



**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: September 8, 2016 **FILE NO:** P 16-17

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Karina da Luz, Planning Administrator 

SUBJECT: Memorial Health Systems requests approval for Variances, Design and Site Plan for an approximate 5,300 sq. ft. urgent care facility located at 1740 Sheridan Street (Urgent Care Center – West Lake Commons).

EXPLANATION:


The above referenced item was continued by the Planning and Development Board at the July 19, 2016 due to lack of quorum.


**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: July 14, 2016

FILE: 16-DPV-21

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Karina da Luz, Planning Administrator 

SUBJECT: Memorial Health Systems requests approval for Variances, Design and Site Plan for an approximate 5,300 sq. ft. urgent care facility located at 1740 Sheridan Street (Urgent Care Center – West Lake Commons).

REQUEST:

Variances, Design and Site Plan for an approximate 5,300 sq. ft. urgent care facility (Urgent Care Center – West Lake Commons).

Variance: Waive the required At Grade Parking Lot setback of 10 feet of the Sheridan Street frontage of Parcel D, to allow for 5 feet.

RECOMMENDATION:

Variance: Approval

Design: Approval, if Variance is granted.

Site Plan: Approval, if Variances and Design are granted.

BACKGROUND

On January 10, 2012, the Planning and Development Board approved Hollywood Lincoln Mercury Inc.'s request for Variances, Design, and Site Plan for the construction of West Lake Commons, a 13.5 acre shopping center, located at 1700 Sheridan Street (File Number 12-D-62). The center's first phase contains more than 80,000 square feet of commercial uses, including a Publix grocery store, Pollo Tropical, and Starbucks Coffee.

REQUEST

The current request is for Parcel D, which is approximately 30,000 square feet and fronts Sheridan Street. The project, proposes a one-story, approximately 5,259 square foot building. The site and building design are consistent in massing, scale, and architectural elements with the previously approved West Lake Commons shopping center. Meeting all setback requirements, the building placement also creates a consistent pattern. The building entrance is proposed to face the public right-of-way (Sheridan Street) and Applicant worked with Staff to provide safe pedestrian access from the entrance to adjacent sidewalk enabling connectivity to the adjacent parcels. Adequate and convenient parking is also provided.

The architecture is in harmony with the surrounding built environment. Architectural elements and materials include, decorative architectural metal panels, metal canopies, a glass vestibule accentuating the façade, flat roof, glass, and stucco. The landscaping was designed with both beautification and function in mind and all landscape requirements have been met. The proposed landscape helps articulate the property and enhance the architecture of the buildings. A variety of native plants and trees are proposed to work in concert with the rest of the site. Required landscape areas and buffers are provided,

along with a considerable amount of native trees, shrubs, and ground covers. Vehicular use areas are landscaped along the perimeter and with internal islands, improving the image of the site.

The Applicant is also requesting a Variance to waive the required At Grade Parking Lot setback of 10 feet of the Sheridan Street portion to allow for 5 feet. The 5-foot setback and landscape buffer will also be consistent with adjacent lot to the west of Parcel D. According to the applicant, the Variance request "is based on coordinating with the City to maintain the already established, and previously approved, Site Plan's design and layout." The requested Variance is necessary for this particular project due to the layout and accessibility access with other parcels within West Lake Commons Plaza, promoting safety and pedestrian walkability.

SITE INFORMATION

Owner/Applicant:	Memorial Health Systems
Address/Location:	1740 Sheridan Street
Net Area of Property:	31,585 sq. ft. (0.73) (Parcel D)
Land Use:	Regional Activity Center (RAC)
Existing Zoning:	North Federal Highway Commercial (NFHC-2)
Existing Use of Land:	Vacant

ADJACENT LAND USE

North:	City of Dania Beach
South:	Medium/High Intensity Commercial District (C-4)
East:	Multiple Family District (RM-18)
West:	North Federal Highway Commercial (NFHC-2)

ADJACENT ZONING

North:	City of Dania Beach
South:	Medium/High Intensity Commercial District (C-4)
East:	Multiple Family District (RM-18)
West:	North Federal Highway Commercial (NFHC-2)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center (RAC), the subject site is surrounded by commercial, single family, and multi-family residential uses. 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*. Redevelopment of this site will increase the availability of commercial uses and expand the mixture of uses in the area; serving the adjacent community as well as the region.

Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.*

Policy 5.16: *Foster Economic Development through creative land use, zoning and development regulations, City services, and City policies.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The City-Wide Master Plan recognizes the need for a mix of uses along the corridors. The proposed project is consistent with the City-Wide Master Plan based upon the following:

Guiding Principles and Policies:

- *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.*

Policy CW.21: *Create and expand where appropriate commercial and industrial zones to increase tax dollars.*

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.*

APPLICABLE CRITERIA

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

VARIANCE 1: **To Waive the required At Grade Parking Lot setback of 10 feet of the Sheridan Street frontage of Parcel D, to allow for 5 feet.**

CRITERIA 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 purpose of the At Grade Parking Lot setback is to mitigate any negative impacts parking lots may have on adjacent properties and the public realm. According to the applicant, "The request is made to use the existing already established 5' on grade parking landscaping buffer, which was previously done under a variance granted by the City." Therefore, no negative impacts will be made, also due to the fact that Parcel D is surrounded by other West Lake Commons parcels. Additionally, a previous request was granted for adjacent parcels to the West Lake Commons Plaza for a five foot landscape buffer with minimum impacts to the parcel. Similar to this request, Parcel D only enables uniformity and compliance with previous Variances granted for West Lake Commons Plaza. The scope of work also includes a considerable amount of native trees, shrubs, and ground covers; and the Applicant has also worked with Staff in order to ensure as much pervious area as possible while providing pedestrian and vehicular connectivity with the rest of the Plaza.

FINDING: Consistent.

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

ANALYSIS: Since the request is to reduce the setback area for a small portion of the site fronting Sheridan Street which is not adjacent to any other lots and a 5-foot setback and landscape buffer will be maintained, the Variance request does not create any incompatibilities with the surrounding land uses.

FINDING: Consistent.

CRITERIA 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 in the Comprehensive Plan is to promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property. The requested Variance will allow the applicant to build an economically feasible development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations.

FINDING: Consistent.

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

ANALYSIS: According to the Applicant, the Variance "is based on coordinating with the City to maintain the already established, and previously approved, site plan's design and layout. The City has worked closely with the applicant to create a clean and unimposing transition from the exiting plaza to the new out parcel "D" development." The Applicant worked extensively with the City to promote adequate functionality for the currently vacant lot. The Variance allows for better accommodation of the ingress and egress accessibility for vehicles, especially since the proposed facility fronts a major arterial (Sheridan Street).

FINDING: Consistent.

CRITERIA 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 Design Manual encourages new construction to be compatible with the neighborhood and not attempt to replicate past architectural styles. As recommended by the Design Guidelines, building entrances are proposed to face the public right-of-way (Sheridan Street) and safe pedestrian access from the entrances to adjacent rights-of-way is provided. According to the Applicant "all colors and textures will be selected to blend into the context of Plaza using painted metal panels with color along with stucco and pain. Windows and storefronts will be designed to emphasize key architectural points (i.e. entry ways and interior spaces)."

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: The Design Guidelines states that *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.* As stated by the Applicant, "This building's archetype lends itself to a presents that is both one of clean and bestow care." Therefore, it maintains a uniform alignment with the existing street profile.

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: As stated by the Applicant, "the new Urgent Care Center's massing and scale will be sensitive to its surrounding commercial and residential properties. The new Urgent Care Center shall be designed to have its higher areas away from the low adjacent residential properties."

As recommended by the City Design Guidelines, while the proposed buildings distinguish themselves from neighboring buildings in terms of architectural elements, the scale, rhythm, height, and setbacks bear some relationship to neighboring buildings and maintain some resemblance of compatibility. Proposed architectural details include: decorative architectural metal panels, metal canopies, a glass vestibule accentuating the façade, flat roof, glass, and stucco.

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 landscaping was designed with both beautification and function in mind. The proposed landscape helps articulate the property and enhance the architecture of the buildings. A variety of native plants and trees are proposed to work in concert with the existing site trees. Required landscape areas and buffers are provided, along with a considerable amount of native trees, shrubs, and ground covers. As stated by the Applicant, "This includes clustering of trees and integrating them into the overall site landscaping and building's design."

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article five of the Hollywood Zoning and Land Development Regulations on May 16, 2016. Therefore, staff recommends approval, if Rezoning, Special Exception and Design are granted.

ATTACHMENTS

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

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



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

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

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

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

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

*Documents and forms can be accessed on the City's website at
<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>*



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development Board
Date of Application: 6/9/16

Location Address: 1740 Sheridan Street Hollywood, Florida 33020

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

Folio Number(s): 514210620010

Zoning Classification: C-2 Low/Medium Inten. Comm. Dist. Land Use Classification: RAC

Existing Property Use: Vacant "Parcel D" Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? () Yes () 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): Yes - PACO (approved)

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

Explanation of Request: New freestanding structure of approximately 5,259 sq. ft. (Urgent Care Center).

Number of units/rooms: N/A (Urgent Care Center) Sq Ft: 5,259 SF

Value of Improvement: \$1,800,000 Estimated Date of Completion: Mid of 2017

Will Project be Phased? ☐ Yes ☒ No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Memorial Health Systems

Address of Property Owner: 3501 Johnson St, Hollywood, FL 33021

Telephone: (954) 987-2000 Fax: (954) 987-2001 Email Address: (Mark Greenspan) mgreenspan@mhs.net

Name of Consultant/Representative/Tenant (circle one): Charles Michelson / Saltz Michelson Architects

Address: 3501 Griffin Road Telephone: (954) 266-2700

Fax: (954) 266-2701 Email Address: cmichelson@saltzmichelson.com

Date of Purchase: N/A 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: _____

DEPARTMENT OF PLANNING



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.

Real Sub, LLC by Publix Supermarkets, Inc.
Signature of Current Owner: Jeffrey Chamberlain, VP of Real Estate Date: 6/15/16
PRINT NAME: Jeffrey Chamberlain, VP of Real Estate Date: 6/16/16
Signature of Consultant/Representative: Charles Michelson AIA Date: 6/16/16
PRINT NAME: Charles Michelson AIA Date: 6/16/16
Signature of Tenant: Bert Wilder Date: 6/10/16
PRINT NAME: Bert Wilder 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) approval of memorial Health System's plans to improve the to my property, which is hereby made by me or I

am hereby authorizing (name of the representative) Charles Michelson AIA, LEED AP to be my legal representative before the Planning Development (Board and/or Committee) relative to all matters concerning this application; provided (1) such representative shall not have the authority to bind Owner to any monetary or non-monetary obligations, or to in any way affect the zoning or land use of the property; (2) this power of attorney only applies to land folio #5142062001 and (3) Owner reserves the right to revoke this power of attorney at any time upon written notice.

Sworn to and subscribed before me

this 15 day of June 2016

Notary Public State of Florida

SIGNATURE OF CURRENT OWNER

By Publix Super Markets, Inc

PRINT NAME

Jeffrey Chamberlain
Vice President, Real Estate

My Commission Expires:

KATHY A. CARGAL
Commission # FF 952197
Expires January 20, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

(Check One)

Personally known to me; OR



May 16, 2016

City of Hollywood
Planning & Development Board
Criteria Statement

RE: **Urgent Care Center**
(Owner: Memorial Health Systems)
1740 West Lake Commons at Sheridan Street
Hollywood, FL
(16-DP-21)

LEGAL DESCRIPTION:

A parcel of land being a portion of Parcel 'A', WEST LAKE COMMONS, according to the Plat thereof, as recorded in Plat Book 180, Pages 127-130, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Parcel 'A';
THENCE N88°13'37"E along the North line of said Parcel 'A', said line also being the South right-of-way line of Sheridan Street, a distance of 446.70 feet to the POINT OF BEGINNING;
THENCE continue N88°13'37"E continuing along the said North line of Parcel 'A' a distance of 153.10 feet;
THENCE S38°58'06"E a distance of 5.93 feet;
THENCE S01°46'23"E a distance of 186.95 feet to a point of curvature of a tangent curve concave to the Northwest;
THENCE Southerly, Southwesterly and Westerly along the arc of said curve to the right, having a central angle of 90°00'00" and a radius of 20.00 feet for an arc distance of 31.42 feet to a point of tangency;
THENCE S88°13'37"W a distance of 117.80 feet;
THENCE N01°46'23"W a distance of 78.35 feet;
THENCE S88°13'37"W a distance of 18.89 feet;
THENCE N01°46'23"W a distance of 133.33 feet to the POINT OF BEGINNING.

Said lands situate within the City of Hollywood, Broward County Florida containing 31,594 square feet, more or less.

DESIGN CRITERIA. The Board and the Director shall review plans based upon the criteria below. If the Board or the Director (as applicable) determines that an application is not consistent with the criteria, reasons shall be set forth in writing substantiating the finding.

a. General Criteria. All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

(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.

RESPONSE: *The new Urgent Care Center shall be designed to reflect its function and be sensible to its surroundings/context. This Commercial Building archetype shall have a tower element which shall be kept at 24'-0" high and within scale of the other shopping center roof heights. The massing shall have the building it tallest at its entry grow and step down in proportion. Its setbacks respect the surrounding plaza and areas beyond and create ample space for landscaping. All colors and textures will be selected to blend into the context of Plaza using painted metal panels with color along with stucco and paint. Windows and storefronts will be designed to emphasize key architectural points (i.e. entry ways and interior spaces).*

(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.

RESPONSE: *The new Urgent Care Center shall be design to accent the Plaza and add to its environment. The Urgent Care Center has been designed to be setback from its residential neighbors along it adjacent properties and use additional space for landscaping. This building's archetype lends itself to a presents that is both one of clean and bestow care. The colors and materials used will be one that matches and works within the context of the area. Using architectural features such as canopies, storefronts and windows help give it a personable scale while tying the overall project together.*

(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.

RESPONSE: *The new Urgent Care Center's massing and scale will be sensitive to its surrounding commercial and residential properties. The new Urgent Care Center shall be designed to have its higher areas away from the low adjacent residential properties.*

In addition the building will be setback to create landscaping opportunities throughout the site plan's design. The architectural style will be that of "modern/contemporary" with clean lines and forms including architectural featured canopies, entry, and color/textures tying the design together.

(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.

RESPONSE: Proposed project uses native and neighborhood specific landscaping material including what has been established in the Plaza. This includes clustering of trees and integrating them into the overall site landscaping and building's design. This goes throughout the property and lease property lines inside this Plaza site. There is no landscaping other than sod presently at this site.



June 10, 2016

VARIANCE CRITERIA

The Planning and Development Board shall have the authority to consider petitions relating to variances for all development outside the Historic District and Historic Sites.

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; and

Response: The request is made to use the existing already established 5' on grade parking landscaping buffer, which was previously done under a variance granted by the City, located along the WEST LAKES COMMONS Plaza and Sheridan Street.

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

Response: This request reflects and incorporates the existing Plazas previously approved Site Plan. The landscaping and traffic pattern was coordinated and presented to the City for their input and approval.

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; and

Response: The request is continuing the development of the Sheridan Street corridor and promotes the development of the Plaza. The project promotes a positive to the Neighborhood and is conducive with other similar plans adopted by the city.

d. That the need for the requested Variance is not economically based or selfimposed; or

Response: Is based on coordinating with the City to maintain the already established, and previously approved, site plan's design and layout. The City has worked closely with the applicant to create a clean and unimposing transition from the existing plaza to the new out parcel "D" development.

e. That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Response: This variance is requested and is required to comply with the City's parking on grade buffer requirements.

These items are considered according to quasi-judicial procedures.

QUASI-JUDICIAL

The application regarding your property has been interpreted by Florida courts to be quasi-judicial in nature. This means that the City's decision is to be supported by competent, substantial evidence in the record regarding your application. In quasijudicial procedures all witnesses are sworn in, subject to cross-examination, and the applicant, the City and any other interested party (e.g. a neighbor) are allowed opening and closing statements. However, the City's adopted quasi-judicial procedures allow you to waive this process and have your application heard and considered in a more informal manner, or legislatively, if you so wish and elect, and staff present agrees. You may identify your choice at the time of the meeting.



July 14, 2016

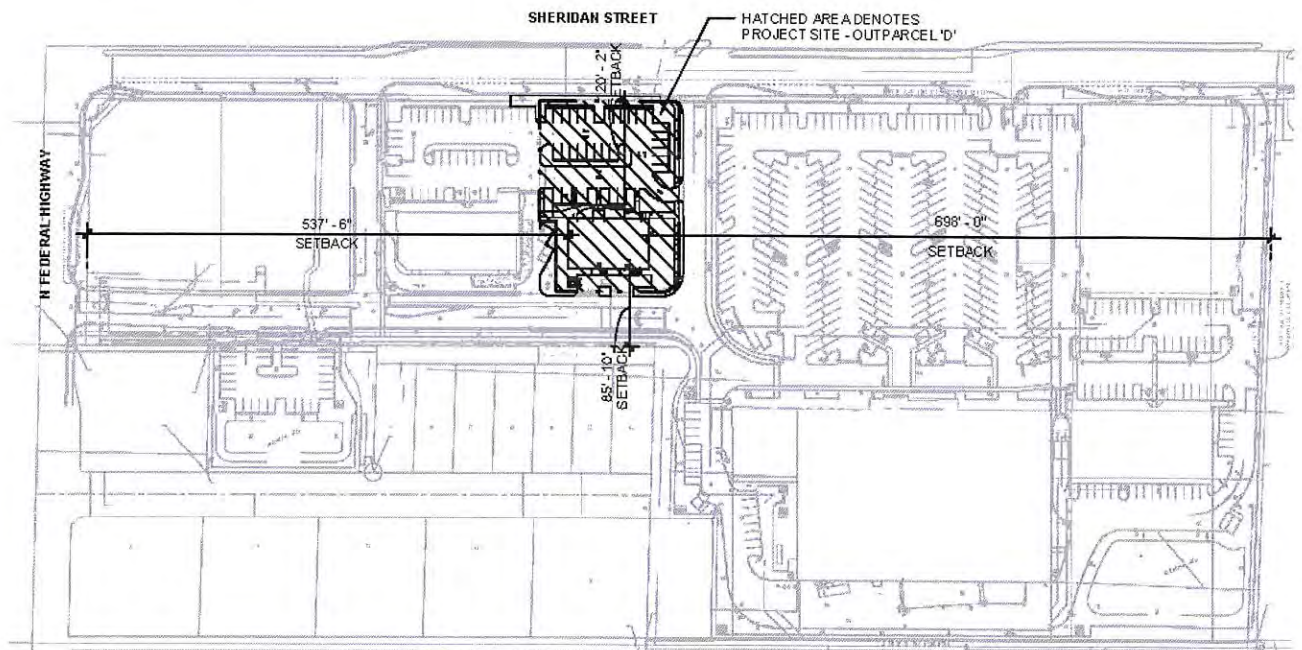
City of Hollywood

**Planning & Development Board
Color Photos**

Existing Property & Adjacent Structures

Planning Manager: Leslie A. Del Monte

RE: **URGENT CARE CENTER**
(OWNER: Memorial Health Systems)
1740 West Lake Commons at Sheridan Street, Hollywood, FL
((16-DP-21))



KEY PLAN - SETBACKS TO SITE PROPERTY LINES
N.T.S.



