ATTACHMENT III

Approved Project Ordinance and Resolutions

PO-2006-23

ORDINANCE NO. O-2006-32

(04-ZJ-79)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, WAIVING THE 2 ACRE MINIMUM ACREAGE REQUIREMENT FOR A PLANNED DEVELOPMENT WITHIN THE BOUNDARIES OF THE COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 4.15 E.1. OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 410 NORTH FEDERAL HIGHWAY, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", FROM RMCRA-76 (HIGH DENSITY MULTIPLE FAMILY) TO PD (PLANNED DEVELOPMENT DISTRICT); APPROVING THE PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY (HEREINAFTER KNOWN AS "1 AND TAYLOR CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN"); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

WHEREAS, the Zoning and Land Development Regulations provide that an application for a change of zoning may be filed; and

WHEREAS, an application (04-ZJ-79) was filed with the Office of Planning of the City of Hollywood including a request for a change of zoning from RMCRA-76 (High Density Multiple Family) to PD (Planned Development District), for property generally located at 410 North Federal Highway, with approximately 0.81 net acres/1.16 gross acres as more particularly described in Exhibit "A" (subject parcel) attached hereto and incorporated herein by reference; and

WHEREAS, the purpose of this request for change in zoning designation is to allow the development of the site which is currently comprised of single family and motel buildings with approximately 0.81 net acres in size to proceed in accordance with the PD (Planned Development District) Ordinance, in order to construct a mixed use planned development consisting of 85 condominium units, 4 lofts, approximately 4,336 square feet of retail space, and a parking garage consisting of 180 spaces (142 residential, 18 guest, 18 retail and 2 loading area/loading zone spaces); and

WHEREAS, the PD ordinance requires a minimum size of 2 acres within the Community Redevelopment Area for any Planned Development District which may be waived by the City Commission upon the recommendation of the Planning and Zoning Board and the Executive Director of the Community Redevelopment Agency; and

WHEREAS, the existing property is located at 410 North Federal Highway and has a current City zoning designation of RMCRA-76 (High Density Multiple Family) and a Future Land Use Designation of RAC (Regional Activity Center); and

WHEREAS, the subject property is adjacent to RMCRA-76 on the north, east and west, and GU on the South; and

WHEREAS, the PD ordinance requires that a Master Development Plan be submitted by the applicant for review by City staff and the Planning and Zoning Board; and

WHEREAS, such Master Development Plan shall include (1) a boundary survey; (2) schematic representation of the land uses; (3) delineation of internal circulation; (4) points of connection of the local streets to the trafficways; (5) general location and size of any community facility to be included in the PD; (6) an indication of existing vegetation and other natural features with plans for conservation and mitigation; (7) schematic depiction of existing and proposed surface water management elements; and (8) schematic depiction of the water distribution and wastewater collection facilities and drainage system; and

WHEREAS, the proposed Master Development Plan is subject to the applicant obtaining a variance relating to the 25' landscape setback from all surrounding rights-of-way (north, east and south) from the Development Review Board; and

WHEREAS, the Director of the Office of Planning and City staff, following analysis of the proposed Master Development Plan and its associated documents, have determined that the proposed Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan, and has therefore recommended that the Master Development Plan be approved with the following condition:

> Applicant is to provide a minimum internal side setback (west) of 7.5' maintaining the same building heights;

and

WHEREAS, the Director of the Office of Planning, following analysis of the application and its associated documents, has determined that the proposed change of zoning district is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan and the City-Wide Master Plan, and has therefore recommended that it be approved with the aforementioned condition; and

WHEREAS, on March 27, 2006, the Planning and Zoning Board met and reviewed the above noted request for a change of zoning to PD (Planned Development District) and approval of the proposed Master Development Plan and forwarded a recommendation of approval to the City Commission; and

WHEREAS, on July 13, 2006, the Development Review Board considered the Developer's application for a variance relating to the 25' landscape setback from all surrounding rights-of-way (north, east and south) and the Board granted said variance; and

WHEREAS, after review and consideration of the Master Development Plan condition proposed by both staff and the Planning and Zoning Board, the Developer has revised its Master Development Plan to comply with the internal side setback (west) 7.5' condition which will maintain the building heights; and

WHEREAS, the City Commission finds that the waiving of the 2 acre minimum acreage requirement for a Planned Development, the rezoning request to PD (Planned Development District), along with approval of the Master Development Plan, are consistent with the Zoning and Land Development Regulations, are consistent with the City of Hollywood's Comprehensive Plan, and is in the best interest of the citizens of the City of Hollywood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the applicant has presented competent substantial evidence that the rezoning request to PD is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and there is no legitimate public purpose in maintaining the existing zoning.

Section 2: That the minimum size requirement of 2 acres for a Planned Development District is hereby waived for the subject property.

Section 3: That the subject property as more particularly described in Exhibit "A" is hereby rezoned from the zoning designation of RMCRA-76 (High Density Multiple Family) to PD (Planned Development District).

Section 4: That the 1 and Taylor Condominium Master Development Plan as more specifically described in Exhibit "B" attached hereto and incorporated herein by reference, is hereby approved.

Section 5: That the Official Zoning Map of the City of Hollywood is hereby amended to incorporate the above described change in zoning designation for the subject parcel.

ORDINANCE FOR 04-ZJ-79 REZONING OF 410 NORTH FEDERAL HIGHWAY TO PD (1 AND TAYLOR CONDOMINIUM PROJECT)

Section 6: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 7: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 8: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised Aug 25, 2006.

PASSED on first reading this 7 day of June, 2006.

PASSED AND ADOPTED on second reading this 6 day of Sept, 2006.

RENDERED this 8 day of Sept, 2006.

MARA GIULIANTI, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.

DAN

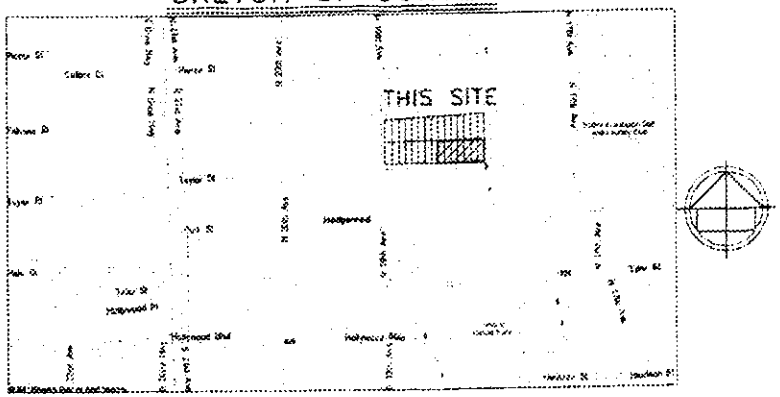
DANIEL L. ABBOTT, CITY ATTORNEY

9/7/06pac

EXHIBIT A

LOTS 9, 10, 11, 12, 13, 14 AND LOT 15 LESS ROAD RIGHT-OF-WAY, BLOCK 44, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SKETCH OF SURVEY



LOCATION MAP (NTS)

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
   AS TO LOTS 9 & 10, BLOCK 44 : FILE NO : 1062-666118 FROM BEGINNING TO OCTOBER 25, 2004.
   AS TO LOT 11 & LOT 12 LESS THE EAST 5 FEET, BLOCK 44 : FILE NO. : 1062-666091 FROM BEGINNING TO OCTOBER 25, 2004
   AS TO THE EAST 5 FEET OF LOT 12 & LOT 13, BLOCK 44 : FILE NO. : 1062-665268 FROM BEGINNING TO OCTOBER 25, 2004.
   AS TO LOT 14 & LOT 15 LESS THE EAST 15 FEET, BLOCK 44 : FILE NO. 1062-666123 FROM BEGINNING TO OCTOBER 25, 2004.
3. THIS SURVEY WAS DONE SOLEY 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 NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK ⊕ TAYLOR STREET & 18TH AVENUE ELEVATION = 9.55'
8. OWNERSHIP AND ENCUMBRANCE REPORT REVIEW : NO PLOTTABLE EXCEPTIONS.
9. NET AREA (TO R/O/W LINES & PROPERTY LINES) = 35,538 SQ.FT. GROSS AREA (TO CENTERLINE OF R/O/W) = 38,854 SQ.FT.
10. THERE ARE 15 EXISTING UNITS ON THE PROPERTY.

LEGEND

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
WM	WATER METER
-X-	CHAIN LINK/ WOOD FENCE
ELEV	ELEVATION
CBS	CONCRETE BLOCK STRUCTURE
CALC	CALCULATION
WPP	WOOD POWER POLE
A/C	AIR CONDITIONER
12.00	ELEVATION
R/O/W	RIGHT OF WAY

LAND DESCRIPTION:

LOTS 9, 10, 11, 12, 13, 14 AND LOT 15 LESS ROAD RIGHT-OF-WAY, BLOCK 44, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO :

JORGE BRAVER AND/OR ASSIGNS
SERBER & WEALCATCH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

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 APRIL, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 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 E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 04/21/04

ADDED NOTE # 10	03/09/06	AV	REC
ADDED LEASER FROM PROP TO OL	11/23/05	JD	REC

COUSINS SURVEYORS & ASSOCIATES, INC.
6501 ORANGE DRIVE
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)880-9885 FAX (954)880-0213

PROJECT NUMBER : 4816-04

CLIENT :
MGS DEVELOPER GROUP, LLC

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	04/21/04	SKETCH	AV	REC
REVISED NOTE # 2 & ADDED NOTE # 8	10/10/04	------	AV	REC
REVISED NOTE # 5 / C & E REPORT	11/16/04	------	AV	REC
ADDED CERTIFIED TO	02/14/05	------	AV	REC
ADDED NOTE # 9	10/12/05	------	AV	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0317 G
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	10/02/97

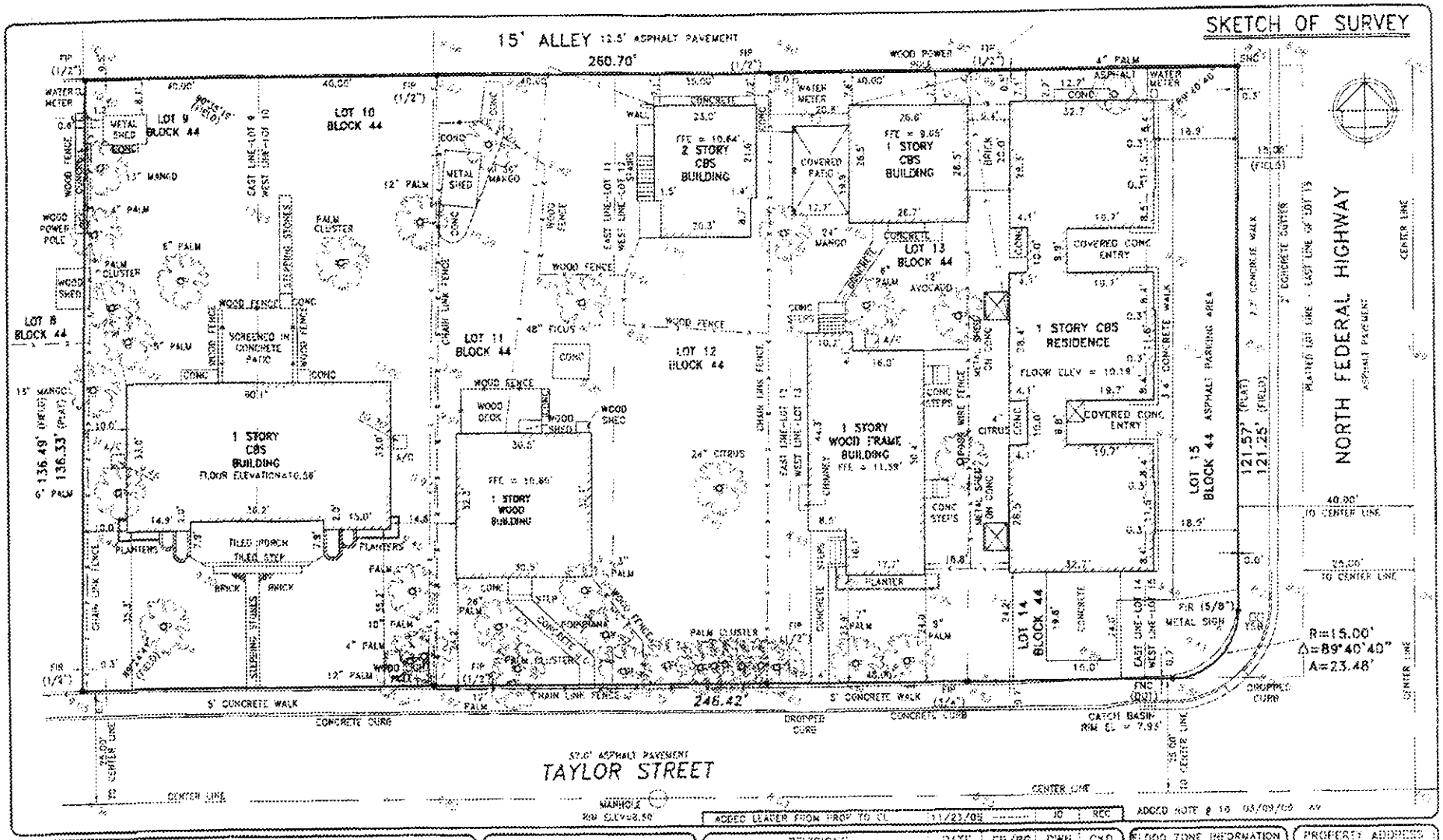
PROPERTY ADDRESS : TAYLOR STREET & FEDERAL HIGHWAY

SCALE: 1" = 20'

SHEET 1 OF 2

EXHIBIT B

SKETCH OF SURVEY



REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	04/21/04	108/55	AY	REC
REVISED NOTE # 2 & ADDED NOTE # 8	10/10/04	------	AY	REC
REVISED NOTE # 2 / 6 & 8 REPORT	11/16/04	------	AY	REC
ADDED CERTIFIED TO	02/14/05	------	AY	REC
ADDED NOTE # 9	10/12/05	------	AY	REC
ADDED LEADER FROM PROP TO CL	11/23/05	------	JO	REC
ADDED NOTE # 10	05/09/09		AY	

COUSINS SURVEYORS & ASSOCIATES, INC.
8501 ORANGE DRIVE
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 5446
PHONE (954)680-9888 FAX (954)680-0213

PROJECT NUMBER : 4816-04

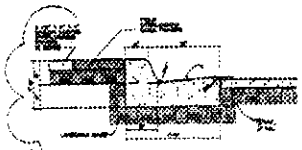
CLIENT
MO3 DEVELOPER GROUP, LLC

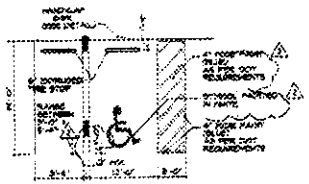
FLOOD ZONE INFORMATION
COMMUNITY NUMBER 125113
PANEL NUMBER 0317 C
ZONE X
BASE FLOOD ELEVATION N/A
EFFECTIVE DATE 10/02/97

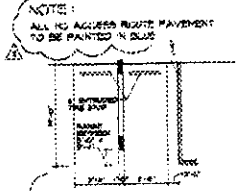
PROPERTY ADDRESS
1475 NE 56 STREET
& FEDERAL HIGHWAY

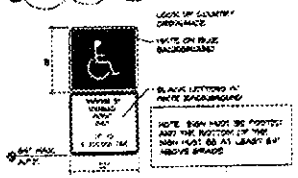
SCALE: 1" = 20'

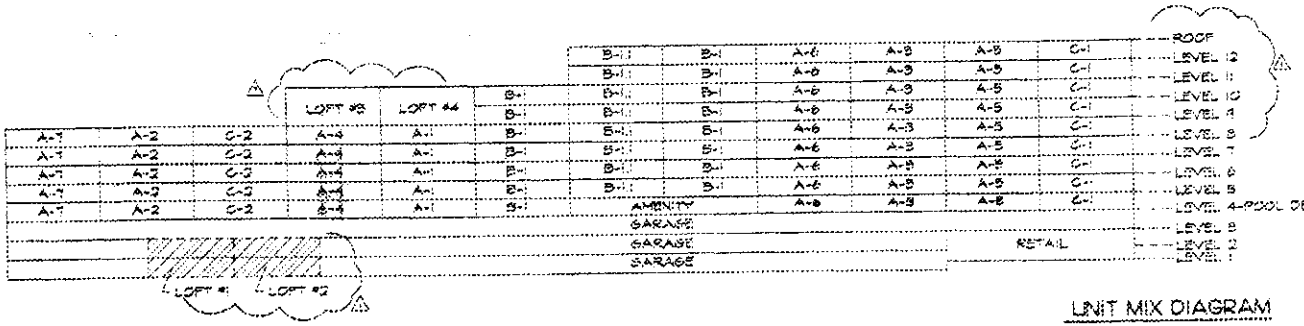
SHEET 2 OF 2











HANDICAP PARKING DETAIL & TYP. PARKING
N.T.S.

NOTE:
ALL HC ACCESS ROUTE PAVEMENT TO BE PAINTED IN BLUE

TYP PARKING ADJACENT TO A WALL
N.T.S.

HANDICAP SIGN DETAIL
N.T.S.

						B-1.1	B-1	A-6	A-3	A-5	C-1	ROOF LEVEL 12
						B-1.1	B-1	A-6	A-3	A-5	C-1	LEVEL 11
			LOFT #3	LOFT #4	B-1	B-1.1	B-1	A-6	A-3	A-5	C-1	LEVEL 10
					B-1	B-1.1	B-1	A-6	A-3	A-5	C-1	LEVEL 9
A-7	A-2	C-2	A-4	A-1	B-1	B-1.1	B-1	A-6	A-3	A-5	C-1	LEVEL 8
A-7	A-2	C-2	A-4	A-1	B-1	B-1.1	B-1	A-6	A-3	A-5	C-1	LEVEL 7
A-7	A-2	C-2	A-4	A-1	B-1	B-1.1	B-1	A-6	A-3	A-5	C-1	LEVEL 6
A-7	A-2	C-2	A-4	A-1	B-1	B-1.1	B-1	A-6	A-3	A-5	C-1	LEVEL 5
A-7	A-2	C-2	A-4	A-1	B-1	AMENITY		A-6	A-3	A-8	C-1	LEVEL 4-POOL DECK
GARAGE												LEVEL 3
LOFT #1	LOFT #2	GARAGE							RETAIL			LEVEL 2
GARAGE												LEVEL 1

UNIT MIX DIAGRAM

UNIT MIX (03-10-2006)

UNIT TYPE		# units	A/C area	Balcony	Terrace	Total	Total A/C
Unit A1	1BR-1B	5.00	1,000.91	174.67		5,307.60	5004.55
Unit A2	1BR-1B	5.00	977.12	51.00		5,140.90	4885.6
Unit A3	2BR-2B	9.00	1,110.44	76.52		11,104.24	10013.96
Unit A4	1BR+DEN 1.50	5.00	1,159.44	133.56		6,570.16	5042.2
Unit A5	1BR+DEN 1.50	9.00	978.19	74.66		9,482.15	8707.51
Unit A6	1BR-1B	9.00	887.75	00.78		9,603.08	7989.84
UNIT A7	2BR-2B	5.00	1,020.81	127.88		7,293.45	6604.05
Unit B1	2BR+DEN 2B	18.00	1,313.60	85.52		22,090.86	21022.24
Unit B1.1	2BR+DEN 2B	8.00	1,292.33	85.32		11,022.80	10338.64
Unit C1	3BR-3B	9.00	1,835.99	108.71		15,873.21	14722.85
Unit C2	3BR-3.5B	5	1,764.19	102.52		9,233.10	8820.5
Lofts #1 & #2		2	927.40			1,854.80	1854.8
Loft #3		1	1,877.20	287.10		2,164.42	1877.20
Loft #4		1	1,664.24	240.22		1,503.46	1664.24
TOTAL		68.00				117,714.57	106334.8

* Number of residential units current available (55 units, the balance will be provided by RAC)
* Number of commercial spaces current available ( )

NOTES:

1) RETAIL / COMMERCIAL FINISH FLOOR TO BE 6" ABOVE CROWN OF THE ROAD ELEVATION REFER TO THE CIVIL DWGS.
2) ALL STREETSCAPE, LANDSCAPING & STREET LIGHTING IS NOT PART OF THIS SITE PLAN THIS WILL COORDINATED W/ CRA DIRECTION
3) MAIL WILL BE DELIVERED TO THE INDIVIDUAL RETAIL TENANTS. MAIL TO THE CONDOMINIUM WILL BE DELIVERED TO A CENTRAL MAIL ROOM IN THE AMENITY.
4) PARKING GARAGE STRUCTURE & THE CONDOMINIUM BUILDING WILL BE FULLY FIRE SPRINKLERED.
5) PAYMENT OF OPEN SPACE FEE TO OCCUR PRIOR TO BUILDING PERMITS.

SITE DATA 03-10-2006

1.)	ZONING (Existing Zoning Code) Tract lots 9,10,11,12,13,14 Block 44	PD		
	Existing Land Use	RAC		
2.)	Tract Size	Area in Sq. Ft.	Acres	
	Tract	55,332	0.9162 AC	
	Total Net Area Gross Lot Area	22,595 42,350.0	1.167 AC	Waiver
3.)	Density	Required Allowed	Provided	
	1.167 Ac @ 75 DU per AC	55.05	55	
4.)	Parking Required			
	55 units @ 1.5 spaces 4 bdrs @ 2 spaces Rental office Loading area Guest parking 1/5 Retail 1/250sf (4,335 SQ.F) total	127.5 5 1 1 17.2 17.34 172.54	132 0 1 1 10 14 178	
	Handicap Parking	5	6	
5.)	Building Height	N/A	130'-0"	
6.)	Number of Stories	N/A	Nine (12)	
7.)	Unit Size min. Unit Size Average	N/A N/A	927.4 sf 1227.15 sf	
8.)	Loading Zones Residential Retail/Commercial		1	
9.)	SETBACKS			
	SIDE (SE1)	15'	10'-0"	
	REAR (ALLEY)	5'	5'	
	FRONT (TAYLOR ST)	25'	2'-10 1/2"	
	SIDE (to 2nd & 3rd FL) (above 3rd FL)	 5' 15'	 0 5'	
10.)	COMMERCIAL AREA		4,335.00	
11.)	BUILDING FOOTPRINT IMPERVIOUS (Concrete walk and sidewalk) PERVIOUS (landscape)	51,632.20sf 88.57% 2,982.15sf 5.25% 1,056.51sf 2.09%		
12.)	ADDITIONAL IMPERVIOUS (4th floor pool deck) ADDITIONAL PERVIOUS (Planters 4th floor pool deck) ADDITIONAL PERVIOUS (Planters 3rd floor)	545.22 275.51sf 342.23sf		

EXISTING ZONING RAC-RA 75 - PROPOSED PD

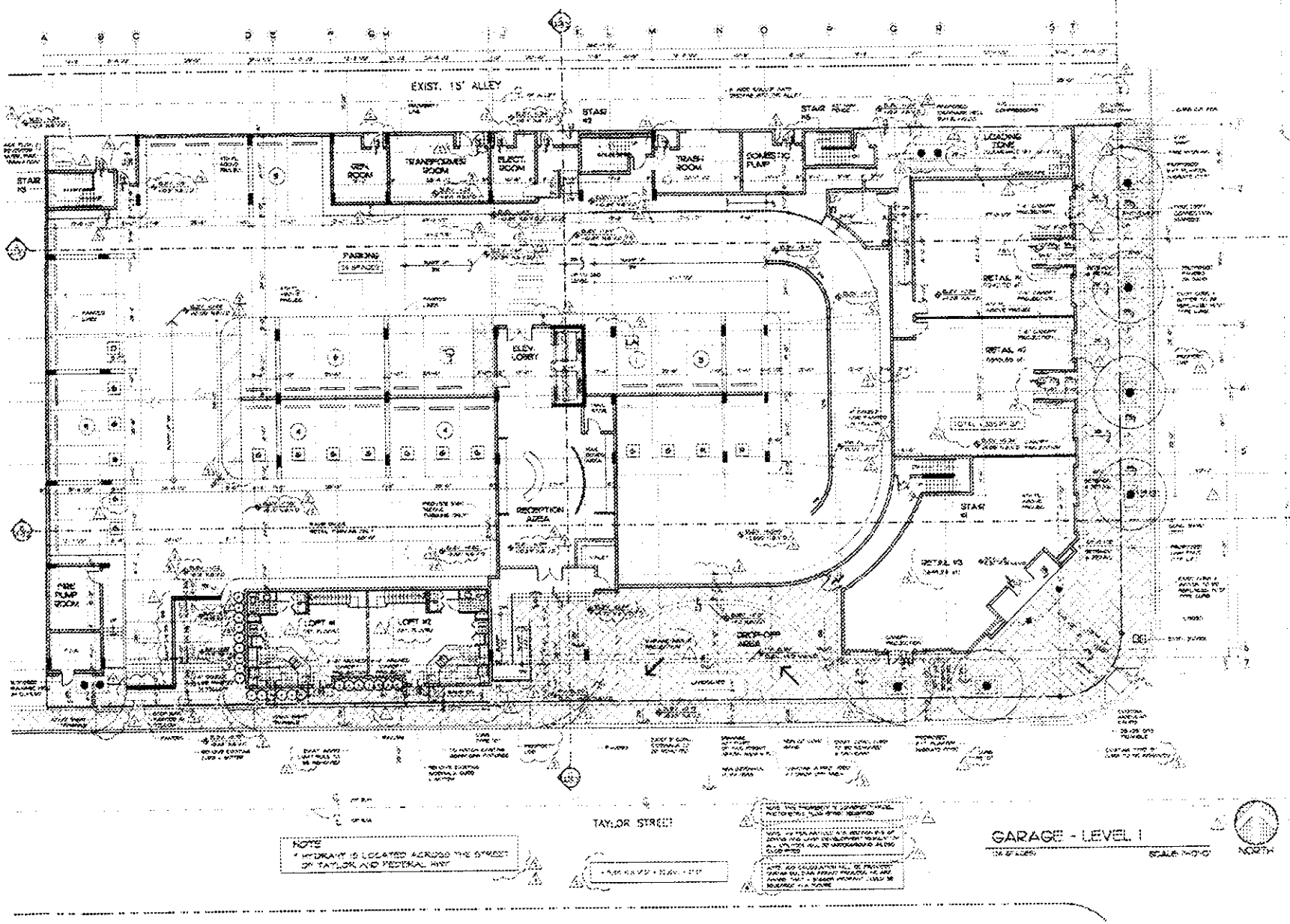
REVISIONS

SALAZAR
ARCHITECTURAL
GROUP

SALAZAR ARCHITECTURAL GROUP INC.

