

LEGAL DESCRIPTION:

HOLLYWOOD HILLS 6-22 B ALL OF BLKS 46,47,48,POR OF BLK 82,83,84,85 AS IN OR 46465/713 TOG W/STS & ALLEYS VAC IN DB 764/208 & 21384/16 & A POR OF ALLEY DESC'D IN OR 48015/989, TOG W/POR OF BLK 15,16,17 DESC AS BEG NW COR LOT 37 BLK 17, E 215,S 790,E 85,S 125,W 190, N 140,W 110,N 775 TO POB,TOG W/LOT 32 BLK 16

CURRENT LAND USE: CF - COMMUNITY FACILITIES CURRENT ZONING: HD - HOSPITAL DISTRICT

PERMITTED BUILDING HEIGHT = 120' HT PROPOSED BUILDING HEIGHT = 119'-11" HT (8 STORIES)

BUILDING SETBACKS: (1)

REQUIRED: 20' + 1' FOR EACH 5' ABOVE 65' HT. = 31' PROVIDED: 174.33' (MIN)

NET PROPERTY AREA: MEMORIAL REGIONAL HOSPITAL = 923,703 SF (21.2053 ACRES) JOE DIMAGGIO CHILDREN'S HOSPITAL = 219,654 SF (5.0426 ACRES) TOTAL PROPERTY AREA = 1,143,357 SF (26.2479 ACRES)

PROJECT LIMIT AREA = 154,618 SF (3.5495 ACRES)

PERVIOUS AND IMPERVIOUS AREAS:

	EXISTING			PROPOSED		
ITEM	S.F.	ACRES	%	S.F.	ACRES	%
BUILDING	73,393	1.6849	47.47%	92,055	2.1133	59.54%
DRIVE/ROADS	45,256	1.0389	29.27%	42,673	0.9796	27.60%
WALKS	20,017	0.4595	12.95%	16,054	0.3685	10.38%
IMPERVIOUS	138,666	3.1833	89.68%	150,782	3.4615	97.52%

PERVIOUS 15,952 0.3662 10.32% 3,836 0.0881 2.48%

TOTAL GROSS FLOOR AREA OF NEW BUILDING: (3) 404,492 SF TOTAL NET INCREASE AFTER DEMOLITION 209,662 SF

Summary of New Construction Areas	Totals	Code Required	Required Parking	
Diagnostic & Treatment	75,111.00	1 per 200	376	
Outpatient	11,593.00	1 per 200	58	
Beds	150.00	1 for 1	150	
Total Additional Parking Required		584		
Description	Code Required	Required Parking	Parking Provide	
Existing Parking Requirements for Parc		1580		
Additional Parking Required (new areas)			584	

Description	Required	Parking	Provided
Existing Parking Requirements for Parcel II*		1580	
Additional Parking Required (new areas)		584	
Total Parking Required for Parcel II		2164	
Existing Parking Provided for Parcel II*			2682
Parking Reduction due to Improvements			-2
Total Parking Available			2680
	20 + 1/100		
Accessible Parking Required	Spaces	47	
Accessible Parking Available			45

*Existing and Provided Parking Counts are based on Resolution 17-DP-39, Page 8 adopted on

1. THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES

(MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL). 2. THIS PROJECT IS INTENDED TO COMPLY WITH THE CITY OF

HOLLYWOOD'S GREEN BUILDING ORDINANCE. 3. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING

AND LAND DEVELOPMENT REGULATIONS. 4. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON

PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN. THIS PROJECT IS INTENDED TO ACHIEVE LEED

CERTIFICATION.

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

7. PER THE EFFECTIVE INTERLOCAL AGREEMENT TERM # 4. SEE

ARCHITECTURAL ELEVATIONS FOR ADDITIONAL INFORMATION. 8. PROJECT LIMIT AREA SHALL BE USED FOR CALCULATIONS OF

9. SEE ARCHITECTURAL PLANS FOR BREAKDOWN OF BUILDING COMMON AREAS AND USES.

10. ACCESSIBLE ROUTES FROM ACCESSIBLE PARKING SPACES AND PUBLIC RIGHTS-OF-WAY SIDEWALKS TO BUILDING LOBBY SHALL BE LEVEL OR SLOPED WITH ANY LIP (TRANSITION) FROM $\frac{1}{4}$ " BUT NOT GREATER THAN $\frac{1}{2}$ " SHALL BE BEVELED TO

REQUESTED VARIANCES: NONE.

