


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

DATE: March 9, 2017 **FILE:** 16-DPVZ-72

TO: Planning and Development Board / Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager 

FROM: Alexandra Carcamo, Principal Planner 

SUBJECT: Liberia Economic and Social Development Association, request a rezoning from Single Family (RS-6) to Low Density Multiple Family (RM-9) for property generally located north of Evans Street and west of 22nd Avenue; Crispus Commons B Parcel A.

REQUEST

A rezoning from Single Family (RS-6) to Low Density Multiple Family (RM-9).

RECOMMENDATION

Staff recommends the Planning and Development Board, acting as the Local Planning Agency, forward this petition (16-DPVZ-72) to the City Commission with a recommendation of approval.

REQUEST

The Applicant request is for a change in zoning designation from Single Family (RS-6) to Low Density Multiple Family (RM-9). The requested change in zoning results in allowing the land owner to maximize the use of their property. While the Land Use is Low/Medium Residential, which allows for six to ten units per acre; the Zoning of the property is currently single family. Although the Single Family Zoning is consistent in terms of residential development, it is not the highest and best typology for this community. The Comprehensive Plan states to "Maintain the City of Hollywood Zoning Maps and Zoning and Land Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses." The request to change the zoning designation from Single Family (RS-6) to Low Density Multiple Family (RM-9) will bring it closer to compliance with the Land Use and Zoning Map as stated in the Comprehensive Plan.

The property is located north of Evans Street and west of 22nd Avenue. Surrounding uses include residential, vacant land, and commercial fronting Stirling Road. While commercial uses are appropriate along Stirling Road, properties directly to the south include residential uses which help support the business community along the corridor. The requested zoning designation allows for up to 9 units per acre; the site is approximately 1.62 acres. Therefore, a maximum of 15 units would be allowed on the entire site. (Density Calculation: $1.62\text{ acres} \times 9 = 14.58$ units per acre).

Attached are Schematic Plans for reference; the Planning and Development Board and the City Commission should not base their decisions on the Schematic Plans. Specific District Regulations, such as building height, setbacks, etc. will be addressed during Site Plan Review.

SITE INFORMATION

Owner/Applicant: Liberia Economic and Social Development
Address/Location: Generally located north of Evans Street and west of 22nd Ave, Crispus Commons B Parcel A.
Gross Area of Property: 70,652 Sq. Ft. (1.62 acres)
Net Area of Property: 53,996 Sq. Ft. (1.24 acres)
Land Use: Low Medium Residential
Zoning: Single Family (RS-6)
Existing Use of Land: Vacant

ADJACENT LAND USE

North: City of Dania Beach
South: Community Facility
East: City of Dania Beach
West: Low Medium Residential

ADJACENT ZONING

North: City of Dania Beach
South: Government Use (GU)
East: City of Dania Beach
West: Government Use (GU)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The request for rezoning is located in the Low/Medium Residential Land Use area. 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.” The request to rezone is consistent with the Comprehensive Plan, based upon the following Goals, Objectives, and Policies:

Policy 4.5: *Maintain the City of Hollywood Zoning Map and Zoning and Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses.*

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods. While incorporating the unique characteristics of redevelopment areas (CWMP Policy CW.15 CW.19)*

Rezoning achieves the Goals and Objectives outlined in the Land Use Element by allowing the applicant to develop an underutilized parcel and improve conditions in the area. The site is currently vacant and is located in an area conducive to the proposed use. Surrounding uses include residential, vacant land, and commercial fronting Stirling Road. Should the property be granted the request for rezoning, it is the applicant's intent to construct a twelve unit residential development compatible with the adjacent properties.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The site is located in Sub-Area 3, East Central Hollywood, defined by Dixie Highway to the east, Stirling Road to the north, Pembroke Road to the south and I-95 to the west. This area includes the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central.

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. The proposed request is consistent with the City-Wide Master Plan based upon the following policies:

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 3.37: *Implement revitalization strategies in Liberia to provide improved housing stock.*

Policy CW.15: *Place a priority on protecting, preserving and enhancing residential neighborhoods.*

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

Granting the request for rezoning will allow for the highest and best use of the property. The proposed zoning designation will allow for the construction of residential uses which will help to increase the housing stock in the City and assist in supporting the adjacent business community near Stirling Road.

SUMMARY OF FINDINGS

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

CRITERIA 1: That the petition for a change of zoning district will not result in spot zoning or contract zoning.

ANALYSIS: The proposed change will not result in spot zoning – the existing land use for the property is Low/Medium Residential; therefore, the request for change in zoning designation will maintain consistency between the land use and zoning. Also, changing the zoning to Low Density Multiple family will create a well-placed transition between the commercial uses along Stirling Road and the single family homes.

FINDING: Consistent

CRITERIA 2: That the proposed change is consistent with, and in furtherance of, the Goals, Objectives and Policies of the City's Comprehensive Plan.

ANALYSIS: The Comprehensive Plan states to "Maintain the City of Hollywood Zoning Maps and Zoning and Land Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses." The requested change in zoning results in allowing the land owner to maximize the use of their property. While the Land Use is Low/Medium Residential, which allows for six to ten units per acre; Zoning of the property is currently for single family. The request to change the zoning designation from Single Family (RS-6) to Low Density Multiple Family (RM-9) will bring it closer to compliance with the Land Use and Zoning Map as stated in the Comprehensive Plan.

FINDING: Consistent

CRITERIA 3: That conditions have substantially changed from the date the present zoning district classification was placed on the property, which make the passage of the proposed change necessary.

ANALYSIS: The property is generally located north of Evans Street and west of 22nd Avenue. Surrounding uses include residential, vacant land, and commercial fronting Stirling Road. While commercial uses are appropriate along Stirling Road, properties directly to the south include residential uses which help support the business community along the

corridor. The applicant intends to construct a twelve unit residential development compatible with the adjacent properties and a well-placed transition between the existing commercial uses and the single family homes.

FINDING: Consistent

CRITERIA 4: The proposed change will not adversely influence living conditions in the neighborhood.

ANALYSIS: As the surrounding neighborhood includes residential uses, vacant land, and commercial fronting Stirling Road, the proposed change will not adversely influence living conditions in the neighborhood. It will however, increase the housing stock and improve the neighborhood. It is the applicant's intent to construct a twelve unit residential development on the property if the zoning change is granted.

FINDING: Consistent

CRITERIA 5: That the proposed change is compatible with the development(s) within the same district/neighborhood.

ANALYSIS: The property is generally located north of Evans Street and west of 22nd Avenue. Surrounding uses include residential uses, vacant land, and commercial fronting Stirling Road. The proposed change will allow for additional residential which is compatible with existing uses and will help support the business community along Stirling Road.

FINDING: Consistent

Based on the findings generated from the change of zoning criteria analysis, the application for change of zoning from Single Family (RS-6) to Low Density Multiple Family (RM-9) is consistent with all of the five (5) criteria listed in Article 5 of the Zoning and Land Development Regulations.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Land Use and Zoning Map
ATTACHMENT C: Zoning and Land development Regulations for Single Family (RS-6).
ATTACHMENT D: Zoning and Land Development Regulations for Low Density Multiple Family (RM-9).
ATTACHMENT E: Schematic Plans

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING



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/DocumentCenter/Home/View/21>*



APPLICATION TYPE (CHECK ONE):

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

Date of Application: January 10, 2017

Location Address: North 22nd Avenue & Evans Street, Hollywood

Lot(s): All of Parcel "A" Block(s): _____ Subdivision: Crispus Commons

Folio Number(s): 5142-04-18-0080

Zoning Classification: RS-6 Land Use Classification: Medium Residential

Existing Property Use: Vacant Sq Ft/Number of Units: 53,996 Sq. Ft.

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): R-2016-214

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

Explanation of Request: To Development 12 Townhouse units

Number of units/rooms: 12 Townhouses Sq Ft: Average size 1547.88 sq.ft.

Value of Improvement: \$1,600,000.00 Estimated Date of Completion: Unknown at this time

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

NA

Name of Current Property Owner: Liberia Economic and Social Development

Address of Property Owner: 3220 N 24th Avenue, Hollywood, FL 33020

Telephone: 954-924-3635 Fax: 954-924-3637 Email Address: h.graham38@yahoo.com

Name of Consultant/Representative/Tenant (circle one): Broward Alliance for Neighborhood Development

Address: 690 NE 13th Street, Suite #104, Fort Lauderdale Telephone: 954-581-9899

Fax: 954-581-9881 Email Address: bdeese@bandflorida.org

Date of Purchase: August 6, 2008 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: Kemissa Colin

Broward Alliance for Neighborhood Development Address: 690 NE 13th Street, Suite 104 Fort Lauderdale

Email Address: kcolin@bandflorida.org

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.

Signature of Current Owner: Henry Graham

Date: 01/10/2017

PRINT NAME: Henry Graham

Date: —

Signature of Consultant/Representative: Bonny Deese

Date: 01/10/2017

PRINT NAME: Bonny Deese

Date: —

Signature of Tenant: None

Date: NA

PRINT NAME: NA

Date: NA

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) _____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

SIGNATURE OF CURRENT OWNER

Notary Public State of Florida

PRINT NAME

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

Legal Description

The North one-third ($N \frac{1}{3}$) of the following parcel: The East one-half ($E \frac{1}{2}$) of the Southeast one-quarter ($SE \frac{1}{4}$) of the Northeast one-quarter ($NE \frac{1}{4}$) of the Northeast one-quarter ($NE \frac{1}{4}$), less the North 192 feet, the South 25 feet and less the East 35 feet thereof, Section 4, Township 51 South, Range 42 East, Broward County, Florida; AND

The North 192 feet of the East one-half ($E \frac{1}{2}$) of the Southeast one-quarter ($SE \frac{1}{4}$) of the Northeast one-quarter ($NE \frac{1}{4}$) of the Northeast one-quarter ($NE \frac{1}{4}$), less the East 35 feet thereof, Section 4, Township 51 South, Range 42 East, Broward County, Florida.

Said land situate, lying and being in the City of Hollywood, Broward County, Florida, and containing 106,730 square feet or 2.4502 Acres more or less.

PROJECT FACT SHEET – CRISPUS COMMONS II

Project Description: Townhomes | 3 bedroom/2.5 Baths | 1 Car Garage
1,400 - 1600 Sq. Feet

The project will involve the new construction of 12 townhome units in 6 buildings in the City of Hollywood.

Sales Price: Starting at \$185,000

Amenities: Basics include ceramic tile floors, Energy Saver Appliances: range and microwave, refrigerator, central air and heat, back yard, private entry, room to park 2 cars

Requirements: Must be pre-qualified by a lender and attend an orientation. The Orientation is being held at BAND's office from 6-7. Dates to be determined.

All participants must bring a copy of the pre-qualification and a recent paystub to attend the orientation.

Deposit: All interested buyers must deposit a minimum \$500 to be held in escrow.



Broward Alliance for Neighborhood Development
690 NE 13th Street, Suite 104, Fort Lauderdale, Florida 33304
Phone: (954) 581-9899 Fax: (954) 581-9881

January 12, 2017

Ms. Alexandra Carcamo
Principal Planner
City of Hollywood
2600 Hollywood Blvd, Suite 315
Hollywood, FL 33020

Re: Crispus Commons Phase II - Rezoning Application

Dear Ms. Carcamo,

The Broward Alliance for Neighborhood Development is submitting a request for the rezoning of property located at 2201 Evans Street, also known as Crispus Commons Phase II. The organization's intent is to obtain all necessary approvals to develop a 12-unit townhouse community on the vacant parcel. Although we have satisfied all the City's preliminary design reviews, the site's current RS-6 zoning designation does not meet the requirements to move forward with the project as proposed. This letter serves as a petition to the City's Planning and Development Board, to review our requested zoning change from RS-6 to RM-9 at the March 9th meeting.

The organization certifies that the proposed development is consistent with the following criteria found in Article 5 of the Zoning and Land Development Regulations:

- a) The proposed site development will not result in spot zoning. Liberia is primarily a residential community consisting of single family homes, townhomes, and duplexes. A change from RS-6 to RM-9 does not present a significant change in the density per acre between these building types.
- b) The note on the original plat has been amended and the changes were approved by both the City and County Commissions. It is therefore deemed consistent with, and in furtherance of the Goals, Objectives and Policies of the City's Comprehensive Plan.
- d) The new project will appear to be a continuation of Crispus Commons Phase I (CCI), a single-family development located directly south of the site. Although the proposed development will be a 12-unit townhouse project, they are designed to resemble 6 single-family units with a similar color scheme and finish as CCI; therefore, making them compatible.
- e) The parcel on which Crispus Commons Phase I was developed is designated RS-6, which allows for 6 units per acre. Although the RM-9 zoning code allows for 9 units per acre, the proposed changes will not adversely affect the living conditions in the neighborhood.

Thank you for reviewing our application. If you have further questions, please do not hesitate to contact me via email at bdeese@bandflorida.org or via telephone at (954) 581-9899.

Sincerely,

Bonnye Deese
Executive Director



Kemissa Colin <kcolin@bandflorida.org>

Re: REQUEST FOR PRESENTATION

Sharon Williams <swilliams@bandflorida.org>
To: Kemissa Colin <kcolin@bandflorida.org>

Tue, Jan 17, 2017 at 9:41 AM

Respectfully Yours,

Sharon Y. Williams

Director of Operations



Broward Alliance for Neighborhood Development

690 NE 13th Street, Suite 104

Fort Lauderdale, FL 33304

Phone: (954) 581-9899

Fax: (954) 581-9881

Email: ***swilliams@bandflorida.org***

Be Sure to Follow Us on     



Please consider the environment before printing this email.

On Tue, Oct 25, 2016 at 4:30 PM, Sharon Williams <swilliams@bandflorida.org> wrote:

Ms. Anderson

Liberia Economic and Social Development, under the direction of Mr. Henry Graham and the Broward Alliance for Neighborhood Development is proposing an affordable housing project in the Liberia neighborhood.

This project would involve new construction of 12 units of affordable housing on the vacant lot located at 2201 Evans Street, across the street from Crispus Commons Estates.

We are requesting your approval to make a presentation to the community regarding this homeownership project.

I am aware that your last meeting of the year is in November. When may we get on your agenda? I would be happy to discuss our plans with you prior to meeting with your members.

Respectfully Yours,

Sharon Y. Williams

Director of Operations



Broward Alliance for Neighborhood Development

690 NE 13th Street, Suite 104

Fort Lauderdale, FL 33304

Phone: (954) 581-9899

Fax: (954) 581-9881

Email: swilliams@bandflorida.org

Be Sure to Follow Us on     

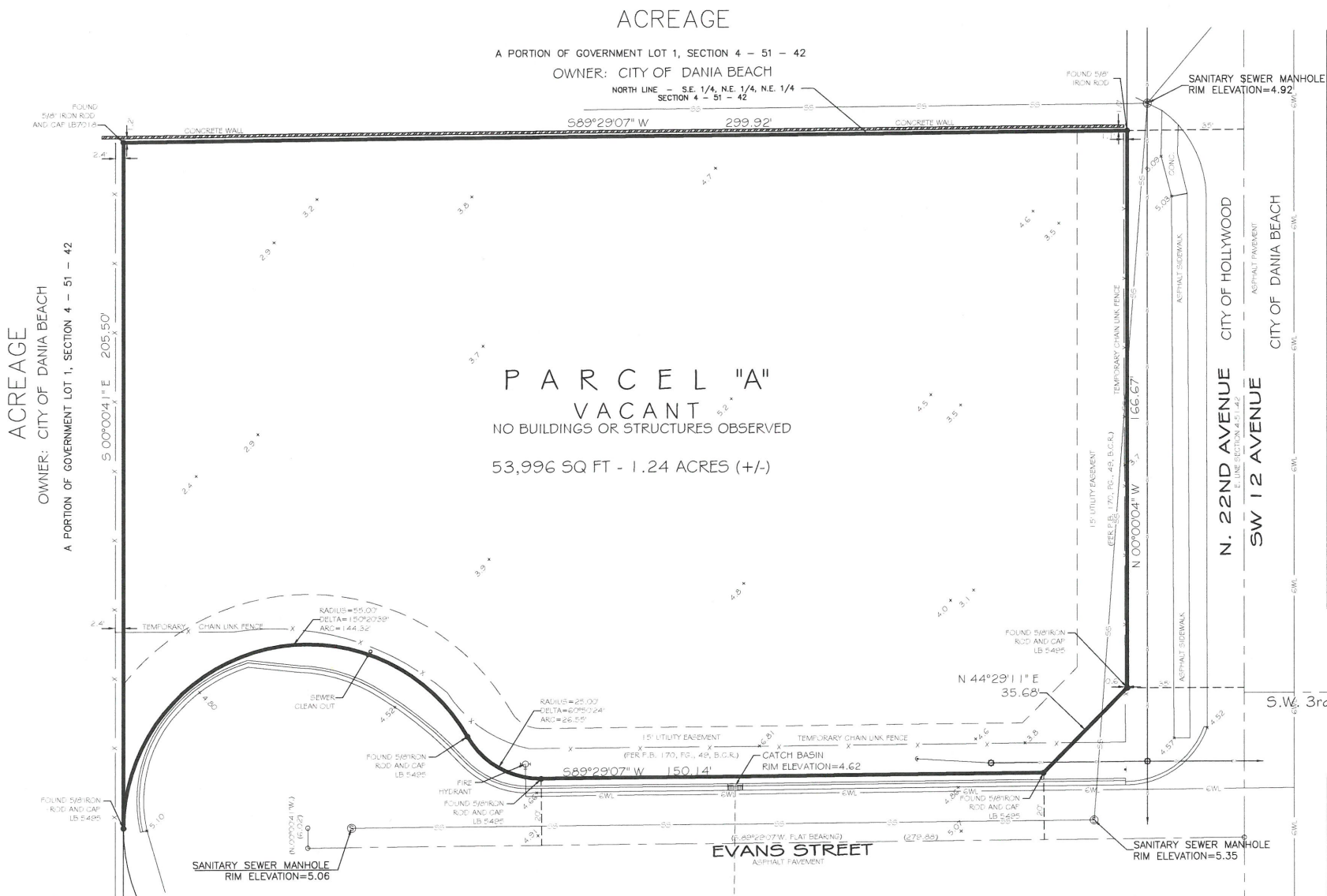


Please consider the environment before printing this email.

ALTANSPS LAND TITLE SURVEY



LOCATION MAP
(NOT TO SCALE)



SURVEYOR'S CERTIFICATE:

TO:
BROWARD ALLIANCE FOR NEIGHBORHOOD DEVELOPMENT, INC.
LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT, INC.
SUREALTY TITLE, INC.
SUSAN T. RHODES
HENRY GRAHAM

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION (ALTA) AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11 (LIMITED), 13 AND 14 OF TABLE 'A' THEREOF.

THE FIELD WORK WAS COMPLETED ON: OCTOBER 3, 2016

GROSS LAND AREA = 70,652 SQ. FT. - 1.62 ACRES (+/-)
NET LAND AREA = 53,996 SQ. FT. - 1.24 ACRES (+/-)

THIS SURVEY IS INTENDED TO REFLECT ITEMS REFERENCED IN OWNER AND ENCUMBRANCE REPORT FILE NO. 2016-BANDCC DATED SEPT. 20, 2016 SUMMARY OF ENCUMBRANCES:

1. TITLE OBTAINED BY WARRANTY DEED
ORB 45613, PG. 1804, B.C.R.
2. MORTGAGE - ORB 45613, PG. 1805,
ORB 47295, PG. 1433
ORB 48993, PG. 66,
ORB 50120, PG. 1443
ORB 50997, PG. 1933
3. MORTGAGE - ORB 45673, PG. 150,
4. NO JUDGEMENTS OR LIENS RECORDED
5. TAXES PAID FOR 2016 UNDER FOLIO NO.
514204-18-0080
6. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED
JUNE 4, 2001 IN ORB 45673, PG. 155.
7. 15 FOOT UTILITY EASEMENT THAT RUNS ALONG THE WEST, SOUTH AND EAST
SIDES OF PARCEL A AS SHOWN ON THE PLAT OF CRISPUS COMMONS,
PLAT BOOK 170, PG. 47, BROWARD COUNTY RECORDS.

NOTE: ALL OF THE ABOVE AFFECT THIS PROPERTY BUT ARE NOT GRAPHICALLY DEPICTABLE.

LEGEND:

B.C.R. - BROWARD COUNTY RECORDS
ORB - OFFICIAL RECORDS BOOK
P.B. - PLAT BOOK
PAGE -
SANITARY MANHOLE
GUY ANCHOR
WOOD POWER POLE
OVERHEAD UTILITY

SURVEYOR'S NOTES:

- 1.) THE SURVEY SHOWS THE LOCATION OF ANY VISIBLE EVIDENCE OF UTILITY SERVICES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND OR PUBLIC RIGHTS OF WAY.
- 2.) THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND OPEN PUBLIC STREETS.
- 3.) NO UNDERGROUND IMPROVEMENTS, UTILITIES OR FOUNDATIONS WERE LOCATED DURING THE PERFORMANCE OF THIS SURVEY, THE EXISTENCE OF WHICH HAS NOT BEEN DETERMINED BY THIS SURVEY.
- 4.) BENCHMARK REFERENCE: CITY OF HOLLYWOOD - SPIKE AT INTERSECTION OF N 22 AVENUE AND SW 4 STREET
ELEVATION = 5.00 (NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD88)
- 5.) THE SUBJECT PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD AREA - ZONE AH - BASE FLOOD ELEV. = 6
FLOOD INSURANCE RATE MAP NO. 1201100567 COMMUNITY NO. 125113 - CITY OF HOLLYWOOD
- 6.) BEARINGS SHOWN BASED ON THE PLAT OF CRISPUS COMMONS, BEING AN ASSUMED MERIDIAN OF N00°04'15" W
ALONG THE CENTERLINE OF NORTH 22 AVENUE AND THE EAST LINE OF SECTION 4-51-42.
- 7.) THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, EXCAVATION OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- 8.) NO WETLANDS WERE OBSERVED AND NO WETLAND MARKERS WERE SET BY QUALIFIED SPECIALIST.

DESCRIPTION:

ALL OF PARCEL 'A' OF "CRISPUS COMMONS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LAND SITUATED, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

ADDITIONAL NOTES:
1.) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2.) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
3.) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4.) NORTH ARROW RELATIVE TO ASSUMED NORTH ALONG THE CENTERLINE OF N. 22ND AVENUE.
5.) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

FEMA FLOOD INSURANCE RATE MAP			
CITY OF HOLLYWOOD			
BROWARD COUNTY, FLORIDA			
PANEL NO.	SUFFIX	ZONE	FIRM DATE
0567	H	AH	08/18/14
COMMUNITY NO. 125113			
BASE ELEV. 6			

REVISION		DATE	BY
UPDATE ALTA NSPS SURVEY		10/03/16	SKS

SKETCH OF BOUNDARY SURVEY			
JOB #:	RN8128	DATE:	5/03/2013
SCALE:	1"= 20'	FILE NO.:	PARCEL A
DRAWN BY:	MRK	CHECKED BY:	SKS
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.			

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

ATTACHMENT B

Land Use and Zoning Map


DANIA BEACH




DEVELOPMENT SERVICES
PLANNING

Legend

 Subject Property

 City Boundary

 Streets

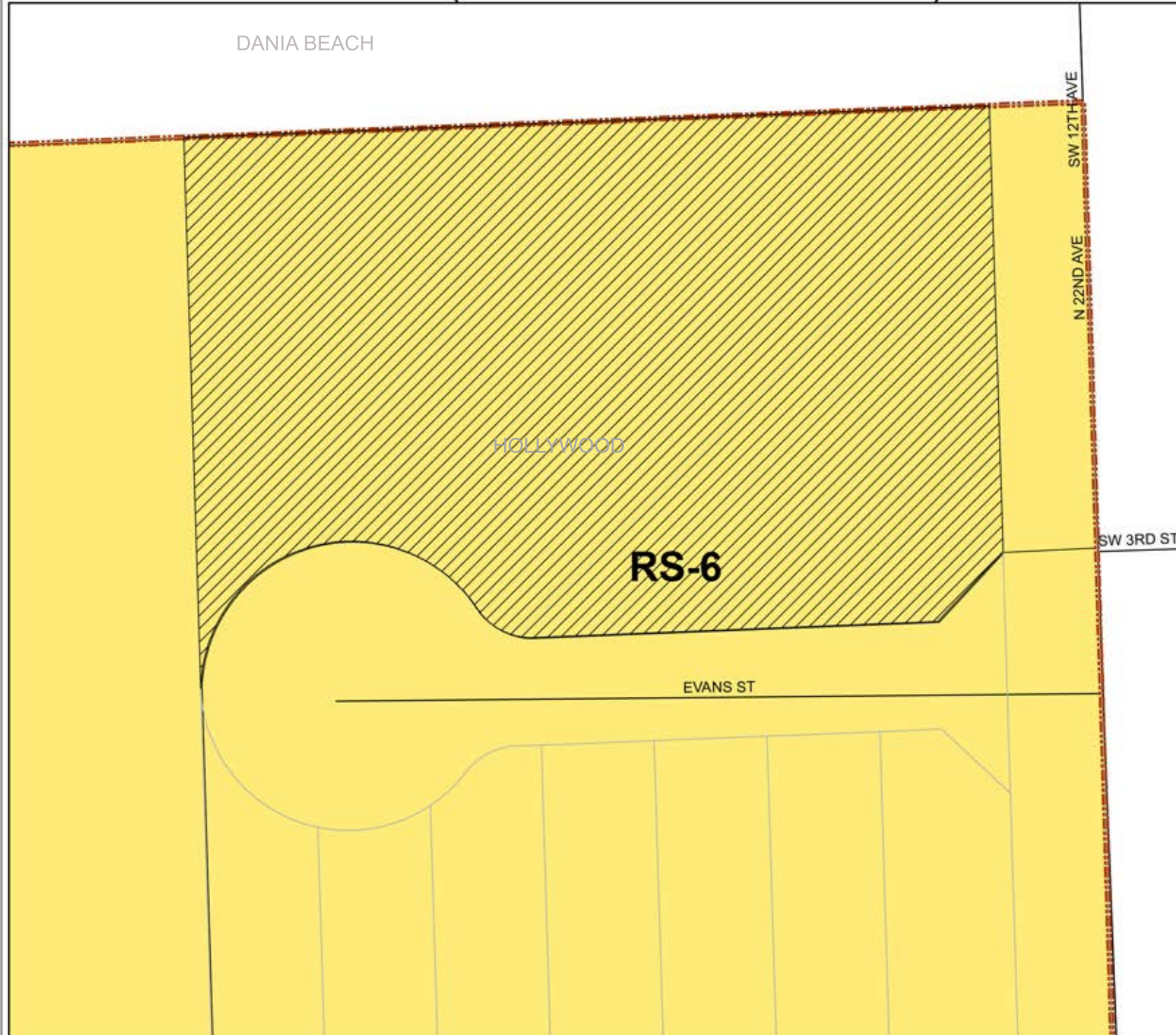
 Major Roads

LAND USE

 LMRES

ZONING

 RS-6



ATTACHMENT C

Zoning and Land Development Regulations for Single Family (RS-6)

Print

City of Hollywood Zoning and Land Development Regulations

§ 4.1 Single Family Districts.

