

ATTACHMENT II

Previous Planning and Development Board Package

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
PLANNING AND DEVELOPMENT SERVICES**

DATE: November 12, 2015 FILE: 15-S-54
TO: Planning and Development Board
VIA: Andria Wingett, Assistant Director 
FROM: Tekisha I. Jordan, Principal Planner
SUBJECT: Nova Palms Holding, LLC requests a Special Exception, to increase the number of beds from 90 to 350 in an existing Assisted Living Facility ("ALF") located at 1600 Taft Street (Eastside Active Living, LLC)

APPLICANT'S REQUEST

Special Exception: To increase in the number of beds from 90 to 350 in an existing Assisted Living Facility (Eastside Active Living, LLC)

STAFF'S RECOMMENDATION

Special Exception: Approval, with the following conditions:

1. The Applicant shall work with the Engineering Department to provide the necessary sidewalk improvements prior to establishing the Assisted Living Facility.
2. The Applicant shall implement the Landscape Plan drawn by Witkin Hults Design Group dated September 18, 2015 (Attachment "A"), prior to establishing the Assisted Living Facility.
3. All required licenses such as, Local (Business Tax Receipt, Certificate of Use), State and Federal shall be obtained prior to establishing the Assisted Living Facility.

REQUEST

The Applicant is requesting a Special Exception, to increase in the number of beds from 90 to 350 in an existing ALF (Eastside Active Living, LLC), which has been in operation since 2014. According to the Applicant, the 6.7 acre site located at 1600 Taft Street was originally a Hospital; therefore it is adequately designed to handle this use. The site is currently comprised of several structures. The main building is a large residential facility which currently houses the existing **ALF** and a **senior rental community**. Additionally, the site has eleven small one-story residential buildings also currently utilized as a part of the **senior rental community**.

The Applicant proposes to convert the facility **fully to an ALF**, which would necessitate rooms within the senior rental community to become a part of the existing ALF. The applicant's request to increase the number of beds from 90 to 350 is less than what is permitted by the City's Comprehensive Plan and Zoning Code, approximately 500 beds.

Pursuant to the Zoning and Land Development Regulations, all Assisted Living Facilities within the City require a Special Exception. Although, this assisted living facility is operational, a Special Exception is required for expansion.

The site's size allows for the addition of beds to the existing facility without increasing the building's footprint or being detrimental to the surrounding residential area. There are no proposed design changes to existing facility. However, the Applicant would like to paint the building utilizing a color pallet of beige and taupe. In order to enhance the Site, Staff recommends the Applicant **work with Staff to provide improved connectivity (sidewalk on Taft & McKinley), implement the attached Landscape Plan, and submit all Local, State, and Federal licenses prior to establishing the Assisted Living Facility.**

SITE BACKGROUND

Applicants/Owners: Nova Palms Holding, LLC
Address/Location: 1600 Taft Street
Size of Property: 294,355 square feet (6.76 acres)
Zoning: Medium-High Multiple Family (RM-18)
Land Use: Medium Residential
Existing Use of Land: Assisting Living Facility / Senior Rental Community

ADJACENT LAND USE

North: Medium Residential
South: Medium Residential
East: Medium Residential
West: Medium Residential

ADJACENT ZONING

North: Medium Multiple Family (RM-12) / Medium-High Multiple Family (RM-18) / Planned Unit Development (PUD)
South: Medium Multiple Family (RM-12) / Medium-High Multiple Family (RM-18)
East: Medium-High Multiple Family (RM-18)
West: Medium Multiple Family (RM-12)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property. The requested Special Exception will allow the Applicant to expand an existing Assisting Living Facility and improve the site.

The proposed request is consistent with Comprehensive Plan based upon the following:

Goal: *Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

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

The project is located within the Medium Residential Land Use Category which allows for Community Facilities, such as Assisting Living Facilities. The proposed expansion of use will adhere to the density requirements established by the City's Comprehensive Plan. It will also continue to accommodate the existing Assisting Living Facility. The associated site improvements will enhance existing conditions while allowing the land owner to maximize the use of the property.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The subject property is located in Sub-Area 2, Downtown/Lakes, defined the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan street to the north and Pembroke Road to the south. This area includes the residential neighborhoods of the Lakes, West Lake and the ill-defined residential areas between Federal and Dixie Highways.

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

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

The increase in the number of beds for the existing assisted living facility allows further use of the property while also helping to meet a need in the immediate community.

APPLICABLE CRITERIA

Analysis of Criteria for Special Exception to re-establish, expand, or intensify as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 3.

Special Exception: To expand an Assisted Living Facility from 90 beds to 350 beds.

CRITERION 1: The approval of the application is necessary for the preservation and enjoyment of substantial property rights of the Applicant.

ANALYSIS: The proposed expansion of the Assisted Living Facility will not increase the building's footprint. The size of the 6.7 acre Site allows the facility to fully convert to an ALF. It will allow the Applicant to utilize existing livable space on the property and provide opportunities to serve additional residents in need.

FINDING: Consistent.

CRITERION 2: The approval will not, under any circumstances of the particular case, be detrimental to the health safety and general welfare of persons working or residing within the vicinity.

ANALYSIS: According to the Applicant the existing facility has been operating with minimal impacts on the community and will be used in a manner consistent with the Code. The Applicant, states that the building was a hospital; therefore it is adequately designed to handle this use. The proposed Special Exception is compatible with surrounding community.

FINDING: Consistent.

CRITERION 3: The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the City

ANALYSIS: The proposed Special Exception will not be detrimental or injurious to the property, improvements in the vicinity, or the general welfare of the City. Typically patrons of this type of facility and service have limited mobility and do not drive. As stated by the Applicant the proposed expansion will provide opportunities to serve additional residents in need and preserve the enjoyment of the Applicant's property rights.

FINDING: Consistent.

CRITERION 4: The approval will, to the maximum extent possible, bring the use or building and the site upon which it is located into compliance with City Regulations.

ANALYSIS: The Applicant is proposing an expansion compliant with the City Regulations. In an effort to ensure that this criteria is met, Staff has recommended Approval of the use with the Conditions 1-3 listed on page 1 of this report. As such, the Applicant will **work closely with Staff to ensure that the identified improvements to the sidewalk network and landscaping will comply with all applicable code requirements and that all required Local, State and Federal Licenses will be obtained prior to establishing the Assisted Living Facility.**

FINDING: Consistent, with the position of Staff's recommendation

STAFF'S RECOMMENDATION

Special Exception: Approval, with the following conditions:

1. The Applicant shall work with the Engineering Department to provide the necessary sidewalk improvements prior to establishing the Assisted Living Facility.
2. The Applicant shall implement the attached Landscape Plans prior to establishing the Assisted Living Facility.
3. All required licenses such as, Local (Business Tax Receipt, Certificate of Use), State and Federal shall be obtained prior to establishing the Assisted Living Facility.