MEETING DATES

Board / Committee	Date
P.A.C.O.	05/22/2023
PRELIMINARY TAC SUBMITTAL	04/15/2024
PRELIMINARY TAC MEETING	05/06/2024
FINAL TAC SUBMITTAL	06/17/2024
FINAL TAC MEETING	XX/XX/2024
PLANNING DEVELOPMENT BOARD	XX/XX/2024

FINAL TAC ELEVATIONS ARE IN NAVD 88

ARCHITECT HKS ARCHITECTS, INC.

2020 SALZEDO STREET, 4TH FLOOR CORAL GABLES, FL 33134

INTERIOR DESIGNER HKS ARCHITECTS

225 EAST ROBINSON ST. SUITE #405 ORLANDO, FL 32801

CIVIL & LANDSCAPE CGA SOLUTIONS

1800 ELLER DRIVE, SUITE 600 FORT LAUDERDALE, FL 33316 STRUCTURAL ENGINEER

GMG STRUCTURAL ENGINEERS

14335 COMMERCE WAY MIAMI LAKES, FL 33016

MEP & FIRE PROTECTION TLC ENGINEERING SOLUTIONS, INC.

800 FAIRWAY DRIVE DEERFIELD BEACH, FL 33441 **TELECOM & EQUIPMENT**

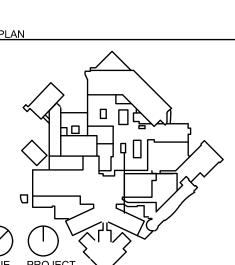
SMITH SECKMAN REID, INC. 2995 SIDCO DRIVE NASHVILLE, TN 37204

OWNER

MEMORIAL HEALTHCARE SYSTEM 3501 JOHNSON STREET HOLLYWOOD, FL 33021



INTERIM REVIEW ONLY These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, permit, or construction purposes. Landscape Architect: Dominic James Mack III, R.L.A License No.: LA6667598 Date: 04/12/2024



TRUE PROJECT REVISION

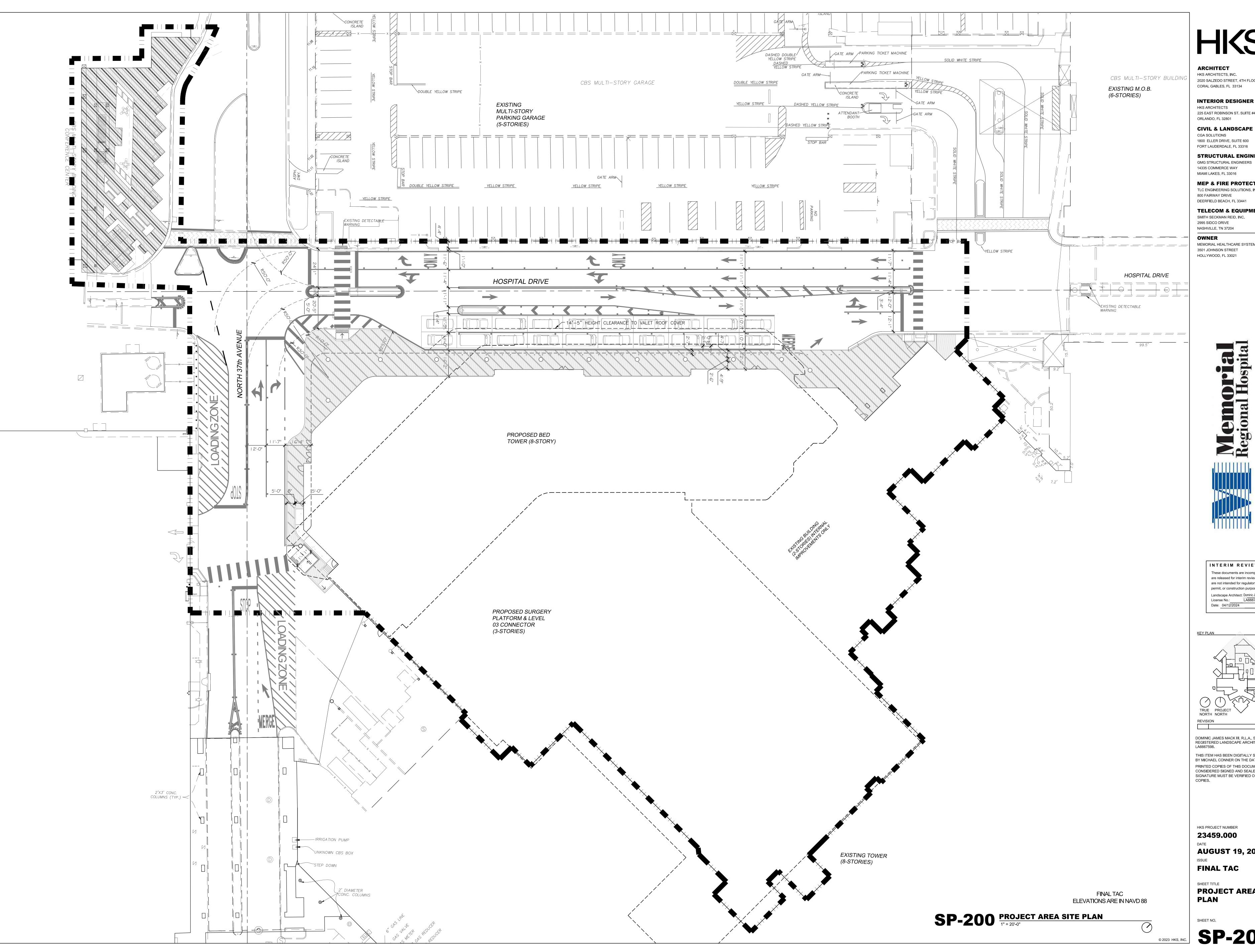
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HKS PROJECT NUMBER

