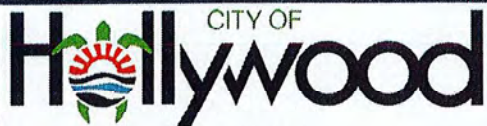


ATTACHMENT A(1)
Application Package



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

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APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: 2308 N. Ocean Drive

Lot(s): 1-12 Blk A, Lot 1 Blk B Block(s): A, B Subdivision: Hlwd Bch First Addn

Folio Number(s): 5142 12 00 0010, 5142 12 02 0020, 5142 12 02 0021 and 5142 12 01 0030

Zoning Classification: BRT-25-A1A-C Land Use Classification: General Business

Existing Property Use: Vacant Sq Ft/Number of Units: n/a

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): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Site plan approval for tiki-hut style restaurant

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="0"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="5,900"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="n/a"/> (Area: <input type="text" value="n/a"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="59"/>)
Height (# of stories)	(# STORIES) <input type="text" value="1"/> (<input type="text" value=">25 ft"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="82,728"/> FT.)

Name of Current Property Owner: Oceanside Marina, LLC

Address of Property Owner: 1001 E ATLANTIC AVE SUITE 202 DELRAY BEACH FL 33483

Telephone: 603-767-0483 Email Address: thomas.walsh@ophotels.com

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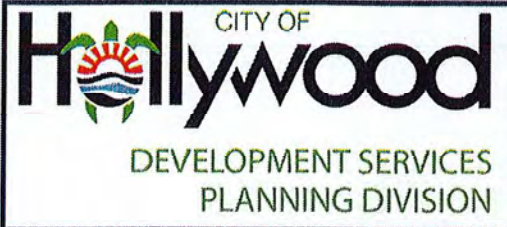
Email Address #2: _____

Date of Purchase: 9/7/12 Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

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GENERAL APPLICATION

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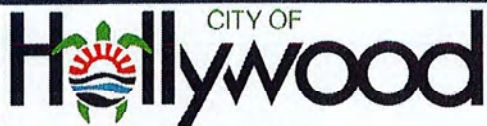
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Michael Walsh
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Michael Walsh
Print Name



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Explanation of Request: Site plan approval for tiki-hut style restaurant

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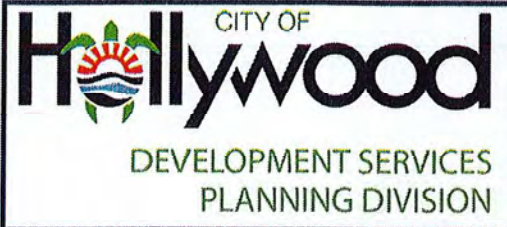
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DEVELOPMENT PROPOSAL

Explanation of Request: Variance for landscaping width and at-grade parking lot setback on east property line.

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="0"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="5,900"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="n/a"/> (Area: <input type="text" value="n/a"/> S.F.)
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Email Address: keith@govlawgroup.com

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Date of Purchase: 9/7/12 Is there an option to purchase the Property? Yes No

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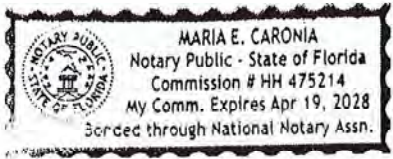
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Existing Property Use: Vacant Sq Ft/Number of Units: n/a

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DEVELOPMENT PROPOSAL

Explanation of Request: Variance for landscaped area/at grade parking setback along north property line for tiki-hut style restaurant.

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="0"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="5,900"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="n/a"/> (Area: <input type="text" value="n/a"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="59"/>)
Height (# of stories)	(# STORIES) <input type="text" value="1"/> (<input type="text" value=">25 ft"/> FT.)
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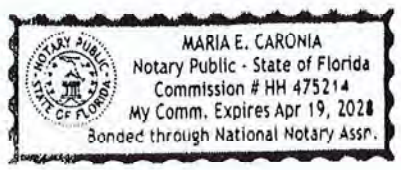
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DEVELOPMENT PROPOSAL

Explanation of Request: Variance for tiki hut setback from seawall.
 Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="0"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="5,900"/> S.F.)
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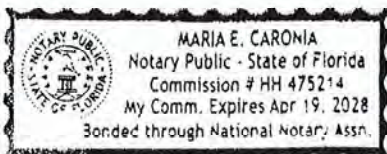
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Government
L A W G R O U P

W W W . G O V L A W G R O U P . C O M

Keith Poliakoff, Esq. | (954) 909-0590 office | kpoliakoff@govlawgroup.com

August 21, 2024

City of Hollywood
Attn: Reginald White, MPA, CEP, Planning Administrator
Division of Planning & Urban Design
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33020

RE: 2308 North Ocean Drive

Dear Mr. White:

Variance Requests:

1. Reduce the 10-foot required setback from the seawall, resulting in a setback of 0 feet for the Tiki/Gazebo (§ 4.6.(C)2.d.)
2. Reduce the landscaped front setback along Ocean Drive for the at-grade parking lot 10' to 5'. (§4.22.I.2.b. and §9.5.A.)
3. Reduce the landscaped side setback for the at-grade parking lot along the north property line from 10 feet to 5 feet (§4.22.I.2.b. and §9.5.A.)

Variance request for tiki/gazebo structure setback

Subsection 5.3.F. Criteria

1. Variances. Except as set forth in division F.2. below, no Variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.
 - 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;
Response: Sec. 4.6.C. of the Zoning and Land Development Regulations establishes the intent and purpose of the Beach Community Redevelopment Districts development standards, which center around maintaining the character and 'branding' of Hollywood Beach through development that is appropriate in scale, massing and articulation with the historic character and existing stock of historic and contributing structures.

200 S. Andrews Avenue, Suite 601
Ft. Lauderdale, FL 33301

The requested rear setback variance facilitates construction of a tiki-hut style gazebo that is consistent with both the character of Hollywood Beach tourism businesses and the scale of buildings within both the BRT-25-A1A-C and BRT-25-A1-R zoning districts that line east side of the Intracoastal Waterway. Therefore, the request maintains the basic intent and purpose of the subject regulations in protecting the stability and appearance of the city.

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

Response: the site of the variance request was historically and compatibly developed for the same proposed use, at the same location, as evidenced by the pilings that remain in the waterway. The former use was popular among area residents and tourists for its casual, outdoor waterside ambiance. The proposed gazebo structure, for which the setback variance is requested, will be located approximately 200 feet from each of the side lot lines and will occupy only 46.5 feet of the more than 500 feet of lot width. Portions of the Intracoastal Waterway north of Hollywood Boulevard are lined with substantial buildings having walls or roofs that extend into the rear yard, coincident with or seaward of the seawall. The gazebo structure is significantly smaller in scale and mass than such buildings and will be open-air, thereby preserving sight lines to the Intracoastal Waterway.

- 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; and

Response: the Comprehensive Master Plan is a high-level policy document that incorporates detailed, area-specific plans by reference for matters such as site development and design, to which the subject variance request pertains. The specific area plan that is applicable to the subject site is the Hollywood Beach CRA Master Plan. The requested variance especially furthers Strategy 2.1, Action Item 4., relating to improved public access to natural and recreation assets, and further articulated by the following two action items:

- a) Encourage active waterside uses along the Intracoastal, including rental of a limited types of boats (excluding, for example, jet ski.); and*
- b) Establish setback requirements that protect views and pedestrian access to the Intracoastal Waterway and the Beach.*

The proposed tiki-hut style restaurant and bar is a classic waterside use that draws people to the Intracoastal Waterway for its ambiance. Additionally, the open-air restaurant and bar is designed for integration with a marina that can provide additional active waterside uses such as boat rental and docking. The project provides more than 400 feet of view corridor to the Intracoastal Waterway, far exceeding interior side setback requirements intended to preserve view corridors.

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

Response: the request variance is not economically based or self-imposed. The requested

variance responds to a parcel depth of only 69 feet, which is inadequate for development of the proposed use in the manner most beneficial to the community. These benefits include the unique opportunity for residents and tourists to dine over the waterway at a location that historically offered this amenity, while providing substantial separation between the open-air restaurant and residential zoning two properties north of the subject property, and allowing closure of three curb cuts onto A-1A, thereby reducing the number of potential vehicular conflict points, and improving traffic flow and safety.

e. (not applicable)

Variance request for landscaped at-grade parking setback along Ocean Drive

Subsection 5.3.F. Criteria

1. Variances. Except as set forth in division F.2. below, no Variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.

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;

Response: the variance request is to reduce the width of the required landscape strip, but not to reduce the amount of required landscaping. The vehicular use area will be screened and set back from Ocean Drive according to the code requirement for approximately 50 percent of the property frontage, excluding driveway openings. The center of the property's Ocean Drive frontage features the "front door" of the restaurant complex opening up to the public sidewalk, inviting pedestrians into the site and waterfront, and effectively "activating" the street frontage, while providing a second, interior layer of lush landscaping to frame the public sidewalk entrance. The remainder of the frontage will be screened with landscape materials in compliance with the City's requirements. Therefore, the request maintains the basic intent and purpose of the landscaped parking lot setback requirement. The project will enhance the appearance and economic stability of the city.

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

Response: the landscaping treatment of the property's Ocean Drive will be equal to, or more substantial than, that of any adjacent property and will improve the community's appearance.

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; and

Response: the Comprehensive Master Plan is a high-level policy document that incorporates detailed, area-specific plans by reference for matters such as site development and design, to which the subject variance request pertains. The specific area

plan that is applicable to the subject site is the Hollywood Beach CRA Master Plan. The requested variance is consistent with and furthers the following provisions of the Beach Master Plan:

Strategy 2.1, Action Item 3.d) Create a Boardwalk along the Intracoastal Waterway. The variance responds to the inadequacy of the property's depth dimension of only 69 feet, and facilitates the provision of a pedestrian walk along the property's Intracoastal Waterway frontage.

Strategy 2.1, Action Item 4.:

a) Encourage active waterside uses along the Intracoastal, including rental of a limited types of boats (excluding, for example, jet ski). The project embodies this strategy by connecting landside people to the waterside, waterside people to the landside through its marina, and providing a pedestrian path along the waterway. The variance request is necessary to facilitate the project.

c) Establish landscape requirements that ensure public rights of way that contribute to the environmental health and beauty of the Beach. The project complies with the city's landscape requirements.

Strategy 2.3, Action Item 1:

- Street design that prioritizes pedestrians, with particular attention to transforming A1A into a pedestrian-oriented thoroughfare; Design standards that encourage active uses at street level and protect views and access to the Beach and Intracoastal Waterway. The project design closes three curb cuts and places its driveways at the ends of the property's frontage, thereby providing one of the most uninterrupted sidewalk segments along this portion of Ocean Drive for pedestrians. The project further opens to the public sidewalk with its inviting entrance feature, encouraging people to walk the property, drink, dine and gather.*
- Design standards that ensure the landscape quality of the public rights-of-way. The project's Ocean Drive landscaping complies with the City's landscaping requirements.*

d. That the need for the requested Variance is not economically based or self-imposed.
Response: the requested variance is not economically based or self-imposed. The requested variance responds to a parcel depth of only 69 feet, which is inadequate to accommodate the required onsite parking, front parking lot setback, and provide a pedestrian walk along the waterway. Although the variance is necessary to realize the project, the project improves the pedestrian environment along Ocean Drive, allowing closure of three curb cuts onto A-1A, improving traffic flow, safety and pedestrian convenience.

e. (not applicable)

Variance request for landscaped at-grade north side parking setback

Request: to reduce the required landscaped setback from 10 feet to a minimum of 5 feet.
Subsection 5.3.F. Criteria

1. Variances. Except as set forth in division F.2. below, no Variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.

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;

Response: the variance request is to reduce the width of the required landscape strip, but not to reduce the amount of required landscaping. The landscape strip will be planted according to code requirements. The setback dimension will comply with the minimum requirement at the street line, where its width is most impactful, and gradually taper to 5 feet at a point that is more than 40 feet removed from the street line. The reduction in landscaped setback is adjacent to two upsized terminal landscape islands set 9 feet away and 20 feet from the side yard buffer. Therefore, the request maintains the basic intent and purpose of the landscaped parking lot setback requirement. The development project will enhance the appearance and economic stability of the city.

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

Response: the north side yard abuts an at-grade parking facility under the same ownership as the subject property that is partially tied to the continued use of the subject property via parking easement agreement. The adjacent property also provides a landscaped setback on the opposing side of the common property line. The north side yard will fully comply with City landscape requirements, and will exceed the required width at the street line. The request is therefore compatible with the surrounding land uses and will 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; and

Response: the Comprehensive Master Plan is a high-level policy document that incorporates detailed, area-specific plans by reference for matters such as site development and design, to which the subject variance request pertains. The specific area plan that is applicable to the subject site is the Hollywood Beach CRA Master Plan. There are no plan policies, strategies or action items that directly bear on the subject variance request.

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

Response: the requested variance is not economically based or self-imposed. The subject development proposal involves a minor amount of building area, but is subject to a substantial off-street parking requirement on a challenging, shallow parcel. The north side property line is not perpendicular to the street line but is instead at an acute angle to the street line and parking lot, resulting in a narrowing of the distance between the north lot line and the parking facility in a westerly direction. Although the parking lot setback

City of Hollywood
Division of Planning & Urban Design
August 21, 2024

meets the code requirement at the street line, the separation cannot be maintained along the lot line while also providing the required maneuvering area for the northernmost parking space.

e. (not applicable)

Very truly yours,



Keith M. Poliakoff

LEGAL DESCRIPTION :

124172-SE

Lots 1 through 12, inclusive, LESS the East 12.82 feet as measured along the North and South lines thereof, Block A, HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31 of the Public Records of Broward County, Florida. TOGETHER WITH all that part of Taft Street Right-of-Way, formerly Arkansas Street, lying West of the Right-of-Way of North Ocean Drive (also known as State Road A-1-A). ALSO TOGETHER WITH all that part of the Florida East Coast Canal (also known as the Intracoastal Waterway), described as follows: Beginning at the Southwest corner of Lot 12, Block A, HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida; thence South 88° 05' 13" West, along a projection Westerly of the South Line of said Lot 12, 22.69 feet; thence North 01° 33' 26" West, 217.21 feet; thence North 05° 43' 31" East, 318.55 feet; thence North 88° 05' 13" East along a projection Westerly of the North Right-of-Way line of Taft Street, formerly Arkansas Street, 50.47 feet; thence South 05° 43' 31" West, along the West line of Lots 1 through 12, inclusive, Block A of said HOLLYWOOD BEACH FIRST ADDITION, 537.70 feet to the Point of Beginning. ALSO TOGETHER WITH Lot 11, Block 12, HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31 of the Public Records of Broward County, Florida, LESS the Right-of-Way for North Ocean Drive (also known as State Road A-1-A).

SKIPPERS DOCKSIDE

2308 N. OCEAN DRIVE,
HOLLYWOOD, FL 33019
BROWARD COUNTY

SITE PLAN

TEAM /CONSULTANTS

DEVELOPER
NORTH SOUTH CORP.
MR. THOMAS WALSH
1001 EAST ATLANTIC AVENUE, SUITE 202
DELRAY BEACH, FLORIDA 33483
(603) 767-33483

LAND USE ATTORNEY

GOVERNMENT LAW GROUP, PLLC
MR. KEITH POLIAKOFF, ESQ.
200 SOUTH ANDREWS AVE, SUITE 601
FORT LAUDERDALE, FLORIDA 33301
(954) 909-0590

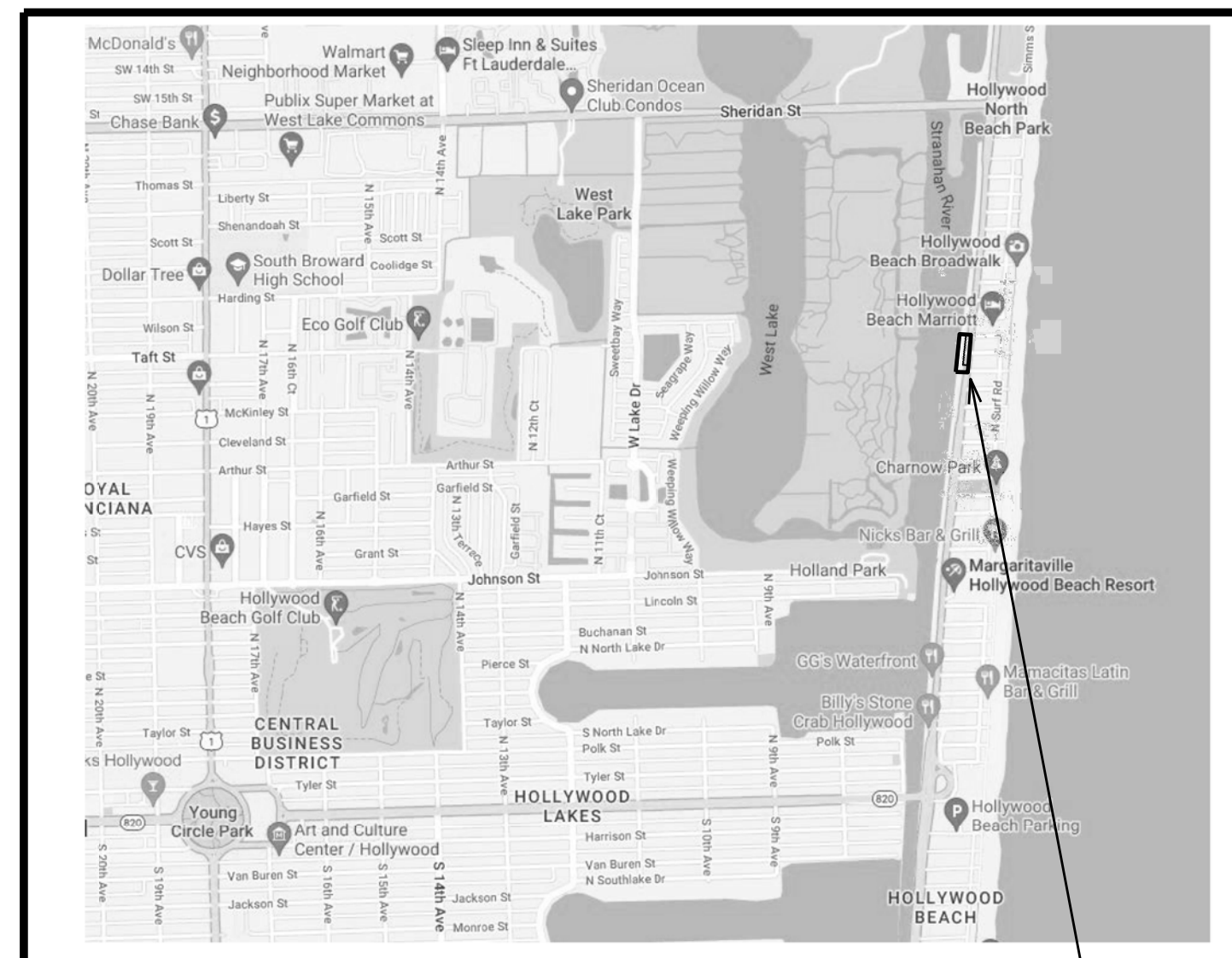
SITE PLANNER / CIVIL ENGINEER
A. J. HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FLORIDA 33067
(954) 347-3397

SURVEYOR
LANDTEC SURVEYING, INC
700 WEST HILLSBORO BOULEVARD
DEERFIELD BEACH, FLORIDA 33441
(561) 367-3587

LANDSCAPE ARCHITECT
GENERAL LANDSCAPING CORP.
CLINT OSTER, LA 1087
(561) 239-8280

ARCHITECT
PERMUY ARCHITECTURE
2717 PONCE DE LEON BOULEVARD
CORAL GABLE, FL 33134
(305) 200-5302

SECTION 12, TOWNSHIP 51S, RANGE 42E



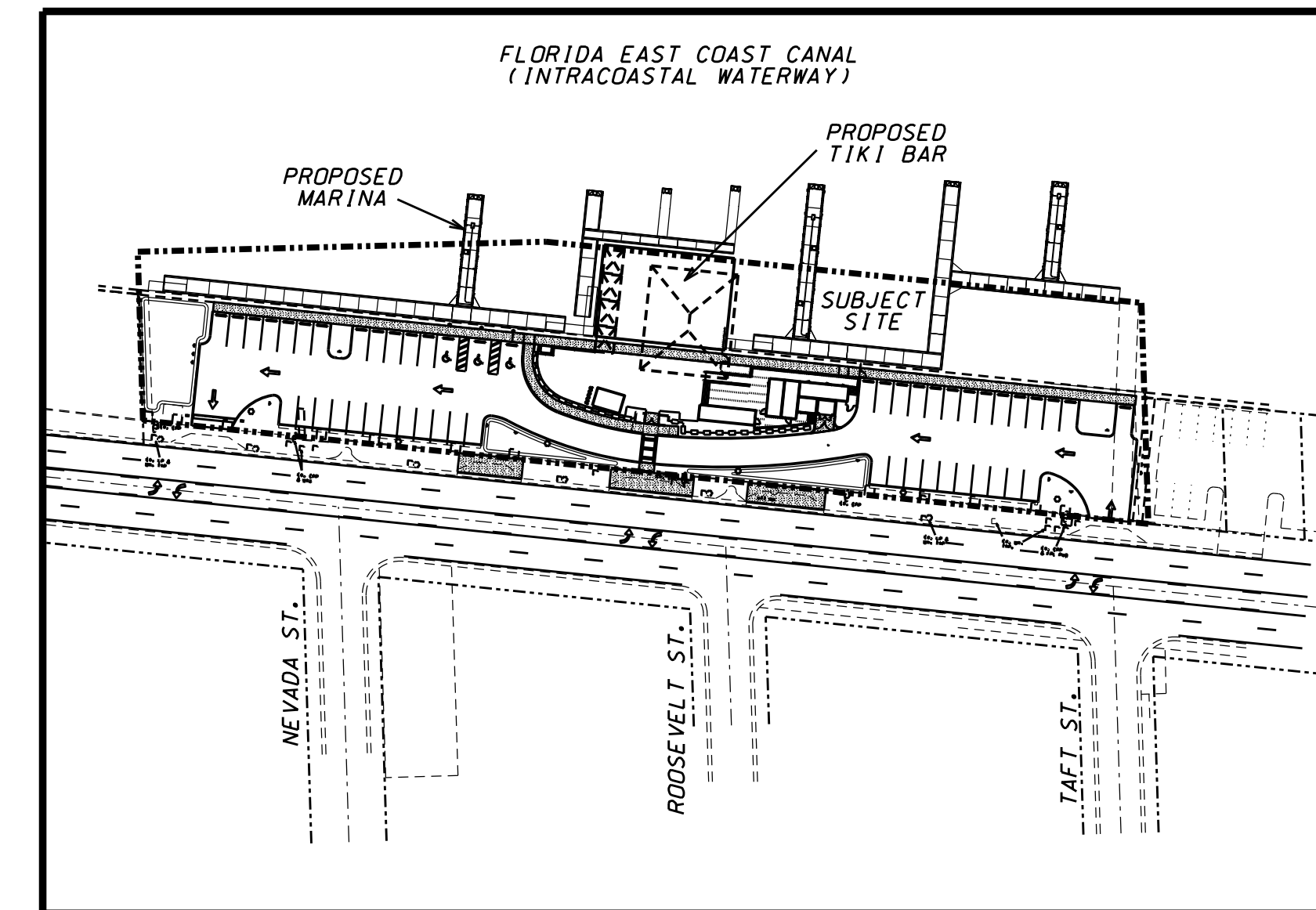
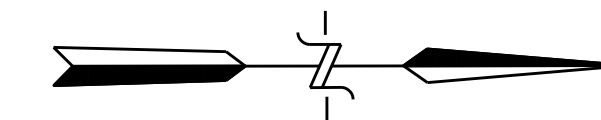
LOCATION MAP SUBJECT SITE
NOT TO SCALE

