbacks that exists in both older and newer buildings and developments. This means that the appearance of how the project is sited, from both the beachside and the Surf Road side, will remain consistent with the siting of the surrounding buildings.

Per Item 3 of the New Construction guidelines in the City of Hollywood Design Guidelines, new structures should be compatible with any neighborhood or redevelopment plan.

D. That the need for the requested Variance is not economically based or self-imposed.

The requested setback Variances are not economically based or self-imposed but are instead based mainly on developing a project that will add to the positive growth of the area.

E. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.

The Variance being requested does not conflict with any State or Federal Laws.



APTIM
2481 NW Boca Raton Blvd.
Boca Raton, FL 33431
Tel: +1 561 391 8102
Fax: +1 561 391 9116
Douglas.mann@aptim.com

November 9, 2017

Luis Stabinski
Stab Properties of Broward LLC, and
Luis and Bell Stabinski and
Nick and Amilia Fabio
1401 South Surf Road
Hollywood, FL 33019

**RE: Condominium at 1401 and 1451 South Surf Road Hollywood, Florida
Request for Coastal Engineering Permitting Consultant Services**

Dear Mr. Stabinski:

This letter is Aptim Environmental & Infrastructure, Inc.'s (APTIM) response to Kaller Architect's request for Florida Department of Environmental Protection (FDEP) permitting services for the property at the above address. The services will include FDEP permitting for redevelopment of a condominium seaward of the coastal construction control line at the above address. The scope of services is included in Exhibit 1.

Compensation

Compensation for these services is a lump sum of \$15,000, which excludes any permit application fees. A breakdown of the cost estimate is provided in Exhibit 2.

Schedule

Barring no unforeseen events, this work will be completed in approximately 7 months from the receipt of the notice to proceed and receipt of the project designs. The bulk of the time will be spent processing the State permit application.

Deliverables

We will provide the following deliverables:

1. Permit application.
2. Permit correspondence.
3. Storm recession analysis and elevation recommendations.

Our performance of the proposed services will be governed by the terms and conditions of the attached Professional Services Agreement (PSA) in Exhibit 3. Please authorize us to proceed by signing and returning it to me. A signed copy of the PSA will be sent to you. If you have any questions, please call me.



Very truly yours,

A handwritten signature in blue ink, appearing to read "Douglas W. Mann".

Douglas W. Mann, P.E., D.CE.
Senior Coastal Engineer
Aptim Environmental & Infrastructure, Inc.

A handwritten signature in blue ink, appearing to read "Kelly Andrew".

Authorized Corporate Signature

Printed Name

Title

cc: Debbie Neese, APTIM



Exhibit 1

Scope of Services

1401 and 1451 South Surf Road Hollywood Florida FDEP Permitting

Introduction

Based on discussions with Giovanni Munoz, of Kaller Architects, Aptim Environmental & Infrastructure, Inc. (APTIM) proposes the following services:

1. **Storm Recession Analysis.** We will simulate the effects of a 100 year storm recession analysis on the topography of the property using your recent survey. Recommendations for the foundation and elevations of habitable structures will be made for the property. A foundation certificate will be completed, if required.
2. **FDEP Permitting.** Based upon the proposed site plans, survey, representative cross sections of the proposed structures, and other project design details, we will assemble and develop an application for a FDEP permit for construction seaward of the Coastal Construction Control Line (CCCL). We will develop a FDEP grading plan for the site, if necessary.
3. **FDEP Permit Processing.** We will respond to requests for additional information based on existing information. We will coordinate by phone and/or email as required.

It is our understanding that one application will be filed and processed for both condominium towers.

Schedule

The work will be initiated upon you signing and returning our Professional Services Agreement (Exhibit 3) to us. Permit application submission will occur within 30 days of the receipt of the information requested below. Processing will be dependent on the FDEP. FDEP processing of a permit will likely take 5 to 6 months.

Owner/Architect Provided Items:

1. Authorized signature(s) on the permit application. Signatures will need to match the owners listed on the deeds.
2. Permit Fee. Checks should be made payable to the FDEP. APTIM will provide a detailed breakdown upon receipt of the survey and preliminary design (by others).
3. An updated topographic and boundary survey (by others) that meets the requirements of FDEP rules (62b-33, F.A.C.). Three signed and sealed hardcopies, one pdf, and one CAD file are required for the property. The public beach area and the platted Broadwalk seaward of the property must be included in the topography.
4. Letter from the City of Hollywood indicating that the project complies with setback, zoning, and State approved comprehensive plan. This includes all variance approvals.
5. Pdf copy of the deed to the property.
6. Preliminary and final architecture and engineering plans (by others) for the proposed condominium modifications, and all other structures or facilities east of the CCCL. Design needs to include a detailed site plan based on the new survey. Cross sections through the proposed structures are required. An updated stormwater plan is required. A foundation plan is required. Two signed and sealed hardcopies, a pdf, and one CAD file of each design are required.



7. Landscape Plan. Two signed hardcopies and a pdf are required.
8. Exterior lighting plan for the proposed construction. Summary table of lights with cut sheets in FDEP format. Building specifications are required that clearly identify the required window tinting on the exterior windows. Two signed and sealed hardcopies, and a pdf are required.

