

ATTACHMENT II
Previous Ordinance and Resolutions

ORDINANCE NO. O-2013-23

(12-DPJZ-59)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, WAIVING THE 10 ACRE MINIMUM ACREAGE REQUIREMENT FOR A PLANNED DEVELOPMENT DISTRICT PURSUANT TO SECTION 4.15 E.1. OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 3500 WASHINGTON STREET FROM RM-25 (HIGH DENSITY MULTIPLE FAMILY) TO PD (PLANNED DEVELOPMENT DISTRICT); APPROVING THE PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY (HEREINAFTER KNOWN AS "NAUTILUS APARTMENTS DEVELOPMENT MASTER PLAN"); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

WHEREAS, the Zoning and Land Development Regulations provide that an application for a change of zone may be filed; and

WHEREAS, on June 20, 2007, Ordinance No. O-2007-18 was passed and adopted by the City Commission, which approved a Land Use Amendment from Medium/High Residential (17-25 units per acre) to High Residential (26+units per acre); and

WHEREAS, an application (12-DPJZ-59) was filed with the Department of Planning and Development Services including a request for a change of zone from RM-25 (High Density Multi Family) to PD (Planned Development District), for property generally located at 3500 Washington Street, with approximately 7.99 net acres/8.38 gross acres as more particularly described in Exhibit "A" (subject parcel) attached hereto and incorporated herein by reference; and

WHEREAS, the purpose of this request for change in zoning designation is to allow the development of the site which is currently comprised of 193 rental units in two buildings, a recreation building, pool, associated surface parking lot and a vacant portion of the property , adjacent to Hillcrest Drive to proceed in accordance with the PD (Planned Development District) Ordinance, in order to construct a planned development consisting of the existing buildings and amenities and the incorporation of an 84 unit building and associated surface parking lot; and

WHEREAS, the PD ordinance requires a minimum size of 10 acres for a Planned Development District which may be waived by the City Commission upon the recommendation of the Planning and Development Board; and

WHEREAS, the existing property is located at 3500 Washington Street and has a current City zoning designation of RM-25 (High Density Multi Family) and an Existing Land Use Designation of High Residential (26+ units per acre); and

WHEREAS, the subject property is adjacent to Single-Family Residential District (RS-5) and High Density Multiple Family (RM-25) on the North, Government Use on the South, Government Use and High Density Multiple Family on the East, and Hospital District on the West; and

WHEREAS, the PD ordinance requires that a Master Development Plan be submitted by the applicant for review by City staff and the Planning and Development Board; and

WHEREAS, such Master Development Plan shall include (1) a boundary survey; (2) schematic representation of the land uses; (3) delineation of internal circulation; (4) points of connection of the local streets to the trafficways; (5) general location and size of any community facility to be included in the PD; (6) an indication of existing vegetation and other natural features with plans for conservation and mitigation; (7) schematic depiction of existing and proposed surface water management elements; and (8) schematic depiction of the water distribution and wastewater collection facilities and drainage system; and

WHEREAS, the Assistant Director of the Department of Planning and Development Services, following analysis of the proposed Master Development Plan and its associated documents, has determined that the proposed Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan, and has therefore recommended that the Master Development Plan be approved; and

WHEREAS, the Assistant Director, following analysis of the application and its associated documents, has determined that the proposed change of zoning district is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan and the City-Wide Master Plan, and has therefore recommended that it be approved; and

WHEREAS, on September 19, 2013, the Planning and Zoning Board met and reviewed the above noted request for a change of zone to PD (Planned Development District) and approval of the proposed Master Development Plan and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the waiving of the 10 acre minimum acreage requirement for a Planned Development, the rezoning request to PD (Planned Development District) along with approval of the Master Development Plan are consistent with the Zoning and Land Development Regulations, are consistent with the City of Hollywood's Comprehensive Plan, and is in the best interest of the citizens of the City of Hollywood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the applicant has presented competent substantial evidence that the requested rezoning request to PD is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and there is no legitimate public purpose in maintaining the existing zoning.

Section 2: That the minimum size requirement of 10 acres for a Planned Development District is hereby waived for the subject property.

Section 3: That the subject property as more particularly described in Exhibit "A" is hereby rezoned from the zoning designation of RM-25 (High Density Multiple Family District) to PD (Planned Development District).

Section 4: That the Nautilus Apartments Development Master Plan as more specifically described in Exhibit "B" attached hereto and incorporated herein by reference, is hereby approved.

Section 5: That the Official Zoning Map of the City of Hollywood is hereby amended to incorporate the above described change in zoning designation for the subject parcel.

Section 6: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

ORDINANCE REZONING 3500 WASHINGTON STREET (12-DPJZ-59) TO PLANNED DEVELOPMENT DISTRICT (NAUTILUS APARTMENTS).

Section 8: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised Nov 22, 2013.

PASSED on first reading this 6 day of NOV, 2013.

PASSED AND ADOPTED on second reading this 4 day of Dec, 2013.

RENDERED this 18 day of Dec, 2013.



PETER BOBER, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.



JEFFREY P. SHEFFEL, CITY ATTORNEY ^{DR}

EXHIBIT "A"
LEGAL DESCRIPTION

Block C and the East 96.08 feet of Block B,
ORANGEBROOK HILLS, according to the Plat
thereof, as recorded in Plat Book 68, Page 29, Public
Records of Broward County, Florida.

All of Block C and the East 96.00 feet of Block 3 of the "FRANKLIN HILLS," according to the plat thereof as recorded in Plat Book 68, at page 29 of the Plat Book of the County of Howard County, Florida, being more particularly described as follows: Beginning at the Southeast corner of said Block C, Thence run North 89°54'59" West 100.00 feet to the Southeast corner of said Block B, Thence run North 89°54'59" West 100.00 feet to the Southeast corner of said Block A, Thence run North 89°54'59" West 100.00 feet to the Southeast corner of said Block B, Thence run North 00°18'33" East along said parallel line for a distance of 643.47 feet to a point of intersection with the North line of said Block 3 (said point of intersection being the Southeastly right-of-way line of Washington Street as shown on aforementioned plat), Thence run North 00°18'33" East along said parallel line for a distance of 518.92 feet to a point of intersection with the North line of said Block 3 (said point of intersection being the Southeastly right-of-way line of Washington Street as shown on aforementioned plat), Thence run North 00°18'33" East along said parallel line for a distance of 90.30 feet to a point of tangency on the Easterly line of said Block C (said point also being the Westerly Right-of-way line of South 35th Avenue as shown on aforementioned plat), Thence run South 00°40'59" West along the East line of said Block C (also being the Southeastly right-of-way line of South 35th Avenue as shown on aforementioned plat) for a distance of 612.47 feet to the Point of Beginning. Said described parcel of land contains 348.4633 A.C. (7.99 Acres more or less).

SURVEY NOTES:

- 1) ELEVATIONS IF SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 2) BOUNDARY LINES SHOWN HEREON ARE PER THE PLAT
- 3) TIES/AS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF PARCEL 17, ORANGEHORN HILLS ACCORDING TO THE PLAT THEREAS AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LINE BEARS SOUTH 89°45'21" EAST.
- 4) SURVEYOR HAS MADE NO ADDITIONAL RESEARCH OF THE PUBLIC RECORDS EXCEPT AS NOTED. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR RECORDINGS NOT SHOWN HEREIN THAT MAY BE FOUND IN THE PUBLIC RECORDS.
- 5) BENCHMARK REFERENCE:
BROWARD COUNTY BENCH MARK NO. 1
ELEV = 0.0' (N. G. V. D.)
- 6) FLOOD INFORMATION:
COMMUNITY NUMBER 120113
CITY OF HOLLYWOOD
PARCEL NUMBER 0316
SUBDIV. SUEFEX
FLOOD ZONE: X
BASE FLOOD ELEVATION: NA
DATE OF FIRM: 8/18/92
- 7) THE E2D, PLAT POWER & LIGHT EASEMENTS SHOWN HEREON ARE APPROXIMATE & EXISTING UTILITIES SHOULD BE PHYSICALLY VERIFIED PRIOR TO DESIGN AND/OR CONSTRUCTION.
- 8) THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM LOCATIONS DETERMINED BY GROUND HOG LOCATIONS SERVICES.

3) A Certificate of Search & Ownership Report was prepared by Fidelity National Title Insurance Company covering the dates of July 1, 1936 to May 30, 2012. The following is our report of all survey related items contained in said report affecting this property.

tem #14) Plat-all matters shown hereon

ten #15) F.P.L. Easement-affects property to the west

ten #17) Cable Television Easement-affects property to the west

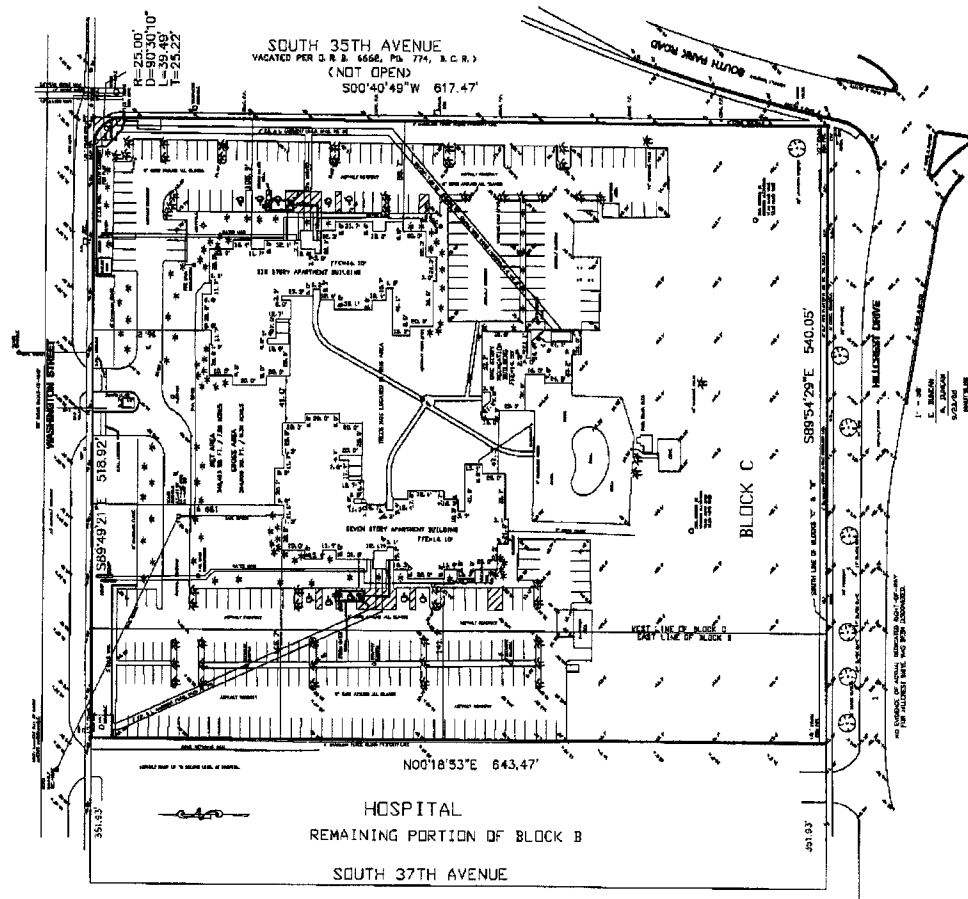
ten #18) Blanket Easement for cable television- affects entire property
ten #30) Blanket Easement for Broadband equipment installation and maintenance affects entire property.

All other items contained in said report are not survey related and not addressed hereon.

LEGEND:

E.B. DEMITES ELECTRICAL JUNCTION BOX
 E.C.P. DEMITES ELECTRICAL TRANSFORMER
 F.C. DEMITES CABLE TELEVISION RISER
 G.C. DEMITES SANITARY SEWER MANHOLE
 H.C. DEMITES UTILITY CEMENT
 I.C. DEMITES UTILITY CEMENT
 J.C. DEMITES UTILITY CEMENT
 K.C. DEMITES UTILITY CEMENT
 L.C. DEMITES UTILITY CEMENT
 M.C. DEMITES UTILITY CEMENT
 N.C. DEMITES UTILITY CEMENT
 O.C. DEMITES UTILITY CEMENT
 P.C. DEMITES UTILITY CEMENT
 Q.C. DEMITES UTILITY CEMENT
 R.C. DEMITES UTILITY CEMENT
 S.C. DEMITES UTILITY CEMENT
 T.C. DEMITES UTILITY CEMENT
 U.C. DEMITES UTILITY CEMENT
 V.C. DEMITES UTILITY CEMENT
 W.C. DEMITES UTILITY CEMENT
 X.C. DEMITES UTILITY CEMENT
 Y.C. DEMITES UTILITY CEMENT
 Z.C. DEMITES UTILITY CEMENT

I hereby certify that this survey was prepared under my supervision and that it meets the Minimum Technical Standards for Land Surveys in the State of Florida as set forth by Chapter 53-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, and that said survey is true and correct to the best of my knowledge and belief.