1 & TAYLOR CONDOMINIUM
401 N FEDERAL HWY, HOLLYWOOD, FL 33020
FOR
MEG DEV. GROUP / WEISS LEADER GROUP
1920 HARRISON ST. SUITE # 303
LOCATED AT
HOLLYWOOD, FLORIDA 33020

SP-0



NOTE
* HYDRANT IS LOCATED ACROSS THE STREET OF TAYLOR AND FEDERAL HWY

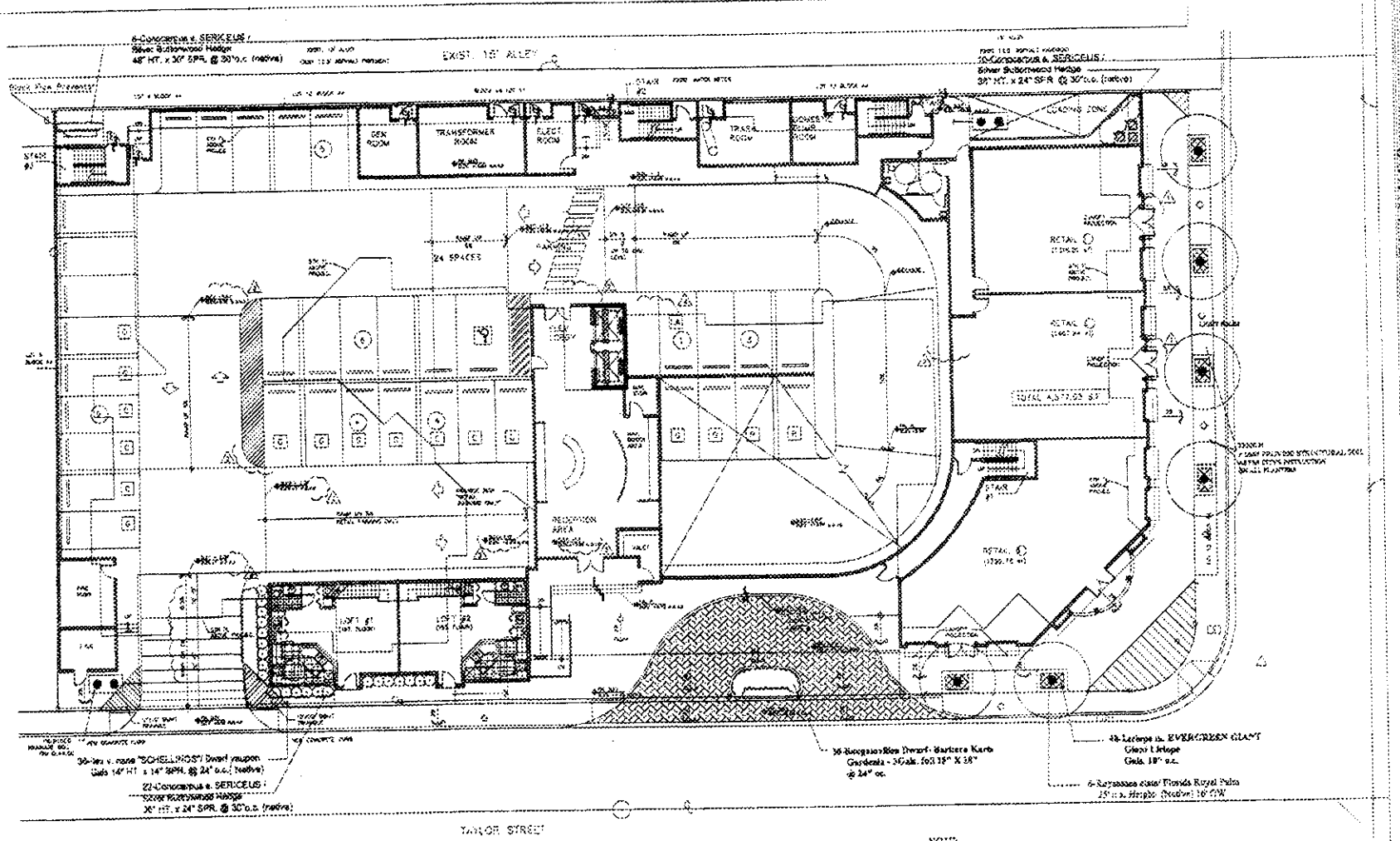
GARAGE - LEVEL 1

1.8 TAYLOR CONDOMINIUM

HOLLYWOOD, FLORIDA 33020

SALAZAR ARCHITECTURAL GROUP

SP-1.1



NOTE:
1. NO SUBSTITUTION WILL BE MADE WITHOUT THE APPROVAL HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.
2. NO SHRUBS NOR GROUNDCOVERS SHALL BE PLANTED IN ROOT BALL OF TREES

SITE LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

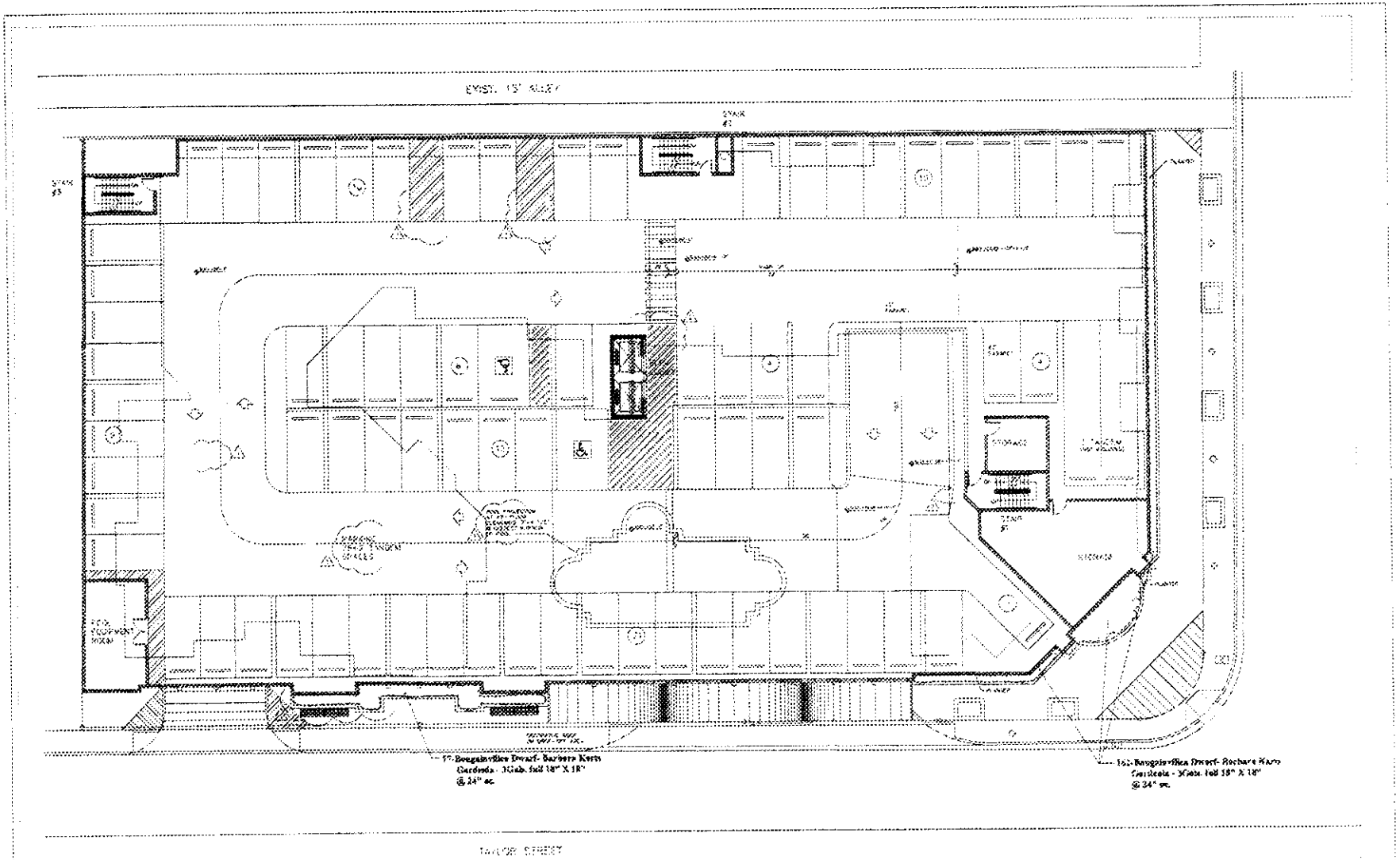
11-17-05

DRB SUBMITAL

MARIANO CORRAL, LANDSCAPE ARCHITECT AND PLANNER

TAYLOR CONDOMINIUM

LP-1



3RD LEVEL LANDSCAPE

SCALE: 1" = 10'-0"

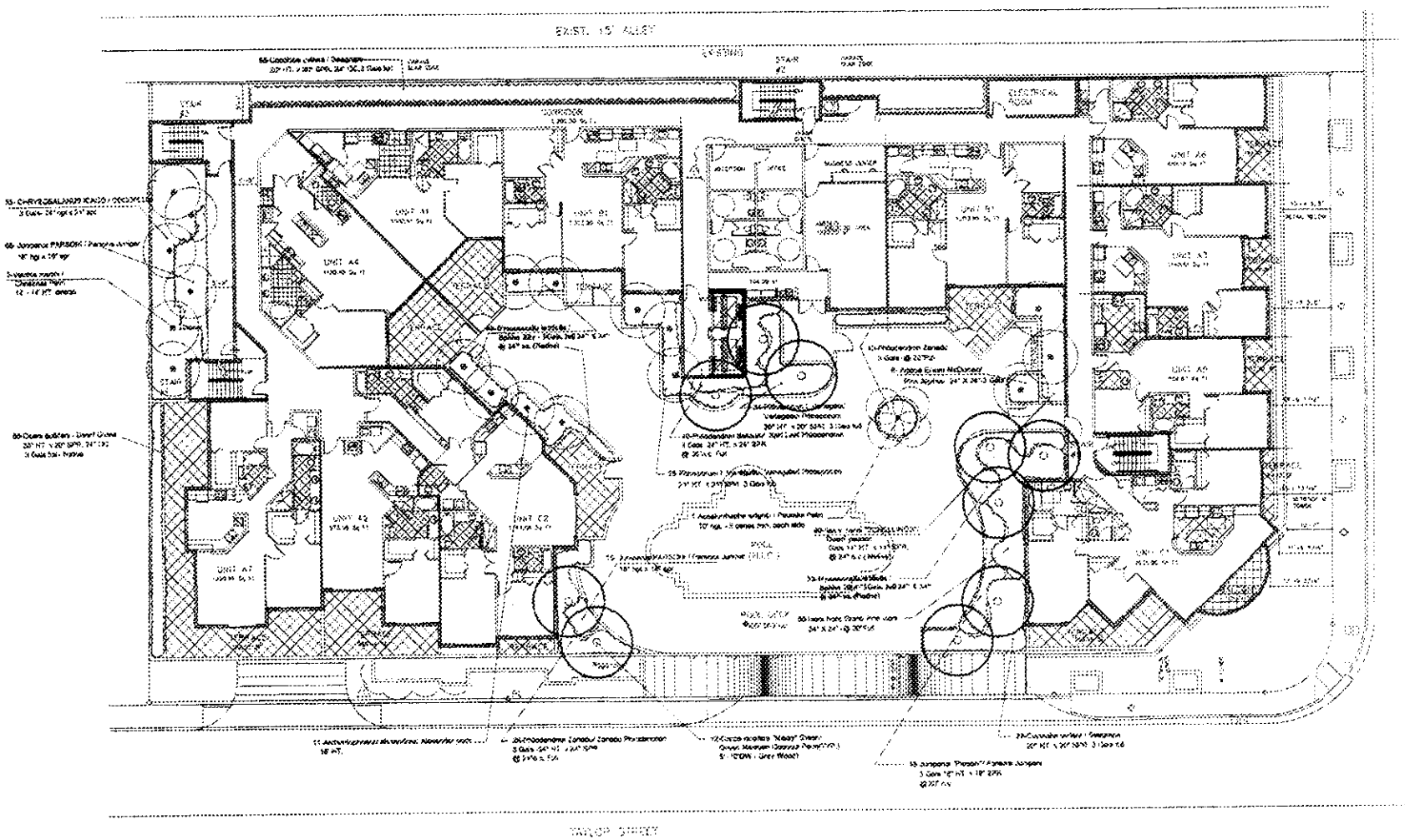
11-17-05

DRB SUBMITAL

MARIANO CORRAL, LANDSCAPE ARCHITECT AND PLANNER

TAYLOR CONDOMINIUM

LP-2



POOL LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

11-17-05

DRB SUBMITAL

MARIANO CORRAL, LANDSCAPE ARCHITECT AND PLANNER

TAYLOR CONDOMINIUM

LP-3

PLANT LIST

SCIENTIFIC NAME / COMMON NAME	QTY	SIZE	SPACING / REMARKS		XERISCAPE REQUIREMENT TABULATION Drought Tolerance H, M, L	Salt Tolerance H, M, L
SHADE TREES AND PALM TREES					[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		NATIVE	[illegible]	[illegible]
[illegible]	2	[illegible]			[illegible]	[illegible]
				NATIVE	[illegible]	[illegible]
[illegible]	4	[illegible]		NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]			[illegible]	[illegible]
[illegible]	[illegible]	[illegible]			MEDIUM	MEDIUM
SHRUBS AND GROUNDCOVERS						
NATIVES						
[illegible]	[illegible]	[illegible]		NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		NATIVE	[illegible]	[illegible]
[illegible]	[illegible]			NATIVE	[illegible]	[illegible]
TOTAL NATIVES	[illegible]					
NON-NATIVES						
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
TOTAL NON-NATIVES	321					

[illegible]

LANDSCAPE REQUIREMENTS/ CALCULATIONS:

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLAN

ZONING DISTRICT: 3[illegible] GROSS LOT AREA: ________ ACRES ________ .35

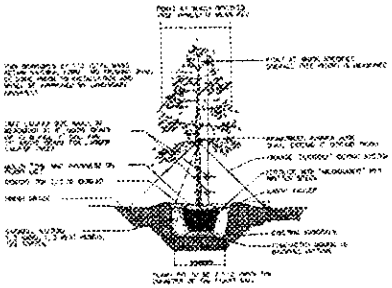
	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. [illegible] TOTAL SQ. FT. OF LANDSCAPED OPEN SPACE		
B. [illegible] SQ. FEET OF IMPERVIOUS		
TREES		
A. ONE (1) TREE PER [illegible] SQ. FT.	8	5
B. STREET TREE REQUIREMENTS		
C. PALMS ALLOWED: 1 TREE = [illegible] PALM TREES ([illegible] = [illegible] TREES)		4 TREES
TOTAL TREES	8	17
C. [illegible] NATIVES REQUIRED: [illegible] TREES PROVIDED X [illegible]	[illegible]	42 ([illegible]%)
SHRUBS		
A. TOTAL SHRUBS PROVIDED		679
[illegible] NON NATIVE:	321	
B. [illegible] NATIVE SHRUBS REQUIRED OF TOTAL PROVIDED	508	582 (83%)

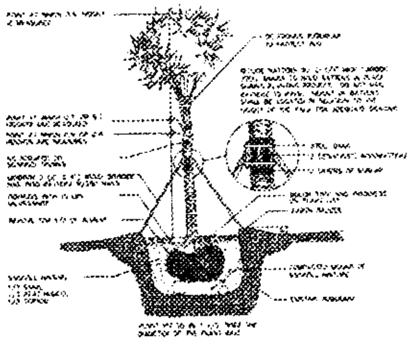
IRRIGATION PLAN:

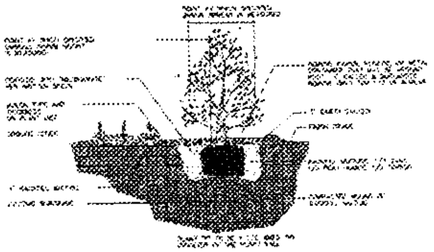
100% irrigation coverage with a [illegible] overlap of 50%. [illegible]

1 REVISIONS

DETAILS:







SPECIFICATIONS:

[illegible]

MARIANO CORRAL, LANDSCAPE ARCHITECT AND PLANNER

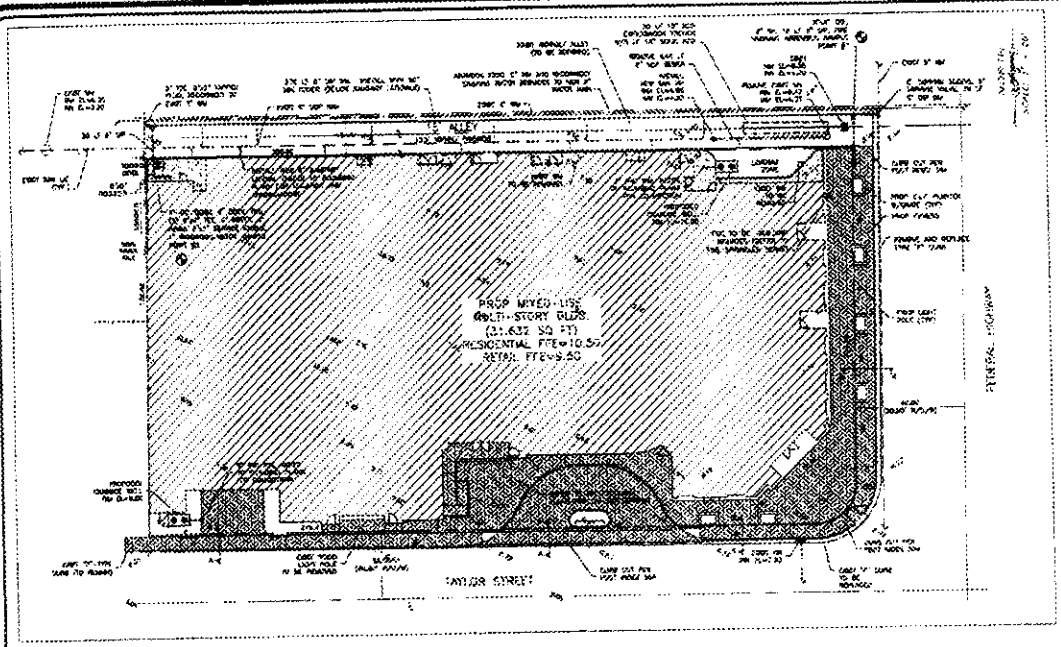
TAYLOR CONDOMINIUM

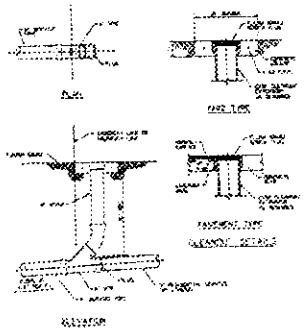
[illegible], FLORIDA

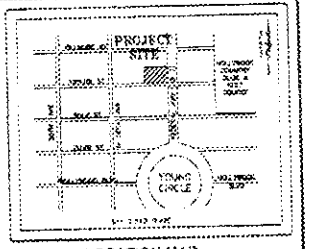
[illegible] INC.

PERMIT SET
09-30-04

LP-4



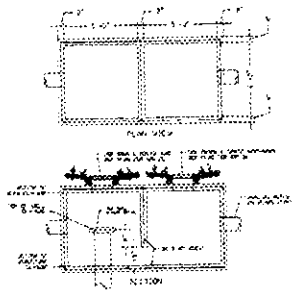


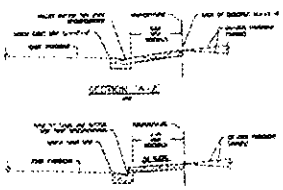


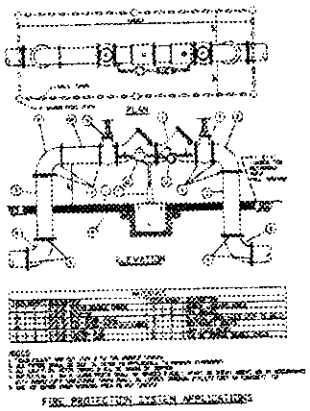
LOCATION MAP

LEGAL DESCRIPTION

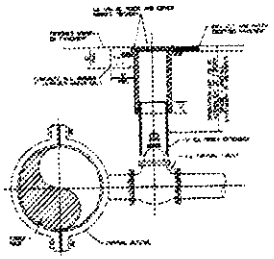
WATER QUALITY CALCULATIONS



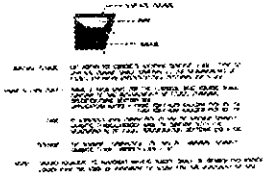




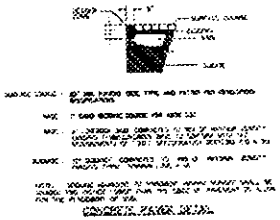
FIRE PROTECTION SYSTEM APPLICATIONS



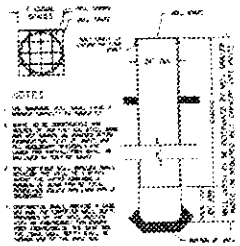
PRESSURE MAIN CONNECTION



PAVEMENT DETAIL

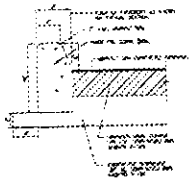


CONCRETE PAVER DETAIL



WELL STRUCTURE DETAIL

WELL CASING DETAIL



FOOT TIES TO CONC. CURB

ACES

MGI DEVELOPER GROUP

TAYLOR CONDOS

HIGHLANDS, FLORIDA

PAVING, GRADING, DRAINAGE, WATER AND SEWER PLANS

C-1

ATTACHMENT A

Application Package

FILE NUMBER: 04-ZJ-79

OFFICE OF PLANNING
HOLLYWOOD, FLORIDA
GENERAL APPLICATION

This application must be completed in its entirety and submitted along with all necessary documents in order for it to be processed. **THIS APPLICATION WILL NOT BE PLACED ON A BOARD OR COMMITTEE'S AGENDA UNTIL IT IS COMPLETE.** Refer to the checklist for the appropriate Board/Committee to determine the supplemental documentation required with each application. Staff will provide the appropriate checklist for each type of application. Plans submitted shall be signed and sealed by an architect or engineer registered in the State of Florida. The applicant of record or their authorized legal agent shall present projects to the pertinent Board/Committee.

For after the fact applications the responsible contractor/agent/architect or engineer of record should be present at the Board/Committee hearing. Their failure to attend may impact upon the disposition of your application. Once placed on an agenda, the applicant or their authorized legal agent must be present at all meetings.

APPLICATION TYPE (CHECK ONE):

- Development Review Board
- Planning and Zoning Board
- Concurrency Review Committee
- ☐ Historic Preservation Board
- Technical Advisory Committee
- ☑ City Commission

Location Address: 410 N. FEDERAL Highway Zip Code: 33020

Lot(s): 9-14 Block: 44 Subdivision:

Folio Number(s): SEE attached

Zoning Classification: RMM-16 Land Use Classification: RAC

1. Explanation of Request: REZONE TO PD
2. Value of Improvement: Estimated Date of Project Completion: 6/08
3. Will Project be Phased?: NO If Phased, Estimated Completion of Each Phase:
4. Name of Current Property Owner: Taylor Hollywood LLC
   Address of Property Owner: 1930 Harrison St #305 Zip Code: 33020
   Business Telephone: 929-5229 Home: Fax: 929-5226
   Email Address: cruthers@m3developer.com
5. Name of Consultant/Representative/Tenant (circle one): Rod Fenner, Esq
   Address of Consultant/Representative/Tenant: 1401 S. Andrews Zip Code: 33316
   Business Telephone: 761-3636 Home: Fax: 761-1818
   Email Address:

FILE NUMBER: 04-25-79

6. Date of Purchase: 2/1/04 Is there an option to purchase the Property Yes ( ) No (✓)

If Yes, Attach Copy of the Contract to This Application.

7. Name/Address of Anyone Else Who Should Receive Notice of the Hearing: _____

_____ Zip Code: _____

Email Address: _____

8. Is the Request the Result of A Violation Notice? NO If yes, attach a copy of the violation.

9. Existing Property Use: Residential / Hotel

10. Proposed Use: Residential / Condo Square Footage/Number of Units: _____

11. Has This Property Been Presented to the City before? Yes

Check All That Apply and Provide File Number(s) & Resolution(s): _____

- [ ] Development Review Board
- [x] Planning and Zoning Board
- [x] Concurrency Review Committee
- [x] Economic Roundtable (Attach copy of application)
- [ ] Historic Preservation Board
- [x] Technical Advisory Committee
- [ ] City Commission

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 at the library located within City Hall Circle. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulation, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Statutes.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the Zoning and Land Development Regulations, Design Review Guidelines, Design Guidelines for Historic Properties and 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: _____

PRINT NAME: Gustavo Bermudez Date: 1/19/06

Signature of Consultant/Representative: _____ Date: 1/19/06

PRINT NAME: Rod A. Perez Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

NOTE: APPLICATION MUST BE SIGNED BY ALL APPLICABLE PARTIES AND NAMES MUST BE PRINTED.

FILE NUMBER: 04-ZJ-79

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 to rezone to my property, which is hereby made by me or I am hereby authorizing KIM A FINER to be my legal representative before the City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 11 day of April, 2006

Notary Public
State of Florida
My Commission Expires:

CECILIA BERTOMEU
MY COMMISSION # DD304481
EXPIRES: March 08, 2009
FL Notary Discount Assoc. Co.

SIGNATURE OF CURRENT OWNER

Gustavo Bagomolni
PRINT NAME

(Check One) ✓ Personally known to me; OR
_____ Produced Identification _____(type of identification)

Statement of Justification for Rezoning to Planned Development (PD)

A. That the petition for a change of zoning does not meet any one of the following criteria whereby the request would be considered contract or spot zoning:

(1) The proposed rezoning would give privileges not generally extended to property similarly situated in the area.

The proposed rezoning will not give privileges not generally extended to property which are similarly situated. The proposed PD zoning district is intended to accommodate mixed use projects in the CRA and other areas of the City while promoting the goals and objectives of redevelopment within the CRA. Other properties within the CRA and City are capable of requesting a rezoning to PD, which creates a Master Plan to which the zoning is linked. Furthermore, the proposed plan meets the intent of the Zyscovich.

(2) The proposal will result in similarly situated property being treated differently.

Similarly situated property will not be treated differently. Every request for rezoning to PD is reviewed on its own merits because a necessary element of the PD zoning designation is the Master Plan. The Master Plan in this case follows the recommendations of the City's Planning Consultant and has been conceptually approved by the City's Economic Roundtable and TAC. Other projects within the CRA are also planned for rezoning to PD and have followed a similar course of development, which means that this property is being treated exactly the same as other similarly situated property.

(3) The proposed rezoning request does not fall within the existing land use designation(s) for the subject property.

The proposed rezoning is consistent with the RAC land use designation, which specifically permits mixed-use developments. The current zoning does not permit mixed-use developments, and thus the proposed rezoning is more consistent with the land use plan designation for the property than the current zoning designation.

(4) The proposed change will result in an isolated district unrelated to adjacent or nearby districts.

The proposed zoning district will not result in an isolated district. The PD zoning designation which has been requested will enable this project to more closely resemble and be integrated into other developments which have been approved in the Downtown CRA.

B. That the petition for a change in zoning is consistent with six or more of the following criteria:

(1) The proposed change in consistent with and in furtherance of the Goals, Objectives and Policies of the Comprehensive Plan.

The proposed zoning district, PD, is consistent with and in furtherance of the Goals, Objectives and Policies of the Comprehensive Plan. The proposed zoning change allows a mixed use development on the subject property, which is a permitted and encouraged use in the RAC future land use element. The proposed zoning district will also promote redeveloprnent and a resort feel to the property while promoting growth along major travel corridors, all of which are goals of the Comprehensive Plan and the Downtown CRA.

(2) The rezoning will result in uses permitted under the proposed district classification which would be in the general public interest and/or would not be merely in the interest if an individual of small group.

The rezoning will allow a mixed use rather than a purely residential use, which is in the general public interest. The mixed use concept in the CRA will help reduce traffic congestion, aide in the redevelopment of the City's Downtown Area and will promote the design and use concepts expressed by the City's Planning Consultant. Furthermore, the proposed rezoning assists traffic flow along the commercial corridors, a goal which is in the City's interest. In addition, the commercial element of the mixed use component will help create a vibrant downtown area and will also serve current projects already approved by the City, such as the ArtsPark and the redevelopment of the golf course.

(3) The proposed change will result in development that is consistent in scale (building height, mass, siting) with other buildings in the neighborhood.

The proposed change will result in development that is consistent with the neighborhood. The City Commission will be able to ensure this because the proposed zoning district is linked to an approved Master Plan which ensures that the development will be consistent with the surrounding neighborhood. In addition, the proposed Master Plan has incorporated many of the design guidelines expressed in the vision for the Downtown CRA by the City's planning consultant.

(4) Conditions have substantially changed from the date the present zoning district was placed on the property which make the passage of the proposed change necessary.

Conditions have substantially changed from the date on which the present zoning district was placed on the property. Since the zoning district has changed the subject property has been incorporated into the Downtown CRA and several new development projects in the CRA have either been approved or received conceptual approval. In addition, an overall design plan for the Downtown area has been authored by the City's planning consultant. This also changes the area and proposed development for the area. When combined all of these factors show that the area

where the property is located has changed.

(5) The proposed change will not adversely influence living conditions in the neighborhood.

The proposed change in zoning will not adversely influence living conditions but will instead positively influence living conditions in the neighborhood. The proposed zoning will enable to the project to meet the development criteria suggested by the City's planning consultant. In addition, the mixed use concept will help create an urban environment in the downtown area which will alleviate traffic problems and aid the development of the commercial corridors. Finally, the proposed development (incorporated as part of the PD zoning designation) preserves the character of the neighboring residential property by substantially reducing the height of the proposed development in those areas which are adjacent to the existing residential uses.

(6) The proposed change is consistent with public safety concerns and will not create traffic hazards.

The proposed change is consistent with public safety and will not create traffic hazards. The proposed development satisfies all City required parking. Furthermore, the proposed PD development creates internal roadways and pedestrian thoroughfares which enhance both traffic and pedestrian movement and help spur development along the commercial corridors of the City. The requested zoning designation also allows a mixed use development to occur on the property, which will lead to more pedestrian movement and less traffic on the roadway as more of the residents in the downtown area both work and live in downtown.

(7) The proposed change will not adversely affect property values in the adjacent area.

The proposed change will not adversely affect property values. The proposed zoning designation, PD, is linked to a Master Plan which shows amenities and other advantageous benefits to property owners of the development. This will, in turn, add to the value of the units which helps add to the property values of the surrounding areas. In addition, by virtue of the common ownership of the common areas it is ensured that the common areas will be well maintained thus helping to ensure that property values remain high. Furthermore, rezoning to PD will allow the redevelopment of the property with a modern development, thus raising property values in the area.

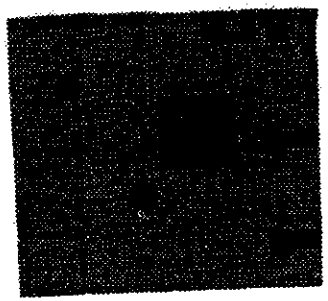
(8) It is impossible to find other adequate sites in the City for the proposed use on property presently zoned for such use.

