

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 4-15-19

Location Address: 5530 S. STATE RD. 7

Lot(s): PARCELS B & C Block(s): \_\_\_\_\_ Subdivision: C & S

Folio Number(s): 5041 3610 0750

Zoning Classification: N-MU Land Use Classification: MIXED USE

Existing Property Use: VACANT Sq Ft/Number of Units: -

Is the request the result of a violation notice? ( ) Yes (X) 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): PAZO, PREUM. TAC

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

Explanation of Request: SITE PLAN APPROVAL FOR A 100 ROOM HOTEL ON 441

Number of units/rooms: 100 Sq Ft: 1/ - 350 SF

Value of Improvement: 10 MILLION Estimated Date of Completion: 12-1-20

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

Name of Current Property Owner: SHOPPES OF HARBORCREEK LLC

Address of Property Owner: 2790 STIRLING ROAD, BAYS 9-10

Telephone: 954 394 6615 Fax: \_\_\_\_\_ Email Address: sharonsharabky@yahoo.com

Name of Consultant/Representative/Tenant (circle one): JOSEPH B. KALLER

Address: 2417 HOLLYWOOD BLVD. Telephone: 954 920 5746

Fax: 954 926 2841 Email Address: joseph@kallerarchitects.com

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract. 99 YEAR LEASE ATTACHED

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

ROD FEINER Address: 1404 S. ANDREWS AVE.

FORT LAUDERDALE FL 33314 Email Address: vafeiner@cocker-feiner.com

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](http://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: \_\_\_\_\_

Date: 3/1/19

PRINT NAME: Sharon Sharaby

Date: 3/1/19

Signature of Consultant/Representative: \_\_\_\_\_

Date: 3-1-19

PRINT NAME: JOSEPH B. KALLER

Date: 3-1-19

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

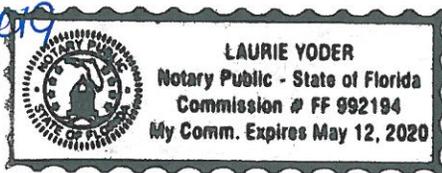
Date: \_\_\_\_\_

**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 Final Technical Advisory Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 1st day of March 2019

Laurie Yoder  
Notary Public  
State of Florida



\_\_\_\_\_  
Signature of Current Owner

Sharon Sharaby  
Print Name

My Commission Expires: \_\_\_\_\_ (Check One) Personally known to me; OR Produced Identification



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SHOPPES OF HARD ROCK, LLC

### Filing Information

**Document Number** L14000153243  
**FEI/EIN Number** 47-2582720  
**Date Filed** 10/01/2014  
**State** FL  
**Status** ACTIVE

### Principal Address

2790 STIRLING ROAD  
BAYS 9 - 10  
HOLLYWOOD, FL 33020

### Mailing Address

2790 STIRLING ROAD  
BAYS 9 - 10  
HOLLYWOOD, FL 33020

### Registered Agent Name & Address

BLOOM, MICHAEL S, ESQ.  
4340 SHERIDAN STREET  
SUITE 102  
HOLLYWOOD, FL 33021

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SHARABY, YEHIAM  
2790 STIRLING ROAD, BAYS 9 - 10  
HOLLYWOOD, FL 33020

Title Manager

sharaby, sharon  
2790 stirling rd  
9  
hollywood, FL 33020

Annual Reports

Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2016	02/02/2016
2017	04/06/2017
2018	04/09/2018

Document Images

<a href="#">04/09/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/19/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/01/2014 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	5530 S STATE ROAD 7, HOLLYWOOD FL 33314	<b>ID #</b>	5041 36 10 0750
<b>Property Owner</b>	KALIFF CORP	<b>Millage</b>	0513
<b>Mailing Address</b>	PO BOX 306 HALLANDALE BEACH FL 33008-0306	<b>Use</b>	22
<b>Abbr Legal Description</b>	C & S SUBDIVISION 89-40 B PARCELS B & C LESS PORTION DESC AS COMM NE COR PAR B,W 24.08 TO POB,W 46.58,N 0.41,E 46.58 TO POB & LESS POR DESC AS COMM NE COR PAR B,W 142.88 TO POB,W 141.97,N 0.95,E 141.97 TO POB		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$771,950	\$1,287,510	\$2,059,460	\$2,059,460	
2018	\$771,950	\$1,287,510	\$2,059,460	\$1,998,730	\$43,792.13
2017	\$771,950	\$1,045,080	\$1,817,030	\$1,817,030	\$39,916.02

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$2,059,460	\$2,059,460	\$2,059,460	\$2,059,460
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$2,059,460	\$2,059,460	\$2,059,460	\$2,059,460
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$2,059,460	\$2,059,460	\$2,059,460	\$2,059,460

Sales History			
Date	Type	Price	Book/Page or CIN
12/1/1993	WD	\$350,000	21629 / 314
3/1/1988	WD	\$300,000	

Land Calculations		
Price	Factor	Type
\$9.00	85,772	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		4477
<b>Eff./Act. Year Built: 2014/2013</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
4477								



## KallerArchitecture

February 19, 2019

City of Hollywood  
Planning & Urban Design Department  
2600 Hollywood Boulevard  
Hollywood, Florida 33019

Reference: Koshier House  
5530 South State Road 7  
Architect's Project #16116  
TAC #19-DP-04

To Whom It May Concern:

The following are our responses to your Preliminary Technical Advisory Comments for the above referenced Project.

### **A. APPLICATION SUBMITTALS – Fitz Murphy 954-921-3471**

1. Noted.
2. ALTA Survey:
  - a. Survey is now noted to be an ALTA Survey
  - b. Note #2 on the Survey references the O&E Report (bottom left of page).
  - c. Noted.
3. Site Plan:
  - a. See Sheet A-1 & A-2. All parking spaces have been dimensioned.
  - b. Setbacks have been added to the Key Plan.
  - c. The concrete delivery area is accessed through the Property to the north. See Sheet SP-1 for an aerial added showing the cross-access easement.
  - d. Unity of Title Statement removed from Sheet SP-1.
  - e. Type "D" Curbing noted on Sheet SP-1.
4. Site Data:
  - a. Land Use Designation has been revised
  - b. Lease Lot Area added to Site Data.
  - c. Required setbacks reviewed and revised
  - d. Existing and provided information in Site Date
  - e. Kitchen added to parking count.

- f. Loading spaces added to Site Data.
  - g. Room size requirements added to Site Data minimum and average.
  - h. Open space requirements added to Site Data.
- 5. Noted.
  - 6. There is no established neighborhood association in the area of the 441 Corridor.
  - 7. Noted
  - 8. Noted.

**B. ZONING – Fitz Murphy 954-921-3471**

- 1. Noted.
- 2. Noted.
- 3. The ramp provides movement in the façade. Because it is in the rear of the Site, we thought it necessary to make the parking garage more obvious than usual. The rear of the building is mostly screened and walled off from the residential community in the rear. The opening will help to ensure natural ventilation requirements are met.
- 4. A Pedestrian Walkway has been added. See Sheet SP-1A.
- 5. Car Lift Detail shown on Sheet SP-3.
- 6. Column setback shown on Sheets SP-1, A-1 & A-2.
- 7. Loading provided by the delivery area. Accessed by cross-access agreements.
- 8. Hotel amenity note added to SP-1 notes.
- 9. Roof Plan added to set. See new Sheet A-8.
- 10. Will Consider.

**C. ARCHITECTURE & URBAN DESIGN – Fitz Murphy 954-921-3471**

- 1. Condensing units, hood exhausts and pool pump now shown on Plans & Elevations.
- 2. Overhead roof & terrace lines now called out.
- 3. Renderings are being revised. Submittal now also shows proposed landscaping as designed.
- 4. A Pedestrian Walkway has been added. See Sheet SP-1A.
- 5. The dumpster for the hotel is in a room with a roof behind a 6'-0" high wall. It is accessed through the north property. There is no other location that is more convenient without taking away from the small back of the house area. Trash enclosure to the west is McDonalds.
- 6. ADA and Communication features rooms now shown on Plans. ADA Rooms 315, 320, 415, 515, 615. Communication Rooms 307, 309 315, 409, 411, 505, 509, 511 & 611.
- 7. Dimensions added to Floor Plans.
- 8. Rendering revised to reflect landscape material.
- 9. Noted.
- 10. a. Stair needs to be accessed from the east end of the stairwell. Cannot be shifted.  
These rooms exceed the minimum square footage required.
- b. These rooms exceed the minimum square footage.

- c. Guardrail on terrace will allow for views to the new Hard Rock Guitar and manmade lake.
- d. Balconies added on the front only of the Sixth Floor. Owner prefers to have no balconies facing the residential in the rear.
- e. The pool deck at the west edge provided views to the Guitar Shaped Hotel. 42" minimum guardrail provided.
- f. See Landscape Plans.

**D. SIGNAGE – Fitz Murphy 954-921-3471**

1. No Monument Sign at this time.
2. See revised Sheet SP-3 for Sign dimensions.
3. Noted on Sheet SP-3.

**E. LIGHTING – Fitz Murphy 954-921-3471**

1. Site Lighting Notes has been revised.

**F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY**

**Fitz Murphy 954-921-3471**

1. Note on Site Plan states that the Project will be applying for the National Green Building Certification. Practices are usually listed for buildings under the green certification threshold.
2. Electric vehicle charging station added to Space #35/36.

**Elaine Franklin 954-921-3201**

1. Charging Station added to Space #35/36. See Sheet SP-1 & A-1.
2. The Site Management and Construction practices will be monitored by a qualified Green Practices Consultant with the goal to obtain certification from the National Green Building Standards.
3. The trash room has trash and recycling. See Sheet SP-2.
4. Sustainable building materials will be included in the Construction Documents.
5. Noted.
6. Dark sky lighting note added to Site Plan.
7. Noted.
8. Cool Roof will be included in all areas where possible.
9. Green Roof will be explored during the planning stages of the Construction Documents. Green Consultant to advise on all areas where green concepts can be utilized

10. Green Roof will be explored during the planning stages of the Construction Documents. Green Consultant to advise on all areas where green concepts can be utilized.
11. Green Roof will be explored during the planning stages of the Construction Documents. Green Consultant to advise on all areas where green concepts can be utilized.
12. Stair 1 has to have a 2hr fire rated enclosure. Cannot be open to internal corridors.
13. Entry to stair #2 is on the east end. Cannot be moved. Will have sound proofing materials at all partition separations.
14. Noted.

**G. ENGINEERING – Luis Lopez/Clarissa Ip**

1. A Ninety-Nine Year Lease Agreement between Shoppes of Hard Rock and Kalif Corp, was submitted to the Planning Department.
2. Noted.
3. Noted.
4. Pick-up and drop-off in same area. Noted added on the Site Plan regarding 24 hour valet. There are four cars at a time drop-off and pick-up. All valet coordinated.
5. A new Sheet Sp-1A shows the overall Plan of the existing Hard Rock Shoppes to the north and McDonalds to the west.
6. Trucks will not access the Hotel through McDonalds. Cross-Access Easement proposed through existing driveway at Rock Plaza will be used for delivery.
7. Existing Public & Private walkways shown on Sheet SP-1A.
8. Garage Ramp slope now shown on Sheet SP-1, A-1 & A-2.
9. Accessible van clearance note added to Sheet SP-1.
10. Width of all parking spaces now shown. Distance from obstructions also shown.
11. Column distance from the stall entrance now shown.
12. Self-Parking Space now labeled. All handicap accessible spaces are self-parked based on recommendations given by the Justice Department because certain vehicles may have been altered or retrofitted based on the needs of the disabled person and a valet may not be familiar with how to operate these vehicles.
13. Load area requirements added to Site Data.
14. HK means House Keeping.
15. Civil Plans now added to Submission.
16. Park Impact Fee Application attached.
17. Noted.
18. Noted.

**H. LANDSCAPING – Guillermo Salazar 954-921-3900**

1. Updated Survey attached.
2. See attached Landscape Plan.
3. See attached Irrigation Plan.

4. Noted.
5. Noted.

**I. UTILITIES – Wilford Zephyr 954-924-2985 Alicia Vereas-Feria 954-921-3302**

1. Noted.
2. FFE for all interior spaces added to Sheet A-1.
3. Civil Plans now in submission
4. Drainage Calculations now in submission.
5. See attached Civil Plans.
6. Noted.
7. Landscape Plan now provided.
8. Noted.
9. Noted.

**J. BUILDING – Dean Decker 954-921-3554**

1. Substantially Compliant.

**K. FIRE – Janet Washburn 954-921-3554**

1. Hydrant Test Attached.
2. All Hydrants shown on Civil Plans. See Sheet SP-1A for hydrant locations as well.
3. Access road widths shown on Sheet SP-1A. All existing drives are 24'-0" wide minimum. Sheet SP-1A also shows stacking and vehicular movement. Parking is 100% valet with the exception of HC Space self-parking if desired by driver.
4. Roadways around the McDonalds building are 24'-0" minimum wide. See Sheet SP-1A.
5. See Civil Plans.
6. See Civil Plans.
7. See Civil Plans.
8. Noted.
9. Knox Box located at garage entrance into staff area.
10. Note added to Sheet SP-1.
11. Noted on Sheet SP-1.

**L. PUBLIC WORKS – Charles Lassiter 954-967-4207**

1. 6-yard container is 5'-0" (W) X 6'-0" (D) X 6'-0" (H). The trash room is 13'-2" (W) X 11'-4" (D) X 9'-4" (H). The room holds (2) 6-yard containers. See Sheet SP-2.

**M. PARKS, RECREATION AND CULTURAL ARTS – David Vasquez 954-921-3404**

1. Park Fee Application attached.

**N. COMMUNITY DEVELOPMENT – Clay Milam 954-921-3271**

1. Self-Parking Spaces identified on Sheets Sp-1, a-1 & a-2. All are HC Spaces.
2. South Elevation should be on Sheet A-9.
3. Noted on Sheet SP-1.

**O. ECONOMIC DEVELOPMENT – Herbert Conde-Parlato 954-924-2922**

1. Substantially Compliant.

**P. POLICE DEPARTMENT – Christine Adamcik 954-967-4371, Steve Bolger 954-967-4500, Doreen Avitabile 954-967-4371**

1. Substantially Compliant.

**Q. PARKING – Harold King 954-921-3549, Tamilia Bacon 954-921-3548**

1. Substantially Compliant.

**R. ADDITIONAL COMMENTS – Fitz Murphy 954-921-3471**

1. Noted.

If you should have any questions concerning these comments, please feel free to contact our office.

Sincerely,  
Joseph B. Kaller & Associates, P.A.

Michele Sherlock  
Senior Associate



## KallerArchitecture

### GENERAL CRITERIA STATEMENT

#### THE KOSHER HOUSE

#### BY WYNDHAM

5520 SOUTH STATE ROAD 7

HOLLYWOOD, FLORIDA 33314

TAC #19-DPV-04

April 1, 2019

1. Architectural and Design Components. Architecture refers to the Architectural elements of exterior building surfaces. Architectural Details should be commensurate with the building mass. The use of traditional materials for new Architectural Details is recommended. Design of the Building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The Proposed Project is a Six Story Hotel Development located at 5530 South State Road 7, directly across from the famed Hard Rock Hotel. It is located behind a free-standing McDonalds Restaurant, making both vehicular and pedestrian access to it through the McDonalds Site.

The First Floor houses the Main Entry, Drop-Off/Pick-Up Area, Lobby/Check-in, Back of the House/Employee Areas and a Parking Garage. The Parking Garage continues on to the Second Floor Level. All Parking Spaces, with the exception of the handicap stalls are equipped with car lifts that accommodate two cars per space. This means that the parking is 100% Valet, twenty-four hours per day. Handicap spaces have the option of self-parking due to some vehicles that may have been retrofitted to accommodate the driver's disability and the retrofit may not be familiar to the parking attendant.

The next Four Floors house the Hotel Rooms. The rooms are all similar in size, but some have large viewing windows, while others have terraces or balconies. Views will include the beach skyline as well as the iconic guitar hotel that the Hark Rock currently has under construction.

Above the Six Floors is a small eatery that will serve Kosher fare to guests, and a pool area, both amenities that guests can enjoy. This area on the rooftop will be for guests only and will not be open to the public.

The Architectural Style of the hotel is modern. Simple clean lines provide a straight forward aesthetic, while finishes like wood, grey stucco and greenery on the walls evoke a warm inviting feel. Glass walls divulge where the vertical access lies and help to define the location of the main entry feature.

Another amenity included are bikes and bike racks for guests to use to explore the area. The surroundings include the adjacent shopping center that has interesting restaurants and retail, as well as the Hard Rock Hotel across the street that offers shows, a variety of restaurants and gambling for those who might feel lucky.

All material choices, methods of construction, site management and building systems will follow Green Building Practices, making sure that from start to finish every effort is made to limit the carbon footprint on our environment.

2. **Compatibility.** The relationship between existing Architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The Hotel is located in a main corridor that is currently seeing major change in its Zoning requirements, Right-of-Way improvements, Construction of new Development and improved infrastructure. For a long time 441 in South Broward got little attention partly because of the infrastructure needed to support development was simply not there. Today, the corridor is undergoing a revitalization where the focus is on the promotion of public transit in the way people move around.

The Hotel will be taller than the buildings directly adjacent to it, as it takes advantage of the current Zoning regulations. Although it is taller than those next to it, it stands small compared to the Hard Rock directly across 441 from it. The Hotel's height is also supported and enhanced by the large open space site with a lake directly to its south. The majority of the buildings around the proposed hotel are older and are two stories or less. Compatibility will come as other land owners take advantage of the Transit Corridor Zoning regulations.

3. **Scale/Massing.** Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage and setting of the structure in context with adjacent buildings. Architectural details included, but are not limited to, banding, molding and fenestration.

The Scale and Massing of the Hotel differs from adjacent building in its height but is similar in its width and sitting, as well as the rhythm and scale of its fenestration. There is clear pattern of district bays that matches the shopping centers to the north. Otherwise the surrounding sites are made up of large on-grade parking lots belonging to car dealerships and the Hard Rock Hotel. Again, scale and massing will come with future development under the new code.

4. Landscaping. Landscaped area should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

The Project will feature both horizontal and vertical gardens, as well as water features and architectural elements upon which the landscaping will interact and expand.

The landscaping will be done according to Green Building Practices. This means a focus on Native, salt tolerant and drought tolerant plant species.

Hardscapes will be pervious where possible and irrigation methods will be as conservation friendly as possible.

All together the landscape environment will soften, be visually pleasing and be a part of the Green Building Practices planned for this Project.



KallerArchitecture

VARIANCE CRITERIA STATEMENT  
THE KOSHER HOUSE BY WYNDHAM  
5530 SOUTH STATE ROAD 7  
HOLLYWOOD, FL 33314  
TAC #19-DP-04  
April 1, 2019  
"PARAPET SIGNAGE"

- A. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City:

The Hotel Project is located on the east side of 441 between Stirling and Griffin Roads. It sits directly across from the iconic Hard Rock Hotel, Hollywood. The Site is behind a free-standing McDonalds fast food restaurant and has an elevated shopping center to its north and an open space, vacant site and lake, to its south.

Parapet Signs are allowed by code to be located on street facing facades. The requested Variance is for a Parapet Sign located on the south elevation that faces the vacant open site.

Because the Hotel is located almost 300'-0" back from the 441 Corridor, the south facing elevation allows for the vehicular and pedestrian flow north to see the Hotel and its identification across the vacant site, as the vacant site stretches south almost all the way to Stirling Road. This would allow even passersby looking for a hotel to be aware of the Kosher House by Wyndham as an option.

The south facing Parapet Sign will fit into the already sign heavy surroundings provided by the Hard Rock Hotel.

- B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community:

The south facing Parapet Sign being proposed would be visible across a vacant lot that has a lake. The signage would only be visible from the right-of-way and from commercial properties. No residentially Zoned or use areas would be able to see the south facing signage. The Signage Variance request is therefore not at all detrimental to the community, but instead will fit into that rapidly expanding entertainment area.

- C. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City:

The Variance requested is consistent with the goals and Comprehensive Plan of the City of Hollywood. The Variance allows for visibility of a business set back from the street, thus allowing a chance for viability and longevity. The neighborhood is Commercial and the surrounding sites are slowly transitioning into developments that are mixed use in nature, promotes pedestrian movement and public transit use. The Hotel will help to provide employment to someone that can use public transportation to get there or even walk to work. It will be a part of a larger system that works to enhance the transit corridor and all it hopes to achieve.

- D. That the need for the requested Variance is not economically based or self-imposed.

The requested Variance is not economically based or self-imposed. The Variance request is based on fitting into the surrounding environment in that section of the 441 Corridor and making sure that whatever is built is in the end viable, present and ready to add to the excitement and movement of the area as it evolves.

- E. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.

The Variance being requested does not conflict with any State or Federal Laws. Elimination of the Active Liners and use of more expansive setbacks with lush landscaping is the minimum variance necessary.



KallerArchitecture

VARIANCE CRITERIA STATEMENT  
THE KOSHER HOUSE BY WYNDHAM  
5530 SOUTH STATE ROAD 7  
HOLLYWOOD, FL 33314  
TAC #19-DP-04  
April 1, 2019  
"PARKING VARIANCE"

- A. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City:

The REQUESTED Variance is for allowing 104 spaces when 105 spaces are required. This Variance request will in no way affect the stability and appearance of the City, but instead may contribute to the goals of the Transit Corridor by promoting the use of public transportation, car-pooling and walking.

There are 100 spaces that are provided for 100 guestrooms, as required, and 4 spaces for staff. 100% occupancy is very rarely met in Broward County, and if it is met, it is usually based on an event and not a season. VRBO and AirBNB also provided alternatives to visitors, which in turn contributes to occupancy percentages at hotels. The Kosher House by Wyndham is an inland hotel which tends to attract more business and event stays rather than vacation stays. Vacation stays tend to be on or near the beach.

- B. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community:

The Variance Request is compatible with other land uses and would not be detrimental to the community. The offering of 100% Valet 24 hours a day allows flexibility for the parking attendants to fit all the vehicles on the Site, should the need arise.

- C. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City:

The Variance is consistent with the goals and Comprehensive Plan of the City of Hollywood, as well as the goals and objectives of the Transit Oriented Corridor. The promotion of a pedestrian friendly and public transit corridor helps to reduce traffic and ultimately contribute to a greener environment.