Caveats:

1. APTIM will assist in getting these documents in the correct formats, but these documents must be provided in a timely manner in order for us to provide efficient services at the price quoted. APTIM is not managing the overall design of this project and will not expend repetitive efforts to acquire the above listed documents.
2. Permitting services are quoted based on receipt of a final design. If significant design changes occur during permit processing, additional authorization may be required.
3. The preliminary site plan provided by Kaller Architects indicated that there was existing and proposed development within the City's Broadwalk right of way. FDEP may require authorization from the City to allow future development by you in this area. Written authorization specifically to address this issue may be required by the FDEP. This could be incorporated into item 4 above.
4. Provide documentation that indicates that the signatory of our PSA has the authority to bind Stab Properties of Broward LLC to the agreement.
5. To assist us with scheduling of the work, please provide an estimate of when the above information may be available. Design documents will be available approximately



Exhibit 2

**1401 and 1451 South Surf Road Hollywood Florida FDEP Permitting
Engineering Cost Estimate**

Note:

The following information is considered confidential proprietary information



SPM REVISION: 2017 - REV 17.3a
 Release Date: 9/1/17

PROJECT NUMBER: 000000
 PROPOSAL NUMBER: 0
 Date Pricing Model was Prepared: 11/07/17

Project Estimate
Summary By Task
 Stab Properties of Broward LLC
 11/07/17

Task Number	Task Name	Labor	Sub-contractors	Equipment	Materials	Other ODC's	Travel	Total	Adjustments	Total Project
Tsk-001	Storm Recession Analysis	\$ 1,722.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,722.00	\$ -	\$ 1,722.00
Tsk-002	FDEP Permitting Application	\$ 9,474.00	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ 9,484.00	\$ -	\$ 9,484.00
Tsk-003	FDEP Permit Processing	\$ 3,794.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,794.00	\$ -	\$ 3,794.00
Tsk-004	Task Name 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tsk-005	Task Name 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tsk-006	Task Name 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tsk-007	Task Name 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tsk-008	Task Name 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tsk-009	Task Name 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tsk-010	Task Name 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals =		\$ 14,990.00	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ 15,000.00	\$ -	\$ 15,000.00

Submitted By: Douglas Mann
 Submitted To: Stab Properties of Broward LLC
 Submission Date: 11/07/17



Exhibit 3
Professional Services Agreement

**APTIM ENVIRONMENTAL & INFRASTRUCTURE, INC.
PROFESSIONAL SERVICES AGREEMENT
FIXED PRICE BASIS**

1. SERVICES: Aptim Environmental & Infrastructure, Inc. ("APTIM") a Louisiana corporation, agrees to perform for the undersigned CLIENT professional environmental, health and safety, consulting and/or analytical services ("Services") described in attached Proposal and/or as follows:

Coastal Engineering and Permitting Services for the property located at 1401 and 1451 Surf Road, Hollywood, Florida,

all in accord with the following terms and conditions.

2. FEES, INVOICES AND PAYMENTS: The Services will be performed on a fixed price basis for **Fifteen Thousand Dollars and 0/100 (\$15,000.00)**. Invoices will be submitted by APTIM no more frequently than every two weeks, with payment due upon CLIENT'S receipt of invoice. Payment shall be in U.S. Dollars. CLIENT shall be responsible for payment (without deduction or offset from the total invoice amount) of any and all sales, use, value added, gross receipts, franchise and like taxes, and tariffs and duties, and all disposal fees and taxes, levied against APTIM or its employees by any government or taxing authority. A service charge equal to one and one-half percent (1 ½ %) per month, or the maximum rate permitted by law, whichever is less, will be added to all accounts which remain unpaid for more than thirty (30) calendar days beyond the date of the invoice. Should there be any dispute as payments to be made on a percent complete basis to any portion of an invoice, the undisputed portion shall be promptly paid.

In the event APTIM is requested or authorized by CLIENT, or is required by government regulation, subpoena, or other legal process to produce documents or personnel as witnesses with respect to the Services performed under this Agreement, CLIENT agrees, so long as APTIM is not a party to the proceeding in which the information is sought, to reimburse APTIM for its professional time and expenses, as well as the fees and expenses of counsel, incurred in responding to such requests.

3. CLIENT'S COOPERATION: To assist APTIM in performing the Services, CLIENT shall (i) provide APTIM with relevant material, data, and information in its possession pertaining to the specific project or activity, (ii) consult with APTIM when requested, (iii) permit APTIM reasonable access to relevant CLIENT sites, (iv) ensure reasonable cooperation of CLIENT's employees in APTIM's activities, and (v) notify and report to all regulatory agencies as required by such agencies.

4. CONFIDENTIALITY: In the course of performing Services, to the extent that CLIENT discloses to APTIM, business or technical information that CLIENT clearly marks in writing as confidential or proprietary, APTIM will exercise reasonable efforts to avoid the disclosure of such information to others. Nonetheless, CLIENT shall treat as confidential all information and data furnished to it by APTIM in connection with this Agreement including, but not limited to, APTIM's technology, formulae, procedures, processes, methods, trade secrets, ideas, inventions, and/or computer programs; and CLIENT shall not disclose such information to any third party.

Nothing herein is meant to prevent nor shall be interpreted as preventing either party from disclosing and/or using any information or data (i) when the information or data are actually known to the receiving party before being obtained or derived from the transmitting party, (ii) when information or data are generally available to the public without the receiving party's fault at any time before or after it is acquired from the transmitting party; (iii) where the information or data are obtained or acquired in good faith at any time by the receiving party from a third party who has the same in good faith and who is not under any obligation to the transmitting party in respect thereto; (iv) where a written release is obtained by the receiving party from the transmitting party; (v) three (3) years from the date of receipt of such information; or (vi) when required by process of law; provided, however, upon service of such process, the recipient thereof shall use reasonable efforts to notify the other party and afford it an opportunity to resist such process.