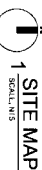
ERNEST W. DUNCAN, P.L.S. 5182

LAND SURVEYORS
521 SE 5TH COURT

POMPANO BEACH, FL 33060
PH (754) 264-2166 FAX (954) 827-0535

NAME NAUTILUS (HOLLYWOOD, FL.)	SUBJECT BOUNDARY SURVEY
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[illegible]



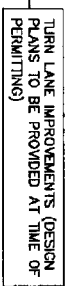
THE PROPOSED PROJECT WILL COMPLY WITH CHAPTER 151.158 BUILDINGS, MANDATORY GREEN BUILDING PRACTICES, LARGE BUILDINGS OF THE CITY CODE OF ORDINANCES

PROPOSED PERVIOUS/IMPERVIOUS AREAS				
	NET LOT AREA	REQUIRED PERVIOUS AREA (ACRES/87%)	PROVIDED PERVIOUS AREA (ACRES/87%)	PROVIDED IMPERVIOUS AREA (ACRES/87)
EXISTING NORTH SITE	5.31 ACRES 231,531 SF	NA	1.02 ACRES 83,669 SF 38%	3.38 ACRES 146,176 SF 64%
PROPOSED DEVELOPMENT SITE BUFFER AREA	0.31 ACRES 13,962 SF	NA	0.29 ACRES 12,587 SF 83%	0.02 ACRES 974 SF 7%
PROPOSED DEVELOPMENT SITE PARKING AREA	1.55 ACRES 66,925 SF	0.46 ACRES 20,198 SF 28%	0.47 ACRES 20,338 SF 28%	1.38 ACRES 59,783 SF 14%
PROPOSED DEVELOPMENT SITE BUILDING FOOTPRINT	0.45 ACRES 19,577 SF	NA	0 0	0.45 ACRES 19,577 SF 100%
PROPOSED DEVELOPMENT SITE OTHER UNDEVELOPED AREAS	0.07 ACRES 2,685 SF	NA	0.08 ACRES 2,884 SF 88%	0.001 ACRES 94 SF 2%
TOTAL PROPOSED DEVELOPMENT SITE	2.86 ACRES 116,023 SF	NA	0.81 ACRES 35,303 SF 30.2%	1.87 ACRES 81,327 SF 69.5%
TOTAL SITE	7.79 ACRES 340,493 SF	NA	2.73 ACRES 118,989 SF 34.1%	5.05 ACRES 221,505 SF 65.9%

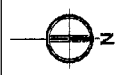
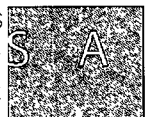
UNITAL DESCRIPTION	
RESERVATION NAME	CHANNINGCREEK HILLS
PLAT BOOK/PAGE NUMBER	BOOK 88 PAGE 25
LOT AND BLOCK	LOT 5 BLOCK 22 C

BETBACKS

PARKING



SHULMAN + ASSOCIATES
100 NE 88th Street, Space 2
Miami, FL 33197
T 305 436 0800 F 305 438 0170
www.shulman-design.com
FL 85302117

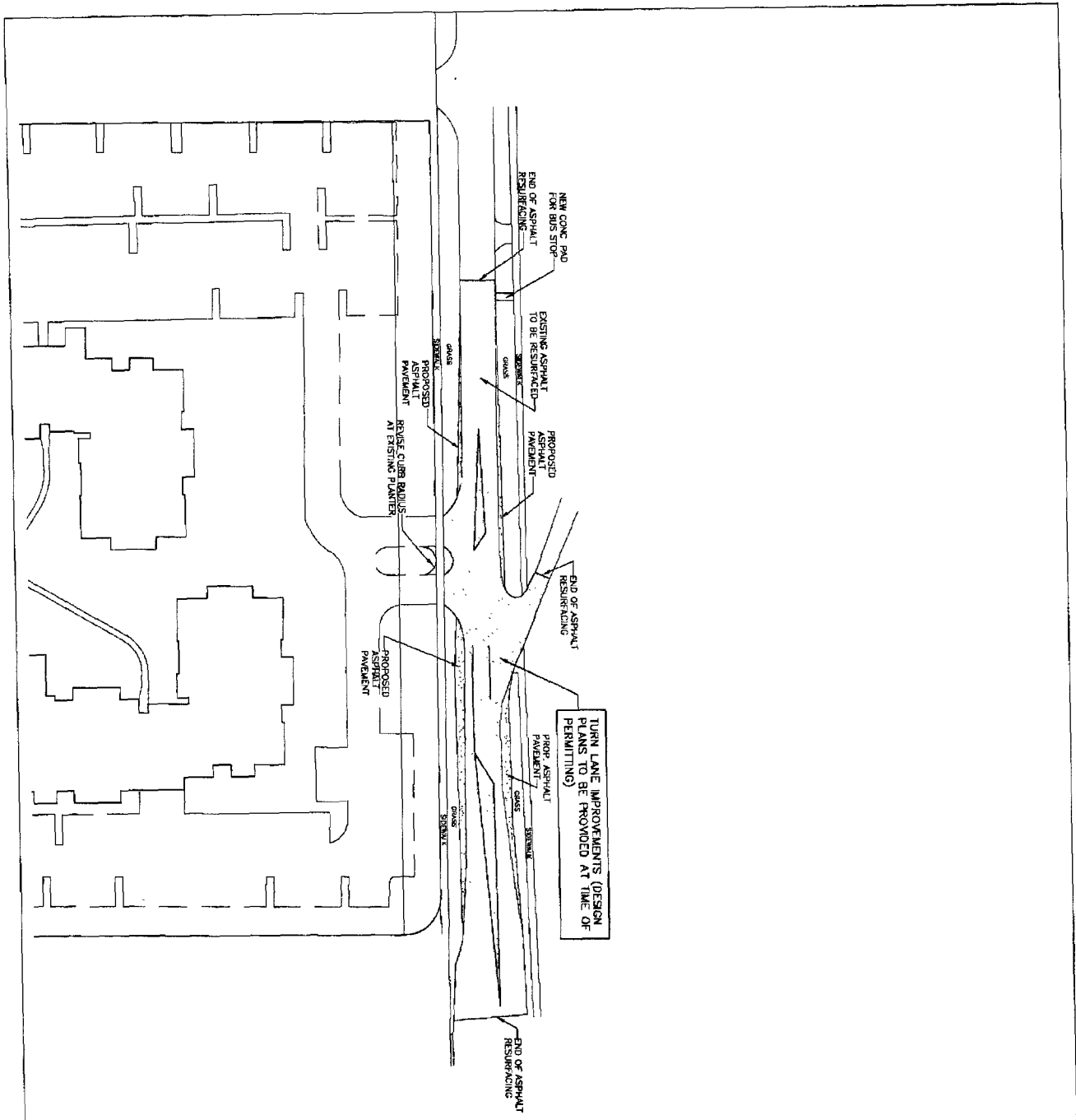


NAUTILUS APARTMENTS
9900 WASHINGTON STREET
HOLLYWOOD, FL 33021

CITY COMMISSION

SITE PLAN

G-1.02

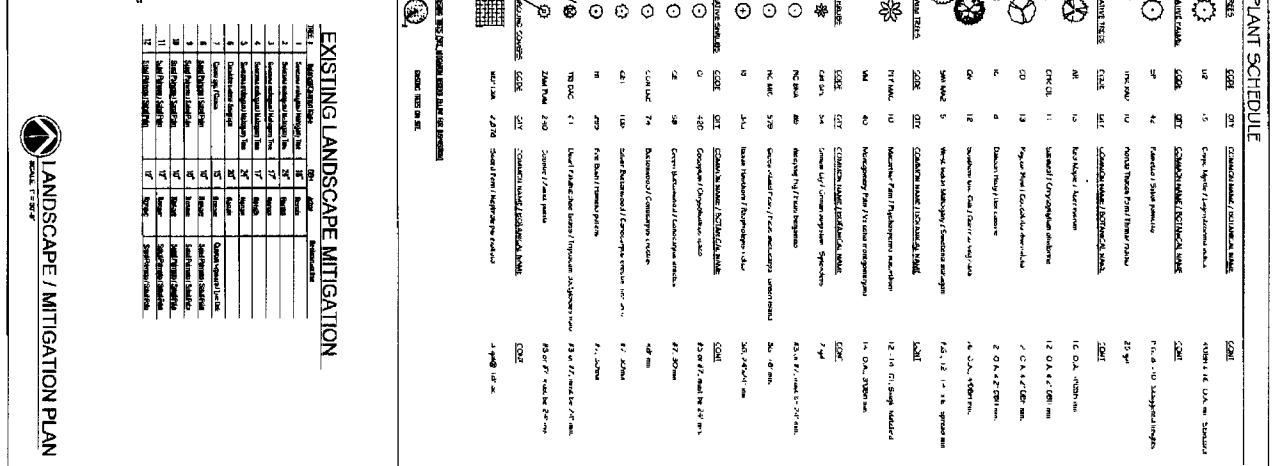


1 REQUESTED ROW IMPROVEMENTS
SCALE: 1"=20'



<p>DATE: 8/17/2013 BY: [Signature] PROJECT NO.</p>	<p>NAUTILUS APARTMENTS 3500 WASHINGTON STREET HOLLYWOOD, FL 33021</p>	<p>PLANNING BOARD</p>	<p>SHULMAN + ASSOCIATES 100 NE 36TH STREET, 6th FLOOR MIAMI, FL 33137 T 305 488 0800 F 305 498 0170 www.shulman-design.com FL 88002117</p>
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S - A



PLANT SCHEDULE

[illegible]

EXISTING LANDSCAPE MITIGATION

[illegible]

ONLINE NEWS ON SET

MEL 1.20A **d. 27-76** **Sharon Fern / Neptis for Eudora**

ZMA Plus 2-10 "curve 1" and parts

Case	Year	First Death / Number of cases
1	1972	1 / 1
2	1973	1 / 1
3	1974	1 / 1
4	1975	1 / 1
5	1976	1 / 1
6	1977	1 / 1
7	1978	1 / 1
8	1979	1 / 1
9	1980	1 / 1
10	1981	1 / 1
11	1982	1 / 1
12	1983	1 / 1
13	1984	1 / 1
14	1985	1 / 1
15	1986	1 / 1
16	1987	1 / 1
17	1988	1 / 1
18	1989	1 / 1
19	1990	1 / 1
20	1991	1 / 1
21	1992	1 / 1
22	1993	1 / 1
23	1994	1 / 1
24	1995	1 / 1
25	1996	1 / 1
26	1997	1 / 1
27	1998	1 / 1
28	1999	1 / 1
29	2000	1 / 1
30	2001	1 / 1
31	2002	1 / 1
32	2003	1 / 1
33	2004	1 / 1
34	2005	1 / 1
35	2006	1 / 1
36	2007	1 / 1
37	2008	1 / 1
38	2009	1 / 1
39	2010	1 / 1
40	2011	1 / 1
41	2012	1 / 1
42	2013	1 / 1
43	2014	1 / 1
44	2015	1 / 1
45	2016	1 / 1
46	2017	1 / 1
47	2018	1 / 1
48	2019	1 / 1
49	2020	1 / 1
50	2021	1 / 1

	28	Correctly Misclassified / Confused
	79	Distorted / Confused

<u>POSITIVE SAMPLES</u>	<u>CODE</u>	<u>QRT</u>	<u>COMMENTS ON SAMPLE / NOTATION ETC. NUMBER</u>
Q1		4:20	Good sample / Chondrichthyan + 2000

	3/79	Grassland Farm / Peas, mungbeans
HC 44C		

<u>Structure</u>	<u>ECOT</u>	<u>ECOT</u>	<u>ECOT</u>	<u>ECOT</u>	<u>ECOT</u>
	Star	Star	Star	Star	Star

