

# **ATTACHMENT II**

## **Planning and Development Board Package**

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

**DATE:** February 9, 2017

**FILE:** 16-DPV-49

**TO:** Planning and Development Board

**VIA:** Alexandra Carcamo, Principal Planner

**FROM:** Jean-Paul W. Perez, Planning Administrator

**SUBJECT:** Marilyn Gallego and Aylee Hallak request Variances, Design, and Site Plan for 13,000 square foot mixed-use building including a hotel, office and automated parking located at 320 and 324 Minnesota Street (The Blue Building).

**REQUEST:**

Variances, Design and Site Plan for a parking garage with accessory office and six room hotel.

Variance 1: To waive the minimum required side setback for walkways of three feet.

Variance 2: To reduce the required cross street tower setback from 10-feet to allow for 8-feet.

Variance 3: To waive the required curb cut of a maximum of 30% of the lot width, maximum 30 foot width and 50 foot separation.

Design and Site Plan.

**RECOMMENDATION:**

Variance 1-2: Approval.

Variance 3: Approval, with condition the front yard shall utilize pervious material to provide adequate on-site retention and permeation of water.

Design: Approval, if Variances are granted.

Site Plan: Approval if Variances and Design are granted with the following conditions:

1. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of a Building Permit, and shall be recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
2. The parking garage shall be fully operated by valet services at all times. Valet shall also accommodate the needs of persons with disabilities or other ADA requirements as necessity dictates.
3. The valet service's staffing levels shall be adjusted at any time as deemed necessary by the City Engineer to provide adequate servicing of the automated parking system to ensure vehicle queuing does not occur in the abutting public right-of-way or impede the traffic flow during hours of operation.

4. That at no time may the automated parking be used as a commercial (pay) parking lot.
5. Prior to the issuance of a Building Permit, a Deed Restriction including language prohibiting year-round residential use of the property and advising any successor of interest of such binding limitations, shall be submitted to the Department of Development Services in a form acceptable to the City Attorney, and shall be recorded in the Broward County Public Records by the City of Hollywood prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
6. Prior to the issuance of a Building Permit, the Applicant shall work with the City and the CRA on a five foot access agreement as deemed appropriate in a form acceptable to the City Attorney, which shall be recorded in the Broward County Public Records by the City of Hollywood prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
7. The Applicant shall work with the CRA and City Staff to ensure restoration of the lighting, landscaping, public parking and improvements in the public right-of-way are consistent with the CRA's Streetscape Improvement Plan and approval of said restoration must be obtained prior to the issuance of a Certificate of Completion (C/C) or Certificate of Occupancy (C/O)

## REQUEST

Marilyn Gallego and Aylee Hallak, ("Applicants") are owners of the subject properties located at 320 and 324 Minnesota Street ("Property") respectively, and are requesting Variances, Design, and Site Plan approvals for a 13,000 square foot mixed-use building, including approximately 1600 square feet of office space, a six room hotel and an automated parking system with a maximum capacity of 94 vehicles. The subject site is approximately 7,000 square feet and currently contains two multiple-family buildings over the two lots with seven dwelling units according to Broward County Property Appraiser ("BCPA") records. The subject property is located in the Hollywood Central Beach area, one block north of Margaritaville, within the Beach Community Redevelopment Agency (CRA).

The proposed design is contemporary, employing architectural elements to create depth with textures and colors to establish difference in massing of the façade. Materials and architectural details include large windows and doors, faux balconies, and various shades of blue lending itself to being structure easily identifiable as a landmark and for wayfinding. Main entrance to the hotel is facing Minnesota Street. Located on the ground floor is the hotel lobby which provides access to both the hotel rooms and the medical office space located throughout the building. Two entrances and exits for the automated parking system are provided on the ground floor, which will allow vehicles to be exchanged between drivers and parking system operators.

The proposed building height to the top of the roof is 50-feet with a 42-inch parapet and railing extending above the plane of the roof. An additional 12 foot projection above the 50-feet for a total of 62-feet is proposed which is composed of bulkhead of the elevator shaft, staircases and the automated parking system which is permitted by City's Zoning and Land Development Regulations. A rooftop deck, including a bathroom and staircases, and a green roof (accessible by a ship-ladder for maintenance only) are proposed above the 50 foot height restriction. Parking will be provided entirely by means of the automated parking which is accessed by the ground floor entrances.

