



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

**DATE:** March 09, 2017 **FILE:** 16-DPS-78

**TO:** Planning and Development Board

**VIA:** Leslie Del Monte, Planning Manager 

**FROM:** Alexandra Carcamo, Principal Planner 

**SUBJECT:** Special Exception, Design, and Site Plan for an approximate 5,000 sq. ft. place of worship located at 2726 Van Buren Street (Downtown Hollywood Synagogue).

**APPLICANT'S REQUEST**

Special Exception, Design and Site Plan for an approximate 5,000 sq.ft. place of worship (Downtown Hollywood Synagogue).

**STAFF'S RECOMMENDATION**

Special Exception: Approval.

Design: Approval, if Special Exception is granted.

Site Plan: Approval, if the Special Exception and Design are granted.

**REQUEST**

The subject property, located at 2726 Van Buren Street, is within the Multi-family Residential Core District. The current request is for a Special Exception, Design, and Site Plan for an approximate 5,000 sq. ft. place of worship.

Pursuant to the Zoning and Land Development Regulations, places of worship located in the Multi-family Residential Core Districts require a Special Exception. A Special Exception is defined as *a use that is not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria*. The Multi-family Residential Core Purpose states, *to provide adequate and compatible transitions in scale, character, and uses to adjacent residential neighborhoods*.

The site is currently vacant. A one story building at 16 feet in height is proposed. The design consists of simple lines throughout the building with various openings. An accentuated main entrance is emphasized with decorative stone cladding. A neutral paint palette and varying materials, such as smooth stucco, and decorative screening materials are also used. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along Van Buren Street.

**SITE INFORMATION**

<b>Owner/Applicant:</b>	28 Avenue Facility, LLC
<b>Address/Location:</b>	2726 Van Buren Street
<b>Net Area of Property:</b>	24,190 sq. ft. (0.56 acres)
<b>Land Use:</b>	Regional Activity Center

**Zoning:** Multi-Family Residential Core (MC-1)  
**Existing Use of Land:** Vacant  
**ADJACENT LAND USE**

**North:** Regional Activity Center  
**South:** Low Residential  
**East:** Regional Activity Center  
**West:** Regional Activity Center

#### **ADJACENT ZONING**

**North:** Transitional Core (TC-1)  
**South:** Single Family (RS-6)  
**East:** Multi-Family Residential Core (MC-1)  
**West:** Multi-Family Residential Core (MC-1)

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

Located within the Regional Activity Center (RAC), the subject site is surrounded by commercial; multi-family and single family residential; and other institutional uses. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property.* The request will enhance the existing conditions of the site while providing a service to the area and region.

The proposed request is consistent with Comprehensive Plan based upon the following:

**Goal:** *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.*

**Policy 4.9:** *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

#### **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 proposed request is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

##### ***Guiding Principles and Policies:***

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

## APPLICABLE CRITERIA

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

**CRITERIA 1:** The proposed use must be consistent with the principles of the City's Comprehensive Plan.

**ANALYSIS:** The intent of the Land Use Element is to lay out the physical plan for future redevelopment while promoting the highest and best use for each property. The project is located within the Regional Activity Center Land Use. The major purpose of this Land Use Category is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to urban form. The proposed place of worship is consistent with the Comprehensive Plan as 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 landowners to maximize the use of their property. The request will enhance the existing conditions of the site while providing a service to the area and region as a place of worship serves as an anchor for the community.

The Applicant states, "The proposed use is compatible with the existing land use pattern and other real properties in the vicinity. Specifically, as the Property is 82 ft. from an existing church as well as a variety of community uses (i.e. schools, day care facility, doctor's office)."

**FINDING:** Consistent.

**CRITERIA 2:** The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

**ANALYSIS:** The existing land use for this property is Regional Activity Center (RAC). The RAC was significantly expanded in 2005, which incorporated (this property) the area between Downtown and Interstate-95, among other areas. Prior to this, the land use was Medium Intensity Residential 11-16 units per acre, the area to the north was Office (now RAC) and the area to the south has continued to be Low Residential. Overtime, as intended with the RAC expansion, this portion of Van Buren Street has transitioned from being mostly residential uses to community facilities uses, such as schools, day cares, and places of worship; these uses provide a transition to surrounding residential neighborhoods. As such, the request for a place of worship is compatible with the surrounding uses.

**FINDING:** Consistent.

**CRITERIA 3:** That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

**ANALYSIS:** The Applicant has worked with Staff to provide both vehicular and pedestrian access. The proposed development will enhance the street scape to a corridor that serves as a buffer to neighboring residential areas.

As stated by the Transportation Engineer hired by the Applicant "...traffic generated by the proposed synagogue use will be minimal and will not have any measurable impact on the surrounding roadway network, particularly during the weekday peak hours when the surrounding roadway network experiences its peak volumes.

Therefore, this project will not generate any adverse traffic impacts and is a complementary use from a traffic generation perspective because its peak activity period occurs on weekend, outside of the peak traffic weekday volume periods on the surrounding roadways.”

**FINDING:** Consistent.

**CRITERIA 4:** That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

**ANALYSIS:** The proposed setbacks exceed the requirement for the district. Moreover, the Applicant is proposing to significantly increase the quality and quantity of landscaping on the site; attention to the south boundaries are given, specifically to those adjacent to residential areas. As part of the improvements, additional buffering materials which include a 6 foot solid wall bordering the property line along the east, west, and south. The place of worship will be gated for additional security.

The Applicant states, “As proposed the Synagogue will more than adequately address all potential nuisances. In fact, all of the proposed setback, lighting, and landscaping requirements are met or exceed what is required by the City’s Code.”

**FINDING:** Consistent.

**CRITERIA 5:** The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

**ANALYSIS:** Other Special Exception uses, such as schools, places of worship and daycares do coexist in this area, in addition to offices. Some additional uses within the vicinity include City Hall, Public Library, restaurants and retail. As such, this street provides transitional uses between the more intense uses along Hollywood Boulevard and single family neighborhood to the south. The proposed place of worship is not detrimental to the health, safety, or appearance of the neighborhood.

**FINDING:** Consistent.

**CRITERIA 6:** The subject parcel must be adequate in shape and size to accommodate the proposed use.

**ANALYSIS:** The subject parcel is adequate in shape and size to accommodate the proposed use and meets the requirements by code. Parking is provided on site and direct pedestrian access off of Van Buren Street leads to the main entrance of the Synagogue.

The Applicant states, “The subject parcel is adequate in shape and size to accommodate the proposed use. In fact, because of the size of the parcel, the developer was able to orient the building in a way that reduced the impact to Van Buren Street.”

**FINDING:** Consistent.

**CRITERIA 7:** The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is



proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

**ANALYSIS:** A Special Exception is defined as a use that is not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria. The Multi-family Residential Core Purpose states, to provide adequate and compatible transitions in scale, character, and uses to adjacent residential neighborhoods. The majority of zoning districts allow certain Special Exception uses; in multi-family districts a place of worship falls in that category.

**FINDING:** Consistent.

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

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

**ANALYSIS:** The design consists of simple lines throughout the building with various openings. An accented main entrance is emphasized with decorative stone cladding. A neutral paint palette and varying materials, such as smooth stucco, and decorative screening materials are also used.

**FINDING:** Consistent.

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

**ANALYSIS:** The Design Guidelines state *new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.* The proposed development is compatible with the surrounding neighborhoods, specifically the adjacent uses along Van Buren Street.

**FINDING:** Consistent.

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

**ANALYSIS:** The development consists of a one story building with a maximum height of 16 feet. Enhancement of the street scape to a corridor that serves as a buffer to neighboring residential areas is proposed adding landscape buffers and direct pedestrian access. As stated by the Applicant, "the spatial arrangement for this facility places its architectural scale emphasis on the main entrance and the main worshiping space. This larger "mass" or "volume" of the building is placed towards the pedestrian and is

celebrated with the articulation of precious and organic Jerusalem stone cladding sections.”

**FINDING:** Consistent.

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

**ANALYSIS:** The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape along Van Buren Street. The Applicant has worked with the City in selecting appropriate landscaping material which meets the City of Hollywood’s landscaping requirements.

**FINDING:** Consistent.

#### **SITE PLAN**

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Zoning and Land Development Regulations on January 19, 2017. Therefore Staff recommends approval, if the Special Exception and Design are granted.

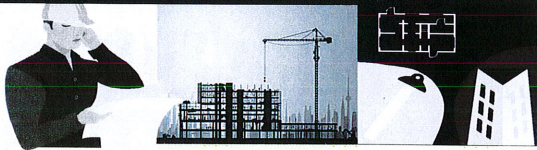
#### **ATTACHMENTS**

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

# ATTACHMENT A

## Application Package

## DEPARTMENT OF PLANNING



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: 01.23.2017

Location Address: 2726 Van Buren Street, Hollywood, FL 33020

Lot(s): Lot 17, & Part of Lot 16 Block(s): 29 Subdivision: Hollywd Little Ranches

Folio Number(s): 5142-16-02-2860

Zoning Classification: MC-1 Land Use Classification: Regional Activity Center

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

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

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

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

Explanation of Request: REQUESTING APPROVAL FOR PROPOSED 5,026 SQ.FT. ONE-STORY, RELIGIOUS FACILITY

Number of units/rooms: N/A Sq Ft: 5,026 SQ.FT.

Value of Improvement: \$1.5 MILLION Estimated Date of Completion: JULY 2017

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

Name of Current Property Owner: 28 Avenue Facility, LLC

Address of Property Owner: 6340 SUNSET DRIVE, MIAMI, FL 33143

Telephone: 786-412-8741 Fax: \_\_\_\_\_ Email Address: ROSANNE47@AOL.COM

Name of Consultant/Representative/Tenant (circle one): Rabbi C. Albert (Hlwd. Downtown Synagogue)

Address: 3728 N.E. 209th Terrace, Aventura, FL. 33180 Telephone: 786-234-0627

Fax: n/a Email Address: rcalbert18@gmail.com

Date of Purchase: N/A Is there an option to purchase the Property? Yes ( ) No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: IVAN FAJARDO (CIVICA, LLC)

Address: \_\_\_\_\_

8323 NW 12 STREET, #106, DORAL, FL 33126 Email Address: ifajardo@civicagroup.com

(tel: 305-593-9959) (fax: 305-593-9855)



## 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](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

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

Date: 1.23.17

PRINT NAME: ROSANNE WRIGHT

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

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

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

PRINT NAME: Rabbi Chaim Albert

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

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

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

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

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

### CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) DOWNTOWN HOLLYWOOD SYNAGOGUE to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Rabbi Chaim Albert to be my legal representative before the TAC and ALL other City (Board and/or Committee) relative to all matters concerning this application. of Hollywood Applications

Sworn to and subscribed before me

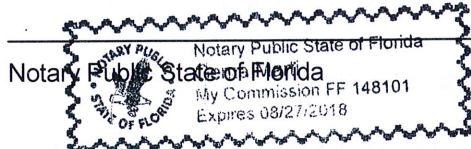
this 23<sup>rd</sup> day of Jan, 2017

Rosanne Wright

SIGNATURE OF CURRENT OWNER

Rosanne Wright

PRINT NAME



My Commission Expires: \_\_\_\_\_ (Check One) ☒ Personally known to me, OR \_\_\_\_\_

# C I V I C A

8323 NW 12<sup>th</sup> St / Suite 106 / Doral, FL 33126  
v.305.593.9959 / f.305.593.9855

[www.civicagroup.com](http://www.civicagroup.com)

## **HOLLYWOOD DOWNTOWN SYNAGOGUE**

### **Final Planning & Development Board Application**

#### **PROJECT LEGAL DESCRIPTION:**

The East 18 feet of Lot 16 and all of Lot 17, Block 29, HOLLY LITTLE RANCHES, according to the Plat thereof as filed in Plat Book 1, page 26, of the Public Records of Broward County, Florida.

#### **PROJECT INFORMATION:**

The Proposed Hollywood Downtown Synagogue shall be a religious use facility located under property address of 2726 Van Buren Street, Hollywood, FL. 33020.

The site has on orthogonal / regular geometry with a total area of 0.55 acres and a street frontage of 118' feet. The proposed building structure shall be a one-story, 5,000 sq.ft. facility with religious worshipping hall and classroom areas.

The building construction and its component shall comply with the requirements of the Florida Building Code, and the Florida Fire Prevention Code. The building shall be protected by a full-time automated fire-suppression sprinkler system, and a full-time monitored fire alarm system.

The facility's main entrance shall front Van Buren Street, and shall be articulated with decorative accent stone, the secondary facades shall have a smooth painted finish. The proposed landscaping shall include native species consistent with xeriscape practices, and shall form thick buffers of continuous organic material. The exterior areas shall have lighting consistent with the City of Hollywood's zoning ordinances and shall be arranged so as to minimize the light-spill beyond the property lines.

(END OF SECTION)

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*Respectfully Submitted*

IVAN A. FAJARDO  
Senior Project Manager

CIVICA, LLC  
Architecture + Urban Design

## **Exhibit “1”**

**The Hollywood Downtown Synagogue, Corp. Justification for Special Exception to Operate a Synagogue at 2726 Van Buren Street**

Hollywood Downtown Synagogue, Corp. ("Developer") intends to operate the Hollywood Downtown Synagogue ("Synagogue") at 2726 Van Buren St. ("Property") in the City of Hollywood (City). The Synagogue will provide people in the neighboring Community an opportunity to be part of a new, invocative, caring and welcoming Jewish Synagogue. Rabbi Chaim Albert, the President of the Hollywood Downtown Synagogue, Corp., will lead the new Synagogue in an under-served area. Rabbi Albert has been the congregational leader of Young Israel of Aventura and has a track record of outstanding leadership and vision for this new and growing Jewish Synagogue. The Property is proposed for construction on land that is zoned MC-1. In order to operate a Synagogue on the Property, a Special Exception must be granted. As outlined below, the granting of this Special Exception request will adhere to the review criteria set forth in **Section 5.3.G.2** of the City's Land Development Code ("Code")<sup>1</sup>:

**a. The proposed use must be consistent with the principles of the City's Comprehensive Plan.**

The proposed use is consistent with the principles of the City's Comprehensive Plan in that the construction of the Synagogue will allow the use of a vacant property that has no landscaping and temporary fencing (the vacant lot was created by the demolition of an existing eyesore), provide a significant religious opportunity for the residents in the City, promote beautification of the area and increase the City's tax base. The Comprehensive plan calls for improvements to the City in many different ways. If approved as proposed the Synagogue will revitalize the area and encourage redevelopment through the provision of an upscale use and an investment in the City's urban core as encouraged by the Neighborhood Master Plan, and in accordance with the City's comprehensive Plan. Additionally, Policy *CW.44* of the City's City-Wide Master Plan provides as follows: "Foster economic development through creative land use, zoning and development regulations, City service sand City policies." Clearly, the addition of the Synagogue to the neighborhood will compliment the existing Church and Schools on the Van Buren Street between 26<sup>th</sup> and 28<sup>th</sup> Avenues. In addition the City has long followed the policy to approve Places of Worship to attract and retain families to the City and has consistently approved Places of Worship to implement those goals.

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<sup>1</sup> The Developer reasonably believes that the Special Exception criteria are facially unconstitutional, and unconstitutional as-applied to this Project since the City advised of its final decision to apply the Code to this Project. Because the criteria contain ill-defined, un-defined, or vague terms for which the City cannot provide an objective definition, the Developer is attempting in good faith to comply, while reserving all of its rights to challenge the Code, its criteria and the City's application thereof to this Project.



**b. The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.**

The proposed use is compatible with the existing land use pattern and other real properties in the vicinity. Specifically, as the Property is 82 ft. from an existing Church as well as a variety of community uses (i.e. Schools, day care facility, doctor's office). The Property is also adjacent to a residential neighborhood. The Synagogue is a perfect addition to the area. The proposed use will improve the tax base of the area, and encourage redevelopment to an urban infill area. The City's Comprehensive Plan provides that one *Land Use Element Goal* 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 Synagogue is consistent with this goal because it is compatible with the existing church and schools nearby and the nursery school in the immediate area. The compliment of Religious Facilities and schools (nursery, middle or high) will continue to attract and keep families in the area, which in turn will continue to increase property values in the neighborhood. The Synagogue will market to young families, especially those in Hollywood who want to be part of a new, invocative, caring and welcoming Jewish Community.

**c. That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.**

As evidenced by the traffic study prepared by Kimley Horn in connection with the site plan for The Hollywood Downtown Synagogue (see Attachment "A"), the Developer would provide a safe and efficient traffic pattern for the Synagogue. Specifically the report states, "... traffic generated by the proposed synagogue use will be minimal and will not have any measurable impact on the surrounding roadway network, particularly during the weekday peak hours when the surrounding roadway network experiences its peak volumes. Therefore, this project will not generate any adverse traffic impacts and is a complementary use from a traffic generation perspective because its peak activity period occurs on weekends, outside of the peak traffic weekday volume periods on the surrounding roadways."

**d. That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.**

As proposed the Synagogue will more than adequately address all potential nuisances. In fact, all of the proposed setback, lighting and landscaping requirements are met or exceed what is required by the City's Code. Further, the building's main entrance will be far from the rear of the building, so Van Buren Street will not be negatively impacted. Any potential nuisances will also be mitigated through the provision of a 6 ft. solid concrete block wall around South, East and West boundaries of the site in addition to lush landscaping along the site perimeter. NO variances are being requested or required on the proposed Property.

**e. The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any 1 or more of the following: the number, area, location, orientation, intensity or relation to the neighborhood or other adjacent uses.**

The proposed use will not be detrimental to the neighborhood. The scale of the Synagogue is in keeping with the surrounding neighborhood. The orientation of the building North/South is a benefit because there is less of an impact on Van Buren St. Further, as previously stated, the construction of the Synagogue will cause a vacant lot with a temporary fence to make way for the construction of a new facility, which will enhance the neighborhood.

**f. The subject parcel must be adequate in shape and size to accommodate the proposed use.**

The subject parcel is adequate in shape and size to accommodate the proposed use. In fact, because of the size of the parcel, the Developer was able to orient the building in a way that reduced the impact to Van Buren Street. Further, given the buffering at the rear of the Property, and the amount of open space that separates the parking area from the neighbors to the south, the site is perfect for the proposed use. As proposed, the Synagogue will benefit the neighborhood through a design plan that is aesthetically pleasing, efficient, landscaped, buffered and safe.

**g. The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.**

According to the Code, Places of Worship are allowed and have consistently been approved in zoning categories like MC-1 by a Special Exception. It is a use that is appropriate if it is consistent with the review criteria set forth herein. Considering the Synagogue's proximity to residential development, and the proximity to an existing Church, this location appears to be appropriate for the proposed use. If approved, residents of the City and future residents of the City who want a new, invocative, caring and welcoming Jewish Community will benefit from the placement of the Synagogue on the Property.

## **Attachment “A”**



December 14, 2016

Rabbi Chaim Albert  
c/o Downtown Hollywood Synagogue Corp.  
3728 NE 209<sup>th</sup> Terrace  
Aventura, FL 33180

**RE:   *Hollywood Downtown Synagogue – Traffic Statement***  
***Hollywood, Florida***

Dear Rabbi Albert:

As requested, Kimley-Horn and Associates, Inc. has prepared a traffic impact statement for the proposed synagogue facility to be located at 2726 Van Buren Street in Hollywood, Florida. The development program includes a one-story synagogue facility with a total building area of 4,527 square feet. Figure 1 illustrates the site location. As shown in the attached site plan, vehicular access will be provided via one full-access driveway on Van Buren Street.

#### **Trip Generation Determination**

A trip generation determination was prepared to determine the volume of trips generated by the proposed synagogue. To perform this calculation, rates and equations published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 9<sup>th</sup> Edition* were used to determine the trip generation potential of the proposed synagogue. Rates and equations for Synagogue (ITE Land Use 561) were used for the trip generation calculations. To provide a conservative analysis, the “peak hour of generator” rates were used instead of “peak hour of adjacent street traffic”. During the weekday PM peak hour, the peak hour of adjacent street traffic coincides with the peak hour of generator. *Table 1* summarizes the trip generation calculation for this project for weekday conditions and *Table 2* summarizes the trip generation calculation for weekend conditions.

TABLE 1 WEEKDAY PEAK HOUR TRIP GENERATION HOLLYWOOD DOWNTOWN SYNAGOGUE							
Land Use	Intensity	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Synagogue	4,527 sq. ft.	2	1	1	8	4	4
<i>Net New External Trips</i>		2	1	1	8	4	4
Trip generation was calculated using the following data: AM Peak Hour Trip Generation Synagogue      ITE [561]      =      T = 0.42 trips per 1,000 SF (56% in / 44% out) * PM Peak Hour Trip Generation Synagogue      ITE [561]      =      T = 1.69 trips per 1,000 SF (47% in / 53% out) ** <u>Notes:</u> * Used AM peak hour of generator to provide conservative analysis ** PM peak hour of generator is same as PM peak hour of adjacent street traffic							

TABLE 2 WEEKEND PEAK HOUR TRIP GENERATION HOLLYWOOD DOWNTOWN SYNAGOGUE					
Land Use	Intensity	Weekend Peak Hour			
		Total	In	Out	
Synagogue	4,527 sq. ft.	34	17	17	
<i>Net New External Trips</i>		34	17	17	
Trip generation was calculated using the following data: Weekend Peak Hour Trip Generation Synagogue      ITE [561]      =      T = 7.58 trips per 1,000 SF (49% in / 51% out) * <u>Notes:</u> * Based on Sunday peak hour of generator					

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12/8/2016 10:47

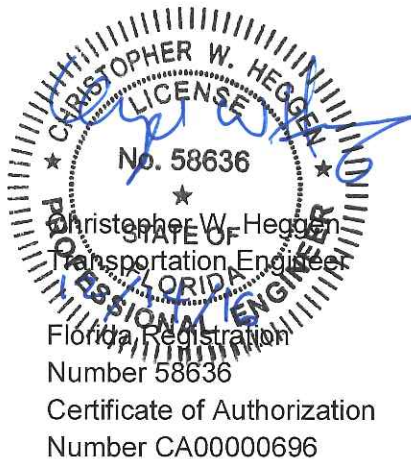
As shown in *Table 1*, the proposed synagogue has the potential to generate 2 AM peak hour trips and 8 PM peak hour trips on a typical weekday peak hour basis. This impact is considered to be *de minimis* and would not have any measurable impact on level of service on the surrounding roadway network. As shown in *Table 2*, during the peak the weekend hour, the site has the potential to generate a total of 34 peak hour trips. This volume is also a low impact and is substantially lower than the traffic generated by the nearby schools on Van Buren Street during the weekday peak hours. Because school is not in session on weekends and therefore background volumes on Van Buren Street are significantly lower than they are prior to school arrival and dismissal, the synagogue's traffic prior to and after services will be accommodated without adverse impacts on the surrounding transportation network.

As shown, traffic generated by the proposed synagogue use will be minimal and will not have any measurable impact on the surrounding roadway network, particularly during the weekday peak hours when the surrounding roadway network experiences its peak volumes. Therefore, this project will not generate any adverse traffic impacts and is a complementary use from a traffic generation perspective because its peak activity period occurs on weekends, outside of the peak traffic weekday volume periods on the surrounding roadways.

Please contact me via telephone at (561) 840-0248 or via e-mail at [chris.heggen@kimley-horn.com](mailto:chris.heggen@kimley-horn.com) should you have any questions regarding this evaluation.

Sincerely,

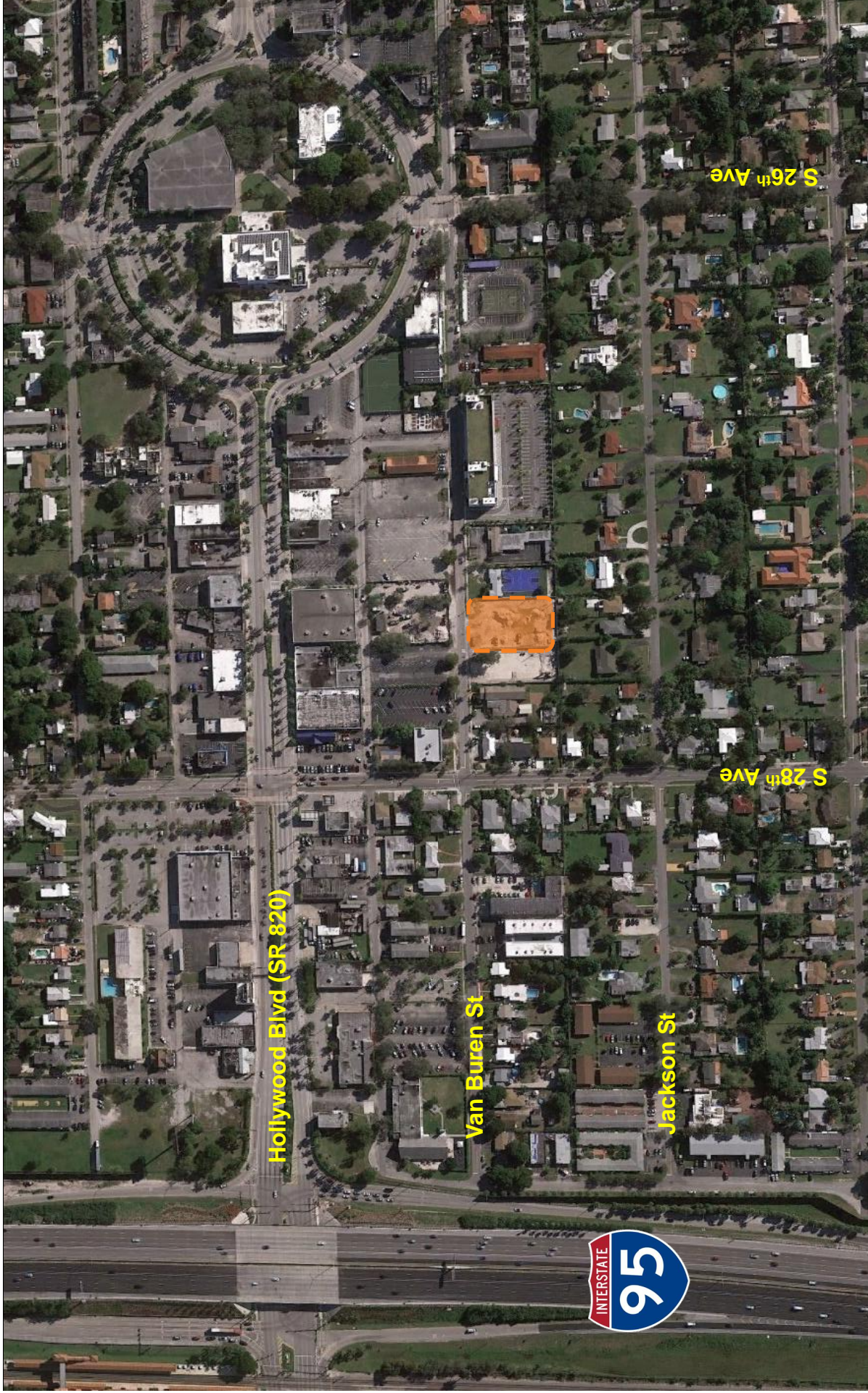
KIMLEY-HORN AND ASSOCIATES, INC.



Attachment

k:\wpb\_tpto\85294\cwh\2016\van buren street synagogue\2016-012-14 van buren traffic.docx





LEGEND



Project Site

FIGURE 1

SITE LOCATION

HOLLYWOOD DOWNTOWN SYNAGOGUE

Kimley»Horn







CIVICA  
ARCHITECTURE & URBAN DESIGN

**DOWNTOWN  
HOLLYWOOD  
SYNAGOGUE**

2726 VAN BUREN ST.  
HOLLYWOOD, FL 33020

APPLICANT:  
Downtown  
Hollywood  
Synagogue, Corp.  
3728 N.E. 209th Ter  
Aventura, FL, 33180

ISSUED FOR:  
FINAL TAC  
APPROVAL

CIVICA PROJECT NO: 150108					
NO.	DATE	REVISION	BY		
	11-21-16	PAC COMMENTS	JAF		
	01-17-17	PAC COMMENTS	JAF		
DRAWN BY	JAF	APPROVED BY			
DATE	2016	AS SHOWN			

SEAL/SIGNATURE

ROLANDOLLANES  
AR - 0013160

PROPOSED  
SITE PLAN  
AND

A  
 SET NUMBER[illegible]

Code Requirement	Parking Required	Parking Provided
1 Pkg per c.a. 60 sq.ft. of loading area	1,259 sq.ft. / 60 sq.ft.	= 21 Spaces
1 pkg per c.a. 250 sq.ft. of office space	114 sq.ft. / 250 sq.ft.	= 1 Spaces
<b>TOTAL PARKING</b>	<b>(2) Suncruary + (1) Office</b>	<b>= 22 Spaces</b>

\* 2 ACCESSIBLE PARKING SPACES PROVIDED IN COMPLIANCE W/ FBC-Chapter 11 (ADA)

ZONING REQUIREMENTS	
PROJECT ADDRESS.....	2726 VAN BUREN STREET
OWNER.....	288 AVE. FACILITY, LLC.
FOLIOS.....	5142-16-02-2860
TOTAL LAND AREA.....	0.55 ACRES (24,180.00 SQ. FT.)
EXISTING ZONING DESIGNATION.....	MC-1 (MULTI-FAMILY RES CORE)
ADJACENT DESIGNATION.....	TC-1 (North) MC-1 (East & West) RS-6 (South)
EXISTING LAND USE.....	REGIONAL ACTIVITY CENTER
EXISTING USE OF PROPERTY.....	VACANT
EXISTING NUMBER OF UNITS BEING REMOVED AS PER BCOPA.....	(NONE EXISTING)
PROPOSED USE UNDER..... RELIGIOUS / SYNAGOGUE	
PROPOSED BLDG FOOT PRINT.....	5,025.90 SQ. FT.
TOTAL LOT COVERAGE.....	14,500.54 SQ. FT.
OPEN SPACE PROVIDED.....	9,684.46 SQ. FT. (40.05%)
MAX FAR ALLOWED.....	36,266.00 SQ. FT. (1.5 FAR)
FAR PROPOSED.....	5,025.90 SQ. FT. (0.21 FAR)
BUILDING SETBACKS:	
FRONT SETBACK (NORTH) MIN REQUIRED.....	20'-0"
PROPOSED.....	20'-0"
REAR SETBACK (SOUTH) MIN REQUIRED.....	20'-0"
PROPOSED.....	22'-0"
SIDE SETBACK (EAST) MIN REQUIRED.....	10'-0"
PROPOSED.....	10'-0"
SIDE SETBACK (WEST) MIN REQUIRED.....	10'-0"
PROPOSED.....	10'-0"
PARKING LOT SETBACKS:	
FRONT SETBACK (NORTH) MIN REQUIRED.....	PROPOSED: 33'-0"
REAR SETBACK (SOUTH) MIN REQUIRED.....	PROPOSED: 28'-0"
SIDE SETBACK (EAST) MIN REQUIRED.....	PROPOSED: 46'-0"
REAR SETBACK (WEST) MIN REQUIRED.....	PROPOSED: 10'-0"
HEIGHT LIMITATIONS: MAX ALLOWED.....	46'-0" (4-STORIES)
PROPOSED.....	16' Max

GREEN BUILDING DESIGN :

\*BUILDING DESIGN SHALL COMPLY WITH THE CITY OF HOLLYWOOD GREEN BUILDING ORDINANCE AS APPLICABLE.

