

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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 Historic Preservation Board
 City Commission Planning and Development Board

Date of Application: 4/19/2023

Location Address: 2306 Fillmore St Hollywood FL 33020

Lot(s): 16 Block(s): 9 Subdivision: Hollywood Little ranches 1-26 B

Folio Number(s): 5142 16 01 3930

Zoning Classification: DH-2 Land Use Classification: Medium intensity Multi-Family

Existing Property Use: Multi-Family Sq Ft/Number of Units: 20,69/5 units

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): PACO meeting 09/7/2022

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

Explanation of Request: Construction of a new multi-family project on address.

Number of units/rooms: 39 units/ 39 beds Sq Ft: 35,105 total SF

Value of Improvement: 7,500,000 Estimated Date of Completion: April 2024

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

Name of Current Property Owner: 2306 FILLMORE ST LLC

Address of Property Owner: 2306 FILLMORE ST HOLLYWOOD FL 33020

Telephone: 213-254-8604 Fax: _____ Email Address: dekel@h-18.com

Name of Consultant/Representative/Tenant (circle one): Agustina Maria Sklar

Address: 1421 NE 17th Street Fort Lauderdale FL Telephone: 954-608-9577

Fax: _____ Email Address: agustina.sklar@gmail.com

Date of Purchase: 2021 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: _____

_____ 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: Dekel Emuna, gf Date: 01/23/2023

PRINT NAME: Dekel Emuna, Lior Emuna Date: 01/23/2023

Signature of Consultant/Representative: Agustina Sklar Date: 01/23/2023

PRINT NAME: Agustina Sklar Date: _____

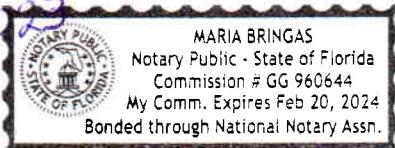
Signature of Tenant: N/A Date: _____

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 Dekel Emuna Lior Emuna to my property, which is hereby made by me or I am hereby authorizing Agustina Sklar to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 23 day of January 2023



Dekel Emuna, gf
Signature of Current Owner

DEKEL EMUNA / LIOR EMUNA
Print Name

Notary Public

State of Florida

My Commission Expires: 2/20/24 (Check One) Personally known to me; OR Produced Identification _____



PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
 PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@sfland.net
 CERTIFICATE NO.: LB6857

SURVEY ADDRESS:
 2306 FILLMORE STREET
 HOLLYWOOD, FLORIDA 33020

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X(0.2%)
 BASE FLOOD ELEVATION: N/A
 CONTROL PANEL NO.: 125113-0569-H
 DATE OF FIRM INDEX: 08/18/14

REFERENCE BENCHMARK:
 BROWARD COUNTY ENGINEERING B.M. #1944
 ELEVATION = 15.039' (NGVD 1929)
 ELEVATION = 13.441' (NAVD 1988)

CERTIFY TO:
 1. 2306 FILLMORE ST LLC

POTENTIAL ENCROACHMENTS:

1. 6 FOOT WOOD FENCE CROSSES OVER THE EASTERLY AND WESTERLY PROPERTY LINES.
2. 4 FOOT CHAIN LINK FENCE CROSSES OVER THE SOUTHERLY PROPERTY LINE.
3. ASPHALT PARKWAY CROSSES OVER THE NORTHERLY PROPERTY LINE.
4. 5 FOOT CONCRETE WALK CROSSES OVER THE EASTERLY AND WESTERLY PROPERTY LINES.
5. 6 FOOT WOOD FENCE AND 4 FOOT CHAIN LINK FENCE ENCROACH INTO UTILITY EASEMENT ALONG THE SOUTHERLY PORTION OF THE SUBJECT PROPERTY.

LEGAL DESCRIPTION:

LOT 16, BLOCK 9, OF "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A	= ARC	D.E.	= DRAINAGE EASEMENT	P.C.	= POINT OF CURVATURE
A/C	= AIR CONDITIONER	ELEV.	= ELEVATION	P.E.	= POOL EQUIPMENT
A.E.	= ANCHOR EASEMENT	E.S.	= ELECTRIC SERVICE	P.I.	= POINT OF INTERSECTION
B.M.	= BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.R.C.	= POINT OF REVERSE CURVE
B.C.R.	= BROWARD COUNTY RECORDS	L.B.	= LICENSED BUSINESS	P.O.B.	= POINT OF BEGINNING
C.B.S.	= CONCRETE BLOCK STRUCTURE	L.P.	= LIGHT POLE	P.O.C.	= POINT OF COMMENCEMENT
CHATT.	= CHATTAHOOCHEE	M.H.	= MANHOLE	P.P.	= POWER POLE
C.O.	= CLEANOUT	(M)	= MEASURED	R	= RADIUS
CONC.	= CONCRETE	NAVD	= NORTH AMERICAN VERTICAL DATUM	R/W	= RIGHT-OF-WAY
C.L.F.	= CHAIN LINK FENCE	NGVD	= NATIONAL GEODETIC VERTICAL DATUM	T	= TANGENT
C.L.P.	= CONCRETE LIGHT POLE	NO.	= NUMBER	(TYP.)	= TYPICAL
(C)	= CALCULATED	O.H.	= OVERHANG	U.E.	= UTILITY EASEMENT
C.B.	= CHORD BEARING	O.R.B.	= OFFICIAL RECORDS BOOK	W.F.	= WOOD FENCE
C.R.	= CABLE RISER	O/S	= OFFSET	W.M.	= WATER METER
(D)	= DEED	(P)	= PLAT	△	= DELTA OR CENTRAL ANGLE
D.B.	= DEED BOOK	P.B.C.R.	= PALM BEACH COUNTY RECORDS	Q	= CENTERLINE
M-D.C.R.=	MIAMI-DADE COUNTY RECORDS	P.B.	= PLAT BOOK	0.2	= ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
3. PROPERTY INFORMATION REPORT (OWNERSHIP AND ENCUMBRANCE REPORT) PREPARED BY STEWART TITLE, FILE NO. 22-FL-1180-A, DATED JANUARY 20, 2023 AT 8:00AM WAS REVIEWED BY PINNELL SURVEY, INC. AND ALL PLOTTABLE MATTERS OF SURVEY CONTAINED IN SAID REPORT ARE SHOWN HEREON.
4. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
8. THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
9. ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
10. REFERENCE BENCHMARK ELEVATION DATUM WAS CONVERTED FROM NGVD 1929 TO NAVD 1988 USING CORPSCON 6.0.1.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



JASON H. PINNELL
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NO. 5734, STATE OF FLORIDA

SKETCH NO.: 23-0220

DATE OF SURVEY: 02/14/23

CHECKED BY: S.A.

FIELD BOOK/PAGE: 655/56

SIDE 1 OF 2

REVIEW AND REFLECT O&E REPORT (23-0695)

04/20/23

J.P.

REVISIONS

DATE

CHK'D BY



TECHNICAL ADVISORY COMMITTEE REPORT

February 6, 2023

2306 Fillmore ST LLC/Agustina Maria Sklar
1421 NE 17 Street
Fort Lauderdale, FL 33305

FILE NUMBER: 23-DP-07

SUBJECT: Preliminary Site Plan and Design review for 40 Residential Units 2306 Fillmore Street.

SITE DATA

Owner/Applicant: 2306 Fillmore ST LLC
Address/Location: 2306 Fillmore Street, Hollywood, FL 33020
Net Size of Property: 20,060 sq. ft. (0.46 acres)
Land Use: Transit Oriented Corridor (TOC)
Zoning: DH-2
Present Use of Land: Multifamily (5 units)
Year Built: Not Applicable (Broward County Property Appraiser)

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: Dixie Highway Medium Intensity Multi-Family District (DH-2)
South: Dixie Highway Medium Intensity Multi-Family District (DH-2)
East: Dixie Highway Medium Intensity Multi-Family District (DH-2)
West: Dixie Highway Medium Intensity Multi-Family District (DH-2)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

A. APPLICATION SUBMITTAL

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

Response: See attached Plat Determination Letter from the County

2. Ownership & Encumbrance Report (O&E):

- a. O&E Report does not indicate time of platting. Need to indicate it was searched from 1953 or time of platting (earliest of the two). O&E Report provided shows effective date of 1986.

Response: noted. This has been fixed. New O and E report has been presented.

- b. Must be dated within 30 days of submittal packet.

Noted

- c. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

noted

3. Alta Survey:

- a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced

.Noted

- b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

Noted

4. Site Plan:

- a. Indicate property lines on site plan.

Response:See A-101 noting property lines

- b. Driveway shall be a minimum of 11' for one-way traffic, site plan shows 9'10".

Response:See A-101 noting driveway is now 11'

- c. Provide dimensions for both curb cuts.

Response:See A-101 noting absence of curb cuts (driveway is flush with the road) All driveway dimensions have been shown.

- d. Provide bicycle racks or storage shall. 1 per 20 spaces required.

Response Modifications were made to A-101. there is a parking stall there now.

- e. Egress path shall have a minimum setback of 3ft, site plan shows 2ft.

Response:See egress path setbacks on A-101. This setback is now 3'

- f. Show length dimension of driveways.

Response:See A-101 noting driveway length; both are 15'

g. Ensure that all plumbing, mechanical and electrical fixtures, and equipment are indicated on Site Plan and Elevations.

Response: Mechanical equipment is on the roof. We haven't yet coordinated with electrical and plumbing engineers.

h. Show setbacks on site plan and provide dimensions for all balcony encroachments.

Response: See A-101 noting setbacks and balcony lines above as well as the balcony setback line (encroachment) All balconies end at parking setbacks: 5' Side setbacks and 10' setbacks in the front.

i. Show height dimensions for balcony railings.

Response: see elevations noting railing heights as well as materials. All railings and parapets at balconies to be 42" A.F.F.

j. Provide color material legend on elevation sheet.

Response: See elevations noting materials and colors.

k. Indicate fence height and material on site plan.

Response: See Site Plan noting a 6' PVC fence and fire access gate.

l. Indicate curbing type in the parking area.

Response: No curbs proposed in parking area.

m. Indicate the garage door opening on site plan.

Response: Garage door has been eliminated since our last submission, the garage is now opened. See updated Elevations and Renderings.

n. Need to provide Vehicle Use Area (VUA) calculation on site plan. 25% of paved vehicular use required.

Response: Please seeA-003 noting this calculation

o. Indicate car lift specifications in notes on site plan.

Response: Car Lifts have been abandoned.

5. Site Data:

a. Open space requirement shall meet 20%, site plan shows 17.2%.

Response: Please seeA-003 noting this calculation has changed. We've increased the previous surfaces in the driveway and have increased opened space on the roof as well.

6. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:

<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf>

Response: Noted. This will be filled prior to Board Approval

7. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

Response: Noted. See A-000 noting meeting dates.

8. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sign-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

The following Civic Association are located within 500 feet project site.

- a. Highland Gardens
- b. United Neighbors
- c. Downtown Parkside Royal Poinciana

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

Response: Noted. It's my understanding that these Civic Associations aren't correct. Please provide the name of Associations so we can begin scheduling this meeting.

9. Additional comments may be forthcoming.

Response: noted.

10. Provide written responses to all comments with next submittal.

Response: responses have been provided.

B. ZONING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

Response: Noted. Landscape Architect has coordinated and updated all their drawings.

2. Dumpster enclosure required. Show dimensioned enclosure on site plan.

Response: Please see A-101 noting dimensions of trash enclosure. Also please see A-501 noting a detail of the dumpster enclosure.

C. ARCHITECTURE AND URBAN DESIGN

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.

Response: Renderings have been updated.

2. Consider different color option for garage doors as the proposed color creates strong contrast.

Response: Renderings have been updated.

D. SIGNAGE

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. For review, full signage package shall be provided.
Response: Noted. Full Signage will be provided.

E. LIGHTING

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Substantially compliant.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.
Response: Please see A-101 future electric vehicle charging stations.

2. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.

Response: Please see A-003 for this note.

G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

Revision Procedure:

-Any revisions applied to the plans shall be numbered and bubbled/clouded.

-In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed.

1. Provide and show on plans for a 10' wide right-of-way dedication along Fillmore Street as confirmation cannot be made by the survey and the title search. Identify the current property line and the property line after the dedication on plans. All features of the proposed development shall begin from the proposed property line after the right-of-way dedication.

Response: 10' dedication has been provided. See modification made to all plans including Site Plan, First Floor, Second Floor, Third Floor, and Roof.

2. Provide easements, agreements and lease that were identified under Items 13-17 in the O & E report. Add and indicate in the survey accordingly.

Noted

3. Provide plat determination letter from the Broward County Planning Council.

Response: See attached Plat Determination Letter from the County

4. Please identify the angle of the parking stalls as per City's Parking Lot Geometrics. Please include curb distance/depth.

Response: Angle of parking stalls have been provided. See A-101. Please see detail 02 on A-101 for curb distance and depth.

5. All plans shall have a North arrow to identify the orientation of the property.

Response: North Arrow has been added to all pages

6. Please identify all curbing on the plan and provide the typical standard detail.
Response: No proposed curbs in ROW or within property lines.

7. Please clearly identify the property line along all sides of the site on plans.
Response: See A-101 all property lines have been labeled.

8. Please provide sidewalk connectivity to existing sidewalks on the neighboring properties. Indicate and provide for a new sidewalk on Fillmore Street to connect to existing sidewalks. Please identify and dimensions the new sidewalk proposed on the site plan, 5' minimum. All sidewalks shall be ADA compliant. Please provide detectable warning at drive entrances and provide detail.
Response: Please See A-101 showing new 5' sidewalk and the ADA warning and drive entrances as well as detail.

9. No walkway shall be permitted to extend beyond the sidewalk. Walkways shall terminate at the sidewalk. Please provide on plans.

Response: This has been fixed. See A-101

10. On Site Plan, dimension and label all features of the rights-of-way.

- a. Dimension existing right-of-way width and show limits of the rights-of-way on both sides of Fillmore Street.
- b. Include and show all surrounding elements of the site on plans, including adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.

Response: This has been provided. See A-101

11. On Site Plan please identify all material types proposed (i.e apron, parking lot, sidewalk, and walkways, etc.)

Response: See A-101 noting materials

12. Please identify the vertical height clearance of the garage throughout and especially at the entrance and exit. Provide dimension on the elevation as well.

Response: Please see A-201 and A-202. Garage floor clearance is 14' and garage door clearance is 10'

13. Sheet A-101, a perimeter wall or fence is being shown on plan at the property lines. Please label and indicate height and material of wall/fence. Provide details such a cross-section to ensure wall/fence and its footer does not encroach to adjacent properties.

Response: What is being shown is a 6' fence. A-101 is showing this detail noting the footer does not encroach adjacent properties. See detail #06 on A-101.

14. Indicate if there will be any security gate at the driveway openings. If so, please indicate type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing. All vehicle queueing shall be within in private property. If entry is not gated, minimum of one vehicle queueing space is required (8.5'x19' minimum).

Response: Garage doors have been abandoned, garage is now opened. See A-101 to see queueing space is being shown within the property line.

15. Label the elevators on plans.

Response:labeled.

16. Applicant is required to provide a minimum of (2) ADA parking stalls. Please identify on plans with the proper pavement markings and signage per code. In addition, ADA accessible routes are required between accessibility parking and building's Lobby access as well as an accessible route to the sidewalk in the public rights-of-way. For the accessible route, identify any change in elevation or slopes. If there is no change in elevation, indicate on plans the transition is flush. Please add a note on the site plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. Consider relocating the door near parking stall 22 to avoid having a pedestrian walking in the drive aisle. (i.e., move door to south wall).

Response: 2% of the required 43 spaces is 1 We are required to provide one ADA spot. This is being shown closest to the entrance to the lobby to minimize the egress path distance. Notes have been added in an accessible route that change in elevation is 1/2" max.

17. Please identify the access to the Transformer Room/Meters.

Response:added,

18. No doors shall open into the vehicular drive aisle (i.e., maintenance storage).

Response: fixed.

19. Please identify what is being proposed next to Parking Stall 33. Please call out all unidentified structures.

Response: This has been abandoned. Bike storage is now in the SE corner.

20. On Site Plan, dimension the total distance between the proposed driveways, from edge to edge.

Response: Shown.

21. Sheet A-101, in the ADA and standard parking stall details, overhang should be 2', not 2'-6".

Response:noted. This has been fixed.

22. Applicant is showing a walkway within the required side setback. All walkways must be setback a minimum of 3 feet from the side property lines. Please revise.

Response:Revised.

23. Please show trash chute on Sheet A-101.

Response:There is no trash chute on the garage floor. Trash Chute is on the floors above and trash falls into the trash & dumpster enclosure which can be found south of the lobby.

24. Provide AutoTurn analysis to show how trash trucks maneuverability through the site for pick up can be achieved. Be sure to have sufficient vertical clearance for dump truck operation to empty out dumpsters.

Response:Truck Routing Analysis (Autoturn) has been provided. Refer to sheet C-100. Dumpsters will be rolled out onto the street for pick up. Trucks are not expected to enter the parking garage.

Average vehicle turn analysis in the parking garage was also provided.

25. Two one-way driveways are being proposed for the proposed development, the opening varies in widths. Also, typically the right driveway (when facing the property) is the Entrance a site while the left is the Exit a site.

Response:This has been revised.

26. The driveway aprons do not meet the minimum requirements for one way aisle spaces. The minimum required aisle space for a one way is 11 feet. Please adjust the aprons accordingly. Please keep in mind that this property is only allowed to have a maximum total curb cut width of 30 feet. (i.e. Driveway A + Driveway B = max. 30 feet).

Response:This has been revised.

27. Please identify the length of the columns proposed near stalls 26/27 and 22/23.

Response:This has been revised.

28. Parking stalls 31/32 do not have the appropriate back out to be 90-degree stalls. Please provide a minimum clear back out of 22 feet.

Response:This has been revised.

29. Visibility triangles shall be provided as per Chapter 155.12 of the City Code. View triangles are within the property lines of the site and run along the edge of the driveway and front property line.

Response:This has been revised. See A-101 showing view triangles.

30. Parking lifts specifications will be required for review and approval. Demonstrate how lifts will fit and function within the parking stalls.

Response:This has been abandoned.

31. Sheet A-003, in the Parking Calculations Table, the total number of parking provided adds up to 54, 48 is shown as the Total. The number of parking shown on plan view is 48.

Response:This has been revised. 43 parking stalls are required. 39 one bedroom units=39 parking stalls and 4 guests=43 stalls.

32. Please provide a pavement marking plan that is compliant with Broward County Traffic Engineering and City of Hollywood Standards. Provide any and all applicable standard sheets in the plan. (i.e. stop bars, do not enter signs, directional arrows, wrong way signs, parking stall stripping, ADA pavement markings etc.).

Response:Refer to sheet C-101 for Pavement marking & signage sheet.

33. For water and sanitary sewer connection in the rights-of-way, Show the full roadway restoration for Fillmore Street, from the tap in of the water main to the connection made on the site. provide full road width pavement resurfacing and indicate on civil plans. Include construction details.

Response:Full roadway restoration is proposed for the lot frontage after utilities installations.

34. Please add the following notes to the plans: Full road width pavement mill and resurface is required for adjacent road.

Response:Note has been added to PGD sheet.

35. Please provide a pavement marking plan for the restoration of the pavement markings in the ROW and within the site if applicable.

Response: ROW striping will be restored per BCTED & MUTCD standards. Note has been added to sheet C-400.

36. Applicant will need to restore the swale area of the ROW. Please provide a plan showing the removal of the existing apron and restoration of the swale from property line to edge of pavement in the ROW. The proposed aprons will need to extend to the edge of pavement in the ROW on Fillmore and the areas adjacent to them are to be restored with sod.

Response: Concrete apron and roadside swale to be restored. Refer to sheet C-200.

37. Provide plans for the sewer line extension shown on Sheet C-101. Plans should show continuation of the entire extension and tie in location. Indicate the path of the main and any restoration required, i.e. swale, curbing, pavement restoration, pavement mill and resurfacing, pavement markings, etc. Full road or lane width pavement mill and resurfacing is required.

Response: Plans show sewer lateral connection to a new proposed sanitary sewer main from 2306 Fillmore, east to an existing sewer manhole. Proposed sewer main plans are provided on sheet C-400

38. Add street name to civil plans.

Response: Fillmore Street is shown on all Civil Plans

39. Show all vehicular turning radii on site and civil plans.

Response: Vehicle routing plan is provided on sheet C-100

40. Elements within the rights-of-way are inconsistent between Landscape, Civil and Architectural plans.

Response: All drawings have been coordinated.

41. Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the RAC area. Rights-of-way improvements are to be determined and will be required. Continued coordination will be necessary.

Response: Noted.

42. MOT plans required at the time of City Building Permit review.

Response: Noted.

43. All outside agency permits must be obtained prior to issuance of City building permit.

Response: Noted.

44. Impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022, to be paid prior to building permit issuance.

Response: Noted.

45. More comments may follow upon review of the requested information.

Response: Noted.

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3997

Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915

1. Tree survey shows 24 trees/palms on site. Landscape plan shows 8 total.

Response: Trees shown by arborist are the only trees currently on site.

2. Revise tree disposition, Norfolk island pine is a nuisance tree and exempted from mitigation.

Response: Norfolk Island Pine has been removed from mitigation. See TD-1 with revision cloud.

3. Show city approved protection detail with orange mesh.
Response: Orange mesh tree protection has been added. See TD-1 with revision cloud.
4. North arrow points to wrong direction on plans.
Response: North arrow is correct. See plans with revision cloud.
5. Most of the sheets on the landscape plan are name L-1. Revise sheet numbering.
Response: Landscape sheets are labeled L-1,L-2,L-3 see revision clouds on each set.
6. Provide 24x36 PDF sheets on next submittal as the ones submitted are smaller than the rest of the project set.
Response: All sheets are 24" x 36" .
7. Landscape data chart says: Single-Family requirements. Revise as per project zoning.
Response: Single family has been removed from site calculations chart. SEE L-1 with revision cloud.
8. Revise mitigation calculations as needed and add details of which trees/palms are being used to satisfy the mitigation.
Response: See corrections
9. Street trees required 1 per 30 lf. Provide additional tree in center swale area.
Response: ROW has been removed no landscape area for street trees.
10. West perimeter has a 2' landscape area. Provide alternative landscape buffer plants that provide a vertical coverage and move the proposed trees to another location. Proposed trees will grow into walkway and neighboring property.
Response: Trees have been replaced to palms and shrub has been changed to green buttonwood shrub to produce vertical coverage.
11. Label sod areas.
Response: Sod area labeled.