ATTACHMENTS

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

ATTACHMENT A
Application Package

PLANNING & DEVELOPMENT SERVICES



File No. (internal use only): _____

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 01/22/2015

Location Address: 1600 Taft Street, Hollywood, FL 33020

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 51421000 0380

Zoning Classification: RM-18 Land Use Classification: Medium Residential

Existing Property Use: ALF Level III Sq Ft/Number of Units: 58,000 sq. ft. - 190 rooms
Non-transient rentals - 55+

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

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

Explanation of Request: Increase the number of ALF beds from 90 to 350

Number of units/rooms: 190 Sq Ft: 58,000

Value of Improvement: _____ Estimated Date of Completion: _____

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

Name of Current Property Owner: Nova Palms Holding, LLC

Address of Property Owner: 2203 NE 203rd Terrace, Miami FL 33180

Telephone: (305) 932-4100 Fax: (305) 397-2575 Email Address: anne@ablawpc.com

Name of Consultant/Representative (circle one): East Side Active Living, LLC

Address: 1600 Taft Street, Hollywood Telephone: (267) 716-3333

Fax: _____ Email Address: eastsideactiveliving@hotmail.com

Date of Purchase: 12/31/2014 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING & DEVELOPMENT SERVICES



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: [Signature] Date: 7/22/15

PRINT NAME: Ivan Domin Date: _____

Signature of Consultant/Representative: [Signature] Date: 7/22/2015

PRINT NAME: Anna Krimshtein Date: _____

Signature of Tenant: [Signature] Date: 7/22/15

PRINT NAME: Vladimir Dubrovir 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 (project description) increase in occupancy of the ALF from 90 Beds to 350 Beds to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Anna Krimshtein to be my legal representative before the City of Hollywood Planning and Zoning (Board and/or Committee) relative to all matters concerning this application.

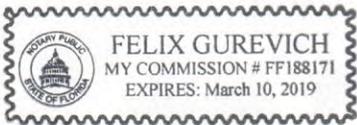
Sworn to and subscribed before me this 22 day of July

[Signature]
SIGNATURE OF CURRENT OWNER

Fx
Notary Public State of Florida

Ivan Domin
PRINT NAME

My Commission Expires: 03/10/2019 (Check One) _____ Personally known to me; OR presented Driver License



EASTSIDE ACTIVE LIVING, LLC

1600 Taft Street
Hollywood, FL 33020

July 22, 2015

City of Hollywood
Planning and Development Services
2600 Hollywood Blvd. Room 315
Hollywood, FL 33022

RE: criteria statement

Dear Sir or Madam:

Pursuant to Section 4.7 CRH Community Residential Home and ALF Assisted Living Facility Regulations, ALF's of 15 or more residents shall be allowed in multifamily zoning, provided that such homes not be located within a radius of 1,200 feet of another 7-14 resident CRH in a multifamily zone nor located within a radius of 500 feet of a single-family zoning district.

Our property is currently approved for a 90 beds ALF. We are proposing to intensify a lawful non-confirming use pursuant to Section 3.12G of the Development Zoning and Land Development Regulations. The approval of the application is necessary for the preservation and enjoyment of our substantial property rights. The approval will not be detrimental to the health safety and general welfare of persons working or residing within the vicinity. The approval will not be detrimental or injurious to property and improvements in the vicinity or to the general welfare of the City.

Exhibit "A"

(Legal Description)

The East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, LESS the West 185 feet and LESS the North 25 feet for street and LESS the South 25 feet for street, in Section 10, Township 51 South, Range 42 East, of the Public Records of Broward County, Florida.

Also LESS the West 5 feet of the above described property deeded to the City of Hollywood by Quit Claim Deed recorded in Official Records Book 2946, Page 552, of the Public Records of Broward County, Florida.

AND

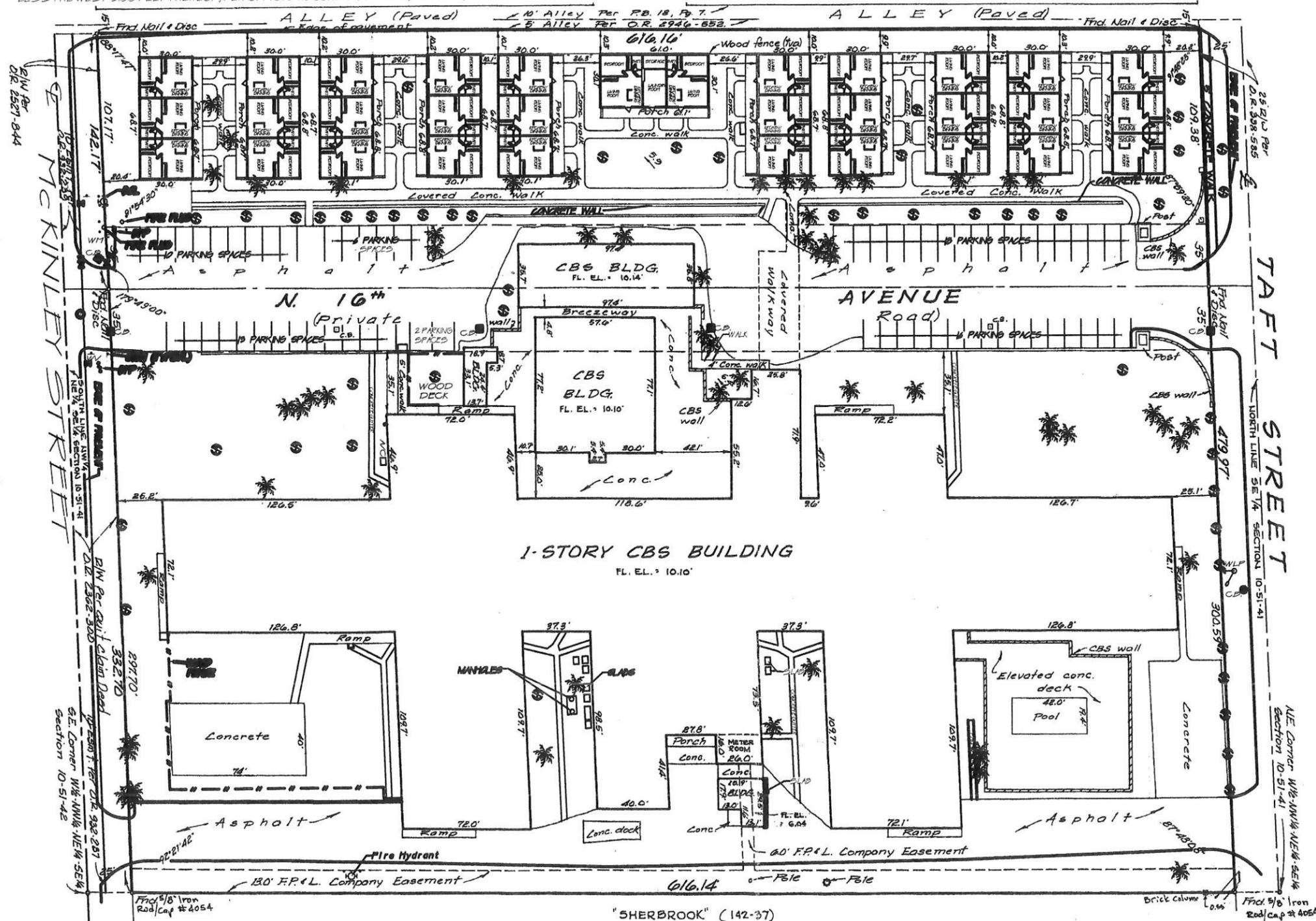
The West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ LESS the North 25 feet for street and LESS the South 25 feet for street, in Section 10, Township 51 South, Range 42 East, of the Public Records of Broward County, Florida.