### SAMPLE OF PROPOSED GREEN PRACTICES:

- 1) Central air conditioner of 18 SEER or higher.
- 2) Radiant barrier - Energy Star qualified - applied to attic or crawlspace.
- 3) Energy Star qualified water heater.
- 4) Energy Star qualified furnace.
- 5) Star rating criteria for South Florida as approved by the NFRC (National Fenestration Rating Council).
- 6) Energy efficient doors. All doors shall conform to the Energy Star rating.
- 7) Energy efficient windows. All windows shall conform to the Energy Star rating.
- 8) Programmable thermostat.
- 9) Occupancy/vacancy sensors.
- 10) Dual flush toilets.
- 11) Occupancy/vacancy outdoor lighting.
- 12) All water pipes insulated.
- 13) Electric white charging station infrastructure.

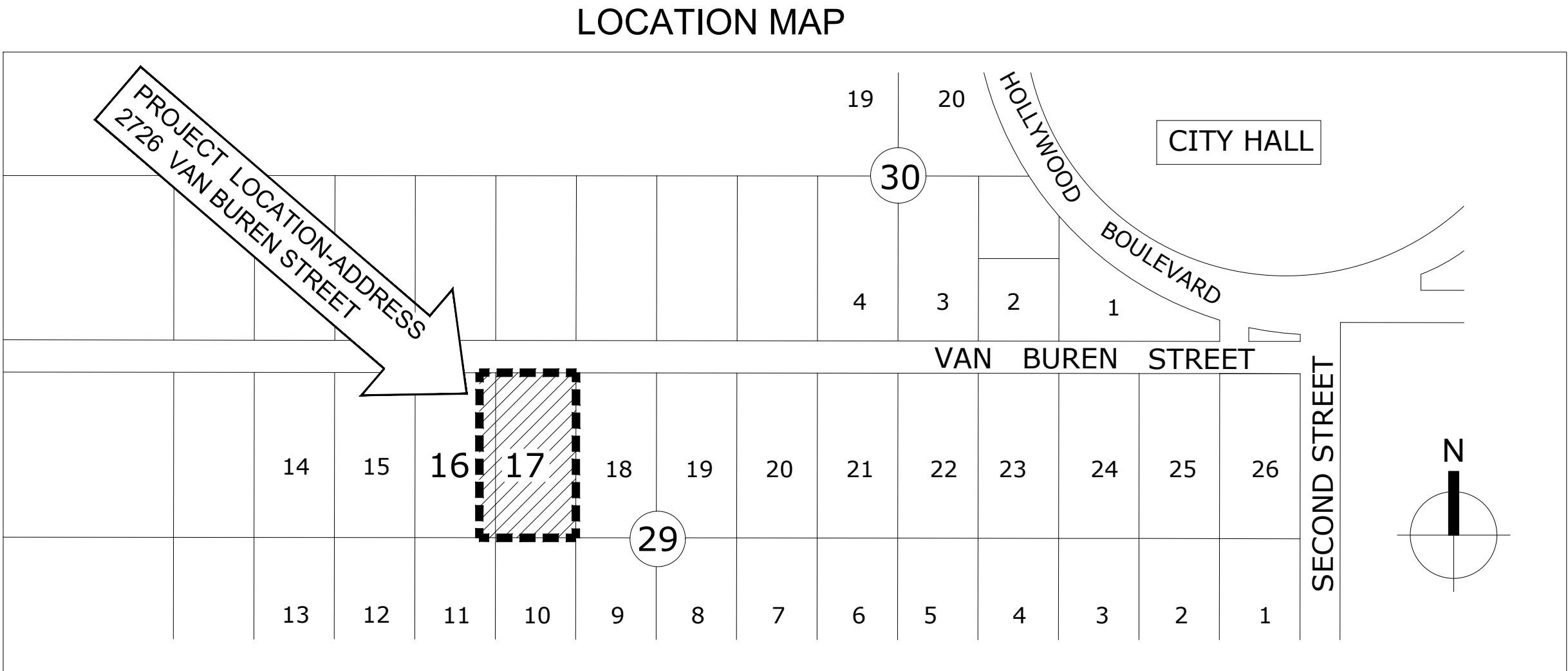
# Downtown Hollywood Synagogue

PROJECT ADDRESS:  
2726 VAN BUREN ST. HOLLYWOOD, FL 33020

APPLICANT:  
  
DOWNTOWN HOLLYWOOD SYNAGOGUE, CORP  
  
3728 N.E. 209th Terrace  
Aventura, FL. 33180

SUBMITTAL:  
PLANNING AND ZONING DEPT..... TAC Responses (REV-2) Jan-2017

ARCHITECT  
**CIVICA**  
tel: 305.593.9959    8323 NW 12th St. Suite No.106. Doral, Fl. 33126    fax: 305.593.9855

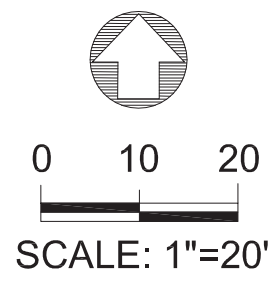


PROJECT LEGAL DESCRIPTION:  
The East 18 feet of Lot 16 and all of Lot 17, Block 29, HOLLY LITTLE RANCHES, according to the Plat thereof as filed in Plat Book 1, page 26, of the Public Records of Broward County, Florida.  
BASED ON O&E BY Fidelity National Title Insurance Company: Order No. 6014112

INDEX	
COVER	
ALTA SURVEY	
A-010	AERIAL AND CONTEXT PLAN
A-020	PROPOSED SITE PLAN & ZONING DATA
A-030	FLOOR PLAN & BLDG ELEVATIONS
A-031	ROOF PLAN & FIRE-FLOW TEST
A-040	MISCELLANEOUS SITE DETAILS
A-050	SITE PHOTOGRAPHS & STREET PROFILE
A-060	SITE LIGHTING PLAN & PHOTOMETRIC STUDIES
A-070	SITE PLAN RENDITION
A-080	PROJECT RENDITION
A-090	PROJECT RENDITION
CIVIL-1	COVER SHEET-SITE IMPROVEMENTS
CIVIL-2	GENERAL NOTES & SPECS
CIVIL-3	CIVIL DEMOLITION SITE PLAN
CIVIL-4	ON-SITE PAVING & DRAINAGE SYSTEM
CIVIL-5	ON-SITE PAVING & DRAINAGE DETAILS
CIVIL-6	ON-SITE PAVING & DRAINAGE DETAILS
CIVIL-7	ON-SITE PERVIOUS AND IMPERVIOUS BREAKOUT
CIVIL-8	PAVEMENT MARKINGS & SIGNAGE
CIVIL-9	MARKINGS & SIGNAGE - STANDARD DETAILS
CIVIL-10	WATER & SEWER CIVIL UTILITIES PLAN LAYOUT
CIVIL-11	WATER & SEWER STANDARD DETAILS
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE NOTES & DETAILS

16-DPS-78  
FOR CITY OF HOLLYWOOD STAFF:  
MEETING DATE: 01/23/2017  
BOARD / COMMITTEE: (P & D)



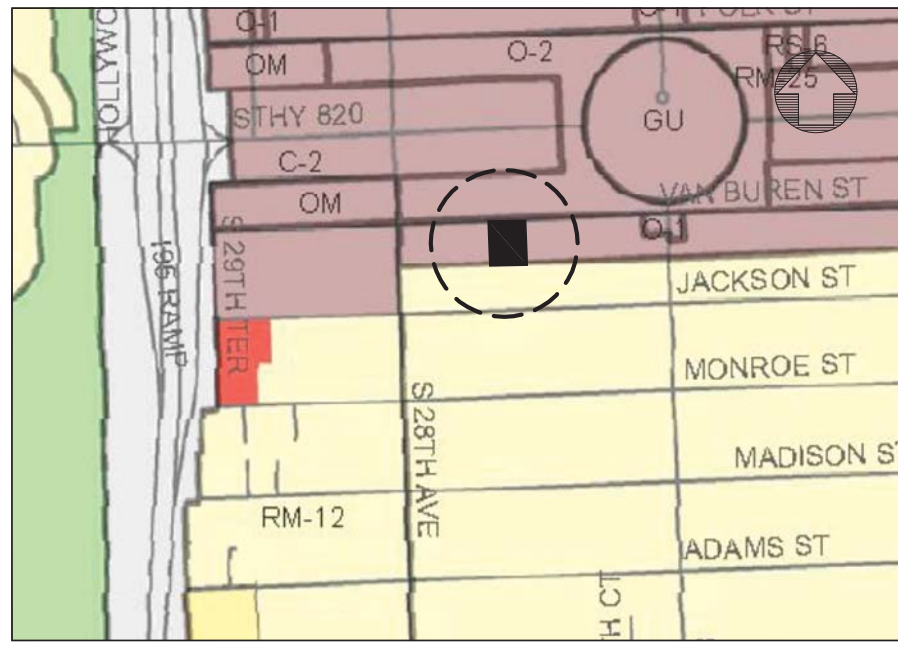


# ALTA ACSM LAND TITLE SURVEY

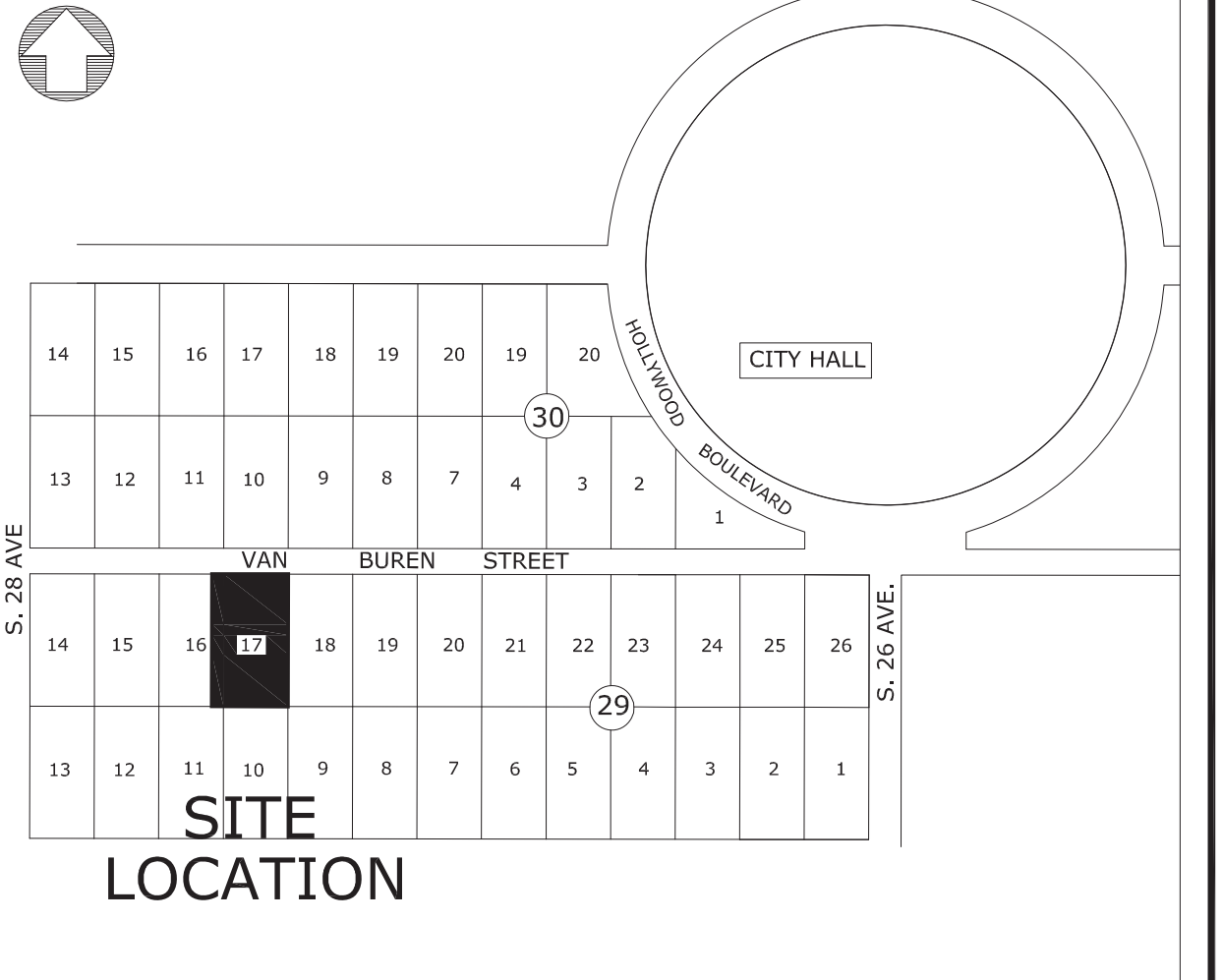
PREPARED BY:

**3 TCI, Inc.**

PROFESSIONAL LAND SURVEYORS AND MAPPERS  
MIAMI, FLORIDA  
LB7799



ZONING MAP  
NOT TO SCALE



SITE  
LOCATION

## LOCATION MAP

SCALE: 1"=300'

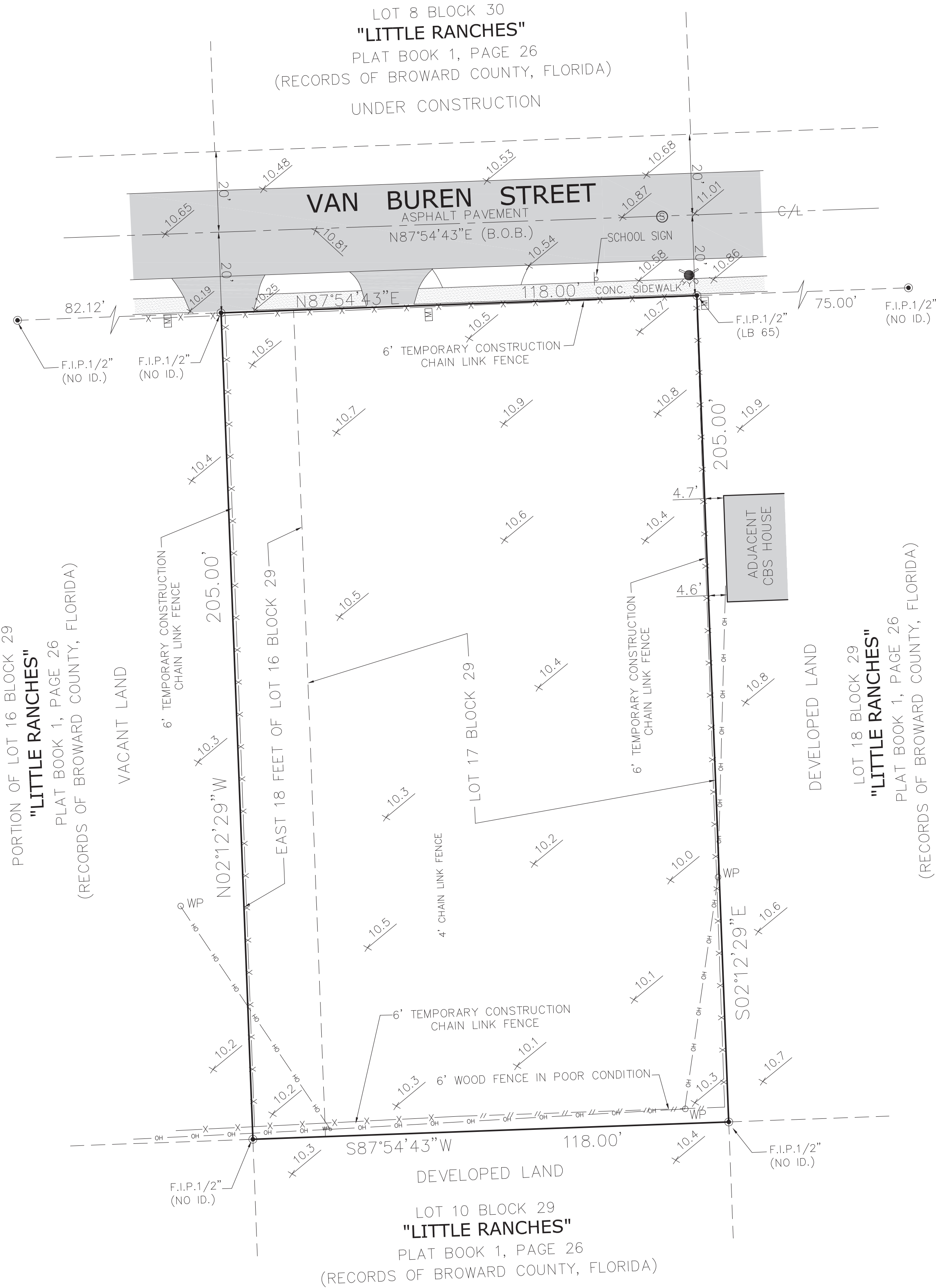
SECTION 16, TOWNSHIP 53 S., RANGE 41 E.

### LEGEND:

- C/O CLEANOUT
- CATCH BASIN
- CONCRETE POWER POLE
- GUARD POLE
- GREASE TRAP
- GAS VALVE
- HANDICAP SIGN
- LIGHT POLE
- LIGHT BOLLARD
- ELECTRIC BOX
- ELECTRIC MANHOLE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- MONITORING WELL
- MAIL BOX
- SIGN
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- UNKNOWN MANHOLE
- PARKING METER
- SPOT LIGHT
- SPOT ELEVATION
- SEWER VALVE
- UTILITY BOX
- WATER VALVE
- WATER METER
- WOOD POLE
- WOOD POLE WITH TRANSFORMER

### ABBREVIATIONS:

- A/C AIR CONDITIONING PAD
- BLDG. BUILDING
- (B.O.B.) BASIS OF BEARING
- C.L.F. CHAIN LINK FENCE
- CBS CONCRETE BLOCK STRUCTURE
- (C) CALCULATED
- CB CATCH BASIN
- CH. CHORD DISTANCE
- CL CENTER LINE
- CONC. CONCRETE
- Δ DELTA
- E EAST
- ENC. ENCROACHMENT
- F.I.P. FOUND IRON PIPE
- F.I.R. FOUND REBAR
- F.F.E. FINISH FLOOR ELEVATION
- F.N. FOUND NAIL
- GV GAS VALVE
- L LENGTH
- N NORTH
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.E. OVERHEAD ELECTRIC LINE
- O/L ON LINE
- (MEAS.) MEASURED
- P.R.M. POINT REFERENCE MONUMENT
- (REC.) RECORD
- R RADIUS
- R/W RIGHT-OF-WAY
- S SOUTH
- SEC. SECTION
- T TANGENT
- U.E. UTILITY EASEMENT
- W WEST



### DATE OF COMPLETION:

04-23-2015

### LEGAL DESCRIPTION:

THIS LEGAL DESCRIPTION IS PER TITLE COMMITMENT ORDER NO. TITLE INSURANCE COMPANY AND IS AS FOLLOWS:

The East 18 feet of Lot 16 and all of Lot 17, Block 29, HOLLY LITTLE RANCHES, according to the Plat thereof as filed in Plat Book 1, page 26, of the Public Records of Broward County, Florida.

Ownership & Encumbrance Report No. 6014112 by Fidelity National Insurance Company, Dated 09-26-2016

### SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF FLORIDA CERTIFIES TO:

28th AVE. FACILITY, LLC, a Florida Limited Liability Company.

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I)IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 1.2,3,4,5,6(A),7(A),7(B),9,10,11(A),13,14,16,18,19 OF TABLE A THEREOF, AND (II)PURSUANT TO THE ACCURACY STANDARDS DETAIL AND REQUIREMENTS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS AND AMERICAN CONGRESS OF SURVEYING AND MAPPING AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT

1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE;

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS," OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

2. THE SURVEY WAS MADE ON THE GROUND ON APRIL 23rd, 2015 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDING, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS AND FENCES) SITUATED ON THE SUBJECT PROPERTY.

3. THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE-GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHT-OF-WAY OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.

4. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER ABOVE THE GROUND AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT ORDER NO. 5155759, DATED FEBRUARY 19, 2015, AT 05:00 PM, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCE, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED HAS BEEN PLOTTED ON THE SURVEY. IF THE EASEMENT HAS NOT BEEN PLOTTED, THERE IS A STATEMENT AS TO WHY NOT. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

5. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE RM-18, MEDIUM HIGH DENSITY MULTIPLE FAMILY. SETBACKS ARE AS PER CITY OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:

(RM-18)  
FRONT = 20 FEET  
SIDE = 20% OF LOT WIDTH TOTAL 7.5 MINIMUM FEET  
REAR = 20 FEET

6. THE PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREET KNOWN AS VAN BUREN STREET.

7. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

8. THE SUBJECT PROPERTY DOES NOT SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.

9. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 125113 CITY OF HOLLYWOOD, MAP NO. 12011C 0568, SUFFIX H, EFFECTIVE DATE: AUGUST 18, 2014 AND A FIRM INDEX DATE OF AUGUST 19, 2014.

10. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ±24,190 SQUARE FEET OR ± 0.56 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

11. THE LAND IS VACANT AND DOES NOT HAVE ANY STRUCTURE ERRECTED INSIDE OF IT.

12. THERE ARE 0 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

13. ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988 AS PER N.G.S. (NATIONAL GEODETIC SURVEY) VERTICAL CONTROL POINT M-312 (PID AD2500), WITH ELEVATION 13.44 FEET.

14. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

15. THERE IS NO EVIDENCE OF THE PROPERTY BEING USED AS A WASTE DUMP.

16. THERE IS NO EVIDENCE OF WETLANDS ON THE PROPERTY. NO MAPS WERE PROVIDED.

### TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY.  
THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-11 OF TITLE COMMITMENT ORDER NO. 5155759 DATED FEBRUARY 19, 2015; AT 5:00 P.M.

ITEMS NO. 6 ORDINANCE #76 CHANGING THE NAME OF STREETS IN HOLLYWOOD, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 8136 PAGE 244. NOTHING TO SHOW ON SURVEY.

ITEMS NO. 7 ORDINANCE 2002-61, DOES NOT AFFECT THE SUBJECT PROPERTY, REGARDING THE BROWARD COUNTY WETLANDS MAP, AS RECORDED IN O.R.B. 34145 PAGE 1891. NOTHING TO SHOW ON SURVEY.

ITEMS NO. 8 ORDINANCE 2005-18, AFFECTS THE SUBJECT PROPERTY, REGARDING THE REGIONAL ACTIVITY CENTER, AS RECORDED IN O.R.B. 40082 PAGE 1783. NOTHING TO SHOW ON SURVEY.

ITEMS NO. 9 ORDINANCE 2005-19, AFFECTS THE SUBJECT PROPERTY, REGARDING THE REGIONAL ACTIVITY CENTER, AS RECORDED IN O.R.B. 40082 PAGE 1789. NOTHING TO SHOW ON SURVEY.

### FLOOD INSURANCE RATE MAP DATA (FIRM):

Flood Zone "X", as per Federal Emergency Management Agency (FEMA)  
Community-Panel Number: 12011C / City of Hollywood 125113

Map No. 0568

Suffix H,

Effective Date: August 18, 2014

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 12011C, MAP NO. 0568, SUFFIX H, EFFECTIVE DATE: 08-18-2014

### LOT SQUARE FOOTAGE:

24,190 sq.ft. 0.56 acres

### NOTE:

BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF VAN BUREN STREET, WITH AN ASSUMED BEARING OF N87°54'43"E, SAID LINE TO BE CONSIDERED A WELL MONUMENTED LINE.

### SURVEYOR'S CERTIFICATE:

I hereby certify: That this "ALTA/Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "ALTA/Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

3TCI, Inc., a Florida Corporation  
Florida Certificate of Authorization Number LB7799

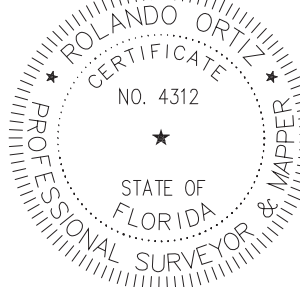
By:   
Rolando Ortiz  
Registered Surveyor and Mapper LS4312  
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

REVISIONS
1-
2-
3-
4-
5-
6-
7-

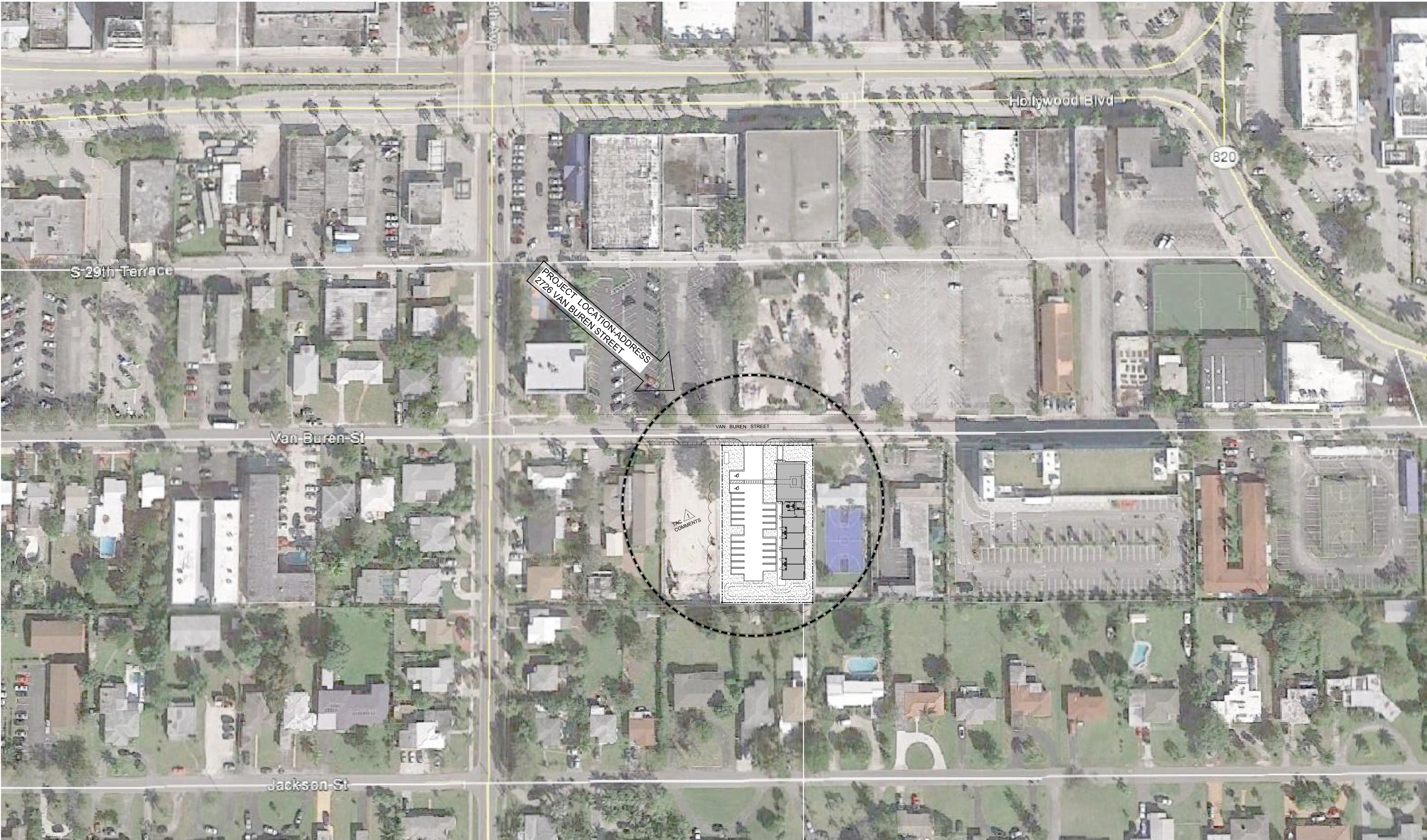
ALTA / ACSM SURVEY  
for  
28th AVE. FACILITY, LLC  
2726 VAN BUREN ST, HOLLYWOOD FL 33020

**3TCI, Inc.** LB7799  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
12211 SW 129th CT. MIAMI FL 33186  
tel: 305.316.8474 fax: 305.378.1662 www.3tci.com



FEMA:	FLOOD ZONE:	COMMUNITY PANEL NUMBER:	COMMUNITY NAME:	MAP NUMBER:	SUFFIX:	EFFECTIVE DATE:	BENCH MARK:	BENCH MARK NAME:	ELEVATION:	DESCRIPTION:	DWG INFO:	DRAFTER:	CHECKED:	FIELD BOOK:	JOB NUMBER:	SCALE:	SHEET:
	"X"	125113	CITY OF HOLLYWOOD	12011C0568	H	08/18/2014		M-312	13.44	HOLLYWOOD CITY HALL		FS	RO	2013-17	15-827	1"=20'	1 OF 1





8323 NW 12th Street  
Suite No.106  
Doral, FL 33126  
tel: 305.593.9959  
fax: 305.593.9855  
AA #26001093

PROJECT:  
**DOWNTOWN  
HOLLYWOOD  
SYNAGOGUE**

2726 VAN BUREN ST.  
HOLLYWOOD, FL 33020

APPLICANT:  
**Downtown  
Hollywood  
Synagogue, Corp.**

3728 N.E. 209th Ter  
Aventura, FL. 33180

ISSUED FOR:  
FINAL TAC  
APPROVAL

CIVICA PROJECT No:  
150108

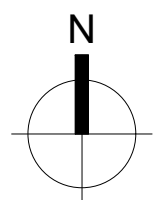
No.	DATE	REVISION	BY
1	11.21.16	TAC COMMENTS	IAF

DRAWN BY: IAF  
DATE: 2016  
APPROVED BY:  
SCALE: AS SHOWN

SEAL/SIGNATURE

01.23.2017  
ROLANDO LLANES  
AR - 0013160  
This drawing is the property of CIVICA and  
is not to be reproduced or copied in whole or  
part. It is not to be used on any other project  
and is to be returned on request.  
COPYRIGHT © 2017

SHEET TITLE  
**PROPOSED  
AERIAL  
CONTEXT**  
SHEET NUMBER  
A-010





DOWNTOWN  
HOLLYWOOD  
SYNAGOGUE

2726 VAN BUREN ST.  
HOLLYWOOD, FL 33020

APPLICANT:

Downtown  
Hollywood  
Synagogue, Corp.

3728 N.E. 209th Ter  
Aventura, FL. 33180

ISSUED FOR:

FINAL TAC  
APPROVAL

CIVICA PROJECT No:

150108

No.	DATE	REVISION	BY
1	11.21.16	TAC COMMENTS	IAF
2	01.17.17	TAC COMMENTS	IAF

DRAWN BY	APPROVED BY
IAF	
DATE	SCALE:
2016	AS SHOWN

SEAL/SIGNATURE

ZONING REQUIREMENTS:

PROJECT ADDRESS..... 2726 VAN BUREN STREET  
OWNER..... 28th AVE. FACILITY, LLC.  
FOLIO(S)..... 5142-16-02-2860  
TOTAL LAND AREA..... 0.55 ACRES (24,190.00 SQ.FT.)