I. UTILITIES

Alicia Verea-Feria, Engineer (averaea-feria@hollywoodfl.org) 954-921-3302

1. Include plan view of proposed sewer extension to point of connection 750 LF east along Fillmore to stub out across 2129 Fillmore.
Response: Refer to sheet C-400 for construction of the new Sewer main installation on Fillmore Street.
2. Show Water and Sewer demand calculations on proposed utilities plans.
Response: Refer to water and sewer demand calcs on sheet C-300.
3. Sewer cleanout shall be proposed at property line within the private side of the property.
Response: Sewer cleanout is added within the property line. Refer to sheet C-300.
4. This site resides currently within FEMA Flood Zone X. The proposed FFE = 12.50' NAVD88 is acceptable.
Response:Min Lobby FFE has been revised to 11.75' NAVD. No apartment on the 1 st floor.
5. Indicate FFE for all enclosed areas on the ground floor.
Response: Min Garage Elevation is 11.00' NAVD88. Office lobby will be set at 11.75' NAVD88

6. Provide perimeter cross sections across all property limits including dimension, transition areas with 6" swales, slopes 4:1 (3:1 max) and meeting adjacent property grades.

Response: Perimeter cross-sections are provided.

7. Provide details for proposed dual chamber injection wells and catch basins including rim and invert elevations.

Response: Catch basin and injection well details are provided.

8. Ensure all stormwater is retained onsite.

Response: All stormwater will be retained on site. The proposed pipe system will collect runoff from the site, driveway, and roof and convey it to the proposed injection well system.

9. Provide preliminary drainage calculations.

Response: Drainage Calculations are provided with this submittal.

10. Permit approval from outside agencies will be required.

Response: Permits from Broward County EPD, Department of Health, and FDEP will be provided for drainage, sewer and water system.

11. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.

Response: All drawings have been coordinated.

12. Additional comments may follow upon further review of requested items.

J. BUILDING

Russell Long, Assistant Building Official (rlong@hollywoodfl.org) 954-921-3490

Daniel Quintana, Electrical Plans Examiner/Inspector (dquintana@hollywoodfl.org) 954-921-3335

1. No comments received.

K. FIRE

Jorge Castano, Deputy Fire Marshal / Division Chief (jcastano@hollywoodfl.org) 954-967-4404

Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

1. At time of submittal, water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921- 3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements for the building.

Response: There is no existing fire hydrant. A new fire hydrant is proposed to serve the new building. Fire demand calculations are provided in utility plan sheet C-300.

2. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

Response: Note has been added to the utility sheet C-300.

3. At time of submittal civil drawings must be provided for the underground fire main. Providing location of fire department connection, fire hydrants, DDCV, and size of fire line from water supply, etc. Check with our water department engineer for city requirements in addition to fire. Ensure plans show that there is a fire hydrant within 100 feet of fire department connections.

Response: Fire Hydrant, DDCV, FDC are all provided on the plans. Refer to sheet C-300

4. Be advised that NFPA 1 (2018 edition) Chapter 11.10.1 requires that minimum radio signal strength for fire department communications be maintained at a level determined by the AHJ for all new and existing buildings including complying with NFPA 72 (2016 edition). BDA system may be required.

Response: Note will be added to the plans. MEP to confirm at a later date.

5. Per NFPA 1, 12.3.2* a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2*.

Response: Note has been added to the plan.

L. PUBLIC WORKS

Charles Lassiter, Assistant Public Works Director (classiter@hollywoodfl.org) 954-967-4207

1. No comments received.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

2. Park Impact Fee application required.

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. Refer to Planning comments to ensure compliance with Public Participation requirements.

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. Substantially compliant.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500
Doreen Avitable, Police (davitable@hollywoodfl.org) 954-967-4371

1. Substantially compliant.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980
Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980
Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable.

R. PARKING

Jovan Douglas, Parking Operations Manager (idouglas@hollywoodfl.org) 954-921-3548

1. No comments received.

S. ADDITIONAL COMMENTS

Tasheema Lewis, Associate Planner (tlewis@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee does not find this application substantially compliant with all applicable regulations, therefore the Applicant must resubmit for TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Tasheema Lewis
Associate Planner

C: 2306 Fillmore Street via email dekel@h-18.com
Agustina Sklar via email agustina.sklar@gmail.com

PROPOSED 39-UNITS MULTI FAMILY DEVELOPMENT FOR: H-18 DEVELOPMENT, LLC AT 2306 FILLMORE STREET, HOLLYWOOD FL 33020

DRAWING INDEX

ARCHITECTURE

- A-000 COVER SHEET & LOCATION
- A-001 DESIGN INTENT
- A-002 CONTEXT VIEWS
- A-003 OVERALL SITE PLAN
- A-101 GROUND FLOOR PLAN
- A-102 SECOND FLOOR PLAN
- A-103 THIRD FLOOR PLAN
- A-104 FOURTH FLOOR PLAN
- A-105 ROOF PLAN
- A-201 BUILDING ELEVATIONS
- A-202 BUILDING ELEVATIONS
- A-501 SCHEDULES AND DETAILS

CIVIL ENGINEERING

- C-50 DEMOLITION, SWPPP & EROSION CONTROL PLAN
- C-100 TRUCK ROUTING ANALYSIS
- C-101 PAVING, MARKING & SIGNAGE PLAN
- C-200 PAVING, GRADING, DRAINAGE PLANS
- C-300 WATER & SEWER UTILITY PLAN
- C-400 SEWER MAIN CONSTRUCTION PLAN
- C-500 WATER UTILITY DETAILS
- C-501 WATER UTILITY DETAILS

LANDSCAPE ARCHITECTURE

- TD TREE DISPOSITION
- L-1 FIRST FLOOR LANDSCAPE PLAN AND NOTES
- L-2 ROOFTOP LANDSCAPE PLAN AND NOTES
- L-3 LANDSCAPE DETAILS AND SPECIFICATIONS
- I-1 IRRIGATION PLAN
- I-2 IRRIGATION DETAILS AND SPECIFICATIONS

LOCATION MAP



CITY MEETING SCHEDULE

- PACO
- PRE-TAC
- PRE-TAC

09/07/2022
02/06/2023
05/08/2023

3D PERSPECTIVE OF PROPOSED PROJECT



ABBREVIATIONS

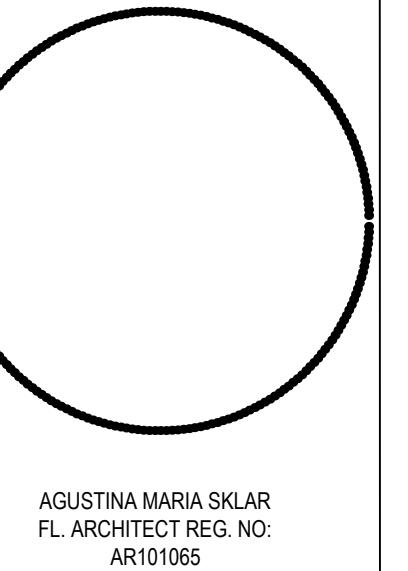
ABV	ABOVE	FLR	FLOOR	PTD	PAINTED
A/C	AIR CONDITIONER	FURN	FURNITURE	QTY	QUANTITY
ADJ	ADJACENT	GAGE	GAUGE	R	RADIUS
ADMIN	ADMINISTRATION	GALV	GALVANIZED	REF	REFRIGERATOR
AFF	ADDITIONAL FLOOR	GWB	GLASSUM WALL BOARD	REQ	REQUIRED
ALT	ALTERNATE	GL	GLASS	REV	REVISED
ALUM	ALUMINUM	GN	GENERAL NOTE	RM	ROOM
APPROX	APPROXIMATE	GYP BRD	GYPSUM BOARD	RO	ROUGH OPENING
ARCH	ARCHITECTURAL	HP	HARDWARE	ROD	ROD
AVG	AVERAGE	HDW	HARDWARE	SSCHED	SANITARY
AHU	AIR HANDLING UNIT	INT	INTERIOR	SF	SQUARE FEET
BLDG	BUILDING	JAN	JANITOR	SIM	SIMILAR
BO	BOTTOM OF	JT	JUNCTION	SPEC	SPECIFICATIONS
CPT	CAPITOL	JUNC	JUNCTION	SOFT	SOFT
CAB	CABINET	KP	KEY PAD	SS	STAINLESS STEEL
CL	CENTERLINE	LAB	LABORATORY	STD	STANDARD
CLNG	CEILING	LAM	LAMINATED	STK	STACK
CLR	CLEAR	LAV	LAVATORY	STOR	STORAGE
CMU	CONCRETE MASONRY UNIT	LP	LOW POINT	SW	SWITCH
CONF	CONFERENCE	MAT	MATERIAL	T.O.	TOP OF
CONT	CONTINUOUS	MAX	MAXIMUM	T.O.S.	TOP OF SLAB
COOR	COORD.	MCH	MACHINICAL	TV	TELEVISION
COOR	COORDINATE	MEZZ	MEZZANINE	TYP	Typical
CONC	CONCRETE	MFR	MANUFACTURER	UON	UNLESS OTHERWISE NOTED
DIA	DIA	MGR	MANAGER	USS	UNDER SIDE OF SLAB
DM	DIMENSION	MISC	MISCELLANEOUS	VOT	VINYL OPOSITION TILE
DN	DOWN	MIN	MINIMUM	VENT	VENTILATION
DR	DOOR	MTL	METAL	VERT	VERTICAL
DTL	DETAIL	NIC	NOT IN CONTRACT	VWC	VINYL WALLCOVERING
DWG	DRAWING	NTS	NOT TO SCALE	VEST	VESTIBULE
E0	EDGE OF	NOM	NOMINAL	VERIF	VERIFY
EL/ELEV	ELEVATION	OC	ON CENTER	W/	WITH
EQ	EQUAL	OPNG	OPENING	WC	WALLCOVERING
EQUIP	EQUIPMENT	OPP	OPPOSITE	WU	WORKSTATION
EXT	EXISTING	PL	PLASTIC	W/O	WITHOUT
F.O.	FACE OF	PLAM	PLASTIC LAMINATE	WPS	WALL PANEL
FE	FIRE EXTINGUISHER	PLYWD	PLYWOOD	WP	WORK

OWNER
1314 E BROAD ST, SUITE 1030
FORT LAUDERDALE, FL 33301

ARCHITECT
AMS ARCHITECTURE AND DESIGN, CORP.
1421 NE 17TH STREET
FORT LAUDERDALE, FL 33301

LANDSCAPE
ARCHITECT
RAHIM VEDAEI
4132 SW 61ST STREET
Dania Beach, FL, 33341

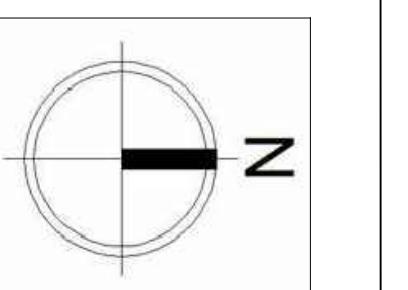
CIVIL ENGINEER
M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKE DRIVE
Royal Palm Beach, FL, 33411



AMS
ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS



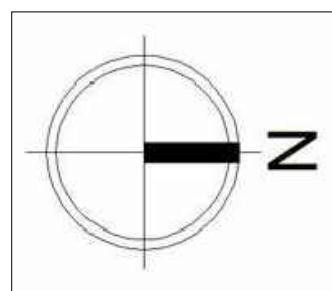
SCALE: N.T.S.
DATE: 2/01/2021
DRAWING TITLE:
COVER SHEET

SHEET NO
A-000



PROPOSED 39 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS



SCALE 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
RENDERINGS

SHEET NO. A-000.1

OWNER

178 DEVELOPMENT LLC
1314 E BROADWAY
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN, CORP.
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE

ARCHITECT

RAHIM VEDAEI
4132 SW 61ST STREET
Dania Beach FL 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, FL 33411



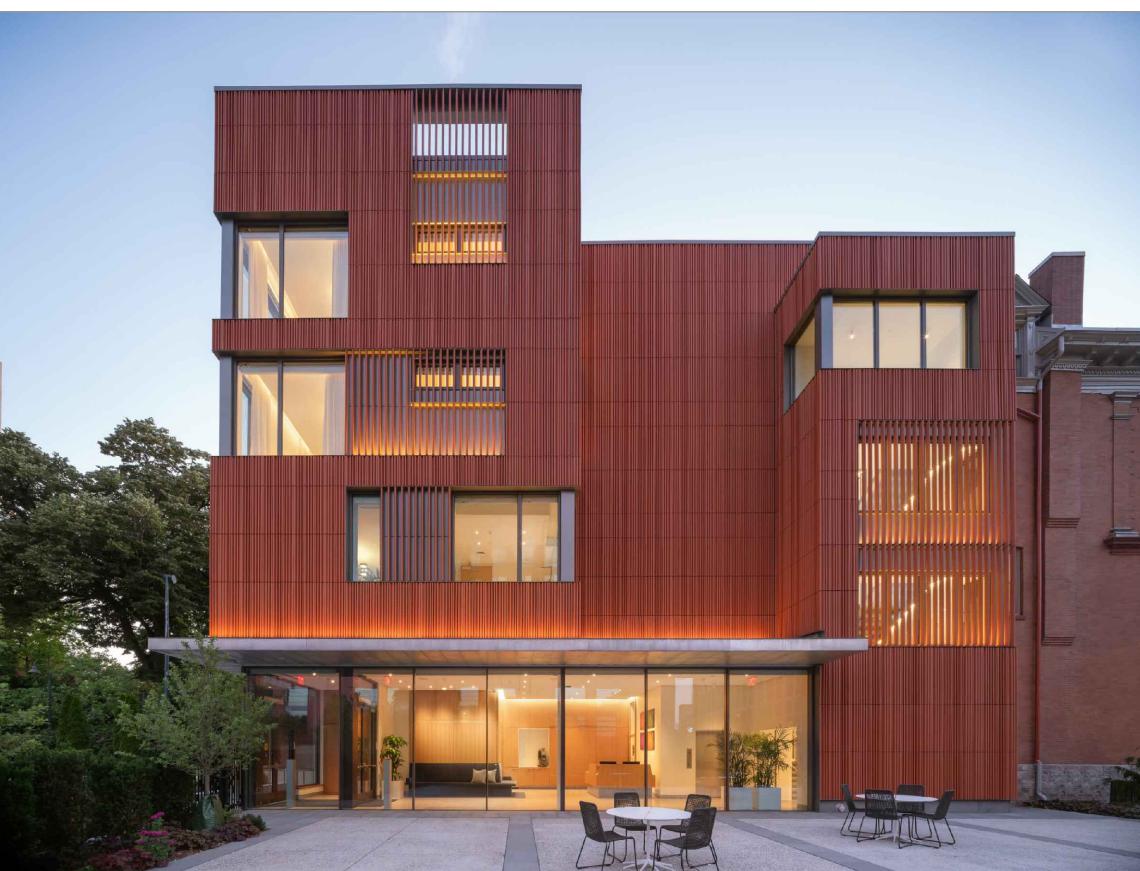
DESIGN INSPIRATION

OLD HOLLYWOOD & ART DECO STYLE OF THE TIME



FRONT DOOR AESTHETIC

STORE FRONT VS CLASSING TEXTURE



EXTERIOR WOOD PANELING

WARM TONES AND NATURAL FINISHES



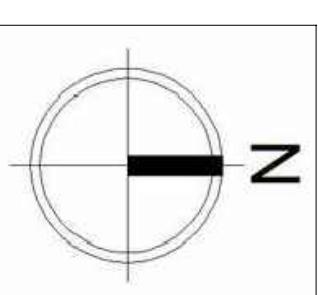
ART DECO-INSPIRED SIGNAGE

EASILY RECOGNIZABLE FRONT DOOR & WAYFINDING



PROPOSED 39 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS



SCALE: N.T.S.
DATE: 2/01/2021

DRAWING TITLE:
DESIGN INTENT

SHEET NO A-001

OWNER

1314 ELLIOT DEVELOPMENT LLC
1421 NE 17TH STREET
FORT LAUDERDALE FL 33301

ARCHITECT

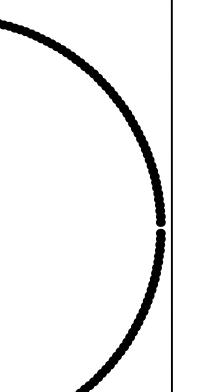
AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
FORT LAUDERDALE, FL 33301

LANDSCAPE
ARCHITECT

RAHIM VEDAE
4132 SW 51ST STREET
Dania Beach, FL 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, FL 33441



AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065

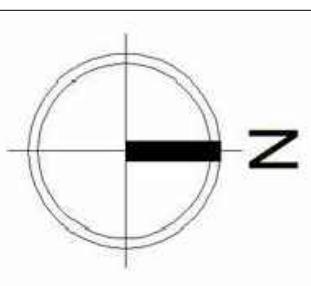


ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065



PROPOSED 39 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS



SCALE: N.T.S.
DATE: 20/1/2021

DRAWING TITLE:
STREET PROFILE
AND CONTEXT
VIEW

SHEET NO A-002

OWNER

1314 E BROADWAY BLVD STE 1555
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN, CORP
1421 NE 17TH STREET

FORT LAUDERDALE, FL 33306

LANDSCAPE
ARCHITECT

RAHIM VENAFRE

4132 SW 61ST STREET

Dania Beach FL 33311

CIVIL ENGINEER

M. ENGINEERING DESIGN, LLC

207 SEMINOLE LAKES DRIVE

Royal Palm Beach, FL 33411

PROJECT DATA

PROJECT NAME AND ADDRESS

2306 FILLMORE STREET HOLLYWOOD FL 33020

ZONING

DH-2 Dixie Highway Medium Intensity Multi-Family District

LOT SIZE: 20,069 SF (461 ACRES)

MAX FAR: 1.75 X 20,069 SF= 35,120 SF

MAX HEIGHT: 4 STORIES NOT TO EXCEED 45'

OPEN SPACE: 20% OF TOTAL SITE AREA

SETBACKS ALLOWABLE PROPOSED

FRONT 15' 15'

REAR 20' 20'

SIDES (INT) 10' 10'

PARKING SETBACKS: ALLOWABLE PROPOSED

FRONT 10' 10'

INTERIOR 5' 5'

ALLEY 5' N/A'

LEGAL DESCRIPTION

LOT 16, IN BLOCK 9, HOLLYWOOD LITTLE RANCHES, A SUBDIVISION, ACCORDING TO PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

HEIGHT CALCULATIONS

MAX HEIGHT ALLOWED: 4 STORIES NOT TO EXCEED 45'

HEIGHT PROVIDED: 45' TOP OF STRUCTURAL ROOF SLAB

SCOPE OF WORK

PARKING CALCULATIONS

1. NEW CONSTRUCTION OF 4 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED OFF STREET PARKING
 2. ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER AND FIRE SAFETY FEATURES
 3. BUILDING AMENITIES: RECREATIONAL POOL & ROOF RESERVABLE BBQ AREA, LOUNGE SPACE

NOTE:
 1.1. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES: MAXIMUM OF 0.5 ADJACENT TO RESIDENTIAL
 1.2. SIGNAGE PROPOSED SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
 1.3. BUILDING WOULD BE IN COMPLIANCE WITH NFPA 1, 11.10th Two-Way Radio
 1.4. THE FIRE SPRINKLER SYSTEM TO BE DESIGNED AS EXTRA HAZARD, GROUP II
 1.5. GREEN BUILDING PRACTICE: THIS PROJECT REQUIRES A GREEN BUILDING CERTIFICATION. WE WILL BE PROVIDING A CERTIFICATION THROUGH THE GREEN BUILDING COUNCIL.

UNIT CALCULATION/COUNT

FLOOR AREA RATIO

MIN UNIT SIZE ALLOWED: 1.75

UNIT TYPE	DESCRIPTION	INTERIOR SF.	TOT # UNITS
UNIT TYPE A	ONE BEDROOM 1 BATH	728 SF	30 UNITS
UNIT TYPE B	ONE BEDROOM 1 BATH	710 SF	3 UNITS
UNIT TYPE C	ONE BEDROOM 1 BATH	677 SF	3 UNITS
UNIT TYPE D	ONE BEDROOM 1 BATH	776 SF	3 UNITS
TOTAL:			39 UNITS

AVERAGE UNIT SIZE: 726.38 SF

FIRST FLOOR: 10,600 S.F.
 SECOND FLOOR: 10,600 S.F.
 THIRD FLOOR: 10,600 S.F.
 ROOF FLOOR: 987 S.F.
 FAR PROVIDED: 32,810 S.F.

FEMA FLOOD ZONE ELEVATION

BASED ON F.E.M.A. FIRM 0557H. FIRM DATE IS 8/18/2014.

FLOOD ZONE: X
 PANEL #: 12011C0569
 BASE FLOOD ELEVATION: N/A
 LOWEST FLOOR ELEVATION: 10.7' NAVD 88 CROWN OF ROAD
 FINISHED FLOOR ELEVATION: 13.5' NAVD 88 GROUND FLOOR
 GRADE LEVEL: 10.7' NAVD 88 CROWN OF ROAD

IF THIS PROPERTY IS LOCATED WITHIN THE FEMA FLOODPLAIN AND REQUIRES TWO (2) APPROVED ELEVATION CERTIFICATES (EC) BEFORE THE STRUCTURE CAN BE OCCUPIED, PLEASE BE INFORMED THAT TWO (2) ELEVATION CERTIFICATES ARE REQUIRED DURING THE DEVELOPMENT PROCESS:

-FOUNDATION ELEVATION CERTIFICATE (EC)
 -FINAL (AS-BUILT) ELEVATION CERTIFICATE (EC)

FINAL INSPECTION IS REQUIRED BEFORE THE STRUCTURE CAN BE OCCUPIED.

DOCUMENTATION FOR THE ENGINEERED REQUIRED FLOOD OPENINGS SHALL BE REQUIRED WITH THE SUBMISSION OF THE FINISHED ELEVATION CERTIFICATE.