It is impossible to find other sites in the City for the proposed use. The requested rezoning is to PD, which is site specific and linked to an approved Master Plan. Thus, there is no other area in the City in which the proposed development could be placed because of the nature of the requested rezoning to PD.

	BUILDING FACADE	BUILDING FACADE	ALUMINUM SIGNAGE & CANOPIES	ALUMINUM DOOR & WINDOW FRAMES
I & TAYLOR CONDOMINIUM 410 N. FEDERAL HWY HOLLYWOOD, FL	[illegible] PANTONE [illegible]	OC-21 WHITE WHIP	2029-60 SWEET INNOCENCE	WHITE

BENJAMIN MOORE / PANTONE

salazarchitectural group
URBAN PLANNING



LOCATION MAP

1 & TAYLOR CONDOMINIUM

410 N. FEDERAL HWY, HOLLYWOOD FL. 33020

FOR:

MG3 DEV. GROUP / WORK LEADER GROUP
1930 HARRISON ST, SUITE # 303

LOCATED AT:

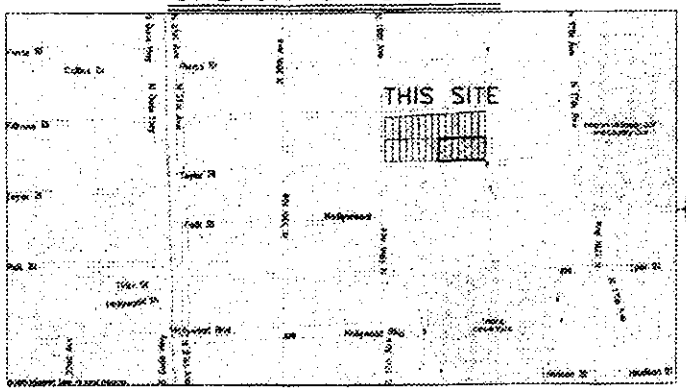
HOLLYWOOD, FLORIDA

SALAZAR
ARCHITECTURAL
GROUP
ARCHITECTS & PLANNERS
5200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FL 33126
(305) 262-5760
AR 9247

LANDSCAPE ARCHITECT:
MARIANO CORRAL & ASSOC. INC.
3001 SW 109 COURT
MIAMI, FL 33165
(305) 551-12-62, FAX (305) 553-2066

INDEX OF DRAWINGS

SKETCH OF SURVEY



NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
   AS TO LOTS 9 & 10, BLOCK 44 : FILE NO. : 1062-666116 FROM BEGINNING TO OCTOBER 25, 2004.
   AS TO LOT 11 & LOT 12 LESS THE EAST 5 FEET, BLOCK 44 : FILE NO. : 1062-666091 FROM BEGINNING TO OCTOBER 25, 2004.
   AS TO THE EAST 5 FEET OF LOT 12 & LOT 13, BLOCK 44 : FILE NO. : 1062-665268 FROM BEGINNING TO OCTOBER 25, 2004.
   AS TO LOT 14 & LOT 15 LESS THE EAST 15 FEET, BLOCK 44 : FILE NO. : 1062-666123 FROM BEGINNING TO OCTOBER 25, 2004.
3. THIS SURVEY WAS DONE SOLEY 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 NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK ⊙ TAYLOR STREET & 18TH AVENUE. ELEVATION = 9.55'
8. OWNERSHIP AND ENCUMBRANCE REPORT REVIEW : NO PLOTTABLE EXCEPTIONS.
9. NET AREA (TO R/O/W LINES & PROPERTY LINES) = 35,556 SQ.FT.
   GROSS AREA (TO CENTERLINE OF R/O/W) = 50,854 SQ.FT.
10. THERE ARE 15 EXISTING UNITS ON THE PROPERTY.

LOCATION MAP (NTS)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
WM	WATER METER
--X--	CHAIN LINK/ WOOD FENCE
ELEV	ELEVATION
CBS	CONCRETE BLOCK STRUCTURE
CALC	CALCULATION
WPP	WOOD POWER POLE
A/C	AIR CONDITIONER
9.55	ELEVATION
R/O/W	RIGHT OF WAY

LAND DESCRIPTION:

LOTS 9, 10, 11, 12, 13, 14 AND LOT 15 LESS ROAD RIGHT-OF-WAY, BLOCK 44, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO :

JORGE BRAVER AND/OR ASSIGNS
SERBER & WEALCATCH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

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 APRIL, 2004. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 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 E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4198

SURVEY DATE : 04/21/04

ADDED NOTE # 10	03/08/06	-----	AV	REC
ADDED LEADER FROM PROP TO CL	11/23/05	-----	JO	REC

COUSINS SURVEYORS & ASSOCIATES, INC.
6501 ORANGE DRIVE
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)680-9565 FAX (954)680-0213

PROJECT NUMBER : 4816-04

CLIENT :
MG3 DEVELOPER GROUP, LLC

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	04/21/04	SKETCH	AV	REC
REVISED NOTE # 2 & ADDED NOTE # 8	10/10/04	-----	AV	REC
REVISED NOTE # 2 / O & C REPORT	11/16/04	-----	AV	REC
ADDED CERTIFIED TO	02/14/05	-----	AV	REC
ADDED NOTE # 9	10/12/05	-----	AV	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0317 G
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	10/02/87

PROPERTY ADDRESS : TAYLOR STREET & FEDERAL HIGHWAY

SCALE: 1"= 20'

SHEET 1 OF 2

SKETCH OF SURVEY

15' ALLEY 12.5' ASPHALT PAVEMENT

260.70'

LOT 9 BLOCK 44

LOT 10 BLOCK 44

LOT 8 BLOCK 44

LOT 11 BLOCK 44

LOT 12 BLOCK 44

LOT 13 BLOCK 44

LOT 14 BLOCK 44

LOT 15 BLOCK 44

2 STORY CBS BUILDING

FFE = 10.84'

1 STORY CBS BUILDING

FFE = 9.05'

COVERED PATIO

1 STORY CBS RESIDENCE

FLOOR ELEV = 10.19'

COVERED CONC ENTRY

1 STORY CBS BUILDING

FLOOR ELEVATION=10.56'

TILED PORCH

1 STORY WOOD BUILDING

FFE = 10.66'

1 STORY WOOD FRAME BUILDING

FFE = 11.06'

SCREENED IN CONCRETE PATIO

WOOD DECK

WOOD SHED

METAL SHED

CHIMNEY

ASPHALT PARKING AREA

NORTH FEDERAL HIGHWAY

ASPHALT PAVEMENT

PLATTED LOT LINE - EAST LINE OF LOT 15

136.48' (FIELD)

136.33' (PLAT)

121.57' (PLAT)

121.25' (FIELD)

246.42'

R=15.00'

Δ=89°40'40"

A=23.48'

5' CONCRETE WALK

CONCRETE CURB

DROPPED CURB

CATCH BASIN RIM EL = 7.93'

37.0' ASPHALT PAVEMENT

TAYLOR STREET

CENTER LINE

MANHOLE RIM ELEV=6.50'

ADDED LEADER FROM PROP TO CL	11/25/03	-------	JO	REC	
ADDED NOTE # 10	03/09/06	AV			

COUSINS SURVEYORS & ASSOCIATES, INC.

6501 ORANGE DRIVE
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)680-9885 FAX (954)680-0213

PROJECT NUMBER : 4816-04

CLIENT :

MG3 DEVELOPER GROUP, LLC

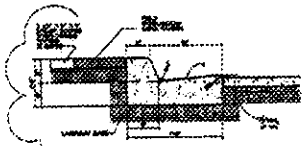
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	04/21/04	106/66	AV	REC
REVISED NOTE # 2 & ADDED NOTE # 8	10/10/04	-------	AV	REC
REVISED NOTE # 2 / D & E REPORT	11/16/04	-------	AV	REC
ADDED CERTIFIED TO	02/14/05	-------	AV	REC
ADDED NOTE # 9	10/12/05	-------	AV	REC

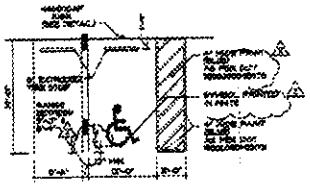
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0317 C
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	10/02/97

PROPERTY ADDRESS
TAYLOR STREET
& FEDERAL HIGHWAY

SCALE: 1"= 20'

SHEET 2 OF 2

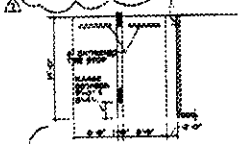




HANDICAP PARKING DETAIL & TYP. PARKING

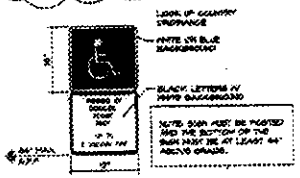
N.T.S.

NOTE:
ALL HC ACCESS ROUTE PAVEMENT TO BE PAINTED IN BLUE



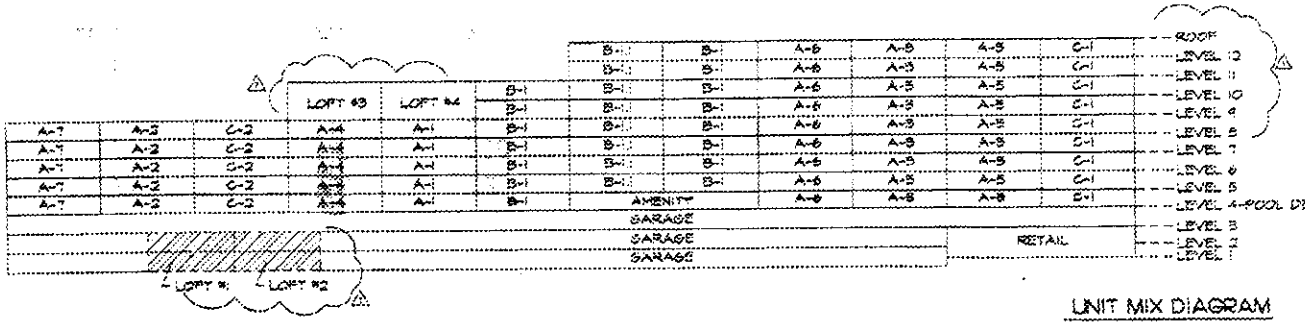
TYP PARKING ADJACENT TO A WALL

N.T.S.



HANDICAP SIGN DETAIL

N.T.S.



UNIT MIX DIAGRAM

UNIT MIX (03-10-2006)

UNIT TYPE		# units	A/C area	Balcony	Terrace	Total	Total A/C
Unit A1	1BR-1B	5.00	1,000.31	124.51		5,627.60	5001.56
Unit A2	1BR-1B	5.00	977.12	51.00		5,140.60	4885.6
Unit A3	2BR-2B	10.00	1,100.64	72.53		11,124.24	10515.20
Unit A4	1BR+DEN-1.5B	5.00	1,182.44	148.59		6,655.15	5912.2
Unit A5	1BR+DEN-1.5B	3.00	929.20	74.80		3,465.12	2787.51
Unit A6	1BR-1B	8.00	887.33	95.36		8,555.06	7098.64
UNIT A7	2BR-2B	7.00	1,000.51	102.95		7,222.45	6604.00
Unit B1	2BR+DEN-2B	16.00	1,212.59	88.53		32,980.56	19402.24
Unit B1.1	2BR+DEN-2B	8.00	1,254.83	66.52		11,022.89	10038.64
Unit C1	3BR-3B	9.00	1,635.28	156.71		16,675.21	14722.52
Unit C2	3BR-3.5B	5	1,744.06	100.96		9,233.10	8720.3
Lofts #1 & #2		2	927.40			1,854.80	1854.8
Loft #3		1	1,877.20	267.15		2,144.42	1877.36
Loft #4		1	1,654.24	245.22		1,903.46	1654.24
TOTAL		88.00				117,718.57	106556.2

* Number of residential units currently available (18 units, the balance will be provided by RAC)
* Number of commercial spaces currently available (2)

NOTES:

1) RETAIL / COMMERCIAL FINISH FLOOR TO BE 6" ABOVE CROWN OF THE ROAD ELEVATION REFER TO THE CIVIL DWGS.
2) ALL STREETSCAPE, LANDSCAPING & STREET LIGHTING IS NOT PART OF THIS SITE PLAN THIS WILL COORDINATED W/ CRA DIRECTOR
3) MAIL WILL BE DELIVERED TO THE INDIVIDUAL RETAIL TENANTS. MAIL TO THE CONDOMINIUM WILL BE DELIVERED TO A CENTRAL MAIL ROOM IN THE AMENITY.
4) PARKING GARAGE STRUCTURE & THE CONDOMINIUM BUILDING WILL BE FULLY FIRE SPRINKLERED.
5) PAYMENT OF OPEN SPACE FEE TO OCCUR PRIOR TO BUILDING PERMITS.

SITE DATA 03-10-2006

1.)	ZONING (Existing Zoning Code) Tract lots 9,10,11,13,12,14 Block 44	PD		
	Existing Land Use	RAC		
2.)	Tract Size	Area in Sq. Ft	Acres	
	Tract	72,556	2.6152 AC	
	Tract Net Area	55,000		
	Gross Lot Area	60,014.0	1.357 AC	*Waiver
3.)	Density	Required Allowed	Provided	
	1.357 AC @ 75 DU per AC	98.60	88	
4.)	Parking Required			
	85 units @ 1.5 space	127.5	132	
	4 units @ 2 spaces	8	8	
	N/A office	1	1	
	Loading area	1	1	
	Guest parking 1/10	17.5	18	
	Retail 1/250sf (4,335.20sf)	17.34	18	
	total	172.84	178	
	Handicap Parking	5	5	
5.)	Building Height	N/A	130'-6"	
6.)	Number of Stories	N/A	[illegible]	
7.)	Unit Size min.	N/A	927.4 sf	
	Unit Size Average	N/A	1,221.15 sf	
8.)	Loading Zones Retail/Comm Residential 12x22		1	
9.)	SETBACKS			
	SIDE (E&N)	20'	10'-0"	
	REAR (ALLEY)	0'	0'	
	FRONT (TAYLOR ST)	20	[illegible]	
	N/A (1st thru 5th FL) (above 5th FL)	 0' 0	 0' 0'	
10.)	COMMERCIAL AREA		4,335.22	
11.)	BUILDING FOOTPRINT	31,222.22sf	56.87%	
	IMPERVIOUS (Concrete curb and sidewalk)	2,996.15sf	8.09%	
	PERVIOUS (landscape)	1,065.21sf	2.36%	
12.)	ADDITIONAL IMPERVIOUS (4th floor pool deck)	545.05		
	ADDITIONAL PERVIOUS (Planters 4th floor pool deck)	872.51sf		
	ADDITIONAL PERVIOUS (Planters 2nd floor)	344.28sf		

EXISTING ZONING RMCRA 76 - PROPOSED PD

REVISIONS

1 & TAYLOR CONDOMINIUM
400 N FEDERAL HWY, HOLLYWOOD, FL 33020
FOR
MAG DEV. GROUP / WORK LEADER GROUP
1950 HARRISON ST SUITE # 302
LOCATED AT:
HOLLYWOOD, FLORIDA 33020

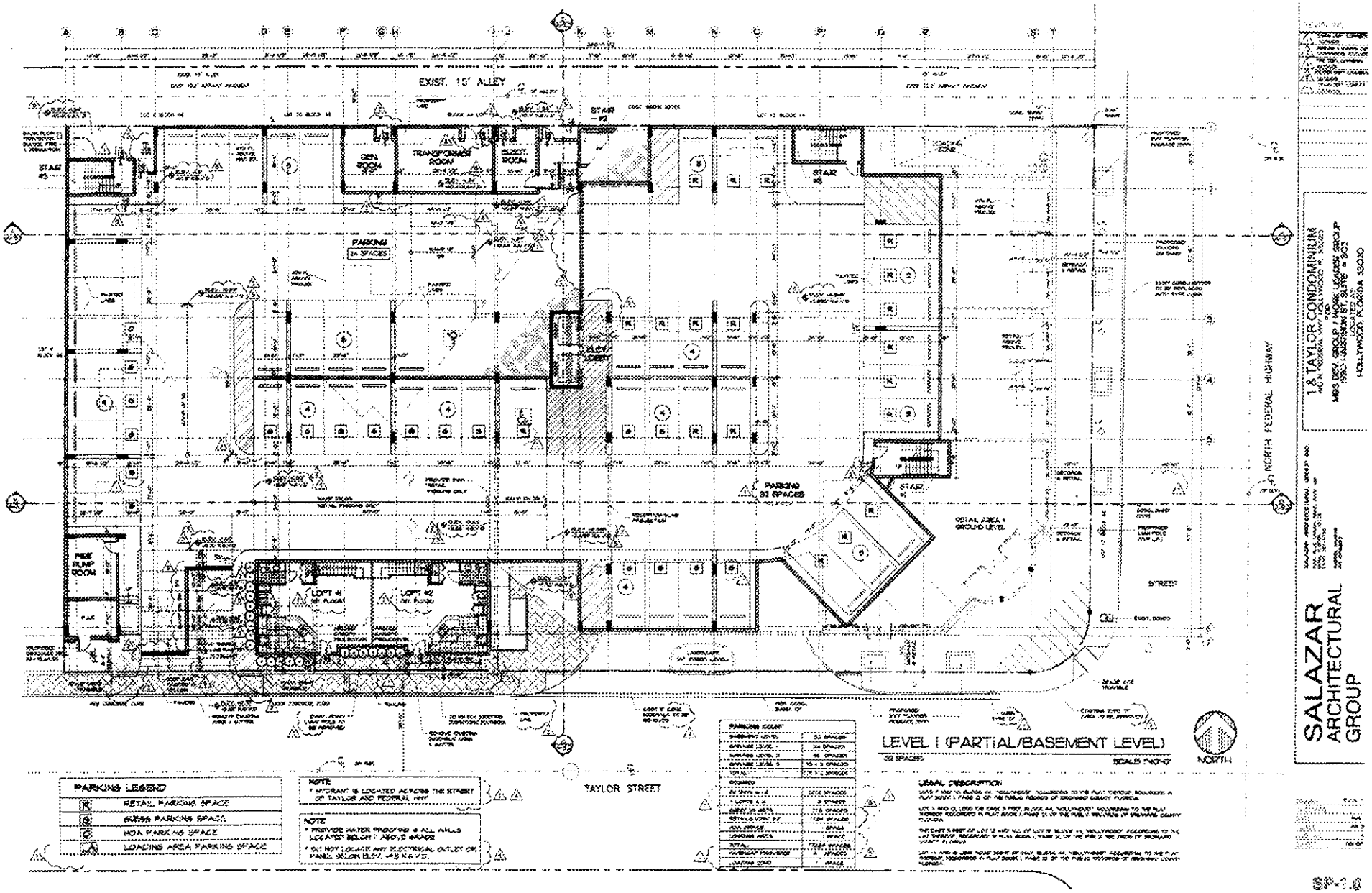
SALAZAR
ARCHITECTURAL
GROUP

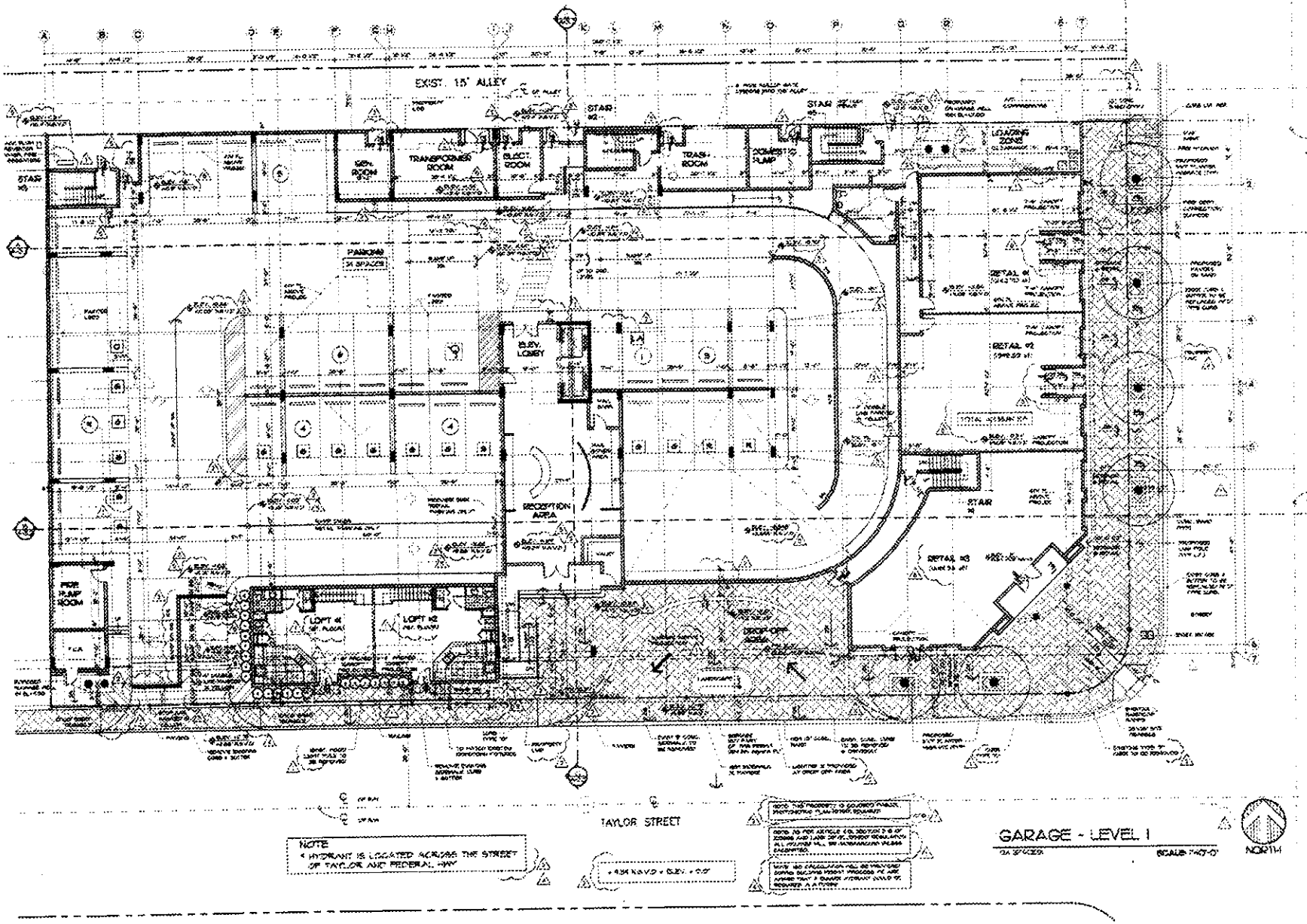
SALAZAR ARCHITECTURAL GROUP INC.

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

SP-3

OF SHEET


EXIST. 15' ALLEY
TAYLOR STREET
NORTH FEDERAL HIGHWAY
PARKING 24 SPACES
PARKING 31 SPACES
TRANSFORMER ROOM
ELEV. ROOM
FIRE PUMP ROOM
STAIR #1
STAIR #2
STAIR #3
STAIR #4
LOFT #1
LOFT #2
RETAIL AREA 1 GROUND LEVEL
STREET
NORTH
LEVEL 1 (PARTIAL/BASEMENT LEVEL)
SCALE: 1"=10'-0"
PARKING LEGEND
RETAIL PARKING SPACE
GUEST PARKING SPACE
HOA PARKING SPACE
LOADING AREA PARKING SPACE
NOTE
* HYDRANT IS LOCATED ACROSS THE STREET OF TAYLOR AND FEDERAL HWY
NOTE
* PROVIDE WATER PROOFING @ ALL WALLS LOCATED BELOW / ABOVE GRADE
* DO NOT LOCATE ANY ELECTRICAL OUTLET OR PANEL BELOW ELEV. 4'-0 A.F.G.
LEGAL DESCRIPTION
SALAZAR ARCHITECTURAL GROUP
1 & TAYLOR CONDOMINIUM
HOLLYWOOD, FLORIDA 33020
SP-1.0

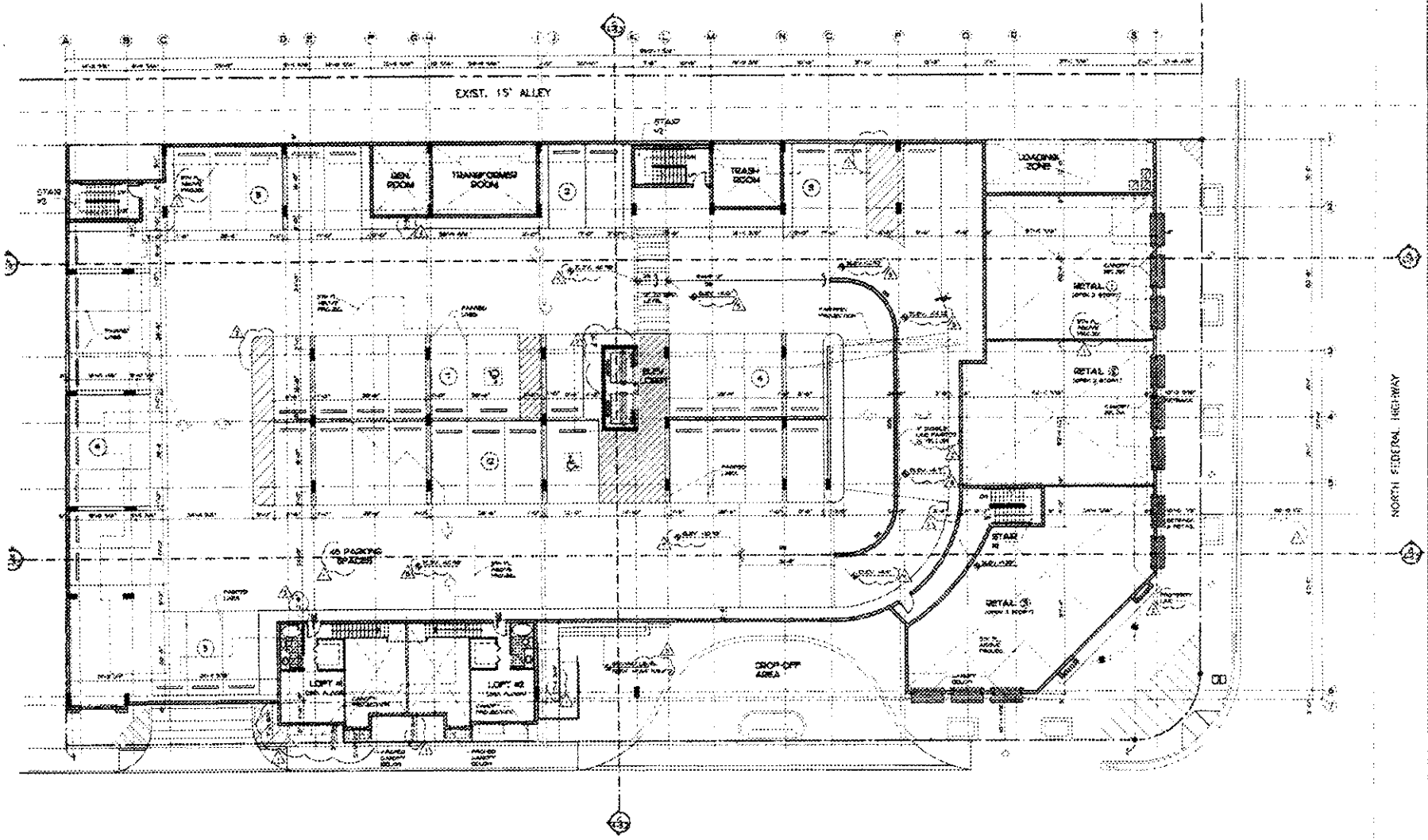


T & TAYLOR CONDOMINIUM

SALAZAR ARCHITECTURAL GROUP

ARCHITECTS & PLANNERS

SP-1.1



GARAGE - LEVEL 2

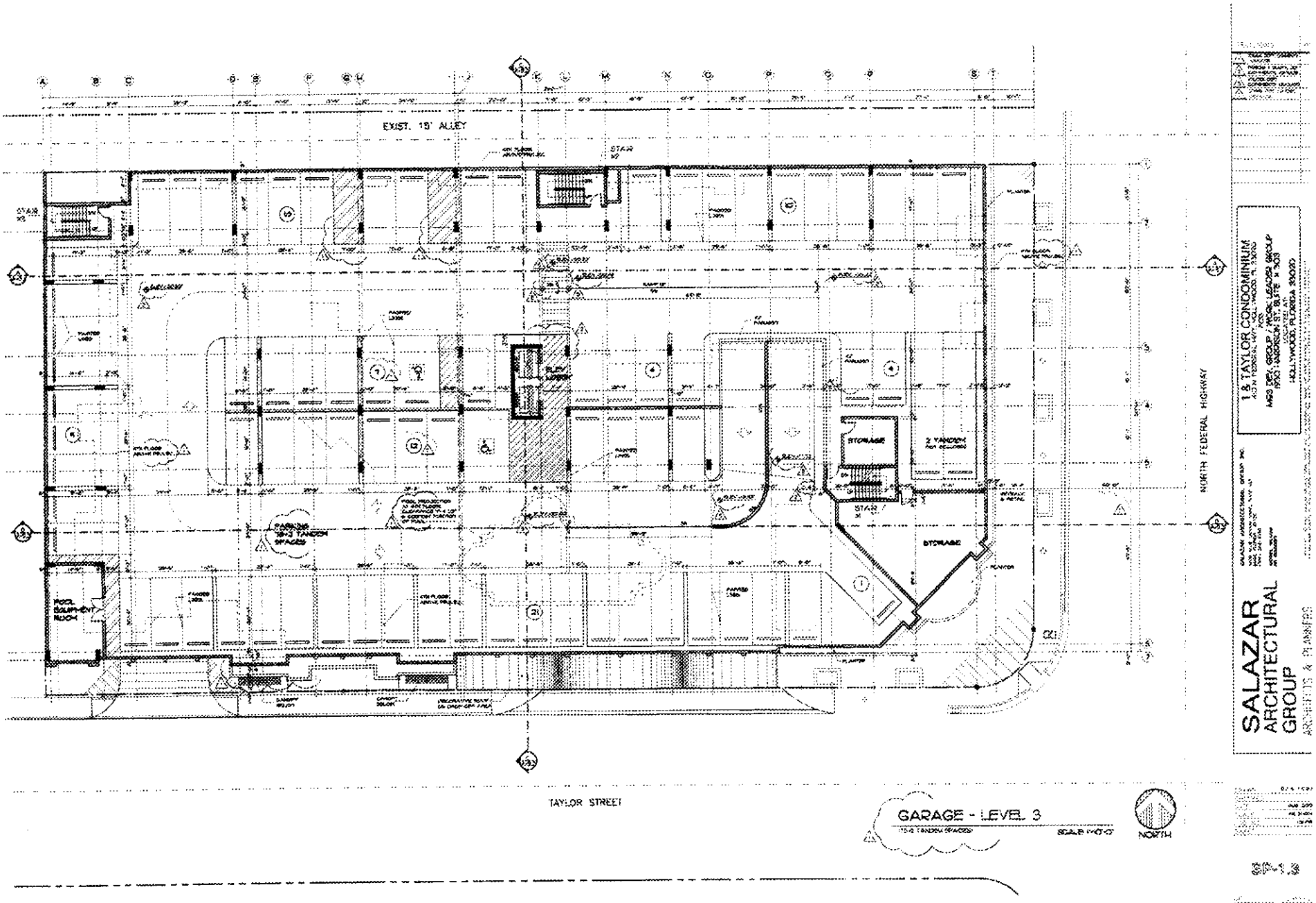
SCALE: 1/16"=1'-0"