SHEET INDEX:

- C1. SITE PLAN COVER SHEET
- SP1. SITE PLAN
- VUA1. VEHICULAR USE AREA PLAN
- FP1. FIRE PREVENTION AND ACCESS WITH AUTOTURN PLAN
- S1. BOUNDARY & TOPOGRAPHIC SURVEY
- R1-3. RENDERINGS
- A-1.01 ARCHITECTURAL PLAN - FLOOR PLAN
- A-1.02 ARCHITECTURAL PLAN - BAR EQUIPMENT FLOOR PLAN
- A-1.03 CONTAINER FLOOR PLANS
- A-2.00 ARCHITECTURAL ELEVATIONS
- A-2.02 ARCHITECTURAL TIKI ELEVATIONS
- A-2.03 FOOD, CONTAINER, & ENTRY PAVILLION ELEVATIONS
- A-3.00 SECTION THROUGH TIKI
- LO. PHOTOMETRIC STUDY
- L-1. EXISTING TREE DISPOSITION PLAN
- L2. LANDSCAPE PLAN
- L3. LANDSCAPE SPECIFICATIONS

CIVIL PLANS SHEET INDEX:

- C1. CIVIL PLANS COVER SHEET
- SWP1. DEMOLITION & SWPPP PLAN DURING CONSTRUCTION
- SWP2. STORMWATER POLLUTION PREVENTION DETAILS
- PD1. PAVING, GRADING, & DRAINAGE PLAN
- PD2. PAVEMENT MARKING & CURB LOCATION PLAN
- PD3. PAVING & GRADING CROSS SECTIONS
- PD4. PAVING & GRADING CROSS SECTIONS
- PD5. PAVING, GRADING, & DRAINAGE DETAILS
- PD6. PAVING, GRADING, & DRAINAGE DETAILS & NOTES
- PD7. CITY OF HOLLYWOOD STANDARD PAVING & DRAINAGE DETAILS
- WS1. WATER & SEWER PLAN



SKIPPERS DOCKSIDE
NOT TO SCALE

FLOOD ZONE INFORMATION:

- 1a. FEMA MAP EFFECTIVE 08/08/14
- 1b. FEMA PRELIM PANEL EFFECTIVE 12/31/19
2. FLOOD ZONE AE
3. BFE 5.0 NAVD (PRELIM 6.0 NAVD)
4. FLOOD PANEL: 12011C0588H
5. COMMUNITY #: HOLLYWOOD 125113

ELEVATION NOTES:

1. ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NAVD 88 DATUM.

LEGAL DESCRIPTION

SEE BOUNDARY SURVEY FOR LEGAL DESCRIPTION

MEETING DATES FOR FILE #22-DP-78

07/05/22 PACO MEETING
02/21/23 TAC MEETING #1. PRELIMINARY SITE PLAN REVIEW
09/05/23 TAC MEETING #2. FINAL SITE PLAN REVIEW

SCALE: NA	REVISIONS		REVISIONS	
	DATE	COMMENTS	DATE	COMMENTS
DRAWN BY: HE.J	06/20/23	UPDATE PER CITY SP RAI #1		
CHECKED BY: LJ	09/15/23	UPDATE PER CITY SP RAI #2		
APPROVED BY: HE.J	12/15/23	UPDATE BOUNDARY, SITE CALCULATIONS		
	03/12/24	MOVE NORTH BOAT SLIP SOUTH TO ACHIEVE 7.5' SETBACK		

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT: **SKIPPERS DOCKSIDE**
2308 N. OCEAN DRIVE, HOLLYWOOD, FL 33019

TITLE: **SITE PLAN COVER SHEET**

SEAL: HOWARD JABLON, PE #47514
DATE: 10/25/22
DRAWING NO. 21-0100
SHEET NO. C1 OF 1

PARKING & BIKE REQUIREMENTS:

CAR PARKING PER ARTICLE 7.2
 FOOD SERVICE GROSS AREA
 MINIMUM REQUIRED = 60% X (1 SPACE / 60 SF)
 OVERALL SEATING AREA = 5,060 SF
 FOOD SERVICE TRAILER = 240 SF
 BATHROOMS = 208 SF
 FREEZER + COOLER = 80 SF + 160 SF = 240 SF
 STORAGE = 160 SF
 GROSS RESTAURANT AREA = 5,900 SF
 MINIMUM REQUIRED = 0.60 * (1/60) X 5,600 SF = 59
 MARINA BOAT SLIPS: NOT APPLICABLE
 TOTAL REQUIRED = 59 SPACES
 PARKING PROVIDED = 51 SPACES
 THE ADDITIONAL EIGHT (8) SPACES REQUIRED SHALL BE ADDRESSED BY SHARING PARKING WITH THE PROPERTY TO THE NORTH.

BIKE PARKING PER ARTICLE 4B
 1 BIKE SPACE PER 20 PARKING SPACES
 REQUIRED BIKE PARKING = 3 SPACES
 BIKE PARKING PROVIDED = 5 SPACES

SITE DATA

FOLIO # : 51-42-12-01-0030
 TYPE OF PROJECT : MARINA / RESTAURANT
 EXISTING LAND USE : GENERAL BUSINESS (GBUS)
 MUNICIPAL FUTURE LAND USE : GENERAL BUSINESS (GBUS)
 EXISTING ZONING : BRT-25-A1A-C
 PROPOSED ZONING : BRT-25-A1A-C
 AREA OF PROJECT SITE : 1.37 ACRES
 : 59,682 SF (MIN 6,000 SF)
 # MARINA SLIPS (RENTAL) : 12
 # SLIPS (SHORT STAY) : 3
 FOOD SERVICE SEATING AREA : 5,060 SF
 FOOD SERVICE TRAILER : 240 SF
 BATHROOMS, COOLER, STORAGE : 608 SF
 MAXIMUM BUILDING HEIGHT : 50 FEET
 BUILDING HEIGHT PROVIDED : 18 FEET (TO PEAK OF ROOF)
 WATER & WASTEWATER SERVICE PROVIDER : CITY OF HOLLYWOOD
 WASTE SERVICE : STREETSIDE PICKUP

LOT REQUIREMENTS & SETBACKS:

PER ARTICLE 4 - APPENDIX 1 BRT-25-A1A-C FIGURES
 DEPTH OF PROPERTY LESS THAN 150'
 WIDTH OF PROPERTY GREATER THAN 150'
 FRONT : 10 FT 30 FT
 SIDE : 20 FT 150 FT
 REAR : 5 FT NA

SITE LIGHTING NOTE

THE MAXIMUM FOOT CANDLES IS 3.1 AS NOTED ON THE PHOTOMETRIC PLAN.

LOT DATA

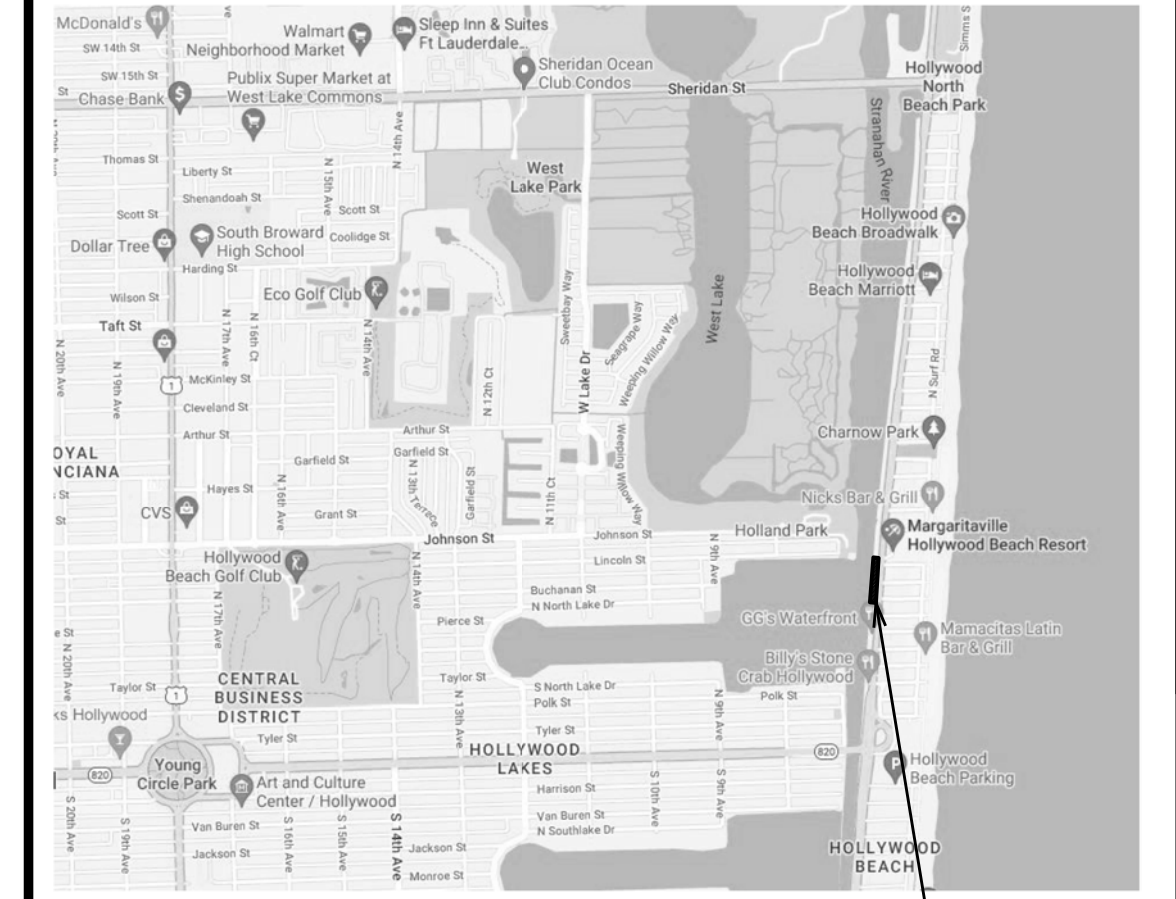
LOT DATA	TOTAL (SF)	ACRES	TOTAL (%)
TOTAL NET LOT AREA	59,682 SF	1.370 AC	100.00%
IMPERVIOUS			
TIKI RESTAURANT (FOOTPRINT)	3,465 SF	0.080 AC	NA
ACCESSORY BLDGS (FOOTPRINT)	928 SF	0.021 AC	NA
TOTAL BUILDING COVERAGE	4,393 SF	0.101 AC	7.36%
DRIVE AISLE	19,426 SF	0.446 AC	32.55%
SIDEWALK	3,260 SF	0.075 AC	5.46%
MARINA & WATER SURFACE (23,776 LESS TIKI RESTAURANT)	20,311 SF	0.466 AC	34.03%
PERVIOUS LANDSCAPE AREA	12,292 SF	0.282 AC	20.60%

CITY OF HOLLYWOOD NOTES:

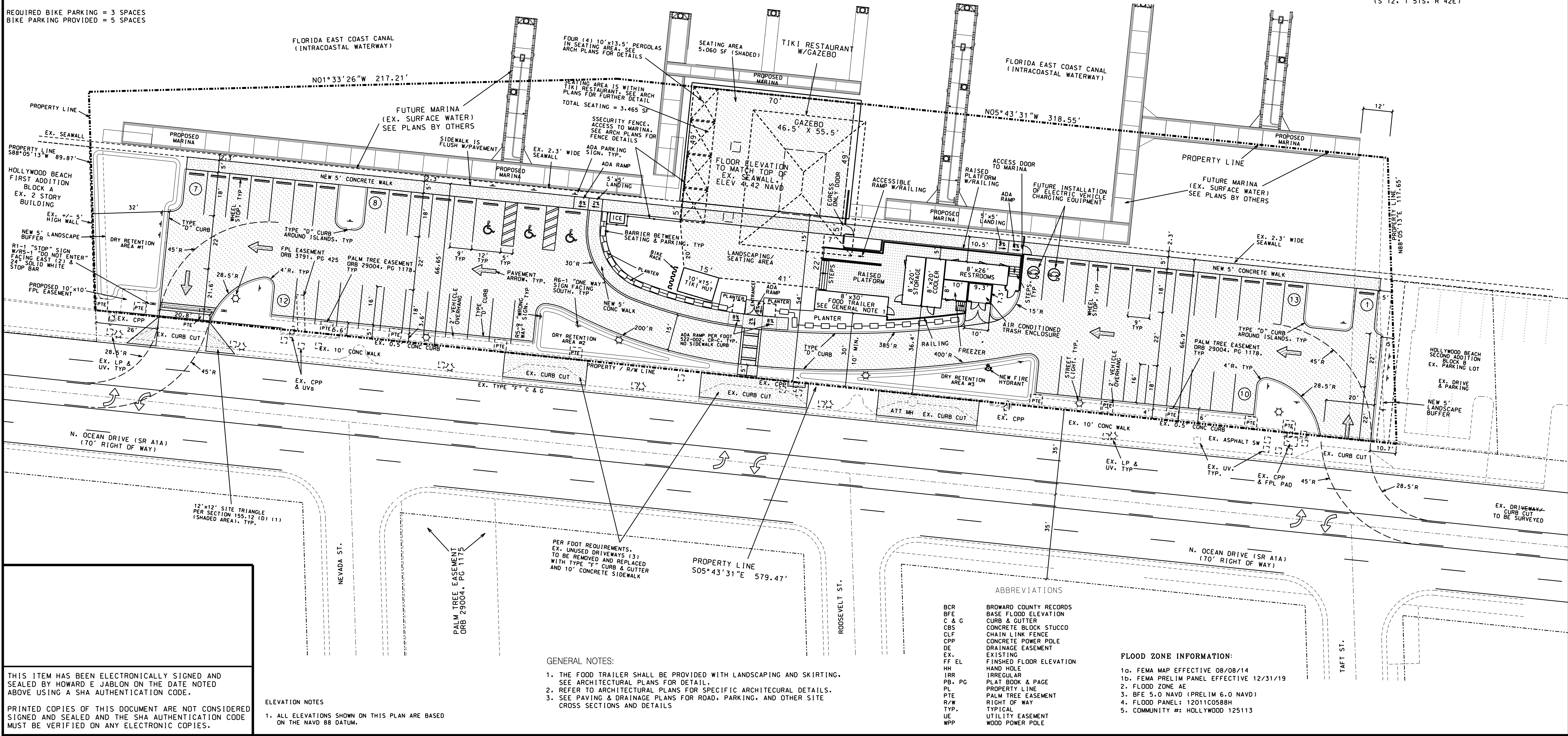
- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- ALL SIGNAGE SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
- STORAGE TRAILERS SHALL NOT BE USED TO STORE HAZARDOUS MATERIALS.
- ANY LIP FROM 1/4", BUT NOT GREATER THAN 1/2", WILL BE BEVELED TO MEET ADA REQUIREMENTS.

FIRE DEPARTMENT NOTES:

- WATER SUPPLY AND ANY NEW FIRE HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 ED.), SECTION 16.4.3.1.1



LOCATION MAP (S 12, T 51S, R 42E) SUBJECT SITE



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED ABOVE USING A SHA AUTHENTICATION CODE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ELEVATION NOTES
 1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.

- GENERAL NOTES:**
- THE FOOD TRAILER SHALL BE PROVIDED WITH LANDSCAPING AND SKIRTING. SEE ARCHITECTURAL PLANS FOR DETAIL.
 - REFER TO ARCHITECTURAL PLANS FOR SPECIFIC ARCHITECTURAL DETAILS.
 - SEE PAVING & DRAINAGE PLANS FOR ROAD, PARKING, AND OTHER SITE CROSS SECTIONS AND DETAILS.

- ABBREVIATIONS**
- BCR BROWARD COUNTY RECORDS
 - BFE BASE FLOOD ELEVATION
 - C & G CURB & GUTTER
 - CBS CONCRETE BLOCK STUCCO
 - CLF CHAIN LINK FENCE
 - CPP CONCRETE POWER POLE
 - DE DRAINAGE EASEMENT
 - EX. EXISTING
 - FF EL FINISHED FLOOR ELEVATION
 - HH HAND HOLE
 - IRR IRREGULAR
 - PB, PG PLAT BOOK & PAGE
 - PTE PROPERTY LINE
 - R/W PALM TREE EASEMENT
 - R/W RIGHT OF WAY
 - TYP. TYPICAL
 - UE UTILITY EASEMENT
 - WPP WOOD POWER POLE
- FLOOD ZONE INFORMATION:**
- FEMA MAP EFFECTIVE 08/08/14
 - FEMA PRELIM PANEL EFFECTIVE 12/31/19
 - FLOOD ZONE AE
 - BFE 5.0 NAVD (PRELIM 6.0 NAVD)
 - FLOOD PANEL: 12011C0588H
 - COMMUNITY #: HOLLYWOOD 125113

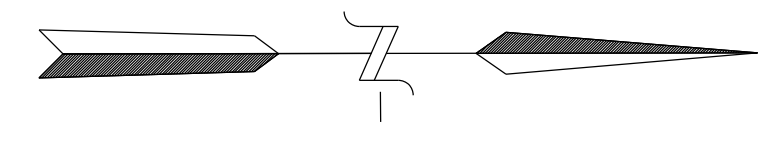
SCALE: 1" = 20'	DATE	REVISIONS	DATE	REVISIONS
DRAWN BY: HEJ	10/25/22	UPDATE PER PACO MEETING COMMENTS		
CHECKED BY: LJ	06/20/23	UPDATE PER CITY SP RAI #1		
APPROVED BY: HEJ	09/15/23	UPDATE PER CITY SP RAI #2		
	12/15/23	UPDATE BOUNDARY, SITE CALCULATIONS		
	02/06/24	ADD ADA RAMP & LANDING INFO, DRIVEWAY SETBACKS		
	03/12/24	MOVE NORTH BOAT SLIP SOUTH TO ACHIEVE 7.5' SETBACK		
	03/12/24	UPDATE PARKING CALCULATIONS		

AJ HYDRO ENGINEERING, INC.
 5932 NW 73RD COURT
 PARKLAND, FL 33067
 TEL (954) 347-3397
 AJHYDRO@BELLSOUTH.NET

PROJECT: **SKIPPERS DOCKSIDE**
 2308 N. OCEAN DRIVE, HOLLYWOOD, FL 33019

TITLE: **SITE PLAN**

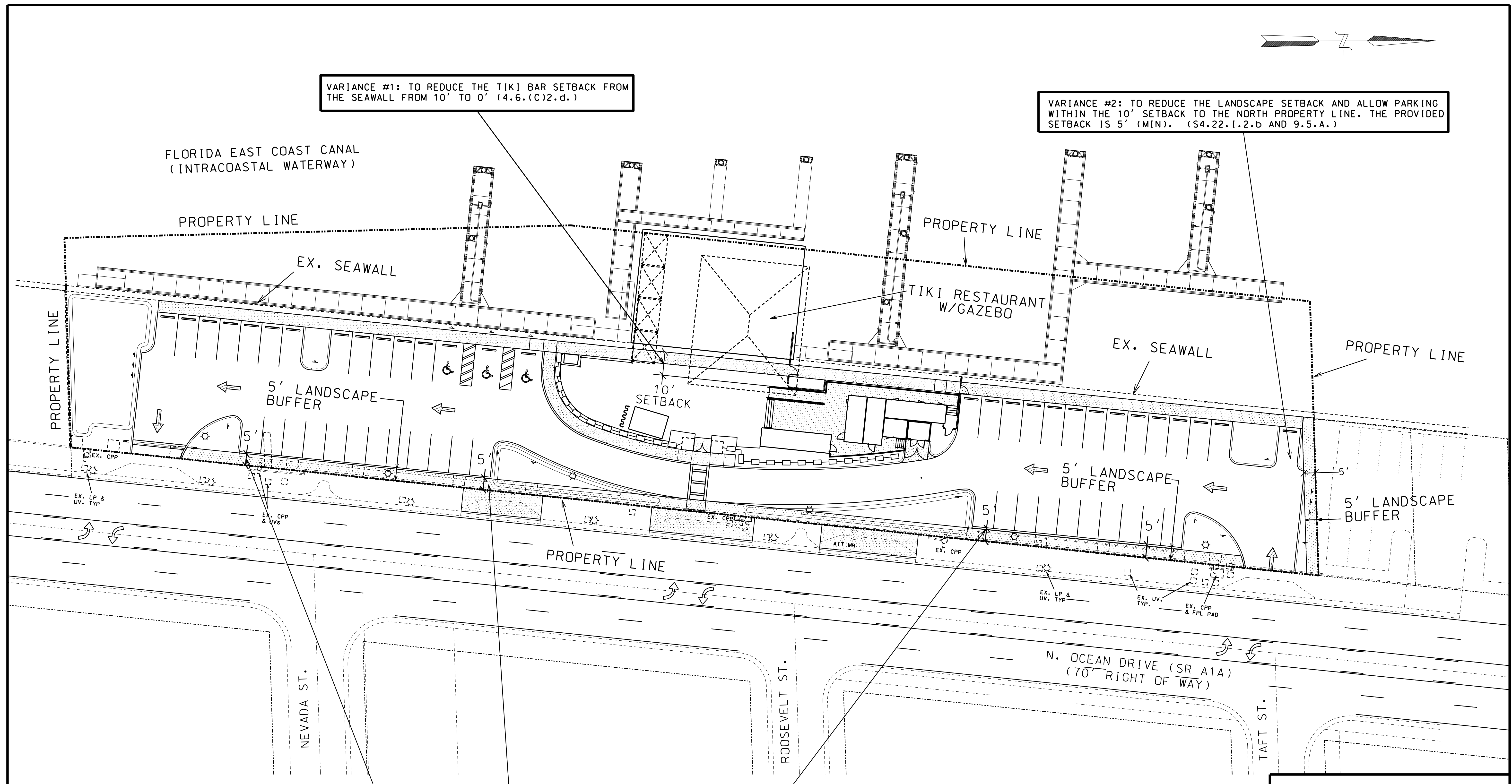
SEAL: HOWARD JABLON, PE #47514
 DATE: 10/25/22
 DRAWING NO. 21-0100
 SHEET NO. SP1 OF 1



VARIANCE #1: TO REDUCE THE TIKI BAR SETBACK FROM THE SEAWALL FROM 10' TO 0' (4.6.(C)2.d.)