- D. That the need for the requested Variance is not economically based or self-imposed.

The requested Variance is not economically based or self-imposed. It was recommended by the Justice Department that the handicap spaces not have a car lift and have the option for the driver to self-park. This is because some vehicles have special add-ons suited for the particular disability, and those add-ons, may not be familiar to a parking attendant.

- E. That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.

The Variance being requested does not conflict with any State or Federal Laws. Elimination of the Active Liners and use of more expansive setbacks with lush landscaping is the minimum variance necessary.



Environmental Protection and Growth Management Department  
**ENVIRONMENTAL LICENSING and BUILDING PERMITTING DIVISION**  
1 North University Drive, Suite 201-A Plantation, FL 33324  
Phone: 954-519-1483 Fax: 954-519-1412

**BROWARD COUNTY**  
**Environmental Licensing and Building Permitting Division**  
**ENVIRONMENTAL RESOURCE GENERAL LICENSE**

**GL-HWD1612-037**

**Broward County Code(s): 27-336(a)(1)f.**

**Applicant: Kaliff Corporation**

**5530 S STATE ROAD 7, Hollywood**

**Description: Construction of a new parking lot.**

**Issue Date: 01/03/2017**

**Expiration Date: 01/03/2019**

The above project has been reviewed and was verified to meet the criteria outlined in Chapter 27-336(a)(1) of the Broward County Natural Resource Protection Code for the issuance of this Environmental Resource General License (GL). This approval is specific for the plans and description described on this verification. Any changes to project footprint, design or size must be reviewed by the Department and may require additional licensing.

Construction shall be in accordance with the submitted Application, the approved plans and the attached General Conditions. This approval does not authorize impacts to natural resources (mangroves, sea grasses, etc). Failure to comply with the license conditions may result in suspension or revocation of the license and/or enforcement actions.

Issuance of this license does not relieve the licensee from obtaining any other required federal, state or local permits or authorizations required for this project prior to commencement.

Per Section 27-58(b)(9), "The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity, or facility at times to the COUNTY personnel for the purposes of inspection and testing to determine compliance with this license and this chapter."

**Aquatic and Wetland Resources Reviewer: Brandon Justice**

**Telephone: (954) 519-1228**

**email: bjustice@broward.org**

1. The terms, conditions, requirements, limitations and restrictions set forth herein are accepted by the licensee and enforceable by EPGMD pursuant to this chapter. EPGMD will review this license periodically and may revoke the license, initiate administrative and/or judicial action for any violation of the conditions by the licensee, its agents, employees, servants or representatives or principals.
2. This license is valid only for the specific uses set forth in the license application, and any deviation from the approved uses may constitute grounds for revocation and enforcement action by EPGMD.
3. In the event the licensee is temporarily unable to comply with any of the conditions of the license, the licensee shall notify EPGMD within twelve (12) hours. Within five (5) working days of the event, the licensee shall submit a written report to EPGMD that describes the incident, its cause, the measures being taken to correct the problem and prevent its reoccurrence, the owner's intention toward repair, replacement, and reconstruction of destroyed facilities, and a schedule of action leading toward operation within the license conditions.
4. The issuance of this license does not convey any vested rights or exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, or any violations of federal, state or local laws or regulations.
5. This license must be available for inspection on the licensee's premises during the entire life of the license.
6. By accepting this license, the licensee understands and agrees that all records, notes, monitoring data and other information relating to the construction or operation of this permitted source, that are submitted to EPGMD, may be used by EPGMD as evidence in any enforcement proceeding arising under Chapter 27, except where such use is prohibited by § 403.111, F.S.
7. The licensee agrees to comply with Chapter 27, as amended.
8. Any new owner of a licensed facility shall apply by letter for a transfer of license within thirty (30) days after sale or legal transfer. The transferor shall remain liable for performance in accordance with the license until the transferee applies for, and is granted the transfer of license. The transferee shall also be liable for performance in accordance with the license.
9. The licensee, by acceptance of this license, specifically agrees to allow access to the licensed source at reasonable times by EPGMD personnel for the purposes of inspection and testing to determine compliance with this license and this Chapter 27.
10. This license does not constitute a waiver or approval of any other license that may be required for other aspects of the total project.
11. If the licensee wishes to renew a license or extend its term, the licensee shall make application sixty (60) days prior to its expiration. Expired licenses are not renewable.
12. In addition to the general conditions set forth above, each license issued by EPGMD shall contain specific conditions determined by site conditions and requirements pursuant to the regulations as determined by the director of EPGMD. The licensee agrees that specific conditions are enforceable by EPGMD for any violation thereof.
13. Enforcement of the terms and provisions of this license shall be at the reasonable discretion of EPD, and any forbearance on behalf of EPD to exercise its rights hereunder in the event of any breach by the licensee shall not be deemed or construed to be a waiver of EPD's rights hereunder.

**Standard Specific Conditions**  
(Required for all licenses)

**GL-HWD1612-037**

1. Notify EPD in writing a minimum of forty-eight (48) hours prior to project commencement and a maximum of forty-eight (48) hours after project completion.
2. Notify the Department immediately in the event of any project-caused environmental problem(s).
3. All project generated solid waste and/or spoil material must be disposed of in a suitable
4. Turbidity screens or equivalent shall be properly deployed and maintained as necessary during construction activities so that turbidity levels do not exceed twenty-nine (29) NTU's above natural background fifty (50) feet downstream of project.
5. Only clean fill and clean demolition materials shall be placed in the water bodies being filled. Clean demolition materials include things such as brick, stone, ceramic and concrete rubble which are uncontaminated by other materials. Any fill material used shall be free of garbage, rubbish, refuse, asphalt, hazardous materials, organic matter such (as) wood, lumber, tree or tree trimmings, or other contaminants. The disposal of any putrescible or deleterious debris in any water body is prohibited.
6. This license does not eliminate the necessity to obtain any required federal, state, local or special district permit/license/approval prior to the start of any activity authorized by this license.

APPLICATION FOR AN ENVIRONMENTAL RESOURCE  
GENERAL LICENSE

**Application Fee: \$ 100.00**

Mailing Address:

Development & Environmental Regulation Department  
1 North University Drive, Suite 201  
Plantation, Florida 33324

Make Check payable to:  
Broward County Board of  
County Commissioners

To be completed by Department Staff: Fee Statement No: _____	License No: _____
---	-------------------

Questions 1 - 9 must be completed. The submittal of the following information with the application will help ensure timely processing and is necessary for staff to effectively evaluate each proposed project:

- The correct number of signed & sealed plans you will need for the city, contractor, etc.  
*plus one copy for the county to retain on 8 1/2 x 11" paper*
- A copy of a property survey clearly depicting the existing conditions. Please be sure all over water structures are clearly labeled with the dimensions as **measured from the wet face of the seawall**.
- Photographs of existing conditions, if possible *(to be kept by THE COUNTY)*;
- A location / street map with the project site identified;
- Proof of ownership or sufficient interest in the project property;
- Plan view and cross-sectional drawings showing the proposed project to include:
  - accurate dimension of length and width for **all structures** over water measured **from the wet face of the seawall** (seawall cap, docks, boardwalks, boatlifts, floating docks, etc.)
  - the Mean High Water Level (MHW), Mean Low Water and substrate elevation (referenced to NGVD) or Mean Sea Level)
  - the height of the proposed dock above MHW
  - name and width of water body
  - presence of any **wetland** or **benthic** (seagrasses, oysters, etc.) communities;
- If maintenance dredging is proposed, please provide:
  - documentation of original dredged depth
  - plan view of dredging location, with approximate dimensions
  - cross-sectional drawings depicting historical, existing and proposed conditions with elevations labeled.
  - amount of material to be removed (in cubic yards); and,
- If the proposed project will be constructed on property owned by a homeowners or condominium association, a letter from the association approving the project is required.



1. Agent processing application: Joseph B. Kauer & Associates  
 Street: 2417 Hollywood Blvd  
 City: Hollywood State: FL Zip: 33020  
 Telephone: 954-920-5746 Fax: 954-920-2841  
 Email: Joseph@kauerarchitects.com  
 Mail license back: \_\_\_\_\_ Hold for pick-up: \_\_\_\_\_

2. Contractor to do work: MPTC Enterprises Inc  
 Street: 6047 Kimberly Blvd, Bay 6  
 City: North Lauderdale State: FL Zip: 33068  
 Telephone: 954-326-0088 Fax: \_\_\_\_\_  
 Email: ongis3@belbouth.net

3. Property Owner Name: Kalyff Corporation  
 Street: P.O. Box 300  
 City: Hawthorne Beach State: FL Zip: 33008  
 Telephone: 954-957-7777 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

APPLICATION FOR AN ENVIRONMENTAL RESOURCE GENERAL LICENSE

4. **Location of proposed work:** Folio #: 5041 36 10 0750  
Street: 5530 S STATE ROAD 7 City: HOLLYWOOD Zip: 33020

5. Are there any existing structures at the proposed work site that have been licensed by this agency? If so, provide license number N/A. Are there any other pending applications with this agency? If so, for what type of license N/A and when was it submitted N/A?

PLEASE BE ADVISED THAT THE PERSON(S) SIGNING BELOW IS/ARE CERTIFYING THAT THE PROPOSED PROJECT WILL BE IN COMPLIANCE WITH THE FOLLOWING CRITERIA FOR OBTAINING AN ENVIRONMENTAL RESOURCE GENERAL LICENSE.

**A General License does not authorize any mangrove alteration activities, impacts to any submerged aquatic vegetation (seagrasses) or other natural resources.**

6. **Provide a complete description of the proposed project:** It consists of a parking lot located in the eastern portion of the subject property. It will have two access points : 1) through the adjacent property located on the north side 2) utilizing a cross access agreement within the same property to allow for a more convenient vehicular circulation

7. **Description of proposed work (check all applicable items)** Section 27-336(a)(1).

- N/A [ ] (a) The repair or replacement of existing functional docks, provided that no additional waterward fill is used and the new or repaired dock is not enlarged beyond a total of 500 square feet over-water surface area for the new and existing structure.
- N/A [ ] (b) The repair, maintenance, or restoration of existing functional seawalls no more than one foot waterward of their original authorized location.
- N/A [ ] (c) The relocation within an already approved right-of-way, repair or maintenance of existing utility transmission or distribution lines and associated adjacent facilities required to effect the repair.
- N/A [ ] (d) New lake or pond excavation of less than 2 acres, but equal to or greater than 1 acre, that are not connected with and do not exchange water with any other surface water body of wetland, except by means of a permitted overflow structure.
- N/A [ ] (e) The installation of private, noncommercial docks of 500 square feet or less over water surface area, where no dredging or filling is required except to install the pilings.
- N/A [ ] (f) Projects which are within isolated wetlands (f) lakes and/or otherwise, in the opinion of THE COUNTY, will not significantly degrade the environment (boatlifts, mooring pilings, headwalls, culverts, etc.)
- N/A [ ] (g) Proposed or existing rock quarry excavations. (Please see Section 27-336(a)(1) for additional information)
- N/A [ ] (h) The construction, repair, maintenance or operation of any permitted storm water control/treatment structure when not exempt pursuant to 62-340.700 F.A.C. as amended.
- N/A [ ] (i) The one time dredging of 20 cubic yards or less of sediment from isolated lakes or ponds and residential canals, with no seagrasses within the project site, where the sediment is removed from the waterway and deposited on a self-contained upland site.
- N/A [ ] (j) The installation of natural limerock rip-rap at the waterward face of an existing vertical bulkhead provided that the rip-rap is clean and free of debris, that no seagrasses are covered by the rip-rap, that no dredging or other filling is conducted and that the rip-rap is placed at a slope no steeper than 2H:1V and that no interference to other riparian property rights or navigation occurs.

APPLICATION FOR AN ENVIRONMENTAL RESOURCE GENERAL LICENSE

- (k) The repair or replacement of existing functional headwalls, pipes, culverts provided that they are otherwise in compliance with the code and are in artificially created waterways which discharge water for stormwater run off. The pipes must be replaced in the original size and configuration and all elevations must be the same as the pre-replacement condition. All water quality protection features must be utilized and the rerouting of water bodies is not authorized by this General License except by pumps, pipes or cofferdams. Wetland areas may NOT be impacted by the activity. N/A
- (l) The installation of utility or transmission lines laid on or embedded in the substrate provided that no dredging or filling is required and that no seagrasses or significant benthic communities will be affected by the activity. N/A
- (m) Existing commercial Rock Quarry Excavations *(please see Section 27-336(a)(1) for additional information)* N/A
- The emergency repair, replacement or maintenance of existing utility transmission or distribution lines, provided that the owner of the damaged facility or the owner's agent provides verbal notice to the county of the condition, its location and expected length of time required for the repair, replacement or maintenance activities. *Section 27-336(a)(2)* N/A

8. Mangrove alteration and certain types of trimming activities require an Environmental Resource License pursuant to Sec. 27-332 of the Broward County Code and Section 403.9321 Florida Statute. The General License does not authorize any mangrove alteration activities.

Are there mangroves on-site? Yes [ ] No [X]

Will this work require mangrove alteration or trimming? Yes [ ] No [X]

9. Are there any natural aquatic or submerged resources in the construction area? Yes [ ] No [X]

Natural aquatic resources include seagrasses, oysters, etc. Describe how this determination was made. By Visual Observation

Per Section 27-58(b)(9), "The licensee, by acceptance of this license, specifically agrees to allow access and shall allow access to the licensed source, activity, or facility at times to THE COUNTY personnel for the purposes of inspection and testing to determine compliance with this license and this chapter." Enforcement actions may be initiated for any violations.

Issuance of this license does not relieve the licensee from obtaining any other required federal, state or local permits or authorizations required for this project prior to commencement. Please be advised a site inspection may also be conducted prior to license issuance to verify existing conditions.

Signature of property owner

Date 10-27-16

Printed Name Sharon Sharary

Signature of Agent

Date 10-27-16

Printed Name JOSEPH B. KALLER

Wetlands Resources Approval

Date



PRE-APPLICATION CONCEPTUAL OVERVIEW SUBMISSION FOR:

VALET  
**PARKING LOT**

5530 SOUTH STATE ROAD 7  
HOLLYWOOD, FL 33314

(FOR FUTURE)  
**ROCK HOTEL**  
5450 SOUTH STATE ROAD 7  
HOLLYWOOD, FL 33314



PROJECT INFORMATION

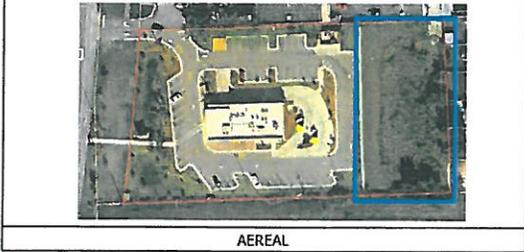
**LOT # 1**  
ADDRESS  
5530 SOUTH STATE ROAD 7  
HOLLYWOOD FLORIDA 33314  
PROPERTY OWNER  
5500 PINE HILLS BLVD  
HOLLYWOOD FLORIDA 33314  
FOR CONSTRUCTION  
FOR CONSTRUCTION

**LOT # 2**  
ADDRESS  
5530 SOUTH STATE ROAD 7  
HOLLYWOOD FLORIDA 33314  
PROPERTY OWNER  
KALPER CORP  
10000 W. PALM BEACH BLVD  
PALM BEACH, FLORIDA 33480  
FOR CONSTRUCTION  
FOR CONSTRUCTION

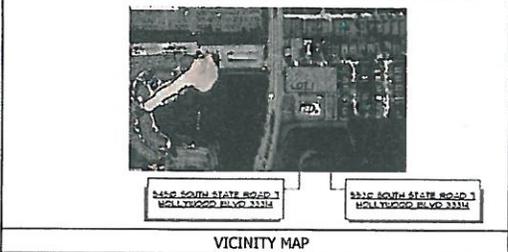
**LOT # 3**  
ADDRESS  
5530 SOUTH STATE ROAD 7  
HOLLYWOOD FLORIDA 33314  
PROPERTY OWNER  
KALPER CORP  
10000 W. PALM BEACH BLVD  
PALM BEACH, FLORIDA 33480  
FOR CONSTRUCTION  
FOR CONSTRUCTION

**LOT # 4**  
ADDRESS  
5530 SOUTH STATE ROAD 7  
HOLLYWOOD FLORIDA 33314  
PROPERTY OWNER  
KALPER CORP  
10000 W. PALM BEACH BLVD  
PALM BEACH, FLORIDA 33480  
FOR CONSTRUCTION  
FOR CONSTRUCTION

**LOT # 5**  
ADDRESS  
5530 SOUTH STATE ROAD 7  
HOLLYWOOD FLORIDA 33314  
PROPERTY OWNER  
KALPER CORP  
10000 W. PALM BEACH BLVD  
PALM BEACH, FLORIDA 33480  
FOR CONSTRUCTION  
FOR CONSTRUCTION



AERIAL



VICINITY MAP

**GENERAL NOTES**

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
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GENERAL NOTES

**DRAWING LIST**

- T-101 COVER SHEET
- T-102 ALTA SURVEY
- T-103 ARCHITECTURAL
- T-104 OVERALL SITE PLAN
- T-105 ENLARGED SITE PLAN

DRAWING LIST

**PROJECT TEAM**

**CLIENT**  
5500 PINE HILLS BLVD  
HOLLYWOOD FLORIDA 33314  
PHONE: 1-305-931-1441

**ARCHITECT**  
JOSEPH B. KALLER & ASSOCIATES, P.A.  
CONTACT: JOSEPH B. KALLER  
10000 W. PALM BEACH BLVD  
PALM BEACH, FLORIDA 33480  
PHONE: 1-305-931-1441  
FAX: 1-305-931-1442  
EMAIL: JKALLER@KALLERANDASSOCIATES.COM

**ENGINEER**  
CHARLES D. BUCKLEBO  
CONTACT: PAUL CHARLES BUCKLEBO  
ADDRESS: 10000 W. PALM BEACH BLVD  
PALM BEACH, FLORIDA 33480  
PHONE: 1-305-931-1441

PROJECT TEAM

BUILDING INFORMATION

PROJECT INFORMATION  
VALET PARKING LOT  
ROCK HOTEL  
HOLLYWOOD, FL 33314

DATE: 10/1/2014

CUTNER SHEET

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/2014	ISSUED FOR PERMIT

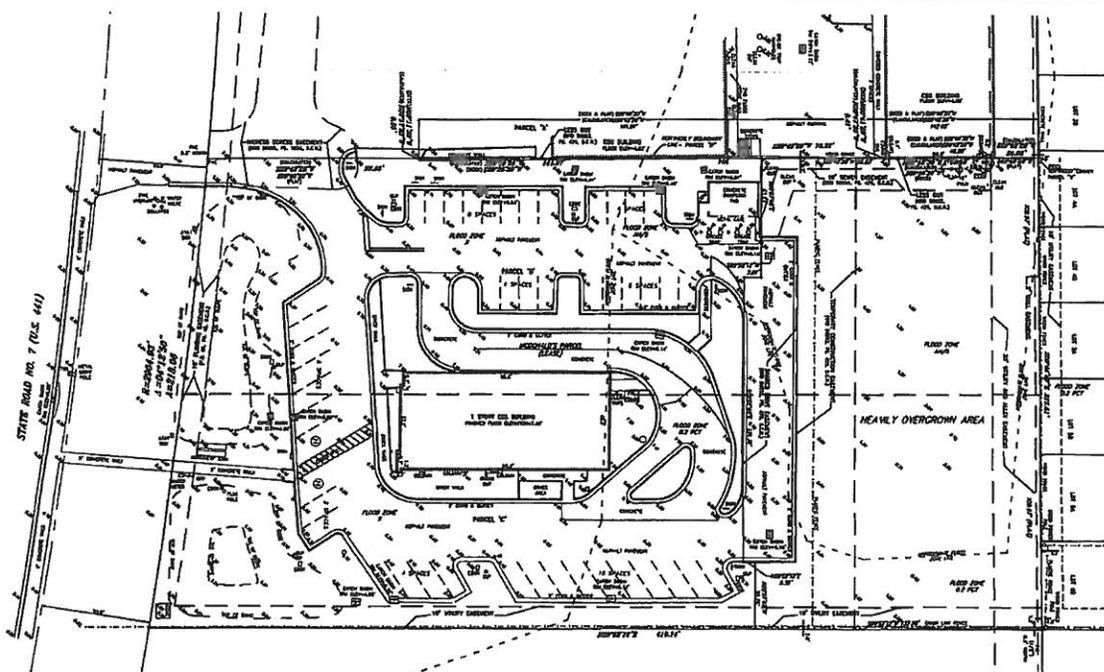
SHEET  
**T-1.0**

# SKETCH OF SURVEY



- LEGEND:
- CEL CHECKED BY
  - CONC CONCRETE
  - DWN DRAWN BY
  - FB/PB FIELD BOOK AND PAGE
  - SW SET IRON ROD & CAP #6448
  - SNC SET NAIL AND CAP #6448
  - FIR FOUND IRON ROD
  - FPI FOUND FROM PIPE
  - FNC FOUND NAIL AND CAP
  - FND FOUND NAIL & DISC
  - P.L. PLAT BOOK
  - B.C.R. BROWARD COUNTY RECORDS
  - I- CAN N END / WOOD FENCE
  - E- OVERHEAD UTILITY WIRES
  - ELEVATIONS
  - A/C AIR CONDITIONER
  - CLP CONCRETE LIGHT POLE
  - EOX ELECTRIC BOX
  - TRANS TRANSFORMER

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0562 M
ZONE	0.2 PCT / AH
BASE FLOOD ELEV.	N/A / 5
EFFECTIVE DATE	08/18/14



- NOTES :
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
  3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
  4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
  5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
  6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  7. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 3381 ELEVATION=3.09' (MAY08)
  8. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF "C & S SUBDIVISION", P.B. 89, PG. 40, B.C.R. SAID LINE BEARS S89°52'12"W.