EXISTING ZONING DESIGNATION..... MC-1 (MULTI-FAMILY RES CORE)  
ADJACENT DESIGNATION..... TC-1 (North)  
MC-1 (East & West)  
RS-6 (South)  
EXISTING LAND USE..... REGIONAL ACTIVITY CENTER  
EXISTING USE OF PROPERTY..... VACANT

EXISTING NUMBER OF UNITS  
BEING REMOVED AS PER BCPA:..... (NONE EXISTING)

PROPOSED USE UNDER..... RELIGIOUS / SYNAGOGUE

PROPOSED BLDG FOOT PRINT..... 5,025.90 SQ.FT.  
TOTAL LOT COVERAGE ..... 14,501.54 SQ.FT.  
OPEN SPACE PROVIDED..... 9,688.46 SQ.FT. (40.05%)  
MAX FAR ALLOWED ..... 36,285.00 SQ.FT. (1.5 FAR)  
FAR PROPOSED..... 5,025.90 SQ.FT. (0.21 FAR)

BUILDING SETBACKS:

FRONT SETBACK (NORTH)  
MIN REQUIRED..... 20'-0"  
PROPOSED..... 20'-0"

REAR SETBACK (SOUTH)  
MIN REQUIRED..... 20'-0"  
PROPOSED..... 29'-9"

SIDE SETBACK (EAST)  
MIN REQUIRED..... 10'-0"  
PROPOSED..... 10'-0"

SIDE SETBACK (WEST)  
MIN REQUIRED..... 10'-0"  
PROPOSED..... 68'-5"

PARKING LOT SETBACKS:

FRONT SETBACK (NORTH)	MIN REQUIRED: 20'-0"	PROPOSED: 33'-2"
REAR SETBACK (SOUTH)	MIN REQUIRED: 5'-0"	PROPOSED: 28'-3"
SIDE SETBACK (EAST)	MIN REQUIRED: 5'-0"	PROPOSED: 48'-0"
REAR SETBACK (WEST)	MIN REQUIRED: 5'-0"	PROPOSED: 10'-0"

HEIGHT LIMITATIONS:  
MAX ALLOWED....(45'-0" / 4-STORIES)

PROPOSED..... 16' Max

IN COMPLIANCE

IN COMPLIANCE

IN COMPLIANCE

IN COMPLIANCE



GREEN BUILDING DESIGN :

\*BUILDING DESIGN SHALL COMPLY WITH THE CITY OF  
HOLLYWOOD GREEN BUILDING ORDINANCE AS APPLICABLE.

SAMPLE OF PROPOSED GREEN PRACTICES:

- Central air conditioner of 18 SEER or higher.
- Radiant barrier – Energy Star qualified – applied to attic or crawlspace.
- Energy efficient (Low e) windows. All windows shall conform to the Energy Star rating criteria for South Florida as approved by the NFRC (National Fenestration Rating Council).
- Energy efficient doors. All doors shall conform to the Energy Star rating criteria for South Florida.
- Energy Star approved roofing materials. White Cool-Roof TOP system by GAF.
- Programmable thermostats.
- Occupancy/vacancy sensors.
- Dual flush toilets.
- All energyefficient outdoor lighting.
- All hot water pipes insulated.
- Electric vehicle charging station infrastructure.

IN COMPLIANCE

1  
A020  
PROPOSED SYNAGOGUE SITE PLAN

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

PARKING DATA ANALYSIS

PARKING REQUIREMENTS BASED ON THE ZONING AND LAND DEVELOPMENT CODE OF ORDINANCES.

Code Requirement	Parking Required	Parking Provided
1 Pkg per e.a. 60 sq.ft. of seating area	1,259 sq.ft. / 60 sq.ft. = 21 Spaces	22 Spaces
1 pkg per e.a. 250 sq.ft. of office space	114 sq.ft. / 250 sq.ft. = 1 Spaces	
TOTAL PARKING	(21 Sanctuary) + (1 Office) = 22 Spaces	

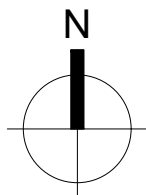
\* 2 ACCESSIBLE PARKING SPACES PROVIDED IN COMPLIANCE W/ FBC-Chapter-11 (ADA)

IN COMPLIANCE

IN COMPLIANCE

CLASSIFICATION & CONSTRUCTION TYPE DATA - FBC-2014 EDITION & FFPC-NFPA 101

OCCUPANCY GROUP: AS PER FBC 2014 (SEC-303.4) AS PER FFPC 2014 (SEC-6.1.3)	A-3 (ASSEMBLY) PLACES OF RELIGIOUS WORSHIP
CONSTRUCTION TYPE: AS PER FBC 2014 (TABLE-601) (602.5) AS PER FFPC 2014 (SEC - 8.2.1.2)	TYPE-VB
FIRE SUPPRESSION SYSTEM:	BUILDING PROTECTED BY AUTOMATED WATER BASED FIRE SUPPRESSION SPRINKLER SYSTEM AND FULL-TIME MONITORED FIRE ALARM
BUILDING DESCRIPTIONS FOR TYPE-VB CLASSIFICATION AREA COMPLIANCE.....	6,000 SQ.FT. LIMIT FOR USE A-3 5,025.90 SQ.FT. PROPOSED
RATING REQUIRED AND PROVIDED FOR TYPE-VB CONSTRUCTION AS PER FBC TABLE 601	
- PRIMARY STRUCTURAL FRAME RATING.....0 HRS - BEARING EXTERIOR AND INTERIOR WALLS.....0 HRS - NON-BEARING WALLS AND PARTITIONS.....0 HRS - FLOOR CONSTRUCTION (INCL BEAM & JOISTS).....0 HRS - ROOF CONSTRUCTION (INCL BEAM & JOISTS).....0 HRS	



01.23.2017

ROLANDO LLANES  
AR - 0013160

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SHEET TITLE

PROPOSED  
SITE PLAN  
AND  
SITE DATA

SHEET NUMBER

A-020



PROPOSED BUILDING TO BE PROTECTED BY AUTOMATED WATER BASED FIRE SUPPRESSION SPRINKLER SYSTEM AND FULL-TIME MONITORED FIRE ALARM

WA #26001093

# DOWNTOWN HOLLYWOOD SYNAGOGUE

APPLICANT:

ISSUED FOR

CIVICA PROJECT No:

[illegible]

AF

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DATE SCALE:  
2016 AS SHOWN

SEAL/SIGNATURE

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SHEET TITLE

SHEET NUMBER

A-031

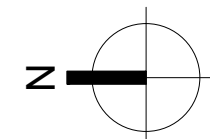


1

A031

## PROPOSED ROOF PLAN

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





### Hydrant Flow Test Procedure

### Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any of the remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

<b>Legend:</b>	F1 & F2 P	Designation shall represent first and second flowed hydrants respectively Designation shall represent test hydrant for static and residual distribution system pressures.
----------------	--------------	--

2726 Van Buren St., Hollywood, FL Ballbé &amp; Associates, Inc.

Date: 1/3/17		Time: 8:30 A.M.				60	
Residual/Static Hydrant		Address/Location		Residual Pressures			
<b>P - Hydrant</b> <b>FH003798</b>		<b>2710 Van Buren St.</b>		<b>F-1 Only</b>		<b>F-2 Only</b>	
				59		59	
				<b>F-1 &amp; F-2</b>		 <b>57</b>	
Flow Hydrants		Address/Location		Flow Rate			
<b>F-1 Hydrant</b> (Individual) <b>FH003757</b>		<b>2718 Van Buren St.</b>		<b>GPM</b>			
				<b>1130</b>			
<b>F-2 Hydrant</b> (Individual) <b>FH003758</b>		<b>2650 Van Buren St.</b>		<b>GPM</b>			
				<b>1130</b>			
<b>F-1 Hydrant</b> (Both Flowing)				<b>GPM</b>			
				<b>1060</b>			
<b>F-2 Hydrant</b> (Both Flowing)				<b>GPM</b>			
				<b>1130</b>			

TAC  
2nd COMMENTS  
No. L1 (Comiskey)

2  
TAC  
2nd COMMENTS  
No. C1 (Comiskey)

ADDED  
SHEET

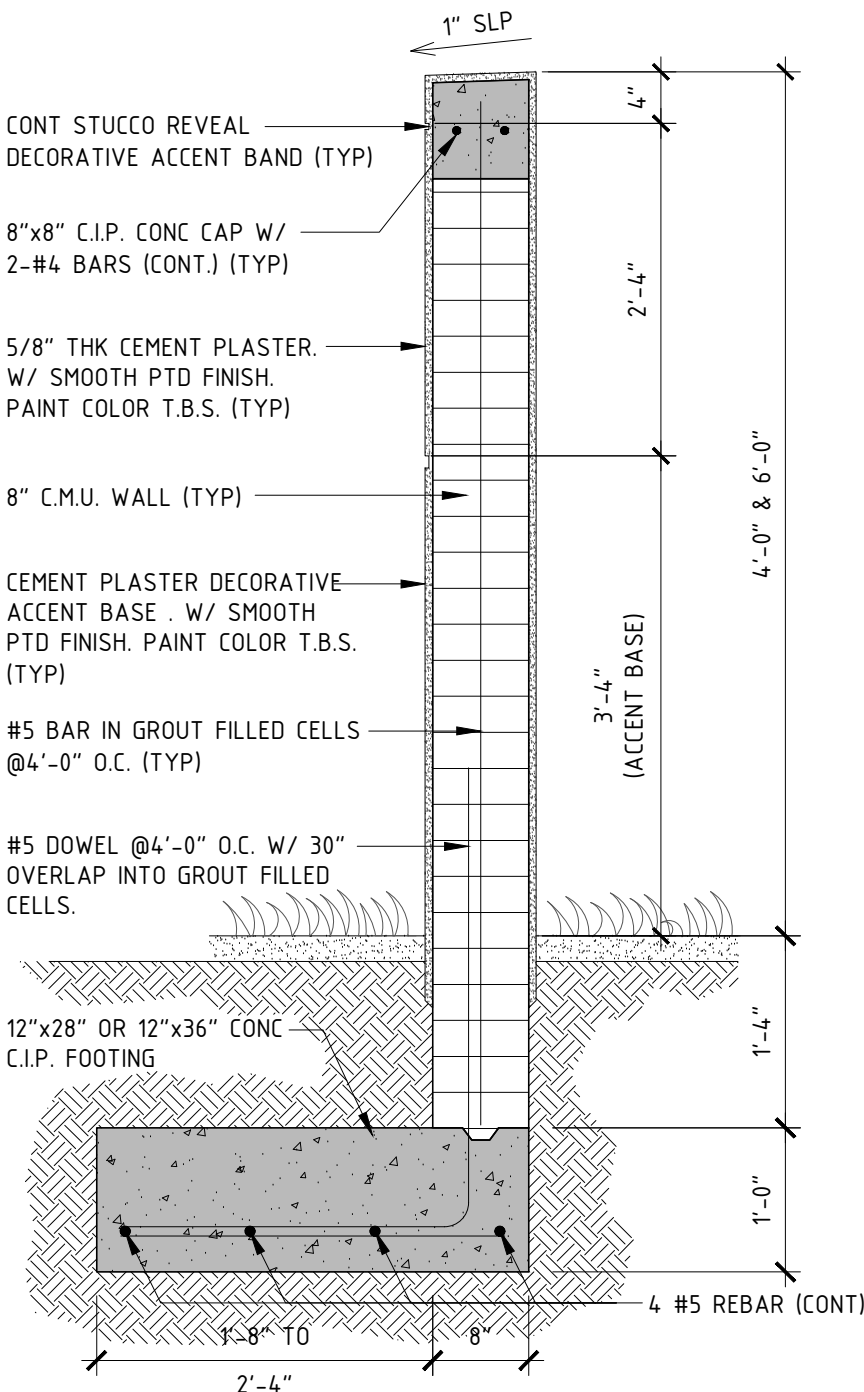
No.	DATE	REVISION	BY

DRAWN BY	APPROVED BY
IAF	
DATE	SCALE:
2016	AS SHOWN

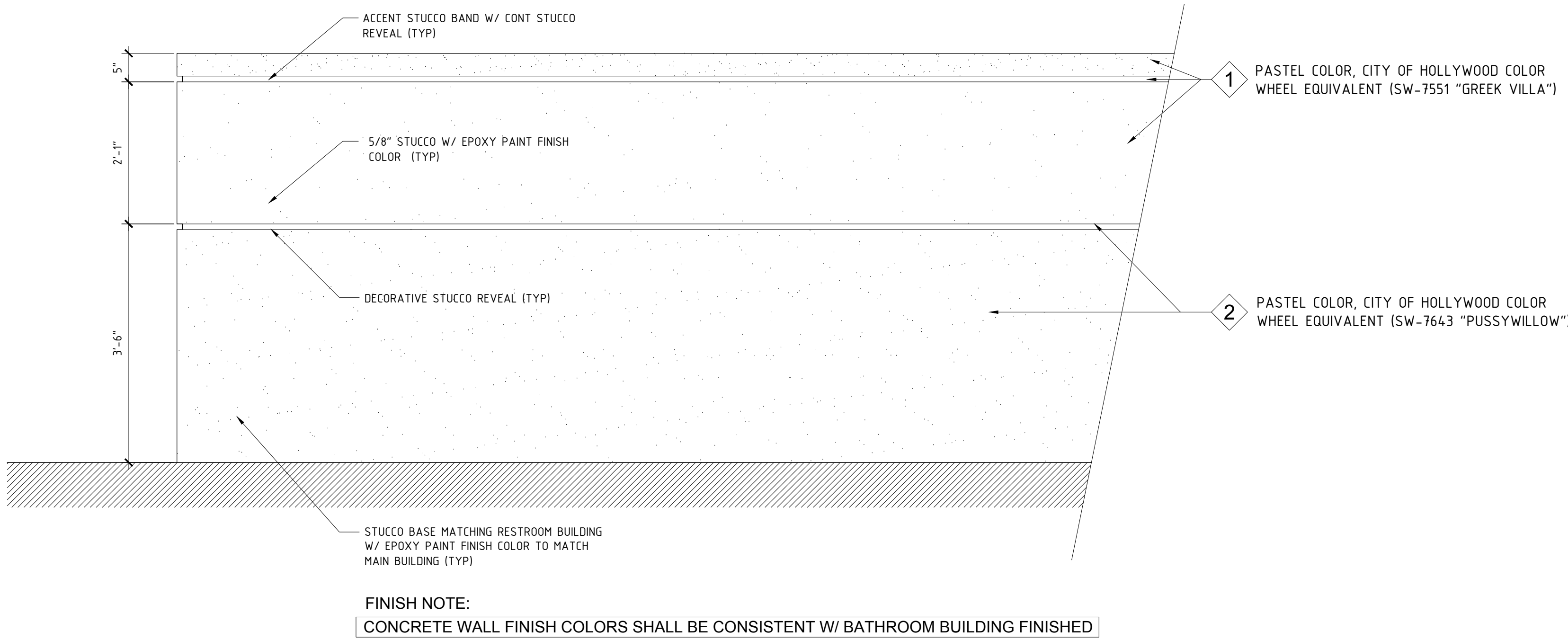
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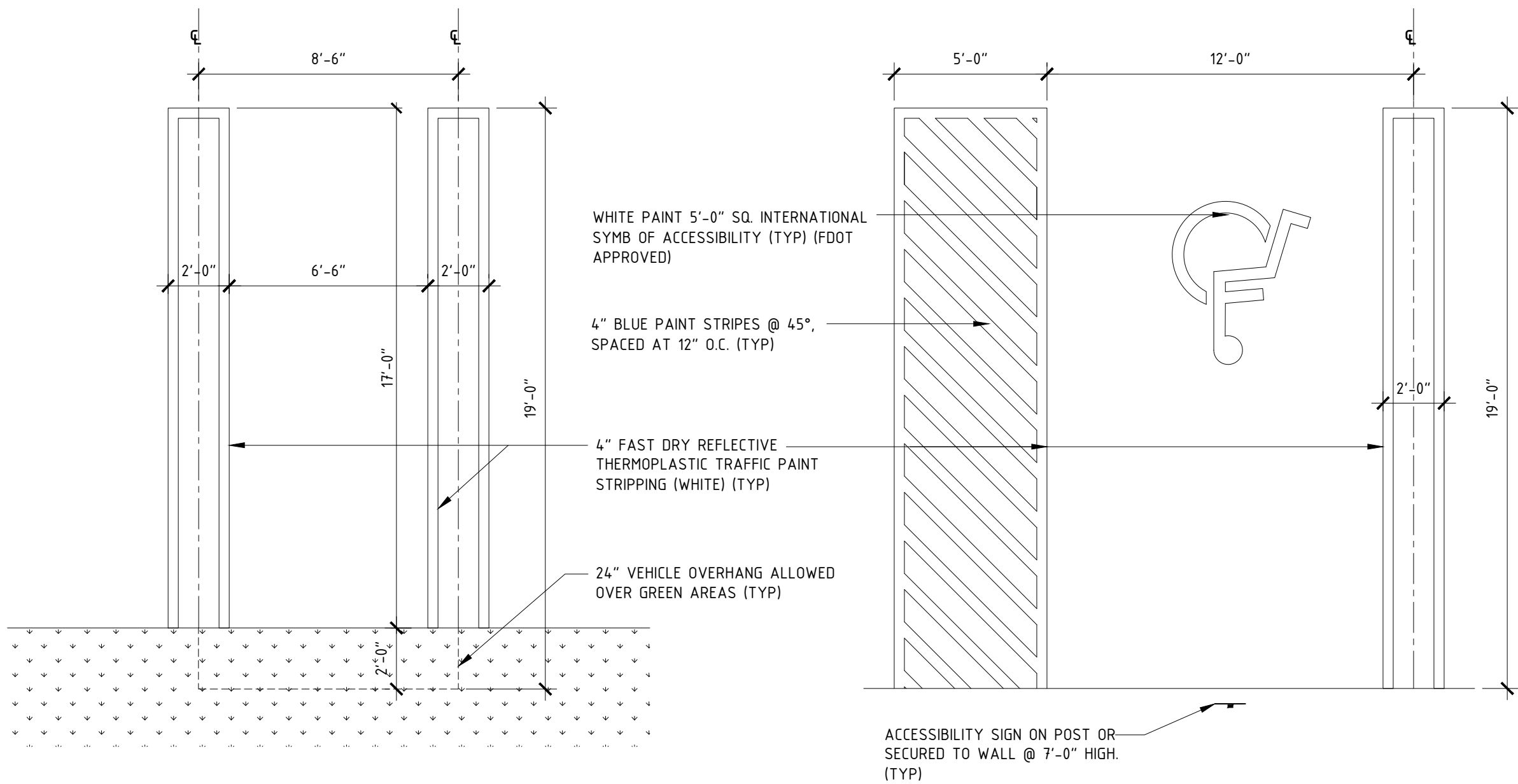
SHEET TITLE  
  
MISC SITE  
DETAILS  
  
SHEET NUMBER  
A-040



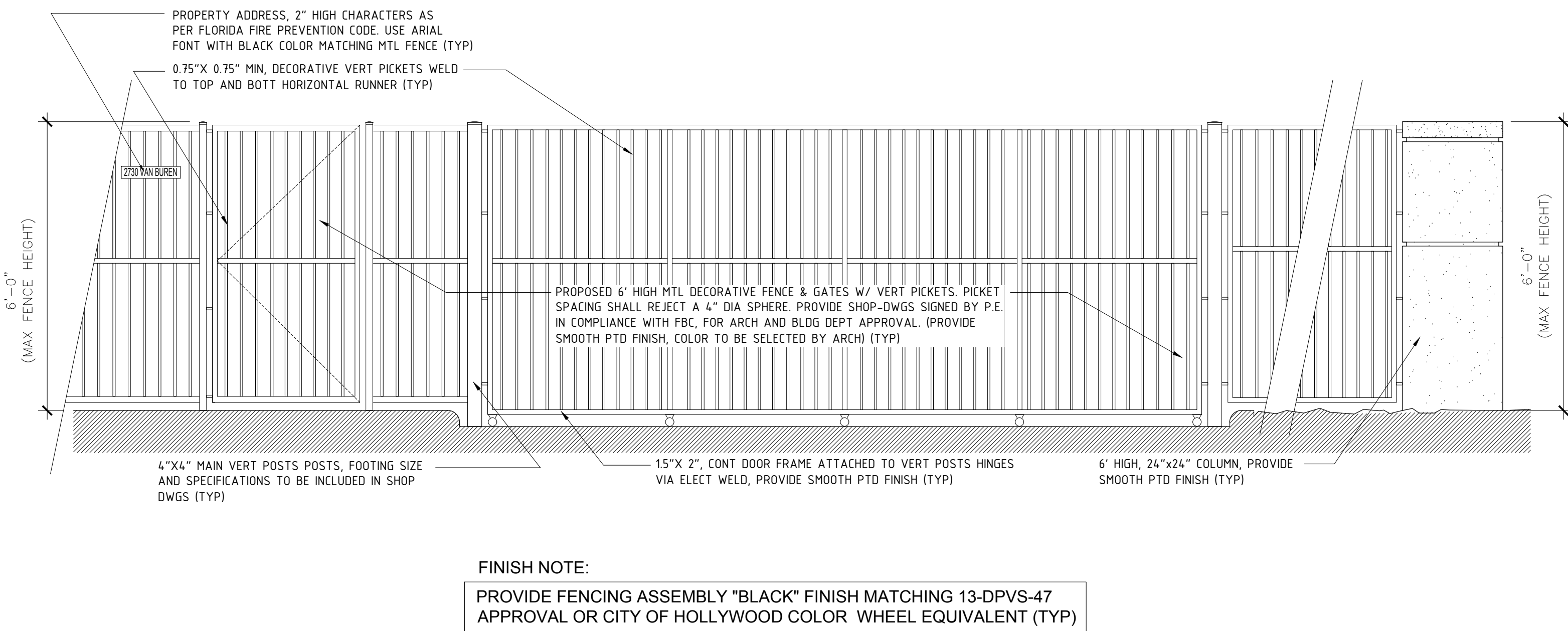
1  
A040  
CONCRETE FENCE: SECTION DETAIL  
SCALE: 3/16" = 1'-0"



2  
A040  
CONCRETE FENCE: TYPICAL ELEVATION DETAIL  
SCALE: 3/16" = 1'-0"

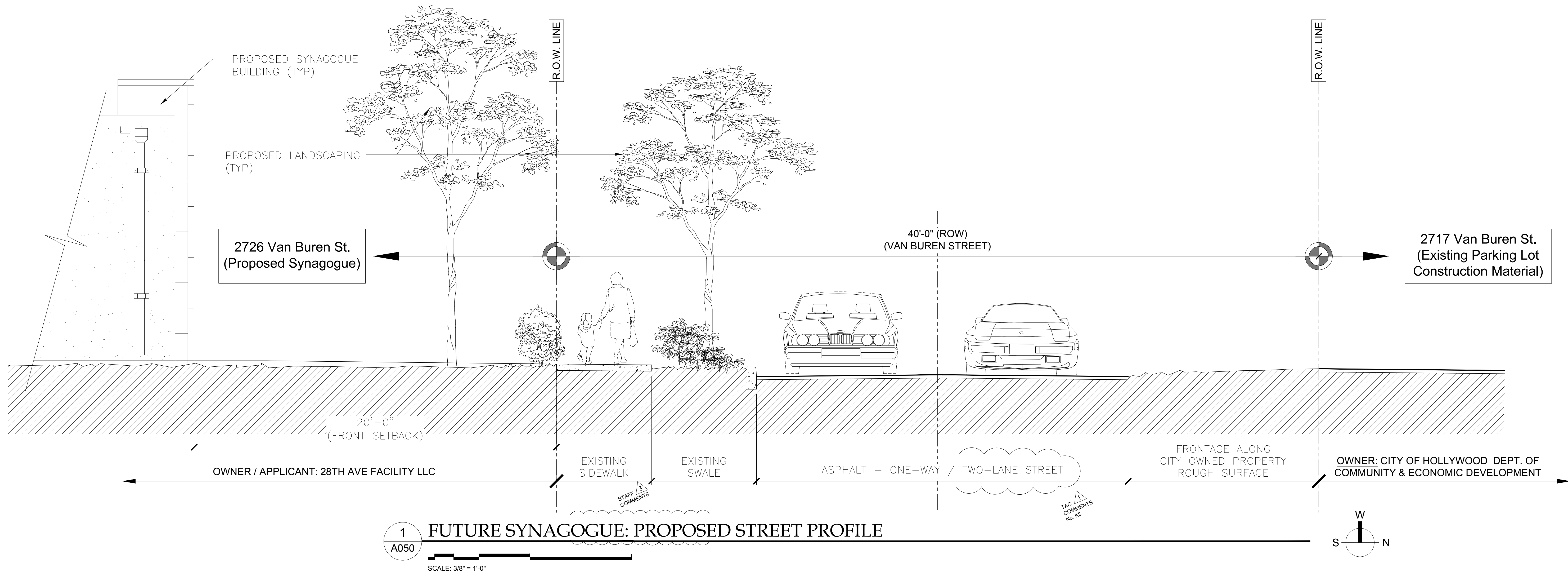
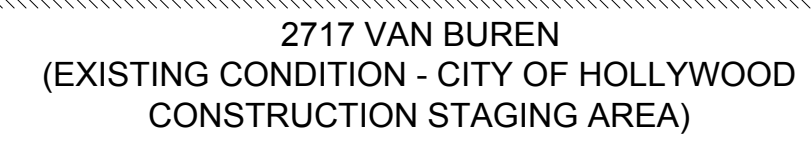


3  
A040  
PARKING STALL DETAILS  
SCALE: 1/4" = 1'-0"



4  
A040  
TYPICAL CHAINLINK FENCE DETAIL  
SCALE: 1/4" = 1'-0"





A-050





1  
060

PROPOSED SITE LIGHTING & PHOTOMETRUC STUDY

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

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Total Lamp Lumens	LLF	Lum. Watts
	4	S4HS	SINGLE	Lithonia Lighting	KSF2 250M R4SC	19000	0.720	288

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	1.71	2.9	0.5	3.42	5.80
Spill	Illuminance	Fc	0.14	0.4	0.0	N.A.	N.A.

SITE PLAN NOTES:

- 1) SITE LIGHTING SHALL NOT EXCEED 0.5 FOOT-CANDLES ADJACENT TO RESIDENTIAL PROPERTIES
- 2) ILLUMINATION LAYOUT SHALL BE ARRANGED SO AS NOT TO PRODUCE ANY DIRECT GLARE INTO ADJACENT RESIDENTIAL PROPERTIES.
- 3) PROVIDE "VICER" CUT-OFF SO AS TO RESTRICT LIGHTING SPILLAGE ABOVE 90 DEGREES.

TAC  
COMMENT  
No FT. 12-11

8323 NW 12th Street  
Suite No.106  
Doral, FL 33126  
tel: 305.593.9959  
fax: 305.5939855  
AA #26001093

PROJECT:  
  
DOWNTOWN  
HOLLYWOOD  
SYNAGOGUE  
  
2726 VAN BUREN ST.  
HOLLYWOOD, FL 33020

APPLICANT:  
  
Downtown  
Hollywood  
Synagogue, Corp.  
  
3728 N.E. 209th Ter  
Aventura, FL. 33180

ISSUED FOR:  
FINAL TAC  
APPROVAL

CIVICA PROJECT No:  
150108

No.	DATE	REVISION	BY

DRAWN BY	APPROVED BY
IAF	
DATE	SCALE:
2016	AS SHOWN

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01.23.2017  
  
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SHEET TITLE  
LIGHTING  
SITE PLAN  
&  
PHOTOMETRICS  
  
SHEET NUMBER  
A-060

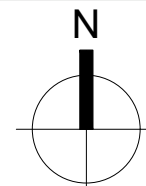




1  
A070

## PROPOSED SITE PLAN RENDITION

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



PROJECT:

## DOWNTOWN HOLLYWOOD SYNAGOGUE

2726 VAN BUREN ST.  
HOLLYWOOD, FL 33020

APPLICANT:

Downtown  
Hollywood  
Synagogue, Corp.