23459.000 **AUGUST 19, 2024 FINAL TAC**

OVERALL SITE PLAN



ARCHITECT HKS ARCHITECTS, INC.

2020 SALZEDO STREET, 4TH FLOOR CORAL GABLES, FL 33134

INTERIOR DESIGNER HKS ARCHITECTS

225 EAST ROBINSON ST. SUITE #405 ORLANDO, FL 32801

CGA SOLUTIONS 1800 ELLER DRIVE, SUITE 600

FORT LAUDERDALE, FL 33316 STRUCTURAL ENGINEER

GMG STRUCTURAL ENGINEERS 14335 COMMERCE WAY MIAMI LAKES, FL 33016

MEP & FIRE PROTECTION TLC ENGINEERING SOLUTIONS, INC. 800 FAIRWAY DRIVE

DEERFIELD BEACH, FL 33441 **TELECOM & EQUIPMENT** SMITH SECKMAN REID, INC.

2995 SIDCO DRIVE

NASHVILLE, TN 37204 **OWNER**

MEMORIAL HEALTHCARE SYSTEM 3501 JOHNSON STREET HOLLYWOOD, FL 33021

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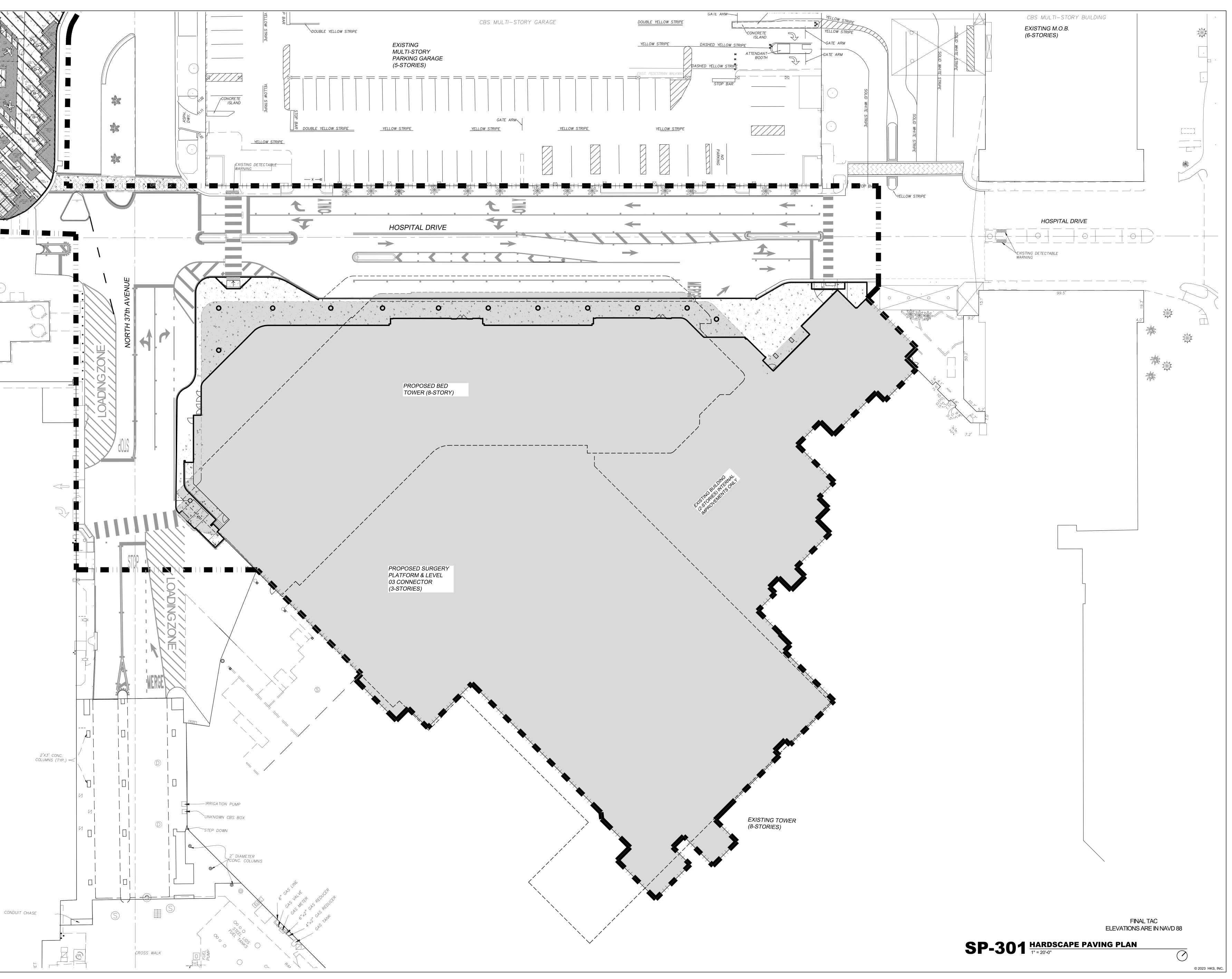
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AUGUST 19, 2024