LAND DESCRIPTION :

PARCELS "B" AND "C" OF "C & S SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LESS THE FOLLOWING DESCRIBED PARCELS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 24.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.58 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

AND LESS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 142.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'30" WEST, A DISTANCE OF 141.97 FEET; THENCE NORTH 00°11'50" WEST, A DISTANCE OF 0.89 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 141.97 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2018. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 31-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES; THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard C. Cousins*  
 RICHARD C. COUSINS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4188  
 SURVEY DATE : 12/04/18

**COUSINS SURVEYORS & ASSOCIATES, INC.**  
 3921 SW 47TH AVENUE, SUITE 1011  
 DAVIDE, FLORIDA 33514  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (854) 880-9885 FAX (854) 880-0213

CLIENT :  
 JOSEPH B. KALLER  
 + ASSOCIATES PA

5530 S STATE ROAD 7  
 HOLLYWOOD, FLORIDA

REVISIONS	DATE	BY	CHK	APP

REVISIONS	DATE	BY	CHK	APP

PROJECT NUMBER : 8177-18  
 SCALE : 1" = 20'  
 SHEET 1 OF 1





Environmental Protection and Growth Management Department  
**ENVIRONMENTAL LICENSING and BUILDING PERMITTING DIVISION**  
Environmental Engineering and Licensing Section  
1 North University Drive, Room 201A, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

*Via email ([mikebloom@lawyer.com](mailto:mikebloom@lawyer.com), [lgranted@tobinprop.com](mailto:lgranted@tobinprop.com), [sharonsharaby@yahoo.com](mailto:sharonsharaby@yahoo.com))*

September 7, 2016

Sharon Sharaby  
c/o Michael S. Bloom, P.A.,  
4340 Sheridan St., Suite 102  
Hollywood, FL 33021

**Re: Wetland Jurisdictional Determination – Shoppes of Hard Rock Parking**  
**5530 S St Rd 7, Hollywood, FL 33019**  
**Folio No. 504136100750**  
**File No. WD1608-003**

Dear Applicant:

The referenced site, outlined in black on the attached aerial photograph, was visited by the Broward County Environmental Protection & Growth Management Department (EPD) on Wednesday, September 07, 2016. During that visit it was determined that the site **does contain County jurisdictional wetlands**. The approximate limits of these wetlands are indicated in hatching on the enclosed aerial photograph. If an exact line is desired, you may elect to arrange a joint site inspection with your surveyor present.

Based on the above determination, any construction which involves dredging or filling in the wetlands will require an **Environmental Resource General License**. Additional construction activities such as excavation of a new lake or canal, regulated under Article XI of the Natural Resource Protection Code, may also require a license. Additionally, this letter does not constitute a waiver of review by the Development Management Division of the Urban Planning and Redevelopment Department prior to clearing and grubbing. The applicant is encouraged to contact EPD at the earliest convenient time to discuss licensing requirements.

This determination was made according to the Natural Resource Protection Code definition of **Regulated Aquatic and Wetland Resources** and Section 27-334(e) which utilizes the State approved wetland delineation methodology outlined in chapter 62-340 F.A.C. and ratified by the State Legislature pursuant to Section 373.421 Florida Statutes. In the event of a conflict with a formal delineation conducted by the Florida Department of Environmental Protection or the South Florida Water Management District pursuant to 62-340 F.A.C. the determination of said Agency will be the controlling delineation. This determination is valid for a period of no more than two (2) years from the date of this letter. The issuance of this letter is a **final agency determination**. A person with a substantial interest may file a petition to request review of, or to intervene in a review of, a final administrative determination, subject to the provisions of Section 27-14, Broward County Code of Ordinances.

Please be advised that this determination is specific to Broward County's Natural Resource Protection Code and is conducted pursuant to the State-approved delineation methodology. The identified wetland area may

also be jurisdictional to other Federal and/or State regulatory agencies [i.e. US Army Corps of Engineers (USACOE), and South Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (FDEP)] and additional approval[s] may be necessary. For more information you may contact the local regulatory office[s] for each entity via the contact information below:

USACOE via email at [SAJ-RD-S@usace.army.mil](mailto:SAJ-RD-S@usace.army.mil) or telephone at (561) 472-3504,  
FDEP via email at [Southeast.District@dep.state.fl.us](mailto:Southeast.District@dep.state.fl.us) or telephone at (561) 681-6600  
SFWMD via email at [bconmy@sfwmd.org](mailto:bconmy@sfwmd.org) or telephone at (561) 682-6736

Please feel free to contact me by e-mail at [LSunderland@broward.org](mailto:LSunderland@broward.org) or by phone at (954) 519-1454 if you have any questions.

Sincerely,

**Linda Sunderland, NRS**  
Natural Resources Program Manager  
Environmental Licensing and Building Permitting Division

Enc: Wetland Map

cc: Jennifer K. Smith, FDEP (via e-mail [jennifer.k.smith@dep.state.fl.us](mailto:jennifer.k.smith@dep.state.fl.us))  
Barb Conmy, SFWMD (via e-mail [bconmy@sfwmd.gov](mailto:bconmy@sfwmd.gov))  
Alisa Zarbo, USACOE (via e-mail [Alisa.A.Zarbo@usace.army.mil](mailto:Alisa.A.Zarbo@usace.army.mil))

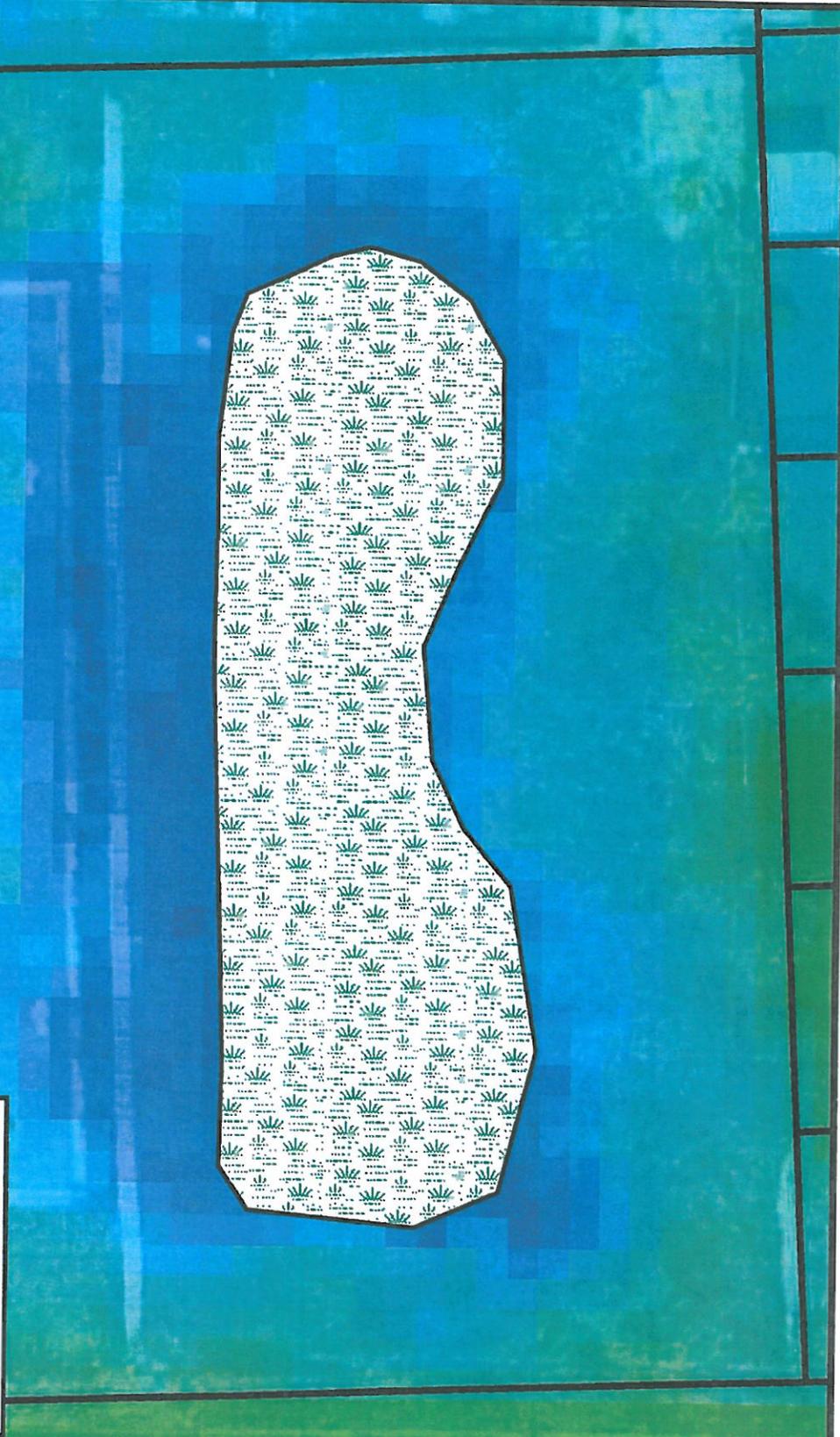
**BROWARD COUNTY**  
**WETLAND DETERMINATION**  
**BROWARD COUNTY CODE 27.334(e)**

ALL \_\_\_\_\_ NONE \_\_\_\_\_ ASS SHOWN

PROJECT *Shoppes of Hard Rock Parking*

REVIEWER *B. Justice* DATE *9/7/16*

NOT VALID FOR MORE THAN 2 YEARS



**Legend**

 Wetlands ~0.15 Acres

Lidar\_2009

Value

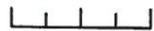
 High : 10

- Low : -5



Shoppes of Hard Rock  
 WD1608-003  
 Folio #: 504136100750

0 5 10 20 Feet



Date: 9/7/2016

User Name: bjustice



**Register for E-Mail Notifications**[New Search](#)[Permit](#)[Approvals](#)[Reviews](#)[Inspections](#)[Contractor](#)**Permit Details**

<b>Process #:</b>	<b>Permit #:</b> B17-102913	<b>Master Permit:</b> B17-102913
<b>Status:</b> ISSUED		
<b><u>List All Subpermits</u></b>		

**Site Information**

<b>Address:</b> 5530 S STATE ROAD 7	<b>Folio#:</b> 504136100750
<b>Sub-division:</b> C & S SUBDIVISION 89-40 B , PARCELS B & C LESS PORTION DESC	<b>Value:</b> \$30,000.00
<b>Lot:</b>	<b>Sq Ft:</b> 0
<b>Block:</b>	

**Permit Information**

<b>Application Type:</b> CLEARING AND GRUBBING - CLEARING AND GRUBBING	<b>Application Date:</b> 5/16/2017
<b>Job Name:</b> KALIFF CORP	<b>Permit Date:</b> 11/8/2017
<b>Film Number:</b>	<b>CO/CC Date:</b> N/A
	<b>Permit Fee:</b> \$6,131.29

**Applicant / Contact Information**

<b>Name:</b> MPTC ENTERPRISES INC
<b>Address:</b> 6047 KIMBERLY BLVD N LAUDERDALE, FL

**Property Owner Information**

<b>Name:</b> KALIFF CORP
<b>Address:</b> PO BOX 306 HALLANDALE BEACH FL 33008

**Contractor Information**

<b>Name:</b> MPTC ENTERPRISES INC <b>(Permits + Details)</b>
<b>Address:</b> 6047 KIMBERLY BLVD N LAUDERDALE, FL

**Register for E-Mail Notifications**

To receive automatic e-mail notifications about plan review and inspection updates for this process/permit number, enter your email address below. Notifications are sent within one hour of a plan review or inspection update.

**E-Mail Address:** [Back to the Previous Page](#)**Contact us**

City of Hollywood  
2600 Hollywood Boulevard  
Hollywood, FL 33020-4807  
Phone: 954-967-HELP  
(4357)  
Email Us

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**CITY OF HOLLYWOOD  
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT  
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development?      Yes       No

If YES was selected please provide the following information. In NO was selected please do not complete application.

**(PRINT LEGIBLY OR TYPE)**

1. Owners Name: Kaluff Corp
2. Project Name: Kosher House
3. Project Address: 5520 South St. Rd. 7
4. Contact person: Joseph B. Keeler
5. Contact number: 954-920-5746
6. Type of unit(s): Single Family       Multi-Family       Hotel/Motel
7. Total number of residential and/or hotel/motel units: 100
8. Unit Fee per residential dwelling based on sq. ft.: N/A
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$12,500.00      Date: 3/27/19

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or [dvazquez@hollywoodfl.org](mailto:dvazquez@hollywoodfl.org) should there be any questions.

**CITY OF HOLLYWOOD  
PARK IMPACT FEE SCHEDULE**

<u>Land Use Type</u>	<u>Fee</u>
<b>Residential Dwelling Unit (single or multi-family)</b>	
Less than 500 sq. ft. <sup>1</sup>	<b>\$1,650.00</b>
501 to 1,000 sq. ft.	<b>\$1,875.00</b>
1,001 to 1,500 sq. ft.	<b>\$2,175.00</b>
1,501 to 2,000 sq. ft.	<b>\$2,375.00</b>
2,001 to 2,500 sq. ft.	<b>\$2,525.00</b>
2,501 to 3,000 sq. ft.	<b>\$2,625.00</b>
3,001 to 3,500 sq. ft.	<b>\$2,725.00</b>
3,501 to 4,000 sq. ft.	<b>\$2,825.00</b>
More than 4,000 sq. ft.	<b>\$2,900.00</b>
<b>Hotel / Motel Room</b>	<b>\$1,250.00</b>

<sup>1</sup> Square feet, as used in this section, refers to enclosed, gross floor area excluding parking garages, screened enclosures and unfinished attics.



1120934

RCVD BY: GB  
DATE RECEIVED

APR 01 2019

CHECK #: 2817  
AMOUNT: \$ 200.00

Public Works Department  
Water and Wastewater Services/Fiscal Operations  
2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-3250 • FAX 954-831-0789

**FIRE HYDRANT/PRESSURE & FLOW TEST APPLICATION**  
Instructions:

Complete the following and indicate service required by placing a check mark in the appropriate square. Sign, date, and return to WWS along with payment.

(1) APPLICATION FOR:

- 24-Hour Pressure Test with Chart Reading.....\$150.00
- Pressure and Flow Test including 24 hour chart recording.....\$200.00
- Tapping into Main (if necessary to accomplish any of the above, in addition to all other charges).....\$300.00

(2) APPLICANT NAME: Joseph B Kauer

Contact Person

(3) COMPANY NAME: Kauer Architecture

(4) MAILING ADDRESS: 2417 Hollywood Blvd Hollywood, FL 33020

Number and Street

(5) LOCATION ADDRESS: 5530 S State Rd 7 Hollywood FL 33314

Necessary in order to process accurately

(6) PHONE NO: 954-920-5746 FAX NO: 954-926-2841

(7) E-MAIL ADDRESS: Joseph.Kauerarchitects.com

(8) SIGNATURE: Joseph B. Kauer DATE: 3/26/19

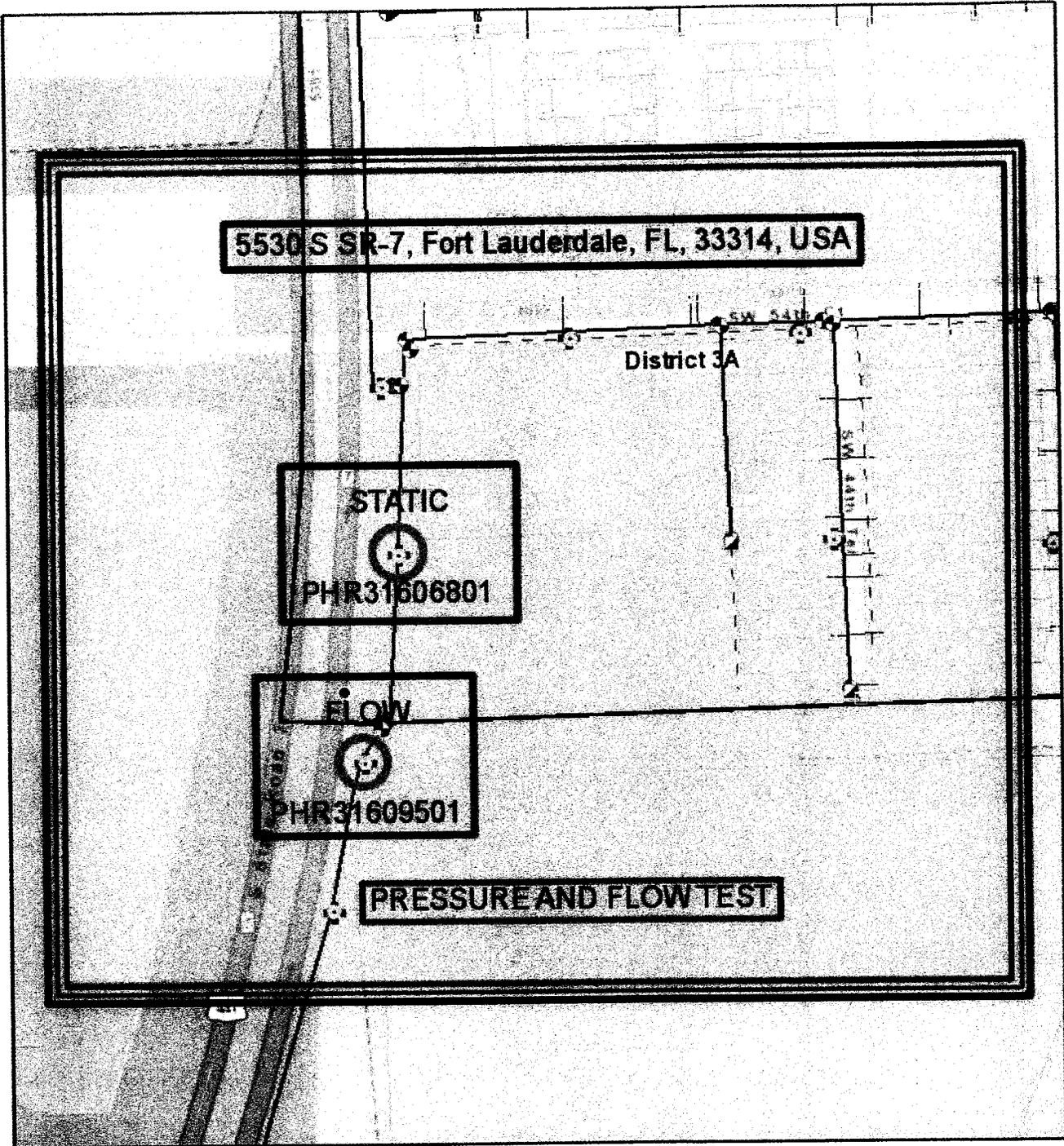
Allow a maximum of ten (10) working days to be notified of results of test(s). Customer is contacted by phone.

PLEASE MAIL CHECK AND APPLICATION TO:

WWS  
PO Box 669300  
Pompano Beach, FL 33066-9300

MAKE CHECKS PAYABLE TO: WWS

# WWS Utility Map



4/3/2019, 9:37:20 AM

1:2,257

**Areas**

- Override 1
- Override 2
- Override 9
- Override 10

PW Abandoned Pipe

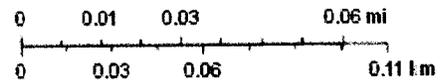
- PW Private Pipe
- PW Service Connection Pipe
- PW BV Connection Pipe
- PW ARV Connection Pipe
- PW Hydrant Connection Pipe

PW Casing

PW Main

**PW Private Facilities**

- Air Release Valve
- Backflow Preventor



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WWS/MWED  
Esri, HERE, DeLorme, INCREMENT P, NGA, USGS



BOARD OF COUNTY COMMISSIONERS  
 Public Works Department  
**WATER AND WASTEWATER SERVICES (WWS)**  
 2555 W. COPANS RD., POMPANO BEACH FL 33069  
 (954) 831-3250 FAX (954) 831-0789

## HYDRANT FLOW AND PRESSURE TEST RESULTS

DATE: Apr 3, 2019

WORK ORDER: 1120934

CUSTOMER NAME: Kauer Architecture Att: Joseph B. Kauer  
 ADDRESS: 2417 Hollywood Blvd., Hollywood, FL 33020  
 PHONE # 954-920-5746 FAX# 954-926-2841  
LOCATION: 5530 S State RD 7, Hollywood, FL 33314

HYDRANT #1: PHR 31606801                      **LOGGER SN# 206276**  
 HYDRANT #2: PHR 31609501                      **LOGGER SN# 341205**  
 HYDRANT #3: NA                                      **LOGGER SN# NA**