3728 N.E. 209th Ter  
Aventura, FL. 33180

ISSUED FOR:

FINAL TAC  
APPROVAL

CIVICA PROJECT No:

150108

No.	DATE	REVISION	BY
1	11.21.16	TAC COMMENTS	IAF
2	01.17.17	TAC COMMENTS	IAF
3	01.20.17	P&D CHECKLIST	IAF

DRAWN BY

APPROVED BY

IAF

DATE

SCALE:

2016

AS SHOWN

SEAL/SIGNATURE

01.23.2017

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AR - 0013160

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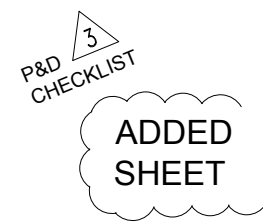
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SHEET TITLE

SITE PLAN  
RENDITION

SHEET NUMBER

A-070







TAC  
2nd COMMENTS  
No. C4 (Comiskey)

1	11.21.16	TAC COMMENTS	IAF
2	01.17.17	TAC COMMENTS	IAF

# DOWNTOWN HOLLYWOOD SYNAGOGUE

A-080





# DOWNTOWN HOLLYWOOD SYNAGOGUE

1	11.21.16	TAC COMMENTS	IAF
2	01.17.17	TAC COMMENTS	IAF

A-090

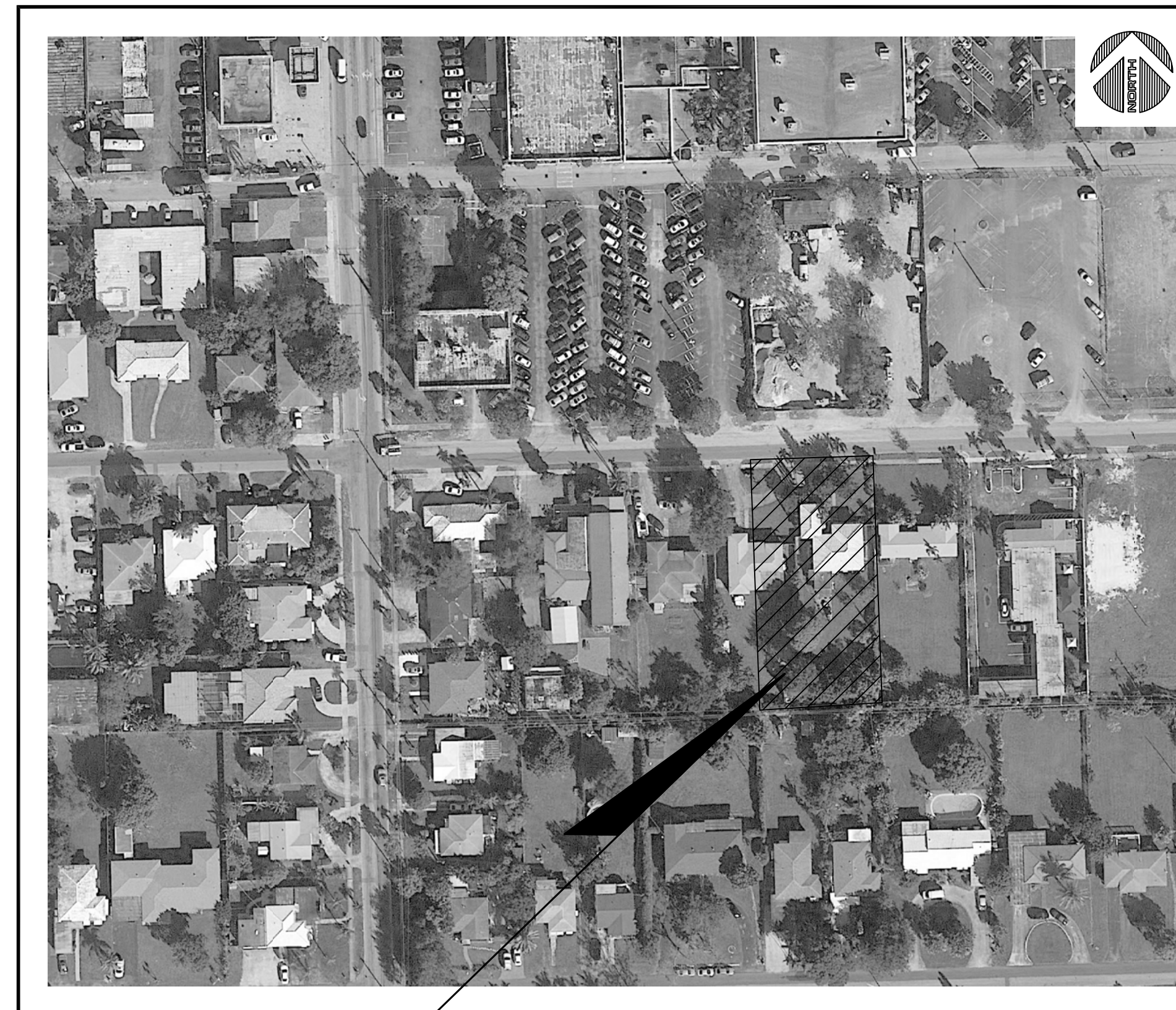
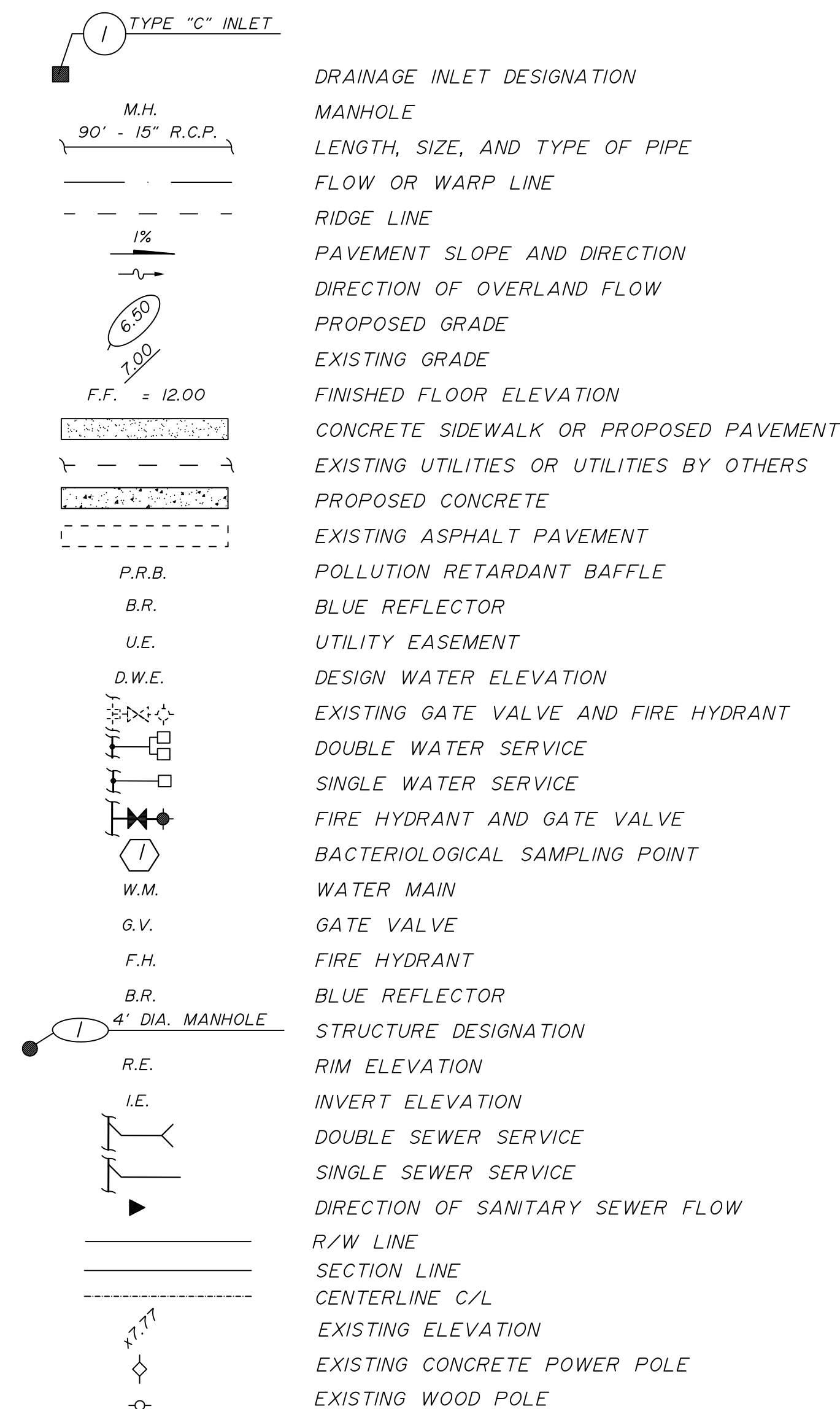


# HOLLYWOOD DOWNTOWN SYNAGOGUE

CIVICA, LLC

BROWARD COUNTY, FLORIDA

LEGEND



LOCATION MAP  
SCALE: 1"=100'

### PROJECT LOCATION



**2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343**

INDEX OF SHEETS:

<i>DESCRIPTION:</i>	<i>SHEET NO.:</i>
<i>COVER SHEET</i>	<i>C1</i>
<i>GENERAL NOTES AND SPECIFICATIONS</i>	<i>C2</i>
<i>DEMOLITION - PLAN</i>	<i>C3</i>
<i>PAVING AND DRAINAGE SYSTEM - PLAN</i>	<i>C4</i>
<i>PAVING AND DRAINAGE SYSTEM - SECTIONS</i>	<i>C5</i>
<i>PAVING AND DRAINAGE SYSTEM - DETAILS</i>	<i>C6</i>
<i>PERVIOUS IMPERVIOUS BREAK OUT - PLAN</i>	<i>C7</i>
<i>PAVEMENT MARKINGS AND SIGNAGE - PLAN</i>	<i>C8</i>
<i>PAVEMENT MARKINGS AND SIGNAGE - DETAILS</i>	<i>C9</i>
<i>WATER AND SEWER - PLAN</i>	<i>C10</i>
<i>WATER AND SEWER SYSTEM - DETAILS</i>	<i>C11</i>

LEGAL DESCRIPTION:

LOTS 16 AND 17, BLOCK 29 OF HOLLYWOOD LITTLE RANCHES,  
ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 1,  
PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Always call 811 two full business days before you dig



# SITE IMPROVEMENTS

Engineer of Record: <u>CARLOS J. BALLBE'</u>  Date: <u>1/13/2017</u>  Registered Engineer Number: <u>41811</u> State of Florida	Project Number: <u>201620</u>  Sheet Number: <u>CI</u>
--	--



GENERAL NOTES:

- ALL MATERIALS AND CONSTRUCTION WITHIN THE LIMITS OF THE SUBJECT PROPERTY SHALL CONFORM TO THE STANDARDS AND SPECIFICATION OF THE CITY OF HOLLYWOOD AND BROWARD COUNTY, FLORIDA.
- IT SHALL BE THE DUTY OF THE CONTRACTOR, UPON EXECUTION OF THE CONTRACT, TO INFORM ALL PUBLIC SERVICES COMPANIES, INDIVIDUALS, AND ANY OTHERS OWNING OR CONTROLLING AND FACILITIES OR STRUCTURES WITHIN THE LIMITS OF THE PROJECT WHICH MAY CONFLICT WITH CONSTRUCTION OF THIS PROJECT, INCLUDING U.N.C.L.E. AT (800) 432-4770. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, SURVEY MARKERS AND OTHER FACILITIES. ALSO, CONTRACTOR SHALL NOT INSPECT SITE AND VERIFY IF OTHER UTILITIES/STRUCTURES ARE PRESENT ON THE SITE OTHER THAN THOSE SHOWN ON THE PLANS.
- THE CONTRACTOR IS REQUIRED TO FULLY INFORM HIMSELF CONCERNING THE LOCATIONS OF PUBLIC AND PRIVATE FACILITIES AND STRUCTURES ON, UNDER, OR OVER THE PROJECT WHICH MAY OR MAY NOT REQUIRE RELOCATION, ADJUSTMENT, AND/OR RECONSTRUCTION, AND WHICH MAY INTERFERE WITH HIS OPERATIONS. ALSO, CONTRACTOR SHALL PREPARED HIS BID AND ENTERED INTO THE CONTRACT IN FULL UNDERSTANDING OF THE CONDITIONS TO BE ENCOUNTERED AND HIS RESPONSIBILITY THEREWITH. ENGINEER HAS SHOWN ON THE DRAWINGS SUCH FACILITIES AND STRUCTURE THAT ARE OBVIOUS FROM A VISIT TO THE SITE, THE LOCATIONS OF WHICH HAVE BEEN OBTAINED FROM EXISTING MAPS AND RECORDS AND ARE THEREFOR SHOWN IN APPROXIMATE LOCATIONS. SUCH INDICATIONS ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY IN THIS RESPECT. OWNER AND ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR ANY OMISSION OR FAILURE TO GIVE NOTICE TO THE CONTRACTOR OF ANY FACILITY OR STRUCTURE ON, UNDER, OR OVER THE PROJECT.
- CONTRACTOR SHALL PROTECT BENCHMARKS, UTILITIES, EXISTING TREES, SHRUBS AND OTHER LANDSCAPE FEATURES DESIGNATED FOR PRESERVATION WITH TEMPORARY FENCING OR BARRICADE SATISFACTORY TO THE ENGINEER. NO MATERIAL SHALL BE STORED OR CONSTRUCTION OPERATION CARRIED ON WITHIN 4 FEET OF ANY TREE TO BE SAVED OR WITHIN THE TREE PROTECTION FENCE.
- THE CONTRACTOR SHALL SAVE HARMLESS THE OWNER FROM ANY EXPENSES INCURRED IN THE RELOCATION, PRESERVATION, OR RECONSTRUCTION OF AND SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS, SIZE, MATERIAL AND ELEVATION OF THE EXISTING FACILITIES PRIOR TO CONSTRUCTION AND SHALL CONTACT THE ENGINEER-OF-RECORD SHOULD THERE BE ANY DISCREPANCIES WITH THE APPROVED CONSTRUCTION DRAWINGS.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE CITY, COUNTY, OWNER, CONTRACTOR, DRAINAGE DISTRICT, ENGINEER AND ALL INTERESTED PARTIES INVOLVED WITH THE CONSTRUCTION OF THE IMPROVEMENTS. CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON-SITE. THE PLANS ARE TO BE MADE AVAILABLE TO THE CITY ENGINEER OR HIS DESIGNEE UPON REQUEST.
- THE CONTRACTOR SHALL SAFEGUARD ALL EXISTING LANDSCAPING WHEN POSSIBLE. SOD RESTORATION IS NOT PART OF THIS CONTRACT; HOWEVER THE CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA SO THAT IT CAN BE SODDED WITHOUT ADDITIONAL WORK BEING REQUIRED. SOD AND LANDSCAPING WORK SHALL BE COORDINATED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL INFORM ALL COMPANIES, INDIVIDUALS AND OTHER OWNING OR CONTROLLING FACILITIES OR STRUCTURES WITHIN THE LIMITS OF THE WORK WHICH HAVE TO BE RELOCATED, ADJUSTED OR RECONSTRUCTED IN SUFFICIENT TIME FOR THE UTILITY OR ORGANIZATION TO PERFORM SUCH WORK IN CONJUNCTION WITH OR IN ADVANCE OF THE CONTRACTOR'S OPERATION.
- CONTRACTOR SHALL PROVIDE TO OWNER AND ENGINEER WITH AS-BUILT INFORMATION PERTAINING TO THE LOCATION AND ELEVATION OF PROPOSED IMPROVEMENTS BY A FLORIDA REGISTERED SURVEYOR & MAPPER. AS-BUILT INFORMATION SHALL INCLUDE ALL STRUCTURES, PIPE, FITTINGS, SUBGRADE, BASE AND PAVEMENT. COMPACTION TESTING SHALL BE PERFORMED BY A FLORIDA STATE CERTIFIED SOILS TESTING LABORATORY.
- ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED BY THE OWNER, ENGINEER-OF-RECORD AND PERMITTING AGENCIES WITH JURISDICTION ON THE WORK PRIOR TO THE WORK BEING PERFORMED.
- CONTRACTOR MUST NOTIFY OWNER, ENGINEER, AND CITY AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION AND ANY REQUIRED INSPECTIONS AND TESTING.
- ALL UNDERGROUND IMPROVEMENTS MUST BE INSPECTED BY THE ENGINEER AND PERMITTING AGENCIES PRIOR TO BACKFILLING.
- A COPY OF THE FOLLOWING PUBLICATIONS MUST BE AVAILABLE AT THE SITE DURING CONSTRUCTION:
  - FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, LATEST REVISION.
  - FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST REVISION.
  - UNITED STATES DEPARTMENT OF TRANSPORTATION - FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST REVISION.

PAVING AND DRAINAGE SYSTEM NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD ENGINEERING DEPARTMENT, THE BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
- ALL DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE (R.C.P.) MEETING THE REQUIREMENTS OF ASTM SPECIFICATION C76-85a, UNLESS OTHERWISE NOTED ALL DRAINAGE PIPE SHALL CONFORM TO F.D.O.T. INDEX NO. 205.
- THE DRAINAGE SYSTEM HAS BEEN DESIGNED FOR THE USE OF R.C.P. PIPE DIAMETERS AND INVERT ELEVATIONS SHOWN ON THE PLANS ARE FOR R.C.P.
- MINIMUM COVER FOR ALL PIPE CULVERTS SHALL MEET THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS (INDEX NO. 205).
- ALL UNDERGROUND FACILITIES SHALL BE INSTALLED PRIOR TO PLACING THE LIMEROCK BASE MATERIAL.
- THE FOLLOWING INSPECTIONS ARE REQUIRED:
  - CLEARING AND DEMUCKING FILLING
  - STORM DRAINS/UTILITIES - LAMPING
  - SUBGRADE
  - ROCK BASE
  - PRIME COAT
  - ASPHALT
  - FINAL
  - PAVEMENT MARKINGS
  - HORIZONTAL CONTROL POINTS AND PAVEMENT REFERENCE MONUMENTS.
- DENSITY TESTS FOR SUBGRADE MUST BE SUBMITTED TO AND APPROVED BY THE CITY. DENSITY TESTS AND AS-BUILTS FOR LIMEROCK BASE MUST BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- PRECAST CONCRETE MANHOLES AND CATCH BASINS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478 AND 64T FOR CONCRETE STRENGTH, STEEL REINFORCEMENT, AREA, PLACEMENT AND APPEARANCE WHEN MANUFACTURED. ENGINEERING TESTING LABORATORY, SIGNED AND DATED, CERTIFYING THAT THEY MEET THE REQUIREMENTS OF ASTM C-478 FOR CONCRETE STRENGTH, STEEL REINFORCEMENT AREA AND PLACEMENT, AND APPEARANCE MANHOLES MUST BE INSPECTED BY THE ENGINEER BEFORE UNLOADING.
- MINIMUM WALL AND BASE THICKNESS FOR PRECAST MANHOLES AND CATCH BASINS SHALL BE 8 INCHES. REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, A-305, A-195 AND A-497 LATEST REVISION. SPICES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS. MINIMUM COVER OVER REINFORCING STEEL SHALL BE 3 INCHES. ALL DRAINAGE STRUCTURES SHALL MEET FOOT SPECIFICATION.
- ALL OPENINGS IN PRECAST MANHOLES AND CATCH BASINS SHALL BE CAST AT THE TIME OF MANUFACTURE.
- PRECAST MANHOLE AND CATCH BASIN SHOP DRAWINGS SHALL BE SUBMITTED TO THE CITY AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- ALL MANHOLES AND CATCH BASINS SHALL BE SET PLUMB TO LINE AND GRADE, AND SHALL REST ON A FIRM, CAREFULLY GRADED SUBGRADE, WHICH SHALL PROVIDE UNIFORM BEARING UNDER BASE.
- MANHOLE AND CATCH BASIN SECTIONS SHALL BE JOINTED WITH A MASTIC COMPOUNT PRODUCING A WATER TIGHT BOND (RAM-NEK FLEXIBLE GASKETS BY K.T. SNYDER CO., INC. AND PRIMED WITH RAM-NEK PRIMER OR APPROVED EQUAL). THE REMAINING SPACE SHALL BE FILLED WITH CEMENT MORTAR AND FINISHED SO AS TO PRODUCE A SMOOTH CONTINUOUS SURFACE INSIDE AND OUTSIDE THE WALLS SECTIONS.
- CONCRETE FOR PRECAST MANHOLES SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. ALL CONCRETE AND MORTAR USED IN MANHOLE CONSTRUCTION SHALL HAVE TYPE II CEMENT.
- ALL SPACES AROUND PIPES ENTERING OR LEAVING MANHOLES SHALL BE COMPLETELY FILLED WITH EMBECO MORTAR (NON-METALLIC), NON-SHRINKING OR APPROVED EQUAL.
- SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER AND THE CITY OF TAMARAC FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISED OR UNACCEPTABLE MATERIALS INSTALLED OR ORDERED WITHOUT AN APPROVED SHOP DRAWING. THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED:
  - MANHOLES / CATCH BASINS
  - PIPE
  - FRAME & GRATES (COVERS)
  - HEADWALLS
- ALL P.C.P. OR R.P.M. SHOWN ON THE PLAT SHALL BE RAISED TO FINAL GRADE IF THEY ARE LOCATED IN PAVEMENT OR CONCRETE DRAINAGE STRUCTURES TO BE CLEANED PRIOR TO CITY ACCEPTANCE, IF LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
- PROCTORS SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE CITY.
- CONCRETE SIDEWALKS SHALL BE FOUR (4) INCHES THICK, EXCEPT AT DRIVEWAYS WHERE THEY SHALL BE SIX (6) INCHES THICK. SIDEWALK SUBGRADE SHALL BE GRUBBED, COMPLETELY DEMCKED AND COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180. OPEN TYPE EXPANSION JOINTS SHALL BE USED. SIDEWALK MUST BE SEPARATE FROM THE TRAVEL WAY AND CONSTRUCTED IN ACCORDANCE WITH THE F.D.O.T. ROADWAY AND TRAFFIC.
- REAR YARD DRAIN PIPE MATERIALS SHALL BE SMOOTH LINED HIGH DENSITY POLYETHYLENE AASHTO M294, TYPES S, N-12 PROFILE ULTRA OR APPROVED EQUAL.
- REAR YARD DRAINS SHALL HAVE A CONCRETE COLLAR 18"X18"X6" MINIMUM.

SPECIFICATIONS FOR PVC SURFACE DRAINAGE PRODUCTS

- GENERAL:

PVC SURFACE DRAINAGE INLETS SHALL INCLUDE THE INLINE DRAINS, DRAIN BASINS, AND CATCH BASINS AS INDICATED ON THE CONTRACT DRAWINGS AND REFERENCED WITHIN THE CONTRACT SPECIFICATIONS. THE CAST IRON GRATES FOR EACH OF THESE FITTINGS IS TO BE CONSIDERED AN INTEGRAL PART OF THE SURFACE DRAINAGE INLET AND SHALL BE FURNISHED BY THE SAME MANUFACTURER. THE SURFACE DRAINAGE INLETS SHALL BE AS MANUFACTURED BY NYLOPLAST, USA, INC. OR PRIOR APPROVED EQUAL.
- MATERIALS:

THE INLINE DRAINS, DRAIN BASINS, AND CATCH BASINS REQUIRED FOR THIS CONTRACT SHALL BE MANUFACTURED FROM PVC PIPE STOCK, UTILIZING A THERMO-MOLDING PROCESS TO REFORM THE PIPE STOCK TO THE FURNISHED CONFIGURATION, THE DRAINAGE PIPE CONNECTION STUBS SHALL BE MANUFACTURED FROM PVC PIPE STOCK AND FORMED TO PROVIDE A WATERTIGHT CONNECTION WITH THE PIPING SYSTEM SPECIFIED. THIS JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212. THE PIPE CONNECTION STUBS SHALL BE JOINED TO THE MAIN BODY OF THE DRAIN BASIN OR CATCH BASIN UTILIZING A WATERTIGHT, GASKETED, SWEDGED - TYPE CONNECTION.
- THE PIPE STOCK USED TO MANUFACTURE THE MAIN BODY AND PIPE STUBS OF THE SURFACE DRAINAGE INLETS SHALL MEET EITHER ASTM D3034 OR ASTM D679. THE SWEDGE GASKET MATERIAL AND THE GASKETS USED TO FORM THE CONNECTING JOINT WITH THE PIPE STUB SHALL MEET THE REQUIREMENTS OF ASTM F477. SURFACE DRAINAGE PRODUCTS SHALL MEET THE MECHANICAL PROPERTY REQUIREMENTS FOR FABRICATED FITTINGS AS DESCRIBED IN ASTM F794, F979, AND F1336.
- THE GRATES FURNISHED FOR ALL SURFACE DRAINAGE INLETS SHALL BE CAST IRON AND SHALL BE MADE SPECIFICALLY FOR EACH FITTING. GRATES FOR 12" AND LARGER CATCH BASINS AND INLINE DRAINS SHALL BE CAPABLE OF SUPPORTING H-20 WHEEL LOADING. GRATES FOR CATCH BASINS AND INLINE DRAINS INLETS SMALLER THAN 12" SHALL BE CAPABLE OF SUPPORTING LIGHT WHEEL LOAD TRAFFIC. METAL USED IN THE MANUFACTURE OF THE CASTING SHALL CONFORM TO ASTM A-48-83 CLASS 30B FOR GRAY IRON. THE CASTING SHALL BE FURNISHED WITH A BLACK PAINT.
- INSTALLATION:

THE SPECIFIED PVC SURFACE DRAINAGE INLETS SHALL BE INSTALLED USING CONVENTIONAL FLEXIBLE PIPE BACKFILL MATERIALS AND PROCEDURES. THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS 1 OR 2 MATERIAL AS DEFINED IN ASTM D2321. THE SURFACE DRAINAGE INLETS SHALL BE BEDDED AND BACKFILLED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

BROWARD COUNTY D.P.E.P. NOTES ON WATER – SEWER SEPARATION

- VERTICAL CROSSINGS:

SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A PREFERRED VERTICAL SEPARATION DISTANCE OF 12 INCHES (MINIMUM 6" FOR GRAVITY/RECLAIMED MAIN) BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE.
- HORIZONTAL SEPERATIONS:

WHERE IT IS PHYSICALLY POSSIBLE:

SANITARY SEWER SYSTEMS REQUIRE A PREFERRED 10–FOOT HORIZONTAL SEPARATION DISTANCE (MINIMUM 6–FOOT ) OUTSIDE TO OUTSIDE OF PIPE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS.

WHERE EVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPERATION DISTANCE POSSIBLE AND EITHER LAID:

  - IN A SEPERATE TRENCH;
  - ON AN UNDISTURBED EARTH SHELF;
- CONFLICTS:

WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1) AND 2), THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP). ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY TH DESIGN AND SITE CONDITIONS. ADDITIONALLY, THE POTABLE WATER MAIN SHALL HAVE A FULL JOINT CENTERED ON THE CONFLICT AND MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.

NO.	DATE	BY	REVISION						NO.	DATE	BY	REVISION					

Designed by: CJB Date: 5/2016

Drawn by: ADM Date: 5/2016

Checked by: CJB Date: 5/2016

BALLBÉ  
& ASSOCIATES

Civil Engineering • Planning • Surveying

2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBE

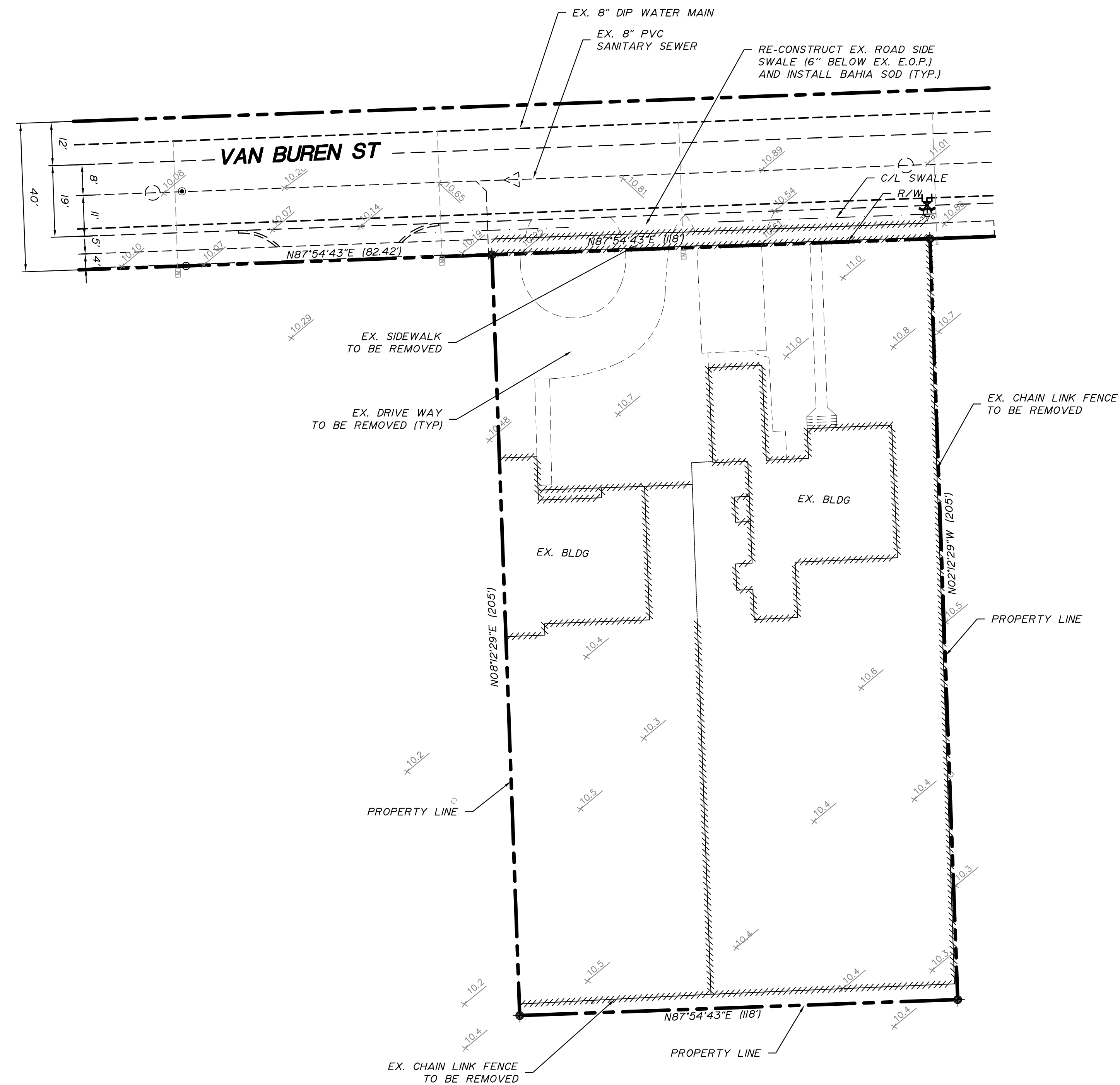
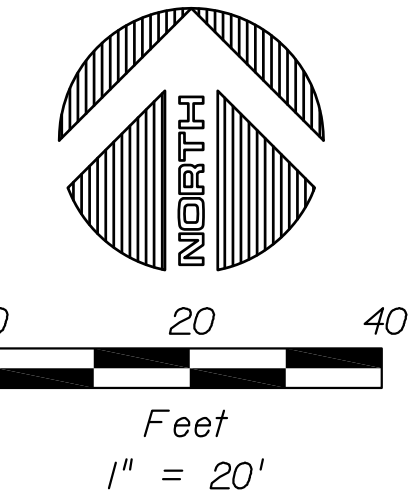
Registered Engineer Number: 1/13/2017  
State of Florida 418II

GENERAL NOTES AND SPECIFICATIONS

Project Number:  
201620

HOLLYWOOD DOWNTOWN SYNAGOGUE  
CIVICA, LLC

Sheet Number:  
C2



NOTES:  
1. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988  
UNLESS OTHERWISE SHOWN

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: CJB Date: 5/2016  
Drawn by: ADM Date: 5/2016  
Checked by: CJB Date: 5/2016

**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

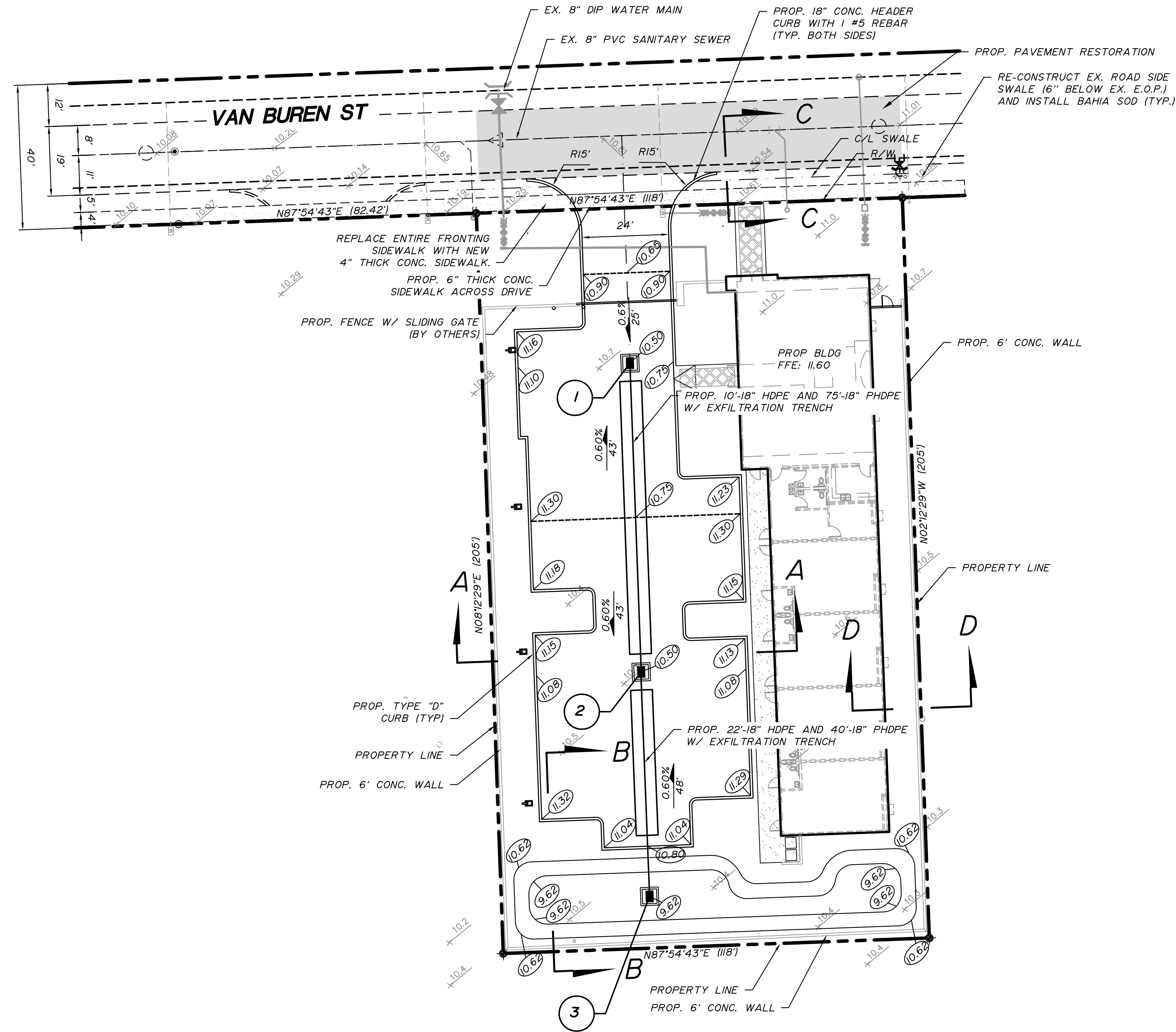
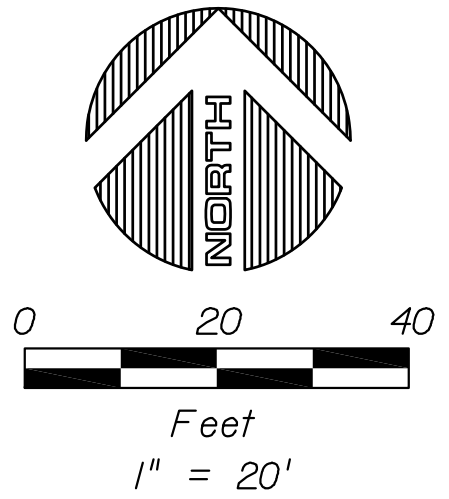
2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ  
Registered Engineer Number: 41811  
Date: 1/13/2017  
State of Florida

**DEMOLITION PLAN**  
**HOLLYWOOD DOWNTOWN SYNAGOGUE**  
CIVICA, LLC

Project Number: 201620  
Sheet Number: C3





- 1 TYPE "C" INLET  
W/ USF 4155-6210  
R.E. 10.50  
I.E. 4.85 S (PRB).
- 2 TYPE "C" INLET  
W/ USF 4155-6210  
R.E. 10.50  
I.E. 4.85 N (PRB), S (PRB).
- 3 TYPE "C" DITCH BOTTOM INLET  
W/ USF 620 GRATE  
R.E. 9.62  
I.E. 4.85 N (PRB).