CLIENT shall obtain APTIM's prior consent and cooperation with the formulation and release of any public disclosure in connection with this Agreement or work performed hereunder, before issuing a news release, public announcement, advertisement, or other form of publicity.

5. RIGHT TO USE INFORMATION AND DOCUMENTS: CLIENT may use any final reports of findings, feasibility studies, industrial hygiene and safety, engineering work or other work performed or prepared by APTIM under this Agreement for its internal purposes in connection with the project and/or location indicated in the Services for which such work was prepared, but APTIM reserves all other rights with respect to such documents and all other documents produced in performing the Services. CLIENT shall obtain prior written consent from APTIM for any other use, distribution, or publication of such reports or work results. Unless otherwise expressly agreed to in writing, nothing in this Agreement shall be interpreted to prevent

APTIM from application and use of any information learned by it from the services (subject to the provisions of Section 4). All reports will be delivered subject to APTIM's then current limitations and disclaimers.

6. PATENTS AND CONFIDENTIAL INFORMATION: APTIM shall retain all right and title to all patentable and unpatentable inventions including confidential know-how developed by APTIM hereunder. However, APTIM hereby grants to CLIENT a royalty-free, nonexclusive, nonassignable license as to such inventions and know-how to use the same in any of CLIENT's facilities. Information submitted to CLIENT by APTIM hereunder is not intended nor shall such submission constitute inducement and/or contribution to infringe any patent(s) owned by a third party, and APTIM specifically disclaims any liability therefor.

7. DELAYS AND CHANGES IN CONDITIONS: If APTIM is delayed or otherwise in any way hindered or impacted at any time in performing the Services by (i) an act, failure to act or neglect of CLIENT or CLIENT's employees or any third parties; (ii) changes in the scope of the work; (iii) unforeseen, differing or changed circumstances or conditions including differing site conditions, acts of force majeure (such as fires, floods, riots, and strikes); (iv) changes in government acts or regulations; (v) delay authorized by CLIENT and agreed to by APTIM; or (vi) any other cause beyond the reasonable control of APTIM, then 1) the time for completion of the Services shall be extended based upon the impact of the delay, and 2) APTIM shall receive an equitable compensation adjustment.

8. INSURANCE: APTIM is presently protected by Worker's Compensation Insurance as required by applicable law and by General Liability and Automobile Liability Insurance (in the amount of \$1,000,000 combined single limit) for bodily injury and property damage. Insurance certificates will be furnished to Client on request. If the CLIENT requires further insurance coverage, APTIM will endeavor to obtain said coverage, and CLIENT shall pay any extra costs therefor.

9. RISK ALLOCATION - CLIENT hereby agrees that: (1) there are risks inherent to the Services, many of which cannot be ascertained or anticipated prior to or during the course of the Services; (2) due to the inherently limited nature and amount of the data resulting from environmental investigation methods, complete analysis of conditions is not always possible, and, therefore, conditions frequently vary from those anticipated earlier; and (3) technology, methods, accepted professional standards as well as law and policy, are undefined and/or constantly changing and evolving. In light of all of the foregoing and considering APTIM's lack of responsibility for creating the conditions requiring the Services, as a material inducement to and consideration for APTIM's agreement to perform the Services on the terms and at the price herein provided for, CLIENT SPECIFICALLY

AGREES THAT APTIM'S LIABILITY SHALL BE STRICTLY LIMITED AS PROVIDED IN SECTIONS 10 THROUGH 12 OF THIS AGREEMENT.

10. WARRANTY: APTIM is an independent contractor and APTIM's Services will be performed, findings obtained, and recommendations prepared in accordance with generally and currently accepted professional practices and standards governing recognized firms in the area engaged in similar work. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES EITHER EXPRESSED OR IMPLIED.

11. INDEMNITIES: APTIM shall defend, indemnify and hold harmless CLIENT from and against loss or damage to tangible property, or injury to persons, to the extent arising from the negligent acts or omissions or willful misconduct of APTIM, its subcontractors, and their respective employees and agents acting in the course and scope of their employment; provided, however, APTIM shall indemnify CLIENT from and against any loss or damage in the handling or management of any hazardous or radioactive material, or any pollution, contamination, or release of hazardous or radioactive materials, only to the extent resulting from APTIM's gross negligence or willful misconduct. CLIENT shall defend, indemnify and save harmless APTIM (including its parent, subsidiary, and affiliated companies and their officers, directors, employees, and agents) from and against, and any indemnity by APTIM shall not apply to, loss, damage, injury or liability arising from the (i) acts or omissions of CLIENT, its contractors, and their respective subcontractors, employees and agents, or of third parties; (ii) any allegations that APTIM is the owner, operator, manager, or person in charge of all or any portion of a site addressed by the services, or arranged for the treatment, transportation, or disposal of, or owned or possessed, or chose the treatment, transportation or disposal site for, any material with respect to which Services are provided, and (iii) any pollution, contamination or release of hazardous or radioactive materials, including all adverse health effects thereof, except for any portion thereof which results from APTIM's gross negligence or willful misconduct.