HYDRANT # 1	DATE	TIME	PRESSURE
STATIC	04/03/19	11:42:35 AM	82.8816 PSI
RESIDUAL	04/03/19	11:48:40 AM	82.0513 PSI

HYDRANT # 2	DATE	TIME	FLOW
FLOW One	04/03/19	11:48:40 AM	1194.3 GPM
PRESSURE	04/03/19	11:48:40 AM	82.0513 PSI

HYDRANT # 3	DATE	TIME	FLOW
FLOW One	02/26/2019	NA	NA
PRESSURE	02/26/2019	NA	NA

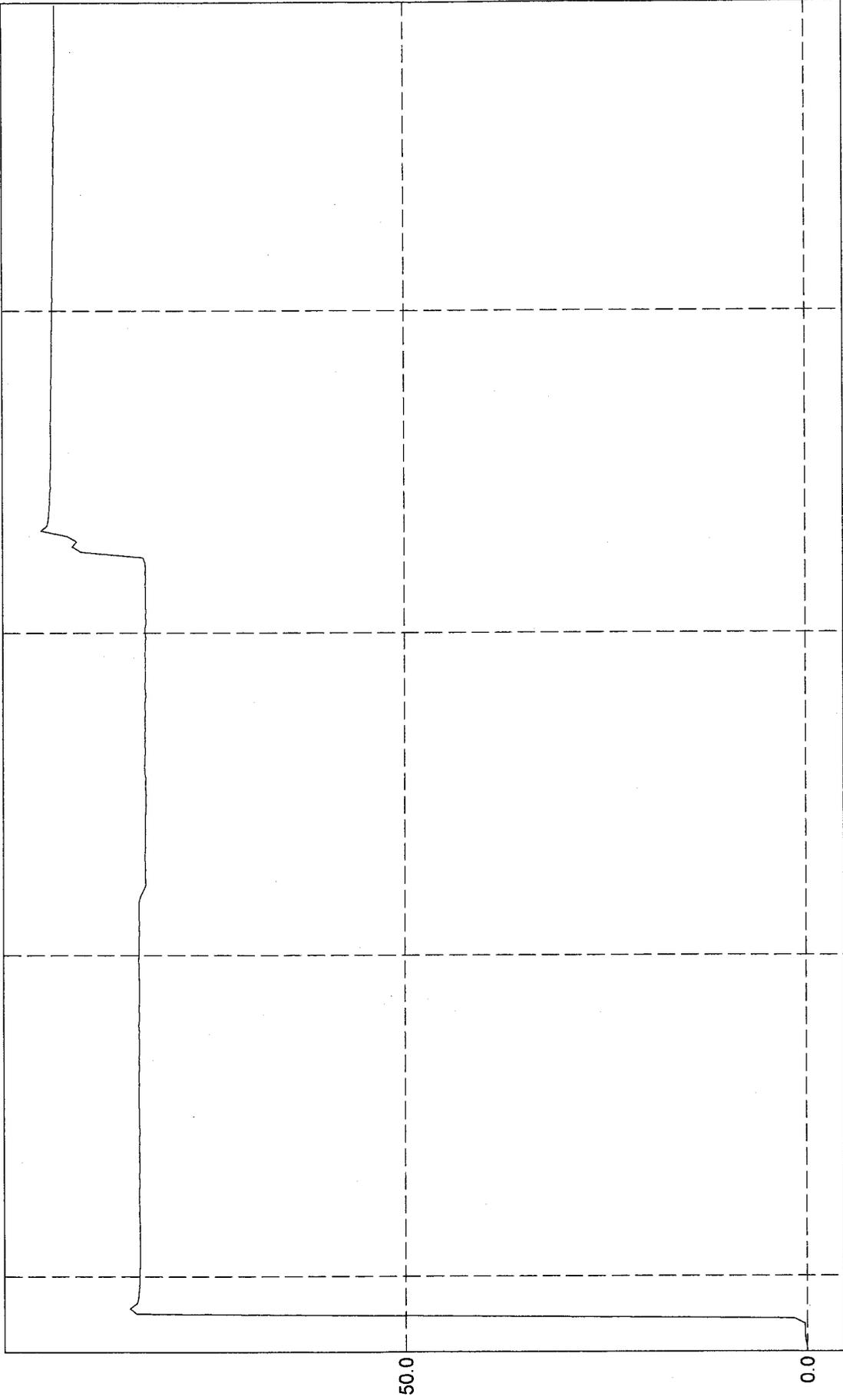
Flow calculated with a discharge coefficient of .90

**EQUIPMENT USED:**

TELOGER model HPR-31 ( Serial numbers listed above )

POLLARD DIFFUSER 2.5 in

206276 Chnl 01 (PSI)



11:55:00 AM  
4/3/2019

11:50:00 AM  
4/3/2019

11:45:00 AM  
4/3/2019

11:40:00 AM  
4/3/2019

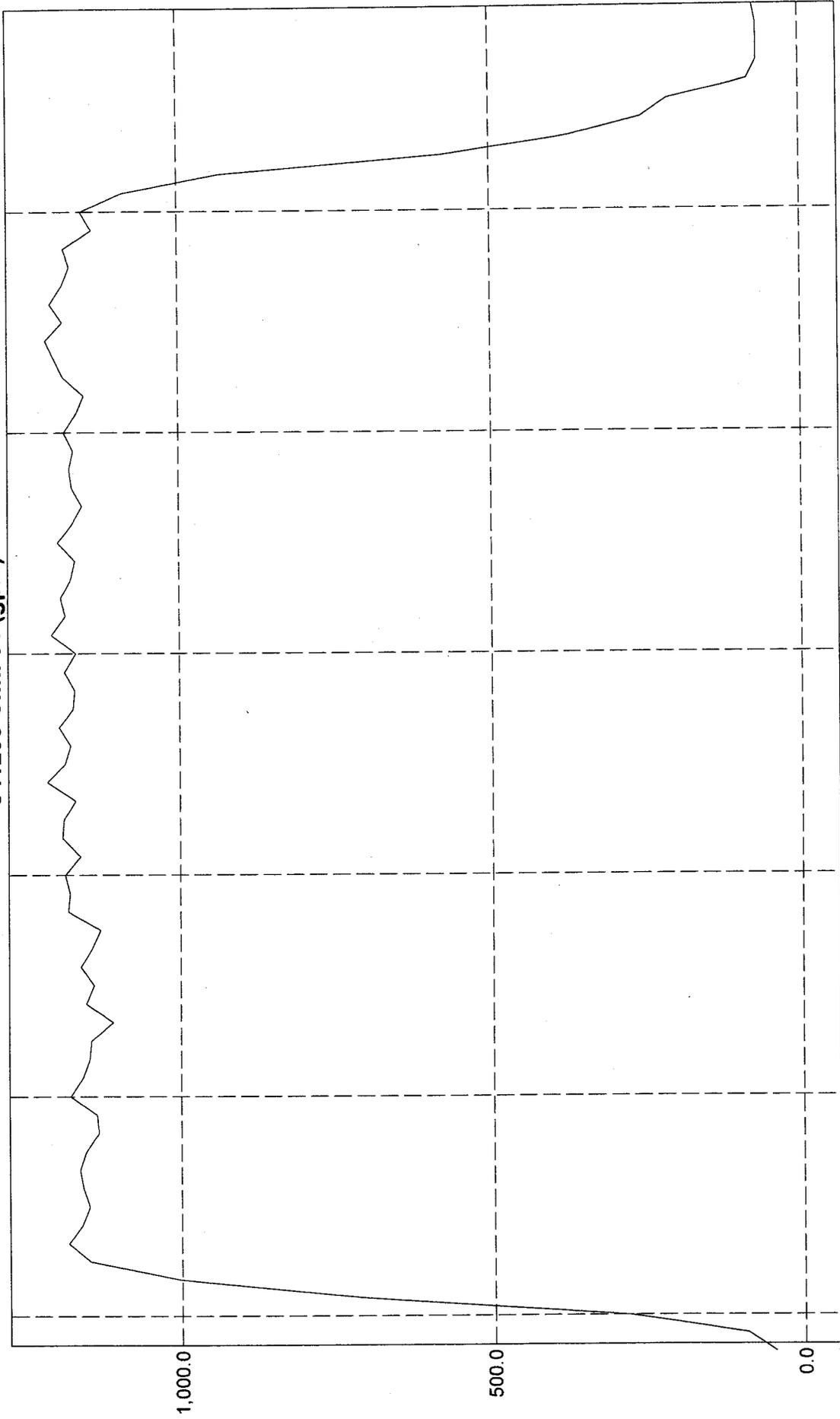
## Channel Plot 1:

	Time	206276 Chnl 01 Avg
2609	4/3/2019 11:41:35 AM	82.906
2610	4/3/2019 11:41:40 AM	82.8816
2611	4/3/2019 11:41:45 AM	82.8571
2612	4/3/2019 11:41:50 AM	82.8816
2613	4/3/2019 11:41:55 AM	82.8816
2614	4/3/2019 11:42:00 AM	82.906
2615	4/3/2019 11:42:05 AM	82.8816
2616	4/3/2019 11:42:10 AM	82.906
2617	4/3/2019 11:42:15 AM	82.8327
2618	4/3/2019 11:42:20 AM	82.8816
2619	4/3/2019 11:42:25 AM	82.906
2620	4/3/2019 11:42:30 AM	82.8816
2621	4/3/2019 11:42:35 AM	82.8816
2622	4/3/2019 11:42:40 AM	82.9548
2623	4/3/2019 11:42:45 AM	82.9304
2624	4/3/2019 11:42:50 AM	82.9304
2625	4/3/2019 11:42:55 AM	82.9304
2626	4/3/2019 11:43:00 AM	82.906
2627	4/3/2019 11:43:05 AM	82.9304
2628	4/3/2019 11:43:10 AM	82.9304
2629	4/3/2019 11:43:15 AM	82.8816
2630	4/3/2019 11:43:20 AM	82.906
2631	4/3/2019 11:43:25 AM	82.906
2632	4/3/2019 11:43:30 AM	82.8816
2633	4/3/2019 11:43:35 AM	82.8816
2634	4/3/2019 11:43:40 AM	82.8816
2635	4/3/2019 11:43:45 AM	82.906
2636	4/3/2019 11:43:50 AM	82.8816
2637	4/3/2019 11:43:55 AM	82.9548
2638	4/3/2019 11:44:00 AM	82.8816
2639	4/3/2019 11:44:05 AM	82.8816
2640	4/3/2019 11:44:10 AM	82.906
2641	4/3/2019 11:44:15 AM	82.8816
2642	4/3/2019 11:44:20 AM	82.8571
2643	4/3/2019 11:44:25 AM	82.8571
2644	4/3/2019 11:44:30 AM	82.8571
2645	4/3/2019 11:44:35 AM	82.8571
2646	4/3/2019 11:44:40 AM	82.8816
2647	4/3/2019 11:44:45 AM	82.906
2648	4/3/2019 11:44:50 AM	82.8816
2649	4/3/2019 11:44:55 AM	82.9548
2650	4/3/2019 11:45:00 AM	82.906
2651	4/3/2019 11:45:05 AM	82.8816
2652	4/3/2019 11:45:10 AM	82.906
2653	4/3/2019 11:45:15 AM	82.906
2654	4/3/2019 11:45:20 AM	82.8571
2655	4/3/2019 11:45:25 AM	82.8816
2656	4/3/2019 11:45:30 AM	82.8571
2657	4/3/2019 11:45:35 AM	82.8816
2658	4/3/2019 11:45:40 AM	82.8816

## Channel Plot 1:

	Time	206276 Chnl 01 Avg
2675	4/3/2019 11:47:05 AM	82.0513
2676	4/3/2019 11:47:10 AM	82.0757
2677	4/3/2019 11:47:15 AM	82.0024
2678	4/3/2019 11:47:20 AM	81.978
2679	4/3/2019 11:47:25 AM	82.0024
2680	4/3/2019 11:47:30 AM	81.978
2681	4/3/2019 11:47:35 AM	82.0269
2682	4/3/2019 11:47:40 AM	82.0269
2683	4/3/2019 11:47:45 AM	82.0024
2684	4/3/2019 11:47:50 AM	82.1245
2685	4/3/2019 11:47:55 AM	82.149
2686	4/3/2019 11:48:00 AM	82.1245
2687	4/3/2019 11:48:05 AM	82.1001
2688	4/3/2019 11:48:10 AM	82.0269
2689	4/3/2019 11:48:15 AM	82.1001
2690	4/3/2019 11:48:20 AM	82.0513
2691	4/3/2019 11:48:25 AM	82.1001
2692	4/3/2019 11:48:30 AM	82.0757
2693	4/3/2019 11:48:35 AM	82.0757
2694	4/3/2019 11:48:40 AM	82.0513
2695	4/3/2019 11:48:45 AM	82.0269
2696	4/3/2019 11:48:50 AM	82.0757
2697	4/3/2019 11:48:55 AM	82.0513
2698	4/3/2019 11:49:00 AM	81.978
2699	4/3/2019 11:49:05 AM	82.0024
2700	4/3/2019 11:49:10 AM	82.1001
2701	4/3/2019 11:49:15 AM	82.0269
2702	4/3/2019 11:49:20 AM	82.0024
2703	4/3/2019 11:49:25 AM	82.0269
2704	4/3/2019 11:49:30 AM	82.0269
2705	4/3/2019 11:49:35 AM	82.0024
2706	4/3/2019 11:49:40 AM	82.0513
2707	4/3/2019 11:49:45 AM	82.0024
2708	4/3/2019 11:49:50 AM	82.0269
2709	4/3/2019 11:49:55 AM	81.9536
2710	4/3/2019 11:50:00 AM	82.0269
2711	4/3/2019 11:50:05 AM	82.0269
2712	4/3/2019 11:50:10 AM	81.9292

341205 Chnl 01 (gpm)



## Channel Plot 1:

	Time	341205 Chnl 01 Flow Rate
2649	4/3/2019 11:47:15 AM	1,144.9
2650	4/3/2019 11:47:20 AM	1,109.5
2651	4/3/2019 11:47:25 AM	1,153.5
2652	4/3/2019 11:47:30 AM	1,140.4
2653	4/3/2019 11:47:35 AM	1,161.7
2654	4/3/2019 11:47:40 AM	1,143.2
2655	4/3/2019 11:47:45 AM	1,130.0
2656	4/3/2019 11:47:50 AM	1,181.3
2657	4/3/2019 11:47:55 AM	1,178.6
2658	4/3/2019 11:48:00 AM	1,186.0
2659	4/3/2019 11:48:05 AM	1,161.0
2660	4/3/2019 11:48:10 AM	1,189.6
2661	4/3/2019 11:48:15 AM	1,187.3
2662	4/3/2019 11:48:20 AM	1,168.5
2663	4/3/2019 11:48:25 AM	1,213.3
2664	4/3/2019 11:48:30 AM	1,185.3
2665	4/3/2019 11:48:35 AM	1,176.6
2666	4/3/2019 11:48:40 AM	1,194.3
2667	4/3/2019 11:48:45 AM	1,171.9
2668	4/3/2019 11:48:50 AM	1,169.2
2669	4/3/2019 11:48:55 AM	1,186.0
2670	4/3/2019 11:49:00 AM	1,167.5
2671	4/3/2019 11:49:05 AM	1,205.8
2672	4/3/2019 11:49:10 AM	1,184.3
2673	4/3/2019 11:49:15 AM	1,191.3
2674	4/3/2019 11:49:20 AM	1,174.9
2675	4/3/2019 11:49:25 AM	1,168.2
2676	4/3/2019 11:49:30 AM	1,195.3
2677	4/3/2019 11:49:35 AM	1,172.2
2678	4/3/2019 11:49:40 AM	1,156.6
2679	4/3/2019 11:49:45 AM	1,172.5
2680	4/3/2019 11:49:50 AM	1,176.9
2681	4/3/2019 11:49:55 AM	1,170.2
2682	4/3/2019 11:50:00 AM	1,185.3
2683	4/3/2019 11:50:05 AM	1,165.4
2684	4/3/2019 11:50:10 AM	1,153.5
2685	4/3/2019 11:50:15 AM	1,186.3
2686	4/3/2019 11:50:20 AM	1,200.2
2687	4/3/2019 11:50:25 AM	1,213.6
2688	4/3/2019 11:50:30 AM	1,187.0
2689	4/3/2019 11:50:35 AM	1,206.1
2690	4/3/2019 11:50:40 AM	1,187.3
2691	4/3/2019 11:50:45 AM	1,175.2
2692	4/3/2019 11:50:50 AM	1,185.0
2693	4/3/2019 11:50:55 AM	1,139.0
2694	4/3/2019 11:51:00 AM	1,157.3



Public Works Department
Water and Wastewater Services/Fiscal Operations
2555 West Copans Road • Pompano Beach, Florida 33069 • 954-831-3250 • FAX 954-831-0789

RCVD BY: GB
DATE RECEIVED

APR 01 2019

CHECK #: 2817
AMOUNT: \$ 200.00

FIRE HYDRANT/PRESSURE & FLOW TEST APPLICATION
Instructions:

Complete the following and indicate service required by placing a check mark in the appropriate square. Sign, date, and return to WWS along with payment.

(1) APPLICATION FOR:

- 24-Hour Pressure Test with Chart Reading...\$150.00
Pressure and Flow Test including 24 hour chart recording...\$200.00
Tapping into Main (if necessary to accomplish any of the above, in addition to all other charges)...\$300.00

(2) APPLICANT NAME: Joseph B Kruer

Contact Person

(3) COMPANY NAME: Kruer Architecture

(4) MAILING ADDRESS: 2417 Hollywood Blvd Hollywood, FL 33020

Number and Street

(5) LOCATION ADDRESS: 5530 S State Rd 7 Hollywood FL 33314

Necessary in order to process accurately

(6) PHONE NO: 954-920-5746 FAX NO: 954-926-2811

(7) E-MAIL ADDRESS: Joseph.Kruer@kruerarchitects.com

(8) SIGNATURE: Joseph B. Kruer DATE: 3/26/19

Allow a maximum of ten (10) working days to be notified of results of test(s). Customer is contacted by phone.

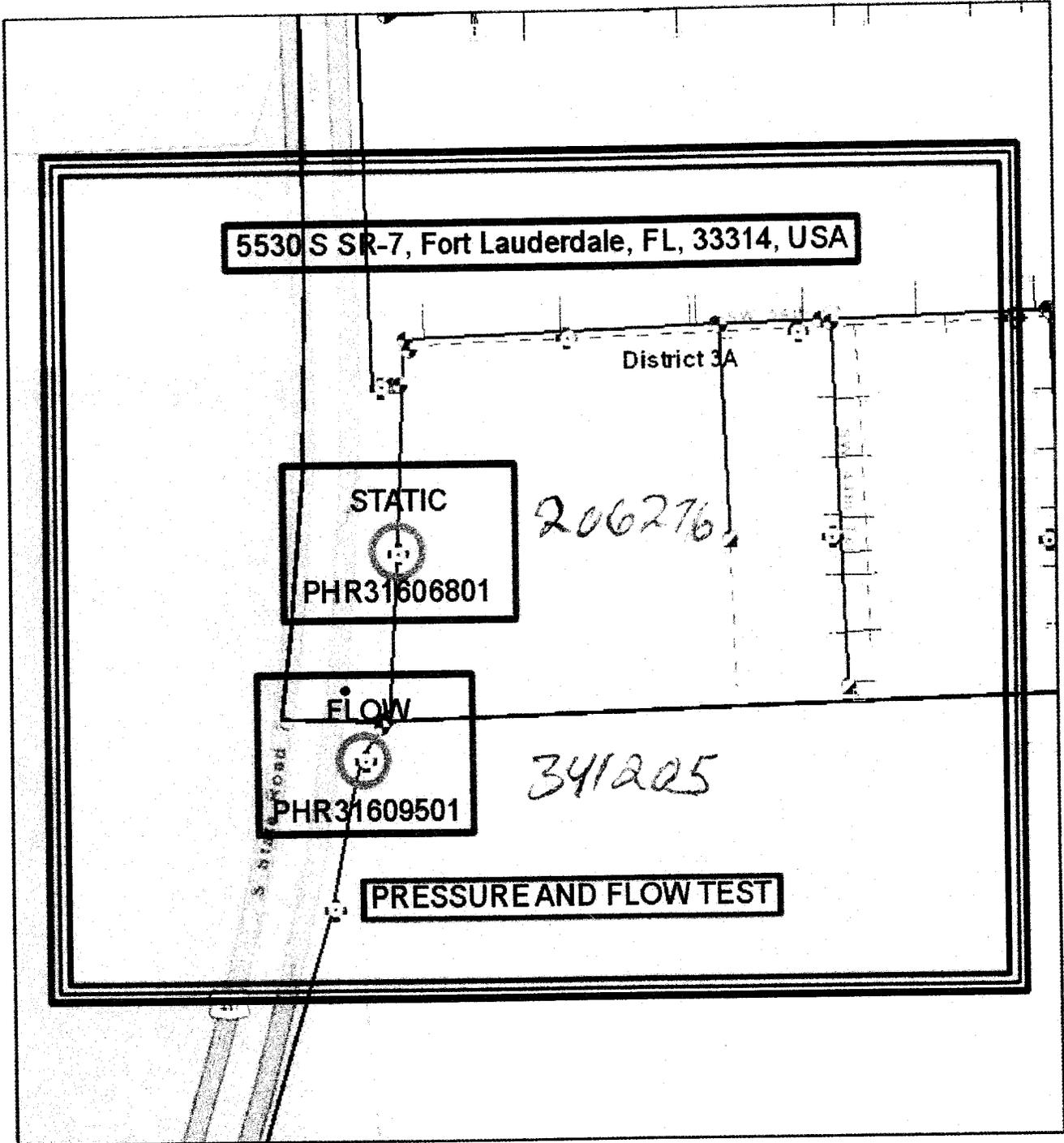
PLEASE MAIL CHECK AND APPLICATION TO:

WWS
PO Box 669300
Pompano Beach, FL 33066-9300

MAKE CHECKS PAYABLE TO: WWS

# WWS Utility Map

End 11:55



4/3/2019, 9:37:20 AM

1:2,257

**Areas**

- Override 1
- Override 2
- Override 9
- Override 10

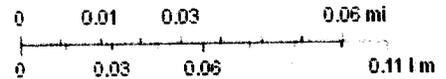
- PW Private Pipe
- PW Service Connection Pipe
- PW BV Connection Pipe
- PW ARV Connection Pipe
- PW Hydrant Connection Pipe

PW Casing

PW Main

**PW Private Facilities**

- Air Release Valve
- Bad flow Preventor



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WWS/AVED  
Esri, HERE, DeLorme, INCREMENT P, NGA, USGS

**PROJECT NAME: THE KOSHER HOUSE: 5530 State Road 7, Hollywood, FL**  
**STORM DRAINAGE CALCULATIONS ( Modification To SWM2013-056-0)**

Date: 4/9/2019

Summary: The proposed project is located at the east side of the lot (behind the McDonald).  
 The proposed project includes construction of a 17,140 square feet building with ground floor parking facility and associated stormwater management system. The proposed development will be generally consistent with the site parameters set in permit number SWM2013-056-0.