The Applicant is requesting three Variances. The first and second Variances are for setbacks. Variance one proposes to waive the required side setback for walkways to provide accessible pathways to utility rooms and fire access doorways on the side of the building as well as any landings required by the

Florida Building Code. Variance two proposes to reduce the required cross street tower setback to provide massing and depth on the façade of the building where reducing the building setback would adversely impact interior allocation of necessary features such as stairways, elevator shafts and hallways used to access the hotel rooms. Variance three proposes to waive the required curb cut requirement for nonresidential properties. Due to the site constraints, the required widths of the entrances to the automated parking and building lobby, limited opportunities exist for Applicants to provide a required curb cut consistent with the City's Code of Ordinances. Subsequently, limited landscaping opportunities are available in the front yard, as such, **Staff recommends the front yard utilize pervious material to provide adequate on-site retention and permeation of water.**

## **SITE DATA**

<b>Owner/Applicant:</b>	Marilyn Gallego and Aylee Hallak
<b>Address/Location:</b>	320 and 324 Minnesota Street
<b>Net Area of Property:</b>	6936 sq. ft. (0.14 acres)
<b>Gross Area of Property:</b>	8536 sq. ft. (0.20 acres)
<b>Land Use:</b>	General Business
<b>Zoning:</b>	Beach Resort Commercial District (BRT-25-C)
<b>Existing Use of Land:</b>	Multiple-Family Residential

## **ADJACENT LAND USE**

<b>North:</b>	General Business
<b>South:</b>	General Business
<b>East:</b>	General Business
<b>West:</b>	General Business

## **ADJACENT ZONING**

<b>North:</b>	Beach Resort Commercial (BRT-25-C)
<b>South:</b>	Beach Resort Commercial (BRT-25-C)
<b>East:</b>	Beach Resort Commercial (BRT-25-C)
<b>West:</b>	Beach Resort Commercial (BRT-25-C)

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposed project is located in the General Business Land Use area. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property.* The surrounding community has a mix of hotel/motels and apartment/condominiums. The project is consistent with the Comprehensive Plan based on the following Objectives:

**Objective 3:** *Prohibit any increase in the number of permanent residential dwelling units on the Coastal High Hazard Area above that permitted by the adopted Comprehensive Plan.*

**Policy 3.1:** *Continue to encourage commercial and seasonal uses along Central Beach and prohibit any increase in the number of permanent residential dwelling units above that permitted by the adopted Comprehensive Plan.*

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

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



## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

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

**Located within Sub-Area 4, Central Beach, which is bounded by Harrison Street to the south and Sherman Street to the north on the barrier island.**

### Guiding Principles:

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

**Policy 4.5:** *Promote the development of desired commercial uses in defined sector and pockets along the Broadwalk and Ocean Drive.*

**Policy 4.6:** *Require mixed-uses on the perimeter of new parking structures with pedestrian orientation and architectural features, where appropriate.*

**Policy 4.16:** *Recognize Central Beach as a prime focus of tourist activities.*

**Policy 4.32:** *Upgrade the quality of seasonal accommodations and commercial activities by promoting the renovation and construction of higher quality lodging.*

**Policy 4.37:** *Encourage development and redevelopment of hotel and motels in an effort to increase tourism.*

**Policy CW.47:** *Focus beach redevelopment efforts to capitalize on tourist economy.*

The proposed development is consistent with the City-Wide Master Plan as it fosters economic development and recognizes the Central Beach as an important place for development. The proposed development will ameliorate parking demand on the barrier island and creates new economic opportunities for neighboring businesses.

## APPLICABLE CRITERIA

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

### VARIANCE 1: To waive the required side setback for walkways of three feet.

**CRITERION 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

**ANALYSIS:** The intent of setback regulations is to ensure adequate buffers are provided; protecting both the subject site and adjacent properties. The City's Zoning and Land Development Regulations require decks, slabs, walkways and other similar at-grade improvements to be a minimum of three feet from property lines in the side yard. In this case, the Variance requested is to waive the required minimum side yard setback for walkways, which will inhibit the Applicants ability to provide required accessible routes for both site users and for rescue personnel. Through Staff

review, the Engineering Division has determined adequate on-site retention shall be provided by the proposed development.

FINDING: Consistent.

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

ANALYSIS: The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums built prior to the current Zoning and Land Development Regulations; therefore, a number of properties located within this neighborhood have setbacks similar to that being requested. The doorways along the west elevation of the building require a five foot landing to meet accessibility standards of the Florida Building Code – thus necessitating the request for a variance. In addition, districts on the beach do not have a minimum open space requirement in the City's Zoning and Land Development Regulations; therefore, waiving the setback shall not adversely affect the site development. Redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and businesses; thus, achieving the desired reinvestment into properties located on the barrier island.