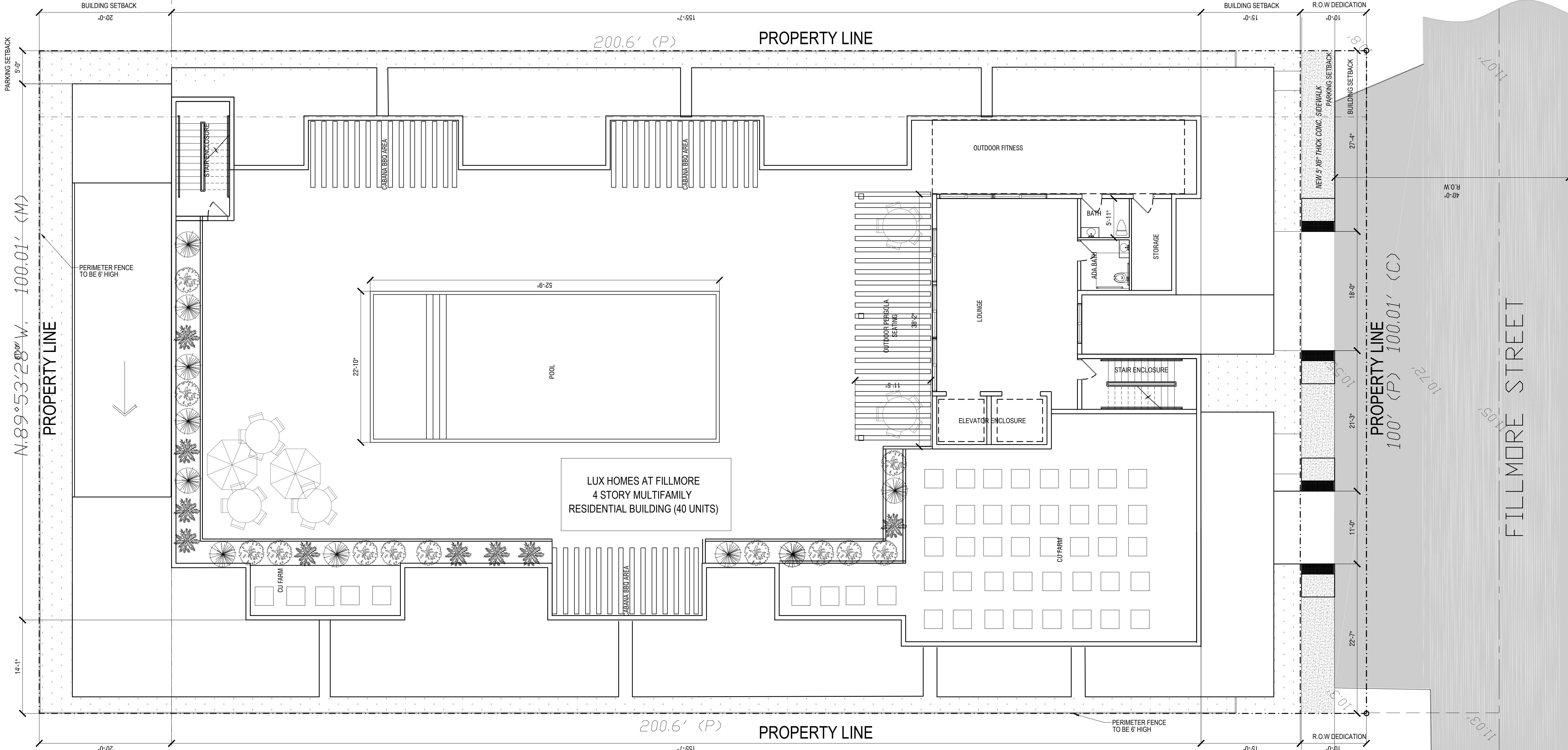
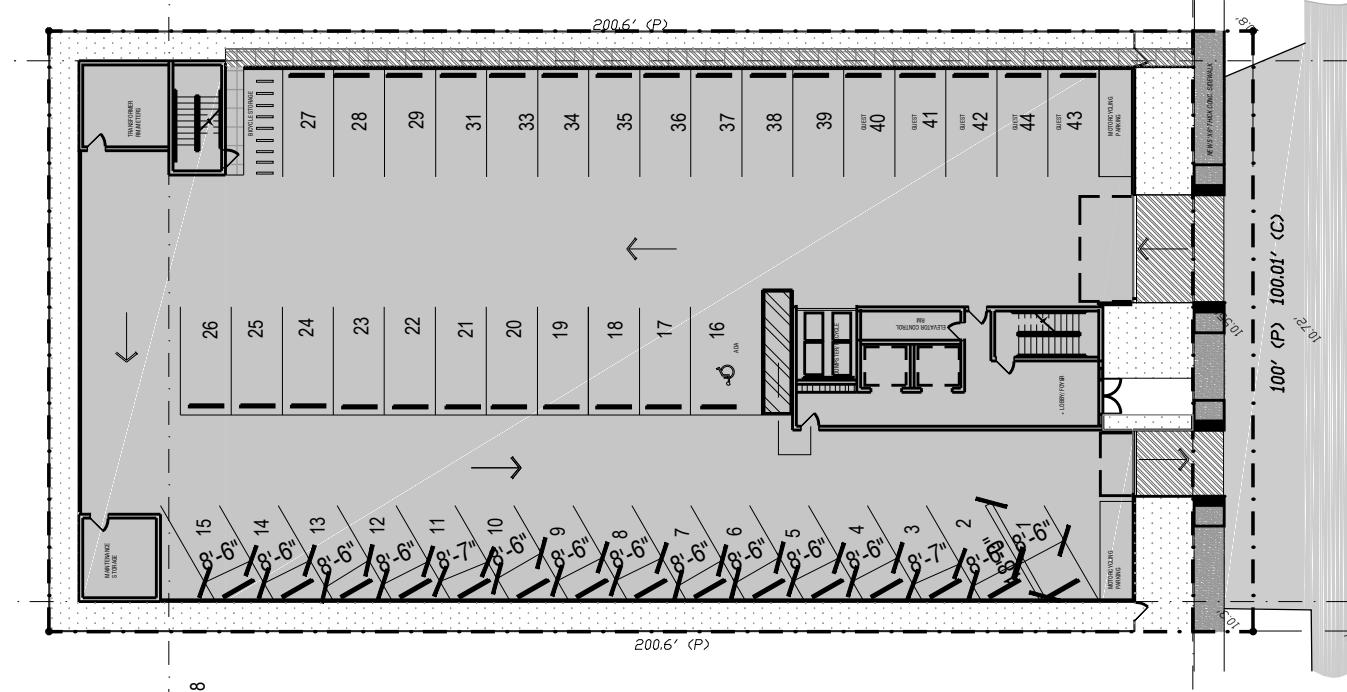
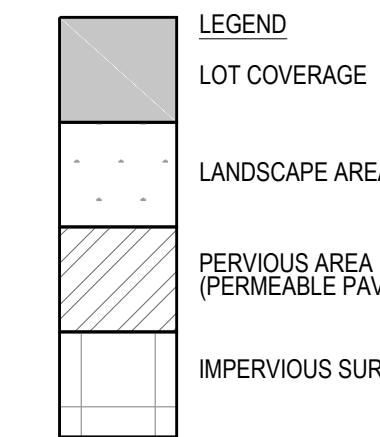
NEW ELECTRICAL OR MECHANICAL EQUIPMENT IS REQUIRED TO BE ELEVATED AT A MINIMUM ONE (1) FOOT ABOVE THE FEMA BASE FLOOD ELEVATION.

TERMITE PROTECTION NOTES

"BUILDING SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY "FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". A "CERTIFICATE OF COMPLIANCE" SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT.

OPEN SPACE & LOT COVERAGE CALCULATIONS

LOT SIZE: 20,069 S.F. (461 ACRES)
 LOT COVERAGE: 15,596 S.F. (82% OF LOT)
 PERVIOUS SURFACE: 890 SF PERMEABLE PAVEMENT
 VEHICLE USE AREA: 13,800 S.F. (68% OF LOT)
 LANDSCAPED AREAS: 2,575 SF
 IMPERVIOUS AREAS: 130 SF
 TOTAL OPEN AREA: 4,023 SF 20% SITE AREA



OWNER

1314 BROADWAY LLC
1314 BROADWAY
FORT LAUDERDALE, FL 33301

ARCHITECT

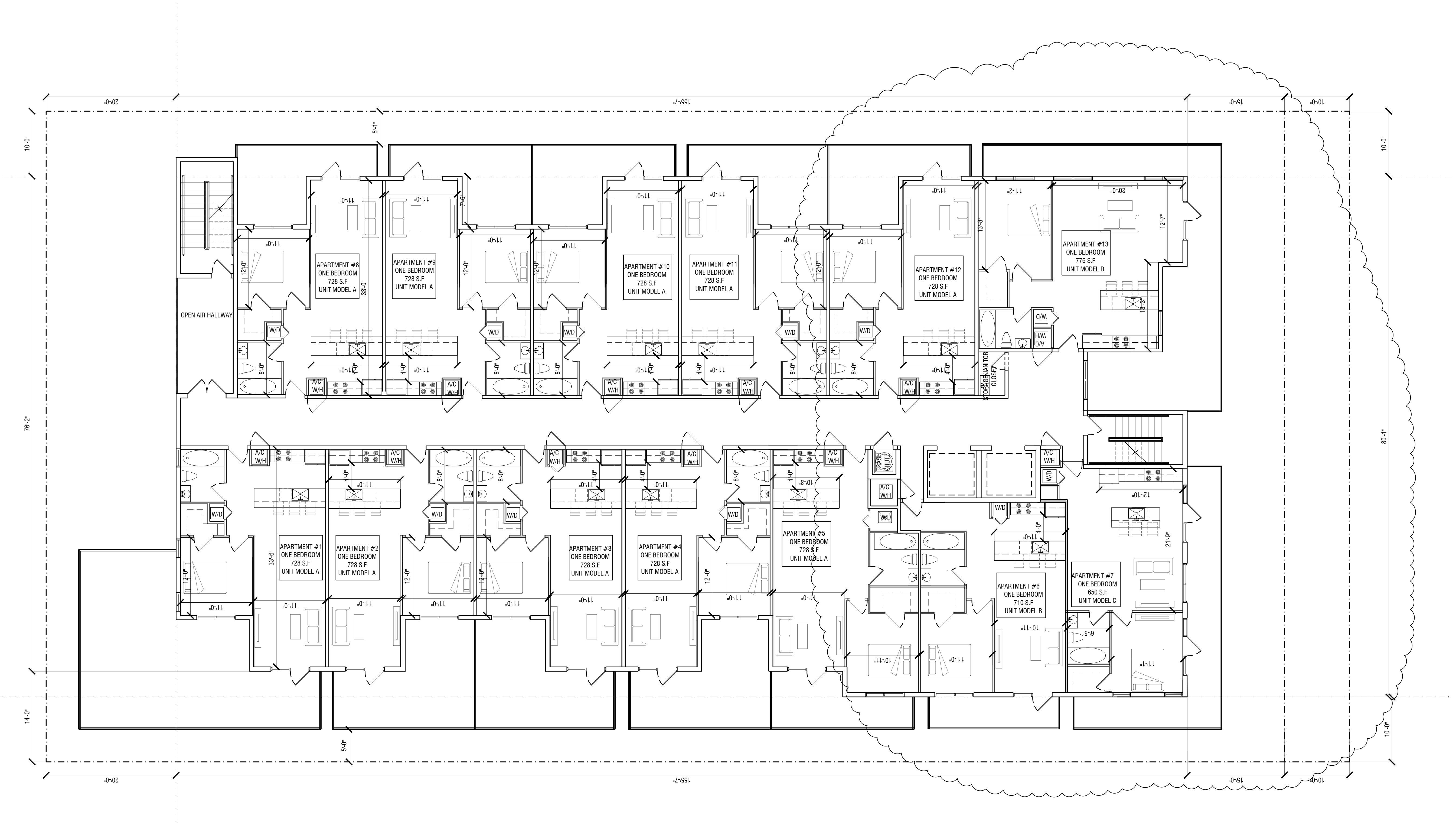
AMS ARCHITECTURE AND DESIGN, CORP.
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT

RAHIM VEDAEI
4132 SW 61ST STREET
Dania Beach, FL 33341

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, FL 33441AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO.
AR101065ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065



01 SECOND FLOOR

SCALE 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
SECOND FLOOR PLAN

SHEET NO. A-102

OWNER

1314 E BROADWAY
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN, CORP.
4421 NE 17TH STREET
Ft Lauderdale, FL 33305

LANDSCAPE
ARCHITECT

RAHIM VEDAEI
4132 SW 61ST STREET
Dania Beach FL 33341

CIVIL ENGINEER

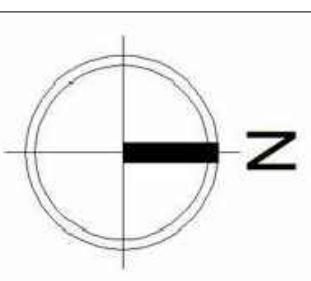
M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, FL 33411

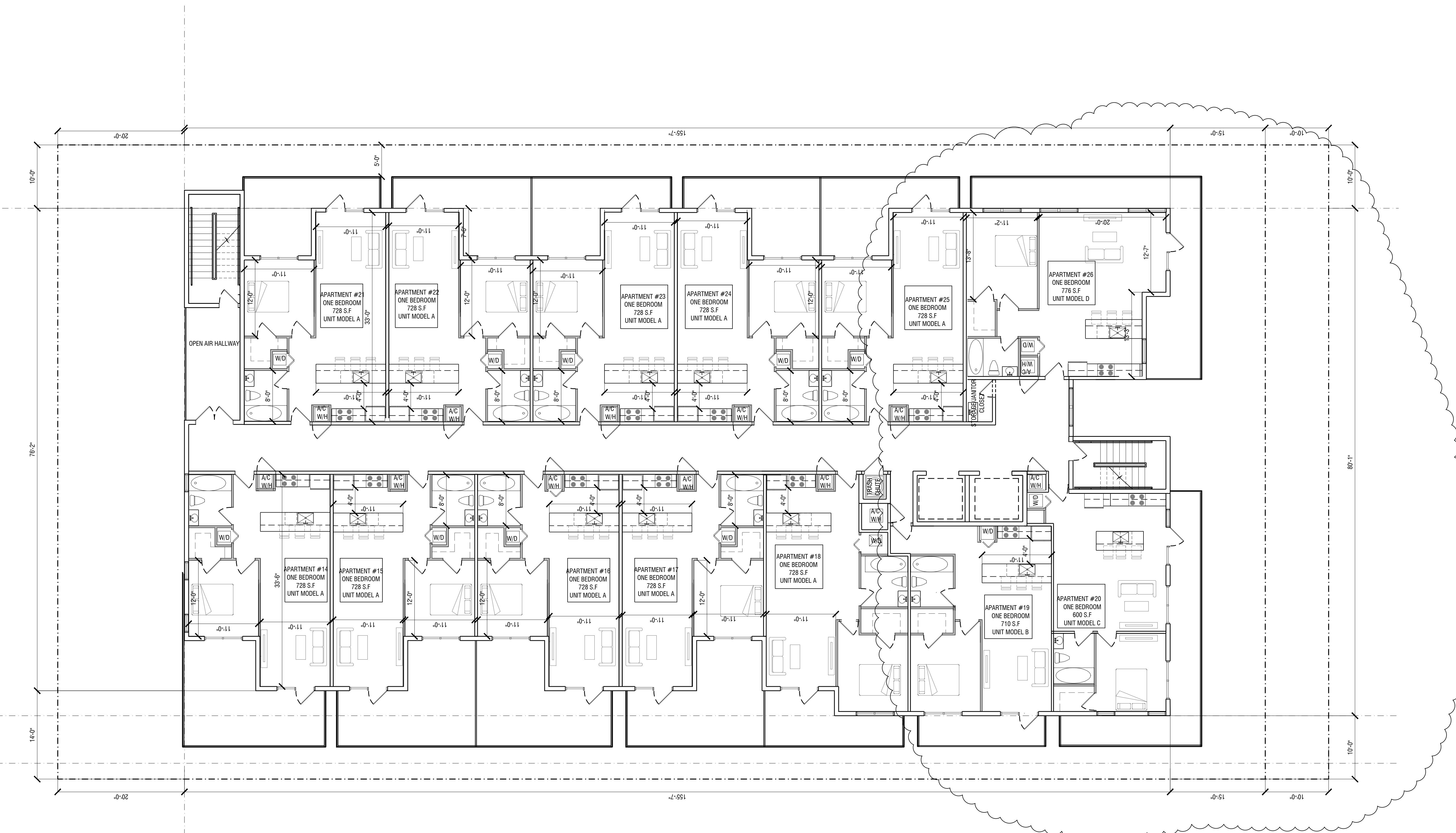
AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065

ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS
03/20/2023 PRE TAC COMMENTS





01 THIRD FLOOR

SCALE: 1/8"=1'-0"

SCALE 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
THIRD & FOURTH FLOOR
PLAN

SHEET NO.
A-103

OWNER

178 DEVELOPMENT LLC
1314 E BROADWAY STREET
FORT LAUDERDALE, FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN, CORP.
4421 NE 17TH STREET
FORT LAUDERDALE, FL 33305

LANDSCAPE
ARCHITECT

RAHIM VEDAEI
4132 SW 61ST STREET
Dania Beach, FL 33341

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, FL 33411

AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065

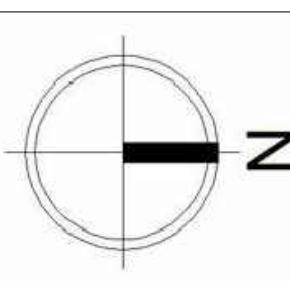


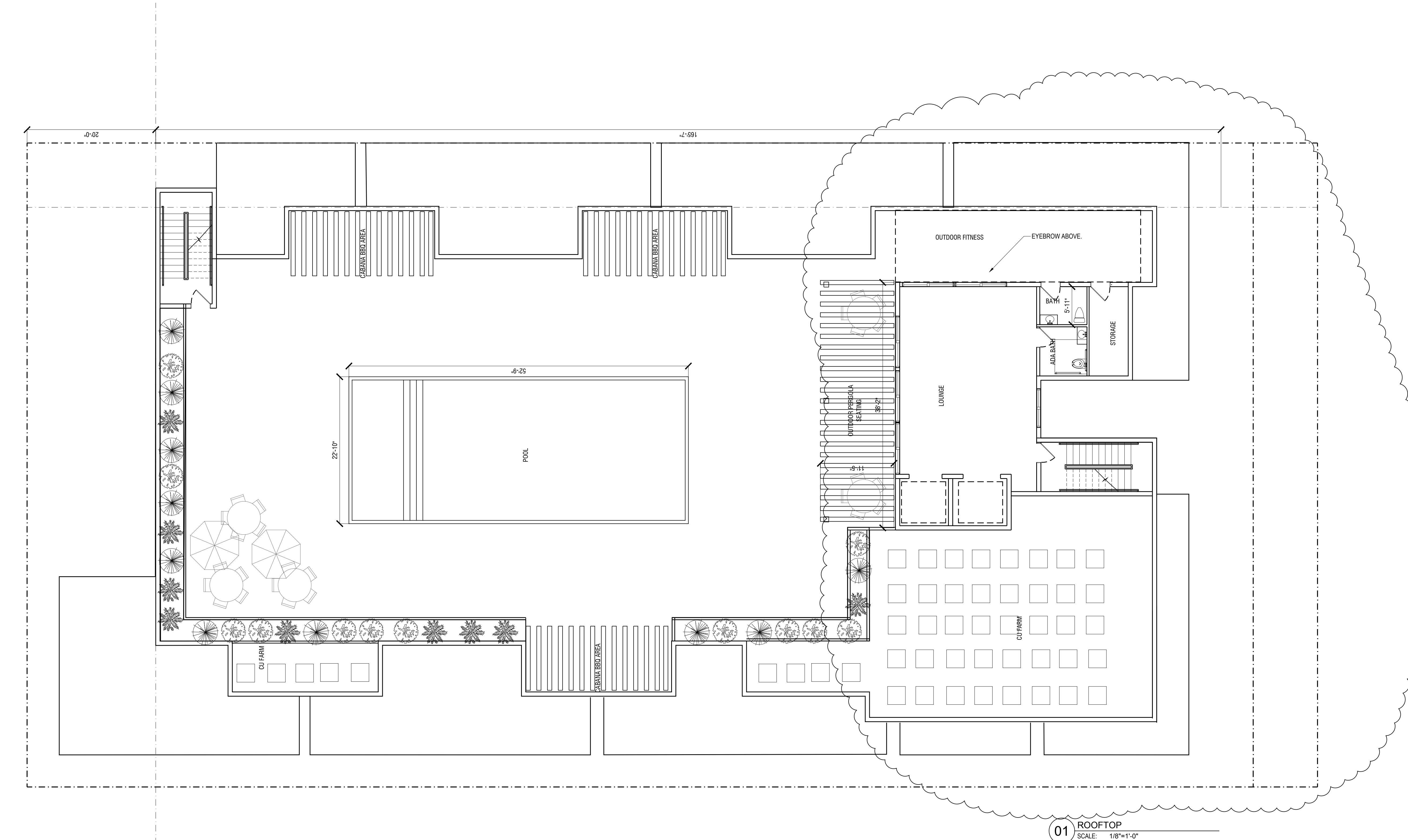
ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

03/20/2023 PRE TAC COMMENTS





01 ROOFTOP
SCALE: 1/8"=1'-0"

SCALE: 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
ROOFTOP PLAN

SHEET NO.