Key Plan

3501 GRIFFIN ROAD, FORT LAUDERDALE, FL 33312-5444
(954) 266-2700 FAX: (954) 266-2701

www.saltzmichelson.com • e-mail: sma@saltzmichelson.com

AA-0002897



Looking from Site out to Sheridan Street, Looking North



Adjacent Plaza Structures from Site, Looking West



Adjacent Residential Properties beyond Plaza wall from the Site, Looking South



Adjacent Plaza Structures across from site, Looking East



Looking into the Site property from Sheridan Street, Looking Southwest



Looking into the Site property from Sheridan Street, Looking Southeast



View of Property and Adjacent Structures, Looking South

MP-2

METAL PANEL COLOR:
TMBR WALNUT, ALPOLIC MATERIALS

MP-1

METAL PANEL COLOR:
BNT WHITE, ALPOLIC MATERIALS

ACCENT PAINT, SW7015, REPOSE
GRAY, SHERWIN WILLIAMS,
SEMI-GLOSS

P-2

P-1

FIELD PAINT SW7004 SNOW BOUND,
SHERWIN WILLIAMS,
SEMI-GLOSS

32	SUNGUARD	Recessed	Adjustable	Recessed	Photo	Display	Case and Lens	Light Type
	SUPERFETRAL 62	45	8	12	29	29	29	1.77
	ON PD SURFACE							


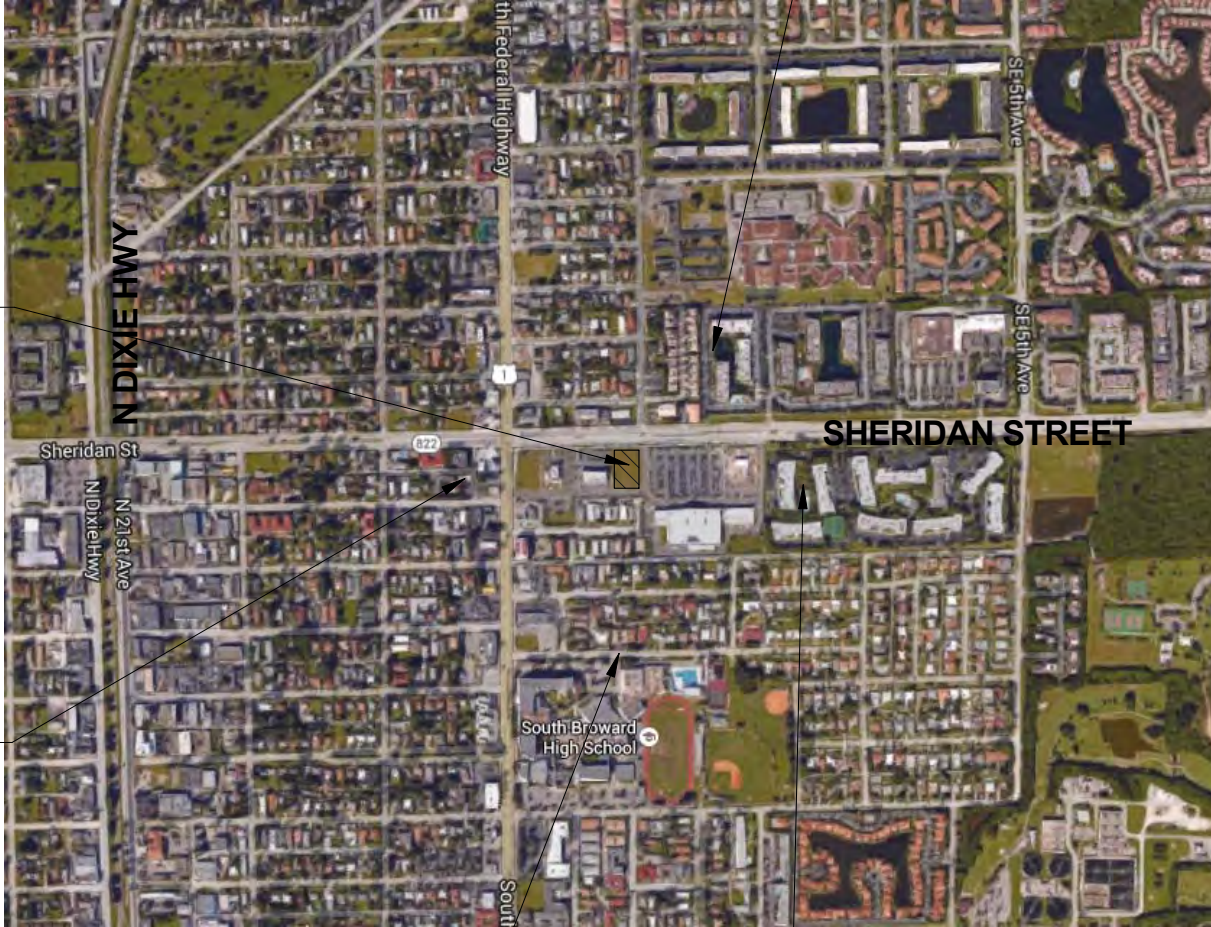
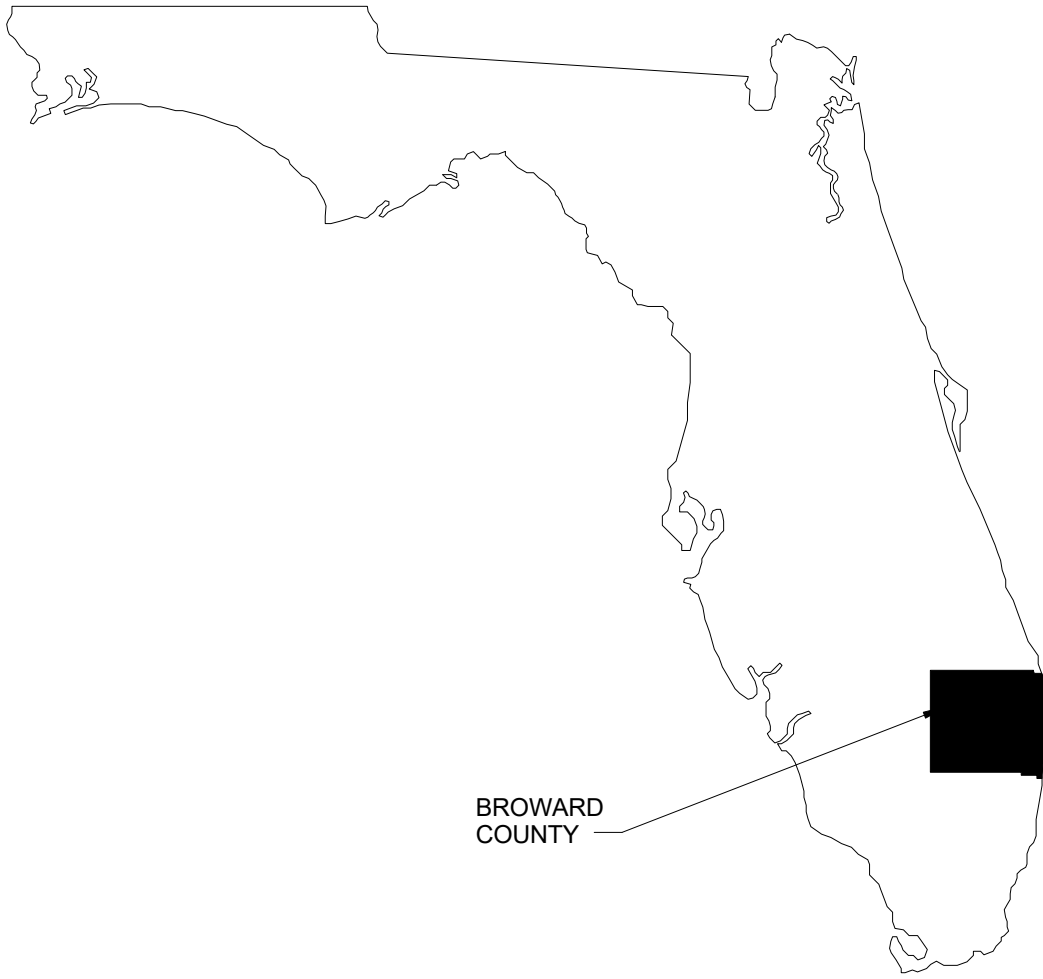
URGENT CARE CENTER
MEMORIAL HEALTHCARE SYSTEM

SALTZ MICHELSON
ARCHITECTS

FINAL TAC SUBMITTAL
MEETING DATE MAY 16, 2016

MEMORIAL HEALTHCARE SYSTEM
URGENT CARE CENTER

1740 WESTLAKES COMMONS, HOLLYWOOD,
FLORIDA

OWNER		
SOUTH BROWARD HOSPITAL DISTRICT MEMORIAL HEALTHCARE SYSTEM 3501 JOHNSON STREET HOLLYWOOD, FL 33021		
PROJECT TEAM		
ARCHITECT: SALTZ MICHELSON ARCHITECTS 3501 GRIFFIN ROAD FORT LAUDERDALE, FLORIDA, 33312 TELEPHONE: (954) 266-2700		
CIVIL ENGINEER: HOLLAND ENGINEERING, INC 3900 HOLLYWOOD BLVD. SUITE 303 HOLLYWOOD, FL 33021 954.367.0371		
STRUCTURAL ENGINEER: BRILL RODRIGUEZ SALAS & ASSOCIATES 9360 SW 72ND ST. SUITE 262 MIAMI, FL 33173		
MEP ENGINEER: TBD XXX XXX XXX		
LANDSCAPE ARCHITECT: LAND ART PLANNING & DESIGN, LLC THOMAS L. WHITE, ASLA-ISA LANDSCAPE ARCHITECT, LEED GREEN ASSOC. CERTIFIED ARBORIST 2600 NE 27TH AVENUE FORT LAUDERDALE, FLORIDA 33306		
INDEX OF DRAWINGS	LOCATION / AERIAL MAP	COUNTY LOCATION MAP
ARCHITECTURE A0 COVER - SURVEY SP1 SITE PLAN SP1.1 SITE PLAN DETAILS A1.0 FIRST FLOOR A1.2 ROOF PLAN A3.0 EXTERIOR ELEVATIONS A3.1 EXTERIOR ELEVATIONS A3.2 LONGITUDINAL ELEVATION A3.3 LONGITUDINAL ELEVATION	<p>LAND USE: CITY OF DANIA BEACH ZONING: CITY OF DANIA BEACH</p> <p>PROJECT LOCATION: 1740 WESTLAKES COMMONS, HOLLYWOOD, FLORIDA</p> <p>PROJECT SITE</p> <p>LAND USE: REGIONAL ACTIVITY CENTER (RAC) ZONING:NORTH H FEDERAL HIGHWAY COMMERCIAL (NFHC-2)</p> <p>LAND USE: REGIONAL ACTIVITY CENTER (RAC) ZONING: MEDIUM/HIGH INTENSITY COMMERCIAL DISTRICT (C-4)</p> <p>LAND USE: MEDIUM RESIDENTIAL (MRES) ZONING: MULTIPLE FAMILY DISTRICT (RM-18)</p> 	<p>COUNTY LOCATION MAP</p> 

MEMORIAL HEALTHCARE SYSTEM
URGENT CARE CENTER
1740 WESTLAKES COMMONS, HOLLYWOOD, FLORIDA

SALTZ MICHELSON
ARCHITECTS

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AA-0002897

Charles Michelson AR 0009976

Project No. :
2015-204
Drawn By :
NS, MG
Checked By :
NS, CM

Date:
05.16.16
FINAL TAC 05-16-16
REVISIONS

C:\Users\UPENAD\Documents\2016_204_HRH_OUTPARCEL_URGENT_CARE_CENTRAL_FINAL_TAC_04_26_16_SHEMAA.RVT


6/9/2016 3:59:51 PM

File Name: P:\Projects\2016\168536 West Lake Commons Outparcel D\Survey\Sketch\16-8532-V-B5-Outparcel D-West Lake Commons.dwg - (Plotted by: Steve Watts on Friday, April 15, 2016 1:02:11 PM)

CERTIFICATE

This is to certify that this drawing and the survey on which it is based upon were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by the American Land Title Association and American Congress on Surveying & Mapping. I, Steven M. Watts, do hereby certify that this Map of Boundary and Topographic Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary and Topographic Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes, Chapter 472.027, Date of Last Field Work: March 15, 2016

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature: 
Steven M. Watts, PSM
Professional Surveyor and Mapper
Florida Registration No. 4588

LEGAL DESCRIPTION

A parcel of land being a portion of Parcel 'A', WEST LAKE COMMONS, according to the Plat thereof, as recorded in Plat Book 180, Pages 127-130, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Parcel 'A';
THENCE N88°13'37"E along the North line of said Parcel 'A', said line also being the South right-of-way line of Sheridan Street, a distance of 446.70 feet to the POINT OF BEGINNING;
THENCE continue N88°13'37"E continuing along the said North line of Parcel 'A' a distance of 153.10 feet;
THENCE S38°58'06"E a distance of 5.93 feet;
THENCE S01°46'23"W a distance of 186.95 feet to a point of curvature of a tangent curve concave to the Northwest;
THENCE Southerly, Southwesterly and Westerly along the arc of said curve to the right, having a central angle of 90°00'00" and a radius of 20.00 feet for an arc distance of 31.42 feet to a point of tangency;
THENCE S88°13'37"W a distance of 117.80 feet;
THENCE N01°46'23"W a distance of 78.35 feet;
THENCE S88°13'37"W a distance of 18.89 feet;
THENCE N01°46'23"W a distance of 133.33 feet to the POINT OF BEGINNING.

Said lands situate within the City of Hollywood, Broward County Florida containing 31,594 square feet, more or less.

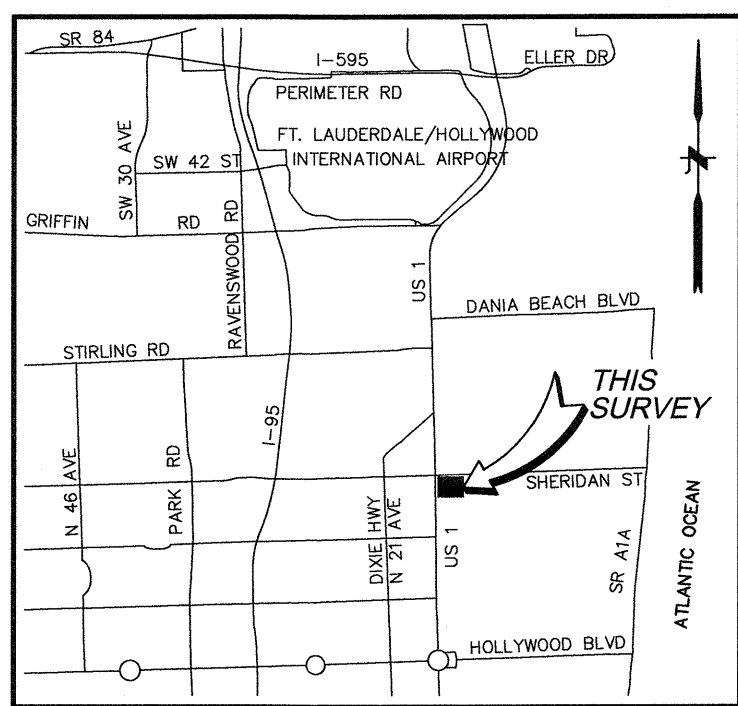
OWNERSHIP AND ENCUMBRANCE REPORT FOR FOLIO NO. 5142-10-62-0010

The Ownership and Encumbrance Report as prepared by Paramount Title Services, Inc., Search No.: 12-803-6A-Update 2, for Folio No.: 5142-10-62-0010, Search Dates: 1/01/1953 through 3/10/2016, has been reviewed and the encumbrances as they pertain to survey matters are as follows:

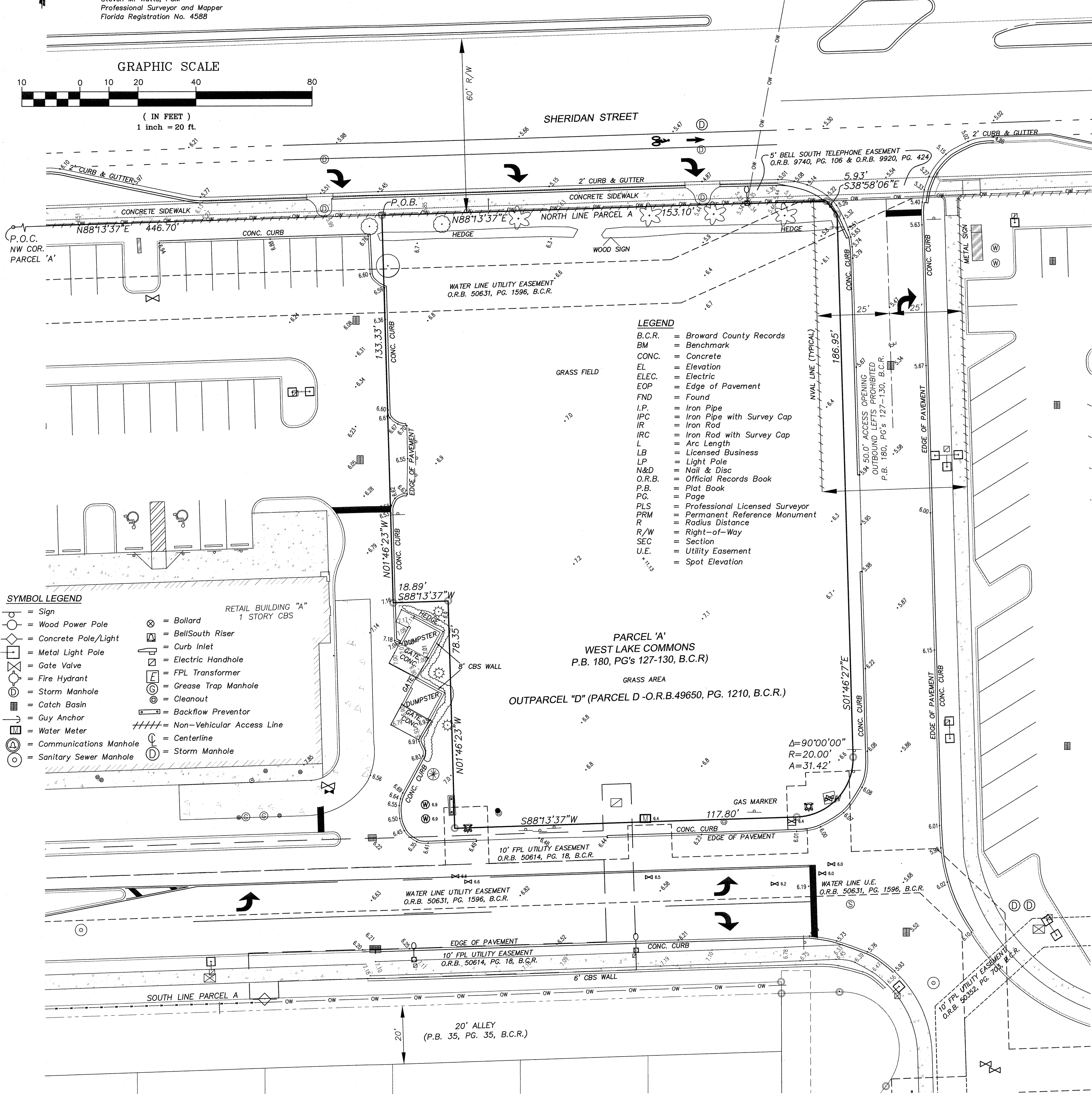
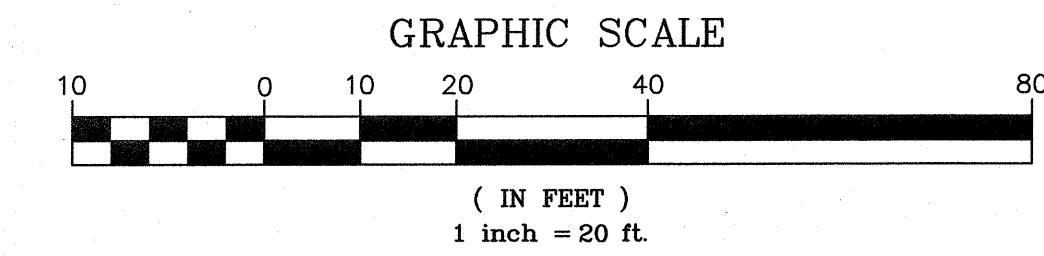
- RIGHT OF WAY MAP: Book 4, Page 17, "SHERIDAN STREET RIGHT-OF-WAY"
- RIGHT OF WAY MAP: Book 4, Page 17, "SHERIDAN STREET RIGHT-OF-WAY"
- RIGHT OF WAY MAP: Book 3, Page 1, "U.S. 1 RIGHT-OF-WAY"
- RIGHT OF WAY MAP: Book 4, Page 2, "SHERIDAN STREET RIGHT-OF-WAY"
- RIGHT OF WAY MAP: Book 3, Page 41, "SHERIDAN STREET RIGHT-OF-WAY"
- EASEMENTS, RESTRICTIONS, DEDICATIONS, COVENANTS AND CONDITIONS AS SET FORTH ON THE PLAT OF WEST LAKE COMMONS, Plat Book 180, Page 127, Public Records Broward County, Florida, "PLAT INFORMATION SHOWN HEREON"
- DEED: Emmy N. Swanson (Formerly Emmy Nyberg), individually, joined by her husband Richard Swanson as guardian for Ellen Emma Victoria Nyberg and Edith Viola Nyberg, Minors, being all the heirs at law of Gust Nyberg, deceased To The City of Hollywood, Florida, a municipal corporation of the State of Florida, dated October 12, 1976, filed October 12, 1976, in Deed Book 153, Page 21, "U.S. 1 RIGHT-OF-WAY"
- RIGHT OF WAY DEED: Ellen V. Nyberg Stoinoff, joined by George W. Stoinoff, her husband To The City of Hollywood, Florida, dated July 16, 1945, filed July 22, 1945, in Deed Book 533, Page 195, "SHERIDAN STREET RIGHT-OF-WAY"
- QUIT CLAIM DEED: Benjamin Abramson and Rose Abramson, his wife To The City of Hollywood, Florida, a municipal corporation of the State of Florida, dated January 14, 1953, in Deed Book 806, Page 176, "DOES NOT AFFECT"
- EASEMENT DEED: Milton Cohen and Mildred Cohen, his wife and Milton Feldman and Sylvia Feldman, his wife and Seymour Feldman, unmarried AND City of Hollywood, a municipal corporation of the State of Florida, dated June 12, 1957, filed July 3, 1957 in O.R. Book 964, Page 584, "DOES NOT AFFECT"
- WARRANTY DEED: Ellen V. Stoinoff, joined by her husband, George W. Stoinoff To City of Hollywood, a municipal corporation of the State of Florida, dated October 21, 1957 in O.R. Book 1064, Page 522, "SHERIDAN STREET RIGHT-OF-WAY"
- WARRANTY DEED: Milton Cohen, Mildred Cohen and Leonard Feldman, Mildred Cohen (Wife of Milton Cohen); Sylvia Feldman (Wife of Milton Feldman) and Hope Feldman (Wife of Leonard Feldman) AND The City of Hollywood, a municipal corporation of the State of Florida, dated September 23, 1957, filed November 3, 1957 in O.R. Book 1064, Page 525, "SHERIDAN STREET RIGHT-OF-WAY"
- SPECIAL WARRANTY DEED: City of Hollywood, a municipal corporation of the State of Florida AND The State of Florida, for the use and benefit of the State Road Department of Florida, dated December 1, 1960, filed December 9, 1960 in O.R. Book 2078, Page 128, "SHERIDAN STREET RIGHT-OF-WAY"
- QUIT CLAIM DEED: George W. Stoinoff and Ellen V. Stoinoff, his wife To City of Hollywood, Florida, a municipal corporation of the State of Florida, dated May 23, 1962 in O.R. Book 2400 Page 362, "DOES NOT AFFECT"
- QUIT CLAIM DEED: George W. Stoinoff and Ellen V. Stoinoff, his wife To The City of Hollywood, Florida, a municipal corporation of the State of Florida, dated February 24, 1964, filed June 9, 1964 in O.R. Book 2823, Page 256, "U.S. 1 RIGHT-OF-WAY"
- QUIT CLAIM DEED: Benjamin Abramson and Rose Abramson, his wife To The City of Hollywood, Florida, a municipal corporation of the State of Florida, dated May 4, 1964, filed June 9, 1964 in O.R. Book 2823, Page 258, "DOES NOT AFFECT"
- QUIT CLAIM DEED: Biscayne Finance Co., Inc., a Florida Corporation To The City of Hollywood, Florida, a municipal corporation of the State of Florida, dated September 28, 1965, filed October 10, 1965 in O.R. Book 3101, Page 36, "DOES NOT AFFECT"
- QUIT CLAIM DEED: Biscayne Finance Co., Inc., a Florida Corporation To The City of Hollywood, Florida, a municipal corporation of the State of Florida, dated May 18, 1965, filed June 14, 1965 in O.R. Book 3031, Page 342, "DOES NOT AFFECT"
- QUIT CLAIM DEED: Biscayne Finance Co., Inc., a Florida corporation To The City of Hollywood, Florida, a municipal corporation of the State of Florida, dated August 20, 1965, filed September 17, 1965 in O.R. Book 3083, Page 919
- QUIT CLAIM DEED: Steward Lincoln Mercury Co., a Florida corporation To The City of Hollywood, Florida, a municipal corporation of the State of Florida, dated September 7, 1971, filed October 7, 1971 in O.R. Book 4632, Page 284, "DOES NOT AFFECT"
- EASEMENT: Hollywood Lincoln Mercury, Inc., a Florida corporation To Florida Power & Light Company, dated October 12, 1972, filed November 2, 1972 in O.R. Book 5044, Page 268, "DOES NOT AFFECT"
- ORDER OF TAKING: Division of Administration, State of Florida Department of Transportation To R&H Realty, Inc., et al., dated March 17, 1977 filed March 18, 1977 in O.R. Book 6949, Page 621, "SHERIDAN STREET RIGHT-OF-WAY"
- DEED: Hollywood Lincoln Mercury, Inc., a Florida corporation To The State of Florida, for the use and benefit of the State of Florida Department of Transportation, dated July 7, 1977, filed July 11, 1977 in O.R. Book 7106, Page 43, "SHERIDAN STREET RIGHT-OF-WAY"
- EASEMENT: Hollywood Lincoln Mercury, Inc., a Florida corporation To Florida Power & Light Company, dated September 21, 1976, filed October 11, 1976 in O.R. Book 8494, Page 785, "DOES NOT AFFECT"
- RIGHT OF WAY EASEMENT: Hollywood Lincoln Mercury, Inc., a Florida corporation To Southern Bell Telephone and Telegraph Company, dated July 27, 1981, filed August 12, 1981 in O.R. Book 9740, Page 106, "DOES NOT AFFECT"
- CORRECTIVE RIGHT OF WAY EASEMENT: Hollywood Lincoln Mercury Inc., To Southern Bell Telephone Telegraph, dated November 11, 1981, filed December 4, 1981 in O.R. Book 9920, Page 424, "DOES NOT AFFECT"
- RESOLUTION: The Development Review Board of the City of Hollywood, Florida To The Public, dated March 28, 2003, filed April 7, 2003 in O.R. Book 34897, Page 1062, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- ORDINANCE: Hollywood Lincoln Mercury Inc., a Florida corporation To Public, dated October 10, 2012, filed November 8, 2012 in O.R. Book 49232, Page 949, "DOES NOT AFFECT"
- QUIT CLAIM DEED: The City of Hollywood Florida, a municipal corporation of the State of Florida, To Hollywood Lincoln Mercury Inc., a Florida corporation, dated November 5, 2012, filed November 8, 2012 in O.R. Book 49232, Page 967, "DOES NOT AFFECT"
- PERMANENT EASEMENT: Hollywood Lincoln Mercury Inc., a Florida corporation, To The City of Hollywood, Florida, a municipal corporation of the State of Florida, dated November 5, 2012, filed November 8, 2012 in O.R. Book 49232, Page 972, "DOES NOT AFFECT"
- QUIT CLAIM DEED: Hollywood Lincoln Mercury Inc., a Florida corporation, To The City of Hollywood, Florida, a municipal corporation of the State of Florida, dated November 8, 2012, filed November 8, 2012 in O.R. Book 49232, Page 977, "DOES NOT AFFECT"
- DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS: Westlake Commons, LLC, a Florida limited liability company, dated March 28, 2013, filed March 29, 2013 in O.R. Book 49650, Page 1109, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- RESOLUTION: The Planning and Development Board of the City of Hollywood, Florida To The Public, dated January 23, 2013, filed January 29, 2013 in O.R. Book 49459, Page 1263, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS: Westlake Commons LLC, a Florida limited liability company To the public, dated March 28, 2013, filed March 29, 2013 in O.R. Book 49650, Page 1109, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT: Wells Fargo Bank, National Association and T-Mobile South, LLC AND Westlake Commons, LLC, dated March 20, 2013, filed March 29, 2013 in O.R. Book 49650, Page 1178, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- MEMORANDUM OF LEASE: Pollo Operations, Inc., a Florida corporation AND Westlake Commons, LLC, a Florida limited liability company, dated January 31, 2013, filed March 29, 2013 in O.R. Book 49650, Page 1188, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT: Wells Fargo Bank, National Association, a national banking association, Pollo Operations, Inc., a Florida corporation AND Westlake Commons, LLC, a Florida limited liability company, dated March 28, 2013, filed March 29, 2013 in O.R. Book 49650, Page 1492, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- MEMORANDUM OF LEASE: Westlake Commons, LLC, a Florida limited liability company AND Starbucks Corporation, a Washington corporation, dated January 14, 2013, filed March 29, 2013 in O.R. Book 49650, Page 1203, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- MEMORANDUM OF LEASE: Westlake Commons, LLC, a Florida limited liability company AND Publix Super Markets, Inc., a Florida corporation, dated December 20, 2012, filed March 29, 2013 in O.R. Book 49650, Page 1210, "PARCEL AS DESCRIBED HEREON IS PARCEL D IN DOCUMENTS"
- SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT: Wells Fargo, a national association, Starbucks Corporation, a Washington corporation AND Westlake Commons, LLC, a Florida limited liability company, dated March 28, 2013, filed March 29, 2013 in O.R. Book 49650, Page 1483, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT: Wells Fargo Bank, N.A., Public Super Markets, Inc., a Florida corporation AND Westlake Commons, LLC, dated March 28, 2013, filed March 29, 2013 in O.R. Book 49650, Page 1492, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- EASEMENT FOR INDIVIDUALS: Westlake Commons, LLC, To Florida Power & Light Company, dated May 21, 2013, filed May 21, 2013 in O.R. Book 49815, Page 1043, "DOES NOT AFFECT"
- MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT: T-Mobile USA tower LLC, a Delaware limited liability company AND CCTMO LLC, a Delaware limited liability company dated September 12, 2013, filed October 9, 2013 in O.R. Book 50239, Page 1960, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- GRANT OF NON-EXCLUSIVE UTILITY EASEMENT: Westlake Commons, LLC, a Florida limited liability company To People Gas System, a division of Tampa Electric Company, a Florida corporation, dated October 7, 2013 in O.R. Book 50263, Page 891, "DOES NOT AFFECT"
- RESOLUTION: The Planning and Development Board of the City of Hollywood, Florida To The Public, dated October 18, 2013, filed October 24, 2013 in O.R. Book 50280, Page 1272, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- EASEMENT FOR INDIVIDUALS: Westlake Commons, LLC To Florida Power & Light Company, dated March 12, 2014, filed March 12, 2014 in O.R. Book 50614, Page 18, "AFFECTS PROPERTY EASEMENT SHOWN HEREON"
- EASEMENT FOR INDIVIDUALS: Robert Esposito To Florida Power & Light Company, dated November 21, 2013, filed November 21, 2013 in O.R. Book 50352, Page 703, "DOES NOT AFFECT"
- UTILITY EASEMENT: Westlake Commons, LLC, To City of Hollywood, a political subdivision of the State of Florida, dated March 18, 2014, filed March 19, 2014 in O.R. Book 50631, Page 1596, "AFFECTS PROPERTY EASEMENT SHOWN HEREON"
- CONVEYANCE AGREEMENT: City of Hollywood, a political subdivision of the state of Florida AND Westlake Commons, LLC, a Florida corporation dated March 18, 2014, filed April 11, 2014 in O.R. Book 50690, Page 1996
- RESOLUTION: The Planning and Development Board of the City of Hollywood, Florida To The Public, dated April 14, 2014, filed April 22, 2014 in O.R. Book 50715, Page 1905, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- RESOLUTION: The Planning and Development Board of the City of Hollywood, Florida To The Public, dated September 15, 2014, filed September 22, 2014 in O.R. Book 51111, Page 487, "DOES NOT AFFECT"
- RECORD NOTICE OF ENVIRONMENTAL RESOURCE PERMIT: Broward County Environmental Licensing and Building Permitting Division To Westlake Commons, LLC dated September 25, 2014, filed September 29, 2014 in O.R. Book 51126, Page 1361, "DOES NOT AFFECT"
- FIRST AMENDMENT TO MEMORANDUM OF LEASE: Westlake Commons, LLC, a Florida limited liability company To Publix Super Markets, Inc., a Florida corporation dated September 24, 2014, filed October 3, 2014 in O.R. Book 51142, age 1361, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- SUBORDINATION AGREEMENT; ACKNOWLEDGMENT OF LEASE ASSIGNMENT, ESTOPPEL, ATTORNEY AND NON-DISTURBANCE AGREEMENT: Westlake Commons, LLC, a Florida limited liability company To Medical Management International, Inc., a Delaware corporation, dated October 23, 2014, filed October 31, 2014 in O.R. Book 51211, Page 708, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- EASEMENT: Wells Fargo Bank, N.A. To Florida Power & Light Company, dated November 25, 2014 in O.R. Book 51272, Page 645, "DOES NOT AFFECT"
- LANDLORD'S LEASE NOTICE PURSUANT TO 713.10 FLA STAT.: Westlake Commons, LLC, a Florida limited liability company To The Public, dated May 14, 2015, filed May 15, 2015 under Instrument Number 112991489, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- NOTICE OF PROHIBITION OF LIENS ON LANDLORD'S INTEREST: Real sub, LLC, a Florida limited liability company To The Public, dated May 29, 2015, filed June 1, 2015 under Instrument Number 113020930, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"
- ASSIGNMENT AND DECLARATION OF DECLARANT'S RIGHTS: Westlake Commons, LLC, a Florida limited liability company AND Real Sub, LLC, a Florida limited liability company, dated May 29, 2015, under Instrument Number 113020931
- NOTICE OF COMMENCEMENT: Chipotle Mexican Grill To M.E. Signs, dated December 4, 2015, filed December 4, 2015 under Instrument Number 113383539, "PARCEL AS DESCRIBED HEREON, PORTION OF PROPERTY AS DESCRIBED IN DOCUMENTS"