FINDING: Consistent.

**CRITERION 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing the Applicants to maximize the use of their property.* The requested Variance will allow the Applicants to build an economically feasible and environmentally sustainable development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. This proposed development will enhance the appearance of the site and that of surrounding areas as well as improve the community; thus, upholding the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

FINDING: Consistent.

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

ANALYSIS: As stated by the Applicant, this project is based on the principle “to establish Hollywood Beach as an economically and environmentally sustainable community.” The requested Variance comes as a result to provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted.

FINDING: Consistent.

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

FINDING: Not applicable.

**VARIANCE 2: To reduce the required cross street tower setback from 10-feet to allow for 8-feet.**

**CRITERION 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

**ANALYSIS:** The intent of setback regulations is to ensure adequate buffers are provided; protecting both, the subject site and adjacent properties. In this case, the Variance requested to reduce the required cross street tower setback from 10-feet to provide 8-feet to allow a variance of two feet will allow the Applicants to provide sufficient interior space and meet Florida Building Code requirements for accessibility for the stairways, hallways and elevator shaft. While the Applicants are combining two lots for the proposed development, limited area for development exists. In fact, Article 4.6.I., make exceptions for sites of this limited size to setbacks. Unfortunately, due to limitations of the site and the Applicants ability to make full and reasonable use of the property, which includes the automated parking system, six room hotel and the approximate 1600 square feet of office space, encroachment into the required cross street setback is necessary.

**FINDING:** Consistent.

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

**ANALYSIS:** The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums. The two existing, one-story multiple-family buildings on-site do not meet setback requirements. Additionally, this area was developed prior to the existing zoning regulations; therefore, a number of properties located within this neighborhood have setbacks less than to that being requested. As such, the requested Variance proposes a setback similar to that of the existing pattern of development along Minnesota Street.

Moreover, redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and business; thus, achieving the desired reinvestment into properties located on the barrier island.

**FINDING:** Consistent.

**CRITERION 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

**ANALYSIS:** The goal of the Land Use Element is to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property. The requested Variance will allow the property Applicants to build an economically feasible and environmentally sustainable development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. The proposed development will enhance the appearance of the neighborhood and that of surrounding community; as well as improve the community; thus, furthering the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

**FINDING:** Consistent.

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

**ANALYSIS:** This request is derived from the Applicant's desire to provide appropriate hallways, stairways and elevator area for this type of development. As stated by the Applicant, this project is based on the principle "to establish Hollywood Beach as an economically and environmentally sustainable community." The requested Variance comes as a result provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted. The Owner purports, "It is about producing a product that is an asset to the City and that will encourage other developers to invest in this Community."

**FINDING:** Consistent.

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

**FINDING:** Not applicable.

**VARIANCE 3: To waive the required curb cut of a maximum of 30% of the lot width, maximum 30 foot width and 50 foot separation.**

**CRITERION 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

**ANALYSIS:** The basic intent of the Section 155.08 of the City's Code of Ordinances, entitled "Curb Cuts," is to limit the disturbances to traffic flow on main thoroughfares as well as to maintain public safety, particularly, pedestrians. In this case, Property is accessed from a local road on which traffic is minimal compared to collector and arterial thoroughfares which the subject regulation is more appropriate applied. The automated parking system proposed will provide additional parking spaces which will sate the much needed parking demand on the barrier island that is resulting from CRA driven right-of-way improvements that are eliminating nonconforming parking stalls, dense new development, and a booming economy. Due to site constraints and requirements of the City's Zoning and Land Development Regulations, Code of Ordinances and the Florida Building Code, waiving of the required curb-cut has been requested in order to accommodate pick-up and drop-off areas for vehicles as well as a standard and accessible entrance to the building's lobby. As such, **Staff recommends the front yard utilize pervious material to provide adequate on-site retention and permeation of water.**

**FINDING:** Consistent, with the imposition of Staff's condition.

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

**ANALYSIS:** As mentioned previously, new development regulations were established creating a maximum amount of parking spaces allowed for residential and motel/hotel uses. The intent of the regulations is to protect the character of the Beach so as to not inundate the area with excessive at-grade parking lots. Parking will be maintained on-site wholly enclosed within the building; however, adequate area for standard parking stalls and an accessible parking stall is required for a drop-off and pick-up area whilst providing an accessible entrance to the building's lobby as well. Due to site constraints, a variance is necessitated. In addition, the pattern of development along Minnesota is comprised of primarily

on-street parking, where no parking is provided for uses located on the block. As such, the requested Variance is compatible with surrounding uses and is not detrimental to the community.