DESCRIPTION:

THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4), LESS THE WEST 185.00 FEET AND LESS THE NORTH 25.00 FEET FOR STREET, AND LESS THE SOUTH 25.00 FEET FOR STREET;

AND THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4), LESS THE NORTH 25.00 FEET FOR STREET, AND LESS THE SOUTH 25.00 FEET FOR STREET, IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

LESS THE WEST 5.00 FEET THEREOF, PER OFFICIAL RECORD BOOK 2946, PAGE 552, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA



- NOTES:**
- FL. EL. - FLOOR ELEVATION
 - OR. - OFFICIAL RECORDS
 - R/W - RIGHT-OF-WAY
 - PND - POUND
 - P.D. - PLAT BOOK
 - ESMT - EASEMENT
 - C.B. - CATCH BASIN
 - WLF - WOOD LIGHT POLE
 - WV - WATER VALVE
 - WM - WATER METER
 - BFF - BACK FLOW PREVENTER
 - BOL - BOLLARD
 - GW - GUY WIRE
 - CONC. - CONCRETE
 - T - TREE
 - P - PALM

CERTIFIED TO:
 NOVA PALMS HOLDING LLC, A FLORIDA LIMITED LIABILITY COMPANY,
 M A E OF SOUTH FLORIDA, INC., A FLORIDA CORPORATION
 d/b/a NOVA PALMS RETIREMENT RESIDENCE,
 ITS SUCCESSORS AND/OR ASSIGNS,
 FIDELITY NATIONAL INSURANCE COMPANY,
 THE CLOSING COMPANY, INC.

NOTE: PROPERTY DESCRIBED HEREON SUBJECT TO FLORIDA POWER AND LIGHT COMPANY EASEMENT PER OFFICIAL RECORD BOOK 2753, PAGE 200, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

NOT TO SCALE

NOTES

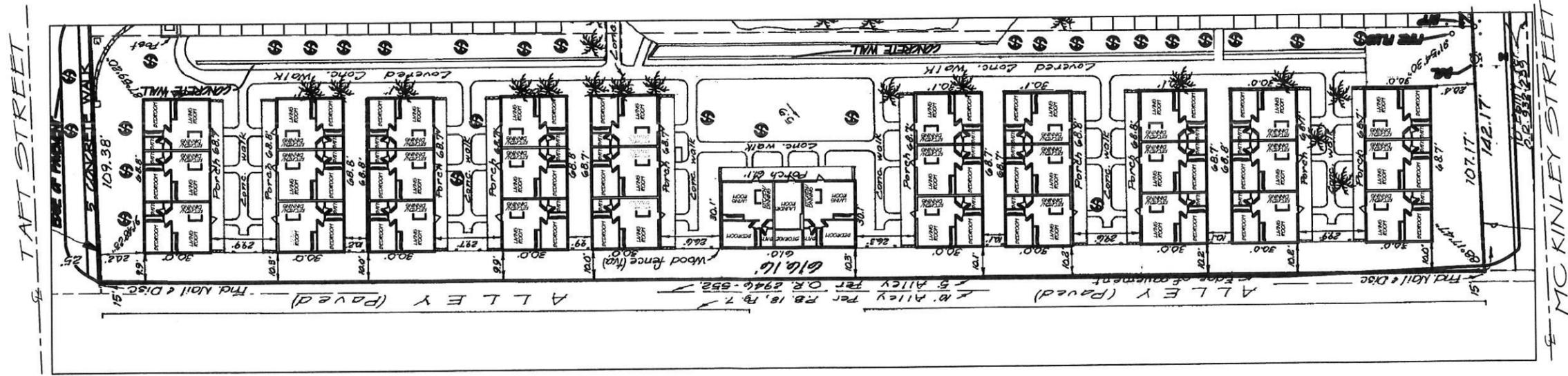
- 1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAD BEEN MADE BY THIS FIRM.
- 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
- 4) NORTH HEREON RELATIVE TO ASSUMED EAST ALONG THE CENTERLINE OF TAPT STREET.
- 5) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

FEMA FLOOD INSURANCE RATE MAP		COMMUNITY NO.		REVISION		DATE		BY	
CITY OF HOLLYWOOD		125113		ADDED PARKING AND TREES		7/9/15		CM	
BROWARD COUNTY, FLORIDA				ADDED INTERIOR WALLS TO VILLAS		7/13/15		CM	
PANEL NO.	SUBDIVISION	FIRM DATE	BASE ELEV.	LOWEST FLP SURVEY	AVG. GRD.				
0309	F	1E	10-29-97	60	60				

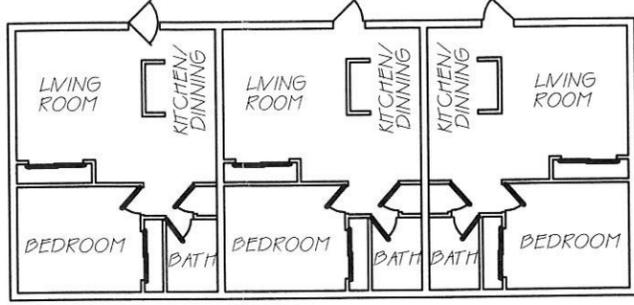
SKETCH OF TOPOGRAPHIC SURVEY		
JOB #: RN8500	DATE: 12/12/14	DRAWN BY: CM
SCALE: [blank]	SHEET 1 OF 1	CHECKED BY: SKS
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER		

GIBBS LAND SURVEYORS
 1231 HOLLYWOOD BOULEVARD, SUITE 204
 HOLLYWOOD, FL 33020 (954) 923-7666
 LICENSED BUSINESS NO. 7018

VILLAS



DETAIL:



REVISION

DATE

BY

SITE PLAN

JOB #KN937

DATE: 10-14-15

SCALE: 1"=10'S

FILE No.