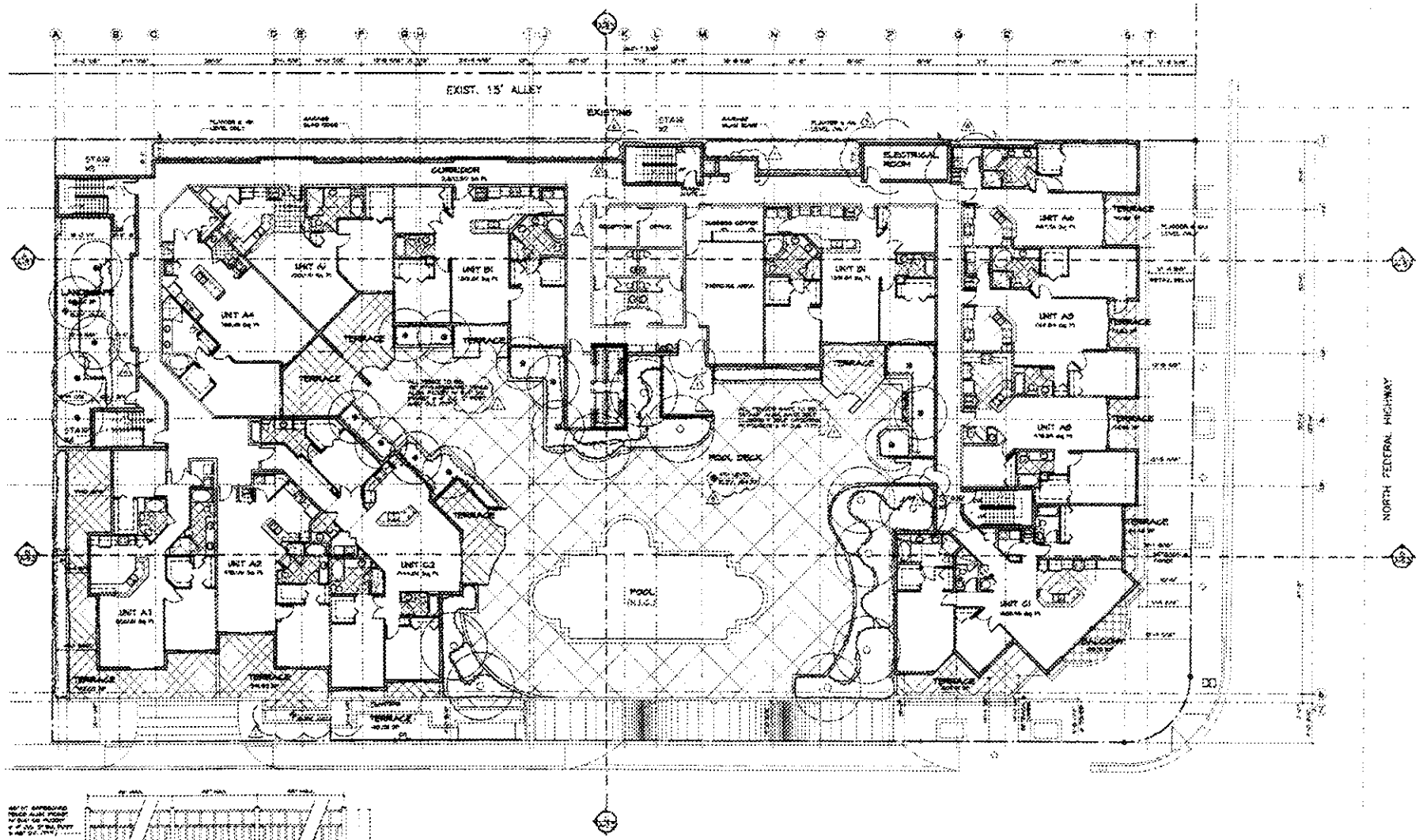
NORTH

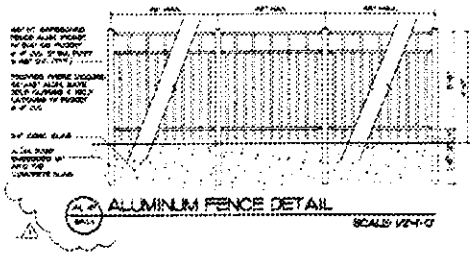
L & TAYLOR CONDOMINIUM

SALAZAR ARCHITECTURAL GROUP

SP-1.2


EXIST. 15' ALLEY
STAIR
STORAGE
STORAGE
STAIR
NORTH FEDERAL HIGHWAY
TAYLOR STREET
GARAGE - LEVEL 3
NORTH
1.8 TAYLOR CONDOMINIUM
SALAZAR
ARCHITECTURAL
GROUP
ARCHITECTS & PLANNERS
SP-1.3





ALUMINUM FENCE DETAIL

SCALE: 1/2"=1'-0"

FLOOR PLAN LEVEL 4TH

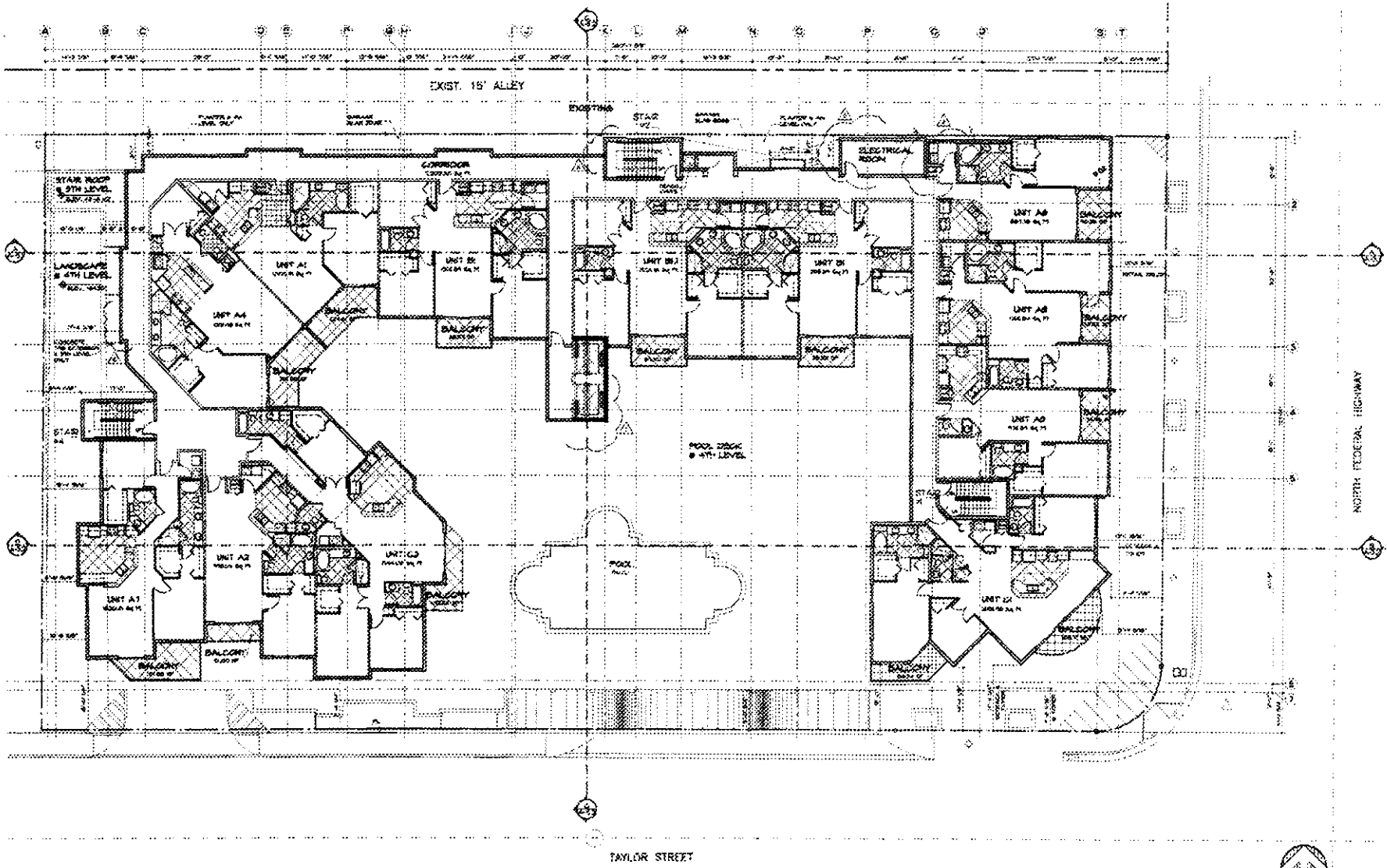
SCALE: 1"=10'-0"

NORTH

SALAZAR ARCHITECTURAL GROUP

1-8 TAYLOR CONDOMINIUM

SP-1.4



FLOOR PLAN LEVEL 5TH THRU LEVEL 8TH

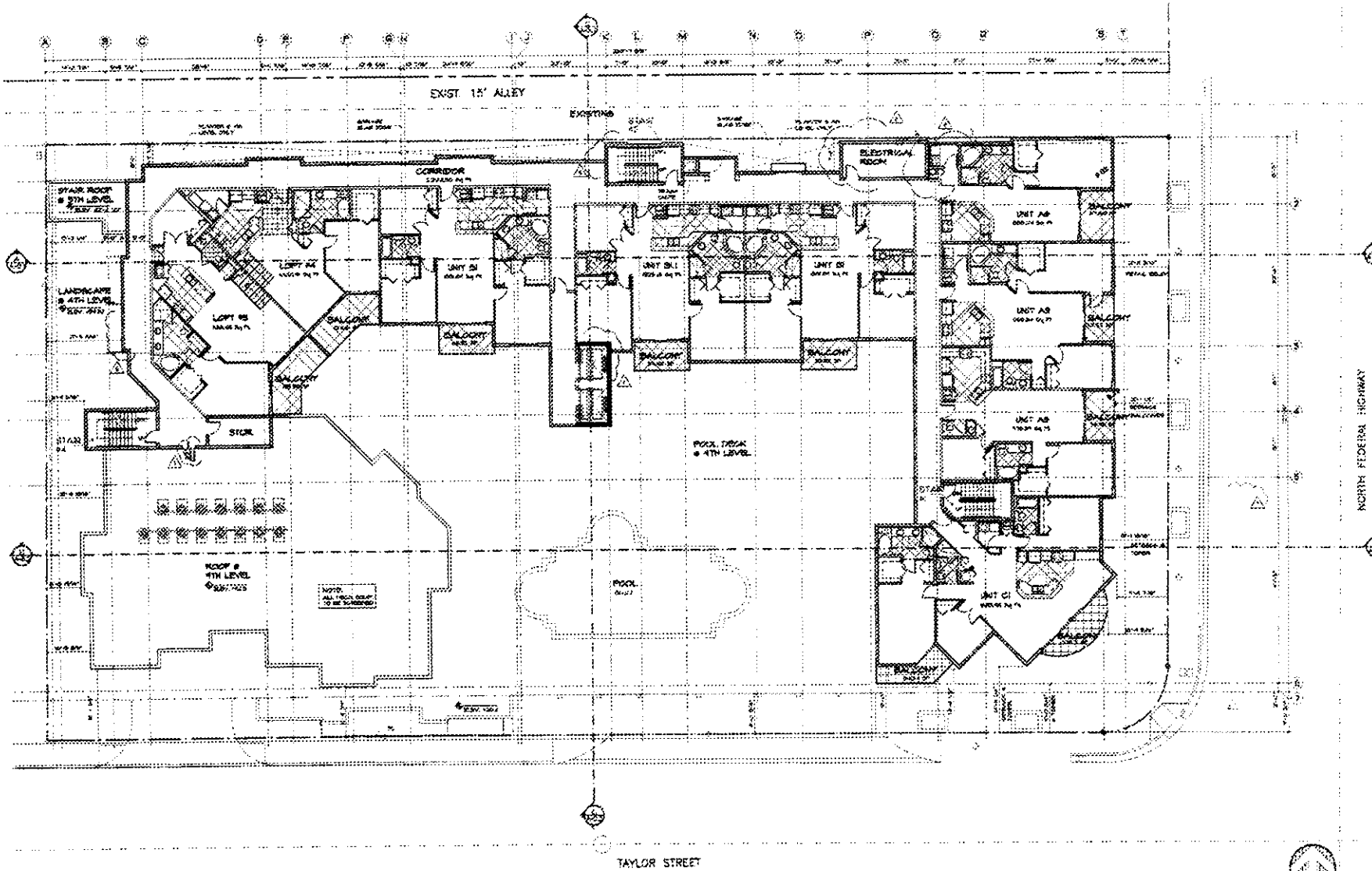
SCALE NOTED

L & TAYLOR CONDOMINIUM

SALAZAR ARCHITECTURAL GROUP

ARCHITECTS & PLANNERS

SP-1.5



FLOOR PLAN LEVEL 9TH

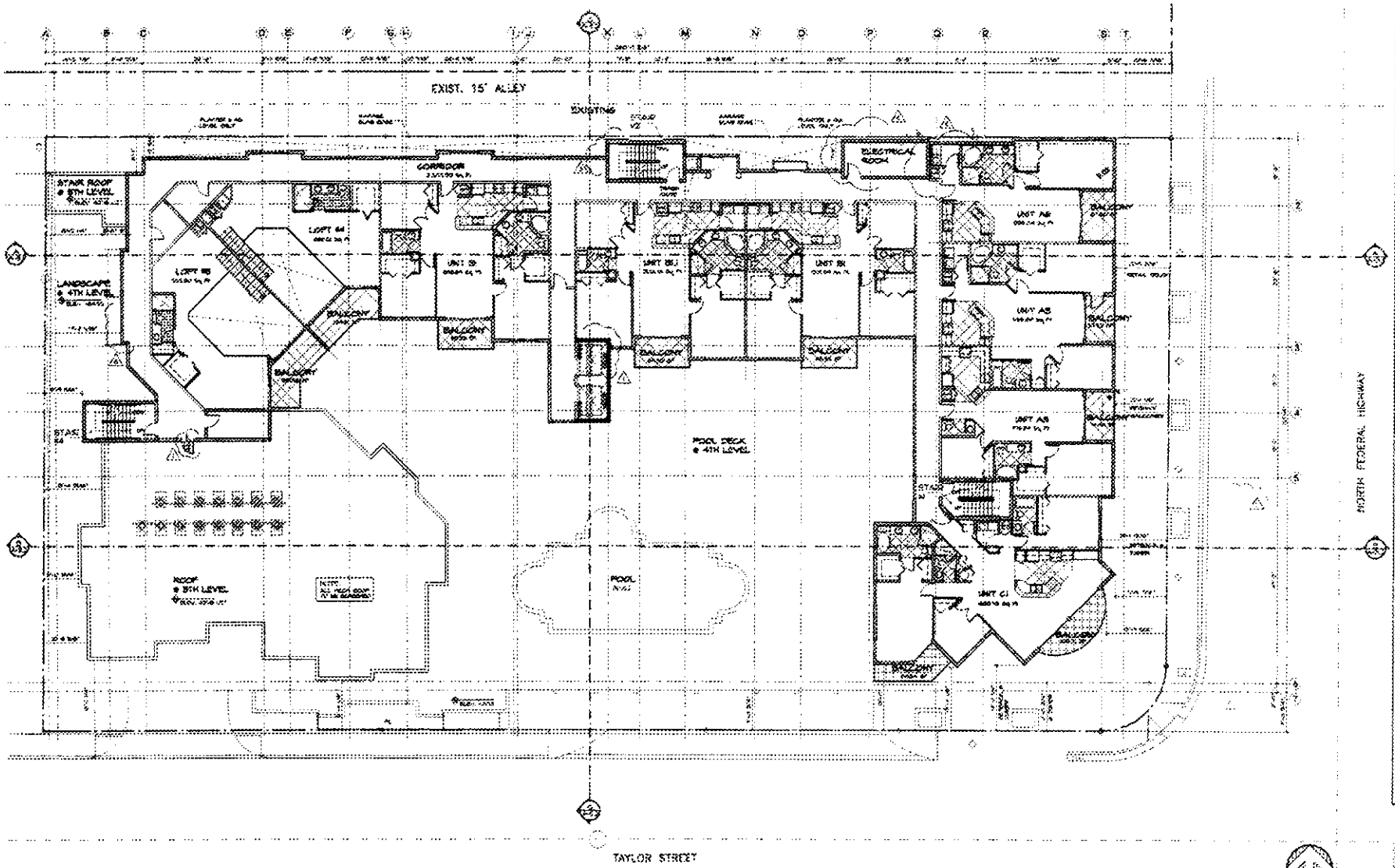
SCALE: 1"=1'-0"

L & TAYLOR CONDOMINIUM

SALAZAR ARCHITECTURAL GROUP

ARCHITECTS & PLANNERS

SP-1.6A



FLOOR PLAN LEVEL 10TH

SCALE 1"=10'-0"

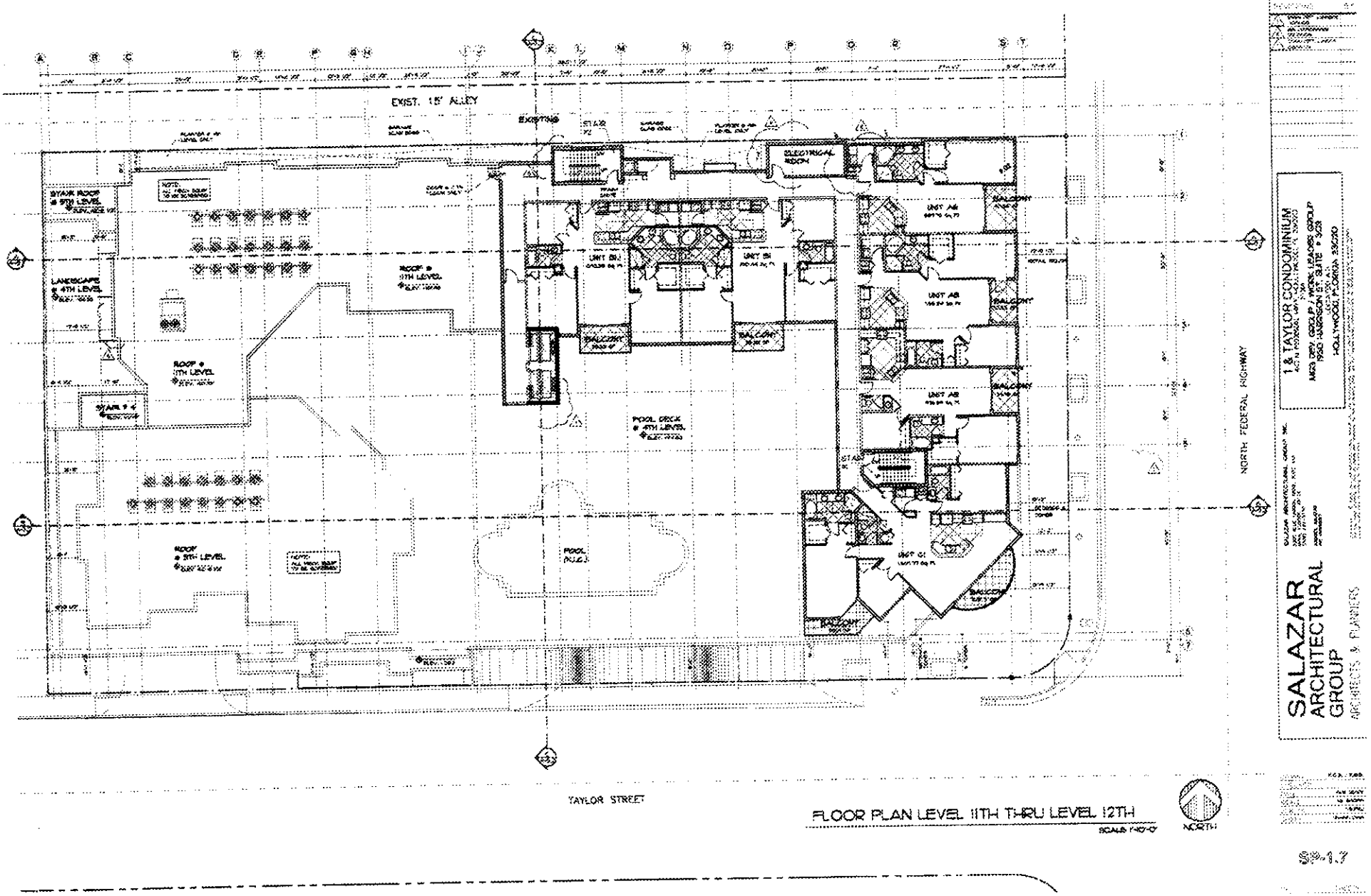
NORTH

1 & TAYLOR CONDOMINIUM

MCD DEV. GROUP / WOOD LEADER GROUP
1600 HARRISON ST. SUITE # 3C3
HOLLYWOOD, FLORIDA 33020

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

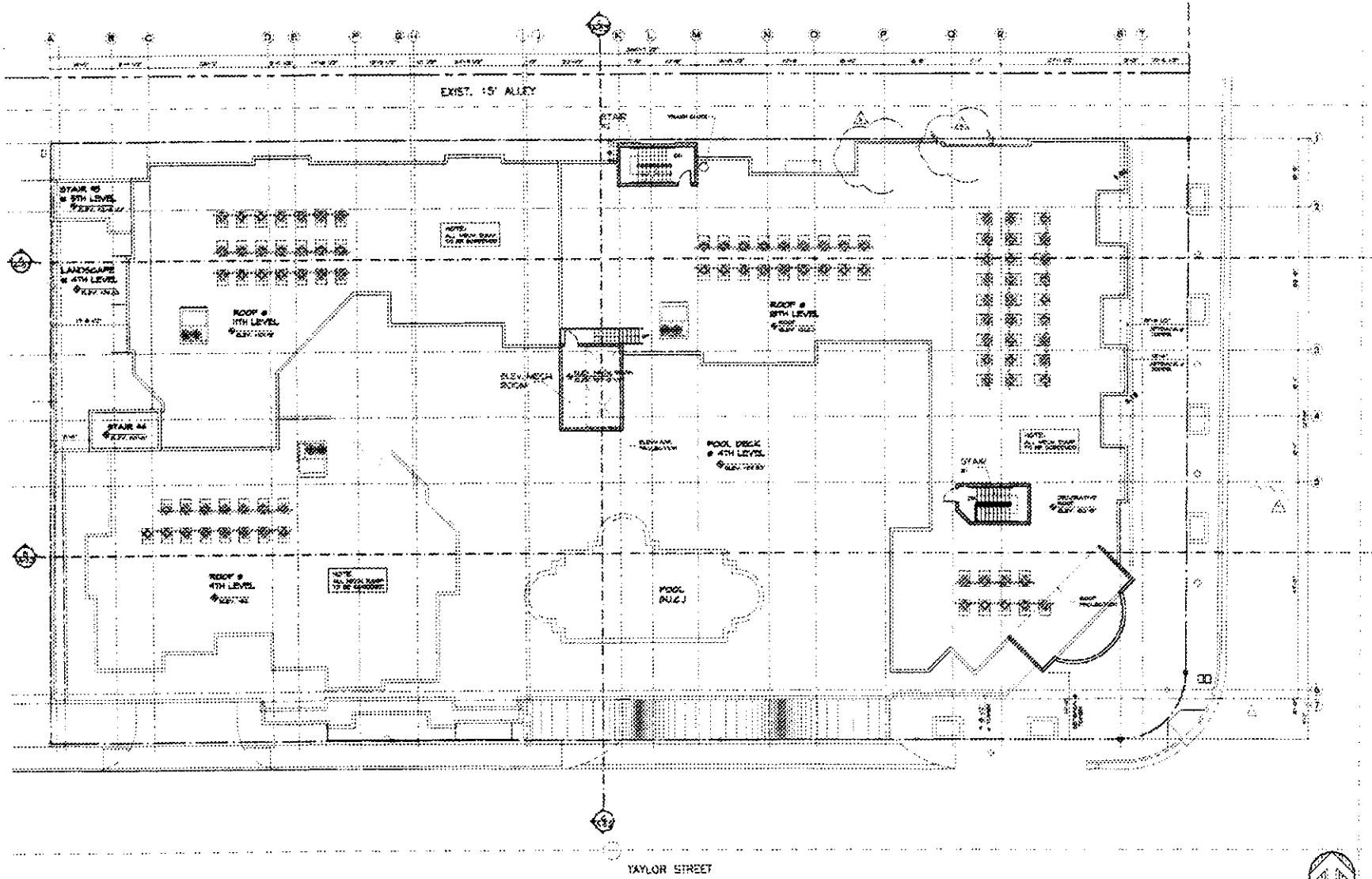
SP-1.03



FLOOR PLAN LEVEL 11TH THRU LEVEL 12TH

SCALE 1/40'-0"

SP-1.7



ROOF LEVEL

SCALE: 1"=10'-0"

NORTH

SALAZAR ARCHITECTURAL GROUP

ARCHITECTS & PLANNERS

L & TAYLOR CONDOMINIUM

AKA "CORAL WAY CONDOMINIUM"

