


ATTACHMENT I


Planning and Development Board Staff Report

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF PLANNING**

DATE: June 11, 2015 **FILE:** 13-DJPV-44

TO: Planning and Development Board/Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Arceli Redila, Associate Planner 

SUBJECT: Hollywood 3100, LLC requests Amendment to previously approved Master Development Plan, Variances, Design, and Site Plan for an approximate 36,000 sq. ft. commercial building including office, retail, and restaurant uses located at 3100 South Ocean Drive (Ocean Palms Phase II).

REQUEST:

Amendment to previously approved Master Development Plan.

Variance: To waive the required 25-foot peripheral landscaped setback from all external streets.

Design and Site Plan.

RECOMMENDATION:

Staff recommends, the Planning and Development Board, acting as the Local Planning Agency forward the following recommendations to the City Commission:

Amendment to Master Development Plan: Approval.

Variance: Approval.

Design: Approval, if Variance is granted.

Site Plan: Approval, if amendment to Master Development Plan, Variance, and Design are granted.

BACKGROUND

Ocean Palms Planned Development (PD) is located at 3101 and 3100 South Ocean Drive. This development is unique in which it extends east from the Intracoastal, across A1A/South Ocean Drive, to the Beach. Although the property is bifurcated by Ocean Drive it is a unified development. As approved in 2002, the PD consists of a two-phase Master Development Plan with the following thresholds:

- Phase I (Oceanside) at 3101 South Ocean Drive, is a 38 story, 250 unit condominium tower which has been completed.
- Phase II (Intracoastal side) at 3100 South Ocean Drive currently vacant, is 1.16 acres slated for 19,400 square feet of retail, restaurant, and parking facility.

In addition to the Master Development Plan, this project was also approved for the allocation of 5 percent residential to commercial flexibility rule to be used for neighborhood office and/or retail sales of merchandise or services slated for Phase II of the approved master development plan.

REQUEST

Today, the Applicant is requesting the Board's recommendation to amend the previously approved Master Development Plan, Variance, Design and Site Plan for Phase II of Ocean Palms Planned Development. The Zoning and Land Development Regulations gives the City Commission authority to approve all requests associated with a Planned Development Zoning.

The proposed Phase II development will be located on the vacant parcel at 3100 South Ocean Drive, west of A1A. It is the commercial component of the overall Master Development Plan previously approved through the allocation of 5 percent residential to commercial flexibility rule. The previously approved development threshold for this phase includes a 19,400 square foot, six story retail, restaurant, and parking garage facility. The current proposal is for an approximate 36,000 square foot, five story commercial building including office, retail, and restaurant uses. The required loading facilities and number of parking spaces to support all proposed uses will be provided in the second to fourth levels of a structured parking garage with vehicular access located on the south side of the building.

Planned Developments (PD) allow for a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. However, as the PD was approved for this project some regulations and development standards were identified in the overall Master Development Plan, such as open space, setbacks, etc. The proposed building height is five stories at 65 feet to the top of the roof as identified in the previously approved Master Development Plan; it extends to a maximum of approximately 81 feet including the vertical projections, which is permitted in the Zoning and Land Development Regulations. However, the project as currently proposed, is increasing its building area and footprint; therefore, the building setbacks and open space provided are not consistent with the Master Development Plan threshold. Below are the requested modifications:

	Previously approved	Requested
<i>Building Area (office, retail, restaurant)</i>	<i>19,400 sq. ft.</i>	<i>36,000 sq. ft.</i>
<i>Front setback (east) South Ocean Drive</i>	<i>25'</i>	<i>17'</i>
<i>Rear setback (west) Intracoastal</i>	<i>50'</i>	<i>36'</i>
<i>Side setback (north)</i>	<i>25'</i>	<i>10'</i>
<i>Side setback (south)</i>	<i>25'</i>	<i>10'</i>
<i>Open Space</i>	<i>49%</i>	<i>32%</i>

The Applicant is also requesting a Variance to reduce the required 25-foot peripheral landscaped setback from all external streets for Planned Developments. In this case, the reduction will be on the east side along South Ocean Drive to provide only 17 feet instead of the required 25 feet. Adequate vehicular and pedestrian circulation is provided. Safe and direct pedestrian connections are provided from the public sidewalk to building entrances.

The proposed design is contemporary, consisting of simple rectilinear forms. The ground floor contains mainly retail spaces with access via unenclosed wide walkways. The parking garage will be provided on the second to fourth levels, which will be screened from view with painted aluminum louvers. The fifth level will contain offices and two restaurants fronting onto the Intracoastal Waterway. To break the appearance of a long blank façade, extended parapets of varying heights are provided to obscure the flat roof and mechanical equipment. Exterior building materials include stucco, glass, and various metal elements.

SITE INFORMATION

Owner/Applicant: Hollywood 3100, LLC
Address/Location: 3100 South Ocean Drive

Net Area of Property: 49,944 sq. ft. (1.15 Acres)
Gross Area of Property 61,944 sq. ft. (1.42 Acres)
Land Use: Commercial Flex
Existing Zoning: Planned Development (PD)
Existing Use of Land: Vacant

ADJACENT LAND USE

North: Medium Residential (MRES)
South: Medium Residential (MRES)
East: High Residential (HRES)
West: Intracoastal Waterway

ADJACENT ZONING

North: Medium High Multiple Family District (RM-25)
South: Medium High Multiple Family District (RM-25)
East: Planned Development (PD)
West: Intracoastal Waterway

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Medium High Residential Land use area, the subject site is primarily surrounded by residential properties. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* This proposed development is consistent with the Comprehensive Plan, based upon the following:

Guiding Principles:

- *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*
- *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

Development of this vacant site would allow the Applicant to maximize use of their property while contributing to the enhancement of the surrounding properties and providing commercial uses in the area primarily to serve the immediate neighborhood.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

Sub-Area 4, Hollywood Beach, is defined by the Atlantic Ocean to the east, the Intracoastal Waterway to the west, Hallandale Beach Boulevard to the south and Dania Beach Boulevard to the north. The Beach is comprised of three very distinct areas, North Beach, Central Beach and South Beach. This project is located in South Beach which has developed into high intensity urban use with the development of high

rise residential and hotel/resort uses. South Beach is bounded by Hallandale Beach Boulevard to the south and Harrison Street to the north.

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. The City-Wide Master Plan addresses the need for strict design controls to maintain the individual character of each neighborhood.

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

Policy 4.3: *Appropriately permit the consolidation of properties to create modern, economically viable development conditions that will attract higher end uses, thereby improving the quality of the area.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Policy CW.46: *Place emphasis on redevelopment along the major highway corridors; SR 7, US 1, Dixie Highway, Hollywood Boulevard and A-1-A by limiting expansion of residential areas, and deepening industrial and commercial zones to increase tax revenues.*

This project continues the progress of the previously approved Ocean Palms Master Development Plan. The site is currently vacant and contains multiple lots. The proposed development allows for construction of a five story commercial building including office, retail, and restaurant uses to serve the immediate neighborhood.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Variances as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

Variance: To waive the required 25-foot peripheral landscaped setback from all external streets.

CRITERION 1: 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.

ANALYSIS: The intent of the regulation is to ensure adequate buffering from streets to soften possible impacts from the development particularly for larger PD projects. The proposed setback provided is approximately 17 feet on the east side, along South Ocean Drive. Although the project does not offer the required landscape setback, it does offer landscaping such as, Pigeon Plum, Sabal Palms, Royal Palms, Medjool Date Palm along street frontages. Landscape buffer is also provided along the seawall as well as the side yards.

FINDING: Consistent.

CRITERION 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: As previously stated, the propose project is the commercial component of the entire Ocean Palms PD. The intent of the project is to provide uses and services that primarily serve and complement the residential and hotel uses in the neighborhood. Safe and direct pedestrian connections are provided from the public sidewalk to building entrances. As stated by the Applicant, "frontage along A1A is designed with wide sidewalks to encourage pedestrian activity."

FINDING: Consistent.

CRITERION 3: 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.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property owners to build an economically feasible development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. The development of this site will enhance the property's appearance and that of surrounding areas; as well as improve the community.

FINDING: Consistent.

CRITERION 4: That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: The requested variance is not economically based and better serves the intent of the applicable regulations. The project proposed is a more urban type development and encourages more pedestrian activity. The frontage along A1A is designed with wider sidewalks with street trees. Bicycle racks are also provided on the ground floor to support pedestrian activity.

FINDING: Consistent.

CRITERION 5: That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

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

ANALYSIS: The proposed design is contemporary, consisting of simple rectilinear forms. To break the appearance of a long blank façade extended parapets of varying heights are provided to obscure the flat roof and mechanical equipment. Exterior building materials include stucco, glass, and various metal elements. Safe and direct pedestrian connections are provided from the public sidewalk to building entrances with wide unenclosed interior walkways.

FINDING: Consistent.

CRITERIA 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding

neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: South Beach neighborhood is characterized by high density, high-rise buildings of multi-family residential and hotel uses. As proposed, the building height is five stories at 65 feet to the top of the roof; it extends approximately 81 feet including the vertical projections, which is permitted in the current zoning regulations. The proposed design elements, detailing, and color pallet are consistent with the desired character of South Beach. The project's massing, scale, rhythm, and architectural elements are compatible with the adjacent neighborhood.

FINDING: Consistent.

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

ANALYSIS: The building mass reflects a simple composition of basic architectural details. The geometric language is further emphasized by the use of materials and textures. To break the appearance of a long blank façade extended parapets of varying heights are provided to obscure the flat roof and mechanical equipments. Exterior building materials include stucco, glass, and various metal elements.

FINDING: Consistent.

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

ANALYSIS: The landscape design enhances the design of the buildings while adding visual appeal to the neighborhood. The plan proposes an array of native trees and shrubs including Pigeon Plum, Sabal Palms, Royal Palms, Medjool Date Palm along street frontages. Landscape buffer is also provided along the seawall as well as the side yards.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of Zoning and Land Development Regulations on July 7, 2014. Therefore, Staff recommends approval if the Amendment to Master Development Plan, Variance, and Design are granted.

RECOMMENDATION

Staff recommends the Planning and Development Board, acting as the Local Planning Agency forward the following recommendations to the City Commission:

Amendment to Master Development Plan: Approval

Variance: Approval

Design: Approval

Site Plan: Approval if the Amendment to Master Development Plan, Variance, and Design are granted.

ATTACHMENTS

Attachment A: Application Package

Attachment B: Land Use and Zoning Map

ATTACHMENT A

Application Package

PLANNING & DEVELOPMENT SERVICES



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at
http://www.hollywoodfl.org/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

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

Date of Application: May 19, 2015

Location Address: 3100 S. Ocean Drive

Lot(s): 26 & 27 Block(s): 15 Subdivision: Beverly Beach

Folio Number(s): 5142 24 01 0620

Zoning Classification: PD Land Use Classification: Residential

Existing Property Use: vacant Sq Ft/Number of Units: 1.15 acres

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 13-DP-44

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

Explanation of Request: proposed retail/office and restaurant

Number of units/rooms: _____ Sq Ft: 152,942.60

Value of Improvement: 2 million Estimated Date of Completion: 5/2017

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

Name of Current Property Owner: HOLLYWOOD 3100 LLC

Address of Property Owner: 1915 Harrison Street Hollywood 33020

Telephone: 954-929-5229 Fax: 954-929-5226 Email Address: pbutler@mg3devleper.com

Name of Consultant/Representative/Tenant (circle one): _____

Address: _____ Telephone: _____

Fax: _____ Email Address: _____

Date of Purchase: 5/2012 Is there an option to purchase the Property? Yes () No ()

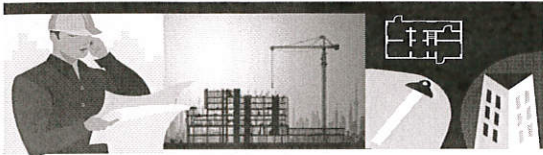
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING & DEVELOPMENT SERVICES



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 05/22/15

PRINT NAME: Hollywood 3100, LLC

Date: 05/19/2015

Signature of Consultant/Representative: _____

Date: 5/19/15

PRINT NAME: Kieth Poliakoff

Date: 05/19/2015

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

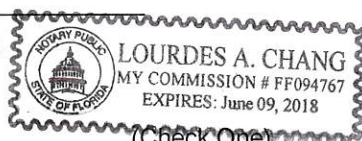
CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Site Plan Approval to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Kieth Poliakoff to be my legal representative before the Planning & Development & City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 22 day of May, 2015

Notary Public State of Florida



My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____

SIGNATURE OF CURRENT OWNER

Hollywood 3100, LLC

PRINT NAME

Gustavo J. Carbonell, Architect P.A.

1457 N.E. Fourth Avenue

Ft. Lauderdale, FL 33304

Phone (954) 462-6565

Fax (954) 527-08

Email; Gcarbonell@Gjcarch.com

www.guscarbonell.com

May 21, 2015

City of Hollywood
Planning Department

Re: 3100 S. AIA
Hollywood, Florida

Sir or madam;

Proposed commercial development is located on a vacant parcel within the PD zoning district.

The ground floor will contain mainly retail spaces, some offices, and restaurant uses. The loading facilities and vehicular access to upper level parking are also located on the ground floor.

The second, third and fourth levels will contain a structure parking garage screened from view and the fifth level two restaurants fronting onto the Intracoastal Waterway and office spaces fronting onto State Road AIA.

The ground floor is designed to encourage pedestrians to access the retail or office uses fronting on AIA and the Intracoastal Waterway. Access will be via wide non air conditioned plaza like walks. There will be a landscape buffer along the sea wall as well as side yards.

The frontage along AIA designed with wide sidewalks to encourage pedestrian activity and a large buffer with street trees.

Development is located in an area with very high density residential and hotel developments and will serve the community with retail and service establishments.

The property is served by public transportation and some patrons will walk from nearby condominiums and hotels.

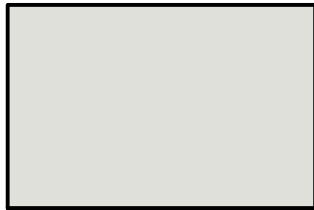
Sincerely
Gustavo J. Carbonell A.I.A.

LEGAL DESCRIPTION

LOTS 26 AND 27, BLOCK 15 OF "BEVERLY BEACH", ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 13
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

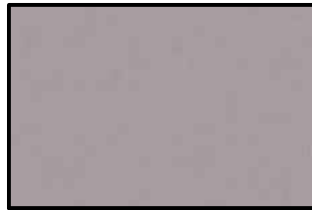
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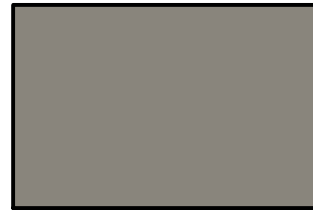
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WILLIAMS, SW 6000
IVORY

2



CLADDIN METAL
ALUCA BOND GRAY

3



COLOR: SHERWIN
WILLIAMS, SW 6003
MEDIUM GREY

4



COLOR: SHERWIN
WILLIAMS, SW 6762
GREEN

5



STOREFRONT
NATURAL METAL
ANODIZED ALUMINUM

6



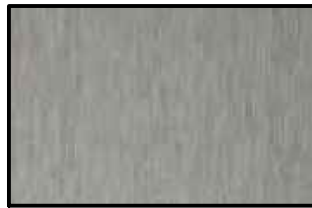
LOUVERS
NATURAL METAL
ANODIZED ALUMINUM

7



COLOR: SHERWIN
WILLIAMS, SW 0055
LIGHT GRAY

8



RAILING
NATURAL METAL
ANODIZED ALUMINUM

9



STOREFRONT
ANODIZED ALUMINUM
LIGHT GRAY GLASS

PROPOSED NEW DEVELOPMENT FOR:

OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE, HOLLYWOOD, FLORIDA



GUSTAVO J. CARBONELL, P.A.