FINDING: Consistent.

**CRITERION 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property Applicants to build an economically feasible development while taking into consideration the surrounding uses, upholding public interest of the neighboring properties and the surrounding community, and meet the basic intent of local and state development regulations. The subject currently contains two, one-story antiquated multiple-family buildings which provide no off-street parking. This development will enhance the appearance of the site, the surrounding areas, as well as improve the community.

FINDING: Consistent.

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

ANALYSIS: This request is derived from the Applicant's desire to provide appropriate parking for this type of development. Typically, Zoning and Land Development Regulations require a minimum amount of parking for any use; however, the project is located within the Beach CRA and the Beach CRA Master Plan gives careful consideration to recommendations for appropriate amounts of parking in each area of the beach. In order to accommodate the needs of the surrounding community, the automated parking system will require two access points for drop-off and pick-up of vehicles stored on-site.

The requested Variance is not economically based. As stated by the Applicant, "the requested Variance will actually add expense to the overall cost of the project, and as such it is not economically based." It is about producing a development that is compatible with the land development regulations of the City's Code of Ordinances and engineering standards whilst remaining an asset to the neighborhood and surrounding community that will encourage other developers to invest in the Central Beach area.

FINDING: Consistent.

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

FINDING: Not applicable.

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

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

**ANALYSIS:** The proposed design is contemporary, employing architectural elements to create depth with textures and colors to establish difference in massing of the façade. Materials and architectural details include large windows and doors, faux balconies, and various shades of blue lending itself to being structure easily identifiable as a landmark and for wayfinding. On the ground floor, prominent entrance to the building lobby is proposed and designed to promote unrestricted pedestrian movement and connectivity to and from the site and neighboring properties.

**FINDING:** Consistent.

**CRITERION 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 proposed design is contemporary featuring simple rectilinear forms. Proposed design elements, detailing, and color pallet are consistent with the desired character of Central Beach. The surrounding neighborhood consists primarily of modest motel/hotel and condominiums of varying sizes, styles and materials. The project's massing, scale, rhythm, and architectural elements are compatible with the envisioned development in Hollywood's Central Beach area.

The proposed design supports the Hollywood Beach CRA Master Plan strategy to create pedestrian friendly streets by *distinguishing and enhancing the visitor experience of the Beach*. Therefore, the proposed design is compatible with both the building pattern and characteristics of the surrounding neighborhood.

**FINDING:** Consistent.

**CRITERION 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 project proposes a five-story building at 50-feet, 62-feet including permitted vertical projections. The building mass reflects a simple composition of basic architectural elements and detailing. Street-facing facades are articulated with large windows, accented geometric elements that create depth, and a unique color palette. Other exterior building materials include smooth stucco and various metal elements.

**FINDING:** Consistent.

**CRITERION 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:** Due to site constraints, limited landscape material is proposed at the ground floor; however, Applicants are proposing a green roof system, which will alleviate in the heat island effect and may provide habitat for local wildlife. The landscape design enhances the design of the buildings while adding visual appeal to the neighborhood. The CRA has improved Minnesota Street; on which the landscape island is being relocated and enlarged with a coconut palm remaining. Ultimately, all landscape plans shall be in accordance with the Landscape Manual and in a form acceptable to the City's Landscape Architect.

**FINDING:** Consistent.

## **SITE PLAN**

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of Zoning and Land Development Regulations on December 6, 2016. Staff recommends approval if Variances and Design are granted with the aforementioned conditions.

## **ATTACHMENTS**

Attachment A:	Application Package
Attachment B:	Land Use & Zoning Map
Attachment C:	CRA Letter of Support

# ATTACHMENT A

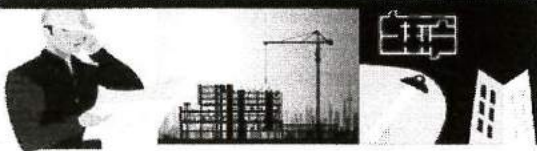
## Application Package



RECEIVED

PLANNING & DEVELOPMENT SERVICES

DEC 27 2016



File No. (internal use only): \_\_\_\_\_

CITY OF HOLLYWOOD  
OFFICE OF PLANNING

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022



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

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

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

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

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

*Documents and forms can be accessed on the City's website at*

*[http://www.hollywoodfl.org/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