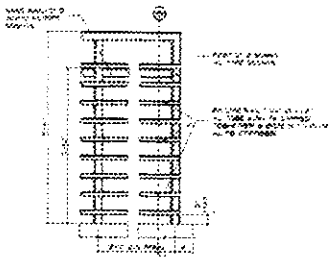
FOR

MG3 DEV. GROUP / VICAL LEASING GROUP

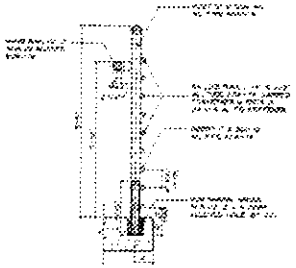
1930 HARRISON ST. SUITE #305

HOLLYWOOD, FLORIDA 33020

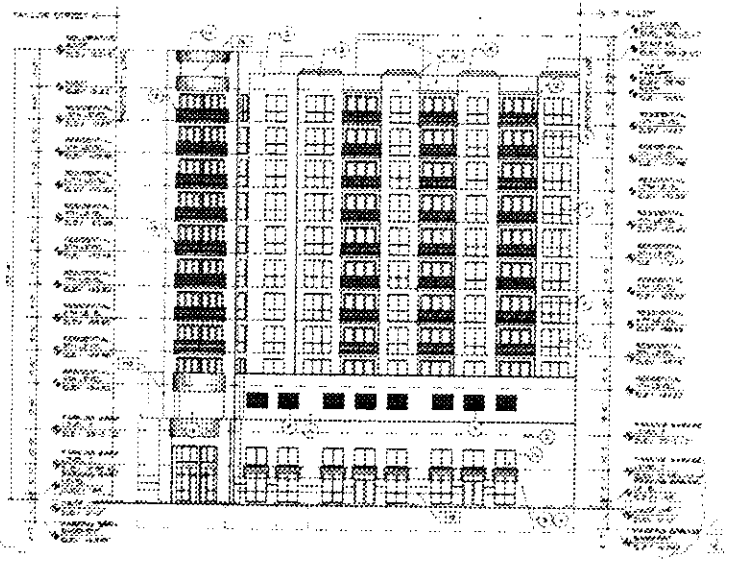
SP-1.8



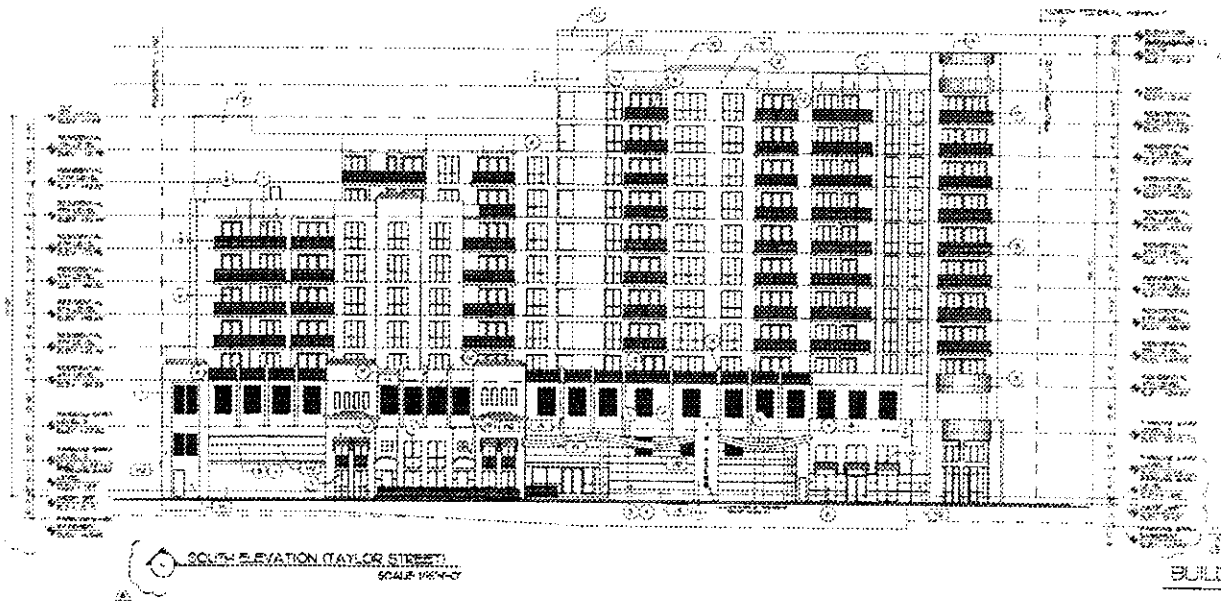
BALCONY RAILING ELEVATION
SCALE: 1"=5'



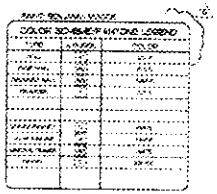
84" LINE ALUMINUM RAIL
TYPICAL SECTION
SCALE: 1"=1'

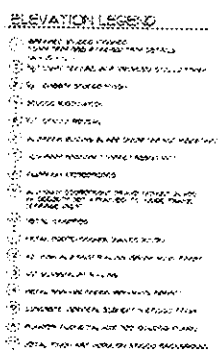


EAST ELEVATION (FEDERAL HIGHWAY)
SCALE: 1"=20'



SOUTH ELEVATION (TAYLOR STREET)
SCALE: 1"=20'





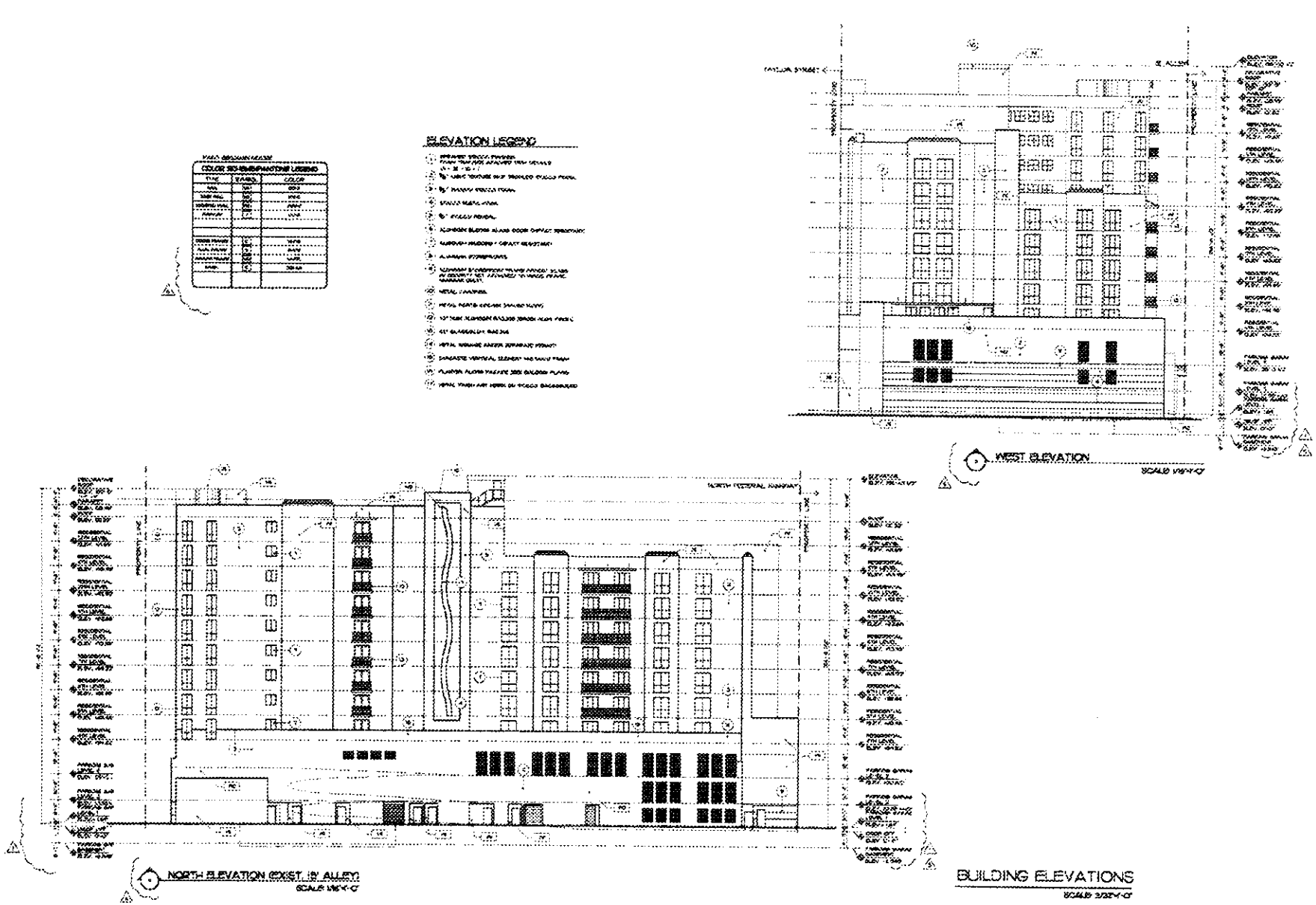
ELEVATION LEGEND

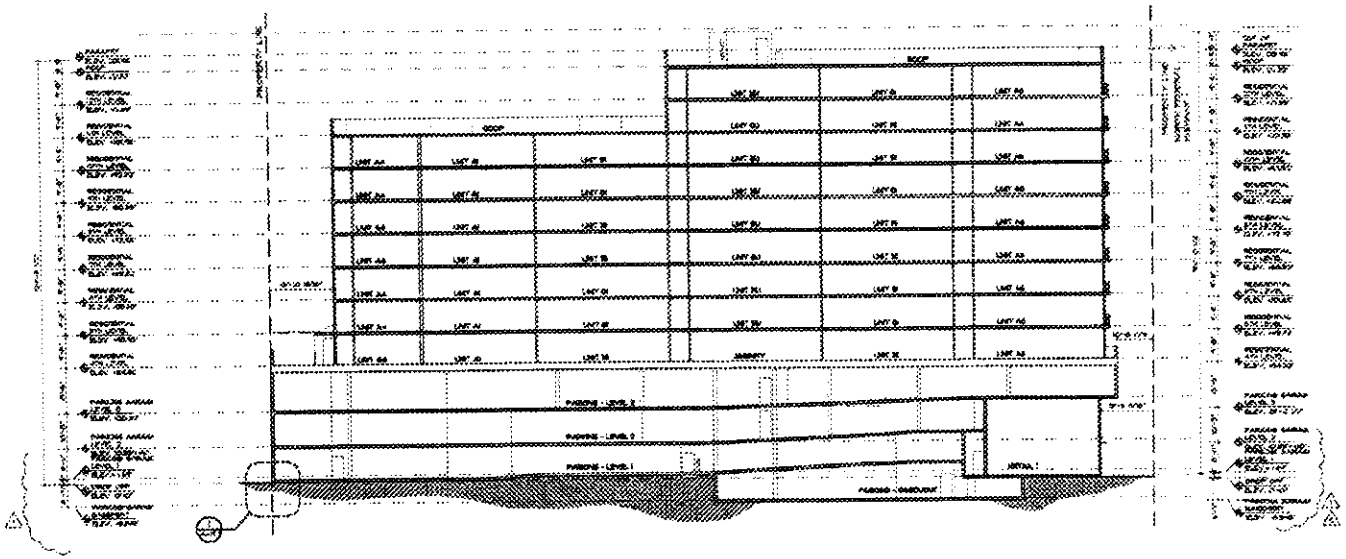
BUILDING ELEVATIONS
SCALE: 1/32"=1'-0"

SALAZAR ARCHITECTURAL GROUP

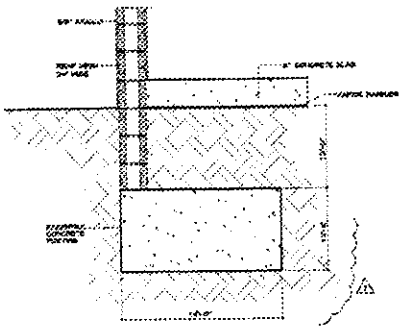
1 & TAYLOR CONDOMINIUM

SP-2.1


ELEVATION LEGEND
WEST ELEVATION
NORTH ELEVATION (EXIST. 15' ALLEY)
BUILDING ELEVATIONS
1 A TAYLOR CONDOMINIUM
SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS
SP-2.2



SECTION A - A



FOUDATION DETAIL

(A/A) - ADJACENT TO PROPERTY LINE CONDITION

SCALE: 3/4"=1'-0"

BUILDING SECTIONS

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

SALAZAR ARCHITECTURAL GROUP

ARCHITECTS & PLANNERS

1.8 TAYLOR CONDOMINIUM

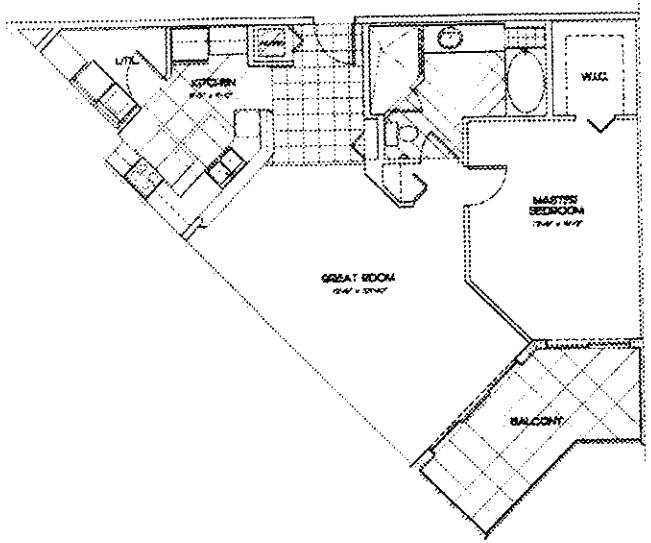
MCS DEV. GROUP / MONTOK LEADER GROUP

930 JACKSON ST. SUITE # 203

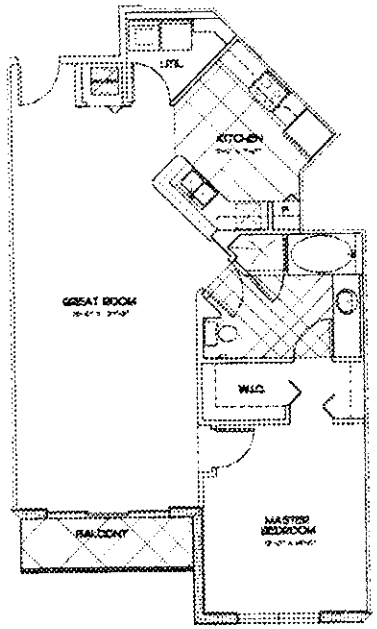
HOLLYWOOD, FLORIDA 33020

SP-3.1

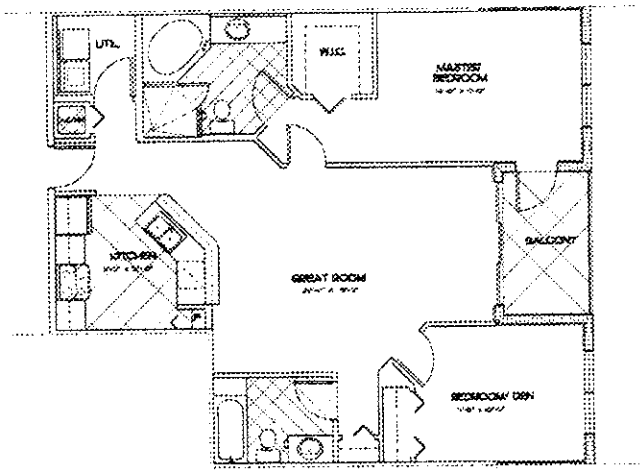
SALAZAR
ARCHITECTURAL
GROUP
ARCHITECTS & PLANNERS
1 & TAYLOR CONDOMINIUM
SP-3.2
BUILDING SECTIONS
SECTION B - B
SECTION C - C



UNIT - A1



UNIT - A2



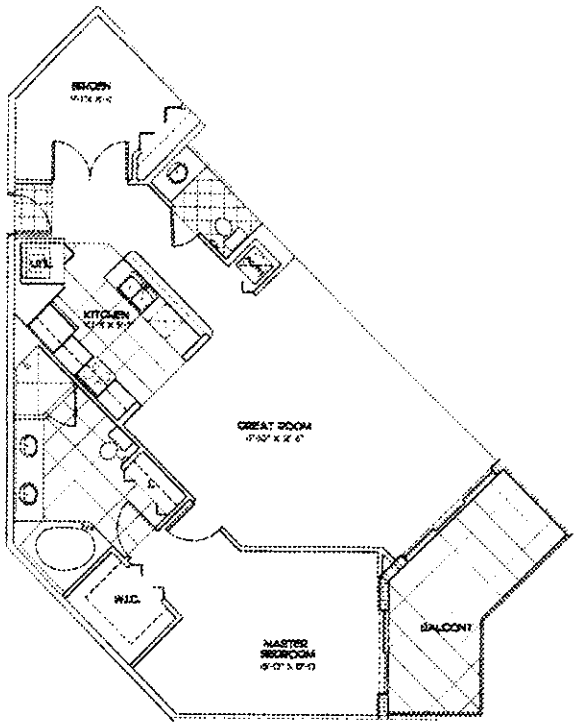
UNIT - A3

UNIT FLOOR PLANS

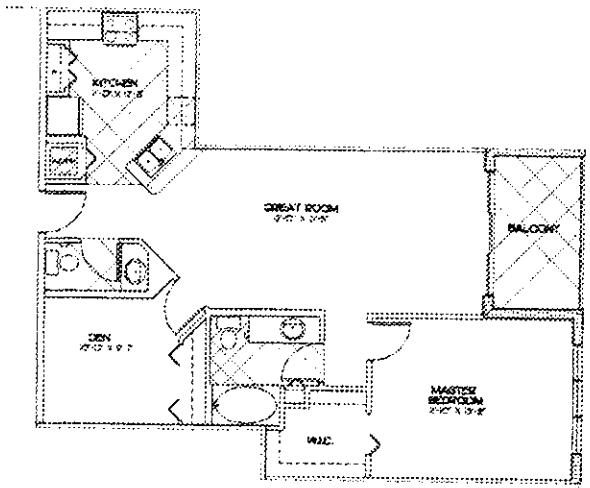
SCALE: 1/4" = 1'-0"

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

SP-5.1



UNIT - A4



UNIT - A5

UNIT FLOOR PLANS

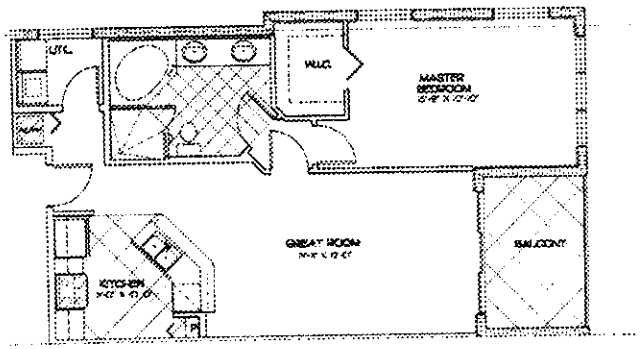
SCALE: 1/4"=1'-0"

L.B. TAYLOR CONDOMINIUM

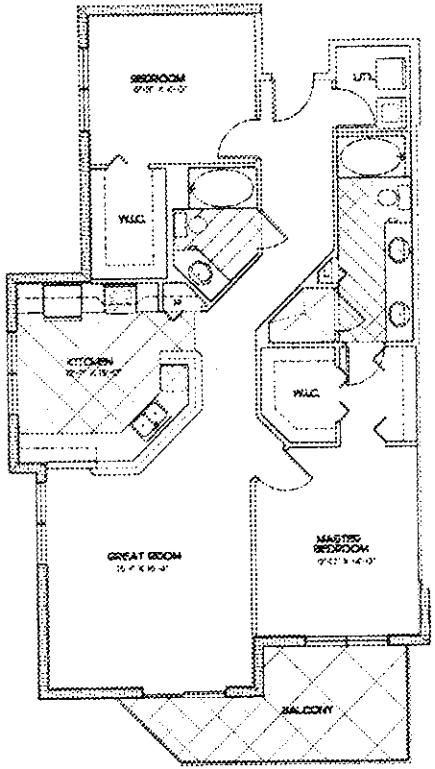
SALAZAR ARCHITECTURAL GROUP

ARCHITECTS & PLANNERS

SP-3.2



UNIT - A6



UNIT - A7

UNIT FLOOR PLANS

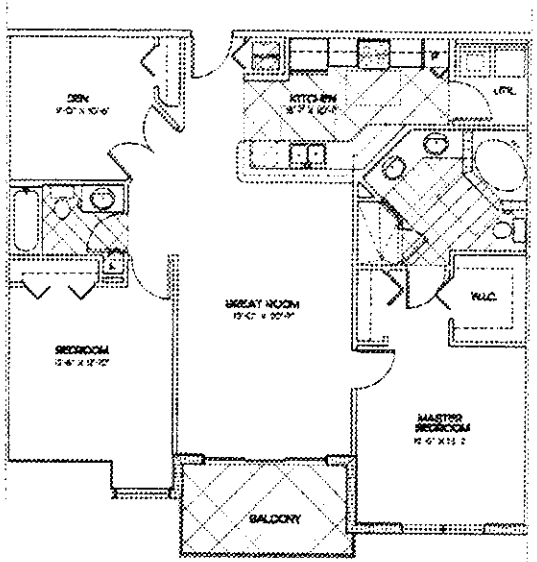
SCALE: 1/4"=1'-0"

SALAZAR ARCHITECTURAL GROUP

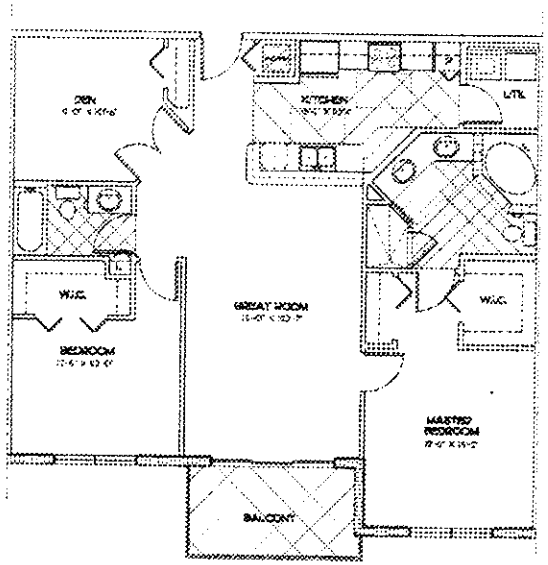
ARCHITECTS & PLANNERS

T.B. TAYLOR CONDOMINIUM

SP-5.3



UNIT - B1.1



UNIT - B1

UNIT FLOOR PLANS

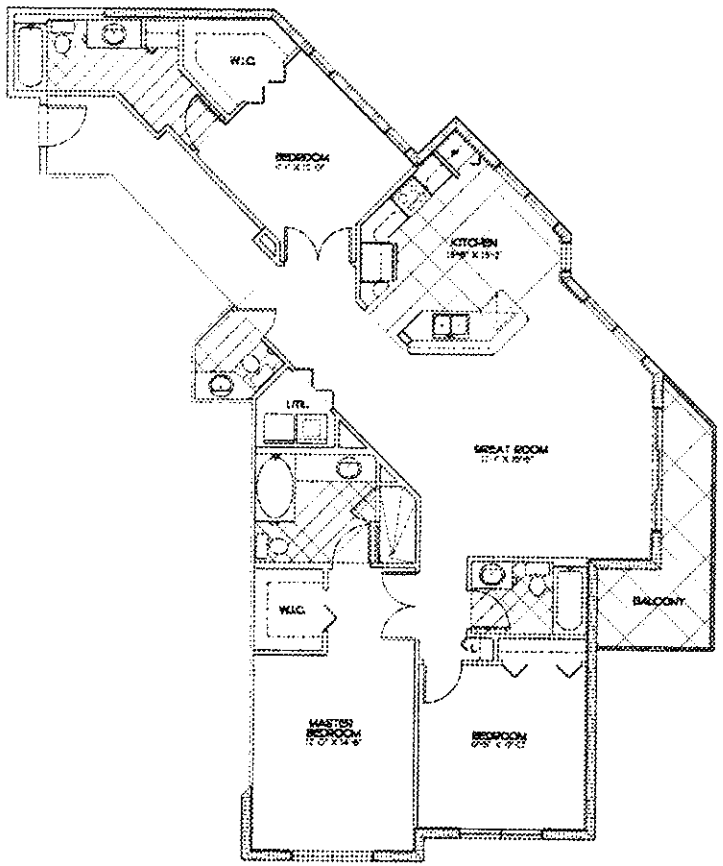
SCALE: 1/4"=1'-0"

1 & TAYLOR CONDOMINIUM

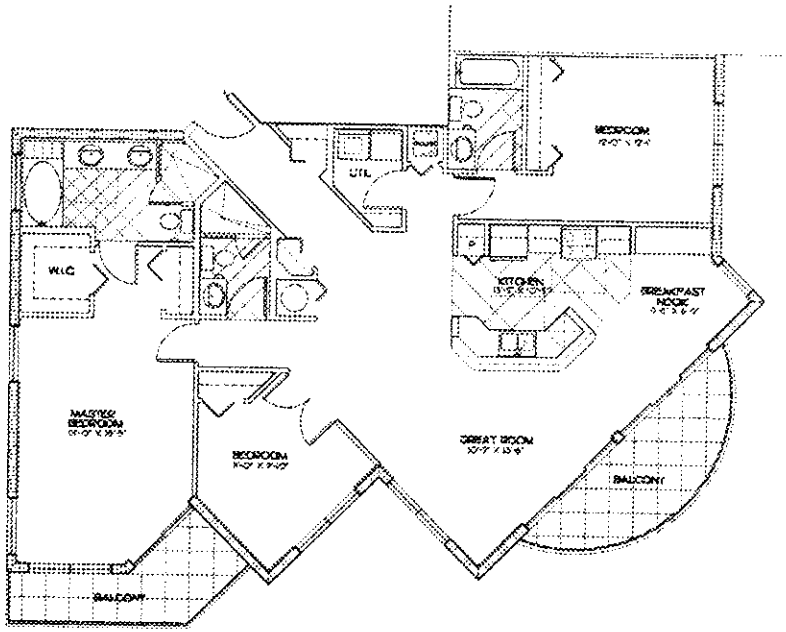
SALAZAR ARCHITECTURAL GROUP

ARCHITECTS & PLANNERS

SP-5.4



UNIT - C2



UNIT - C1

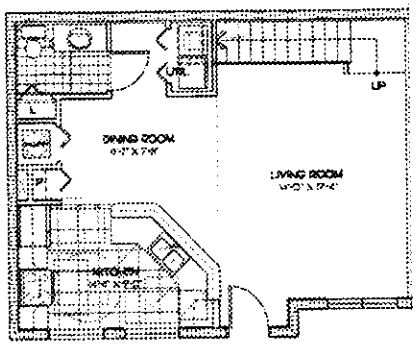
UNIT FLOOR PLANS

SCALE: 1/4"=1'-0"

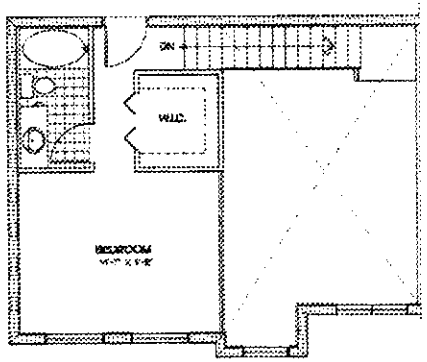
SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

1 & TAYLOR CONDOMINIUM

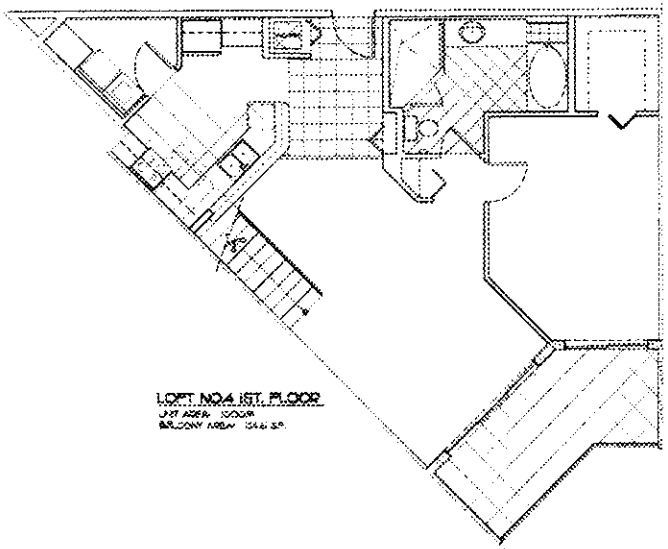
SP-6.5



LOFT 1ST. FLOOR



LOFT 2ND. FLOOR



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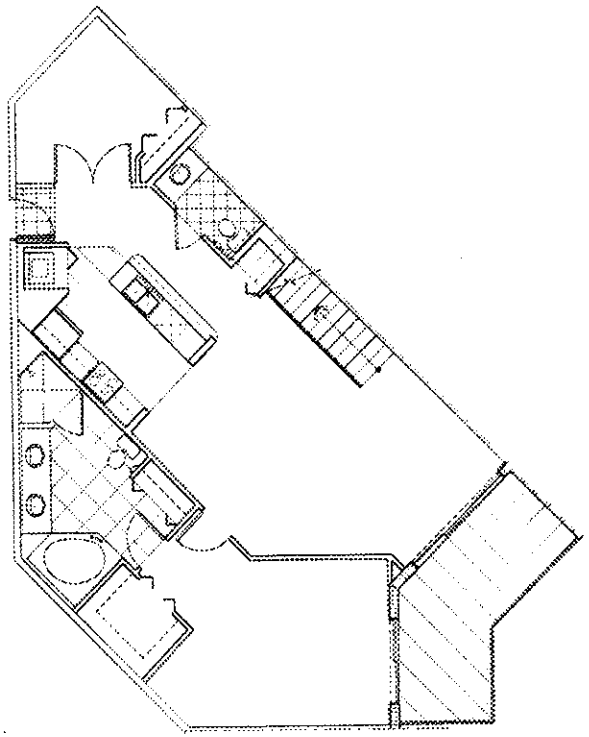