NOTES:  
1. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988  
UNLESS OTHERWISE SHOWN

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: CJB Date: 5/2016  
Drawn by: ADM Date: 5/2016  
Checked by: CJB Date: 5/2016

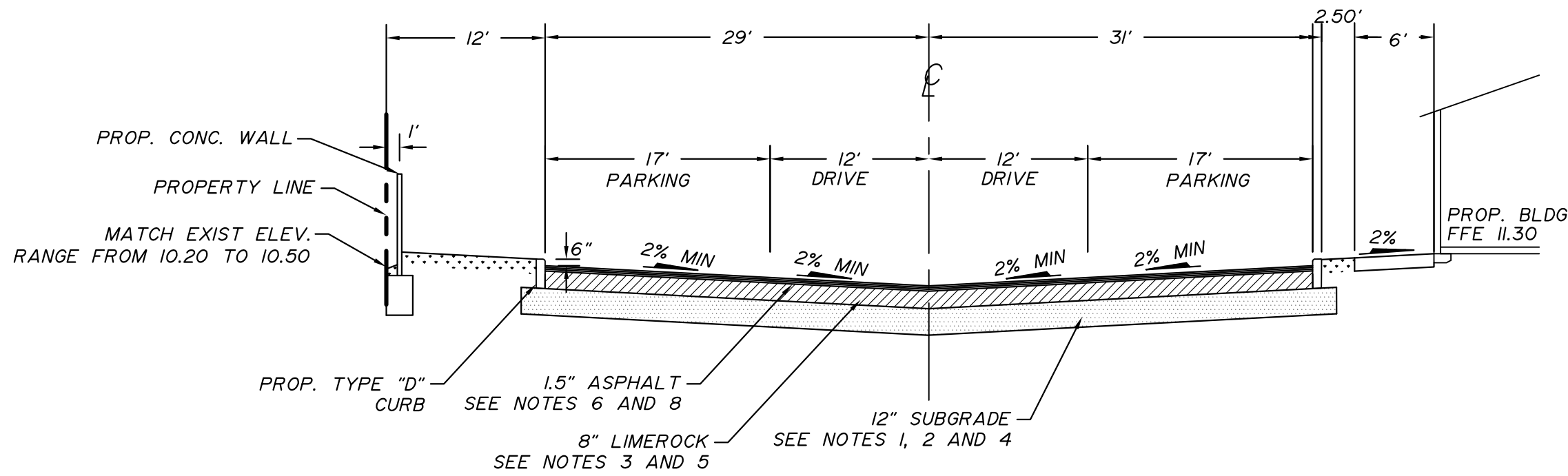
**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

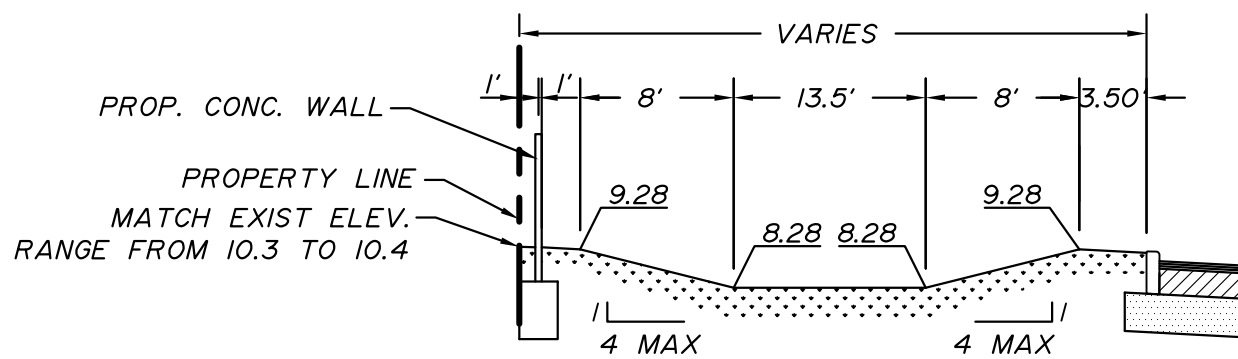
Engineer of Record: CARLOS J. BALLBÉ  
Registered Engineer Number: 41811  
Date: 1/13/2017  
State of Florida

PAVING AND DRAINAGE SYSTEM  
PLAN  
HOLLYWOOD DOWNTOWN SYNAGOGUE  
CIVICA, LLC

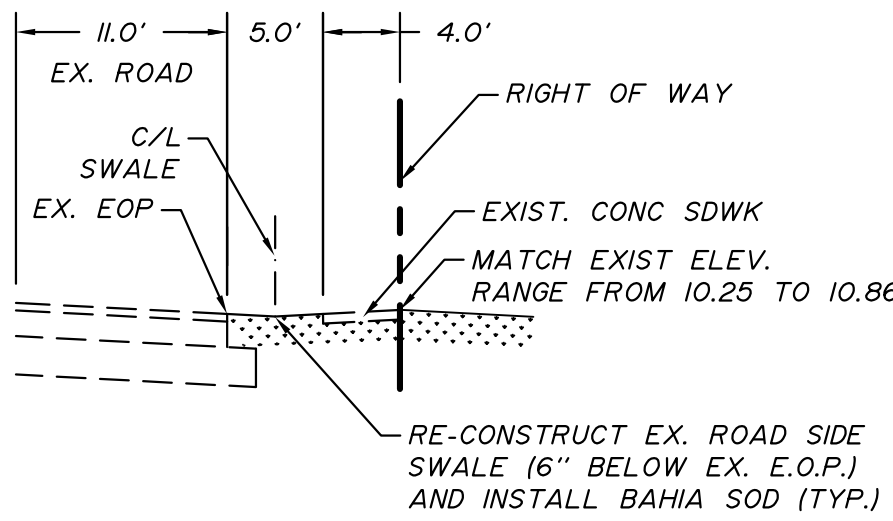
Project Number:  
201620  
Sheet Number:  
C4



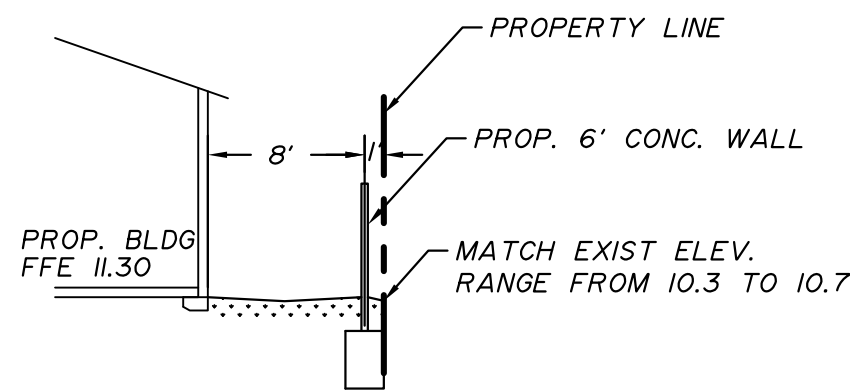
**SECTION A-A**  
SCALE 1/4" = 1'-0"



**SECTION B-B**  
SCALE 1/4" = 1'-0"



**SECTION C-C**  
SCALE 1/4" = 1'-0"



**SECTION D-D**  
SCALE 1/4" = 1'-0"

**PAVEMENT NOTES:**

1. THE FULL DEPTH OF ALL EXISTING ORGANIC AND DELETERIOUS MATERIAL WITHIN THE ROADWAYS, RIGHT-OF-WAYS AND UTILITY/DRAINAGE EASEMENTS SHALL BE REMOVED. NO MATERIAL OF FDOT CLASS A-5, A-7 OR A-8 SHALL BE ALLOWED.
2. ALL MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) OF 40. THE SUBGRADE SHALL BE 12" COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180. THE ENGINEER AND COUNTY INSPECTOR WILL DETERMINE THE LOCATION AND NUMBER OF DENSITY TESTING, WHICH SHALL BE APPROXIMATELY ONE DENSITY FOR EVERY 7000 SQUARE FEET OF ROAD.
3. LIMEROCK BASE SHALL BE 8" PRIMED AND SHALL HAVE A MINIMUM LIMEROCK BEARING RATE (LBR) OF 100, SHALL BE OF THE MIAMI FORMATION, HAVING A MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM OF 60, UNLESS OTHERWISE APPROVED. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180 UNDER ALL PAVED AREAS.
4. BASE COURSE CONSTRUCTION SHALL NOT BE STARTED UNTIL ALL UNDERGROUND CONSTRUCTION IN THE VICINITY HAS BEEN INSTALLED, TESTED AND ACCEPTED.
5. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF F.D.O.T. STANDARDS SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
6. THE WEARING SURFACE SHALL BE 1.5 APPLIED IN TWO ¾ INCH LIFTS AND SHALL BE ASPHALT CONCRETE TYPE S-3 WITH TACK COAT USED BETWEEN PAVING COURSES AS PER F.D.O.T. MINIMUM STANDARDS.
7. THE FIRST LIFT OF ASPHALT SHALL BE INSTALLED ½ INCH BELOW THE LIP OF CURB. THE SECOND LIFT OF ASPHALT TO BE ¼ INCH ABOVE THE LIP OF CURB. THE SECOND LIFT SHALL NOT BE APPLIED UNTIL A MINIMUM OF 80% OF THE HOUSES HAVE BEEN CONSTRUCTED OR AS DIRECTED BY THE OWNER.
8. ALL GRADES SHOWN ARE FINISH ASPHALT PAVEMENT GRADES (2ND LIFT) UNLESS OTHERWISE NOTED.
9. ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WIRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASING PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY.
10. ALL EXISTING CONTROL POINTS AND/OR REFERENCE MARKERS SHALL BE RAISED TO FINAL GRADE. THESE POINTS AND REFERENCE MARKERS SHALL BE LOCATED AND NOTED ON THE PLAN.
11. LABORATORY PROCTOR COMPACTION TEST (T-180) SHALL BE PERFORMED ON ALL MATERIAL, SUBGRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER-OF-RECORD.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by:	CJB	Date:	5/2016
Drawn by:	ADM	Date:	5/2016
Checked by:	CJB	Date:	5/2016

**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

Engineer of Record:	CARLOS J. BALLBÉ
Registered Engineer Number:	41811
Date:	1/13/2017

PAVING AND DRAINAGE SYSTEM SECTIONS	Project Number: 201620
HOLLYWOOD DOWNTOWN SYNAGOGUE CIVICA, LLC	Sheet Number: C5

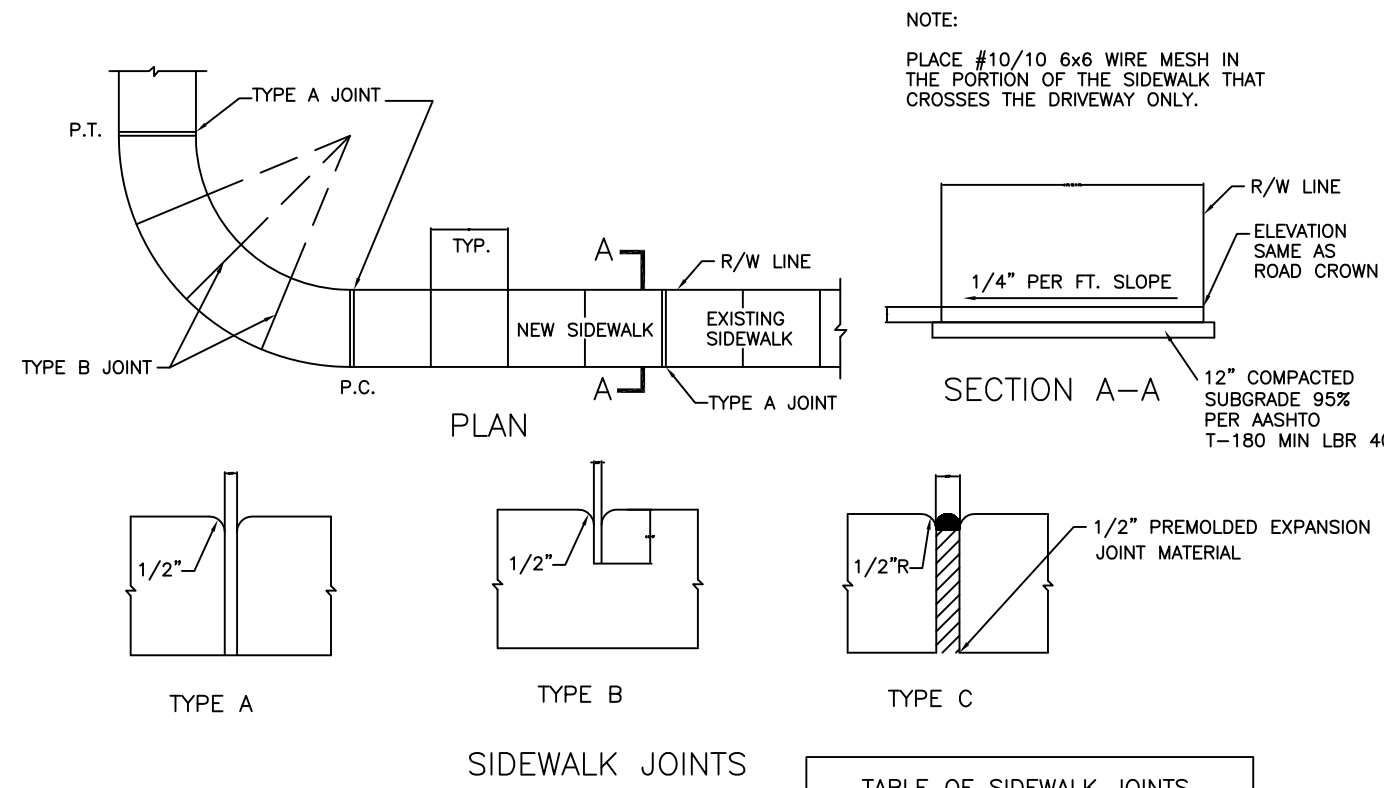
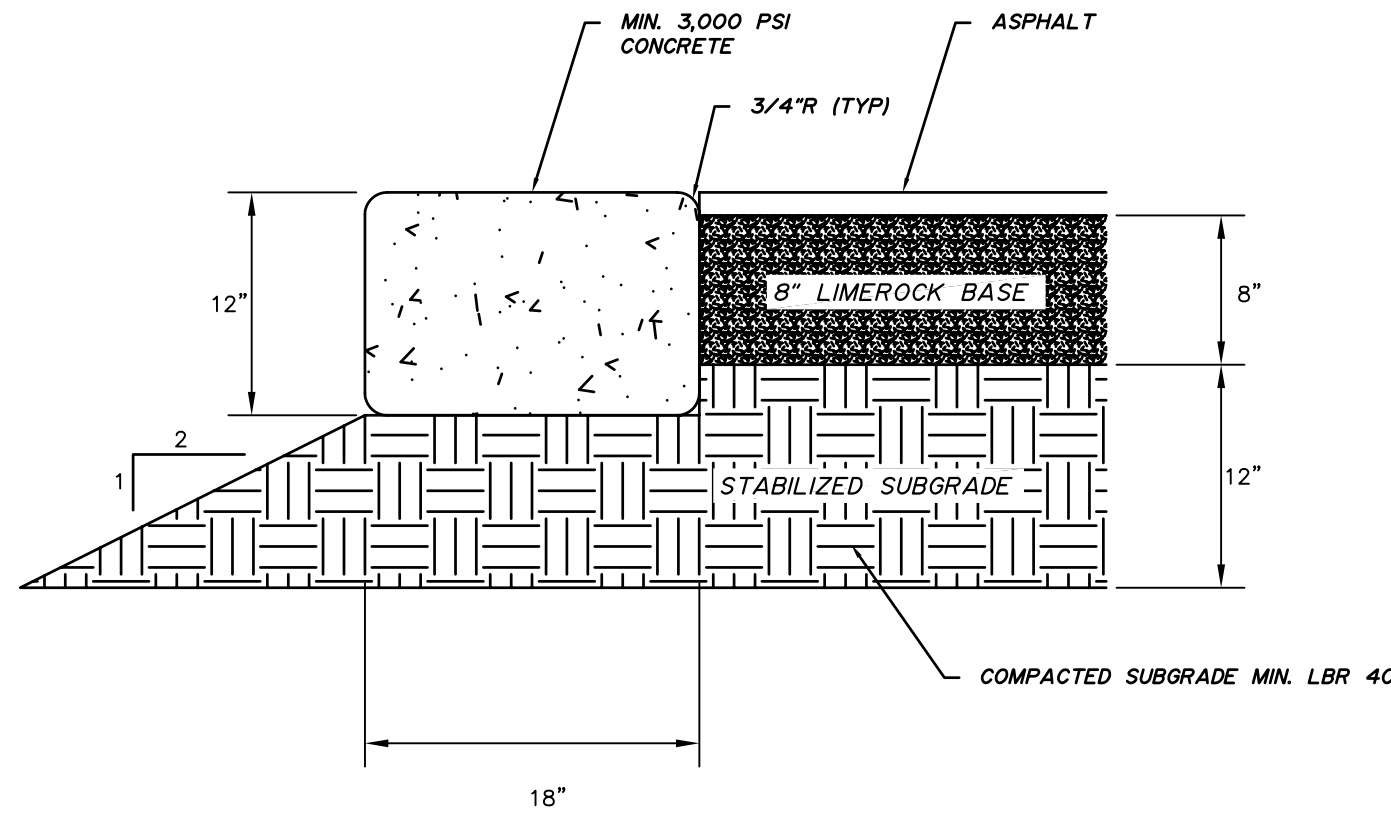


TABLE OF SIDEWALK THICKNESS - T	
LOCATION	T
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
LOCATION	
A	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALK.
B	5'-0" CENTER TO CENTER ON SIDEWALK.
C	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

### SIDEWALK CONSTRUCTION DETAIL

NTS



#### GENERAL NOTES:

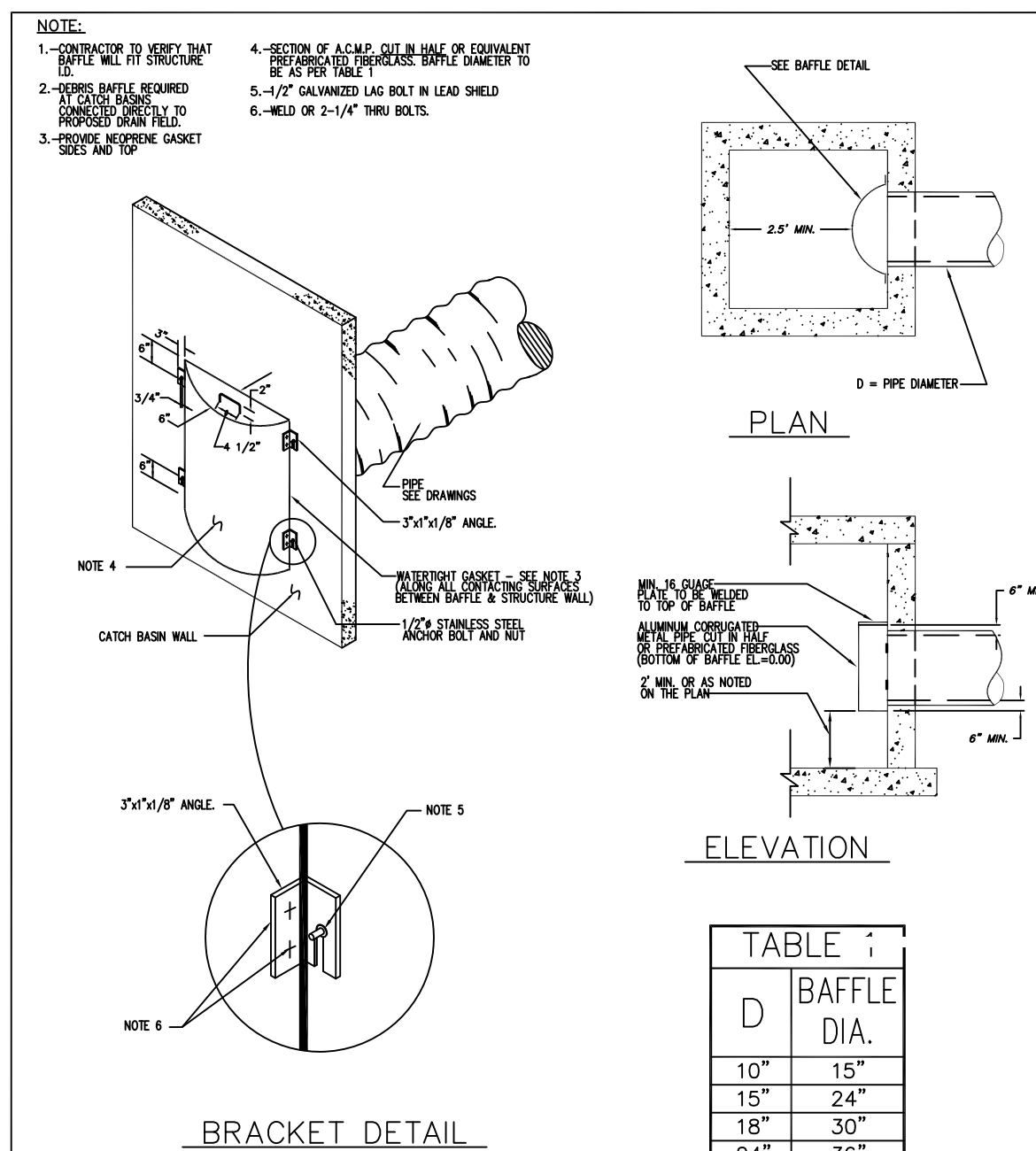
1. LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 100 AND MAXIMUM 6" LIFTS
2. SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 40 AND A MAXIMUM OF 6" LIFTS.

#### ADDITIONAL CURBING NOTES:

1. DENSITY TEST SHALL BE REQUIRED AT A MINIMUM OF ONE PER 200 LINEAR FEET, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. EXTRUDED CURB SHALL BE POURED MONOLITHICALLY ALL CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL SHEET.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10) FEET.
4. ALL AREAS BEHIND CURBS SHALL BE BACKFILLED WITHIN 72 HOURS OF PLACEMENT.

### CONC. HEADER CURB DETAIL

NTS



DATE: 01/29/97	CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL	REVISED:
DRAWN: R.A.Q.		DRAWING No.
APPROVED:	POLLUTION RETARDANT BASIN DEBRIS BAFFLE DETAIL	STM-04

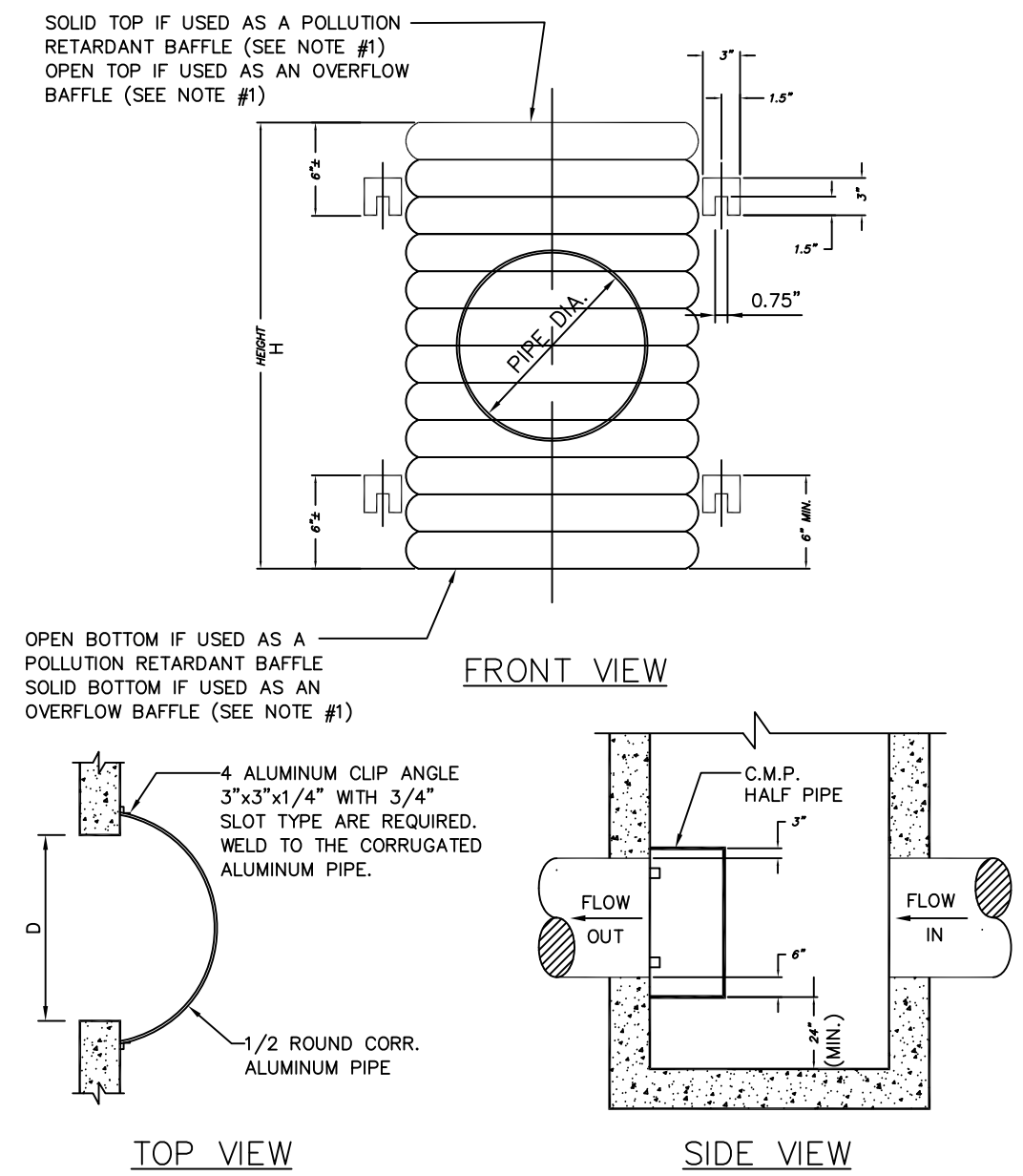
### STANDARD DIMENSIONS

PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES)
10"	15"	16	15"
15"	24"	16	21"
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"

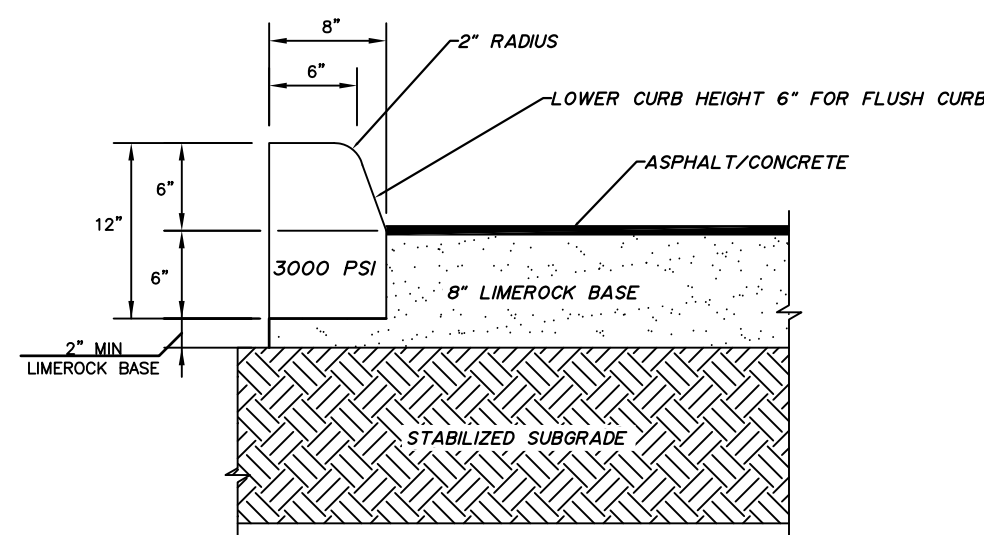
#### NOTES:

1. ALUMINUM SHEET OF SAME THICKNESS (GAGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8"x 2") SHALL BE INSTALLED AT ALL BAFFLES.