Fig. 1	Fig. 2	Fig. 3	Fig. 4	Fig. 5	Fig. 6	Fig. 7	Fig. 8	Fig. 9	Fig. 10	Fig. 11	Fig. 12	Fig. 13	Fig. 14	Fig. 15	Fig. 16	Fig. 17	Fig. 18	Fig. 19	Fig. 20	Fig. 21	Fig. 22	Fig. 23	Fig. 24	Fig. 25	Fig. 26	Fig. 27	Fig. 28	Fig. 29	Fig. 30	Fig. 31	Fig. 32	Fig. 33	Fig. 34	Fig. 35	Fig. 36	Fig. 37	Fig. 38	Fig. 39	Fig. 40	Fig. 41	Fig. 42	Fig. 43	Fig. 44	Fig. 45	Fig. 46	Fig. 47	Fig. 48	Fig. 49	Fig. 50	Fig. 51	Fig. 52	Fig. 53	Fig. 54	Fig. 55	Fig. 56	Fig. 57	Fig. 58	Fig. 59	Fig. 60	Fig. 61	Fig. 62	Fig. 63	Fig. 64	Fig. 65	Fig. 66	Fig. 67	Fig. 68	Fig. 69	Fig. 70	Fig. 71	Fig. 72	Fig. 73	Fig. 74	Fig. 75	Fig. 76	Fig. 77	Fig. 78	Fig. 79	Fig. 80	Fig. 81	Fig. 82	Fig. 83	Fig. 84	Fig. 85	Fig. 86	Fig. 87	Fig. 88	Fig. 89	Fig. 90	Fig. 91	Fig. 92	Fig. 93	Fig. 94	Fig. 95	Fig. 96	Fig. 97	Fig. 98	Fig. 99	Fig. 100	Fig. 101	Fig. 102	Fig. 103	Fig. 104	Fig. 105	Fig. 106	Fig. 107	Fig. 108	Fig. 109	Fig. 110	Fig. 111	Fig. 112	Fig. 113	Fig. 114	Fig. 115	Fig. 116	Fig. 117	Fig. 118	Fig. 119	Fig. 120	Fig. 121	Fig. 122	Fig. 123	Fig. 124	Fig. 125	Fig. 126	Fig. 127	Fig. 128	Fig. 129	Fig. 130	Fig. 131	Fig. 132	Fig. 133	Fig. 134	Fig. 135	Fig. 136	Fig. 137	Fig. 138	Fig. 139	Fig. 140	Fig. 141	Fig. 142	Fig. 143	Fig. 144	Fig. 145	Fig. 146	Fig. 147	Fig. 148	Fig. 149	Fig. 150	Fig. 151	Fig. 152	Fig. 153	Fig. 154	Fig. 155	Fig. 156	Fig. 157	Fig. 158	Fig. 159	Fig. 160	Fig. 161	Fig. 162	Fig. 163	Fig. 164	Fig. 165	Fig. 166	Fig. 167	Fig. 168	Fig. 169	Fig. 170	Fig. 171	Fig. 172	Fig. 173	Fig. 174	Fig. 175	Fig. 176	Fig. 177	Fig. 178	Fig. 179	Fig. 180	Fig. 181	Fig. 182	Fig. 183	Fig. 184	Fig. 185	Fig. 186	Fig. 187	Fig. 188	Fig. 189	Fig. 190	Fig. 191	Fig. 192	Fig. 193	Fig. 194	Fig. 195	Fig. 196	Fig. 197	Fig. 198	Fig. 199	Fig. 200	Fig. 201	Fig. 202	Fig. 203	Fig. 204	Fig. 205	Fig. 206	Fig. 207	Fig. 208	Fig. 209	Fig. 210	Fig. 211	Fig. 212	Fig. 213	Fig. 214	Fig. 215	Fig. 216	Fig. 217	Fig. 218	Fig. 219	Fig. 220	Fig. 221	Fig. 222	Fig. 223	Fig. 224	Fig. 225	Fig. 226	Fig. 227	Fig. 228	Fig. 229	Fig. 230	Fig. 231	Fig. 232	Fig. 233	Fig. 234	Fig. 235	Fig. 236	Fig. 237	Fig. 238	Fig. 239	Fig. 240	Fig. 241	Fig. 242	Fig. 243	Fig. 244	Fig. 245	Fig. 246	Fig. 247	Fig. 248	Fig. 249	Fig. 250	Fig. 251	Fig. 252	Fig. 253	Fig. 254	Fig. 255	Fig. 256	Fig. 257	Fig. 258	Fig. 259	Fig. 260	Fig. 261	Fig. 262	Fig. 263	Fig. 264	Fig. 265	Fig. 266	Fig. 267	Fig. 268	Fig. 269	Fig. 270	Fig. 271	Fig. 272	Fig. 273	Fig. 274	Fig. 275	Fig. 276	Fig. 277	Fig. 278	Fig. 279	Fig. 280	Fig. 281	Fig. 282	Fig. 283	Fig. 284	Fig. 285	Fig. 286	Fig. 287	Fig. 288	Fig. 289	Fig. 290	Fig. 291	Fig. 292	Fig. 293	Fig. 294	Fig. 295	Fig. 296	Fig. 297	Fig. 298	Fig. 299	Fig. 300	Fig. 301	Fig. 302	Fig. 303	Fig. 304	Fig. 305	Fig. 306	Fig. 307	Fig. 308	Fig. 309	Fig. 310	Fig. 311	Fig. 312	Fig. 313	Fig. 314	Fig. 315	Fig. 316	Fig. 317	Fig. 318	Fig. 319	Fig. 320	Fig. 321	Fig. 322	Fig. 323	Fig. 324	Fig. 325	Fig. 326	Fig. 327	Fig. 328	Fig. 329	Fig. 330	Fig. 331	Fig. 332	Fig. 333	Fig. 334	Fig. 335	Fig. 336	Fig. 337	Fig. 338	Fig. 339	Fig. 340	Fig. 341	Fig. 342	Fig. 343	Fig. 344	Fig. 345	Fig. 346	Fig. 347	Fig. 348	Fig. 349	Fig.
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Spill Date: 5 Where was the Spill/Leaking / Containment area?

Discussion: Many / like cannot be

Figure	Condition	Material / Configuration
Fig. 1	As	Red maple / As / 100mm
Fig. 2	CRK CL	1:1 / 100mm / 100mm / 100mm

Native Name	Tree	Leaf	Common Name / Botanical Name
	Tree	Leaf	Common Name / Botanical Name

Native Polymer	Color	SEI	Scrambled Polymer / Polymers
	Colorless	4.2	Scrambled Polymer / Polymers
	Yellow	4.2	Scrambled Polymer / Polymers

TRSES	CODE	CITY	CLINICAL NAME / EXPLANATION
100	100	100	100

[illegible]

NAUTILUS APARTMENTS
3800 WASHINGTON STREET
HOLLYWOOD, FL 33021

PLANNING BOARD

 **FONT** Designs
LANDSCAPE ARCHITECTURE
7551 WILES ROAD, SUITE 105B
CORAL SPRINGS, FLORIDA 33067
PH: 954-283-6839 Fax: 954-773-9884
EMAIL: info@fontdesigns.net

LANDSCAPE/
MITIGATION
PLAN
LA-106/26/2013
PLANNING BOARD

RESOLUTION NO.: R-2013-350

(12-DPVZ-59)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING THE REQUEST FOR DESIGN AND SITE PLAN APPROVAL FOR "NAUTILUS APARTMENTS" LOCATED AT 3500 WASHINGTON STREET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Hollywood's Zoning and Land Development Regulations require that all development projects which are located in a PD (Planned Development District) must receive Site Plan approval from the City Commission prior to the issuance of any building permits; and

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, modifications, design review, and site plan approval and forwarding a recommendation to the City Commission; and

WHEREAS, Automatic Investments South, Inc. (the "Applicant"), in File Number 12-DPVZ-59, applied for design, and site plan approval for the construction of an 84 unit addition located at 3500 Washington Street, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Department of Planning and Development Services staff, after review of the Applicant's request for Design review in accordance with the criteria set forth in Section 5.3.1.4.a.(1) through (4) of the Zoning and Land Development Regulations recommended that the Board approve the Design; and

WHEREAS, the Technical Advisory Committee in accordance with Article 6 of the Zoning and Land Development Regulations reviewed the Applicant's request for Site Plan and recommended approval of the Site Plan with the following conditions:

- a. Applicant complies with the School Board application requirements prior to First Reading by the City Commission;
- b. The Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney, prior to the issuance of any permits and the Unity of Title shall be recorded in the Public Records of Broward County immediately upon approval by the City Attorney;

- c. Should Washington Street right-of-way infrastructure be expanded the property owner will be responsible for relocating all appurtenances, such as but not limited to, backflow and gate valve water services elements, walls, signs and landscape; and
- d. All **new** fence material fronting improved rights-of-way (Washington Street/Hillcrest Drive) shall be decorative and not chain-link.

; and

WHEREAS, on September 19, 2013, the Board met and held an advertised public hearing to consider the Applicant's requests and have forwarded its recommendation to the City Commission as follows:

1. That the Design meets the criteria set forth in Section 5.3I.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and should be approved with the following conditions:

- a. Incorporate design fenestration or windows to the **north** elevation; and
- b. Integrate design elements of architectural interest to the **east** and **west** building facades.

2. That the Final Site Plan meets the review standards set forth in Article 6 of the Zoning and Land Development Regulations with the following conditions:

- a. Applicant complies with the School Board application requirements prior to first reading of the Ordinance to rezone the subject property by the City Commission;
- b. The Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney, prior to the issuance of any permits and the Unity of Title shall be recorded in the Public Records of Broward County immediately upon approval by the City Attorney;
- c. Should Washington Street right-of-way infrastructure be expanded the property owner will be responsible for relocating all appurtenances, such as but not limited to, backflow and gate valve water services elements, walls, signs and landscape;

- d. All **new** fence material fronting improved rights-of-way (Washington Street/Hillcrest Drive) shall be decorative and not chain-link; and
- e. Replace **existing** chain-link fencing on east and west boundaries of the property with the aluminum picket fencing, as proposed for other areas.

; and

WHEREAS, the Applicant has complied with staff's condition relating to meeting the School Board's application requirements; and

WHEREAS, in response to the Board's recommendations as to Design as set forth above, the Applicant has subsequently modified its Design to now incorporate color to enhance the architectural features on the **north** façade as depicted in Exhibit "B"; and

WHEREAS, in response to the Board's recommendation as to the Site Plan to include the condition that the Applicant replace **existing** chain-link fencing on the east and west boundaries of the property with aluminum fencing, the Applicant has subsequently modified the existing fence material from chain-link to aluminum picket fencing for approximately 191 feet on the west and 96 feet on the east boundaries, as depicted on Exhibit "B"; and

WHEREAS, the City Commission has reviewed the proposed Design for the Project in accordance with the criteria set forth In Section 5.3.1.4. A. (1) through (4) of the City's Zoning and Land Development Regulations, along with the staff's and the Board's recommendations and have determined that the Design should be approved/approved with conditions/denied; and

WHEREAS, the City Commission has reviewed the proposed Site Plan for the Nautilus Apartments in accordance with the review standards set forth in Article 6 of the Zoning and Land Development Regulations, along with Technical Advisory Committee's and the Board's recommendation and have determined that the Site Plan should be approved/approved with the conditions/denied as set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and the consideration of the Design criteria set forth in Section 5.3.41.a. (1) through (4) of the City's Zoning and Land Development Regulations, the City Commission finds that the necessary criteria have been met, and the Design is hereby **approved with condition:**

The Applicant will work with Staff to determine the appropriate design and placement of windows on the north façade.

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and the Site Plan attached hereto and incorporated herein by reference as Exhibit "B", is hereby **approved with the following conditions:**

- a. The Applicant shall submit a Unity of Title, in a form acceptable to the City Attorney, prior to the issuance of any permits and the Unity of Title shall be recorded in the Public Records of Broward County immediately upon approval by the City Attorney;
- b. Should Washington Street right-of-way infrastructure be expanded the property owner will be responsible for relocating all appurtenances, such as but not limited to, backflow and gate valve water services elements, walls, signs and landscape;
- c. All **new** fence material fronting improved rights-of-way (Washington Street/Hillcrest Drive) shall be decorative and not chain-link.
- d. Modify the existing fence material from chain-link to aluminum picket fencing for approximately 191 feet on the west and 96 feet on the east boundaries.

Section 3: That the Applicant shall have up to 24 months from the date of Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the required time period shall render all approvals null and void.