12. LIMITATIONS OF LIABILITY:

a. GENERAL LIMITATION - CLIENT'S SOLE AND EXCLUSIVE REMEDY FOR ANY ALLEGED BREACH OF WARRANTY BY APTIM SHALL BE TO REQUIRE APTIM TO RE-PERFORM ANY DEFECTIVE SERVICES. APTIM'S LIABILITY AND CLIENT'S REMEDIES FOR ALL CAUSES OF ACTION ARISING HEREUNDER WHETHER BASED IN CONTRACT, WARRANTY, NEGLIGENCE, INDEMNITY, OR ANY OTHER CAUSE OF ACTION, SHALL NOT EXCEED IN THE CUMULATIVE AGGREGATE (INCLUDING ANY INSURANCE PROCEEDS) WITH RESPECT TO ALL CLAIMS ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHATEVER MINIMUM AMOUNT

MAY BE REQUIRED BY LAW OR, IF NONE, THE LESSER OF THE AMOUNT OF COMPENSATION FOR SUCH SERVICES, OR \$100,000 (WHICH AMOUNT INCLUDES ANY FEES AND COSTS INCURRED IN RE-PERFORMING SERVICES). THE REMEDIES IN THIS AGREEMENT ARE CLIENT'S SOLE AND EXCLUSIVE REMEDIES. ALL CLAIMS, INCLUDING THOSE FOR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER SHALL BE DEEMED WAIVED UNLESS SUIT THEREON IS FILED WITHIN ONE (1) YEAR AFTER THE EARLIER OF (1) APTIM'S SUBSTANTIAL COMPLETION OF THE SERVICES OR (2) THE DATE OF APTIM'S FINAL INVOICE. FURTHER, APTIM SHALL HAVE NO LIABILITY FOR ANY ACTION INCLUDING DISCLOSURE OF INFORMATION WHERE IT BELIEVES IN GOOD FAITH THAT SUCH ACTION IS REQUIRED BY PROFESSIONAL STANDARDS OF CONDUCT FOR THE PRESERVATION OF PUBLIC HEALTH, SAFETY OR WELFARE, OR BY LAW.

b. CONSEQUENTIAL DAMAGES: FURTHER AND REGARDLESS OF ANY OTHER PROVISION HEREIN, APTIM SHALL NOT BE LIABLE FOR ANY INCIDENTAL, INDIRECT, OR CONSEQUENTIAL DAMAGES (INCLUDING LOSS OF PROFITS, DECLINE IN PROPERTY VALUE, REGULATORY AGENCY FINES, LOST PRODUCTION OR LOSS OF USE) INCURRED BY CLIENT OR FOR WHICH CLIENT MAY BE LIABLE TO ANY THIRD PARTY OCCASIONED BY THE SERVICES OR BY APPLICATION OR USE OF REPORTS OR OTHER WORK PERFORMED HEREUNDER.

c. ALL CLAIMS AGAINST APTIM, ITS INSURERS, EMPLOYEES, AGENTS, DIRECTORS OR OFFICERS AND ALL OTHER PERSONS FOR WHOM APTIM IS LEGALLY LIABLE, SHALL BE DEEMED WAIVED UNLESS AND TO THE EXTENT CLIENT SHALL BRING SUIT THEREFOR AGAINST APTIM WITHIN ONE (1) YEAR AFTER APTIM'S SUBSTANTIAL COMPLETION OF THE PARTICULAR SERVICES WITH RESPECT TO WHICH THE CLAIM IS MADE

13. GOVERNING LAWS: This Agreement shall be governed and construed in accordance with the laws of the State in which the site to which the Services are performed is located.

14. TERMINATION: Either party may terminate this Agreement with or without cause upon twenty (20) days' written notice to the other party. Upon such termination, CLIENT shall pay APTIM for all Services performed hereunder up to the date of such termination. In addition, if CLIENT terminates, CLIENT shall pay APTIM all reasonable costs and expenses incurred by APTIM in effecting the termination, including, but not

limited to non-cancelable commitments and demobilization costs.

15. ASSIGNMENT: Neither APTIM nor CLIENT shall assign any right or delegate any duty under this Agreement without the prior written consent of the other, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, the Services may be performed by any subsidiary, parent or affiliate of APTIM or other person designated by APTIM, and, APTIM may, upon notice to CLIENT, assign, pledge or otherwise hypothecate the cash proceeds and accounts receivable resulting from the performance of any Services or sale of any goods pursuant to this Agreement.

16. MISCELLANEOUS:

a. ENTIRE AGREEMENT, PRECEDENCE, ACCEPTANCE MODIFICATIONS: The terms and conditions set forth herein constitute the entire understanding of the Parties relating to the provisions of the Services by APTIM to the CLIENT. All previous proposals, offers, and other communications relative to the provisions of these Services by APTIM, oral or written, are hereby superseded, except to the extent that they have been expressly incorporated by reference herein. In the event of conflict, the four pages of this Agreement shall govern. CLIENT may accept these terms and conditions by execution of this Agreement or by authorizing APTIM to begin work. Any modifications or revision of any provisions hereof or any additional provisions contained in any purchase order, acknowledgement or other document issued by the CLIENT is hereby expressly objected to by APTIM and shall not operate to modify the Agreement.

b. DISPUTES, ATTORNEY FEES – Any dispute regarding this Agreement or the Services shall be resolved first by exchange of documents by senior management of the parties, who may be assisted by counsel. Any thereafter unresolved disputes shall be litigated in the state whose law governs under Section 13 hereunder. In any litigation, the Prevailing Party shall be entitled to receive, as part of any award or judgment, eighty percent (80%) of its reasonable attorneys' fees and costs incurred in handling the dispute. For these purposes, the "Prevailing Party" shall be the party who obtains a litigation result more favorable to it than its last formal written offer (made at least twenty calendar days prior to the formal trial) to settle such litigation.

c. WAIVER OF TERMS AND CONDITIONS - The failure of APTIM or CLIENT in any one or more instances to enforce one or more of the terms or conditions of this Agreement or to exercise any right or privilege in the Agreement or the waiver by APTIM or CLIENT of any breach of the terms or conditions of this Agreement shall not be construed as thereafter waiving any such terms, conditions, rights, or privileges, and the

same shall continue and remain in force and effect as if no such failure to enforce had occurred.

d. NOTICES – Any notices required hereunder may be sent by orally confirmed US Mail, courier service (e.g. FedEx), orally confirmed telecopy (fax) or orally confirmed email (further confirmed by US Mail) to the addresses set forth below.

e. SEVERABILITY AND SURVIVAL - Each provision of this Agreement is severable from the others. Should any provision of this Agreement be found invalid or unenforceable, such provision shall be ineffective only to the extent required by law, without

invalidating the remainder of such provision or the remainder of this Agreement.

