

ATTACHMENT II

**July 13, 2017 Planning and Development Board Staff
Report**

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

DATE: July 13, 2017

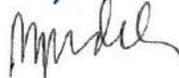
FILE: 16-DP-22

TO: Planning and Development Board

VIA: Alexandra Carcamo, Principal Planner



FROM: Arceli Redila, Planning Administrator



SUBJECT: 115 Holdings, Inc. requests Design, and Site Plan for an approximate 28,500 square foot mixed-use development, generally located at 113-117 South 21st Avenue, east of South 21st Avenue between Hollywood Boulevard and Harrison Street (Atrium Center).

REQUEST

Design and Site Plan for an approximate 28,500 square foot mixed-use development (Atrium Center).

RECOMMENDATION

Design: Approval.

Site Plan: Approval, if Design is granted.

BACKGROUND

The subject site is generally located east of South 21st Avenue between Hollywood Boulevard and Harrison Street. The overall site at approximately 0.26 acres currently contains a 5,500 square foot building. It has a Land Use designation of Regional Activity Center (RAC).

Regional Activity Center (RAC) Land Use designation is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.

In 2009, a Master Plan was established for Downtown. This plan recommended the creation of several zoning districts complementary of the RAC Land Use; later in 2016 the rezoning of the area was finalized. As a result of the recent rezoning, the subject site is now zoned Historic Retail Core (RC-2).

REQUEST

The Applicant, 115 Holdings, Inc. is requesting Design and Site Plan approval for an approximate 28,500 square foot mixed-use development, known as Atrium Center. The project proposes to expand the existing building to four-stories; at 55 feet, the mixed-use building includes retail space on the ground floor, office space on the second floor, and nine two-bedroom residential units on the third and fourth floors.

The proposed design is contemporary, consisting of simple rectilinear forms. The street-facing façade is predominantly glass, accented with aluminum perforated panels, steel and brick. It is further articulated

with large balconies on the upper floor which creates a vertical transition of the residential units above the commercial space.

Building setbacks, parking, and vehicular access and circulation respectively, are met. Parking will be provided on the ground floor concealed from the street as it is integrated into the building design. The intent of the Applicant is to improve the site, and provide live and work spaces, a truly mixed-use building for urban living. Redevelopment of this site will enhance the appearance of the site and that of surrounding areas; as well as improve the community.

SITE DATA

Owner/Applicant: 115 Holdings, Inc.
Address/Location: Generally located at 113-117 South 21st Avenue, east of South 21st Avenue between Hollywood Boulevard and Harrison Street
Net Area of Property: 11,475 sq. ft. (0.26 acres)
Gross Area of Property: 14,237 sq. ft. (0.33 acres)
Land Use: Regional Activity Center (RAC)
Zoning: Retail Core (RC-2)
Existing Use of Land: Mixed-Use

ADJACENT LAND USE

North: Regional Activity Center (RAC)
South: Regional Activity Center (RAC)
East: Regional Activity Center (RAC)
West: Regional Activity Center (RAC)

ADJACENT ZONING

North: Retail Core (RC-2)
South: Retail Core (RC-2)
East: Retail Core (RC-2)
West: Planned Development (PD)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential and commercial properties. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The intent of the Regional Activity Center Land Use designation is to *encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center.

The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Objective 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy*

conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

Located within Sub-Area 2, is Dixie Highway Corridor, bounded by Federal Highway on the east, Sheridan Street on the north, Pembroke Road on the south, and FEC Railroad and 22nd Avenue on the west.

The proposed request is consistent with City-Wide Master Plan based upon the following:

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

Policy 2.9: *Encourage development of office space in the Downtown and desired locations.*

Policy 2.10: *Encourage high-density residential development in the Downtown.*

Policy 3.39: *Support new housing and rehabilitation to replace deteriorated structures.*

The City-Wide Master Plan recognizes the need for mixed-use development within the Downtown area and along the corridors. As revitalization of Downtown continues, street side dining, sidewalk strolling, window shopping and other “New Urbanism” features such as these are being incorporated into new developments.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

CRITERIA 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.