Architect and Planner
Member American Institute of Architects

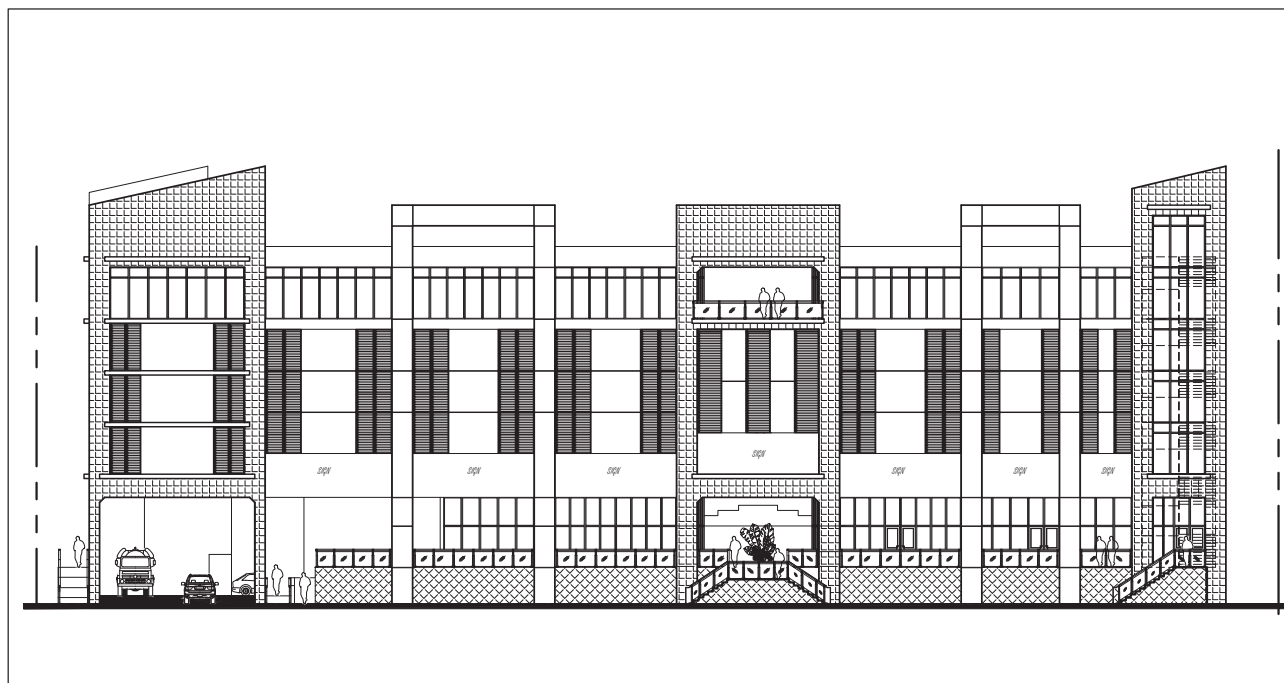
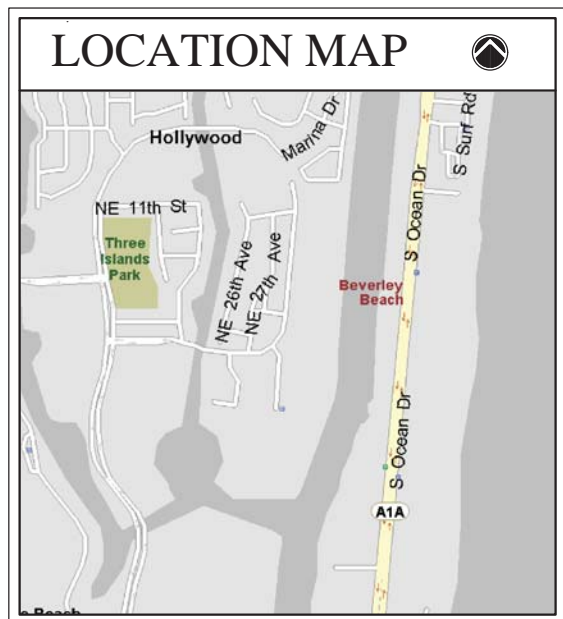
1457 N.E. 4th AVE.
Ft. Lauderdale, Florida, 33304
E-Mail: gcarbonell@gjcarch.com

Phone: (954) 462-6565
Fax: (954) 527-0857

PROPOSED NEW DEVELOPMENT FOR:

"OCEAN DRIVE RETAIL BUILDING."

3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA



102/06/2015 M.J.G.

205/20/2015 M.J.G.

SHEET INDEX

COVER SHEET	
SURVEY	
SITE WORK	
SP-1	SITE PLAN
SP-2	PARKING DETAIL, LOADING ZONE & DUMPSTER DETAIL
SP-3	SCHEMATIC BUILDING SECTION
SP-4	SCHEMATIC RAMP AREA DETAILS
CIVIL	
C-1	PAVING, GRADING AND DRAINAGE PLAN
LANDSCAPE PLANS	
LD-1	TREE DISPOSITION PLAN
L-1	LANDSCAPE PLAN
L-2	TREE REPLACEMENT PLAN
L-3	LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.
ARCHITECTURAL	
A-1	PROPOSED GROUND FLOOR PLAN
A-2	PROPOSED 2ND FLOOR PLAN
A-3	PROPOSED 3RD FLOOR PLAN
A-4	PROPOSED 4TH FLOOR PLAN
A-5	PROPOSED 5TH FLOOR PLAN
A-6	PROPOSED ROOF PLAN
A-7	PROPOSED EAST & WEST ELEVATION
A-8	PROPOSED NORTH & SOUTH ELEVATION
A-9	STREET VIEW ELEVATION ALONG "A1A"

TAC MEETING DATES

CASE #:	13-DP-44
PRELIMINARY TAC REVIEW	05/20/2013
FINAL TAC REVIEW #1	06/15/2013
FINAL TAC REVIEW #2	07/07/2014
FINAL TAC REVIEW #3	---

PROJECT TEAM

DEVELOPER:

1915 Harrison Street
Hollywood, FL 33020
Ph: 954-929-5229
Fax: 954-929-5226
www.mg3developer.com

ARCHITECT:



Maritza J. Gil
Architectural Project Manager
Phone: (954) 462-6565 Ext. 24
E-mail: mgil@gjcarch.com

CIVIL ENGINEER:



Miami-Dade (786) 897-5919
Broward (954) 761-1076
Palm Beach (561) 932-1668
www.Thompson-Inc.com

LANDSCAPE ARCHITECT:

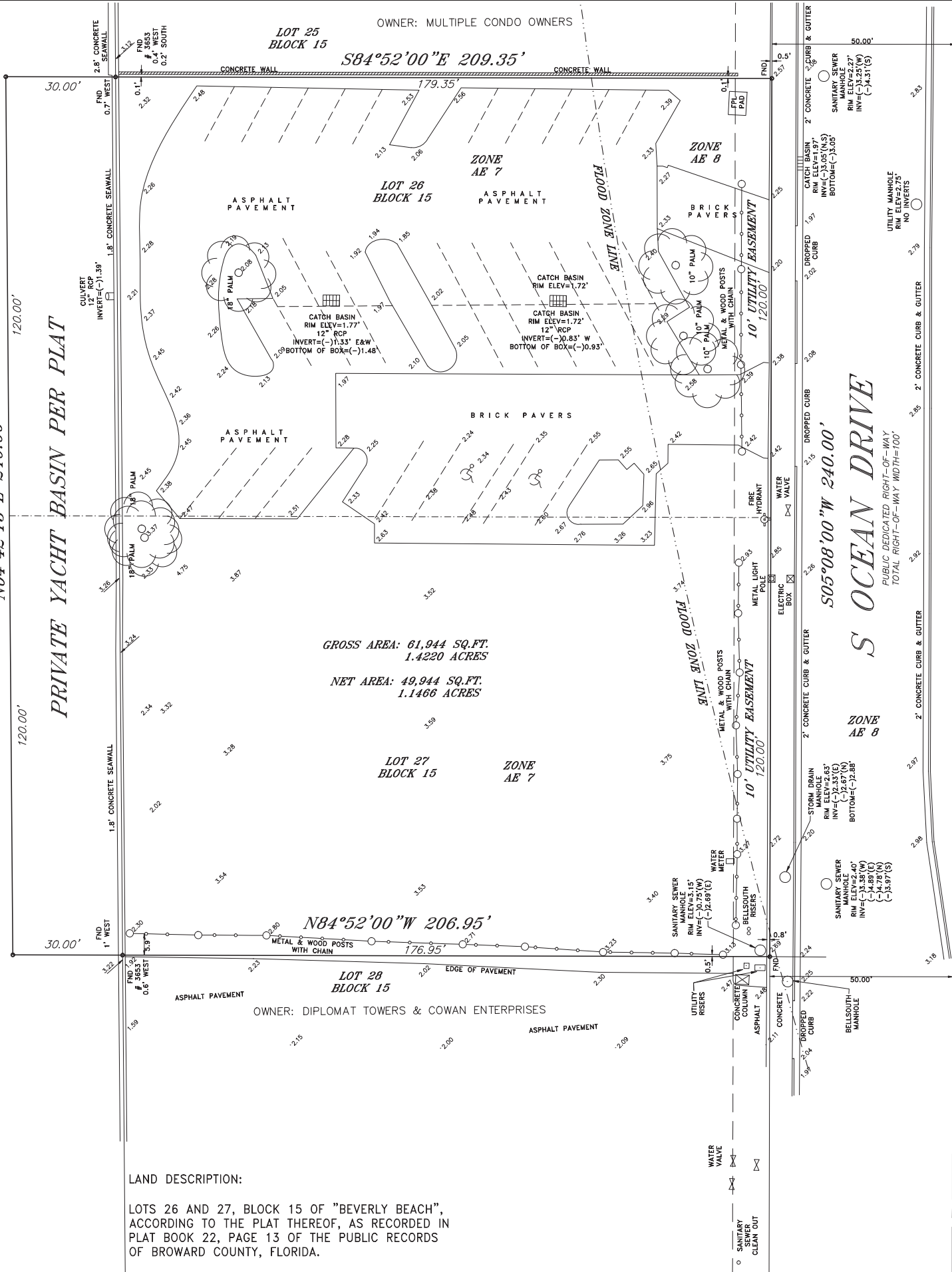


www.jfsdesignfl.com
jimmy@jfsdesignfl.com

INTRACOASTAL WATERWAY

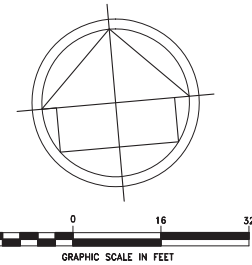
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PRIVATE YACHT BASIN PER PLAT



LAND DESCRIPTION:

LOTS 26 AND 27, BLOCK 15 OF "BEVERLY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- WPP WOOD POWER POLE
- P.B. PLAT BOOK
- X- CHAIN LINK (CLF)/WOOD FENCE
- CBS CONCRETE BLOCK STRUCTURE
- A/C AIR CONDITIONER
- B.C.R. BROWARD COUNTY RECORDS
- BFP BACK FLOW PREVENTER
- CLP CONCRETE LIGHT POLE
- 4.07 ELEVATIONS (NAVD88)
- E- OVERHEAD UTILITY LINES
- NON-VEHICULAR ACCESS LINE
- PRM PERMANENT REFERENCE MONUMENT
- ALTA AMERICAN LAND TITLE ASSOCIATION
- ACSM AMERICAN CONGRESS ON SURVEYING
- ORB OFFICIAL RECORDS BOOK
- EB ELECTRIC BOX
- TYP TYPICAL
- BOLLARD
- HANDICAP SPACE
- WOOD POWER POLE
- SQ.FT. SQUARE FEET

THERE ARE NO PLOTTABLE EXCEPTIONS

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0751 H
ZONE	AE
BASE FLOOD ELEVATION	7&8
EFFECTIVE DATE	08/18/14

ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP (NTS)

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE UPDATED OWNERSHIP AND ENCUMBRANCES REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, EFFECTIVE DATES FROM JUNE 4, 2014 TO DECEMBER 7, 2014. FILE NO.: 10-2013-005685U2
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #3956 ELEVATION=9.16'(NGVD29) 7.65'(NAVD88) CONVERSION: (NGVD29 - 1.51 = NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF "BEVERLY BEACH", P.B. 22, PG. 13, B.C.R. SAID LINE BEARS N04°32'14"E.
- ZONING : PD - PLANNED DEVELOPMENT DISTRICT
- STRIPED PARKING: (2) HANDICAP, (38) REGULAR = (40) TOTAL PARKING SPACES
- SET BACKS REQUIREMENTS:

THERE ARE NO REQUIRED SETBACKS OR YARDS EXCEPT FOR THE FOLLOWING:

- INTERNAL STREETS - THERE SHALL BE A SETBACK OF NOT LESS THAN 25 FEET IN DEPTH ABUTTING ALL PUBLIC ROAD RIGHTS-OF-WAY WITHIN A PLANNED DEVELOPMENT DISTRICT.
- EXTERNAL STREETS - THERE SHALL BE A PERIPHERAL LANDSCAPED SETBACK FROM ALL EXTERNAL STREETS OF THE PLANNED DEVELOPMENT OF NOT LESS THAN 25 FEET IN DEPTH.
- MAXIMUM HEIGHT OF STRUCTURES - NO MAXIMUM HEIGHT OF STRUCTURES SHALL BE REQUIRED WITHIN A PLANNED DEVELOPMENT. THE CITY COMMISSION UPON RECOMMENDATION OF THE PLANNING BOARD SHALL DETERMINE THE APPROPRIATE HEIGHT LIMITATIONS ON AN INDIVIDUAL DEVELOPMENT BASIS.

SURVEYOR'S CERTIFICATION:

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO THE UPDATED OWNERSHIP AND ENCUMBRANCE REPORT; FILE NUMBER:10-2013-005685U2, EFFECTIVE DATES FROM JUNE 4, 2014 TO DECEMBER 7, 2014), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 02/27/15 FOR THE FIRM BY:

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

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

MG3 DEVELOPERS GROUP

3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY	DATE	FB/PG	DWN	CKD
REVISED PER O & E REPORT	09/04/12	DATA/COLL	AV	REC
CONVERTED ELEVATIONS FROM NGVD29 TO NAVD88	05/22/13	-----	AV	REC
ADDED INVERT INFORMATION TO DRAINAGE STRUCTURES	06/12/13	-----	JD	REC
ADDED INVERT INFORMATION UTILITIES IN RIGHT-OF-WAY	10/03/13	SKETCH	JD	REC
ADDED PROPOSED FEMA FLOOD ZONE LINE	10/24/13	SKETCH	JD	REC
	04/10/14	-----	AM	REC

REVISIONS

UPDATE SURVEY / ALTA/ACSM LAND TITLE SURVEY	DATE	FB/PG	DWN	CKD
UPDATE SURVEY / ALTA/ACSM LAND TITLE SURVEY	06/11/14	-----	JD	REC
UPDATE SURVEY / ALTA/ACSM LAND TITLE SURVEY	12/12/14	-----	JD	REC
UPDATE SURVEY	02/27/15	-----	JD	REC

PROJECT NO: 6867-12

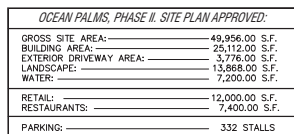
SCALE : 1" = 16'



SHEET

1

OF

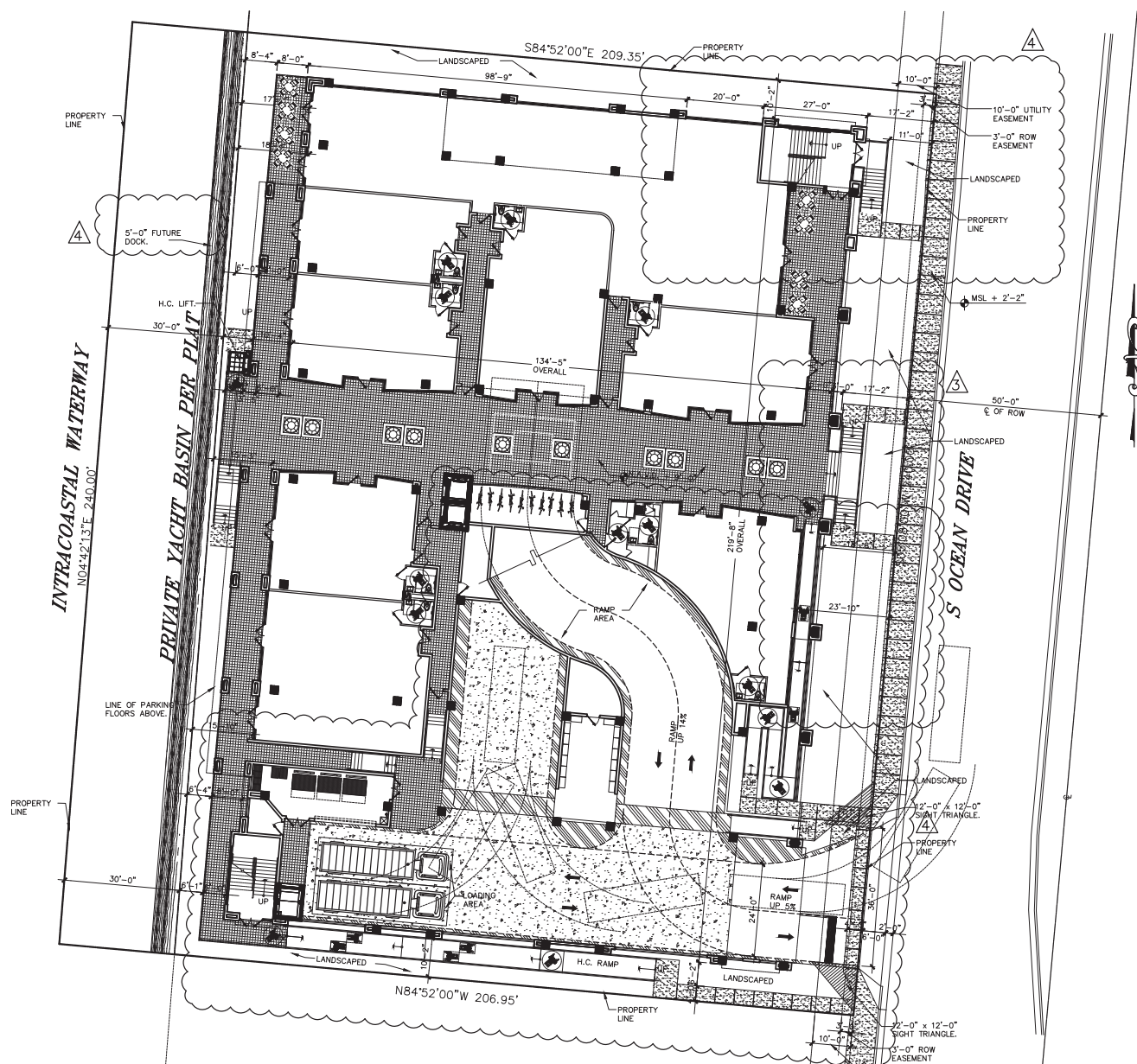
1
SHEET



	PREVIOUSLY APPROVED FOR: OCEAN PALMS. PHASE II	PROPOSED FOR: OCEAN DRIVE RETAIL BUILDING	REQUESTED MODIFICATIONS & VARIANCES
ZONING DATA:			
ZONING DESIGNATION ----- PARKING PROPOSED ----- TOTAL HEIGHT PROPOSED ----- TOTAL NUMBER OF FLOORS ----- RETAIL ----- RESTAURANTS ----- OPEN SPACE REQUIRED: 40% OF TOTAL SITE AREA OPEN SPACE PROVIDED: -----	PD 332 SPACES 65'-0" 6 <div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> 12,000 S.F. 7,400 S.F. </div> <div style="display: inline-block; vertical-align: middle;">  </div> 24,844 S.F. = 49% OF TOTAL SITE AREA INCLUDED: LANDSCAPE = 13,868.00 S.F. EXT. DRIVEWAY AREA = 3,776.00 S.F. WATER = 7,200.00 S.F.	PD 221 SPACES 65'-0" TOP OF ROOF FROM ESTABLISHED GRADE. 5 <div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> 1st FLOOR RETAIL ----- 9,454.42 S.F. 1st FLOOR RESTAURANT --- 4,329.02 S.F. 5th FLOOR OFFICE ----- 15,656.43 S.F. 5th FLOOR RESTAURANT --- 6,014.00 S.F. </div> <div style="display: inline-block; vertical-align: middle;">  </div> 16,351.16 = 32.78% OF TOTAL SITE AREA INCLUDED: LANDSCAPE = 6,692.04 S.F. EXT. DRIVEWAY AREA = 4,399.82 S.F. CONC. SEAWALL = 186.30 S.F. WATER = 7,200.00 S.F. EXT. WALKWAY, EXT. H.C. RAMP = 1,833.45 S.F. & EXT. STAIRS.	MODIFICATION OPEN SPACE: 32.78% OF TOTAL SITE AREA
SETBACKS:			
FRONT (EAST): ----- REAR (WEST) Included 30' water: ----- SIDE (NORTH): ----- SIDE (SOUTH): -----	25'-0" 50'-0" 25'-0" 25'-0"	17'-2" TO COLUMNS 36'-1" VARIABLE DIM. TO 38'-4" 10'-2" 10'-2"	VARIANCE: 17'-2" TO COLUMNS -- 25' REQ. MODIFICATION: 36'-1" TO COLUMNS MODIFICATION: 10'-2" MODIFICATION: 10'-2"



5 PREVIOUSLY APPROVED AND PROPOSED DATA



NOTES:

- 1- LIGHTING LEVELS TOWARD RESIDENTIAL AREAS WILL NOT EXCEED 0.5 FOOT-CANDLES LEVEL TO ALL PROPERTY LINES ADJACENT.
- 2- ALL NEW SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
- 3- DOCK AREA DESIGNED FOR MAXIMUM STRAIGHT BODY TRUCKS 35'-0" IN LENGTH.