VARIANCE #2: TO REDUCE THE LANDSCAPE SETBACK AND ALLOW PARKING WITHIN THE 10' SETBACK TO THE NORTH PROPERTY LINE. THE PROVIDED SETBACK IS 5' (MIN). (S4.22.1.2.b AND 9.5.A.)

VARIANCE #3: TO REDUCE THE LANDSCAPE SETBACK AND ALLOW PARKING WITHIN THE 10' SETBACK TO THE EAST PROPERTY LINE. THE PROVIDED SETBACK IS 5' (MIN). (S4.22.1.2.b AND 9.5.A.)



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED ABOVE USING A SHA AUTHENTICATION CODE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: 1" = 20'	REVISIONS		REVISIONS	
	DATE	COMMENTS	DATE	COMMENTS
DRAWN BY: HEJ	2			
CHECKED BY: LJ				
APPROVED BY: HEJ				

AJ HYDRO
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 PARKLAND, FL 33067
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PROJECT: **SKIPPERS DOCKSIDE**

TITLE: **VARIANCE EXHIBIT**

SEAL: HOWARD JABLON, PE #47514
 DATE: 08/08/24
 DRAWING NO. 21-0100
 SHEET NO. VAR1 OF 1

VEHICULAR USE AREA:

PER ARTICLE 9.5.C.1 - 25% OF THE PAVED
VEHICULAR USE AREA SHALL BE LANDSCAPED
(DOES NOT INCLUDE REQUIRED BUFFER AREAS &
DOES NOT INCLUDE PARKING NORTH OF NORTH
LANDSCAPE BUFFER)

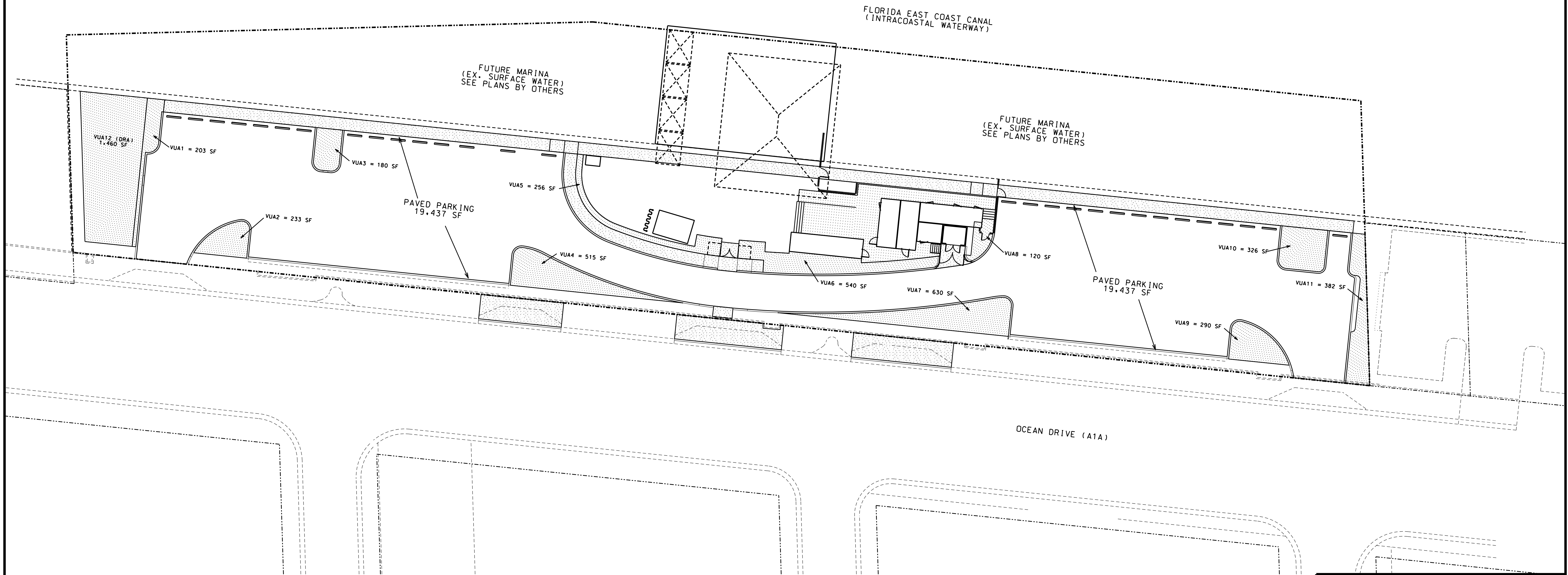
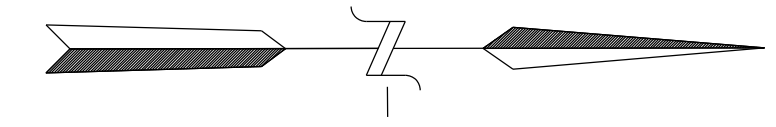
TOTAL PAVED AREA : 19,437 SF

REQUIRED VUA LANDSCAPE AREA : 0.25 X 19,437 SF
4,859 SF (25%)

PROVIDED VUA LANDSCAPE AREA : 5,135 SF (SEE TABLE) = 26.4%

TABLE OF VUA AREAS

VUA #	AREA
1	203 SF
2	233 SF
3	180 SF
4	515 SF
5	256 SF
6	540 SF
7	630 SF
8	120 SF
9	290 SF
10	326 SF
11	382 SF
12	1,460 SF
TOTAL	5,135 SF



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED ABOVE USING A SHA AUTHENTICATION CODE.

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

SCALE : 1" = 20'	REVISIONS		REVISIONS	
	DATE	COMMENTS	DATE	COMMENTS
DRAWN BY: HEJ	09/15/23	ADD THIS SHEET PER CITY SP RA1 #2		
CHECKED BY: LJ				
APPROVED BY: HEJ				

AJ HYDRO
ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT: **SKIPPERS DOCKSIDE**

TITLE: **VEHICULAR USE AREA PLAN**

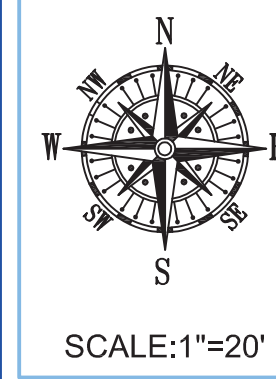
SEAL: **HOWARD JABLON, PE #47514**

DATE: 10/25/22

DRAWING NO. 21-0100

SHEET NO. VUA1 OF 1

Aerial Photograph
May not show latest improvements. Not-to-scale.



ALTA/NSPS LAND TITLE BOUNDARY SURVEY

ALL BOUNDARY MONUMENTS SHOWN HEREON HAVE BEEN COMPUTED TO MEET OR EXCEED A 95% CONFIDENCE LEVEL WITH REGARD TO RELATIVE POSITIONAL PRECISION

NOTE: RIGHT-OF-WAY INFORMATION

45 FOOT ORIGINAL RIGHT-OF-WAY PER THE PLAT OF HOLLYWOOD BEACH, FIRST ADDITION IN PLAT BOOK 1, PAGE 31 BROWARD COUNTY RECORDS

70 FOOT RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, SPECIFIC PURPOSE SURVEY, SEGMENT NO. 43232-1, STATE PROJECT NO. 86030-MAINT. (1) IN MISCELLANEOUS MAP BOOK 8, PAGE 197 (6 PAGES) INSTRUMENT NUMBER 114118313, FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING

LEGAL DESCRIPTION:

1.) LOTS 1 THROUGH 12, INCLUSIVE, LESS THE EAST 12.82 FEET AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, BLOCK A, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

2.) TOGETHER WITH ALL THAT PART OF TAFT STREET RIGHT-OF-WAY, FORMERLY ARKANSAS STREET, LYING WEST OF THE RIGHT-OF-WAY OF NORTH OCEAN DRIVE (ALSO KNOWN AS STATE ROAD A-1-A).

3.) ALSO TOGETHER WITH ALL THAT PART OF THE FLORIDA EAST COAST CANAL (ALSO KNOWN AS THE INTRACOASTAL WATERWAY), DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, BLOCK A, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88° 05' 13" WEST, ALONG A PROJECTION WESTERLY OF THE SOUTH LINE OF SAID LOT 12, 22.69 FEET; THENCE NORTH 01° 33' 28" WEST, 217.21 FEET; THENCE NORTH 05° 43' 31" EAST, 318.55 FEET; THENCE NORTH 88° 05' 13" EAST ALONG A PROJECTION WESTERLY OF THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET, FORMERLY ARKANSAS STREET, 50.47 FEET; THENCE SOUTH 05° 43' 31" WEST, ALONG THE WEST LINE OF LOTS 1 THROUGH 12, INCLUSIVE, BLOCK A OF SAID HOLLYWOOD BEACH FIRST ADDITION, 537.70 FEET TO THE POINT OF BEGINNING.

4.) ALSO TOGETHER WITH LOT 11, BLOCK 12, HOLLYWOOD BEACH FIRST ADDITION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR NORTH OCEAN DRIVE (ALSO KNOWN AS STATE ROAD A-1-A).

* NOTE: NOT INCLUDED IN SCOPE OF CONSTRUCTION

PROPERTY ADDRESS:
2308 NORTH OCEAN DRIVE
HOLLYWOOD BEACH, FL 33019

INVOICE NUMBER: 124172-SE
DATE OF FIELD WORK: 08/31/2021

CLIENT FILE:
CERTIFIED TO
NORTH SOUTH CORP.

FLOOD ZONE: AE
FLOOD MAP: 12011C
PANEL: 0588
SUFFIX: H
PANEL DATE: 08/18/2014

BASE FLOOD ELEVATION OR DEPTH: 5 NAVD 1988
COMMUNITY NUMBER: 125113

PARCEL LOCATION

PARCEL 1 = 2663.4 S.F.
PARCEL 2 = 33,138.8 S.F.
PARCEL 3 = 23,879.9 S.F.
PARCEL 4 = 4,354.8 S.F.
TOTAL = 64,036.9 S.F. (1.470 ACRES ±)

Symbols (Some items in legend may not appear on drawing - Not to Scale)

⊕ = UTILITY POLE	⊙ = WELL	♿ = HANDICAP SPACES
☆ = LIGHT POLE	⊕ = CENTER LINE	
⊕ = CATCH BASIN	⊕ = PARTY WALL	
⊕ = FIRE HYDRANT	⊕ = AIR CONDITIONER	
⊕ = MANHOLE	⊕ = SEPTIC LID	
⊕ = WATER VALVE	⊕ = ELEV. SHOT	
⊕ = WATER METER	⊕ = SECTION CORNER	

Line types

—	BOUNDARY
---	EASEMENT
---	CHAIN LINK FENCE
---	WOOD FENCE
---	PLASTIC FENCE
---	OVERHEAD CABLE

Abbreviation Legend (Some items in legend may not appear on drawing)

A or AL = ARC LENGTH	EL or ELEV = ELEVATION	PI = POINT OF INTERSECTION	R = RADIUS
CA = CENTRAL ANGLE	EM = ELECTRIC METER	PT = POINT OF TANGENCY	SEC = SECTION
CATV = CABLE TV RISER	FIR = FOUND IRON ROD	PC = POINT OF CURVE	TWP = TOWNSHIP
CF = CALCULATED FROM FIELD	FM = FOUND NAIL	PRC = POINT OF REVERSE CURVE	RNG = RANGE
CR = CALCULATED FROM RECORD	FD = FOUND	POB = POINT OF COMPOUND CURVE	QTR = QUARTER
CH = CHORD DISTANCE	LN = LEGAL DESCRIPTION	TR = TELEPHONE RISER	
CO = CLEANOUT	M = MEASURED	POC = POINT OF COMMENCEMENT	UE = UTILITY EASEMENT
CONC. = CONCRETE	OH-C = OVERHEAD CABLE	PH = POOL HEATER	UP = UTILITY POLE
DE = DRAINAGE EASEMENT	P = PLAT	PP = POOL PUMP	WM = WATER METER
WV = WATER VALVE			

Job Number:	124172-SE	Field: L.F.	Date:	Revision:	Tech:
Drawn By:	C.A.	Date of Field Work:	08/31/2021	LOT 11, BLOCK 12	B.248
Date:	03/29/2022	Revision:	04/27/2023	UPDATE SURVEY	B.248
Date:	03/29/2022	Revision:	09/19/2023	UPDATE SURVEY	B.248
Date:	03/24/2022	Revision:	09/28/2023	OPINION OF TITLE UPDATE	B.248
Date:	03/24/2022	Revision:	10/09/2023	LOCATE ASPHALT & TREES	B.248
Date:	04/28/2022	Revision:	10/26/2023	REVISE PER COMMENTS	B.248
Date:	04/28/2022	Revision:			
Date:	05/18/2022	Revision:			

Surveyors Certificate

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 8, 11, 13, 16 (NOW VACANT) and 17 of Table A thereof. The field work was completed on 08/31/2021. Date of Plat or Map: 09/02/2021

Surveyor's Notes

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY" IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFERENCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D., 1989) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D., 1988) AS SHOWN ON SHEET 1.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION SPECIFICALLY NOTED THEREON.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED "L" (LICENSED SURVEYOR) #1724.

CENTER LINE OF THE INTRACOASTAL WATERWAY RIGHT-OF-WAY AS DEFINED ON MAP PLAT BOOK 17, PG. 22 SHEET 22A, ALSO ON THE ALTA/ACSM LAND TITLE SURVEY BY COUSINS SURVEYORS & ASSOCIATES, INC. PROJECT NO. 4838-04 OF LOTS 13 THROUGH 20, INCLUSIVE, BLOCK 'B' HOLLYWOOD BEACH SECOND ADDITION (P.B. 4, PAGE 6 BROWARD COUNTY, FLORIDA

EAST BULKHEAD LINE PER MISC. PLAT BOOK 2, PAGE 50 ALSO THE WEST LINE OF THE PARCEL 3 PER LEGAL

EAST LINE OF THE INTRACOASTAL WATERWAY RIGHT-OF-WAY AS DEFINED IN MAP PLAT BOOK 17, PG. 22 SHEET 22A, ALSO THE WEST LINE OF THE PLAT OF HOLLYWOOD BEACH FIRST SECTION PLAT BOOK 1, PG. 31

FLORIDA EAST COAST CANAL (INTRACOASTAL WATERWAY)

5.05°43'31" E 318.55' (L)

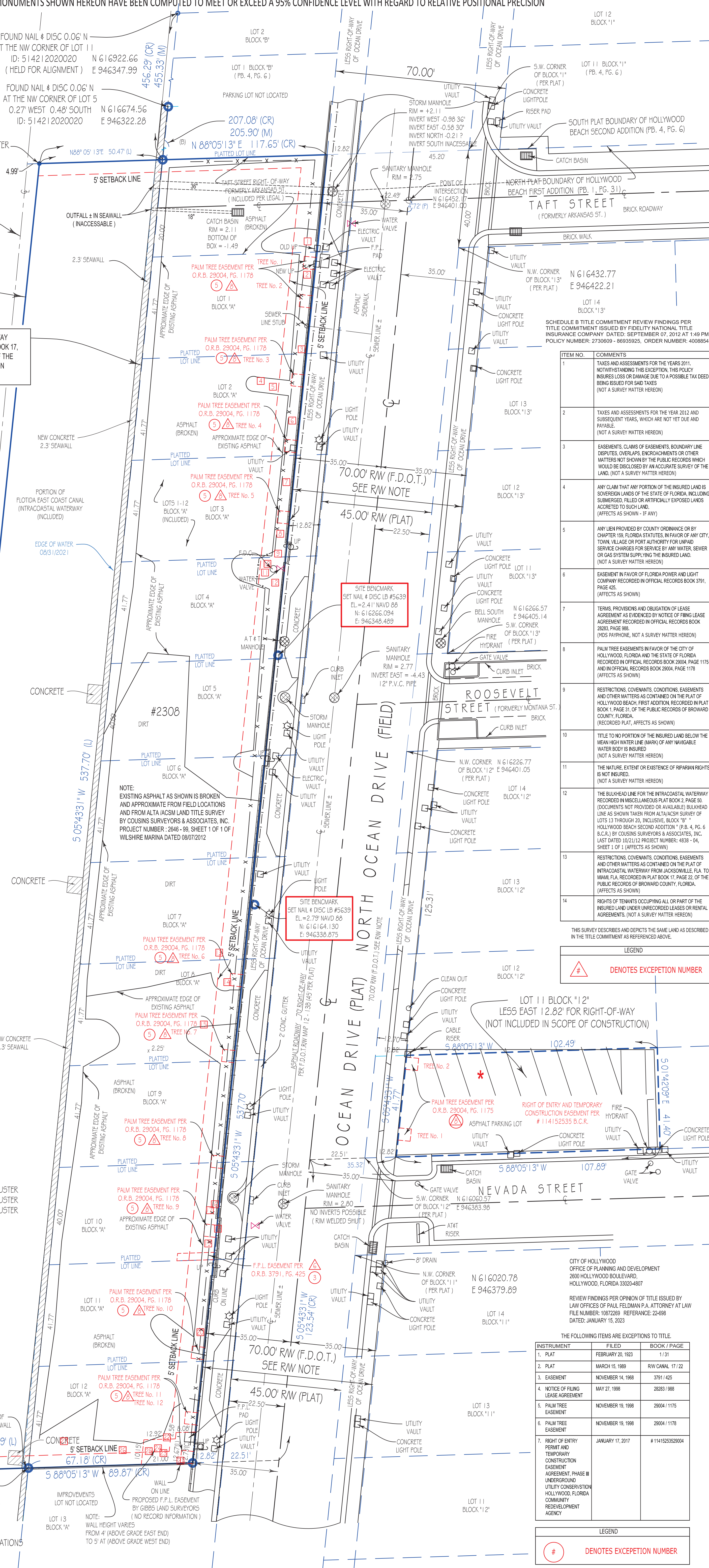
NO 1°33'28" W 217.21' (L)

NO 5°43'31" E 537.70' (L)

- ### TREE LEGEND
- 12" CABBAGE PALM
 - 4" WASHINGTON PALM
 - 4" WASHINGTON PALM
 - 10" COCONUT PALM
 - 10" COCONUT PALM
 - 4" WASHINGTON PALM
 - 4" WASHINGTON PALM
 - 4" WASHINGTON PALM
 - 10" CABBAGE PALM
 - 24" SILVER BUTTWOOD CLUSTER
 - 36" SILVER BUTTWOOD CLUSTER
 - 36" SILVER BUTTWOOD CLUSTER
 - 10" CABBAGE PALM
 - 2" 4" MC ARTHUR PALMS
 - 4" WASHINGTON PALM
 - 4" WASHINGTON PALM
 - 24" TRAVELER PALM CLUSTER
 - 18" CABBAGE PALM
 - 48" TRAVELER PALM CLUSTER
 - 12" CABBAGE PALM
 - 36" FISHTAIL PALM CLUSTER
 - 6" MC ARTHUR PALM
 - 4" MC ARTHUR PALM
 - 4" MC ARTHUR PALM
 - 26" 48" UNKNOWN PALM
 - 10" QUEEN PALM

EXISTING ELEVATIONS

WALL HEIGHT VARIES FROM 4' (ABOVE GRADE EAST END) TO 5' AT (ABOVE GRADE WEST END)



SCHEDULE B TITLE COMMITMENT REVIEW FINDINGS PER TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED: SEPTEMBER 07, 2012 AT 1:49 PM POLICY NUMBER: 2730609 - 86935925. ORDER NUMBER: 4008864