REPORT OF BOUNDARY & TOPOGRAPHIC SURVEY - ALTA/ACSM LAND TITLE SURVEY

- Calvin, Giordano & Associates, did not research title for this property and the easements as shown hereon provided by Client. The legal description as shown hereon is based upon the proposed parcel lines for Outparcel "D" and does not constitute a separate folio number, said Outparcel "D" is a portion of platted Parcel 'A', WEST LAKE COMMONS, P.B. 180, PG's 127-130, B.C.R.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor & Mapper
- Underground improvements and/or encroachments were not located with this survey unless otherwise shown.
- Unless otherwise noted hereon, record and measured values are in substantial agreement.
- This survey is classified as commercial/high risk and exceeds the minimum relative distance accuracy of 1 foot in 10,000 feet as per the Standards of Practice requirements for Surveying and Mapping (Chapter 5J-17.050 through 5J-17.052 F.A.C.), the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- The horizontal features shown hereon are plotted to within 1/20 of the map scale and the horizontal feature location is to the center of the symbol and may be enlarged for clarity.
- Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON GPT2005" Total Station and "IDS-RANGER" Data Collection System.
- Bearings shown hereon are assumed and referenced to the North line of Parcel 'A', WEST LAKE COMMONS, Plat Book 180, Pages 127-130, B.C.R., having a bearing of N88°13'37"E.
- The parcel as described and shown hereon contains 31,597 square feet, more or less.
- All Public Records identified hereon are Broward County records unless otherwise noted.
- There was no observed evidence at the time of field survey of any current earth moving equipment, building construction or building additions.
- Calvin, Giordano & Associates, Inc. Certificate of Authorization Number is LB #6791.
- The property as described and shown hereon as a Flood Zone designation of Zone X, per the Flood Insurance Rate Map (FIRM), Map Number: 1201100567H, Community Number: City of Hollywood 125113, Panel: 567, Suffix: H, Effective Date: 08/18/2014.
- The site street address per the Broward County Property Appraiser is 1700 Sheridan Street, Hollywood, Florida.
- The elevations as shown hereon are based on North American Vertical Datum of 1988 (NAVD88) as referenced to City of Hollywood Benchmark located at 15th Ave and Coolidge Street, being a Nail, Elevation = 3.98' (NGVD29), (2.38' NGVD88)
- The last day of survey field work is 03/15/2016.



- ### SYMBOL LEGEND
- Sign
 - Wood Power Pole
 - Concrete Pole/Light
 - Metal Light Pole
 - Gate Valve
 - Fire Hydrant
 - Storm Manhole
 - Catch Basin
 - Guy Anchor
 - Water Meter
 - Communications Manhole
 - Sanitary Sewer Manhole
 - Bollard
 - Bell/South Riser
 - Curb Inlet
 - Electric Handhole
 - FPL Transformer
 - Grease Trap Manhole
 - Cleanout
 - Backflow Preventor
 - Non-Vehicular Access Line
 - Centerline
 - Storm Manhole



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8807
Certificate of Authorization 6791

PORTION OF TRACT 'A'
WEST LAKE COMMONS, P.B. 180, PGS. 127-130
HOLLYWOOD, FLORIDA

OUTPARCEL "D"-WEST LAKE COMMONS
ALTA/ ACSM LAND TITLE SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY

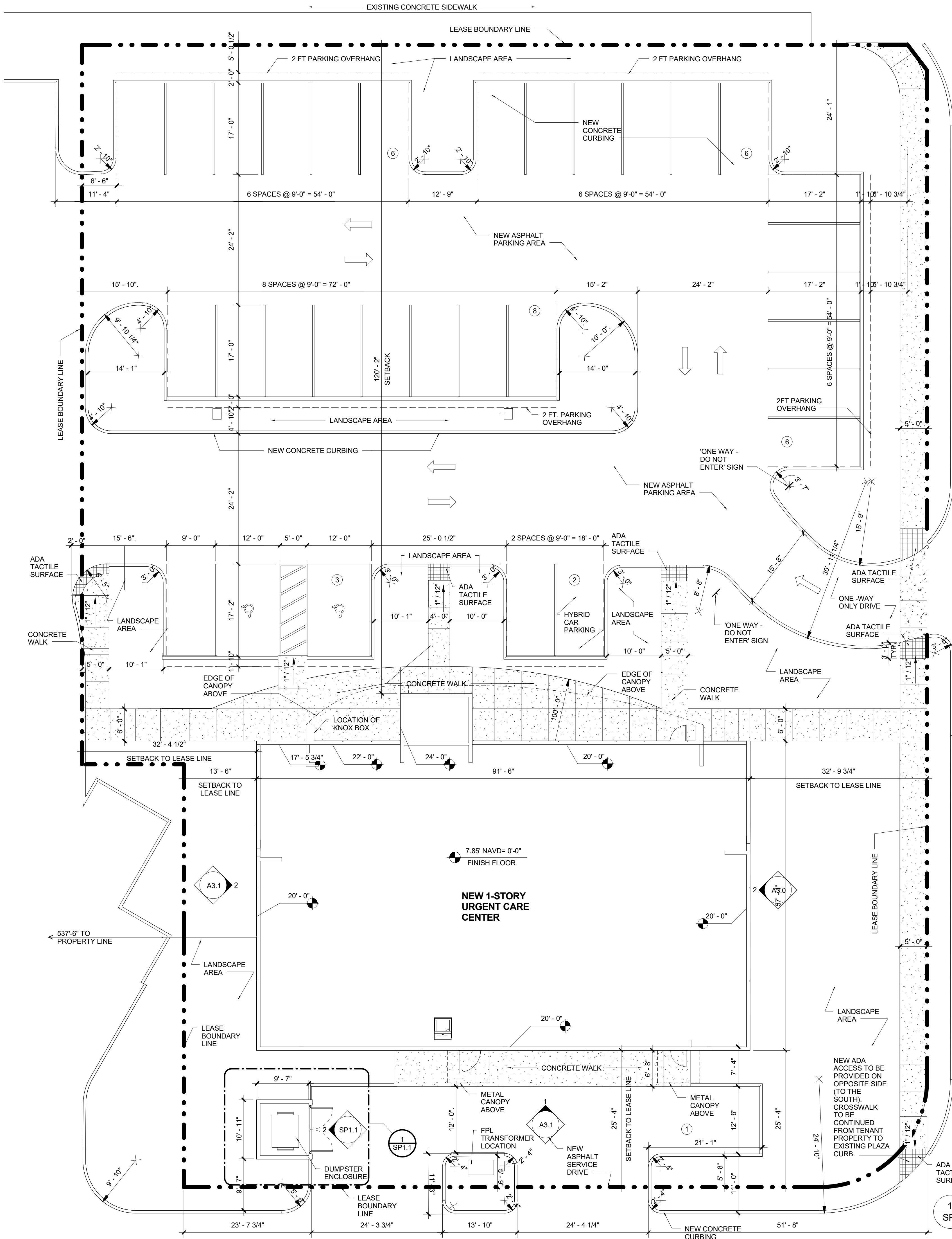
SEAL
NOT VALID WITHOUT THE
SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR & MAPPER
STEVEN M. WATTS
PSM # 4588

SCALE
1"=20'
PROJECT No
16-8536

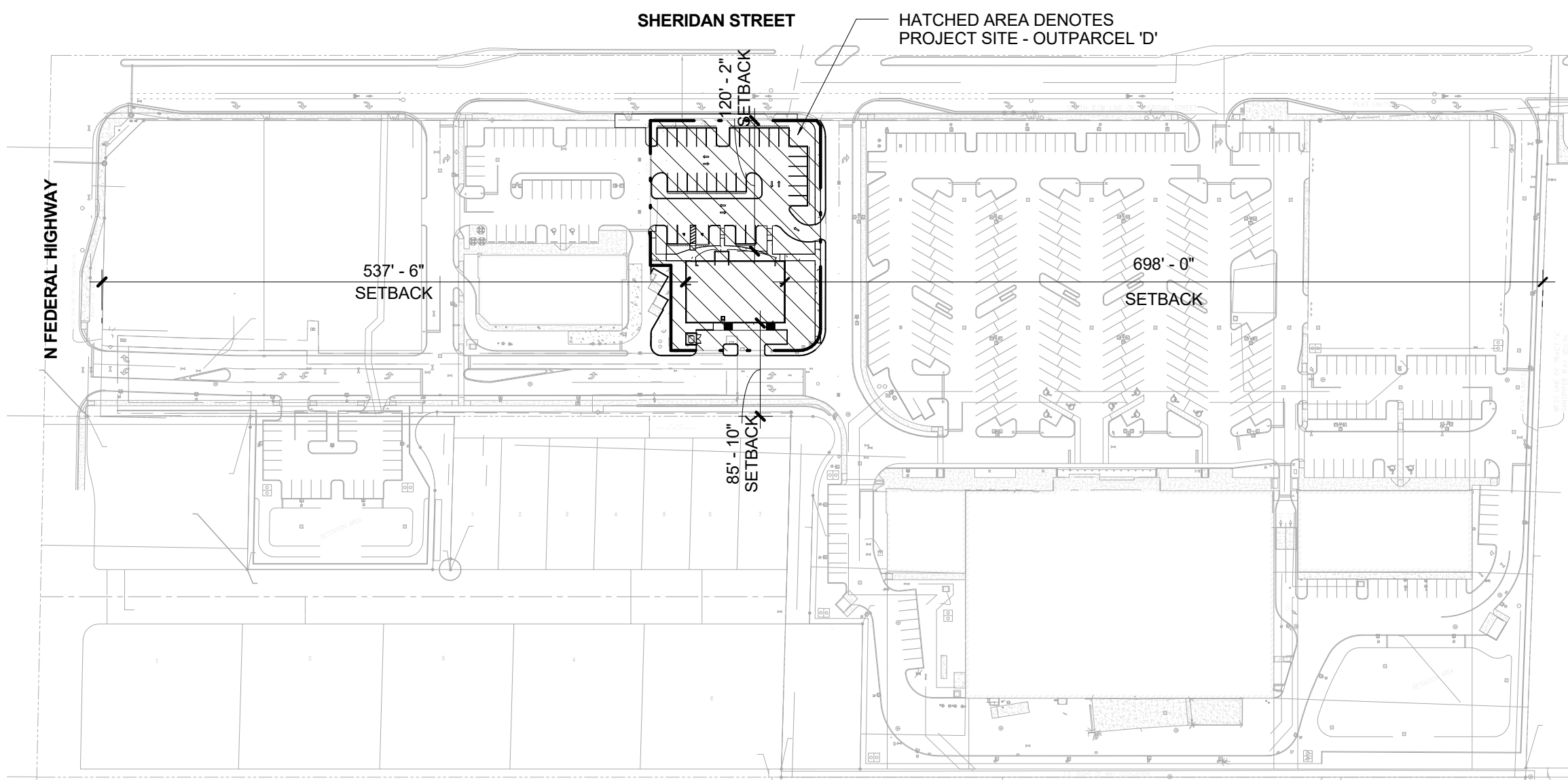
SHEET
1
1

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
1	04/15/16	UPDATE SURVEY WITH O&E REPORT	SMW				

SHERIDAN STREET



EXISTING TWO-WAY DRIVE



2 KEY PLAN - SETBACKS TO SITE PROPERTY LINES
SP1 N.T.S.

NOTE:
MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES IS IDENTIFIED IN CALCULATION SUMMARY. A MAXIMUM OF 0.50FC OCCURS ON THE WEST PROPERTY LINE, WHICH IS THE ONLY PORTION ADJACENT TO RESIDENTIAL/ HOTEL DEVELOPMENT.

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOSCK ON SITE PER NFPA 1,16.4.3.1.1.

VARIANCE REQUEST:

REQUIRE 10' (LANDSCAPING BUFFER)
PROVIDED 5' (LANDCAPING BUFFER) AT
GRADE PARKING SET BACK.

ADA NOTES

1. ACCESSIBLE ROUTE SLOPE SHALL NOT EXCEED 1:20 SLOPE.
2. CROSS SLOPES AT ACCESSIBLE ROUTE NOT TO EXCEED 1:50 SIDE SLOPE.
3. CURB RAMPS NOT TO EXCEED 1:12 SLOPE.
4. HC PARKING SPACES AND ACCESS ISLE SHALL NOT EXCEED 1:50 SLOPE.

T.A.C. SPECIFIC NOTES

1. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS. SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT (IF EXTRA SIGNAGE IS REQUESTED FROM THE CITY).
2. LOUNGE WILL BE EXCLUSIVELY FOR INTERNAL USE AND NOT OPEN TO THE PUBLIC.
3. THE BUILDING WILL BE IN COMPLIANCE WITH THE CITY OF HOLLYWOOD GREEN BUILDING ORDINANCE.
4. ALL TERMINAL ISLANDS SHALL BE A MINIMUM OF 190 SQ FT AND HAVE A LENGTH EQUAL TO THAT OF THE ADJACENT PARKING STALL.