<u>PARKING DATA:</u>			
PARKING DATA AS PER ARTICLE 7 LAND DEVELOPMENT REGULATIONS.	RETAIL: 1 / 250	2nd FLOOR: STANDARD STALLS	69 <u>3</u>
	1st FLOOR RETAIL 9,454.42/250= 37.82	H.C. STALLS	72 STALLS
	RESTAURANTS: 1X 0.60 / 60	TOTAL	72 STALLS
	1st FLOOR RESTAURANT 4,329.02 x 0.60= 2,597.41/60= 43.29	3rd FLOOR: STANDARD STALLS	71 <u>2</u>
	5th FLOOR RESTAURANTS 6,014.00 x 0.60= 3,608.40/60= 60.14	H.C. STALLS	73 STALLS
OFFICES: 1 / 250	TOTAL	73 STALLS	
5th FLOOR OFFICES	4th FLOOR: STANDARD STALLS	74 <u>2</u>	
PARKING SPACES:	15,656.43/250= 62.63	H.C. STALLS	76 STALLS
	203.88	TOTAL	76 STALLS
	TOTAL REQUIRED PARKING SPACES = 204 PARKING STALLS	TOTAL PROVIDED PARKING SPACES = 221 PARKING STALLS	
LOADING ZONE	(2) 10'-0" x 35'-0"	(2) 10'-0" x 35'-0"	

PROJECT DESCRIPTION:
PROPOSED NEW DEVELOPMENT FOR: OCEAN DRIVE RETAIL BUILDING.

PROPERTY ADDRESS: _____ 3100 S OCEAN DRIVE HOLLYWOOD, FL 33019
SITE PLAN: _____ 13-DP-44
LEGAL DESCRIPTION: _____ LOTS 26 AND 27, BLOCK 15 OF "BEVERLY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE DATA

LAND USE DESIGNATION: _____ COMMERCIAL FLEX

ZONING DESIGNATION: _____ P.D.

PROPOSED USES: _____ RETAIL, OFFICES & RESTAURANTS BUILDING

LOT AREAS: RETAIL, OFFICES & RESTAURANTS BUILDING.

IMPERVIOUS AREAS:		
BUILDING FOOTPRINT AREA: _____	33,396.16 S.F.	OR 66.87% OF SITE AREA
EXTERIOR VEHICULAR ACCESS: _____	41.98 S.F.	OR 0.84% OF SITE AREA
EXT. WALKWAY, STAIRS, H.C. RAMP & LIFT AREAS: _____	1,964.67 S.F.	OR 3.93% OF SITE AREA
CONC. SEAWALL: _____	186.30 S.F.	OR 0.37% OF SITE AREA
PERVIOUS AREAS:		
LANDSCAPED AREA: _____	6,777.89 S.F.	OR 13.57% OF SITE AREA
WATER & FUTURE DOCK AREAS: _____	7,200.00 S.F.	OR 14.42% OF SITE AREA

NET SITE AREA: _____ 49,944.00 S.F. OR 100 % OF NET SITE AREA = 1.146 ACRES
DEDUCTING WATER AND 3' ROW DEDICATION: _____ 42,024.00 S.F. OR 84.14 % OF NET SITE AREA = 0.964 ACRES
GROSS SITE AREA: _____ 61,944.00 S.F. OR 100 % OF GROSS SITE AREA = 1.422 ACRES

BUILDING AREAS:

GROUND NON-AC AREA:		
VEHICULAR ACCESS RAMPS & LOADING ZONE:	_____	7,893.16 S.F.
NON ENCLOSED WALKS:	_____	7,683.95 S.F.
INTERIOR H.C. RAMPS:	_____	886.15 S.F.
BUILDING STAIRS:	_____	724.07 S.F.
ELEVATOR:	_____	180.43 S.F.
EL. MACH. ROOM:	_____	243.46 S.F.
GARB. & RECYCLE ROOMS:	_____	516.70 S.F.
BIKE DOCK ROOM:	_____	340.53 S.F.
CHANG. AREA ROOM:	_____	228.28 S.F.
MAIL & UTILITY ROOMS:	_____	623.83 S.F.
INTERIOR PLANTERS:	_____	302.50 S.F.

GROUND AC AREA:	
RETAIL:	9,454.42 S.F.
RESTAURANT:	4,329.02 S.F.
TOTAL GROUND FLOOR:	33,396.16 S.F.

SECOND FLOOR:	
PARKING & VEHICULAR AREA:	25,802.12 S.F.
COMMON AREAS:	3,454.40 S.F.
TOTAL SECOND FLOOR:	29,256.52 S.F.

THIRD FLOOR:	
PARKING & VEHICULAR AREA:	25,802.12 S.F.
COMMON AREAS:	3,454.40 S.F.
<hr/>	
TOTAL THIRD FLOOR:	29,256.52 S.F.

FOURTH FLOOR:

PARKING & VEHICULAR AREA:	25,255.20 S.F.
COMMON AREAS:	3,721.42 S.F.
TOTAL FOURTH FLOOR:	28,976.62 S.F.

FIFTH FLOOR NON-AC AREA:	
NON ENCLOSED WALKWAYS: _____	8,971.53 S.F.
INTERIOR PLANTERS: _____	453.75 S.F.
GARBAGE ROOMS: _____	151.23 S.F.
METER ROOM: _____	158.66 S.F.
UTILITY ROOM: _____	145.93 S.F.

FIFTH FLOOR AC AREA:	
OFFICES:	15,656.43 S.F.
RESTAURANTS:	6,014.00 S.F.
BATHROOMS:	505.25 S.F.
<hr/>	
FIFTH FLOOR:	32,056.78 S.F.

GROSS BUILDING FLOOR AREA: _____ 152.942.60 S.F.

REVISION	BY:
3 10/28/2014 T.A.C. rev. #3 COMMENTS	M.J.G.
4 02/06/2015 T.A.C. rev. #4 COMMENTS	M.J.G.
5 05/15/2015 T.A.C. rev. #5 COMMENTS	M.J.G.

JUSTAVO J. CARBONELL, P.A.
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(954) 462-6565
Member American Institute of Architects



PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.

3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

SITE PLAN

DRAWN M J G

CHECKED G.J.C.

DATE 12.03.2012

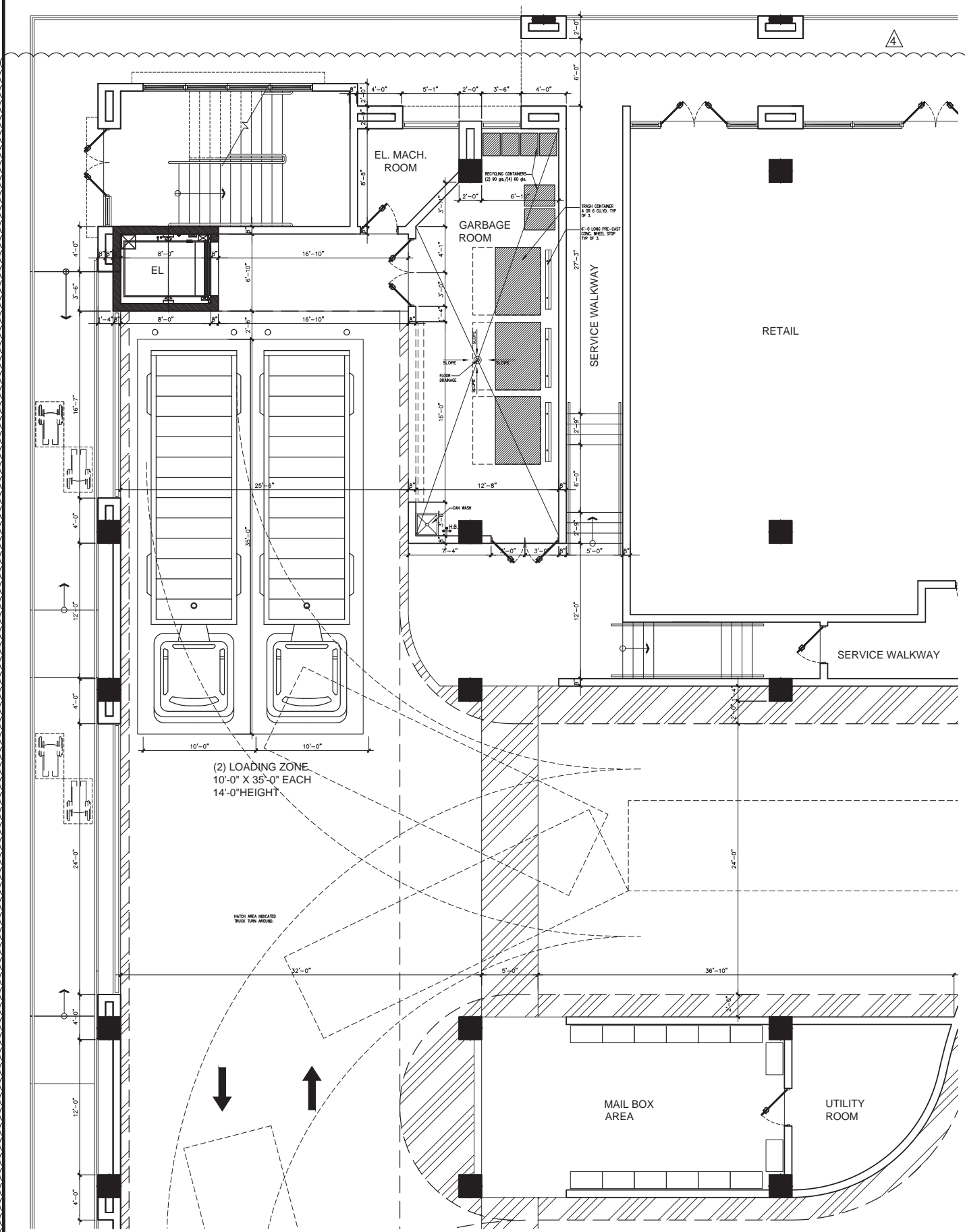
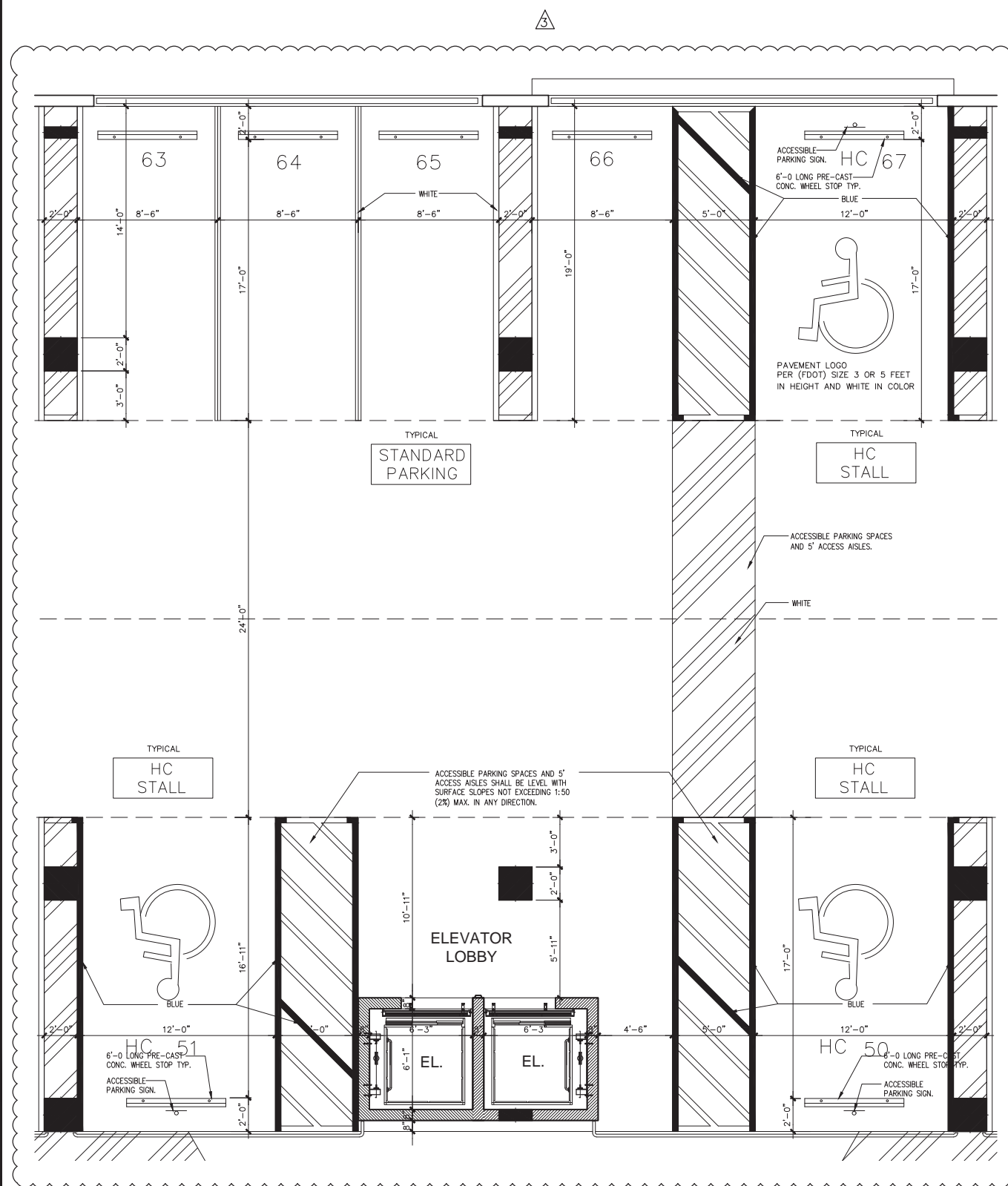
SCALE AS NOTED

JOB. NO.

SHEET

SP-1

OF 5 SHEETS



REVISION	BY:
3 10/28/2014 T.A.C. rev. 23 COMMENTS	M.J.G.
4 02/06/2015 T.A.C. rev. 24 COMMENTS	M.J.G.