Section 4: That the Applicant shall have up to 24 months from the date of the Site Plan approval to apply for a valid construction permit. Failure to submit an application within the requested time period shall render all approvals null and void.

RESOLUTION FOR NAUTILUS SITE PLAN

Section 5: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 4 day of Dec, 2013.

RENDERED This 3 day of Jan, ~~2013~~ 2014.



PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida only.


JEFFREY P. SHEFFEL, CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

Block C and the East 96.08 feet of Block B,
ORANGEBROOK HILLS, according to the Plat
thereof, as recorded in Plat Book 68, Page 29, Public
Records of Broward County, Florida.

[illegible]

13) ELEVATIONS IF SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

- 2) BOUNDARY LINES SHOWN HEREIN ARE PER THE PLAT
- 3) BEARING SHOWN HEREIN ARE TO THE NORTH LINE OF PARCEL "C", BRANCHEDICK HILLS, PLAT 10, BOOK 10, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LINE BEARS SOUTH 89° 49' 21" EAST
- 4) SURVEYOR HAS MADE NO ADDITIONAL RESEARCH OF THE PUBLIC RECORDS EXCEPT AS NOTED. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR RECORDINGS NOT SHOWN HEREIN THAT MAY BE FOUND IN THE PUBLIC RECORDS.
- 5) BENCHMARK REFERENCE:
BROWARD COUNTY BENCH MARK NO. FLEED - 0.00' (N. G. V. 37)
- 6) FLOOD INFORMATION
COMMUNITY NUMBER: 125113
PANEL NUMBER: 0316
SUFFIX: F
FLOOD ZONE: X
FLOODED ELEVATION: NA
DATE OF FIRM: 8/18/92
- 7) SEE (2) FLORIDA POWER & LIGHT ENGINEERS SURVEY HEREIN FOR THE DESIGN OF THE UNDERGROUND UTILITIES SHOWN HEREIN ARE FROM LOCATIONS DETERMINED BY GROUND HOG LOCATIONS SERVICES.
- 8) THE UNDERGROUND UTILITIES SHOWN HEREIN ARE PHYSICALLY VERIFIED PRIOR TO DESIGN AND/OR CONSTRUCTION.

9) A Certificate of Search & Ownership Report was prepared by Fidelity National Title Insurance Company covering the dates of July 1, 1936 to May 30, 1942. The following is our report of all survey related items contained in said report affecting this property.

- Item #14) Plot-all matters shown hereon
- Item #15) P.L. Easement-affects property to the west
- Item #17) Cable Television Easement-affects property to the west
- Item #18) Blanket Easement for cable television- affects entire property
- Item #30) Blanket Easement for Broadband equipment installation and maintenance affects entire property.

affects entire property.

10 DENOTES ELECTRICAL JUNCTION BOX
 11 DENOTES ELECTRICAL TRANSFORMER
 12 DENOTES CABLE TELEVISION RISER
 13 DENOTES SANITARY SEWER MANHOLE
 14 DENOTES UTILITY EASEMENT
 15 DENOTES BROWNS PAGE
 16 DENOTES COUNTY RECORDS
 17 DENOTES POINT OF BEGINNING
 18 DENOTES CATCHBASIN
 19 DENOTES CONCRETE BLOCK STRUCTURE
 20 DENOTES VOID POND/PILE
 21 DENOTES CONCRETE UTILITY POLE
 22 DENOTES CONCRETE SIDEWALK

I hereby certify that this survey was prepared under my supervision and that it meets the Minimum Technical Standards for Land Surveys in the State of Florida as set forth by Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, and that said survey is true and correct to the best of my knowledge and belief.

ERNEST W. DUNCAN, P.L.S. 5182

LAND SURVEYORS

301 SE 3TH CORN. 20600
PO BOX 10000
FORT LAUDERDALE, FL 33402
PH. (754) 862-1166 FAX (754) 867-0535

CONC. SINK, TENDONS CONCRETE SINKHOLE

NAUTILUS
(HOLLYWOOD, FL.)

BOUNDARY SURVEY

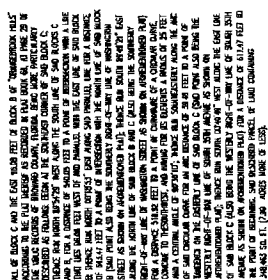
PROJECT

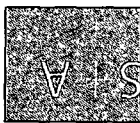
DATE

DRYING TIME

TESTS
TESTS TO BE MADE
BY AND DATE OF TEST

	6/12/2013	CONTEXT PLAN AND ZONING DATA G-1.01
	PLANNING BOARD	
	132209 PROJECT NO.	

$$\frac{1}{\text{SIEP}} \frac{d\text{SIEP}}{d\text{MCS}} = \text{MCS}$$




SHULMAN + ASSOCIATES
100 NE DRIN BLVD, SUITE 2
MIAMI, FL 33132
TEL: 305.448.0000 FAX: 305.448.0120
WWW.SHULMAN-ASSOCIATES.COM
FL 00001172

NAUTILUS APARTMENTS
3500 WASHINGTON STREET
HOLLYWOOD, FL 33081
PLANNING BOARD

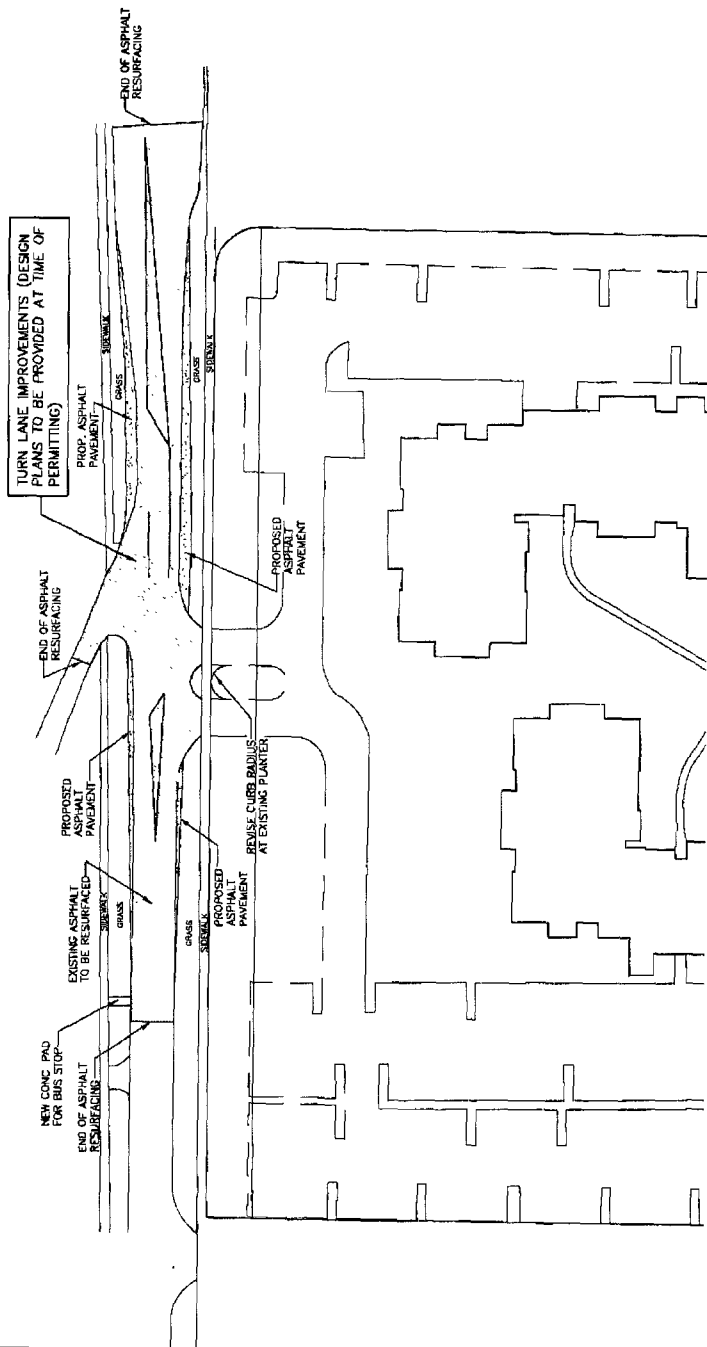
PROJECT NO. 1
A.B. 01127.01

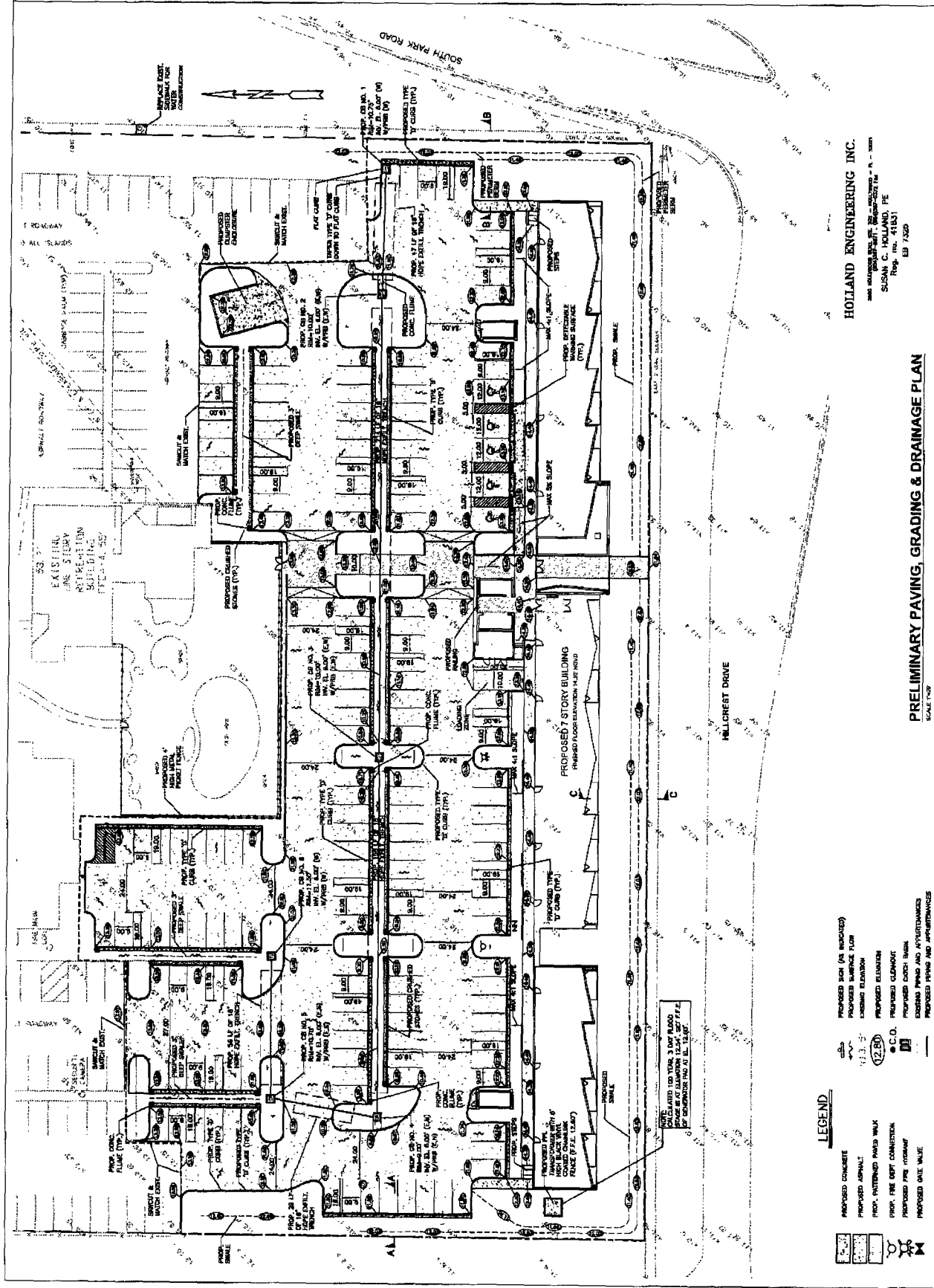
DATE: 1/17/2012
DRAWN BY: J. L. LUCAS
PROJECT NO. 1