Further, to the extent permitted by law, any provision found invalid or unenforceable shall be deemed automatically redrawn to the extent necessary to render it valid and enforceable consistent with the parties' intent. For example, if the gross negligence standard in Section 11 is unenforceable under an applicable "anti-indemnity" statute, but a sole negligence standard is enforceable, the sole negligence standard shall be automatically substituted therefor. The terms and conditions set forth herein shall survive the termination of this Agreement.

CLIENT and APTIM agree to the foregoing (INCLUDING THE LIMITATIONS ON LIABILITY IN SECTIONS 9-12) and have caused this Agreement to be executed by their duly authorized representatives as of the date set forth below.

Executed on _____, 2017

CLIENT

Client Name: _____

By (Sign): _____

Print Name: _____

Title: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

APTIM ENVIRONMENTAL & INFRASTRUCTURE, INC.

By (Sign): _____

Print Name: _____

Title: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

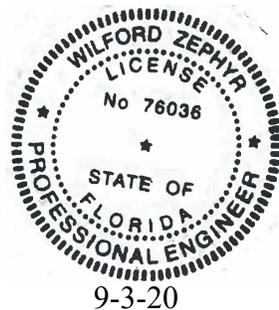


A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

September 3, 2020

Drainage Calculations for
Casa La Playa
1401 & 1451 S. Surf Road
Hollywood, FL 33019

Prepared by:



Wilford Zephyr, P.E., LEED AP, CFM

Project Name: Casa La Playa
Project Address: 1401 & 1451 S. Surf Road
Hollywood, FL 33019
ZE Project #: 2019-49

Date: 08/31/20
Designed by:
Wilford Zephyr, P.E.

Post Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.367 AC	
Pavement Area:	0.29 AC	
Building Area:	0.031 AC	
Grass Area (Pervious):	0.046 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.046 AC	12.53%
Total Impervious Area:	0.321 AC	87.47%

Design Parameters

Water Table Elevation:	1.00 ft	
Exist. Crown of Road Elev.:	8.33 ft	
Average Finished Grades:	7.80 ft	
Prop. Finished Floor Elev.:	16.70 ft	(bottom of lowest horizontal structural member per V-Zone requirement)

C Factor

Pervious:	0.6
Impervious:	0.9

$$C \text{ Factor (weighted)} = \frac{0.046 (0.60) + 0.29 (.90)}{0.336} = 0.86$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (lowest catch basin elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (perimeter control floor elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (finished floor elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.00 ft

Average Finished Grade = 7.80 ft

Average Depth to Water Table (DWT) = 6.80 ft

Cumulative Water Storage (CWS) = 8.18 IN

(from table below)

Cumulative Soil Moisture Storage

DWT	NAS	DAS
1.0'	0.69"	0.45"
2.0'	2.50"	1.88"
3.0'	6.60"	4.95"
4.0'	10.90"	8.18"

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = CWS \times (\text{percentage of total pervious area}) =$

1.02

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 90.70

Water Quality Retention/Detention Calculations

Water Quality Design for 5 yr - 1 hour storm

- A. For a wet detention system, size system for highest of first inch of runoff over the entire site or 2.5" times the % impervious area
- B. For a dry detention system, size system for 75% of the volume required for a wet detention system
- C. For a retention system, size system for 50% of the volume required for a wet detention system

1 IN Over Entire Site

1 IN X 1 ft / 12 IN X = First 1" of runoff

1" X .367 acres = 0.367 acre-inches (0.031 acre-ft)

2.5 INCHES Times Percent Impervious

Total project area - roof area = 0.367 acres - 0.031 acres = 0.336 acres

0.336 acres - 0.046 acres (pervious area) = 0.29 acres

0.29 acres / 0.336 acres X 100% = 86.31% impervious

2.5" X 0.8631 = 2.16" to be treated

2.16" X 0.367 acres = 0.79 acre-inches (0.066 acre-feet)

0.066 acre-ft of storage required for water quality.

**Water quality storage provided in proposed
exfiltration trench system.**

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \qquad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day} = 100 year, 24 hour event: 13 (inches)

P_{3 day} = 100 year, 72 hour event: 17.67 (inches)

S = 1.02 (inches)

A = 0.367 (acre)

Q = 16.50 (inches)

V = 0.50 (ac-ft)

Corresponding Stage = 9.41 ft

Set bottom of lowest horizontal structural member at 16.70 ft

Perimeter Control Elevation

P_{1 day} = 25 year, 24 hour event: 10.5 (inches)

P_{3 day} = 25 year, 72 hour event: 14.27 (inches)

S = 1.02 (inches) (see "Soil Storage" sheet

A = 0.367 (acre) for calculating "S")

Q = 13.11 (inches)

V = 0.40 (ac-ft)

Corresponding Stage = 9.12 ft

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S)$$

$$V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

5 Year 1 Hour Event

$$P_{1 \text{ hour}} = 100 \text{ year, 72 hour event: } 3.28 \text{ (inches)}$$

$$S = 1.02 \text{ (inches)}$$

$$A = 0.367 \text{ (acre)}$$

$$Q = 2.31 \text{ (inches)}$$

$$V = 0.07 \text{ (ac-ft)}$$

Corresponding Stage = 4.79 ft

Set minimum catch basin elevation at 7.60' NAVD88.