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PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

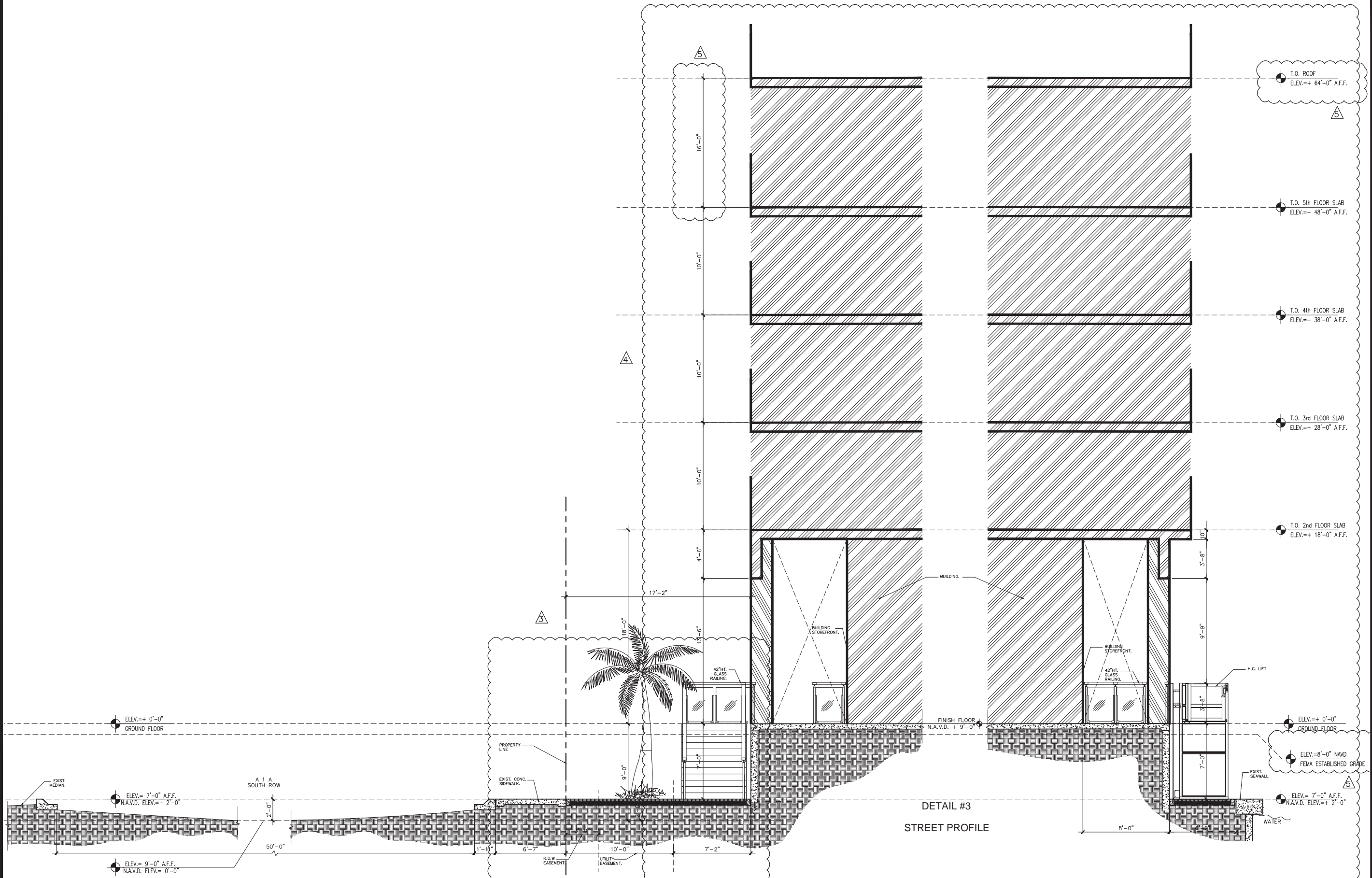
SEAL: AR NO. 000795
AA NO. 260013

LOADING ZONE & PARKING DETAIL

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-201
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

SP-2

OF 5 SHEETS:



1 SCHEMATIC BUILDING SECTION
SCALE: 1/4" = 1'-0"

REVISION	BY:
3 10/28/2014 T.O. 5th FLOOR SLAB	M.J.G.
4 02/06/2015 T.O. 4th FLOOR SLAB	M.J.G.
5 05/15/2015 T.O. 3rd FLOOR SLAB	M.J.G.

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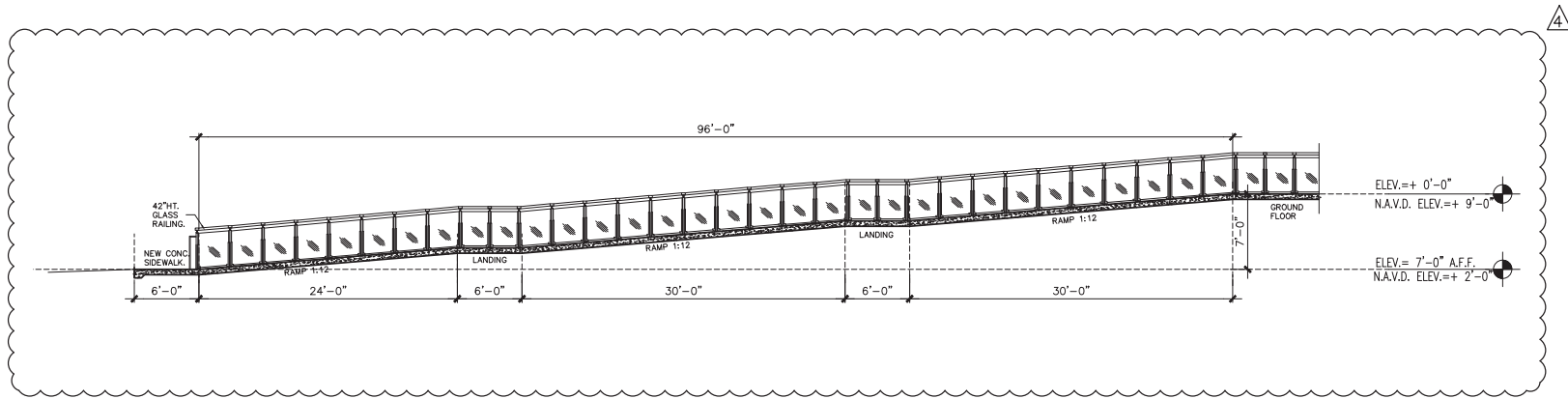
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

SCHEMATIC
DETAILS

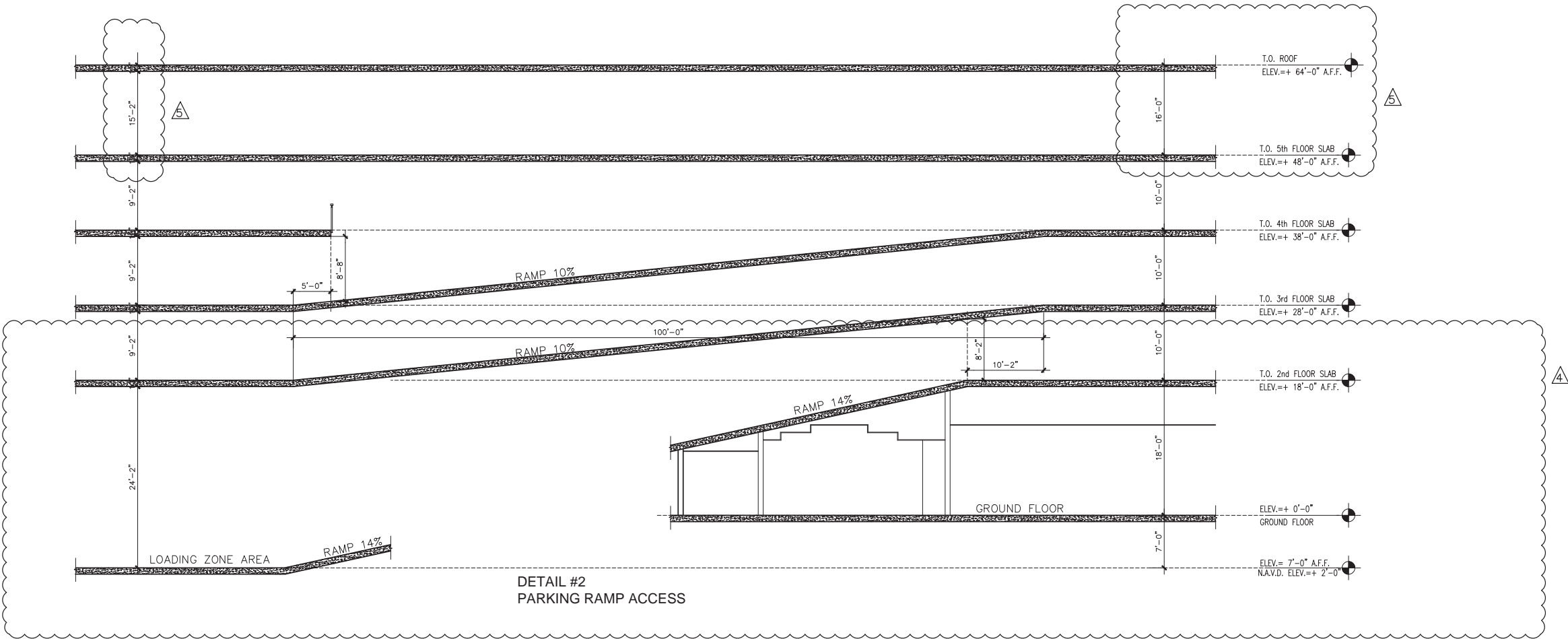
DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB NO.	12-094
SHEET	SP-3

OF 3 SHEETS



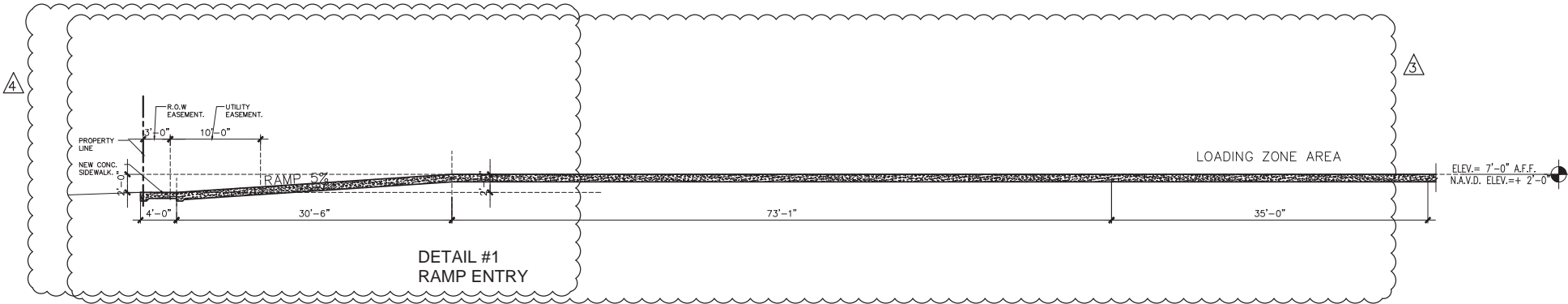
3 SCHEMATIC EXTERIOR H.C. RAMP

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



2 SCHEMATIC INTERIOR RAMP AREA

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



1 SCHEMATIC RAMP ENTRY AREA

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

REVISION	BY:
3 10/28/2014 T.A.G. COMMENTS	M.J.G.
4 02/06/2015 T.A.G. COMMENTS	M.J.G.
5 05/15/2015 T.A.G. COMMENTS	M.J.G.

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PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

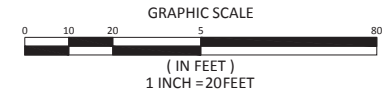
SEAL: AR NO. 0007957
AA NO. 26001131

SCHEMATIC
DETAILS

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

SP-4

OF 3 SHEETS



No.	DATE	REVISION	BY	No.	DATE	REVISION	BY
001	001	001	001				

DESIGNED:	NR/SH
DATE:	09/29/13
DRAWN:	NR
DATE:	09/29/13
CHECKED:	JFT
DATE:	5/19/15



3100 OCEAN RETAIL BUILDING

CITY OF HOLLYWOOD, FLORIDA

PAVING, GRADING AND DRAINAGE PLAN

SITE PLAN APPROVAL, NOT FOR CONSTRUCTION

DESIGNED BY: SHAHIN HEKMAT, PE - FL REG #49941

DATE: 5/19/2015

SCALE:	1"=20'
PROJECT No.:	12-P-028
CAD FILE:	X-SHEET.dwg

HEET:

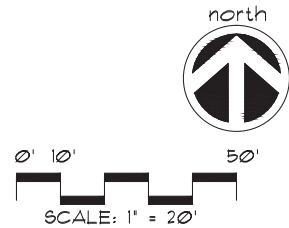
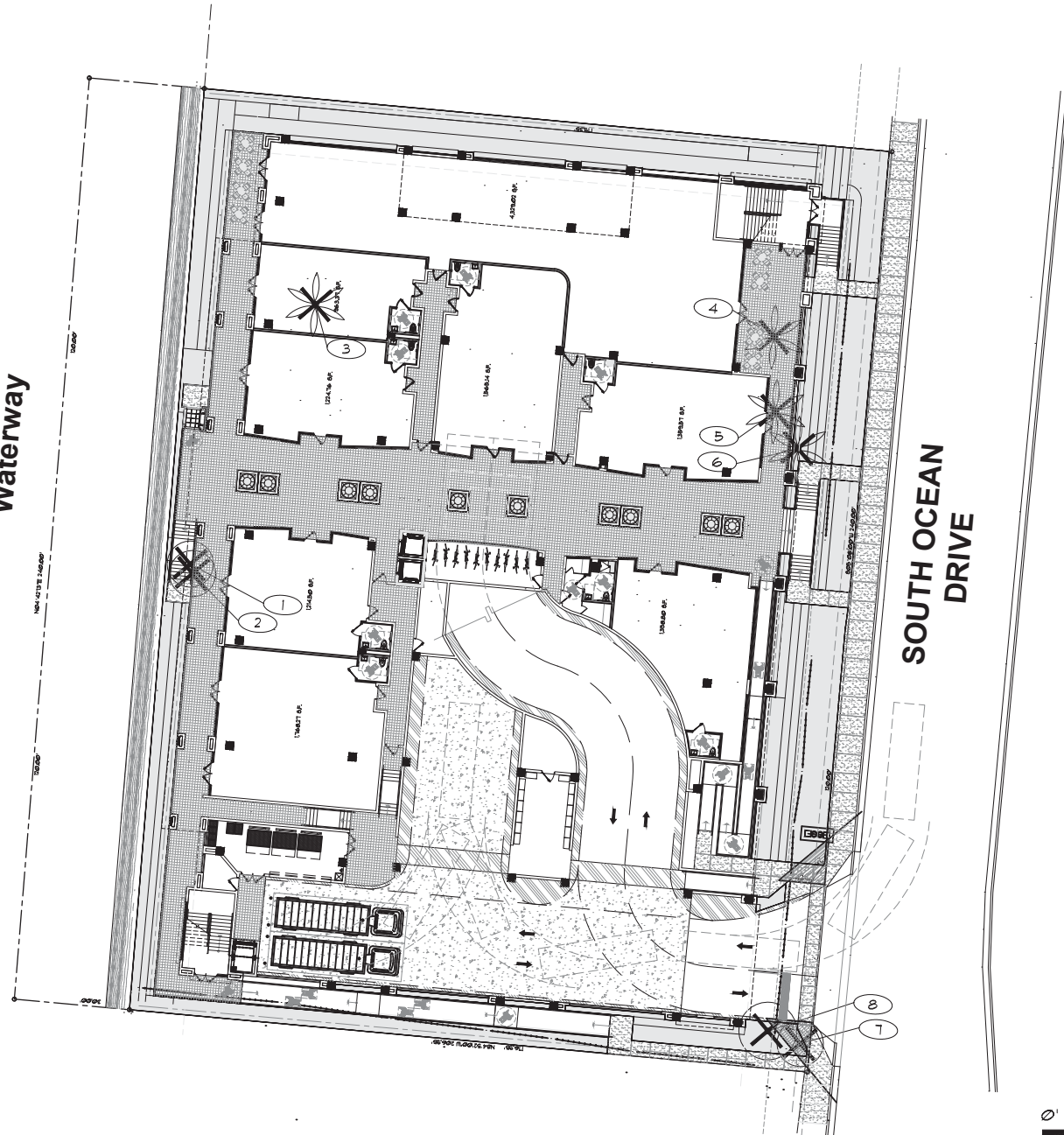
C-1

01 OF 09

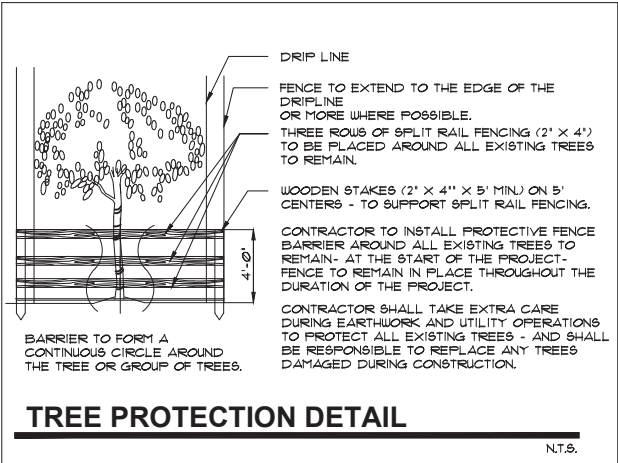


Intracoastal Waterway

SOUTH OCEAN DRIVE



		12/6/2012	3100 SOUTH OCEAN DRIVE, HOLLYWOOD, FL. 33020										
TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGHTS	SPREAD	DBH inches	CONDITION	STATUS	CANOPY	DBH LOSS	REMARKS		
1	SP	SABAL PALM	Sabal palmetto	12	12	10	GOOD	TO REMOVE	113	10			
2	SP	SABAL PALM	Sabal palmetto	12	12	10	GOOD	TO REMOVE	113	10			
3	RE	ROYAL PALM	Roystonea elata	35	20	18	FAIR	TO REMOVE	314	18			
4	CN	COCONUT PALM	Cocos nucifera	25	10	10	GOOD	TO REMOVE	79	10			
5	CN	COCONUT PALM	Cocos nucifera	24	20	9	GOOD	TO REMOVE	314	9			
6	CN	COCONUT PALM	Cocos nucifera	25	20	9	GOOD	TO REMOVE	314	9			
7	SP	SABAL PALM	Sabal palmetto	18	12	12	GOOD	TO REMOVE	113	12			
8	BA	SCHEFFLERA	Brassia actinophylla	16	15	multi		TO REMOVE	177				PROHIBITED SPECIES
									1,537	78			
					</								