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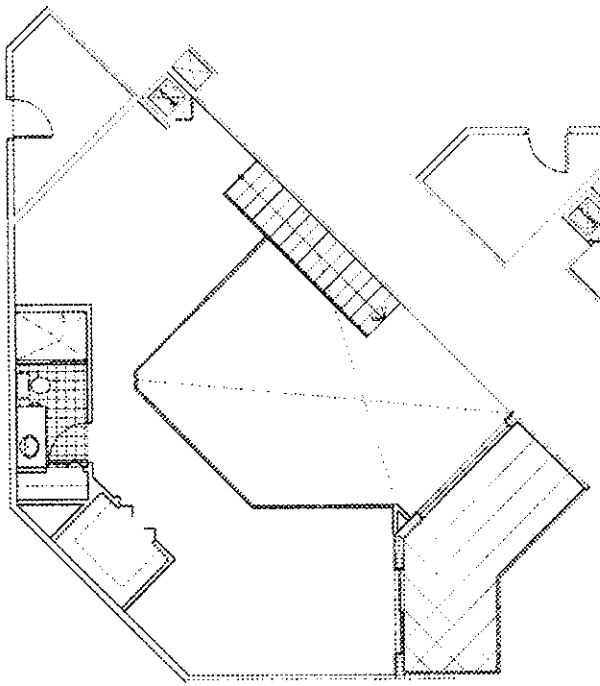

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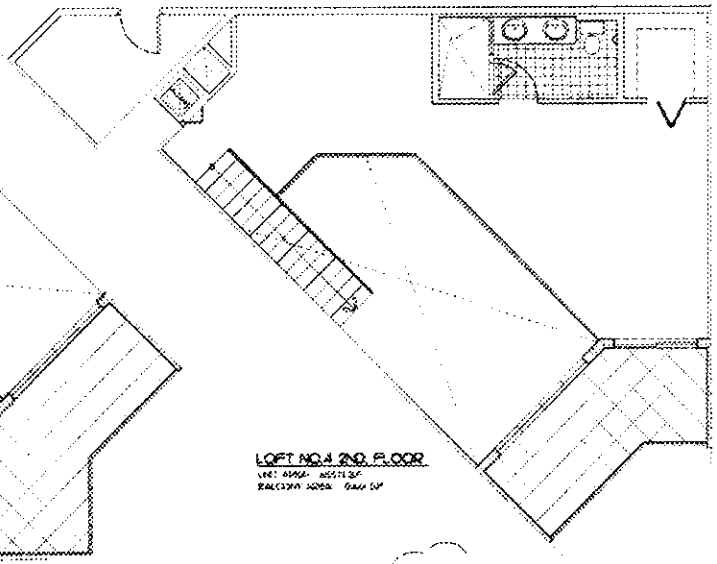


LOFT NO.4 2ND. FLOOR

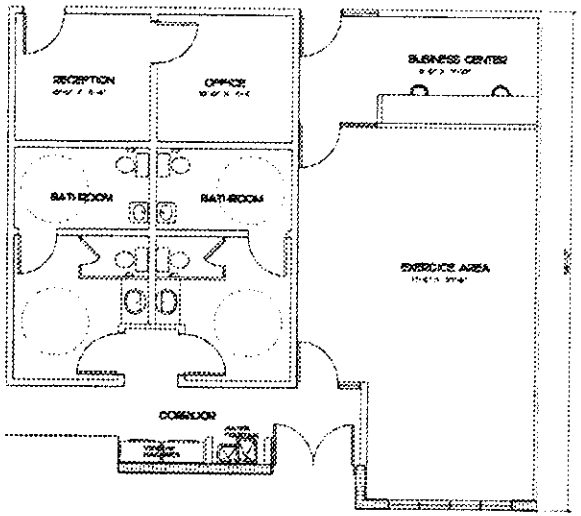
LOFTS FLOOR PLANS

SCALE 1/4"=1'-0"

L & TAYLOR CONDOMINIUM

SALAZAR ARCHITECTURAL GROUP

SP-6.3



AMENITY

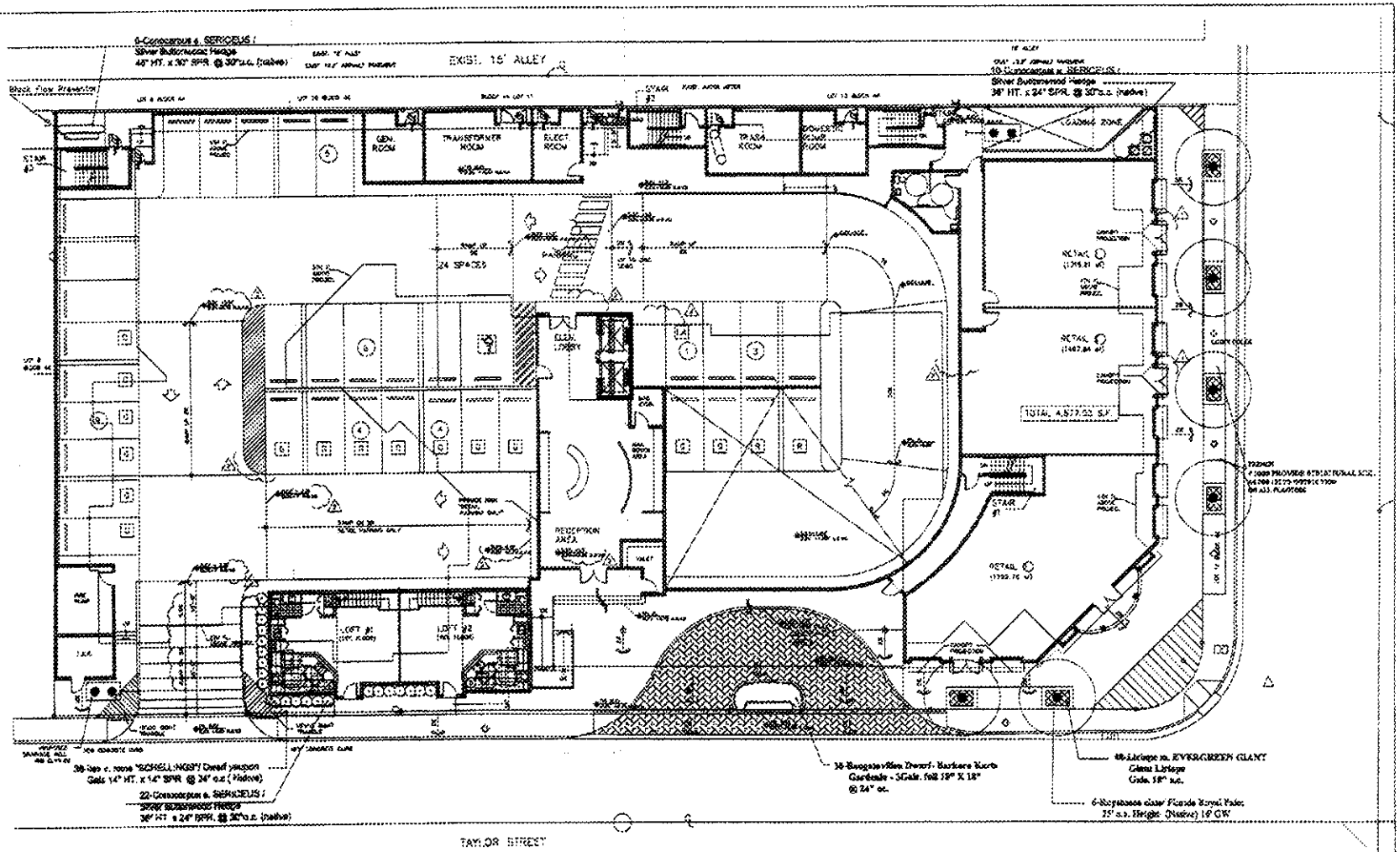
AMENITY AREA
CORRIDOR AREA

AMENITIES FLOOR PLANS

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

S.B. TAYLOR CONDOMINIUM

A-6.1



NOTE:
1.NO SUBSTITUTION WILL BE MADE WITHOUT THE APPROVAL HOLLYWOOD'S LANDSCAPE PLAN REVIEWER.
2. NO SHRUBS NOR GROUNDCOVERS SHALL BE PLANTED IN ROOT BALL OF TREES

SITE LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

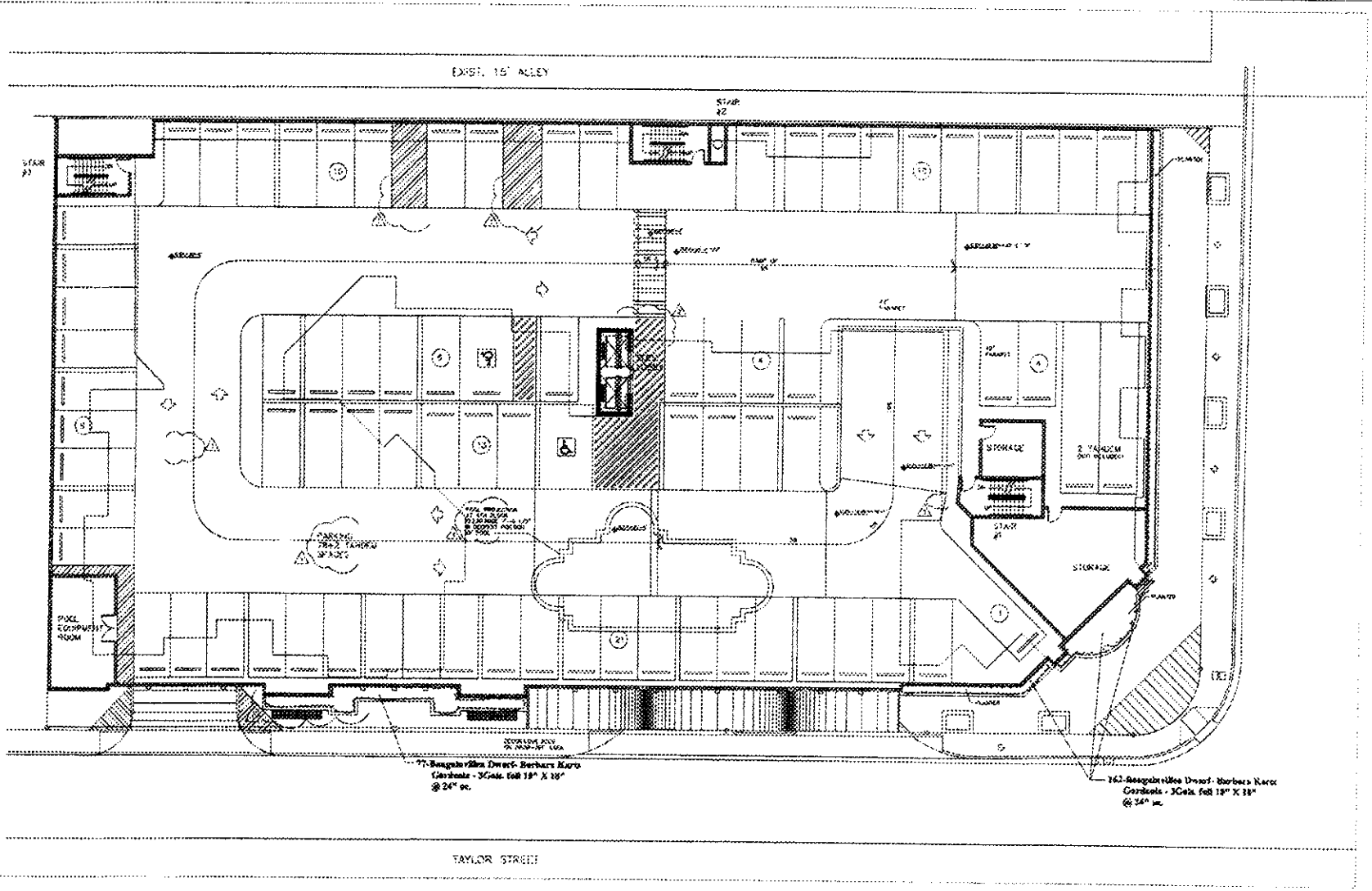
11-17-05

DRB SUBMITAL

MARIANO CORRAL LANDSCAPE ARCHITECT AND PLANNER

TAYLOR CONDOMINIUM

LP-1



3RD LEVEL LANDSCAPE 1

SCALE: 1" = 10'-0"

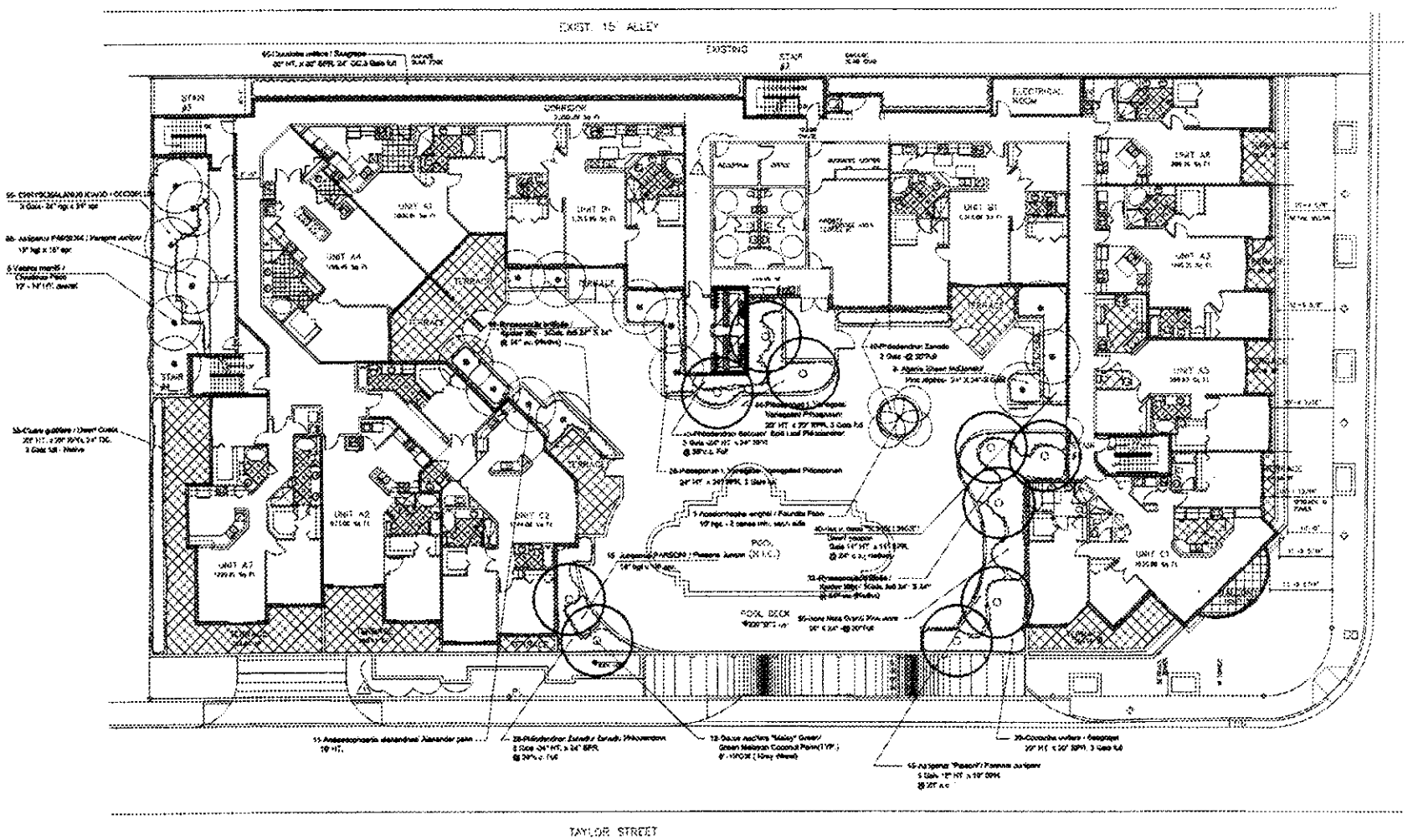
11-17-06

DRB SUBMITTAL

MARIANO CORRAL, LANDSCAPE ARCHITECT AND PLANNER

TAYLOR CONDOMINIUM

LP-2



POOL LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

11-17-05

DRB SUBMITAL

MARIANO CORRAL LANDSCAPE ARCHITECT AND PLANNER

TAYLOR CONDOMINIUM

LP-3

PLANT LIST

SCIENTIFIC NAME / COMMON NAME	QTY	SIZE	SPACING / REMARKS	HT. W. L.	H. W. L.
				LANDSCAPE REQUIREMENT TABULATION: Groupings Tolerance	Sect Tolerance
SHADE TREES AND PALM TREES					
[illegible]	[illegible]	[illegible]	NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
			NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
SHRUBS AND GROUNDCOVERS					
NATIVES					
[illegible]	[illegible]	[illegible]	NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	NATIVE	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	NATIVE	[illegible]	[illegible]
TOTAL NATIVES	[illegible]				
NON-NATIVES					
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]	[illegible]
TOTAL NON-NATIVES	[illegible]				

PLAN VARIES FROM MASTER OVER PLANT LIST

LANDSCAPE REQUIREMENTS/ CALCULATIONS:

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLAN

ZONING DISTRICT: [illegible] CONDO NET AREA: _____ ACRES _____ SF

LAWN AREA CALCULATION

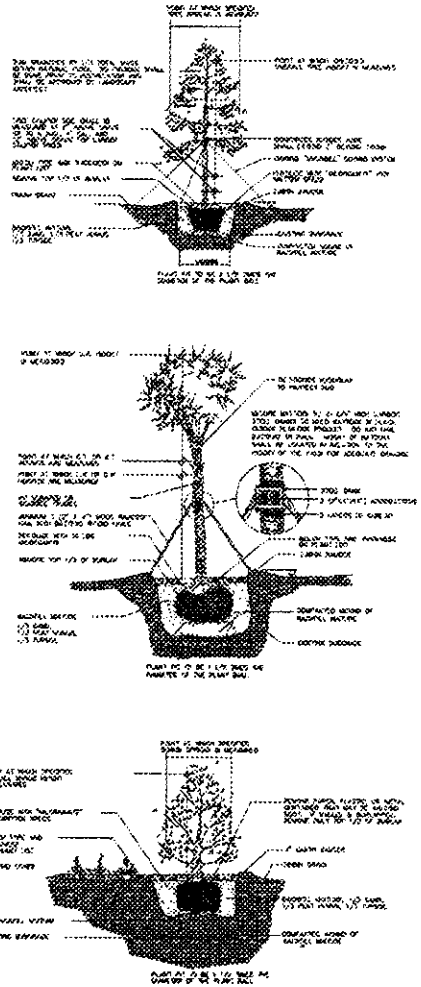
	REQUIRED	PROVIDED
A. [illegible] TOTAL SF OF LANDSCAPED OPEN SPACE		
B. [illegible] SQ. FEET OF BUILDINGS		
TREES		
A. ONE (1) TREE PER 1000 SQ FT	8	8
B. STREET TREES REQUIREMENTS*		
C. PALMS ALLOWED: 2 TREES = 3 PALM TREES (6 x 3 = 2) TREES		4 TREES
TOTAL TREES	8	12
50 % NATIVES REQUIRED: No. TREES PROVIDED X 50 %	33	42 (60%)
SHRUBS		
A. TOTAL [illegible] PROVIDED Avg. NON-NATIVE	321	870
B. 50 % NATIVES MINIMUM SHRUBS OF TOTAL PROVIDED	508	508 (83%)

IRRIGATION PLAN

100% irrigation coverage with 2 zone, zoning at 50%.
Provide rain sensor

1 REVISIONS

DETAILS:



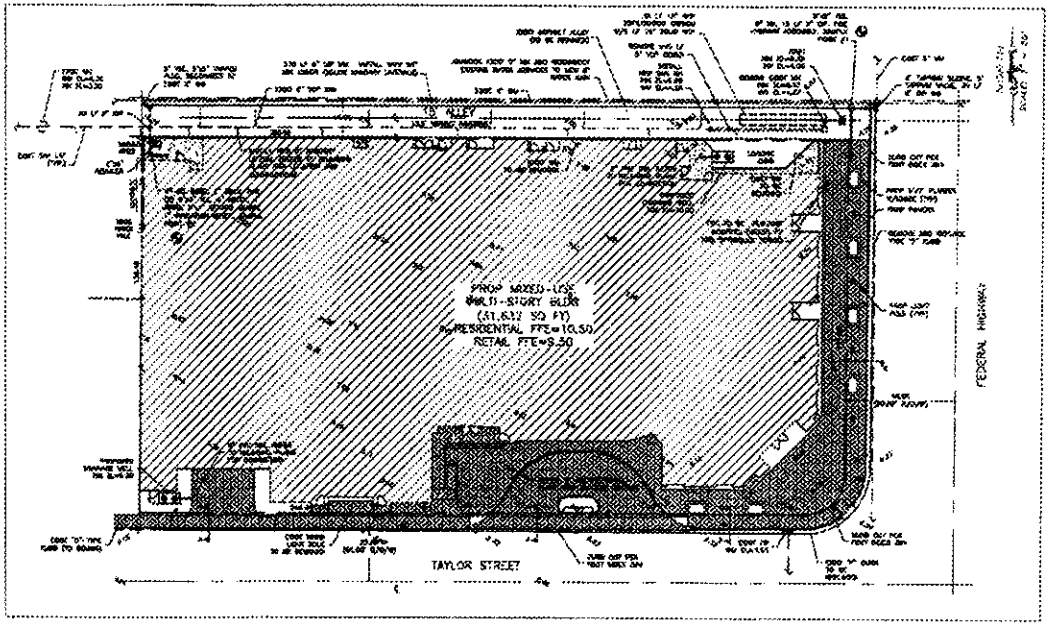
SPECIFICATIONS:

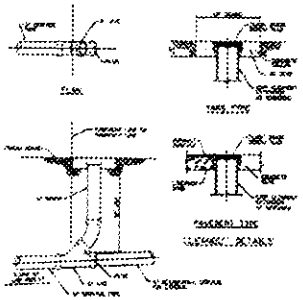
PERMIT SET
09-30-04

MARIANO CORRAL, LANDSCAPE ARCHITECT AND PLANNER

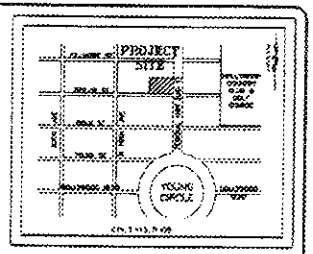
TAYLOR CONDOMINIUM

LP-4





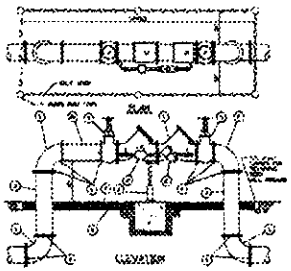
CLEAN OUT DETAIL



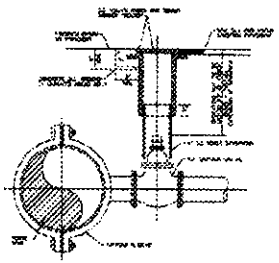
LOCATION MAP

LEGAL DESCRIPTION

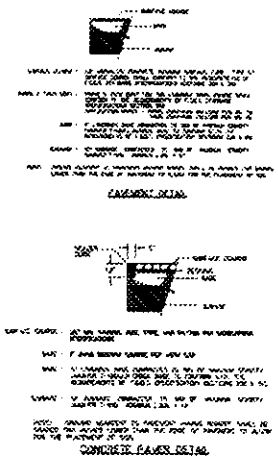
WATER QUALITY CALCULATIONS



FIRE PROTECTION SYSTEM APPLICATIONS

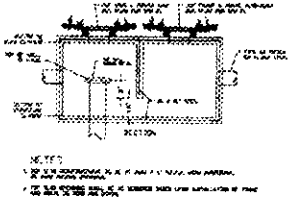


PRESSURE MAIN CONNECTION

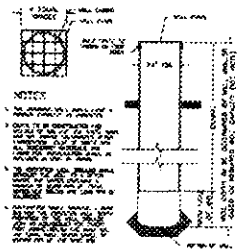


PAVEMENT DETAIL

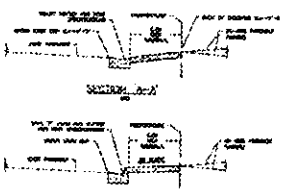
CONCRETE PAVER DETAIL

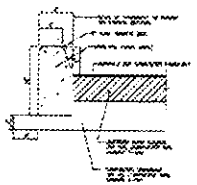


WALL STRUCTURE DETAIL



WALL CAVITY DETAIL





ROOF TYPE CUT CONC CURB

ACES

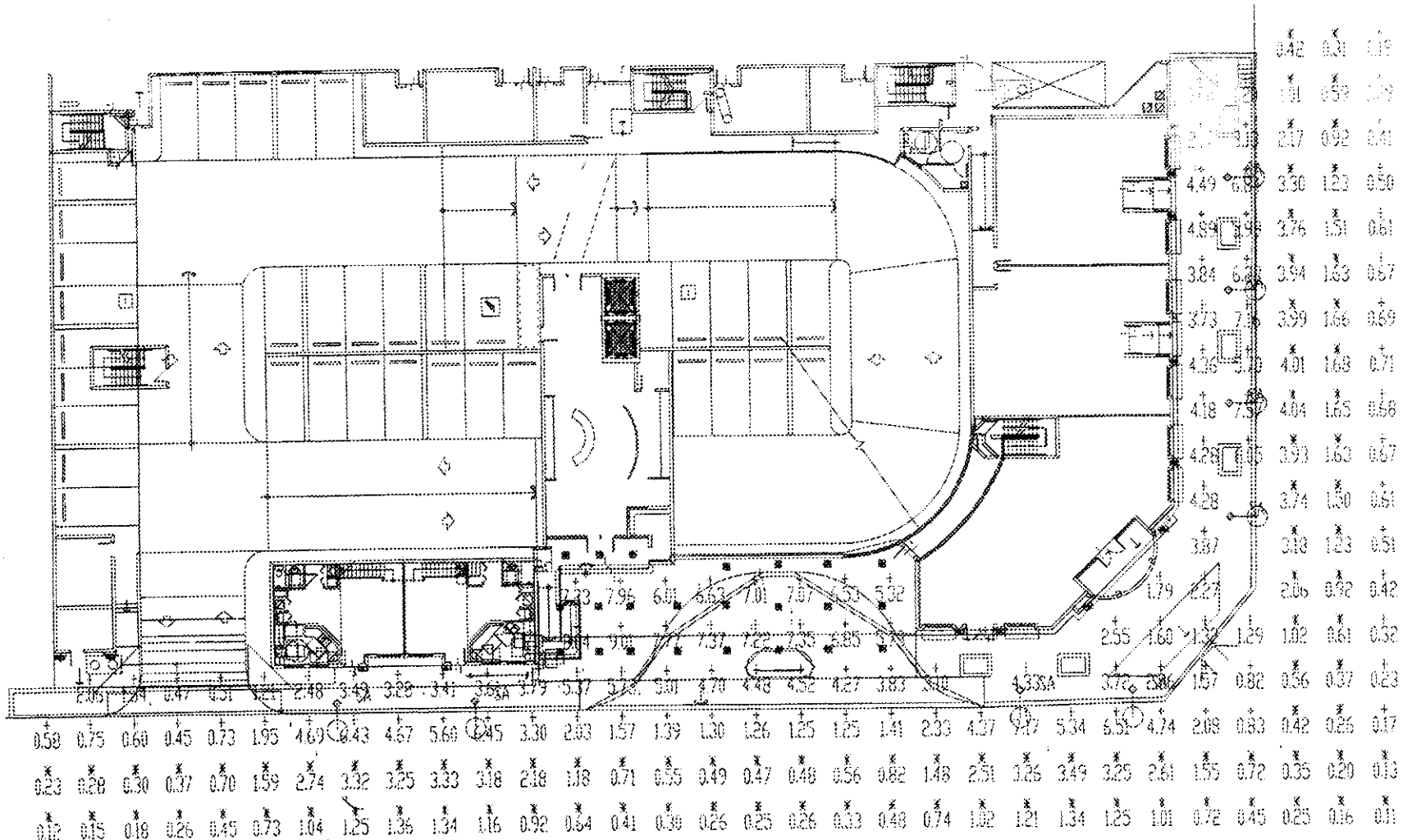
MCS DEVELOPER GROUP

TAYLOR CONDOS

HOLLYWOOD, FLORIDA

PAVING, GRADING, DRAINAGE, WATER AND SEWER PLAN

C-1



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CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVG	MAX	MIN	MAX/MIN	AVG/MIN
Site	114.50x186.28ft	FC & Grade / H-H	111	10.00	(+) Site	3.45	9.01	0.17	53.00	20.34
			94	10.00	(+) Spot	1.34	4.04	0.11	37.36	12.56

T & Taylor LUMINAIRE SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING	LLF	QTY
CH	-	KENALL MANUFACT MRECL-PP-RW-32PT MILLENIUM MRECL SERIES	(1) 13 SPOT	2400	CEILING MOUNTED	0.70	23
S4	⊕	A.A.L. 1-FIGURE TYPE 3 (1) P2003-HO-150M1-SEAFOAM GREEN	(1) MP150/U/MED	12600	383-3814-188-954-1238 POLE	0.00	3
WALL	-	VISA SW330-0-39-103.0K PROJECT: SIZE-1FIXPLE32	(1) FT36DL	3650	WALL MOUNTED	0.70	12

GROUND LEVEL

SCALE: 1"=10'-0"

NORTH

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

T & TAYLOR CONDOMINIUM

PM-1

PO-2006-23

Passed
on
1st Read

6/7/06

PO-2006-23

Passed
on
2nd Read.