ITEM NO.	COMMENTS
1	TAXES AND ASSESSMENTS FOR THE YEARS 2011, NOTWITHSTANDING THIS EXCEPTION, THIS FOLLOWS INSURER'S LOSS OR DAMAGE DUE TO A POSSIBLE TAX DEED BEING ISSUED FOR SAID TAXES (NOT A SURVEY MATTER HEREON)
2	TAXES AND ASSESSMENTS FOR THE YEAR 2012 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE (NOT A SURVEY MATTER HEREON)
3	EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. (NOT A SURVEY MATTER HEREON)
4	ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRUED TO SUCH LAND. (AFFECTS AS SHOWN - IF ANY)
5	ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 199, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR LAND SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. (NOT A SURVEY MATTER HEREON)
6	EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 3794, PAGE 48. (AFFECTS AS SHOWN)
7	TERMS, PROVISIONS AND OBLIGATION OF LEASE AGREEMENT AS SHOWN BY NOTICE OF FILING LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2883, PAGE 988. (NDS PAYOR/HEE, NOT A SURVEY MATTER HEREON)
8	PALM TREE EASEMENTS AND THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 2904, PAGE 1175 AND IN OFFICIAL RECORDS BOOK 2904, PAGE 1178 (AFFECTS AS SHOWN)
9	RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF INTRACOASTAL WATERWAY FROM JACKSONVILLE, FLA. TO MIAMI, FLA. RECORDED IN PLAT BOOK 17, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS AS SHOWN)
10	TITLE TO NO PORTION OF THE INSURED LAND BELOW THE MEAN HIGH WATER LINE (MARK) OF ANY NAVIGABLE WATER BODY IS INSURED (NOT A SURVEY MATTER HEREON)
11	THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS IS NOT INSURED. (NOT A SURVEY MATTER HEREON)
12	THE BULKHEAD LINE FOR THE INTRACOASTAL WATERWAY RECORDED IN MISCELLANEOUS PLAT BOOK 2, PAGE 50 (DOCUMENTS NOT PROVIDED OR AVAILABLE) BULKHEAD LINE AS SHOWN TAKEN FROM ALTA/ACSM SURVEY OF LOTS 13 THROUGH 20, INCLUSIVE, BLOCK 'B' HOLLYWOOD BEACH SECOND ADDITION (P.B. 4, PG. 6 B.C.R.) BY COUSINS SURVEYORS & ASSOCIATES, INC. LAST DATED 10/21/12 PROJECT NUMBER: 4838 - 04, SHEET 1 OF 1 (AFFECTS AS SHOWN)
13	RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF INTRACOASTAL WATERWAY FROM JACKSONVILLE, FLA. TO MIAMI, FLA. RECORDED IN PLAT BOOK 17, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS AS SHOWN)
14	RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOT A SURVEY MATTER HEREON)

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE

LEGEND

⊕ DENOTES EXCEPTION NUMBER

CITY OF HOLLYWOOD
OFFICE OF PLANNING AND DEVELOPMENT
2800 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020-4807

REVIEW FINDINGS PER OPINION OF TITLE ISSUED BY
LAW OFFICES OF PAUL FELDMAN P.A. ATTORNEY AT LAW
FILE NUMBER: 1087289 REFERENCE: 22-698
DATED: JANUARY 15, 2023

THE FOLLOWING ITEMS ARE EXCEPTIONS TO TITLE

INSTRUMENT	FILED	BOOK / PAGE
1. PLAT	FEBRUARY 20, 1923	1 / 31
2. PLAT	MARCH 15, 1989	R/W CANAL, 17 / 22
3. EASEMENT	NOVEMBER 14, 1988	3791 / 425
4. NOTICE OF FILING LEASE AGREEMENT	MAY 27, 1998	2883 / 988
5. PALM TREE EASEMENT	NOVEMBER 19, 1998	2904 / 1175
6. PALM TREE EASEMENT	NOVEMBER 19, 1998	2904 / 1178
7. RIGHT OF ENTRY PERMIT AND TEMPORARY CONSTRUCTION EASEMENT AGREEMENT, PHASE III UNDERGROUND UTILITY CONSTRUCTION HOLLYWOOD, FLORIDA COMMUNITY DEVELOPMENT AGENCY	JANUARY 17, 2017	# 1141523529004

LEGEND

⊕ DENOTES EXCEPTION NUMBER

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE NONE FOUND

Bearing Basis
THE WEST LINE OF BLOCK A, AS S. 05°43'31" W. AS REFERENCED IN SUBJECT PROPERTY LEGAL DESCRIPTION.
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Printing Instructions

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

This survey has been issued by the following Landtec Surveying office:

700 W. Hillsboro Blvd, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587 Fax: (561) 465-3145
www.LandtecSurvey.com

LANDTEC SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!

Licensed Business # 8007

EAST SIDE OF N. OCEAN DRIVE, WORKING NORTH TO SOUTH

2710 N. Ocean Dr. (left), 321 Wilson Street (right)



321 Wilson Street (looking NE)



2501 N. Ocean Dr.



350 Taft Street



2305 N. Ocean Drive



338 Roosevelt St. and 2309 N. Ocean Dr.



327 Nebraska Street



215 N. Ocean Drive



345 McKinley Street



WEST SIDE OF N. OCEAN DRIVE, WORKING NORTH TO SOUTH

2712 and 2800 N. Ocean Dr. (nearest buildings, > 240' north of subject site)



2200 N. Ocean Drive (south of subject site)



2118 N. Ocean Drive



2106 N. Ocean Drive



1914 N. Ocean Drive

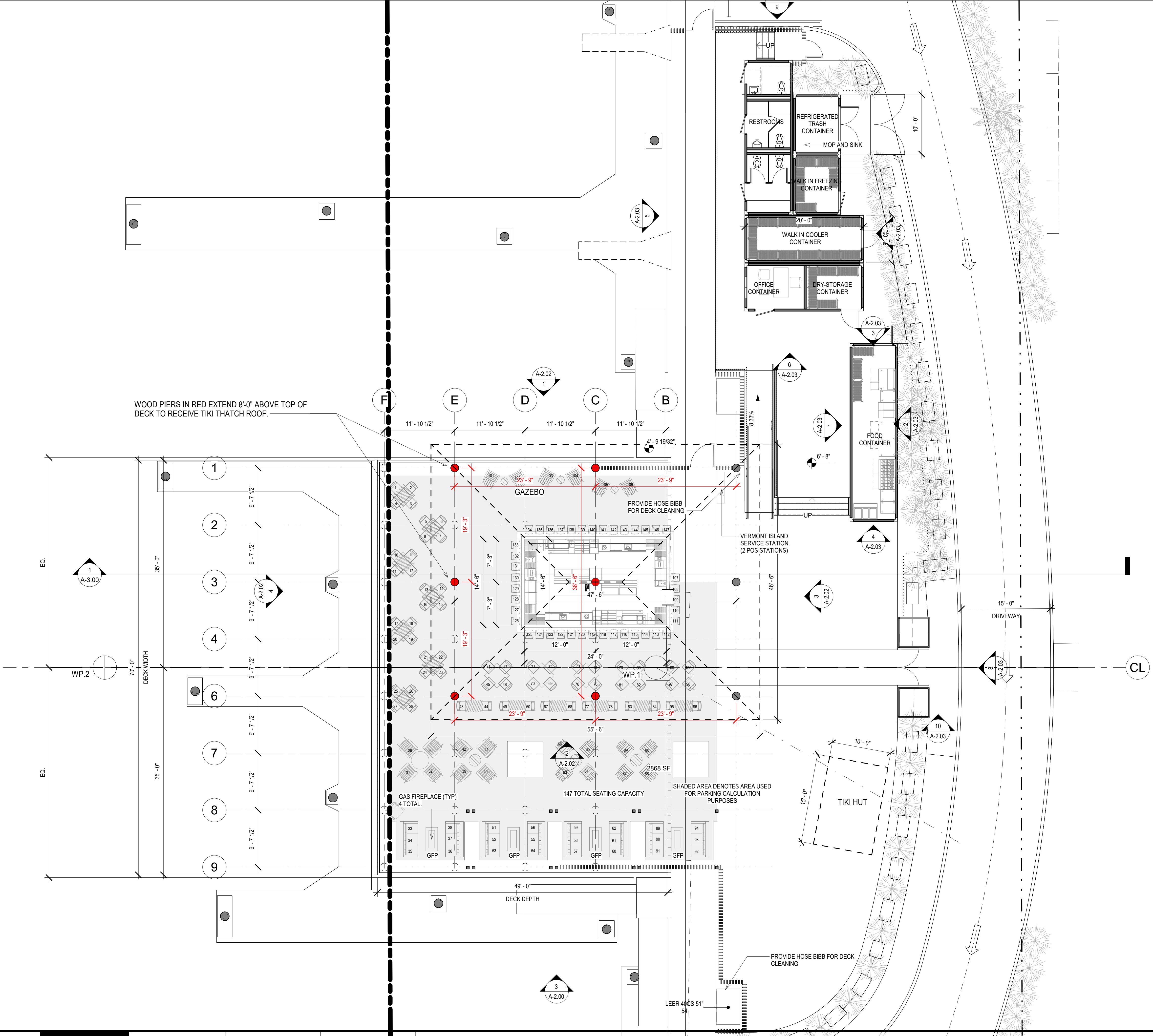




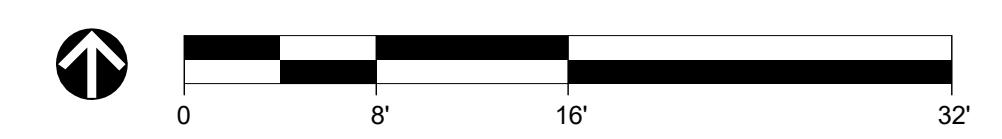




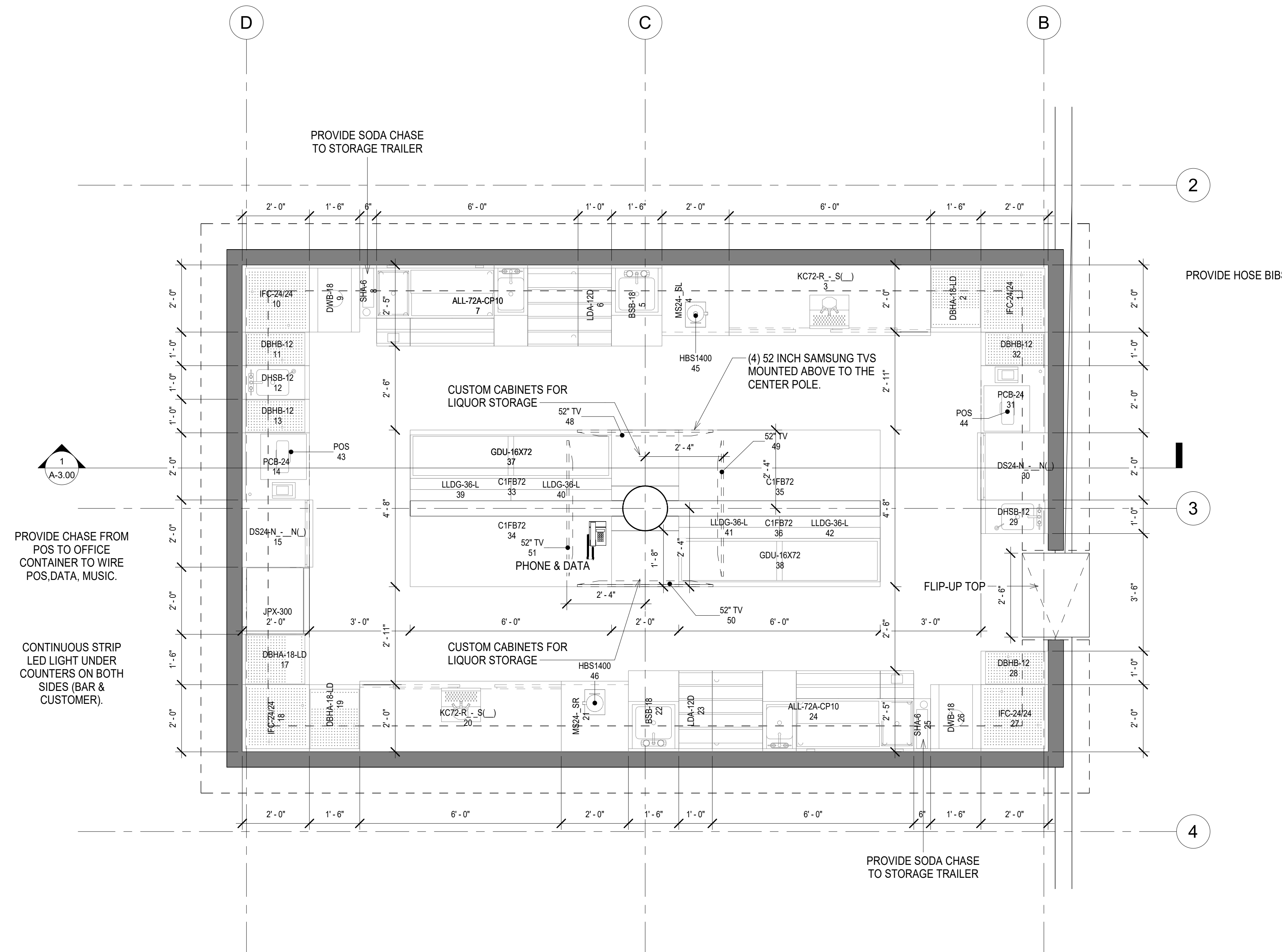
No.	Description	Date



1 FLOOR PLAN
A-1.01 1/8" = 1'-0"



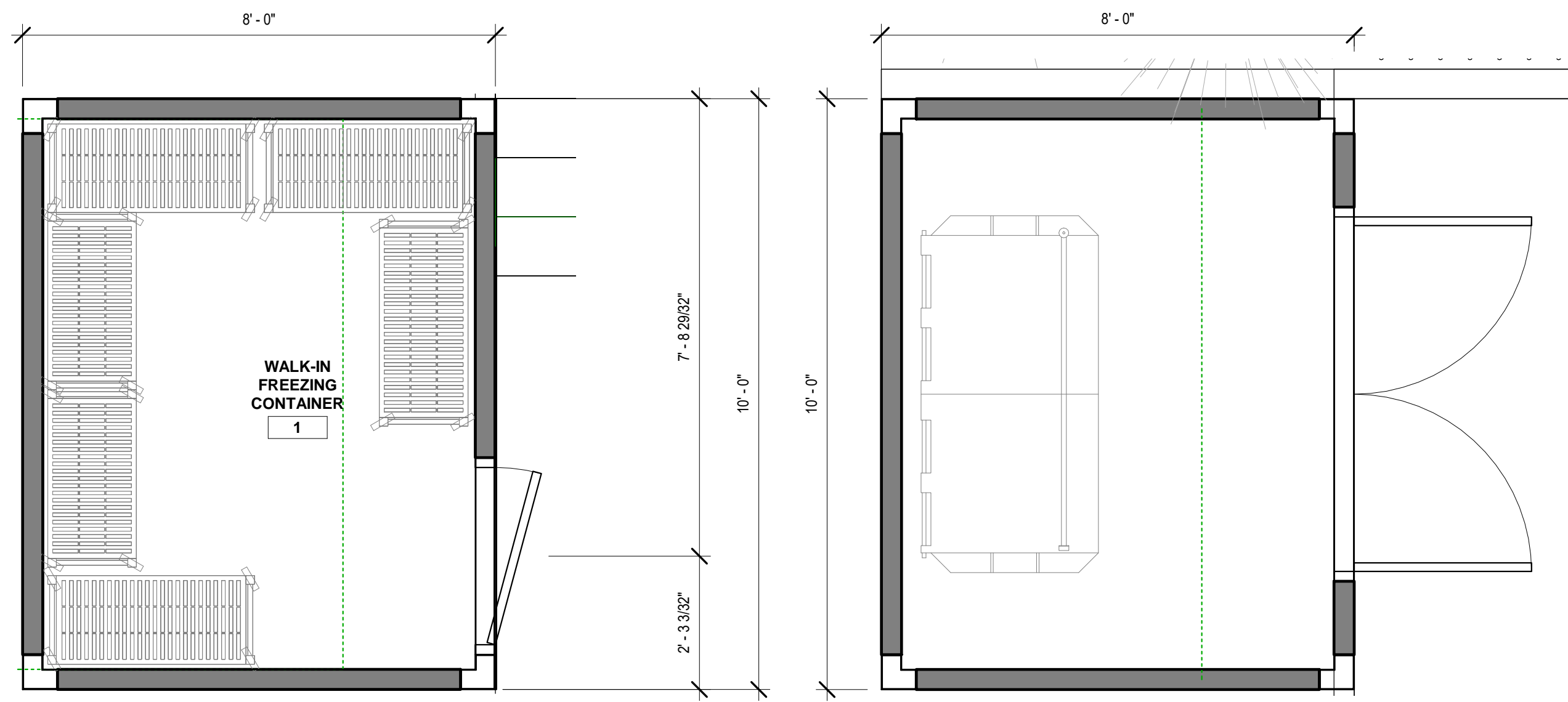
No.	Description	Date



1
A-1.02
1/2" = 1'-0"
BAR EQUIPMENT FLOOR PLAN

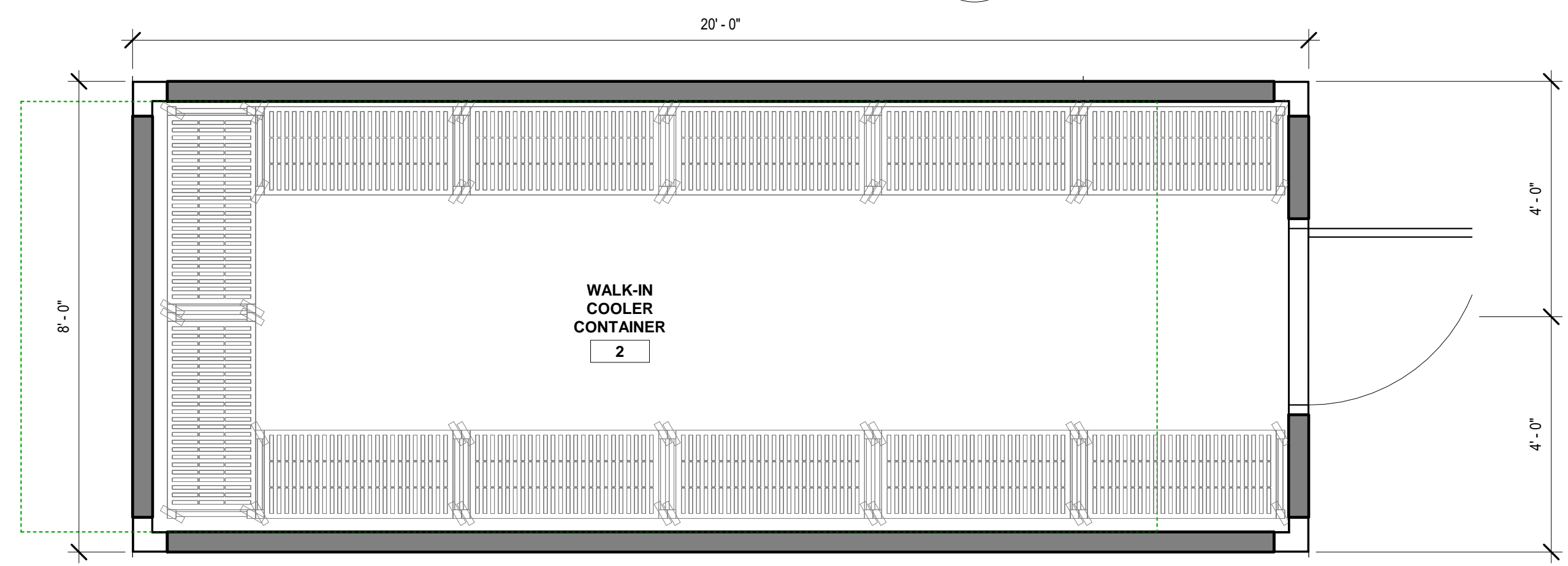
Specialty Equipment Schedule			
Comments	Model	Manufacturer	Schedule Type
1	IFC-24/24	Glastender	BAR
2	DBHA-18-LD	Glastender	BAR
3	KC72-R - S()	Glastender	BAR
4	MS24 - SL	Glastender	BAR
5	BSB-18	Glastender	BAR
6	LDA-12D	Glastender	BAR
7	ALL-72A-CP10	Glastender	BAR
8	SHA-6	Glastender	BAR
9	DWB-18	Glastender	BAR
10	IFC-24/24	Glastender	BAR
11	DBHB-12	Glastender	BAR
12	DHSB-12	Glastender	BAR
13	DBHB-12	Glastender	BAR
14	PCB-24	Glastender	BAR
15	DS24-N - N()	Glastender	BAR
16	JPX-300	Eco Lab	BAR
17	DBHA-18-LD	Glastender	BAR
18	IFC-24/24	Glastender	BAR
19	DBHA-18-LD	Glastender	BAR
20	KC72-R - S()	Glastender	BAR
21	MS24 - SR	Glastender	BAR
22	BSB-18	Glastender	BAR
23	LDA-12D	Glastender	BAR
24	ALL-72A-CP10	Glastender	BAR
25	SHA-6	Glastender	BAR
26	DWB-18	Glastender	BAR
27	IFC-24/24	Glastender	BAR
28	DBHB-12	Glastender	BAR
29	DHSB-12	Glastender	BAR
30	DS24-N - N()	Glastender	BAR
31	PCB-24	Glastender	BAR
32	DBHB-12	Glastender	BAR
33	C1FB72	Glastender	BAR
34	C1FB72	Glastender	BAR
35	C1FB72	Glastender	BAR
36	C1FB72	Glastender	BAR
37	GDU-16X72	Glastender	BAR
38	GDU-16X72	Glastender	BAR
39	LLDG-36-L	Glastender	BAR
40	LLDG-36-L	Glastender	BAR
41	LLDG-36-L	Glastender	BAR
42	LLDG-36-L	Glastender	BAR
43	POS	TBD	BAR
44	POS	TBD	BAR
45	HBS1400	HAMILTON BEACH	BAR
46	HBS1400	HAMILTON BEACH	BAR
48	52" TV	SAMSUNG	BAR
49	52" TV	SAMSUNG	BAR
50	52" TV	SAMSUNG	BAR
51	52" TV	SAMSUNG	BAR
52	ICE MAKER	TBD	BAR
53	ICE MAKER	TBD	BAR
54	LEER 40CS 51"	TBD	BAR
54	LEER 40CS 51"	TBD	BAR
55	LEER 40CS 51"	TBD	BAR