A-105

OWNER

178 DEVELOPMENT LLC
1314 E BROADWAY STREET
FORT LAUDERDALE, FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN, CORP.
4132 SW 61ST STREET
Dania Beach, FL 33314

LANDSCAPE
ARCHITECT

RAHIM VEDAEI
4132 SW 61ST STREET
Dania Beach, FL 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, FL 33411

AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065

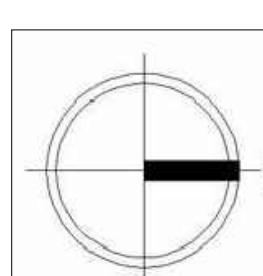


ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS

03/20/2023 PRE TAC COMMENTS





OWNER

178 DEVELOPMENT LLC
1314 E BROADWAY STREET
FORT LAUDERDALE, FL 33301

ARCHITECT

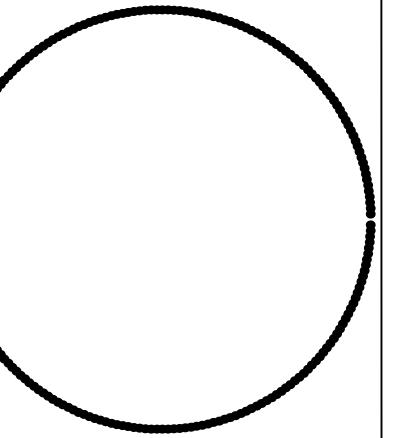
AMS ARCHITECTURE AND DESIGN, CORP.
4121 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE
ARCHITECT

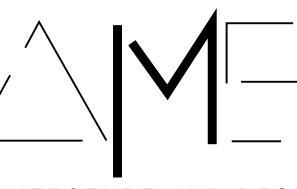
RAHIM VEDAEI
4132 SW 61ST STREET
Dana Beach FL 33314

CIVIL ENGINEER

M ENGINEERING DESIGN, LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, FL 33411



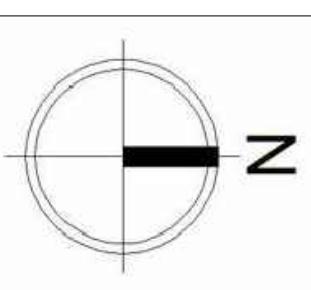
AGUSTINA MARIA SKLAR
FL. ARCHITECT REG. NO:
AR101065



ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 39 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

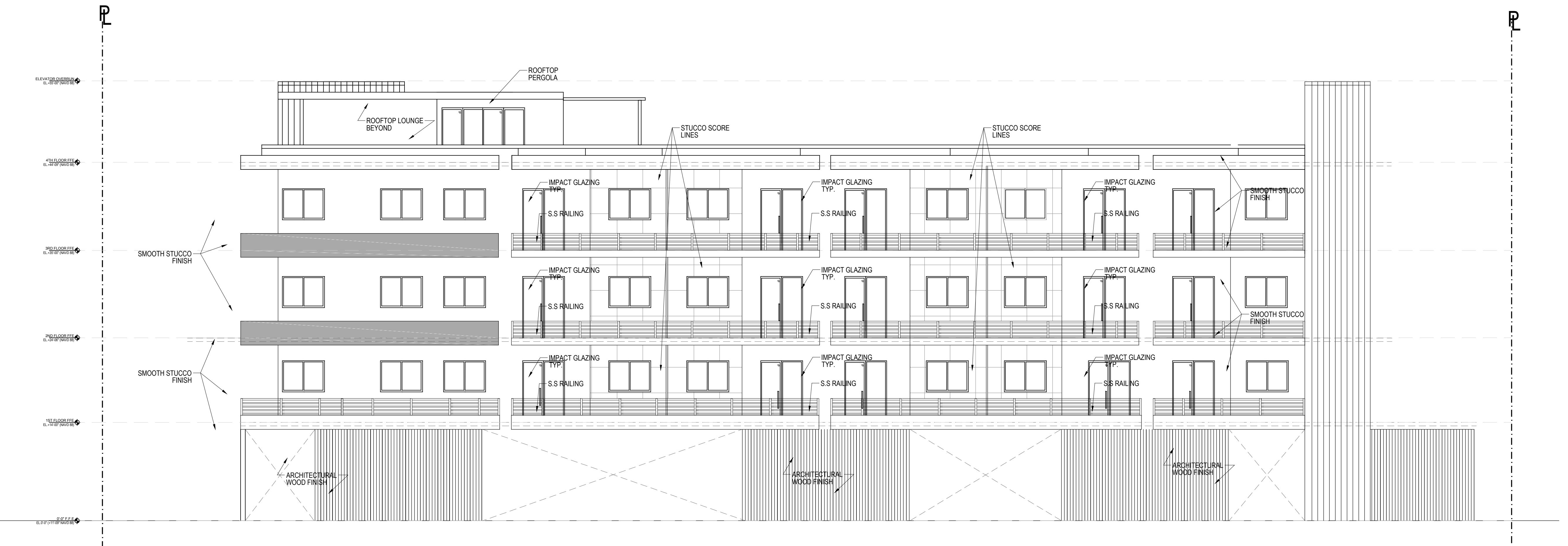
REVISIONS



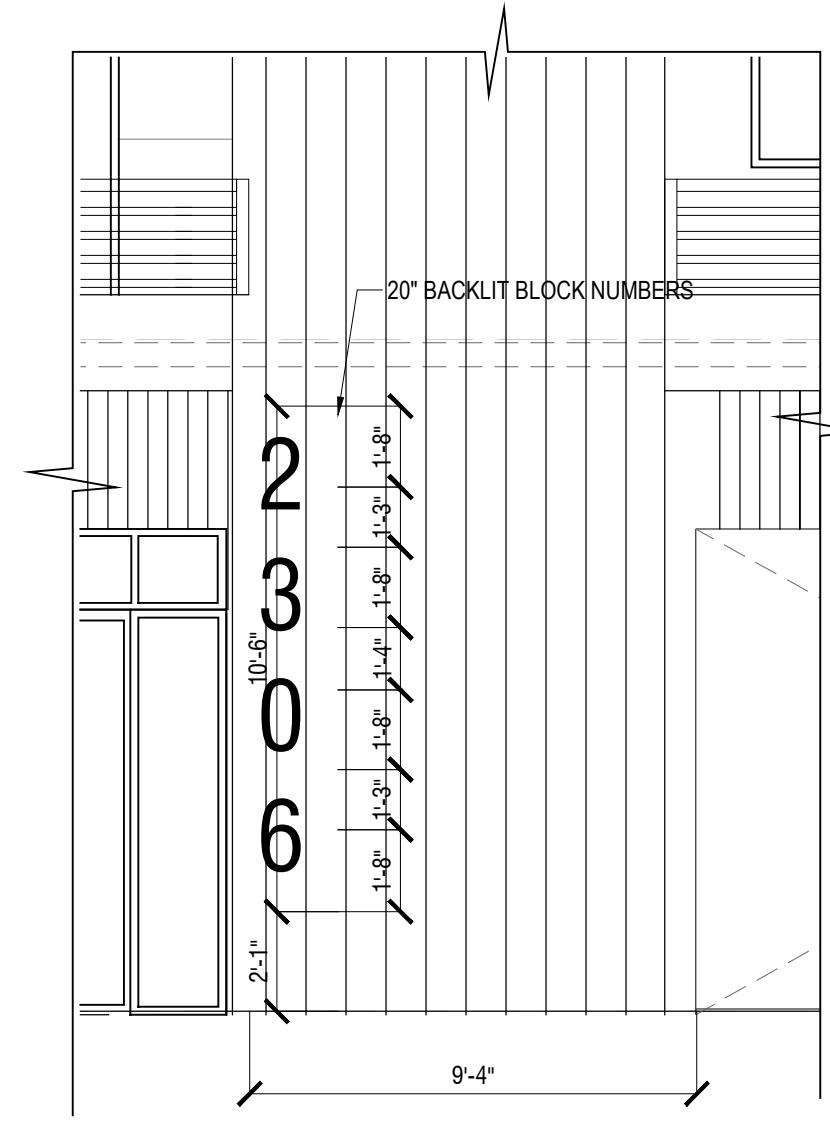
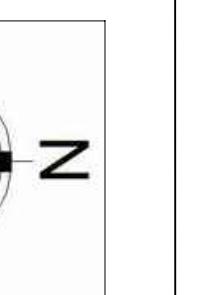
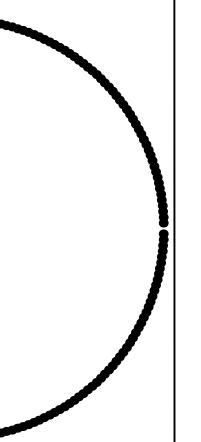
SCALE 1/4" = 1'-0"
DATE: 02/01/2021

DRAWING TITLE:
ELEVATION

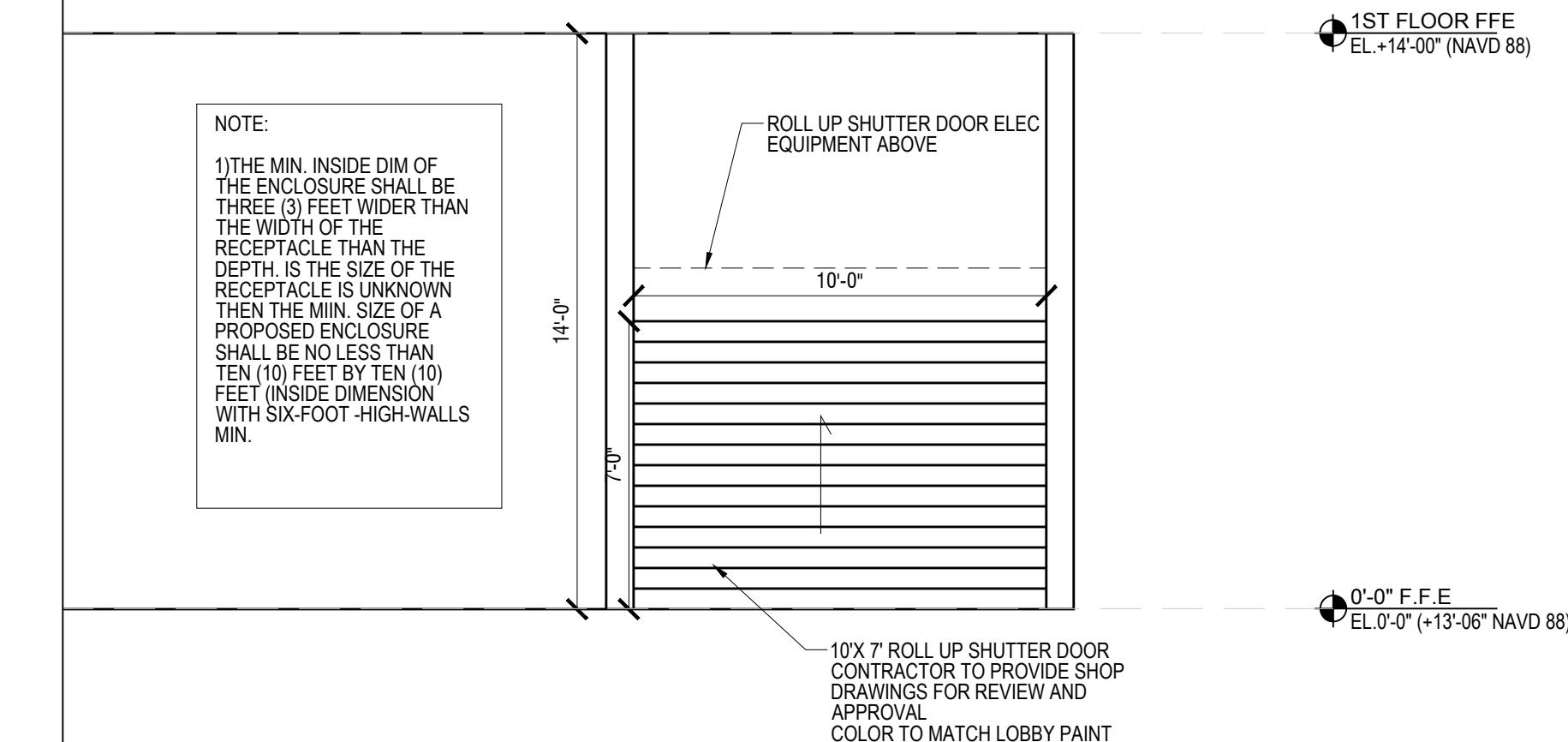
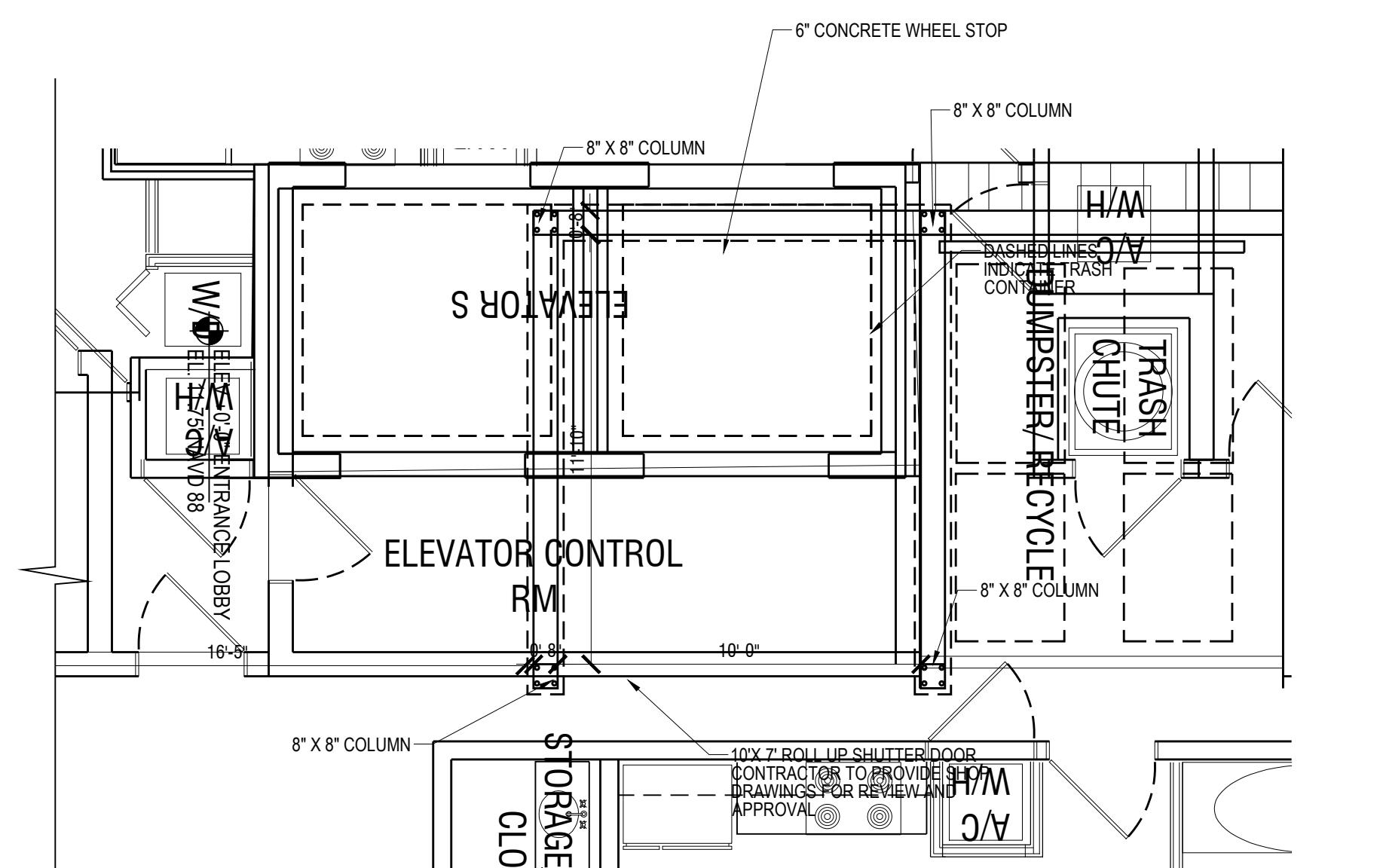
SHEET NO. A-202



01 SIDE SETBACK ELEVATION
SCALE: 1/8" = 1'-0"



05 SIGNAGE DETAIL
SCALE: 1/4"=1'-0"



01 DUMPSTER ENCLOSURE DTL
SCALE: 1/4"=1'-0"

02 LATCH SIDE APPROACH
SCALE: N.T.S

03 FRONT APPROACH
SCALE: N.T.S

04 HINGE SIDE APPROACH
SCALE: N.T.S

OWNER

M18 DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE FL 33301

ARCHITECT

AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
FORT LAUDERDALE, FL 33305

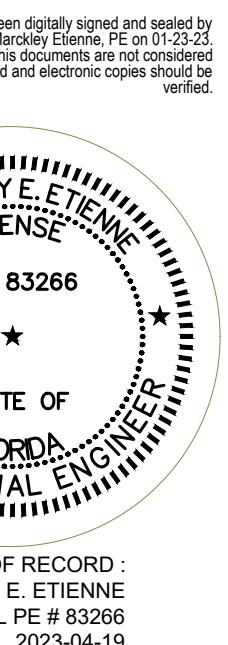
LANDSCAPE ARCHITECT

RAHM VEDAEI
4192 SW 51ST STREET
Doral, Florida, FL 33174

CIVIL ENGINEER

M ENGINEERING DESIGN LLC
207 SEMINOLE LAKES DRIVE
ROYAL PALM BEACH, FL 33411

ENGINEERING DESIGN



ARCHITECTURE AND DESIGN
1421 NE 17TH STREET FORT
LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

HOLLYWOOD, FL
2306 E FILMORE STREET
DEVELOPMENT HALL
PROPOSED 40 UNITS
NOT TO SCALE

REVISIONS

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

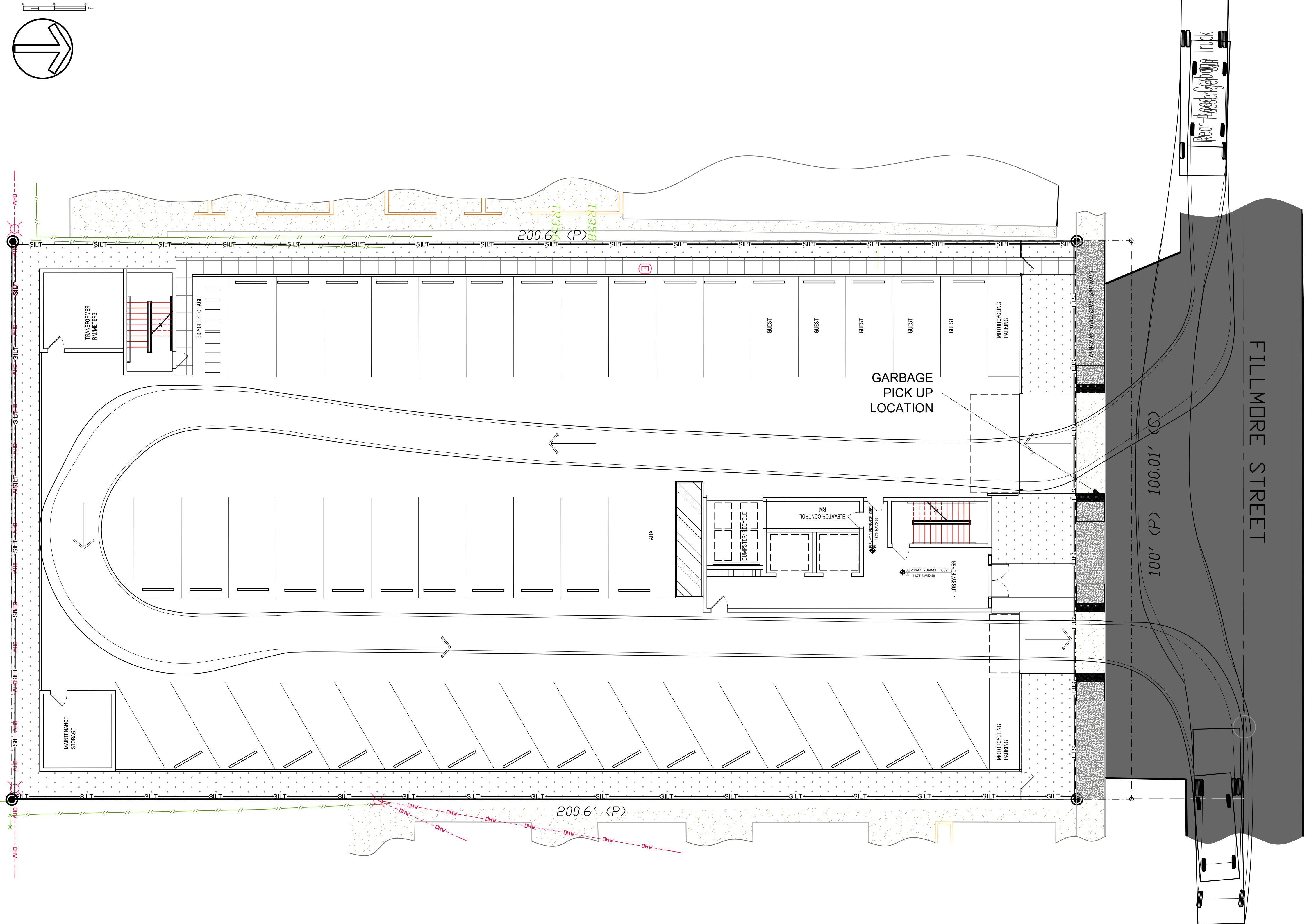
208

209

210

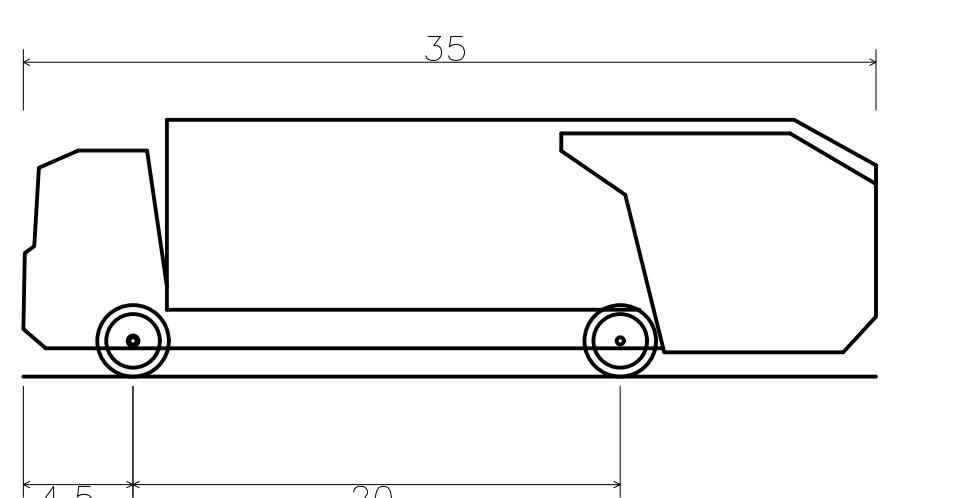
211

212



P – Passenger Car
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Curb to Curb Turning Radius

SMALL VEHICLE PROFILE



19.000ft
 7.000ft
 5.101ft
 1.116ft
 6.000ft
 4.00s
 24.000ft

M ENGINEERING DESIGN

PROPOSED 40 UNITS
 MULTI-FAMILY
 DEVELOPMENT FOR:
 2036 FILLMORE STREET
 HOLLYWOOD FL

REVISIONS

35,000ft
 8.375ft
 10.546ft
 1.000ft
 8.375ft
 6.00s
 29.300ft

GARBAGE TRUCK PROFILE

Rear-Load Garbage Truck
 Overall Length
 Overall Width
 Overall Body Height
 Min Body Ground Clearance
 Track Width
 Lock-to-lock time
 Curb to Curb Turning Radius