9/6/06

LEGAL AD
CITY OF HOLLYWOOD

NOTICE IS HEREBY GIVEN in accordance with Section 166.041 Florida Statutes that the City Commission of the City of Hollywood, Florida, at a Regular City Commission Meeting, on WEDNESDAY, September 6, 2006, in the City Commission Chambers, Room 219, General Joseph W. Watson Circle, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2006-33 beginning at: 1:15 PM, or as soon thereafter as same can be heard:
AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING SECTION 113.01 OF THE CODE OF ORDINANCES TO ADD A DEFINITION OF "PRIVATE PARTY"; AMENDING SECTION 113.25 & SECTION 113.26 TO DELETE PROVISIONS FOR BARS MORE THAN 2 MILES FROM ANY AREA ZONED RESIDENTIAL; AMENDING SECTION 113.25 AND SECTION 113.26 TO REQUIRE ADDITIONAL NOTICE WHEN A VENDOR OR AN EXTENDED HOURS LICENSEE REQUESTS A HEARING ON RECEIVING NOTICE OF A SUSPENSION OR REVOCATION; PROVIDING FOR THE OCTOBER 1, 2007 REPEAL OF SECTION 113.26, WHICH ESTABLISHES AND REGULATES EXTENDED HOURS LICENSES.

Proposed Ordinance - PO-2006-23 beginning at: 3:30 PM, or as soon thereafter as same can be heard:
AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, WAIVING THE 2 ACRE MINIMUM ACREAGE REQUIREMENT FOR A PLANNED DEVELOPMENT WITHIN THE BOUNDARIES OF THE COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 4.15 E.1. OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 410 NORTH FEDERAL HIGHWAY, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", FROM RMCRA-76 (HIGH DENSITY MULTIPLE FAMILY) TO PD (PLANNED DEVELOPMENT DISTRICT); APPROVING THE PLANNED DEVELOPMENT (PD) MASTER DEVELOPMENT PLAN FOR THE SUBJECT PROPERTY (HEREINAFTER KNOWN AS "1 AND TAYLOR CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN"); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION. (04-ZJ-79)

The proposed ordinance(s) may be inspected by the public in the Office of the City Clerk, Room 221, General Joseph W. Watson Circle, Hollywood, Florida, between the hours of 8:00 AM and 4:45 PM on any regular working day. Interested parties may appear at the aforesaid time and place and be heard with respect to the proposed ordinance(s).

NOTE: Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the

appeal is to be based. Please call 954-921-3211 for any questions regarding the above matter.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Office of the City Manager three business days in advance at 954-921-3201 (voice). If an individual is hearing or speech impaired, please call 800-955-8771 (V-TDD).

Dated this 25th day of August, 2006.

Patricia A. Cerny, MMC
City Clerk
Hollywood, FL

THE SUN SENTINEL/LEGAL AD
PUBLISH: Friday, August 25, 2006
FURNISH PROOF OF PUBLICATION

h:cityclk\ads\legalad\PO2006-33,23

RESOLUTION NO.: R-2006-283

(04-RESO-79)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE SITE PLAN FOR "1 AND TAYLOR CONDOMINIUM" A PLANNED DEVELOPMENT (APPROVED BY ORDINANCE NO. O-2006-32) GENERALLY LOCATED AT 410 NORTH FEDERAL HIGHWAY, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" PURSUANT TO SECTION 4.15G.1. OF THE ZONING AND LAND DEVELOPMENT REGULATIONS AND CHAPTER 162 OF THE CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Hollywood Zoning and Land Development Regulations requires that all development projects which are located in a Planned Development District (PD) must receive site plan approval from the City Commission prior to the issuance of any building permits; and

WHEREAS, on September 6, 2006, O-2006-32 was passed and adopted by the City Commission which approved the rezoning for the property generally located at 410 North Federal Highway, with approximately 0.81 net acres/1.16 gross acres to PD, and the Master Development Plan for the project known as "1 and Taylor Condominium"; and

WHEREAS, the approved Master Development Plan included a condition that the Developer provide a minimum internal side setback (west) of 7.5' which will maintain the same building heights; and

WHEREAS, an application was filed with the Office of Planning requesting site plan approval for the construction of a mixed use development consisting of 85 condominium units, 4 lofts, 4,336 square feet of commercial space, 12 stories (122 feet), 180 parking spaces (142 residential, 18 guest, 18 retail and 2 loading area/loading zone spaces), for property generally located at 410 North Federal highway, Hollywood, Florida, for the project known as 1 and Taylor Condominium Planned Development Master Plan, as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference; and

RESOLUTION APPROVING THE 1 AND TAYLOR CONDOMINIUM SITE PLAN

WHEREAS, the final site plan submitted by the Applicant was reviewed by the Technical Advisory Committee ("TAC") on August 22, 2005, and the TAC found the final site plan to be substantially compliant with all regulations as set forth in Chapter 162 of the Hollywood Code of Ordinances and recommended approval of the final site plan with the following condition:

> The Developer shall submit to the City documentation providing either a unity of title or other legal binding recorded document expressly stating that: "The parties hereby agree that the properties are being developed as a planned development which is under unified control and no land within the planned development may be transferred in ownership or in any other way removed from unified control without a written agreement between the City and the parties to which such transfer is made stipulating their understanding and agreement to a condition that such transferred land shall continue, under the full terms and provisions of the planned development approval and site plan. Such documentation shall be provided prior to a Building Permit being issued; and

WHEREAS, the Office of Planning has reviewed the proposed site plan for the 1 and Taylor Condominium Planned Development and is recommending approval with the aforementioned condition; and

WHEREAS, the City Commission has reviewed the proposed site plan for the project and has determined that the site plan should be approved with the aforementioned condition;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

RESOLUTION APPROVING THE 1 AND TAYLOR CONDOMINIUM SITE PLAN

Section 1: That it hereby approves The 1 and Taylor Condominium Site Plan attached hereto and incorporated herein by reference as Exhibit "B" with the following condition:

> The Developer shall submit to the City documentation providing either a unity of title or other legal binding recorded document expressly stating that: "The parties hereby agree that the properties are being developed as a planned development which is under unified control and no land within the planned development may be transferred in ownership or in any other way removed from unified control without a written agreement between the City and the parties to which such transfer is made stipulating their understanding and agreement to a condition that such transferred land shall continue, under the full terms and provisions of the planned development approval and site plan. Such documentation shall be provided prior to a Building Permit being issued.

Section 2: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 6 day of Sept, 2006.

MARA GIULIANTI, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

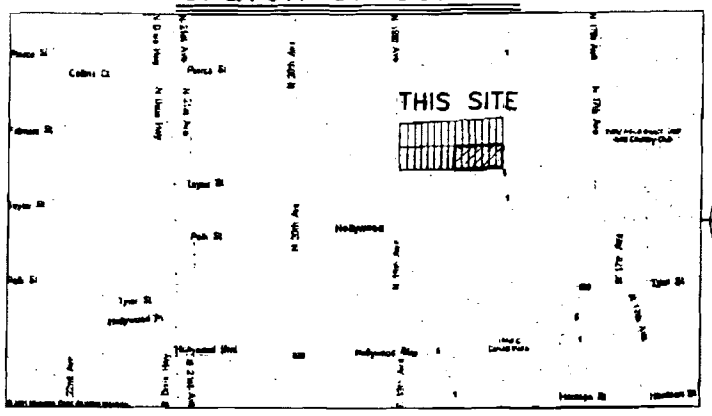
APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida only.

DANIEL L. ABBOTT, CITY ATTORNEY

EXHIBIT A

LOTS 9, 10, 11, 12, 13, 14 AND LOT 15 LESS ROAD RIGHT-OF-WAY, BLOCK 44, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SKETCH OF SURVEY



LOCATION MAP (NTS)

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
   AS TO LOTS 9 & 10, BLOCK 44 : FILE NO. : 1062-666116 FROM BEGINNING TO OCTOBER 25, 2004.
   AS TO LOT 11 & LOT 12 LESS THE EAST 5 FEET, BLOCK 44 : FILE NO. : 1062-666091 FROM BEGINNING TO OCTOBER 25, 2004.
   AS TO THE EAST 5 FEET OF LOT 12 & LOT 13, BLOCK 44 : FILE NO. : 1062-665268 FROM BEGINNING TO OCTOBER 25, 2004.
   AS TO LOT 14 & LOT 15 LESS THE EAST 15 FEET, BLOCK 44 : FILE NO. : 1062-666123 FROM BEGINNING TO OCTOBER 25, 2004.
3. THIS SURVEY WAS DONE SOLEY 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 NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK ⊙ TAYLOR STREET & 18TH AVENUE. ELEVATION = 9.55'
8. OWNERSHIP AND ENCUMBRANCE REPORT REVIEW : NO PLOTTABLE EXCEPTIONS.
9. NET AREA (TO R/O/W LINES & PROPERTY LINES) = 35,556 SQ.FT. GROSS AREA (TO CENTERLINE OF R/O/W) = 50,854 SQ.FT.
10. THERE ARE 15 EXISTING UNITS ON THE PROPERTY.

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
WM	WATER METER
-X-	CHAIN LINK/ WOOD FENCE
ELEV	ELEVATION
CBS	CONCRETE BLOCK STRUCTURE
CALC	CALCULATION
WPP	WOOD POWER POLE
A/C	AIR CONDITIONER
9.55	ELEVATION
R/O/W	RIGHT OF WAY

LAND DESCRIPTION:

LOTS 9, 10, 11, 12, 13, 14 AND LOT 15 LESS ROAD RIGHT-OF-WAY, BLOCK 44, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO :

JORGE BRAVER AND/OR ASSIGNS
SERBER & WEALCATCH, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

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 APRIL, 2004.
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 61G17 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 E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 04/21/04

ADDED NOTE # 10	03/09/06	-----	AV	REC
ADDED LEADER FROM PROP TO CL	11/23/05	-----	JD	REC

COUSINS SURVEYORS & ASSOCIATES, INC.
6501 ORANGE DRIVE
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)680-9885 FAX (954)680-0213

PROJECT NUMBER : 4816-04

CLIENT :
MG3 DEVELOPER GROUP, LLC

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	04/21/04	SKETCH	AV	REC
REVISED NOTE # 2 & ADDED NOTE # 8	10/10/04	-----	AV	REC
REVISED NOTE # 2 / O & E REPORT	11/16/04	-----	AV	REC
ADDED CERTIFIED TO	02/14/05	-----	AV	REC
ADDED NOTE # 9	10/12/05	-----	AV	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0317 G
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	10/02/97

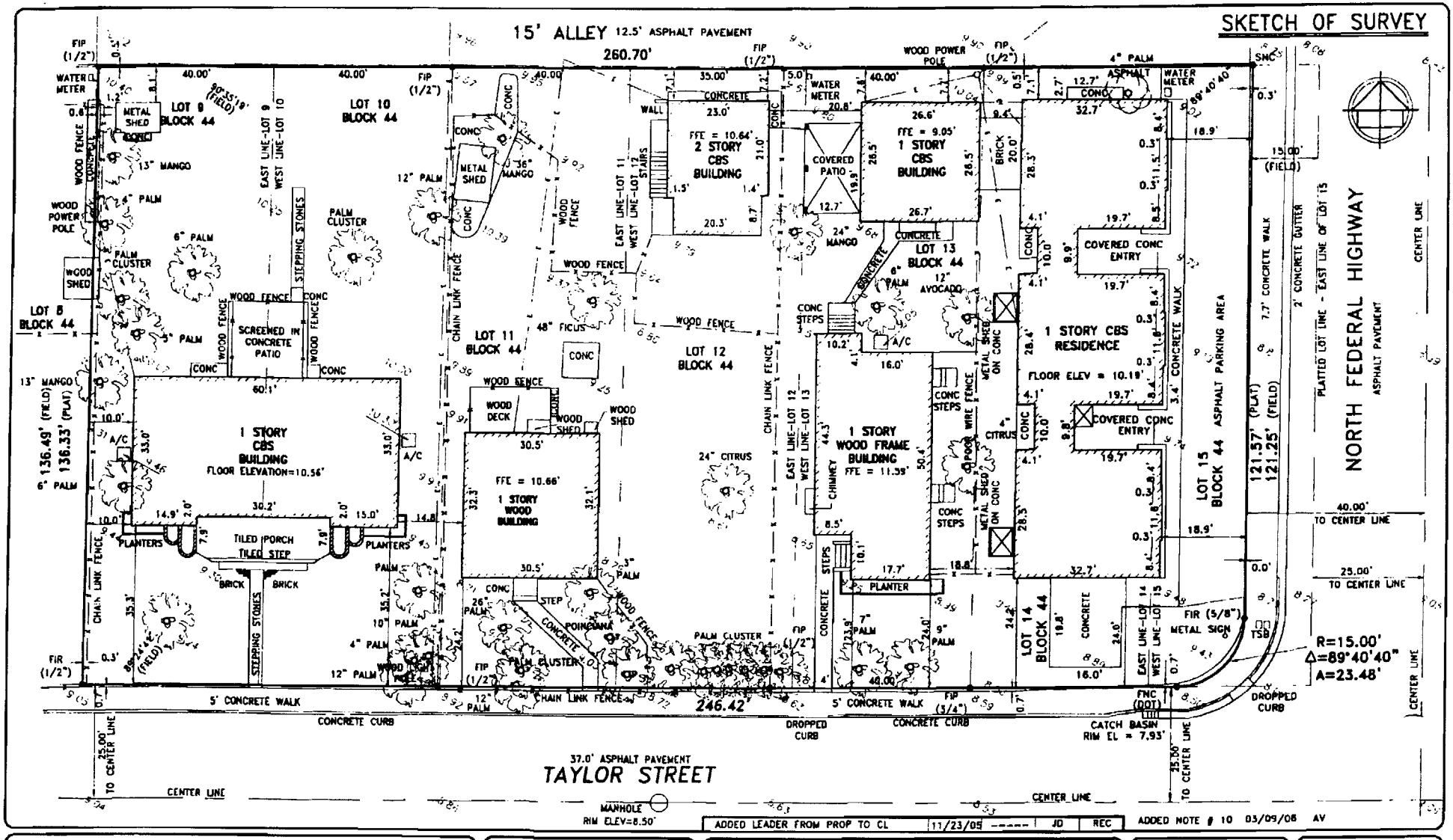
PROPERTY ADDRESS :
TAYLOR STREET
N FEDERAL HIGHWAY

SCALE: 1"= 20'

SHEET 1 OF 2

EXHIBIT B

SKETCH OF SURVEY



ADDED LEADER FROM PROP TO CL	11/23/05	-----	JD	REC
ADDED NOTE # 10	03/09/06	AV		

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PHONE (954)680-9885 FAX (954)680-0213

PROJECT NUMBER : 4816-04

CLIENT : MG3 DEVELOPER GROUP, LLC

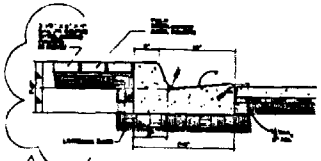
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENT SURVEY	04/21/04	108/68	AV	REC
REVISED NOTE # 2 & ADDED NOTE # 8	10/10/04	-----	AV	REC
REVISED NOTE # 2 / D & E REPORT	11/16/04	-----	AV	REC
ADDED CERTIFIED TO	02/14/05	-----	AV	REC
ADDED NOTE # 9	10/12/05	-----	AV	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0317 G
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	10/02/97

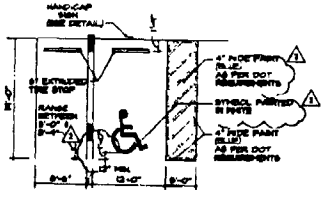
PROPERTY ADDRESS : TAYLOR STREET N FEDERAL HIGHWAY

SCALE: 1"= 20'

SHEET 2 OF 2

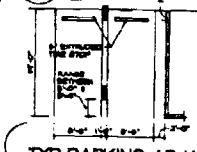


TYPE "F" CURB
SCALE N.T.S.

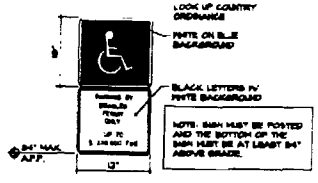


HANDICAP PARKING DETAIL & TYP. PARKING
N.T.S.

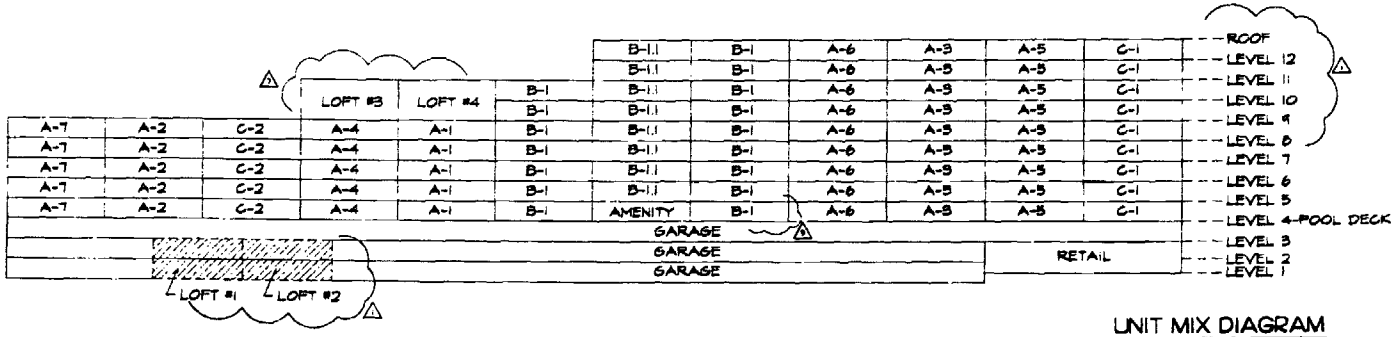
NOTE:
ALL HC ACCESS ROUTE PAVEMENT TO BE PAINTED IN BLUE



TYP PARKING ADJACENT TO A WALL
N.T.S.



HANDICAP SIGN DETAIL
N.T.S.



UNIT MIX DIAGRAM

UNIT MIX (06-20-2006)

UNIT TYPE		# units	A/C area	Balcony	Terrace	Total	Total A/C
Unit A1	1BR-1B	5 00	1,000 81	124 61		5,827 60	5004 55
Unit A2	1BR 1B	5 00	977 12	51 00		5 140 60	4885 6
Unit A3	2BR-2B	5 00	1,168 84	70 52		11,154.24	10519 56
Unit A4	1BR+DEN-1 5B	5 00	1 184 44	133 58		6,610 10	5942 2
Unit A5	1BR+DEN-1 5B	9 00	976 39	74 98		9,482 15	8787 51
Unit A6	1BR 1B	8 00	887 76	80 36		8 803 08	7988 84
UNIT A7	2BR-2B	5 00	1,320 81	137 84		7,293 45	6604 05
Unit B1	2BR+DEN 2B	16 00	1 313 89	85 52		22 380 56	21022 24
Unit B1 1	2BR+DEN-2B	8 00	1,252 33	85 52		11 022 80	10338 64
Unit C1	3BR-3B	9 00	1,835 88	105 71		15 873.21	14723 82
Unit C2	3BR-3 5B	5	1 744 06	102 58		9,233 10	8720 3
Lofts #1 & #2		2	627 40			1,254 80	1254 8
Loft #3		1	1 677 26	207 16		2 144 42	1877 26
Loft #4		1	1,604 24	249 22		1,903 46	1854 24
TOTAL		89 00				117,718.67	109334.6

NOTES:

1) RETAIL / COMMERCIAL FINISH FLOOR TO BE 6" ABOVE CROWN OF THE ROAD ELEVATION REFER TO THE CIVIL DWGS.

2) ALL STREETSCAPE, LANDSCAPING & STREET LIGHTING IS PART OF THIS SITE PLAN THIS WILL COORDINATED W/ CRA DIRECTOR.

3) MAIL WILL BE DELIVERED TO THE INDIVIDUAL RETAIL TENANTS. MAIL TO THE CONDOMINIUM WILL BE DELIVERED TO A CENTRAL MAIL ROOM IN THE AMENITY.

4) PARKING GARAGE STRUCTURE & THE CONDOMINIUM BUILDING WILL BE FULLY FIRE SPRINKLERED.

5) PAYMENT OF OPEN SPACE FEE TO OCCUR PRIOR TO BUILDING PERMITS.

SITE DATA 06-20-2006

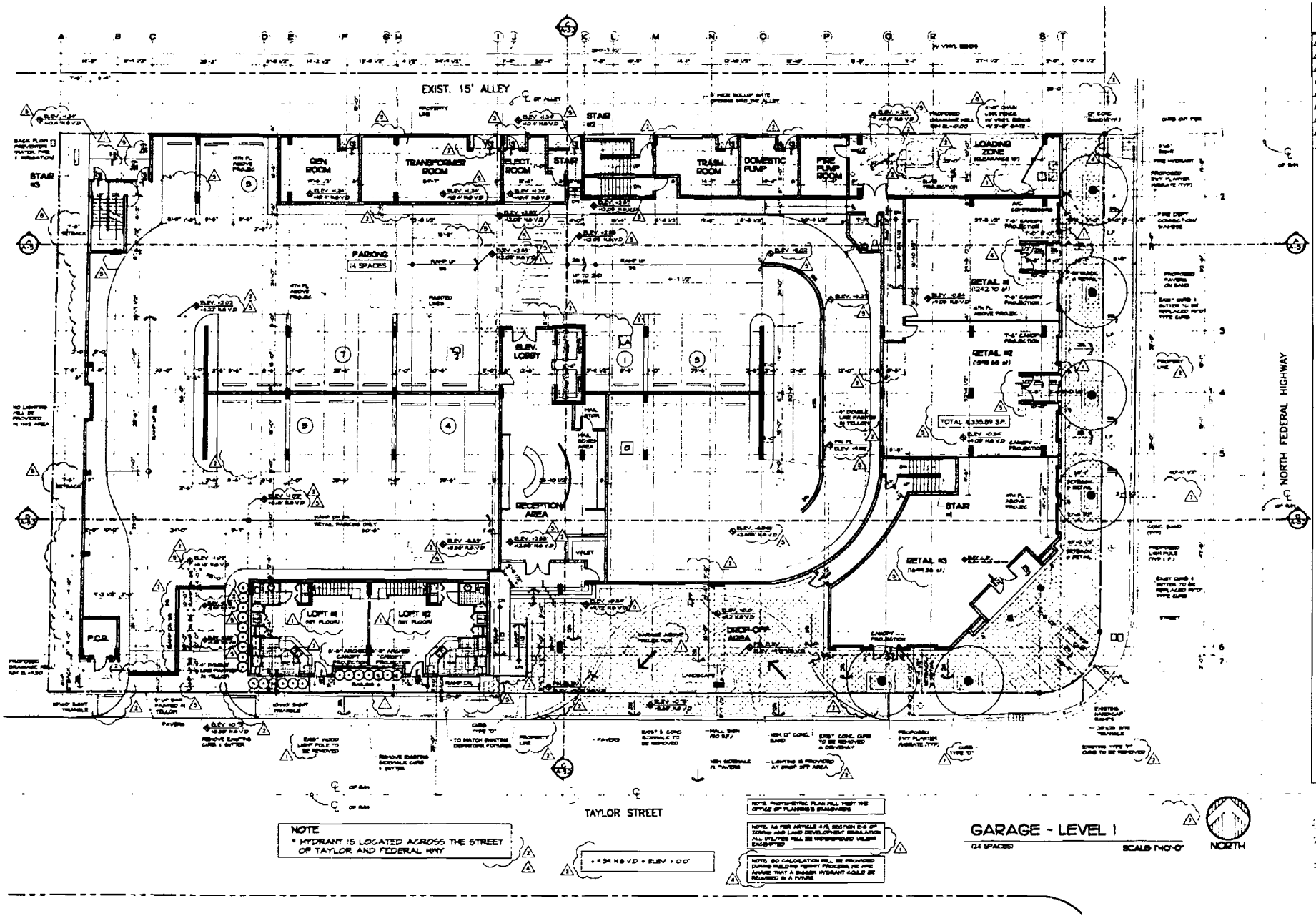
1)	ZONING (Existing Zoning Code)	PD		
	Tract lots 8,10 11 12,13,14 block 44			
	Existing Land Use	RAC		
2)	Tract Size			
		Area in Sq. Ft	Acres	
	Tract	35 566	0 8162 AC	
	Total Net Area	35 566		
	Gross Lot Area	50,864 0	1 167 AC	"Waiver
3)	Density	Required Allowed	Provided	Variance
	1 167 Ac @ 76 DU per AC	88 86	89	
4)	Parking Required			
	85 units @ 1 5 space	127 5	134	
	4 lofts @ 2 spaces	8	8	
	HOA office	1	1	
	Loading area	1	1	
	Guest parking 1/6	17 8	18	
	Retail 1/250sf (4,335 sfsf)	17 34	18	
	total	172.84	188	
	Handicap Parking	6	8	
5)	Building Height	N/A		
	At roof level		121 46	
	Top of bldg proj (exev mech room)		130 125	
6)	Number of Stories	N/A	Sixty 12sty	
7)	Unit Size min	N/A	627 4 sf	unit 3 sf
	Unit Size Average	N/A	1321 13 sf	
8)	Loading Zones			
	Retail/comm			
	Residential 10 x25'		1	
9)	SETBACKS			
	SIDE(US1)	25	10'-0"	15'
	REAR (ALLEY)	0'	0'	
	FRONT (TAYLOR ST)	25'	2' 10 1/2"	22-1
	SIDE (1st thru 3rd Fl)	0'	7'-6"	
10)	COMMERCIAL AREA		4 335 86	
11)	BUILDING FOOTPRINT	33 681 61 sf 66 16%		
	IMPERVIOUS (Concrete ramp and sidewalk)	2,864 19sf 8 05%		
	PERVIOUS (landscape)	1,890 0 sf 5 79%		
12)	ADDITIONAL IMPERVIOUS (4th floor pool deck)	4,820 63 sf		
	ADDITIONAL PERVIOUS (Planters 4th floor pool deck)	2 280 18 sf		
	ADDITIONAL PERVIOUS (Planters 3rd floor)	348 28sf		

EXISTING ZONING RMCRA T6 - PROPOSED PD

1 & TAYLOR CONDOMINIUM
40 N PERSHING WAY, HOLLYWOOD, FL 33020
FOR
MCS DEV. GROUP / WORLD LEADER GROUP
1930 HARRISON ST, SUITE # 303
HOLLYWOOD, FLORIDA 33020

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

SP-3


EXIST. 15' ALLEY
STAIR #2
STAIR #5
GEN. ROOM
TRANSFORMER ROOM
ELECT. ROOM
STAIR
TRASH. ROOM
DOMESTIC PUMP
FIRE PUMP ROOM
LOADING ZONE
PARKING
14 SPACES
ELEV. LOBBY
RETAIL #1
RETAIL #2
RETAIL #3
TOTAL 4,335.89 S.F.
STAIR #4
RECEPTION AREA
VALET
LOFT #1
LOFT #2
DROP-OFF AREA
P.C.R.
NORTH FEDERAL HIGHWAY
TAYLOR STREET
NOTE
* HYDRANT IS LOCATED ACROSS THE STREET OF TAYLOR AND FEDERAL HWY
GARAGE - LEVEL 1
(14 SPACES)
SCALE 1"=10'-0"
NORTH
SALAZAR ARCHITECTURAL GROUP
1 & TAYLOR CONDOMINIUM
MG3 DEV. GROUP / WORK LEADER GROUP
1930 HARRISON ST. SUITE # 303
HOLLYWOOD, FLORIDA 33020
SP-1.1

61-Myrciathes fragrans / Myrcia
34" X 24"
@ 24" oc. (Native)

15-Archontophoenix alexandrae
King Alexander Palm
15' Grey Wood-
25'overall Hgt
From Caribbean Nursery
Homestead

60-Tripsacum dactloides/
Fakahatchee Grass
3Gals. full 24" X 24"
@ 24" oc. (Native)

8-Crinum ratidicum /
Giant Crinum Lilly
7Gals. full 3' x 3'

65-Cocoloba uvifera
Seagrape
3Gals. full 24" X 24"
@ 24" oc. (Native)

60-Tripsacum dactloides/
Fakahatchee Grass
3Gals. full 24" X 24"
@ 24" oc. (Native)

PLANTERS AREA TO HAVE
70% SILICA SAND,
20% MARL, 10% PEAT -

SITE TRIANGLE

BRICK PAVERS ON THIS SIDE ONLY (SEE ARCHITECTS PLAN)

BRICK PAVERS ON THIS SIDE ONLY (NEIGH PROPERTY)

NO BRICK PAVERS ON THIS SIDE

BRICK PAVERS ON THIS SIDE ONLY (NEIGH PROPERTY)

ROOT BARRIER ON ALL FOUR SIDES OF CU SOIL 30" DEEP FROM SIDEWALKS OR Hardscape, TYP 1 [illegible]

TRENCH IF DEEP PROVIDE STRUCTURAL SOIL AS PER CITY'S INSTRUCTION ON ALL PLANTERS

ROOT BARRIER ON ALL FOUR SIDES OF CU SOIL 30" DEEP FROM SIDEWALKS OR Hardscape, TYP 1 [illegible]

BRICK PAVERS ON THIS SIDE ONLY (NEIGH PROPERTY)

Live Oak- (Native)

King Alexander Palm

36-Ilex v. nana "SCHELLINGS"/ Dwarf yaupon
Gals 14" HT. x 14" SPR. @ 24" o.c.(Native)

22-Conocarpus e SERICEUS /
Silver Buttonwood Hedge
36" HT. x 24" SPR. @ 30"o.c. (native)

PLANTERS AREA TO HAVE
70% SILICA SAND,
20% MARL, 10% PEAT -

1-Quercus virginiana/
Live Oak Tree
18' HT. X 12' SPR. -6"
Caliper

20-Gardenia Jasminoides
Gardenia - 3Gals. full 24" X 24"
@ 24" oc.