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.336 AC

(0.046 AC)
(0.29 AC)
(Lin. 7.50'-8.00')
(Lin. from 7.80'-8.80')

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
2.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
2.50'	0.000 AC-FT	0.000 AC-FT	0.013 AC-FT	0.013 AC-FT
3.00'	0.000 AC-FT	0.000 AC-FT	0.025 AC-FT	0.025 AC-FT
3.50'	0.000 AC-FT	0.000 AC-FT	0.038 AC-FT	0.038 AC-FT
4.00'	0.000 AC-FT	0.000 AC-FT	0.050 AC-FT	0.050 AC-FT
4.50'	0.000 AC-FT	0.000 AC-FT	0.063 AC-FT	0.063 AC-FT
5.00'	0.000 AC-FT	0.000 AC-FT	0.075 AC-FT	0.075 AC-FT
5.50'	0.000 AC-FT	0.000 AC-FT	0.088 AC-FT	0.088 AC-FT
6.00'	0.000 AC-FT	0.000 AC-FT	0.100 AC-FT	0.100 AC-FT
6.50'	0.000 AC-FT	0.000 AC-FT	0.100 AC-FT	0.100 AC-FT
7.00'	0.000 AC-FT	0.000 AC-FT	0.100 AC-FT	0.100 AC-FT
7.50'	0.000 AC-FT	0.000 AC-FT	0.100 AC-FT	0.100 AC-FT
8.00'	0.012 AC-FT	0.029 AC-FT	0.100 AC-FT	0.141 AC-FT
8.50'	0.036 AC-FT	0.102 AC-FT	0.100 AC-FT	0.238 AC-FT
9.00'	0.058 AC-FT	0.203 AC-FT	0.100 AC-FT	0.361 AC-FT
9.50'	0.081 AC-FT	0.348 AC-FT	0.100 AC-FT	0.529 AC-FT

Exfiltration Trench Length Calculation

All elevations are referenced to NAVD88 vertical datum.

Calculating H_2

Design Water Table (WT) = 1.00 ft

Lowest Catch Basin Elevation = 7.60 ft

Bottom of Exfiltration Trench = 2.00ft

Top of Exfiltration Trench = 6.00 ft

$EL_{inv.} = N/A$

$H_2 = 5.60$ ft

Calculating Exfiltration Trench Length

$EL_{inv.}$ = invert elevation of lowest weir/bleeder allowing discharge from trench

L_R = length of trench required (ft)

L_p = length of trench provided (ft)

$V_{exft.}$ = volume in exfiltration trench (ac-in)

FS = factor of safety

K =hydraulic conductivity (cfs/ft² - ft head)

H_2 = head on saturated surface (ft)

W = trench width (ft)

D_U = unsaturated trench depth (ft)

D_S = saturated trench depth

$$L_R = \frac{FS(V_{exft.})}{K[H_2W + 2H_2D_U - D_U^2 + 2H_2D_S] + (1.39 \times 10^{-4})(WD_U)}$$

$V_{exft.} = 1.2$ (0.10 ac-ft)

FS = 2

K = 0.0001 (assumed value)

$H_2 = 5.6$

W = 6

$D_U = 4$

$D_S = 0$

$L_R = 250.63'$ of exfiltration trench required.

$L_p = 255'$ of exfiltration trench provided.

Project Name: Casa La Playa
Project Address: 1401 & 1451 S. Surf Road
Hollywood, FL 33019
ZE Project #: 2019-49

Date: 08/31/20
Designed by:
Wilford Zephyr, P.E.

Pre Development

All Elevations are referenced to NAVD88 vertical datum

Site Data

Project Area:	0.367 AC	
Pavement Area:	0.104 AC	
Building Area:	0.101 AC	
Grass Area (Pervious):	0.162 AC	
Lake Area:	0 AC	
Total Pervious Area:	0.162 AC	44.14%
Total Impervious Area:	0.205 AC	55.86%

Design Parameters

Water Table Elevation:	1.00 ft
Exist. Crown of Road Elev.:	8.33 ft
Average Finished Grades:	8.50 ft
Exist. Finished Floor Elev.:	unknown

C Factor

Pervious:	0.6
Impervious:	0.9

$$C \text{ Factor (weighted)} = \frac{0.162 (0.60) + 0.104 (.90)}{0.266} = 0.72$$

Storm Event Information

3 year, 1 hour event:	2.5 inches (for retention/detention)
5 year, 1 hour event:	3.28 inches (lowest catch basin elevation)
25 year, 24 hour event:	10.50 inches
25 year, 72 hour event:	14.27 inches (perimeter control floor elevation)
100 year, 24 hour event:	13 inches
100 year, 72 hour event:	17.67 inches (finished floor elevation)

Soil Storage (S) & Curve Number (CN)

All Elevations are referenced to NAVD88

Cumulative Water Storage (CWS)

Design Water Table (WT) = 1.00 ft

Average Finished Grade = 8.50 ft

Average Depth to Water Table (DWT) = 7.50 ft

Cumulative Water Storage (CWS) = 8.18 IN

(from table below)

Cumulative Soil Moisture Storage

DWT	NAS	DAS
1.0'	0.69"	0.45"
2.0'	2.50"	1.88"
3.0'	6.60"	4.95"
4.0'	10.90"	8.18"