SITE PLAN
NAUTILUS APARTMENTS
IMPROVEMENTS
G-1.04



1 REQUESTED ROW IMPROVEMENTS
SCALE: 1"=40'





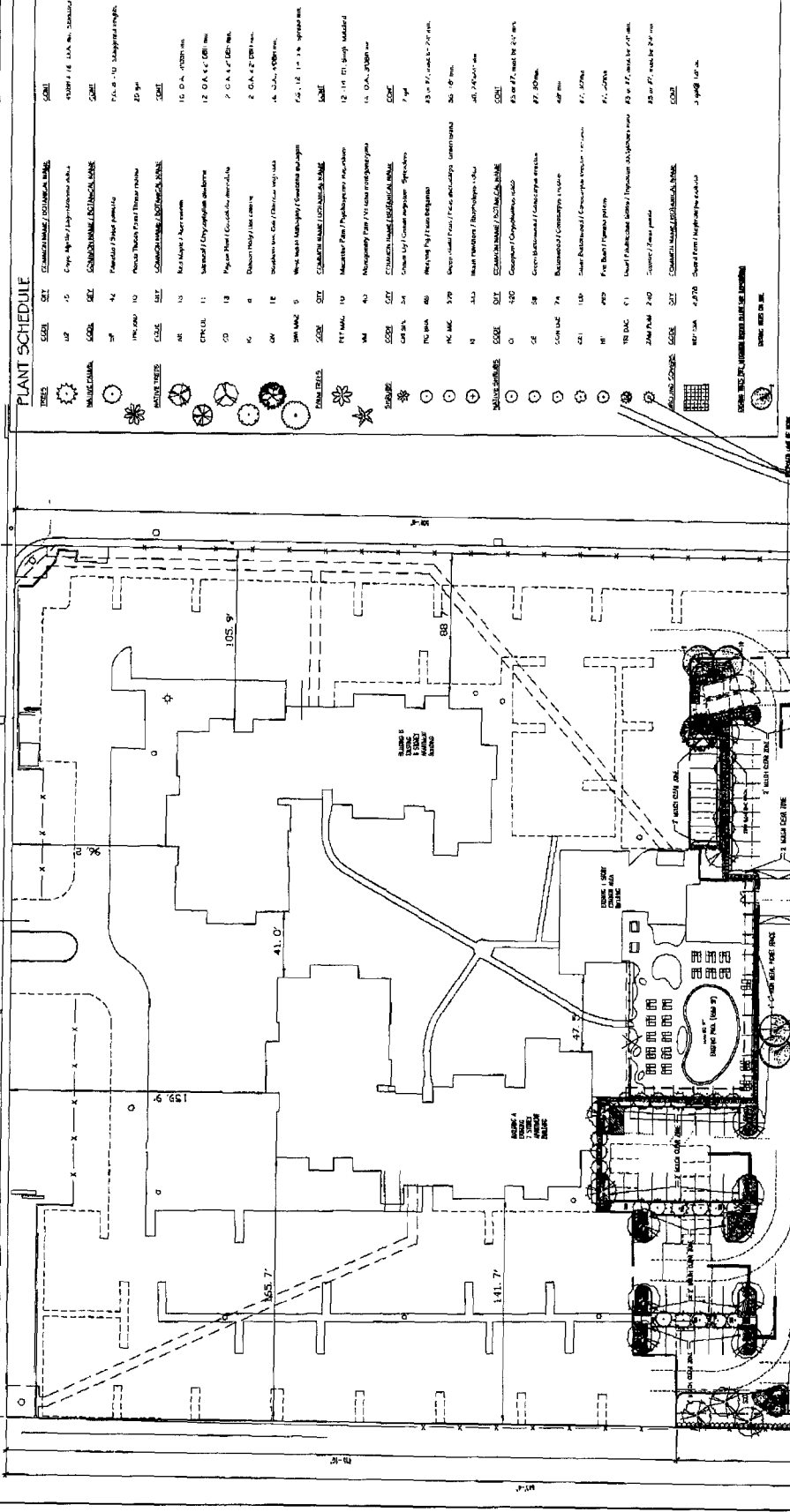
FONT
 g n s
 LANDSCAPE ARCHITECTS
 7551 WILKES ROAD, SUITE 105B
 CORAL SPRINGS, FLORIDA 33067
 TEL: 954-264-6639 FAX: 954-773-9641
 EMAIL: info@fontgns.net



NAUTILUS APARTMENTS
 3600 WASHINGTON STREET
 HOLLYWOOD, FL 33021

PROJECT NO. 2014-001
 DATE: 11.15.14

LANDSCAPE MITIGATION PLAN
 LA-1



PLANT SCHEDULE

SYMBOL	SET	COMMON NAME / SCIENTIFIC NAME	CODE
	1	Large Tree / Landscape Plant	100
	2	Medium Shrub / Landscape Plant	200
	3	Groundcover / Landscape Plant	300
	4	Palm Tree / Landscape Plant	400
	5	Foliage / Landscape Plant	500
	6	Flower / Landscape Plant	600
	7	Vine / Landscape Plant	700
	8	Moss / Landscape Plant	800
	9	Fern / Landscape Plant	900
	10	Grass / Landscape Plant	1000
	11	Water Feature / Landscape Plant	1100
	12	Rock / Landscape Plant	1200
	13	Path / Landscape Plant	1300
	14	Fence / Landscape Plant	1400
	15	Light / Landscape Plant	1500
	16	Sign / Landscape Plant	1600
	17	Bench / Landscape Plant	1700
	18	Trash Can / Landscape Plant	1800
	19	Fire Hydrant / Landscape Plant	1900
	20	Mailbox / Landscape Plant	2000
	21	Curb / Landscape Plant	2100
	22	Driveway / Landscape Plant	2200
	23	Garage / Landscape Plant	2300
	24	Porch / Landscape Plant	2400
	25	Stair / Landscape Plant	2500
	26	Fountain / Landscape Plant	2600
	27	Sculpture / Landscape Plant	2700
	28	Monument / Landscape Plant	2800
	29	Wall / Landscape Plant	2900
	30	Gate / Landscape Plant	3000
	31	Fence Post / Landscape Plant	3100
	32	Light Pole / Landscape Plant	3200
	33	Sign Pole / Landscape Plant	3300
	34	Bench Post / Landscape Plant	3400
	35	Trash Can Post / Landscape Plant	3500
	36	Fire Hydrant Post / Landscape Plant	3600
	37	Mailbox Post / Landscape Plant	3700
	38	Curb Post / Landscape Plant	3800
	39	Driveway Post / Landscape Plant	3900
	40	Garage Post / Landscape Plant	4000
	41	Porch Post / Landscape Plant	4100
	42	Stair Post / Landscape Plant	4200
	43	Fountain Post / Landscape Plant	4300
	44	Sculpture Post / Landscape Plant	4400
	45	Monument Post / Landscape Plant	4500
	46	Wall Post / Landscape Plant	4600
	47	Gate Post / Landscape Plant	4700
	48	Fence Post / Landscape Plant	4800
	49	Light Pole / Landscape Plant	4900
	50	Sign Pole / Landscape Plant	5000
	51	Bench Post / Landscape Plant	5100
	52	Trash Can Post / Landscape Plant	5200
	53	Fire Hydrant Post / Landscape Plant	5300
	54	Mailbox Post / Landscape Plant	5400
	55	Curb Post / Landscape Plant	5500
	56	Driveway Post / Landscape Plant	5600
	57	Garage Post / Landscape Plant	5700
	58	Porch Post / Landscape Plant	5800
	59	Stair Post / Landscape Plant	5900
	60	Fountain Post / Landscape Plant	6000
	61	Sculpture Post / Landscape Plant	6100
	62	Monument Post / Landscape Plant	6200
	63	Wall Post / Landscape Plant	6300
	64	Gate Post / Landscape Plant	6400
	65	Fence Post / Landscape Plant	6500
	66	Light Pole / Landscape Plant	6600
	67	Sign Pole / Landscape Plant	6700
	68	Bench Post / Landscape Plant	6800
	69	Trash Can Post / Landscape Plant	6900
	70	Fire Hydrant Post / Landscape Plant	7000
	71	Mailbox Post / Landscape Plant	7100
	72	Curb Post / Landscape Plant	7200
	73	Driveway Post / Landscape Plant	7300
	74	Garage Post / Landscape Plant	7400
	75	Porch Post / Landscape Plant	7500
	76	Stair Post / Landscape Plant	7600
	77	Fountain Post / Landscape Plant	7700
	78	Sculpture Post / Landscape Plant	7800
	79	Monument Post / Landscape Plant	7900
	80	Wall Post / Landscape Plant	8000
	81	Gate Post / Landscape Plant	8100
	82	Fence Post / Landscape Plant	8200
	83	Light Pole / Landscape Plant	8300
	84	Sign Pole / Landscape Plant	8400
	85	Bench Post / Landscape Plant	8500
	86	Trash Can Post / Landscape Plant	8600
	87	Fire Hydrant Post / Landscape Plant	8700
	88	Mailbox Post / Landscape Plant	8800
	89	Curb Post / Landscape Plant	8900
	90	Driveway Post / Landscape Plant	9000
	91	Garage Post / Landscape Plant	9100
	92	Porch Post / Landscape Plant	9200
	93	Stair Post / Landscape Plant	9300
	94	Fountain Post / Landscape Plant	9400
	95	Sculpture Post / Landscape Plant	9500
	96	Monument Post / Landscape Plant	9600
	97	Wall Post / Landscape Plant	9700
	98	Gate Post / Landscape Plant	9800
	99	Fence Post / Landscape Plant	9900
	100	Light Pole / Landscape Plant	10000

EXISTING LANDSCAPE MITIGATION

NO.	DESCRIPTION	QTY	UNIT
1	Small Tree / Landscape Plant	10	Each
2	Medium Shrub / Landscape Plant	20	Each
3	Groundcover / Landscape Plant	100	Sq. Yd.
4	Palm Tree / Landscape Plant	5	Each
5	Foliage / Landscape Plant	50	Sq. Yd.
6	Flower / Landscape Plant	100	Sq. Yd.
7	Vine / Landscape Plant	10	Each
8	Moss / Landscape Plant	10	Sq. Yd.
9	Fern / Landscape Plant	10	Sq. Yd.
10	Grass / Landscape Plant	100	Sq. Yd.
11	Water Feature / Landscape Plant	1	Each
12	Rock / Landscape Plant	10	Sq. Yd.
13	Path / Landscape Plant	10	Sq. Yd.
14	Fence / Landscape Plant	10	Sq. Yd.
15	Light / Landscape Plant	10	Sq. Yd.
16	Sign / Landscape Plant	10	Sq. Yd.
17	Bench / Landscape Plant	10	Sq. Yd.
18	Trash Can / Landscape Plant	10	Sq. Yd.
19	Fire Hydrant / Landscape Plant	10	Sq. Yd.
20	Mailbox / Landscape Plant	10	Sq. Yd.
21	Curb / Landscape Plant	10	Sq. Yd.
22	Driveway / Landscape Plant	10	Sq. Yd.
23	Garage / Landscape Plant	10	Sq. Yd.
24	Porch / Landscape Plant	10	Sq. Yd.
25	Stair / Landscape Plant	10	Sq. Yd.
26	Fountain / Landscape Plant	10	Sq. Yd.
27	Sculpture / Landscape Plant	10	Sq. Yd.
28	Monument / Landscape Plant	10	Sq. Yd.
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30	Gate / Landscape Plant	10	Sq. Yd.
31	Fence Post / Landscape Plant	10	Sq. Yd.
32	Light Pole / Landscape Plant	10	Sq. Yd.
33	Sign Pole / Landscape Plant	10	Sq. Yd.
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39	Driveway Post / Landscape Plant	10	Sq. Yd.
40	Garage Post / Landscape Plant	10	Sq. Yd.
41	Porch Post / Landscape Plant	10	Sq. Yd.
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57	Garage Post / Landscape Plant	10	Sq. Yd.
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66	Light Pole / Landscape Plant	10	Sq. Yd.
67	Sign Pole / Landscape Plant	10	Sq. Yd.
68	Bench Post / Landscape Plant	10	Sq. Yd.
69	Trash Can Post / Landscape Plant	10	Sq. Yd.
70	Fire Hydrant Post / Landscape Plant	10	Sq. Yd.
71	Mailbox Post / Landscape Plant	10	Sq. Yd.
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73	Driveway Post / Landscape Plant	10	Sq. Yd.
74	Garage Post / Landscape Plant	10	Sq. Yd.
75	Porch Post / Landscape Plant	10	Sq. Yd.
76	Stair Post / Landscape Plant	10	Sq. Yd.
77	Fountain Post / Landscape Plant	10	Sq. Yd.
78	Sculpture Post / Landscape Plant	10	Sq. Yd.
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97	Wall Post / Landscape Plant	10	Sq. Yd.
98	Gate Post / Landscape Plant	10	Sq. Yd.
99	Fence Post / Landscape Plant	10	Sq. Yd.
100	Light Pole / Landscape Plant	10	Sq. Yd.