PROJECT AREA SITE



HKS

ARCHITECT
HKS ARCHITECTS, INC.
2020 SALZEDO STREET, 4TH FLOOR

CORAL GABLES, FL 33134

INTERIOR DESIGNER
HKS ARCHITECTS

225 EAST ROBINSON ST. SUITE #405 ORLANDO, FL 32801

CIVIL & LANDSCAPE CGA SOLUTIONS

1800 ELLER DRIVE, SUITE 600 FORT LAUDERDALE, FL 33316

STRUCTURAL ENGINEER
GMG STRUCTURAL ENGINEERS

14335 COMMERCE WAY
MIAMI LAKES, FL 33016

MEP & FIRE PROTECTION
THE ENGINEERING SOLUTIONS INC.

TLC ENGINEERING SOLUTIONS, INC. 800 FAIRWAY DRIVE DEERFIELD BEACH, FL 33441

TELECOM & EQUIPMENT
SMITH SECKMAN REID, INC.

SMITH SECKMAN REID, INC. 2995 SIDCO DRIVE NASHVILLE, TN 37204

NASHVILLE, TN 37204

OWNER

MEMORIAL HEALTHCARE SYSTEM 3501 JOHNSON STREET HOLLYWOOD, FL 33021

= = 3

| Memorial Hospit | Regional Hospit | Regional Hospit | ICAL & CRITICAL CARE TOWER EXPANSION STREET, HOLLYWOOD, FL 33021

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Landscape Architect: Dominic James Mack III, R.L.A. License No.:

LA6667598

Date: 04/12/2024

PLAN

E PROJECT TH NORTH

DOMINIC JAMES MACK III, R.L.A., STATE OF FLORIDA, REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LA6667598.