A. Purpose and uses:

District Purpose	Main Permitted Uses	Special Exception	Accessory Uses
These districts are designed to protect the character of the single family neighborhoods.	Single family detached dwelling.	Educational facilities Places of worship, meeting halls and similar nonprofit uses and ham radio antennas (See Section 4.1.G).	Those uses customarily associated with single family homes (See Section 4.1.E).

B. Development Regulations:

1. Alterations and additions to existing structures shall be subject to review for consistency with the criteria listed below regarding the appearance and compatibility of the proposed construction with the site:

The design of the proposed construction shall be compatible with the original design and scale of the building. The structure may be redesigned, but in a manner which is consistent in design and material throughout. Appeal of a decision shall be to the Planning and Development Board.

2. New construction and additions: At least 20% of the required front yard area shall be sodded or landscaped pervious open space.

a. Landscape Requirements: See Article 9.

Min. Lot Area (sq.ft.)	Min. Lot Width* (ft.)	Min. Unit Size (1 story/2 story) (sq.ft.)	Max. Bldg. Height (ft.)	Required Parking Spaces
RS- 1 = 4000	RS- 1 = 40	RS- 1 = 800	30 feet, not to exceed 2 stories	2
RS- 2 = 4800	RS- 2 = 40	RS- 2 = 850/750		Each parking space shall be 8.5 ft. wide; 19 ft. deep & spaces may be tandem. Construction materials as
RS- 3 = 5000	RS- 3 = 50	RS- 3 = 1300/1000		
RS- 4 = 5800	RS- 4 = 50	RS- 4 = 1650/1250		
RS- 5 = 6000	RS- 5 = 50	RS- 5 = 1100/ 950		
RS- 6 = 6000	RS- 6 = 60	RS- 6 = 1000		
RS- 7 = 7500	RS- 7 = 75	RS- 7 = 1000		

RS- 8 = 10000 RS- 8 = 100 RS- 8 = 1500
 RS- 9 = 15000 RS- 9 = 75 RS- 9 = 1660/1250

approved by City
 Engineer.

RS-10 = 15000	RS-10 = 100	RS-10 = 2000/1650
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* Platted lots or lots of record as of April 6, 1994 are considered as legal non-conforming and may be developed consistent with these regulations.

C. Setback Requirements: Main Structure.

Front	Side/Interior	Side/Street	Rear
25 ft.; except lots in the Lakes Area- For lots with a lot line adjacent to a lake, setback is 80 ft.	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 7.5 ft.; except, platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback (only applies to one story additions and new construction of one story buildings). Any construction in excess of one story must meet the 25% rule with a minimum 7.5 ft. setback.	15 ft.	15% of the lot depth; 15 ft. min. 50 ft. max.; except Lots in the Lakes Area - For lots with a lot line adjacent to a lake, setback is 25 ft.

D. Detached and Attached Parking Garages:

1. Minimum Size (clear dimension)

- a. One Car Space Garage: 10.5 ft. wide by 19 ft. long
- b. Two Car Space Garage: 21.0 ft. wide by 19 ft. long.

2. Setbacks: Front - 25 ft.

Sides - same as main permitted use

Rear - 20 ft.; except, for lots which are less than or equal to 100 ft., setback is 10 ft.

E. Permitted accessory uses. Those uses which are customarily associated with single family homes, such as but not limited to: decks, swimming pools, spas, sheds, ornamental features and tennis courts (See § 4.23 for setbacks). The Director may approve other accessory uses if the Director finds that the proposed use is consistent with the following criteria:

1. It is located on the same lot as the permitted use.
2. It shall be incidental and subordinate to and customarily associated with single family homes.
3. That the necessary safeguards are provided for the protection of surrounding property, persons and neighborhood values.

4. That the public health, safety, morals and general welfare of the community will not be adversely affected.

5. It is consistent with the Comprehensive Plan and Neighborhood Plan if one exists.

6. In making the above determinations, the Director shall require the applicant to provide evidence that the proposed use meets the criteria. The Director may also require the applicant to provide planning reports, studies and other evidence to support the applicant's request. Appeal of the Director's decision is to the Planning and Development Board as an appeal of an Administrative Decision.

F. Cooking or kitchen facilities. No more than one set of cooking or kitchen facilities is permitted, except, the Director may approve an additional set of facilities if the applicant meets the following criteria:

1. The residence shall contain at least 3,600 sq. ft. of floor area, excluding the garage and accessory structures.

2. The arrangement of such facilities or conditions on the property shall not result or lend themselves to the creation of an apartment unit.

3. No more than one electric or water meter shall be allowed on the property.

4. That portion of the residence having a second set of cooking facilities shall not be rented, nor have a doorway to the exterior.

5. A covenant, in a form approved by the City Attorney, shall be recorded in the public records of Broward County which sets forth the above conditions and/or any other restrictions that were associated with an approval. The covenant shall be recorded prior to the issuance of a building permit.

G. Special exceptions - setback requirements.

1. If the use is adjacent to a residential district:

a. Front: 50 ft.

b. Side: 25 ft.

c. Side facing a street: 15 ft.

d. Rear: 15% of lot depth.

2. If the use is adjacent to a non-residential district:

a. Front: 25 ft.

b. Side and side facing a street: 20 ft.

c. Rear: 15% of lot depth.

H. Ely Boulevard Residential Overlay District.

1. Purpose and use. The purpose of this overlay district is to permit only single family and townhome development for properties located on the west side of North 22nd Avenue (Ely Boulevard) between Farragut and Forrest Streets and between Cody Street and Columbus Place

in the Liberia Subdivision pursuant to Plat Book 1, Page 34 and in the New Liberia Subdivision pursuant to Plat Book 6, Page 43 of the Public Records of Broward County, Florida; specifically defined as follows:

Lot(s): 2, 29, 30 Block: 4

Lot(s): 3-5, 45 - 48 Block: 5

Lot(s): 3-5, 44 - 48 Block: 6

Lot(s): 29, 30 Block: 9

Lot(s): 1, 2, 29, 30 Block: 10

Lot(s): 14, 15, 16, 17 Block: 35

Lot(s): 7, 8 Block: 32

2. Development standards.

	Single-Family Homes Facing Ely Boulevard	Townhouses Must Face Ely Boulevard
Minimum lot area (sq. ft.)	3,750	7,500
Minimum lot width (ft.)	40	100
Minimum unit size (sq. ft.)	1,200	1,200
Maximum building height	30 feet, not to exceed 2 stories	30 feet, not to exceed 2 stories
<i>Setback requirements</i>		
Front	25 feet (for garage)	25 feet (for garage)
	15 feet (principal structure)	15 feet (principal structure)
Side	7.5 feet (adjacent to alley)	10 feet (adjacent to alley)
	5 feet (interior)	10 feet (building separation)
Side (street)	15 feet	15 feet
Rear	15 feet	15 feet

<i>Density</i>	1 dwelling unit per platted lot	As permitted by the land use plan.
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* All other requirements of the RS-1 Zoning District continue to apply.

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2003-39, passed 11-19- 2003; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-05, passed 3-7-12)

ATTACHMENT D
Zoning and Land Development Regulations for
Low Density Multiple Family (RM-9)

Print

City of Hollywood Zoning and Land Development Regulations

§ 4.2 Multiple Family Districts.

A. Purpose and uses.

District Purpose	Main Permitted Uses	Special Exceptions	Accessory Uses
These districts are designed to provide standards for the development and maintenance of multiple family residential buildings and hotels, where such uses are permitted (See no. 2 below).	See chart on next page.	Places of worship, meeting halls, social halls, institutional uses, day care facilities, commercial and non-commercial parking lots, and educational facilities. (See chart below)	Those uses which are customarily associated with one of the main permitted uses (See § 4.20).

District (Multiple Family MF)	Main Permitted Uses						
	Maximum Density, units per acre*	Single Family	Duplex	Town house	Apt. Bldg.	Hotel	Commercial
(1) RM-9 (Low -Med MF)	9	Yes	Yes	Yes	Yes	No	No
(2) RM-12 (Med MF)	12	Yes	Yes	Yes	Yes	No	No
(3) RM-18 (Med-High MF)	18	Yes	Yes	Yes	Yes	No, except east of I-95 permitted.	No
(4) RM-25 (High MF)	25 for Apt. Bldg.; 50 for Hotel, except if Comprehensive Plan land Use designation is Commercial**	Yes	Yes	Yes	Yes	Yes	No
(5) BRT-25 (Beach Resort MF)	25 for Apt. Bldg. 50 for Hotel, except if Comprehensive Plan land Use designation is Commercial **	Yes	Yes	Yes	Yes	Yes	Special Exception for eating and drinking uses if east of AIA, otherwise they are a Permitted Use; pawn, thrift, consignment shops, psychic help uses, tattoo shops and office are prohibited; all other commercial uses are permitted.

	Main Permitted Uses						
District (Multiple Family MF)	Maximum Density, units per acre*	Single Family	Duplex	Town house	Apt. Bldg.	Hotel	Commercial
(6) See § 4.2.D for RM-WET Multiple Family Wetlands District Regulations.							
(7) See § 4.2.E for NBDD North Beach Development District Regulations.							
* When residential uses are permitted, at least two units per platted lot are permitted regardless of the maximum permitted density.							
**Maximum density for parcels with Comprehensive Plan designation of General Business is outlined under “Permitted Uses in Areas Designated General Business” in Future Land Use Element of the Comprehensive Plan.							
MF = Multiple Family							

B. Development regulations.

District	Min. Lot Area (sq. ft.)*	Min. Lot Width* (ft.)	Max. Height (ft.)	Land-scape, open space**	Minimum Unit Size (Sq. Ft.)				
					Single Family (SF)	Duplex (Dup)	Townhse.	Apt.	Hotel
(1) RM-9	6000	60	2 stories not to exceed 30 ft.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(2) RM-12	6000	60	3 stories not to exceed 35 ft.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(3) RM-18	6000	60	4 stories not to exceed 45 ft., except if adjacent to sing. fam. district, then height 30 ft for first 100 ft of lot.	40%	1000	500	800	500 Min 750 Avg	Not Allowed
(4) RM-25	6000	60	Oceanfront - 80% of the distance from Erosion Control Line. Non- Oceanfront 65 ft or 6 stories. Development east of A-1-A, south of Harrison Street: no greater than 50 feet where there is already an existing high density multi-family residential project developed east of A-1-A and whose oceanfront views would otherwise be severely restricted and/or blocked by any such proposed development to be located east of the existing building and on the same block.	40%	1000	500	800	500 Min 750 Avg	15% of units 300-335; 85% of units 335+

District	Min. Lot Area (sq. ft.)*	Min. Lot Width* (ft.)	Max. Height (ft.)	Land-scape, open space**	Minimum Unit Size (Sq. Ft.)				
					Single Family (SF)	Duplex (Dup)	Townhse.	Apt.	Hotel
(5)BRT-25	6000	60	North of Tyler to Sherman Street - 50 feet. South of Harrison St. - 65 ft. and North of Balboa Street - 150 ft.	40%	1000	500	800	500 Min 750 Avg	15% of units 300-335; 85% of units 335+
(6) See Section 4.2.D for RM-WET Wetlands District Regulations.									
(7) See Section 4.2.E for NBDD North Beach Development District Regulations.									
* Platted lots or lots of record which contain less than the minimums are considered as legal non-conforming and may be developed consistent with these regulations.									
** Includes landscaped open space located at-grade or at higher elevations such as on pool decks, parking decks, roof decks and similar uses.									

C. (1) Setback requirements main structure: RM-9, RM-12 and RM-18.

Front	Side/Interior	Side/Street	Rear
20 ft. for structures; 5	The sum of the side yard setbacks shall be at least 20% of the lot width, but not to		1 story bldg. - 20 ft.

ft. for at-grade parking lots.	exceed 50 ft. with no side yard less than 7.5 ft.; except , platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback. When an existing Building has a 5 ft. side yard setback, the setback of new construction may also be 5 ft. This applies to the linear or vertical extension of a single story building.	15 ft.; except at- grade lot 5 ft.	2 story bldg. or higher - 15% of the lot depth; 20 ft. min.
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Cross-reference:

For parking lots, see § 4.22

(2) Setback requirements main structure: RM-25, BRT-25.

	Front	Side/Interior	Side/Street	Rear
(1) Pedestal	25 ft.; except Retail uses shall provide 0 ft. setback.	The sum of the side yard setbacks shall be at least 25% of the lot width, but not to exceed 50 ft. with no side yard less than 10 ft., whichever is greater. Retail uses shall provide 0 ft. setback.	15 ft. minimum; except retail uses shall provide 0 ft. setback.	1 story bldg. - 20 ft. 2 story bldg. or higher - 15% of the lot depth; 20 ft. min. 50 ft. maximum.
(2) Tower	25 ft. + 1 ft. increase for each ft. of height above 50 ft. Setback not to exceed 50 ft.	The required pedestal setback plus 20% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	The required pedestal setback plus 15% of the height of the tower portion of the bldg. The total required tower setback shall not exceed 50 ft.	Oceanfront lots* - 25% of lot depth. Non-oceanfront lots - 15% of lot depth. No setback less than pedestal setback.
(3) Setbacks are measured from the base building line pursuant to Article 3.				
(4) See § 4.2.D for RM-WET Multiple Family Wetlands District Regulations.				
(5) See § 4.2.E for NBDD North Beach Development District Regulations.				
* Oceanfront Lots are properties that have the erosion control line as a property line.				

D. RM-WET Multiple Family Wetlands District.**1. Purpose and uses:**

Purpose	Permitted Uses	Special Exception	Prohibited Uses	Retail Uses
This district is designed to permit multiple family developments which are compatible with environmentally sensitive wetland areas as designated in the Comprehensive Plan Land Use Element.	Single Family, duplex, multiple family dwellings; attached or detached.	Height Applications to increase height up to 5 stories or 55 ft. may be granted if the Development Review Board finds that:	Any Use which is not listed as a Permitted Use.	Any Use allowed in C-1 District.
		a. The surrounding development will not be adversely affected by the additional height, and		Maximum retail floor area: 2% of site.
		b. The additional height shall result in an increase in open space and preservation of		Retail area must be approved as part of site plan

		environmentally sensitive lands.		by the City Commission.
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Accessory uses:

a. Recreational and maintenance uses that are customarily associated with the main permitted use and which are available for use by all residents of the development.

b. Developments with 240 or more units: Service oriented uses such as convenience stores, personal grooming, etc. located entirely within the multiple family structures and designed to be used only by the residents of the building; no exterior signage is permitted (See Retail Uses above).

2. Development standards:

Min. Site Area	Min. Lot Width	Maximum Density	Maximum Height	Max. Lot Coverage
6500 sq. ft.; except any platted lot may be used for single family home.	None	14.7 units per acre	3 stories or 35 ft.	70% of the entire site

3. Setback Regulations:

a. Front, side facing a street and distance between buildings: 20 ft. plus 10 ft. per story above the first.

b. Interior side yard: 1 and 2 stories = 20 ft.

3 stories and above = 20 ft. + 5 ft. per floor for each floor above the second; except lots with area of 6500 sq. ft. or less, then setback is 5 ft.

c. Rear yard: 1 and 2 stories = 20 ft.

3 stories = 25 ft.

4 stories = 30 ft.

5 stories = 35 ft.

d. Any yard adjacent to Single Family District: min. 25 ft.

E. NBDD North Beach Development District (NBDD-DD and NBDD-CZ).

1. District purpose: to provide for and encourage appropriate residential, resort, hotel, motel, tourist uses (including ecotourism), and accessory uses within a coastal environment with unique natural, physical and man made features.

2. District objectives:

a. To provide for a development pattern and intensity that allows reasonable use of land considering the environmental resources and limitations that constrain development of the district;

b. To ensure that public access, both physical and visual, to the beach and associated natural resources, is maintained or enhanced;

c. To ensure that the environmental quality of the area is maintained and is not degraded by potential development;

d. To maintain or enhance the ocean, beach, dune and natural vegetation systems and to minimize any detrimental or adverse effects to these systems that might be occasioned by potential development;

e. To encourage a desirable mix of development uses, types and intensities that are harmonious with each other and with the natural characteristics of the area;

f. To utilize land efficiently and to promote high quality design and development;

g. To provide for adequate open space areas; and

h. To provide adequate transportation and circulation systems to meet the needs of the area, while preventing the overburdening of internal and through streets, including Highway A1A.

3. Establishment of zones: In order to achieve the above objectives and intent of the district, the NBDD is divided into two zones:

a. The North Beach Development District Development Zone (NBDD-DZ); and

b. The North Beach Development District Control Zone (NBDD-CZ).

4. Transferable development rights. Any owner of property in the North Beach Development District Control Zone may, in lieu of developing their property, dedicate it to the city for maintenance as public open space in exchange for which the owner may sell or transfer their unused development rights to property in the North Beach Development District Development Zone; however, the minimum parcel size to be dedicated and for which development rights may be transferred shall be one lot. Unused development rights for purposes of transfer or sale will be computed according to the following:

a. Property dedicated to the city for maintenance as public open space: 32.5 dwelling units per acre. In order to make use of this provision, the owner of property in the Control Zone must dedicate the property to the city in accordance with procedures and legal requirements designated by the City Attorney and on forms prescribed by the Attorney. All documents must be recorded with the Clerk of the Circuit Courts of Broward County, Florida;

b. Development rights pursuant to this section shall be deemed to “run with the land”; shall survive condemnation by the city; and shall be transferable by the city or by private property owners. The City Commission shall formulate and adopt appropriate regulations to guide the implementation of this provision consistent with the language herein and the intent of this article; and

c. Any owner of property in the Development Zone who is the recipient of transferred development rights, may thereafter develop his/her property at the maximum density permitted including the amount of acquired dwelling units. In all cases, however, the property owner in the Development Zone must conform with the development standards in this section.

5. Planned unit development. Any owner of property in excess of two acres, in the Development Zone only, may develop pursuant to the Planned Unit Development District (See § 4.16). Where any provision of these regulations imposes restrictions different from those imposed by the Planned Unit Development ordinance, whichever provisions are more restrictive or impose higher standards shall control. An application for Planned Unit Development in the development zone shall include all contiguous holdings of the applicant under the same ownership with an indication of the portion proposed to be subdivided, re-subdivided or developed immediately and that proposed for later phases of development. A general plan shall be submitted for all such contiguous land at the time of initial application. For the purpose of this section, land separated only by public right-of-way shall be deemed to be contiguous.

6. Control zone: Development standards.

Main Permitted Uses	Maximum Density	Special Exception	Accessory Uses	Prohibited Uses
Single-Family Dwelling Bed and Breakfast Inn	One Single-Family Dwelling per site. Bed and Breakfast Inn - 32.5 units acre	None	Any Use that is customarily associated with the Main Permitted Use.	Any Use that is not listed as a Main Permitted Use.

Minimum Lot Area	Minimum and Maximum Lot Area*	Maximum Bldg. Height
5800 sq. ft., or as platted	Minimum: 1 lot Maximum: 2 lots	33 ft. not to 3 stories

* Sites which are platted and developed prior to the effective date of this ordinance shall be considered as legal non-conforming.

Setback regulations.

Front	Rear	Side/Interior or facing a street or right-of-way
25 ft. (Surf Rd.)	15 ft min, 15% of lot depth whichever is greater	7.5 ft. The setback area shall provide an unobstructed view of the ocean.

Sites shall not exceed one platted lot. However, those sites which exceed one platted lot at the effective date of this ordinance shall be considered as legal non-conforming and may be developed in accordance with these regulations.

7. Development zone regulations.

A. Main permitted uses.

Main Permitted Use	Max. Density (units per acre)	Min./Max. Lot Area*,***	Min Floor Area (sq. ft.)	Maximum Height (ft.)**
Single Family Dwelling	1 dwelling unit per site	Minimum: 1 platted lot Maximum: 3 platted lots	1,000	33 ft. but not to exceed 3 stories
Multiple Family (Apt., Duplex, Townhouse)	18	Minimum: 1 platted lot Maximum: 3 platted lots	Apt. 500 min. 750 avg. Duplex 500 Townhouse 1,200	33 ft. but not to exceed 3 stories
Hotel or Motel	32.5	Minimum: 1 platted lot	15% of units=300-335 sq. ft.	33 ft. but not to exceed 3 stories
Bed and Breakfast Inn		Maximum: 3 platted lots	85% of units=335+ sq. ft.	
Restaurant with frontage on the Intracoastal	N/A	Minimum: 1 platted lot Maximum: 3 platted lots	N/A	33 ft. but not to exceed 3 stories
Any combination of above	Combined density shall not exceed the prorated maximum density for each main permitted use	Minimum: 1 platted lot Maximum: 3 platted lots	Apt. 500 min. 750 avg. Duplex 500 Townhouse 1,400 Hotel Units: 15% of units=300-335 sq. ft. 85% of units=335+ sq. ft.	33 ft. but not to exceed 3 stories
Lots facing A1A between Franklin and Cambridge: in addition to the above permitted uses may include parking garages with retail on the ground floor or retail with hotel or multiple family above	See above	Minimum: 1 platted lot Maximum: 4 platted lots	See above	33 ft. but not to exceed 3 stories

* Developments may contain no more than 4 platted lots if the project is double fronted with no more than 2 platted lots on each street.

** Note: See subsection (d) for existing height regulations

*** Sites which exceed the maximum set forth above at the effective date of this ordinance shall be considered as legal non-conforming and may be developed in accordance with these regulations.

B. Accessory uses.

1. Any use that is customarily associated with a Main Permitted Use.

2. Satellite parking lots and garages.

a. Permitted pursuant to regulations listed in § 4.22.

b. May be located outside of the city, and have parking spaces that are counted towards the required parking for main permitted or accessory uses located in the NBDD. This exception is subject to (1) the approval of a shuttle plan by the Community Planning Director prior to the issuance of a building permit, occupational license, certificate of use or other governmental approval, whichever is required first during the permitting process; and (2) a covenant running with the land on forms approved by the City Attorney that unifies the use that requires the parking and the land on which it is located; or if the land is leased, a covenant recorded against the main permitted uses, or accessory use property placing future purchases on notice that some or all of the required parking is being provided through the subject lease.

c. The design solution for garages shall utilize elements that are typically found in multiple family buildings, offices and hotel structures. These elements may include architectural treatments, such as but not be limited to, the placement of windows, screens, silhouettes, roofing materials (concrete tile, barrel tile, mansard or gabled roofs), and moldings defining the various levels. The landscape plan shall be designed to provide heavy screening of blank walls and unattractive areas of a site or building. A foundation planting shall be designed to create a landscaped separation between pavement and building walls and to consist of landscape vertical elements, transition shrubs and groundcovers. Pedestrian connections from the garages to the public sidewalk shall be landscaped.

d. Development regulations for parking lots and garages are listed in § 4.22.I.

C. Special exceptions: None.

D. Sites that exceed the maximum number of lots and size requirements and which are owned by one entity prior to the effective date of this ordinance are considered as legal non-conforming with regard to lot size and number.

E. Setback regulations.

Number of Platted Lots	Front (ft.)	Each Side* (ft.)	Rear (ft.)
1 lot	25	5	15.0
2 lots	25	10	17.5
3 lots or more	25	15.0** * add 5 ft. if facing a street ** For legal non-conforming lots as to the maximum number of lots, add 5 additional ft. at each side for every lot above 3 lots, however the total setback for any one side yard shall not exceed 30 ft. Sideyard setback areas along the intracoastal shall provide an unobstructed view of the water.	20.0

F. Visual Access to the Public Beach and Intracoastal waterway. Each development shall be designed to provide visual access through the property to the public beach and intracoastal waterway in the setback areas. Improvements, including but not limited to opaque fences, sheds and canopies shall not be placed in the setback areas in such a manner that prevents the visual access through the property to the beach or intracoastal waterway.