**PREVIOUSLY PERMITTED SITE CHARACTERISTICS AND AREAS**

BUILDING AREA	4367.0	SF	0.10	Acre	5.10%
IMPERVIOUS PAVED AREAS	34100.00	SF	0.78	Acre	39.82%
PERVIOUS SITE AREA	47161.00	SF	1.08	Acre	55.08%
<b>TOTAL SITE AREA</b>	<b>85628.0</b>	<b>SF</b>	<b>1.97</b>	<b>Acre</b>	<b>100.00%</b>

Wet Season Water Table El. =	2	NGVD
Average grade in green areas =	7	NGVD

**Rainfall (Inches)**

10 Yr. 24 Hr.	8.00
25 Yr. 3 Day	14.25
100 Yr. 3 Day	17.50

**Stage Elevations**

Impervious areas: Linear from 7.29 to 8.19	0.77	Acre
Pervious areas: Linear from 6.78 to 8.10	0.18	Acre
Dry Retention Vertical from 3.0 to 7.50	0.27	Acre

**Maximum Stages**

10 Yr. 24 Hr.	
25 Yr. 3 day	7.54'
100 Yr. 3 day	7.84'

**POST-DEVELOPMENT**

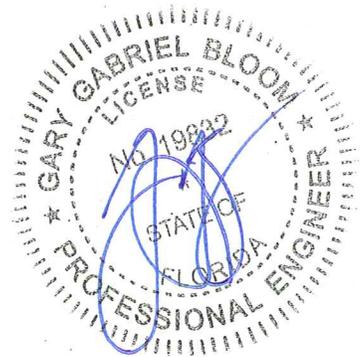
**SITE CHARACTERISTICS AND AREAS**

BUILDING AREA	21507.0	SF	0.49	Acre	25.12%
IMPERVIOUS PAVED AREAS	39935.00	SF	0.92	Acre	46.64%
PERVIOUS SITE AREA	24186.00	SF	0.56	Acre	28.25%
<b>TOTAL SITE AREA</b>	<b>85628.0</b>	<b>SF</b>	<b>1.97</b>	<b>Acre</b>	<b>100.00%</b>

Wet Season Water Table El. =	2	NGVD
Average grade in green areas =	7	NGVD
Soil storage: 8.18 x percent pervious =	2.31	Inches

**Stage Elevations**

Impervious areas: Linear from 7.29 to 8.19	0.92	Acre
Pervious areas: Linear from 6.78 to 8.10	0.29	Acre
Dry Retention Vertical from 3.0 to 7.50	0.27	Acre
R-Tank Vertical from 2.0 up	0.09	Acre





Project Name: The Kosher House

Reviewer: ER

Project Number: 18-0919

Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 8 inches

Area: 1.97 acres

Ground Storage: 2.31 inches

Time of Concentration: 0.5 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
2.50	0.04
3.00	0.09
3.50	0.27
4.00	0.48
4.50	0.68
5.00	0.89
5.50	1.09
6.00	1.30
6.50	1.51
7.00	1.72
7.50	2.00
8.00	2.55
8.50	3.34
9.00	4.15
9.50	4.96
10.00	5.77
10.50	6.58
11.00	7.39
11.50	8.20
12.00	9.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	5.12	24.00	2.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.94	0.00	0.00	0.00	0.94	0.00

Project Name: The Kosher House

Reviewer: ER

Project Number: 19-0401

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14.25 inches

Area: 1.97 acres

Ground Storage: 2.31 inches

Time of Concentration: 0.5 hours

Initial Stage: 2 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.00	0.00
2.50	0.04
3.00	0.09
3.50	0.27
4.00	0.48
4.50	0.68
5.00	0.89
5.50	1.09
6.00	1.30
6.50	1.51
7.00	1.72
7.50	2.00
8.00	2.55
8.50	3.34
9.00	4.15
9.50	4.96
10.00	5.77
10.50	6.58
11.00	7.39
11.50	8.20
12.00	9.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```

=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
    
```

BASIN MAXIMUM AND MINIMUM STAGES

```

=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Site      7.38      72.00      2.00      0.00
    
```

BASIN WATER BUDGETS (all units in acre-ft)

```

=====
Basin  Total  Structure  Structure  Initial  Final
      Runoff  Inflow  Outflow  Storage  Storage  Residual
=====
Site      1.93      0.00      0.00      0.00      1.93      0.00
    