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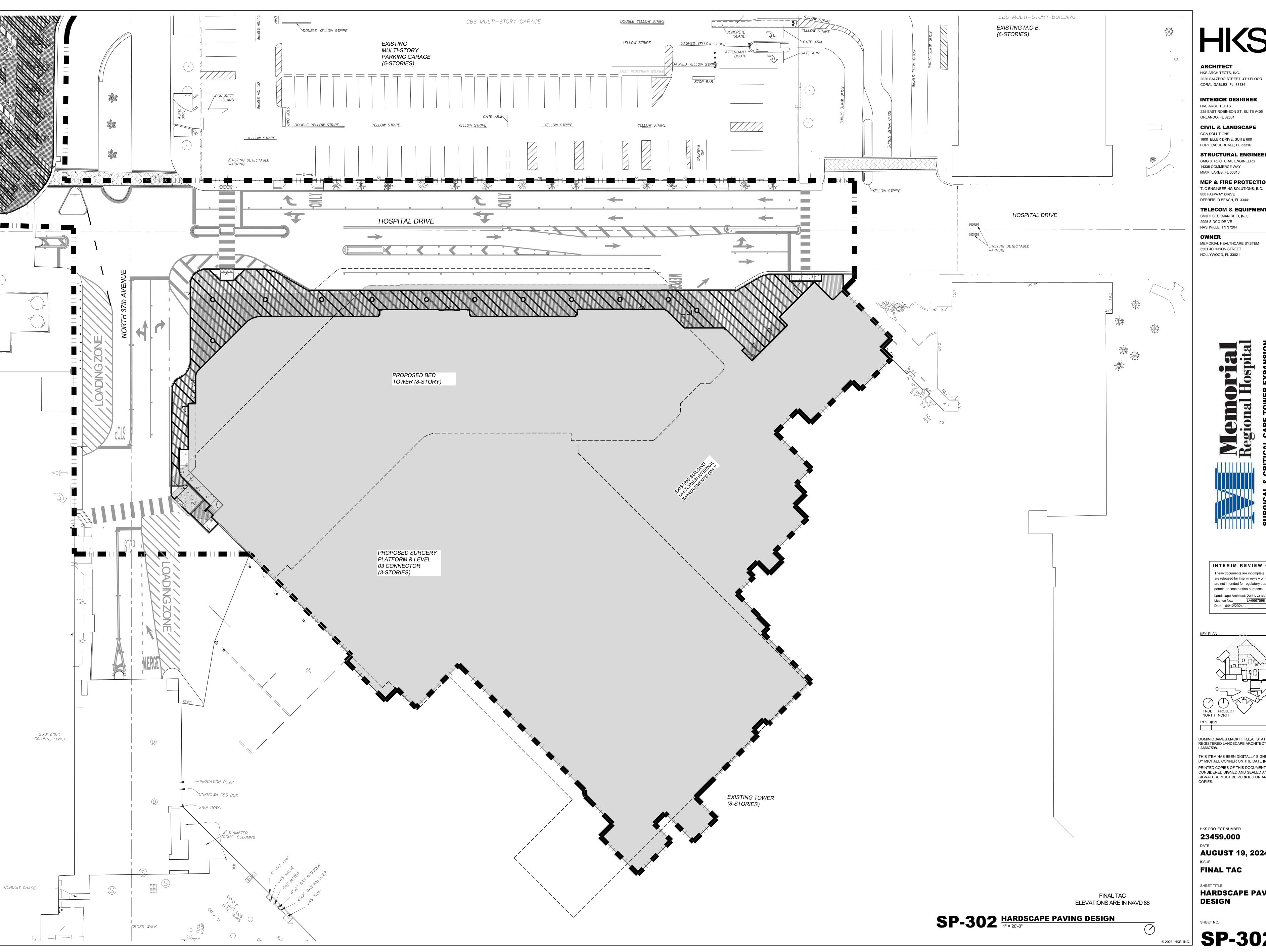
FINAL TAC

SHEET TITLE

HARDSCAPE PAVING

PLAN

SP-301



ARCHITECT HKS ARCHITECTS, INC. 2020 SALZEDO STREET, 4TH FLOOR

CORAL GABLES, FL 33134

INTERIOR DESIGNER HKS ARCHITECTS

ORLANDO, FL 32801

CGA SOLUTIONS 1800 ELLER DRIVE, SUITE 600

STRUCTURAL ENGINEER

GMG STRUCTURAL ENGINEERS 14335 COMMERCE WAY

MIAMI LAKES, FL 33016

MEP & FIRE PROTECTION TLC ENGINEERING SOLUTIONS, INC.