LEGAL DESCRIPTION

WEST LAKE COMMONS 180-127 PARCEL A
(OUTPARCEL D)
FOLIO # 514210620010

BUILDING GROSS AREA: 5,259 SF

GREEN BUILDING PRACTICE NOTE:

PROJECT SHALL PROVIDE 10 GREEN BUILDING PRACTICES IN ACCORDANCE WITH THE CITY'S GREEN BUILDING REGULATIONS. INDICATED BELOW:

1. ENERGY STAR APPROVED ROOFING MATERIAL.
2. STORM WATER QUANTITY AND QUALITY CONTROL.
3. ENERGY EFFICIENT LOW-E WINDOWS (IMPACT RATED).
4. PROGRAMMABLE THERMOSTATS.
5. OCCUPANCY/VACANCY SCNSORS.
6. DUAL FLUSH TOILETS.
7. WATER EFFICIENT LANDSCAPING.
8. USE EFFICIENT MECHANICAL SYSTEMS.
9. ALL ENERGY EFFICIENT OUTDOOR LIGHTING.
10. RECYCLING/DEDICATED AREA FOR COLLECTING RECYCLED MATERIALS.

SITE/ BUILDING DATA

REFERENCED CODES:
FLORIDA BUILDING CODE 5TH EDITION (2014)
FLORIDA FIRE PREVENTION CODE, NFPA 101

SCOPE OF WORK:
NEW ONE STORY URGENT CARE CENTER WITH PARKING AT GRADE

ZONING: NORTH FEDERAL HIGHWAY COMMERCIAL (NFHC-2)
LAND USE: RAC EXISTING: VACANT

SITE INFO
BUILDING ELEVATION: 11.0' NGVD (TO BE VERIFIED) = 0'-0" A.F.F.
UTILITY : FP&L
WATER : CITY OF HOLLYWOOD
SEWER: CITY OF HOLLYWOOD

CONSTRUCTION TYPE: IIB - GROUP "B"

SITE AREAS BREAKDOWN			
NAME	AREA	% RATIO	ACREAGE
Area	0 SF	0%	0.00
BUILDING	5,259 SF	17%	0.12
IMPERVIOUS	2,467 SF	8%	0.06
PERVIOUS	8,801 SF	28%	0.20
VEHICULAR IMPERVIOUS	15,073 SF	48%	0.35
TOTAL SITE AREAS	31,600 SF	100%	0.73

SETBACKS:	REQUIRED	TO SITE LEASE LINE	PROVIDED TO PROPERTY LINE
FRONT	0'	(NORTH) 120'-2"	(NORTH) 120'-2"
INTERIOR SIDE YARDS	0	(EAST) 32'-10"	(EAST) 698'-0"
REAR YARD	0'	(WEST) 13'-6"	(WEST) 537'-6"
		(SOUTH) 25'-4"	(SOUTH) 85'-10"

MAXIMUM BUILDING HEIGHT: 60 FT PROVIDED: 24'-0"

BUILDING AREAS
STORIES: 1

FLOOR AREA : 5,259 SF

PARKING REQUIREMENT
1 SPACES PER 220 S.F. = 5,259/220 = 23 SPACES
PROVIDED TOTAL = 32 SPACES

PARKING COUNT INCLUDES 2 ACCESSIBLE SPACES

NO LOADING SPACES REQUIRED FOR BUILDINGS UNDER 10,000 S.F.

STANDARD SPACES 9' X 19'
A.D.A. SPACES 12' X 19'

Charles Michelson AR0009976

Project No. :
2015-204

Drawn By :
NS, MG

Checked By :
NS, CM

Date:
05.16.16

FINAL TAC 05-16-16
REVISIONS

SP1



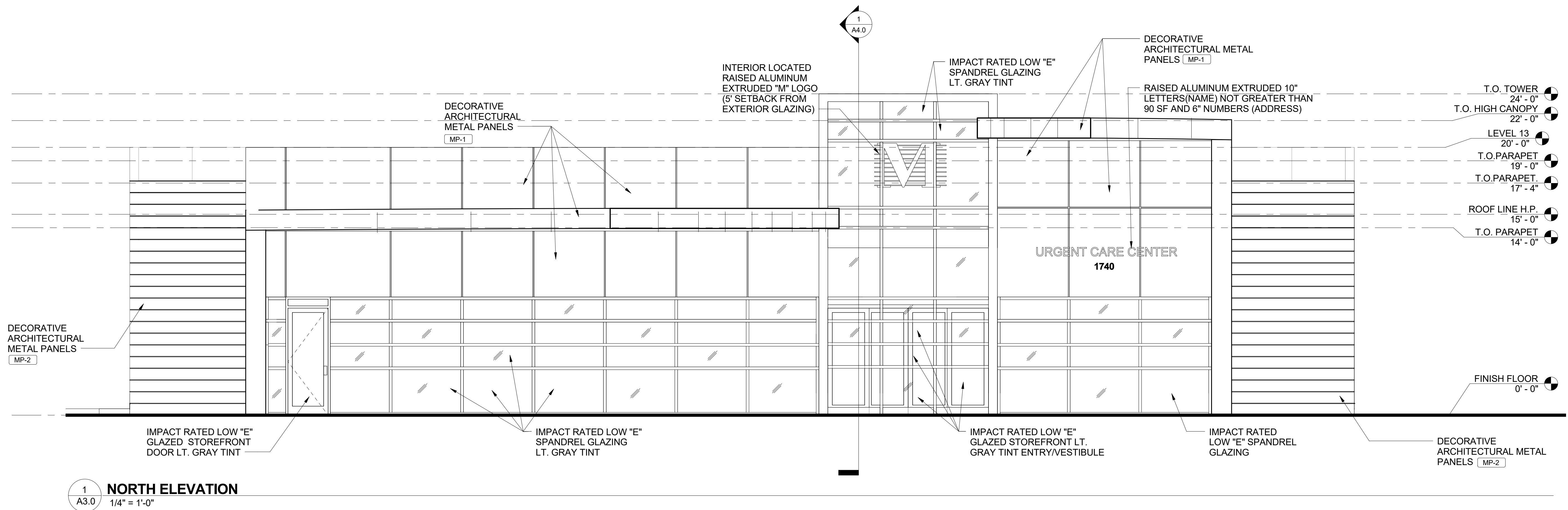
SALTZ MICHELSON
ARCHITECTS

AA-0002897

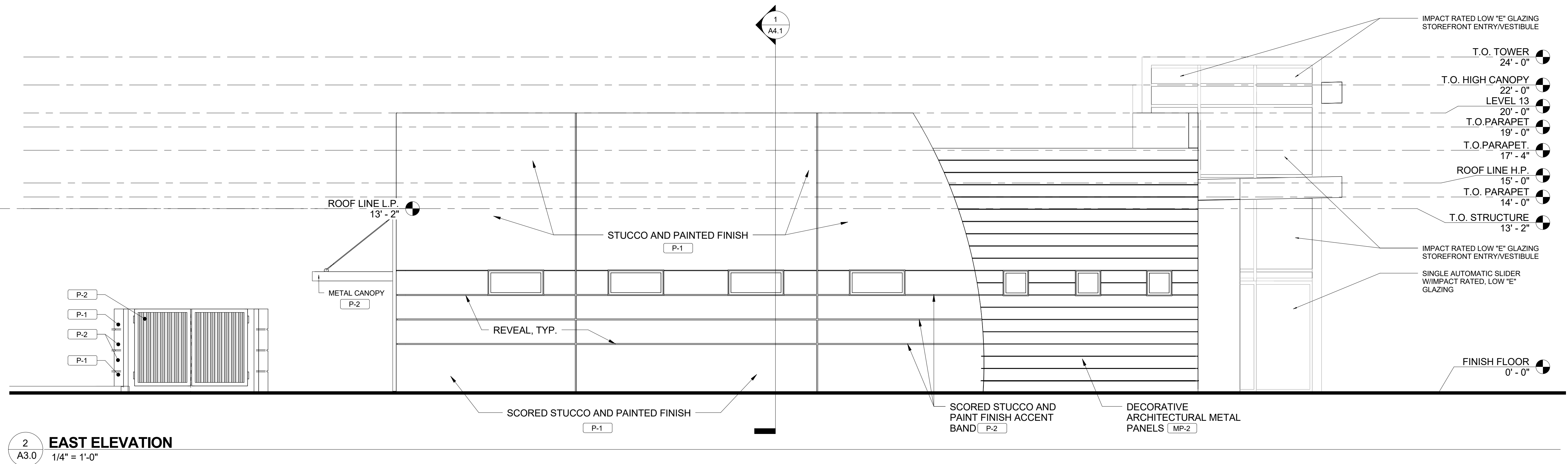
FINAL TAC 05-16-16
REVISIONS



NOTE: ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW. ROOF SHALL BE ACCESSED BY SECURED INTERNAL LADDER AND ROOF HATCH FROM THE STORAGE ROOM.



1
A3.0
NORTH ELEVATION
1/4" = 1'-0"



2
A3.0
EAST ELEVATION
1/4" = 1'-0"

FINISHES SPECIFICATIONS	
P-1	FIELD PAINT SW7004 SNOW BOUND, SHERWIN WILLIAMS, SEMI-GLOSS
P-2	ACCENT PAINT, SW7015, REPOSE GRAY, SHERWIN WILLIAMS, SEMI-GLOSS
MP-1	METAL PANEL COLOR: BNT WHITE, ALPOLIC MATERIALS
MP-2	METAL PANEL COLOR: TMBR WALNUT, ALPOLIC MATERIALS
FINISH NOTES:	ALL FRAMING FOR WINDOWS AND STOREFRONTS SHALL BE CLEAR ANNOZIDED ALUMINUM FINISH

URGENT CARE CENTER
MEMORIAL HEALTHCARE SYSTEM
1740 WESTLAKES COMMONS, HOLLYWOOD, FLORIDA

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ARCHITECTS

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sma@saltzmichelson.com

AA-0002897

Charles Michelson AR0009976

Project No. :
2015-204
Drawn By :
NS, MG
Checked By :
NS, CM
Date:
05.16.16
FINAL TAC 05-16-16
REVISIONS

A3.0

SALTZ MICHELSON
ARCHITECTS

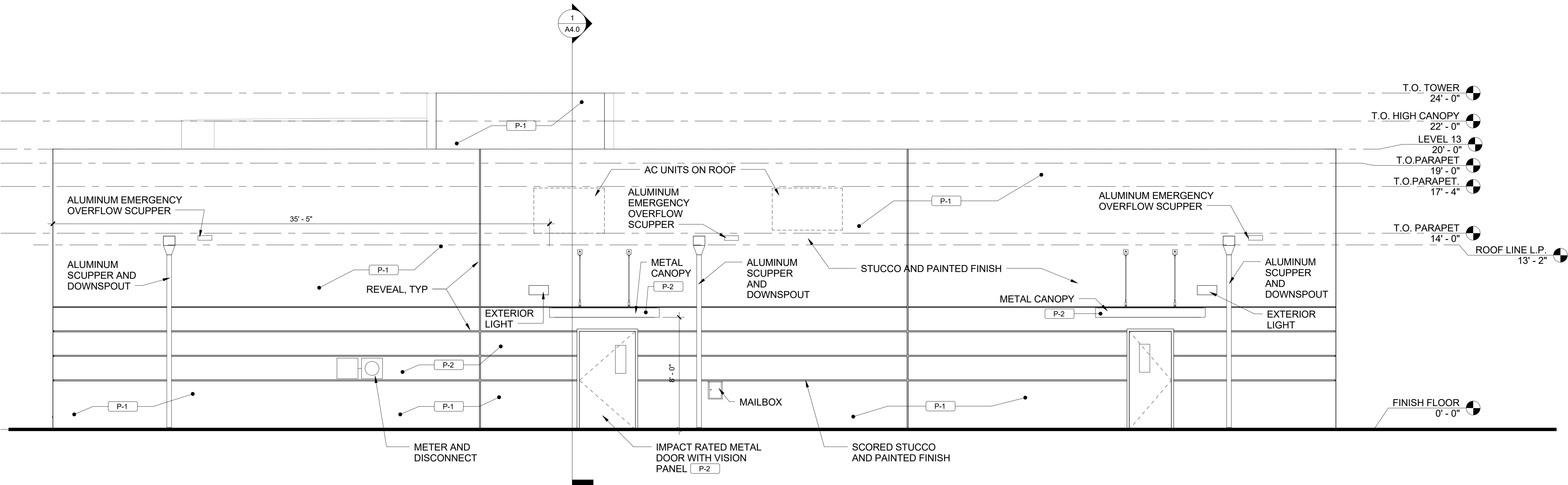
3501 Griffin Road
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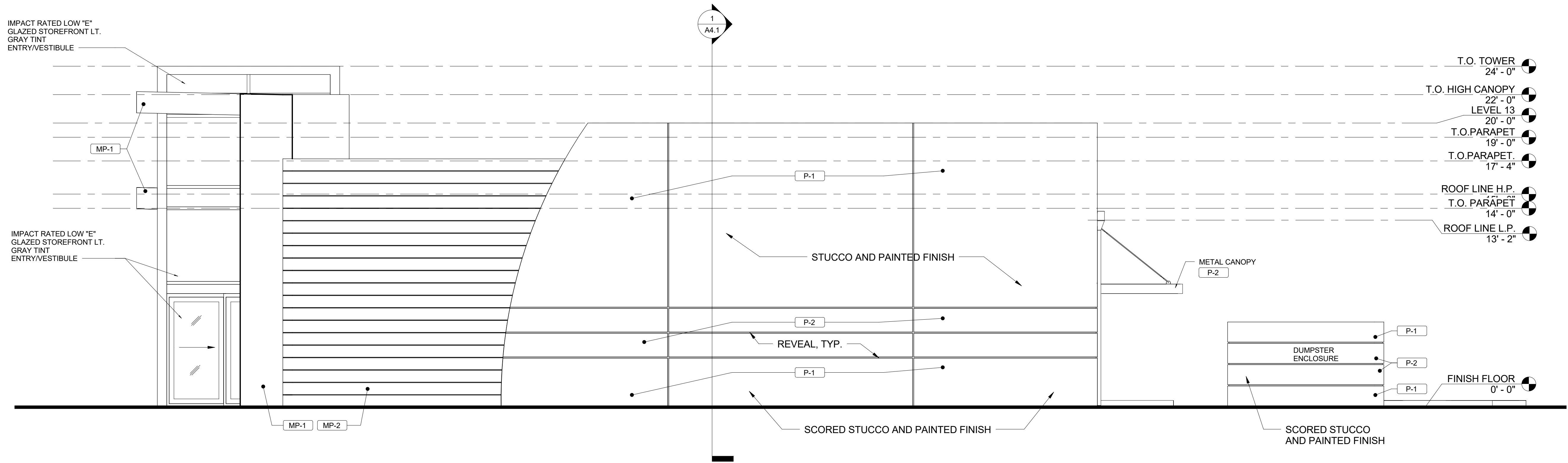
Charles Michelson AR0009976

Project No. :
2015-204
Drawn By :
NS, MG
Checked By :
Checker
Date:
05.16.16
FINAL TAC 05-16-16
REVISIONS

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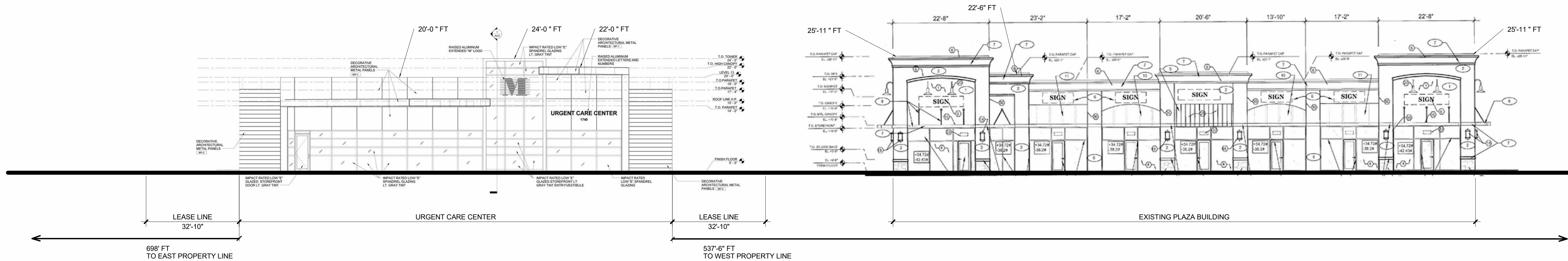


1
A3.1
SOUTH ELEVATION
1/4" = 1'-0"



2
A3.1
WEST ELEVATION
1/4" = 1'-0"

FINISHES SPECIFICATIONS	
P-1	FIELD PAINT SW7004 SNOW BOUND, SHERWIN WILLIAMS, SEMI-GLOSS
P-2	ACCENT PAINT, SW7015, REPOSE GRAY, SHERWIN WILLIAMS, SEMI-GLOSS
MP-1	METAL PANEL COLOR: BNT WHITE, ALPOLIC MATERIALS
MP-2	METAL PANEL COLOR: TMBR WALNUT, ALPOLIC MATERIALS
FINISH NOTES:	ALL FRAMING FOR WINDOWS AND STOREFRONTS SHALL BE CLEAR ANNOXIDIZED ALUMINUM FINISH



EAST WEST LONGITUDINAL ELEVATION

URGENT CARE CENTER
MEMORIAL HEALTHCARE SYSTEM
1740 WESTLAKES COMMONS, HOLLYWOOD, FLORIDA

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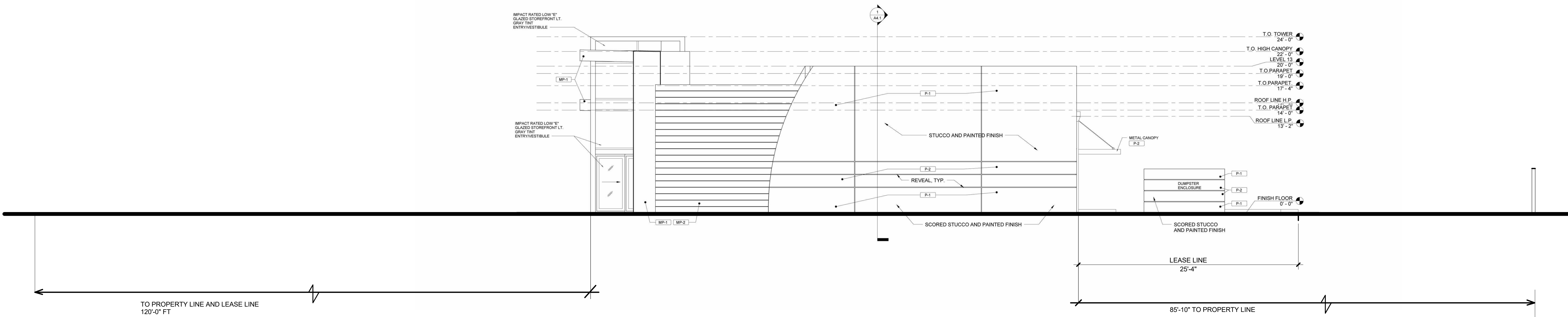
AA-0002897

Charles Michelson AR0009976

Project No. :
2015-204
Drawn By :
Author
Checked By :
Checker
Date:
05.16.16
FINAL TAC 05-16-16
REVISIONS

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NORTH SOUTH LONGITUDINAL ELEVATION