No.	Description	Date

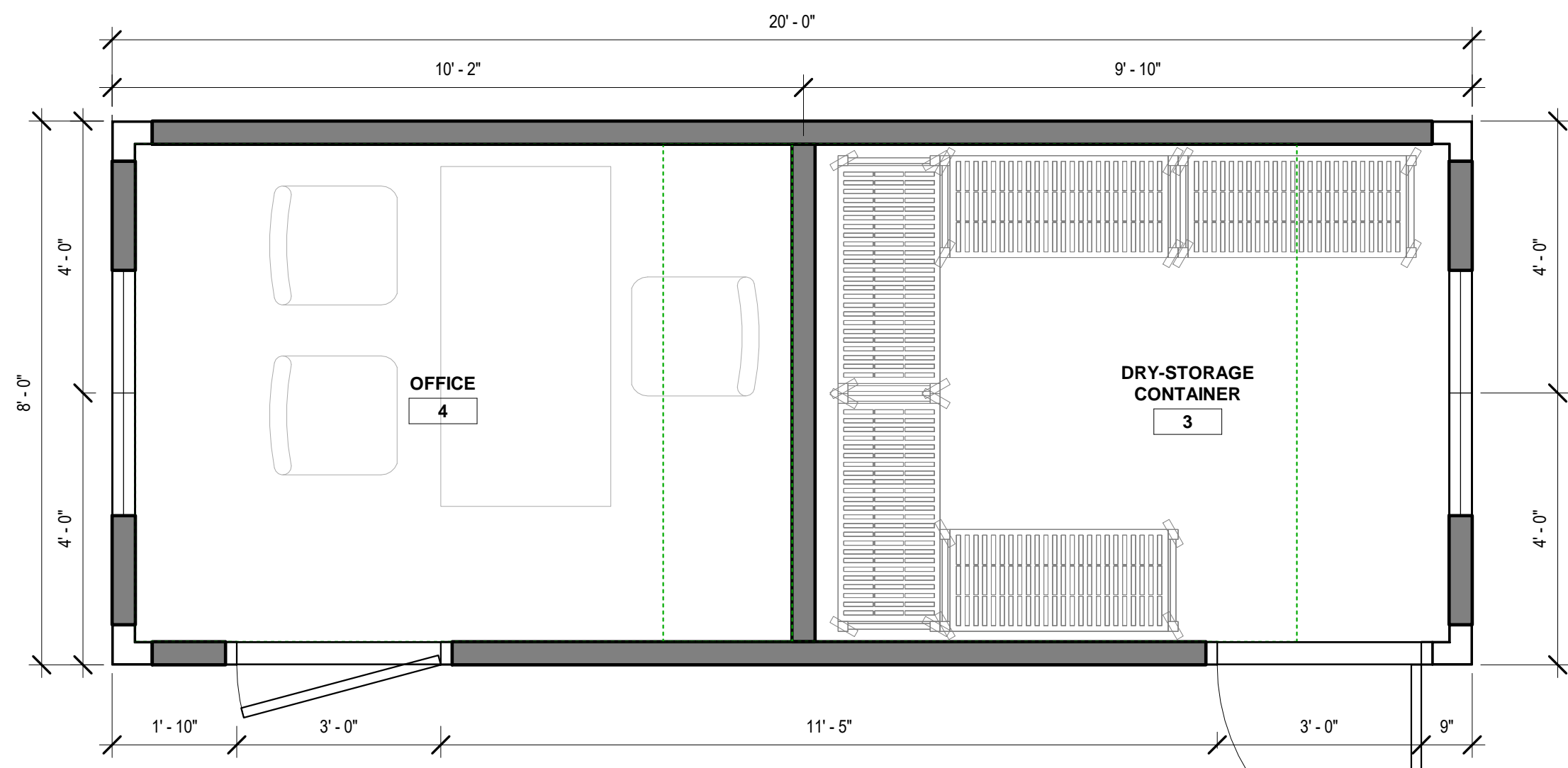


1 WALK-IN FREEZER
A-1.03 1/2" = 1'-0"

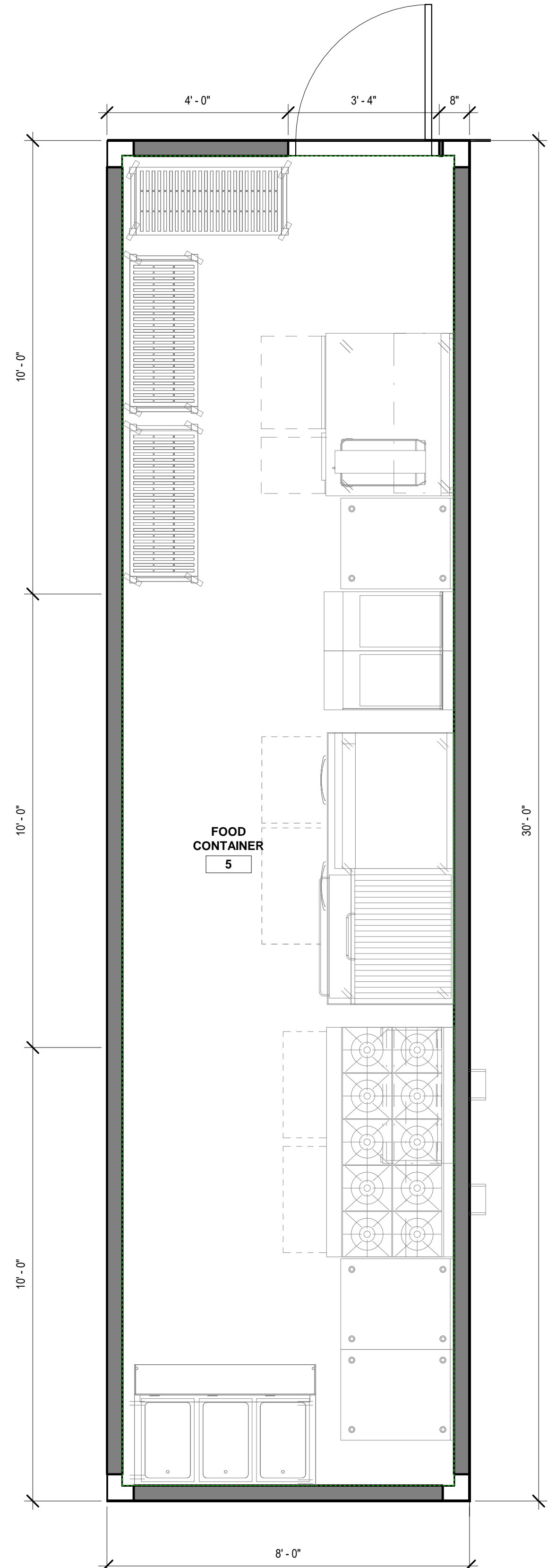
2 TRASH CONTAINER
A-1.03 1/2" = 1'-0"



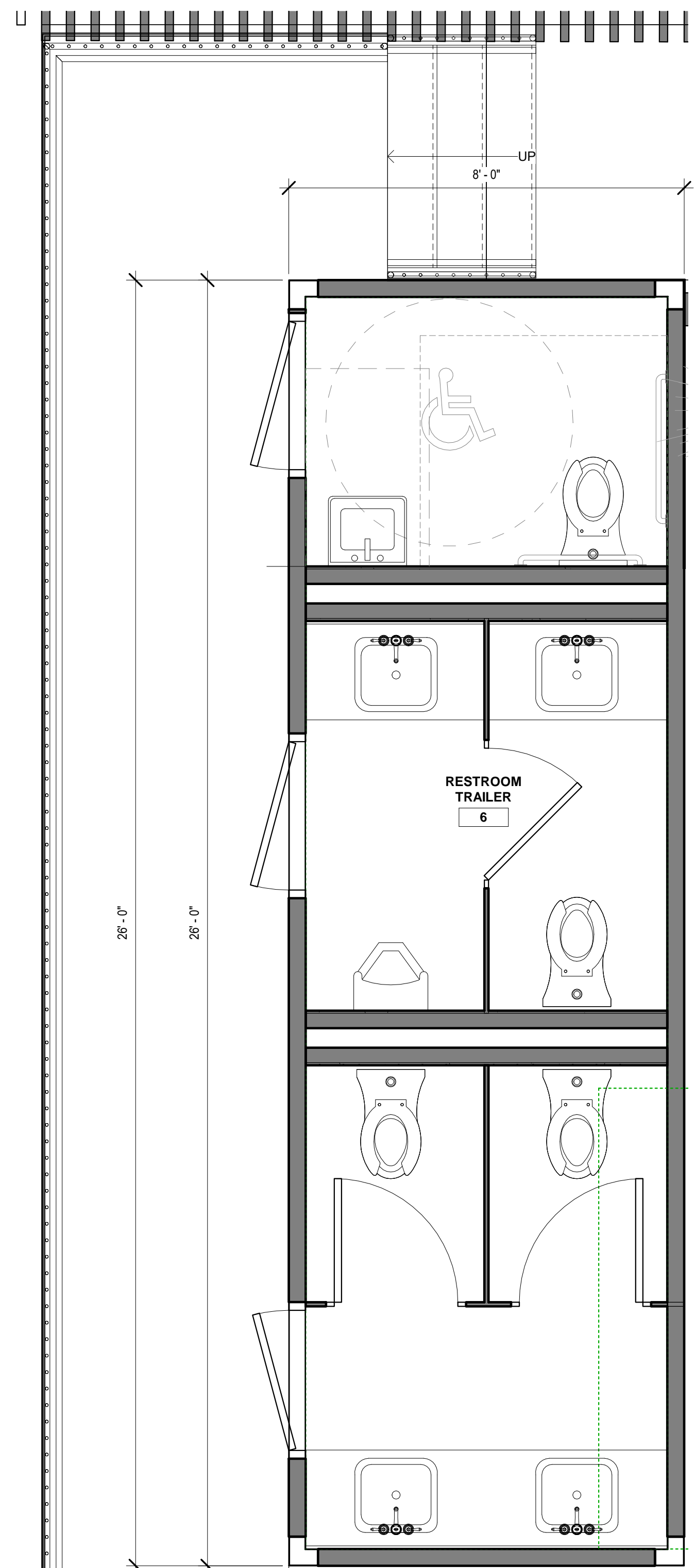
3 WALK-IN COOLER CONTAINER
A-1.03 1/2" = 1'-0"



4 OFFICE / DRY-STORAGE CONTAINER
A-1.03 1/2" = 1'-0"

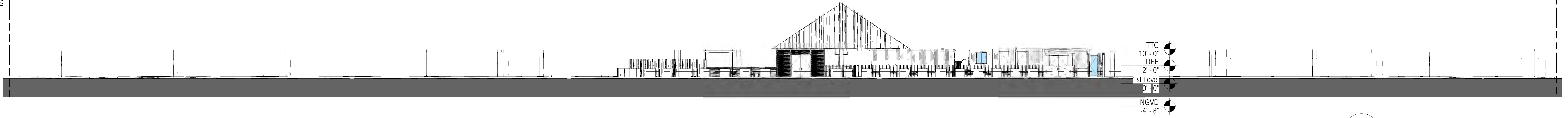


5 FOOD CONTAINER
A-1.03 1/2" = 1'-0"

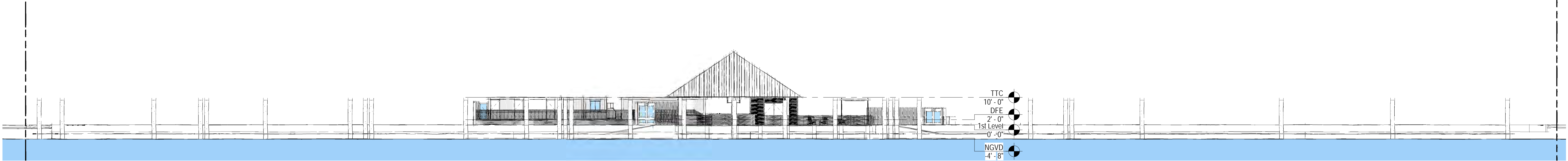


6 RESTROOM TRAILER
A-1.03 1/2" = 1'-0"

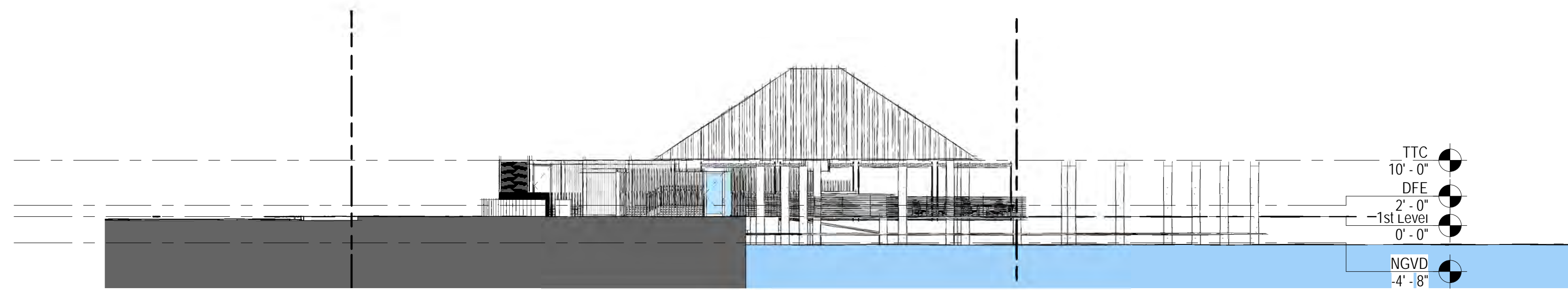
No.	Description	Date



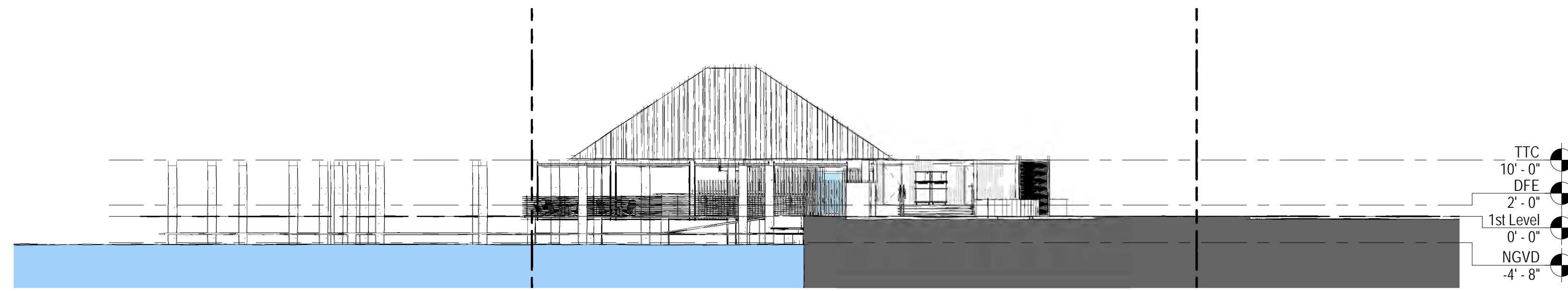
1 EAST ELEVATION
A-2.00 1/16" = 1'-0"