800 FAIRWAY DRIVE DEERFIELD BEACH, FL 33441

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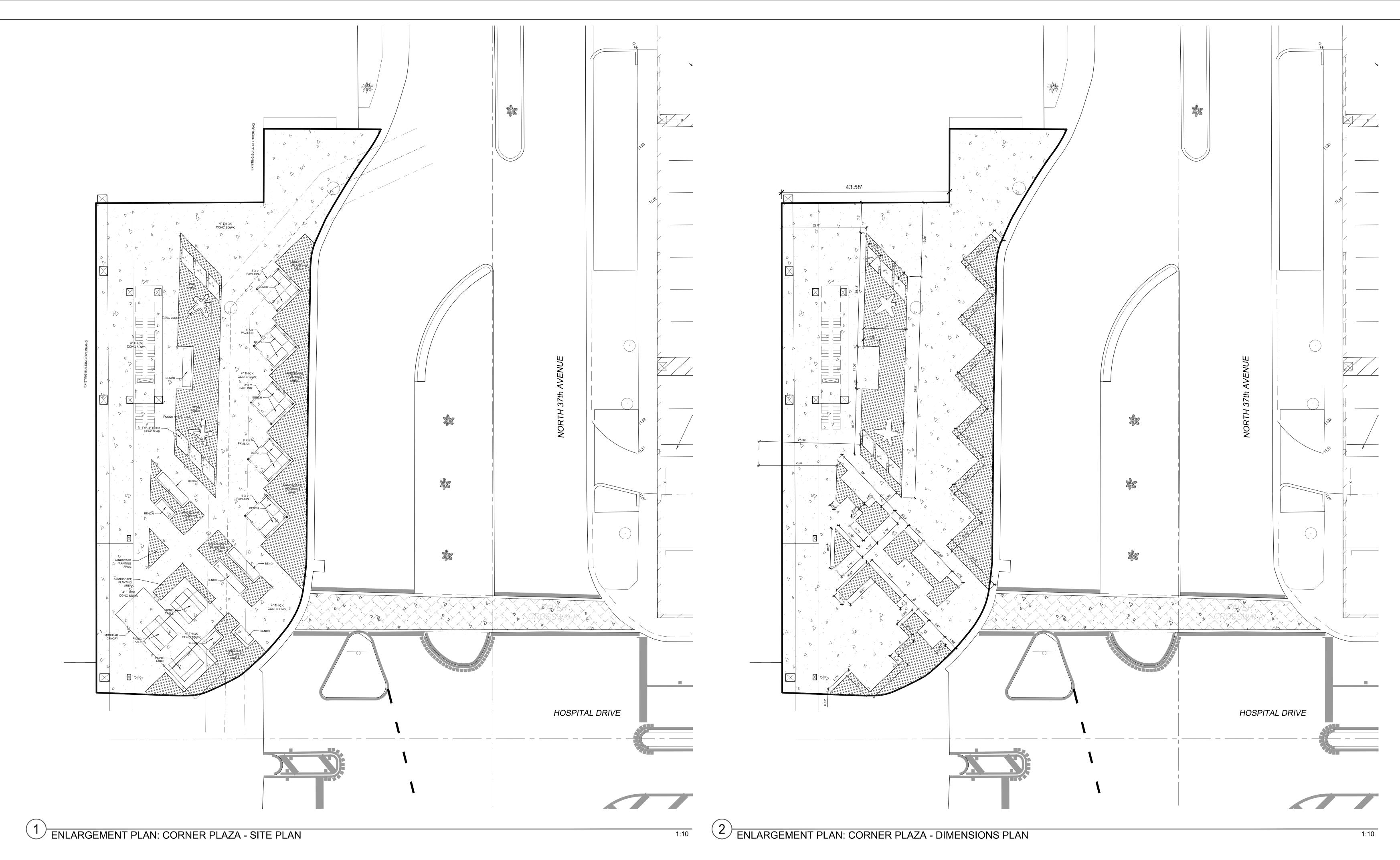
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23459.000 **AUGUST 19, 2024**

FINAL TAC

HARDSCAPE PAVING **DESIGN**



FINAL TAC ELEVATIONS ARE IN NAVD 88

SP-401 ENLARGEMENT PLANS - CORNER PLAZA 1" = 20'-0"