URGENT CARE CENTER
MEMORIAL HEALTHCARE SYSTEM
1740 WESTLAKES COMMONS, HOLLYWOOD, FLORIDA

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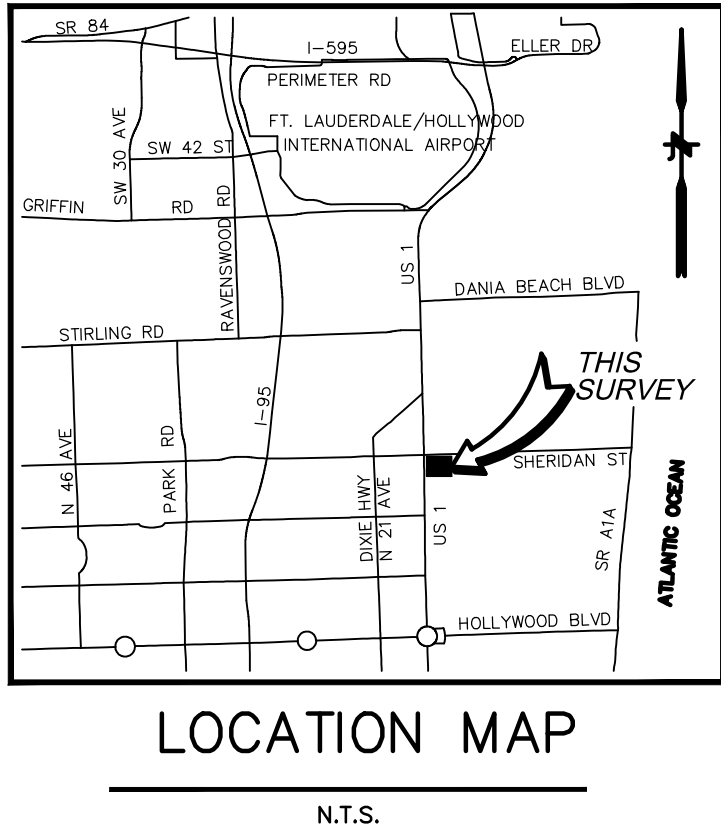
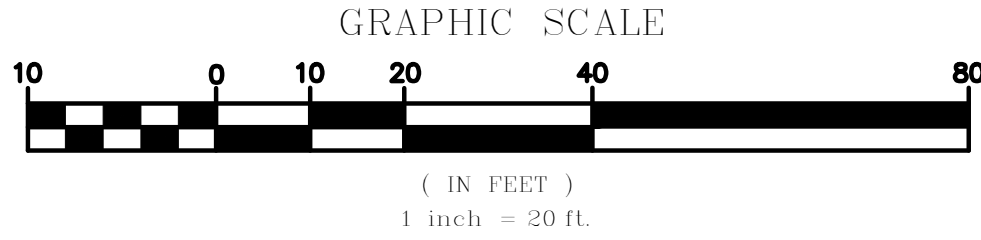
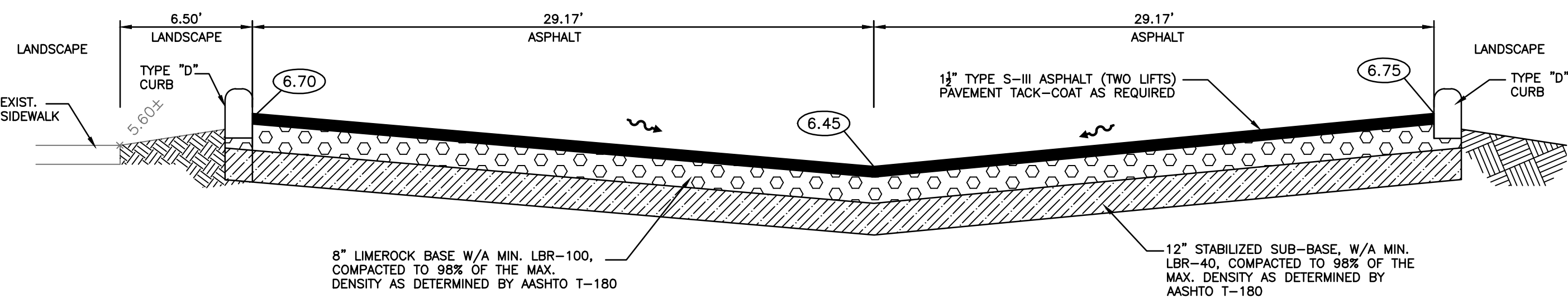
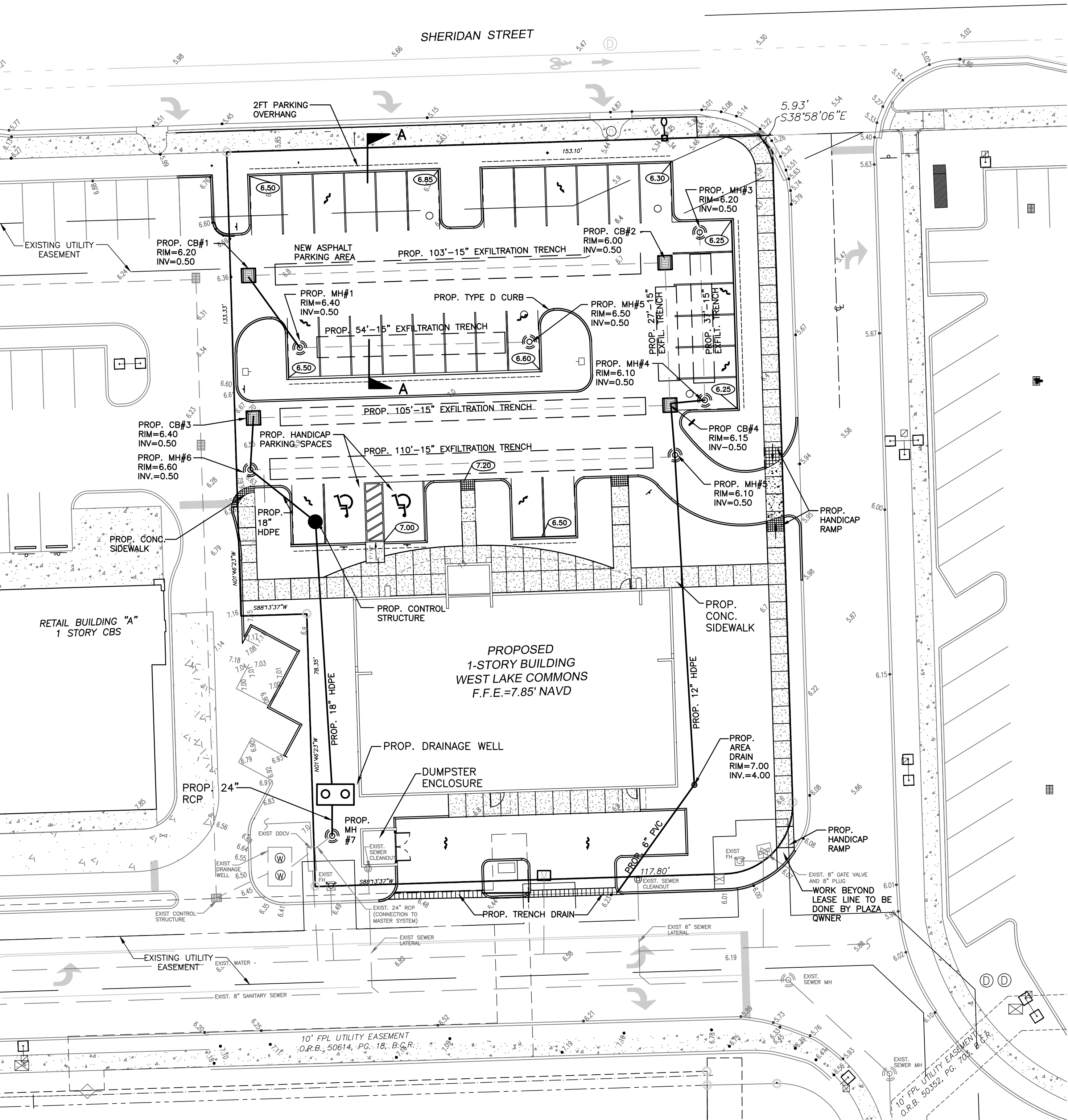
Project No. :
2015-204
Drawn By :
Author
Checked By :
Checker
Date:
05.16.16
FINAL TAC 05-16-16
REVISIONS

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A3.3

ELEVATIONS ARE REFERENCED TO NAVD 1988



LEGAL DESCRIPTION

A parcel of land being a portion of Parcel 'A', WEST LAKE COMMONS, according to the Plat thereof, as recorded in Plat Book 180, Pages 127-130, of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Parcel 'A';

THENCE N88°13'37"E along the North line of said Parcel 'A', said line also being the South right-of-way line of Sheridan Street, a distance of 446.70 feet to the POINT OF BEGINNING;

THENCE continue N88°13'37"E continuing along the said North line of Parcel 'A' a distance of 156.70 feet;

THENCE S01°46'27"E a distance of 191.67 feet to a point of curvature of a tangent curve concave to the Northwest;

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THENCE N01°46'27"W a distance of 78.35 feet;

THENCE S87°56'39"W a distance of 18.89 feet;

THENCE N01°46'27"W a distance of 133.33 feet to the POINT OF BEGINNING.

Said lands situate within the City of Hollywood, Broward County Florida containing 31,597 square feet, more or less.

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sma@saltzmichelson.com

URGENT CARE CENTER
MEMORIAL HEALTHCARE SYSTEM
WESTLAKE COMMONS, HOLLYWOOD, FLORIDA

LEGEND

- | | |
|-----------------------------|-----------------------------------|
| PROPOSED PIPING | PROPOSED CONCRETE |
| PROPOSED BACKFLOW PREVENTOR | PROPOSED ELEVATION |
| PROPOSED DDCV | PROPOSED SURFACE FLOW |
| PROPOSED CATCH BASIN | PROPOSED SIGN (AS INDICATED) |
| | EXISTING CLEANOUT |
| | EXISTING LIGHT POLE |
| | EXISTING RPZ BACKFLOW PREVENTER |
| | EXISTING PIPING AND APPURTENANCES |
| | EXISTING CATCH BASIN |
| | EXISTING ELEVATION |
| | EXISTING MANHOLE (AS DESIGNATED) |
| | EXISTING WATER METER |
| | EXISTING GATE VALVE |

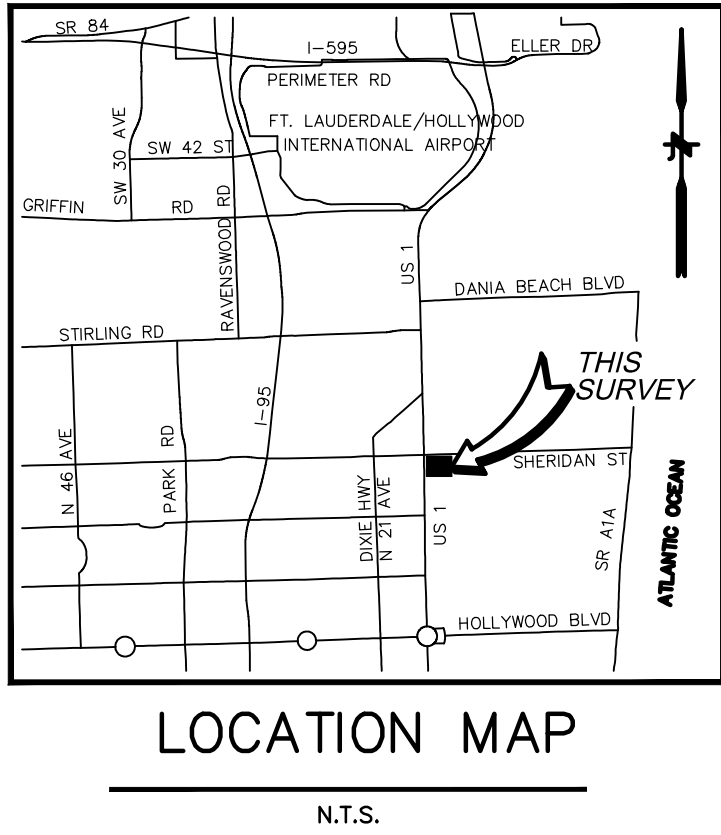
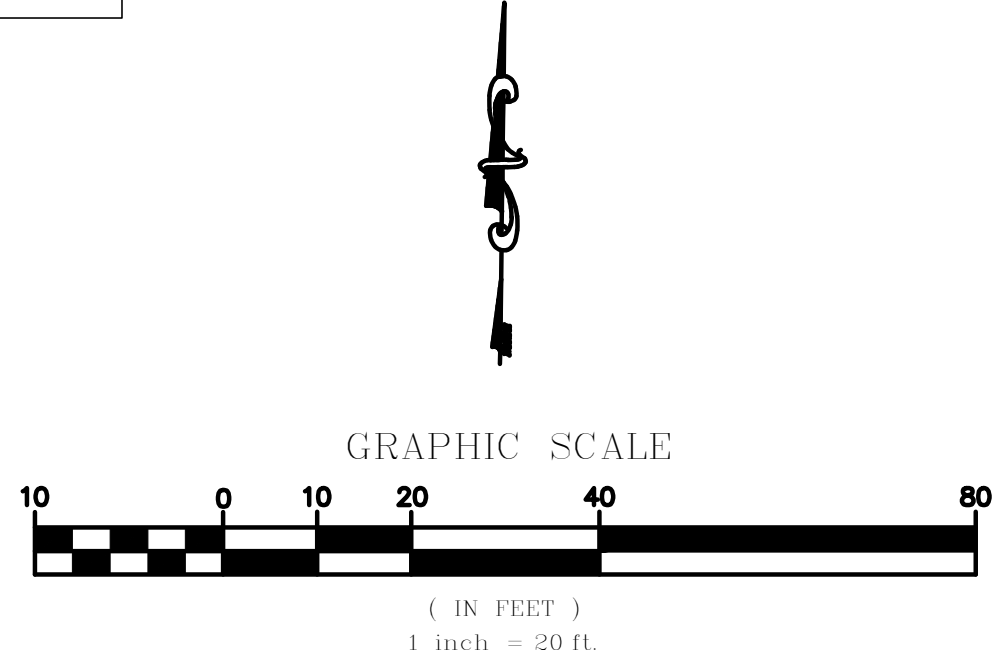
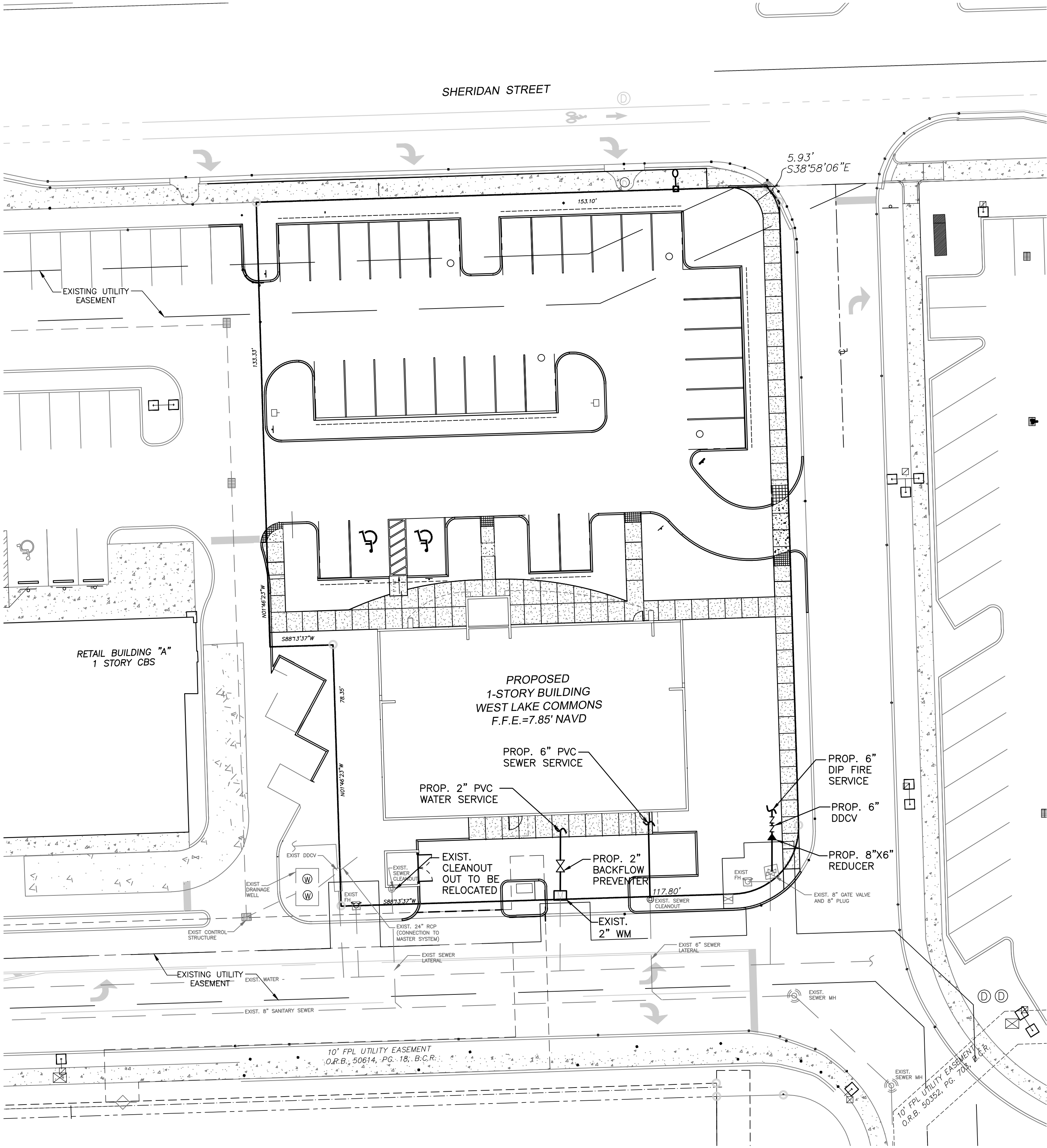
HOLLAND ENGINEERING INC.
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3800 HOLLYWOOD BLVD, STE 303 - HOLLYWOOD - FL - 33021
(954)367-0371 . (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

EB 7325

C-1

ELEVATIONS ARE REFERENCED TO NAVD 1988



LEGAL DESCRIPTION

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THENCE N01°46'27"W a distance of 133.33 feet to the POINT OF BEGINNING.

Said lands situate within the City of Hollywood, Broward County Florida containing 31,597 square feet, more or less.

WATER AND SEWER DEMAND

5,259 SF MEDICAL OFFICE X 0.20 GPD/SF = 1, 052 GPD

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE PER NFPA 1, 16.4.3.1.1.

- PROPOSED PIPING
- PROPOSED BACKFLOW PREVENTOR
- PROPOSED DDCV
- PROPOSED CATCH BASIN
- PROPOSED CONCRETE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED SIGN (AS INDICATED)
- EXISTING CLEANOUT
- EXISTING LIGHT POLE
- EXISTING RPZ BACKFLOW PREVENTER
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING GATE VALVE

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Reg. no. 41831

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URGENT CARE CENTER
MEMORIAL HEALTHCARE SYSTEM
WESTLAKE COMMONS, HOLLYWOOD, FLORIDA

SALTZ MICHELSON
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sma@saltzmichelson.com

AA-0002897

Charles Michelson AR0009976

Project No. : 16-16

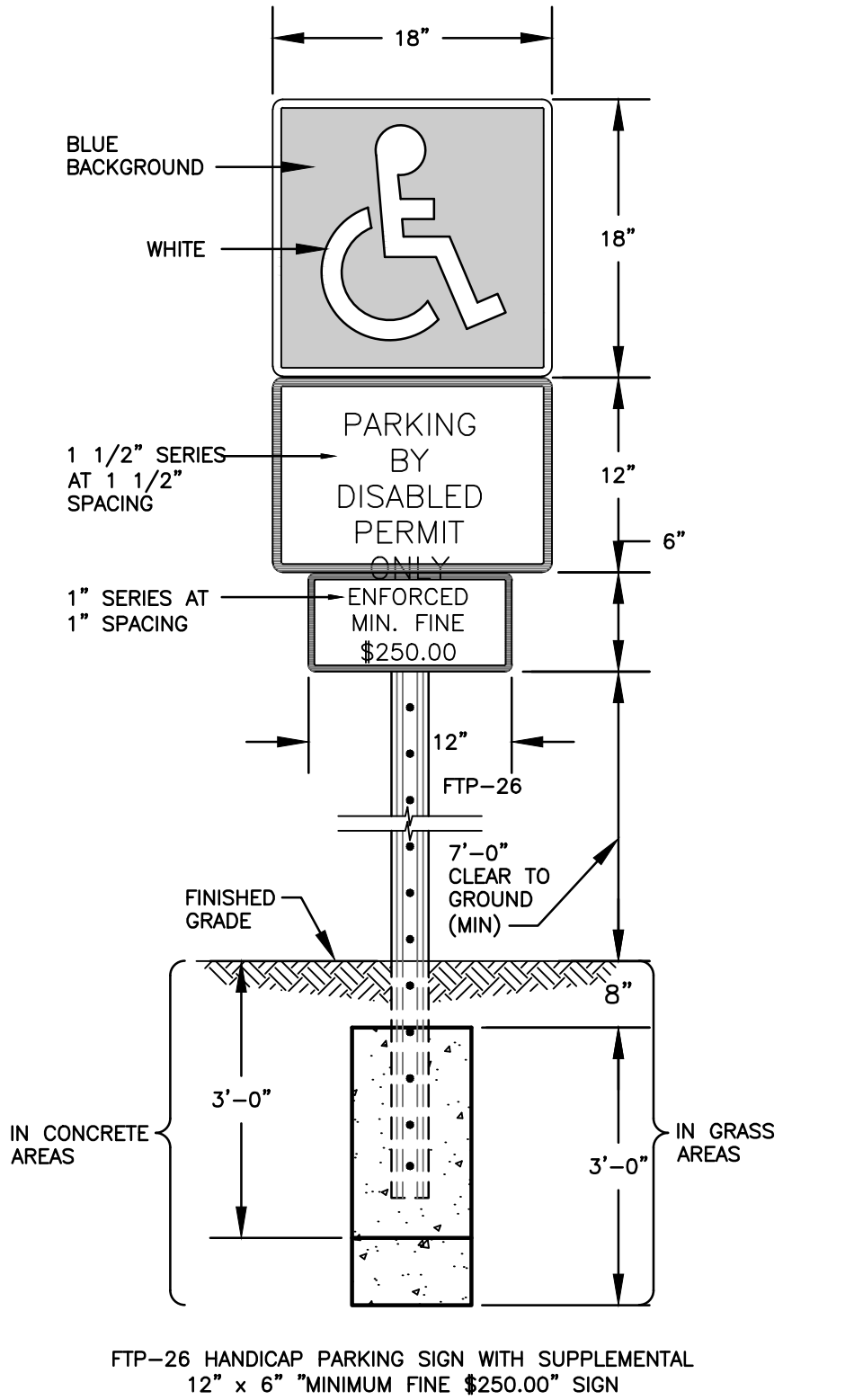
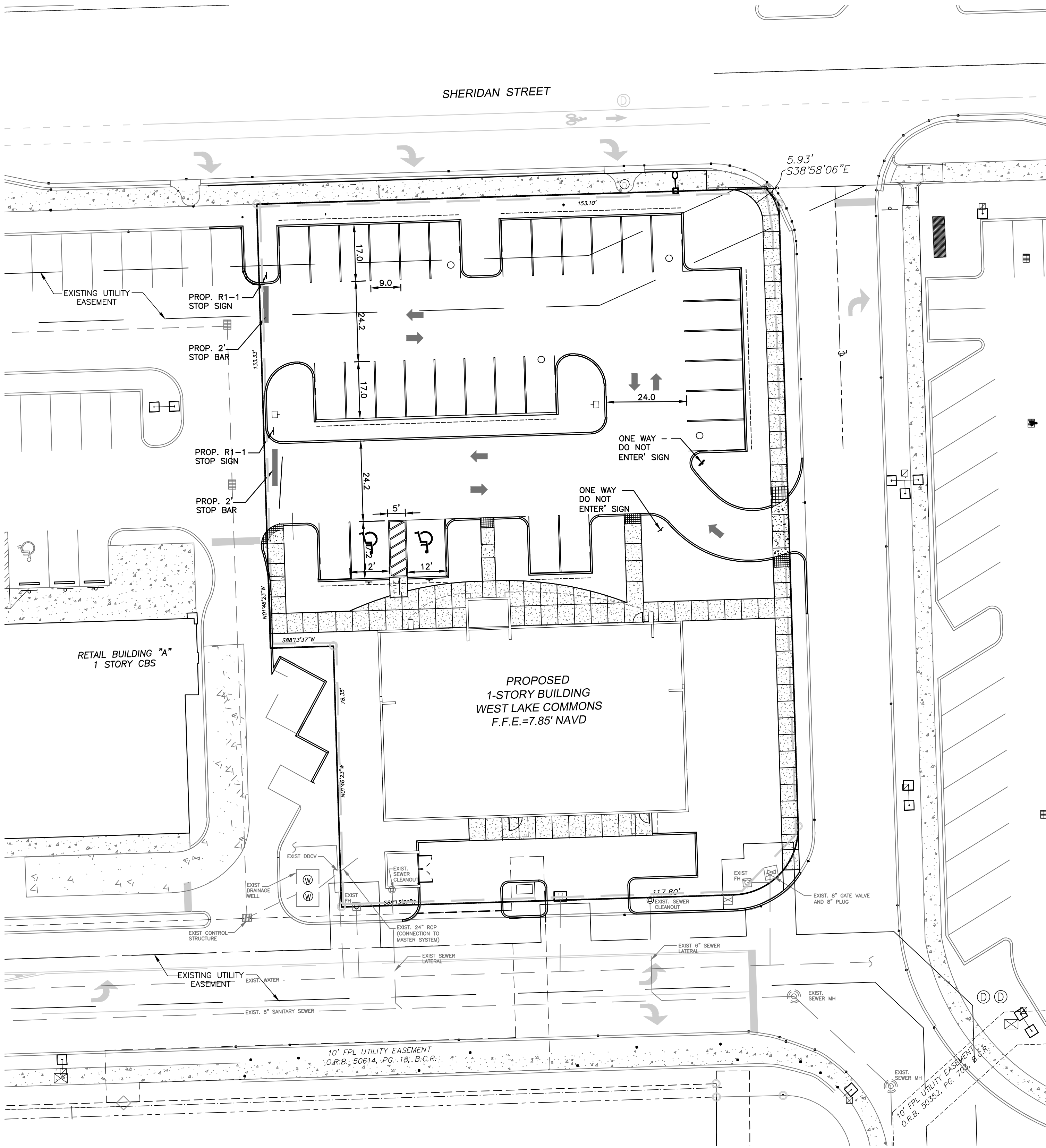
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Checked By : SCH