APPLICATION TYPE (CHECK ONE):

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

Date of Application: December 26th, 2016

Location Address: 320-324 MINNESOTA STREET

Lot(s): 22 and 23 Block(s): 1 Subdivision: HOLLYWOOD BEACH

Folio Number(s): 514212010440 AND 514212010450

Zoning Classification: BRT-25C Land Use Classification: HOTEL-COMMERCIAL-OFFICE-RETAIL

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 6936 SF

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

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

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

Explanation of Request: The Construction of a 5 stories Bldg. 50 feet height featuring 6 Hotel rooms at 2, 3 and 4 floors and one Office space at 5th floor plus 94 automated parking tower

94 parking spaces

One office space 1595 sf.

Number of units/rooms: 6 Hotel rooms 1773 sf. Sq Ft: 13,000 sf.

Value of Improvement: \$3,150,000 Estimated Date of Completion: 12-31-2017

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

Name of Current Property Owner: Dr. Aylee Hallak (lot 22) and Marilyn Gallego (lot 23)

Address of Property Owner: 101 NE. 162 Street, Miami, Fla. 33162

Telephone: 954-625-1945 Fax: \_\_\_\_\_ Email Address: ayleehallak@hotmail.com

Name of Consultant/Representative/Tenant (circle one): Victor Elias Eisenstein, ARCHITECT

Address: 1111 Park Centre Blvd. suite 105-B Miami Gardens, Fla. 33169 Telephone: 305-625-0007 cell: 786-229-1318

Fax: \_\_\_\_\_ Email Address: victor@veearch.com

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes (X) No ( )  
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: N/A

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

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

PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

File No. (internal use only): \_\_\_\_\_

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: *Manilyn Gallebo* Date: 1/19/17

PRINT NAME: MANILYN GALLEBO Date: 1/19/17

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

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

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public  
State of Florida

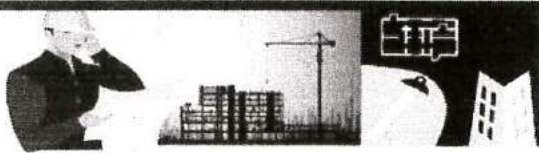
\_\_\_\_\_  
Print Name

**RECEIVED**

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_ Produced Identification JAN 23 2017



## PLANNING & DEVELOPMENT SERVICES



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](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: [Signature] Date: 12-26-2016

PRINT NAME: DR. AYLEE HALLAK Date: \_\_\_\_\_

Signature of Consultant/Representative: [Signature] Date: 12-26-2016

PRINT NAME: VICTOR ELIAS EISENSTEIN, AIA, RA. USGBC 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) Hotel & Office Bldg, 5 stories height and 94 parking spaces to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Victor Elias Eisenstein, ARCHITECT to be my legal representative before the Development Board Submittal (Board and/or Committee) relative to all matters concerning this application.

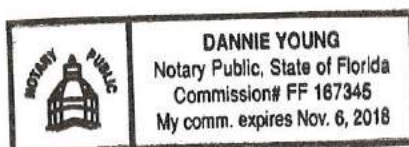
Sworn to and subscribed before me  
this 20 day of JANUARY 2017

[Signature]  
Notary Public State of Florida

[Signature]  
SIGNATURE OF CURRENT OWNER

Aylee Hallak  
PRINT NAME

My Commission Expires: 11/6/18 (Check One) \_\_\_\_\_ Personally known to me: OR 12-26-2016



**RECEIVED**  
License  
JAN 23 2017

**CITY OF HOLLYWOOD**  
OFFICE OF PLANNING

THE BLUE BUILDING  
Development Review Board  
Street curb-cut variance request  
Page 1 of 4

# VEEarchitecture corp.

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## Professional registrations

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State of Florida Business License #AA26001709  
Miami-Dade County Small Business Development #12911  
Miami-Dade County Public Schools #6518331  
Miami-Dade County Community Business Enterprise  
CBE cat.14 Architecture  
CBE cat.18 Architectural construction management  
CBE cat. 4(4-02) Aviation systems



Member of  
The American  
Institute of Architects



December 26th-2016

To:  
Mss. Karina da Luz  
Planning & Development Services Administrator  
City of Hollywood  
2600 Hollywood Blvd  
P.O. Box 229045  
Hollywood, FL 33022-9045

REF: **THE BLUE BUILDING STREET CURB-CUT VARIANCE REQUEST**  
324 Minnesota Street  
Hollywood, Fla. 33019