DATE: 02/04/97	CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL	REVISED:
DRAWN: R.A.Q./JCM		DRAWING No.
APPROVED:	POLLUTION RETARDANT BAFFLE DETAIL	STM-14A

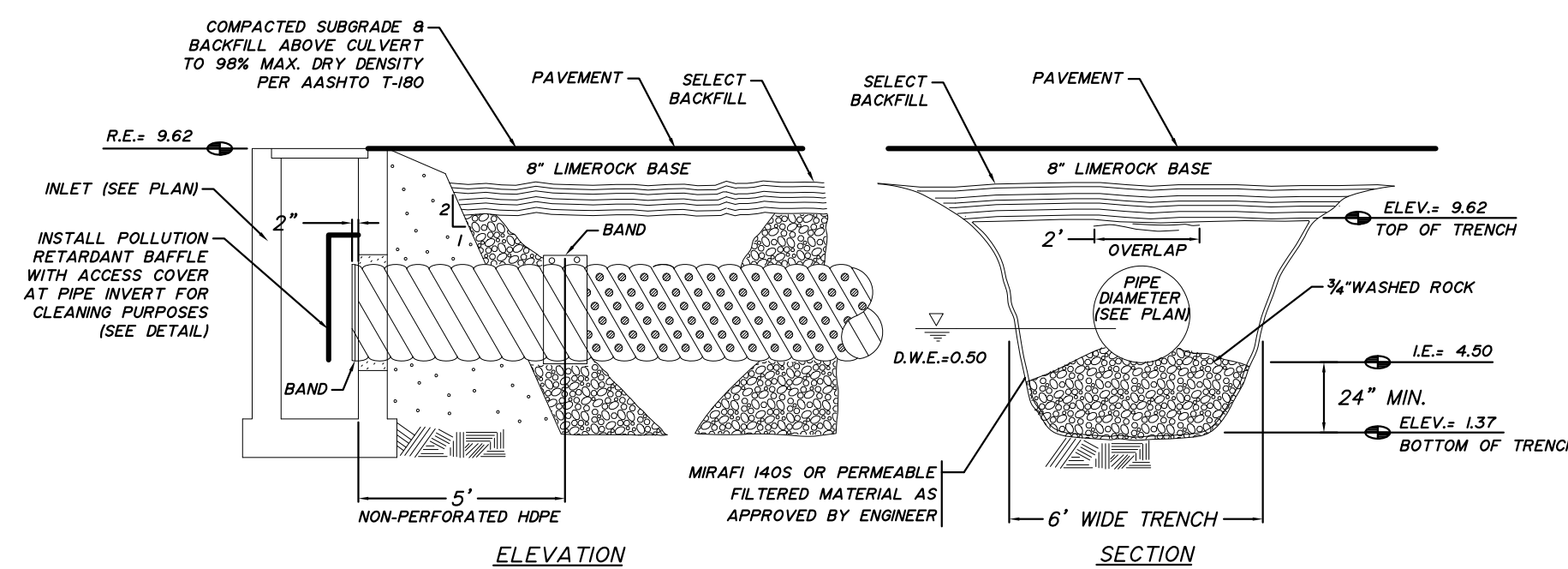


DATE: 02/04/97	CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL	REVISED:
DRAWN: R.A.Q./JCM		DRAWING No.
APPROVED:	POLLUTION RETARDANT BAFFLE DETAIL	STM-14



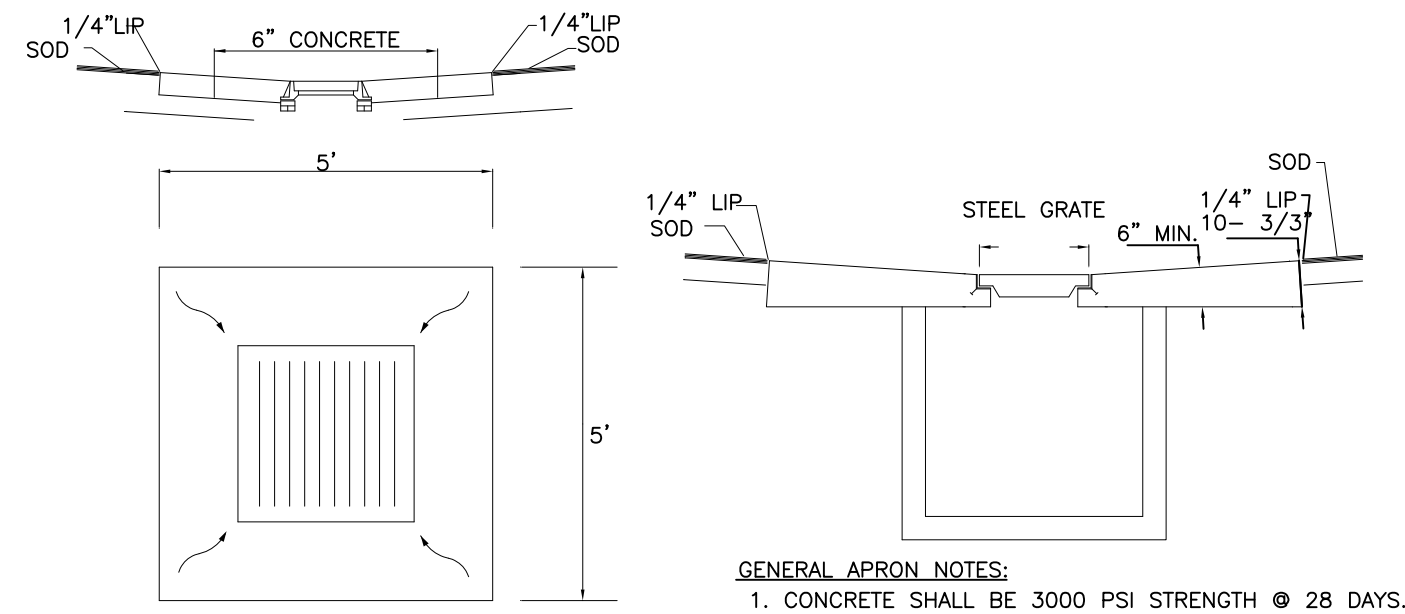
### TYPE "D" MOD CURB DETAIL

NTS



### EXFILTRATION TRENCH DETAIL

NTS



### TYPICAL APRON DETAIL

NTS

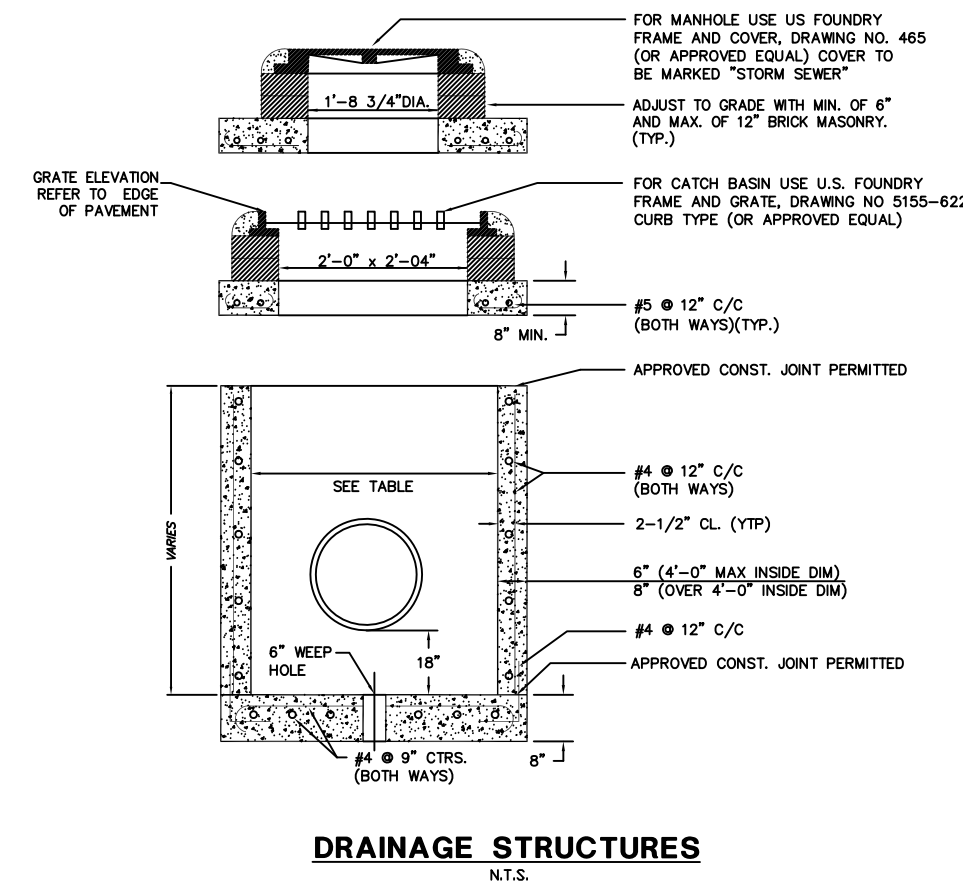


TABLE OF INSIDE DIMENSIONS FOR RECTANGULAR STRUCTURES	
STRUCTURE TYPE	
B	3'-0" x 3'-0"
C	3'-0" x 4'-0"
D	3'-0" x 5'-0"
F	4'-0" x 4'-0"
H	5'-0" x 5'-0"
J	6'-0" x 6'-0"
K	4'-0" x 6'-0"
L	3'-0" x 6'-0"
M	5'-0" x 5'-0"

DATE: 01/28/97	CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL	REVISED:
DRAWN: R.A.Q.		DRAWING No.
APPROVED:	DRAINAGE STRUCTURES SECTION DETAILS	STM-01

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION		

Designed by:	CJB	Date:	2/2015
Drawn by:	ADM	Date:	2/2015
Checked by:	CJB	Date:	2/2015

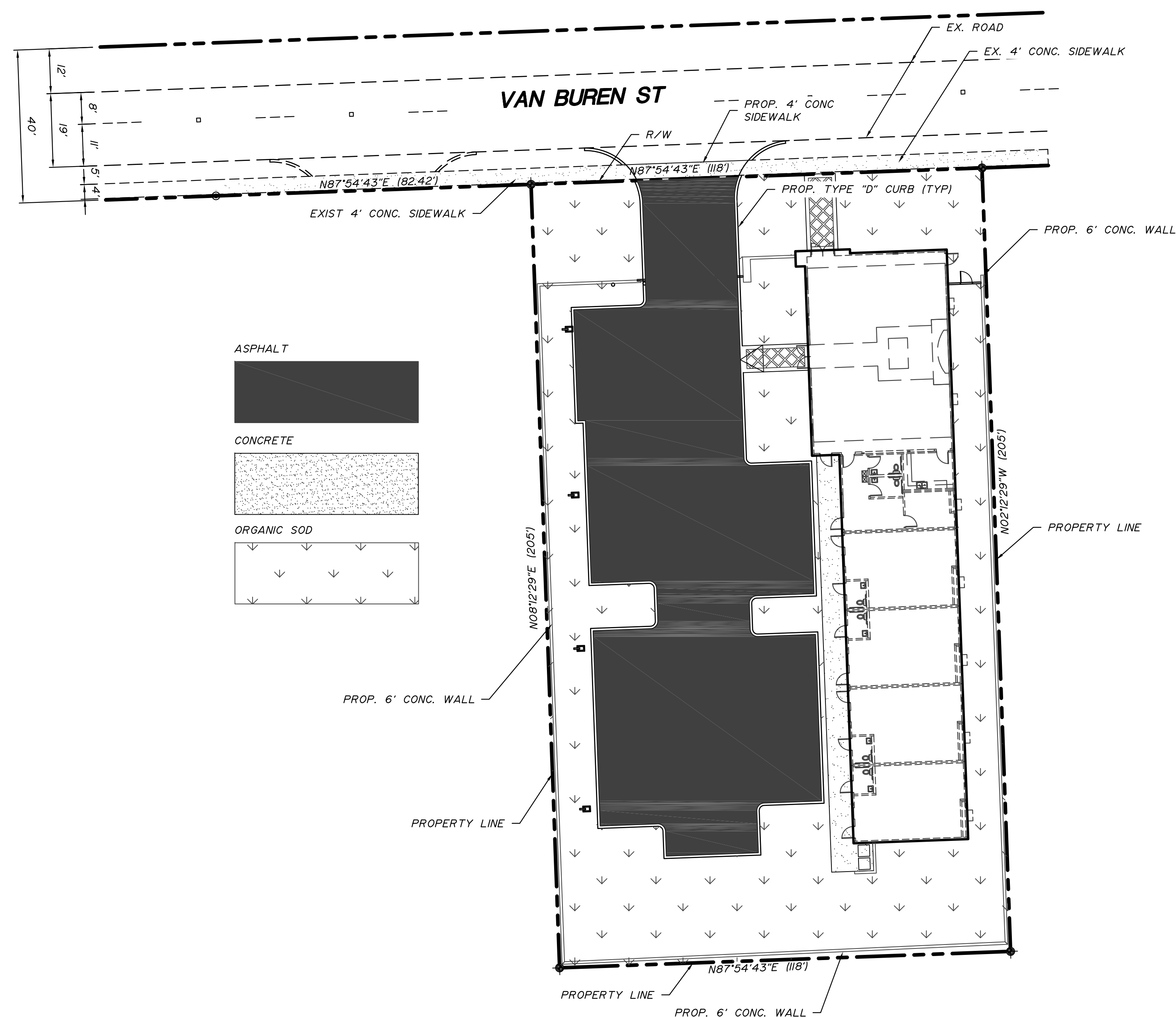
**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

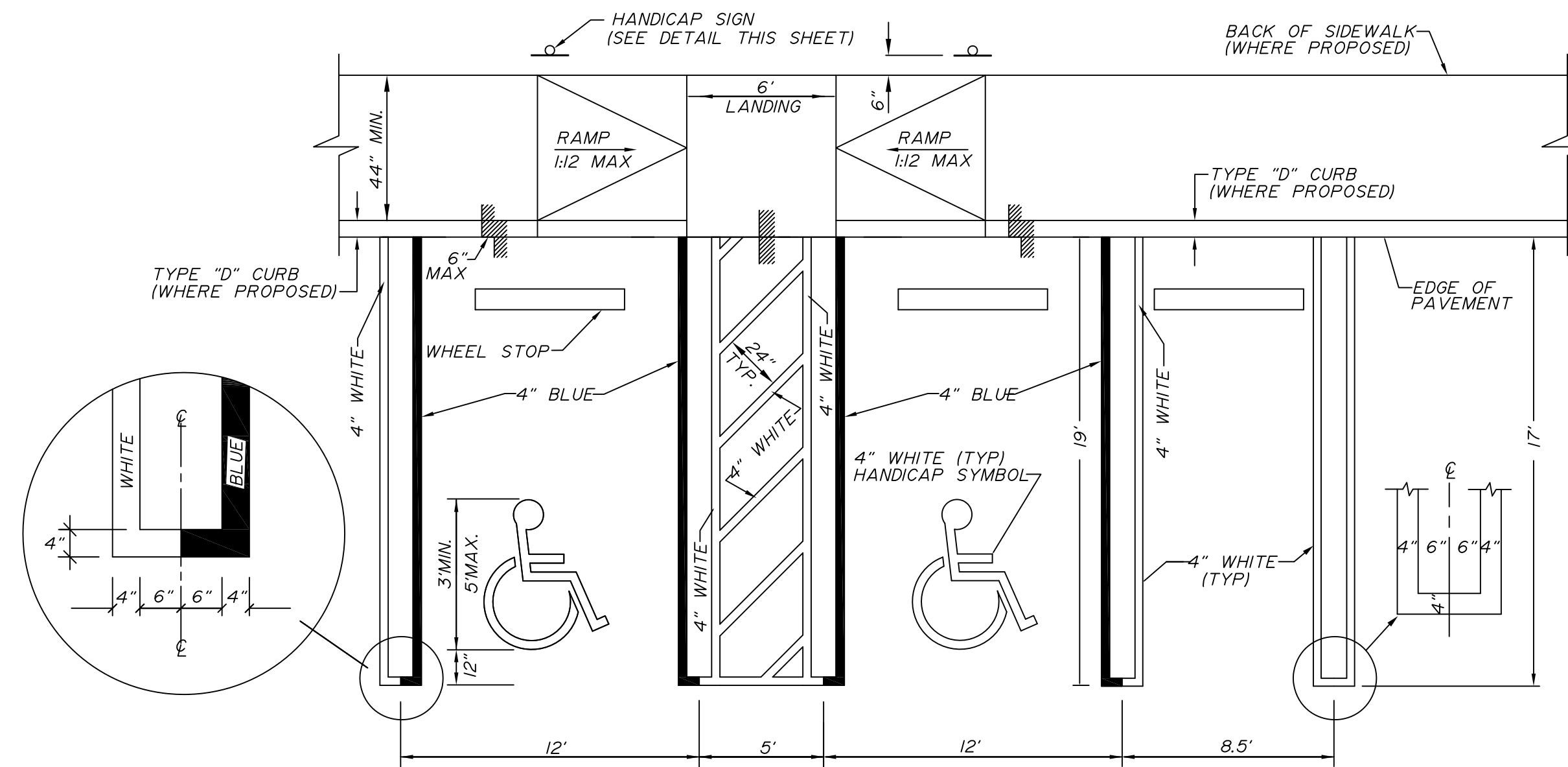
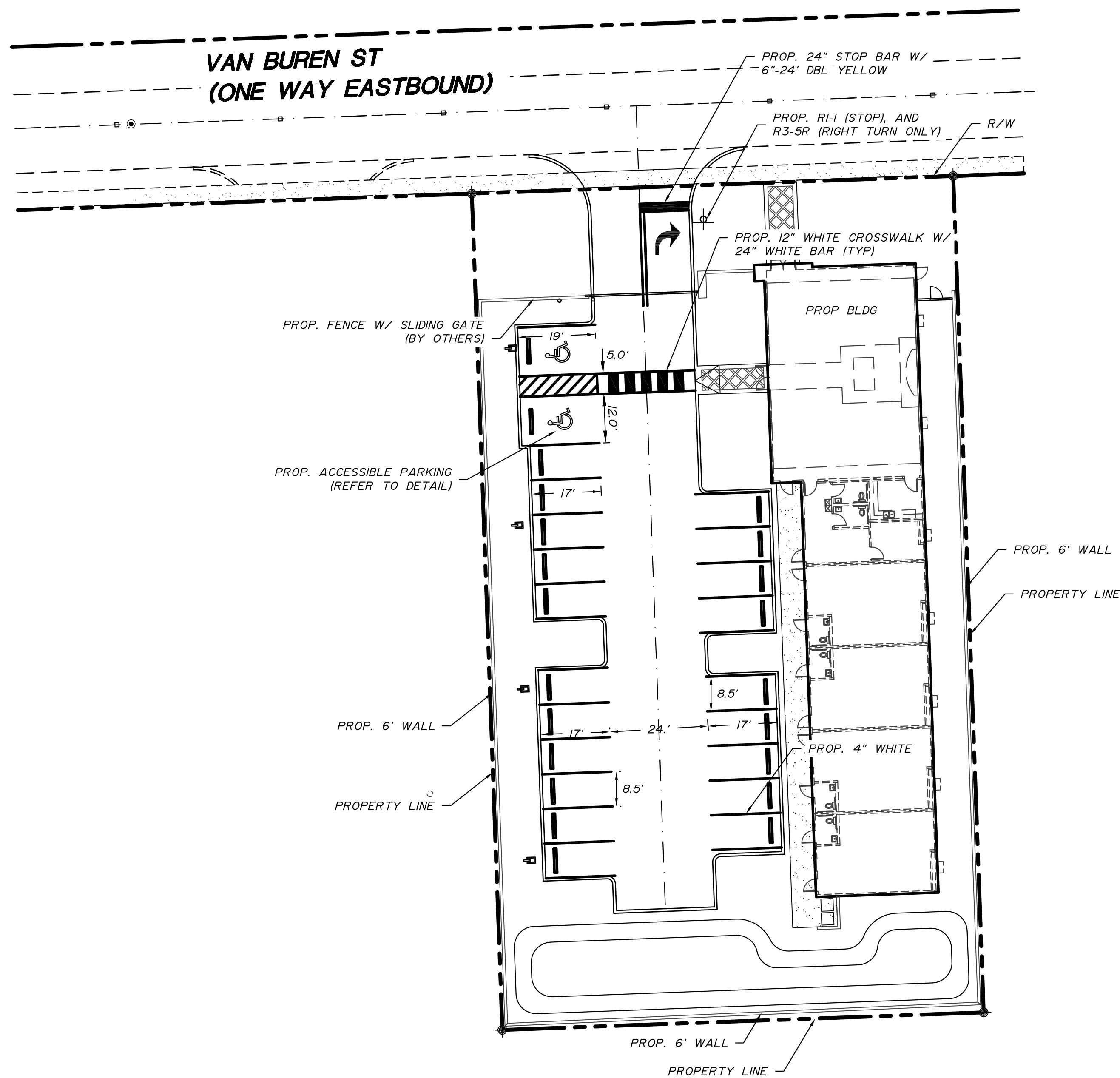
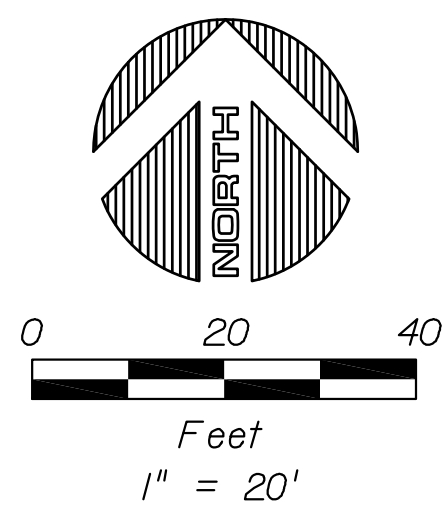
2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

Engineer of Record:	CARLOS J. BALLBÉ
Registered Engineer Number:	State of Florida
Date:	1/13/2017
	41811

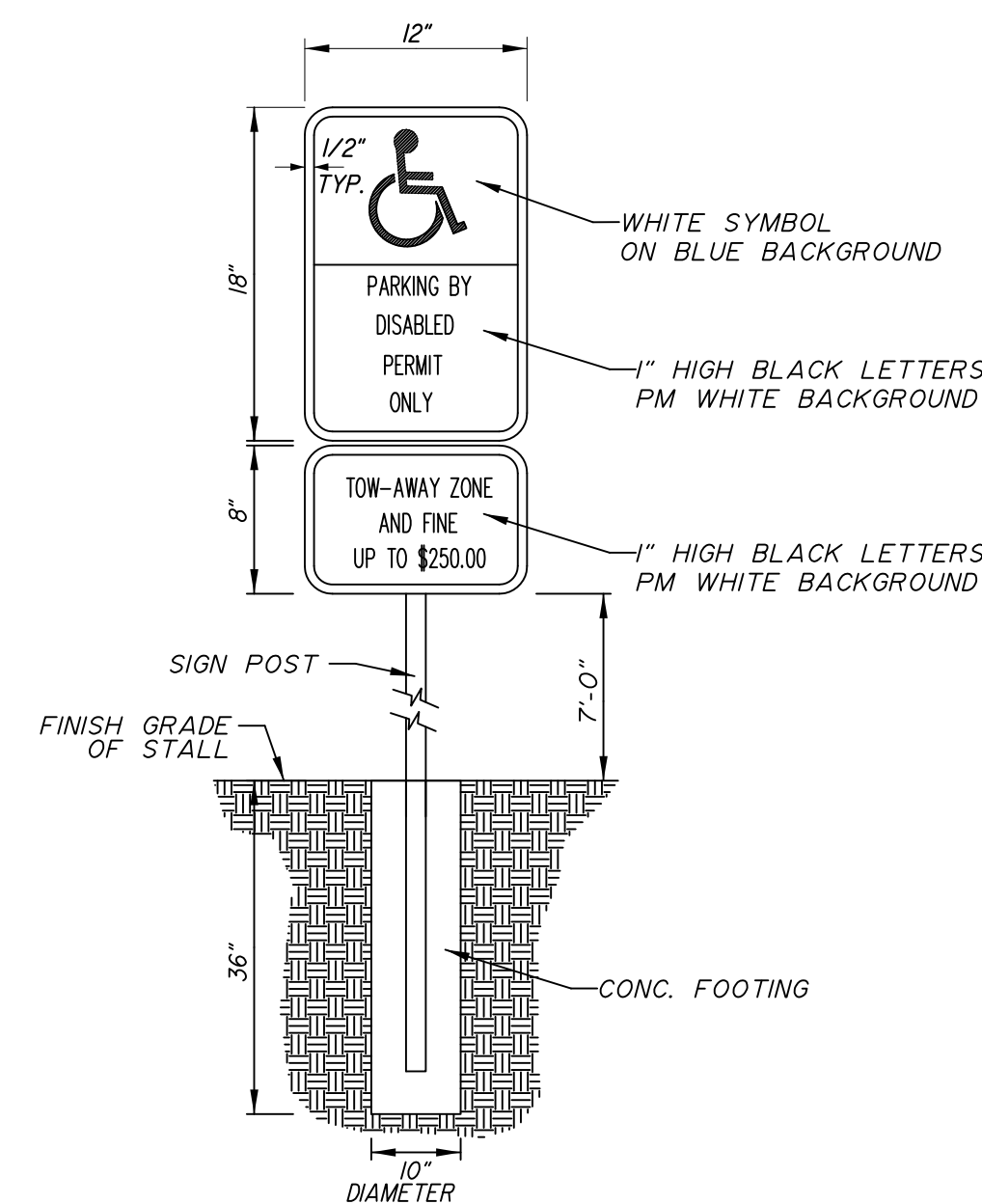
PAVING AND DRAINAGE SYSTEM  
DETAILS  
HOLLYWOOD DOWNTOWN SYNAGOGUE  
CIVICA, LLC

Project Number:  
201620  
Sheet Number:  
C6

[illegible]



**PARKING STALL - ACCESSIBLE & STANDARD**  
N.T.S.



**ACCESSIBLE PARKING SIGN**

N.T.S.

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: CJB Date: 5/2016  
Drawn by: ADM Date: 5/2016  
Checked by: CJB Date: 5/2016

**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

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Date: 1/13/2017  
State of Florida

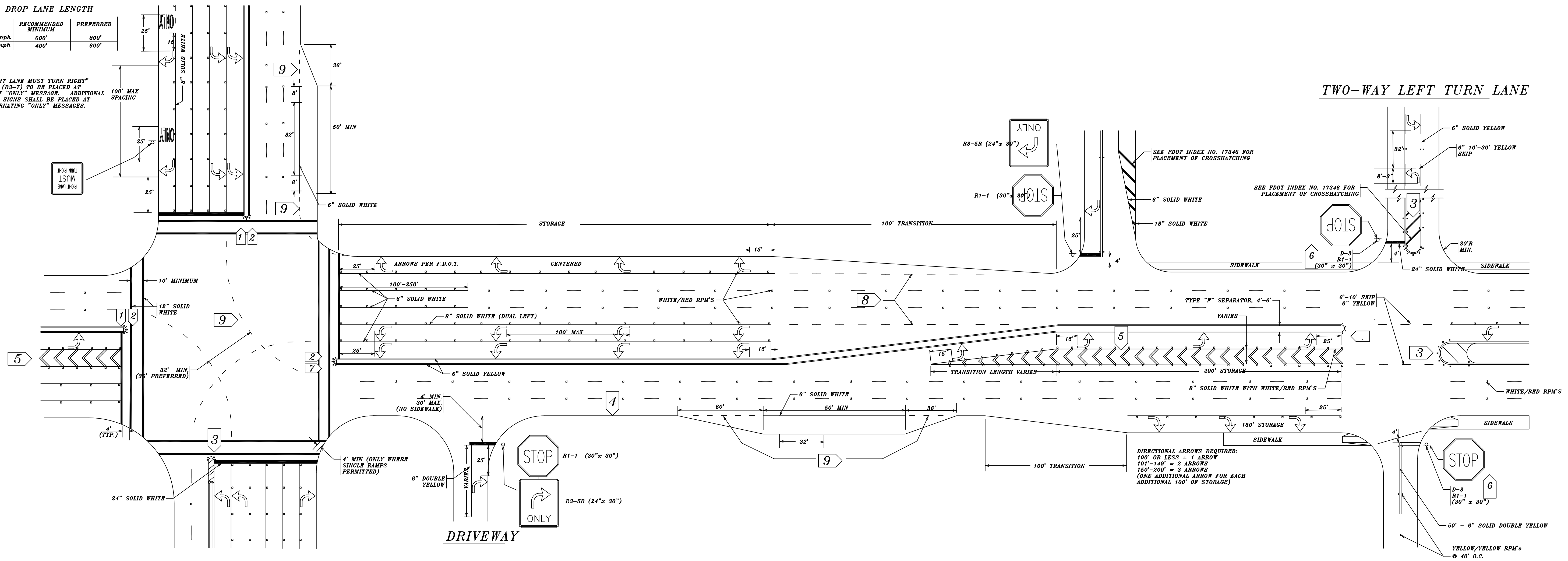
**PAVEMENT MARKINGS AND SIGNAGE  
PLAN**  
**HOLLYWOOD DOWNTOWN SYNAGOGUE**  
CIVICA, LLC

Project Number:  
**201620**  
Sheet Number:  
**C8**



$V_v$	RECOMMENDED MINIMUM	PREFERRED
40-45 mph	600'	800'
30-35 mph	400'	600'

"RIGHT LANE MUST TURN RIGHT"  
SIGN (R3-7) TO BE PLACED AT  
FIRST "ONLY" MESSAGE. ADDITI  
R3-7 SIGNS SHALL BE PLACED AT  
ALTERNATING "ONLY" MESSAGES.