NOTES:

- SEE SHEET L-1 FOR PROPOSED TREE LOCATIONS.
- THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (CITY OF HOLLYWOOD). TREE AND HEDGE REMOVAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
- NOTE: LOCATIONS SHOWN FOR THE EXISTING TREES ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING AND ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES TO REMAIN.
- ALL INVASIVE EXOTIC VEGETATION AND OTHER PLANTS LISTED AS CATEGORY 1, ON THE EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

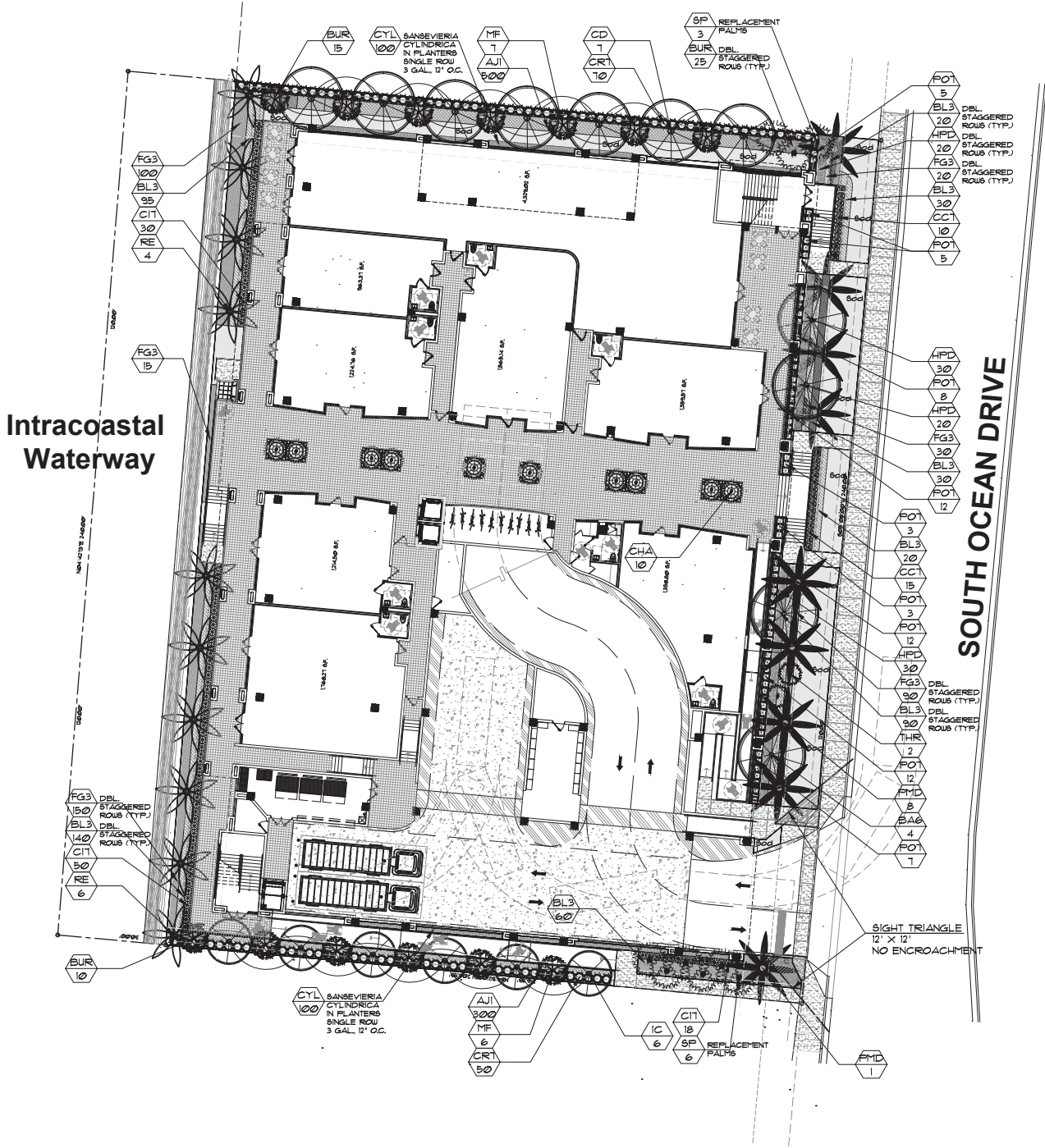
REMOVAL OF ANY AND ALL TREES AND PALMS WILL REQUIRE A WRITTEN TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, PLANTLIST, LANDSCAPE DETAILS, SPECIFICATIONS, NOTES, ETC.

SEE L-2 FOR TREE REPLACEMENT PLAN.

SEE IRR-1 FOR IRRIGATION PLAN, NOTES, DETAILS, SPECIFICATIONS, ETC.

TREE DISPOSITION PLAN

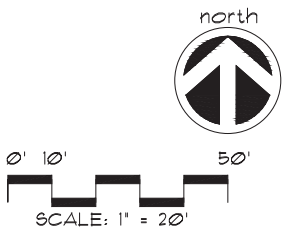


PLANTLIST				
SYM.	NATIVE	*	NAME	SPECIFICATION
PROPOSED TREES				
BA6	4		YELLOW VERAWOOD	Bulnesia arborea 16'-18' x 10' spr., 4' cal. FL. FANCY, TREEWORLD
CD	YES	1	PIGEON PLUM	Coccoloba diversifolia 12' x 6' spr., 2 1/2' cal.
IC	YES	6	DAHOO HOLLY	Ilex cassine 12' x 5' spr., 2' cal.
MF	YES	13	SIMPSON'S STOPPER	Myrcianthes fragrans 12' x 6', max. 5 tks. @ o.s. ht.
PALMS				
THR	YES	2	KEY THATCH PALMS	Leucothrinax morrisii FG, 8' o.s., full head
FMD		9	'MEDJOL DATE' PALMS	Phoenix dactylifera 'Medjool' 12' c.t., full head, specimen
RE	YES	10	ROYAL PALMS	Roystonia elata 10' GW, 30' o.s. full head
SP	YES	9	SABAL PALMS	Sabal palmetto BTD, 16'-20' o.s., 9' dbh.
SHRUBS				
CC1	YES	25	JAMAICA CAPER	Capparis cynophallophora 1 gal, 30' x 24', 24' o.c. full
CIT	YES	78	COCOPLUM	Chrysobalanus icaco 1 GAL., 30' x 24' full, 24' o.c.
CRT	YES	140	PITCH APPLE	Clusia rosea 1 GAL., 36' ht., 30' O.C., FTB.
HPD	YES	150	DWARF FIREBUSH	Hamelia nodosa 3 gal., 18' x 18', 18' o.c.
PO1		66	PODOCARPUS HEDGE	Podocarpus spp. 10 gal, 36' ht., 24' o.c.

PLANTLIST				
SYM.	NATIVE	*	NAME	SPECIFICATION
ACCENTS AND GROUNDCOVERS				
CHA	10		EUROPEAN FAN PALM	Chamerope humilis 15 gal., 4' o.s., full
BL3	525		BLUEBERRY FLAX LILY	Dianella tasmanica 3 gal., 12' x 18', 18' o.c., full
FG3	430		'GREEN ISLAND' FICUS	Ficus 'Green Island' 3 gal., 18' x 18', 18' o.c., full
BUR	50		PHILODENDRON 'ROJO CONGO'	Philodendron spp. 3 gal., 18' x 18', 18' o.c., full
CYL	200		SANSEVIERIA 'CYLINDRICA'	Sansevieria cylindrica 3 gal., 18' x 12', 18' o.c. full
AJI	800		ASIATIC JASMINE	Trachelospermum asiaticum 1 gal., 12' o.c.
SOD				
FLO	2,000	SF.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum SOLID SOD, price per s.f.
TOPSOIL:				
50 C.Y. TOPSOIL: SAND MIX 50:50 TOPSOIL: SAND MIX, SPREAD IN PLACE				
50 C.Y. TREES, PALMS, SHRUBS AND GROUNDCOVERS				
MULCHING:				
40 C.Y.- 'DECO BARK' MULCH 3' DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL				
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION				

TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.				

OCEAN DRIVE RETAIL BUILDING				
3100 S. OCEAN DRIVE, HOLLYWOOD, FL.				
LANDSCAPE SITE CALCULATIONS				
3/11/2015				
GROSS SITE AREA*		1.42 ac.	61,944 S.F.	
NET SITE AREA**		0.964 ac.	42,024 S.F.	
PERVIOUS AREA		ALLOWED	PROVIDED	
			6,997 s.f.	
			14.0%	
LANDSCAPE REQUIREMENTS				
LANDSCAPING COMPLIES WITH CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS, ARTICLE 9.				
STREET TREES				
1 tree/ 50 L.F.				
OCEAN DRIVE, 240 L.F./ 50 L.F. = 5 TREES				
	5		9	
			9 PMD	
Pervious Area				
1/1000 S.F.				
6,160 S.F. @ 1/1000 S.F.				
	7		11	
			6 IC + 5 MF	
TOTAL				
	12		20	
NATIVE REQUIREMENT				
TREES-60% NATIVE				
12 REQUIRED TREES X 60% = 8 NATIVE TREES/PALMS				
	8		6 IC, 7 CD***	
SHRUBS-50% NATIVE				
450 X 50% = 230 NATIVE SHRUBS				
	230		393 (85%)	
*** ADDITIONAL TREES ON PLAN PROVIDE TREE CANOPY MITIGATION				



A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY TREES OR PALMS.

PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS PER THE CITY OF HOLLYWOOD (TYPICAL).

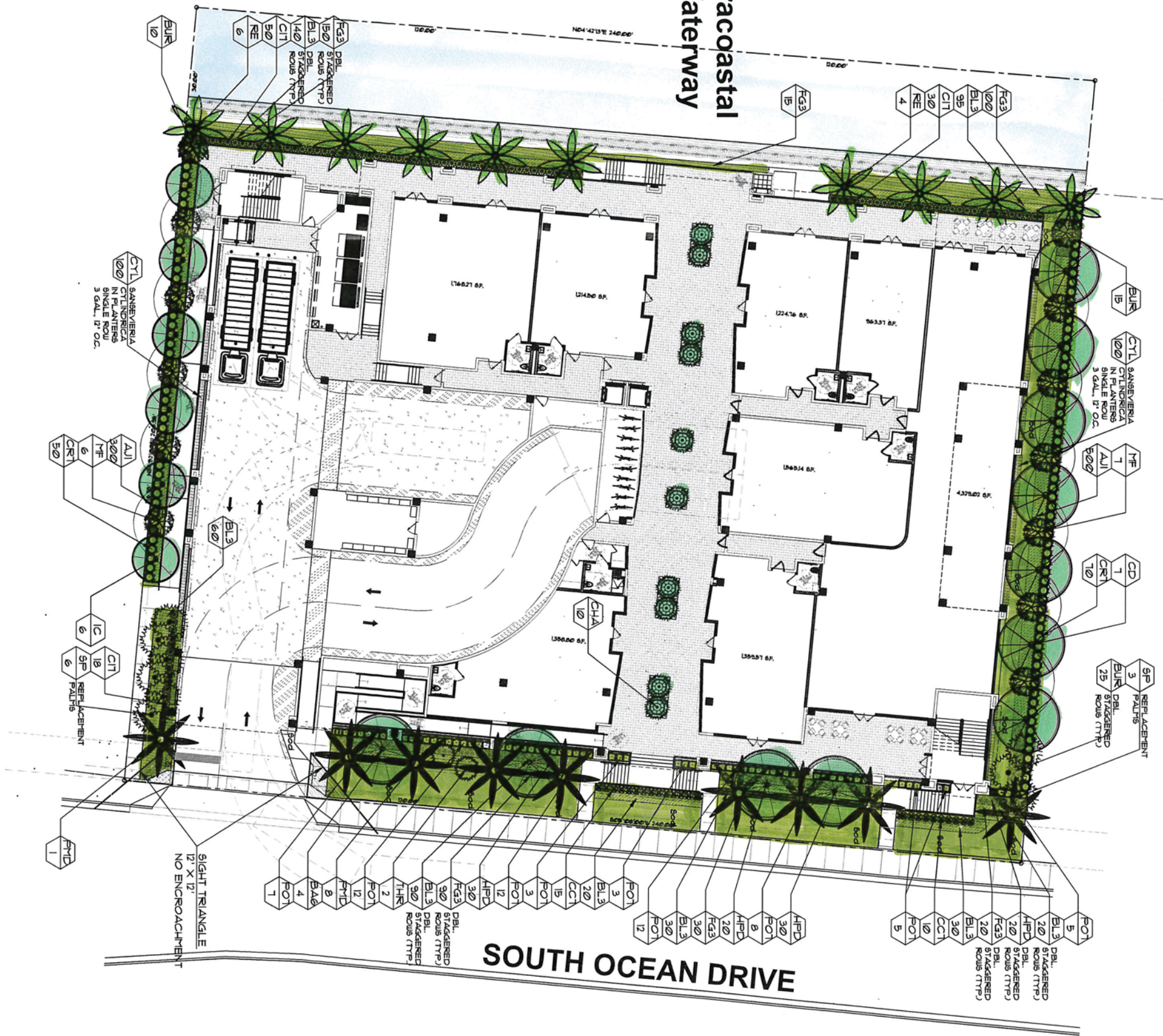
THE CITY LANDSCAPE ARCHITECT WILL BE NOTIFIED PRIOR TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS OR SIZES.

SEE SHEET L-2 FOR TREE REPLACEMENT PLAN.

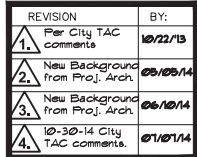
SEE SHEET L-3 FOR LANDSCAPE DETAILS, SPECIFICATIONS, NOTES, ETC.

LANDSCAPE PLAN

Intracoastal
Waterway

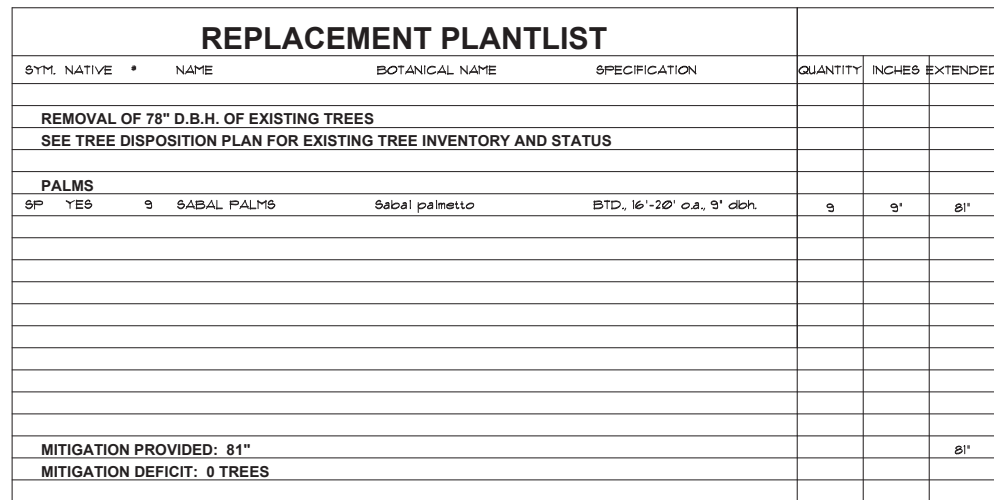


SOUTH OCEAN DRIVE



JAMES F. SOCASH
RLA * 0001132

DRAWN
CHECKED
G.J.C.
DATE
12-03-2012
SCALE
1" = 20'
JOB. NO.
12-094
SHEET
L-2
OF
SHEETS



TREE REPLACEMENT PLAN

REVISION	BY:
1. Per City TAC comments	10/22/13
2. New Background from Proj. Arch.	09/09/14
3. New Background from Proj. Arch.	06/10/14
4. 10-30-14 City TAC comments.	07/07/14

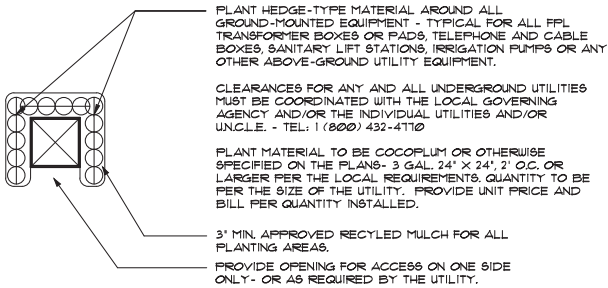
GUSTAVO J. CARBONELL, P.A. Architect and Planner 1457 N.E. 4th AVE. Ft. Lauderdale, Florida, 33304 (954) 482-6565 Member American Institute of Architects



PROPOSED NEW DEVELOPMENT FOR: OCEAN DRIVE RETAIL BUILDING. 3100 S OCEAN DRIVE HOLLYWOOD, FLORIDA

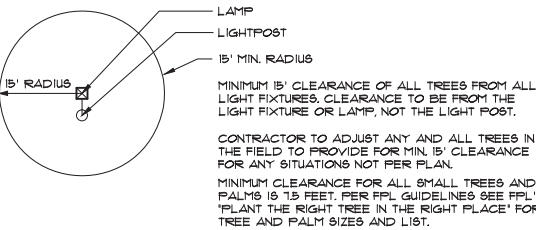


DRAWN	CHECKED
	G.J.C.
DATE	12-03-2012
SCALE	AS SHOWN
JOB. NO.	12-094
SHEET	L-3
OF	SHEETS



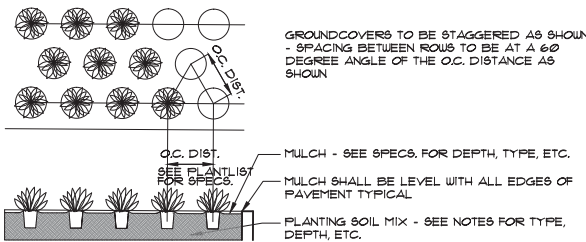
TYPICAL PLANTING SCREEN FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



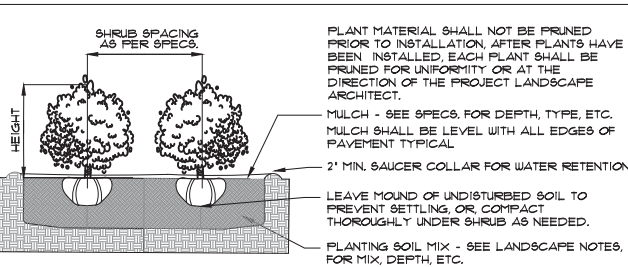
MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.