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CORAL GABLES, FL 33134

INTERIOR DESIGNER HKS ARCHITECTS 225 EAST ROBINSON ST. SUITE #405

ORLANDO, FL 32801 CIVIL & LANDSCAPE

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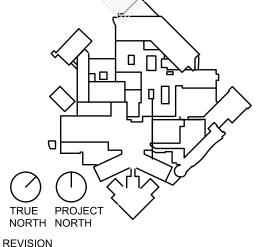
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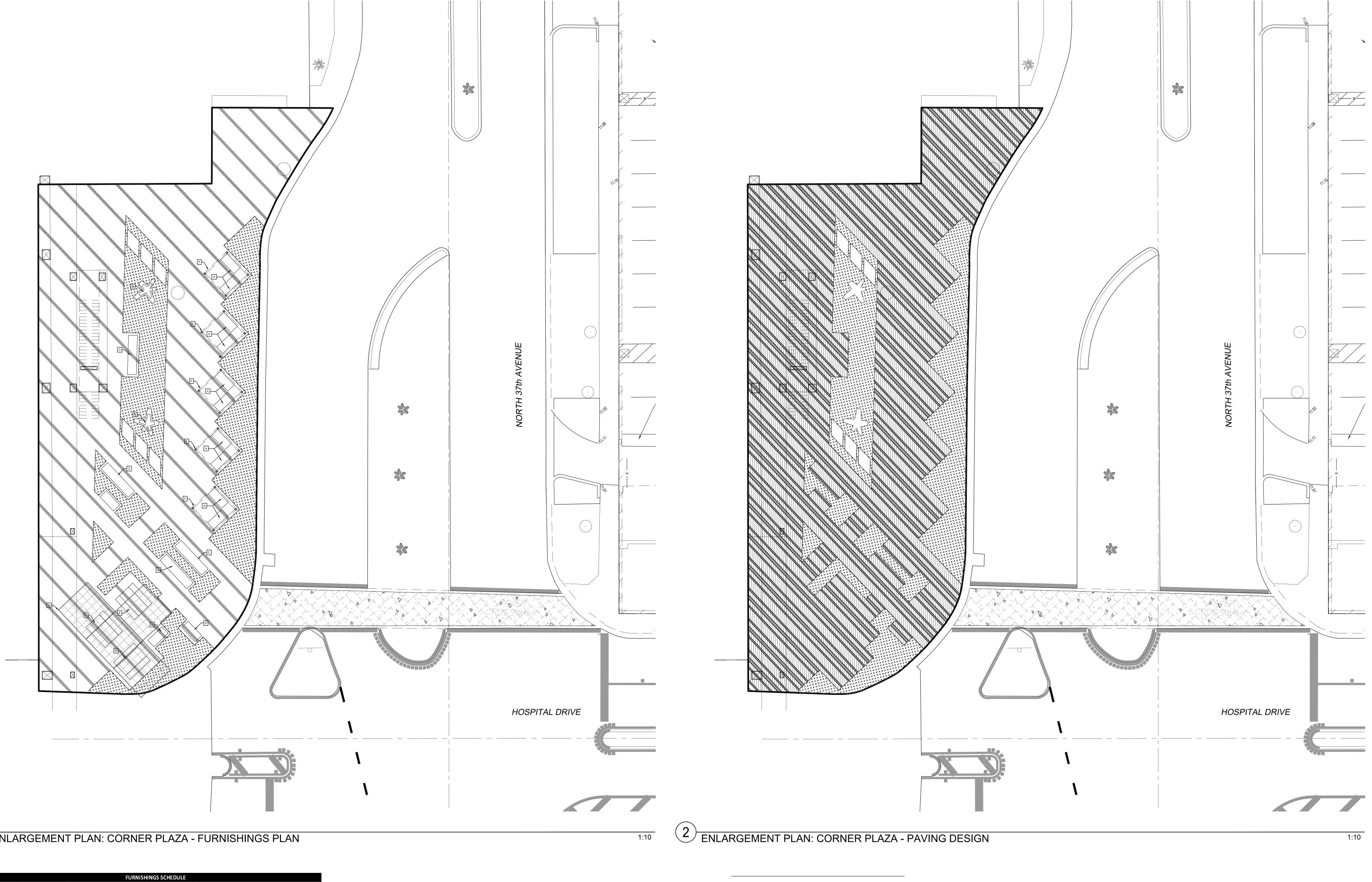
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AUGUST 19, 2024

FINAL TAC

ENLARGEMENT PLANS - CORNER PLAZA

SHEET NO.



ENLARGEMENT PLAN: CORNER PLAZA - FURNISHINGS PLAN

FURNISHINGS SCHEDULE					
ID	DESCRIPTION	MANUFACTURER	MODEL	FINISHES	
Α	BENCH	MM CITE	RADIUM LRA160	POWDERCOATED STEEL, RESYSTA COMPOSITE	
В	BENCH	ESCOFET - LANDSCAPE FORMS	FLOR SMALL	CAST STONE	
С	BENCH	MM CITE	VERA LV151	STREEL FRAME, RESYSTA COMPOSITE	
D	BENCH	MMCITE	VERA LV150	STREEL FRAME, RESYSTA COMPOSITE	
_	PICNIC BENCH	MMCITE	VERA LVS111	STREEL FRAME, RESYSTA COMPOSITE	
	PICNIC TABLE	MMCITE	VERA LVS911	STREEL FRAME, RESYSTA COMPOSITE	
F	PERGOLA SHELTER	LUXURY PERGOLA	CUSTOM ORDER	ALUMINUM FRAME	
G	CANOPY	MM CITE	PIN105	STEEL STRUCTURE, ROOF SAFETY GLASS	

HATCH LEGEND

EXPOSED AGGREGATE HONED CONCRETE TO MATCH LITHOCRETE SAMPLE 08-043 MODIFICATION: ADDITION OF COQUINA SHELLS

> EXPOSED AGGREGATE HONED CONCRETE TO MATCH LITHOCRETE SAMPLE 07-251 MODIFICATION: ADDITION OF COQUINA SHELLS

EXPOSED AGGREGATE HONED CONCRETE TO MATCH LITHOCRETE SAMPLE 07-259 MODIFICATION: ADDITION OF COQUINA SHELLS

FINAL TAC ELEVATIONS ARE IN NAVD 88

SP-402 ENLARGEMENT PLANS - CORNER PLAZA 1" = 20'-0"