DRWN BY: CJT

CHECKED BY: SKS

Stephen K. Seely

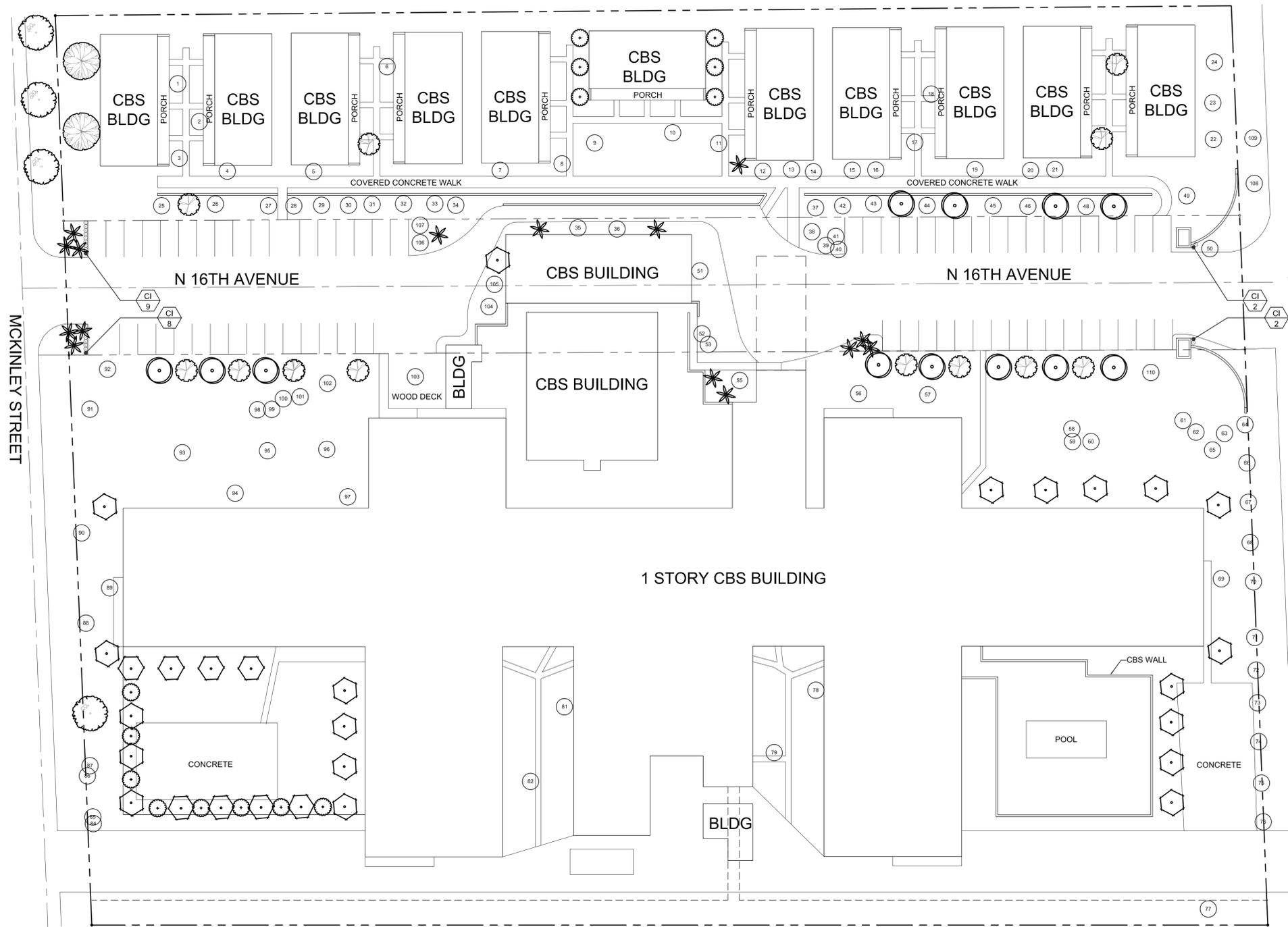
STEPHEN K. SEELY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 45714

GIBBS LAND SURVEYORS

2121 HOLLWOOD BOULEVARD, SUITE 204
HOLLWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

TAFT STREET

MC KINLEY STREET



LANDSCAPE LEGEND CITY OF HOLLYWOOD

ZONE DISTRICT: RM-18 LOT AREA 293,970 sq. ft.

Existing Pervious Landscape area 105,258 sq. ft.
 Existing Vehicular Use Area : 125,088 sq.ft.
 Existing Landscaped Vehicular Use Area: 88,584 sf

TREES:	REQ.	EXIST.	PROP.	TOTAL
A. No. trees required per pervious landscape area 1 tree per 1,000 sq. ft. 117,588 sq. ft. / 1,000 sq.ft. = 118 trees	118	47	71	118
B. Percentage palms allowed Palms permitted count as 3 palms = 1 tree Up to 50%, but more than 20% all trees must be shade natives	72	57	15	72
C. Street trees (maximum spacing 50' o.c.) 955 linear feet along street / 50 lf = 20 trees	20	16	4	20
D. Parking terminal Islands (1 190sf island and 1 tree) 4 ends = 4 trees	8	5	3	8
E. Total Trees Required A + C + D = Total Trees(60% NATIVE REQUIRED)	146	68	78	146
F. Percentage Natives Required 60% of total trees required must be Florida Native	88	35	53	88
SHRUBS A. Parking Buffer shrubs (continuous or 1/10lf with visual barrier 34 continuous and 34 lf with visual barrier (50% Native)	21	-	21	-

NOTES
 IRRIGATION: 100% coverage as required by City of Hollywood
 Plant material will not be planted into root balls of trees and palms
 No substitutions without the approval of Hollywood's Landscape Plan Reviewer

* EXTRA PALMS ABOVE THE PALMS ALLOWED ARE ABOVE AND BEYOND CODE REQUIREMENTS

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	4	*Acer rubrum RED MAPLE	12' HT. X 5' SPR. 2" DBH. F.G.
	12	*Clusia rosea PITCH APPLE	12' HT. X 5' SPR. 2" DBH. F.G.
	28	*Conocarpus erectus GREEN BUTTWOOD	10' HT. X 4' SPR. 2" DBH. F.G.
	14	*Conocarpus erectus 'sericeus' SILVER BUTTWOOD	10' HT. X 4' SPR. 2" DBH. F.G.
	13	Tabebuia heterophylla PINK TRUMPET TREE	10' HT. X 5 SPR., 2" DBH. F.G.
	2	*Quercus virginiana LIVE OAK	12' HT. X 5' SPR. 2" DBH. F.G.
	15	*Sabal palmetto SABAL PALM	18-22' O.A. HT. STAGGERED F.G., MIN 6" CLEAR WOOD
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CI	21	*Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

LANDSCAPE PLAN

Scale: 1"=30'-0"



**WITKIN HULTS
DESIGN GROUP**
 307 South 21st Avenue Hollywood, Florida
 phone: 954.923.9681 fax: 954.923.9689
 www.witkindesign.com

NOVA PALMS
 1600 TAFT ST, HOLLYWOOD FL
 LANDSCAPE PLAN

Project: _____

Revisions:

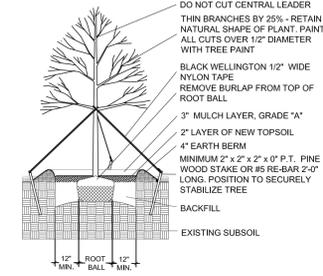
Seat: _____

Lic. # LA0000889
Member: A.S.L.A.