DWT=Depth to Water Table

NAS=Natural Available Storage

DAS=Developed Available Storage

Soil Storage (S in inches)

$S = CWS \times (\text{percentage of total pervious area}) =$

3.61

Curve Number (CN)

$CN = 1000 / (S + 10) =$ 73.47

Runoff (Q) & Runoff Volume (V) Calculations

All Elevations are referenced to NAVD88

$$Q = (P - 0.2S)^2 / (P + 0.8S) \qquad V = Q \times A \text{ (ft/ 12 in)}$$

Q = direct runoff (inches)

P = rainfall (inches)

S = soil storage (inches)

A = site area (acre)

V = Runoff Volume (ac-ft)

Finished Floor Elevation

P_{1 day} = 100 year, 24 hour event: 13 (inches)

P_{3 day} = 100 year, 72 hour event: 17.67 (inches)

S = 3.61 (inches)

A = 0.367 (acre)

Q = 13.97 (inches)

V = 0.43 (ac-ft)

Corresponding Stage = 10.77 ft

Perimeter Control Elevation

P_{1 day} = 25 year, 24 hour event: 10.5 (inches)

P_{3 day} = 25 year, 72 hour event: 14.27 (inches)

S = 3.61 (inches) (see "Soil Storage" sheet

A = 0.367 (acre) for calculating "S")

Q = 10.70 (inches)

V = 0.33 (ac-ft)

Corresponding Stage = 10.39 ft

Stage Storage

All Elevations are referenced to NAVD88

Total Surface Storage Area = 0.266 AC

(0.162 AC) *(0.104 AC)*
(Lin. 8.50'-9.50') *(Lin. from 8.50'-9.50')*

Stage	Surface Storage (Landscape)	Surface Storage (Pavement)	Trench Storage	Total
4.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
4.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
5.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
5.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
6.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
6.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
7.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
7.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
8.00'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
8.50'	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT	0.000 AC-FT
9.00'	0.026 AC-FT	0.041 AC-FT	0.000 AC-FT	0.067 AC-FT
9.50'	0.052 AC-FT	0.081 AC-FT	0.000 AC-FT	0.133 AC-FT
10.00'	0.104 AC-FT	0.122 AC-FT	0.000 AC-FT	0.226 AC-FT
10.50'	0.156 AC-FT	0.203 AC-FT	0.000 AC-FT	0.359 AC-FT
11.00'	0.208 AC-FT	0.284 AC-FT	0.000 AC-FT	0.492 AC-FT
11.50'	0.260 AC-FT	0.365 AC-FT	0.000 AC-FT	0.625 AC-FT



A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

August 3, 2020

FIRE FLOW CALCULATIONS

Casa La Playa

1401 & 1451
Hollywood, FL 33019

These calculations are for a six-story building, with a total area of 44,303 SF.

Fire Flow Area = 44,303 SF

Per NFPA 18.4, Fire Flow Requirements, the required fire flow for Type II (222) construction for the above-referenced fire flow area is 3,000 GPM.

Per NFPA 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow may not be less than 1000 gpm.

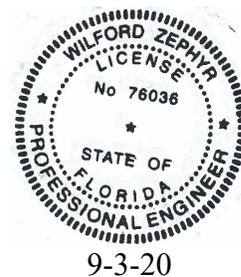
$(3,000 \text{ GPM}) \times 0.75 = 2,250 \text{ GPM}$ (fire flow credit for automatic sprinkler system)

$(3,000 \text{ GPM}) - (2,250 \text{ GPM}) = 750 \text{ GPM}$

Per NFPA 18.4.5.3.2, The resulting fire flow may not be less than 1,000 GPM

Therefore, fire flow required=1,000 GPM

Prepared by:



Wilford Zephyr, P.E., LEED AP, CFM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

K. Architecture

Date: 8/10/2020	Time: 1:28pm	Static Pressure -	60Psi
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant FH003455	1502 Surf road	F-1 Only	F-2 Only
		57Psi	57Psi
		F-1& F-2 55Psi	
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual) FH003464	1500 Surf road	GPM	
		1120	
F-2 Hydrant (Individual) FH003467	1504 Surf road	GPM	
		1255	
F-1 Hydrant (Both Flowing)		GPM	
		1120	
F-2 Hydrant (Both Flowing)		GPM	
		1250	

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes No

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Luis Stabinski
2. Project Name: Casa la Playa
3. Project Address: 1401 + 1451 S. Surf Road
4. Contact person: Joseph B. Keller
5. Contact number: 954-920-5746
6. Type of unit(s): Single Family Multi-Family Hotel/Motel
7. Total number of residential and/or hotel/motel units: 10 Residential
8. Unit Fee per residential dwelling based on sq. ft.: 3900 sq ft.
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$29,000.00 Date: 6/22/20

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

The School Board of Broward County, Florida
FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN
SBBC-2899-2020
County No: N/A
Casa La Playa

July 7, 2020 9:42:11



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: July 7, 2020 9:42:11	Single-Family:		Elementary: 0
Name: Casa La Playa	Townhouse:		Middle: 0
SBBC Project Number: SBBC-2899-2020	Garden Apartments:		High: 0
County Project Number: N/A	Mid-Rise: 10		Total: 0
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Luis & Bell Stabinski	Mobile Home:		
Jurisdiction: Hollywood	Total: 10		

Comments

According to the application, the site is vacant. The application is proposing 10 (two or more bedroom) midrise units, which does not generate students. Therefore, this application as proposed is not anticipated to generate additional students into Broward County Public Schools.