2 WEST ELEVATION
A-2.00 1/16" = 1'-0"

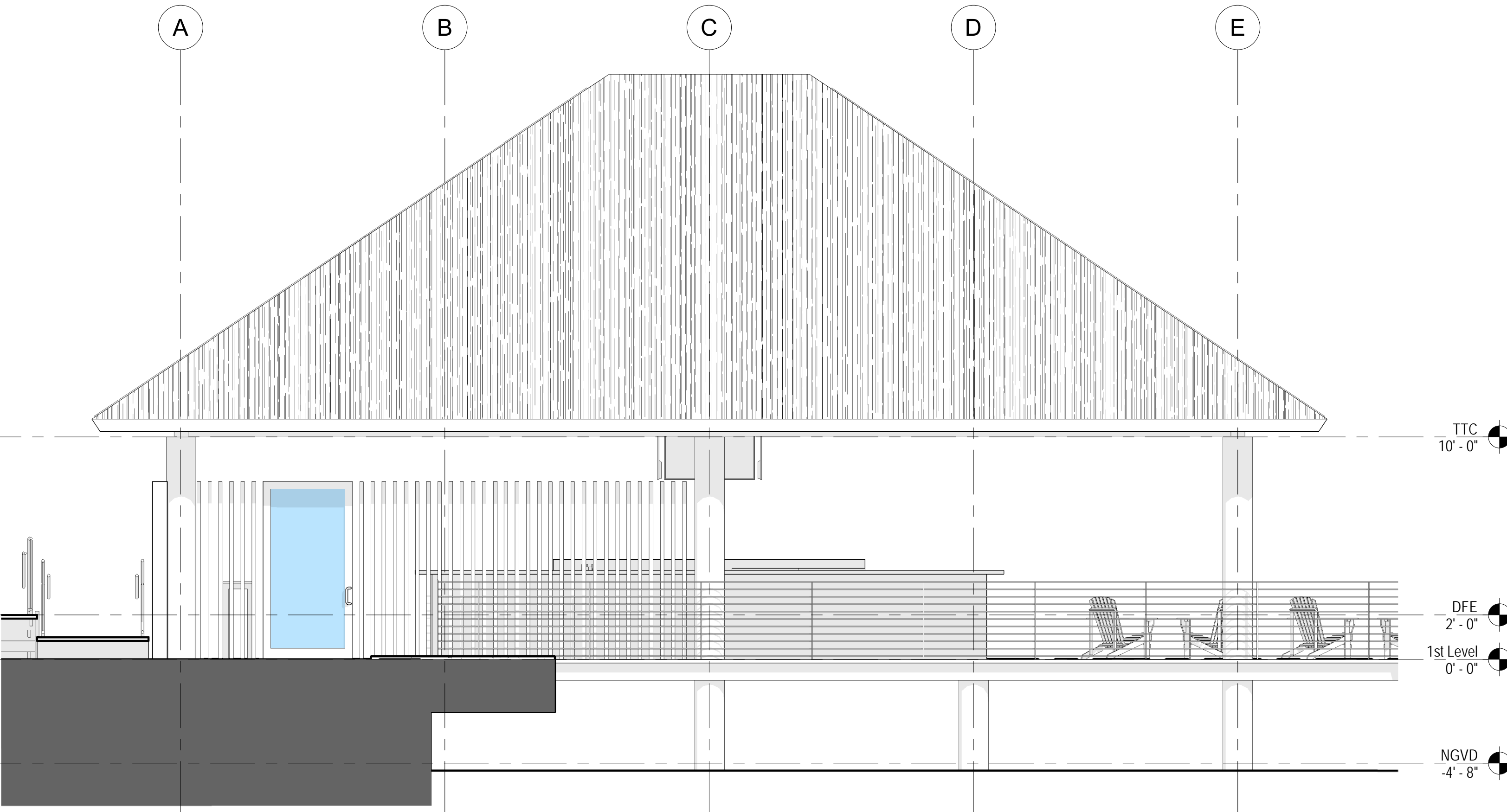


4 NORTH ELEVATION
A-2.00 1/16" = 1'-0"

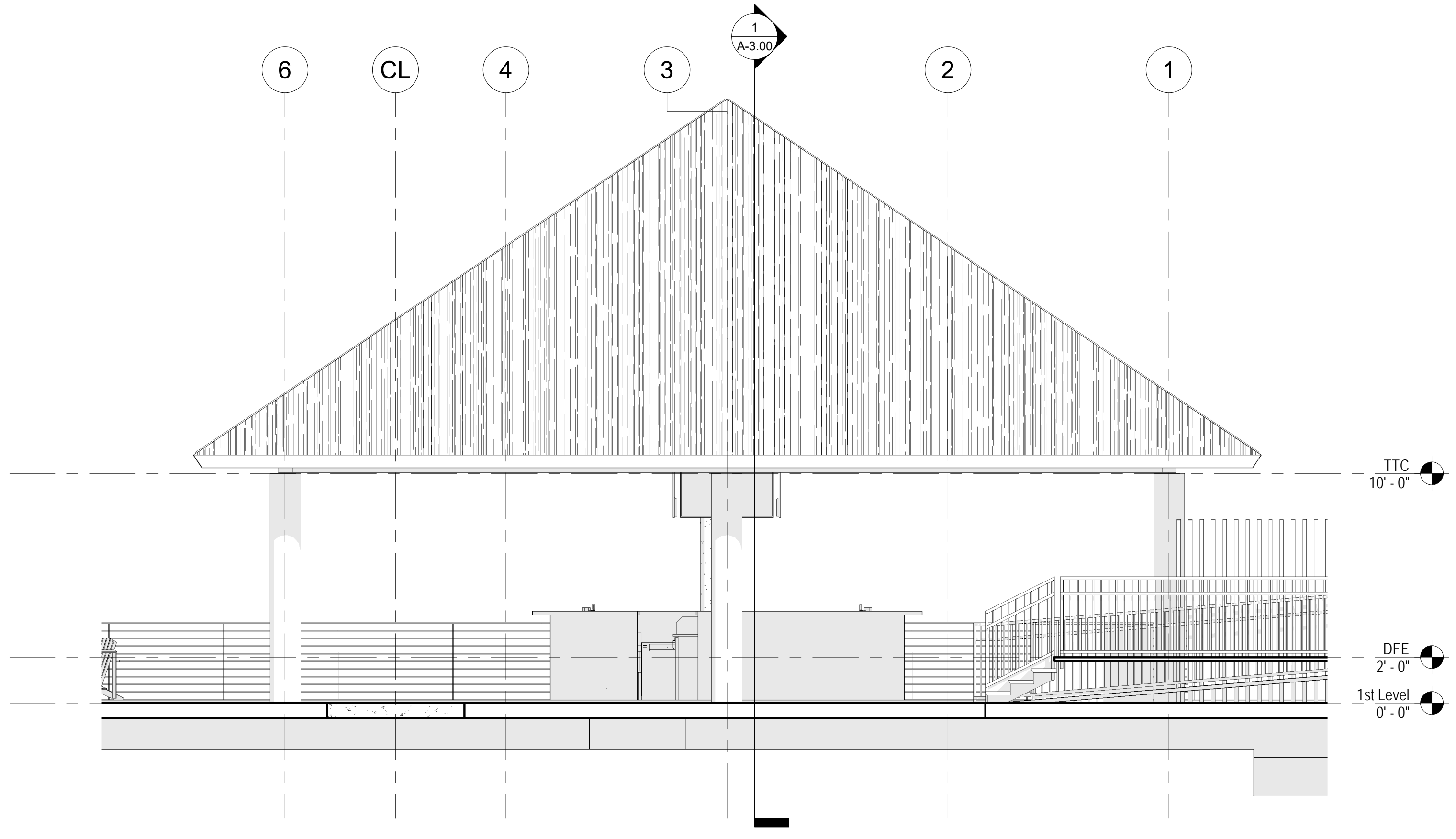


3 SOUTH ELEVATION
A-2.00 1/16" = 1'-0"

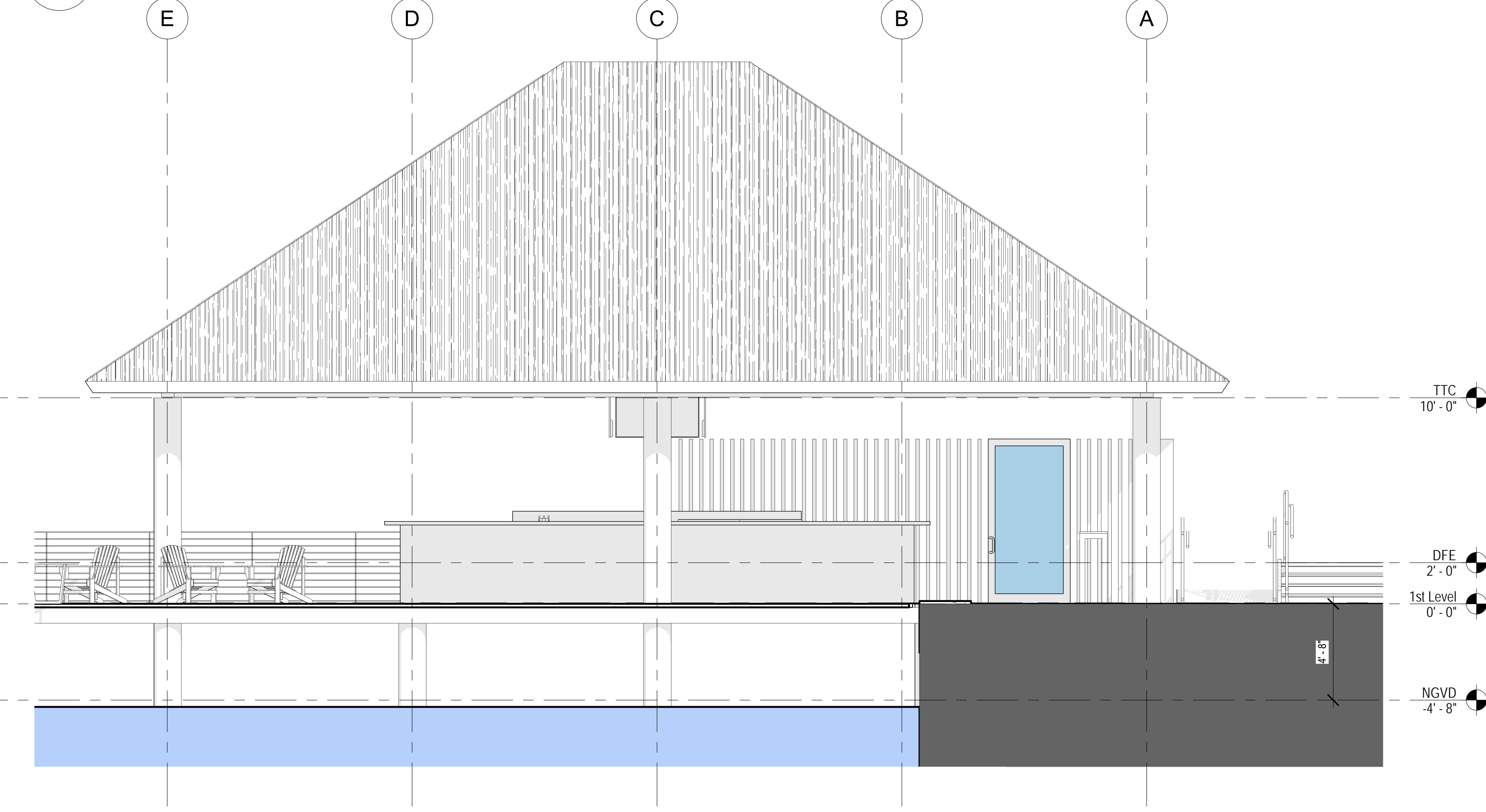
No.	Description	Date



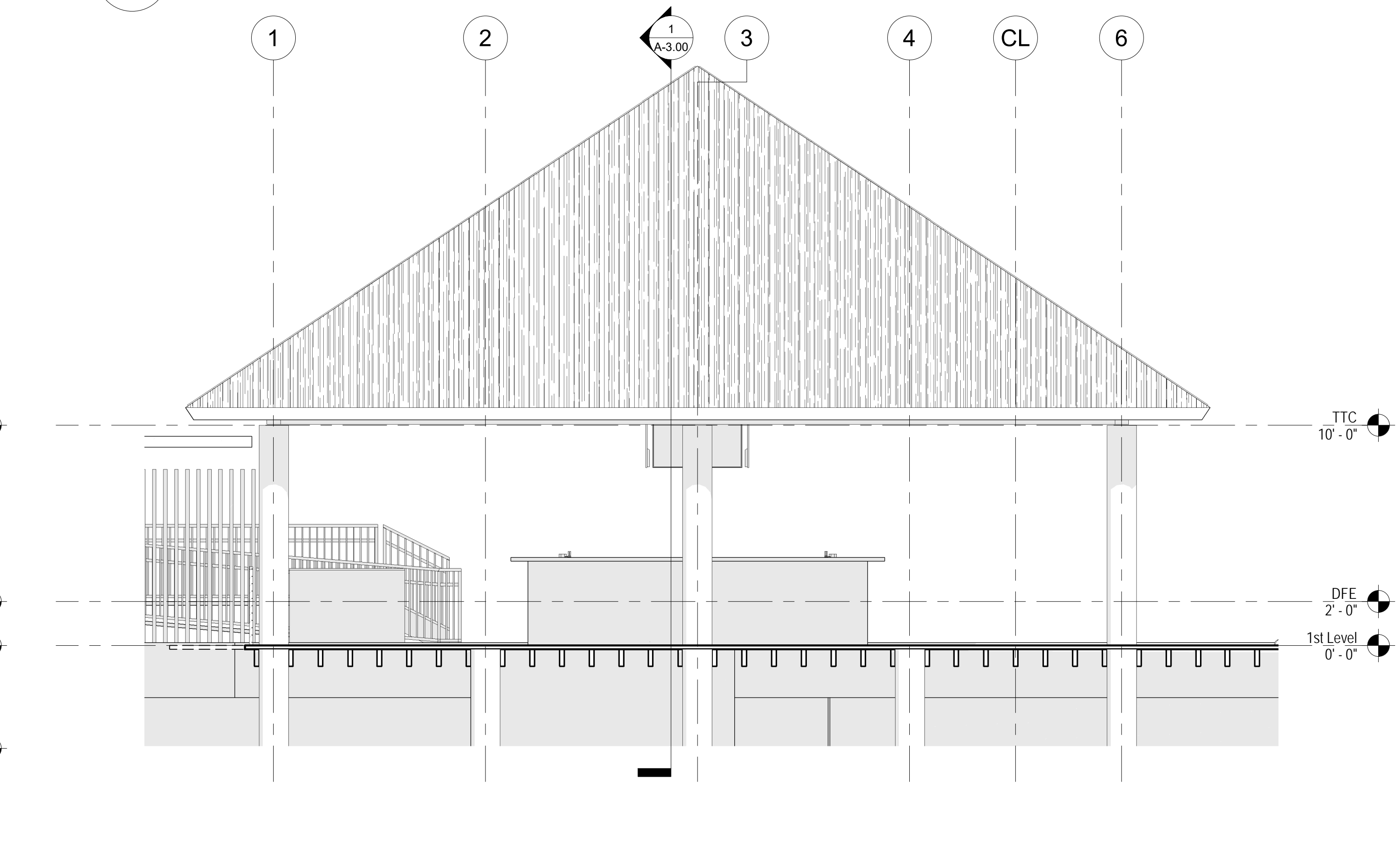
1 TIKI NORTH ELEVATION
A-2.02 1/4" = 1'-0"



3 TIKI EAST ELEVATION
A-2.02 1/4" = 1'-0"

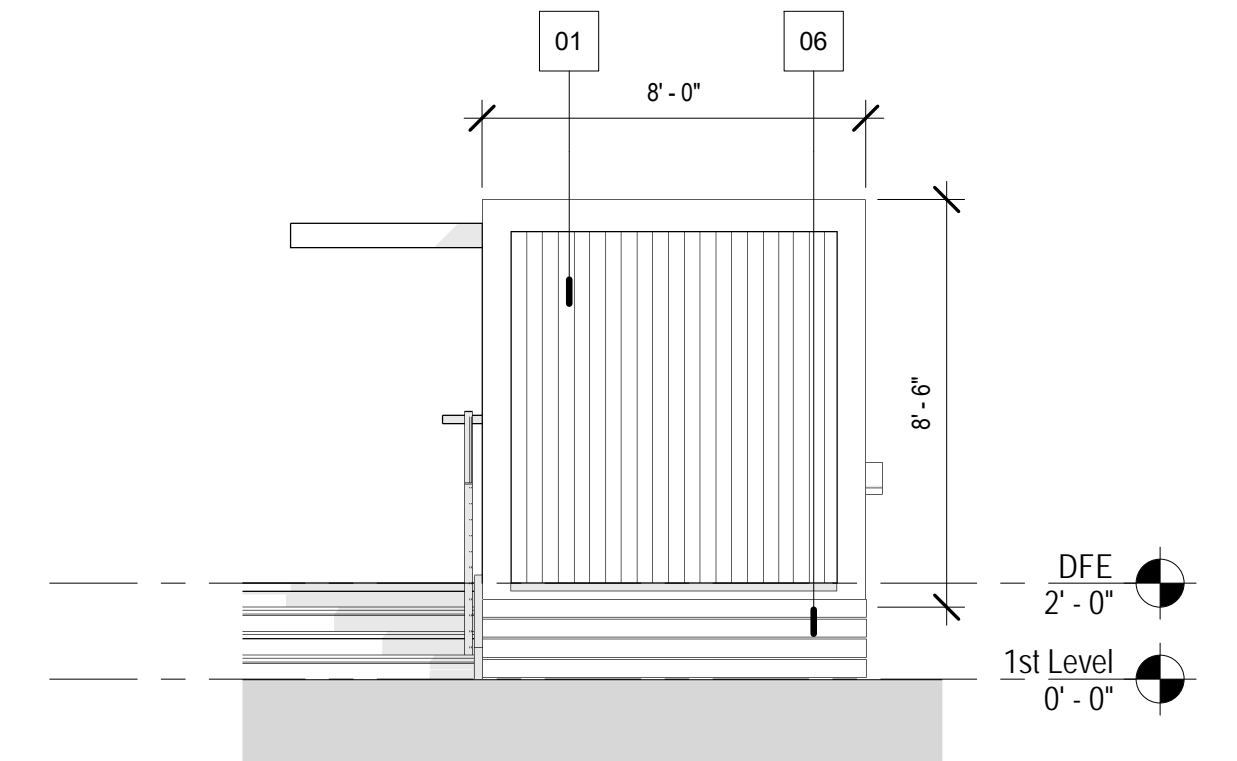
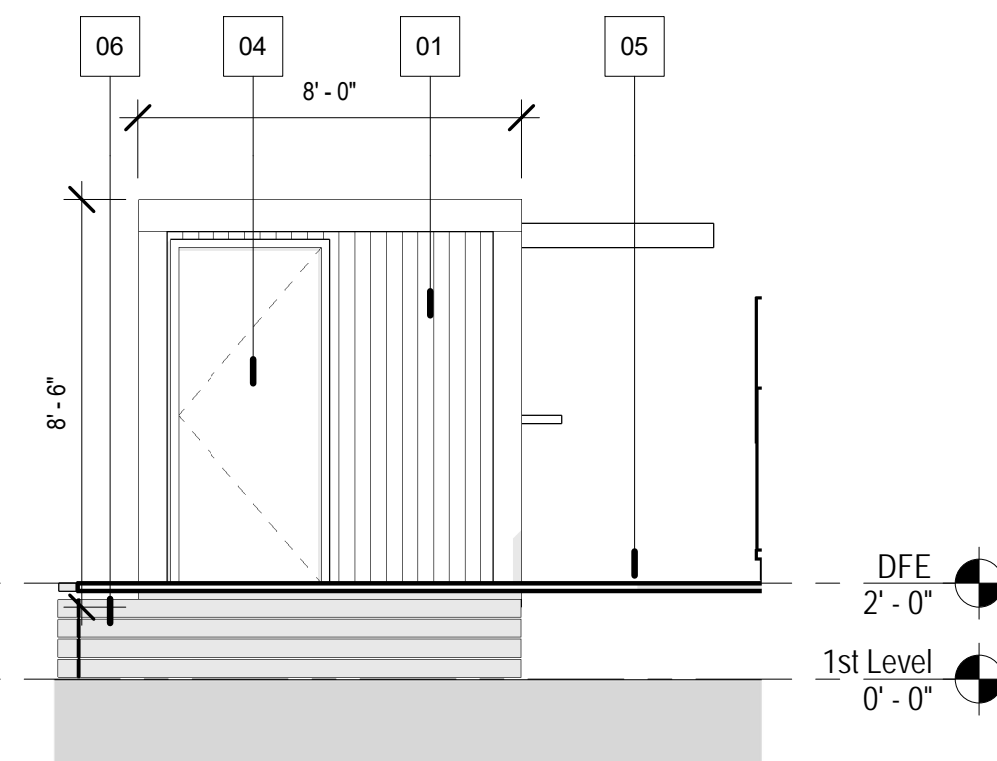
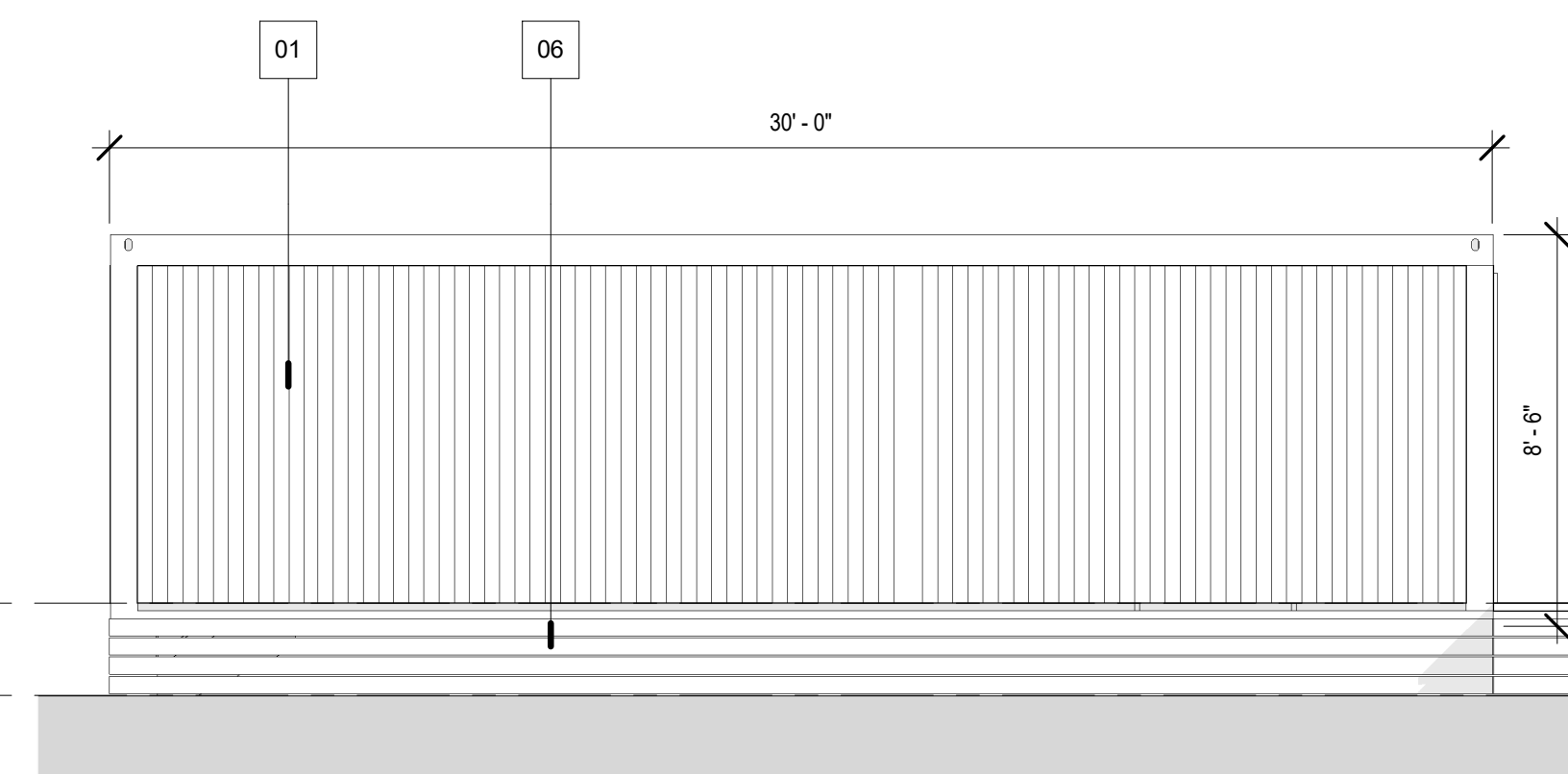
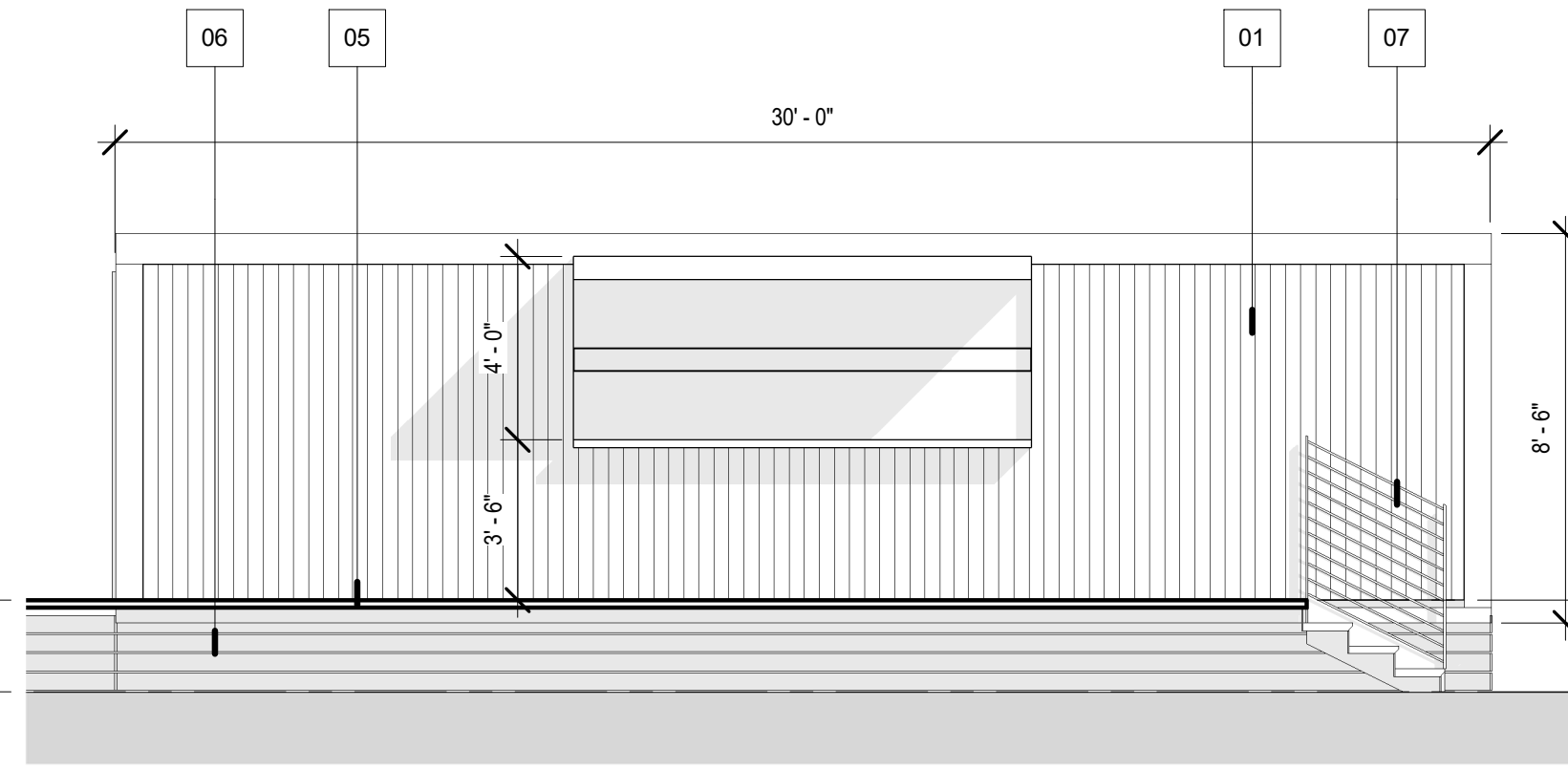