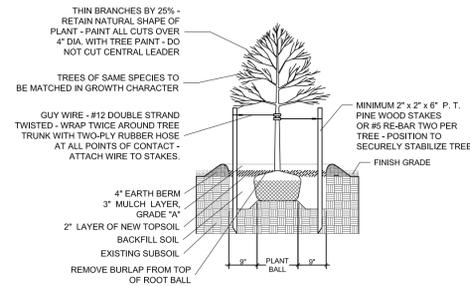
Drawing: Landscape Plan
 Date: 09/18/2015
 Scale: See Left
 Drawn by: FMM
 Sheet No.: _____

L-1

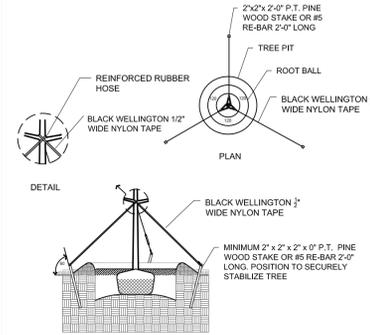
Cad Id.: 2015-088



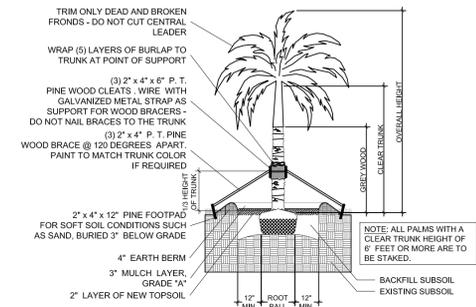
LARGE TREE PLANTING DETAIL



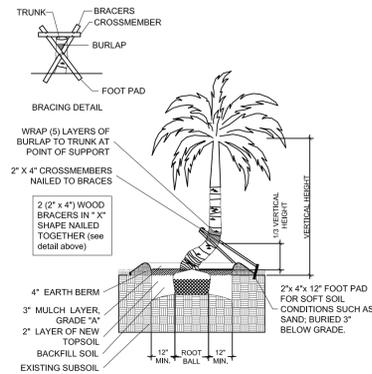
SMALL TREE PLANTING DETAIL



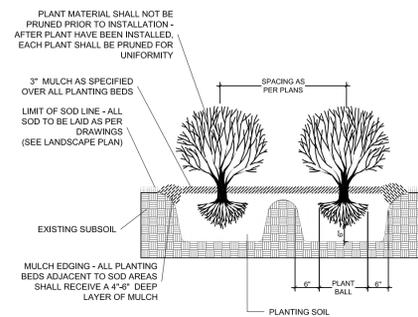
TYPICAL TREE GUYING DETAIL



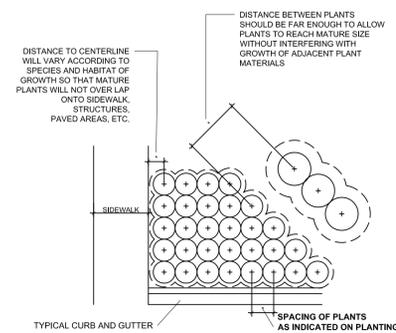
STRAIGHT TRUNK PALM PLANTING DETAIL



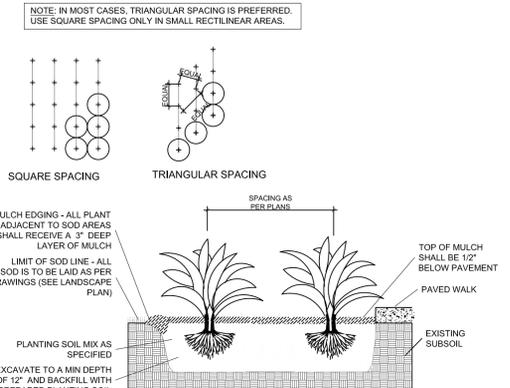
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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 www.witkindesign.com

NOVA PALMS
 1600 TAFT ST, HOLLYWOOD FL
 LANDSCAPE DETAILS

Project:

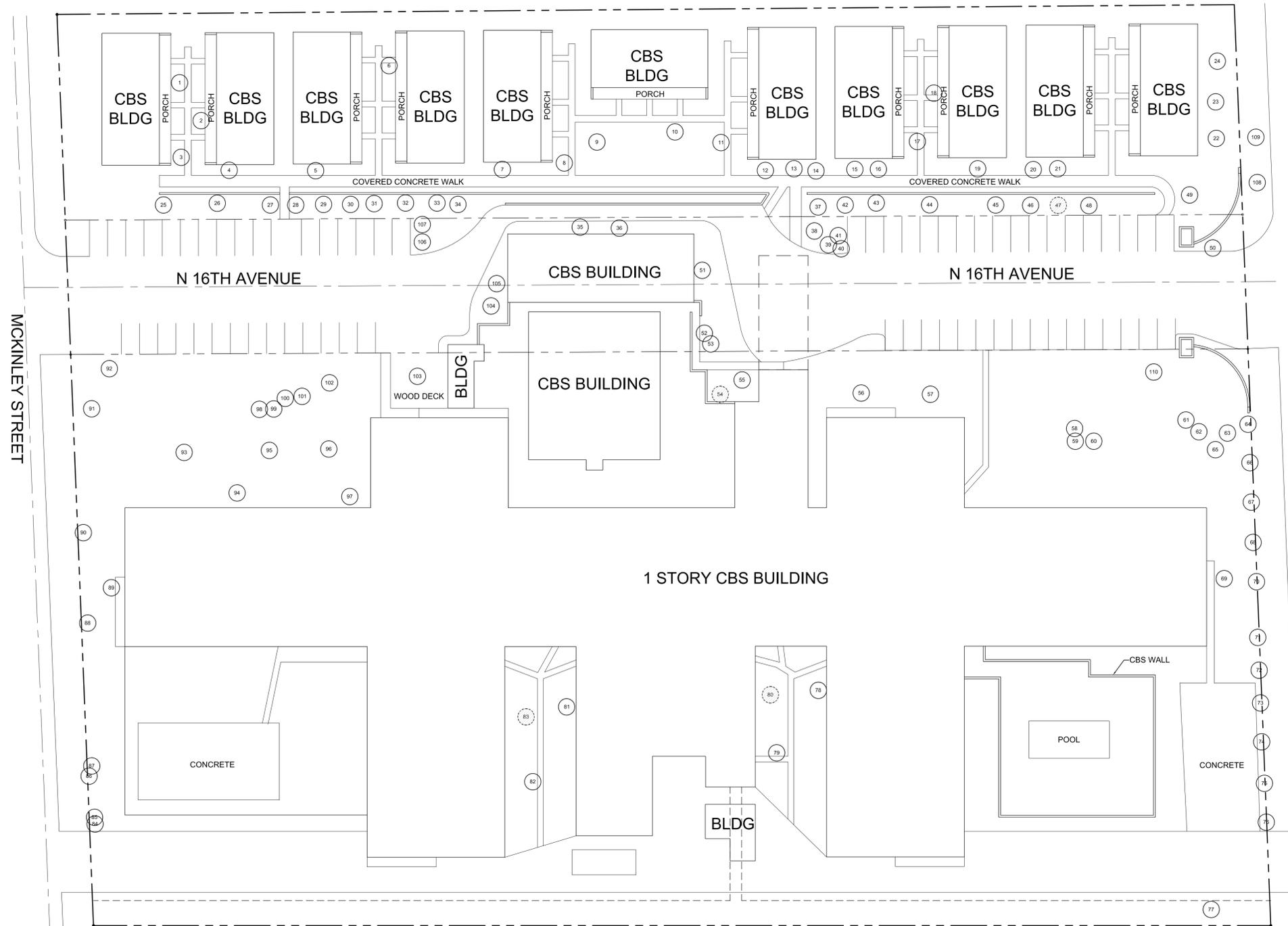
Revisions:

Seat:

Lic. # LA0000889
 Member: A.S.L.A.