ANALYSIS: The design is contemporary. The street-facing façade is predominantly glass, accented with aluminum perforated panels, steel and brick. It is further articulated with large balconies on the upper floor which creates a vertical transition of the residential units above the commercial space. The building fronts the street and is oriented to provide direct pedestrian access and give definition to the urban form. Orienting buildings toward the street further supports the intent of the Regional Activity Center *to encourage redevelopment or development which facilitate multi-use and mixed-use development, encourage mass transit, reduce the need of automobile travel, provide incentives for quality development, and give definition to the urban form.*

FINDING: Consistent.

CRITERIA 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.

ANALYSIS: The area is primarily surrounded by multi-family residential buildings; densification of this underutilized site reinforces the urban form and building pattern emerging throughout Dixie Highway Corridor. The Applicant states, "...it brings to life the vision of the new zoning regulations for the RC2 corridor without complete dwarfing the existing structures around it." The proposed development is compatible with both the building pattern and characteristics of the surrounding neighborhood.

FINDING: Consistent.

CRITERIA 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 include, but are not limited to, banding molding, and fenestration.

ANALYSIS: The project proposes to expand the existing building to a four-story mixed-use building at 55 feet of approximately 28,500 square feet. The building mass reflects simple composition of basic architectural details. The design is contemporary with clean lines and modern finishes. The street-facing façade is predominantly glass, accented with aluminum perforated panels, steel and brick. It is further articulated with large balconies on the upper floor which creates a vertical transition of the residential units above the commercial space.

FINDING: Consistent.

CRITERIA 4: Landscaping. Landscaped areas 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.

ANALYSIS: The landscape design enhances the design of the building while adding visual appeal to the neighborhood. Although the building is locked on both sides with a zero lot line, an atrium feature is provided allowing an access to natural light while creating a courtyard space for all tenants to enjoy. In addition, street trees will be added to accent the entrance of the parking area which is located under the building fully integrated into the building design.

FINDING: Consistent.

CRITERIA 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of Zoning and Land Development Regulations on May 9, 2017. Therefore, Staff recommends approval, if Design is granted.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map

ATTACHMENT A
Application Package

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: 05/23/2017

Location Address: 115/117 S 21st AVE

Lot(s): 4/5 Block(s): 8 Subdivision: Appt. 1-21 B

Folio Number(s): 514215011300 / 514215011310

Zoning Classification: RC-2 Land Use Classification: 12/28

Existing Property Use: MIXED USE Sq Ft/Number of Units: 6,892 / 1 Apt.

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): YES

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

Explanation of Request: Planning & Development Review & Approval for Final Site Plan Approval

Number of units/rooms: 7 Sq Ft: 5,820 commercial existing 10,000 BIA office

Value of Improvement: Approx 2 MIL. Estimated Date of Completion: Jan. 2019

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

Name of Current Property Owner: 115 HOLDINGS INC

Address of Property Owner: 4451 HOLLYWOOD BLVD Hollywood FL 33021

Telephone: 954-678-8733 Fax: _____ Email Address: John@benarocogroup.net

Name of Consultant/Representative/Tenant (circle one): NICOLAE POPESCU

Address: 180 E Hallandale Bch. Blvd. Hallandale FL 33009 Telephone: 954-401-5052

Fax: N/A Email Address: Architectura.Groupe.Miami@Comcast.com

Date of Purchase: 2/02/13 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: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 05/03/17

PRINT NAME: JOHN DEMARCO

Date: 05/03/17

Signature of Consultant/Representative: _____

Date: 05/28/17

PRINT NAME: NICOLAE POPESCU

Date: 05/03/17

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 ATRIUM CENTER SIDE PLAT APPROVAL to my property, which is hereby made by me or I am hereby authorizing NICOLAE POPESCU to be my legal representative before the Planning + Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 24 day of May