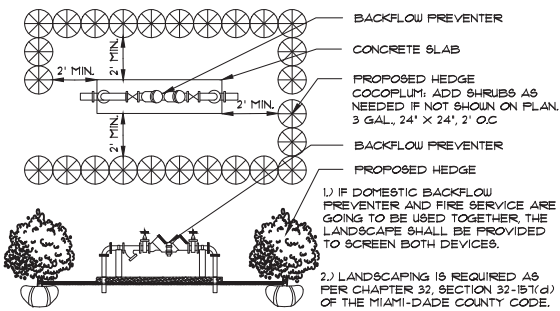
SHRUB PLANTING DETAIL

N.T.S.

FERTILIZATION:

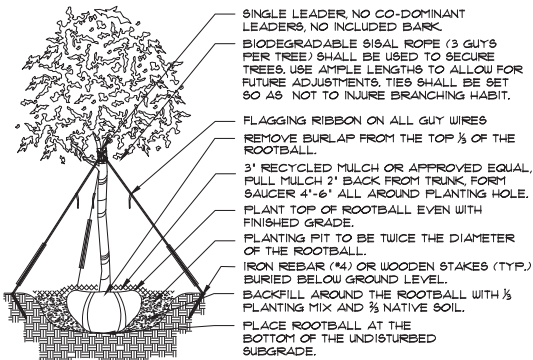
ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC - AFEC FERTILIZER + CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC # 5231) RATE: 15 LBS/ INCH OF DIA. # DBH PALMS: 12-04-12 (AFEC # 1216) RATE: 15 LBS/ INCH OF DIA. # DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC # 5231) RATE: 15 OZ/ FT. OF HEIGHT



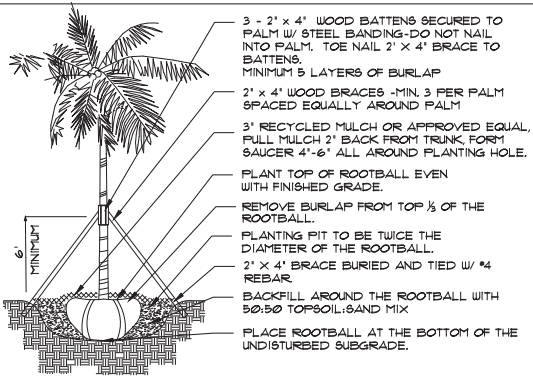
TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



TREE PLANTING DETAIL

N.T.S.



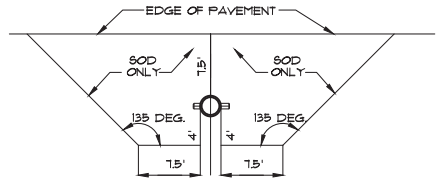
PALM PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

SODDED-LAWN AREAS
2' DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
6' DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
12' DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL:
24' DEPTH PLANTING SOIL SPREAD IN PLACE OR TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMESTONE, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12' AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX.
BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36' FROM THE BUILDING BASE.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2' OF FINAL GRADES. THIS SHALL INCLUDE A 2' APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2' APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2' TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 'NO CUTS' AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3' WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
- SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
- SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROUERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX 'F' IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
- EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
- CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS 'TENAX' PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIVELINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
- EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
- ALL EXISTING TREES AND PALMS SHALL BE 'LIFTED AND THINNED' TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
- REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN 'TREE REMOVAL PERMIT' FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
- CITY LANDSCAPE REVIEWER WILL BE NOTIFIED PRIOR TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS.
- NO PLANT MATERIAL WILL BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.

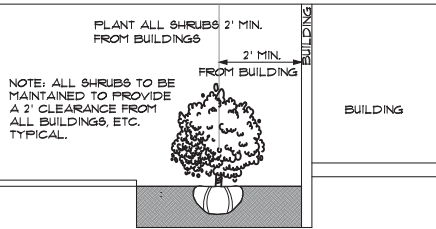


REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMSE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE ON PUBLIC OR PRIVATE PROPERTY. BY THE AUTHORITY OF THE FLORIDA BUILDING CODE.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS. EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

FIRE HYDRANT CLEAR ZONE DETAIL

N.T.S.



SHRUB PLANTING ADJACENT TO BUILDINGS DETAIL

N.T.S.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF HOLLYWOOD PRIOR TO REMOVAL OF ANY TREES OR PALMS.

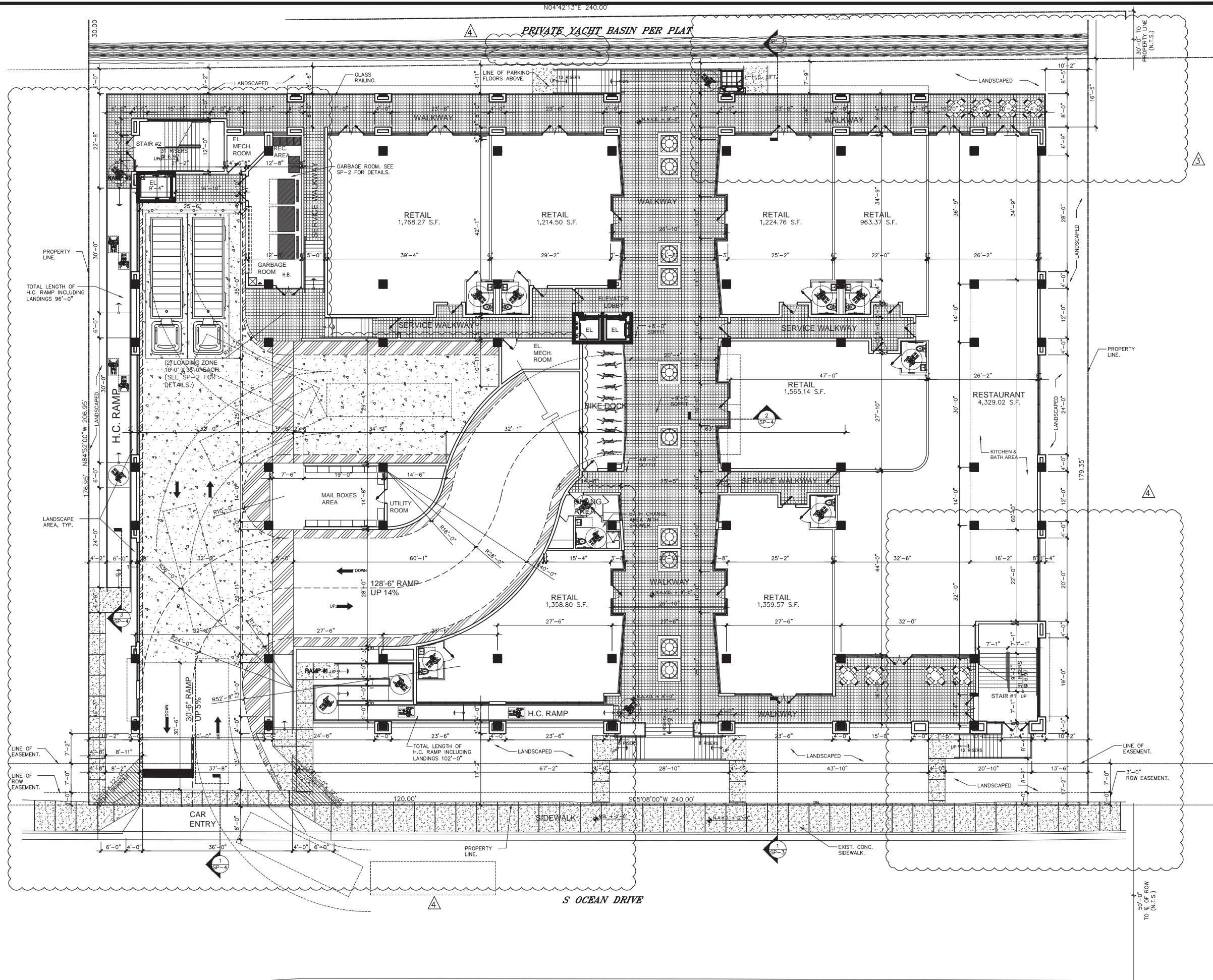
PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS PER THE CITY OF HOLLYWOOD (TYPICAL).

THE CITY LANDSCAPE ARCHITECT WILL BE NOTIFIED PRIOR TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS OR SIZES.

SEE SHEET L-2 FOR TREE REPLACEMENT PLAN.

SEE SHEET L-3 FOR LANDSCAPE DETAILS, SPECIFICATIONS, NOTES, ETC.

DETAILS, NOTES, SPECIFICATIONS, ETC.



REVISION	BY:
10/28/2014 T.A.C. NO. 24 COMMENTS	M.J.G.
02/06/2015 T.A.C. NO. 24 COMMENTS	M.J.G.

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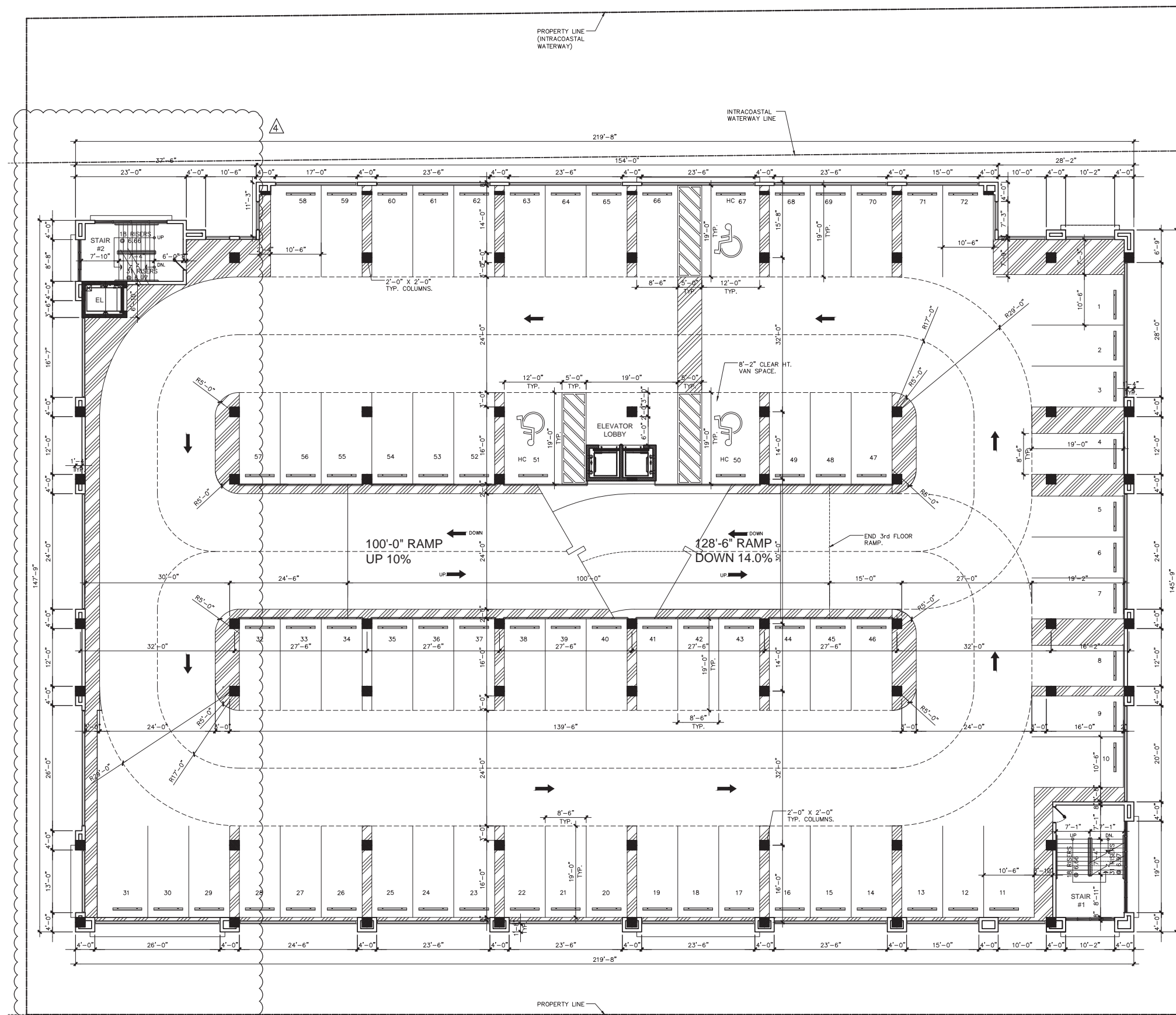
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

GROUND
FLOOR PLAN

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

A-1



PROVIDED PARKING SPACES 2nd FLOOR:	72 SPACES
STANDARD SPACES 2nd FLOOR:	69 SPACES
H.C. SPACES PROVIDED 2nd FLOOR:	3 SPACES

REVISION	BY:
3/10/28/2014 T.A.C. NO. 24 COMMENTS	M.J.G.
4/02/06/2015 T.A.C. NO. 24 COMMENTS	M.J.G.

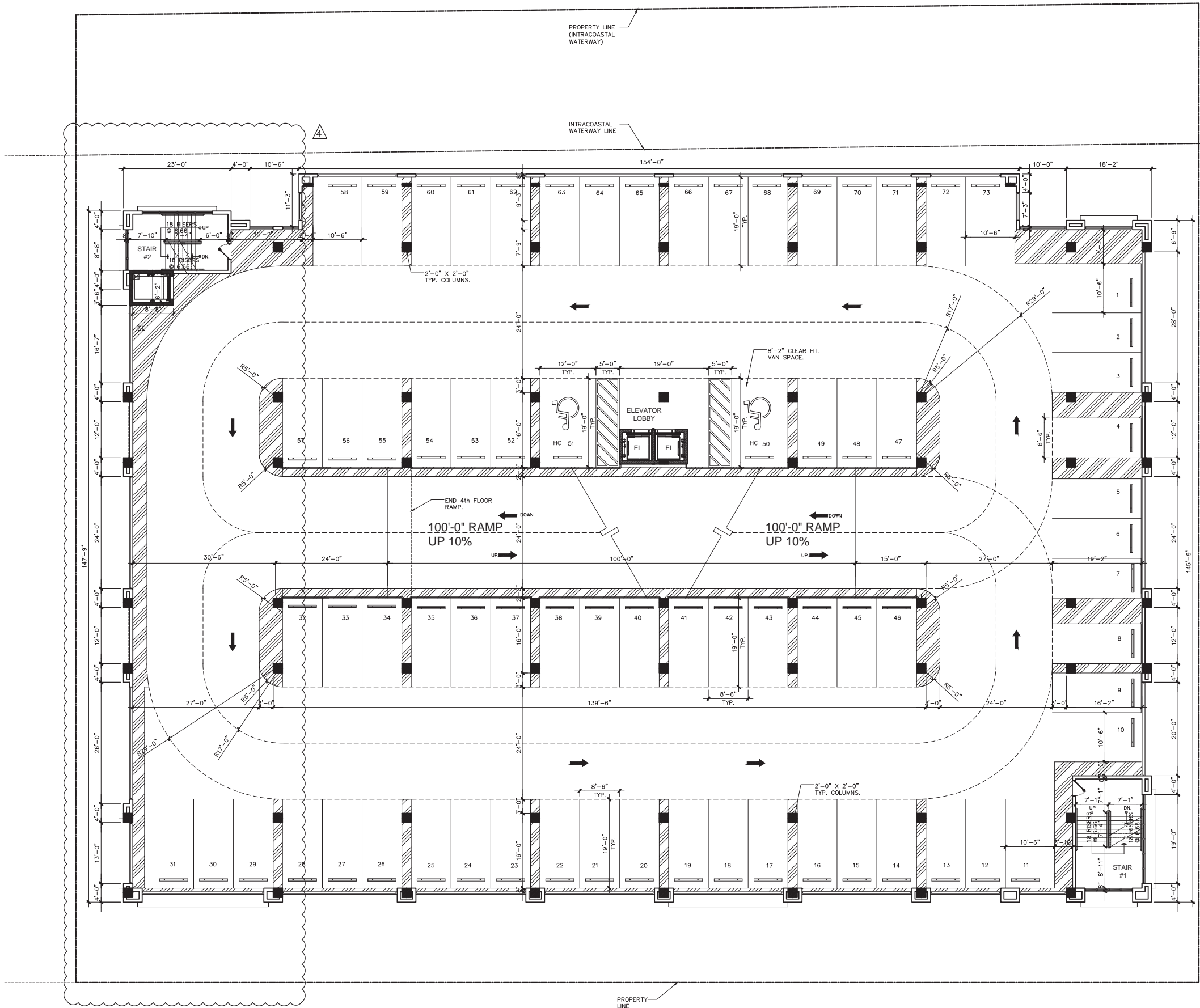
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PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL:	AR NO. 0007957 AA NO. 26001131
-------	-----------------------------------

PARKING
2nd. FLOOR PLAN

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	



PROVIDED PARKING SPACES 2nd FLOOR:	73 SPACES
STANDARD SPACES 2nd FLOOR:	71 SPACES
H.C. SPACES PROVIDED 2nd FLOOR:	2 SPACES

REVISION	BY:
10/28/2014 T.C. REV #1 COMMENTS	M.J.G.
02/06/2015 T.C. REV #2 COMMENTS	M.J.G.