**BUILDING PAINT COLOR:
BENJAMIN MOORE
EXTERIOR READY MIXED
BRILLIANT WHITE**

RESOLUTION NO.

R-2014-122

(12-PW-59A)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, ACKNOWLEDGING SPECIFIC GREEN AND SUSTAINABLE PRACTICES WITHIN THE PROPOSED "NAUTILUS APARTMENTS" LOCATED AT 3500 WASHINGTON STREET; WAIVING THE REQUIREMENT OF GREEN BUILDING CERTIFICATION WITH CONDITIONS FOR THE NAUTILUS APARTMENTS PROJECT; AND AMENDING THE APPROVED SITE PLAN (ORIGINALLY APPROVED BY RESOLUTION NO. R-2013-350) TO REFLECT SAID CHANGES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 151 of the City of Hollywood's Code of Ordinances requires that all development projects which are larger than 20,000 square feet be certified under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System of the USGBC, certified by the FGBC as a Green High Rise Residential Building or a Florida Green Commercial Building, or certified under another recognized certification program approved by the city; and

WHEREAS, on January 3, 2014, the City Commission (the "Commission") passed and adopted Ordinance No. O-2013-23 and Resolution No. R-2013-350 which approved Automatic Investments South, Inc. (the "Applicant") request for a Waiver of the 10 acre minimum, Rezoning, Master Plan, Design, and Site Plan for the construction of an 84 unit residential building and surface parking in an existing 193 unit, two-building, apartment complex, with surface parking and amenities located at 3500 Washington Street, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 151.158 of Hollywood's Code of Ordinances, the requirement of certification may be waived in an emergency situation or under documented circumstances in which compliance with the requirement would be cost prohibitive, would create an unreasonable burden on the construction project, would have a negative impact on a historic structure, or would defeat the intention of certification; and

WHEREAS, any request for a certification waiver must be accompanied by a specific reason for the waiver and be approved by the City Commission; and

WHEREAS, the Applicant has set forth in its application that as building area is over 20,000 square feet, a green building certification would be required and as such, compliance with this requirement would create an unreasonable burden due to uncertainty with the overall timing and cost for completion of the project; and

WHEREAS, based upon these circumstances, the applicant has requested a waiver of the certification requirement and has committed to meeting the intent and purpose of the code by designing and building to Green Building Coalition (FGBC) Green High Rise Residential Building standards; as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, the Applicant has submitted a FGBC Green High Rise Residential Building based Checklist (Exhibit "B") illustrating the 50 points required for certification that will be incorporated into the project, along with an additional 8 points that will be attempted, for a total of 58 targeted points; and

WHEREAS, the original Site Plan approved pursuant to Resolution No. R-2013-350 and Master Plan approved by Ordinance No. O-2013-23 expressly stated that "The proposed project will comply with Section 151.158 Buildings, Mandatory Green Building Practices, Large Buildings of the City Code of Ordinances; and

WHEREAS, the Department of Planning staff have reviewed the Applicant's request and are recommending that if the City Commission grants the waiver, the following conditions be included in such approval:

- (a) The Applicant submit an application to an acceptable certifying agency prior to the issuance of a building permit and continues the process until determination of the designation.
- (b) That green and sustainable practices shall be designed and built as indicated by the FGBC Green High Rise Residential Building Checklist as set forth in Exhibit "B" or as approved by staff to satisfy minimum threshold requirements for FGBC Green High Rise Residential Building certification (50 points); and
- (c) As necessary, the Applicant shall provide affidavits of compliance certified by accredited professionals, as determined and approved by Staff.

; and

WHEREAS, should the requested waiver be granted, the approved Site Plan shall be amended to eliminate the requirement that the Applicant comply with Section 151.158 of the Hollywood Code of Ordinances for green building certification and shall now include the aforementioned requirements and conditions;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That it hereby acknowledges that the Applicant shall incorporate into the Nautilus Apartments Project those specific green and sustainable practices as more specifically set forth in Exhibit "B" attached hereto and incorporated herein by reference.

Section 2: That following review of the Applicant's request and the consideration of the criteria set forth in Section 151.158(B) of the Hollywood Code of Ordinances for granting waivers, the waiver of the required green building certification is hereby granted with the following conditions:

- (a) That the Applicant shall submit an application to an acceptable certifying agency for prior to the issuance of a building permit and continues the process until determination of the designation.
- (b) That green and sustainable practices shall be designed and built as indicated by the FGBC Checklist as set forth in Exhibit "B" or as approved by staff to satisfy minimum threshold requirements for FGBC certification (50 points); and
- (c) As necessary, that the Applicant shall provide affidavits of compliance certified by accredited professionals, as determined and approved by Staff.

Section 3: That Resolution No. R-2013-350 is hereby amended to eliminate the requirement that the Applicant comply with Section 151.158 of the Hollywood Code of Ordinances and shall now include the aforementioned requirements and condition. All other requirements and conditions set forth in Resolution No. R-2013-350 shall remain in full force and effect.

Section 4: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 21 day of May, 2014.



PETER BOBER, MAYOR

ATTEST:



PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGALITY
For the use and reliance of the
City of Hollywood, Florida, only.



JEFFREY M. SHEFFEL, CITY ATTORNEY *Dr*

LEGAL DESCRIPTION

All of Block C and the East 96.08 feet of Block B - "DANIELSBROOK HILLS".
Plat Book 68 at Page 27 of the
Public Records of Broward County, Florida. Being more particularly described as follows:
Beginning at the Southwest Corner of said Block C, there run North 89°54'29" West
along the South line of said Block B, a distance of 118.58 feet to a point of intersection with the East line of
said Block B; thence run North 08°16'35" East along said parallel line for a distance
of 543.47 feet to a point of intersection with the North line of said Block B; said point
of intersection being the Southwest Corner of said Block A; thence run North 89°49'21" East along the
North line of said Block A, a distance of 118.58 feet to Washington Street as shown on aforementioned
plat; then by the Southern Right-of-way line of Washington Street as shown on aforementioned plat,
for a distance 518.92 feet to a point of curvature of a circular curve, concave to the
Southwest and having for its elements a radius of 25 feet and a central angle of 30°39'49";
then by the arc of such circular curve for a distance of 100.49 feet to a point of tangency with the
Westerly Right-of-way line of South 35th Avenue as shown on aforementioned plat;
thence run South 00°40'49" West along the East line of said Block C (also being the
East line of Block B) for a distance of 617.47 feet to the Southeast Corner of said Block C, there being
containing 348.64 Sq. Ft. (7.99 Acres more or less).

1) ELEVATIONS IF SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

- 2) BOUNDARY LINES SHOWN HEREIN ARE PER THE PLAT
- 3) BEARING SHOWN HEREIN ARE REFERENCED TO THE NORTH LINE OF PARCEL "C", ORANGEBROOK HILLS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLATBOOK 98, PAGE 59. THE PUBLIC RECORDS OF BRADWORTH COUNTY, MISSOURI, SAID LINE BEARS SOUTH 89°49'21" EAST
- 4) SURVEYOR HAS MADE NO ADDITIONAL RESEARCH OF THE PUBLIC RECORDS EXCEPT AS NOTED. THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR RECORDS THAT MAY BE FOUND IN THE PUBLIC RECORDS
- 5) BENCHMARK REFERENCE
BRADWORTH COUNTY BENCH MARK NO. ELEV= 0.00 'N G D D J
- 6) FLOOD INFORMATION
COMMUNITY NUMBER 125113
CITY OF HOLLYWOOD
FANEL NUMBER 0316
SUFFIX F
FLOOD ZONE X
BASE FLOOD ELEVATION: NA
DATE OF FIRM 8/19/92
- 7) THE APPROXIMATE POWER AND LIGHT EASEMENTS SHOWN HEREIN ARE APPROXIMATE, AND EXISTING UTILITIES SHOULD BE PHYSICALLY VERIFIED PRIOR TO DESIGN AND/OR CONSTRUCTION
- 8) THE UNDERGROUND UTILITIES SHOWN HEREIN ARE FROM LOCATIONS PERFORMED BY GROUND HOG LOCATIONS SERVICES
- 9) A Certificate of Sponsor & Membership in Franchise Report Fidelity National Title Insurance Company covering the date to May 30, 2012. The following is our report of a 11 survey contained in said report affecting this property

tem #14: Plot-roll matters shown herein

tem #15: F P L Easement-affects property to the west

tem #17: Cable Television Easement-affects property to the west

tem #18: Blanket Easement for cable television- affects entire property

tem #20: Blanket Easement for Broadband equipment installation and maintenance affects entire property

All other items contained in said report* are not survey related and not addressed hereon.

EUB DENOTES ELECTRICAL JUNCTION BOX
ETP DENOTES ELECTRICAL TRANSFORMER
CWM DENOTES CABLE TELEVISION RISER
UUB DENOTES UTILITY SUBSTATION
PUB DENOTES UTILITY ELEMENT
PUB DENOTES PLUMBING
PG DENOTES PAGE
B C R DENOTES BROWARD COUNTY RECORDS
B D B DENOTES POINT OF BEGINNING
CB DENOTES CATCHBASIN
S B DENOTES CONCRETE BLOCK STRUCTURE
MPP DENOTES WOOD POWERPOLE
CUP DENOTES CONCRETE UTILITY POLE
CNC DENOTES CONCRETE

I hereby certify that this survey was prepared under my supervision and that it meets the Minimum Technical Standards for Land Surveys in the State of Florida as set forth by Chapter 5J-17, Florida Administrative Code pursuant to Section 472.007, Florida Statutes, and that said survey is true and correct to the best of my knowledge and belief.

ERNEST W. DUNCAN, P.I.S 5182

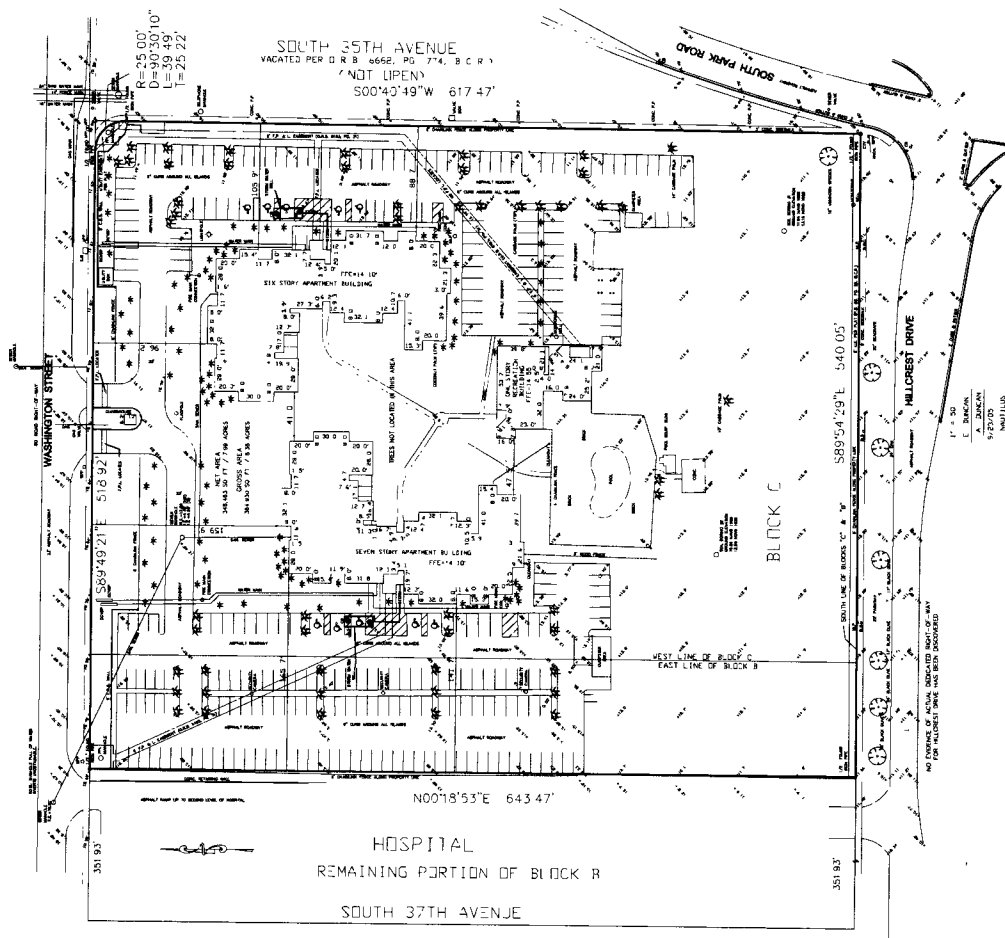
LAND SURVEYORS
521 SE 5TH COURT
POMPANO BEACH, FL 33061
PHONE (754) 264-2166 FAX (954) 264-2167