(Ord. O-94-14, passed 4-16-94; Am. Ord. O-97-28, passed 6-25-97; Am. Ord. O-99-26, passed 9-8-99; Am. Ord. O-2000-10, passed 2-2-2000; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2002-20, passed 4-10-2002; Am. Ord. O-2003-01, passed 1-22-2003; Am. Ord. O-2005-10, passed 6-15-2005; Am. Ord. O-2007-34, passed 12-18-2007; Am. Ord. O-2012-05, passed 3-7-12)

ATTACHMENT E

Schematic Plans



Location Map

SHEET INDEX

<u>Sheet #</u>	<u>Description</u>
	General Application
	Ownership & Encumbrance Report
	Project Fact Sheet & Legal Description
	Criteria Statement
	Cover Sheet
	Certified Alta Survey
	Color Rendering, Street Profile, Color Photographs
TS-1 of 1	Tree Inventory Plan
LP-2 of 1	Landscape Plan
LP-2 of 2	Landscape Notes & Details
IR-1 of 1	Irrigation Plan
IR-1 of 1	Irrigation Notes and Details
IR-3 of 3	Irrigation Details & Specifications
SP-1	Dimensioned Site Plan
A-1	Building 1 & 2, First and Second Floor Plans, Square Footage Breakdown
A-2	Building 1 & 2, Exterior Elevations
A-3	Building 3 thru 6, First and Second Floor Plans, Square Footage Breakdown
A-4	Building 3 thru 6, Exterior Elevations

Planning & Development Board for Rezoning
Meeting March 9, 2017

TOWNHOMES AT CRISPUS COMMONS PHASE II





South View - East



South View - Center



South View - West



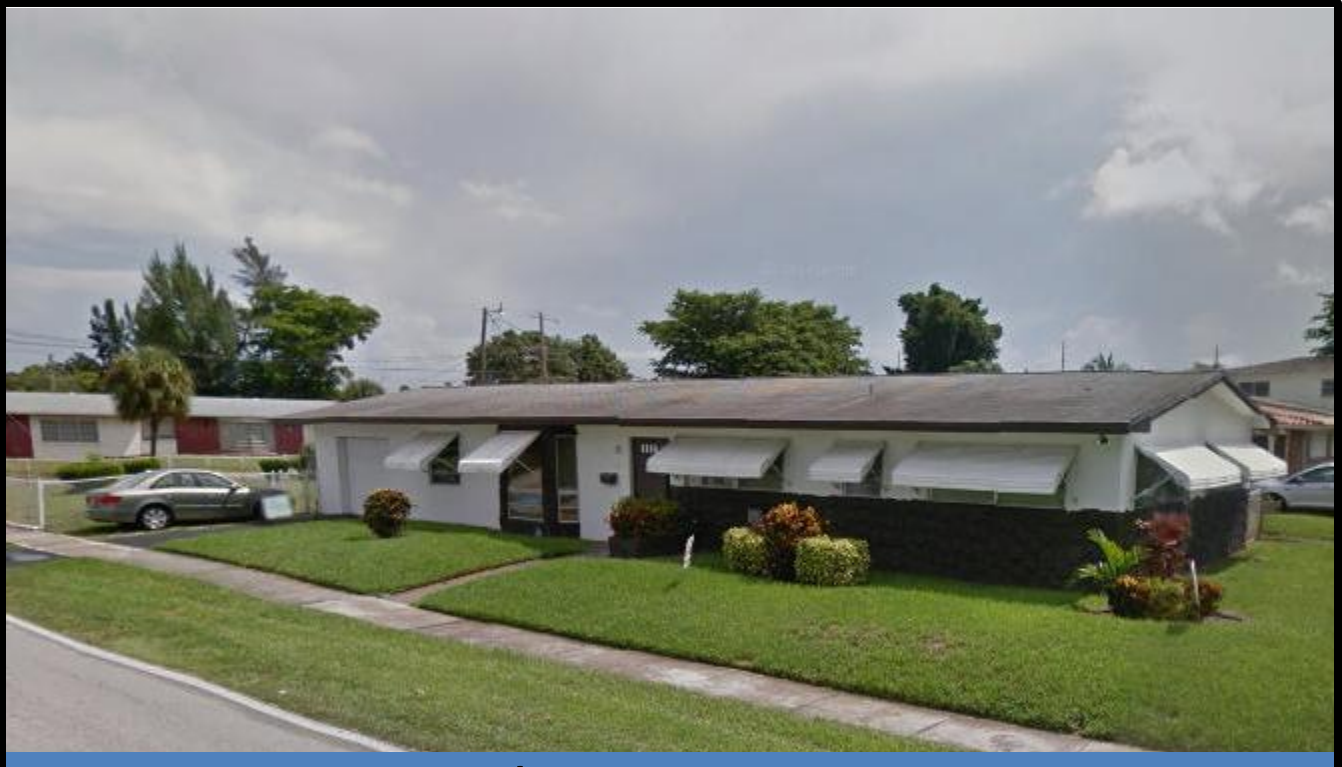
West View



Crispus Commons Phase II – Color Rendering



East View



East View - North



North View - East



North View - Center



North View - West

Filtered Sunlight
2154-60

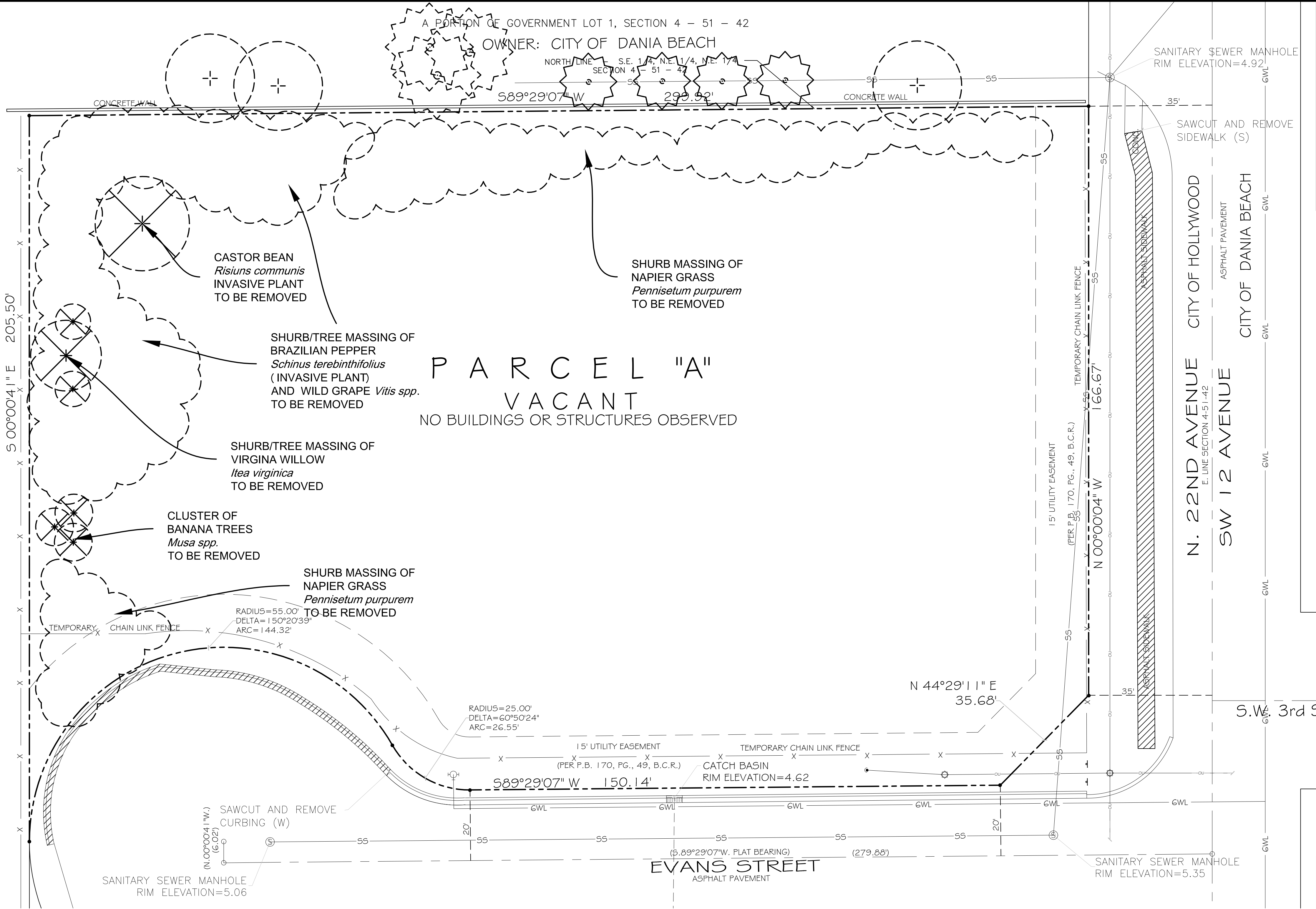
Linen Sand
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Hazelnut Cream
2161-60

ACREAGE

OWNER: CITY OF DANIA BEACH

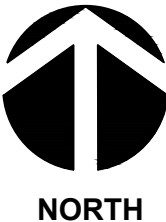
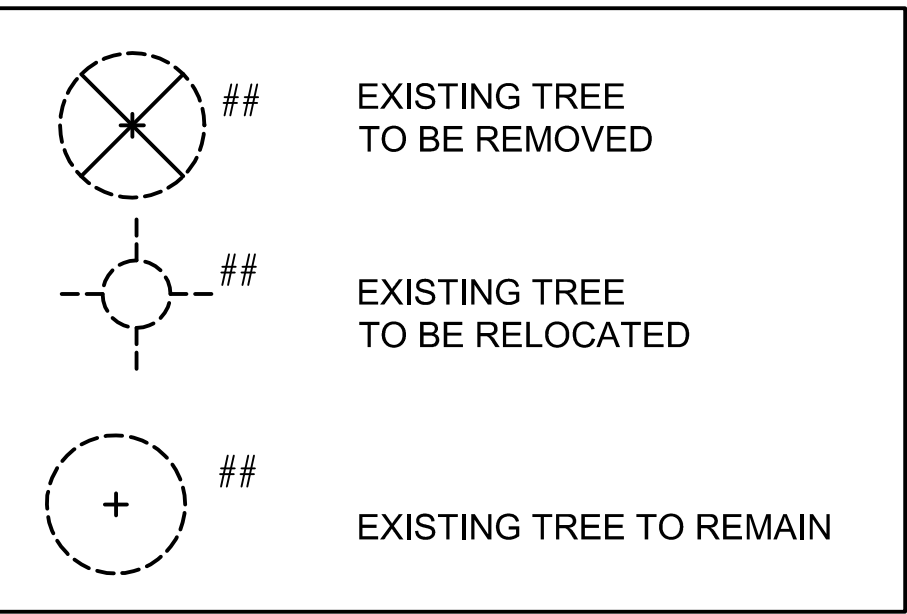
A PORTION OF GOVERNMENT LOT 1, SECTION 4 - 51 - 42



EXISTING TREE AND PLANT INVENTORY LIST

BOTANICAL NAME	COMMON NAME	APPROXIMATE HEIGHT IN FEET	CONDITION (Good 100%, Fair 75%, Poor 50%)	PLAN ACTION
Schinus terebinthifolius	BRAZILIAN PEPPER	30	INVASIVE	REMOVE
Ricinus communis	CASTOR BEAN	25	INVASIVE	REMOVE
Itea virginica	VIRGINIA WILLOW	20	50%	REMOVE
Vitis spp.	WILD GRAPE			REMOVE
Pennisetum purpureum	NAPIER GRASS			REMOVE
Musa spp.	BANANA			REMOVE

GRAPHIC KEY



LAC
LANDSCAPE ARCHITECT
CONSULTANTS
5215 W. Broward Boulevard
Plantation, Florida 33317
P (954) 581-1110 F (9) 581-7118
LC26000422
Thomas J. Laubenthal, RLA
TOM@LACFL.COM
LA-0000563
Katy M. Adler, RLA
KATY@LACFL.COM
LA-0000563

DATE	REVISIONS:

DATE:	12-22-16
SCALE:	1" = 16'
DRAWING BY:	AD
DESIGNED BY:	AD

PROJECT: **CRISPUS COMMONS PARCEL A**
BROWARD COUNTY
HOLLYWOOD, FLORIDA
TREE INVENTORY PLAN:

PROJECT NO.	16-082
SHEET:	TS-1 of 1

DATE:	THOMAS J. LAUBENTHAL ILA-0000563 ILC-26000422
-------	--------------------------------------------------

SITE CALCULATIONS:

BUILDING FOOTPRINT	12,684.28 SQ FT	23.49 %
DRIVES & WALKWAYS	11,297.22 SQ FT	20.92 %
GREEN AREA	30,014.50 SQ FT	55.59 %
TOTAL AREA	53,996.00 SQ FT	100.00 %
TOTAL PERVIOUS AREA	30,014.50 SQ FT	55.59 %
TOTAL IMPERVIOUS AREA	23,981.50 SQ FT	44.41 %

LANDSCAPE CODES FOR CITY OF HOLLYWOOD
ZONE: RS-6 SINGLE FAMILY DISTRICT

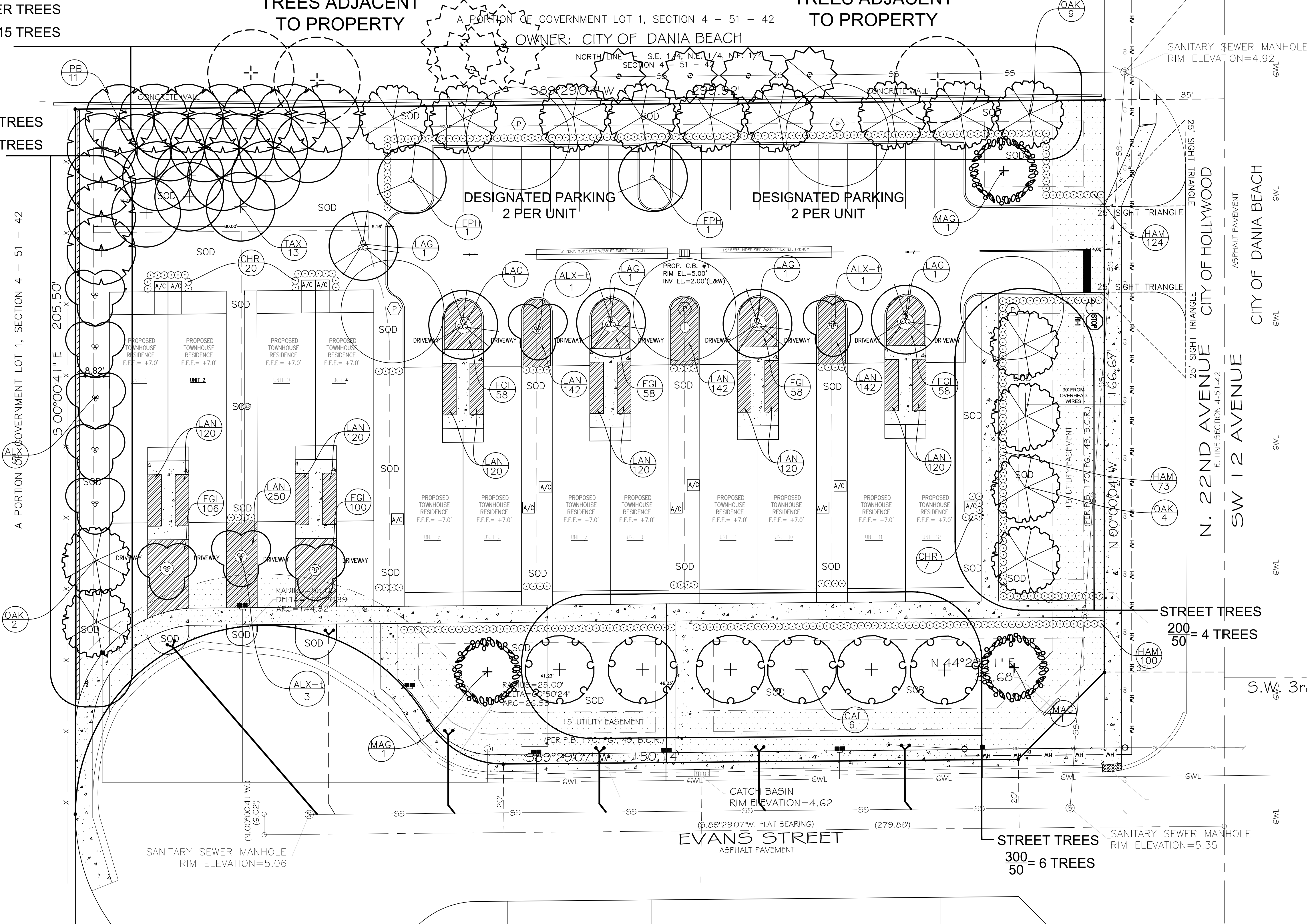
REQUIRED	TOTAL PROVIDED
PERIMETER LANDSCAPE & BUFFERS ONE 1 STREET TREE PER 50 LINEAR FEET OR PORTION THEREOF, OF STREET FRONTAGE OF PROPERTY WHEREIN SAID IMPROVEMENTS ARE PROPOSED.	YES 10 TREES
OPEN SPACE ONE TREE PER 1,000 SQ. FT. (INCLUDING ANY FRACTION) OF FRONT YARD AREA. PERVIOUS AREAS ARE TO BE SODDED OR LANDSCAPED WITH LIVING PLANT MATERIAL	YES 30 TREES
PERIMETER BUFFER 1 TREE PER 20LF OF PERIMETER BUFFER	YES 25 TREES
VIEW TRIANGLE FOR CORNER LOTS, A SIGHT DISTANCE TRIANGLE MUST BE PROVIDED	YES YES
VEHICULAR USE AREA 25% OF THE V.U.A IS LANDSCAPED	YES YES
IRRIGATION PROVIDE 100% IRRIGATION COVERAGE OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.	YES YES

TAX	Taxodium distichum Bald Cypress	12'-14' ht.x 6'-8" Spr. 6" CT, 3" cal DBH	13
OAK	Quercus virginiana Live Oak	14' ht.x 8" Spr. 6" CT, 3" caliper (ROOT GROWERS PLUS)	13
MAG	Magnolia grandiflora Southern Magnolia	12' ht.x 6" Spr. 5" CT, 3" caliper	3
EPH	Ilex x attenuata 'East Palatka' East Palatka Holly (shade tree)	12' ht. x 6" spr., 3" caliper Full to Base	2
PB	Persea borbonia Red Bay	10' O.C. spacing 3 GAL	11
LAG	Lagerstroemia indica "Natchez" Natchez White Crape Myrtle	12' ht.x 6' Spr. 6" CT, 5 trunks min. 1.5" cal. per trunk	5
ALX-t	Ptychosperma elegans Triple Alexander / Solitaire Palm	10'-12' CW staggered heights	10
CAL	Callophyllum antillarum / brasiliense Brazilian Beauty Leaf	12' ht.x 6" Spr. 6" CT, 3" caliper	6
HAM	Hamelia patens 'Compacta' Dwarf Firebush	24" ht x 20" spr 24" O. C. Spacing	333
LAN	Lantana camera Lantana	6" Ht X 10" Spr. Full 1 Gal. 12" OC spacing	970
CHR	Chrysobalanus icaco "Red Tip" Red Tip Cocoplum	24" Ht X 24" Spr. 24" O.C. sp.	27
FGI	Ficus microcarpa 'Green Island' Green Island Ficus	18" Ht X 18" Spr. 18" O.C. sp.	450

ACREAGE
OWNER: CITY OF DANIA BEACH
A PORTION OF GOVERNMENT LOT 1, SECTION 4 - 51 - 42

ACREAGE
OWNER: CITY OF DANIA BEACH
A PORTION OF GOVERNMENT LOT 1, SECTION 4 - 51 - 42

ACREAGE
OWNER: CITY OF DANIA BEACH
A PORTION OF GOVERNMENT LOT 1, SECTION 4 - 51 - 42

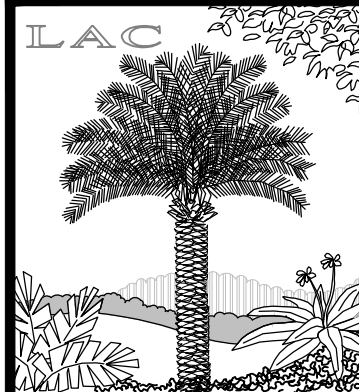


GRAPHIC KEY

	##	EXISTING TREE TO REMAIN
	##	NEW LOCATION OF EXISTING TREE TO BE RELOCATED



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DATE	REVISIONS:

DATE: 12-22-16
SCALE: 1" = 16'
DRAWING BY: AD
DESIGNED BY: AD

PROJECT: CRISPUS COMMONS PARCEL A
BROWARD COUNTY
HOLLYWOOD, FLORIDA

LANDSCAPE PLAN:

PROJECT NO.
16-082
SHEET:
LP-2 of 1

DATE:
THOMAS J. LAUBENTHAL
ILA-0000563 ILC-26000422

PLANTING NOTES

1. All sizes for plant material shown on plan are to be considered as minimums. All plant material must meet or exceed all minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required for final acceptance.
2. All plant material furnished by the Landscape Contractor shall be Florida No.1 or better, unless otherwise specified , and shall be installed as specified in the most current edition of Grades and Standards for Nursery Plants, Part I by the Florida Department of Agriculture, Consumer Services Division, State Plant Board of Florida.
3. Landscape Design and installation shall conform to xeriscape landscape principles as included in the South Florida Water Management District's xeriscape Principle Guide II, updated version. Xeriscape requirements apply to all materials required by code. Additional plantings over and above code are provided to develop a higher aesthetic than code requires, and are not bound by these minimum standards.
4. In addition to these requirements all local landscape codes and requirements shall be met as a part of this base bid and contract in order to satisfy the review and approval of the governing municipality.
5. Quantities for landscape materials as noted on plans supersede any quantities listed in summary tables or lists.
6. All landscaping scheduled to occur in vehicular use areas shall be protected from vehicular encroachment by curbing or other durable barriers.
7. All planting holes shall have a minimum diameter of 2 1/2 times the diameter of the plant ball and have a minimum of 12" of soil on all sides of the plant ball. All planting holes shall be excavated to remove all objectionable materials, such as asphalt, sub-base, concrete, rock, caustic materials with an excessive soil Ph, or similar materials not suited for landscape planting. Planting hole(s) shall be dug to a depth that is 90% the height of the root ball, with the installed root ball resting on undisturbed soil. Top of root ball to be 10% above final grade. For small caliper trees of 4" or less, plant the root ball above grade 1" for every 1" caliper. (i.e. if you have a 3" caliper tree plant the rootball 3" above grade. For all shrubs and ground cover plant the rootball minimum 2" above grade.
8. All plant material shall be installed in planting soil that is delivered to the site in a clean, loose and friable condition. All soil shall have well draining characteristics. Soil must be free of all rocks, sticks, objectionable debris including weeds and weed seed. Minimum soil depth requirements may vary with each municipality. See details and local codes for clarification.
9. All plant materials shall be thoroughly watered in at the time of planting. No dry planting shall be permitted.
10. Local codes require specific formulas for the use of native plants, as well as calculations for required number of code size trees by type and caliper inch. See code calculation tables provided with plan drawings.

11. Plans and new plantings shall be required to provide for safe sight lines at all access and egress points from the site, as well as intersections. All emergency equipment such as fire hydrants shall be maintained as visible and accessible, free of obstruction by new plantings. Trees require setbacks from lighting poles and fixtures. The contractor is required to field adjust the location of plant materials to meet these standards as work in contract.
12. Fertilizer shall be applied directly to the surface of the plant bed immediately after installation and prior to mulching.
- Turf Areas - Sunniland Fertilizer 16-4-8, applied per mfg. recommendation noted on the bag.
- Shrub Areas - Atlantic Fertilizer 12-6-8 plus Minors, applied per mfg. recommendation noted on the bag.
- Canopy Trees- Atlantic Fertilizer 12-6-8 plus Minors, applied per mfg. recommendation noted on the bag.
- Palm Trees - Atlantic Fertilizer Palm Mix 8-4-12 plus Minors, applied per mfg. recommendation noted on the bag.
13. All landscape areas not covered by shrubs or ground cover shall be planted with sod, and conversely all areas not covered by sod shall be covered with mulch to a minimum depth of (3) three inches of cover when settled. Mulch shall be kept 3" away from the face of the trunk (tree or palm). Eco-Cypress mulch or Eco-Melaleuca mulch shall be used; see natural mulch products at www.mulchingsolutions.com for product information or call 561-499-8148.
14. Sod shall be (as noted) solid sod, and shall be laid on a smooth planting base which has been graded to meet the drainage characteristics of the site. All sod shall be laid with closely fitted joints, and shall be in a green and healthy growing condition at planting. Sod shall be free of disease, debris, sticks, rocks and weeds. Variety as specified in plans. Where sod is abutting shrub and/or ground cover beds, the sod line shall be cut in a clean smooth line (radial or straight) free of any jagged or crooked edges.

15. All landscape areas shall be finished graded such that they are flush and level with the surrounding paved surfaces as not to impede the flow of drainage into landscape areas and to prevent the back wash of mulch and debris onto paved areas.

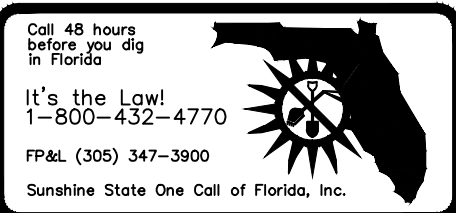
16. All new landscaped areas shall be excavated of all road rock, existing site fill down to a depth of 12" minimum from top of curb. SEE DETAIL THIS SHEET FOR SPECIFICS.

17. All landscape areas shall be irrigated by a fully automatic system adjusted to provide 100% coverage. All heads shall be adjusted to minimum 100% overlap.
18. The irrigation system shall be equipped with a rain sensor shutoff device, hard wired to over ride the time clock, controller or pump station in the event of rain or equally wet conditions. This requirement conforms to the County and SFVWMD ordinance.
19. Any existing trees and their root zones on site shall be protected from damage during construction. All trees/palms to be removed or relocated shall require proper permitting and documentation of size, species, condition and proposed action. Established values for mitigation is required in the case of removals. Trees to be relocated shall be free of any hazardous defects and/or characteristics including but not limited to: Girdling roots, codominant leaders with bark inclusions, active trunk decay, stub cuts, open trunk wounds and broken leader(s). All permitting and review processes must be completed prior to any work being done. Any relocation's shall be root pruned in advance except for palm species. Palm fronds shall be hurricane cut in advance for any Sabal Palms to be relocated.

20. All selective trimming of existing and/or relocated trees on site, shall be done applying the standards of the American National Standards Institute, ANSI 300, 2001.
21. All new trees and relocated trees shall be guyed and braced applying the Standards of the National Arborist Association Guide Lines 1988 edition or most current.
22. All trees and palms shall be setback from roadways, walks and utility clear zones as required to conform to safety standards of the local municipality, FDOT and/or the utility companies, whether the plans show dimensions or not. These standards shall supersede all plan documents and are included in the work required by the contractor to complete the project.