Dear Mss. Karina da Luz:

This letter serves to request the review and approval by the Development Review Board (DRB) on the referenced project located within the Community Redevelopment Area and for the special exception of the excess of parking active requirement, to be reviewed based on the responses to the established Design criteria and as follows:

## DESIGN REVIEW CRITERIA

Design review encompasses the examination of Architectural drawings for consistency with the General criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety and function of the structure in relation to the site, adjacent structures and surrounding community

**Variances General Criteria:**

The Architectural style of the Building, accessory structures and Landscaping shall be evaluated in terms of the Petitioner showing compliance with Variance Criteria sections (a) through (d) or criteria (e) is established and as follows:

**(a)**

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City

**Response:**

The basic intent of the Section 155.08 of the City's Code of Ordinances, entitled "Curb Cuts," is to limit the disturbances to traffic flow on main thoroughfares as well as to maintain public safety, particularly, pedestrians. In this case, Property is accessed from a local road on which traffic is minimal compared to collector and arterial thoroughfares which the subject regulation is more appropriate applied. The automated parking system proposed will provide additional parking spaces which will sate the much-needed parking demand on the barrier island that is resulting from CRA driven right-of-way improvements that are eliminating nonconforming parking stalls, dense new development, and a booming economy. Due to site constraints and requirements of the City's Zoning and Land Development Regulations, Code of Ordinances and the Florida Building Code, waiving of the required curb-cut has been requested in order to accommodate pick-up and drop-off areas for vehicles as well as a standard and accessible entrance to the building's lobby.

**(b)**

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

**Response:**

As mentioned previously, new development regulations were established creating a maximum amount of parking spaces allowed for residential and motel/hotel uses. The intent of the regulations is to protect the character of the Beach so as to not inundate the area with excessive at-grade parking lots. Parking will be maintained on-site wholly enclosed within the building; however, adequate area for standard parking stalls and an accessible parking stall is required for a drop-off and pick-up area whilst providing an accessible entrance to the building's lobby as well. Due to site constraints, a variance is necessitated. In addition, the pattern of development along Minnesota is comprised of primarily on-street parking, where no parking is provided for uses located on the block. As such, the requested Variance is compatible with surrounding uses and is not detrimental to the community.

**(c)**

That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

**Response:**

The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property owners to build an economically feasible development while taking into consideration the surrounding uses, upholding public interest of the neighboring properties and the surrounding community, and meet the basic intent of local and state development regulations. The subject currently contains two, one-story antiquated multiple-family buildings which provide no off-street parking. Development of Property will enhance the appearance of the site, the surrounding areas, as well as improve the community.

**(d)**

That the need for requested Variance is not economically based or self-imposed

**Response:**

This request is derived from the Applicant's desire to provide appropriate parking for this type of development. Typically, Zoning and Land Development Regulations require a minimum amount of parking for any use; however, the project is located within the Beach CRA and the Beach CRA Master Plan gives careful consideration to recommendations for appropriate amounts of parking in each area of the beach. In order to accommodate the needs of the surrounding community, the automated parking system will require two access points, one for drop-off and one for pick-up of vehicles stored on-site.

The requested Variance is not economically based. As stated by the Applicant, "the requested Variance will actually add expense to the overall cost of the project, and as such it is not economically based." It is about producing a development that is compatible with the land development regulations of the City's Code of Ordinances and engineering standards whilst remaining an asset to the neighborhood and surrounding community that will encourage other developers to invest in the Central Beach area

**(e)**

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

**Response:**

Not applicable

**END OF RESPONSES**

THE BLUE BUILDING  
Development Review Board  
Street curb-cut variance request  
Page 4 of 4

With great respect to the members of the Development Review Board (DRB) and the criteria used for the requested approval and based on my responsive support description of all pertinent issues to this project, I remain confident to receive your fair and balanced decision that will allow the continuation with the development of this project.

Thank you for your attention,  
Sincerely,

A handwritten signature in black ink, appearing to read 'Victor Elias Eisenstein', written in a cursive style.