```

Project Name: The Kosher House

Reviewer: ER

Project Number: 19-0401

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 17.5 inches

Area: 1.97 acres

Ground Storage: 2.31 inches

Time of Concentration: 0.5 hours

Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
2.50	0.04
3.00	0.09
3.50	0.27
4.00	0.48
4.50	0.68
5.00	0.89
5.50	1.09
6.00	1.30
6.50	1.51
7.00	1.72
7.50	2.00
8.00	2.55
8.50	3.34
9.00	4.15
9.50	4.96
10.00	5.77
10.50	6.58
11.00	7.39
11.50	8.20
12.00	9.01

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	7.99	72.00	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	2.45	0.00	0.00	0.09	2.54	0.00

**FIRE FLOW CALCULATIONS FOR A FIRE SPRINKLED MID-RISE**

**BUILDING LOCATED AT 5530 STATE ROAD 7, HOLLYWOOD**

**KOSHER HOUSE**

These calculations are for a seven story non-combustible Type 1 construction building that will be fire sprinkled.

**Fire Flow Area = 33,141 SF**

Based on Type 1 (332) construction, Per NFPA 18.4 Fire Flow Requirements, the fire flow area is based on the three largest successive floors, which in this case are 11,047 SF, 11,047 SF and 11,047 SF or a total of 33,141 SF

Per Table 18.4.5.1.2, the fire flow requirement is 2,000 GPM for 2 Hour Duration

NFPA 18.40 states that the required fire flow can be reduced by 75%, if the building is protected with an automatic fire sprinkler system.

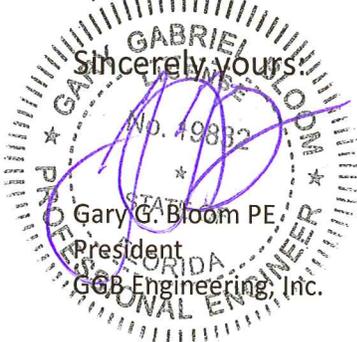
$2,000 \text{ gpm} \times 75\% = 1,500 \text{ gpm}$  (fire flow credit available)

$2,000 \text{ gpm} - 1,500 \text{ (credit)} = 500 \text{ gpm}$  fire flow requirement

The minimum fire flow per NFPA 18.4.5.1.2.1 is however 1,000 GPM

Therefore minimum fire flow requirement for the Kosher House project is 1,000 GPM

Sincerely yours,



**THE KOSHER HOUSE, HOLLYWOOD FL**

FIRE HYDRANT FLOW CALCULATION

Factor		Value	Unit
Test Flow Qf		1130.0	GPM
Nozzle Coefficient	C	0.90	
Nozzle I.D., Inches	d	2.50	Inches
Pitot Pressure	PP	82.05	PSI
Static Pressure	SP	82.88	PSI
Residual Pressure	RP	82.05	PSI
<b>Qn = FLOW AT NORMAL OPERATING PRESSURE</b>		<b>1520</b>	<b>GPM</b>
<b>Qr = MAXIMUM FLOW AT 20 PSI</b>		<b>11694</b>	<b>GPM</b>

**DATA SHEET**

Formula:  $Qr = Qf \times Hr^{0.54} / Hf^{0.54}$   
 $Qn = 29.83 \times C \times d^2 \times \sqrt{PP}$

Hr: Static Pressure - 20 PSI = 62.88 PSI  
 Hf: Static Pressure - Residual Pressure = 0.83 PSI

**HYDRANT # 1 PHR 31606801**

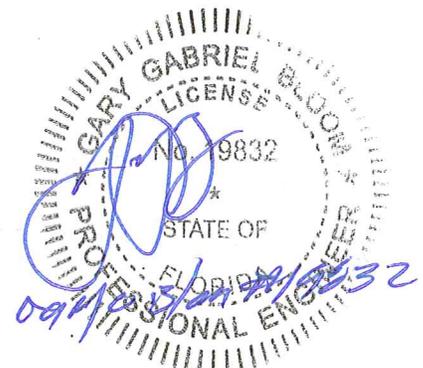
HYDRANT - P	DATE	TIME	PRESSURE	UNITS
STATIC	4/3/2019	11:42:35 AM	82.88	PSI
RESIDUAL	4/3/2019	11:48:40 AM	82.05	PSI

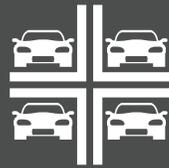
**HYDRANT #2 PHR 31609501**

HYDRANT F-1	DATE	TIME	FLOW	UNITS
FLOW	4/3/2019	11:48:40	1194.3	GPM

**HYDRANT #3 N/A**

HYDRANT F-2	DATE	TIME	FLOW	UNITS
FLOW	N/A		N/A	GPM





**PARKPLUS**  
HIGH DENSITY VEHICLE STORAGE

# DP003

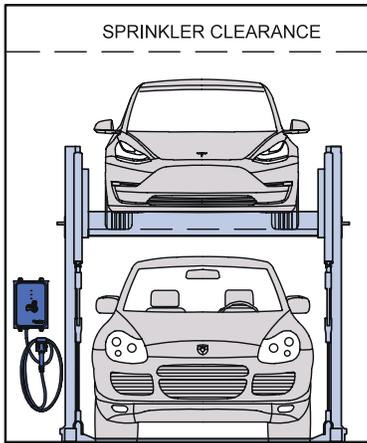
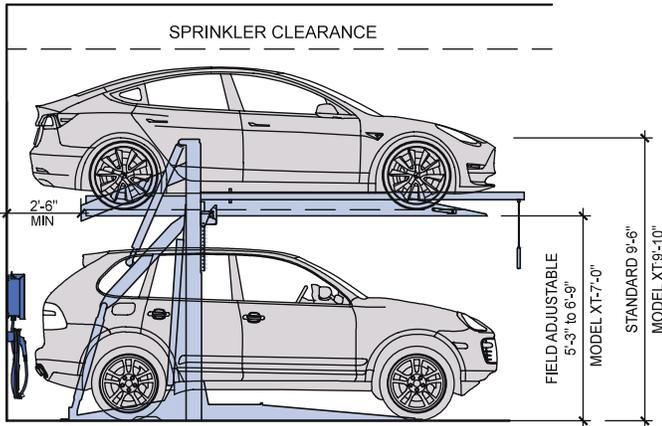
**DOUBLE STACKER**

2 Level Parking System



# SPEC SHEET

# PARKPLUS DP003 DOUBLE STACKER



## Clearance

S = Standard/SUV  
C = Compact/Sedan

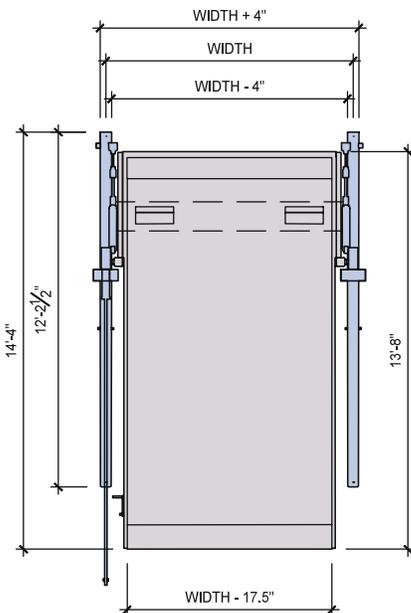
MODEL	HEIGHT
C/C	10'-6"
C/S	12'-2"
S/S	14'-0"
S/S*	14'-6"

\*LA City requirement

## Width

MODEL	WIDTH
W01	7'-11"
W02	8'-3"
W03	8'-6"
W04	9'-0"
W05	Custom

WIDTH = Center of Leg to Center of Leg



The **PARKPLUS DP003** Double Stacker is a hydraulic 2-post, 2-level cantilevered vehicle lift for parking cars one above another. The **DP003** raises and locks a platform in place so that a second vehicle can be parked at grade.

Entire assembly comes pre-welded and is assembled in the field. Stackers may be installed as single units or in arrays with shared common legs. Stacker is designed to be mounted on grade, concrete or asphalt. Approved foundation system may be required for installation of stackers.

The **PARKPLUS DP003** Double Stacker is designed to be installed indoors and outdoors. Platform height is field adjustable in 1 1/2" increments. Each city may have minimum height requirements and different clear requirements for code required parking. Owner/Architect should review with local planning and building departments. **MEP coordination with project team must meet code requirements and satisfy equipment clearances.**

## Suitable for

- Standard passenger vehicles
- SUVs

## Specifications

Load per Platform:	6,000 lbs.
Weight of Unit:	+/- 3,050 lbs.
Length of Platform:	13'-6"
Length incl. Overhang:	16'-6"
Width of Unit:	7'-11" to 9'-0"
Height of Unit:	9'-6" to 9'-10"
Operation:	Hydraulic
Control:	Push Button Pendant

\*Custom Height and Width Available

## Power Pack

### Hydraulic Power System (HPS)

HPS1:	1-2 units (208-230V / 1 PH / 60 HZ / 2-3 HP / 18 FLA)
HPS-1P10:	1-30 units (208-230V / 1 PH / 60 HZ / 10 HP / 40 FLA)
HPS-3P10:	1-30 units (208-230V / 3 PH / 60 HZ / 10 HP / 28.4 FLA)

## Electrical

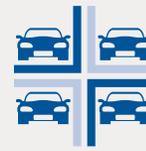
1 Disconnect required per HPS  
3 PH 208-230V / 40Amp  
1 PH 208-230V / 60Amp  
All control wiring is a Class 2 Circuit 24V

## Applications

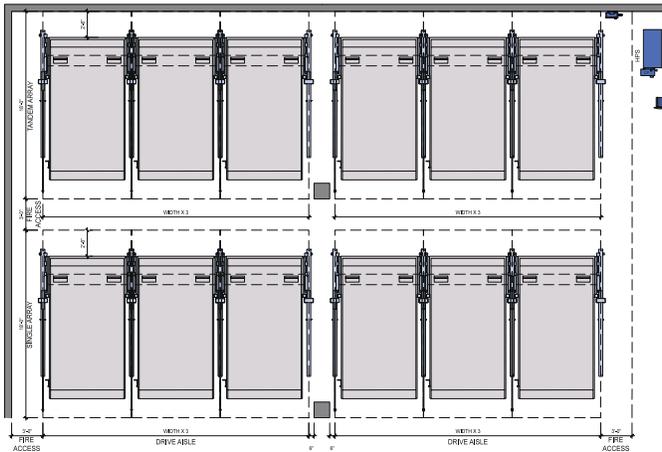
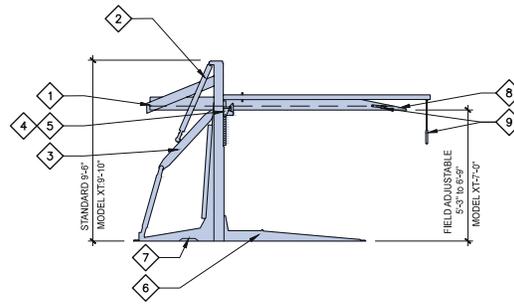
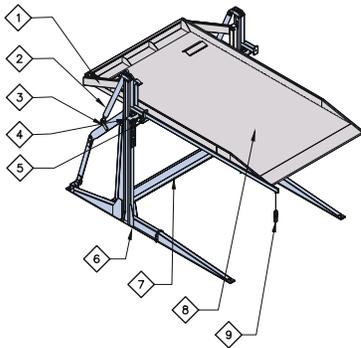
**DP003** Double Stacker can be installed in attended/valet and self-park applications:

- Single & Multi-Family Residential Buildings
- Indoor & Outdoor Installations
- Low & High Rise Buildings
- Commercial Buildings
- Surface Lots

- In-house Design, Manufacturing, Installation & Service
- Minimal Moving Parts – *Reduced Maintenance*
- Galvanized, Commercial-Grade Machines
- Premium Quality Hydraulic Cylinders



**PARKPLUS**  
HIGH DENSITY VEHICLE STORAGE



## Components

- 1 CRADLE FRAME ASSEMBLY
- 2 HYDRAULIC CYLINDER
- 3 PARALLEL ARM ASSEMBLY
- 4 ADJUSTABLE HEIGHT ASSEMBLY
- 5 SAFETY LOCKS ASSEMBLY
- 6 END LEG ASSEMBLY
- 7 SEISMIC BEAM ASSEMBLY
- 8 PLATFORM ASSEMBLY
- 9 PUSH BUTTON CONTROLS

## Layout

**PARKPLUS DP003** Double Stacker can be arranged in single or tandem arrays on either side of a drive aisle. Queuing space of at least 2 vehicles must be provided to allow for shuffling of cars. Queuing space may be in drive aisle. For commercial projects, during peak traffic, all platforms will be lowered for quick filling of stackers. Surface space to be provided for code-required Accessible Parking.

## ADDITIONAL INFORMATION

### Safety

Device is equipped with safety locking system. 'Posi-lock' double suspension system holds full weight of vehicle on platform in locked position. Device can be equipped with individual keyed controller for extra safety. Self-attended applications may require additional sensors to detect objects located under platform or entering the area below platform.

### Fire Protection

In most metropolitan areas, car stackers are reviewed as similar to high piled storage and non-building structures. Fire rating of structural components is not required. Fire rating of structural components is not required. Sprinklers may be required per following section. Each city may have fire department guidelines.

### Fire Sprinklers

**Outdoor:** 1. Most cities do not require fire sprinklers. 2. May need to conform to additional zoning regulations and building code requirements.

**Indoor:** 1. Installation shall be in a sprinklered garage. In tandem array, additional sprinkler requirements may apply. 2. Sprinkler Plans filed and approved by local municipality. 3. Sprinkler system designed as required by NFPA 13 and local building codes. 4. Clear building height within parking area must accommodate height of equipment plus additional requirements for adequate coverage of fire sprinklers.

### Temperature

Device is designed to operate between 20° and 120° F. For below freezing environments, hydraulic heaters for Power Packs are recommended.

### Loading

Structural design and loading is provided on a project by project basis and is dependant on seismic zones, soil conditions and other environmental conditions.

### Warranty

12-month Standard Manufacturer's Warranty on new equipment.  
Equipment Lifespan: Indoor = 7,500 cycles; Outdoor = 5,000 cycles.

### Service

At end of 12-month warranty period a service contract is available upon request.  
Rental option may include Service & Maintenance for full term.

### Approvals

- MEA/OTCR Certified, City of New York
- LAETL Approved, LARR#930501, City of Los Angeles
- California Seismic Code Compliant
- Miami Dade County Compliant
- Approved in Multiple U.S. Cities



**MECHANICAL**  
ATTENDED SYSTEMS  
FOR BASIC STACKING



**AUTOMATED**  
ADVANCED TECHNOLOGIES FOR  
ROBOTIC PARKING SOLUTIONS



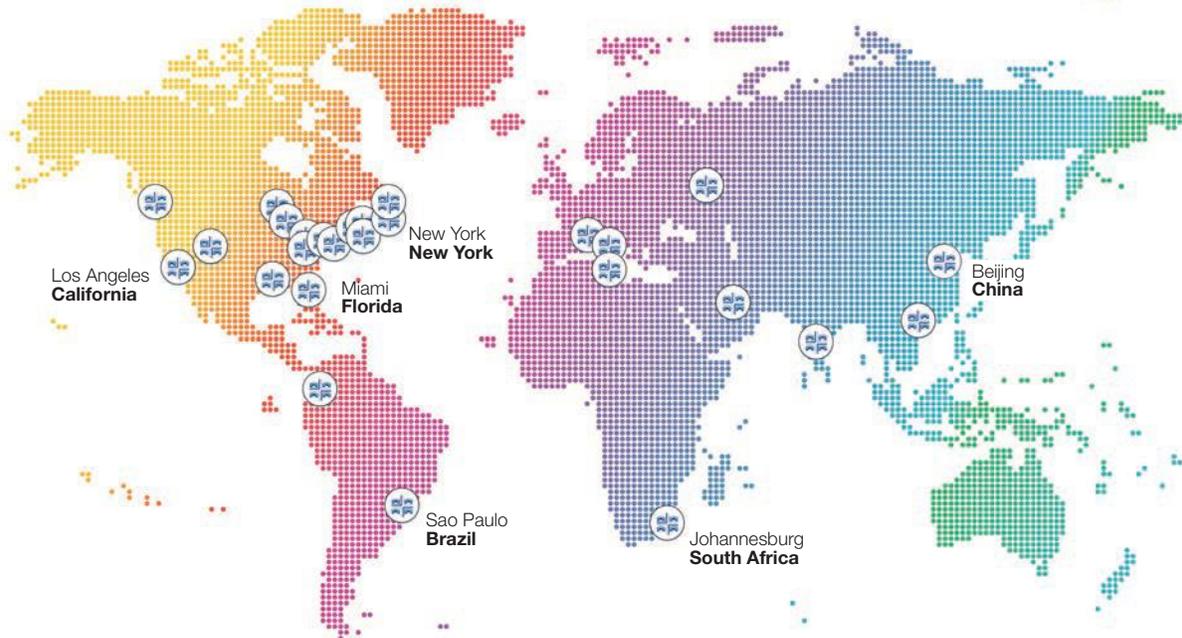
**SEMI AUTOMATED**  
HYBRID DESIGN FOR  
SELF-PARK OR ATTENDED STACKING



**DISPLAY UNITS**  
CREATIVE SOLUTIONS FOR  
CUSTOM DESIGN & EXPOSURE

INFO@PARKPLUSINC.COM

## OUR GLOBAL FOOTPRINT



CALL US: **8-444-PARKPLUS**



**PARKPLUS, INC. HEAD OFFICE**  
83 BROAD AVENUE, SUITE 2  
FAIRVIEW, NJ 07022

**PARKPLUS CALIFORNIA**  
8640 TAMARACK AVENUE  
LOS ANGELES, CA 91352

**PARKPLUS FLORIDA, INC.**  
1111 OLD GRIFFIN ROAD  
DANIA BEACH, FL 33004

# the Kasher house

BY WYNDHAM

5530 SOUTH STATE ROAD 7 HOLLYWOOD FL 33314

MAIN ENTRY FINISH  
benjamin moore  
pure white OC-64



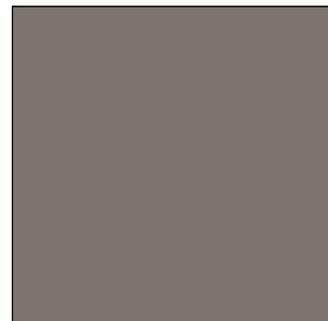
ACCENT COLOR  
ivy wall covering



ENTRY FINISH  
PRODEMA  
waves - light brown



ACCENT COLOR  
benjamin moore  
grey mountain 1462



# the **K**osher house

BY WYNDHAM

5530 SOUTH STATE ROAD 7

HOLLYWOOD FL 33314

GUARDRAIL  
horizontal picket  
with wood top rail



GUARDRAIL  
painted aluminum and  
tempered glass



TERRACE PRIVACY  
SCREEN



satin bronze finish



# the **K**osher house

BY WYNDHAM

5530 SOUTH STATE ROAD 7 HOLLYWOOD FL 33314

STOREFRONT



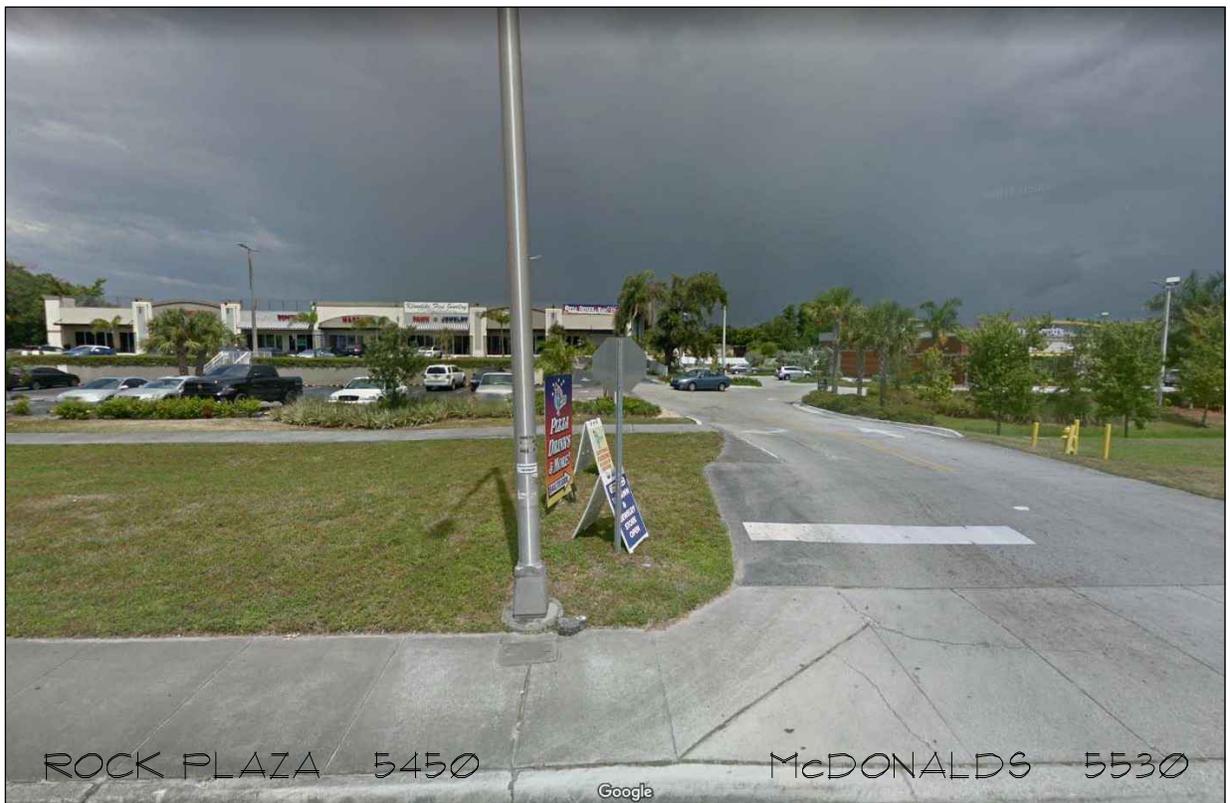
satin bronze finish



SLIDERS AND WINDOWS



# the **K**osher house



# the **K**osher house

BY WYNDHAM



the **K**osher  
house

BY WYNDHAM



HARDROCK HOTEL  
(west of site)

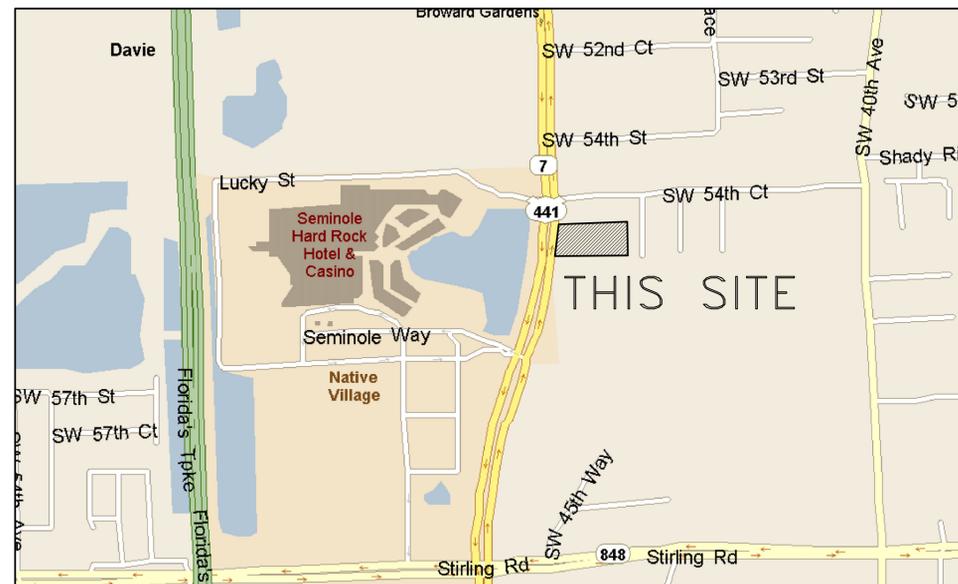
1 SEMINOLE WAY



ALTA/NSPS LAND TITLE SURVEY

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0562 H
ZONE	0.2 PCT / AH
BASE FLOOD ELEV.	N/A / 5
EFFECTIVE DATE	08/18/14

TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	CONDITION
	COMMON NAME	SCIENTIFIC NAME						
1	ROYAL POINCIANA		10		30		25	
2	UNKNOWN		3		13		7	
3	UNKNOWN		5		11		10	
4	UNKNOWN		5		20		12	
5	OAK		3		10		5	
6	UNKNOWN		3		11		8	
7	UNKNOWN		5		20		14	
8	ACACIA		3		10		6	
9	OAK		3		10		7	
10	OAK		3		12		7	
11	ACACIA		3		8		6	
12	ACACIA		3		8		6	
13	ACACIA		3		9		4	
14	UNKNOWN		12		30		20	
15	UNKNOWN		12		22		15	
16	OAK		4		17		4	
17	POND APPLE		2		5		3	
18	POND APPLE		2		5		3	
19	POND APPLE		2		6		5	
20	POND APPLE		2		8		5	
21	POND APPLE		2		8		5	
22	POND APPLE		2		7		4	
23	POND APPLE		2		7		4	
24	POND APPLE		2		8		4	
25	MAPLE		4		14		7	
26	MAPLE		3		10		6	
27	MAPLE		3		10		7	
28	OAK		3		16		8	
29	OAK		3		15		7	
30	PALM		14		25		15	
31	MAPLE		3		13		6	
32	MAPLE		3		10		5	
33	MAPLE		3		12		6	
34	PALM		16		25		12	
35	OAK		5		20		10	
36	PALM		10		18		9	
37	PALM		10		18		9	
38	PALM		10		15		8	
39	PALM		10		19		10	
40	PALM		10		16		8	
41	PALM		8		15		8	
42	PALM		12		30		15	
43	OAK		5		20		8	
44	OAK		5		12		7	
45	PALM		12		30		13	
46	MAPLE		4		14		5	
47	MAPLE		4		13		6	
48	OAK		6		17		7	
49	MAPLE		5		13		7	
50	MAPLE		5		15		6	
51	MAPLE		3		10		5	
52	OAK		2		10		5	
53	PALM		10		15		9	
54	PALM		10		18		8	
55	PALM		10		20		8	
56	PALM		22		30		17	
57	OAK		18		35		22	
58	HIBISCUS		2		9		6	
59	HIBISCUS		2		12		7	
60	HIBISCUS		2		12		7	
61	HIBISCUS		5		22		20	
62	SILVER TAB		4		12		7	
63	SILVER TAB		3		9		6	
64	SILVER TAB		3		10		8	
65	SILVER TAB		2		10		3	
66	SILVER TAB		4		14		8	
67	SILVER TAB		2		8		8	
68	SILVER TAB		5		8		8	
69	SILVER TAB		5		8		8	
70	SILVER TAB		5		12		8	
71	OAK		3		13		6	



LOCATION MAP (NTS)

ENCUMBRANCES:

- MATTERS AS CONTAINED ON THE PLAT OF C & S SUBDIVISION, RECORDED IN PLAT BOOK 89, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- DEVELOPER'S AGREEMENT REGARDING WATER AND SEWER SERVICES RECORDED IN OR BOOK 4206, PAGE 25, AND AMENDED IN OR BOOK 4517, PAGE 774 AND OR BOOK 6549, PAGE 428 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- DEVELOPER'S AGREEMENT REGARDING WATER AND SEWER SERVICES RECORDED IN OR BOOK 6549, PAGE 433 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- AGREEMENT FOR SUBDIVISION RECORDED IN OR BOOK 6662, PAGE 167 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (INSUFFICIENT DOCUMENT PROVIDED)
- GUARANTEE SEWER CONNECTION AGREEMENT RECORDED IN OR BOOK 7230, PAGE 637 AND 639 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT RECORDED IN OR BOOK 8343, PAGE 77 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (DOES NOT AFFECTS/NOT PLOTTED)
- THAT CERTAIN EASEMENTS AND RESTRICTIONS CONTAINED IN THAT CERTAIN CROSS-EASEMENT AGREEMENT FOR INGRESS AND EGRESS RECORDED IN OR BOOK 8740, PAGE 95 AS AMENDED IN OR BOOK 50003, PAGE 1834 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- DECLARATION OF UNITY OF TITLE RECORDED IN OR BOOK 50223, PAGE 1548 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT RECORDED IN OR BOOK 50257, PAGE 886 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- THOSE CERTAIN EASEMENTS WHICH ARE PART OF THAT CERTAIN LEASE BETWEEN KALIF CORP. AND SHOPPES OF HARD ROCK, LLC, WHICH LEASE IS NOT RECORDED BUT REFERENCED IN THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN INSTRUMENT NO. 114338528 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- ALTA AMERICAN LAND TITLE ASSOCIATION
- NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- X- CHAIN LINK/ WOOD FENCE
- E- OVERHEAD UTILITY WIRES
- 3.62 ELEVATIONS
- A/C AIR CONDITIONER
- CLP CONCRETE LIGHT POLE
- EBOX ELECTRIC BOX
- TRANS TRANSFORMER

LAND DESCRIPTION :

PARCELS "B" AND "C" OF "C & S SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LESS THE FOLLOWING DESCRIBED PARCELS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 24.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°18'32" WEST, A DISTANCE OF 46.58 FEET; THENCE NORTH 00°41'28" WEST, A DISTANCE OF 0.41 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 46.58 FEET TO THE POINT OF BEGINNING.

AND LESS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B" OF "C & S SUBDIVISION"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 142.88 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'30" WEST, A DISTANCE OF 141.97 FEET; THENCE NORTH 00°11'30" WEST, A DISTANCE OF 0.95 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL "B"; THENCE NORTH 89°48'30" EAST ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 141.97 FEET TO THE POINT OF BEGINNING.

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT, WHICH REPORT WAS CONDUCTED FROM THE TIME OF BEGINNING ONWARD THROUGH JANUARY 22, 2019
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 3361 ELEVATION=3.69' (NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF "C & S SUBDIVISION", P.B. 89, PG. 40, B.C.R. SAID LINE BEARS S89°52'12"W.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO STATE ROAD NO 7, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 89, PAGE 40, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE 48 STRIPED PARKING SPACES ON THE PROPERTY, INCLUDING 2 HANDICAP SPACES.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE DISCLOSED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON MARCH 28, 2019.

FOR THE FIRM BY: *Richard E. Cousins*  
 RICHARD E. COUSINS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 680-9885 FAX (954) 680-0213

CLIENT :

JOSEPH B. KALLER  
 + ASSOCIATES PA

5530 S STATE ROAD 7  
 HOLLYWOOD, FLORIDA

REVISIONS				
TOPOGRAPHIC SURVEY	DATE	FB/PG	DWN	CKD
REVISED SURVEY PER ORB 50252, PG. 429, BCR	10/15/16	SKETCH	AM	REC
BOUNDARY AND IMPROVEMENT SURVEY	11/02/16	-----	REC	REC
REVISED CENTERLINE OF SR-7	12/04/16	-----	JD	REC
ADDED PARKING AND INGRESS/EGRESS EASEMENT	12/09/16	-----	JD	REC
REVIEWED PER OWNERSHIP & ENCUMBRANCE REPORT	04/12/18	-----	REC	REC
	01/25/19	-----	AM	REC

REVISIONS				
UPDATE SURVEY - ALTA/NSPS LAND TITLE SURVEY	DATE	FB/PG	DWN	CKD
UPDATE SURVEY - TREE LOCATION	03/11/19	SKETCH	AM	REC
	03/28/19	SKETCH	AM	REC

PROJECT NUMBER : 8177-16

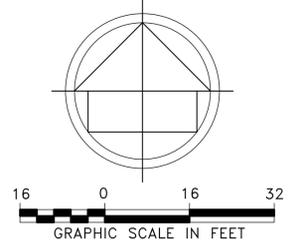
SCALE : N/A

SHEET  
 1  
 OF  
 2  
 SHEETS

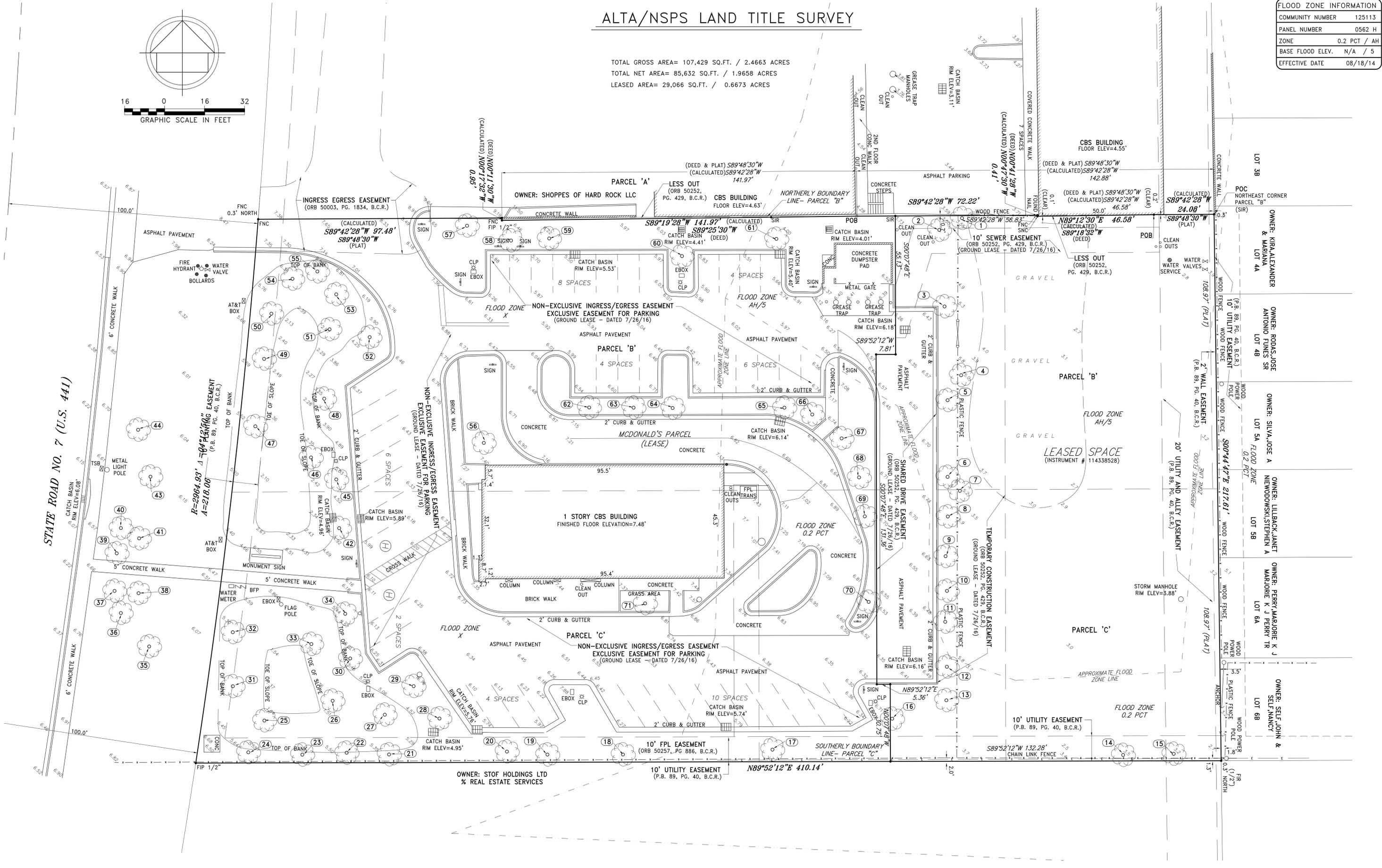
# ALTA/NSPS LAND TITLE SURVEY

TOTAL GROSS AREA= 107,429 SQ.FT. / 2.4663 ACRES  
 TOTAL NET AREA= 85,632 SQ.FT. / 1.9658 ACRES  
 LEASED AREA= 29,066 SQ.FT. / 0.6673 ACRES

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0562 H
ZONE	0.2 PCT / AH
BASE FLOOD ELEV.	N/A / 5
EFFECTIVE DATE	08/18/14



STATE ROAD NO. 7 (U.S. 441)



**COUSINS SURVEYORS & ASSOCIATES, INC.**  
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 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 680-9885 FAX (954) 680-0213

CLIENT :  
 JOSEPH B. KALLER  
 + ASSOCIATES PA

5530 S STATE ROAD 7  
 HOLLYWOOD, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
TOPOGRAPHIC SURVEY	10/15/16	SKETCH	AM	REC
REVISED SURVEY PER ORB 50252, PG. 429, BCR	11/02/16	----	REC	REC
BOUNDARY AND IMPROVEMENT SURVEY	12/04/16	----	JD	REC
REVISED CENTERLINE OF SR-7	12/09/16	----	JD	REC
ADDED PARKING AND INGRESS/EGRESS EASEMENT	04/12/18	----	REC	REC
REVIEWED PER OWNERSHIP & ENCUMBRANCE REPORT	01/25/19	----	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY - ALTA/NSPS LAND TITLE SURVEY	03/11/19	SKETCH	AM	REC
UPDATE SURVEY - TREE LOCATION	03/28/19	SKETCH	AM	REC

PROJECT NUMBER : 8177-16  
 SCALE : 1" = 16'  
 SHEET 2 OF 2 SHEETS

**PROPERTY ADDRESSES**

5530 S STATE ROAD 7  
HOLLYWOOD, FL 33314

**SITE INFORMATION**

EXISTING ZONING: N-MU (NORTH MIXED USE DISTRICT)

LAND USE DESIGNATION: TRANSIT ORIENTED CORRIDOR (TOC)  $\Delta$

NET LOT AREA: 85,632.0 SQUARE FEET (1.9658 ac)

GROSS LOT AREA: 107,429.0 SQUARE FEET (2.4663 ac)

LEASED LOT AREA: 29,066.0 SQUARE FEET (0.6673 ac)  $\Delta$

SETBACKS:

	REQUIRED	PROPOSED
FRONT	10'-0"	16'-0"
SIDE INT. (NORTH)	0'-0"	15'-0"
(SOUTH)	0'-0"	10'-7"
REAR	5'-0"	22'-0"

PARKING:

	REQUIRED	PROPOSED
HOTEL ROOMS	1 PER ROOM	100 SPACES
ACCESSORY USES		98 VALET SPACES
RESTAURANT (GUESTS ONLY)	0 SPACES	2 SELF PARK SPACES

OFFICE/ STAFF RM LAUNDRY/ KITCHEN 65% (2083 SF /250) 5 SPACES 4 SELF PARK SPACES

TOTAL 105 SPACES 104 SPACES (INCL. 5 HC SPACES)  $\Delta$

LOADING:

HOTEL ROOMS	50-100 ROOMS=1 SPACE	2 SPACES
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DENSITY:

HOTEL ROOMS	72 UNITS PER ACRE = 2.49 X 72 = 179 UNITS	100 UNITS
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OPEN SPACE:

	REQUIRED	PROPOSED
	5% (1453.3 SF)	20.95% (6091 SF) $\Delta$

**BUILDING SUMMARY**

	ALLOWED	PROPOSED
BUILDING HEIGHT:	65'-0"	65'-0"
HEIGHT ENCROACHMENT:	15'-0"	15'-0"

GROSS ROOF AREA: 11168 SF

ROOF TOP AMENITY: 30 % OF 11168 SF DINING 2303 SF BATHS 368 SF

= 3350.4 SF 2671 SF (23.9%)

BUILDING AREA:

	INTERIOR	BAL/ DECK	GARAGE	
1ST FLOOR	4299	-	7044	
2ND FLOOR	835	-	12621	
3RD FLOOR	11563	4094		
4TH FLOOR	11563	333		
5TH FLOOR	11563	333		
6TH FLOOR	11375	333		
ROOF	3187	7981		
TOTAL AREA	54385 SF	13074 SF	19665 SF	87124 SF

UNITS:

	MINIMUM ALLOWED	PROVIDED
	300 SF	309 SF
	MINIMUM AVERAGE ALLOWED	PROVIDED
	335 SF	367 SF

**VARIANCE BOX**

	ALLOWED	PROPOSED
PARAPET SIGN	STREET FRONTAGE	SOUTH ELEVATION $\Delta$
PARKING	105 SPACES	104 SPACES

**CLASSIFICATION OF STRUCTURE IN FLOOD HAZARD AREA:**

PER ASCE 24-05:

STRUCTURE CATEGORY	DESIGN CLASS II
MINIMUM ELEVATION OF LOWEST FLOOR (TABLE 2-1)	BFE +1 OR DFE WHICHEVER IS HIGHER +6.00' N.A.V.D.
MINIMUM ELEVATION BELOW WHICH FLOOD DAMAGE RESISTANT MATERIALS SHALL BE USED (TABLE 5-1)	BFE +1 OR DFE WHICHEVER IS HIGHER +6.00' N.A.V.D.
MINIMUM ELEVATION OF UTILITIES AND EQUIPMENT (TABLE 7-1)	BFE +1 OR DFE WHICHEVER IS HIGHER +6.00' N.A.V.D.
MINIMUM ELEVATION OF DRY FLOOD PROOFING OF NON RESIDENTIAL STRUCTURES (TABLE 6-1)	BFE +1 OR DFE WHICHEVER IS HIGHER +6.00' N.A.V.D.

NOTE:  
BASE FLOOD ELEVATION (B.F.E.) = +6.00' NAVD

	SPACE	AREA		GROSS AREA		AREA NOT INCL.			
		AC	NON AC	AC	NON AC				
1ST FL	LOBBY/ CORRIDOR	1666		3783	516				
	ELEVATORS		217						
	STAIRWELLS		299						
	OFFICES	352							
	STAFF ROOM	424							
	LAUNDRY	459							
2ND FL	STORAGE	882		319	516				
	GARAGE		7044						
	LOBBY	319							
	ELEVATORS		217						
3RD FL	STAIRWELLS		299	11047	516				
	GARAGE		12621						
	LOBBY/ CORRIDOR	1695							
	HOUSE KEEPING	121							
	ELEVATORS		217						
	STAIRWELLS		299						
4TH FL	ROOMS	9231		11047	516				
	BALCONIES		4094						
	LOBBY/ CORRIDOR	1695							
	HOUSE KEEPING	121							
	ELEVATORS		217						
	STAIRWELLS		299						
5TH FL	ROOMS	9231		11047	516				
	BALCONIES		333						
	LOBBY/ CORRIDOR	1695							
	HOUSE KEEPING	121							
	ELEVATORS		217						
	STAIRWELLS		299						
6TH FL	ROOMS	9043		10859	516				
	BALCONIES		333						
	LOBBY/ CORRIDOR	1695							
	HOUSE KEEPING	121							
	ELEVATORS		217						
	STAIRWELLS		299						
ROOF	RESTROOMS	2303		2671	8497				
	RESTROOMS	368							
	ROOF DECK		3957						
	POOL DECK		4024						
	TOTAL GROSS AREA						62366		
	TOTAL AREA							87124	

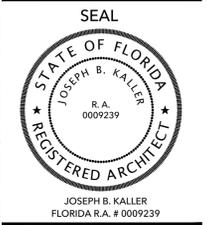
LOCATION	ROOM #	AREA (SF)		NET AREA	
		AC	TERRACE/ BALCONY	AC	BALCONY
3RD FLOOR	301	370	-	9231	4094
	302	387	-		
	303	373	-		
	304	370	-		
	305	387	1200		
	306	370	-		
	307	387	-		
	308	370	-		
	309	361	-		
	310	370	-		
	311	370	447		
	312	361	-		
	313	370	417		
	314	361	-		
	315	370	417		
4TH FLOOR	316	370	-	9231	333
	317	370	417		
	318	370	-		
	319	370	394		
	320	370	-		
	321	370	394		
	322	370	-		
	323	363	408		
	324	316	-		
	325	385	-		
	401	370	-		
	402	387	-		
	403	373	-		
	404	370	-		
	405	387	333		
406	370	-			
407	387	-			
408	370	-			
409	361	-			
410	370	-			
411	370	-			
412	361	-			
413	370	-			
414	361	-			
415	370	-			
416	370	-			
417	370	-			
418	370	-			
419	370	-			
420	370	-			
421	370	-			
422	370	-			
423	363	-			
424	316	-			
425	385	-			
5TH FLOOR	501	370	-	9231	333
	502	387	-		
	503	373	-		
	504	370	-		
	505	387	333		
	506	370	-		
	507	387	-		
	508	370	-		
	509	361	-		
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519	370	-			
520	370	-			
521	370	-			
522	370	-			
523	363	-			
524	316	-			
525	385	-			
6TH FLOOR	601	361	-	9043	333
	602	372	-		
	603	365	-		
	604	362	-		
	605	387	333		
	606	362	-		
	607	385	-		
	608	362	-		
	609	361	-		
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	612	361	-		
	613	361	-		
	614	361	-		
	615	361	-		
616	362	-			
617	361	-			
618	362	-			
619	361	-			
620	362	-			
621	361	-			
622	362	-			
623	349	-			
624	309	-			
625	370	-			
TOTAL AREA NOT INCL.					5093
TOTAL GROSS AREA				36736	

**1 SITE DATA**

**2 BUILDING DATA**



**Kaller Architecture**  
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www.kallerarchitects.com



**PROJECT TITLE**  
**the Koshier House**  
BY WYNDHAM  
5530 S. STATE ROAD 7  
HOLLYWOOD FLORIDA 33314

**SHEET TITLE**  
**SITE AND BUILDING DATA**

**REVISIONS**

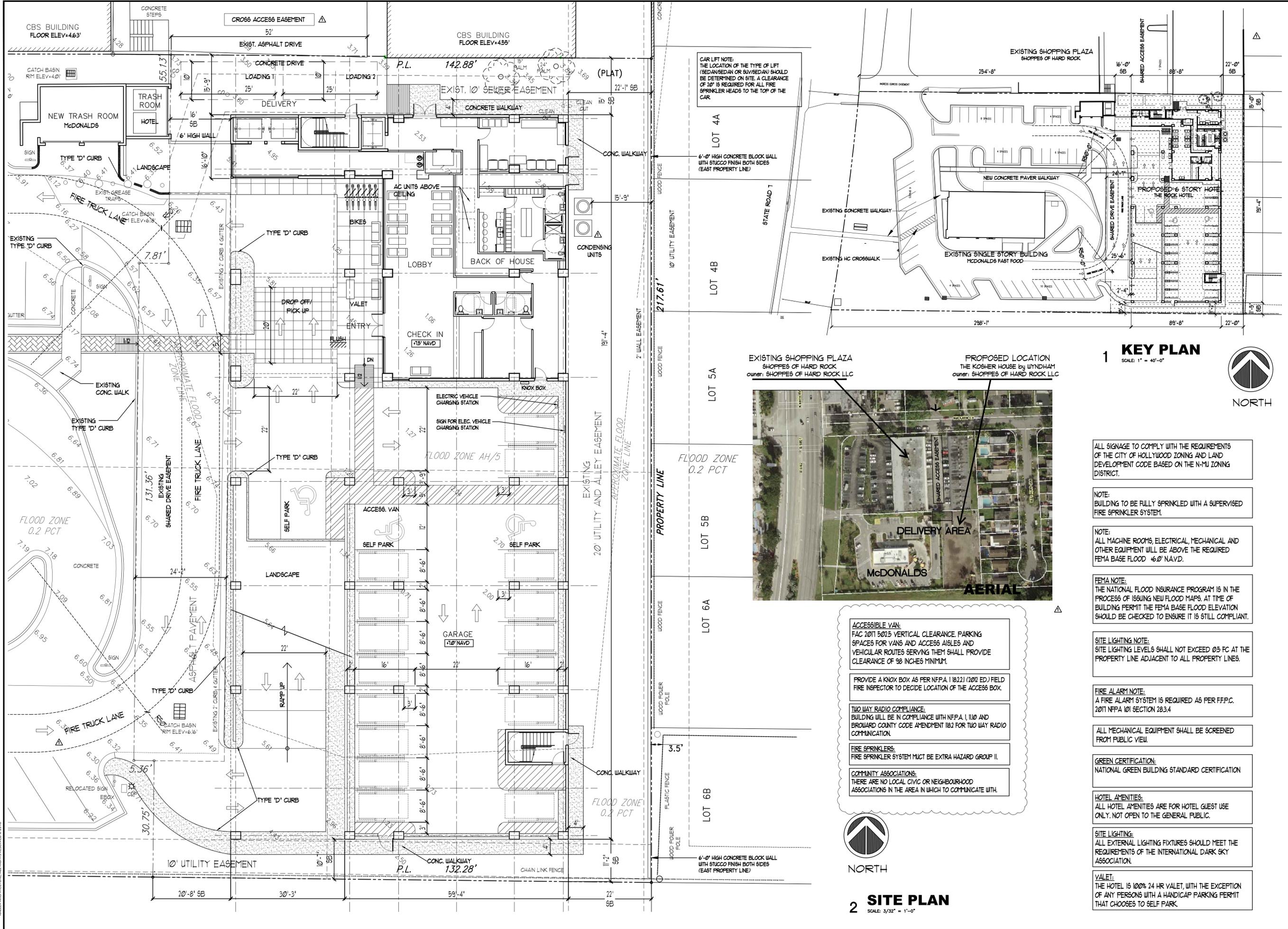
No.	DATE	DESCRIPTION
1	2-19-19	PRELIM TAC

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 16116  
DATE: 1-24-19  
DRAWN BY: TMS  
CHECKED BY: JBK

**SHEET**

**SP-0**  
SHEET 0 OF 4



**CAR LIFT NOTE:**  
 THE LOCATION OF THE TYPE OF LIFT (GED/ANDED OR SUB/SED/AV) SHOULD BE DETERMINED ON SITE. A CLEARANCE OF 10' IS REQUIRED FOR ALL FIRE SPRINKLER HEADS TO THE TOP OF THE CAR.

**EXISTING SHOPPING PLAZA**  
 SHOPPES OF HARD ROCK  
 owner: SHOPPES OF HARD ROCK LLC

**PROPOSED LOCATION**  
 THE KOSHER HOUSE BY WYNDHAM  
 owner: SHOPPES OF HARD ROCK LLC



**1 KEY PLAN**  
 SCALE: 1" = 40'-0"



**ACCESSIBLE VAN:**  
 FAC 2011 5025 VERTICAL CLEARANCE PARKING SPACES FOR VANS AND ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE CLEARANCE OF 98 INCHES MINIMUM.