SCALE: 1" = 10'
 DATE: 04/18/23

DRAWING TITLE:
 TRUCK ROUTING
 ANALYSIS

SHEET NO.
 C-100

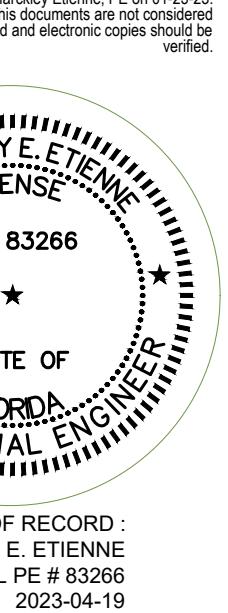


OWNER
 1314 E BROWARD BLVD STE 1503
 FORT LAUDERDALE FL 33301

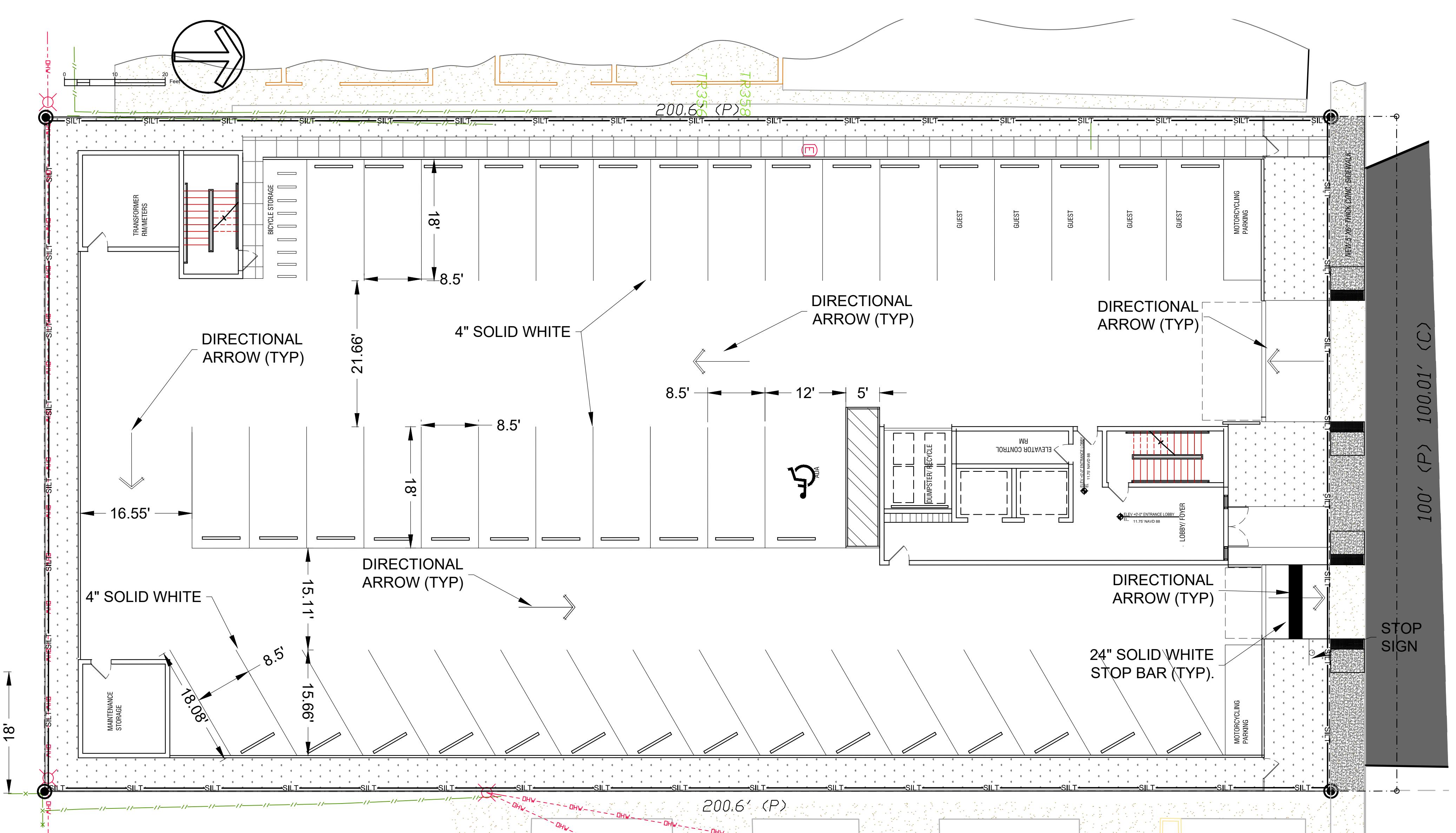
ARCHITECT
 AMS ARCHITECTURE AND DESIGN CORP
 1421 NE 17TH STREET
 Fort Lauderdale, FL 33305

LANDSCAPE ARCHITECT
 RAHM VEDAEI
 4192 SW 51ST STREET
 Doral, Florida, FL 33174

CIVIL ENGINEER
 M ENGINEERING DESIGN LLC
 207 SEMINOLE LAKES DRIVE
 Royal Palm Beach, FL 33414

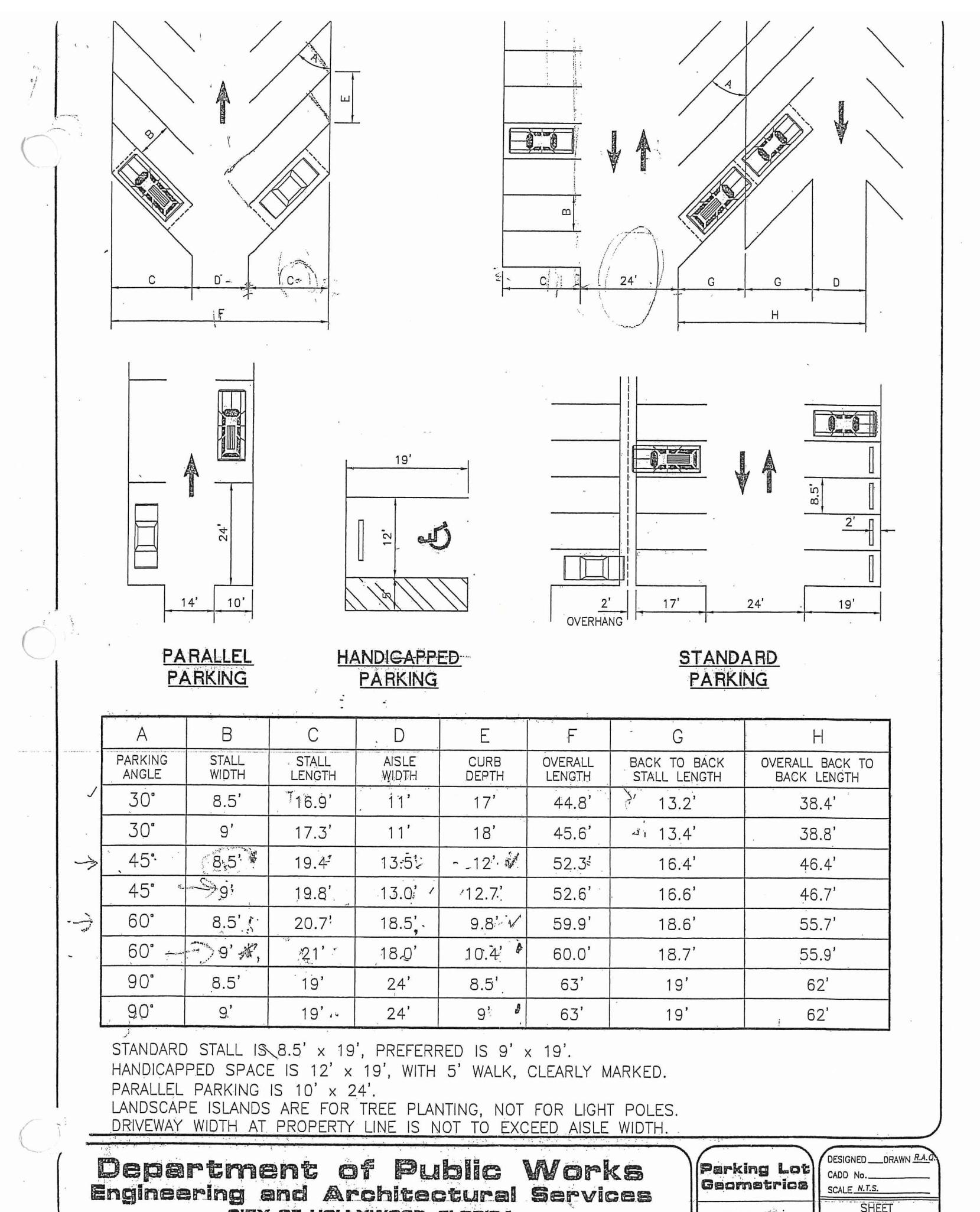
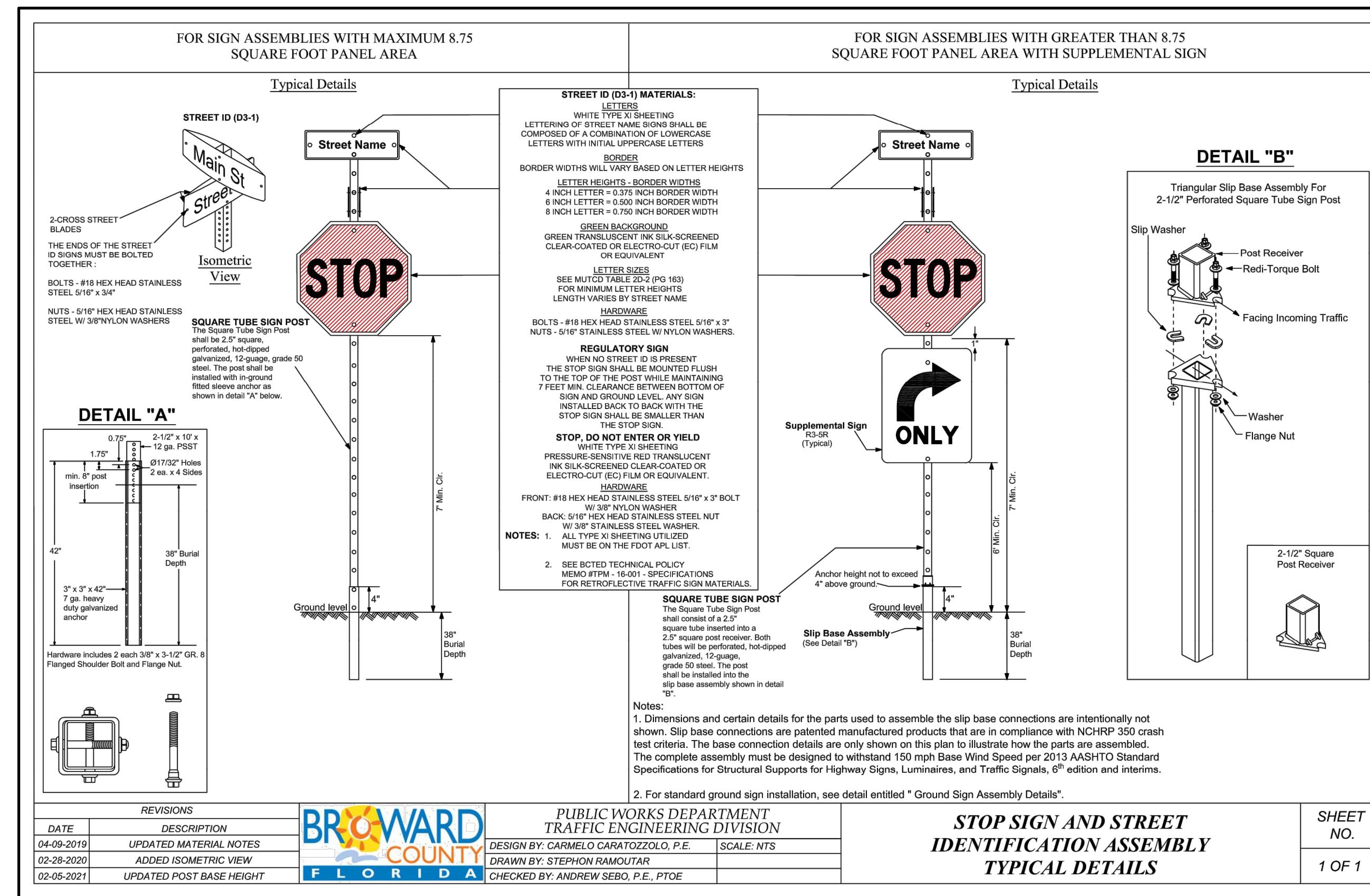


ARCHITECTURE AND DESIGN
 1421 NE 17TH STREET FORT
 LAUDERDALE, FLORIDA 33305
 WWW.AMSARCHITECTURE.COM
 AA 101065



CITY ACCESSIBILITY AND PAVEMENT MARKINGS & SIGNAGE REQUIREMENTS NOTES:

- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS" (BCTED) AND "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTC) STANDARDS.
- ALL MARKINGS SHALL BE THERMOPLASTIC MATERIAL MEETING THE BCTED STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE REFLECTORIZED PAINT MEETING THE BCTED STANDARDS AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) SPECIFICATIONS FOR STANDARD PAINT.
- PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS PLANS, INDEX NOS. 711-001 AND 700-102 AND LATEST CITY STANDARD DETAIL R-32, "ACCESSIBLE PARKING SPACE DETAILS".
- WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST SPACE MARKING.
- ALL PARKING SPACES MUST HAVE A PAVEMENT MARKING ON EACH SIDE OF EACH SPACE TO IDENTIFY THE LIMITS OF THE SPACE.
- ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, ACCESSIBLE ROUTES AND RAMPS MUST BE ADA COMPLIANT PER FLORIDA BUILDING CODE SIXTH EDITION, "ACCESSIBILITY".
- ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMPS, ACCESSIBLE ROUTES AND RAMPS SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION FOR CONFORMANCE TO ADA STANDARDS, INCLUDING SLOPING, NON-COMFORMING ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, ACCESSIBLE ROUTES AND RAMPS WILL BE REQUIRED TO BE CORRECTED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.
- ALL VEHICULAR TRAFFIC/PEDESTRIAN PAVEMENT MARKINGS AND SIGNAGE WITHIN THE PROJECT LIMITS SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH BCTED STANDARDS/REQUIREMENTS. ALL NON-COMFORMING PAVEMENT MARKINGS AND SIGNAGE WILL BE REQUIRED TO BE REPLACED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.
- A FINAL INSPECTION OF THE COMPLETED SITE ENGINEERING IMPROVEMENTS/WORK MUST BE SCHEDULED THROUGH THE CITY ENVIRONMENTAL SERVICES/ENGINEERING DIVISION FOR ACCEPTANCE OF THE WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.

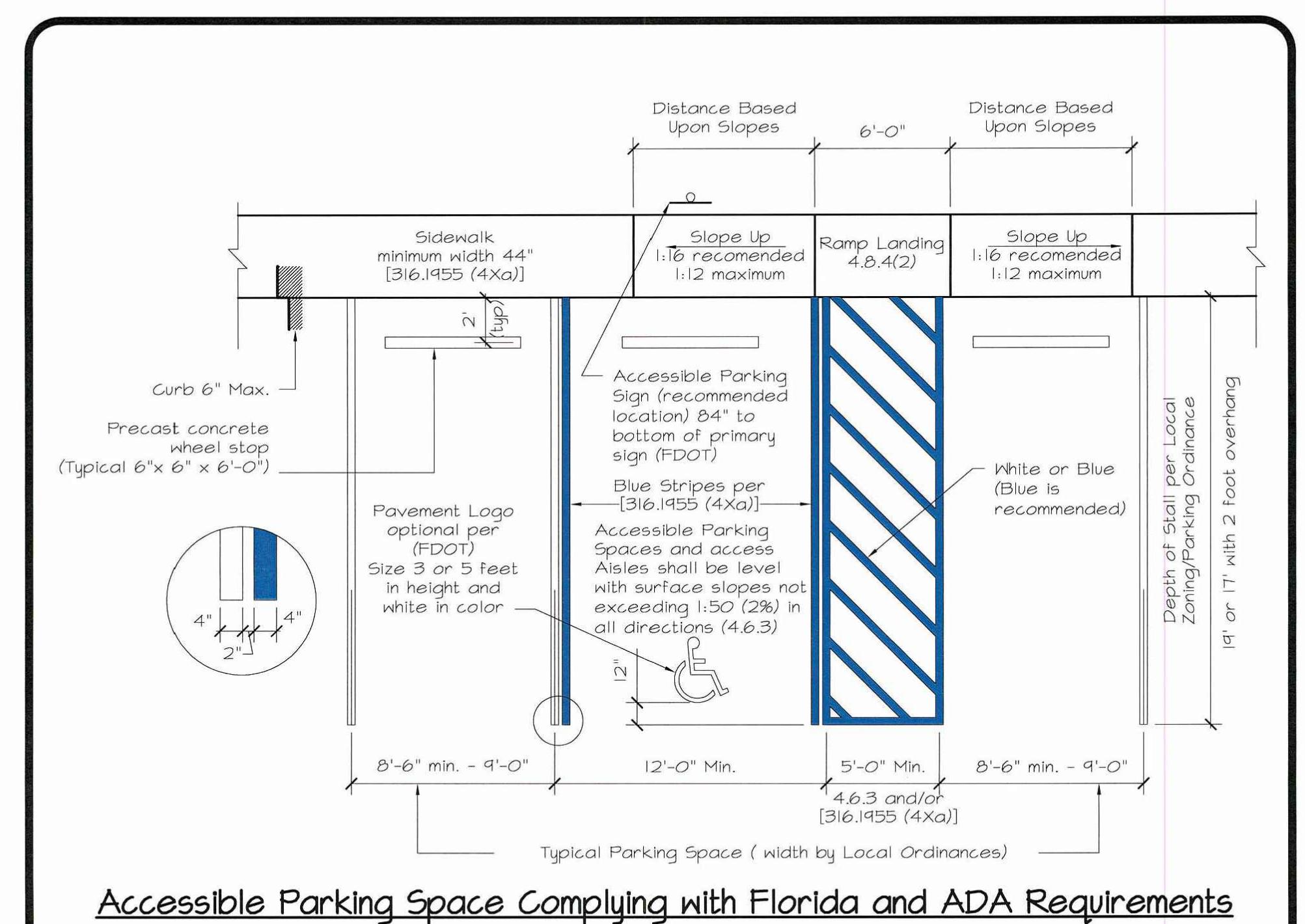


Department of Public Works
Engineering and Architectural Services
CITY OF HOLLYWOOD, FLORIDA

DESIGNED DRAWN BY:
DATE: 04-19-2023
SHEET NO.: 1 OF 1
www.amsarchitecture.com
AA 10105

PROPOSED 40 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISIONS



Accessible Parking Space Complying with Florida and ADA Requirements

Department of Public Utilities, ENGINEERING AND CONSTRUCTION SERVICES - 2010 DRAWN BY: R. QUINTERO

SCALE: 1" = 10'
DATE: 04/18/23

DRAWING TITLE:
PAVEMENT
MARKING &
SIGNAGE PLAN

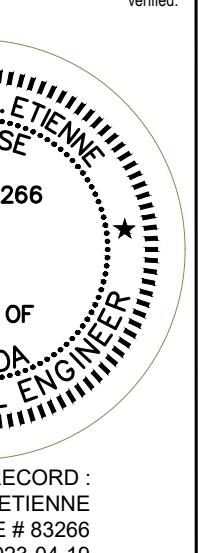
SHEET NO.
C-101

OWNER
M&B DEVELOPMENT LLC
1314 E BROWARD BLVD STE 1023
Fort Lauderdale, FL 33301

ARCHITECT
AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE
ARCHITECT
RAHIM VEDAEI
4192 SW 51ST STREET
Doral, Florida, FL 33134

CIVIL ENGINEER
M ENGINEERING DESIGN LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, FL 33414



ARCHITECTURE AND DESIGN
1421 NE 17TH STREET
FORT
LAUDERDALE, FLORIDA 33305
www.amsarchitecture.com
AA 10105

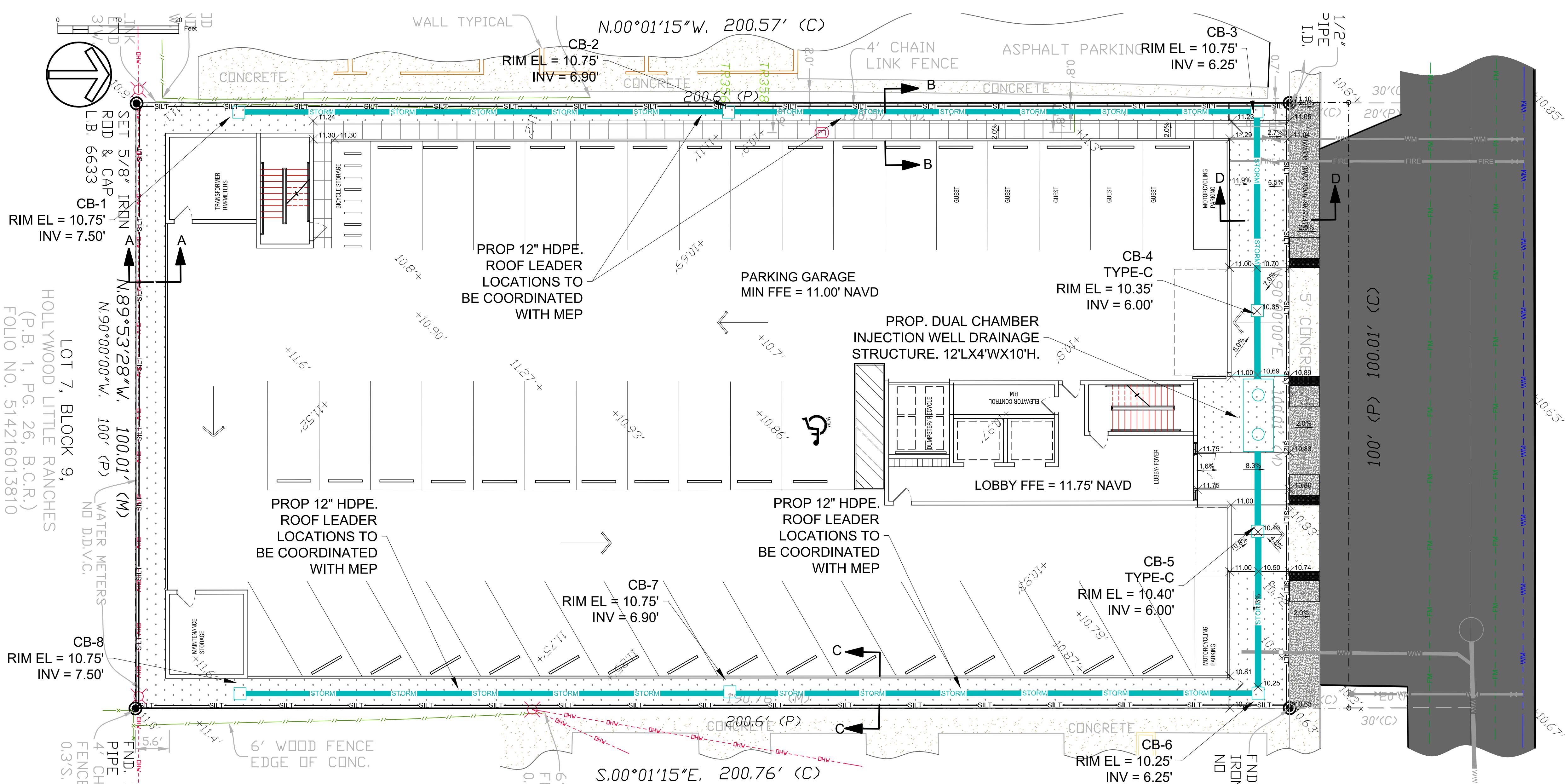
OWNER
1314 E BROWARD BLVD STE 1023
Fort Lauderdale, FL 33301