23. Any substitutions to plant materials for areas addressed on the plans shall be approved by the governing municipality prior to work performed.
24. Landscape materials shall be maintained during construction as part of this base contract and any materials that die or decline below grades and standards shall be replaced immediately for final acceptance.

25. All landscape materials are guaranteed for full replacement including the material and labor for a period of one year from the time of final acceptance. This applies to any materials which are dead or have declined below grades and standards. The guarantee is void only in cases of 75 mph hurricane force winds at the site and/or a freeze below 35 degrees when established by the weather bureau as effecting the project location.
26. Medium and large maturing palms shall be planted at least 3' (feet) from all hardscapes and at least their typical frond length from a building or light pole.
27. Medium and large maturing trees shall be planted at least 5' (feet) from all hardscapes (e.g. sidewalks, driveways, pavers, curbs, etc.) They shall be planted a minimum of 10' (feet) from a building or light pole.



LAC

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DATE	REVISIONS:

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SCALE:	N. T. S.
DRAWING BY:	AD
DESIGNED BY:	AD

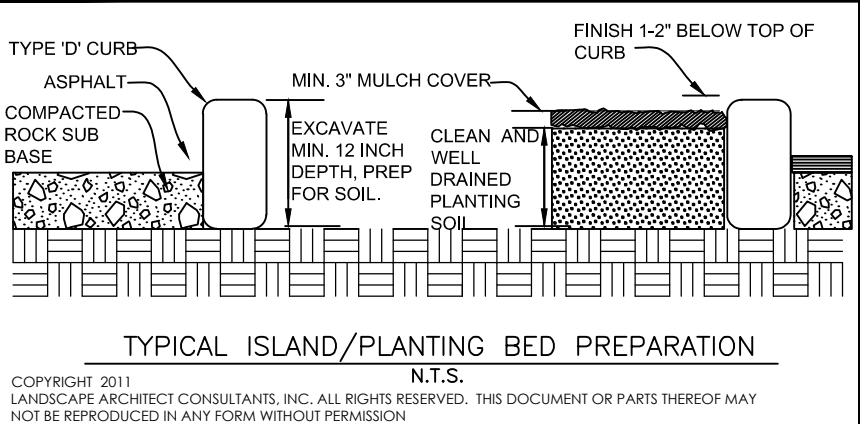
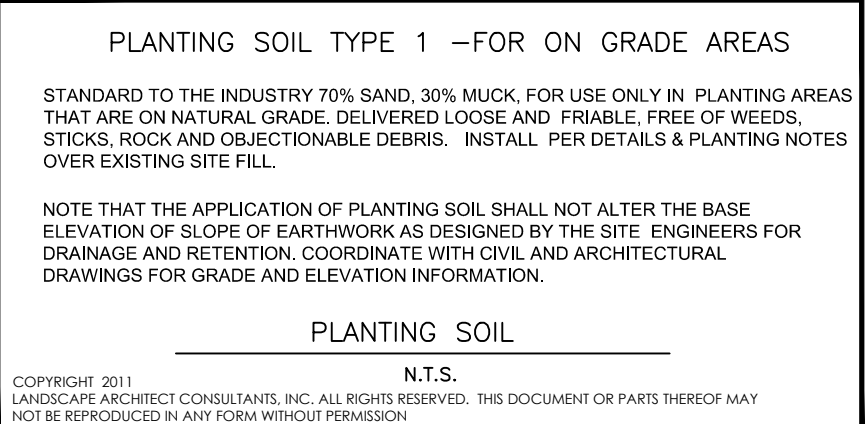
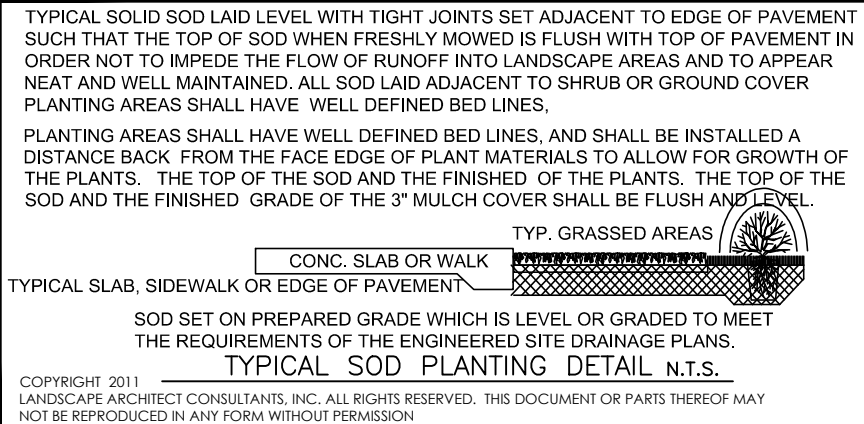
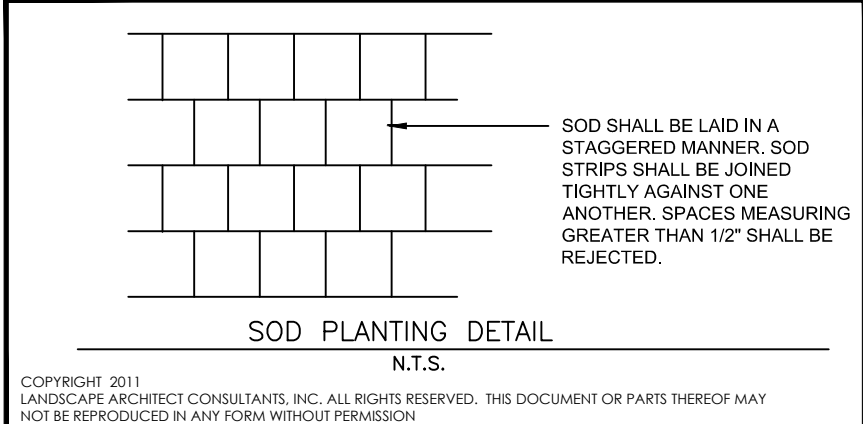
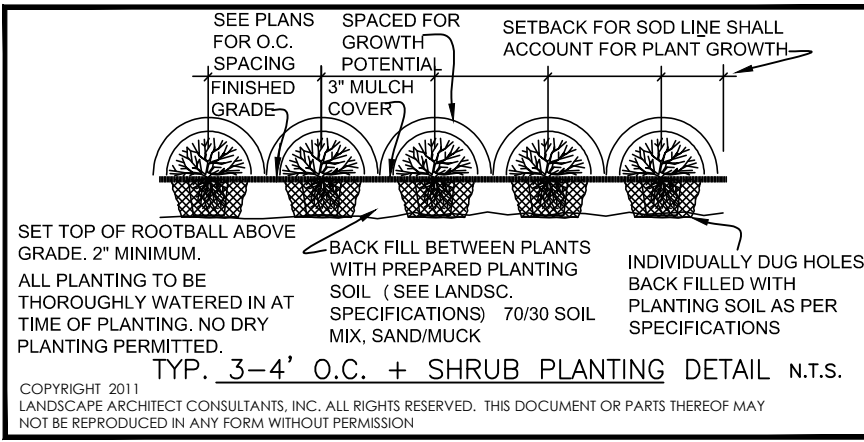
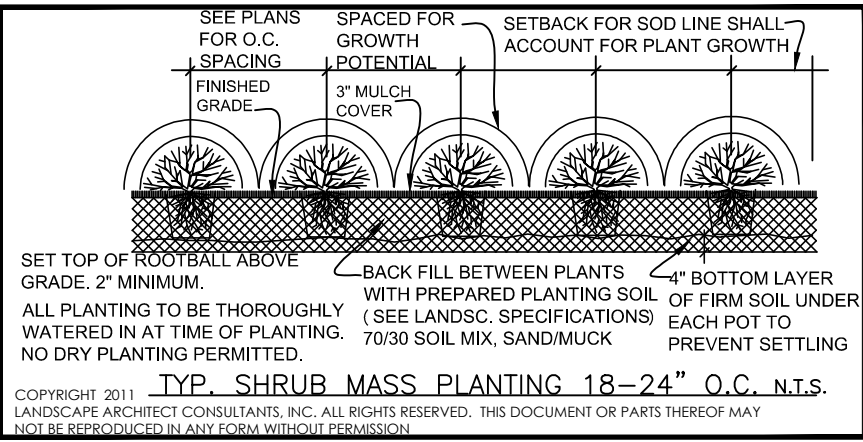
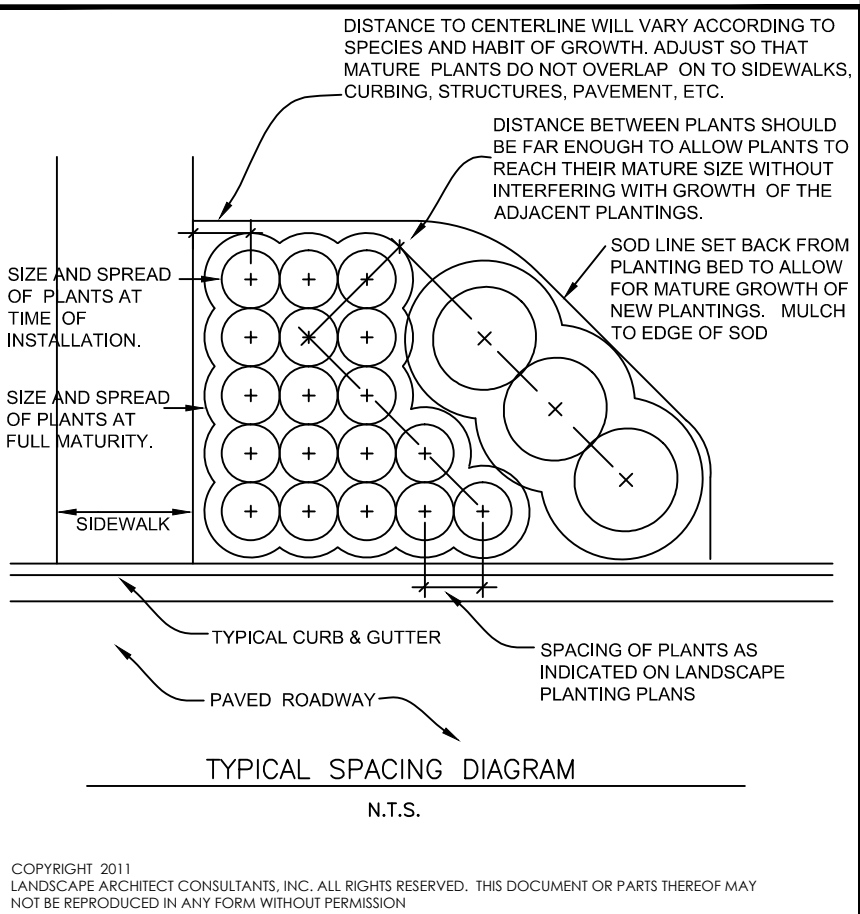
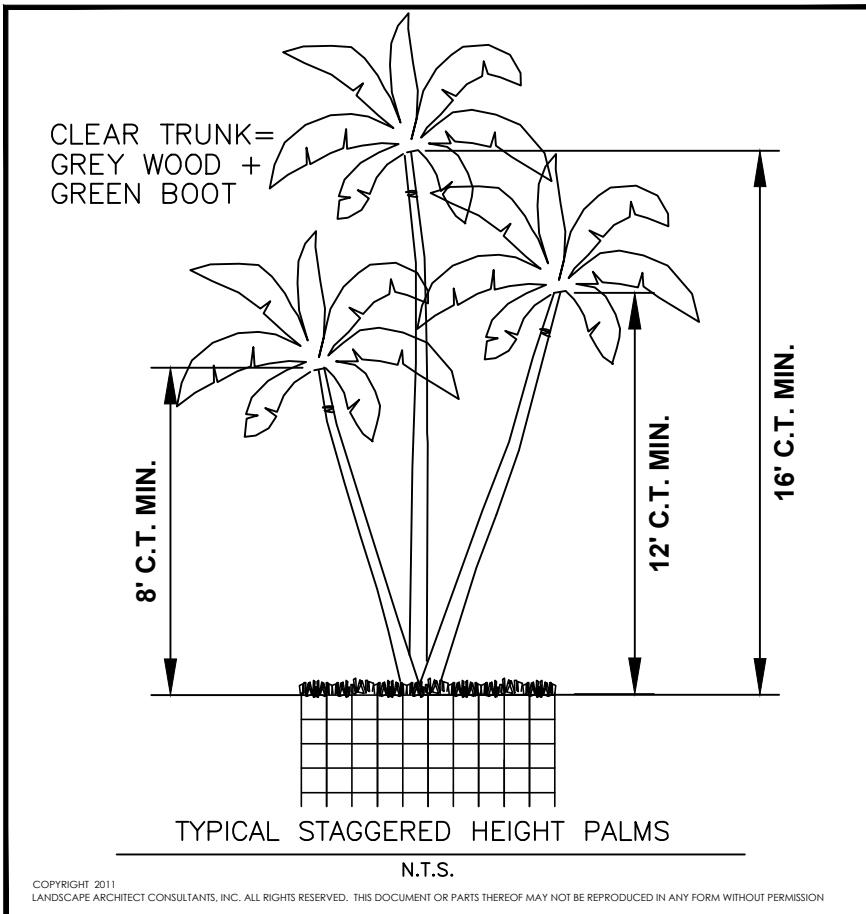
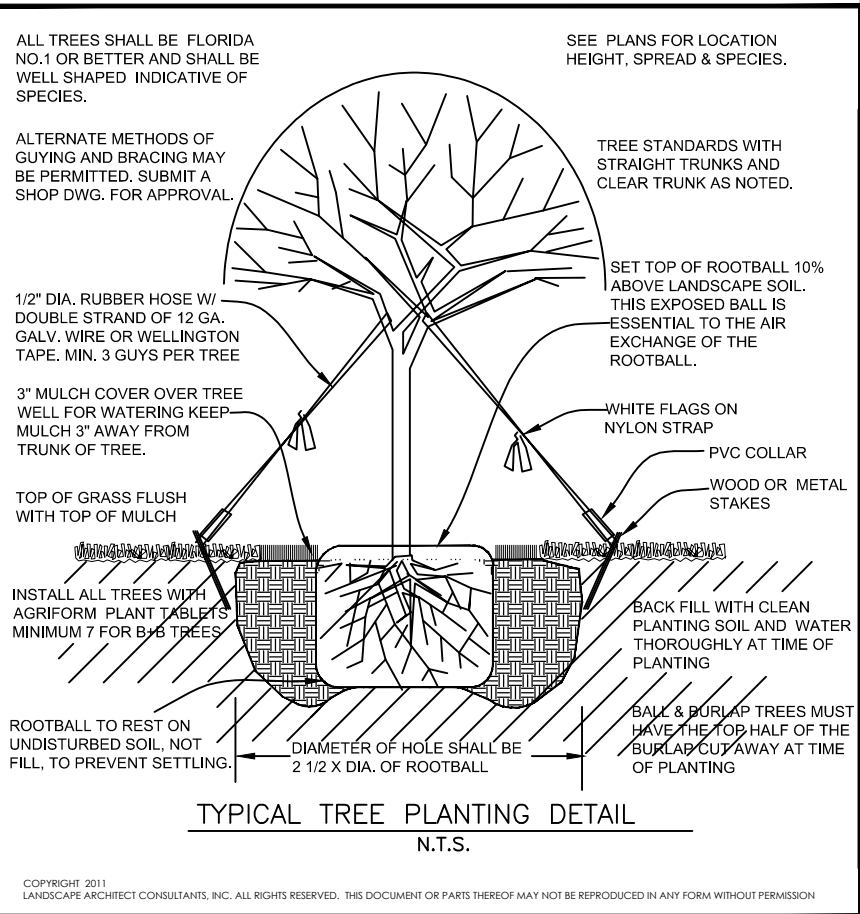
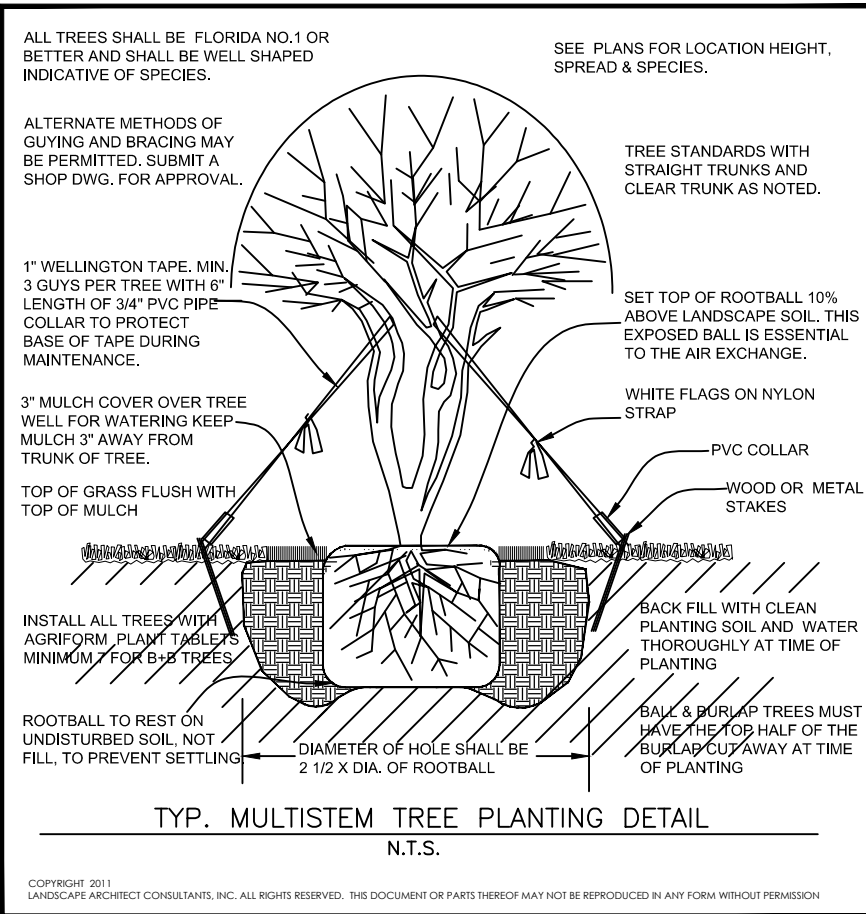
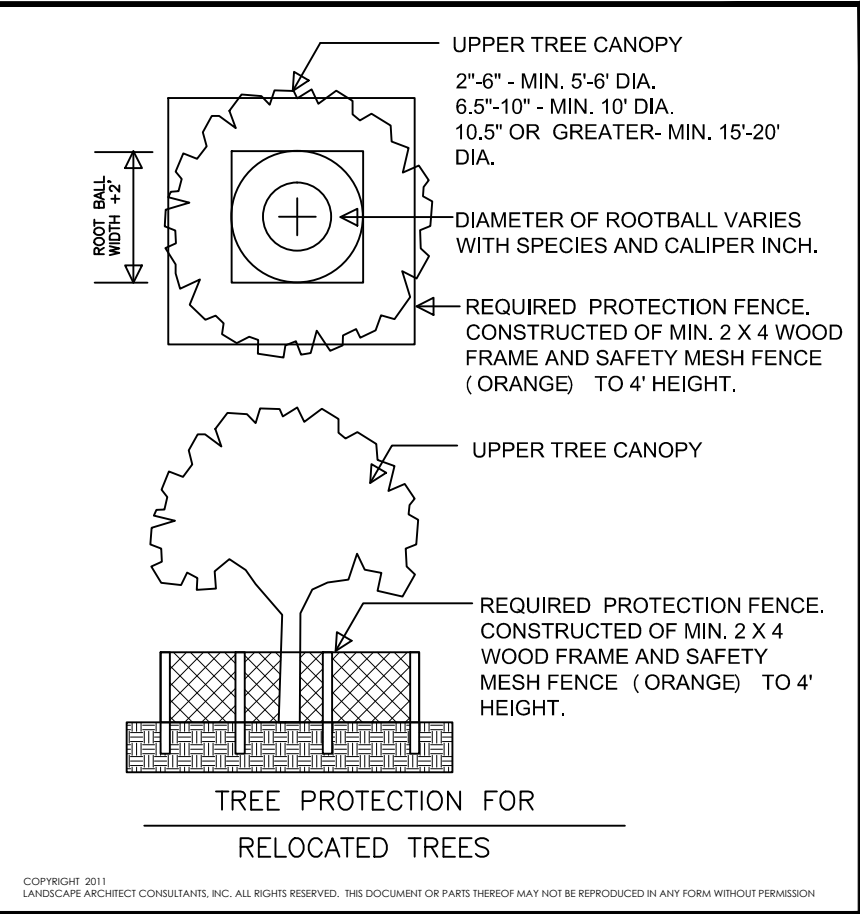
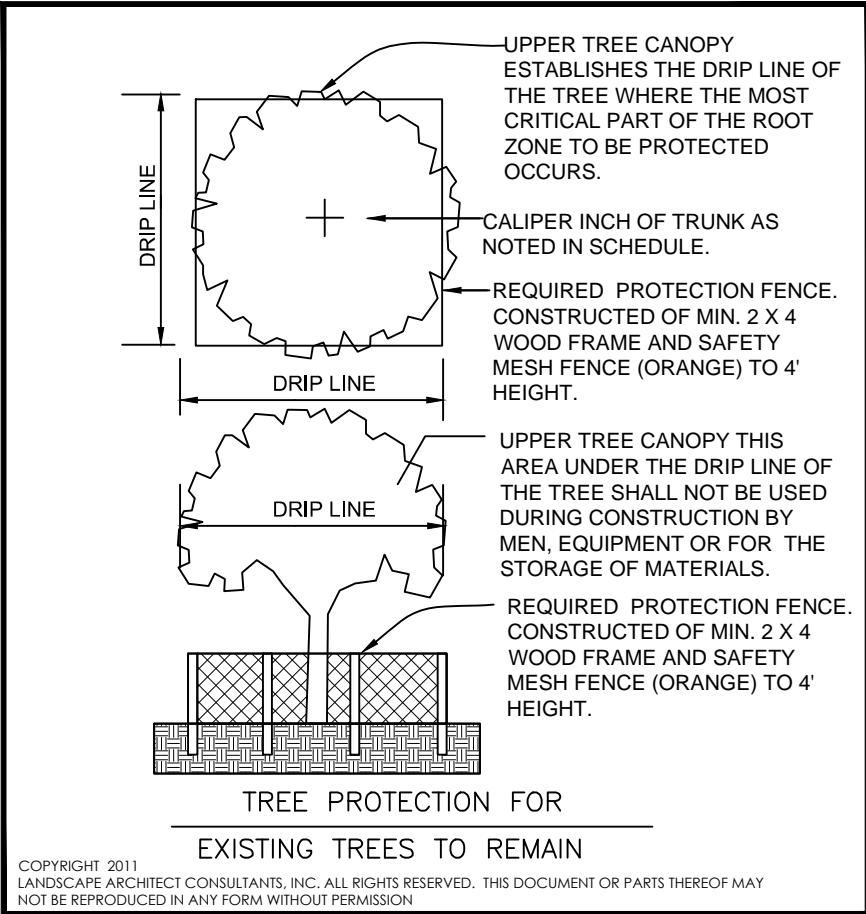
PROJECT: CRISPUS COMMONS PARCEL A BROWARD COUNTY

HOLLYWOOD, FLORIDA

LANDSCAPE NOTES & DETAILS:

PROJECT NO.	16-082
SHEET:	LP- 2 of 2

DATE:	THOMAS J. LAUBENTHAL ILA-000563 ILC-2600422
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IRRIGATION EQUIPMENT GRAPHIC KEY:

- RAINBIRD 3500 SERIES AND 5000 SERIES F, H, Q, 6" OR 12" COMMERCIAL ROTOR BODY, w/ SCREEN AND NOZZLES TO TYP. SPACING. UTILIZE FULL SPECTRUM OF NOZZLES AVAILABLE BY MANUFACTURER TO PROVIDE FULL COVERAGE WITHOUT OVERSPRAY ONTO PAVEMENT. NOZZLES w/ SEAL-A-MATIC INTERCHANGEABLE NOZZLES. OPERATING POUNDS PER SQUARE INCH (PSI) AT 40.
- RAINBIRD PRS - 1800 SERIES F, TO, H, Q, 6" OR 12" COMMERCIAL POP-UP BODY, w/ SCREEN AND NOZZLES TO TYP. SPACING. UTILIZE FULL SPECTRUM OF NOZZLES AVAILABLE BY MANUFACTURER TO PROVIDE FULL COVERAGE WITHOUT OVERSPRAY ONTO PAVEMENT. NOZZLES w/ SEAL-A-MATIC INTERCHANGEABLE NOZZLES. OPERATING POUNDS PER SQUARE INCH (PSI) AT 40.
- RAINBIRD 15SST, 15 EST, 6" COMMERCIAL POP-UP BODY, w/ SCREENS AND NOZZLES TO TYP. SPACING. UTILIZE FULL SPECTRUM OF NOZZLES AVAILABLE BY MANUFACTURER TO PROVIDE FULL COVERAGE WITHOUT OVERSPRAY ONTO PAVEMENT. NOZZLES SERIES 9 SIDE STRIPS.
- 1.5 HP PUMP SEE PLAN FOR LOCATION.
- 2" WELL. EXACT SIZE AND LOCATION TO BE DETERMINED BY CONTRACTOR.
- RAINBIRD ESP - LXME, 16 - 15 STATION OPERATING SPECIFICATIONS, BATTERIES, AS REQUIRED FOR A FULLY OPERATIONAL SYSTEM TO CONTROL ALL VALVES INSTALLED IN THIS PHASE OF CONSTRUCTION. WALL MOUNTED IN LOCATION SHOWN ON PLAN (VERIFY W/OWNER).
- CHEMICAL DERUST SYSTEM INCLUDING 55 GAL. EMBEDDED STORAGE BARREL WITH INJECTOR PUMP AND ALL CONNECTIONS TO THE IRRIGATION SYSTEM.
- RAINBIRD RAIN SWITCH AND BYPASS SWITCH. (SEE DETAILS) MOUNTED IN LOGICAL LOCATION AWAY FROM OVERHEAD OBSTRUCTIONS.
- RAINBIRD SERIES (OR EQUAL), 24V ELECT., GLASS FILLED NYLON BODY VALVE W/ PRESSURE REGULATOR, INSTALLED IN A VALVE BOX ASSEMBLY AS PER DETAILS.
- VALVE BOXES SHALL BE AMETEK OR APPROVED EQUAL, STANDARD 12" ROUND FOR ALL LOCATIONS. ALL VALVES, FILTERS, AND SIMILAR ASSEMBLIES AS SHOWN IN DETAILS WILL REQUIRE A SEPARATE VALVE BOX WHETHER SHOWN ON PLANS OR NOT. IT IS IMPLIED THAT EACH ASSEMBLY REQUIRES ITS OWN SEPARATE VALVE BOX ASSEMBLY.
- IRRIGATION LATERAL LINE, SIZE AS NOTED ON PLANS. ALL CONTROL WIRES SHALL BE INSTALLED IN GRAY CONDUIT IN SAME TRENCH WITH LATERAL LINES.
- MAINLINE AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY EXACT SIZE, LOCATION AND PRESSURE AVAILABILITY OF EXISTING MAINLINE.
- SLEEVE FOR IRRIGATION MAIN LINE, SECTION LINES AND CONDUITS. SEE NOTES ON PLAN AND SLEEVE SIZING CHART.
- THE ALPHABETICAL FIGURE INDICATES THE PARTICULAR CONTROLLER (BUILDING OR MASTER). THE NUMERICAL FIGURE INDICATES THE PARTICULAR ZONE NUMBER OR STATION. SEE VALVE SIZING SCHEDULE FOR APPROPRIATE 1" 1.5" OR 2" VALVE SIZE. THE LOWER NUMERICAL FIGURE INDICATES THE TOTAL NUMBER OF GALLONS PER MINUTE (GPM) THAT THE ZONE IS DESIGNED FOR, CORRESPONDING TO THE APPROPRIATE SIZE VALVE. SEE VALVE SIZING CHART INFORMATION.