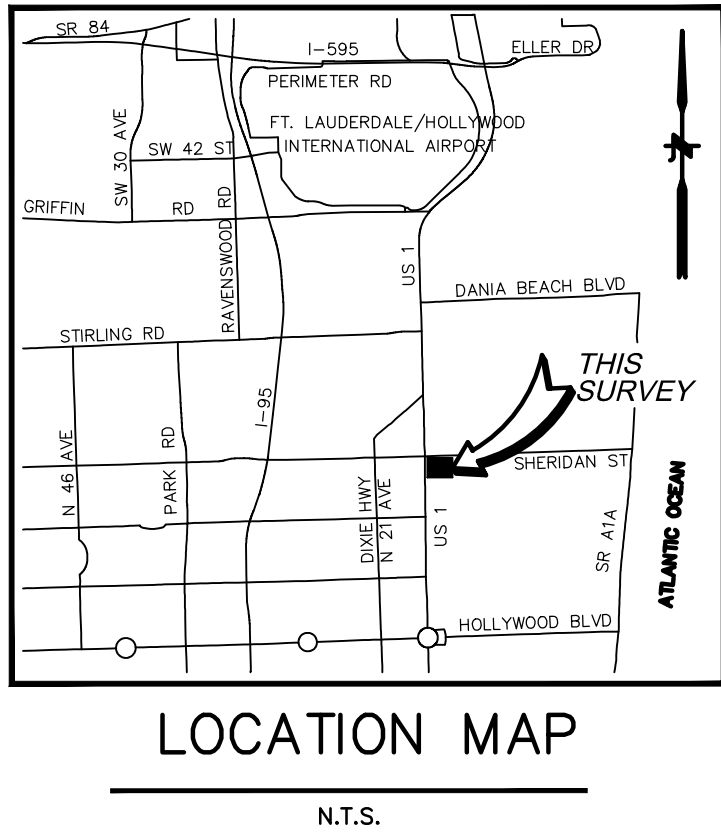
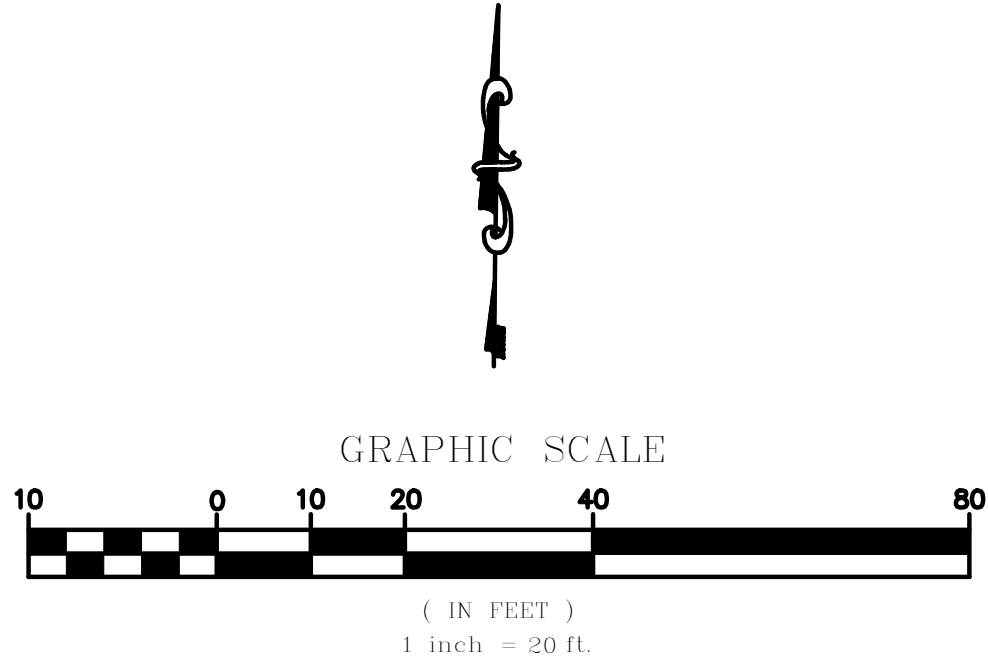
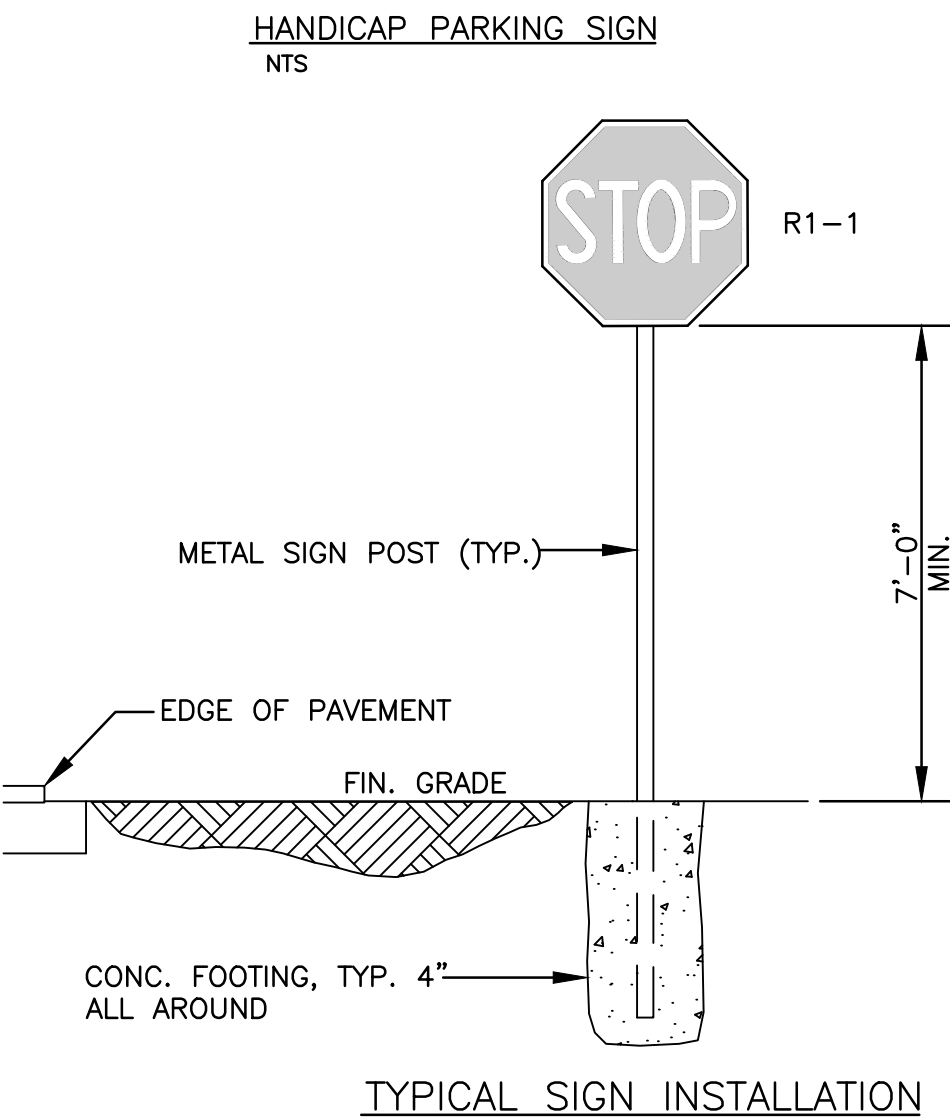
Date: PLANNING &
DEVELOPMENT BOARD
SUBMITTAL JULY 14,
2016 MEETING.
REVISIONS .

WATER AND SEWER PLAN

ELEVATIONS ARE REFERENCED TO NAVD 1988



- NOTES:
1. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
 2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 3. LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP STALL, WHERE APPLICABLE.
 4. SIGNS IN CONCRETE AREAS TO BE EMBEDDED FOR A DEPTH OF 3'-FEET.



LEGAL DESCRIPTION

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Said lands situate within the City of Hollywood, Broward County Florida containing 31,597 square feet, more or less.

- LEGEND
- | | | | |
|--|-----------------------------|--|-----------------------------------|
| | PROPOSED PIPING | | PROPOSED CONCRETE |
| | PROPOSED BACKFLOW PREVENTOR | | PROPOSED ELEVATION |
| | PROPOSED DDCV | | PROPOSED SURFACE FLOW |
| | PROPOSED CATCH BASIN | | PROPOSED SIGN (AS INDICATED) |
| | | | EXISTING CLEANOUT |
| | | | EXISTING LIGHT POLE |
| | | | EXISTING RPZ BACKFLOW PREVENTER |
| | | | EXISTING PIPING AND APPURTENANCES |
| | | | EXISTING CATCH BASIN |
| | | | EXISTING ELEVATION |
| | | | EXISTING MANHOLE (AS DESIGNATED) |
| | | | EXISTING WATER METER |
| | | | EXISTING GATE VALVE |

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SUSAN C. HOLLAND, PE
Reg. no. 41831

EB 7325

PAVEMENT MARKINGS & SIGNAGE PLAN

URGENT CARE CENTER
MEMORIAL HEALTHCARE SYSTEM
WESTLAKE COMMONS, HOLLYWOOD, FLORIDA

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Charles Michelson AR0009976

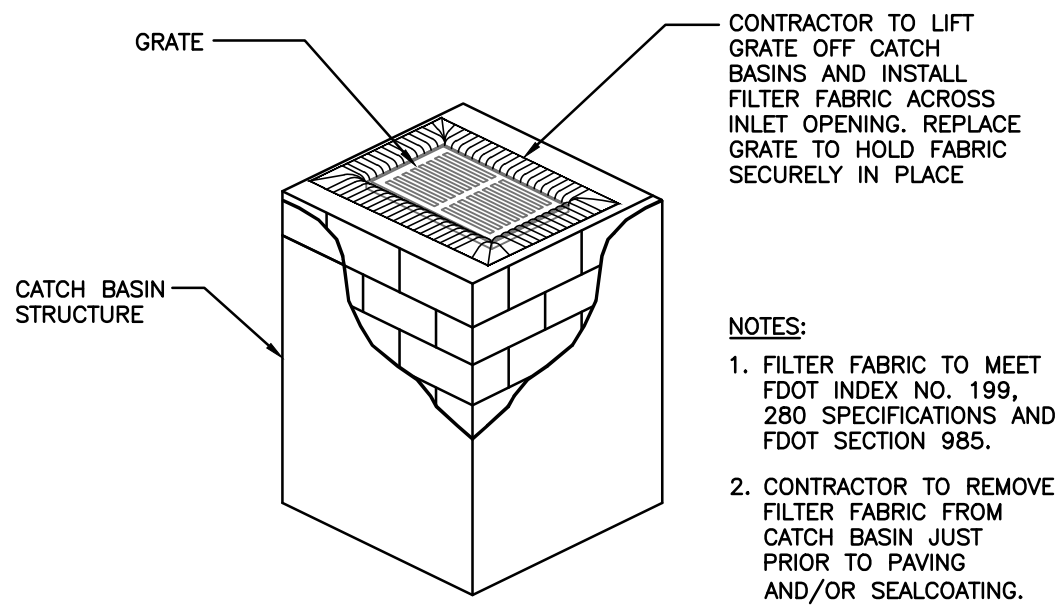
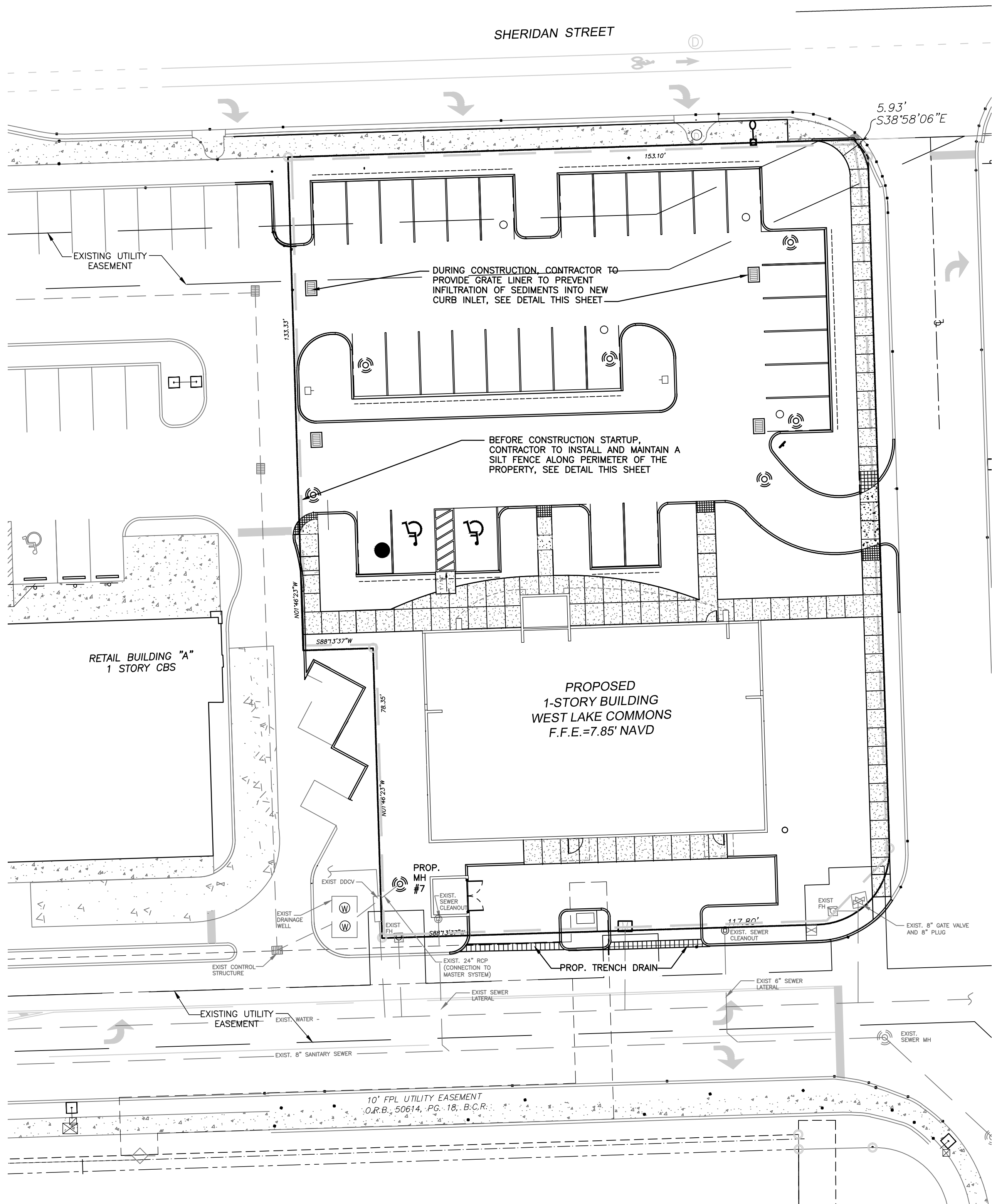
Project No. : 16-16

Drawn By : NKW

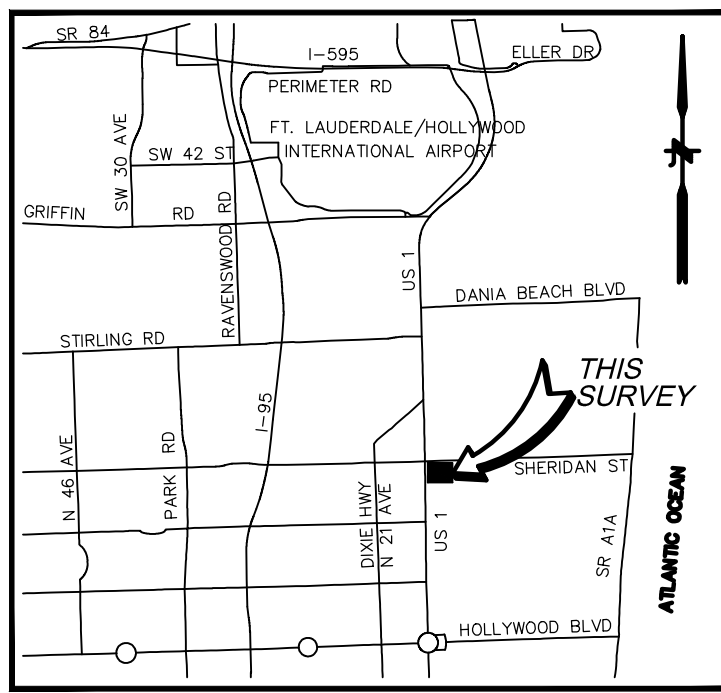
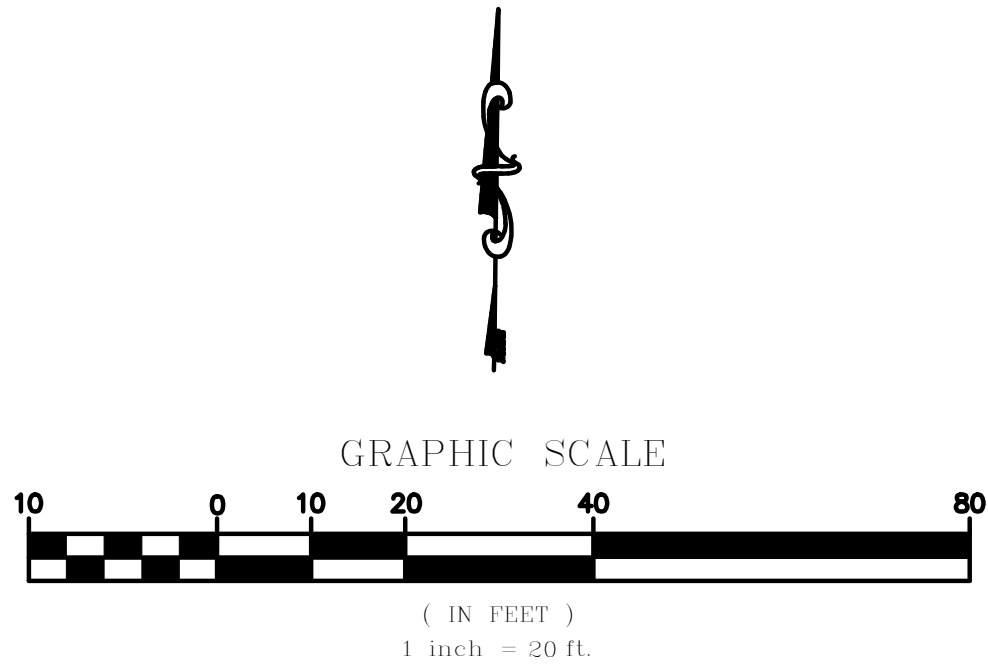
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Date: PLANNING &
DEVELOPMENT BOARD
SUBMITTAL JULY 14,
2016 MEETING.
REVISIONS .

ELEVATIONS ARE REFERENCED TO NAVD 1988



POLLUTION PREVENTION
FOR CATCH BASIN
N.T.S.

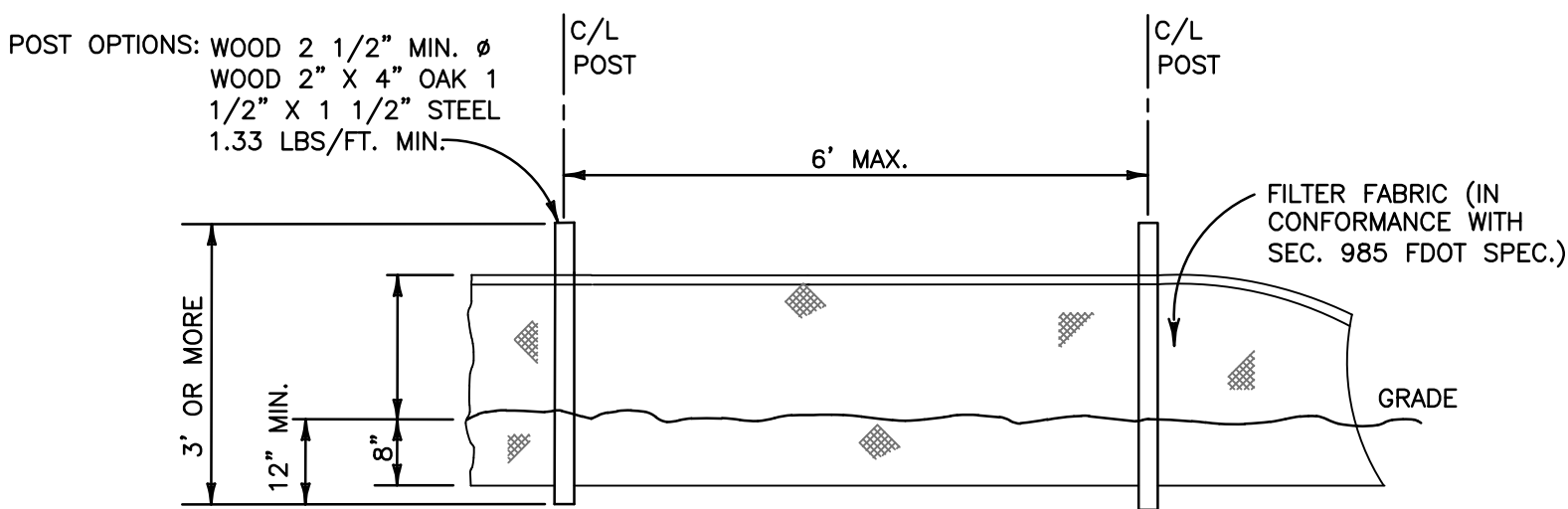


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TYPE III SILT FENCE

LEGEND	
	PROPOSED PIPING
	PROPOSED BACKFLOW PREVENTOR
	PROPOSED DDCV
	PROPOSED CATCH BASIN
	PROPOSED CONCRETE
	PROPOSED ELEVATION
	PROPOSED SURFACE FLOW
	PROPOSED SIGN (AS INDICATED)
	EXISTING CLEANOUT
	EXISTING LIGHT POLE
	EXISTING RPZ BACKFLOW PREVENTER
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URGENT CARE CENTER
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Charles Michelson AR0009976

Project No. : 16-16

Drawn By : NKW

Checked By :SCH

Date: PLANNING &
DEVELOPMENT BOARD
SUBMITTAL JULY 14,
2016 MEETING.