ARCHITECT
1421 NE 17TH STREET
Fort Lauderdale, FL 33305

LANDSCAPE
ARCHITECT
4192 SW 51ST STREET
Doral, Florida, FL 33134

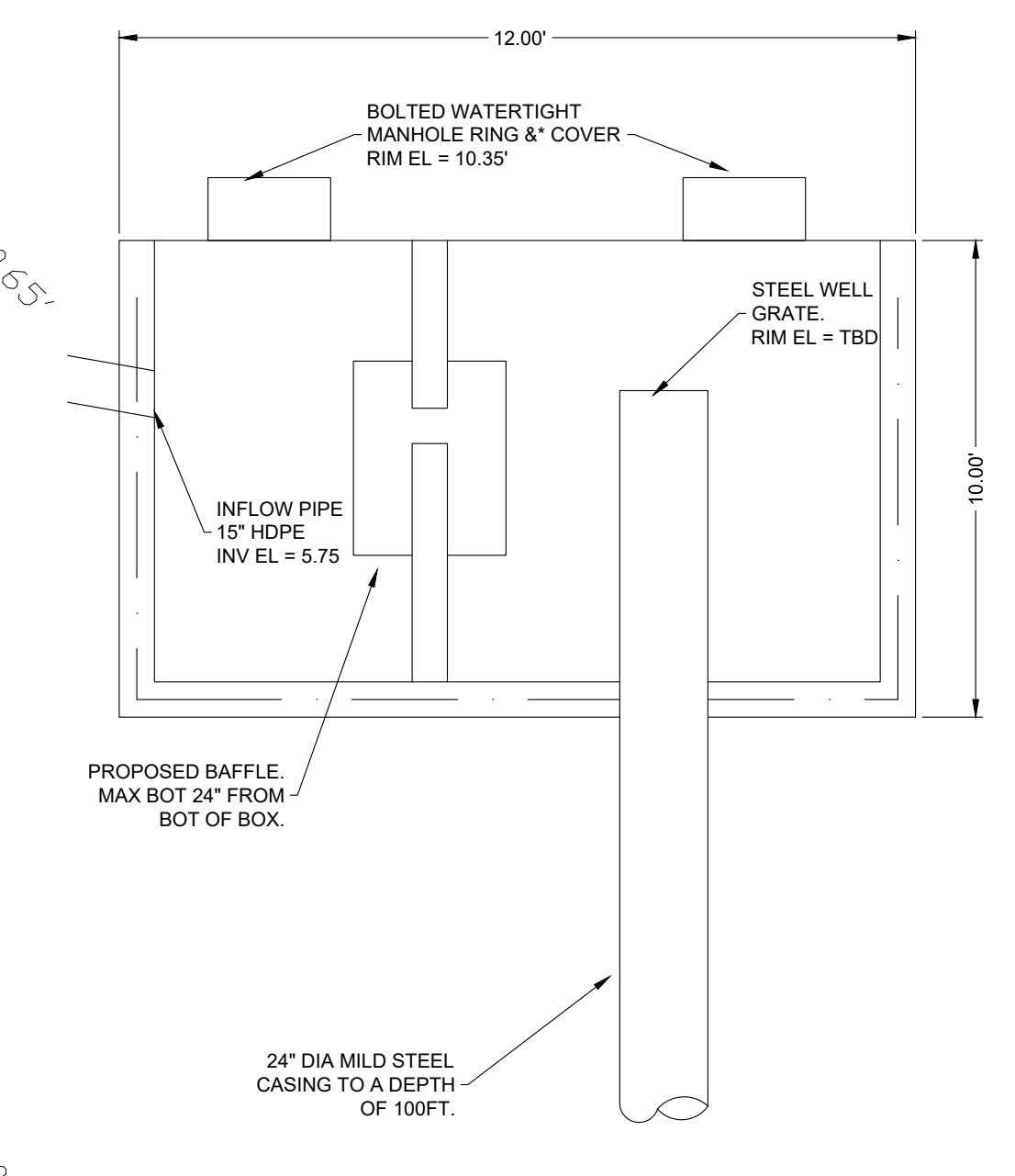
CIVIL ENGINEER
M ENGINEERING DESIGN LLC
207 SEMINOLE LAKES DRIVE
Royal Palm Beach, FL 33414

This document has been digitally signed and sealed by MARCKLEY ETIENNE, PE on 04-19-23.
Printed copies of this document are not considered signed and sealed and electronic copies are not verified.



NOTES:
 1. ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM (NAVD 1988).
 2. CONTRACTOR TO PROVIDE MOT PLANS FOR WORK WITHIN CITY ROW.
 3. ALL CONSTRUCTION MATERIAL SHALL COMPLY WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD, BROWARD COUNTY ENGINEERING DIVISIONS' "MINIMUM STANDARDS", WHERE APPLICABLE.
 4. LOCATION OF EXISTING UTILITIES ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND BRING TO THE ATTENTION OF THE ENGINEER ANY DEVIATIONS FROM THAT AS SHOWN ON THE PLANS.
 5. CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION PLANS ON THE JOB SITE AT ALL TIMES.
 6. ANY PORTION OF THE ROW DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR BEFORE COMPLETION OF PROJECT.
 7. CONTRACTOR TO RESTORE FULL WIDTH OF PAVEMENT ADJACENT STREET.

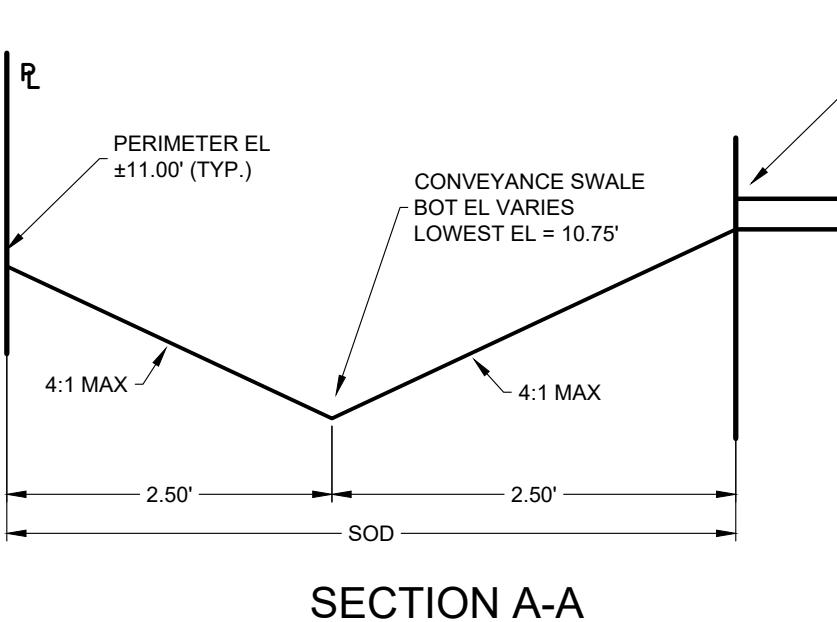
FEMA FLOOD ZONE
MIN LOBBY FFE
X 11.75' NAVD88



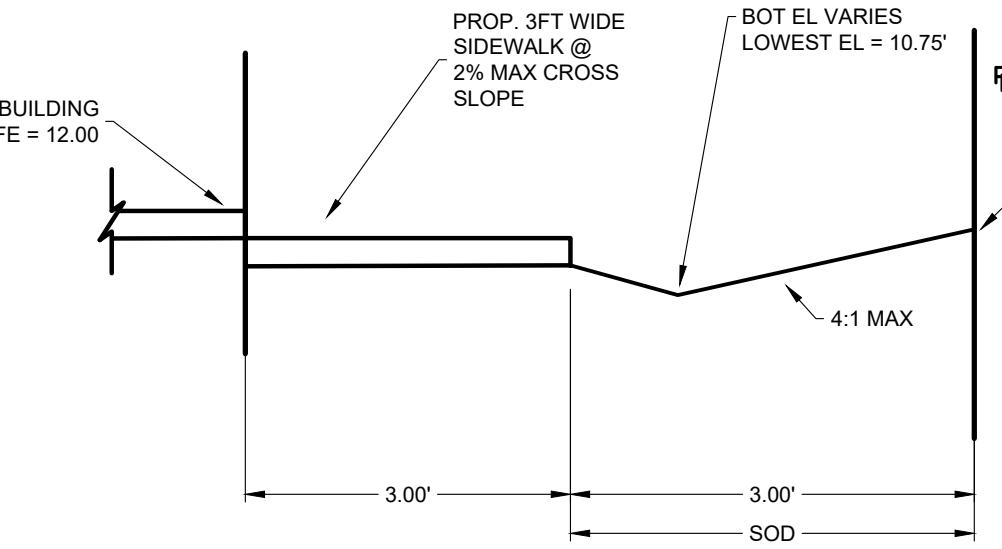
DUAL CHAMBER
INJECTION WELL
NOT TO SCALE

PROPOSED 40 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD, FL

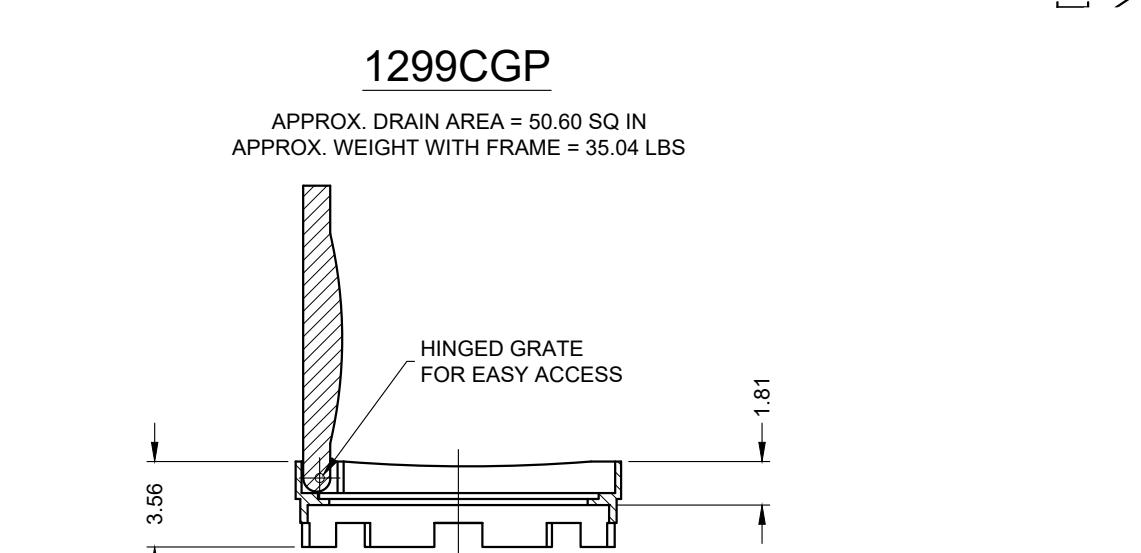
REVISIONS



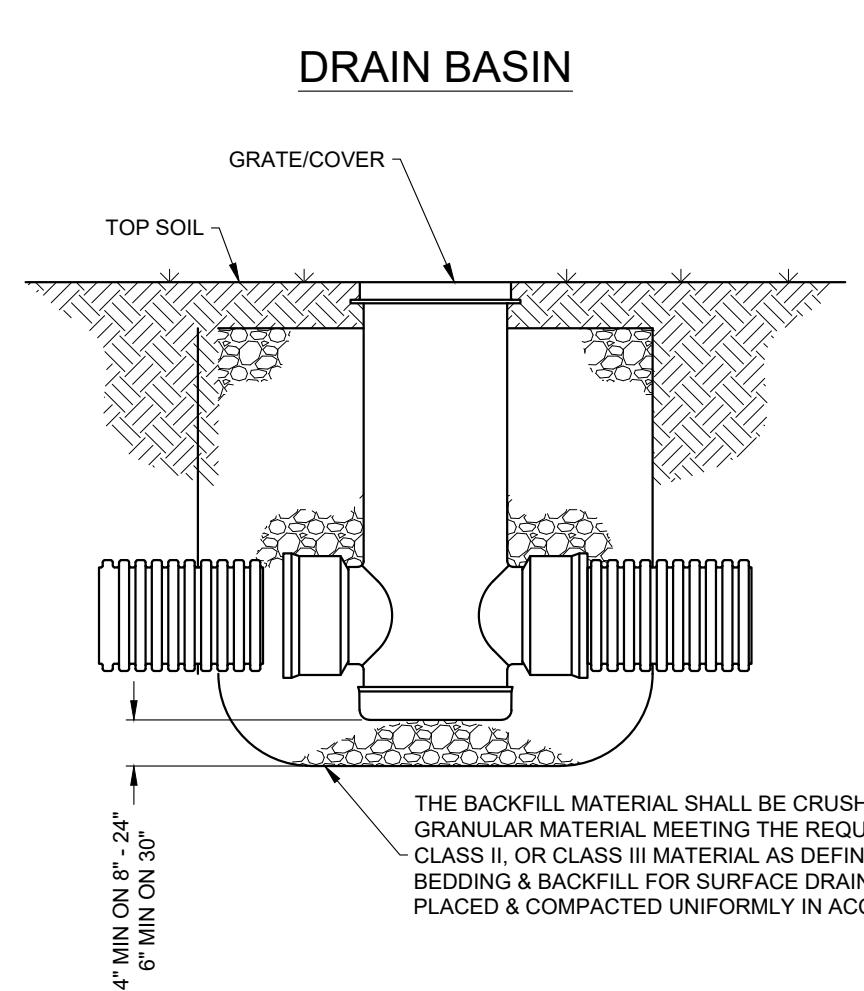
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



NON TRAFFIC INSTALLATION

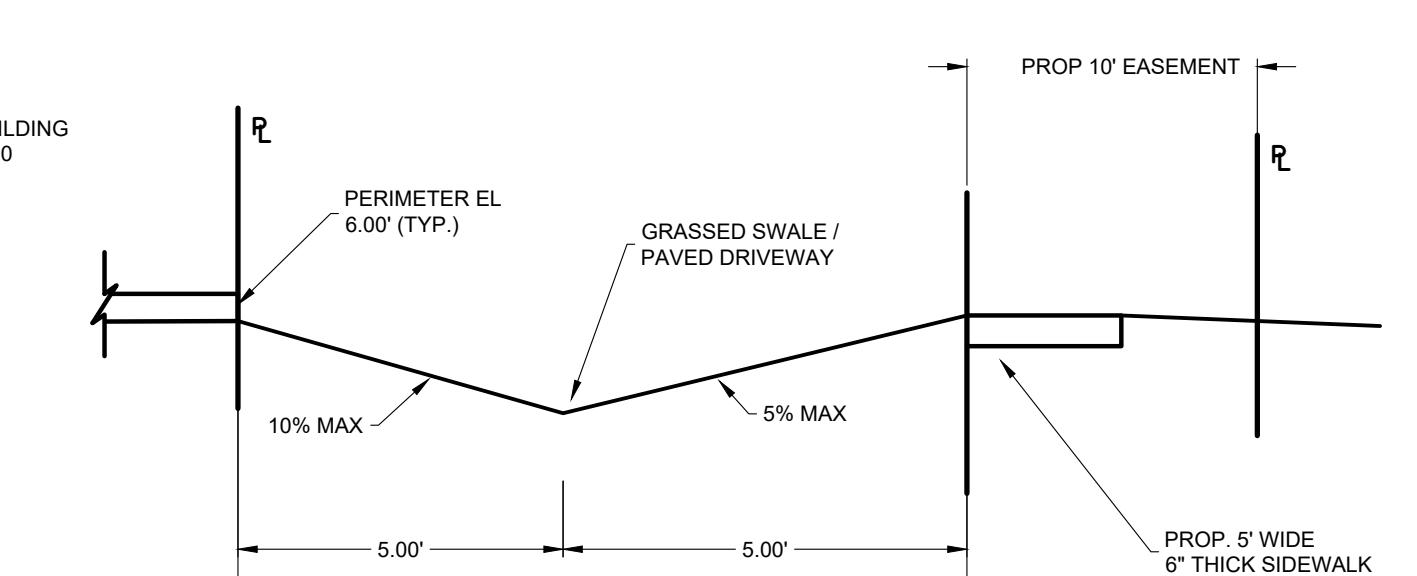


NYLOPLAST YARD DRAIN DETAILS
NOT TO SCALE

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY AND COLOR WILL CONFORM TO ASTM A538 GRADE 70-50-05
PAINT & CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS
STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO.
7001-110-034

3130 VERONA AVE
BUFFORD, GA 30010
PHN (770) 932-2443
FAX (770) 932-2449
www.nyloplast-us.com

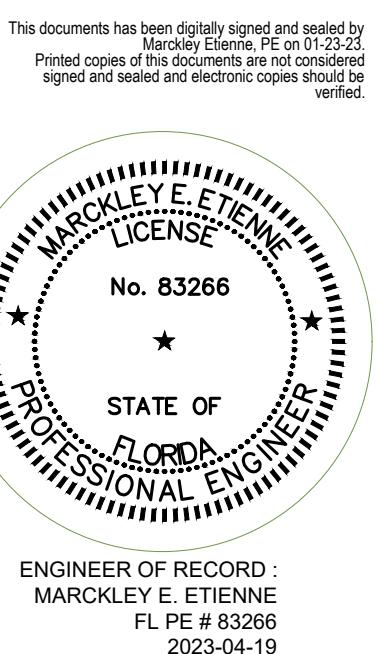
SCALE: 1" = 10'
DATE: 04/18/23
DRAWING TITLE:
PAVING, GRADING,
DRAINAGE PLANS
SHEET NO.
C-200



SECTION C-C
NOT TO SCALE



OWNER
1314 E BROWARD BLVD STE 1503
FORT LAUDERDALE, FL 33301
ARCHITECT
AMS ARCHITECTURE AND DESIGN CORP
1421 NE 17TH STREET
FORT LAUDERDALE, FL 33305
LANDSCAPE
ARCHITECT
RAHM VEDAEI
4192 SW 51ST STREET
Doral, Florida, FL 33134
CIVIL ENGINEER
M ENGINEERING DESIGN LLC
207 SEMINOLE LAKES DRIVE
ROYAL PALM BEACH, FL 33414



ARCHITECTURE AND DESIGN
1421 NE 17TH STREET
FORT LAUDERDALE, FLORIDA 33305
WWW.AMSARCHITECTURE.COM
AA 101065

PROPOSED 40 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILMORE STREET
HOLLYWOOD, FL

REVISIONS

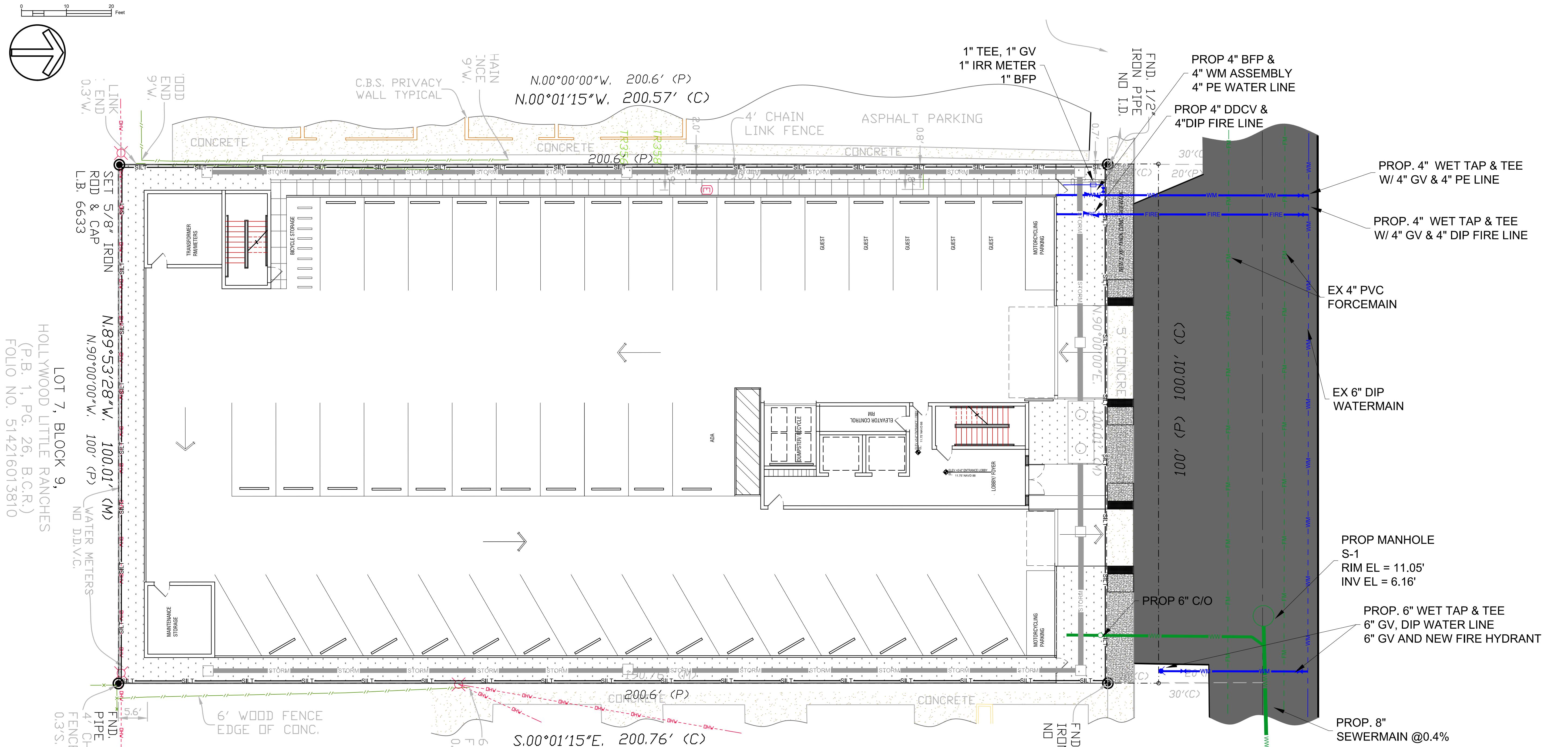
SCALE: 1" = 10'
DATE: 04/18/23

DRAWING TITLE:

WATER & SEWER
UTILITY PLAN

SHEET NO.

