



CONDITIONS OF APPROVAL - 2910 POLK ST DESIGN, SITE PLAN, VARIANCE 26-DPV-13

REQUEST:

Design and Site Plan for a 6-story, +/- 92,000 square foot office building with an attached 9-level parking garage, and a Variance request pursuant to Article 4.6(B)(c)(ii) to reduce the front setback requirement from 10 feet to 5 feet in the RC-1 Zoning District within the Regional Activity Center (RAC).

RECOMMENDATION

Variance 1: Approval.

Design: Approval if the Variance is granted.

Site Plan: Approval, if the Variances and Design are granted, subject to the following conditions:

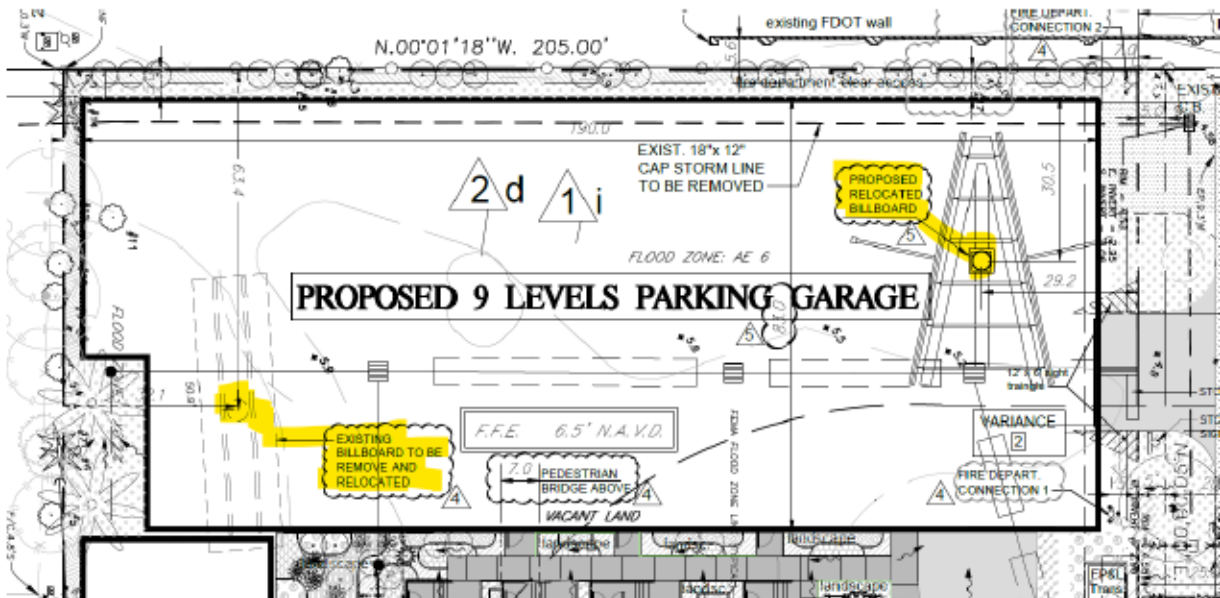
Planning and Urban Design:

1. If approved, the Variance, Design and Site Plan determinations (and all associated timelines) shall not become effective until the City Commission approves the companion rezoning request (File No. 25-Z-13).
2. Prior to applying for Building Permits, the applicant shall revise the proposed site plan drawing (SP-1) and all applicable drawings to ensure and display the latest information relating to any easements, billboard relocation, zoning standards, and all related works as deemed necessary to the satisfaction to the Division of Planning and Urban Design.
3. Prior to applying for Building Permits, the applicant shall provide a Unity of Title to unify the subject parcels for the proposed development.
4. Prior to applying for Building Permits, the Applicant shall satisfy all public art requirements, in accordance with Section 3.22 (J) of the City's Zoning and Land Development Regulations.
5. The parking structure shall not be used for commercial purposes and must remain accessory to the office building.

Engineering, Mobility, and Transportation:

6. Prior to applying for Building Permits, the Applicant shall submit the plat determination from Broward County Planning Council.
7. Prior to applying for Building Permits, the Applicant shall submit an Owner and Encumbrance (O&E) report for the proposed site.
8. Prior to applying for Building Permits, the Applicant shall submit a corrected, signed, sealed, and dated survey for the proposed site. Survey shows Draft and not sealed.

9. Prior to applying for Building Permits, the Applicant shall submit revised consistent, site, architectural, landscape, and civil plans.
10. Prior to applying for Building Permits, the plans shall indicate the 5' Right of Way dedication along Polk Street. The existing property line and the property line after the dedication shall be labeled.
11. Prior to applying for Building Permits, the Applicant shall submit executed easement agreements recorded with Broward County for City review (i.e. reestablished FPL utility easement and FDOT easement along the west side of the property).
12. Prior to applying for Building Permits, the Applicant shall submit revised plans to construct a sidewalk connection from Polk Street to Hollywood Boulevard. The revised plans shall include applicable cross-sections to delineate changes in elevations to ensure ADA compliance. Revisions to the office building footprint will be necessary. Approval from FDOT will be necessary.
13. Prior to applying for Building Permits, the Applicant shall submit revised plans for the proposed location, to be determined, of the billboard which is currently shown to be relocated to a location that conflicts with the proposed garage. See below. FDOT approval for the proposed location of the billboard, to be determined, as it relates to the proximity to the limited access facility Right of Way may be required.