2 TIKI SOUTH ELEVATION
A-2.02 1/4" = 1'-0"



4 TIKI WEST ELEVATION
A-2.02 1/4" = 1'-0"

No.	Description	Date

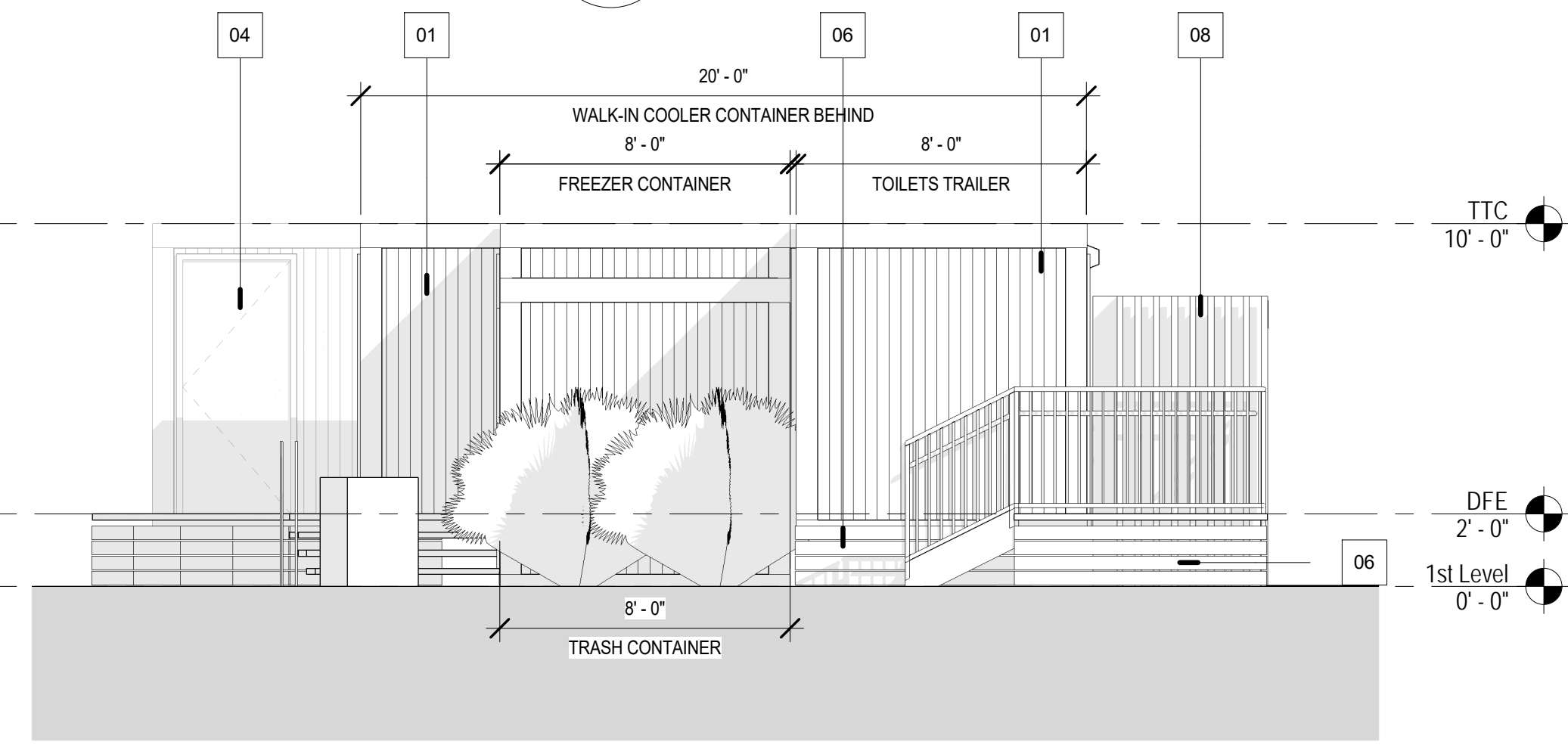
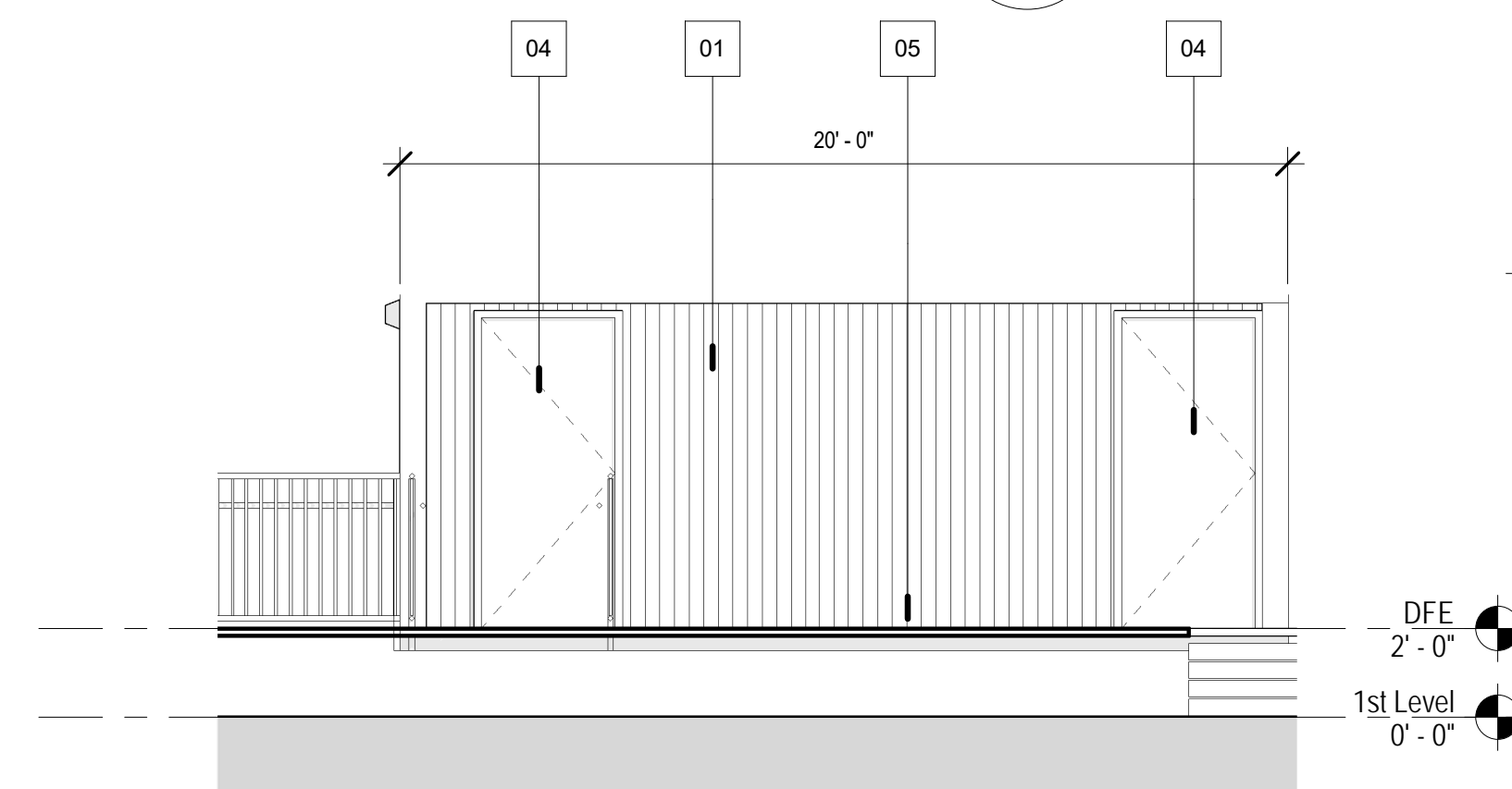
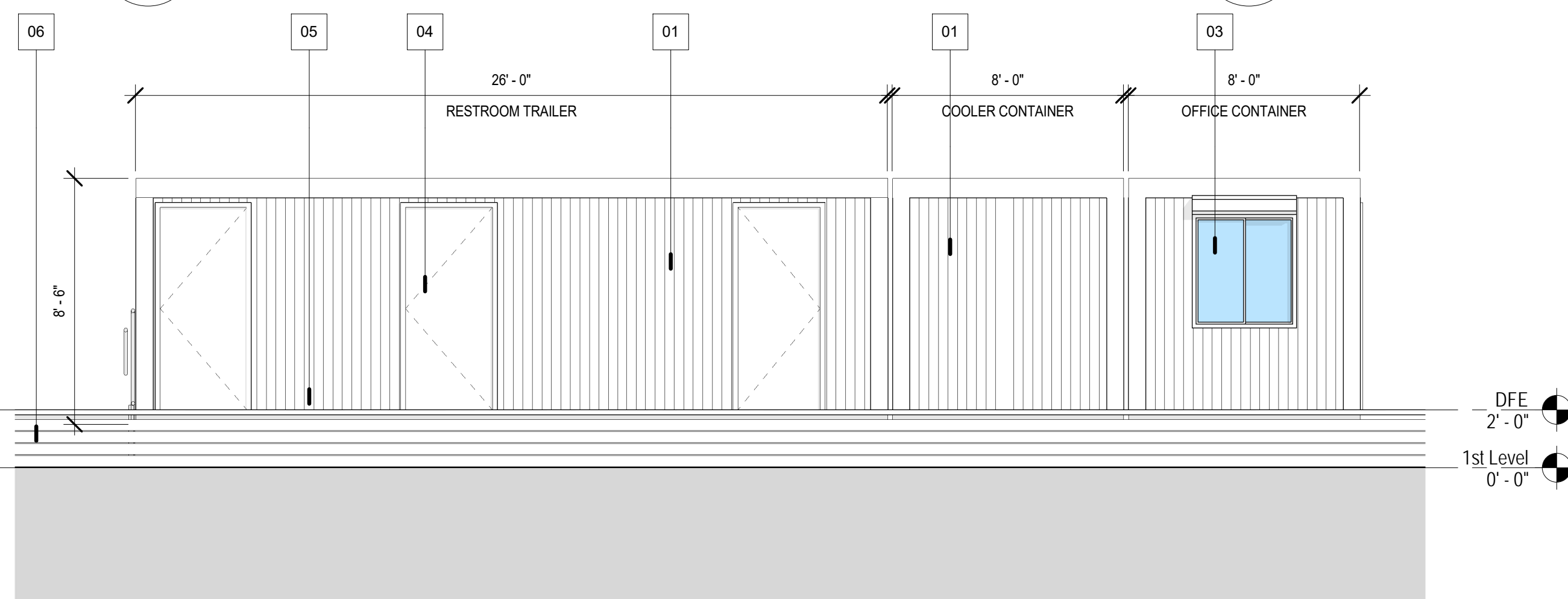


1 FOOD CONTAINER WEST ELEVATION
A-2.03 1/4" = 1'-0"

2 FOOD CONTAINER EAST ELEVATION
A-2.03 1/4" = 1'-0"

3 FOOD CONTAINER NORTH ELEVATION
A-2.03 1/4" = 1'-0"

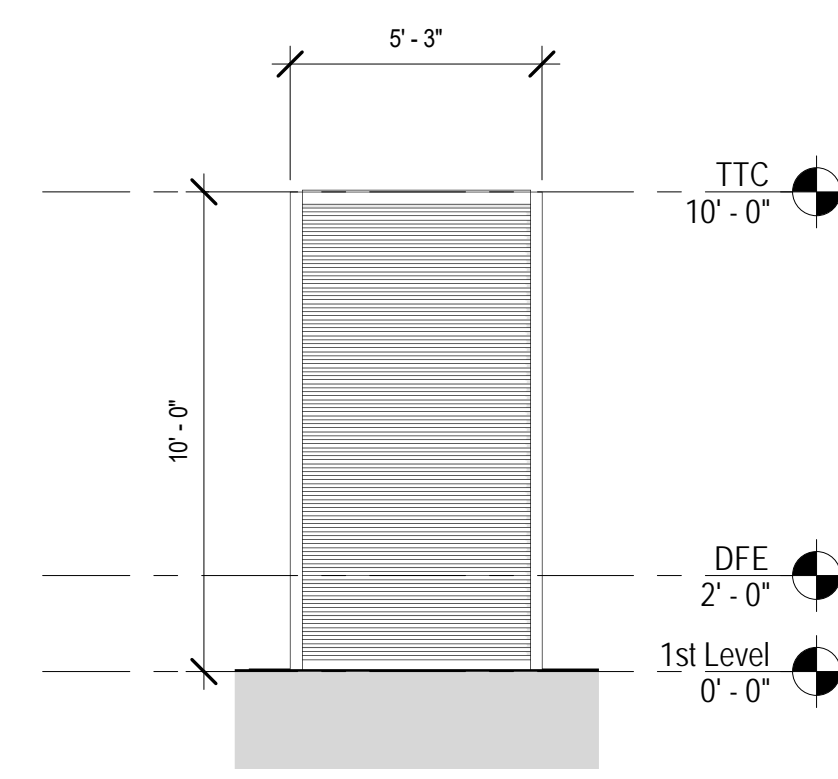
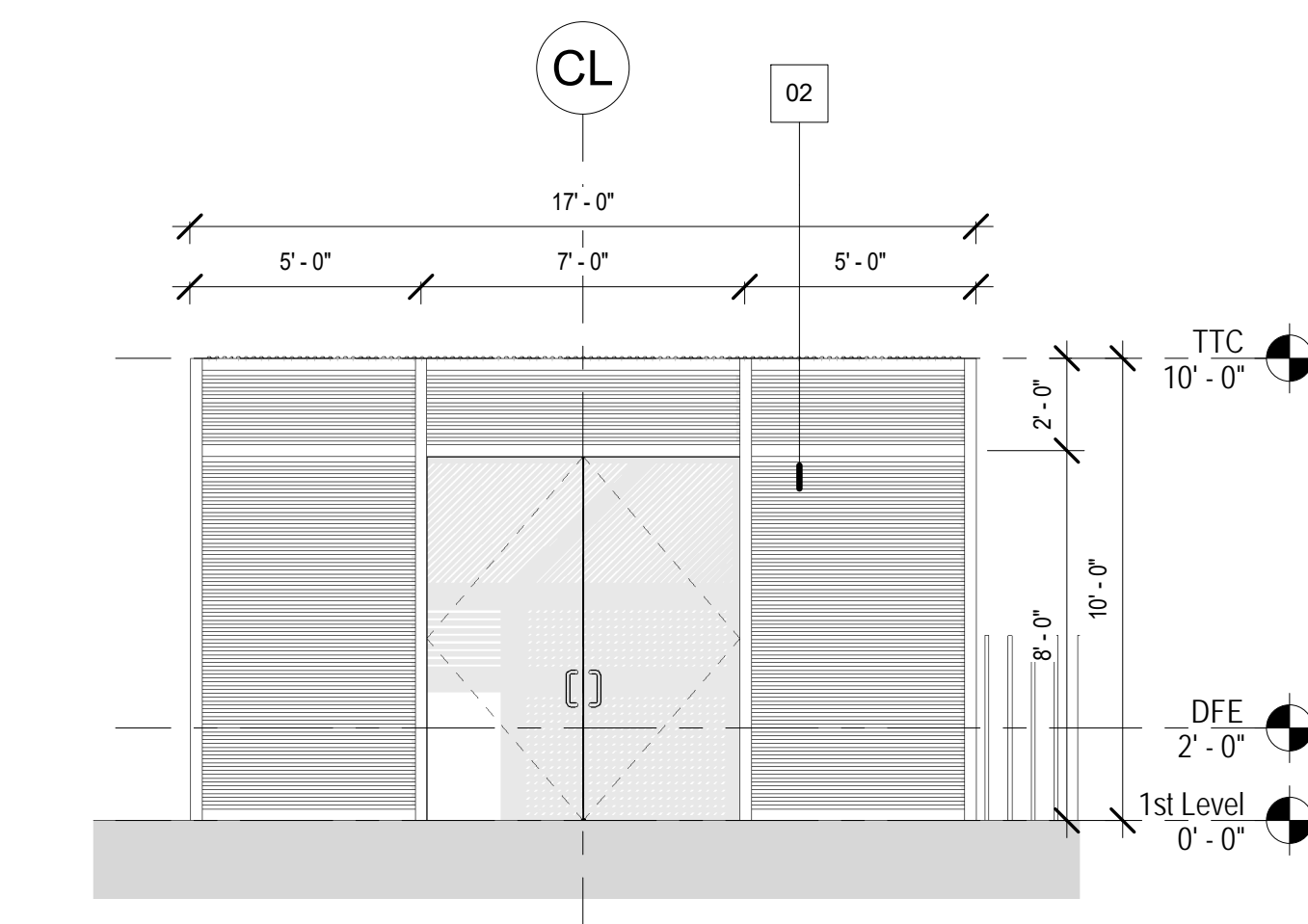
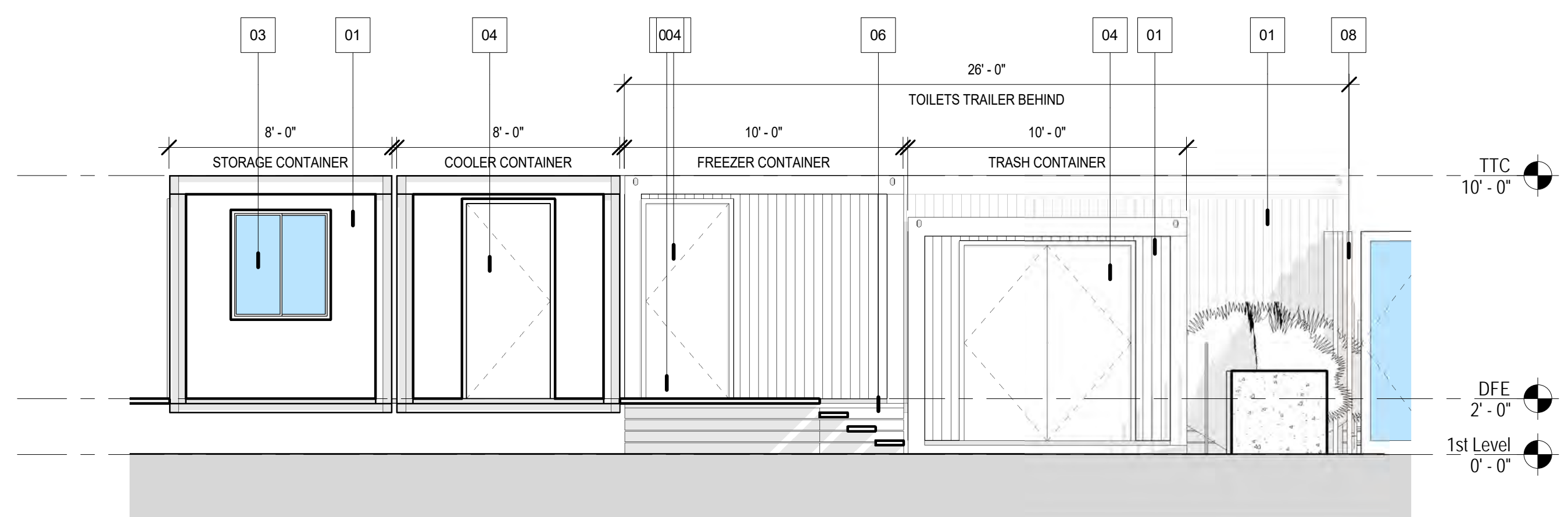
4 FOOD CONTAINER SOUTH ELEVATION
A-2.03 1/4" = 1'-0"



5 CONTAINERS WEST ELEVATION
A-2.03 1/4" = 1'-0"

6 CONTAINERS SOUTH ELEVATION
A-2.03 1/4" = 1'-0"

9 CONTAINERS NORTH ELEVATION
A-2.03 1/4" = 1'-0"



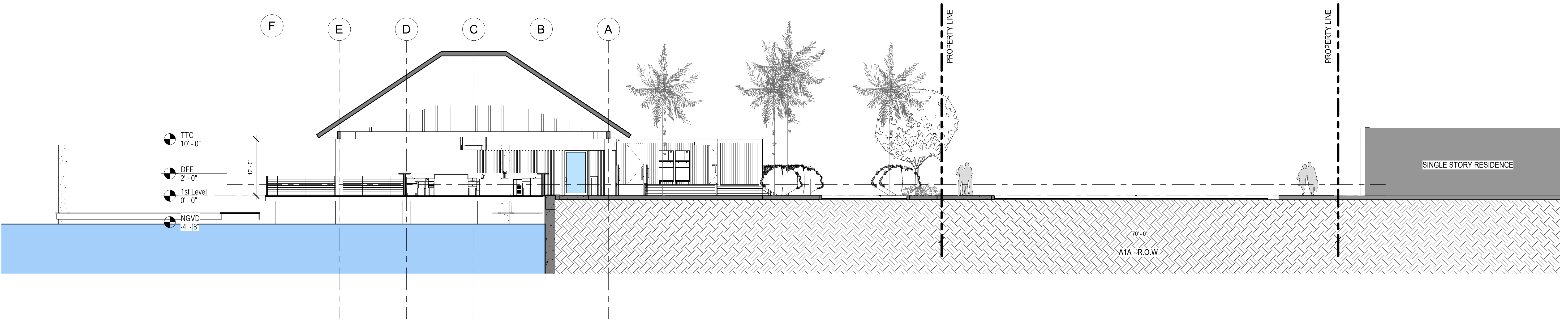
7 CONTAINERS EAST ELEVATION
A-2.03 1/4" = 1'-0"

8 ENTRY PAVILION FRONT
A-2.03 1/4" = 1'-0"

10 ENTRY PAVILION SIDE
A-2.03 1/4" = 1'-0"

KEYNOTE LEGEND	
#	DESCRIPTION
01	CORRUGATED METAL CONTAINER ARTISTICALLY PAINTED.
02	WOOD FRAMED ENTRY FEATURE.
03	ALUMINUM WINDOW ASSEMBLY, IMPACT RATED, W/LAMINATED TINTED GLASS. ENERGY STAR RATED.
04	ALUMINUM DOOR, IMPACT RETAD, ENERGY STAR RATED.
05	WOOD DECK.
06	WOOD SKIRT TO MATCH DECKING.
07	ALUMINUM CABLE RAILING. TOP @ 42" A.F.F.MIN.
08	WOOD SCREEN.

No.	Description	Date



1 Site Section - Street Profile
A-3.00 1/8" = 1'-0"

No.	Description	Date



Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
□	6	L1	Single	8329	8329	0.900	111	111

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NEW SIDEWALK	ILLUMINANCE	Fc	0.54	0.7	0.4	1.35	1.75
PARKING LOT	ILLUMINANCE	Fc	1.32	3.2	0.5	2.64	6.40
PROPERTY LINE	ILLUMINANCE	Fc	0.12	0.5	0.0	N.A.	N.A.