C-300



NOTES:
1. ELEVATIONS SHOWN HEREON ARE BASED ON
THE 1988 NATIONAL AMERICAN VERTICAL
DATUM (NAVD 1988).

2. CONTRACTOR TO PROVIDE MOT PLANS FOR
WORK WITHIN CITY ROW.

3. CONTRACTOR TO RESTORE PAVEMENT ALONG
THE STREET FRONTAGE.

4. ALL UNDERGROUND FIRE MAIN WORK MUST BE
COMPLETED BY FIRE PROTECTION
CONTRACTOR HOLDING A CLASS I, II, OR V
LICENSE PER FS 633.2.

5. MINIMUM RADIO SIGNAL STRENGTH FOR FIRE
DEPARTMENT COMMUNICATIONS MUST BE
MAINTAINED AT A LEVEL DETERMINED BY THE
AHJ FOR ALL NEW AND EXISTING BUILDINGS
INCLUDING COMPLYING WITH NFPA 72 (2016
EDITION). BDA SYSTEM MAY BE REQUIRED.

6. PER NFPA 1, 12.3.2, A QUALITY ASSURANCE
PROGRAM FOR THE INSTALLATION OF DEVICES
AND SYSTEMS INSTALLED TO PROTECT
PENETRATION AND JOINTS SHALL BE PREPARED
AND MONITORED BY THE CONTRACTOR. DESIGN
PROFESSIONAL IS RESPONSIBLE FOR DESIGN,
INSPECTION OF FIRE STOP SYSTEMS AND
FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN
ACCORDANCE WITH 12.3.2.1. ARCHITECTURAL
PLANS WILL BE REQUIRED TO SHOW THIS
INFORMATION MOVING FORWARD FOR
BUILDINGS THREE STORIES OR GREATER IN
HEIGHT.

SANITARY SEWER CALCULATIONS:

Flow rates per Table 709.1 2020 FBC - Plumbing.

Fixture	QTY	DFU(ea)	TOTAL DFU
Bathrooms (Private)	45	5	225
Lavatories (Public)	3	1	3
Sinks, Kitchen	40	2	80
Sinks, Service	5	2	10
Dishwasher	40	2	80
Clothes Washer	40	2	80
			TOTAL = 478

CONVERT DFU TO GPM: $478 / 2 = 239$ GPM

CONVERT GPM TO CFS: $239 \text{ GPM} \times 0.0022 = 0.53 \text{ CFS}$

PROPOSED 6" SANITARY LATERAL @ MIN 1% SLOPE = 0.60 CFS @ 75%
0.60 CFS > 0.53 CFS - 6" PVC LATERAL OK.

POTABLE WATER SIZING (GPM):

Flow rates per Table 604.3 2020 FBC - Plumbing.

Fixture	QTY	WSFU(ea)	TOTAL WSFU
Bathrooms (Private)	45	3.6	162
Lavatories (Public)	3	2	6
Sinks, Kitchen	40	1.4	56
Sinks, Service	5	3	15
Dishwasher	40	1.4	56
Clothes Washer	40	1.4	56
			TOTAL = 351

CONVERT WSFU TO GPM DEMAND (TABLE E103.3(3)) = 95GPM

METER SIZE: 4 IN

FIRE DEMAND CALCULATIONS (NFPA 1 - TABLE 18.4.5.1.2):

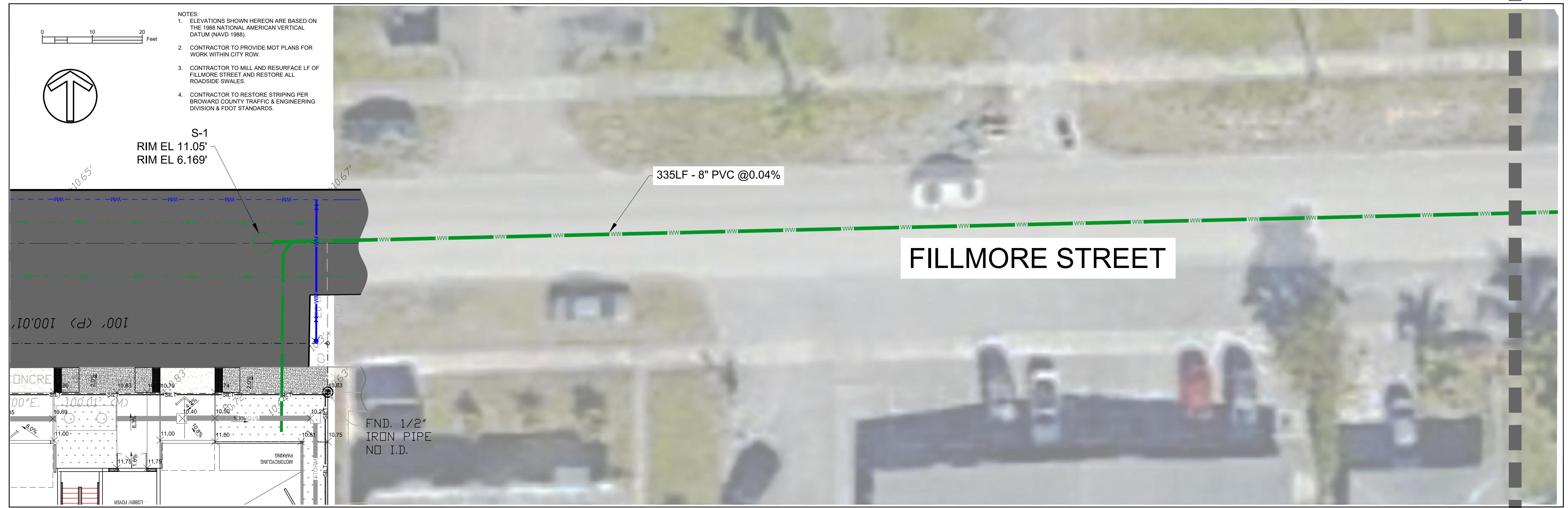
PARKING GARAGE
CLASSIFICATION TYPE II (111)
TOTAL AREA = 11,006 SF
MIN FIRE FLOW REQUIRED = 1,750 GPM FOR 2 HOURS
AUTOMATIC SPRINKLER PROTECTION - 75% REDUCTION = 1,000 GPM
FOR 2 HOURS

RESIDENTIAL APARTMENTS
CLASSIFICATION TYPE III (200)
TOTAL AREA = 22,012 SF
MIN FIRE FLOW REQUIRED = 3,250 GPM FOR 3 HOURS
AUTOMATIC SPRINKLER PROTECTION - 75% REDUCTION = 1,000 GPM
FOR 2 HOURS

PROPOSED FIRE HYDRANT TO PRODUCE A MIN OF 2,000 GPM FOR 2
HOURS.



EE-22-0033-C-BASE DWG || AST SAVED: 2023-04-19 12:05:18 AM || PILOT SCALE: 1:1 || BOTTED: 2023-04-19 12:08:59 AM || SER: Marrklev Etienne



This documents has been digitally signed by
Markley Etienne, P.E.
Printed copies of this documents are not
signed and sealed and electronic copies

A circular seal for a Florida Professional Engineer. The outer ring contains the text "FLORIDA PROFESSIONAL ENGINEER" in a stylized font, with "FLORIDA" at the top and "PROFESSIONAL ENGINEER" at the bottom. The inner circle contains "STATE OF FLORIDA" at the top and "PROFESSIONAL ENGINEER" at the bottom. The bottom half of the inner circle contains "ENGINEER OF RECORD : MARCKLEY E. ETIENNE" and "FL PE # 83266" on the left, and "2023-04-19" on the right. The seal is framed by a dotted line and has three stars at the top.

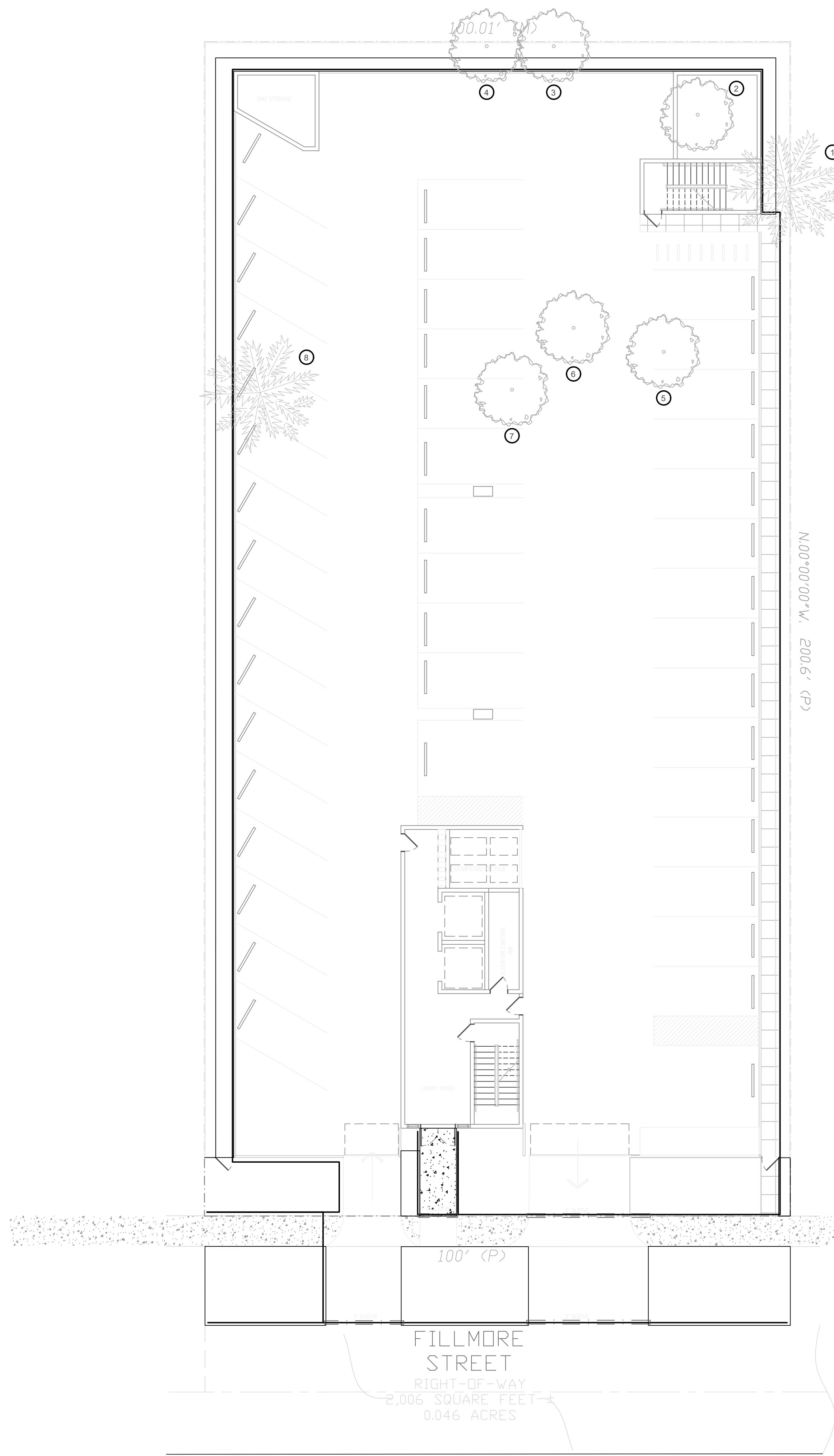
PROPOSED 40 UNITS
MULTI-FAMILY
DEVELOPMENT FOR:
2306 FILLMORE STREET
HOLLYWOOD FL

REVISION

SCALE: 1" = 10'
DATE: 04/18/23

DRAWING TITLE:
**SEWER MAIN
CONSTRUCTION
PLAN**

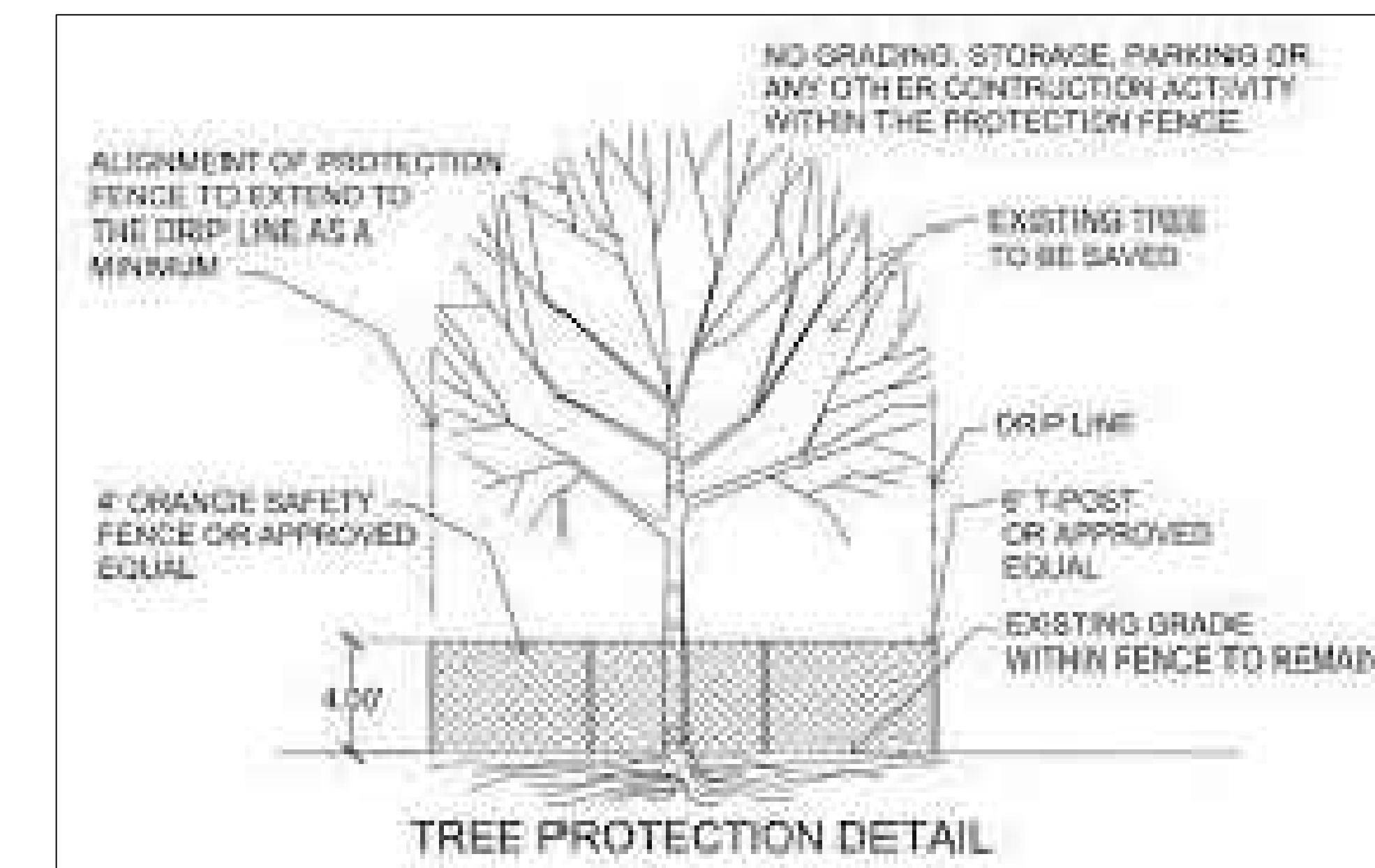
SHEET NO.
C-400



SURVEY #	TREE DISPOSITION LIST Rahim Vedaee: Certified Arborist FL-9609A											
	KEY	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK (FT)	CONDITION (%)	DISPOSITION	COMMENT	MITIGATION
1	Sabal Palm	<i>Sabal palmetto</i>	10	12	10	78.5	4	Fair	Remove	Undersize		
2	Mango	<i>Mangifera indica</i>	7	25	16	201.0		58%	Remove		7" Caliper	
3	Carrotwood	<i>Cupaniopsis anacardiooides</i>							Remove	Invasive		
4	Weeping Fig	<i>Ficus benjamina</i>	24	40	25	490.6		47%	Remove		24" Caliper	
5	Brazilian pepper	<i>Schinus terebinthifolia</i>				0.0			Remove	Invasive		
6	Womens Tongue	<i>Albizia lebbeck</i>							Remove	Invasive		
7	Norfolk Island Pine	<i>Araucaria heterophylla</i>	19	50	18	254.3		50%	Remove	Invasive		
8	Coconut Palm	<i>Cocos nucifera</i>	9	30	20	314.0	18	Good	Remove		1 Palm	

Total Mitigation to be 31 Caliper inches and
1 Palm

TREE PROTECTION



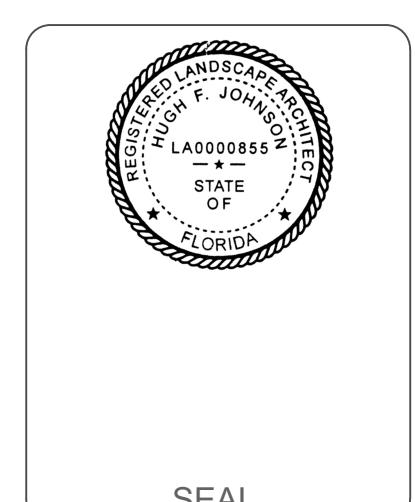
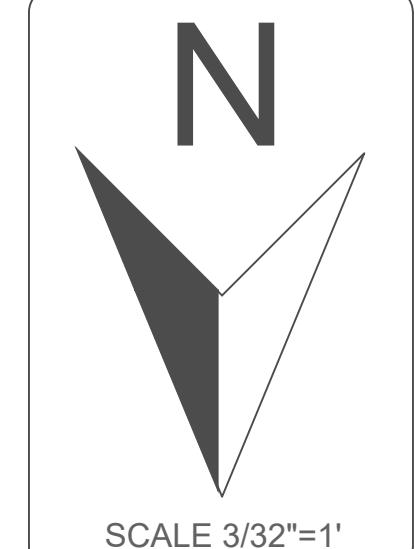
Note: All undeveloped portions of a parcel of land shall be left undisturbed or planted with ground cover or lawn as to leave no exposed soil in order to prevent dust or soil erosion.

ENVIROSCAPE

4132 SW 51 ST
Dania Beach FL 33314

MULTI-FAMILY DEVELOPMENT
2306 FILLMORE STREET
Hollywood FL

DRAWN BY:
CHECKED BY:
JOB NUMBER: 2306
DATE: 4/7/2023



TD-1

REVISION / DATE
2/4/2023

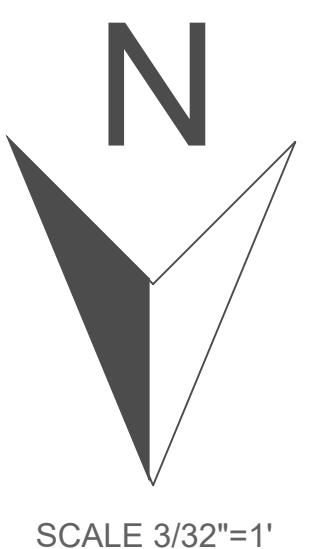
REVISION / DATE
2/4/2023

ENVIROSCAPE

4132 SW 51 ST
Dania Beach FL 33314

MULTI-FAMILY DEVELOPMENT
2306 FILLMORE STREET
Hollywood FL

DRAWN BY: _____
CHECKED BY: _____
JOB NUMBER: 2306
DATE: 4/6/2023



SEAL

City of Hollywood LANDSCAPE REQUIREMENTS

SITE CALCULATIONS

TOTAL LOT AREA 20,060 S.F.
TOTAL IMPERVIOUS AREA 17,142 S.F.
TOTAL PERVIOUS AREA 2,575 S.F.

SITE TREES: 1 Tree Per. 1,000 S.F. Total Pervious area 2,949 S.F.
(3) TREES REQUIRED / (4) TREES PROVIDED (2) Dahoon Holly, (2) Silver Buttonwood

Perimeter Landscape: 1 Tree Per. 20 L.F. Total L.F. 512 S.F.
(25) TREES REQUIRED / (26) TREES PROVIDED (8) Satin Leaf, (9)Crape Myrtle
(9) Montgomery Palm 3-1 Ratio (3), (4) Silver buttonwood (6) Sable Palm 3-1 Ratio (2)

STREET TREES:
No ROW for street trees.