Notary Public

State of Florida

My Commission Expires: 4/3/21 (Check One) Personally known to me; OR Produced Identification _____



Daysha Mahabir
Commission # GG089830
Expires: April 3, 2021
Bonded thru Aaron Notary

Signature of Current Owner

John DeMarco
Print Name



ARCHITECTURA GROUP MIAMI

Submittal for Planning and Development Board

“ATRIUM CENTER MIXED USE PROJECT”

(115 / 117 S 21st Ave, Hollywood Fl. 33021)

Legal Description – Project Information – Criteria Statements

PREPARED BY:

Nicolae Popescu
1920 E Hallandale Beach Blvd. Suite PH11
Hallandale Fl. 33009
954-401-5082

May 23, 2017



USA – Florida - Corporate Office

**1920 Hallandale Blvd, Suite 908
HALLANDALE, FLORIDA 33009. USA
Phone: 954-401-5082**

www.architecturagroup.com

EUROPE

**ASA Business Center - Str. Alex Cimpeanu,
Nr. 24 Sector 1, BUCAHREST 11237,
Phone: +40730097872**

[e-mail: argroupinc@aol.com](mailto:argroupinc@aol.com)

ARCHITECTURE + INTERIOR DESIGN-USA LICENSES: AA-26001885 ID-3873

EUROPEAN ARCHITECT LIC.- OAR 5850

Legal Description

115/117 S 21st Ave. Hollywood Fl. 33021

Lots 4 and 5, Block 8, of "Hollywood", according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Project Information

The project is mixed use that has approx. 5,500 SqFt of commercial retail space on the ground floor, 10,000 SqFt of class A office space on the second floor, and 9 two bedroom two story units on the third and fourth floors, totaling approx. 12,600 SqFt of residential.

The project will be built on an existing site that currently has 5,500 SqFt of commercial retail space to remain and an apartment on the second floor to be removed. The new proposed building will be built above the existing commercial retail space as well as the parking lot to the South.

The project has a unique Atrium feature to allow for all tenants on the office space to have access to natural light even though the building is locked on both sides with a zero lot line. This unique feature will allow for a courtyard space, natural ventilation, natural light, and an all-around healthier working environment.

This feature continues through to the third and fourth floors where the residential units are further stepped back from the atrium opening creating outdoor areas for all residents to enjoy while maintaining an expansive façade on the main elevation that truly modernizes the entire street. The third floor outdoor areas will be exclusively for residential use and will have outdoor exercise areas, sun bathing areas, and other outdoor amenities for the residents.

All residential units are 2 bedrooms and at least 2.5 bathrooms. Each unit is 2 stories with an internal staircase taking you up to the bedrooms with all common areas on the ground floor. This particular layout of residential units allows for spacious living areas and very large bedrooms while maintain a relatively small footprint, perfect for downtown urban living.

The building is a truly modern mixed use building for urban living that creates healthy live and work spaces for all to enjoy.

Criteria Statements

1. Architectural and Design Components

The Architectural and Design components are selected specifically to create an aesthetic born out of the functionality of the building. The intent is to create a uniform image on the main elevation on South 21st Ave. Therefore the glass details maintain the same feeling vertically as the functions change. Even the balustrades of the balconies for the residential units are of the same tinted glass as the rest of the façade. This was intentionally designed to create the verticality requested by the Technical Advisory Committee so as to create a statement on 21st Ave. and develop a building identity. The structural slabs and all technical / structural spaces are also concealed from the street through the use of spandrel glass of the same tint. Verticality was further emphasized through the use of the vertical channels on the building that break up the façade and add a layer of depth and dimension to the elevation. The channels are further emphasized by utilizing architectural lighting creating a dynamic façade even at night.

Other materials selected were to show how the building itself is constructed, utilizing brick, steel, and glass. To activate the street from a pedestrian standpoint a new curtain wall will be installed for the existing commercial/retail space tying in the existing spaces to the new construction creating a seamless transition while updating the streetscape.