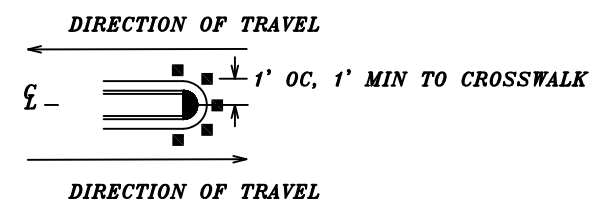
**NOTES**

1. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
2. ALL PAVEMENT MARKINGS ON PAYER SYSTEMS SHALL BE 3M 5730/31 TAPE AND APPLIED WITH AN E44 CONTACT CEMENT AS PER MANUFACTURER'S SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.

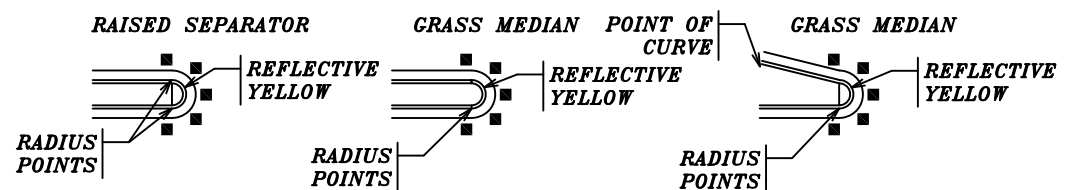
4. SEE FDOT INDEX NO. 17352 FOR PLACEMENT OF RPM's.  
(FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
5. RPM's SHALL BE CLASS "B" 911 OR EQUIVALENT, APPLIED  
WITH EPOXY OR BITUMINOUS ADHESIVE.
6. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING  
MARKINGS ON CONCRETE.
7. FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 17346, SHEET  
9 OF 13.

8. MARKINGS IN AND ADJACENT TO BIKE LANES SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 % GLASS SPHERES AND 50 % SHARP SILICA SAND APPLIED AT A RATE OF 0.2 LBS. PER SQUARE FOOT.
9. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SANDBLASTING ONLY.
10. ALL STOP BARS TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
11. PAVEMENT MARKING REFLECTIVITY SHALL BE 250 MILLICANDELLAS PER WHITE AND 175 MILLICANDELLAS FOR YELLOW.

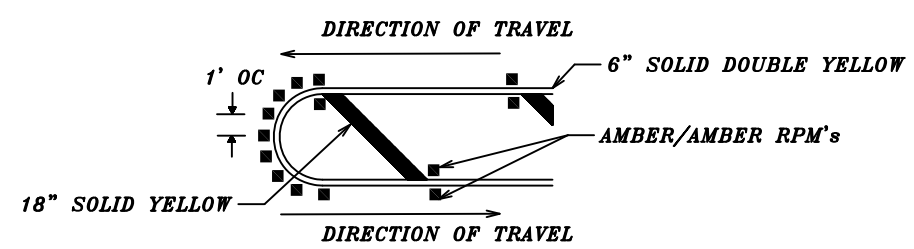
## 1 AMBER/AMBER RPM DETAILS



## 2 MEDIAN NOSE PAINT DETAILS

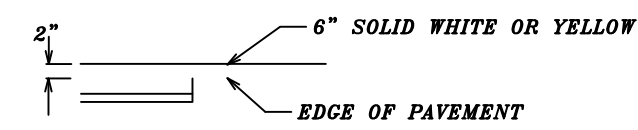


### 3 PAINTED MEDIAN DETAILS

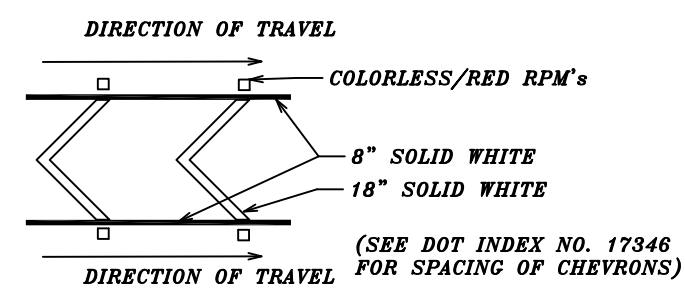


*LEGEND*

#### 4 *EDGE LINE DETAILS*



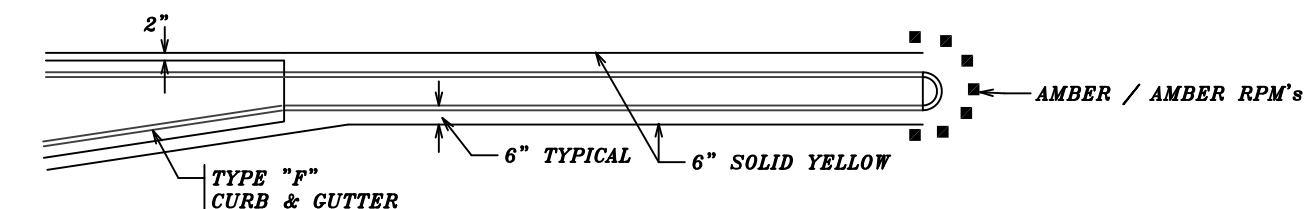
## 5 CHEVRON DETAILS



## 6 STREET NAME BLADE DETAILS

D-3's SHALL HAVE 6" BLADES WITH A 3/8 " WHITE BORDER AND 4" SERIES "C" HIGHWAY GOTHIC LETTERS EXCEPT ON COLLECTOR/LOCAL STREETS WHERE COLLECTOR IS 40 MPH AND GREATER, BLADE SHALL BE 9" WITH A 1/2" WHITE BORDER FOR THE LOCAL ROAD AND 6" SERIES "C" HIGHWAY GOTHIC LETTERS.

7 TYPE IV SEPARATOR DETAILS



**8** 6' - 10' SKIP DETAILS

6' - 10' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:

- HORIZONTAL CURVE SECTIONS
- CHANGES IN HORIZONTAL ALIGNMENT
- TRANSITIONS GREATER THAN 100'

**9** 2' -4' SKIP DETAILS

2' - 4' SKIPS 6" WHITE SHALL BE USED FOR THE FOLLOWING CONDITIONS:

- *RADIUS GUIDE LINES BETWEEN DUAL LEFT TURN MOVEMENTS (90' RADIUS PREFERRED OR AS NOTED ON PLANS)*
- *BUS BAY TRANSITIONS*

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: CJB Date: 2/2015

Drawn by: ADM Date: 2/2015

Checked by: CJB Date: 2/2015

**BALLBÉ**  
**& ASSOCIATES**  
 Civil Engineering • Planning • Surveying

**2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343**

Engineer of Record: *CARLOS J. BALLBE*

Registered Engineer Number: \_\_\_\_\_  
State of Florida \_\_\_\_\_

## PAVEMENT MARKINGS AND SIGNAGE DETAILS

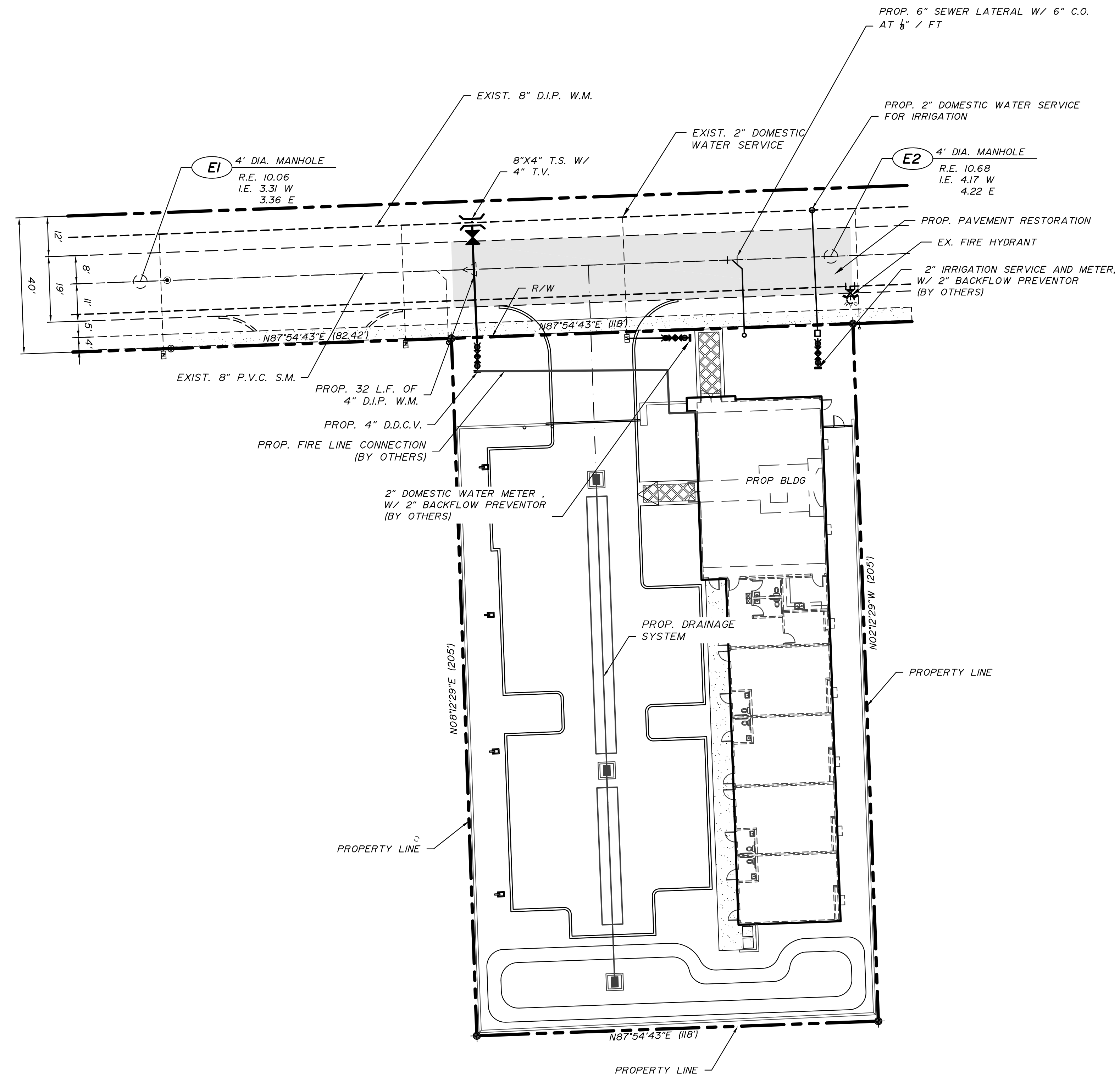
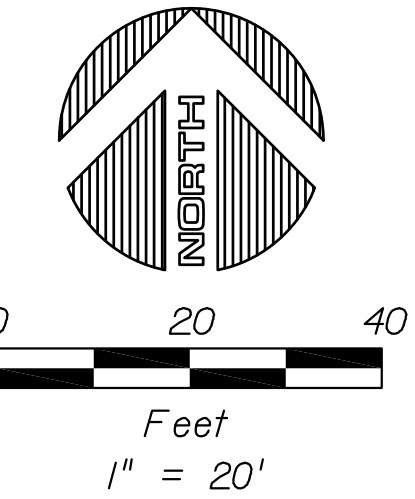
HOLLYWOOD DOWNTOWN SYNAGOGUE  
CIVICA, LLC

Project Number:

201620

Sheet Number:

C9



NOTES:  
1. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988  
UNLESS OTHERWISE SHOWN

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION

Designed by: CJB Date: 5/2016  
Drawn by: ADM Date: 5/2016  
Checked by: CJB Date: 5/2016