Pursuant to Section 8.11(a)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, this application has been determined to be exempt from public school concurrency requirements. However, please be advised that regular school impact fees are still due for the units.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

7/7/2020

Date

Reviewed By:

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title

August 20, 2020

Joseph B. Kaller, AIA, LEED AP BD+C, President
Kaller Architecture
2417 Hollywood Boulevard
Hollywood, Florida 33020

Dear Mr. Kaller:

Re: Platting requirements for a parcel legally described as Lots 1-4, Block 3, "Atlantic Shores North Beach Section," according to the Plat thereof, as recorded in Plat Book 9, Page 36, of the Public Records of Broward County, Florida, together with the vacated North ½ of Crocus Terrace and the proposed vacated South ½ of Bougainvillea Terrace adjacent to Lot 1 and Lot 4, respectively. This parcel is generally located on the east side of Surf Road, between Bougainvillea Terrace and Crocus Terrace, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

Joseph B. Kaller
August 20, 2020
Page Two

The subject parcel is less than 10 acres (approximately 0.37 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 1-4) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated or vacated right-of-way (i.e. the North ½ of Crocus Terrace and the proposed vacated South ½ of Bougainvilla Terrace adjacent to Lot 1 and Lot 4), Policy 2.13.1 of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Leny Huaman, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:LRH

cc: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood



Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

K. Architecture

Date: 8/10/2020	Time: 1:28pm	Static Pressure -	60Psi
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant FH003455	1502 Surf road	F-1 Only	F-2 Only
		57Psi	57Psi
		F-1& F-2 55Psi	
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual) FH003464	1500 Surf road	GPM	
		1120	
F-2 Hydrant (Individual) FH003467	1504 Surf road	GPM	
		1255	
F-1 Hydrant (Both Flowing)		GPM	
		1120	
F-2 Hydrant (Both Flowing)		GPM	
		1250	

Casa la Playa

1451 S. SURF ROAD

HOLLYWOOD

FLORIDA



1500 S. Surf Road
(west of site)



1401 S. Surf Road
(north of site)

Casa la Playa

1451 S. SURF ROAD

HOLLYWOOD

FLORIDA



1451 S. Surf Road
(west of site)



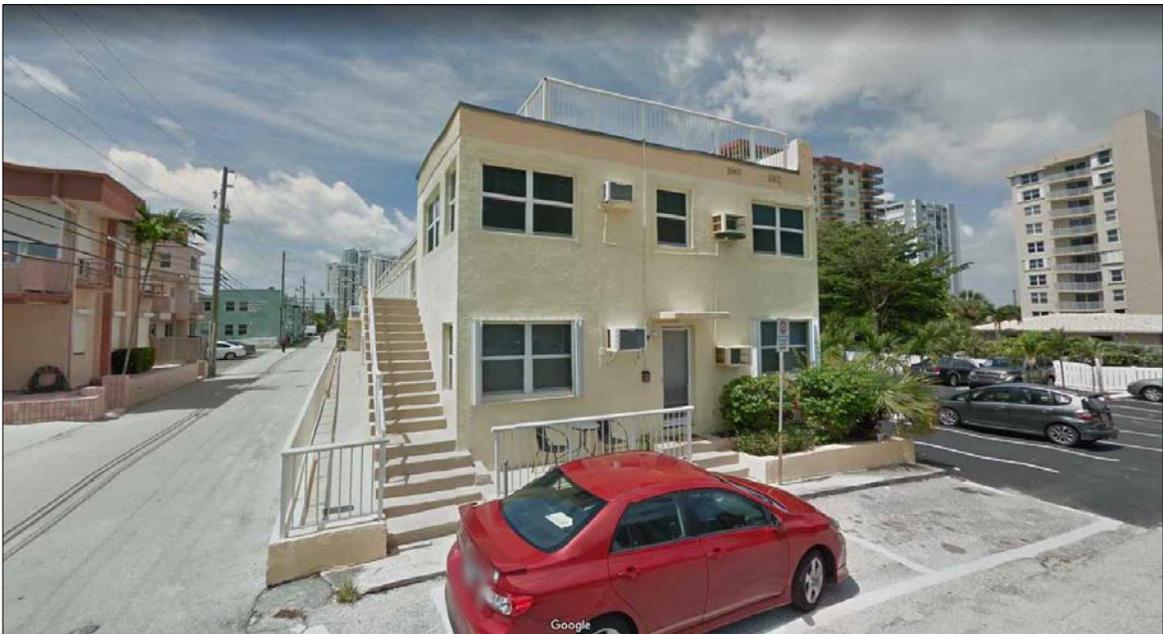
(north of site)

Casa la Playa

1451 S. SURF ROAD HOLLYWOOD FLORIDA



1504 S. Surf Road
(south of site)



1500 S. Surf Road
(west of site)

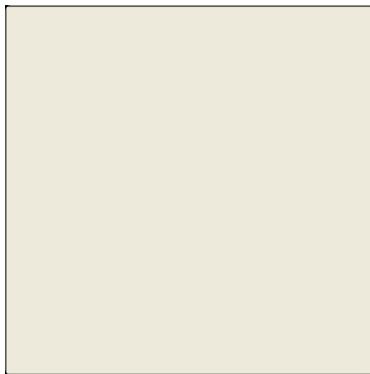
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1451 S. SURF ROAD

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FLORIDA

main building color
benjamin moore OC-120
SEASHELL



accent color
benjamin moore 2134-40
WHALE GRAY



window/ wall system



railing



Casa la Playa

1451 S. SURF ROAD

HOLLYWOOD

FLORIDA



wood soffit



roof top cabanas