6-Roystonea elata/ Florida Royal Palm
25' o.a. Height- (Native) 16' GW

270 square feet by 3' deep of CU soil or 30 cubic yds of soil per area as shown for a total of 240 cubic yds of CU Soil. Must include portions of driveway.

Plant Pallette

SEAGRAPE (NATIVE)

FAKAHATCHEE GRASS (Native)

Silver Buttonwood Hedge

Dwarf Yaupon

FLORIDA Royal Palm (Native)

MYRSINE (Native)

Gardenia Flower

Crinum Lilly

Plant Details

Proper Tree Bracing with Vynyl Straps

Proper Tree Bracing (3) 2" x4" x 3' wood stakes to brace Tape

Proper Palm Bracing 2 x 4 PT Pine x 8' long

Proper Palm Bracing burlap, brace and (3) Wood Battens do not nail to trunk

Correct Planting Detail

SITE LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

MARIANO CORRAL

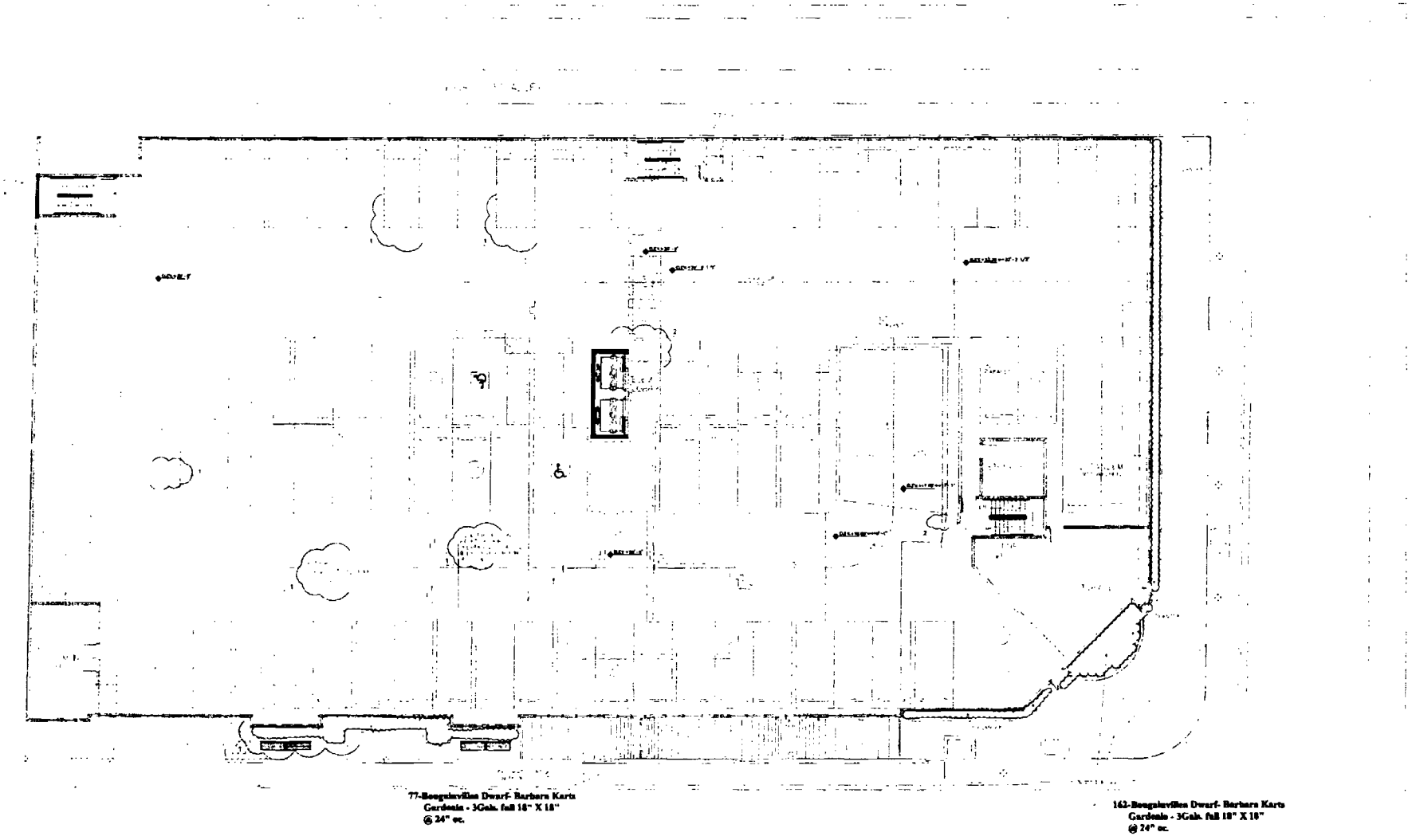
MARIANO CORRAL, LANDSCAPE ARCHITECT AND PLANNER

TAYLOR CONDOMINIUM

04-06-06
05-25-06

05-25-06

LP-1



3RD LEVEL LANDSCAPE

SCALE: 1" = 10'-0"

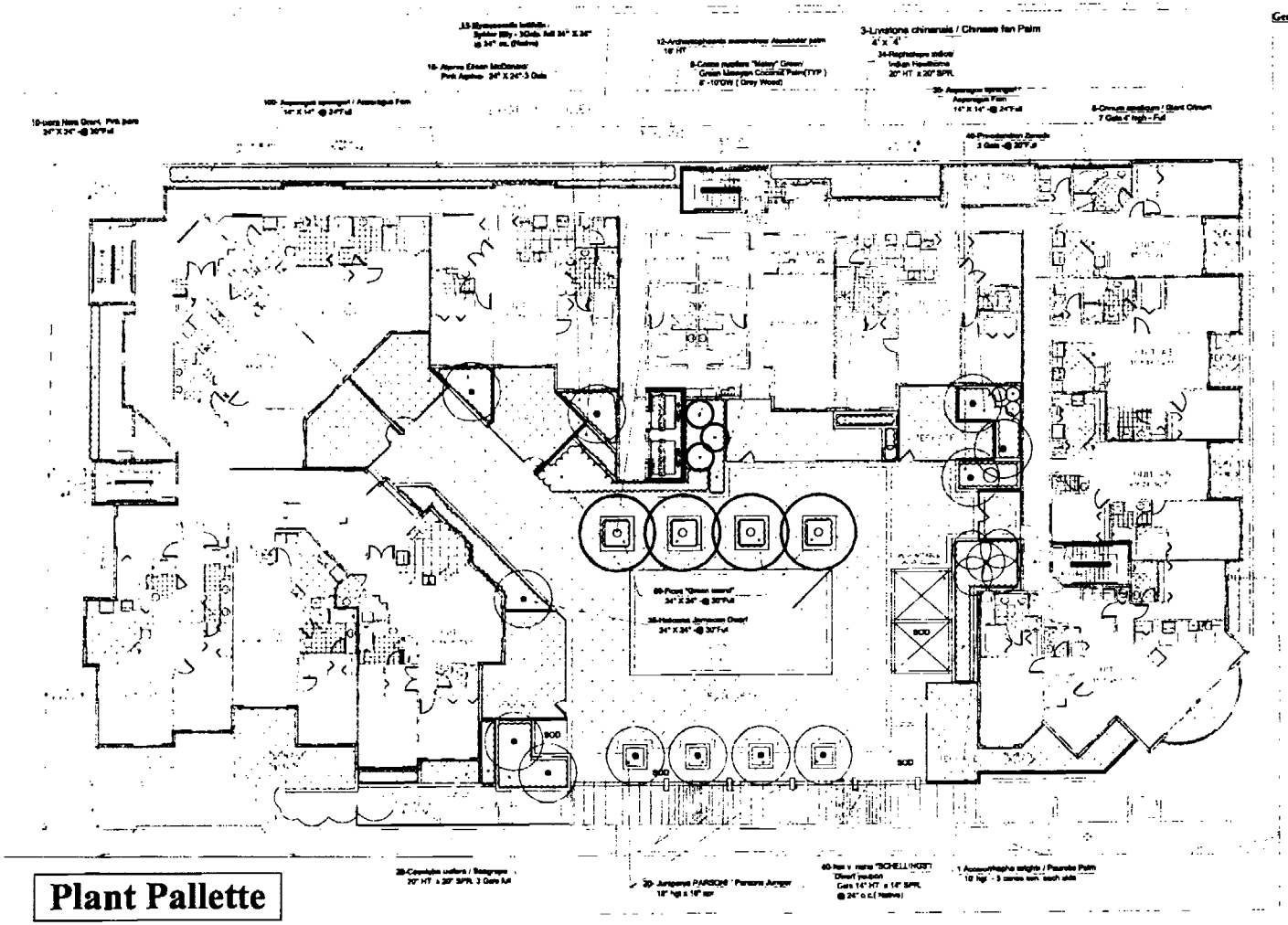
11-17-05
DRB SUBMITAL

MARIANO CORRAL, LANDSCAPE ARCHITECT AND PLANNER

TAYLOR CONDOMINIUM

MARIANO CORRAL

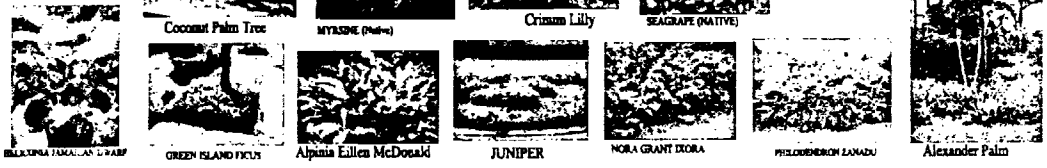
LP-2



General Notes:

1. All plant materials to be Florida #1 or better as set by the State of Florida Grades and Standards 1998
2. Landscape Contractor to visit site and become familiarized with the site prior to commencing work
3. Contractor shall have all utilities identified and carefully located for the safety, welfare of his workers as well as the public
4. During installation Landscape Contractor shall make sure every intent has been made to secure area of work from the public for their safety and welfare.
5. All planting beds on site shall be composed of 70% silica sand, 20% marl and 10% peat. Soil shall be thoroughly mix and delivered on site free of debris and rocks
6. All lime rock within planting areas shall be removed to a depth of 3' feet. Backfill with approved planting soil
7. **Any discrepancies or questions shall be made to the attention of the Landscape Architect. Landscape contractor shall not assume anything. Any missing information shall be the responsibility of the contractor to contact Landscape Architect.**
8. Substitutions may be made only with the current of the Landscape Architect AND APPROVAL BY CITY OF HOLLYWOOD. Any material installed which are not on plans or approved by L.A. contractor shall assume the full responsibility for the costs and removal of materials at no charge to owner
9. **Landscape contractor must work with a set of drawings with the signature and seal of the landscape architect and dated.**
10. All beds shall be finish with 3" of Eucah plus shredded mulch. Red mulch will NOT be approved
11. General contractor is to provide final rough grading on site clean of debris and rocks prior to landscape contractor installation of plant material works
12. **PROVIDE 100% IRRIGATION COVERAGE, HEAD TO HEAD.**
13. All irrigation lines shall be placed on the perimeter of all planting beds and/or planters to allowed specified plantings
14. Provide rain sensors, Backflow preventor, and separate irrigation meter
15. Landscape contractor is to guarantee all plant materials for one year after completion of installation. He will be responsible for watering for at least 3 months or until irrigation system is fully operable
16. NO SHRUBS SHALL BE PLANTED ON TOP OF ROOT BALL.
17. All structural soil shall be obtain from Atlas Peat and Soil, Boynton Beach, Florida. Contact Fred Marrero 1-561-734-7300
18. GENERAL CONTRACTOR will send to Landscape Architect a copy of the certification letter from Amereq, Inc., that structural soil (CU) has been delivered to the site prior to installation. If Landscape Architect does not receives such certification and CU soil has been installed, GC will assume full responsibility for the removal of all soil installation from planter and sidewalk areas, and the removal off site, and replacement costs and re-installation

Plant Pallette



Coconut Palm Tree — MYRSINE (Native) — Crinum Lilly — SEAGRAPE (NATIVE)

BULKONIA FARGLAN DWARF — GREEN ISLAND FICUS — Alpinia Eilen McDonald — JUNIPER — NORA GRANT IXORA — PHILODENDRON ZANADU — Alexander Palm

POOL LEVEL LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

MARIANO CORRAL

MARIANO CORRAL, LANDSCAPE ARCHITECT AND PLANNER

TAYLOR CONDOMINIUM

04-06-06
05-25-06

LP-3

PLANT LIST

					HIGH, MEDIUM OR LOW	HIGH, MEDIUM OR LOW
[illegible]	1	12-14' hgt [illegible]		NATIVE	HIGH	HIGH
[illegible]	27	12-14' hgt [illegible]			HIGH	HIGH
[illegible]	8	8' OW to 10' OW (Grey wood)			HIGH	HIGH
ROYSTONEA REGIA - FLORIDA ROYAL PALM	5	18' OW (Grey wood)		NATIVE	HIGH	HIGH
[illegible]	3	6' x 6'			MEDIUM	MEDIUM
[illegible]	1	10'High x 12' Spr	8" - 9" Caliper	NATIVE	HIGH	HIGH
[illegible]	28	30" HGT X 24" SPR		NATIVE	HIGH	HIGH
[illegible]	93	24" HT. x 24" SPR		NATIVE	HIGH	HIGH
[illegible]	13	30" X 30"	30" o.c.	NATIVE	HIGH	HIGH
[illegible]	46	30" X 30"	2' OC	NATIVE	HIGH	HIGH
[illegible]	120	24" X 24"	2' OC	NATIVE	HIGH	HIGH
TOTAL NATIVES	306					
Asparagus sprengeri - Asparagus Fern	195	18" X 18"	24" OC		HIGH	HIGH
BOUGAINVILLEA HELEN JOHNSON - DWARF BOUGAINVILLEA	330	18" X 18"	18" o.c.		HIGH	HIGH
[illegible]	16	24" X 24"	24" OC		HIGH	MEDIUM
JUNIPERUS PARSONII PARSONS JUNIPER	20	18" X 18"	18" o.c.		HIGH	HIGH
[illegible]	13	7' x 7'			HIGH	HIGH
[illegible]	40	30" X 30"	24" OC		HIGH	MEDIUM
EXORA NORA GRANT	14	24" X 24"	30" o.c.		Medium	MEDIUM
[illegible]	31	24" X 24"	24" OC		Medium	MEDIUM
[illegible] GREAT ISLAND - Green Island Ficus	26	18" x 18"	30" o.c.		Medium	LOW
[illegible]	34	24" X 24"	24" o.c.		Medium	MEDIUM
TOTAL NON-NATIVES	148					

PLAN TAKES PREVIDENCE OVER PLANT LIST

LANDSCAPE REQUIREMENTS/ CALCULATIONS:

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLAN

ZONING DISTRICT: GROSS LOT AREA: ACRES S.F.

LAWN AREA CALCULATION	REQUIRED	PROVIDED
A. 18,051 TOTAL S.F. OF LANDSCAPED OPEN SPACE		
B. 46,344 SQ. FEET OF IMPERVIOUS		
TREES		
A.ONE (1) TREE PER 1000 SQ.FT	8	1
B. STREET TREE REQUIREMENTS=		
C. PALMS ALLOWED 1 TREE = 3 PALM TREES 34 3 = 12 TREES		
TOTAL TREES		
C 60 % NATIVES REQUIRED No. TREES PROVIDE X 60 %=		8 (100%)
SHRUBS		
A. TOTAL SHRUBS PROVIDED A-1- NON NATIVE	321	444
B. 50 % NATIVE SHRUBS REQUIRED OF TOTAL PROVIDED	160	296 (67%)

IRRIGATION PLAN

100% irrigation coverage with a min. overlap of 50%.
Provide rain sensor

REVISIONS

DRB
06-25-06

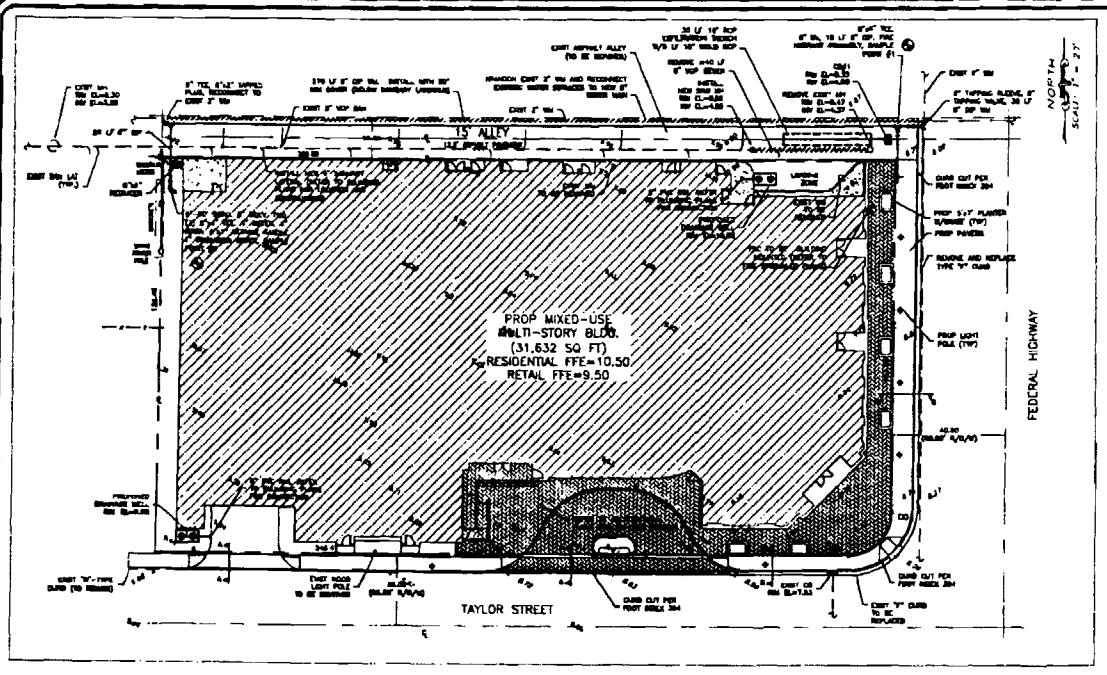
VLC DESIGN, INC

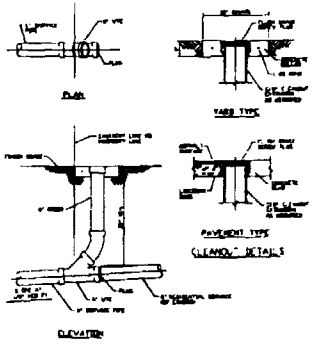
MARIANO CORRAL, LANDSCAPE ARCHITECT AND PLANNER

TAYLOR CONDOMINIUM

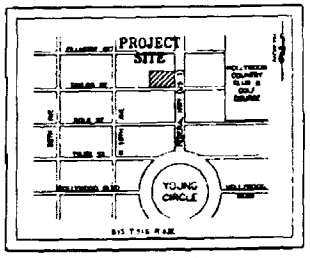
HOLLYWOOD, FLORIDA

LP-4





CLEAN OUT DETAIL



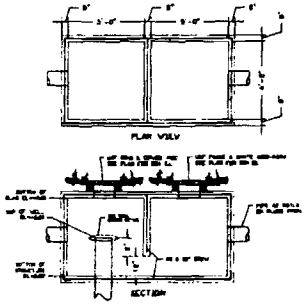
LOCATION MAP

LEGAL DESCRIPTION

[illegible]

WATER QUALITY CALCULATIONS

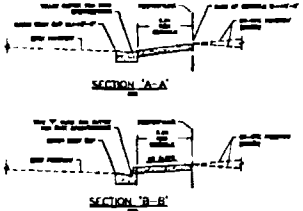
[illegible]

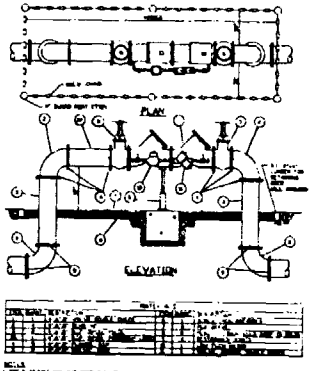


NOTES

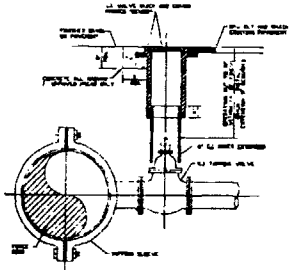
[illegible]

WELL STRUCTURE DETAIL

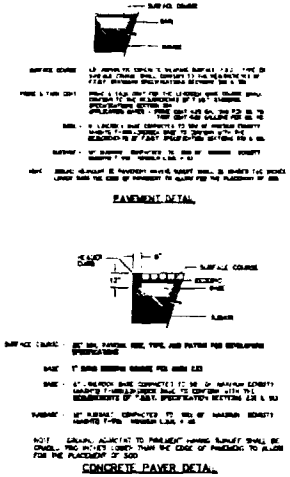




FIRE PROTECTION SYSTEM APPLICATIONS

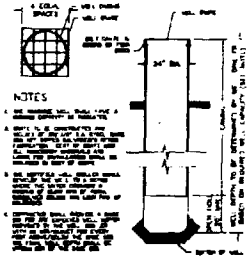


PRESSURE MAIN CONNECTION



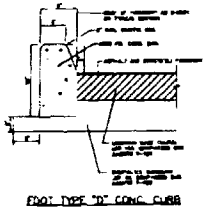
PAVEMENT DETAIL

CONCRETE PAVER DETAIL



NOTES

WELL CASING DETAIL



FDOT TYPE "D" CONC. CURB

ACES

STATE OF FLORIDA

MC3 DEVELOPER GROUP

TAYLOR CONDOS
HOLLYWOOD, FLORIDA

PAVING, GRADING, DRAINAGE, WATER AND SEWER PLAN

1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]
5	[illegible]	[illegible]
6	[illegible]	[illegible]

DRAWN FJA
CHECKED FJA
DATE 8/27/2004

C-1

C1 OF C1 SHEETS

2

INSTR # 106389721
OR BK 42682 Pages 1020 - 1024
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BROWARD COUNTY COMMISSION
DEPUTY CLERK 1012
#2, 5 Pages

CITY OF HOLLYWOOD
DEVELOPMENT REVIEW BOARD

RESOLUTION NO. 04-DV-79

A RESOLUTION OF THE CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD APPROVING THE REQUEST FOR A VARIANCE AND GRANTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF MIXED USE DEVELOPMENT CONSISTING OF 89 CONDOMINIUMS AND APPROXIMATELY 4,400 SQUARE FEET OF COMMERCIAL SPACE TO BE LOCATED AT 410 NORTH FEDERAL HIGHWAY, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Development Review Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances and design review approval; and

WHEREAS, the Board is duly empowered to grant variances and design review approval in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations; and

WHEREAS, Taylor Hollywood, LLC (the "Applicant"), in File Number 04-DV-79, applied for a variance and design review approval for the construction of 89 condominium units and 4,400 square feet of commercial space to be located at 410 North Federal Highway, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Development Review Board reviews and considers all applications/petitions for variances and design review approval, excluding certain exceptions not applicable herein; and

WHEREAS, the Board met and held an advertised public hearing to consider the Applicant's requests on July 13, 2006; and

WHEREAS, the Board reviewed the application for the variance and design review approval for the construction of a 89 condominiums and commercial space, reviewed the evidence submitted and testimony received at the public hearing, and the Board applied the criteria for granting the variances and design review approval as set forth in the City of Hollywood Zoning and Land Development Regulations at Section 5.3, 4.3(F)(1), and made the following findings:

Return to: Office of Planning
City of Hollywood
2600 Hollywood Blvd, Room 315
Hollywood, FL 33020

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1. As to the variance to waive the required twenty-five (25) foot landscape set back from all external/internal streets, the Board makes the following findings based on the criteria listed in Section 5.3 F of the Zoning and Land Development Regulations:

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.

b) That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

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.

d) That the requested variance is the minimum variance reasonably necessary.

2. As to the design review approval, the Board makes the following findings based on the criteria set forth in Section 5.3 I. 6. of the Zoning and Land Development Regulations:

a) The design of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, landscaping structures, signs and lighting and screening devices is consistent with the City's Design Review Manual.

b) The dimensions of all buildings, structures, setbacks, parking spaces, height, lot coverage and any other information is consistent with the City's Design Review Manual.

c) The color, design, selection of landscape materials and architectural elements of exterior building surfaces are consistent with the City's Design Review Manual.

d) The design of the proposed development indicates a sensitivity to and is compatible with the natural environment. Particular attention must be paid to conserving clusters or groupings of naturally occurring trees and vegetation.

e) The design and layout of the site provide an efficient arrangement of buildings. Particular attention shall be given to safety, crime prevention, pedestrian sight lines and view corridors.

f) The design of pedestrian improvements within the site ensure that all parking spaces are conveniently arranged in terms of their relationship to the proposed structure, entrances, and exits.

g) The design of all lighting fixtures ensures safe movement of persons, vehicles and reflection on public property for security purposes and minimizes glare and reflection of adjacent properties.

h) Landscape and paving materials ensure that a complimentary relationship with the overall project will result from these improvements.

i) Buffering materials ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view and pedestrian areas.

j) The overall project complies with the architectural design standards listed in duly adopted Neighborhood Plans that apply to or affect the subject property or in the Comprehensive Plan should they exist.

k) The design reduces crime and the fear of crime through the use of Crime Prevention through Environmental Design Guidelines and Strategies.

NOW, THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the criteria listed herein for granting variances, the variance to waive the required twenty-five (25) foot landscape setback from all external/internal streets is hereby granted.

(This space intentionally left blank.)

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 04-DV-79)

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the design review criteria, the design review approval is hereby granted based on the plans submitted by the Applicants and reviewed by the Board with the following conditions: i) Design Review is subject to any changes the City Commission may deem necessary; and ii) The Applicant will work with Staff to reduce lighting levels along the north property line to provide a maximum of 0.5 foot –candles; and iii) The Applicant will work with the CRA regarding the lighting on the eastern portion of the property (Federal Highway) to provide for a consistent development plan.

Section 3: That the Office of Planning is hereby directed to forward a copy of this resolution to the applicant and the owner of the property with respect to which the request was made. This Resolution granting the variance will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 13th DAY OF JULY, 2006.

RENDERED THIS 23rd DAY OF August, 2006.

PETER HERNANDEZ
CHAIR

ROBERT ISHMAN
SECRETARY

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the Development
Review Board of the City of Hollywood, Florida only

DENISE MANOS
BOARD ATTORNEY

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 04-DV-79)

LEGAL DESCRIPTION

Lots 9, 10, 11, 12, 13, 14, and 15 less road right-of-way, Block 44, "Hollywood", according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Exhibit "A"