**VEE architecture corp**

**VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC**

**A R C H I T E C T**

1111 Park Centre Blvd, Suite 105-B

Miami Gardens, Fla. 33169

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Miami-Dade County Public Schools #6518331

Miami-Dade County Community Business Enterprise

CBE cat.14 Architecture

CBE cat.18 Architectural construction management

CBE cat. 4(4-02) Aviation systems



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The American  
Institute of Architects



December 26th, 2016

To:  
City of Hollywood  
Office of the City Manager  
2600 Hollywood Boulevard, room 419  
Hollywood, Fla. 33022

REF:

PRE-APPLICATION CONCEPTUAL OVERVIEW

The Blue Building  
324 Minnesota Street  
Hollywood, Fla. 33019

## PROJECT DESCRIPTION

The development of two (2) combined lots of 3468 SF each and for a total of 6936 sf with dimensions of 80'-0" front x 86'-9" deep and to use its footprint to erect a new 5 floors height building, featuring 6 rooms Hotel at the 2nd, 3rd. and 4th. floors and one Office space at the 5th floor for the use of Dr. Hallak therapy practice

**LEGAL DESCRIPTION** (320 Minnesota Street, Hollywood, Fla. 33019)

Lot 23, Block 1, Hollywood Beach First addition according to the Plat there as recorded in Plat Book 1, page 31 of the Public records of Broward County, Fla.

VEE ARCHITECTURE CORP  
Victor Elias Eisenstein, AIA/ RA/ USGBC  
Office: 305-625-0007 cell: 786-229-1318



**LEGAL DESCRIPTION** (324 Minnesota Street, Hollywood, Fla. 33019)

Lot 22, Block 1, Hollywood Beach First addition according to the Plat there as recorded in Plat Book 1, page 31 of the Public records of Broward County, Fla.

**FIRST FLOOR**

Vehicular access to automated Sky-Lyft self-parking system; pedestrian access to vestibule leading to the passenger Elevator Lobby and Concierge Desk, egress stairs as well to Building support installations. Also accessed from the outside of the building it is located the garbage holding station room and electric house meter

**SECOND, THIRD AND FOURTH FLOORS**

Each floor features two Suites and for a total of 6 Hotel Suites featuring 360 SF for type A rooms and 250 SF for Type B rooms; handicapped WC's, individually controlled AC and walk-in closets; microwave and under the counter refrigerator; egress corridor circulation to passenger Elevator

**FIFTH FLOOR**

Office space 1595 SF for the use of Dr. Hallak therapy practice, features patient handicapped restrooms, Laundry room, Elevator lobby and emergency egress access to stairs, as well as private office for consultation and treatment room, also full Kitchen installation for learning and training purposes

**TERRACE**

At 50'-0" height the roof-terrace of the building is dedicated to sun-bathing, decorative mist-showers, sun bathing and relaxation therapy over paved built-up area as well as the AC and emergency electrical generator equipment location towards the rear of the property.

**PARKING TOWER**

Intended innovative automated self-parking system, independent tower structure with a capacity of 94 automobiles spaces satisfying the required 12 spaces for the Hotel and Office use, and that are moved vertically to its stall-destination by the robotic elevator mechanism. Upon the vehicle accessing the property, the driver exits the car and punch his/her individual assigned code on a wall mounted key-pad that will be used again to retrieve his vehicle. -

When exiting the building, the system features also a floor round-table that will position the vehicle facing the street for convenient exiting.

The parking tower is a "CLOSED" parking structure with mechanical exhaust ventilation, AC dry-air controlled to prevent rusting of metal components as well as protected with fire-sprinklers system

**ELEVATOR**

By OTIS machine room-less GEN2 gearless generation with speed of 200 feet per minute and 12-person capacity. Environmentally friendly uses up to 75% less energy than traditional geared systems. -

Each floor features the smoke-proof elevator's lobby in compliance with the Life-Safety NFPA 101 and the Florida building Code

#### STAIRS

Designed as separated from the building with a 2-hour fire resistant barrier and 1-1/2 hours fire doors features two separated stairs per floor configuration, providing 2 remote and separate emergencies mean of egress at each floor

#### PROJECT SCHEDULE OF AREAS

Lot area;	6936 SF
Zoning	BRT-25-C
Building footprint	4519 SF
Total proposed construction	12,701 SF
Total rental area	3368 SF
1st floor access and parking	4513 SF
2th, 3th and 4th floor Hotel suites	1773 SF
5th floor office	1595 SF
Total occupant load	(total 25 persons)
Hotel	6
Office	6
Parking provided	94 spaces (required 12)
Bldg. height provided	50'-0"
Provided landscaped areas	4272 SF (2216 at ground + 2106 at roof-terrace)
Lot Coverage	
Allowed 70% of lot:	5975 SF
Provided 53%	4519 SF

#### END OF PROJECT DESCRIPTION

Thank you for your attention,  
Sincerely,

#### **VEE**architecture corp

VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC

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Miami-Dade County Public Schools #6618331