A minimum of 60% of required trees and 50% of required shrubs must be native species.
Total Trees Provided (30) 60% Required (18)-Trees Provided (18) 60%
Total Shrubs (252)-50% Required (126)-Provided (175) 69%

Mitigation Owed: 31 Caliper inches
2 excess trees planted 1 Silver buttonwood and 1 Satin leaf = 4" inches
Remaining mitigation owed = 27" Caliper inches and 1 palm to be paid into the tree fund,
 $27" / 2" = 13.5" \times \$350 = \$4,725 + 350 palm = \$5,075$

TOTAL SOD ARE 25%

PLANT MATERIAL SCHEDULE

NUMBER SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CE	Conocarpus erectus	Silver Buttonwood	12' HT, 6' SPR. MIN. 2" DBH FL-1	Yes	6	Low
IC	Ilex cassine	Dahoon holly	14' HT, 8' SPR. MIN. 2" DBH FL-1	Yes	2	Low
CO	Chrysophyllum ciliatum	Satinleaf	14' HT, 8' SPR. MIN. 2" DBH FL-1	Yes	8	Low
LI	Lagerstroemia indica "muskogee"	Crepe myrtle	14' HT, 8' SPR. MIN. 2" DBH FL-1	Yes	9	Low
VA	Veitchia arecina	Montgomery palm	14' HT, Min. 6' CT. FL-1	No	9	Low
SB	Sabal palmetto	Sable palm	14' HT, Min. 6' CT. FL-1	Yes	6	Low

Shrubs and Groundcover

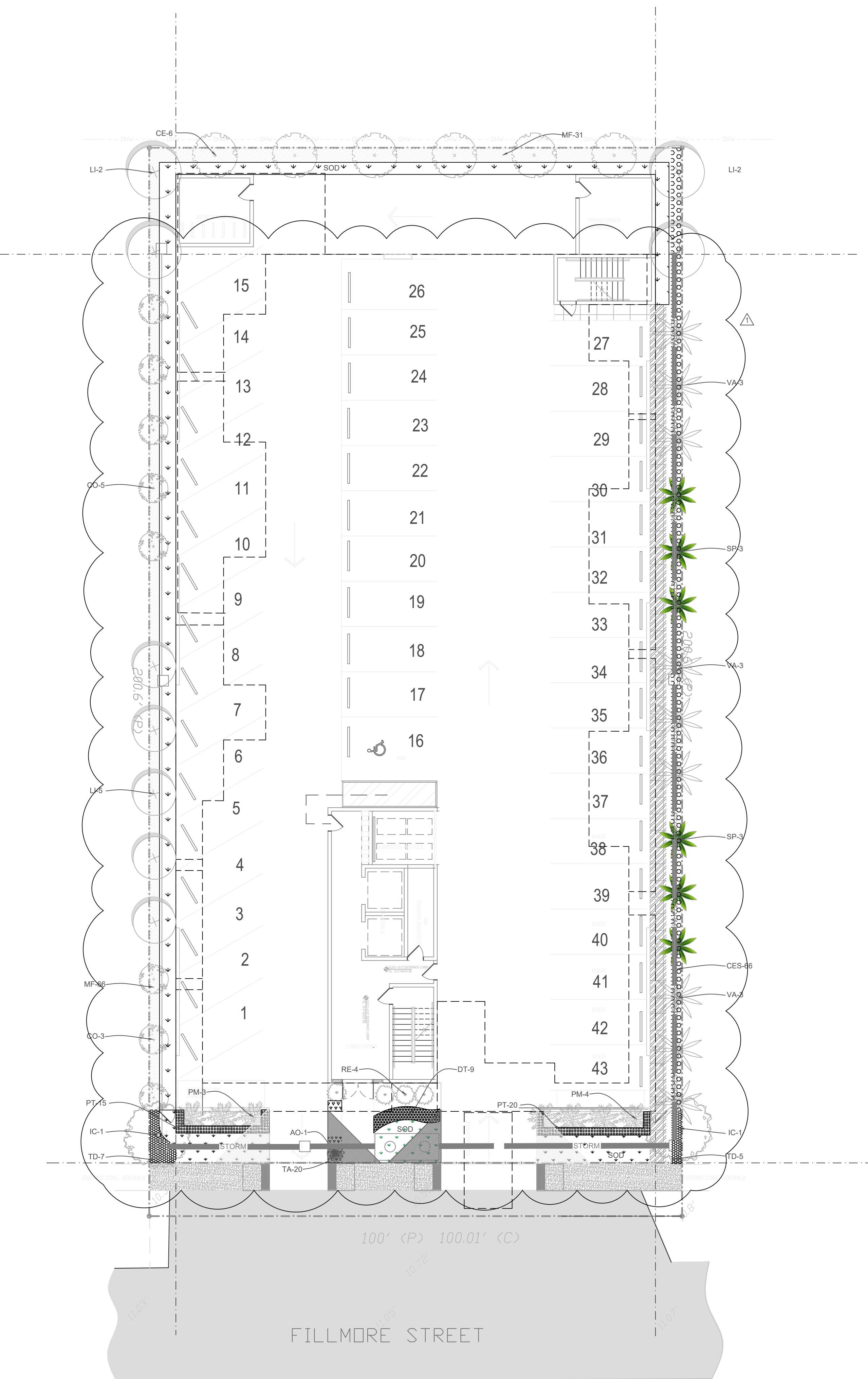
RE	Rhapis excelsa	Lady Palm	24" HT X 24" Sprd. 24" O.C.	No	4	Medium
MF	Myrcianthes fragrans	Simpson Stopper	36" HT X 18" SPR., 36" O.C.	Yes	97	Low
TD	Tripsacum dactyloides	Dwarf fakahatchee grass	18" HT X 14" Sprd. 24" O.C.	Yes	12	Low
PT	Pittosporum tobira	Variegated pittosporum	15" HT, X 18" SPR., 24" O.C.	No	35	Medium
AO	Alcantarea odorata	Odorata	24" HT X 24" Sprd.	No	1	Medium
DT	Dianella tasmanica	Flax Lily	12" HT X 12" SPRD.	No	9	Medium
PM	Ptychosperma macarthurii	Macarthur palm	5" OA	No	7	Medium
TA	Trachelospermum asiaticum	Jasmine Minima	4" HT X 4" Sprd.	No	20	Medium
CES	Conocarpus erectus	Green Buttonwood	36" HT, X 18" SPR., 36" O.C.	Yes	66	Low

SOD Palmetto SODDED AREA CONTRACTOR SHALL VERIFY QUANTITY APPROX. 2,082 S.F.

NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD

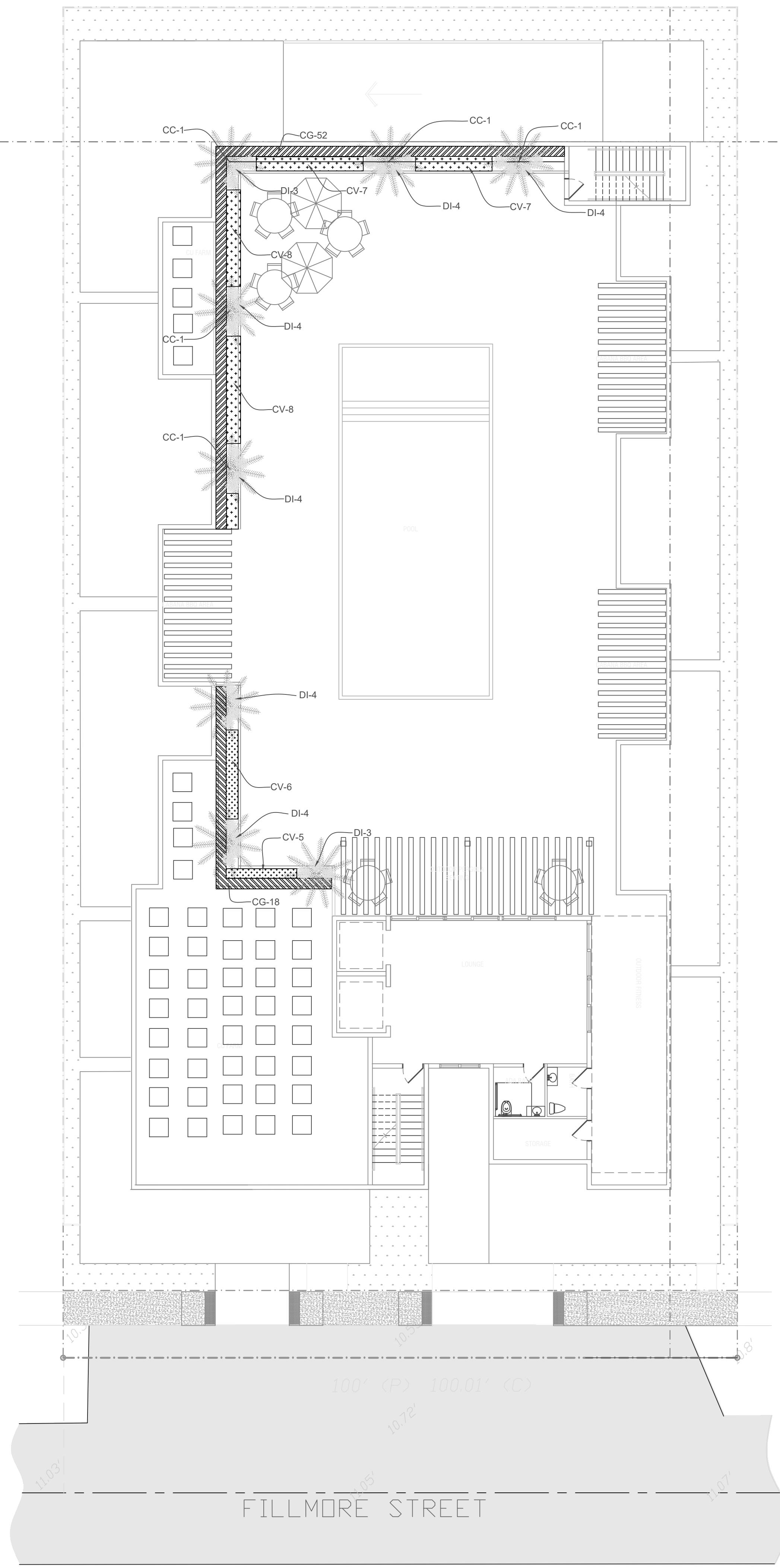
FILLMORE STREET

100' (P) 100.01' (C)



L-1

△	REVISION / DATE



NUMBER SYMBOL	PLANT MATERIAL SCHEDULE					
	SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN
CC	Coccothrinax	Florida silver palm	6' OA	Yes	8	Low
Shrubs and Groundcover						
DI	Dietes iridioides	African iris	15" HT. X 18" SPR., 24" O.C.	No	30	Medium
CV	codiaeum variegatum	Magnificent Croton	18" HT X 18" SPR. 24" O.C.	No	41	Medium
CG	Clusia guttifera	Clusia	36" HT X 20" SPR.	No	70	Medium

ENVIROSCAPE

4132 SW 51 ST
Dania Beach Fl 33314

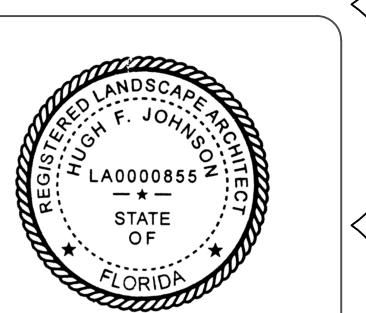
MULTI-FAMILY DEVELOPMENT

2306 FILLMORE STREET
Hollywood FL

DRAWN BY:
CHECKED BY:
JOB NUMBER: 2306
DATE: 4/6/2023

Z

SCALE 3/32"=1"



SEAL

L-2

GENERAL PLANTING REQUIREMENTS

- 1-All sizes shown for plant material on the plans are to be considered Minimum.
- 2-All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- 3-All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".
- 4-All material shall be installed as per CSI specifications. All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.
- 5-All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well-drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications. Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.
- 6-All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.
- 7-All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.
- 8-All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source.
- 9-Each system shall be installed with a rain sensor.
- 10-It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods.
- 11-Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- 12-All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.
- 13-Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.
- 14-All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of landscape Architect
- 15-The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive *Stenotaphrum secundatum*, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

TREE RELOCATION

1) ROOT PREPARATION

- A. Trees to be root pruned with clean, sharp equipment.
1. Maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices.
2. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth.
3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize temperature fluctuation.

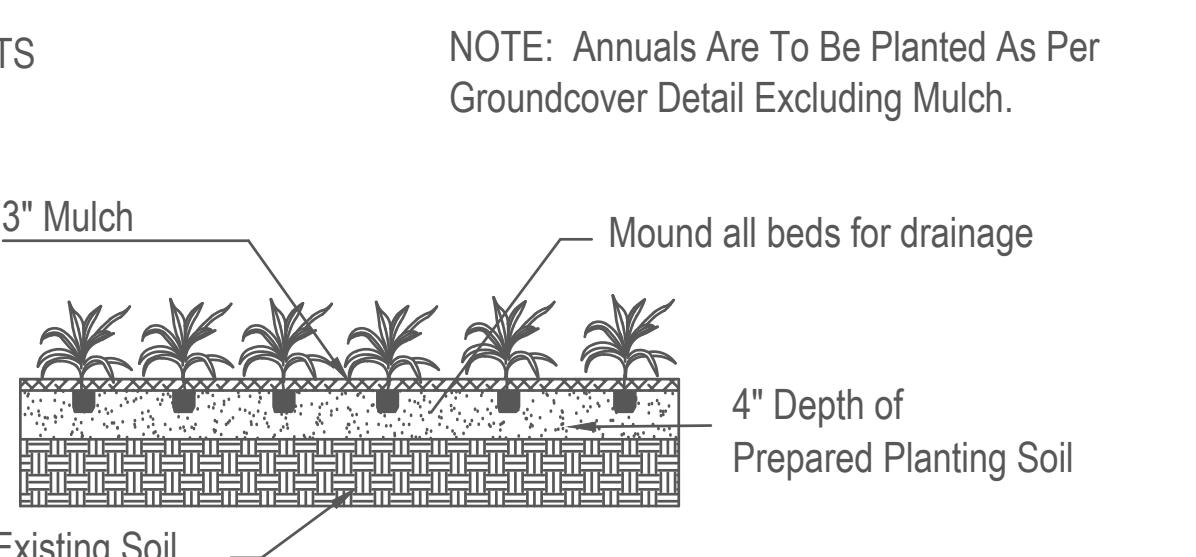
B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees,

Florida Department of Agriculture.

1. Trees-Minimum Ball Sizes: DBH Minimum Ball Diameter

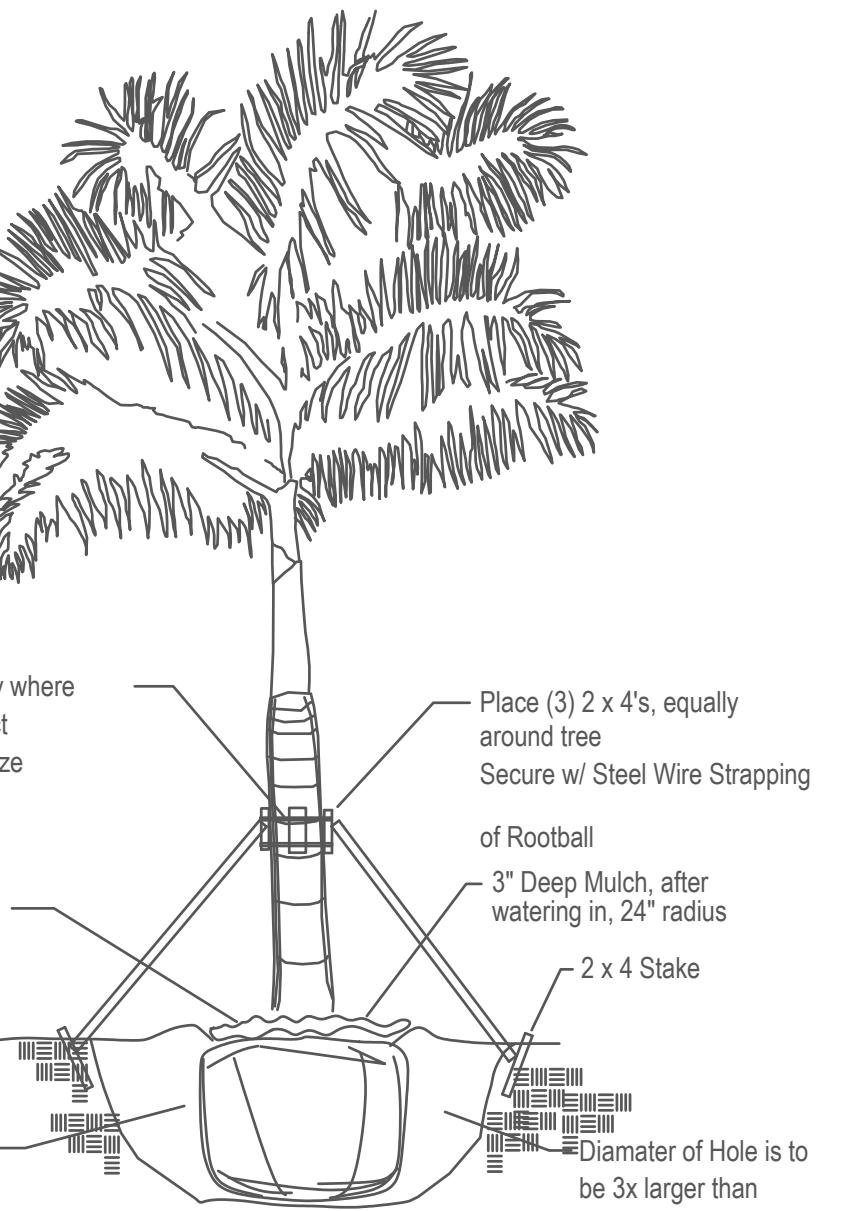
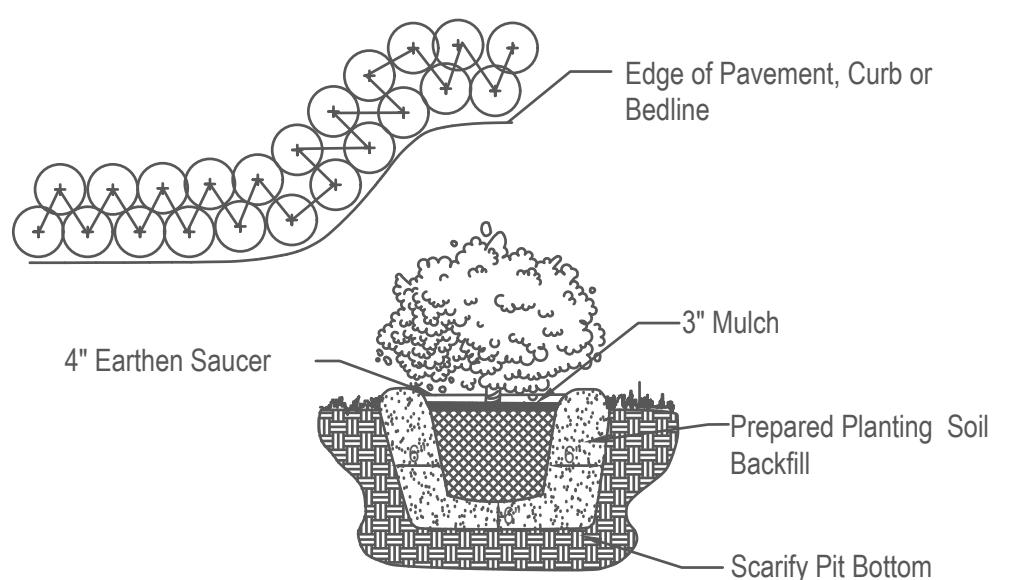
3-1/2" to 4" 28"
4" to 4-1/2" 30"
4-1/2" to 5" 32"
5" to 5-1/2" 34"

Larger sizes increase proportionally.



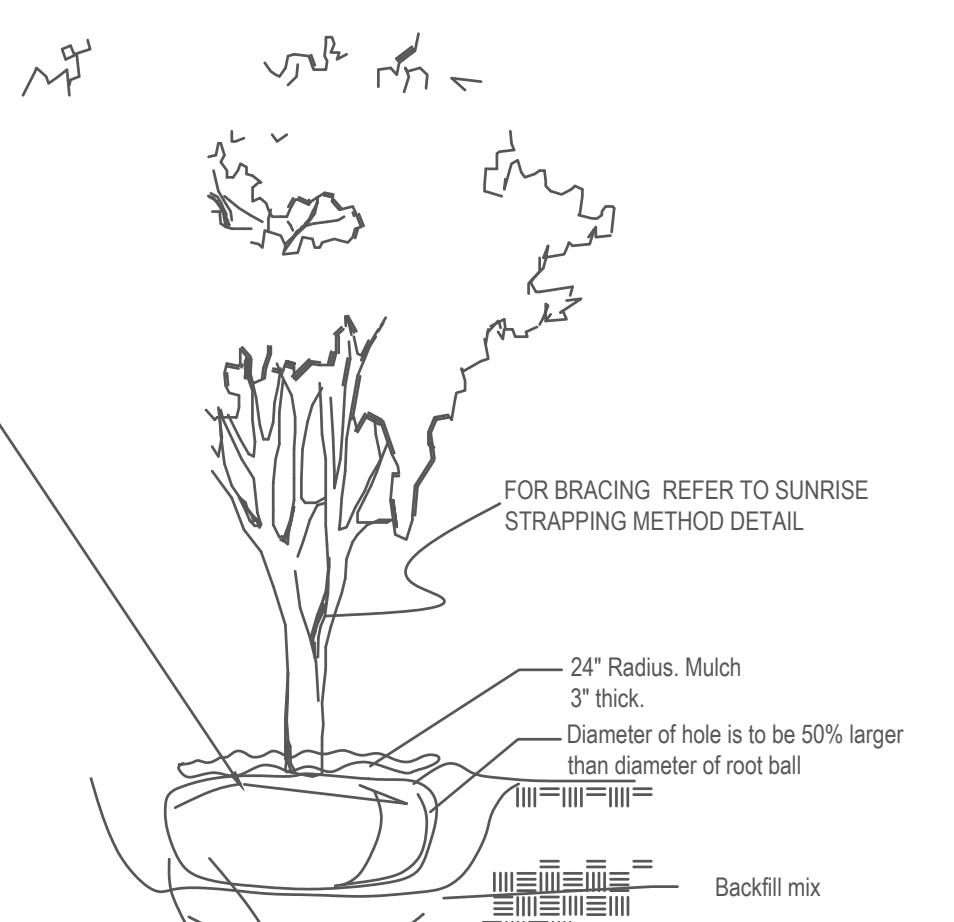
Shrub & Groundcover Planting Detail

Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.



Tree Planting Detail

Tree Stakes are to be removed between 6-12 months by the Owner.



1. All Plants shall be Florida No.1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Hollywood, FLORIDA landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant, trees, and palms shall be for guarantee 1 Year Warranty period begins at the time of project acceptance by the owner.
16. Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.
17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Hollywood and Broward County.
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
24. All slopes steeper than 4:1 shall be planted with native vegetation
25. No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
26. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
27. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
28. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
29. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

ENVIROSCAPE

4132 SW 51 ST
Dania Beach FL 33314

MULTI-FAMILY DEVELOPMENT
2306 FILLMORE STREET
Hollywood FL

SCALE 1" = 1'



L-3

REVISION / DATE



February 22, 2023

Agustina Maria Sklar
AMS Architecture and Design Corporation
6000 North Ocean Drive, Unit 3N
Hollywood, Florida 33019

Via Email Only

Dear Ms. Sklar:

Re: Platting requirements for a parcel legally described as Lot 16, Block 9, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located on the south side of Fillmore Street, between North 24 Avenue and Dixie Highway, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.46 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Agustina Maria Sklar
February 22, 2023
Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Julie M. Bernal at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:JMB

cc/email: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Director, Development Services
City of Hollywood