The use of vertical green elements helps to soften the building at the street level. This creating a welcoming feel that combines modern glass and steel with brick and vegetation, further giving the building an identity and a life.

2. Compatibility

The proposed Atrium Center Mixed Use building utilizes similar architectural styles, elements, and materials with all other buildings that are existing around the Downtown RAC corridor, while bringing a much needed modernization and facelift to 21st Ave. This building although maintains the compatibility with the existing buildings surrounding it brings to life the vision of the new zoning regulations for the RC2 corridor without completely dwarfing the existing structures around it.

This creates a harmonious shift into the desired direction for the redevelopment of the entire corridor without completely overshadowing existing structures and/or businesses. The scale of the proposed Atrium Center will also help to create a transition between the existing downtown buildings and the new larger scale developments happening around the outskirts of the corridor, such as Hollywood Station or the new mixed use project currently under construction at the Circle.

It is our hope that this new development can become the catalyst for developers to come in and provide a much needed face lift to the entire downtown corridor.



USA – Florida - Corporate Office

**1920 Hallandale Blvd, Suite 908
HALLANDALE, FLORIDA 33009. USA
Phone: 954-401-5082**

www.architecturagroup.com

EUROPE

**ASA Business Center - Str. Alex Cimpeanu,
Nr. 24 Sector 1, BUCAHREST 11237,
Phone: +40730097872**

[e-mail: argroupinc@aol.com](mailto:argroupinc@aol.com)

ARCHITECTURE + INTERIOR DESIGN-USA LICENSES: AA-26001885 ID-3873

EUROPEAN ARCHITECT LIC.- OAR 5850

3. Scale/Massing

With new zoning regulation in the area as well as the new zoning designation of RC-2, the current project site allows for up to 10 stories to be built within the current code. The Atrium Center being on 2 relatively narrow lots was designed in such a way as to create a harmonious massing in relation to its height, width, and density.

This project strives to create a balanced transition between current structures and new developments that will call for up to 10 stories in height. The use of glass spanning the entire façade and covering the structural breaks between floors along with the vertical channels that will be accented with architectural lighting, creates a sense of balance and verticality to the building without overshadowing existing structures that are waiting for redevelopment.

4. Landscaping

The current Atrium Center has no landscaping requirements as per the zoning and development code for the RC-2 Downtown Corridor. All parking is currently under the building and therefore does not have a landscape island requirement.

We are proposing two new street trees to accent the entrance into the parking area of the new proposed structure as well as protect oncoming traffic from vehicles exiting the parking area.

The street trees proposed are palms of the same size, caliper, and quality as other street trees in the area and have been recommended for use by the Landscape Department of the City of Hollywood.