WATER EFFICIENT IRRIGATION SYSTEM

CONTROLLER & WEATHER SENSOR: SMART MODULAR CONTROL SYSTEM THAT PROVIDES WATER SAVINGS OF 20% TO 50% OVER TRADITIONAL TIME BASED CONTROLLERS. AUTOMATIC SHUT-OFF THE CONTROLLER WHEN RAIN IS DETECTED, RESULTING IN WATER SAVING OF 15% TO 20%.

SEAL-A-MATIC(SAM): CHECK VALVES PREVENT DRAINAGE FROM HEADS AT LOWER ELEVATIONS, STOP WATER WASTE AND ELIMINATE LANDSCAPE DAMAGE DUE TO FLOODING AND/OR EROSION

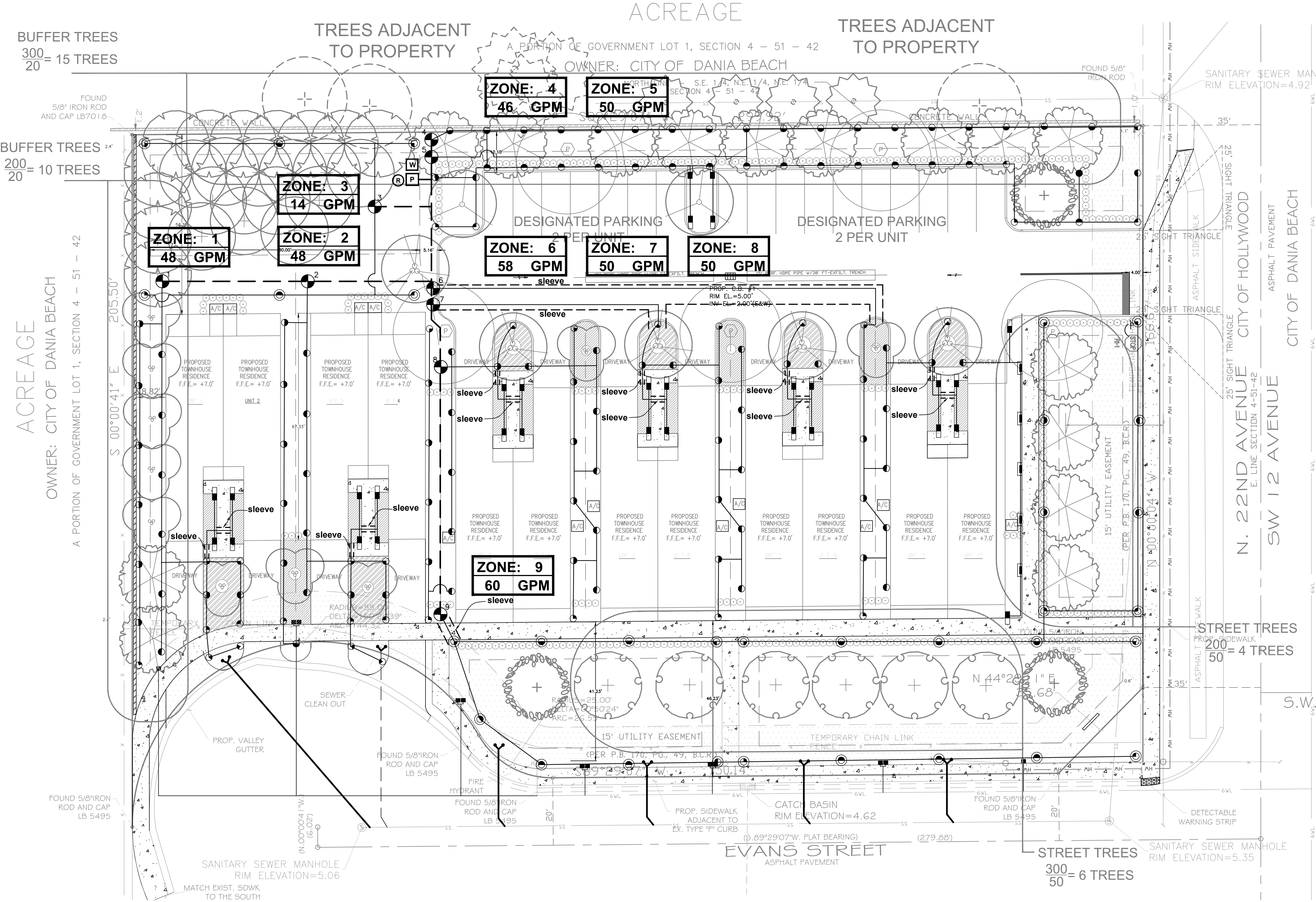
CYCLE+SOAK: MAXIMIZE WATER USE AND PREVENT RUNOFF.

RAIN CURTAIN MPR NOZZLE TECHNOLOGY: ELIMINATING OVER SPRAY WHICH RESULTS IN WATER SAVINGS

ROTORS: 5000 SERIES, PRESSURE REGULATOR & LOW ANGLE NOZZLE: 15% TO 45% WATER SAVINGS.

ROTORS: 3000 SERIES, PRESSURE REGULATOR & LOW ANGLE NOZZLE: 15% TO 45% WATER SAVINGS.

SPRAY HEADS: 1800 SERIES WITH LOW GALLON NOZZLES ADJUSTED TO AVOID OVER SPRAY ONTO PAVED SURFACES.



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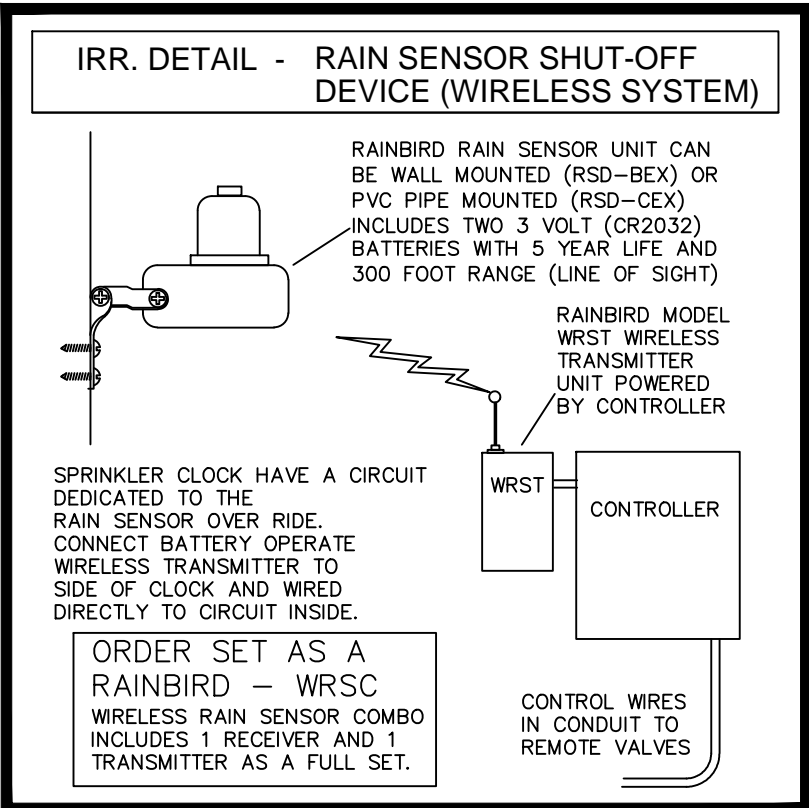
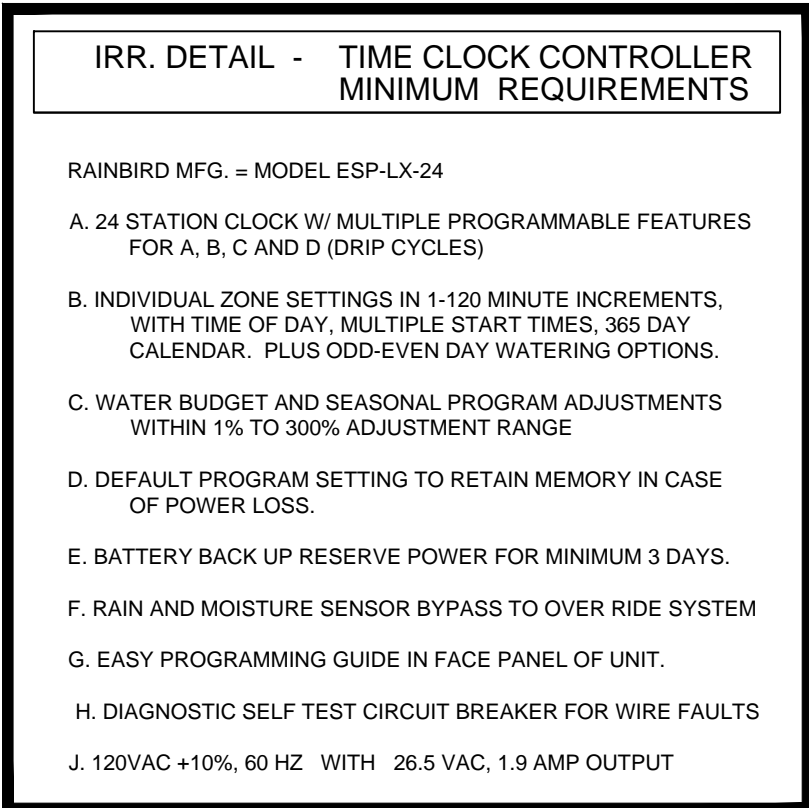
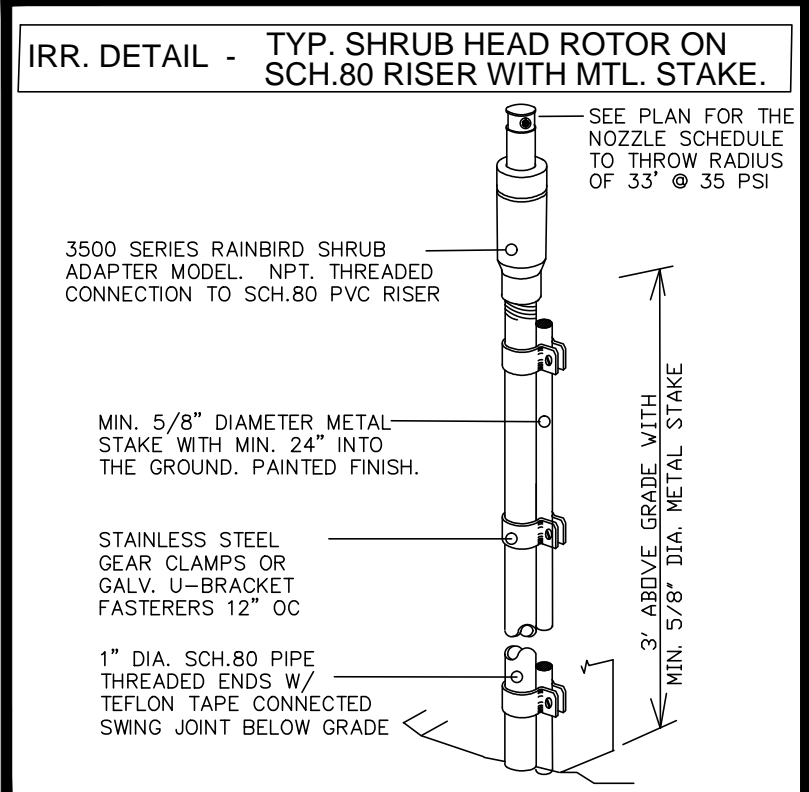
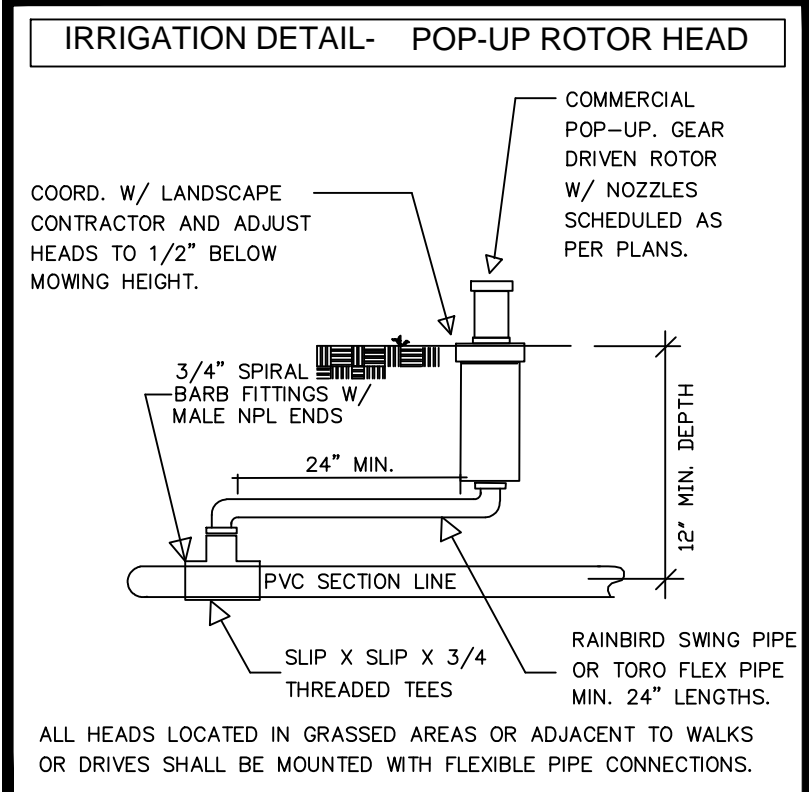
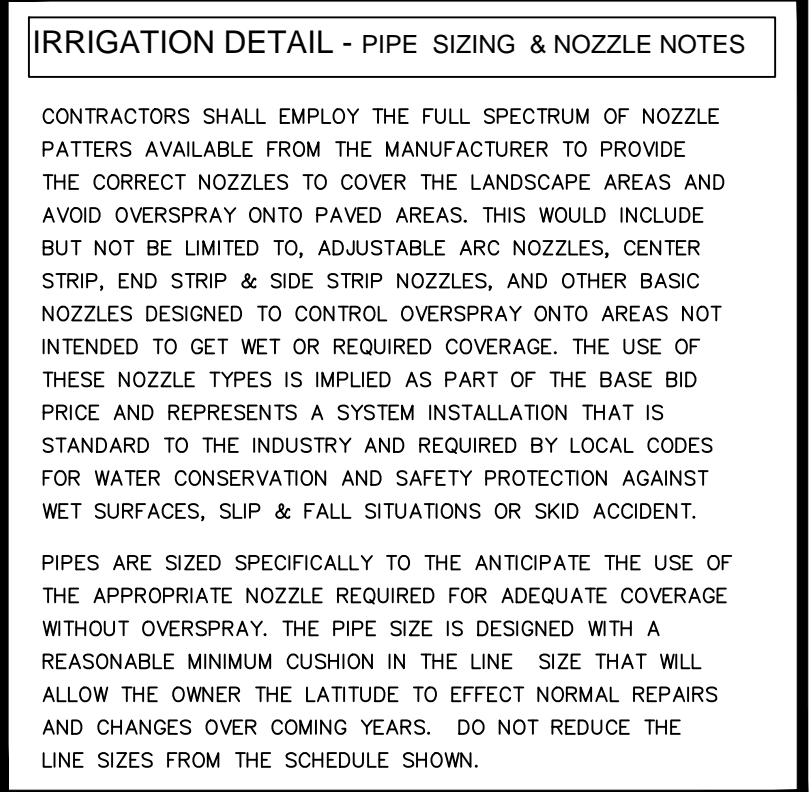
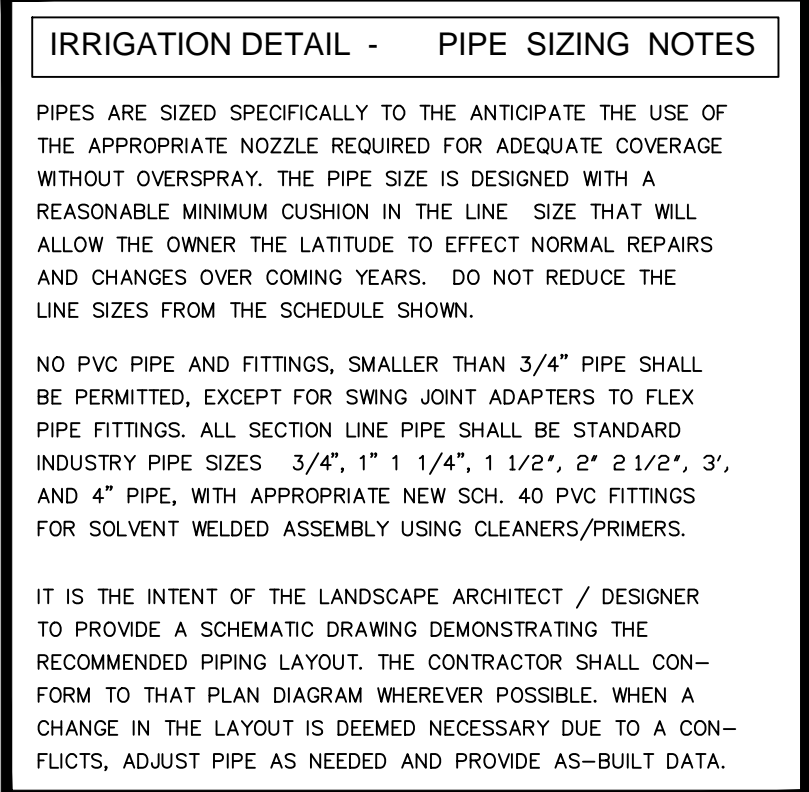
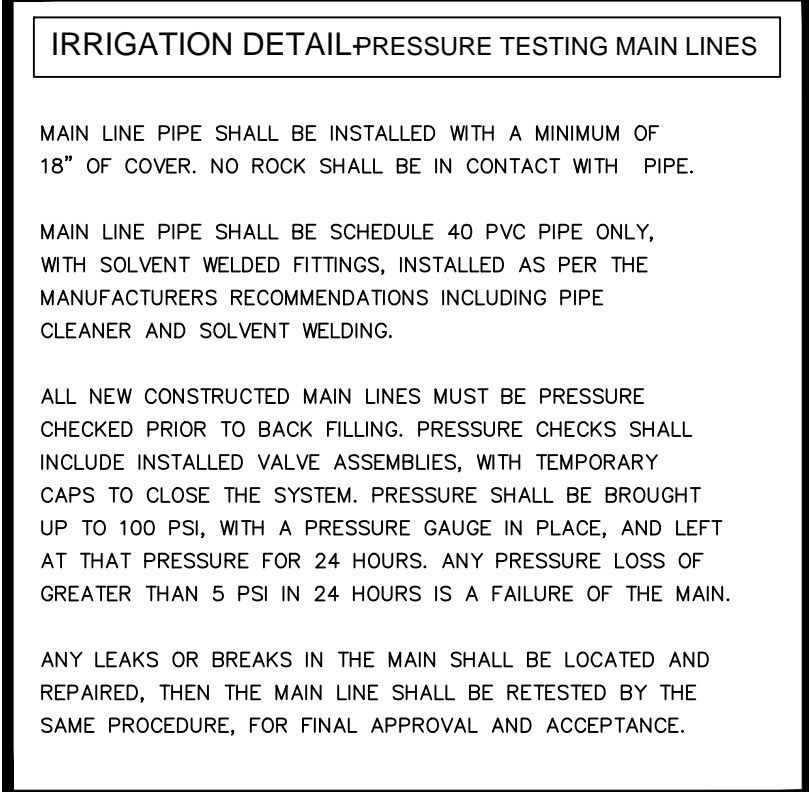
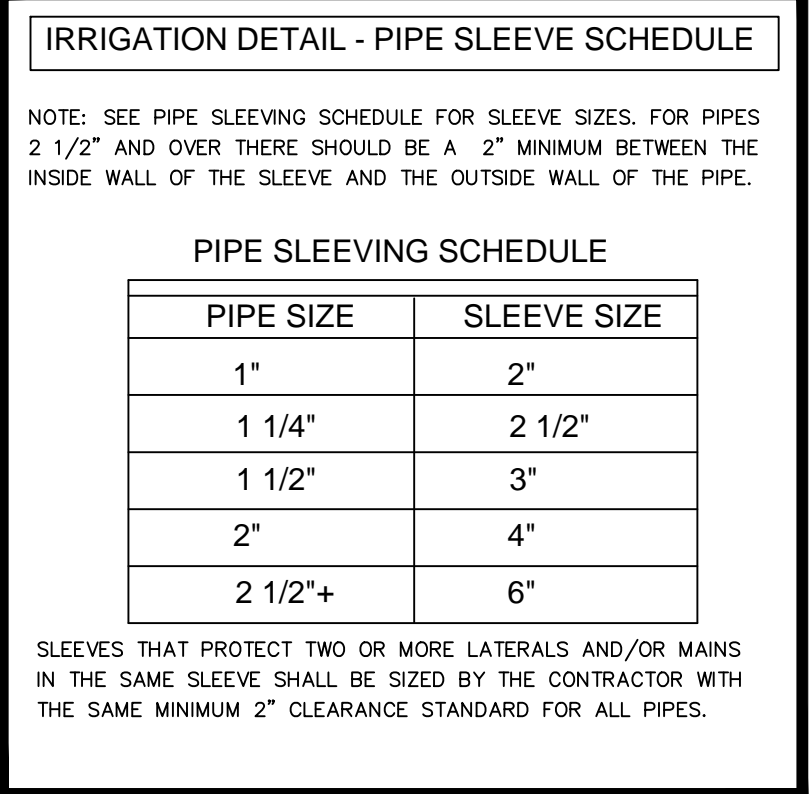
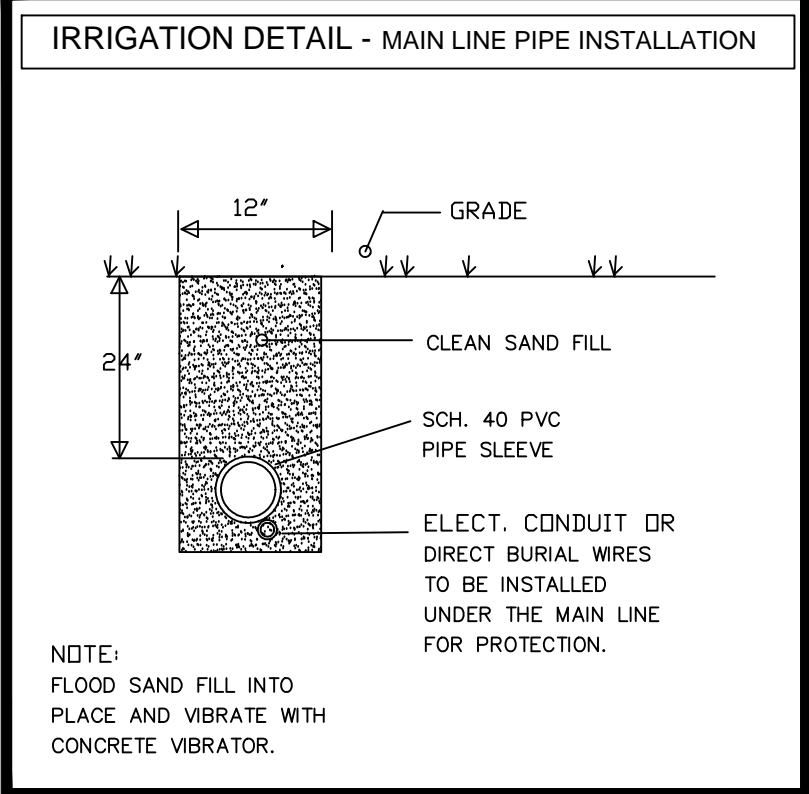
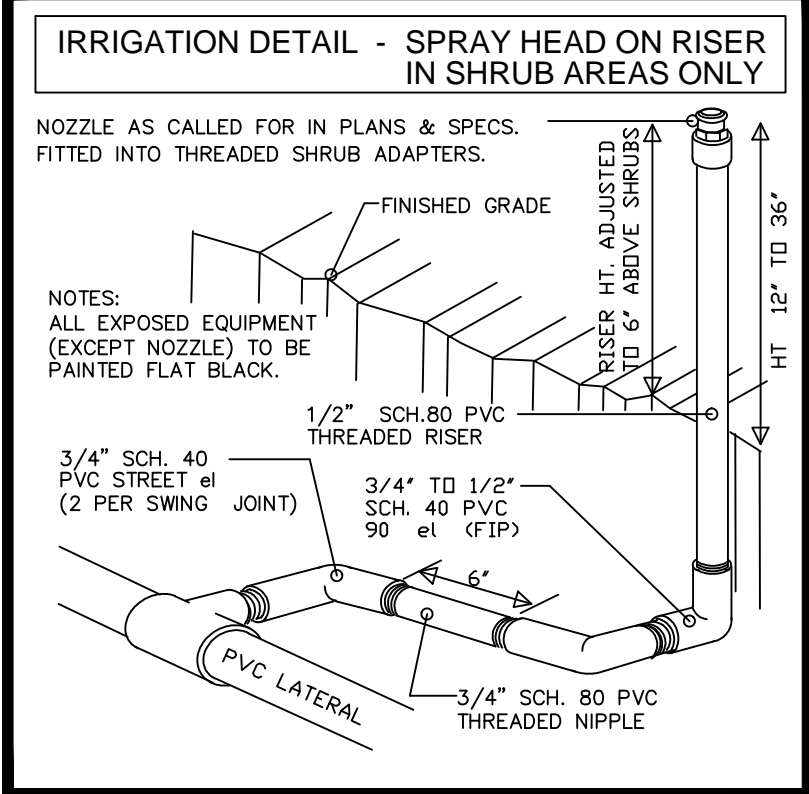
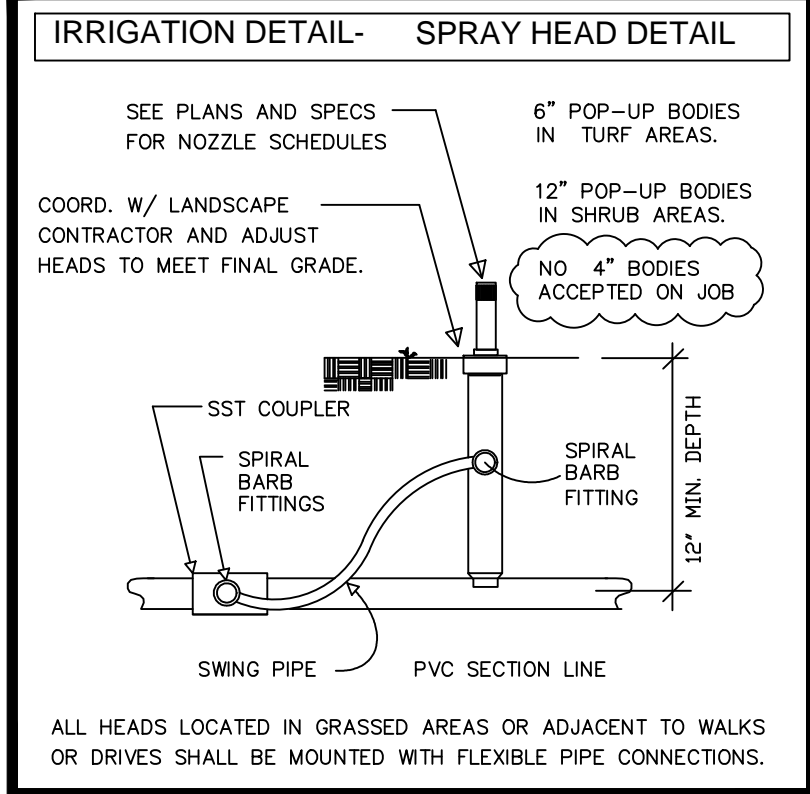
DATE	REVISIONS:

DATE: 12-22-16
SCALE: 1" = 16'
DRAWING BY: AD
DESIGNED BY: AD

PROJECT: CRISPUS COMMONS PARCEL A
BROWARD COUNTY
HOLLYWOOD, FLORIDA
IRRIGATION PLAN:

PROJECT NO. 16-082
SHEET: IR-1 of 1

DATE: THOMAS J. LAUBENTHAL
THOMAS J. LAUBENTHAL
FLA-0000563 FLA-26000422



FLORIDA FRIENDLY CODE REQUIREMENTS FOR IRRIGATION PLANS AND DETAILS			
CODE #	REQUIREMENT	STATUS	METHOD
A-1	IRRIGATION PLANS SHOWN AS FULL SCHEMATICS	PROVIDED	SEE PLANS
A-2-a	SOURCE CONNECTION AND DESIGN CAPACITY	PROVIDED	SEE PLANS
A-2-b	WATER PRESSURE AT POINT OF CONNECTION (POC)	PROVIDED	PUMP SPECS
A-2-c	WATER METER SIZE	N.A.	N.A.
A-2-d	BACK FLOW PREVENTOR TYPE	N.A.	N.A.
A-2-e	FULL PUMP STATION SPECIFICATION AND DETAILS	PROVIDED	PUMP SPECS
A-2-f	PRECIPITATION RATE EXPRESSED IN INCHES PER HOUR	PROVIDED	DETAILS+SPECS
A-2-g	FLOW RATE SCHEDULE WITH PIPE SIZING CHART	PROVIDED	DETAILS+SPECS
A-2-h	COMPLETE IRRIGATION LEGEND FOR HEADS & VALVES	PROVIDED	DETAILS+SPECS
B-1	IRRIGATION SYSTEM MATCHED TO PLANT MATERIAL TYPE	PROVIDED	SEE PLANS
B-2	SEPARATION OF TURF AND SHRUB WHERE PRACTICAL	PROVIDED	SEE PLANS
B-3	PRODUCTS LIST AND SPECIFICATION FOR ALL EQUIPMENT	PROVIDED	PLAN KEY
B-4	HEAD SPACING DIAGRAM WITH REQUIRED OVERLAP	PROVIDED	DETAILS+SPECS
B-5	FREE FLOW CONDITION PROTECTION FROM MAIN BREAKS	PROVIDED	DETAILS+SPECS
B-6	RAIN SENSOR SWITCH OR SOIL PROBE (sect. 373.62.FS)	PROVIDED	DETAILS+SPECS
B-7	PROGRAMMABLE CONTROLLER SPECIFIED W/ REQ. OPTIONS	PROVIDED	DETAILS+SPECS
B-8	NO ITEM LISTED IN CODE FOR THIS NUMBER	N.A.	N.A.
B-9	AUTOMATIC CONTROLLER W/ SEASONAL SETTING ADJUST.	PROVIDED	DETAILS+SPECS
B-10	TOTAL LIST OF CONTROLLER REQUIREMENTS	-	DETAILS+SPECS
B-10-a	PROGRAMMABLE FOR MINUTES, DAYS OR WK. & T. OF DAY	PROVIDED	DETAILS+SPECS
B-10-b	PROGRAMMABLE FOR MULTIPLE START TIMES	PROVIDED	DETAILS+SPECS
B-10-c	AUTOMATIC SHUT-OFF AFTER ADEQUATE RAIN FALL	PROVIDED	DETAILS+SPECS
B-10-d	MAINTAIN BACK-UP POWER & PROGRAM FOR MIN. 3 DAYS	PROVIDED	DETAILS+SPECS
B-10-e	PROGRAMS ADJUSTABLE TO WATER RESTRICTION REQ.	PROVIDED	DETAILS+SPECS
B-11	RECOMMENDED MAINTENANCE SCHEDULE FOR IRR. EQUIPT.	PROVIDED	DETAILS+SPECS
B-12	HEADS ON SAME ZONES W/ MATCHED PRECIPITATION RATE	PROVIDED	SEE PLANS
B-13	DESIGN UNIFORMITY FOR EMITTER TYPE,SPACING,PRESSURE	PROVIDED	DETAILS+SPECS
B-14	MEASURABLE IRR. WATER USE FOR SYSTEM OVERT 70 GPM	PROVIDED	DETAILS+SPECS
B-15	PLANS TO INCLUDE FINAL SYSTEM TESTING REQUIREMENTS	PROVIDED	DETAILS+SPECS
B-16	SCHEMATIC DESIGN TO DEFINE ZONES & PLANT TYPES	PROVIDED	SEE PLANS
B-17	RAIN SENSOR SWITCH OR SOIL PROBE (sect. 373.62.FS)	PROVIDED	DETAILS+SPECS
B-18	PROVIDE TRACER WIRE WITH MAIN LINES OVER 2" DIA.	PROVIDED	DETAILS+SPECS
B-19	WELL BASES SYSTEMS REQUIRE PUMP CYCLE CONTROL	N.A.	N.A.
B-20	HEADS ON HIGH SLOPES WILL REQUIRE CHECK VALVES	N.A.	N.A.
B-21	NOZZLE PRECIPITATION RATES MATCHED WITHIN 20%	PROVIDED	DETAILS+SPECS
B-22	NO WATER SPRAY UNDER ROOF OVERHANGS.	N.A.	N.A.
B-23	APPLY SMALL AREA EMITTERS FOR AREAS UNDER 4 FT.	PROVIDED	SEE PLANS
B-24	PRESSURE REGULATING VALVES REQUIRED OVER 50 PSI	PROVIDED	PROVIDED
C	REQUIREMENTS PROVIDED FOR END USER	-	-
C-1	IRRIGATION SCH. INFO. PROVIDED + INSTRUCTION	AT C.O.	AT C.O.
C-2	AS-BUILT PLANS TO BE PROVIDED TO END USER	AT C.O.	AT C.O.
C-3	OPERATION SCHEDULES FOR ESTABLISHMENT + REG. USE	AT C.O.	AT C.O.
C-4	EQUIPMENT MAINTENANCE DOCUMENTS TO BE PROVIDED	AT C.O.	AT C.O.
C-5	WHERE POSSIBLE MAINT. INFO TRANSFER TO NEXT OWNER	N.A.	N.A.
D	BACK FLOW PREVENTOR TO BE RECERTIFIED ANNUALLY	N.A.	N.A.
-	-	-	-

GENERAL SPRINKLER NOTES:

- IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ALL OTHER DRAWINGS OF THE PROJECT TO RESOLVE COORDINATION AND POTENTIAL CONFLICTS WITH EXISTING UNDERGROUND PIPES AND UTILITIES OR WORK BY OTHERS, PRIOR TO ANY WORK BEING DONE. MOST MAIN LINES SHARE ALIGNMENT WITH PERIMETER UTILITY EASEMENTS & SIGNIFICANT LANDSCAPE BUFFER PLANTINGS. AVOID CONFLICTS WITH ROOTBALL AREA OF TREES.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO CALL FOR LOCATIONS AND TO COORDINATE WITH LOCAL AGENCIES TO IDENTIFY LINES, PIPES, CABLES OF EASEMENTS WITHIN THE EFFECTED AREAS, PRIOR TO WORK.
- THE INSTALLING CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN LICENSE, AND PERMITS WITHIN THE MUNICIPALITY AND MIAMI-DADE COUNTY AS WELL AS THE RELATED FEES WITHIN THE CONTRACT PRICE. PERMITS FOR SOUTH FLORIDA WATER MANAGEMENT DISTRICT ARE PULLED BY THE OWNER. (QUALIFIED APPLICANT 104.6.1.2) PERMITS WILL ONLY BE ISSUED TO QUALIFIED PEOPLE OR FIRMS. QUALIFICATION SHALL BE IN ACCORDANCE WITH; THE RULES OF THE BROWARD COUNTY CENTRAL EXAMINING BOARD, ORDINANCE 78-9 AND CHAPTER 9 OF THE COUNTY CODES; STATE DBPR, CHAPTER 489, PART 1 OF FLORIDA STATE STATUTES; OR OTHER EXAMINING BOARDS APPROVED BY THE BROWARD BOARD OF RULES AND APPEALS.
- THE HORIZONTAL CONTROL FOR THE PROJECT WILL BE ESTABLISHED BY THE GENERAL CONTRACTOR WHO WILL LOCATE AND STAKE PROPERTY LINES, ALL RECORDED EASEMENTS, LIMIT OF WORK LINE, LIGHT POLES, PAVED AREAS, PARKING ISLANDS, DRAINAGE STRUCTURES AND RELATED FEATURES.
- ALL MAINS AND SECTION LINES ARE SHOWN SCHEMATICALLY. LINES WHERE EVER POSSIBLE SHALL BE CONSOLIDATED INTO COMMON TRENCHES. THE CONTROL WIRES IN GRAY ELECTRICAL CONDUIT SHALL BE LOCATED UNDER THE MAIN FOR PROTECTION.
- ALL MAIN LINES SHALL BE BURIED A UNIFORM 24" BELOW GRADE. ALL SECTION LINES SHALL BE INSTALLED A MINIMUM OF 12" BELOW GRADE.
- SLEEVES UNDER ROADWAYS MAY BE DEEPER THAN 24" TO COORDINATE WITH ROADWAY CONSTRUCTION REQUIREMENTS OR TO COORDINATE WITH UTILITIES. SLEEVES UNDER PAVED PARKING AREAS WILL TYPICALLY MAINTAIN A 24" DEPTH TO ALIGN WITH MAIN LINE INSTALLATION DEPTHS.
- ALL MAIN LINE PIPE SHALL BE SCHEDULE 40 PVC NEW PIPE ONLY. TYPE 1, PIPE, ASTM D-2241.
- ALL SECTION LINE PIPE FROM 3/4" TO 2" I.D. SHALL BE SCHEDULE 40 PVC NEW PIPE ONLY. TYPE 1, PIPE, ASTM D-2241. ALL SECTION LINE PIPE FROM 2.5" TO 6" SHALL BE SDR-26 (160 PSI) PVC 1120 TYPE 1 PIPE.
- ALL PIPING IS SIZED TO MEET DESIGN CALCULATIONS FOR GPM FLOW AND FOR A PRE-DESIGNED CUSHION TO ALLOW FOR NOMINAL REPAIRS AND FOR MODIFICATIONS TO THE SYSTEM WHICH OCCUR OVER TIME IN NORMAL OPERATION OF SYSTEM. LINE SHALL BE INSTALLED TO THE SIZE AS SHOWN IN PLANS. DOWN SIZING LINES IS NOT PERMITTED WITHOUT A CHANGE ORDER AND A REVISION OF THE DRAWING. THE CONTRACTOR MAY SUGGEST REVISION OR VALUE ENGINEERING WITH THE LANDSCAPE ARCHITECT FOR REVIEW AND WRITTEN APPROVALS PRIOR TO IMPLEMENTATION.
- ALL PVC SOLVENT WELDED ASSEMBLY SHALL BE CLEANED AND PRIMED PRIOR TO THE SOLVENT WELD. ALL PVC CEMENT SHALL CONFORM TO ASTM D-2564. ALL PVC PIPE CLEANER SHALL CONFORM TO ASTM F-656.
- ALL WORK SHALL BE DONE IN A GOOD WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND STANDARDS OF THE FLORIDA IRRIGATION SOCIETY, BROWARD CHAPTER AND FLORIDA BUILDING CODE APPENDIX F.
- ALL CONTROL WIRES SHALL BE U.L. APPROVED DIRECT BURIAL TYPE PLASTIC COATED WIRE, AWG SIZE MINIMUM 14 GAUGE SOLID OR 12 STRAND WIRE. ALL SPLICES SHALL BE MADE WITH RAINBIRD ST-03 SNAP TIGHT WATERPROOF CONNECTORS. ALL WIRES SHALL BE MARKED WITH DURABLE TAGS IDENTIFYING EACH AND ALL WIRES.
- ALL CONTROL WIRES SHALL BE INSTALLED IN U.L. APPROVED SIZE OF CLASS 160 GRAY ELECTRICAL CONDUIT WITH SWEEPS UP INTO A PULL BOX OR VALVE BOX ASSEMBLY.
- THE IRRIGATION CONTRACTOR SHALL BRING THE CONTROL WIRES TO THE TIMECLOCK/CONTROLLER AND CONNECT ALL WIRING ON THE LOW VOLTAGE SIDE OF THE PANEL. ALL HIGH VOLTAGE WIRING AND POWER IS PROVIDED BY THE PUMP MANUFACTURER AND THE OWNER. LABEL ALL CONTROL WIRES AT THE PANEL TO CONFORM TO THOSE IN THE FIELD.
- ALL VALVE BOXES AND PULL BOXES FOR CONTROL WIRES SHALL BE AN AMETEX BOX, MINIMUM 10" DIAMETER ROUND BOX. ONE PER EACH VALVE.
- EACH LENGTH OF MAIN LINE BETWEEN THE PUMP STATION AND EACH ISOLATION VALVE SHALL BE PRESSURE CHECKED AND INSPECTED BY THE DESIGN PROFESSIONAL. PRESSURE MUST MAINTAIN A MINIMUM OF 5 PSI LOSS IN 24 HOURS FROM A 100 PSI PRIMING FOR ANY GIVEN TEST LENGTH.
- THE SPRINKLER CONTRACTOR SHALL COORDINATE WITH THE WATER DEPARTMENT TO INSTALL THE BACK FLOW PREVENTOR ACCORDING TO LOCAL CODES & STANDARDS ADJUSTING TO SCHEDULES OF EQUIPMENT, PIPING, MATERIALS FOR SIGN OFF AND APPROVALS. CODE REQUIREMENTS TAKE PRECEDENT OVER DETAILS & SPECIFICATIONS.
- THE FULL SPECTRUM OF NOZZLES, NOZZLE ANGLES, FULL CIRCLE, PART CIRCLE & ADJUSTABLE PATTERN HEADS IS TO BE EMPLOYED IN THIS CONSTRUCTION. THE CONTRACTOR SHALL ADJUST THE SYSTEM FOR COMPLETE COVERAGE WITH THE MANUFACTURERS RECOMMENDED 100% OVERLAP, AND UTILIZE THE ADJUSTABLE PATTERN HEADS TO AVOID OVERSPRAY TO PAVED SURFACES. THE CONTRACTOR IS ALSO TO INCLUDE IN HIS BID AND PROVIDE FOR THE INSTALLATION OF ANY ADDITIONAL HEADS REQUIRED TO BE ADDED TO INSURE COVERAGE FOR THE PROJECT.
- ALL HEADS SHALL BE SET USING THE MANUFACTURES RECOMMENDED SWING JOINT ASSEMBLIES INCLUDING SPIRAL BARB FITTINGS AND THICK WALL PIPE OR SUBMIT SHOP DRAWINGS FOR APPROVAL.
- ALL MATERIALS ARE GUARANTEED FREE FROM DEFECTS AND ALL WORKMANSHIP AND INSTALLATION ARE GUARANTEED FOR THE COST OF FULL REPLACEMENT FOR A PERIOD OF ONE YEAR FROM THE TIME OF COMPLETION AND FINAL ACCEPTANCE OF EACH SEPARATE, COMPLETED, AND FULLY OPERATIONAL SYSTEM.



DATE	REVISIONS:

DATE:	12-22-16
SCALE:	1" = XX'
DRAWING BY:	AD
DESIGNED BY:	AD

PROJECT:
CRISPUS COMMONS PARCEL A
BROWARD COUNTY

HOLLYWOOD, FLORIDA

IRRIGATION NOTES & DETAILS:

PROJECT NO.	16-082
SHEET:	IR-1 of 1
DATE:	THOMAS J. LAUBENTHAL ILA-0000563 ILC-2600422

LAC

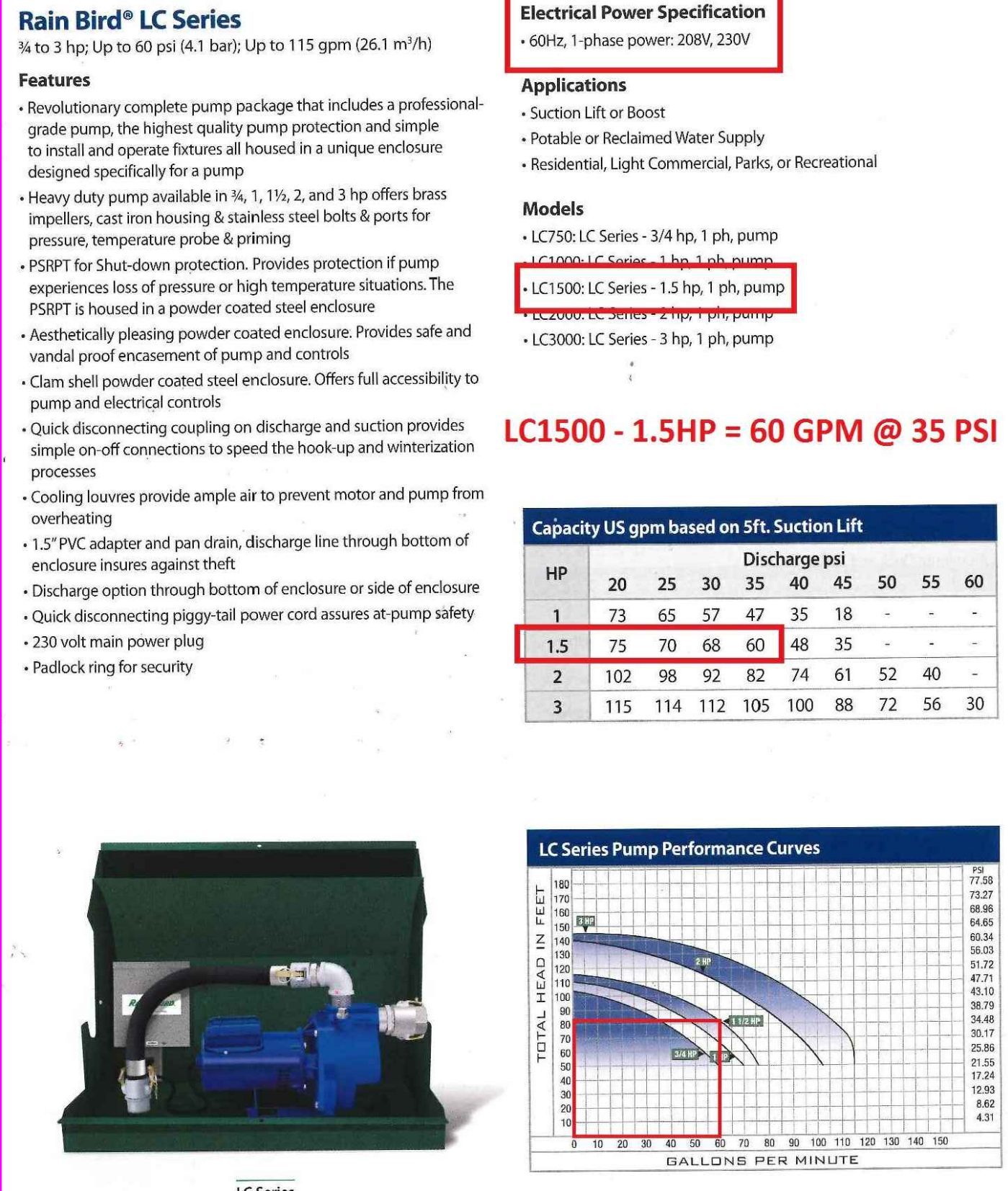
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ARCHITECT
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LC-2600422
Thomas J. Laubenthal, RLA
TOM@LACL.COM
LA-0000563
Katy M. Adler, RLA
KATY@LACL.COM
LA-0000705

SPECIAL NOTE:

THIS PROJECT REQUIRES THE WORK AND COORDINATION BETWEEN 3 CONTRACTORS

- * WELL CONTRACTOR
- * IRRIGATION CONTRACTOR
- * SITE ELECTRICAL CONTRACTOR

APPROX. WELL LOCATION



PUMP AND WELL

GENERAL

Section Includes:

- Project Site
- Permit Requirements
- Construction Operations
- Description of Work
- Products

PROJECT SITE

A. Project Site is a Townhouse Development with a Common Area Irrigation System
B. Owner = Liberia Economic & Social Development Inc.
C. Evans Street & N. 22nd Avenue, Hollywood, FL Folio: 514204180080
D. See Well and Pump location on plan sheet IR-1. Pump & Well Specs on IR-3

REQUIRED PERMITS

A. SFWMD Water Use Permit is required for a 2" well with a 60 GPM capacity.
B. Broward County Health Department Well Permit is required (954-467-4201 Craig English).

CONSTRUCTION OPERATIONS

- A. The Contractor shall be fully responsible for securing and maintaining this area in a clean, organized and workmanlike manner at all times.
- B. Contractor shall call for locations and plan their construction access route for all heavy equipment in and out of the site. This will include both well work and pump station renovations.
- C. Prior to construction the Contractor shall secure the site and establish their construction limits and install silt fencing to protect the adjacent ball fields from contamination from silt dredged up by the well construction.
- D. During all phases of work on the project, the Contractor shall remove any and all excess materials and debris from the site after the completion of each and every sequence and-or phase of the work.
- E. In existing areas of work remove debris and clean areas of the building and project site containing construction materials, debris, and spills on a daily basis to the satisfaction of the Owner.

DESCRIPTION OF WORK

1. Construction of a Well sized for a 2" drop pipe

The Contractor is responsible for all work associated with the Construction of a new 2" Well to an approximate depth from 60- 90 feet.

- Drill new well and purge the system until the well runs clean and free of debris, as well as providing a flow that will meet the demands of the system. 60 GPM minimum.
- Screen covered Open-End Pipe for well.
- At the head of the well the 2" down pipe shall be fitted with a Sch.80 Steel Galv. 2" tee that includes an inspection cap and a side port for connection and check valve with a 2" NPT threaded stub-out, as the pick-up point for the start of the Irrigation System.