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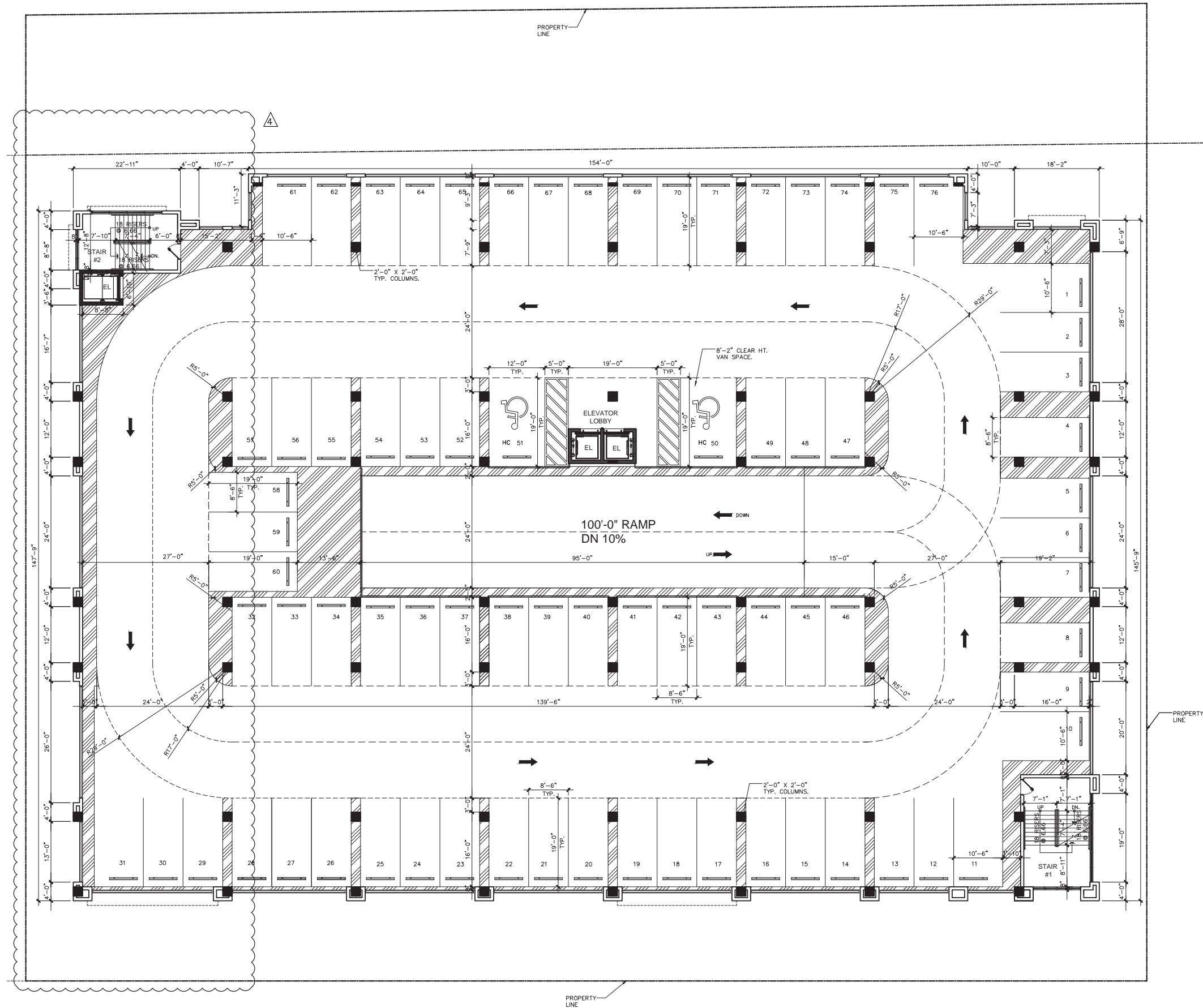
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

PARKING
3th. FLOOR PLAN

DRAWN M.J.G.
CHECKED G.J.C.
DATE 12-03-2012
SCALE AS NOTED
JOB. NO. 12-094
SHEET


A-3



PROVIDED PARKING SPACES 4th FLOOR:	76 SPACES
STANDARD SPACES 4th FLOOR:	74 SPACES
H.C. SPACES PROVIDED 4th FLOOR:	2 SPACES

REVISION	BY:
3 10/28/2014 T.A.C. REV. #4 COMMENTS	M.J.G.
4 02/06/2015 T.A.C. REV. #4 COMMENTS	M.J.G.

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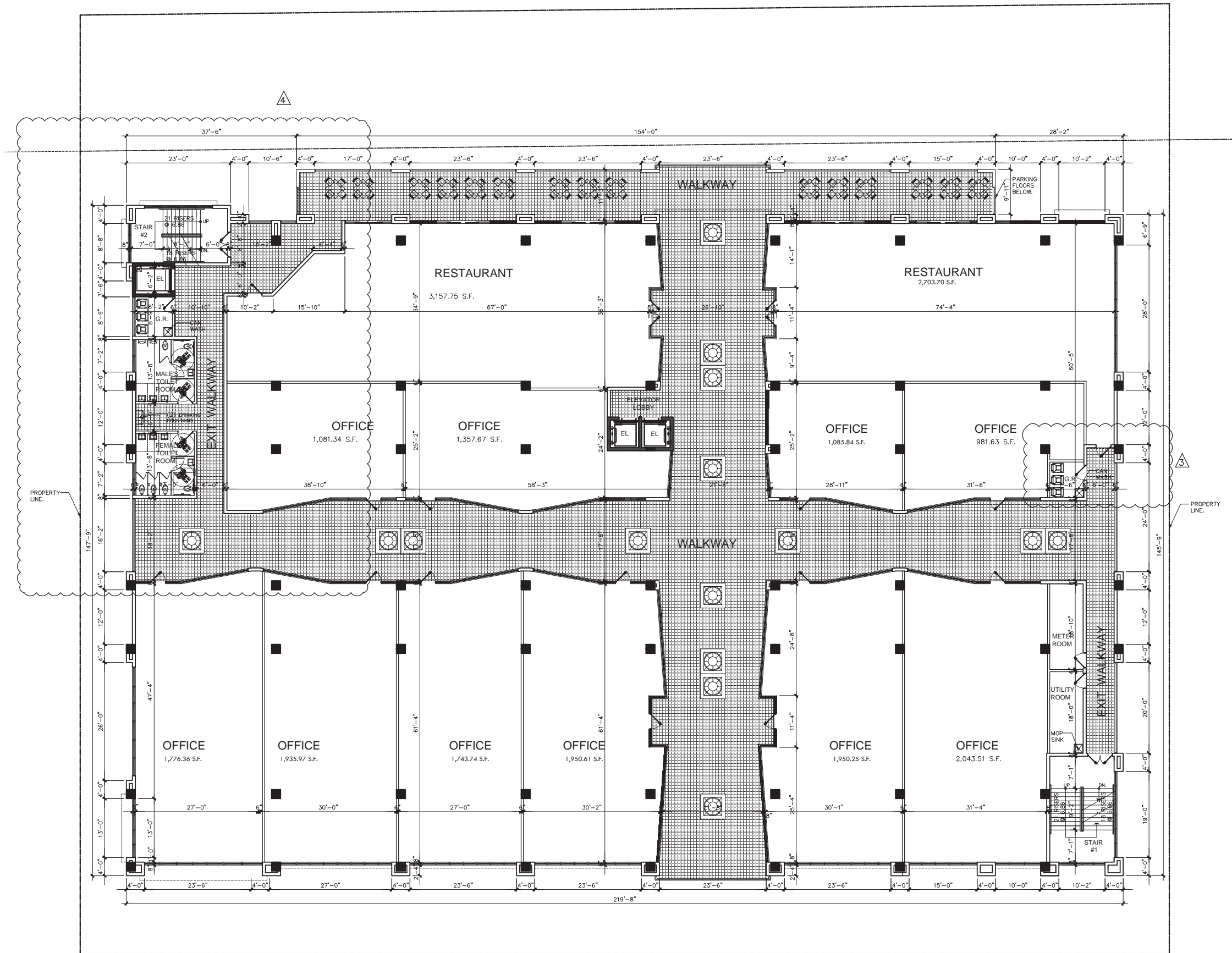
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

PARKING
4th. FLOOR PLAN

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

A-4



REVISION	BY:
3/10/28/2014 T.A.C. NO. 24 COMMENTS	M.J.G.
4/02/06/2015 T.A.C. NO. 24 COMMENTS	M.J.G.

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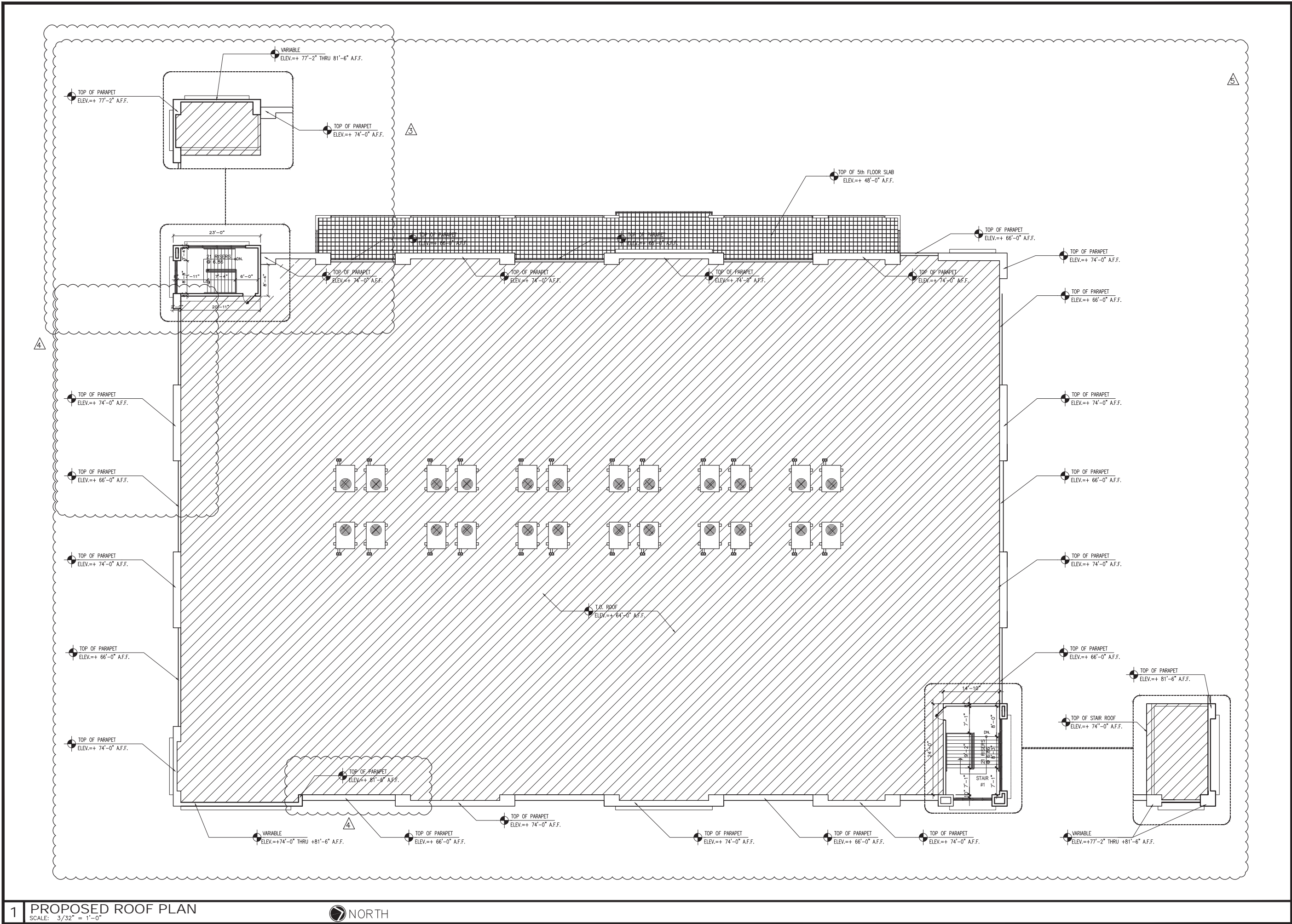
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

5th. FLOOR PLAN

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

A-5



1 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"



REVISION	BY:
3/10/28/2014	M.J.G.
4/02/06/2015	M.J.G.
5/05/15/2015	M.J.G.

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epj

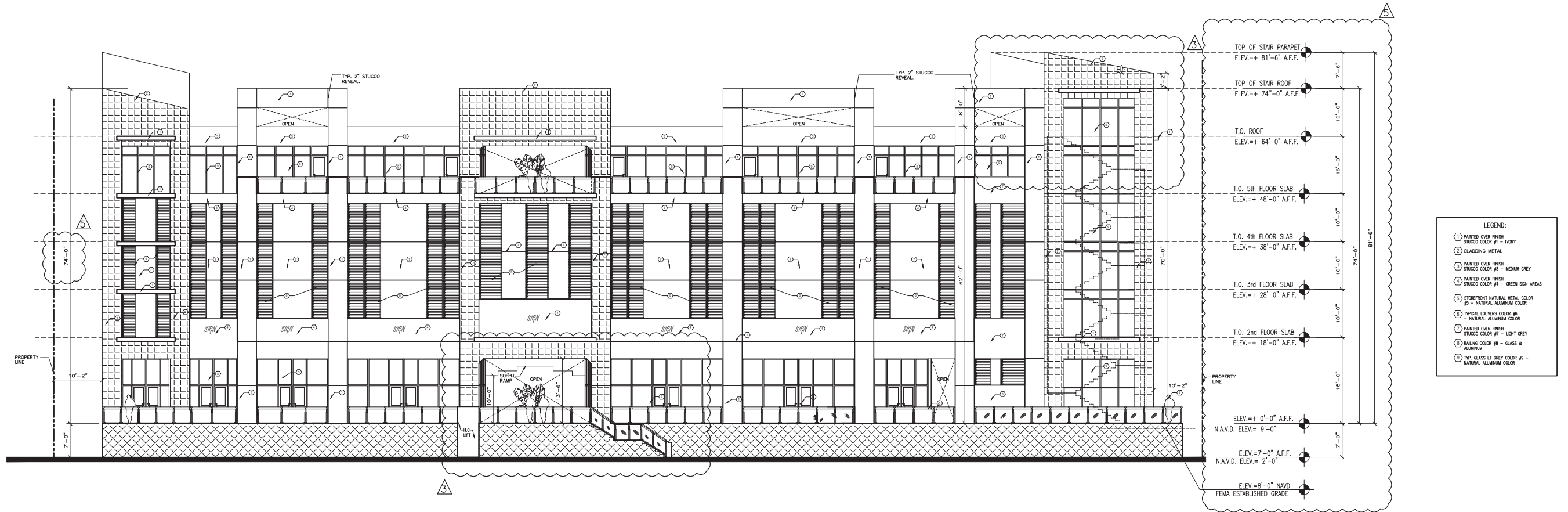
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
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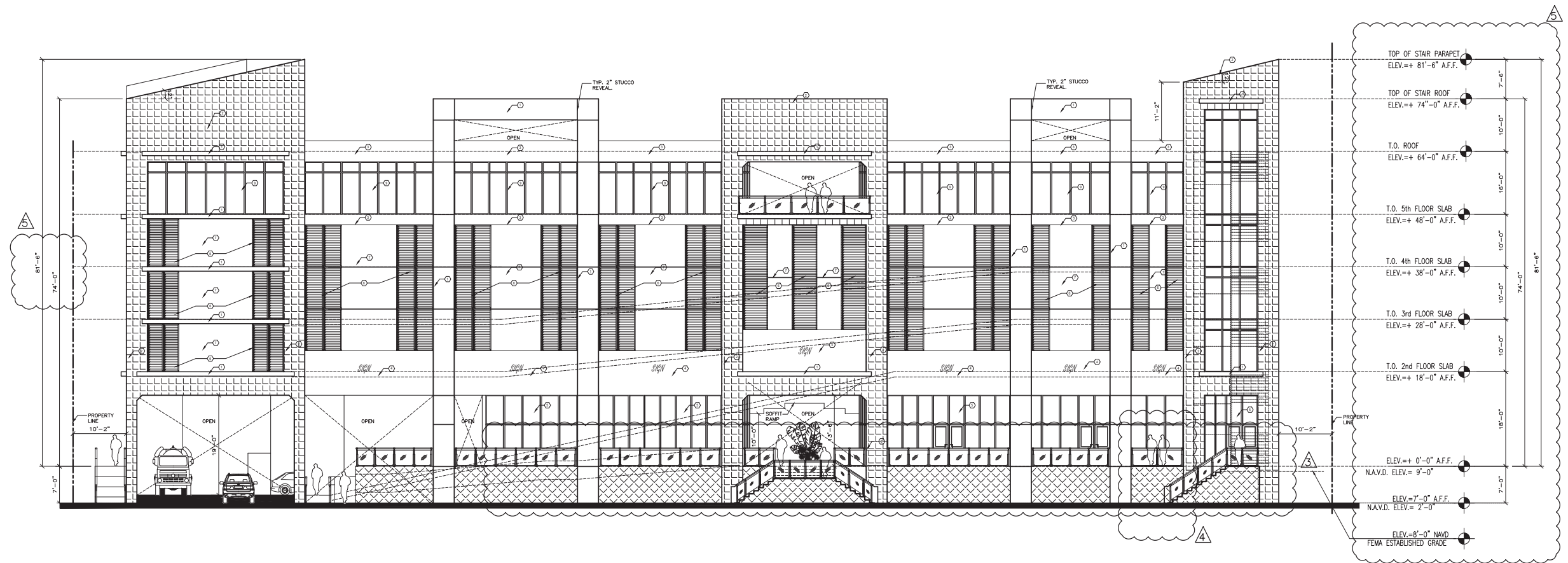
ROOF PLAN

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	A-6

OF 5 SHEETS



2 | PROPOSED WATERWAY (WEST) ELEVATION
SCALE: 3/32" = 1'-0"



1 | PROPOSED OCEAN DRIVE (EAST) ELEVATION
SCALE: 3/32" = 1'-0"



REVISION	BY:
3/10/28/2014	M.J.G.
4/02/06/2015	M.J.G.
5/05/15/2015	M.J.G.