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

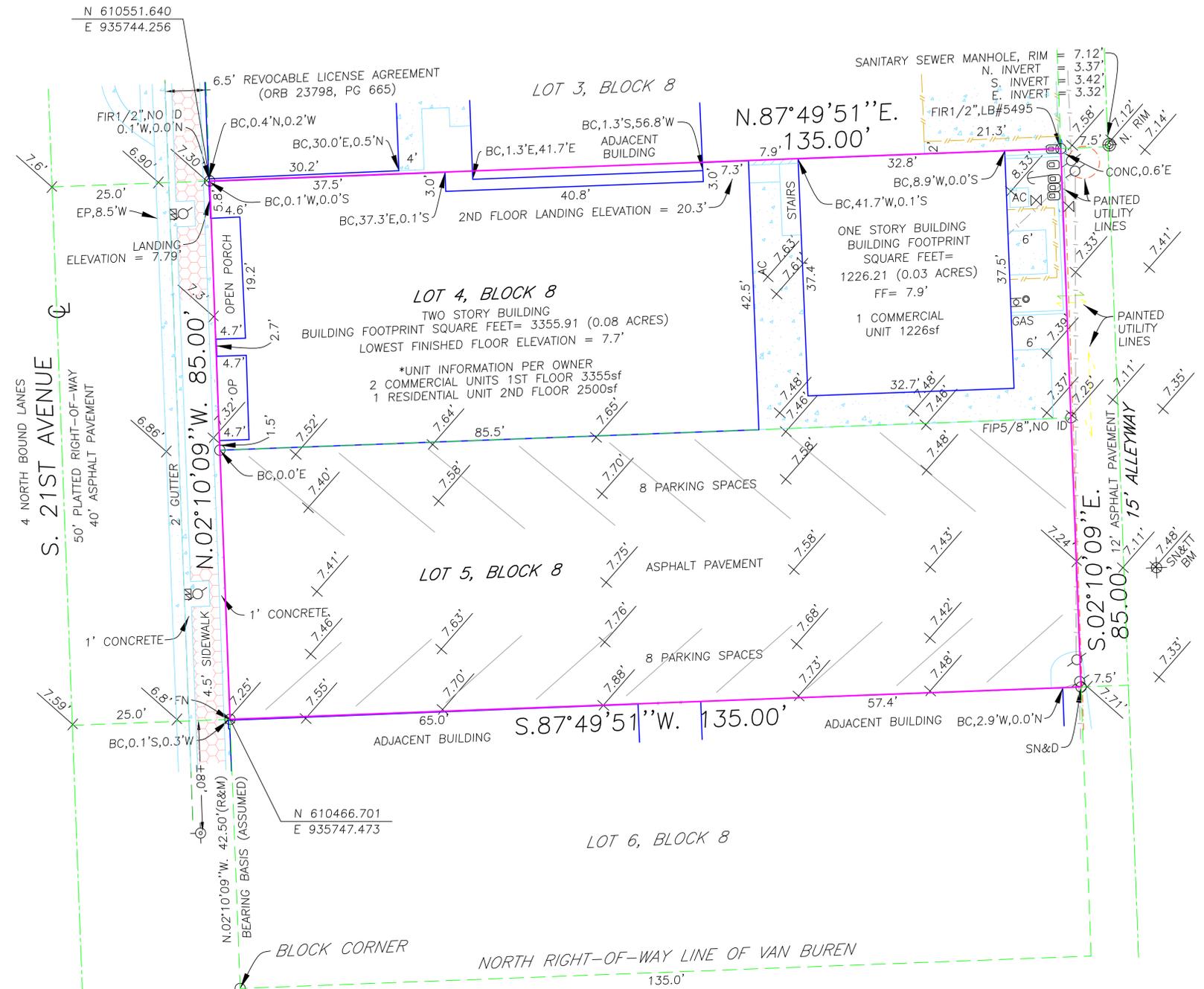
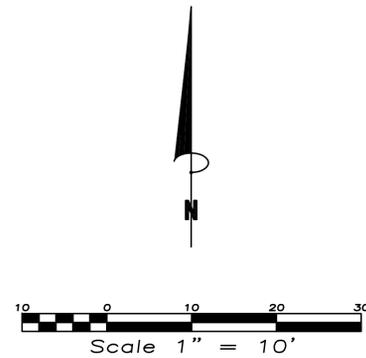
LOTS 4 & 5, BLOCK 8, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
115 HOLDINGS INC.

PROPERTY ADDRESS
115 & 117 S. 21ST AVENUE
HOLLYWOOD, FL 33021

BOUNDARY SURVEY
INVOICE # 39384U
SURVEY DATE 01/13/16
SURVEY DATE 02/25/16
SURVEY DATE 05/05/16

FLOOD ZONE X 0.2%
MAP DATE 08/18/14
MAP NUMBER 125113 0569H



SURVEYOR'S CERTIFICATE
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 3, 7a, 8, 9, of Table A thereof, The field work was completed on MAY 5, 2016.
Date of Plat or Map: MAY 5, 2016.