2. Contractor Clean Up and Site restoration

The Contractor is responsible to completely restore the site to a clean and manageable condition.

- Remove all accumulated silt and regrade as needed to maintain the intended flow of swales, as well as the removal of tire ruts from heavy equipment access.
- Replace all damages sod and any damaged irrigation piping and heads.

3. Irrigation Contractor - Pump Start Up and Purging the Main Lines, Valves and Heads

The Contractor is responsible to start up the Renovated Pump Station, operating from the New Well, and flush the entire main line system to remove accumulated silt and debris. This includes clear Irrigation Valves, section line pipe and individual heads for all zones served by the pump.

NOTES:

- Irrigation Contractor is responsible to provide the Concrete Pad and mount the Pump Station
- Electrical hook ups are part of this project coordinated with the Site Electrical Contractor.
 - Site Elect. Contractor to provide - 208V Single Phase power to the point of a disconnect.
 - Site Elect. Contractor to provide - power from panel to pump station and clock.
 - Site Elect. Contractor to provide - Panel box with step down transformer and service outlet for the Irrigation Clock (115V)
 - Site Elect. Contractor to provide - Permits for the Site Electrical Work
- Irrigation Contractor to provide all Low Voltage wiring and conduit.

PRODUCTS

- Pump Station Renovations to meet the standards of the Rainbird LC1500 - 1.5HP Pump Station or equal, to provide 60 GPM minimum at 40 .
- Suction Line Pipe and connections to be Sch.80 galvanized steel, plus new gaskets
- Well piping and intake screens to meet industry standards for South Florida.

SEQUENCE OF CONSTRUCTION

- Permit Applications for the SFWMD are already approved.
- Permit Applications to be filed with the Broward County Health Dept., requiring lead time for approval.
- Pump Station pad and pump (fabricated off site) and mounted to the slab on-site.
- New Well Construction including inspection tee.
- Provide final documentation on well size, depth and capacity as required by SFWMD.
- Site Clean Up of all silt and debris.
- Complete connections to Main Line System and purge the lines including zone lines.
- Final Clean Up and site restoration (sod + irrigation coverage)
- Close Out / File As-built info for Well Permits with Broward County and SFWMD.

Revised 12-16-16

LAC

LANDSCAPE ARCHITECT CONSULTANTS

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LA-0001710

DATE	REVISIONS:

DATE:	12-22-16
SCALE:	N.T.S.
DRAWING BY:	AD
DESIGNED BY:	AD

PROJECT: CRISPUS COMMONS PARCEL A BROWARD COUNTY

HOLLYWOOD, FLORIDA

IRRIGATION DETAILS & SPECIFICATIONS

PROJECT NO.	16-082
SHEET:	IR-3 of 3

DATE:	THOMAS J. LAUBENTHAL
ALA-0000563	RLC-26500422

BUILDING/SITE DATA
EXISTING ZONING RS-6 (EXISTING LOW MEDIUM RESIDENTIAL)
PROPOSED ZONING RM-9
ADJACENT LAND USE:
NORTH: CITY OF DANIA BEACH
SOUTH: COMMUNITY FACILITY
EAST: CITY OF DANIA BEACH
WEST: LOW MEDIUM RESIDENTIAL

GROSS AREA = 70,652 SQ. FT. OR 1.62 ACRES
SITE AREA = 53,998.9 SQ. FT. OR 1.24 ACRES
SITE DENSITY - UNITS PER ACRE = 12 UNITS
1.24 ACRES x 12 UNITS = 14.88 UNITS ALLOWED
UNITS PROVIDED = 12 UNITS
UNITS PERMITTED TOWNHOMES
2 ATTACHED, 2 STORY UNITS
MAXIMUM UNIT SIZE FOOTPRINT BLD'G 1 & 2 = 2,288.60 SF x 2 = 4,577.20 SF
BLD'G 3 THRU 6 = 2,194.42 SF x 4 = 8,777.68 SF

EACH UNIT AC SPACE:
BLD'G 1 & 2 = 1,547.88 SF (BOTH FLOORS)
BLD'G 3 THRU 6 = 1,485.66 SF (BOTH FLOORS)
SEE FLOOR PLANS.

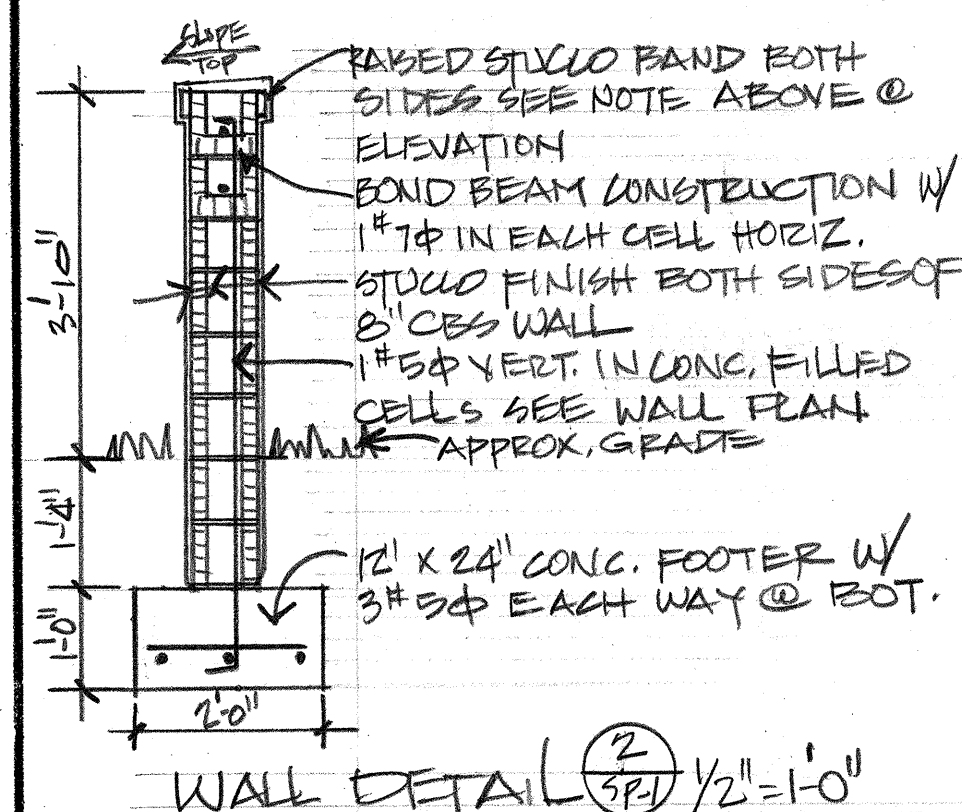
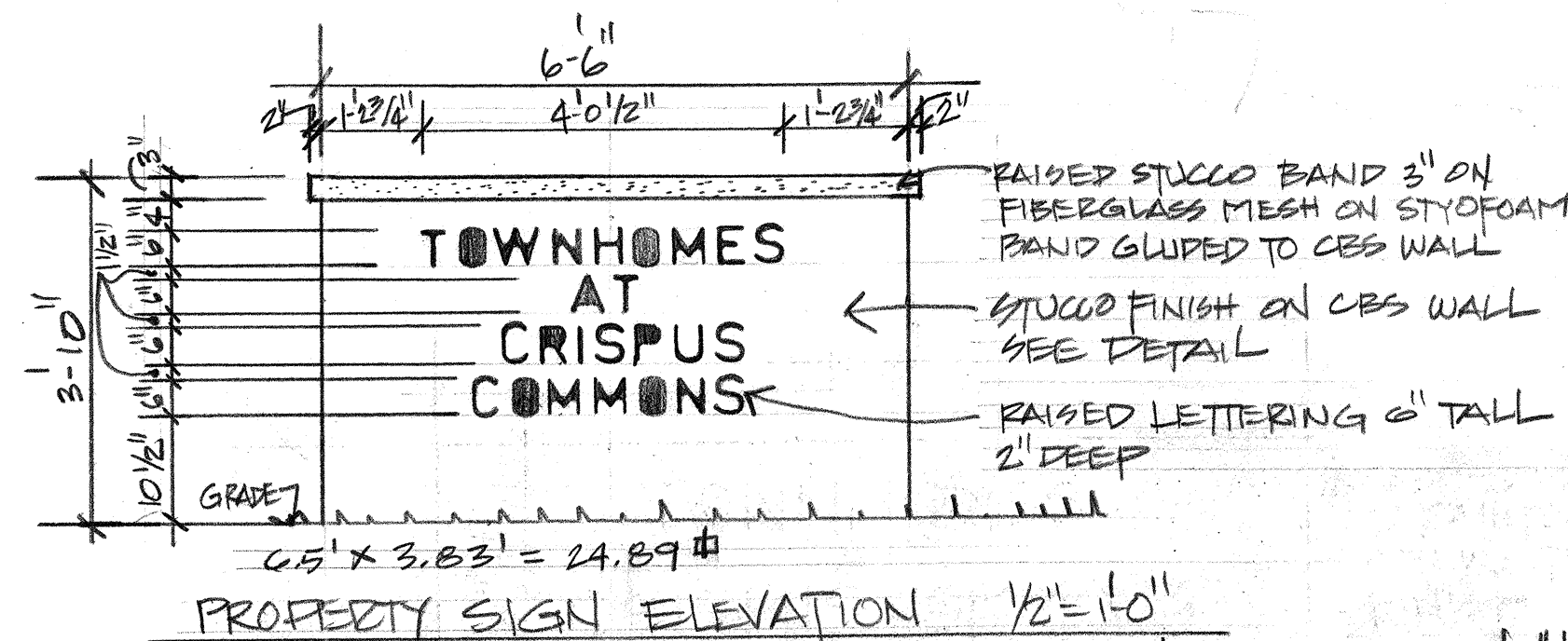
SITE CALCULATIONS		
BUILDING #1 THRU #6 (FOOTPRINT)	12,684.00 SF	23.5%
DRIVE & WALKS	11,297.22 SF	21.0%
LANDSCAPING	30,014.50 SF	55.5%
TOTAL SITE	53,998.90 SF	100.0%

SETBACKS
REQUIRED:
FRONT (SOUTH) 20'
REAR (NORTH) 20'
SIDE/STREET (EAST) 20% OF THE WIDTH OR 59.98'
SIDE/INTERIOR (WEST) 7.5'

PROPOSED:
FRONT (SOUTH) BLD'G 1 = 25', BLD'G 2 = 26', BLD'G 3 THRU 6 = 46'
REAR (NORTH) BLD'G 1 & 2 = 50', BLD'G 3 THRU 6 = 76.1'
SIDE/STREET (EAST) 40.92'
SIDE/INTERIOR (WEST) 10.00'

PARKING REQUIREMENTS:
TOWNHOMES:
2 PARKING SPACES PER UNIT
12 UNITS REQUIRE 24 PARKING SPACES (1 IN GARAGE & 1 IN DRIVEWAY)
17 PARKING SPACES FOR GUEST
TOTAL PARKING SPACES = 41

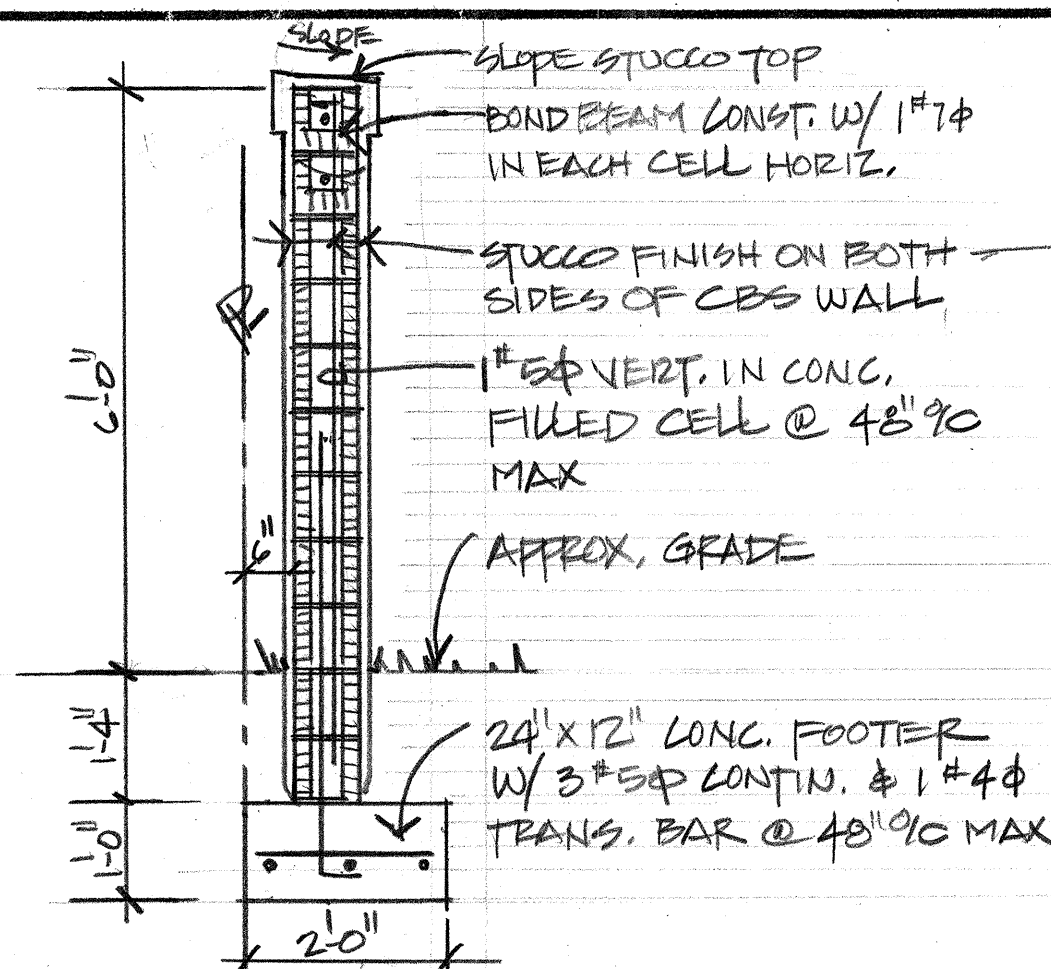
- NOTES:**
1. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED SEE LANDSCAPING PLAN.
 2. LOCATION OF ALL UTILITIES SHALL BE COORDINATED WITH APPROPRIATE DEPARTMENTS.
 3. REQUIRED ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE WILL BE LOCATED INSIDE EACH GARAGE AREA SEE ELECTRICAL PLAN.
 4. ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
 5. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY ANY MEANS (SEE ELECTRICAL PLAN), SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION, SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
 6. THE MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES SHALL BE 0.5 IF ADJACENT TO RESIDENTIAL.



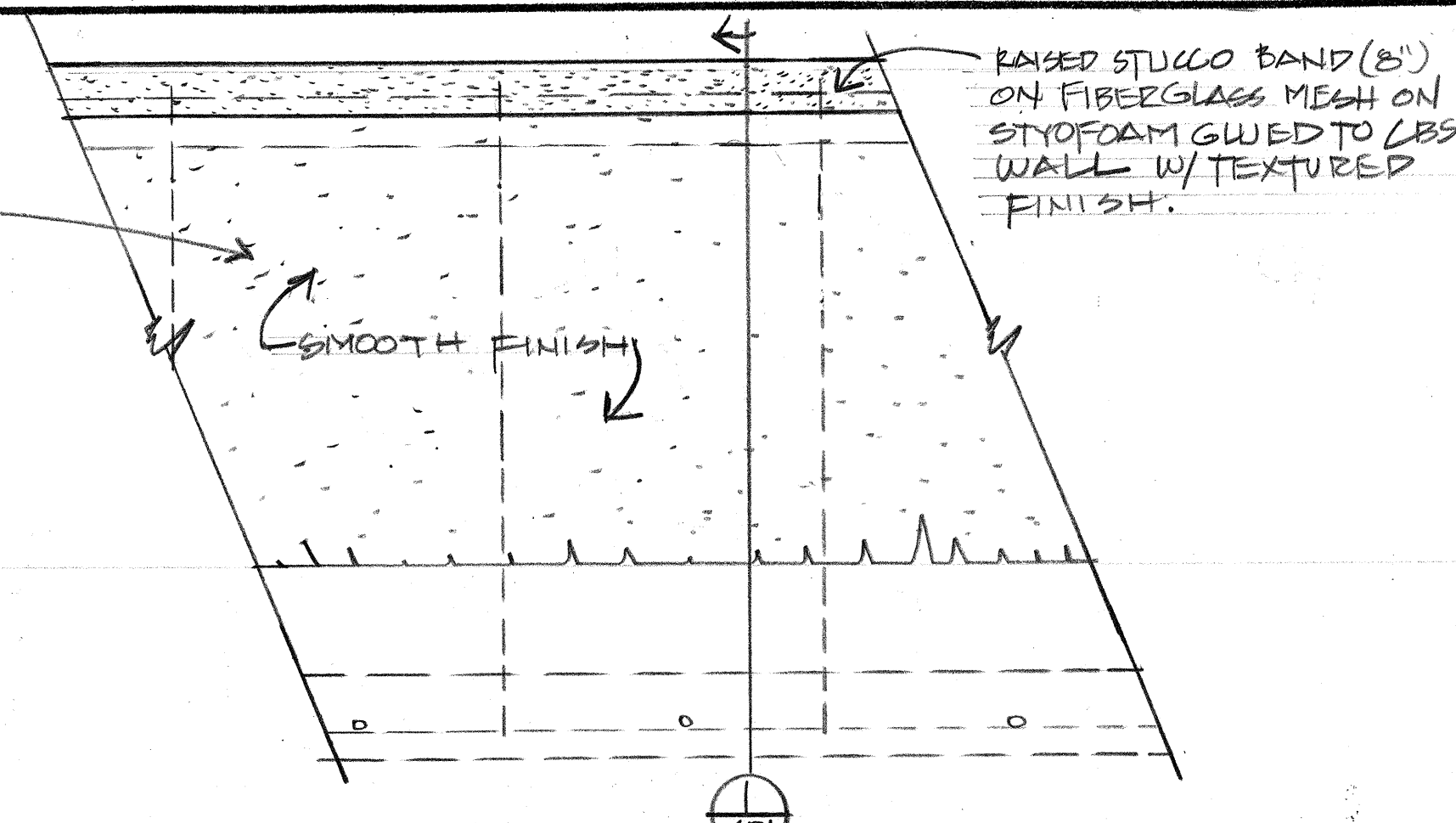
WALL PLAN 1/2"=1'-0"

GREEN BUILDING REQUIREMENTS:

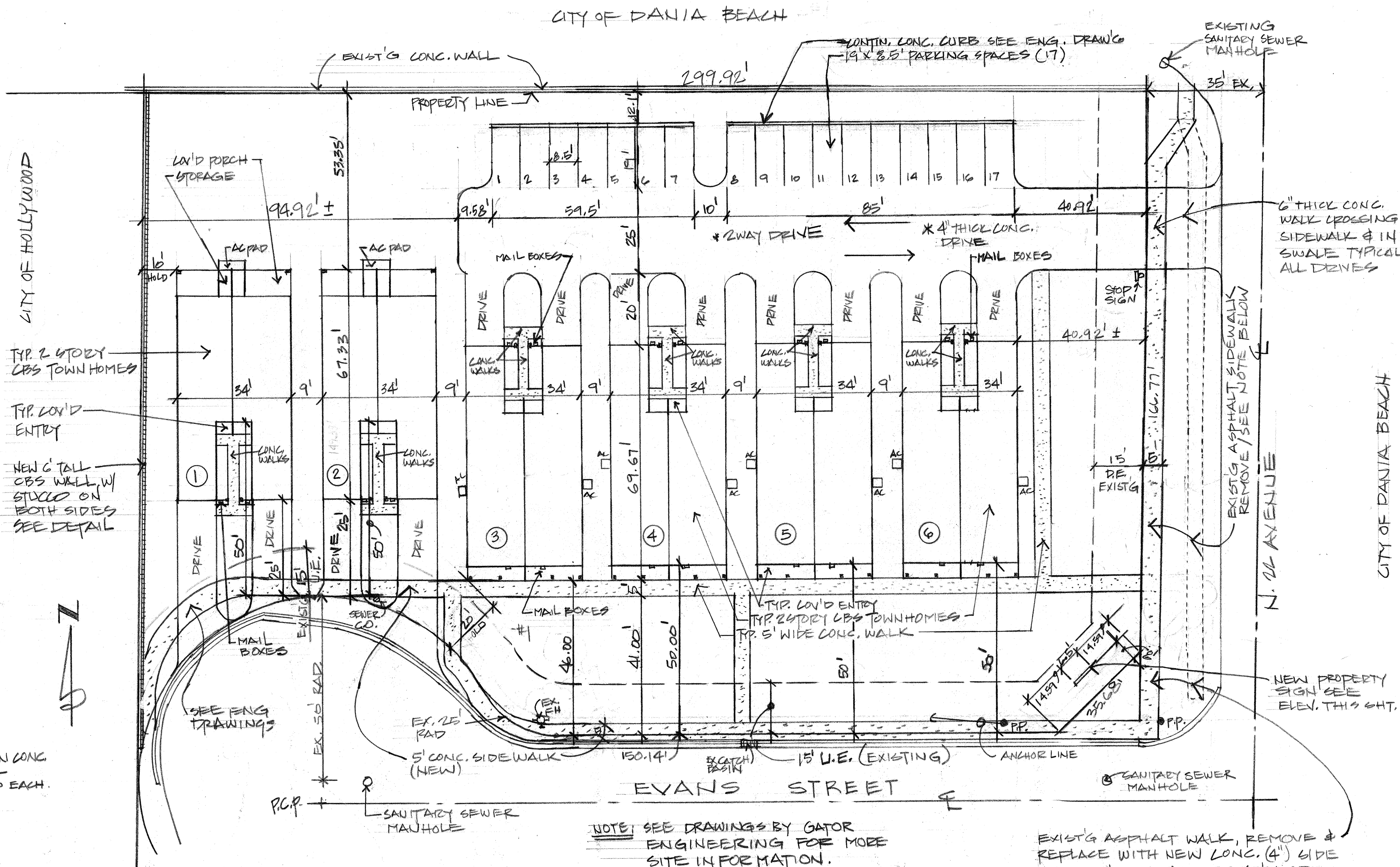
1. NO GARBAGE DISPOSAL.
2. ALL ENERGY STAR APPLIANCES TO BE INSTALLED, RANGE, REFRIGERATOR, WASHING MACHINES AND DRYERS THESE TO BE PERMANENT APPLIANCES.
3. ALL SHOWER HEADS TO BE ONE HEAD AND WITH A LOW FLOW A MAXIMUM FLOW RATE OF 2.5 GPH AT 80 PSI WATER PRESSURE.
4. WASHER AND DRYER OUT SIDE OF THE AIR CONDITIONED AREAS.



WALL DETAIL (1) 1/2"=1'-0"



WALL ELEVATION (PORTION) 1/2"=1'-0"



PROPOSED SITE PLAN - PARCEL A - CRISPUS COMMONS - PHASE 2 1"=20'

ALL OF PARCEL A' OF "CRISPUS COMMONS", PLAT BOOK 170, PAGE 49, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

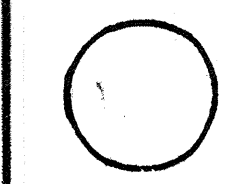
THIS PLAN CONFORMS TO
FBC 5th EDITION 2014 AND
ASCE 7-10.

REVISIONS:

COMMUNITY FACILITY

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH ALL EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES AT THE TIME OF THE PLANS PREPARATION. NO WARRANTY EITHER EXPRESSED OR IMPLIED IS HEREBY GIVEN.