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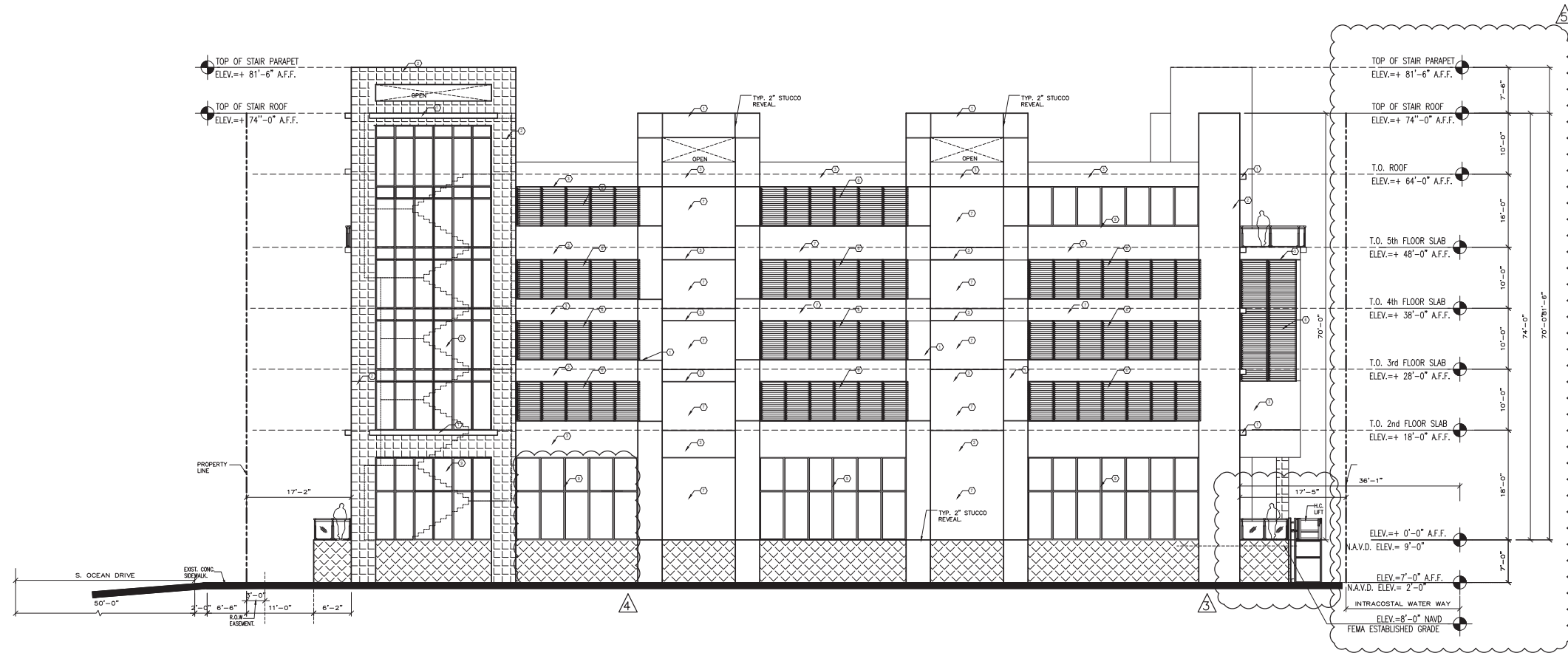
PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SEAL: AR NO. 0007957
AA NO. 26001131

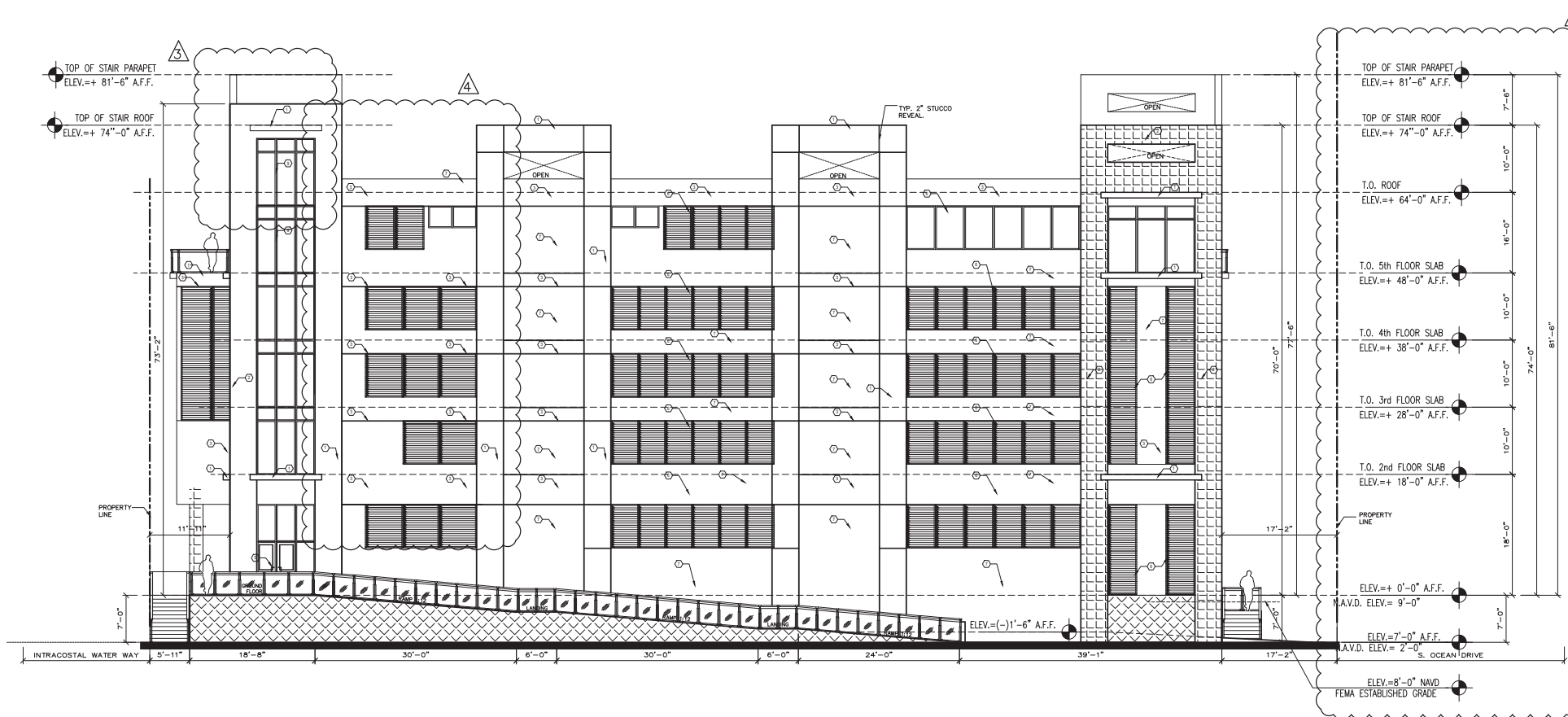
ELEVATIONS

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

A-7



2 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



REVISION	BY:
10/28/2014	M.J.G.
02/06/2015	M.J.G.
05/15/2015	M.J.G.

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Member American Institute of Architects



PROPOSED NEW DEVELOPMENT FOR:
OCEAN DRIVE RETAIL BUILDING.
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

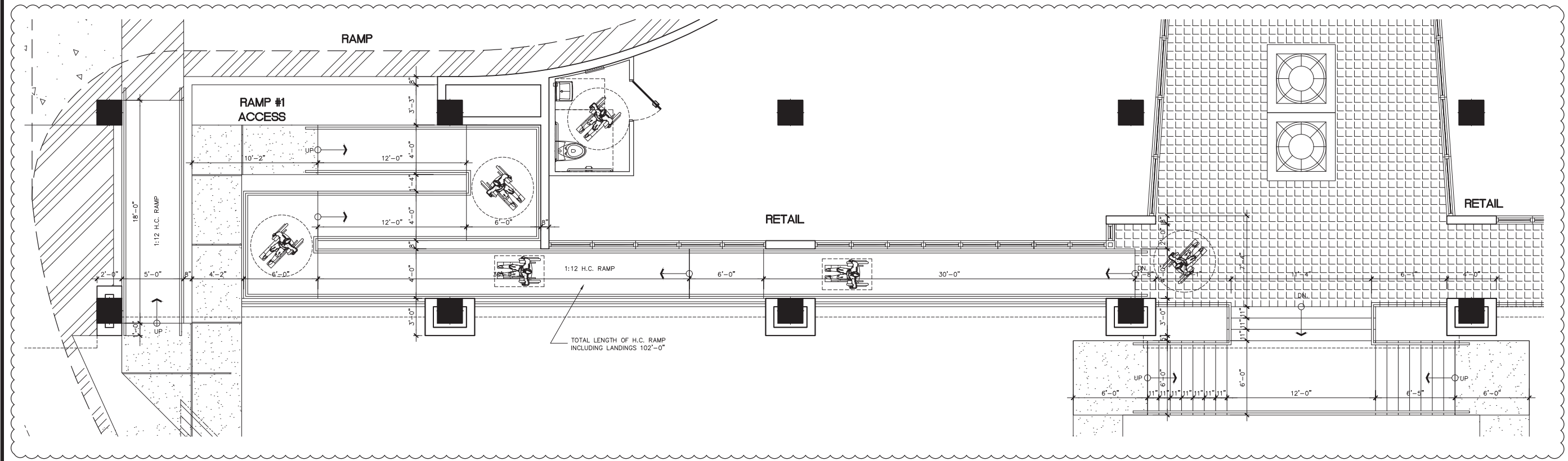
SEAL: AR NO. 0007957
AA NO. 26001131

ELEVATIONS

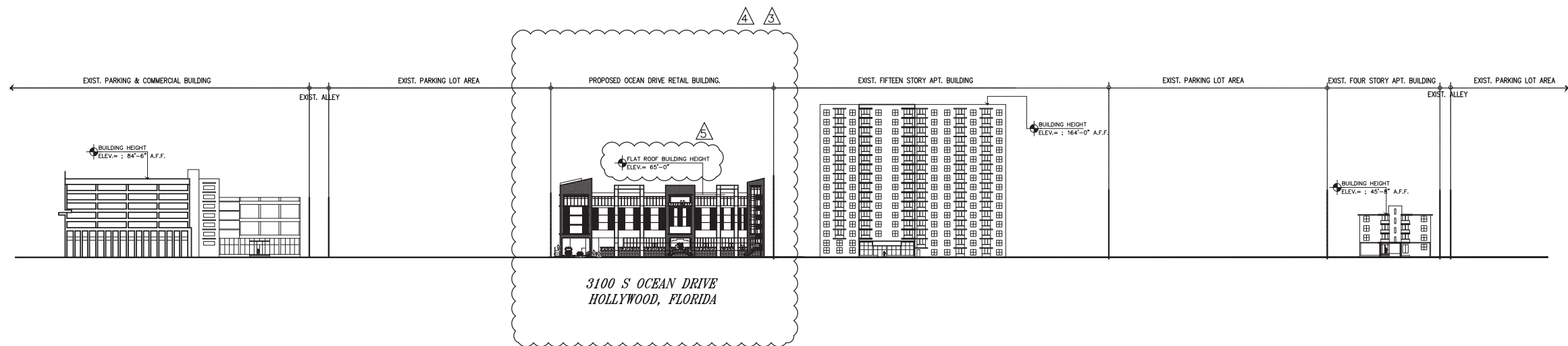
DRAWN M.J.G.
CHECKED G.J.C.
DATE 12-03-2012
SCALE AS NOTED
JOB NO. 12-094
SHEET

A-8

OF 1 SHEETS



2 ENLARGE INTERIOR H.C. RAMP
SCALE: 1/4" = 1'-0"



1 STREET VIEW ELEVATION ALONG "A1A"
SCALE: 1/64" = 1'-0"

REVISION	BY:
3/10/28/2014 T.C. REVISED COMMENTS	M.J.G.
4/02/06/2015 T.C. REVISED COMMENTS	M.J.G.
5/05/15/2015 T.C. REVISED COMMENTS	M.J.G.

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(954) 462-6565
Member American Institute of Architects



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ELEVATIONS

DRAWN	M.J.G.
CHECKED	G.J.C.
DATE	12-03-2012
SCALE	AS NOTED
JOB. NO.	12-094
SHEET	

A-9

OF 1 SHEETS
























ATTACHMENT B


Land Use & Zoning Map



DEPARTMENT OF
PLANNING

Legend

 Subject Property

 Streets

 Major Roads

LAND USE

 MHRES

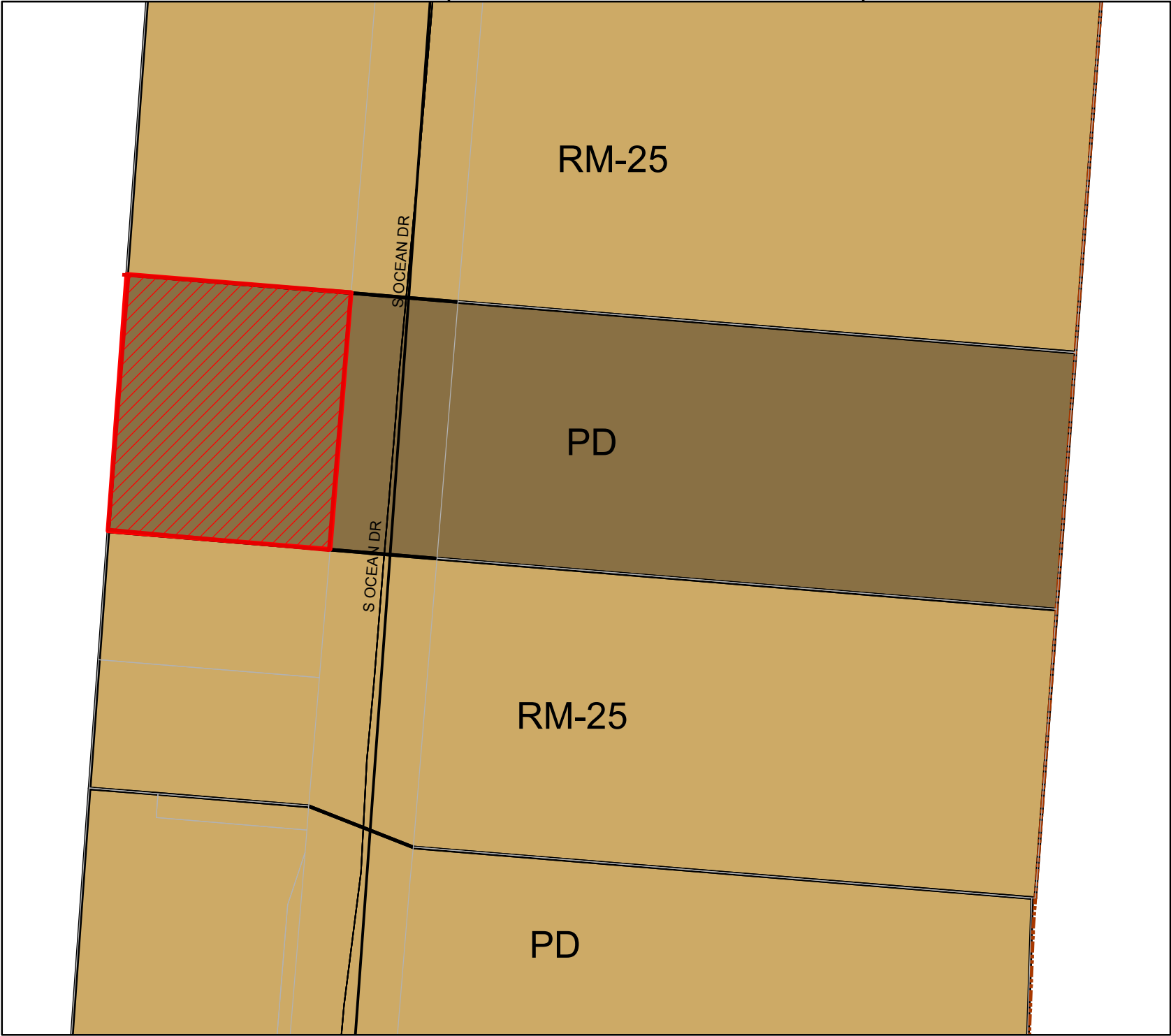
 HRES

 COMFLEX

ZONING

 PD

 RM-25



0 30 60 120 Feet