- SURVEYOR'S NOTES**
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
 2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
 3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
 4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
 5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
 6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
 7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
 8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
 9. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
 10. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
 11. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

OWNERSHIP & ENCUMBRANCE

CHICAGO TITLE INSURANCE COMPANY
FILE NUMBER/INVOICE NUMBER: 5766719
UNIT#:02100.170607
CUSTOMER REFERENCE #: 5650956/115 HOLDING INC
DATE: APRIL 25, 2016

ENCUMBRANCE REVIEW

- ITEM 1: MORTGAGE, O.R.B 49649, PAGE 1006, NOT PLOTTABLE
- ITEM 2: PLAT, MATTERS PERTAINING TO P.B. 1, PAGE 21, ARE AS SHOWN ON SURVEY
- ITEM 3: GRANT OF EASEMENT, MATTERS PERTAINING TO O.R.B. 16536, PAGE 688, NOT PLOTTABLE
- ITEM 4: REVOCABLE LICENSE AGREEMENT, MATTERS PERTAINING TO O.R.B. 23798, PG 665, ARE AS SHOWN ON SURVEY
- ITEM 5: REVOCABLE LICENSE AGREEMENT, MATTERS PERTAINING TO O.R.B. 29610, PG 549, NOT PLOTTABLE

GROSS LAND SQUARE FEET= 14237.84 (0.33 ACRES)
(CALCULATIONS ARE OF LEGAL DESCRIBED PROPERTY EXTENDED TO CENTERLINE OF ADJOINING RIGHT-OF-WAY & ALLEY WAY)

NET LAND SQUARE FEET= 11475.00 (0.26 ACRES)
(CALCULATIONS ARE OF LEGAL DESCRIBED PROPERTY ONLY)

BENCHMARK OF ORIGIN:
CITY OF HOLLYWOOD BENCHMARK
BOX CUT @ P.I. OF S/W IN N.E. CORNER
OF 21ST AVE. & HARRISON STREET
ELEVATION = 9.85' (NGVD 29)
ELEVATION = 8.25' (NAVD 88)

<p>ABBREVIATIONS</p> <ul style="list-style-type: none"> BC BUILDING CORNER BM BENCH MARK EW EASEMENT M MEASURED N.T.S. NOT TO SCALE OP OPEN PORCH ORB OFFICIAL RECORD BOOK PCB POINT OF COMMENCEMENT POB POINT OF BEGINNING POC POINT OF COMMENCEMENT PRC POINT OF REVERSE CURVE PRM PERMANENT REFERENCE MONUMENT PT POINT OF TANGENCY RF FENCE EW EDGE OF WATER F/C FENCE CORNER F/L FENCE LINE FIR FOUND IRON ROD FR FOUND IRON ROD FN FOUND NAIL FN&D FOUND NAIL & DISC FP&L FOUND IRON PIPE R FOUND IRON ROD SET SET NAIL & DISC # 5495 SP&C SET SPRINKLER PIN & CAP # 5495 	<p>LEGEND</p> <ul style="list-style-type: none"> □ CABLE JUNCTION BOX □ CATCH BASIN □ CLEAN OUT □ CONTROL VALVE □ ELECTRIC SERVICE □ FIRE HYDRANT □ FP&L PAD □ GUY ANCHOR □ MANHOLE □ POOL EQUIPMENT □ POWER/LIGHT POLE □ SPRINKLER SYSTEM □ WATER METER □ WATER VALVE □ WELL 	<p>BRICK PAVERS</p> <p>CENTERLINE</p> <p>CONCRETE/CHAT</p> <p>CONCRETE WALL</p> <p>ELEVATION</p> <p>METAL FENCE</p> <p>OVERHEAD WIRES</p> <p>WOOD DECK/DOCK</p> <p>WOOD FENCE</p>
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ATLANTIC COAST
SURVEYING, INC.

PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD. SUITE 2, DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418

ARCHITECTURA GROUP MIAMI, HEREBY RESERVES ITS LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGN. THESE PLANS, IDEAS, AND DESIGN ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND APPROPRIATE COMPENSATION TO ARCHITECTURA GROUP MIAMI. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB AND ARCHITECTURA GROUP MIAMI TO BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS (c) 2014.