Drawing: Landscape Details
 Date: 09/18/2015
 Scale: NTS
 Drawn by: FMM
 Sheet No.:

L-2
 Cad Id.: 2015-088



SYMBOL LEGEND

- R Tree to Relocate
- X Tree to Remove



TREE DISPOSITION

Scale: 1"=30'-0"

Tree #	Height	Spread (FT)	DBH	Type	Disposition	Condition	Canopy Area
1	23	9	11	Queen Palm	Remain	Good	0
2	23	7	11	Queen Palm	Remain	Good	0
3	20	6	7	Christmas Palm (Single)	Remain	Good	0
4	12	10	10	Pigmy Date Palm (Double)	Remain	Good	0
5	12	8	6	Pigmy Date Palm	Remain	Good	0
6	30	5	10	Pink Tabebuia	Remain	Good	0
7	15	8	8	Pigmy Date Palm	Remain	Good	0
8	30	10	12	Sabal Palm	Remain	Fair	0
9	22	20	21 split	Bottle Brush	Remain	Good	0
10	30	20	24	Mahogany	Remain	Good	0
11	22	20	21 split	Bottle Brush	Remain	Fair	0
12	8	9	12	Pigmy Date Palm (Triple)	Remain	Good	0
13	13	10	8	Pigmy Date Palm (Single)	Remain	Good	0
14	10	12	8	Pigmy Date Palm (Double)	Remain	Good	0
15	23	16	8	Sabal Palm	Remain	Good	0
16	18	8	8	Pigmy Date Palm (Single)	Remain	Good	0
17	25	15	8	Pink Tabebuia	Remain	Good	0
18	25	18	14	Pink Tabebuia	Remain	Good	0
19	12	10	8	Pigmy Date Palm (Single)	Remain	Good	0
20	23	16	8	Sabal Palm	Remain	Good	0
21	15	8	8	Pigmy Date Palm (Single)	Remain	Good	0
22	40	30	30	Live Oak	Remain	Good	0
23	40	30	30	Live oak	Remain	Good	0
24	40	30	30	Live Oak	Remain	Good	0
25	12	15	8	Clusia	Remain	Good	0
26	18	15	10	Clusia	Remain	Good	0
27	25	16	10	Pink Tabebuia	Remain	Good	0
28	20	20	12	Clusia	Remain	Good	0
29	23	10	12	Pink Tabebuia	Remain	Good	0
30	15	13	10	Clusia	Remain	Good	0
31	12	5	7	Pink Tabebuia	Remain	Good	0
32	12	13	10	Clusia	Remain	Good	0
33	10	5	6	Pink Tabebuia	Remain	Good	0
34	15	20	8	Clusia	Remain	Good	0
35	25	8	9	Sabal Palm	Remain	Good	0
36	25	8	9	Sabal Palm	Remain	Good	0
37	23	17	8	Foxtail palm	Remain	Good	0
38	20	5	7	Sabal Palm	Remain	Good	0
39	20	5	7	Sabal Palm	Remain	Good	0
40	20	5	7	Sabal Palm	Remain	Good	0
41	23	8	8	Sabal Palm	Remain	Good	0
42	23	20	8 split	Pink Tabebuia	Remain	Fair	0
43	18	12	13 split	Pink Tabebuia	Remain	Fair	0
44	18	13	12 split	Pink Tabebuia	Remain	Fair	0
45	19	10	10 split	Pink Tabebuia	Remain	Fair	0
46	15	12	7	Pink Tabebuia	Remain	Good	0
47	13	6	6	Pink Tabebuia	Remove	Poor	28
48	20	15	11	Pink Tabebuia	Remain	Good	0
49	40	40	30	Black Olive	Remain	Good	0
50	13	7	7	Christmas Palm (Single)	Remain	Good	0
51	8	8	Multitrunk	Areca Palm	Remain	Good	0
52	8	8	Multitrunk	Areca Palm	Remain	Good	0
53	15	13	Multitrunk	Areca Palm	Remain	Good	0
54	23	5	8	Sabal Palm	Remove	Poor	20
55	23	6	4	Sabal Palm	Remain	Good	0
56	8	9	Multitrunk	Areca Palm	Remain	Good	0
57	13	11	Multitrunk	Areca Palm	Remain	Good	0
58	20	8	10	Sabal Palm	Remain	Good	0
59	25	8	10	Sabal Palm	Remain	Good	0
60	20	8	10	Sabal Palm	Remain	Good	0
61	25	8	11	Sabal Palm	Remain	Good	0
62	25	8	11	Sabal Palm	Remain	Good	0
63	25	8	11	Sabal Palm	Remain	Good	0
64	13	8	7	Christmas Palm (Single)	Remain	Good	0
65	25	8	11	Sabal Palm	Remain	Good	0
66	15	8	7	Red Maple	Remain	Good	0
67	14	7	7	Red Maple	Remain	Good	0
68	14	6	5	Red Maple	Remain	Good	0
69	12	7	10	Bismarkia Palm	Remain	Good	0
70	13	5	5	Red Maple	Remain	Good	0
71	14	7	6	Red Maple	Remain	Good	0
72	15	6	6	Red Maple	Remain	Good	0
73	15	8	8	Red Maple	Remain	Good	0
74	14	7	7	Red Maple	Remain	Good	0
75	13	6	5	Red Maple	Remain	Good	0
76	14	6	7	Red Maple	Remain	Good	0
77	40	15	15	Coconut Palm	Remain	Good	0
78	15	20	Multitrunk	Areca Palm	Remain	Good	0
79	20	15	16	Sabal Palm	Remain	Good	0
80	20	15	12	Umbrella	Remove	INVASIVE	0
81	23	5	7	Sabal Palm	Remain	Good	0
82	23	9	8	Sabal Palm	Remain	Good	0
83	20	15	12	Umbrella	Remove	INVASIVE	0
84	20	9	20	Sabal Palm	Remain	Good	0
85	20	8	20	Sabal Palm	Remain	Good	0
86	20	9	20	Sabal Palm	Remain	Good	0
87	19	8	20	Sabal Palm	Remain	Good	0
88	21	8	5	Red Maple	Remain	Good	0
89	12	7	10	Bismarkia Palm	Remain	Good	0
90	22	12	5	Red Maple	Remain	Good	0
91	45	40	36	Pongam	Remain	Good	0
92	15	15	20	Sabal Palm	Remain	Good	0
93	40	35	24	Black Olive	Remain	Good	0
94	12	10	Multitrunk	Areca Palm	Remain	Good	0
95	45	40	30	Pongam	Remain	Good	0
96	45	45	36	Black Olive	Remain	Good	0
97	12	10	Multitrunk	Areca Palm	Remain	Good	0
98	25	12	10	Sabal Palm	Remain	Good	0
99	22	12	10	Sabal Palm	Remain	Good	0
100	20	12	10	Sabal Palm	Remain	Good	0
101	20	12	15	Sabal Palm	Remain	Good	0
102	10	10	15	Seagrape	Remain	Good	0
103	45	45	36	Black Olive	Remain	Good	0
104	16	16	10	Green Buttonwood	Remain	Good	0
105	20	15	12	Bottle Brush	Remain	Good	0
106	15	6	7	Sabal Palm	Remain	Good	0
107	20	8	8	Sabal Palm	Remain	Good	0
108	30	25	11	Black Olive	Remain	Good	0
109	30	25	11	Black Olive	Remain	Good	0
110	40	40	30	Pongam	Remain	Good	0