REVISIONS .



GENERAL CONDITION NOTES :

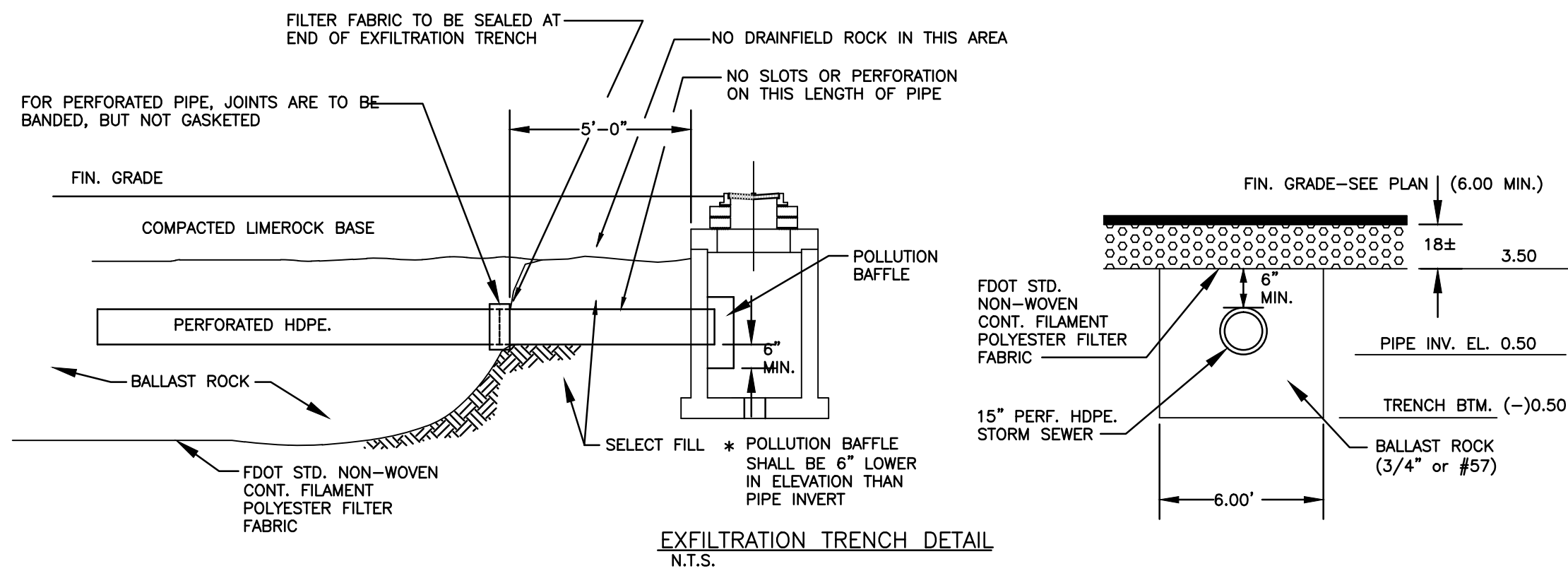
1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
FLORIDA POWER & LIGHT CO., CONSTRUCTION
SOUTHERN BELL TELEPHONE & TEL. CO.
CABLE CONSTRUCTION BUREAU
LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

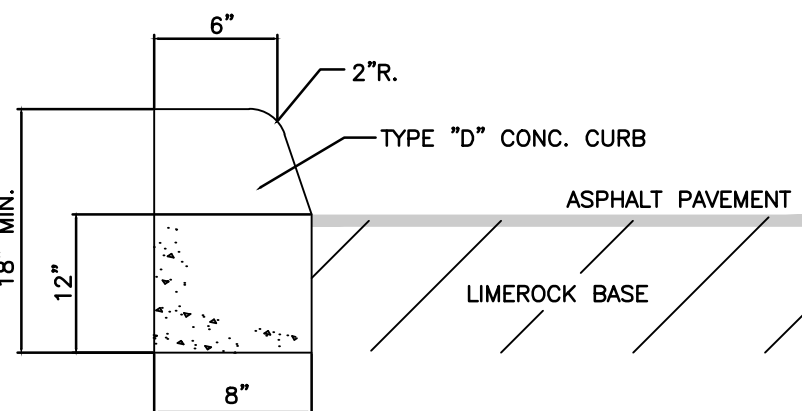
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE.
15. ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

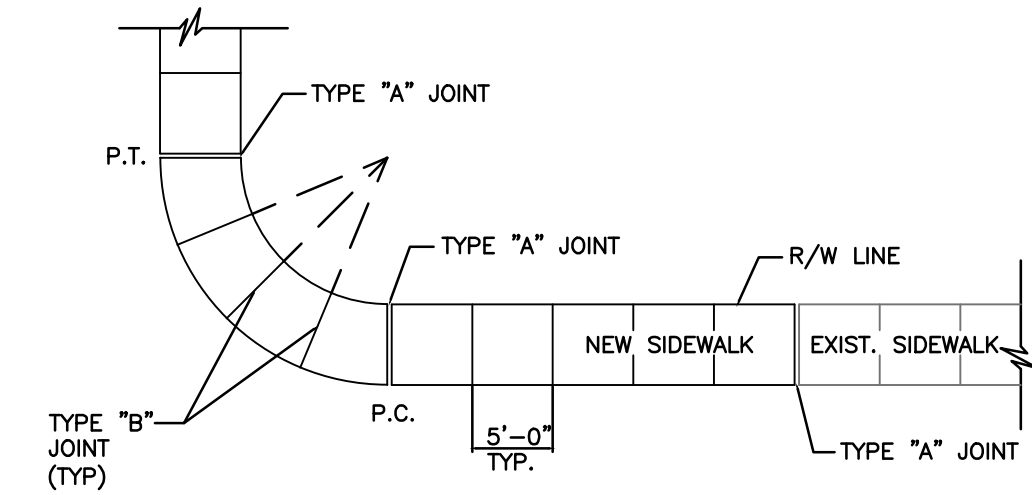
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCLUDING PARKING STALL STRIPING.
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.



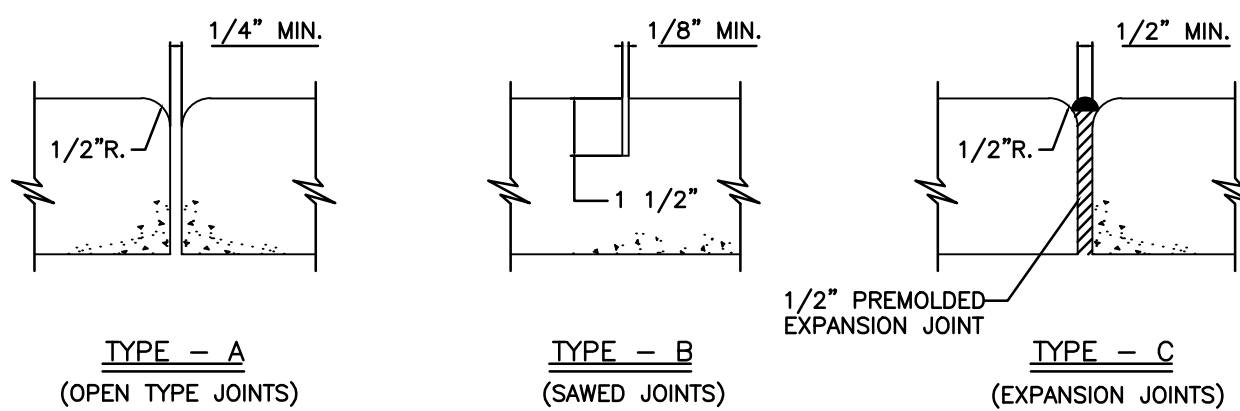
EXFILTRATION TRENCH DETAIL
N.T.S.



TYPE "D" CONCRETE CURB DETAIL
N.T.S.



SIDEWALK PLAN
N.T.S.



TYPE - A
(OPEN TYPE JOINTS)

TYPE - B
(SAWED JOINTS)

TYPE - C
(EXPANSION JOINTS)

TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	T"
PEDESTRIAN AREAS	4"
DRIVEWAYS & OTHER	8"

NOTES:

1. EXPANSION JOINTS EVERY 50' O.C.
2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
3. 8" THK. SIDEWALK ACROSS DRIVEWAYS

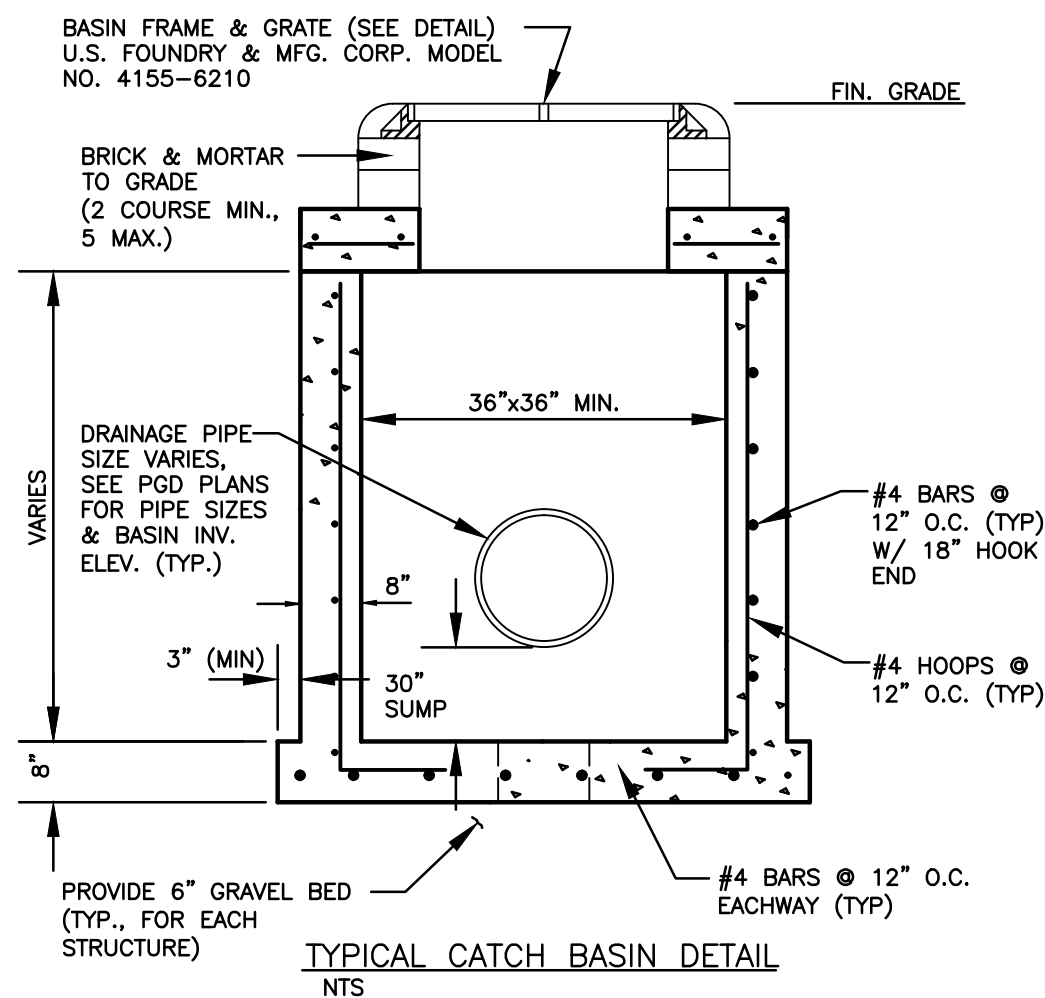
SIDEWALK JOINTS N.T.S.

TABLE OF SIDEWALK JOINTS

TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

* INSTALLED AT THE DISCRETION OF THE ENGINEER

SIDEWALK DETAIL N.T.S.



GENERAL PLANTING REQUIREMENTS

The plan takes precedence over the plant list.

2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. For City of Fort Lauderdale Utilities call 1-954-828-8000. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.

All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.

All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.

All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.

All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.

No fertilizers are required.

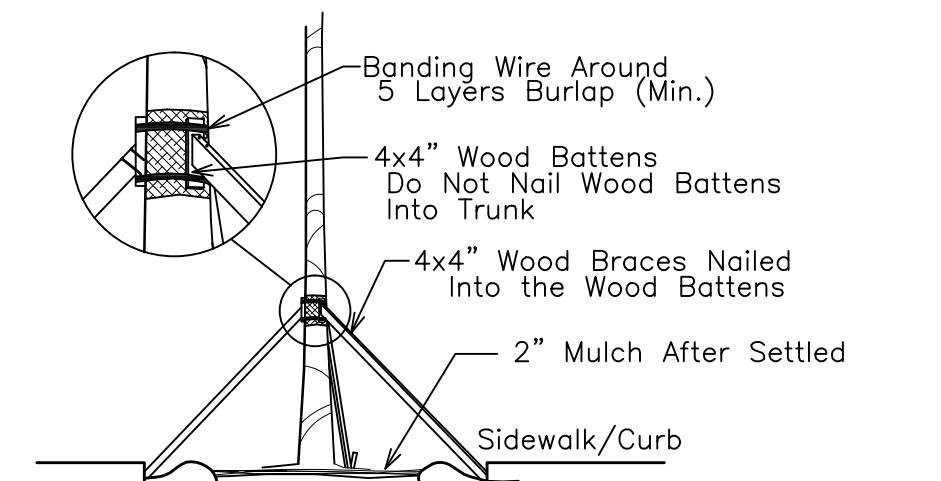
All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.

All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.

Please refer to the planting details for a graphic representation of the above notes.

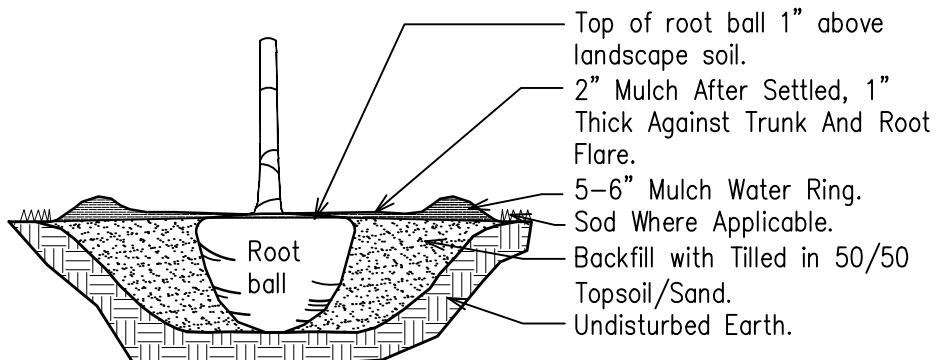
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of the Land Art Planning & Design, LLC.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.