14. Prior to applying for Building Permits, the Applicant shall submit FDOT approval for the garage building as it relates to its proximity to the limited access facility Right of Way. Failure to secure approval from FDOT will result in modification to the site plan.

15. Prior to applying for Building Permits, the Applicant shall submit revised plans to include a delivery area internal to the site and not visible from the public Right of Way.
16. Prior to applying for Building Permits, the Applicant shall revise the plans to install sidewalk along Polk Street adjacent to the entire frontage of the project site.
17. Prior to applying for Building Permits, the Applicant shall submit revised plans locating the trash dumpster staging location on Polk Street with accompanying analysis that demonstrates adequate maneuverability.
18. Prior to applying for Building Permits, the Applicant shall submit both on-site and off-site Pavement Marking and Signage (PMS) Plans.
19. Prior to applying for Building Permits, the Applicant shall submit revised plans with the width dimension for each parking space for level 9.
20. Prior to applying for Building Permits, the Applicant shall submit revised plans with a corrected parking calculation table in SP-1 to reflect Level 2 (A-2), 37 parking spaces and Level 9 (A-7), 38 parking spaces. Further, A-7 shall be corrected to reflect the correct number of parking spaces.
21. Prior to applying for Building Permits, the Applicant shall submit revised plans with the internal ramp width shown on each level of the garage.
22. Prior to applying for Building Permits, the Applicant shall submit revised plans with the vertical heights for the garage labeled on all entrances, exits, doorways, opening, ADA van accessible parking spaces, etc.
23. Prior to applying for Building Permits, the Applicant shall submit revised plans with clear access shown for ADA accessible routes, including door widths.
24. Prior to applying for Building Permits, the Applicant shall submit revised plans with flush transitions identified for the ADA accessible routes.
25. Prior to applying for Building Permits, the Applicant shall submit revised plans to include changes in elevations along the ADA accessible routes to ensure ADA compliance.
26. Prior to applying for Building Permits, the Applicant shall submit revised plans delineating landscape hatching on the site plan.
27. Prior to applying for Building Permits, the Applicant shall submit revised plans with dimensions on all walkways.
28. Prior to applying for Building Permits, the Applicant shall submit revised plans with dimensions for the Back of House.

29. Prior to applying for Building Permits, the Applicant shall submit revised plans with applicable City of Hollywood details.
30. Prior to applying for Building Permits, the Applicant shall submit revised plans with all applicable (driveways, curb cuts, landscape island, apron radius flares, parking stalls, ADA stalls, accessible aisle, etc.) dimensions.
31. Prior to applying for Building Permits, the Applicant shall obtain Engineering approval for the traffic study. Additional conditions may be forthcoming pending the review of the traffic study. Within one year after issuance of Certificate of Occupancy, the Applicant, owner or designee of the 2910 Polk Street office building, shall perform a speed study on Polk Street to determine if traffic calming measures are required due to the office building occupants. The speed study shall include origin-destination data. If the speed study determines that office building occupants are exceeding the posted speed limit by over 5 miles per hour, the Applicant, owner, or designee of the 2910 Polk Street office building shall install traffic calming measure approved by the City.

Public Utilities:

32. Prior to applying for Building Permits, the applicant shall provide documentation confirming the 7.5-foot FPL easement vacation and reconcile all Architectural and Civil plans to resolve conflicts between proposed easements and sewer infrastructure.
33. Prior to applying for Building Permits, all plan sheets shall be revised to correctly identify the existing 8-inch PVC water main and the corresponding 8"x6" tapping tee in the southeast corner.
34. Prior to applying for Building Permits, the applicant shall submit a formal Letter of Intent or application to vacate the existing 12-foot western easement dated 1968.
35. Prior to building permit issuance, the applicant shall provide one of the following: (a) a recorded easement in favor of FDOT along the western property line, in a location, width, and form approved by FDOT; or (b) written confirmation from FDOT District Four that no easement is required. The easement, if required, shall be reflected on the approved site plan. Any conflict between a required FDOT easement and the building footprint as approved shall require the applicant to return to the Development Review Committee for Site Plan Modification review, in accordance with Section Article 6.26 of the City's Zoning and Land Development Regulations.
36. Prior to applying for Building Permits, civil plans and drainage calculations shall be revised to reflect the removal of the 18"x12" CAP, the inclusion of an FDOT Drainage Connection Permit, and the extension of exfiltration trenches along Polk Street.
37. Prior to applying for Building Permits, the applicant shall provide written FDOT approval for all proposed walkways located within the FDOT right-of-way.
38. Prior to applying for Building Permits, all Architectural and Civil plans shall be revised to reference the NAVD88 vertical datum, replacing all references to "N.V.A.D."



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39. Prior to applying for Building Permits, the survey shall be updated to show field-verified locations of the 18"x12" CAP based on physical inlets and shall remove all references to utility atlas data.
40. Prior to applying for Building Permits, the applicant shall ensure total horizontal and vertical consistency regarding all facility layouts, pipe sizes, and easement boundaries across the Architectural, Civil, and Survey plan sets.