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NOVA PALMS
 1600 TAFT ST, HOLLYWOOD FL
 TREE DISPOSITION

Project:
 Revisions:

Seat:
 Lic. # LA000889
 Member: A.S.L.A.

Drawing: Tree Disposition
 Date: 09/18/2015
 Scale: See Left
 Drawn by: FMM
 Sheet No.:
TD-1
 Cad Id.: 2015-088







Building

SW 6121
Whole Wheat

141-C2

Trim

SW 6115
Totally Tan

291-C3

ATTACHMENT B
Land Use and Zoning Map

ATTACHMENT III
Interoffice Memorandum – Police Department

CITY OF HOLLYWOOD, FLORIDA
INTEROFFICE MEMORANDUM
POLICE DEPARTMENT

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved

DATE: February 9, 2017

FILE:

TO: Tomas Sanchez
Chief of Police

FROM: John Marino #2555 *[Signature]*
Lieutenant East Neighborhood Services

VIA: CHAIN OF COMMAND

SUBJECT: Expansion of East Side Active Living LLC, 1600 Taft Street



ISSUE:

The Hollywood Police Department review of the planning application for the expansion of 1600 Taft Street, Eastside Active Living LLC, (90 to 265 beds)

EXPLANATION:

Over the past three years there have been several violations, Calls for Service (CFS) and use of City resources provided to one location, Nova Palms 1600 Taft Street, or as it is now referred to as the East Side Active Living LLC. As their Attorney advised us at the July 2016 meeting, "We've changed the name because of the negative connotations the City of Hollywood associated with Nova Palms", along with Coolidge Palms which was closed down the same year. In a 2015, meeting with The Police Department, City of Hollywood administration, to include the City attorney and several members from the City Manager's office, they noted that in 2016, there would be less Calls for Service (CFS) at this location.

There was only a slight decrease from 2015 to 2016 for calls for service (amounting to ONLY 34 less Calls for Service), not a significant difference. Officers responded to the location and average of 12 times a month, in 2016, for various issues. The location poses a safety risk for the residents, as well as the surrounding neighborhood. Below is a comprehensive breakdown of the CFS over the last three years. This location continued on a monthly basis to be listed in the top five on our Repeat Calls for Service reports for the North Lake Community.

	2016	2015	2014
ABANDONED VEHICLE	0	1	2
ACCIDENT	1	0	0
ALARM	0	0	1
ANIMAL CONTROL	1	2	0
ASSAULT	5	3	3
B & E	1	0	0
B & E CONVEYANCE	0	0	1
CHILD ABUSE	8	5	4
CIVIL MATTER	2	6	5
DEAD PERSON	1	3	2
DISTURBANCE	16	34	51
DOMESTIC DISTURBANCE	3	7	5
DRUNK PEDESTRIAN	0	0	1
FELONY ARREST	1	0	1
FIELD CONTACT	2	0	0
FIRE	1	0	0
FRAUD	0	1	1
INFORMATION	14	6	3
MENTALLY ILL PERSON	4	11	9
MISDEMEANOR ARREST	0	2	0
MISSING PERSON	0	6	3
NARCOTICS	0	0	2
OTHER	16	6	22
POLICE SERVICE CALL	25	39	32
PROWLER	0	1	1
RAPE	0	1	0
SHOOTING	1	0	0
SICK/INJURED PERSON	15	11	3
STOLEN VEHICLE	0	0	2
SUICIDE	3	5	0
SUSPICIOUS	12	13	16
THEFT	2	5	5
TRESPASSING	2	1	1
VANDALISM	0	1	0
Grand Total	136	170	176

- There were 176 CFS in 2014
- There were 170 CFS in 2015
- There were 136 CFS in 2016
- The Hollywood Fire Department responded 222 times in 2016.
- THE FIRE AND POLICE DEPARTMENTS WERE AT THIS LOCATION VIRTUALLY EVERYDAY IN 2016

Meetings were held on the following dates to discuss the expansion of this facility:

- 11/16/15 @ 3:30 pm Mtg. w/Commissioner Hernandez & Mr. Forshaw re: Nova Palms (1600 Taft Street)
- 1/14/16 @ 11:00 am Nova Palms Meeting
- 1/14/16 @ 1:00 pm Mtg. w/Applicant to Discuss Nova Palms
- 7/11/16 @ 2:00 Mtg. with Major Strauss, Fire, Code, City Attorney, City Staff and East Side Living Attorney
- 9/26/16 @ 7:00pm Mtg. with NTLs and Lakes Association
- 1/11/17 @ 2:00 pm Mtg. with City Staff, City Attorney and Police department, including Chief Sanchez
- 1/23/17 @ 11:30 am Mtg. with Neighborhood Services Unit (on site)
- 2/7/17 @ 4:00 pm Mtg. for Coolidge Palms to re-open and Nova Palms (EAL LLC) Police Chief & Command, Planning Division, Chief Development Officer, and City Attorney

An Assisted Living Facility Inspection at Nova Palms was conducted on April 28, 2016, in attendance were the following:

- | | |
|---|----------------------|
| • Lieutenant K. Zorsky | Lieutenant J. Marino |
| • Sergeant R. Cady | NTL J. Lowndes |
| • Detective K. Doyle | NTL M. Sinnes |
| • Nick Frias – Agency for Health Care Admin | NTL M. Fregin |
| • State Attorney- Ori Silver | NTL A. Truntz |
| • Code Manager J. Chidsey | NTL R. Cabezas |
| • Code Officer Brignardello | Fire Inspector Fritz |
| • Code Officer N. Robinson | |
| • Code Officer C. Bates | |

The following enforcement action was taken by the City of Hollywood personnel on April 28, 2016:

Code Officers:

The owner received violations for:

- Comingled trash
- Illicit discharge
- Property standards
- Permit violations

The Building Division was requested and issued violations reference the Independent Living section

- Extensive roof damage
- Mold

Health Care – gave verbal warnings for minor violations

Fire – No issues

In addition, a breakdown of the amount of Assisted Living Facilities was provided by the Criminal Investigations Division, as well as a jurisdictional comparison of ALF's, which has been attached to this e-mail.