Issue		
No.	Date	Description

Client
115 Holdings Inc.

Project Name
Atrium Building Mixed Use
115 S. 21st Ave., Hollywood, Florida, 33020

Sign & Seal
Cristian Gavrilescu
Registered Architect # AR 94560

Sheet Title
PAVEMENT MARKING AND SIGNAGE PLAN

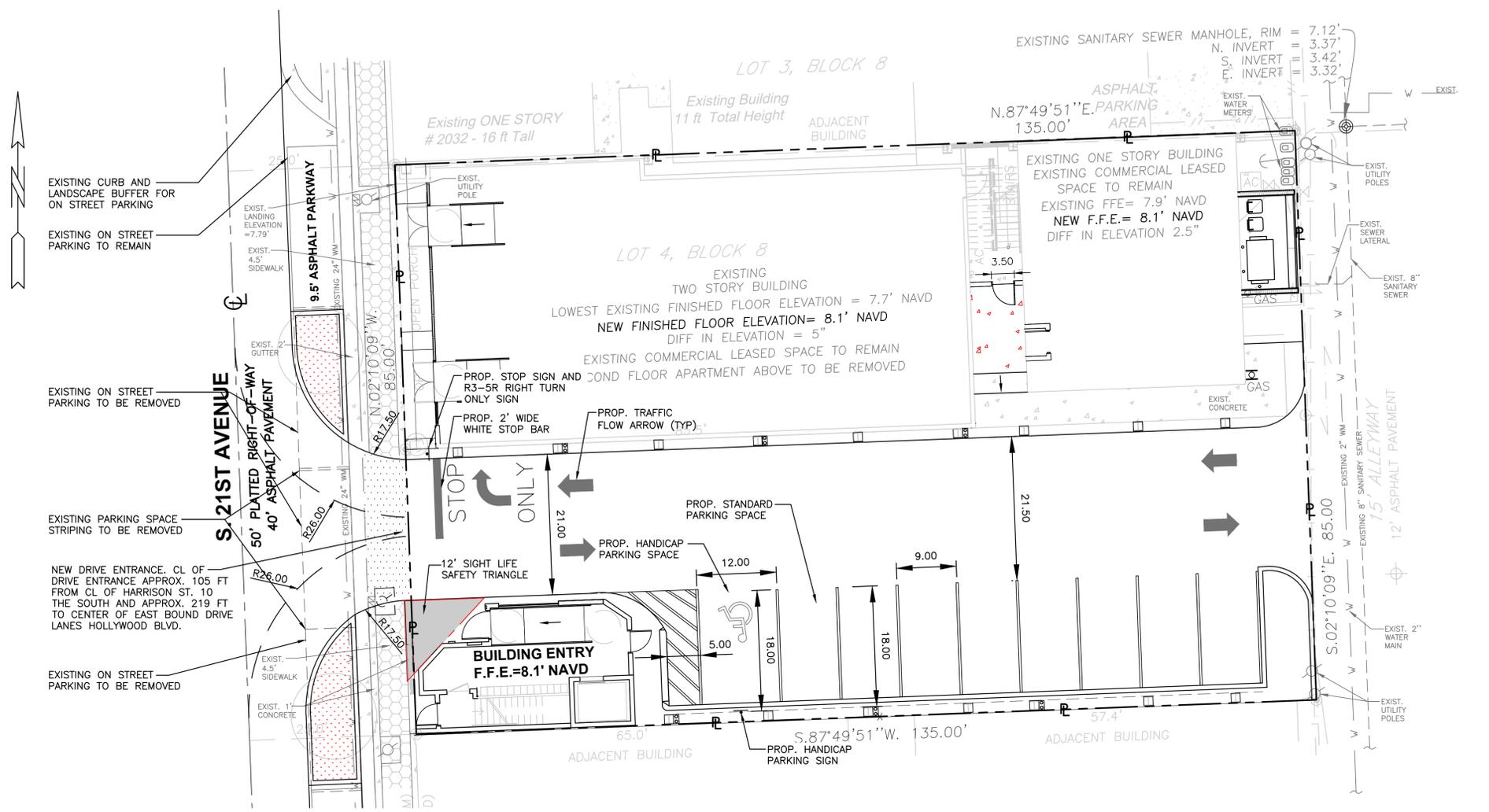
Drawn by	AA
Checked by	SCH
Project Number	101.15
Issued for	SITE PLAN APPROVAL
Issue date	Sheet #
11.8.16	C3
Scale	1"=10'