PARKING SITE			
TYPE	QTY	LUMINAIRE LUMENS	TOTAL
L1	6	8329	49974
TOTAL LUMINAIRE LUMENS			49974
SITE ALLOWED TOTAL LUMENS (LUMENS PER SF X HARDSCAPE) 2.5 * 20274			50685
IS PROJECT COMPLIANT?			YES

SKIPPERS DOCKSIDE HOLLYWOOD, FL LIGHTING FIXTURE SCHEDULE											
TYPE	PHOTO / LINK	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	COLOR TEMP	INPUT WATTS	FINISH	DIMMING	MOUNTING	NOTES
L1		GALLEON PEDESTRIAN COMPANION	MCGRAW EDISON	GPC-SAZC-830-U-T4FT-QM-XX-HSS	120-277	3000K	111	TBD	N/A	MOUNTED TO 20' ROUND TAPERED ALUMINUM POLE (ANCHOR BOLT)	
L2		LINE VOLTAGE UPLIGHT	VISTA PRO	1043-B-NS-27-C-MV-PCT-HL	120-277	2700K	9	TBD	N/A		
L3		SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS	PRIMUS LIGHTING	DSW-24-120-S14-G-16.5F-27/325-DSC7-STK-XX	120	2700K	3.5WPER 2 FT SECTION	BRASS	N/A		
L4		LINE VOLTAGE FLOOD	VISTA PRO	1045-DZ-MF-27-B-MV-PCT-FS-HL WMB-N-B-N-AXX	120	2700K	22.8	DARK BRONZE	MLV	MOUNTED TO SURFACE MOUNTED BOX WMB SERIES	
L5		OUTDOOR WET LOCATION EMERGENCY LIGHT	ISOLITE	OWL-EM-BZ-MB	120-277	3000K	4	BRONZE	N/A	SURFACE	
L6		WET LOCATION DIE-CAST EXIT SIGN	ISOLITE	MAX-EM-G-U-VH-MTEB-EB	120	GREEN LED	3	WHITE	N/A	SURFACE	

LIGHTING SCHEDULE NOTES:

- CONTACT FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT GUS MACIAS @ LIGHTINGDYNAMICS 305-345-7571 OR GMACIAS@LIGHTINGDYNAMICS.COM
- SPECIFIC LIGHTING FIXTURES, SELECTED BY TYPE, PHOTOMETRIC PERFORMANCE, LIGHTING PATTERN, AND LUMEN OUTPUT, WERE USED IN THE ILLUMINATION DESIGN TO PRODUCE THE REQUIRED EFFECT AND ILLUMINATION. SUBSTITUTION OF THE LIGHT FIXTURES WILL RESULT IN DIFFERENT
- THE ABOVE FIXTURE SCHEDULE IS PREDICATED ON PERFORMANCE, SIZE LIMITATIONS, AND IS DESIGNED TO MEET CERTAIN AESTHETIC CRITERIA. ANY ALTERNATIVE SELECTIONS MUST SUBMIT THE FOLLOWING TO THE ARCHITECT FOR APPROVAL FIFTEEN (15) DAYS PRIOR TO BID DATE....
- IF THERE IS A DISCREPANCY BETWEEN A FIXTURE DESCRIPTION AND GENERAL NOTES, AND THE CATALOG NUMBER LISTED, THE FIXTURE DESCRIPTION AND GENERAL NOTES SHALL DICTATE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ACTUAL CEILING CONSTRUCTION TYPE AS DEFINED ON THE ARCHITECTURAL DRAWINGS AND FURNISH ALL LUMINAIRES WITH THE CORRECT MOUNTING DEVICES WHETHER OR NOT SUCH VARIATIONS ARE INDICATED IN THE LUMINAIRE CATALOG
- ALL LUMINAIRES SHALL BEAR THE UL LISTING NUMBERS FROM A NATIONALLY RECOGNIZED TESTING LABORATORY



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

4	PHOTOMETRIC STUDY	02/23/24
3	PHOTOMETRIC STUDY	12/21/23
2	PHOTOMETRIC STUDY	07/26/23
1	PHOTOMETRIC STUDY	11/16/22
No.	Revision/Issue	Date

LIGHTING DYNAMICS, INC.
7835 West Commercial Blvd.
Tamarac, FL 33351
(954) 944-0286
www.lightingdynamics.com

Project Name and Address
**SKIPPERS DOCKSIDE
SITE
Hollywood, FL**

FILE P:\PROJECTS\2022\NOV
CLIENT NOSOCO, INC.

Project	Skippers Dockside	Sheet	LO
Date	02/23/2024	DRAWN BY	
Scale	1/32" = 1'	IG / VR	

EXISTING CONDITIONS:

OPEN FIELD WITH REMMANT TREES ALONG THE SOUTH PROPERTY LINE AND MISCELLANEOUS THATCH PALMS ALONG A1A.

TREE KEY:

ALL TREES REMOVED.

SYMBOL NAME OF TREE SIZE ACTION MITIGATED

SYMBOL	NAME OF TREE	SIZE	ACTION	MITIGATED
A	Styragus romanzoffiana	Queen Palm	18' GW	Remove yes
B	Brassia actinophylla	Schefflera	30' Ht.	Remove no
C	Brassia actinophylla	Schefflera	30' Ht.	Remove no
D	Alstonia hughesii	Paurotis Palm	15' GW	Remove yes
E	Thrinax radiata	Florida Thatch Palm	15' GW	Remove yes
F	Thrinax radiata	Florida Thatch Palm	12' GW	Remove yes
G	Adonidia merillii	Adonidia Palm	12' GW	Remove yes
H	Thrinax radiata	Florida Thatch Palm	15' GW	Remove yes
I	Caryota mitis	Fishtail Palm	14' GA	Remove yes
J	Schinus leucobothrys	Florida Holly, Invasive	13' Ht.	Remove no
K	Sabal palmetto	Sabal Palm	9' GW	Remove yes
L	Thrinax radiata	Florida Thatch Palm	10' GW	Remove yes
M	Thrinax radiata	Florida Thatch Palm	15' GW	Remove yes
N	Adonidia merillii	Adonidia Palm	7' GW	Remove yes
O	Conocarpus erectus	Silver Buttonwood	10' hedge	Remove yes
P	Conocarpus erectus	Silver Buttonwood	10' hedge	Remove yes
Q	Conocarpus erectus	Silver Buttonwood	10' hedge	Remove yes
R	Conocarpus erectus	Silver Buttonwood	10' hedge	Remove yes
S	Thrinax radiata	Florida Thatch Palm	9' GW	Remove yes
T	Thrinax radiata	Florida Thatch Palm	9' GW	Remove yes
U	Thrinax radiata	Florida Thatch Palm	9' GW	Remove yes
V	Cocos nucifera 'Green Mayan'	Coconut Palm	22' GW	Remove yes
W	Cocos nucifera 'Green Mayan'	Coconut Palm	25' GW	Remove yes
X	Thrinax radiata	Florida Thatch Palm	9' GW	Remove yes
Y	Thrinax radiata	Florida Thatch Palm	9' GW	Remove yes

TREE 'A'



TREE 'B'



TREE 'C+D'



TREES 'E,F,G,H'



TREES 'I, J, AA,'



TREE 'K'



TREE 'L'



TREE 'M'



TREE 'Z'



TREE 'N'



TREE 'S'



TREE 'T'



TREE 'U'



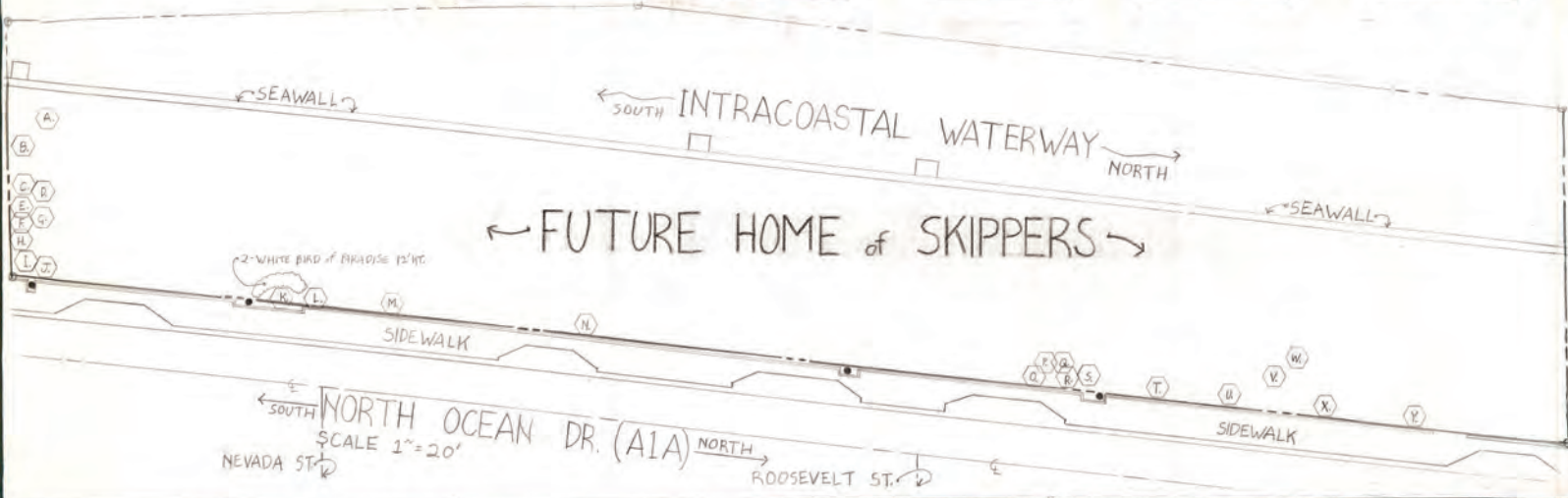
TREES 'V+W'



TREE 'Y'



TREES 'O,P,Q,R'



REVISIONS	BY
1/23/23 APPROVAL ACTION A1A	CO
1/27/23	CO
2/2/23	CO
2/2/23	CO
2/2/23	CO
2/2/23	CO
2/2/23	CO
2/2/23	CO
2/2/23	CO
2/2/23	CO

SKIPPERS DOCKSIDE 2308 N OCEAN DR, HOLLYWOOD, FL 33041
 EXISTING TREE DISPOSITION PLAN
 BY GENERAL LANDSCAPE ARCHITECT CLINT OSTER (601) 209-5846

Clint Oster

Digitally signed by
Clint Oster
Date: 2024.03.12
16:37:54 -04'00'

DRAWN	CHECKED	DATE	SCALE	JOB NO.	SHEET
CLINT OSTER	CLINT OSTER	6-23-23	1" = 20'		1/3

CITY of HOLLYWOOD LANDSCAPE CALCULATIONS

STREET TREES;

- 537 LF of frontage along N. Ocean Dr.
- 1 Tree per 50 LF
- 11 Street trees required
- 11 Street trees provided.

OPEN SPACE TREES;

- 5,850 SF of pervious ground
- 1 Shade tree required per 1,000 SF of open space
- 6 Shade Trees required
- 7 Shade trees provided.

PARKING ISLAND REQUIREMENTS;

- 7 Terminal Parking Islands exist on the site
- 6 of the Terminal Islands have 190 SF and one of the Islands has 100 SF for a total of 1,240 SF

- 7 Trees are required
- 7 Trees are provided

PERIMETER LANDSCAPE;

- 2 Sides have 67 LF of frontage along non residential property
- 1 Tree required per 50 LF
- 2 Trees required per side for a total of 4
- 9 Trees provide

TREE MITIGATION;

- As per the Tree Disposition Plan there are 22 Trees that need to be mitigated.
- 22 Coconuts are provided.

SUMMARY;

There are a total of 30 Trees 12' min. height with a 2" Cal ABH and 43 Coconut Palms.

- The landscape code requires 28 trees.
- Mitigation calls for 22 palms
- There are 6 Trees over what is required.

PLANT KEY:

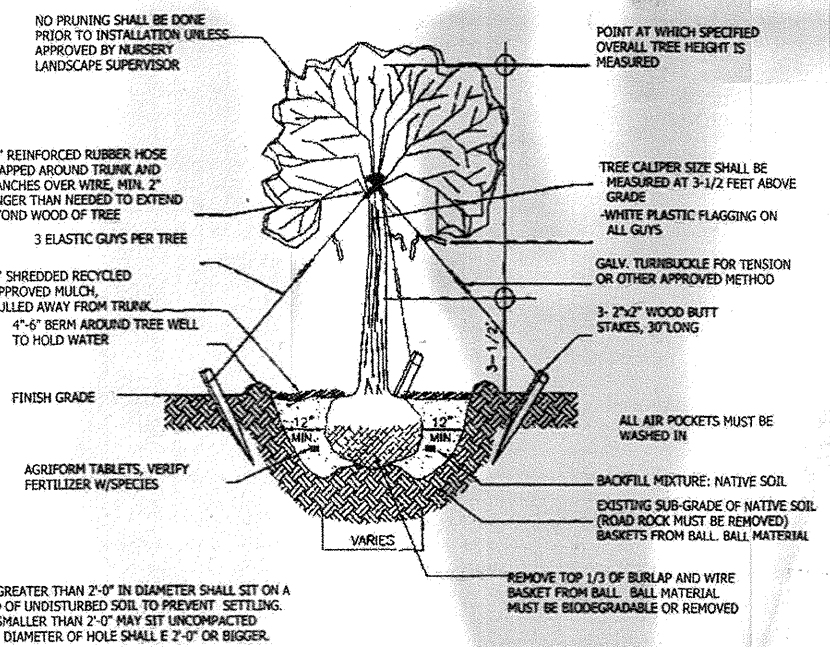
NATIVE	KEY	SCIENTIFIC NAME	COMMON NAME	QTY	HT	SP	REMARKS
No	A	Adonia merrillii	Adonia Palm	1	6' CT	8'	Multi-trunk specimen.
No	BM	Ctenanthe Burle Marx	Burle Marx	12	18"	18"	
Yes	BC	Amphitecna latifolia	Black Calabash	4	12' Ht	6'	2" cal.
No	C	Cocos nucifera 'Green Mayalan'	Coconut Palm	43	8' CT	16'	
Yes	CR	Clusia rosea	Autograph Tree	5	12'	6'	2" cal.
Yes	CRR	Clusia rosea	Autograph Tree	2	16'	10'	Specimen- Multi trunk
Yes	D	Helianthus debilis	Dune Sunflower	36			#1
Yes	ERN	Ernodea littoralis	Beach Creeper	88	12"	12"	#3
Yes	F	Ficus aurea	Strangler Fig	1	16'	12'	4" min Cal 7' CT
Yes	FB	Hamelia patens	Firebush	10	3'	2'	Red not Orange
Yes	FG	Tripsacum floridana	Dwart Fakahatchee Grass	60	24"	18"	
Yes	FP	Forestiera segregata	Florida Privet	241	24"	12"	Full
Yes	GB	Conocarpus erectus	Green Buttonwood	5	12'	5'	2" Cal minimum
Yes	GT	Thrinax radiata	Florida Thatch Palm	5	5'-6' OA		
Yes	HC	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	38	14"	18"	#7
Yes	J	Quadrella jamaicensis	Jamaica Caper	22	4'		Full to ground
Yes	JA	Quadrella jamaicensis	Jamaica Caper	1	8'		
Yes	LV	Gualacum sanctum	Lignum Vitae	5	8'-10'		with character
Yes	M	Ardesia escallonioides	Mariberry	7	4'		Full to ground
Yes	MIX	Sea lavender, Bay cedar, Joewood, 7 year apple, Jamaica caper		20			#7 or larger
Yes	MU	Muhlenbergia capillaris	Mulhy Grass	33	24"	16"	
Yes	SAW	Serona repens 'silver form'	Silver Saw Palmetto	26	2'	2'	
Yes	SB	Conocarpus erectus 'sericeus'	Silver Buttonwood	12	12'	6'	2" cal Multi-trunk
Yes	SS	Myrcianthes fragrans	Simpson Stopper	1	12'	5'	2" cal Multi-trunk
Yes	STR	Bourreria ovata	Bahama Strongbark	2	5'	3'	Full to ground
Yes	Z	Zamia floridana	Coontie	26	11"	16"	

GENERAL NOTES:

- All plant materials to be Florida #1 or better as per "Grades & Standards for Nursery Stock" as published by the Florida Department of Agriculture.
- All landscape areas to receive a minimum of 3" of recycled "Dress" mulch. Colored mulch shall NOT be used.
- All landscaped areas are to be irrigated by an automatic system to provide a minimum of 150% coverage using Xeriscape principals.
- All plant materials to be backfilled with a mixture of 1/3 approved Florida peat, 1/3 approved topsoil and 1/3 clean sand. To this mixture add 15 pounds of 6-6-6 fertilizer per cubic yard. Thoroughly mix all parts prior to placing in plant pits.
- All quantities on the plans are intended as a guide and shall be verified by the Contractor with a comprehensive plant take off. Should any discrepancies occur the landscape architect is to be notified for clarification prior to bidding.
- Landscape Contractor is responsible for locating all underground utilities prior to any planting.
- Contractor is to furnish all materials, equipment, labor and plants as required to install the proposed planting as indicated on the landscape plans.
- The contractor shall lay out the locations of the plant beds and contact the Landscape Architect for approval before the installation of the plant material. The Landscape Architect may adjust the location of the plants before planting.
- All plants shall be installed in accordance with the City of Hollywood landscape manual.
- All shrubs and trees within the traffic view triangles shall be maintained to allow open lines of sight for 30' height to 6.5' height from ground.
- All trees are to be staked and/or guyed as indicated on the planting details.
- RETENTION BASINS 6" DEEP TO BE SODDED WITH BAHIA. ALL OPEN AREAS ARE TO BE SODDED OR LANDSCAPED.

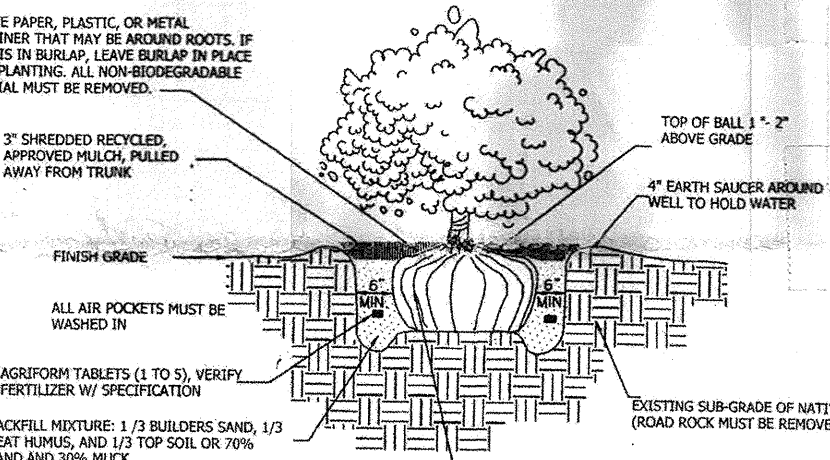
SECTION 8: LANDSCAPE DESIGN DETAILS

The detail drawings are for the purpose of guiding the homeowner, not for specification of landscape material products. For projects larger than 11,000 square feet a separate landscape architect should be consulted.

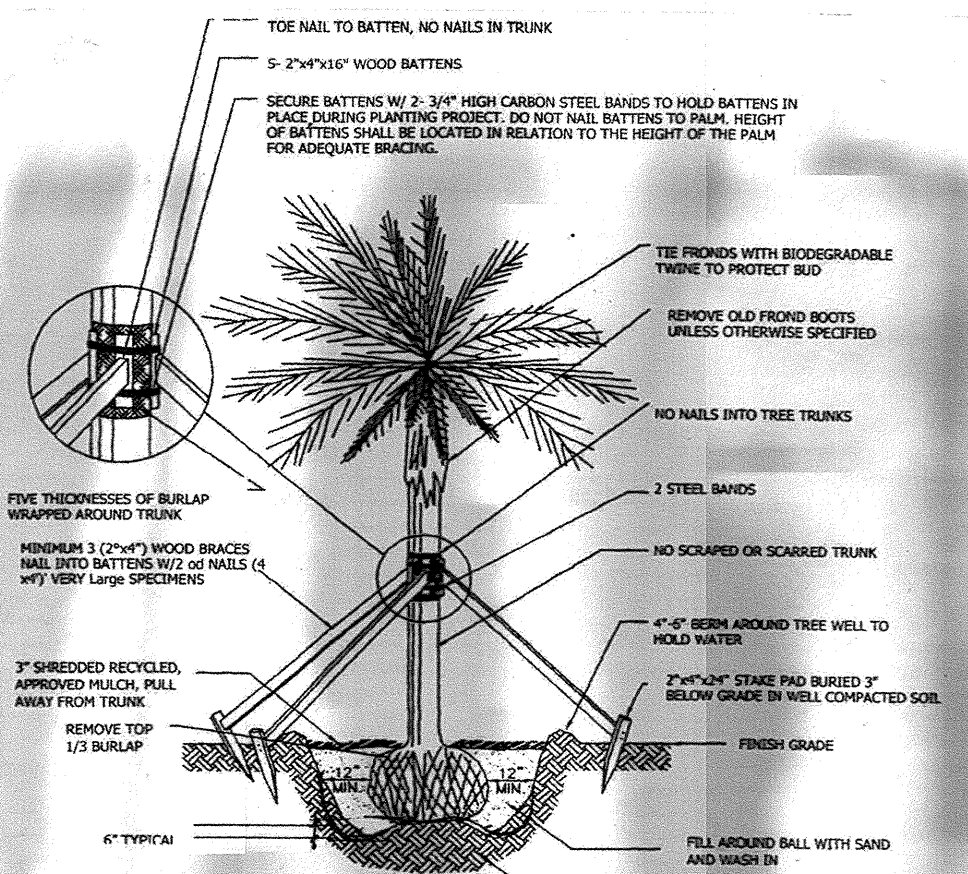


TREE PLANTING DETAIL

SCALE: NOT TO SCALE



SHRUB PLANTING DETAIL



TYPICAL PALM STAKING DETAIL

SCALE: NOT TO SCALE

NOTE: PALMS WITH NAILS DRIVEN DIRECTLY INTO TRUNK ARE NOT ACCEPTABLE.

REVISIONS	BY
4/15/23 ADD	CLP
REVISION BASINS	CLP
7-13-23 REMOVE	CLP
BASIN GRASSIES	CLP
9-23-23 ADD	CLP
LANDSCAPE CALC	CLP
9-27-23 AS PER	CLP
CLIP COMMENTS	CLP

SKIPPER'S DOCKSIDE 2308 N. OCEAN DR., HOLLYWOOD, FL 33019
 LANDSCAPE SPECIFICATIONS
 BY GENERAL LANDSCAPING CORP. LANDSCAPE ARCHITECT CLINT OSTER LA 1087 561)239-8280

Date	10-16-22
Scale	1" = 20'
Drawn	Clint O.
Job	
Sheet	3/3
Of	Sheets