PH (754) 264-2166 FAX (954) 827-0535
POMPANO BEACH, FL 33060

PRIMARY SURVEY

PRIMARY SURVEY

PRIMARY SURVEY



ATTENTION

1 UPDATE SERVED 4/26/12

2 AND INFORMATIONAL STUDIES C/M/12

3 REVIEW OF SERVICE & J JUDICIAL 4/26/12

4 _____

5 _____

6 _____

7 _____

8 _____

9 _____

10 _____

11 _____

12 _____

SCALE _____

DRAWN BY _____

CHECKED BY _____

DATE _____

PROJECT NO. _____

SHEET 1 OF _____

ADDITIONS

1 UPDATE SURVEY 5/8/12

2 AND LOGGING/ANALYSIS 6/14/12

3 REVISIT OF ARTISAN & E. ROAD 6/14/12

4 _____

5 _____

PROJECT	NAUTILUS (HOLLYWOOD, FL)
SURVEY TYPE	BOUNDARY SURVEY

ERNEST W. DUNCAN
PROFESSIONAL EDITOR AND WRITER
PO BOX 1188 STATE OF FLORIDA
NOT KNOWN WITHOUT FIVE IDENTIFIERS AND
FIVE ADDITIONAL SIGNED BALL OF A FLORIDA

EXHIBIT B

FGBC Green High Rise Residential Building Designation Standard Checklist

SCHEDULE A - Version 1.0 March 2008

Pre-Submittal Application: Complete only the second page of this document. This will indicate the Design Team's commitment to meet the designation requirements. When the pre-submittal application and fee are received, an FGBC Project Evaluator will be assigned to work with the Project Design Team's Designated Professional to answer questions regarding verification and submittal materials. A non-refundable deposit equal to 25% of the Total Required Fee must be submitted with the completed pre-submittal form.

Final Application & Checklist: After completing the Schedule A form in its entirety, it must be submitted by a Designated Professional from the Project Design Team. The completed Schedule A must be accompanied by all required documentation and a check for the Total Required Fee (see schedule below) payable to the Florida Green Building Coalition.

Send all applications and payments to: FGBC, 1415 E. Piedmont Drive, Suite 5, Tallahassee, FL 32308-7954

PROCESSING FEE SCHEDULE

<u>BUILDING SIZE (SF)</u>	<u>TOTAL REQUIRED FEE (\$)</u>
<= 25,000	\$3,000
> 25,000 and <= 50,000	\$4,500
> 50,000	\$6,000

APPLICATION FORM

PROJECT INFORMATION (Attach a copy of the Property Legal Description)

NAME: Nautilus Apartments

ADDRESS: 3500 Washington Street, Hollywood, FL 33021

OCCUPANCY TYPE: Residential	SIZE (SF): 91,503
-----------------------------	-------------------

OWNER INFORMATION

NAME:	COMPANY NAME:
-------	---------------

ADDRESS:

TELEPHONE NUMBER:	FAX NUMBER:
-------------------	-------------

EMAIL ADDRESS:

DESIGNATED PROFESSIONAL INFORMATION

NAME: TBD	COMPANY NAME:
-----------	---------------

ADDRESS:

TELEPHONE NUMBER:	FAX NUMBER:
-------------------	-------------

EMAIL ADDRESS:

By signing, I acknowledge that each of the measures intended to qualify this project for the Florida Green High Rise Residential Building Standard have been incorporated into the project's

DATE:

SIGNATURE:

FLORIDA LICENSE NUMBER:

DESIGN TEAM INFORMATION (Name, Company, Telephone #)

ARCHITECT: Shulman + Associates

LANDSCAPE ARCHITECT: FONT Designs Landscape Architecture

CIVIL ENGINEER: Holland Engineering

STRUCTURAL ENGINEER: TBD

MPE ENGINEER: TBD

INTERIOR DESIGNER: N/A

FGBC Green High Rise Residential Building Designation Standard Checklist
SCHEDULE A - Version 1.0, March 2006

Pre-Submittal Application: Complete only this page of the document. This will indicate the Design Team's commitment to meet the designation requirements and to have FGBC assign a Project Evaluator to answer questions regarding verification and submittal materials. A non-refundable deposit equal to 25% of the Total Required Fee must be submitted with the completed form to FGBC, 1415 E. Piedmont Drive, Suite 5, Tallahassee, FL 32308-7954. The balance of the fee must be submitted later with the completed Schedule A (and all other required submittal information) to the same address.

PRE-SUBMITTAL APPLICATION FEE SCHEDULE

<u>BUILDING SIZE (SF)</u>	<u>TOTAL REQUIRED FEE (\$)</u>	<u>DEPOSIT (\$)</u>	<u>BALANCE DUE (\$)</u>
<= 25,000	\$3,000	\$750	\$2,250
> 25,000 and <= 50,00	\$4,500	\$1,125	\$3,375
> 50,000	\$6,000	\$1,500	\$4,500

PRE-SUBMITTAL APPLICATION FORM

PROJECT INFORMATION (Attach a copy of the Property Legal Description)

NAME: Nautilus Apartments

ADDRESS: 3500 Washington Street, Hollywood, FL 33021

OCCUPANCY TYPE: Residential	SIZE (SF): 91,503
-----------------------------	-------------------

OWNER INFORMATION

NAME:	COMPANY NAME:
-------	---------------

ADDRESS:

TELEPHONE NUMBER:	FAX NUMBER:
-------------------	-------------

EMAIL ADDRESS:

DESIGNATED PROFESSIONAL INFORMATION

NAME: TBD	COMPANY NAME:
-----------	---------------

ADDRESS:

TELEPHONE NUMBER:	FAX NUMBER:
-------------------	-------------

EMAIL ADDRESS:

I have read the entire standard and will abide by the policies it contains. I understand that this deposit allows FGBC to assign a Project Evaluator to provide information regarding

DATE:	SIGNATURE:
	FLORIDA LICENSE NUMBER:

DESIGN TEAM INFORMATION (Name, Company, Telephone #)

ARCHITECT: Shulman + Associates

LANDSCAPE ARCHITECT: FONT Designs Landscape Architecture

CIVIL ENGINEER: Holland Engineering

STRUCTURAL ENGINEER: TBD

MPE ENGINEER: TBD

INTERIOR DESIGNER: N/A

FGBC Green High Rise Residential Building Designation Standard Checklist

SCHEDULE A - Version 1.0, March 2006

0	Points Achieved 58 Points Targeted 14 Points Questionable 27 Points Not Targeted or Not Possible	Project Name: Nautilus Apartments Designated Professional: TBD 100 Total Possible FGBC Green High Rise Residential Building Designation Standard Points				
Certified = Minimum of 50 Points Achieved						
A	T	Q	N	Category 1 : ENERGY 3 Points Minimum	Possible Points 18	Brief Description
				Prereq 1 Fundamental Building Systems Commissioning Prereq 2 Minimum Energy Performance , 10% more efficient than Code Prereq 3 CFC Reduction in HVAC&R Equipment		Requires a Basic Owner / MEP / Contractor Commissioning Plan at the end of construction Requires a project design to be 10% better than the current Florida Code Requires that all building HVAC&R systems be free of CFC's
			1	Credit 1.1 Energy Performance , 15% New / 5% Existing	1	Provide a design that is 15% more efficient than FL Code
			1	Credit 1.2 Energy Performance , 25% New / 15% Existing	1	Provide a design that is 25% more efficient than FL Code (Credits are cumulative - 3 points are awarded)
			1	Credit 1.3 Energy Performance , 50% New / 40% Existing	1	Provide a design that is 50% more efficient than FL Code (Credits are cumulative - 8 points are awarded)
			1	Credit 1.4 Energy Performance , 75% New / 65% Existing	1	Provide a design that is 75% more efficient than FL Code (Credits are cumulative - 12 points are awarded)
			1	Credit 2.1 Renewable Energy , 5%	1	Provide 5% of the total building energy budget from renewable energy sources
			1	Credit 2.2 Renewable Energy , 10%	1	Provide 10% of the total building energy budget w/ renewable sources (Credits are cumulative - 2 points are awarded)
			1	Credit 2.3 Renewable Energy , 20%	1	Provide 20% of the total building energy budget w/ renewable sources (Credits are cumulative - 3 points are awarded)
			1	Credit 3 Additional Commissioning	1	Requires a certified commissioning agent to review design, construction, and operations
			1	Credit 4 Ozone Depletion , HCFC Free HVAC&R Equipment	1	Requires that all building HVAC&R systems be free of HCFC's and Halons
			1	Credit 5 Green Power , 25%	1	Owner shall purchase 25% certified green power for one year
			1	Credit 5.1 Green Power , 50%	1	Owner shall purchase 50% certified green power for one year (Credits are cumulative - 2 points are awarded)
			1	Credit 5.2 Green Power , 75%	1	Owner shall purchase 75% certified green power (Credits are cumulative - 3 points are awarded)
			2	Credit 6 Energy Star Appliances	2	All appliances are Energy Star certified
			1	Credit 7 Insulate all Hot Water pipes	1	All hot water piping (including that which is buried) must be insulated with a minimum of 1/2" insulation.
			1	Credit 8 Centrally locate all water heaters	1	Water heater is installed in a central location (between locations that use hot water)
			1	Credit 9 Ductwork joints sealed with mastic	1	All ductwork and joints are sealed with mastic.
			1	Credit 10 Max installed lighting wattage <0.5 W/ft2	1	Maximum installed lighting of less than 0.5 watts per square foot of living space.

FGBC Green High Rise Residential Building Designation Standard Checklist

SCHEDULE A - Version 1.0, March 2006

0	Points Achieved 58 Points Targeted 14 Points Questionable 27 Points Not Targeted or Not Possible	Project Name: Nautilus Apartments Designated Professional: TBD 100 Total Possible FGBC Green High Rise Residential Building Designation Standard Points				
Certified = Minimum of 50 Points Achieved						
A	T	Q	N	Category 2 : WATER 3 Points Minimum	Possible Points 12	Brief Description
				Prereq 1 Drought Tolerant Landscape, 25% Credit 1.1 Drought Tolerant Landscape, 50% Drought Tolerant Landscape, 75% Drought Tolerant Landscape, 100% Credit 2.1 Water Efficient Irrigation, Reduce Potable Water Use for 50% of area Credit 2.2 Water Efficient Irrigation, Reduce Potable Water Use for 75% of area Credit 2.3 Water Efficient Irrigation, No Potable Use or No Permanent Irrigation Credit 3 Ultra low Flow Toilets Credit 4 Hot Water Recirculating system Credit 5 All showers equipped with 1 showerhead Credit 6 Florida Yards & Neighborhoods Certified Credit 7 Faucet aerators Credit 8 Low - flow fixtures	1 Landscape comprised of a minimum of 25% of Drought Tolerant Plants 1 Landscape comprised of a minimum of 50% of Drought Tolerant Plants 1 Landscape comprised of a minimum of 75% of Drought Tolerant Plants (Credits are cumulative - 2 points are awarded) 1 Landscape comprised of a minimum of 100% of Drought Tolerant Plants (Credits are cumulative - 3 points are awarded) 1 Reduce potable water consumption for irrigation on 50% of area irrigated 1 Reduce potable water consumption for irrigation on 75% of area irrigated (Credits are cumulative - 2 points are awarded) 1 Irrigation system to use no potable water or have no permanent system (Credits are cumulative - 3 points are awarded) 1 All toilets installed in the home permit one to flush at volumes lower than required by EPACT. 1 Hot water recirculation system is installed. 1 Each shower in the home is equipped with only one showerhead 1 1 Faucet aerators are installed on all fixtures in the home 1 All fixtures installed in the home are rated at a flow rate equal to or lower than that mandated by the EPACT.	