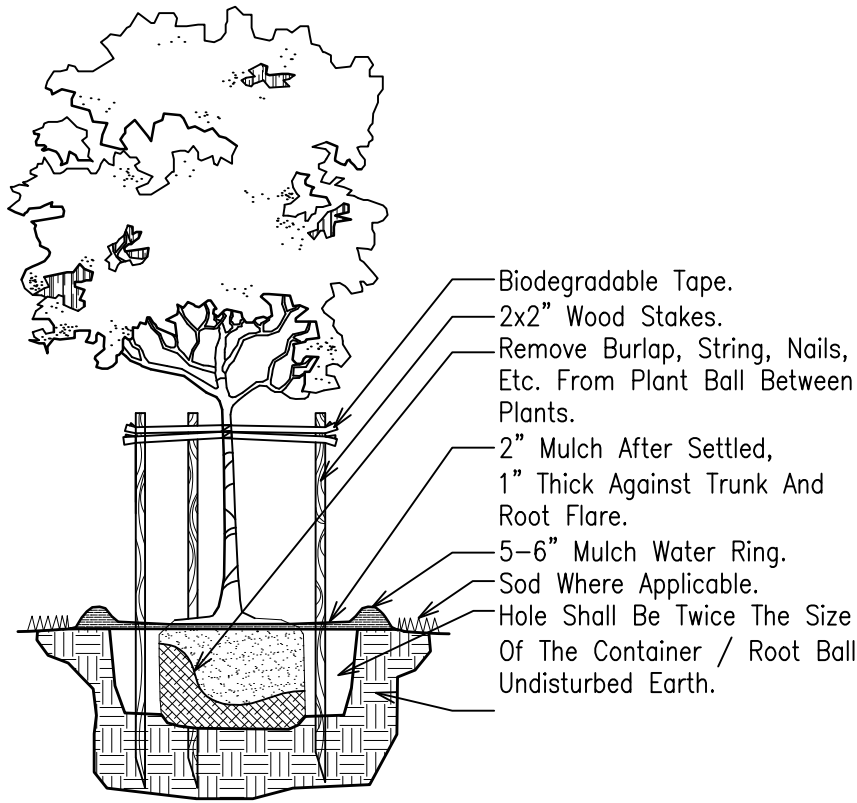
DATE PALM BRACING DETAIL

NTS



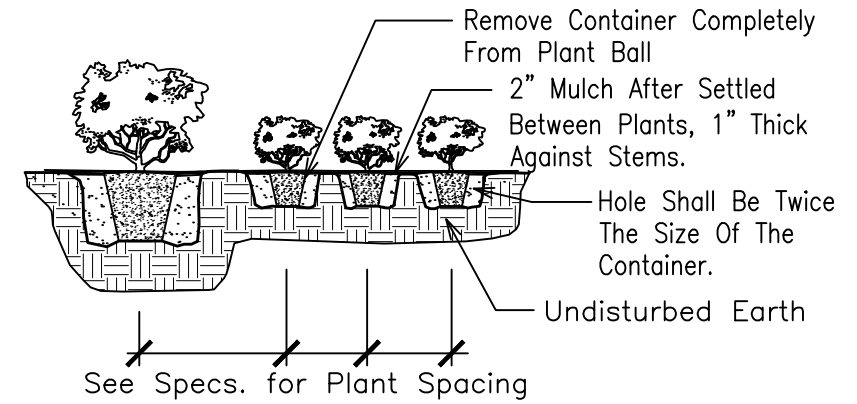
TREE/PALM PLANTING DETAIL

NTS



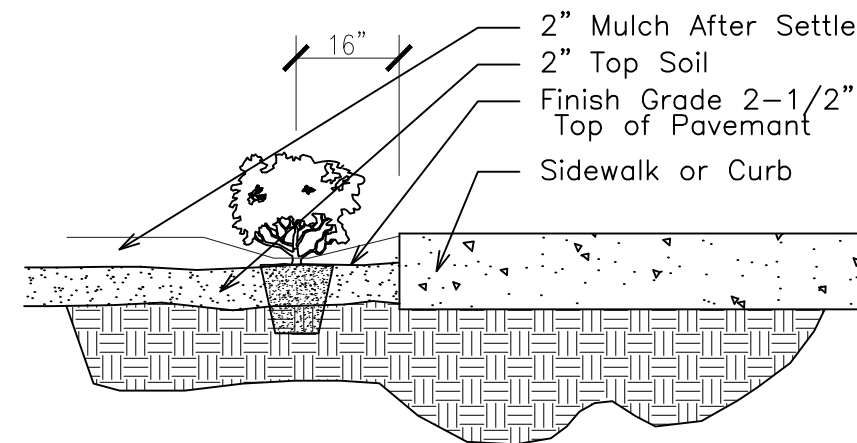
SMALL TREE PLANTING DETAIL

NTS



SHRUB PLANTING DETAIL

NTS

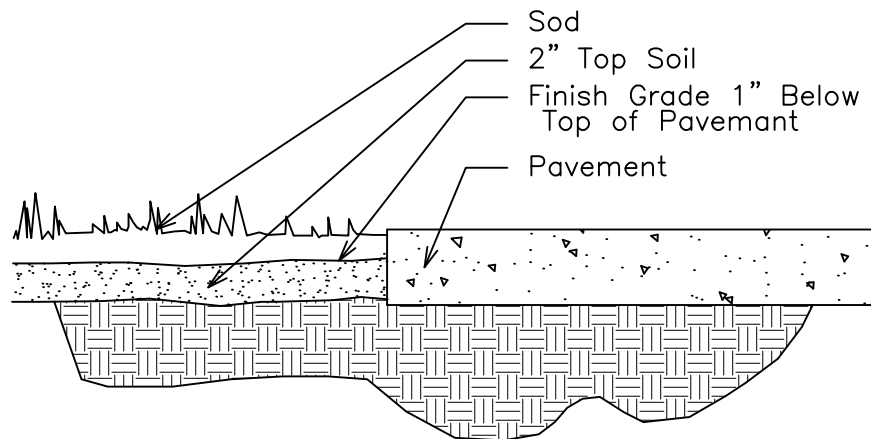


SHRUB INSTALLATION DETAIL

NTS

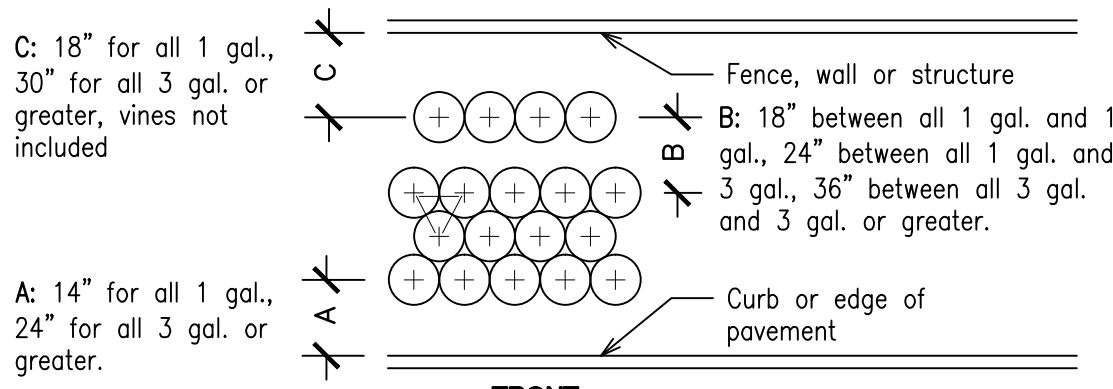
PLANT LIST

Code	Drought	Qty.	Botanical Name / Common Name	Specifications
EXISTING TREES / PALMS				
EBS	(N)	V	1 Bursera simarubra / Gumbo Limbo	14' ht, 7-8' spr, 3" Cal.
ERE	(N)	V	4 Roystonea elata / Florida Royal Palm	10' GW, 22-25' OA
ETH		V	1 Tabebuia heterophylla / Pink Trumpet Tree	10' ht, 4-5' spr, 2" Cal.
PROPOSED TREES / PALMS				
CD	(N)	V	2 Coccobola diversifolia / Pigeon Plum	B&B Field Grown, 10' ht, 5-6' spr, 2" Cal., single main leader.
CS	(N)	V	7 Cordia sebestena / Orange Geiger	B&B Field Grown, 12' ht, 5-6' spr, 2" Cal., single main leader.
FD		V	3 Fittoua decipiens / Japanese Tree Fern	B&B Field Grown, 10' ht, 5-6' spr, 2" Cal., single main leader.
LL	(N)	V	6 Lysiloma latifolium / Wild Tamarind	B&B Field Grown, 12' ht, 5-6' spr, 2" Cal., single main leader.
QV	(N)	V	5 Quercus virginiana / Live Oak	B&B Field Grown, 16' ht, 7-8' spr, 2.5" Cal., single main leader.
TH		V	2 Tabebuia heterophylla / Pink Trumpet Tree	10' ht, 4-5' spr, 2" Cal.
VM		V	6 Veitchia montgomeryana / Montgomery Palm	B&B Field Grown, 16' OA, 6' GW Min., 3" cal., single trunks
WB		V	7 Wodyetia bifurcata / Foxtail Palm	B&B Field Grown, 18-20' OA, 10' GW Min., 7-8" cal., single trunks
33 Total Trees / Palms (Palms counted 3:1)				
22 Native Trees / Palms				
68% Native Trees / Palms				
SHRUBS				
CIR	(N)	V	108 Chrysobalanus icaco / Red Tip Cocoplum	3 Gal., 24x24" OA, 2' OC
CPR	(N)	V	4 Crinum proserum / Red Crinum	7 Gal., 30x30" OA
CVC		V	36 Codiaeum variegatum / Croton (Sloppy Painter or Petra)	3 Gal., 18x18" OA, 2' OC
FMP		V	42 Podocarpus maki / Podocarpus	3 Gal., 24x12-15" OA, 2' OC
SAT		V	19 Schefflera arboricola / Trinetto	3 Gal., 24x24" OA, 2' OC
209 Total Shrubs				
112 Native Shrubs				
54% Native Shrubs				
GROUND COVERS				
DTV		V	140 Dianella tasmanica Var. / Variegated Flax Lily	1 Gal., 12x12", 18"OC
FMG		V	205 Ficus microcarpa / Green Island Ficus	3 Gal., 15" Spr, 24"OC
NCR		V	110 Neoregelia Chianti / Red Bromeliads	1 Gal., 12x12", 18"OC
SOD		M	s.f. Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps between seams
	(N)		Florida Native Plant Species	
	V		Very Drought Tolerant	
	M		Moderate Drought Tolerance	



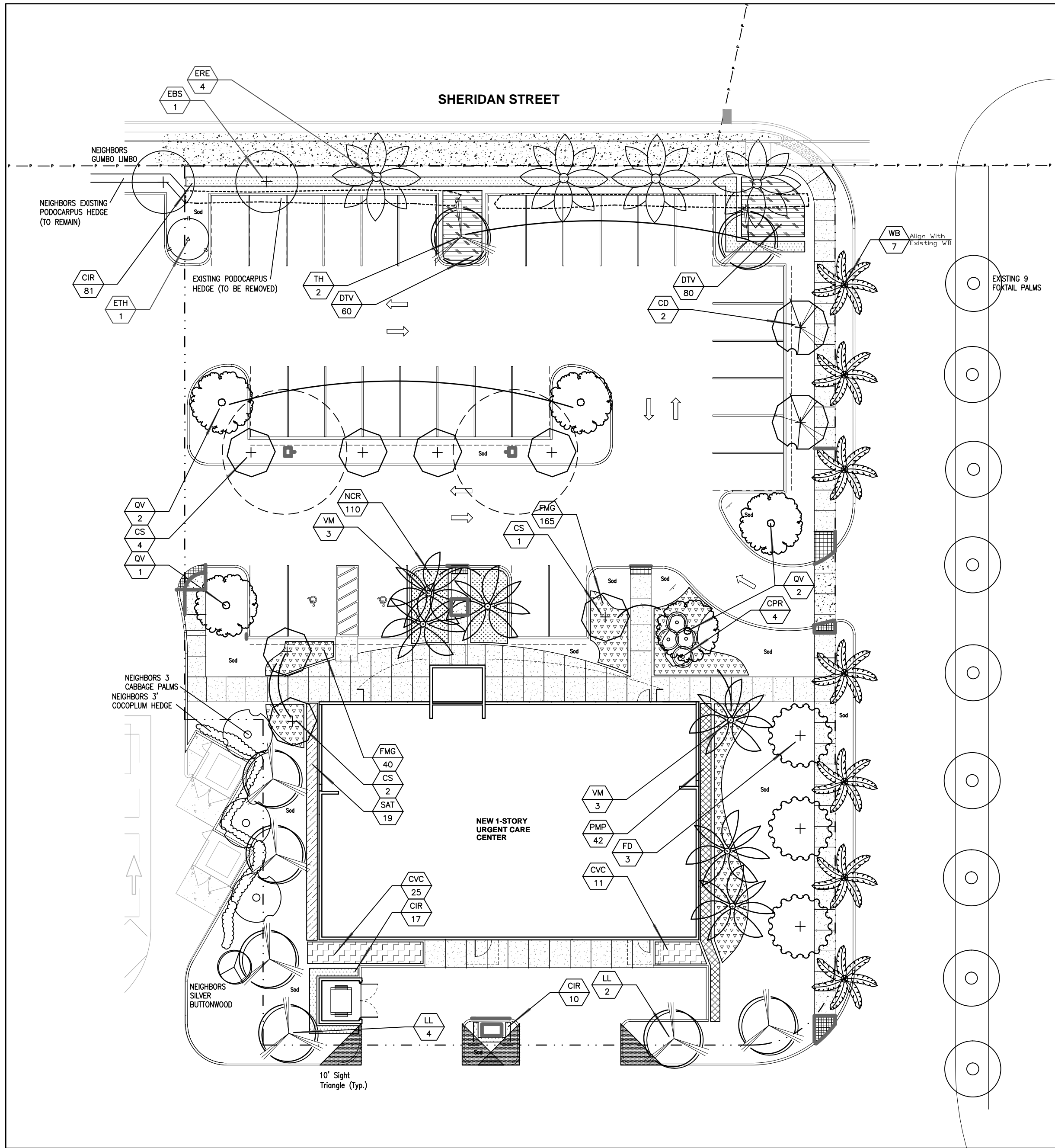
SOD INSTALLATION DETAIL

NTS



TYPICAL PLANT SPACING DETAIL

NTS



SITE PLAN INFORMATION

Current Zoning Designation: C-2			
Current Land Use Designation: Commercial			
Gross Site Area:	31,599 Sq. Feet	=	0.725 Acres
Building Area:	5,259 Sq. Feet		
VUA	14,052 Sq. Feet		
Misc. Conc. Walks, Pads	3,549 Sq. Feet		
Total Impervious (VUA + Conc.)	17,601 Sq. Feet		
Total Pervious	8,740 Sq. Feet		

PLANTING CALCULATIONS			
LANDSCAPE QUANTITY REQUIREMENTS			
9.5.F	Pervious Areas: One Tree for every 1,000 square feet of Pervious Area 8,740 Square Feet of Pervious Areas	Required 9	Provided 33
9.5.C	VUA Calculations: 25% of Total VUA = Landscape 14,052 Square Feet of Total Vehicular Use Areas	Required 3513	Provided 3738
9.5.E	60% Required Native Trees		
	Total Trees / Palms		33
	Total Native or Drought Tolerant Trees / Palms		22
	% Native or Drought Tolerant Trees / Palms		67%
	50% Required Native Trees		
	Total Shrubs / Accents @ 24" planted ht. or greater		209
	Total Native or Drought Tolerant Shrubs / Accents		112
	% Native or Drought Tolerant Shrubs / Accents		54%

LAND ART

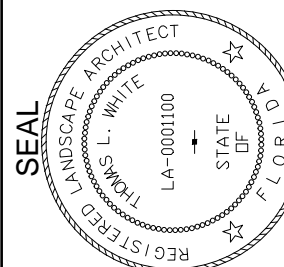
Planning & Design, LLC

2600 NE 27th AVENUE
Fort Lauderdale, FL 33306
954-263-2265
lcawhite@bellsouth.net

REVISIONS

Landscape Plan: Final TAC 05-16-2016
Urgent Care Center
Westlake Commons, Sheridan St. & Federal Hwy.
Hollywood, Florida

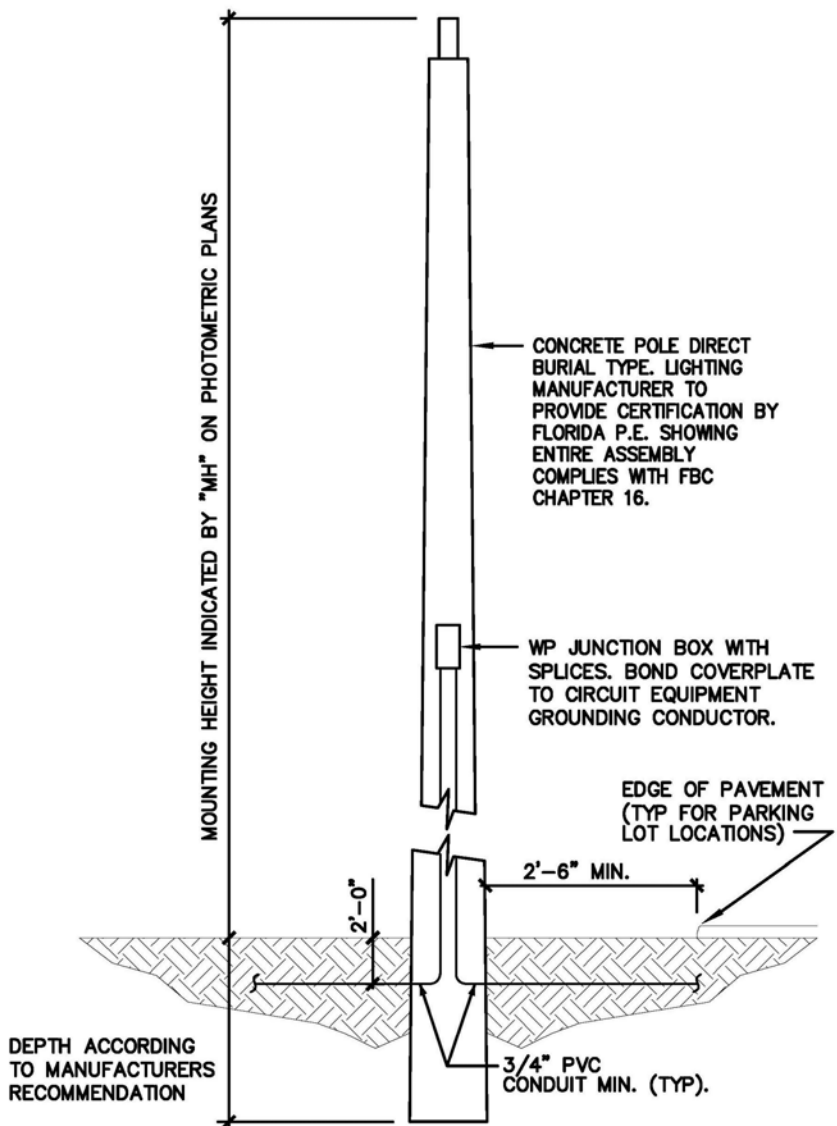
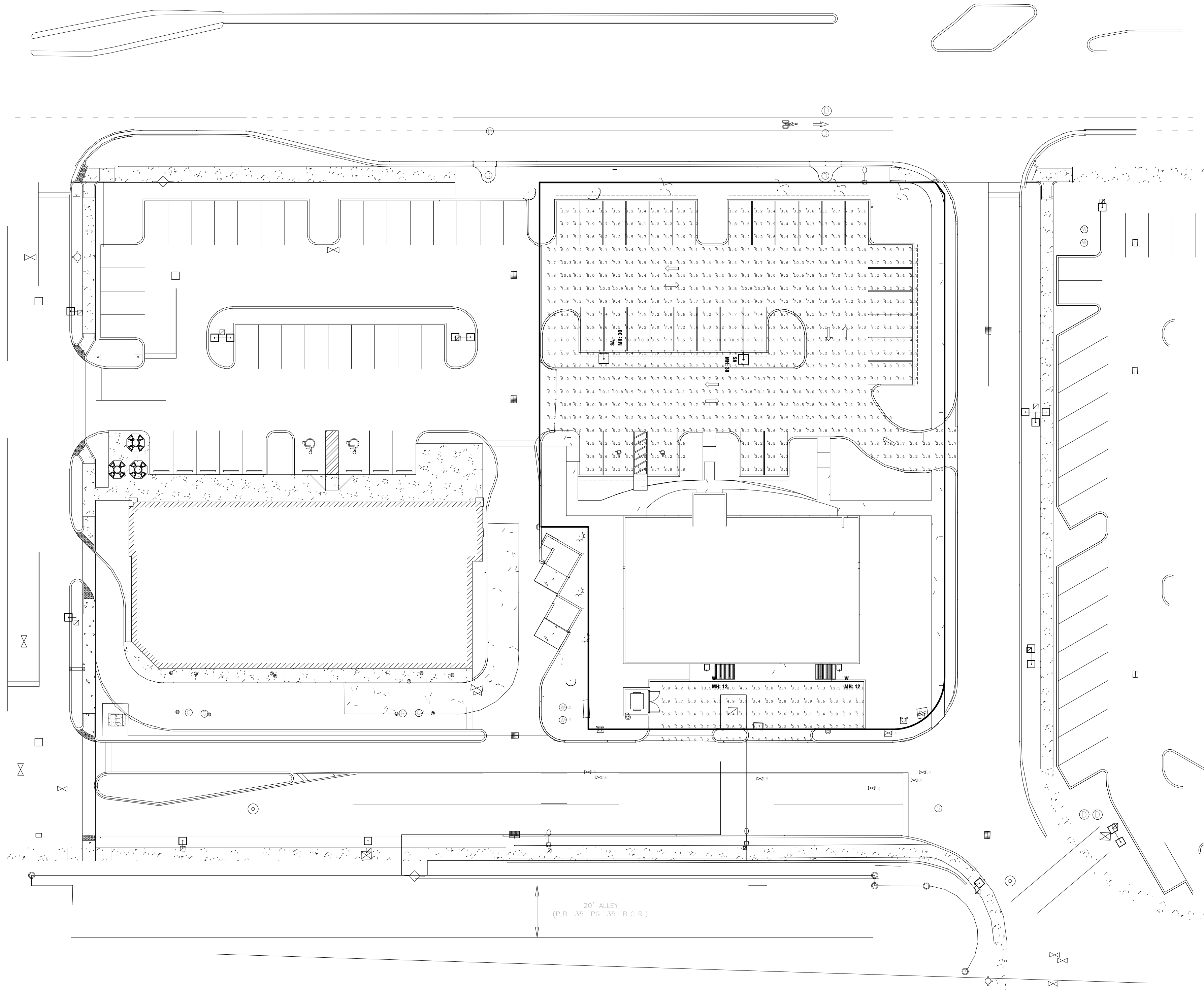
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DRAWN:
TW
CHECKED:
TW
DATE:
4-27-2016
SCALE: 1"=20'-0"

Sheet No.
L.01
Sheet 1 Of 2

SHERIDAN STREET



LIGHT POLE DETAIL
TYPICAL N.T.S.

Luminaire Schedule											
Project: MRH OUTPARCEL URGENT CARE CENTRAL - SITE --- APR - 27 - 2016											
Symbol	Qty	Label	Description		Lumens/Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	2	SA	VISIONAIRE AME-4-T5-1000PS	TYPE 1	120000	0.850	0.900	1.000	0.765	1080	2160
	2	W	VISIONAIRE VSC-1-T4-4RLC-7-4K-UVV	TYPE 2	N.A.	0.900	0.900	1.000	0.810	107	214

Calculation Summary					
Project: MRH OUTPARCEL URGENT CARE CENTRAL - SITE --- APR - 27 - 2016					
Label	Avg	Max	Min	Avg/Min	Max/Min
PARK & DRIVE	5.80	13.9	1.2	4.83	11.58



TYPE 1



TYPE 2

URGENT CARE CENTER
MEMORIAL HEALTHCARE SYSTEM
1740 WESTLAKES COMMONS, HOLLYWOOD, FLORIDA

SALTZ MICHELSON
ARCHITECTS

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

AA-0002897

Charles Michelson AR0009976

Project No. :
2015-204
Drawn By :
Author
Checked By :
Checker

Date:
05.16.16
FINAL TAC 05-16-16
REVISIONS

C:\USERS\ORHENA\DOCUMENTS\2016\204_MRH_OUTPARCEL_URGENT_CARE_CENTRAL\FINAL_TAC\DWG\26-16_GREEN.DWG 6/9/2016 4:00:02 PM

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SHERIDAN STREET





ATTACHMENT B
Land Use and Zoning Map

West Lake Commons









PLANNING AND
DEVELOPMENT SERVICES




Legend

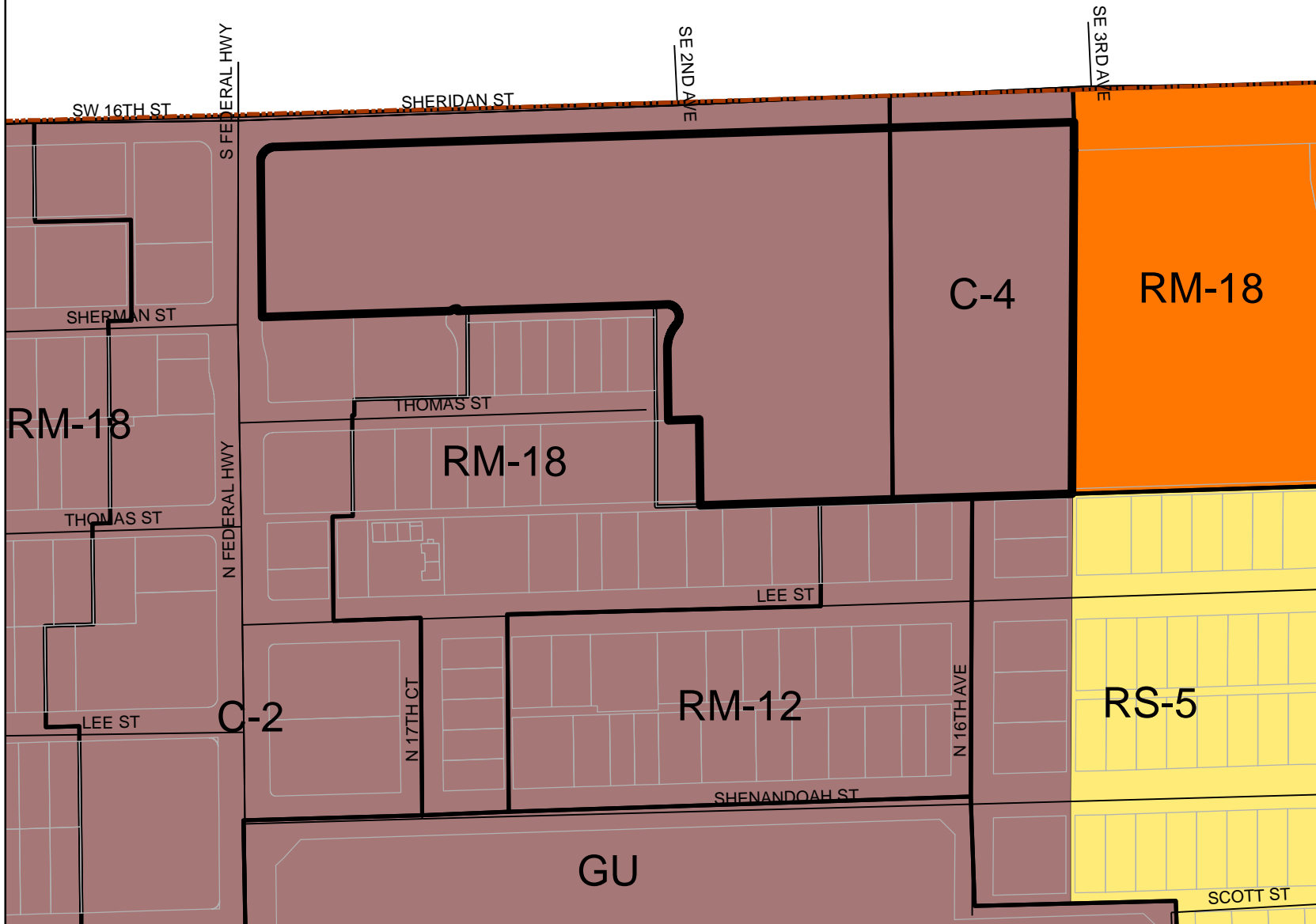
-  West Lake Commons
-  Streets

ZONING

-  C-2
-  C-4
-  GU
-  RM-12
-  RM-18
-  RS-5

LAND USE

-  LMRES
-  MRES
-  RAC



0 65 130 260 Feet