**BALLBÉ & ASSOCIATES**  
Civil Engineering • Planning • Surveying

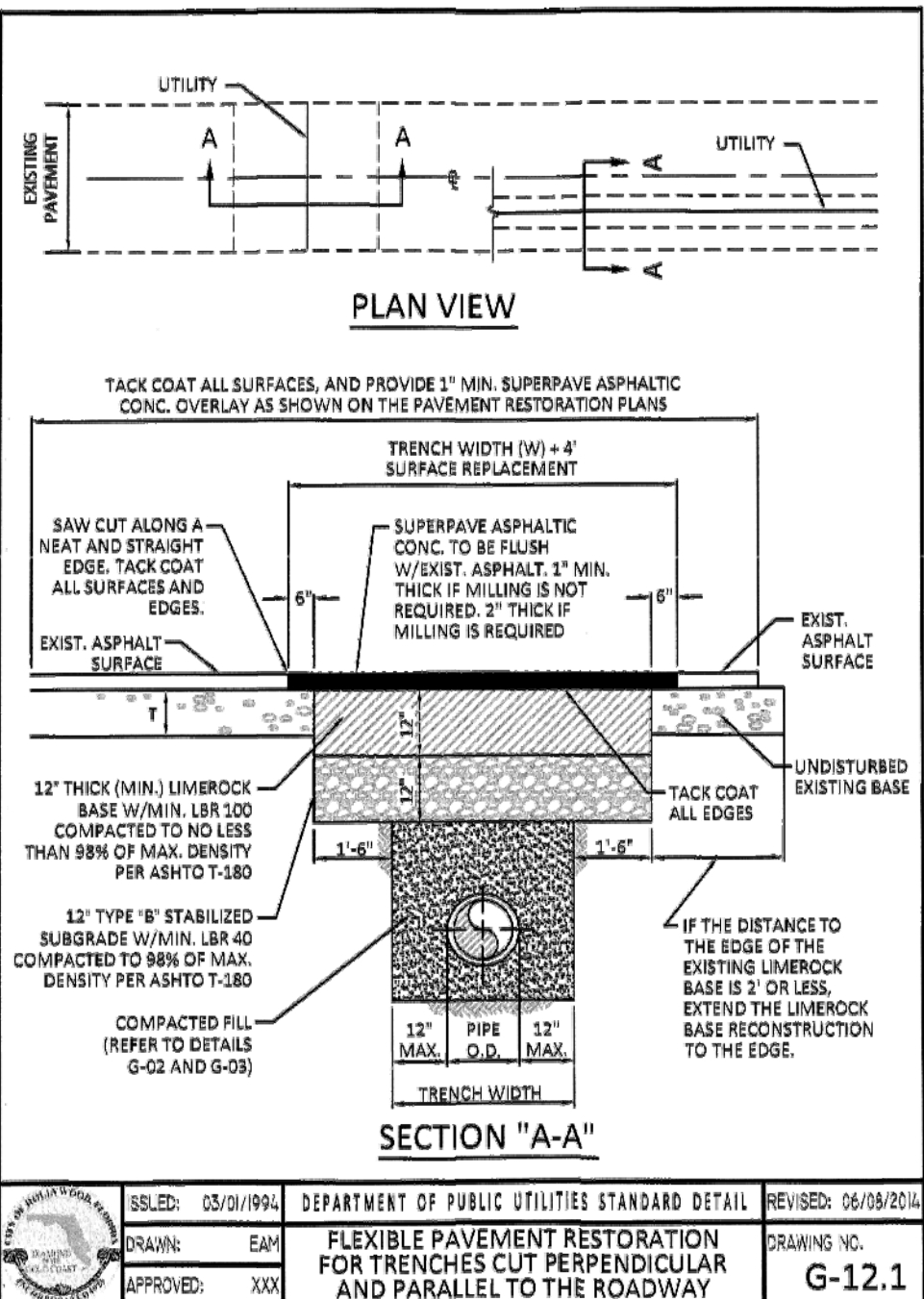
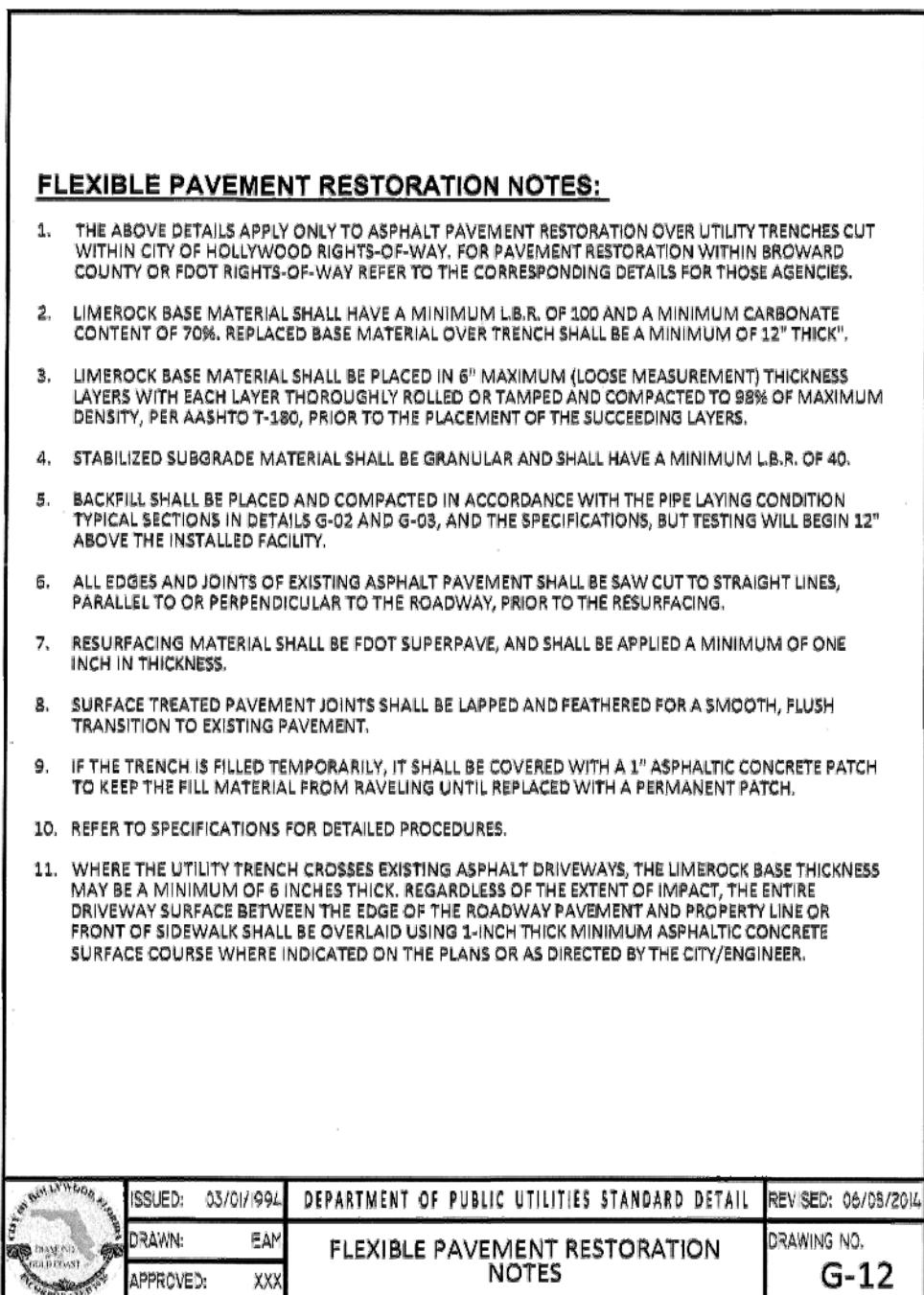
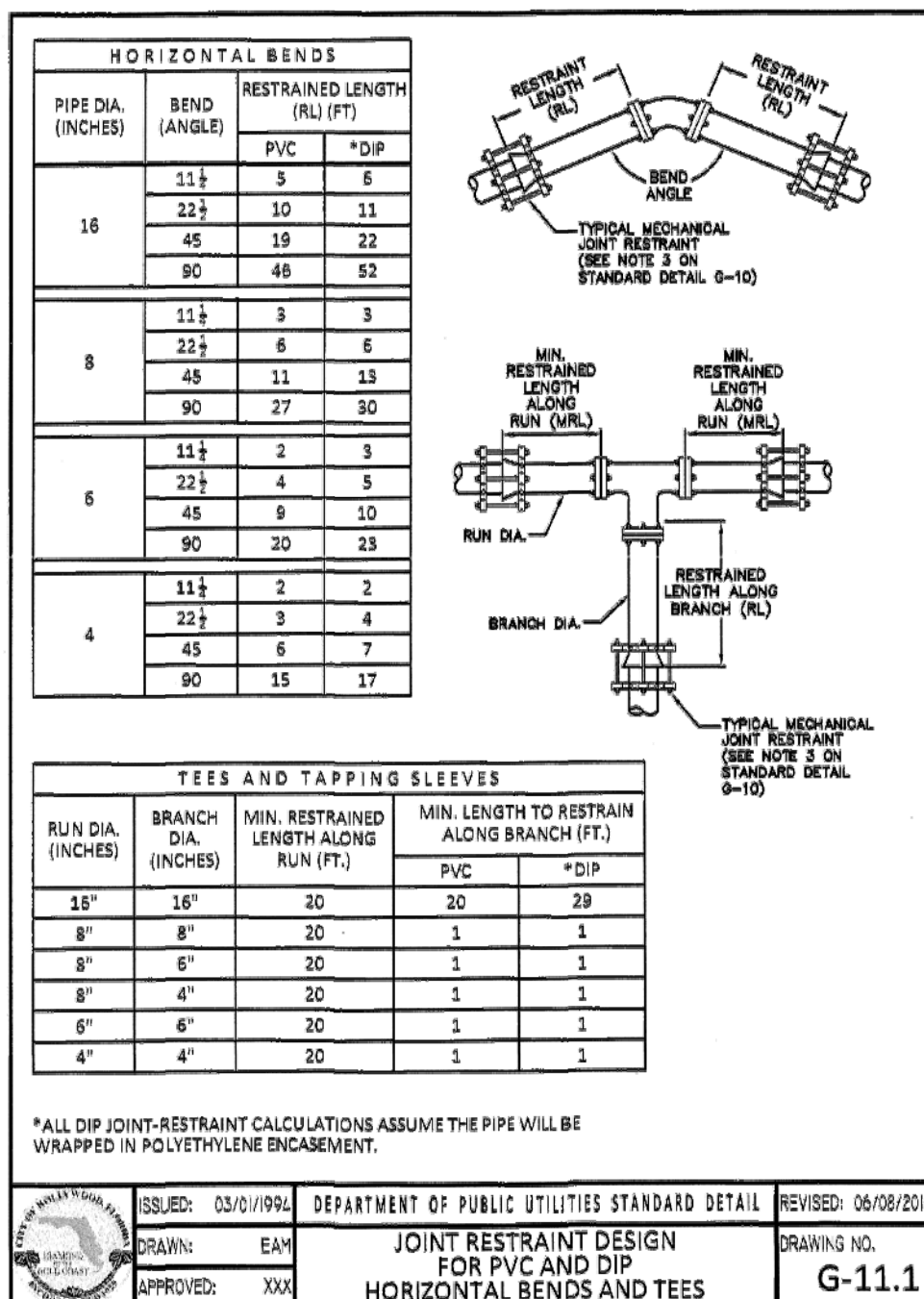
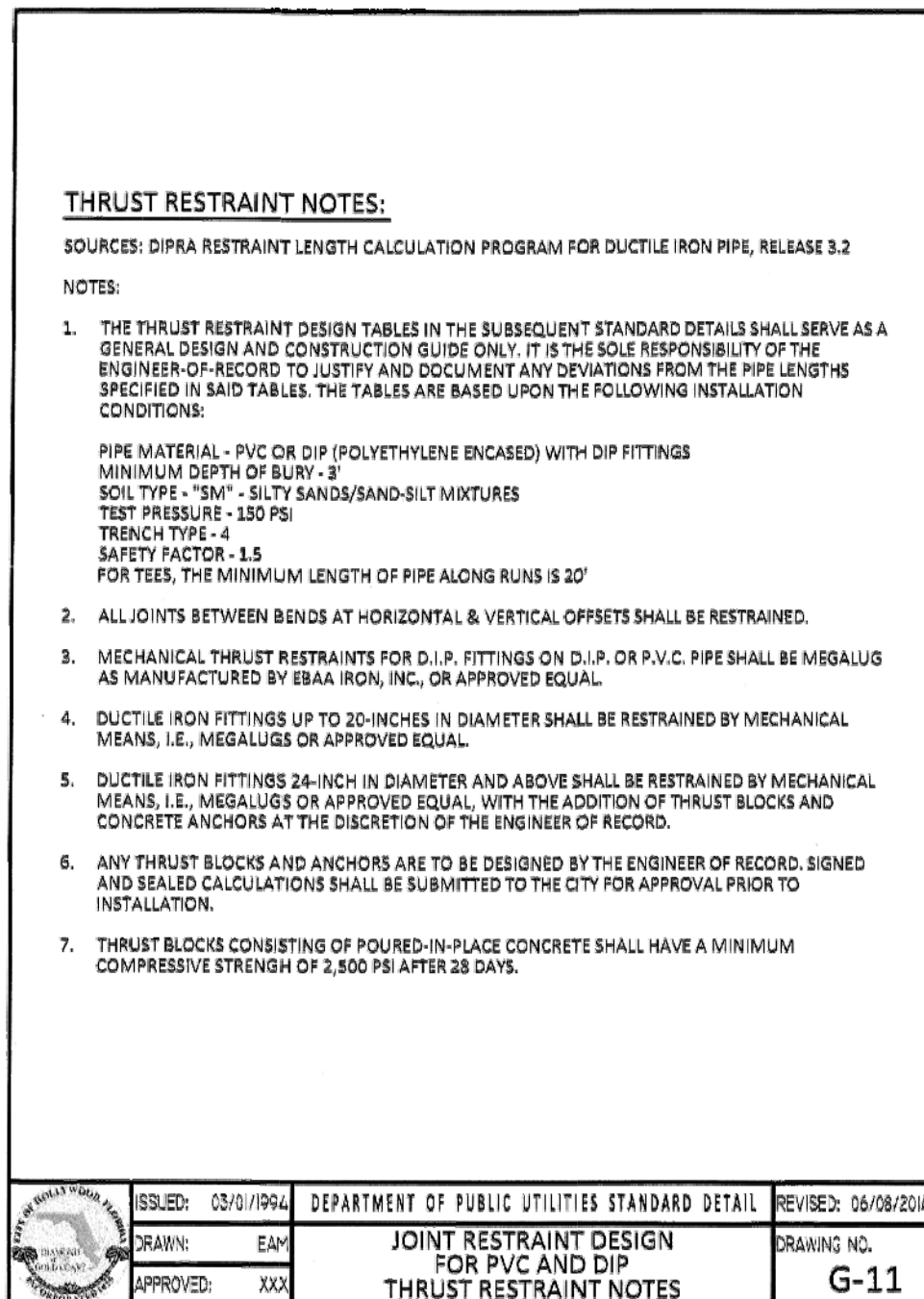
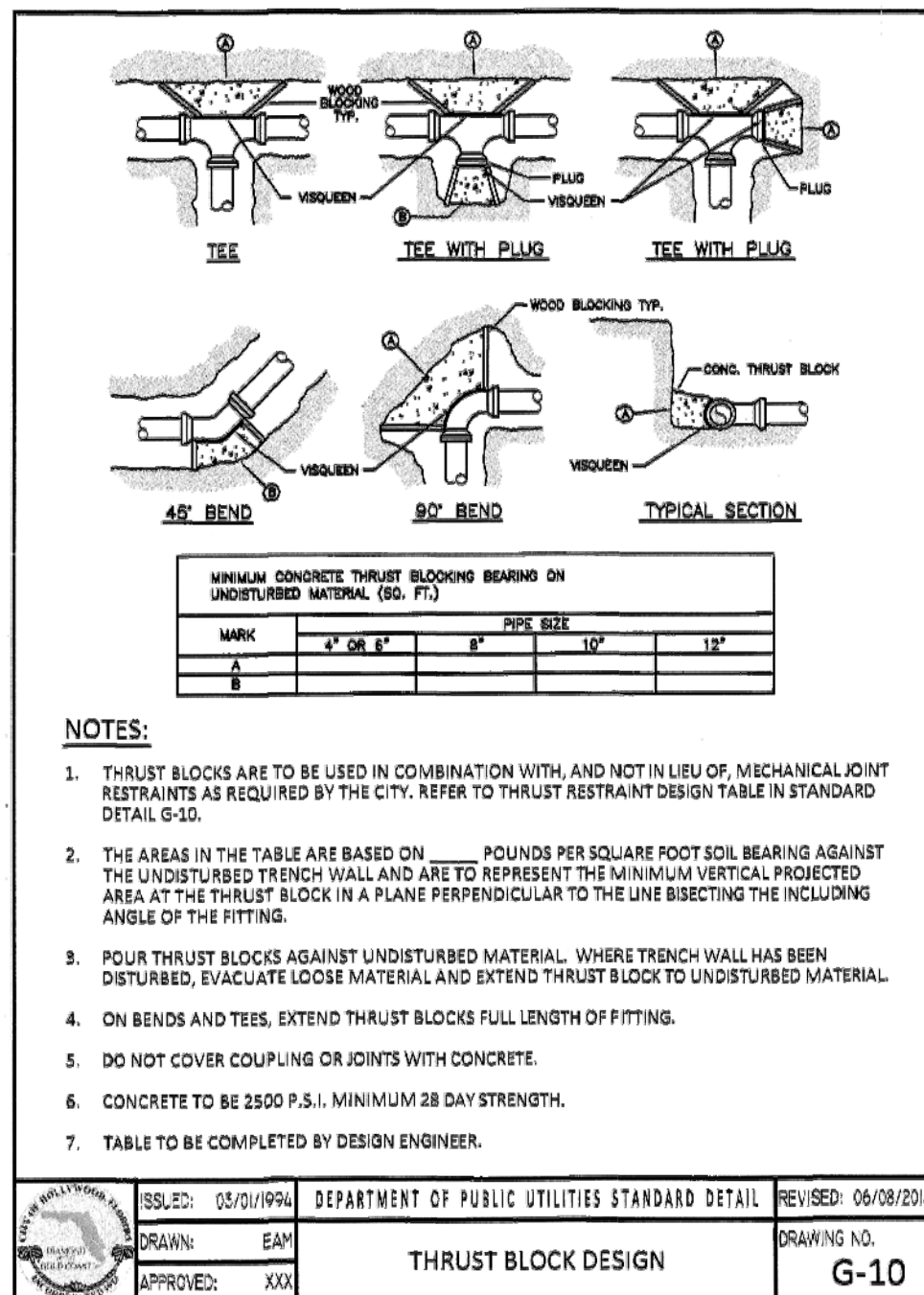
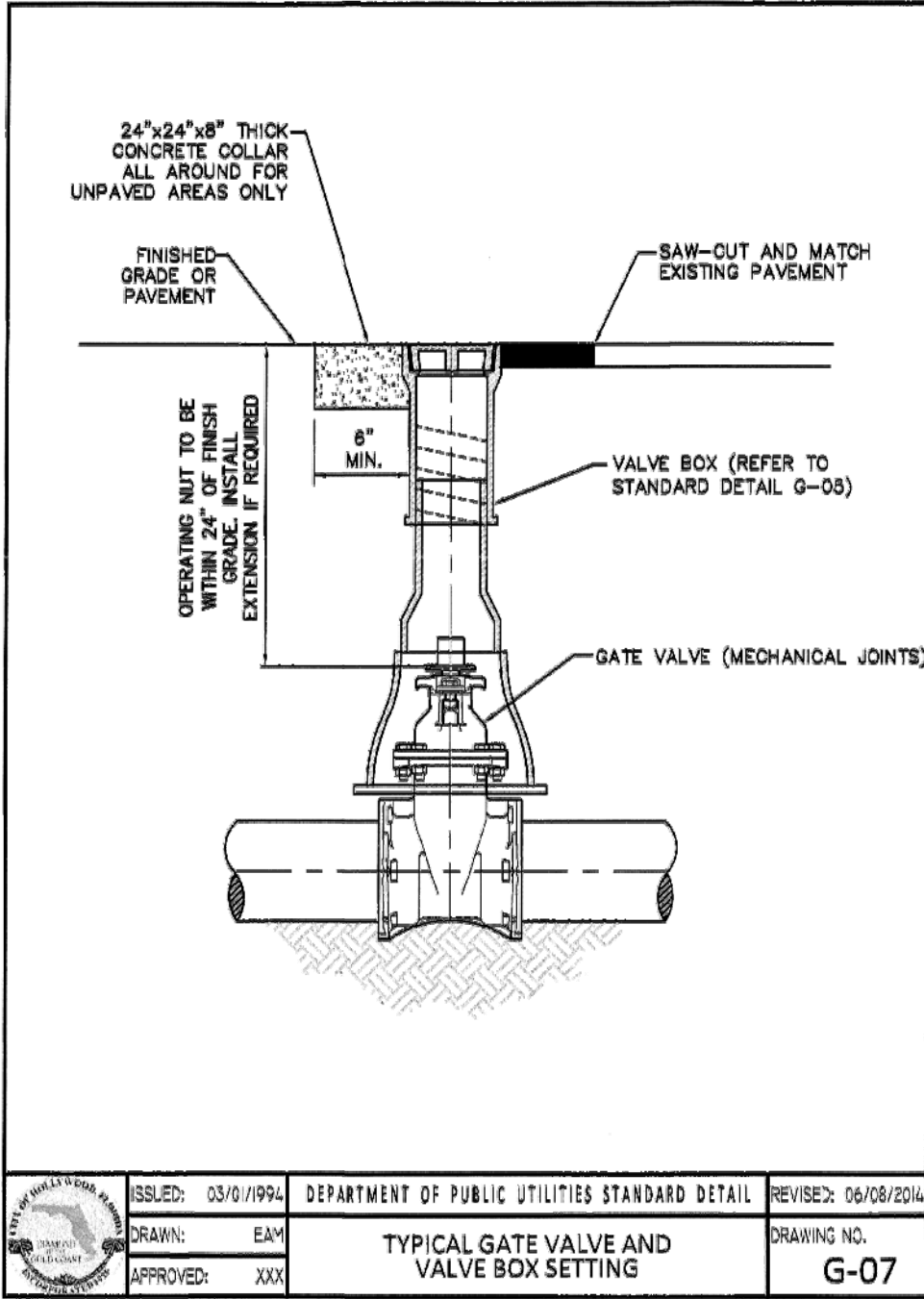
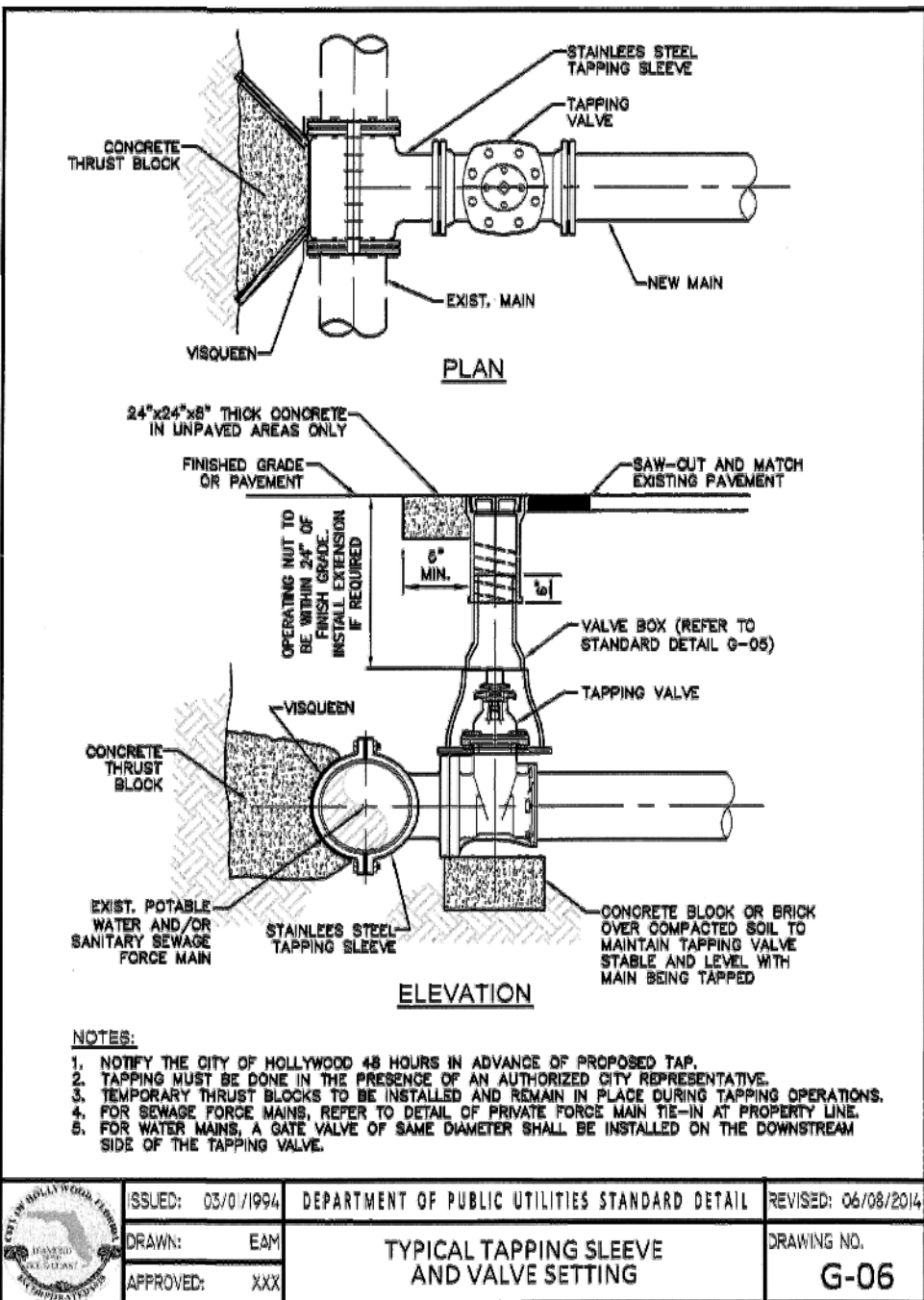
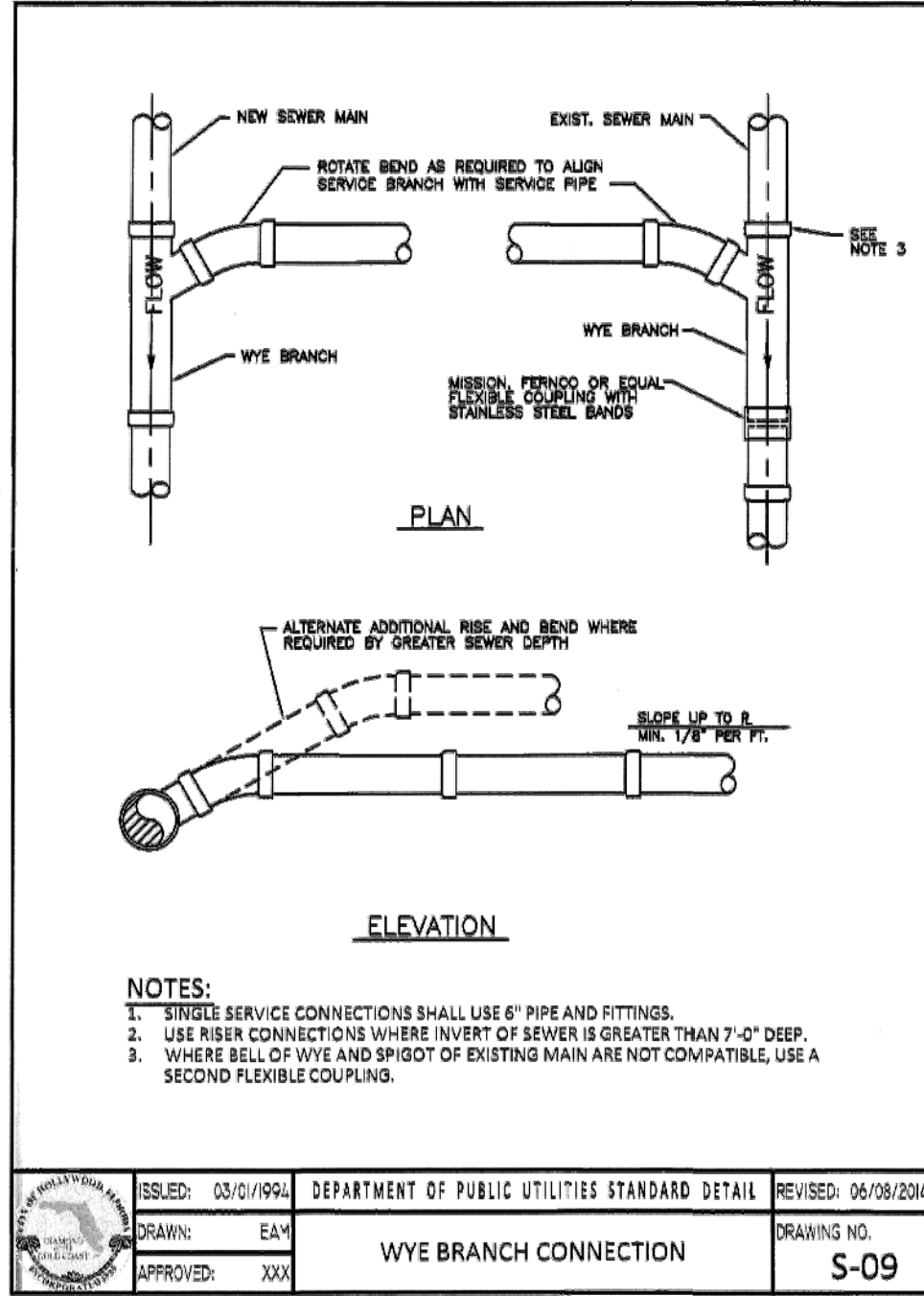
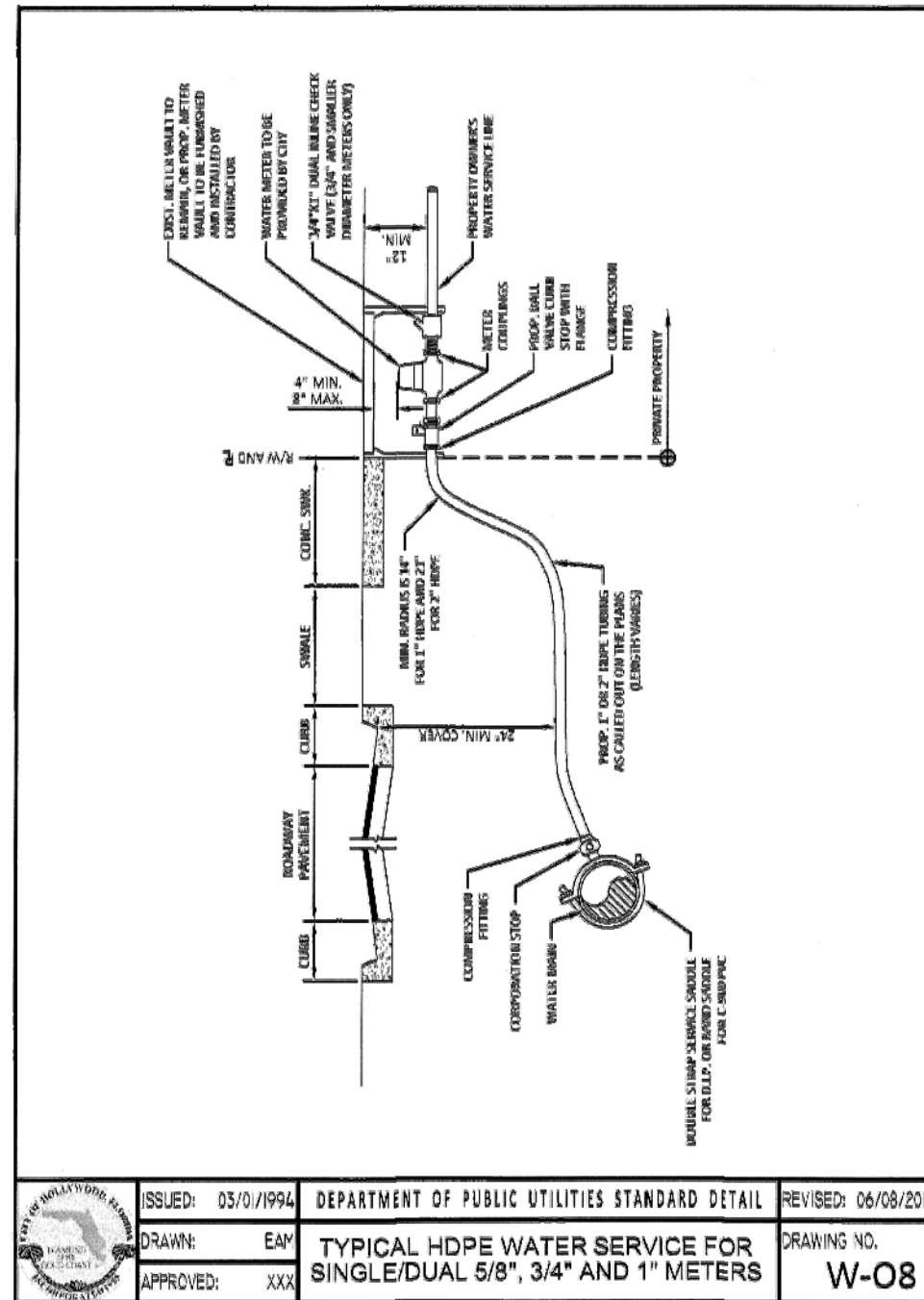
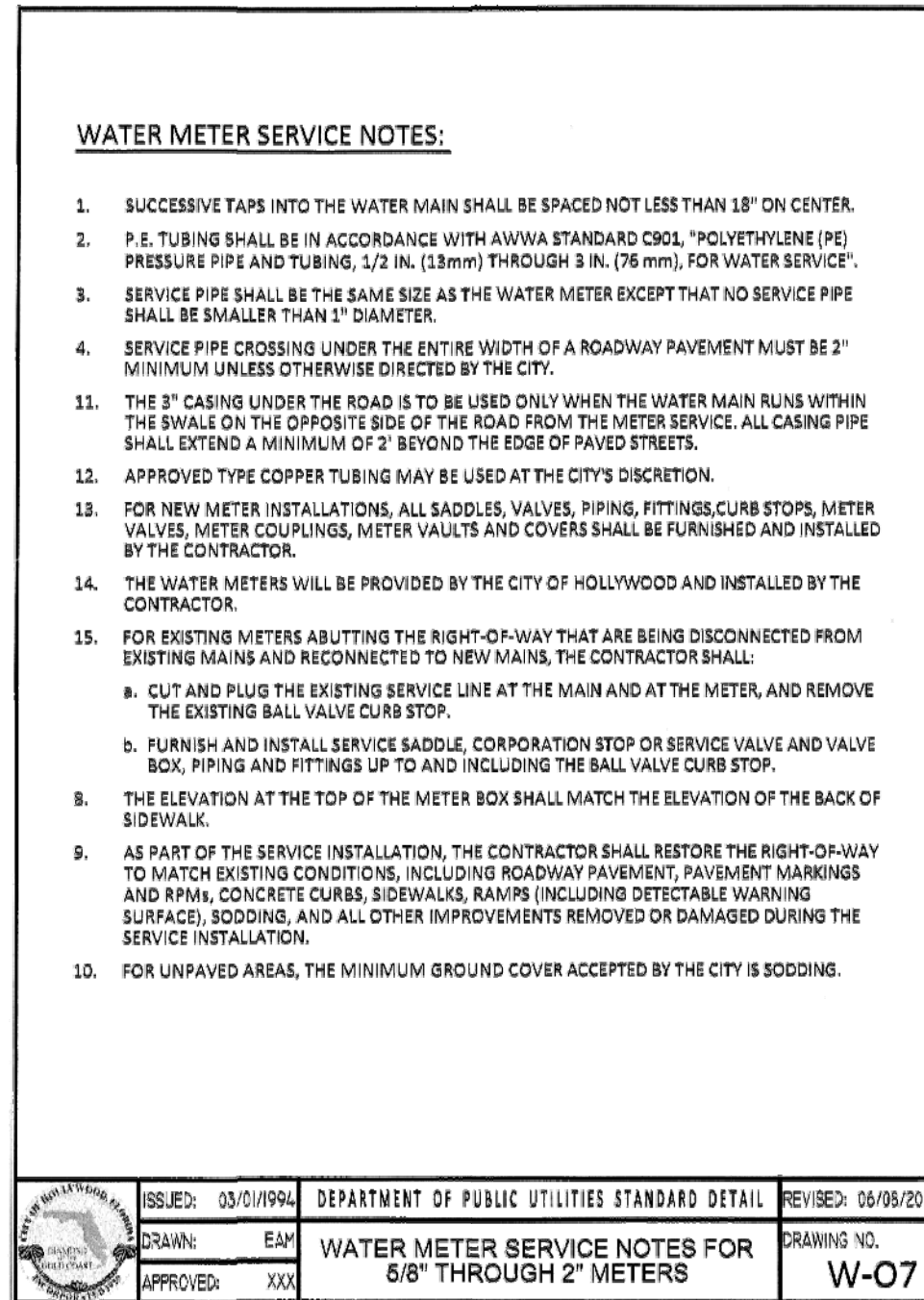
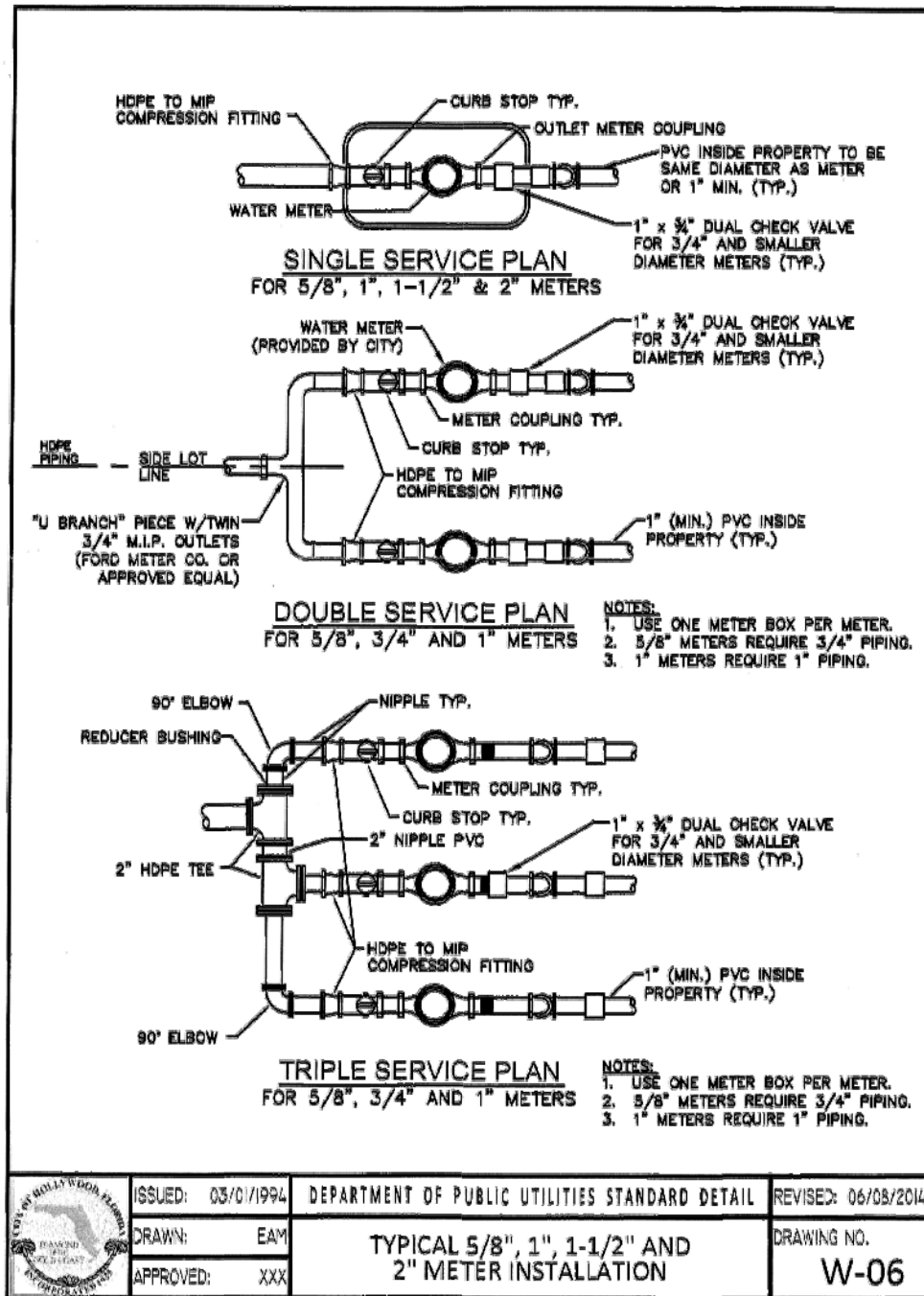
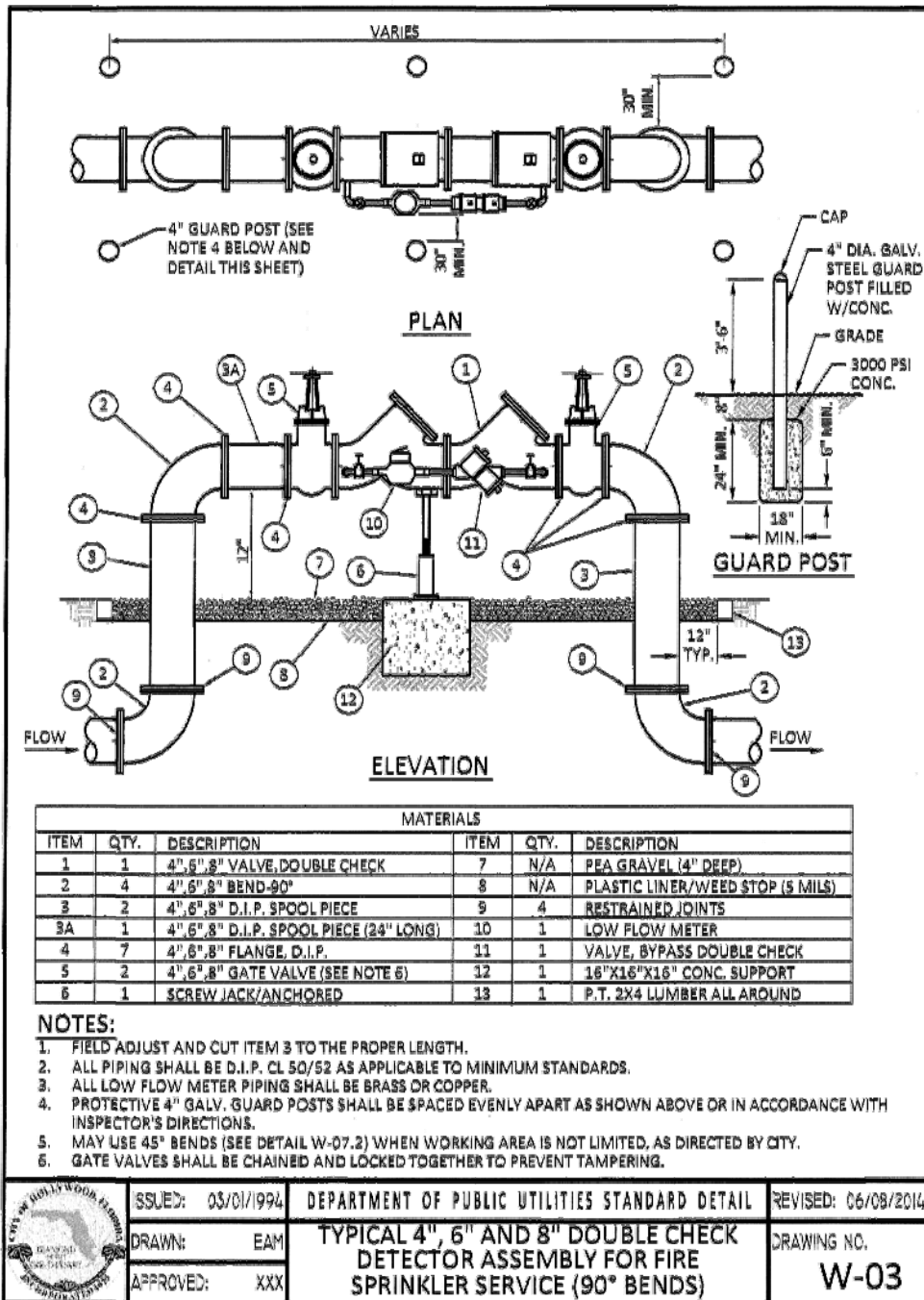
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Phone: (954) 491-7811  
Authorization No. EB-26343

Engineer of Record: CARLOS J. BALLBÉ  
Registered Engineer Number: 41811  
Date: 1/13/2017  
State of Florida

**WATER AND SEWER PLAN**  
**HOLLYWOOD DOWNTOWN SYNAGOGUE**  
CIVICA, LLC

Project Number:  
201620  
Sheet Number:  
C10











DRAWN BY \_\_\_\_\_ APPROVED BY \_\_\_\_\_



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planning, landscape architecture & sustainable design  
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12.14.16

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## LANDSCAPE NOTES AND DETAILS

LP-2

1. PLANT MATERIAL: All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.

19. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.

20. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner. Replacement due to non-planting of plant material within the warranty period shall be extended an additional 45 days beyond the original warranty period. All trees that lean or are blown over caused by winds less than 75 mph will be re-set and braced by the Contractor at no additional cost to the Owner.
21. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
22. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
23. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
24. Root-prune all trees a minimum of (8) weeks prior to planting.
25. All landscaped areas will be irrigated by an underground, automatic, root-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water or impervious services and not overwater walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
26. All plant material planted within the sight distance triangle area (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.
27. No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 4 feet of a light pole.
28. Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and 100 percent coverage within 6 months after planting.
29. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
30. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.
31. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.
32. Sod to be installed in solid pieces, laid on min. 2" finely graded amended soil mix with staggered tight joints.



NTS.



NTS



N.T.S.



**N.T.S.**



NTS



NTS



NTS



**NTS.**



# ATTACHMENT B


## Land Use and Zoning Map



**DEVELOPMENT SERVICES  
PLANNING**

**Legend**

 Subject Property

 Streets

 Major Roads

**LAND USE**

 LRES

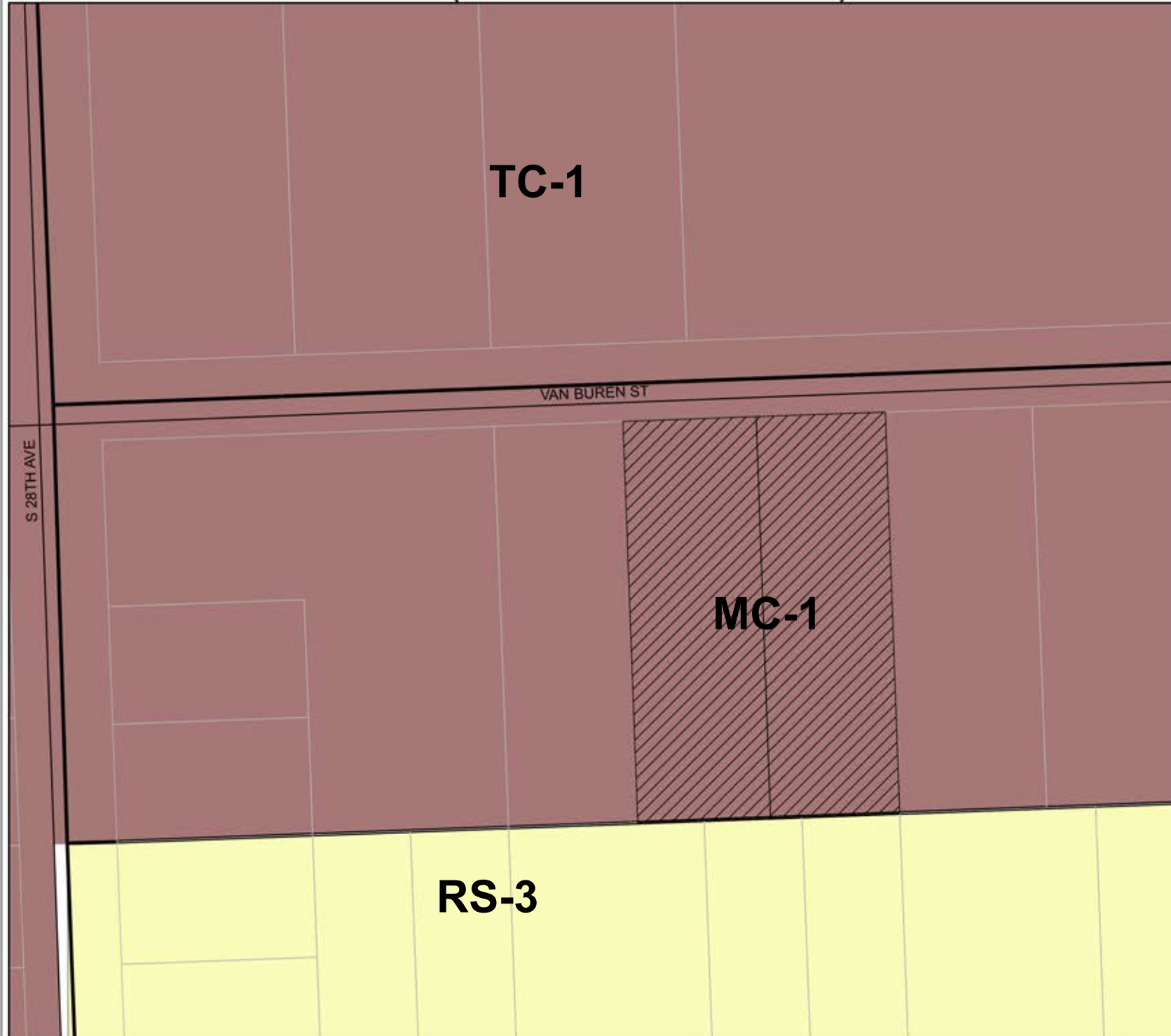
 RAC

**ZONING**

 TC-1

 MC-1

 RS-3



0 15 30 60 Feet