LOCATION MAP
NOT TO SCALE

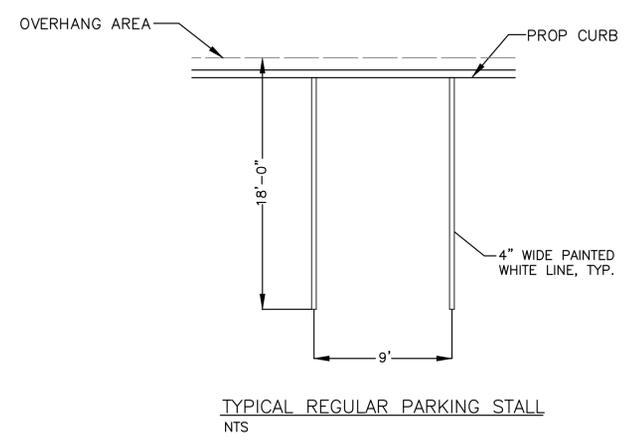
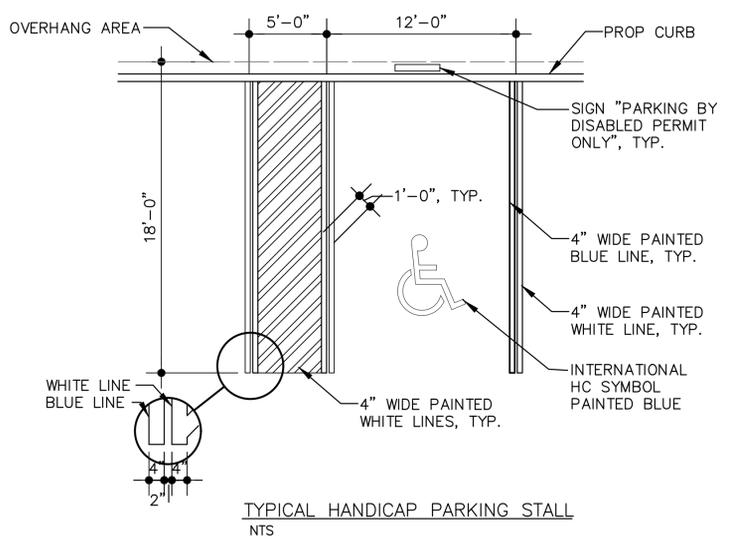
LEGAL DESCRIPTION:

LOTS 4 & 5, BLOCK 8, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED NO PARKING AREA
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED WATER METER
- PROPOSED CLEANOUT
- PROPOSED RPZ BACKFLOW PREVENTER
- PROPOSED DOUBLE DETECTOR CHECK VALVE
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING UTILITY POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING APPURTENANCES (AS INDICATED)
- EXISTING FENCE
- EXISTING CONCRETE



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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

PAVEMENT MARKING AND SIGNAGE PLAN
SCALE 1" = 10'-0"

HOLLAND ENGINEERING INC.
civil engineers
3900 HOLLYWOOD BLVD. - SUITE 303 - HOLLYWOOD - FL - 33021
(954)367-0371 • (954)367-0372 Fax

SUSAN C. HOLLAND, PE
License no. 41831

CA7325

15-95

ATTACHMENT B
Land Use & Zoning Map

Address: 113-117 South 21st Avenue



DEVELOPMENT SERVICES
PLANNING
Legend

Subject Parcel

Streets

LAND USE

RAC

ZONING

RC-2

PD