FGBC Green High Rise Residential Building Designation Standard Checklist

SCHEDULE A - Version 1.0, March 2006

0	Points Achieved		Project Name: Nautilus Apartments	
	58 Points Targeted		Designated Professional: TBD	
	14 Points Questionable		100 Total Possible FGBC Green High Rise Residential	
	27 Points Not Targeted or Not Possible		Building Designation Standard Points	
Certified = Minimum of 50 Points Achieved				
A	T	Q	N	Category 3 : SITE Possible Points 14 3 Points Minimum
				Brief Description
				Prereq 1 Erosion & Sedimentation Control Exceed Florida Water Management District Standards 1
				Credit 1 Site Selection 1 Do not develop on: Prime farmland, Flood prone areas, habitat for threatened species, 100 ft of Wetland, Public Parkland
				Credit 2 Development Density 1 Any type of In-Fill Development
				Credit 3 Brownfield Redevelopment 1 Development of any EPA Classified Brownfield
				Credit 4.1 Alternative Transportation , Public Transportation Access 1 Projects need to be within a minimum of 1/2 mile of one Railnode or 1/4 mile of 1 or more bus lines
				Credit 4.2 Alternative Transportation , Bicycle Storage & Changing Rooms 1 Project must provide securing locations for bicyclers and showering and changing rooms for 5% of total occupants
				Credit 4.3 Alternative Transportation , Alternative Fuel Refueling Stations 1 Provide preferred parking for 3% of the parking capacity for the use of alternate fuel vehicles: Including Hybrid Vehicles
				Credit 4.4 Alternative Transportation , Parking Capacity 1 Do not exceed the minimum zoning parking requirements
				Credit 5.1 Reduced Site Disturbance , Protect or Restore Open Space 1 Limit site disturbance to 40 feet beyond the building perimeter
				Credit 5.2 Reduced Site Disturbance , Development Footprint 1 Exceed minimum zoning requirements for open space by 25%
				Credit 6.1 Stormwater Management , Rate and Quantity 1 No net increase in Stormwater runoff from pre-development conditions to post-development
				Credit 6.2 Stormwater Management , Treatment 1 Provide onsite treatment of stormwater to remove 80% of (TSS) Total Suspended Solids and 40% of (TP) Total Phosphorous
				Credit 7.1 Reduction of Heat Islands , Non-Roof 1 Provide onsite measures to reduce Heat Island effects
				Credit 7.2 Reduction of Heat Islands , Roof 1 Provide either a Green Roof (50% of roof area) or Energy Star Certified Roofing material (75% of roof area)
				Credit 8 Light Pollution Reduction 1 Meet or provide lower light levels than those recommended by the Illuminating Engineering Society of North America (IESNA)

FGBC Green High Rise Residential Building Designation Standard Checklist

SCHEDULE A - Version 1.0, March 2006

0	Points Achieved	Project Name: Nautilus Apartments						
58	Points Targeted	Designated Professional: TBD						
14	Points Questionable	100 Total Possible FGBC Green High Rise Residential						
27	Points Not Targeted or Not Possible	Building Designation Standard Points						
Certified = Minimum of 50 Points Achieved								
A	T	Q	N	Category 4 : HEALTH 5 Points Minimum	Possible Points 25	Brief Description		
				Prereq 1		Environmental Tobacco Smoke (ETS) Control		Smoking allowed only in designated smoking areas
	1			Credit 1		Carbon Dioxide (CO2) Monitoring	1	Systems shall be designed to monitor (CO2) within the building
			1	Credit 2		Increased Ventilation Effectiveness	1	Building system shall be designed to create an air change effectiveness greater than or equal to 0.9 by ASHRAE
	1			Credit 3.1		Construction IAQ Management Plan, During Construction	1	Indoor Environmental Quality shall be protected during construction according to SMACNA guidelines
		1		Credit 3.2		Construction IAQ Management Plan, Before Occupancy	1	Prior to occupancy the project will provide 100% outside air for two weeks or conduct an EPA IAQ Test
	1			Credit 4.1		Low-Emitting Materials, Adhesives & Sealants	1	All Adhesives and Sealants shall meet VOC limits
	1			Credit 4.2		Low-Emitting Materials, Paints	1	All Paints shall meet VOC limits
	1			Credit 4.3		Low-Emitting Materials, Carpet	1	All carpet and carpet products shall meet the Carpet & Rug Institute Green Label Certification Program
	1			Credit 4.4		Low-Emitting Materials, Composite Wood	1	All composite wood and agrifiber products will contain no added urea-formaldehyde
	1			Credit 4.5		Low-Emitting Materials, Insulation	1	All Insulation products will be free of formaldehyde
	1			Credit 4.6		Low-Emitting Materials, Environmentally Friendly Maintenance	1	Owner shall maintain the property utilizing environmentally friendly cleaning products
		1		Credit 5		Indoor Chemical & Pollutant Source Control	1	Project shall employ measures to reduce pollutant contamination in the building entrances and housekeeping areas
	1			Credit 6.1		Controllability of Systems, Perimeter Spaces	1	Provide minimum of one operable window and one lighting control zone per 200 SF for all areas within 15 ft of perimeter
	1			Credit 6.2		Controllability of Systems, Non-Perimeter Spaces	1	Provide 50% of all occupants individual control of airflow, temperature, and lighting.
	1			Credit 7.1		Thermal Comfort, Comply with ASHRAE 55-1992	1	Comply with ASHRAE Standard 55-1992, Addenda 1995, for thermal comfort standards including humidity control
		1		Credit 7.2		Thermal Comfort, Dehumidification System	1	Provide a central dehumidification system
	1			Credit 8.1		Daylight, Daylight 50% of Spaces	1	Provide natural daylighting to 50% of interior spaces
	1			Credit 8.2		Daylight, Daylight 75% of Spaces	1	Provide natural daylighting to 75% of interior spaces (Credits are cumulative - 2 points are awarded)
	1			Credit 9.1		Views, Views for 50% of Spaces	1	Provide views to vision glazing for 50% of all occupants
	1			Credit 9.2		Views, Views for 75% of Spaces	1	Provide views to vision glazing for 75% of all occupants (Credits are cumulative - 2 points are awarded)
	1			Credit 10		Cleanability, Narrow Grout Lines	1	All grout lines between tiles must be less than 3/16" wide
	1			Credit 11		Building Designed to meet ADA standards	1	All areas including living areas
	1			Credit 13.1		Combustion, No water heating equipment located inside the conditioned area – or electric	1	One point is also available for use of a sealed combustion water heater, or use of an electric water heating system.
	1			Credit 13.2		Combustion, No gas heating equipment located inside the conditioned area – or electric	1	One point is available for use of a sealed combustion furnace, or use of an electric heating system, such as a heat pump.
		1		Credit 14		Noise, Low noise bathroom exhaust fans with timers or humidistat	1	Installation of high efficiency, low noise bathroom exhaust fans with timers or humidistats in each bathroom
	1			Credit 15		Durability, Use armored/metal hoses from service to all fixtures/appliances	1	Installation of armored/metal hoses on all fixtures/appliances

FGBC Green High Rise Residential Building Designation Standard Checklist

SCHEDULE A - Version 1.0, March 2006

0	Points Achieved 58 Points Targeted 14 Points Questionable 27 Points Not Targeted or Not Possible	Project Name: Nautilus Apartments Designated Professional: TBD 100 Total Possible FGBC Green High Rise Residential Building Designation Standard Points
Certified = Minimum of 50 Points Achieved		
A T Q N	Category 5 : MATERIALS 3 Points Minimum	Possible Points 18
Brief Description		
	Prereq 1 Storage & Collection of Recyclables	Project must have infrastructure for recycling: paper, cardboard, glass, plastics, and metal
1	Credit 1 1 Building Reuse , Maintain 75% of Existing Shell	1 Renovation project shall maintain 75% of existing Shell (not including windows & doors)
1	Credit 1 2 Building Reuse , Maintain 100% of Existing Shell	1 Renovation project shall maintain 100% of existing Shell (not including windows & doors)
1	Credit 1 3 Building Reuse , Maintain 100% Shell & 50% Non- Shell	1 Renovation project shall maintain 100% of existing Shell and 50% non-shell (not including windows & doors)
1	Credit 2 1 Construction Waste Management , Divert 50%	1 Project must divert a minimum of 50% of all waste from landfill
1	Credit 2 2 Construction Waste Management , Divert 75%	1 Project must divert a minimum of 75% of all waste from landfill (Credits are cumulative - 2 points are awarded)
1	Credit 3 1 Resource Reuse , Specify 5%	1 Incorporate 5% (based on cost) salvaged or refurbished materials
1	Credit 4 1 Recycled Content , Specify 25%	1 Incorporate 25% (based on material cost) recycled materials
1	Credit 4 2 Recycled Content , Specify 50%	1 Incorporate 50% (based on material cost) recycled materials (Credits are cumulative - 2 points are awarded)
1	Credit 5 Recyclable Materials	1 Incorporate 10% (based on material cost) recyclable materials (recyclable through a structured existing program)
1	Credit 6 Demountable / Adaptable Interiors	1 Incorporate 50% demountable and adaptable Interior walls (based on LF)
1	Credit 7 Lever style clothes washer water shutoff	1 Project to use a single lever shutoff valve requiring only a 90 degree turn
1	Credit 8 1 Local/Regional Materials , 20% Manufactured Locally	1 Project to purchase 20% (based on cost) of materials from a 700 mile radius from project site
1	Credit 8 2 Local/Regional Materials , of 20% Above, 50% Harvested Locally	1 Project to purchase 50% of the above mentioned materials that are harvested, extracted, recovered within 700 miles
1	Credit 9 Rapidly Renewable Materials	1 Project to purchase 5 % (based on cost) of all building materials to be rapidly renewable (plant to harvest cycle <10 years)
1	Credit 10 Certified Wood	1 Project to purchase 50% (based on cost) of all wood products certified by the Forest Stewardship Council (FSC)
1	Credit 11 Durable Materials , Exterior Finish Materials	1 Use exterior systems capable of withstanding the moisture and heat impacts of the local climate for a period of 40 years
1	Credit 12 Water Sensors/Shutoff system	1 Install sensor/shutoff system to cut off water supply to clothes washer & water heater of each unit
1	Credit 13 Low Maintenance Finishes	1 Use interior and exterior finish materials that require none or minimal periodic cleaning

FGBC Green High Rise Residential Building Designation Standard Checklist

SCHEDULE A - Version 1.0, March 2006

0	Points Achieved	Project Name: Nautilus Apartments					
	58 Points Targeted	Designated Professional: TBD					
	14 Points Questionable	100 Total Possible FGBC Green High Rise Residential Building Designation Standard Points					
	27 Points Not Targeted or Not Possible						
Certified = Minimum of 50 Points Achieved							
A	T	Q	N	Category 6 : DISASTER MITIGATION	Possible Points	5	Brief Description
	1			Credit 1	Hurricane, Impact Resistance of Openings	1	Project must utilize impact resistant Glazing and Impact resistant Entry Points
		1		Credit 2	Flood, Slab Elevation	1	Slab Elevation must be 12" above 100 year flood plan and all grades around building must slope away
			1	Credit 3	Wildfire, Fire Resistant Exterior Finishes	1	Project must utilize Fire Resistant Exterior Wall cladding, roof covering or Subroof, Soffit and Vent materials
			1	Credit 4 1	Termite Prevention	1	Treat Soil. Seal slab penetrations. All plants, Turf and irrigation lines minimum 3' from building exterior and all treated lumber either borate or ACQ
			1	Credit 4 2	Termite, Non Toxic Termite Pretreatment	1	Termite protection from a non-toxic system such as the stainless steel mesh.
A	T	Q	N	Category 7 : GENERAL 2 Points Minimum	Possible Points	7	Brief Description
				Prereq 1	FGBC Designated Professional		FGBC Designated Professional needs to be involved with project design & construction
				Prereq 2	Project Charrette: Owner & Architect		Team involvement with the conceptual design of a green project is the most important step of the process
	1			Credit 1	Environmental Value Analysis, Cost & Environmental Impact of Each Credit	1	Team shall document the cost impact of each credit submitted for certification
		1		Credit 2 1	Environmental Innovation	1	
			1	Credit 2 2	Environmental Innovation	1	
			1	Credit 2 3	Environmental Innovation	1	
			1	Credit 2 4	Environmental Innovation	1	
			1	Credit 2 5	Environmental Innovation	1	
			1	Credit 2 6	Environmental Innovation	1	