



EXISTING UNIT MIX FOR 5 STORY RESIDENTIAL BUILDING*:

91 1 BEDROOM / 1 BATHROOM UNITS

33 EFFICIENCY UNITS

EXISTING MAILBOXES ARE LOCATED IN THE LOBBY

*NO CHANGES TO THE NUMBER OF UNITS OR BUILDING FOOTPRINT ARE BEING PROPOSED AS PART OF THIS PROJECT

TOTAL 5 STORY BUILDING SF. = 89,550 SF. (17,910 SF. / FLOOR)

TOTAL SF. FOR ONE STORY BUILDING = 20,423 SF.

MAXIMUM FOOT-CANDLE LEVELS AT PROPERTY LINES

NORTH = 0.5

SOUTH = 0.5

EAST = 0.5

WEST = N/A*

NO IMPROVEMENTS OR MODIFICATIONS MADE TO EXISTING LIGHTING ON WEST SIDE OF PROJECT

REFER TO FIRE ACCESS PLAN FOR VEHICULAR CIRCULATION SYSTEM

LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXCEPTING THEREFROM FROM THE ABOVE MENTIONED PREMISES SO MUCH WAS CONVEYED BY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELRAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 5, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.

BUILDING DATA		
CRITERIA	ALLOWABLE/ REQUIRED	PROVIDED
MIN. LOT AREA	N/A	211,702 SF.
MIN. LOT FRONTAGE	N/A	435 FT.
MAX. BLDG. COVERAGE RATIO	18.11%	18.11%
MIN. OPEN SPACE RATIO	39.51%	39.51%
MAX. BLDG. HEIGHT	N/A	N/A*
*NO CHANGES TO THE EXISTING BUILDING HEIGHTS ARE BEING PROPOSED AS PART OF THIS PROJECT		
SETBACKS:		
FRONT (SOUTH, LANDSCAPE)	25 FT.	25 FT.
SIDE (EAST)	N/A	51 FT. - 6 IN.
SIDE (WEST)	N/A	44 FT. - 4 IN.
REAR (NORTH)	N/A	38 FT. - 6 IN.
BLDG. SEPARATION	N/A	N/A

PARKING DATA		
PARKING CRITERIA	EXISTING	PROVIDED
THE EXISTING BUILDINGS WERE CONSTRUCTED PRIOR TO AUGUST 5TH, 1994 AND ARE SUBJECT TO THE REQUIRED PARKING DEFINED IN THE OCCUPANCY LICENSE PER SECTION 7.3 OF THE LAND DEVELOPMENT CODE.	RES. BLDG. 93 SPACES VAC. BLDG. 35 SPACES	RES. BLDG. 93 SPACES VAC. BLDG. 62 SPACES
	TOTAL SPACES 128	TOTAL SPACES 155 (INCLUDING 7 HANDICAP SPACES) NET INCREASE OF 27 SPACES
LOADING AREA CRITERIA		
RESIDENTIAL BUILDING:	124 UNITS = 2 SPACES	2 SPACES
1 SP. FIRST 100 UNITS + 1 SP. FOR EACH ADDITIONAL 100 UNITS.		
SENIOR CENTER (VACANT): 10,000-24,999 SF. = 1 SPACE	20,800 SF. = 1 SPACE	1 SPACE

GENERAL NOTES:

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH ZONING AND LAND DEVELOPMENT REGULATIONS.



SITE DATA			
CURRENT LAND USE DESIGNATION:	MRES / GBUS		
PROPOSED LAND USE DESIGNATION:	MRES / GBUS		
CURRENT ZONING:	RM-25		
PROPOSED ZONING:	PD		
		SQ. FT.	ACRES
Total Boundary Area:		211,702	4.86
Total Building Area:		38,333	0.88
Existing Vehicular Use Area to Remain:		39,327	0.90
Proposed Vehicular Use Improvements:		37,106	0.85
		PERCENTAGE	
Sidewalk Area:		13,304	0.31
Dry Retention Area:		28,314	0.65
Vehicular Use Green Area*:		9,896	0.23
Landscape Buffer Area:		5,914	0.14
Other Green Area:		39,508	0.90
Total Impervious:		128,070	2.94
Total Pervious:		83,632	1.92
*Vehicular use green area only applies to improved vehicular use area.			
Required: 25% of the total square footage of the paved improved vehicular use area = 0.85 AC. X 0.25 = 0.21 AC.			
Provided: 0.23 AC.			



MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 83225.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL F. GIANI, P.E. ON THE DATE INDICATED ON THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY

REVISIONS

DATE	BY	DESCRIPTION

SDA CONSULTING ENGINEERS

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DRAWN BY: MFG

CHECKED BY: J.F.D.

DESIGNED BY: J.F.D.

SCALE: 1"=30'

FEDERATION PLAZA IMPROVEMENTS

CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA

SITE PLAN

SEAL

FOR THE FIRM, BY:

MICHAEL F. GIANI, P.E.
FLA. P.E. No. 83225

DATE: MAY, 2023

JOB NO. 1301

SHEET SP1