The Criminal Investigations Division conducts quarterly inspections to all of these facilities and provides the State Agency for Health Care Administration and the State Attorney's Office with information regarding the care and welfare of the residents of these facilities.

There are 42 assisted Living Facilities within the City of Hollywood. By comparison, Ft. Lauderdale, which is a larger city, has only 16.

Assisted Living Facilities jurisdictional comparison – November 2015

• Hollywood	42
• Fort Lauderdale	16
• Miramar	16
• Pembroke Pines	9
• West Park	3
• Davie	2
• Hallandale	1

1/11/17 a meeting was held regarding the serious concerns the Police Department and the City had with the business practices of Eastside Active Living LLC.

At this meeting, we wanted to discuss the Calls for Service over the last 3 years and that there has been a small improvement, but no real changes as compared to ALF's in the City of Hollywood that are similar to, and larger in size. Management stated at both meetings that many of the calls are due to the Independent Living section. Many of the concerns were to be addressed by the contractor as well as the management.

Chief Tomas Sanchez spoke directly to the owners Of East Side Active LLC, admonishing them that Police would not support any construction there until the business practices have changed and the problematic tenants removed. He went on further stating, before any approval would be finalized, serious changes needed to be made regarding their business practices and management of the facility (especially the Independent Living Facility). He advised them that their business plan is not up to par with many of the other ALF's, that we have zero issues with, throughout the City of Hollywood.

The Police Department advised they could assist with Landlord/Tenant issues and they were to meet the Neighborhood Team Leader for the area, Officer Matthew Fregin. He could assist in getting the business plan moved forward with the proper security.

At the request of the owner and Ms. Krimshstein, another meeting was held on January 23, 2017. This was attended by Lieutenant Marino, Sergeant Bloch, and NTL Fregin. At the meeting we discussed what they are trying to do (remove problematic tenants) and where they needed to be (an entire Assisted Living Facility). They advised that they already had the study completed by a traffic engineering company that City officials (Clarissa Ip) requested at the previous meeting. This showed that there would be less traffic in the area if the City went to a full blown ALF. At the request of Ms. Krimshstein and the owner, we walked the grounds of the Independent Living Facility. They wanted to show us new construction of a room. We discovered two subjects who did not reside at Eastside Active Living LLC. They were sitting on a bench outside the laundry room.

Both subjects were homeless but said they were visiting a friend who lives there. Their belongings were in the laundry room. Crack cocaine paraphernalia was found in the belongings. Both subjects were arrested on unrelated warrants. A tenant who wished to remain anonymous, advised the subjects had purchased cocaine recently on McKinley Street, walked onto the property and were utilizing the laundry room to smoke crack cocaine. I explained to Ms. Krimshstein what was going on and how the Police Department was handling it. We showed her that this is the issue that the City of Hollywood, most notably the Police Department, has with this Independent Living section. There is no regulation and no security for the good tenants they have living and paying rent there.

Also, gang graffiti was located on a garbage pail outside the Independent Living side. They were advised to remove the graffiti immediately.

The following recommendations were made at the time to Ms Krimshstein:

- 24-hour security with a reputable security company that knows the tenants living at the Independent Living Facility.
- A current Trespass affidavit on file through BSO dispatch
- "No Trespassing" signs posted a various location throughout the Independent Living side
- Gates surrounding the property and parking lots keep the residents secure and the bad element out
- As part of the construction, improve/resurface the parking lots and assign spaces
- Remove and tow all of the vehicles that do not belong to tenants
- Remove all graffiti from area as soon as possible

Ms. Krimshstein advised she would provide us with her new plan to include the phases of construction to change the Independent Living side of the property to all ALF. (Provided 2/7/17 in meeting about Coolidge Palms and Nova Palms LLC.

On February 2nd, 2017, NTL Officer Fregin received information on a tenant who was receiving multiple packages from China living in the Independent side of Eastside Activating Living LLC. As the Officers were conducting their investigation, they discovered through witness accounts that there was continuous foot traffic in and out of the apartment consistent with street level drug sales. The investigation revealed the tenant, had no Florida Driver's License a detainer (warrant) issued by Immigration and Customs Enforcement (ICE). On February 9th, the NTLs arrested the tenant for DWLS. He was released to ICE and will subsequently sent back to his country of origin, El Salvador. Further investigation revealed that the female tenant was a cosmetologist, received several packages from China, and was receiving make-up and other Chinese "knock off" products for sale. The foot traffic stemmed all hours of the day and night due to the fact the female tenant was running a make-up artist business from her apartment. Many of the clients were exotic dancers and would come all hours before their respective shifts. The NTLs will continue to monitor the independent Living side further.

RECOMMENDATION:

Due to the repeat calls for police responses stemming from Eastside Active Living LLC, Independent Living facility, the Hollywood Police Department can neither condone nor support the business plan put into place at this facility until the tenants living in the Independent Living facility have been thoroughly vetted and/or evicted from the property.

Additionally, The Police Department will respond to East Side Active Living LLC upon the completion of the following recommendations set for by the Hollywood Police Department and Eastside active living LLC.

Eastside Active Living LLC will have a 90-day trial period in which to enforce all of the recommendations. The following should be adhered to:

1. Create a position for a security guard to patrol the property during daytime hours.
2. Place "No Trespassing" Signs throughout the entire property.
3. Have a current Trespass Affidavit on file with BSO dispatch.
4. Create a log for resident vehicle tags.
5. Implement a policy to tow vehicles that are parked on property without authorization.
6. Have a Night Security guard "on duty" to reduce the calls for service during the nighttime.
7. Implement protocol to reduce the number of calls to the emergency 911 and non-emergency line.
8. Improve the quality of residents by evicting problematic tenants. Problematic tenants need to be logged and identified for future evictions.
9. All current and future residents of the ALF must be properly pre-screened with criminal background check prior to intake.
10. Put up security gates surrounding the property to keep residents safe and to restrict the persons entering without authorization.
11. Remove all graffiti as soon as it is located.

The above listed eleven recommendations, which are included in the suggestions sent by the Hollywood Police Department to Eastside Active LLC, as well as their own; "IMPROVEMENTS RELATED TO THE CALLS TO POLICE DEPARTMENT AND FIRE DEPARTMENT" listed in their application, are enacted by Eastside Active Living before any approval by the Hollywood Police Department. Upon enacting these policies, the Hollywood Police Department will visually inspect each recommendation for compliance. Once this is established, Eastside Active Living LLC will have a 90-day trial period in which to enforce their policies and Police Department recommendations. During the 90-day, and at the completion of, the Hollywood Police Department will visually inspect the property again to ensure compliance with the above listed recommendations. This must occur before Eastside Active Living LLC receives approval for the expansion from the Hollywood Police Department.

For action memoranda only

Approved Disapproved

by:



Signature