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CORAL GABLES, FL 33134

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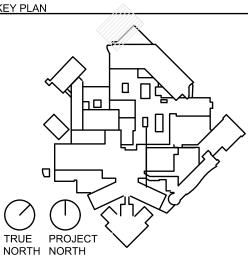
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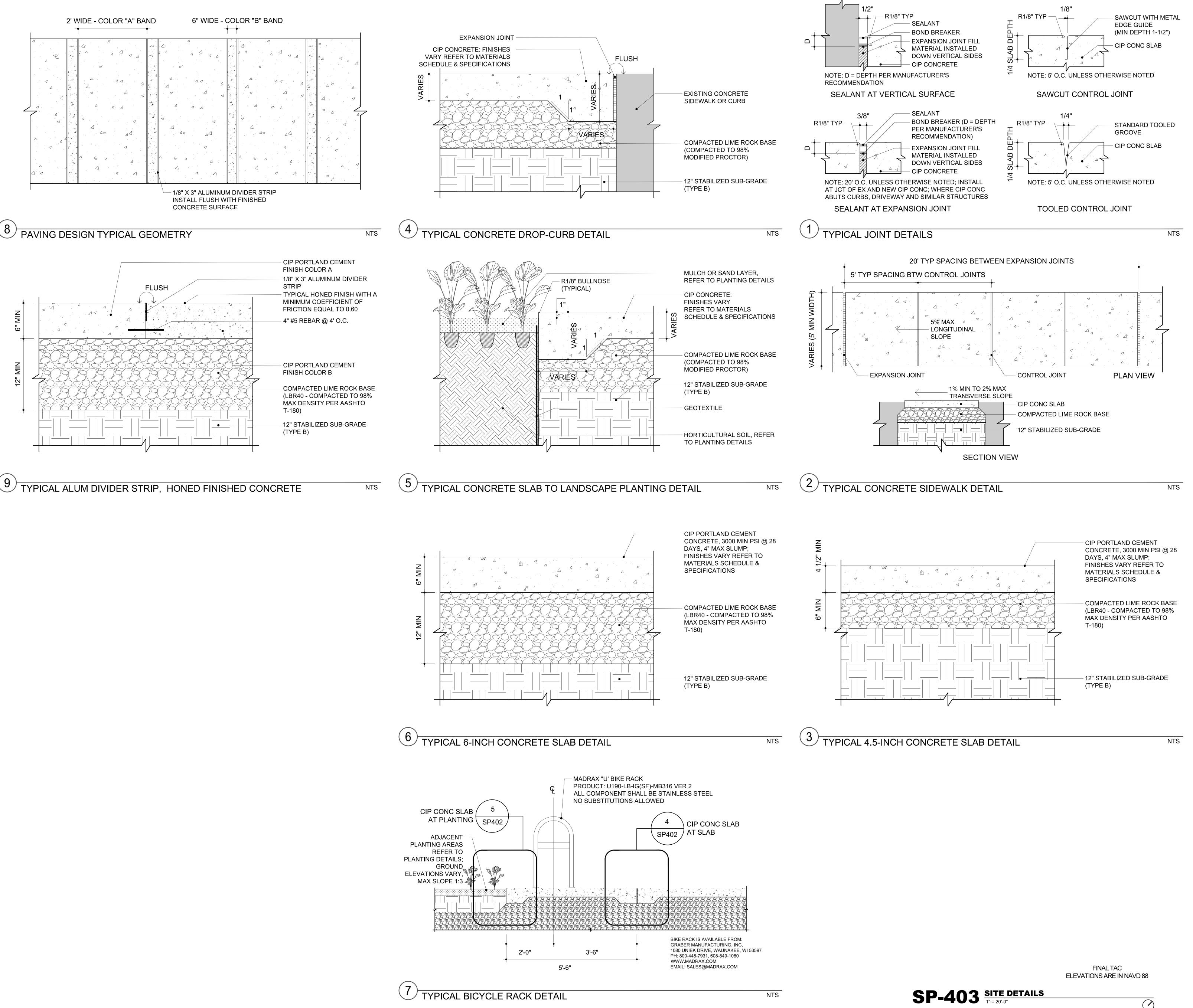
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AUGUST 19, 2024

FINAL TAC ENLARGEMENT

PLANS - CORNER PLAZA



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KEY PLAN

TRUE PROJECT REVISION

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HKS PROJECT NUMBER 23459.000 **AUGUST 19, 2024**

SITE DETAILS

FINAL TAC