**PROVIDE A KNOX BOX AS PER NFPA 1182.1 (2012 ED.) FIELD FIRE INSPECTOR TO DECIDE LOCATION OF THE ACCESS BOX.**

**TWO WAY RADIO COMPLIANCE:**  
 BUILDING WILL BE IN COMPLIANCE WITH NFPA 1, 110 AND BROWARD COUNTY CODE AMENDMENT 182 FOR TWO WAY RADIO COMMUNICATION.

**FIRE SPRINKLERS:**  
 FIRE SPRINKLER SYSTEM MUST BE EXTRA HAZARD GROUP II.

**COMMUNITY ASSOCIATIONS:**  
 THERE ARE NO LOCAL CIVIC OR NEIGHBOURHOOD ASSOCIATIONS IN THE AREA IN WHICH TO COMMUNICATE WITH.

ALL SIGNAGE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT CODE BASED ON THE N-MJ ZONING DISTRICT.

**NOTE:**  
 BUILDING TO BE FULLY SPRINKLED WITH A SUPERVISED FIRE SPRINKLER SYSTEM.

**NOTE:**  
 ALL MACHINE ROOMS, ELECTRICAL, MECHANICAL AND OTHER EQUIPMENT WILL BE ABOVE THE REQUIRED FEMA BASE FLOOD 46' NAVD.

**FEMA NOTE:**  
 THE NATIONAL FLOOD INSURANCE PROGRAM IS IN THE PROCESS OF ISSUING NEW FLOOD MAPS. AT TIME OF BUILDING PERMIT THE FEMA BASE FLOOD ELEVATION SHOULD BE CHECKED TO ENSURE IT IS STILL COMPLIANT.

**SITE LIGHTING NOTE:**  
 SITE LIGHTING LEVELS SHALL NOT EXCEED 0.5 FC AT THE PROPERTY LINE ADJACENT TO ALL PROPERTY LINES.

**FIRE ALARM NOTE:**  
 A FIRE ALARM SYSTEM IS REQUIRED AS PER F.F.P.C. 2011 NFPA 101 SECTION 28.3.4

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

**GREEN CERTIFICATION:**  
 NATIONAL GREEN BUILDING STANDARD CERTIFICATION

**HOTEL AMENITIES:**  
 ALL HOTEL AMENITIES ARE FOR HOTEL GUEST USE ONLY. NOT OPEN TO THE GENERAL PUBLIC.

**SITE LIGHTING:**  
 ALL EXTERNAL LIGHTING FIXTURES SHOULD MEET THE REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION.

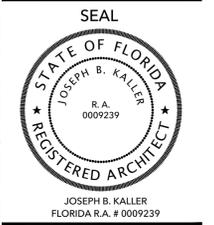
**VALET:**  
 THE HOTEL IS 100% 24 HR VALET, WITH THE EXCEPTION OF ANY PERSONS WITH A HANDICAP PARKING PERMIT THAT CHOOSES TO SELF PARK.



**2 SITE PLAN**  
 SCALE: 3/32" = 1'-0"



**Kaller Architecture**  
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 joseph@kallerarchitects.com  
 www.kallerarchitects.com



**PROJECT TITLE**  
**the Kosher House**  
 BY WYNDHAM  
 5530 S. STATE ROAD 7  
 HOLLYWOOD FLORIDA 33314

**SHEET TITLE**  
**SITE PLAN AND NOTES**

REVISIONS		
No.	DATE	DESCRIPTION
1	2-19-19	PRELIM TAC

PROJECT No.: 16116  
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SHEET

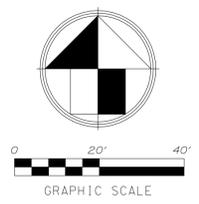
**SP-1**

SHEET 1 OF 4

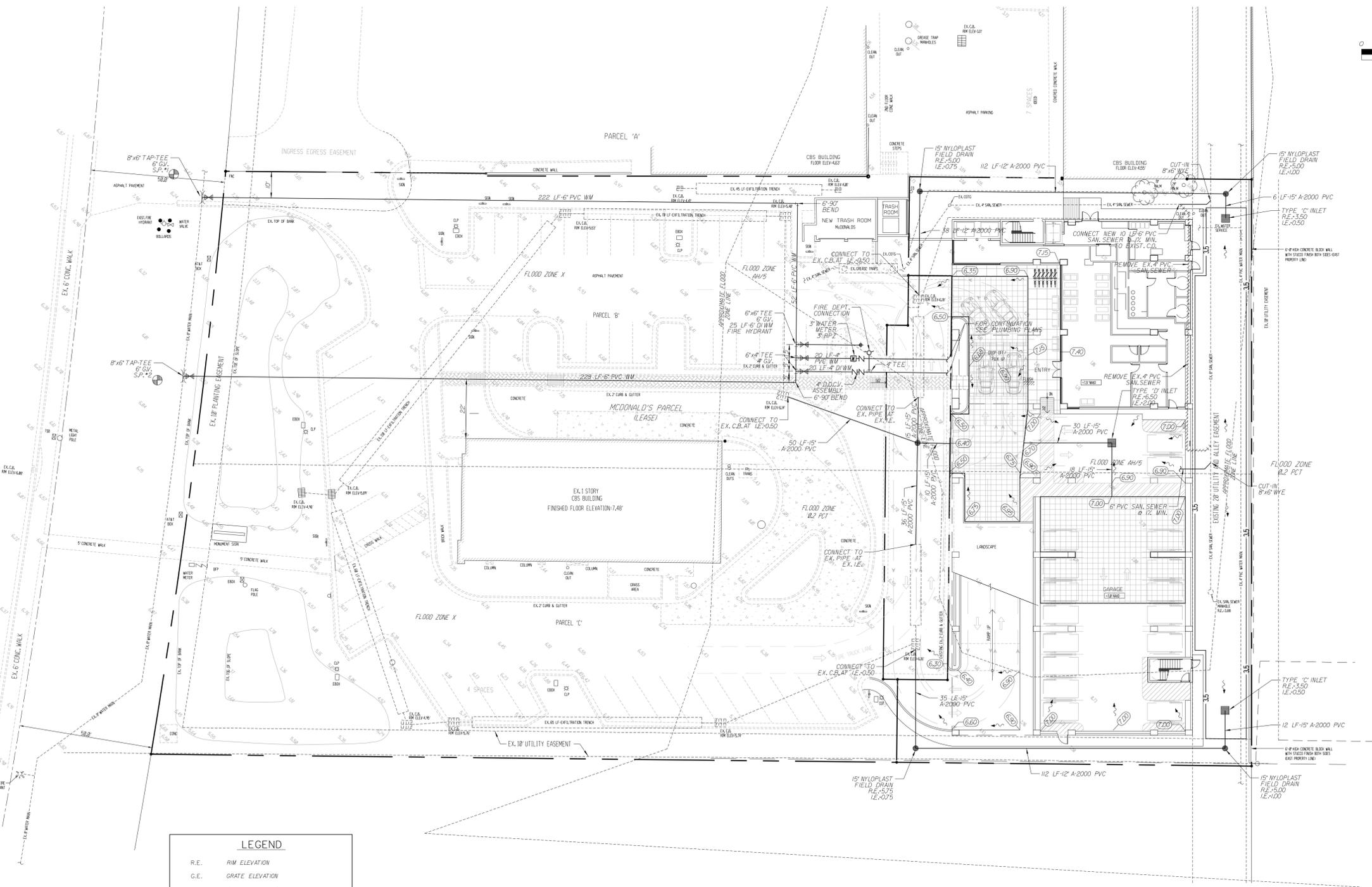








STATE ROAD NO. 7 (U.S. 441)



LEGEND	
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
---	PROPERTY LINE
→	DIRECTION OF OVERLAND FLOW
P.R.B.	POLLUTION RETARDANT BASIN
F.F.	FINISHED FLOOR ELEVATION
---	EXISTING INFORMATION
○	CATCH BASIN
□	STRUCTURE DESIGNATION
□	LENGTH, SIZE OF STORM DRAIN
○	EXISTING GRADE
(6.30)	PROPOSED GRADE
⊕	PROPOSED WATER METER AND RPZ
◆	PROPOSED FIRE HYDRANT
NN	PROPOSED DOUBLE DETECTOR CHECK VALVE ASSEMBLY
□	PROPOSED STORM DRAINAGE R-TANK SYSTEM

NOTE:  
FOR ALL PARKING AND SIDEWALK DIMENSIONS  
REFER TO ARCHITECTURAL SITE PLAN BY  
KALLER ARCHITECTS.

NOTE:  
ALL EXISTING AND PROPOSED GRADES  
REFER TO NAVD 88 DATUM.

REVISIONS:	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CLIENT:  
**Kaller Architects**  
2417 Hollywood Boulevard  
Hollywood, Florida 33020-6605  
(954) 920-5746

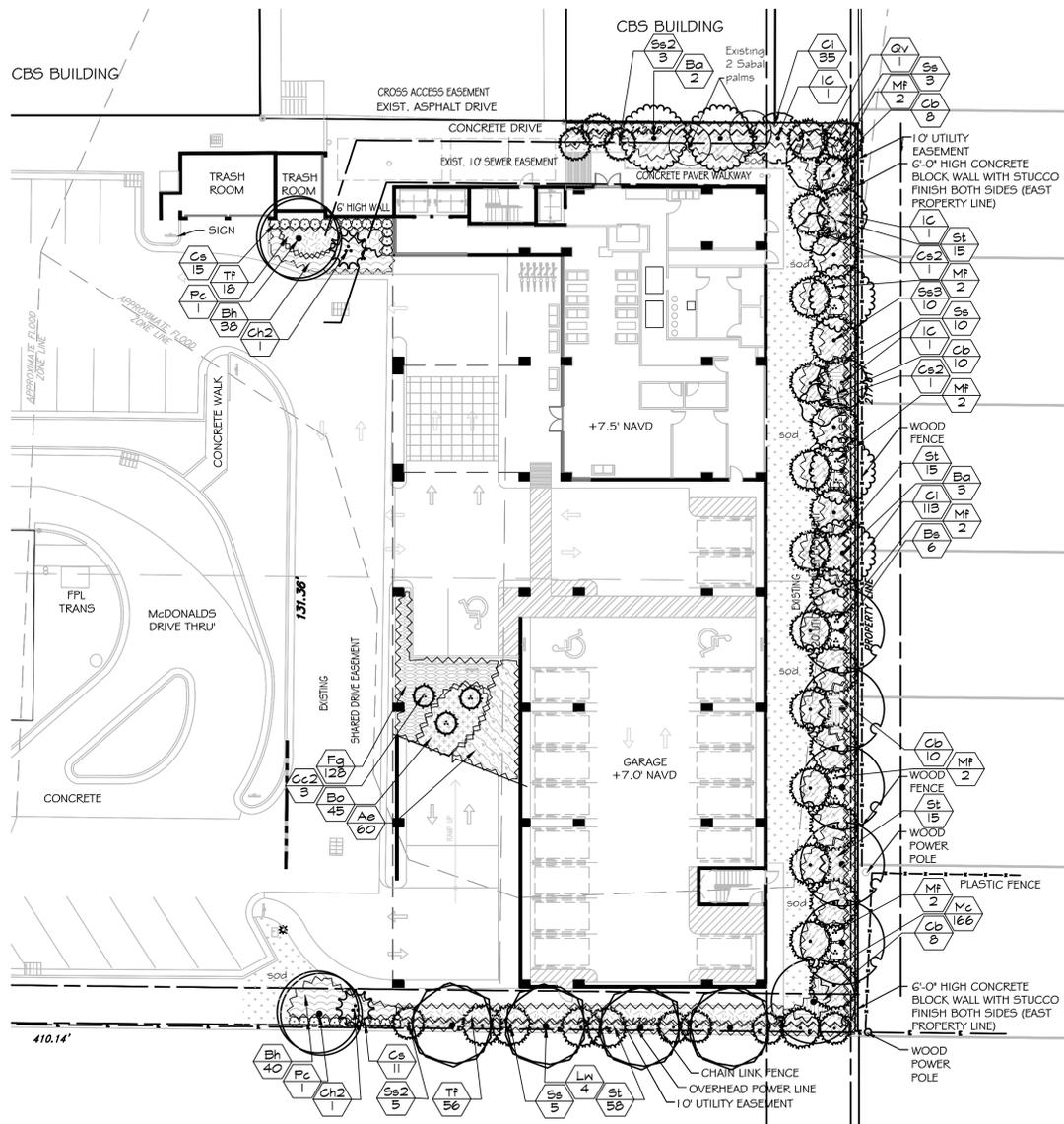
PROJECT:  
**HOLLYWOOD FLORIDA**  
TASK:  
**KOSHER HOUSE CIVIL ENGINEERING PLAN**

**GGB Engineering, Inc.**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
CONSTRUCTION MANAGERS  
FLORIDA REGISTRATION NO. 8118  
2699 Stirling Road, Suite C-202  
Fort Lauderdale, Florida 33312  
Phone: (954) 986-9899  
Fax: (954) 986-8655

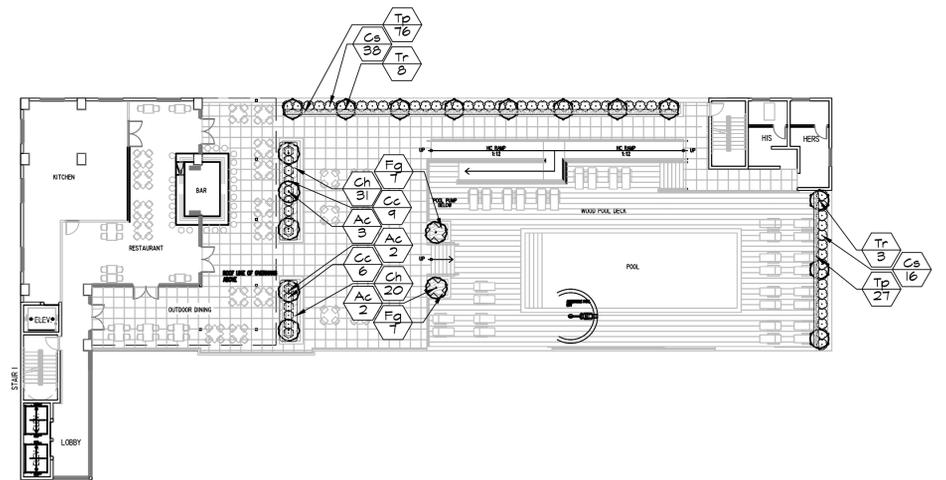
DATE: April 2019	SCALE: 1" = 20'
DESIGNED BY: C.C.B.	DRAWN BY: F.M.
PROJECT NO. 18-0919	
SHEET C-1	

GARY G. BLOOM, P.E.  
FLA. LIC. NO. 38832  
NOT VALID UNLESS SIGNED  
AND SEALED BY ENGINEER





**A** GROUND LEVEL LANDSCAPE PLAN  
SCALE 1"=20'-0"



**B** ROOF GARDEN LANDSCAPE PLAN  
SCALE 1"=20'-0"

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
Bs	6	Bursera simaruba / Gumbo Limbo	12'-14' OA, 2'cal	AS SHOWN	YES	HIGH
Cc2	3	Chamaedorea cataractarum / Cat Palm	15 gal	AS SHOWN	NO	LOW
Ch2	2	Chamaerops humilis / Mediterranean Fan Palm	5' OA Multitrunk	AS SHOWN	NO	HIGH
Lw	4	Lysiloma latifolia / Wild Tamarind	12' OA 2'cal	AS SHOWN	YES	HIGH
Pc	2	Phoenix canariensis / Canary Island Date Palm	6'6W 9'CT matched	AS SHOWN	NO	HIGH
Ss2	8	Sabal palmetto / Cabbage Palmetto	12' CT	AS SHOWN	YES	HIGH
Ss	18	Sabal palmetto / Cabbage Palmetto	20' CT	AS SHOWN	YES	HIGH
Ss3	10	Sabal palmetto / Cabbage Palmetto	28'CT	AS SHOWN	YES	HIGH
TRANSPLANTED TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
Ba	5	Bulnesia arborea / Veranood	10'-11' OA 3'cal	AS SHOWN	NO	HIGH
Cs2	2	Cordia sebestena / Orange Seiger Tree	10' OA 3'cal	AS SHOWN	YES	HIGH
IC	3	Ilex cassine / Dahoon Holly	10' OA 3'cal	AS SHOWN	YES	HIGH
Qv	1	Quercus virginiana / Southern Live Oak	17' OA 4'cal	12'-14' AO min 2'dbh	YES	HIGH
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
Ce	26	Clusia guttifera / Small Leaf Clusia	7 gal 36"OA	36" O.C.	NO	HIGH
Mf	12	Myrcianthes fragrans / Simpson's stopper	6' OA multistem	AS SHOWN	YES	HIGH
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
Ae	60	Aspidistra elatior / Cast Iron Plant	3 gal	24" O.C.	NO	MODERATE
Bo	45	Begonia odorata 'Alba' / Giant White Angel Begonia	3 gal	24" O.C.	NO	MODERATE
Bh	78	Bougainvillea x 'Helen Johnson' / Compact Bougainvillea	3 gal	24" O.C.	NO	HIGH
Cb	36	Callicarpa americana / American Beautyberry	3 gal	30" O.C.	YES	HIGH
Ci	148	Chrysobalanus icaco / Coco Plum	3 gal 24"OA	24" O.C.	YES	MODERATE
Fg	128	Ficus microcarpa 'Green Island' / Green Island Ficus	3 gal	18" O.C.	NO	HIGH
Mc	166	Muhlenbergia capillaris / Pink Muhly	3 gal	36" O.C.	YES	HIGH
St	103	Sophora tomentosa / Yellow Necklacepod	3 gal	24" O.C.	YES	HIGH
Tf	74	Tripsacum dactyloides / Fakahatchee Grass	3 gal	30" O.C.	YES	HIGH

**C** GROUND LEVEL PLANT LIST

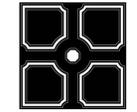
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IT'S THE LAW

**NOTE:** INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.

**PLANT SCHEDULE ROOF GARDEN**

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
Ac	7	Adonidia merrillii / Christmas Palm single stem	8' CT single	AS SHOWN	NO	HIGH
Tr	11	Thrinax radiata / Florida Thatch Palm	8' CT	AS SHOWN	YES	HIGH
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
Cs	54	Clusia guttifera / Small Leaf Clusia	7 gal 36"OA	36" O.C.	NO	HIGH
Cc	15	Codiaeum variegatum 'Curlyboy' / Curlyboy Croton	3 gal	30" OC	NO	HIGH
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT
Ch	51	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	3 gal	18" O.C.	YES	HIGH
Fg	14	Ficus microcarpa 'Green Island' / Green Island Ficus	3 gal	18" O.C.	NO	HIGH
Tp	103	Tradescantia pallida / Purple Queen Spiderwort	1 gal	15" O.C.	NO	HIGH

**D** ROOF GARDEN PLANT LIST



The Mirror of Paradise

Gabriela Fojt  
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Tel (954) 478 3064  
www.florida-landscape.com  
gabriela@themirrorofparadise.com



SCALE	AS NOTED
DESIGNED BY	GF, GW
DRAWN BY	GF
CHECKED BY	GF, GW
CAD DWG.	
DATE	04.11.19
REVISIONS	

The Koshier House by Wyndham  
5530 S STATE 7 RD  
HOLLYWOOD, FLORIDA  
  
LANDSCAPE PLAN AND PLANT LIST

City of Hollywood Landscape Requirements RM-18

Condition	Requirement	Existing	Provided
<b>PERIMETER LANDSCAPE</b>			
-One Tree per 50' of street frontage	N/A	0	0
<b>MITIGATION TREES AND PALMS</b>			
-2 existing palms on site and 1 Tamarind removed)		2	2
-13 trees relocated from shared easement		13	13
<b>VEHICULAR USE AREA</b>			
-Terminal Islands at ends of all parking areas	N/A	N/A	N/A
<b>OPEN SPACE (Min 40% open landscape area)</b>			
-Site area 25,618 sq.ft x 40%	10,247 sf	10,247 sf	
-One Tree per 1000SF open space (10,247/1000)	11	27	
-Required tree species/variety	3	7	
-Minimum 60% of required trees as Native	9	20 (100%+)	
-Maximum 50% of required trees may be palms	(max) 7	4	
<b>DESIGN REVIEW</b>			
-Complies with Design Review Guidelines for Landscaping	YES	YES	
<b>VIEW TRIANGLE</b>			
-Clear site triangles at all drives and intersections	YES	YES	
<b>IRRIGATION</b>			
-Provide 100%+ coverage by auto sprinkler system (In accordance with City of Hollywood and SFWMD)	YES	YES	
<b>OTHER</b>			
-Apply Xeriscape principles to proposed landscape design	YES	YES	
-Utilize plant species compatible with highly saline areas	YES	YES	
-Trees to be 12" oah, 2" DBH at time of planting	YES	YES	
-Palms to have minimum 8"CT at time of planting	YES	YES	
-50% of all required shrubs to be Florida Native	YES	YES	
-A city of Hollywood tree removal/relocation permit will be required for any tree removal or relocation as part of this project. Application is available online from public works section of city website, or in RM308 in City Hall.			

GENERAL LANDSCAPE NOTES

CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.

CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.

ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, MARCH 1998

PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILDORGANITE PER 6 CU. YDS.

TREES & PALMS GUARANTEED TO BE IN HEALTHY THRIVING CONDITION OR ONE YEAR FROM PROJECT COMPLETION.

APPLY 3" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS.

CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.

WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.

ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS

ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT RDW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 50% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.

TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.

ROOT FLARES TO BE SET ABOVE GRADE AND VISIBLE WITH ROOT SYSTEMS 10% ABOVE FINIAL GRADE AT TIME OF PLANTING.

LANDSCAPING SHALL COMPLY WITH ALL ZONING AND LAND DEVELOPMENT REGULATIONS.

PROVIDE A 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

HOLLYWOOD LANDSCAPE NOTES

PLANT MATERIAL WILL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.

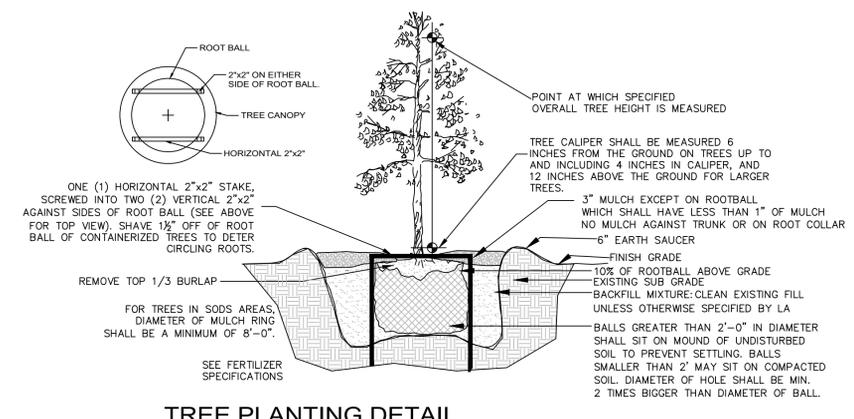
THERE WILL BE NO SUBSTITUTIONS WITHOUT THE APPROVAL OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.

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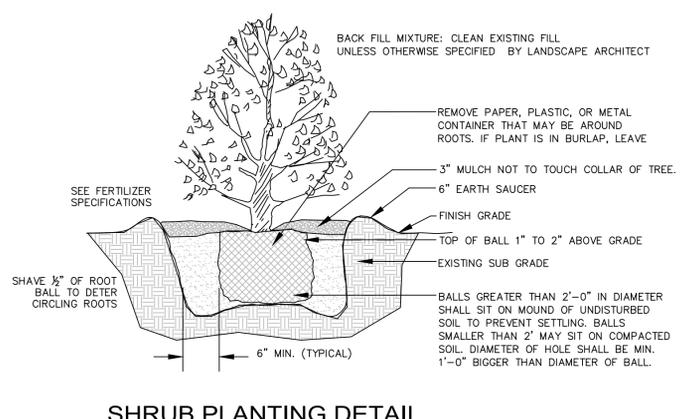
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**A** LANDSCAPE CODE CHART  
NOT TO SCALE

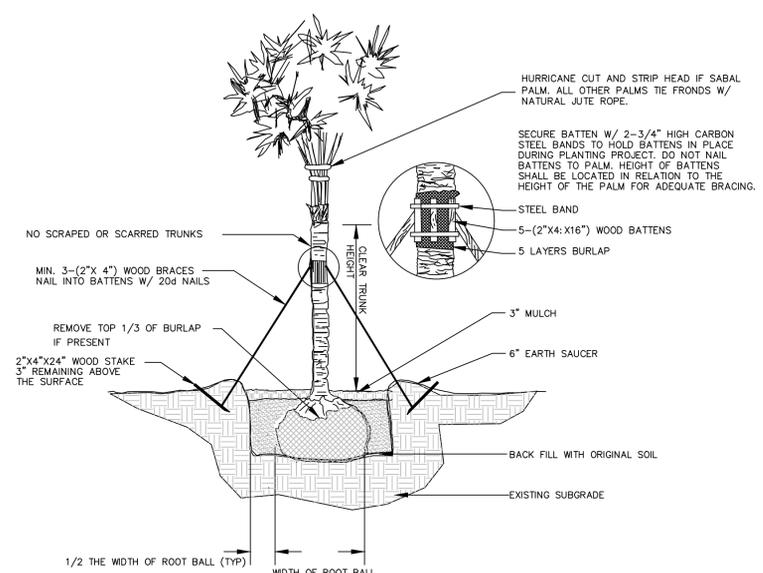
**B** GENERAL LANDSCAPE NOTES  
NOT TO SCALE



TREE PLANTING DETAIL

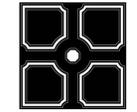


SHRUB PLANTING DETAIL



PALM PLANTING DETAIL

**C** PLANTING DETAILS  
NOT TO SCALE



The Mirror of Paradise

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SCALE	AS NOTED
DESIGNED BY	GF, GW
DRAWN BY	GF
CHECKED BY	GF, GW
CAD DWG.	
DATE	04.11.19
REVISIONS	

The Koster House by Wyndham  
5530 S STATE 7 RD  
HOLLYWOOD, FLORIDA

LANDSCAPE DETAILS, NOTES AND CODE CHART







**Kaller Architecture**  
 A/E 26001212  
 2417 Hollywood Blvd.  
 Hollywood Florida 33020  
 954.920.5746  
 joseph@kallerarchitects.com  
 www.kallerarchitects.com



**PROJECT TITLE**  
**the Koshier House**  
 BY WYNDHAM  
 5530 S. STATE ROAD 7  
 HOLLYWOOD FLORIDA 33314

**SHEET TITLE**  
 THIRD FLOOR PLAN

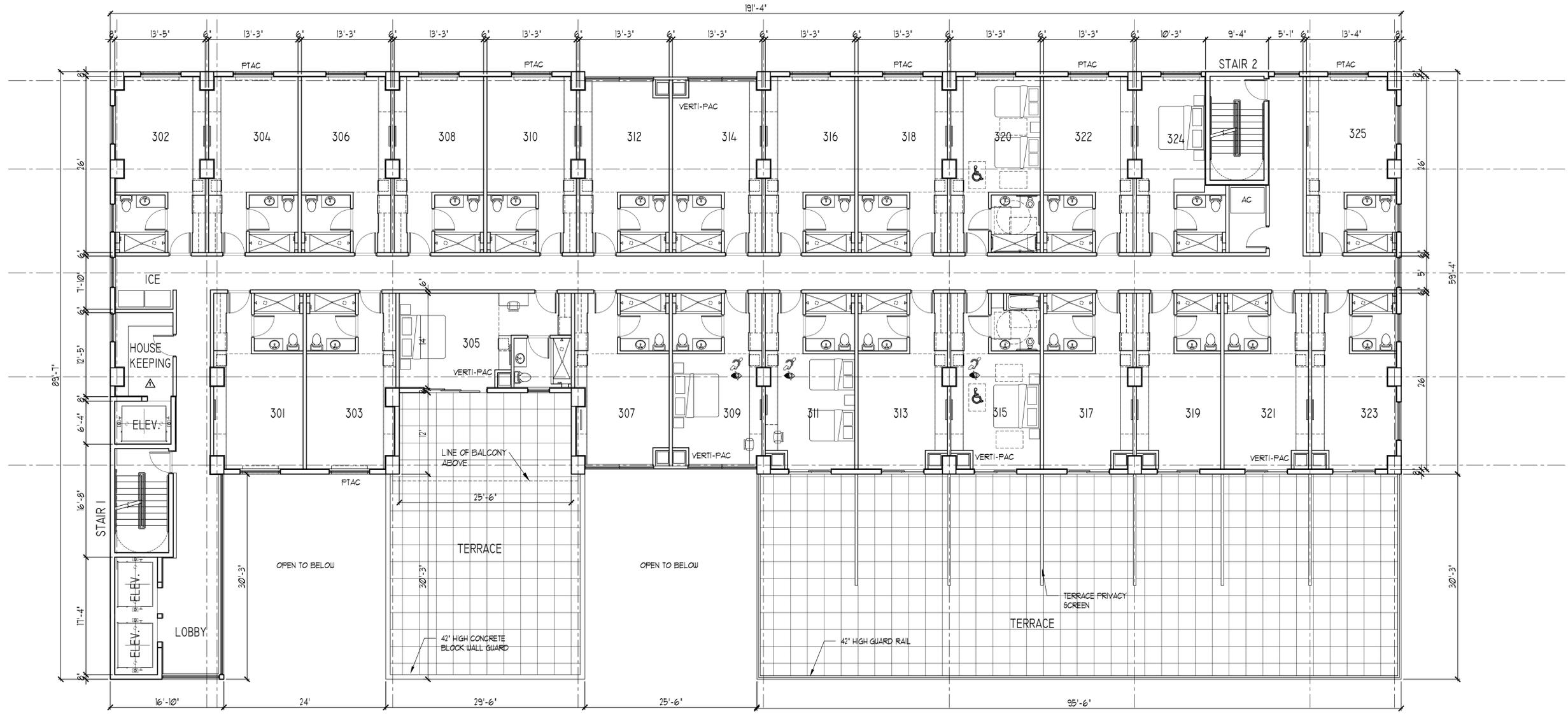
**REVISIONS**

No.	DATE	DESCRIPTION
1	2-19-19	FINAL TAC

PROJECT No.: 16116  
 DATE: 1-24-19  
 DRAWN BY: TMS  
 CHECKED BY: JBK

SHEET

**A-3**  
 SHEET 3 OF 12



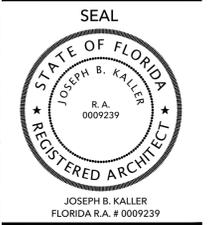
**1 THIRD FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

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PROJECT TITLE  
**the Koshner House**  
 BY WYNDHAM  
 5530 S. STATE ROAD 7  
 HOLLYWOOD FLORIDA 33314

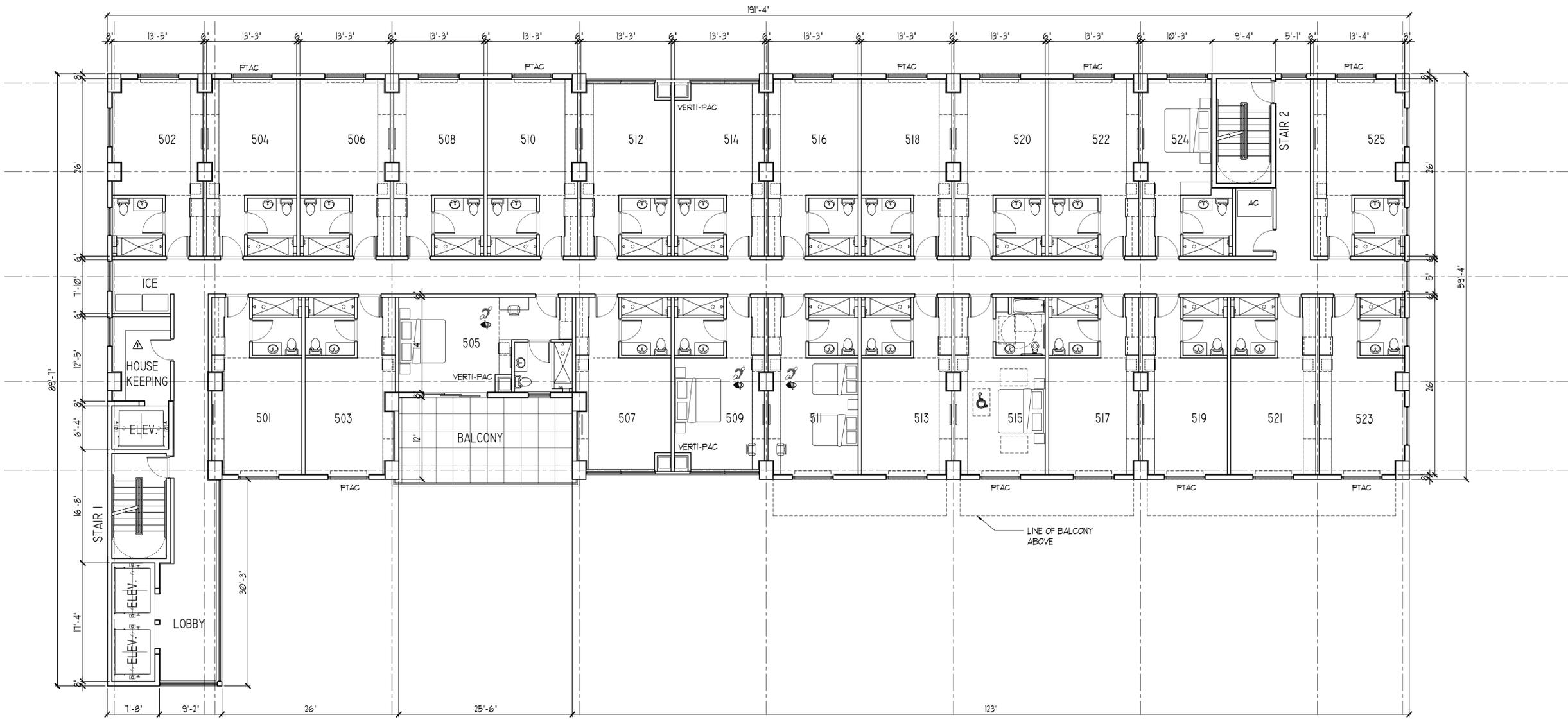
SHEET TITLE  
**FIFTH FLOOR PLAN**

REVISIONS

No.	DATE	DESCRIPTION
1	2-19-19	FINAL TAC

PROJECT No.: 16116  
 DATE: 1-24-19  
 DRAWN BY: TMS  
 CHECKED BY: JBK

SHEET  
**A-5**  
 SHEET 5 OF 12



**1 FIFTH FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

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