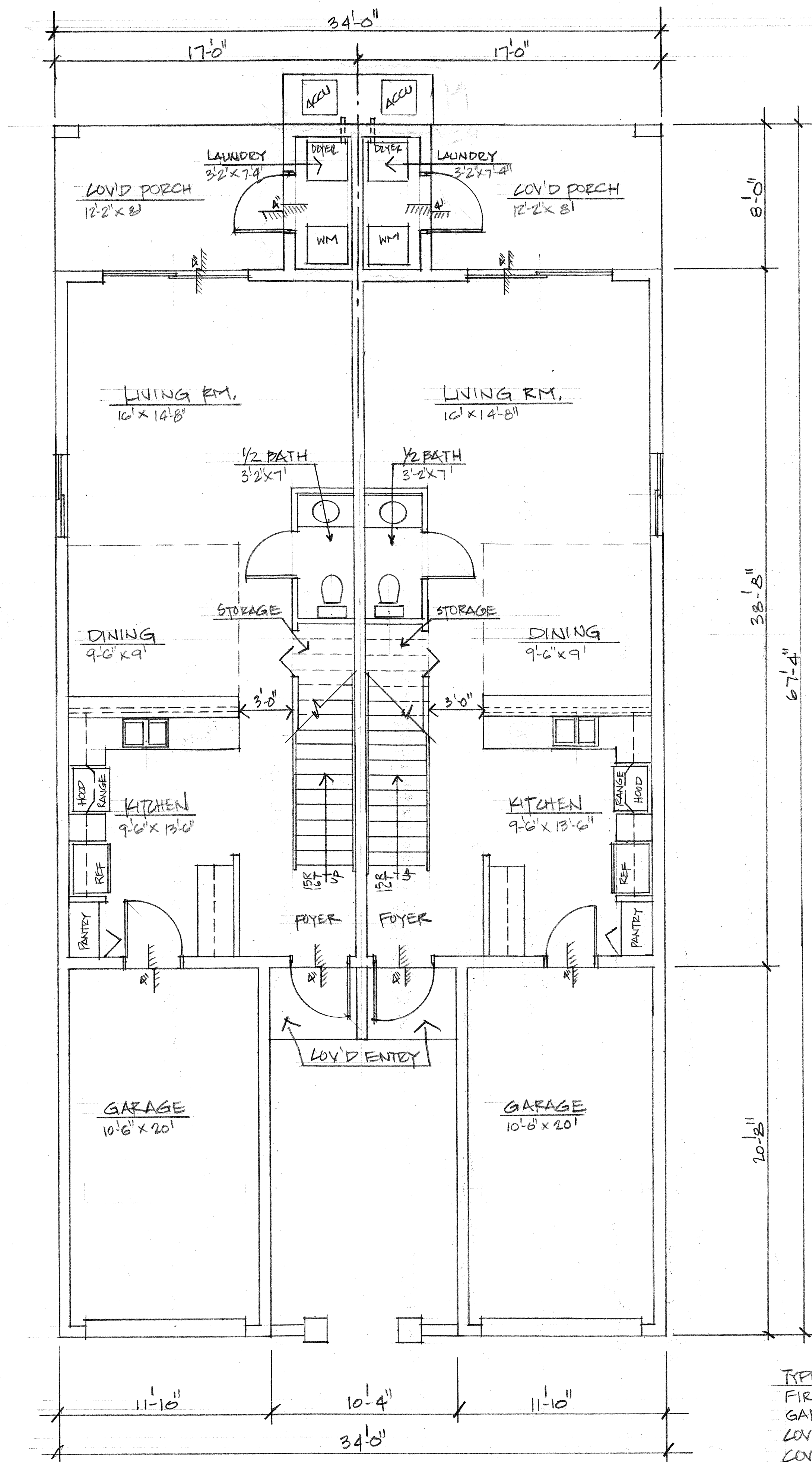
PROPOSED PLANS
FOR CRISPUS COMMONS PARCEL A
EVANS STREET & NORTH 22 AVENUE
HOLLYWOOD, FLORIDA



DONALD ARPIN JR.
A.E.C. LLC CO. • 26070 P.E. 20595
4920 NORTH DIXIE HWY. 35354
OKLAHOMA PARK, FLORIDA
PH: 904-712-0005 FAX: 904-712-1416
Email: darpin@bellouth.net

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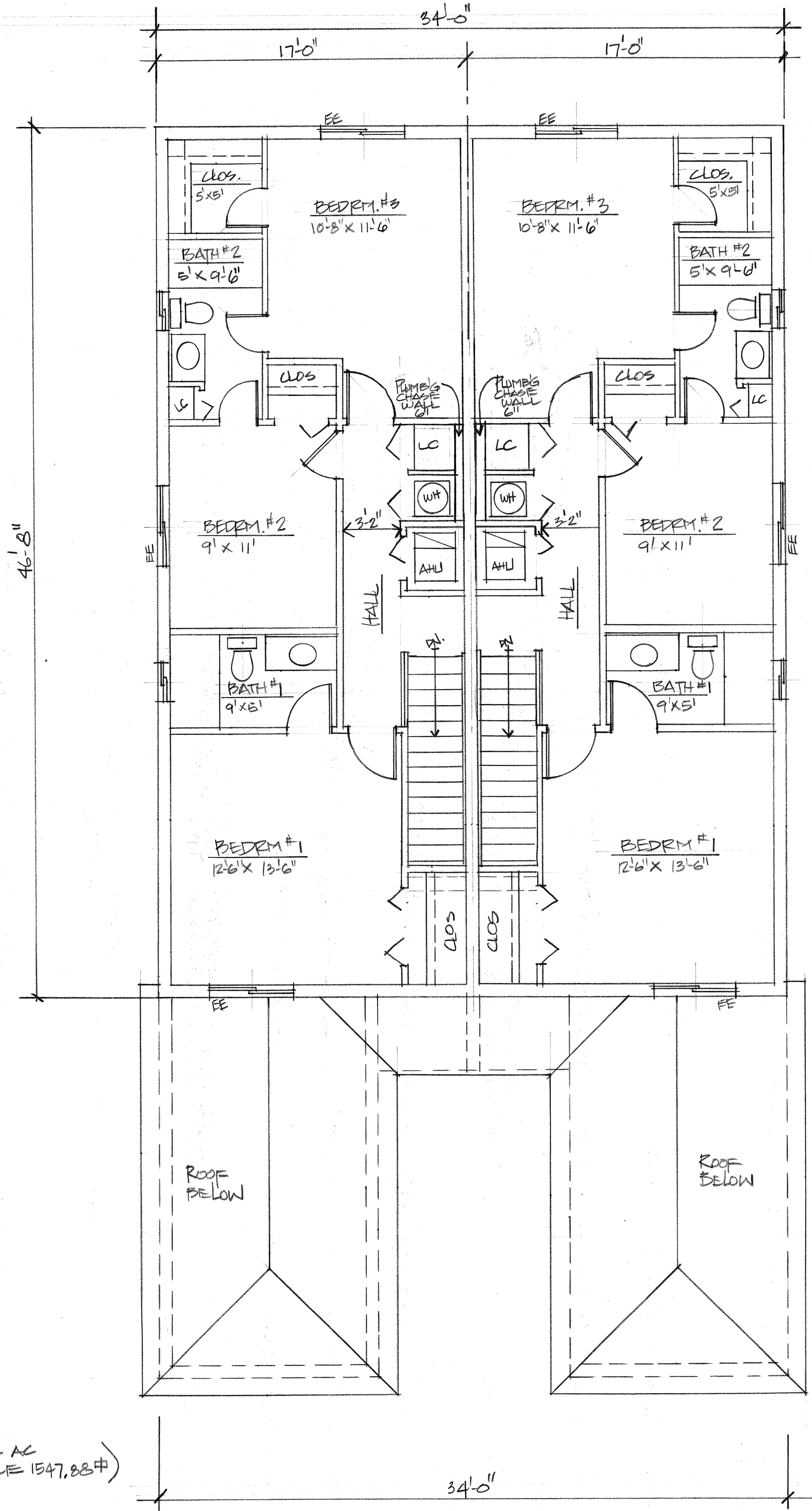
SP-1



FIRST FLOOR PLAN 1/8"=1'-0"
TRASH CANS TO BE STORED IN GARAGES.

TYPICAL ONE SIDE OF DUPLEX

FIRST FLOOR	751.77 #	
GARAGE	244.53 #	(TOTAL AC SPACE 1547.88 #)
COV'D ENTRY	20.00 #	
COV'D PORCH	97.36 #	
STORAGE	30.64 #	
SECOND FLOOR	796.11 #	
TOTAL FOOTPRINT (1 ST FLOOR ONLY) = 2288.60 #		
(INCLUDE COV'D ENTRY, COV'D PORCH & STORAGE)		

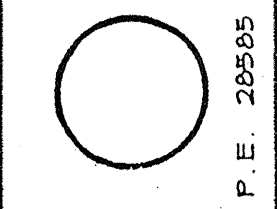


SECOND FLOOR PLAN 1/4"=1'-0"
BUILDING'S 1 & 2

REVISIONS:

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH ALL APPLICABLE BUILDING CODES AT THE TIME OF THE PLANS PREPARATION. NO WARRANTY, EITHER EXPRESSED OR IMPLIED IS HEREBY GIVEN.

PROPOSED PLANS
FOR CRISPUS COMMONS PARCEL A
EVANS STREET & NORTH 22 AVENUE
HOLLYWOOD, FLORIDA



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A.S.C. LLC COA # 26079 P.E. 28585
4420 NORTH DIXIE HWY. 33534
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DATE
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JOB NO.
0716
SHEET

A-1
SHEETS

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH ALL EXISTING INTERPRETATIONS AND PROVISIONS OF THE FLORIDA BUILDING CODES AT THE TIME OF THE PREPARATION OF THESE PLANS. I HEREBY EXPRESS OR IMPLIED IS HEREBY GIVEN.

PROPOSED PLANS
FOR CRISPUS COMMONS PARCEL A
EVANS STREET & NORTH 22 AVENUE
HOLLYWOOD, FLORIDA

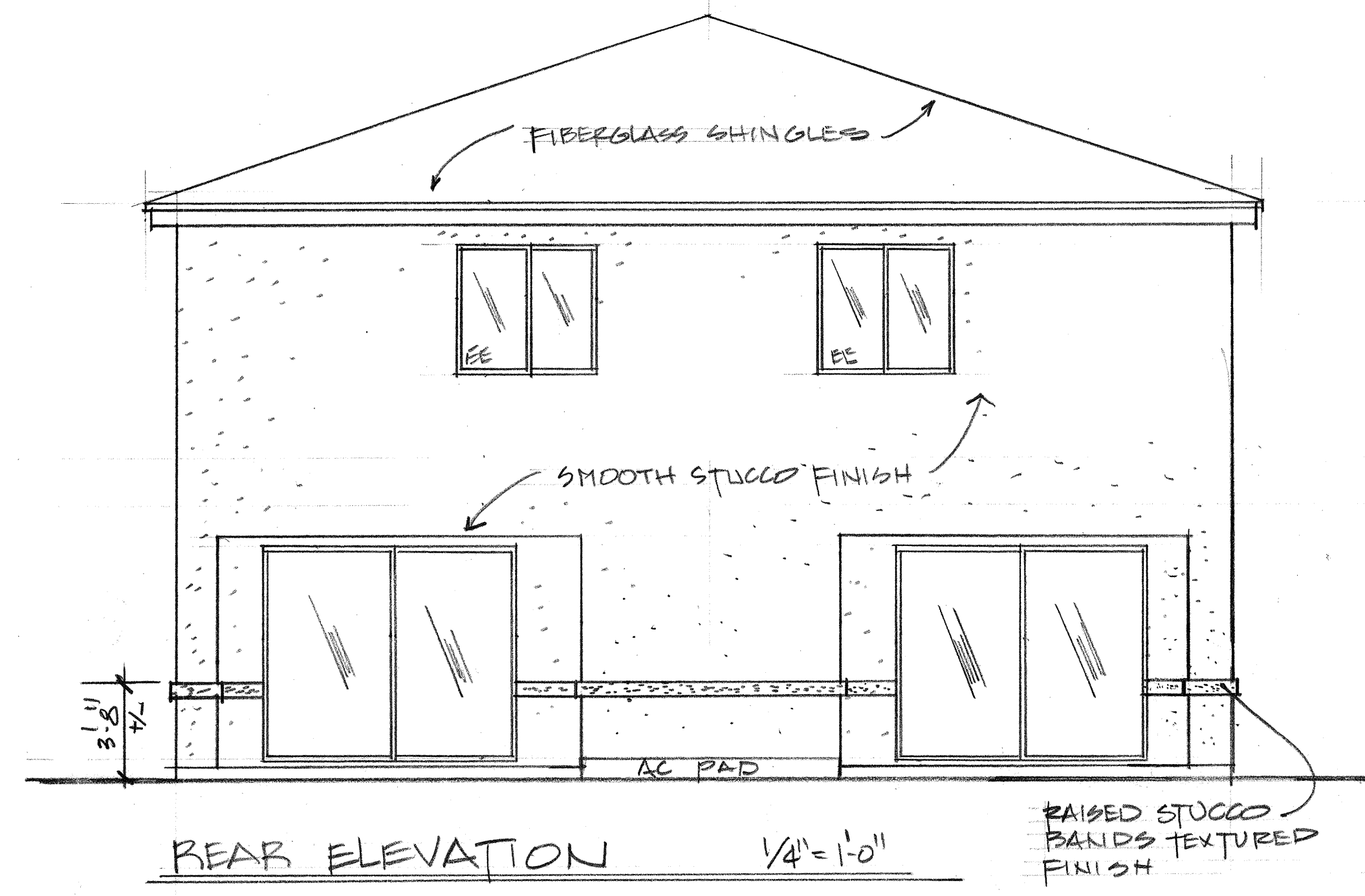
○
P.E. 20505

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Email: arpin2@bellsouth.net

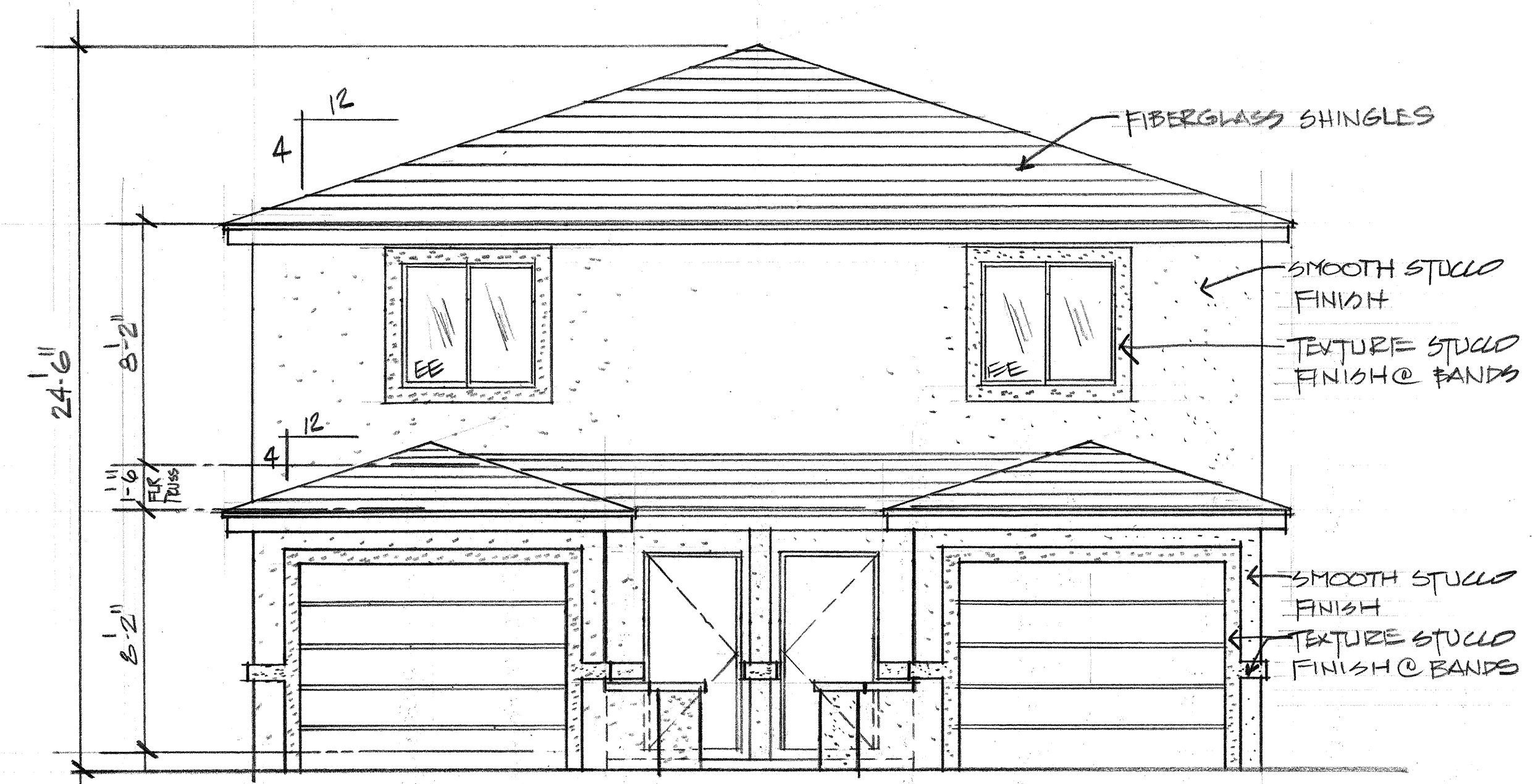
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OF SHEETS

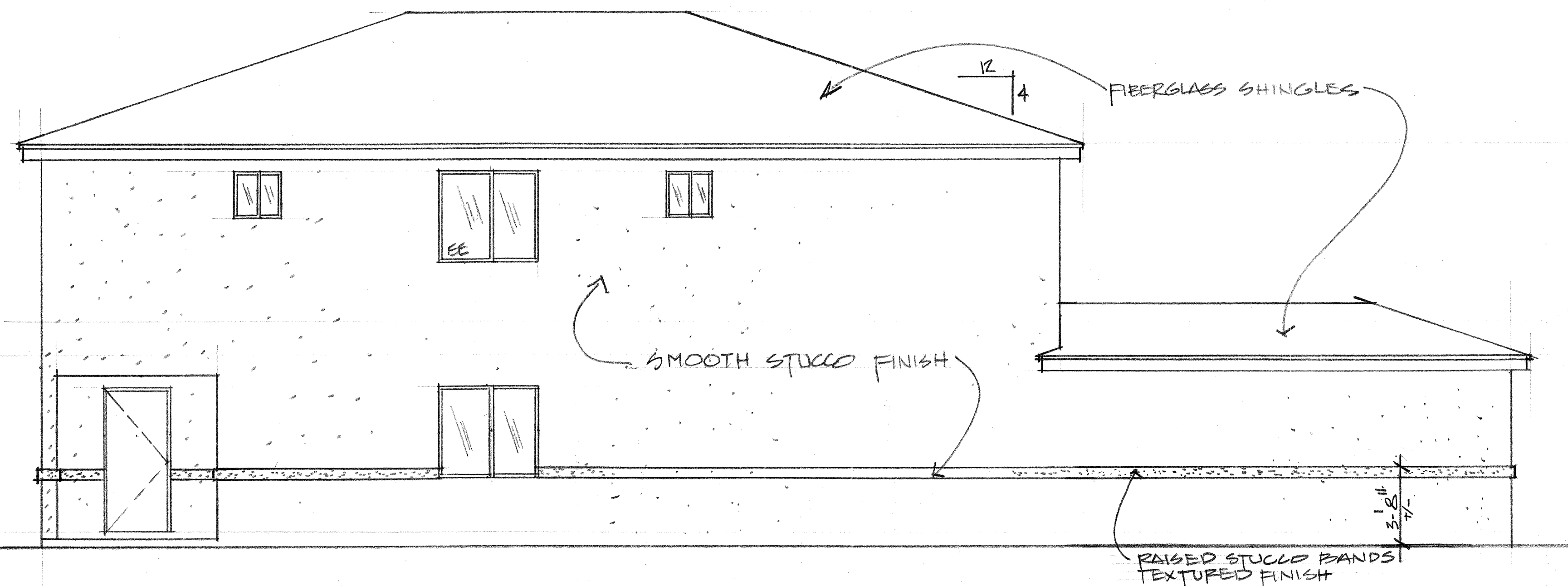


REAR ELEVATION 1/4"=1'-0"



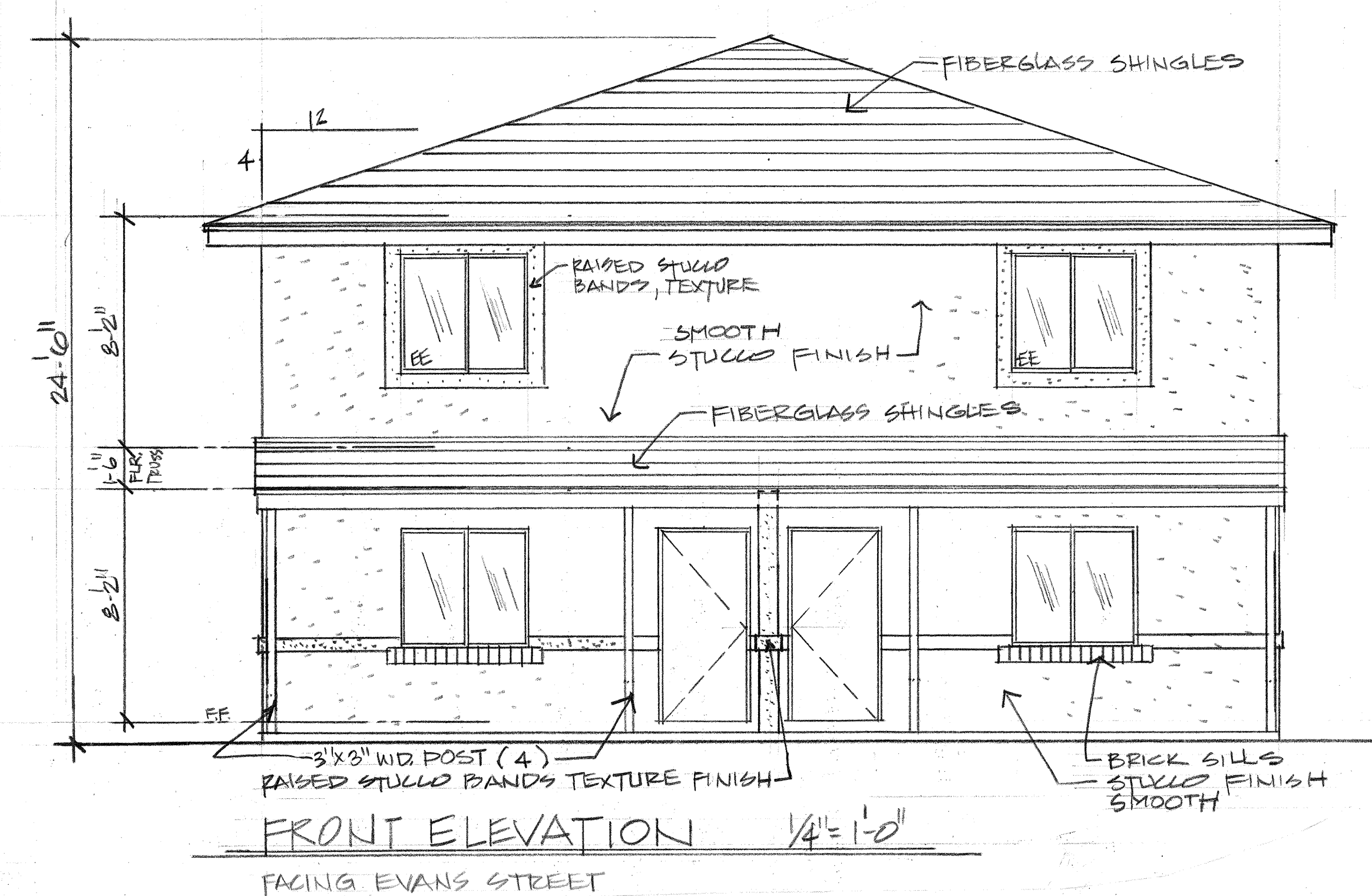
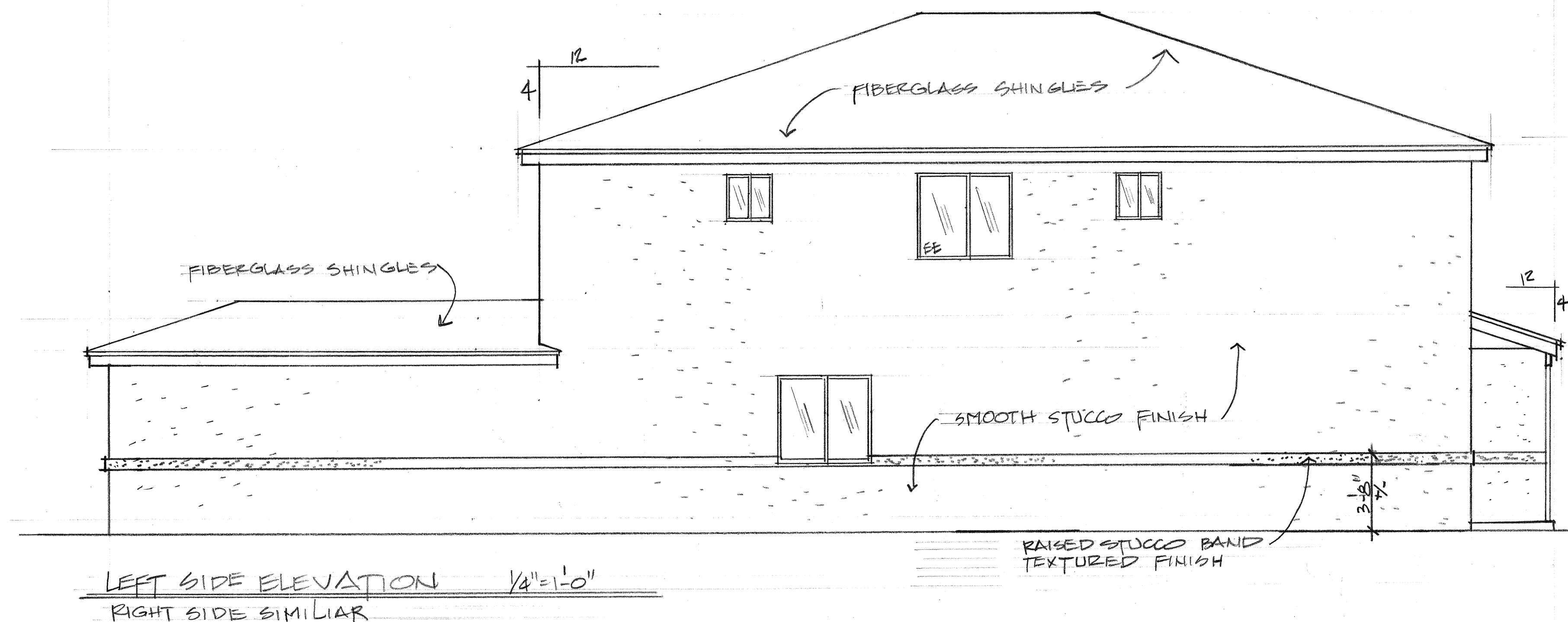
FRONT ELEVATION 1/4"=1'-0"

ALL WINDOWS & DOORS (EXTERIOR) TO BE IMPACT RESISTANCE NO SHUTTERS.



LEFT SIDE ELEVATION 1/4"=1'-0"

RIGHT SIDE SIMILIAR



ALL WINDOWS & DOORS (EXTERIOR) TO BE IMPACT
RESISTANCE NO SHUTTERS REQUIRED.

REVISIONS:

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND
SPECIFICATIONS SUBMITTED HEREBY, COMPLY WITH
THE APPLICABLE BUILDING CODES, AT THE TIME OF
THE PLANS PREPARATION. NO WARRANTY, EITHER
EXPRESSED OR IMPLIED IS HEREBY GIVEN.

PROPOSED PLANS
FOR CRISPUS COMMONS PARCEL A
EVANS STREET & NORTH 22 AVENUE
HOLLYWOOD, FLORIDA

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0716
SHEET

A-4