Miami-Dade County Community Business Enterprise

CBE cat.14 Architecture

CBE cat.18 Architectural construction management

CBE cat. 4(4-02) Aviation systems



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December 26th-2016

To:  
Mss. Karina da Luz  
Planning & Development Services Administrator  
City of Hollywood  
2600 Hollywood Blvd  
P.O. Box 229045  
Hollywood, FL 33022-9045

REF: **THE BLUE BUILDING DESIGN CRITERIA**  
324 Minnesota Street  
Hollywood, Fla. 33019

Dear Mss. Karina da Luz:

This letter serves to request the review and approval by the Development Review Board (DRB) on the referenced project located within the Community Redevelopment Area and for the special exception of the excess of parking active requirement, to be reviewed based on the responses to the established Design criteria and as follows:

## DESIGN REVIEW CRITERIA

Design review encompasses the examination of Architectural drawings for consistency with the General criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety and function of the structure in relation to the site, adjacent structures and surrounding community

**General Criteria:**

**(a)**

As stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

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

**Response:**

The proposed design is contemporary, employing architectural elements to create depth with textures and colors to establish difference in massing of the façade. Materials and architectural details include large windows and doors, faux balconies, and various shades of blue lending itself to being structure easily identifiable as a landmark and for wayfinding. On the ground floor, prominent entrance to the building lobby is proposed and designed to promote unrestricted pedestrian movement and connectivity to and from the site and neighboring properties.

**(b)**

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

**Response:**

The proposed design is contemporary featuring simple rectilinear forms. The proposed design elements, detailing, and color pallet are consistent with the desired character of Central Beach. The surrounding neighborhood consists primarily of modest motel/hotel and condominiums of varying sizes, styles and materials. The project's massing, scale, rhythm, and architectural elements are compatible with the envisioned development in Hollywood's Central Beach area.

The proposed design supports the Hollywood Beach CRA Master Plan strategy to create pedestrian friendly streets by *distinguishing and enhancing the visitor experience of the Beach*. Therefore, the proposed design is compatible with both the building pattern and characteristics of the surrounding neighborhood.

**(c)**

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

**Response:**

The project proposes a five-story building at 50-feet, 62-feet including permitted vertical projections. The building mass reflects a simple composition of basic architectural elements and detailing. Street-facing facades are articulated with large windows, accented geometric elements that create depth, and a unique color palette. Other exterior building materials include smooth stucco and various metal elements.

(d)

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

**Response:**

As stated by the Applicant, this project is based on the principle "to establish Hollywood Beach as an economically and environmentally sustainable community." The requested Variance comes as a result provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted.

Due to site constraints, limited landscape material is proposed at the ground floor; however, Owners are proposing a green roof system, which will alleviate in the heat island effect and may provide habitat for local wildlife. The landscape design enhances the design of the buildings while adding visual appeal to the neighborhood. The CRA has improved Minnesota Street; on which the landscape island is being relocated and enlarged which a coconut palm is remaining. Ultimately, all landscape plans shall be in accordance with the Landscape Manual and in a form acceptable to the City's Landscape Architect.

**END OF RESPONSES**

With great respect to the members of the Development Review Board (DRB) and the criteria used for the requested approval and based on my responsive support description of all pertinent issues to this project, I remain confident to receive your fair and balanced decision that will allow the continuation with the development of this project.

Thank you for your attention,  
Sincerely,



**VEE architecture corp**

VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC

A R C H I T E C T

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THE BLUE BUILDING  
Development Review Board  
Encroachment into Front Yard variance request  
Page 1 of 3

# VEEarchitecture corp.

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Miami-Dade County Public Schools #8518331

Miami-Dade County Community Business Enterprise

CBE cat. 14 Architecture

CBE cat. 18 Architectural construction management

CBE cat. 4(4-02) Aviation systems



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December 26th-2016

To:

Mss. Karina da Luz  
Planning & Development Services Administrator  
City of Hollywood  
2600 Hollywood Blvd  
P.O. Box 229045  
Hollywood, FL 33022-9045

REF: **THE BLUE BUILDING ENCROACHMENT INTO FRONT YARD VARIANCE**  
324 Minnesota Street  
Hollywood, Fla. 33019

Dear Mss. Karina da Luz:

This letter serves to request the review and approval by the Development Review Board (DRB) on the referenced project located within the Community Redevelopment Area and for the special exception of the excess of parking active requirement, to be reviewed based on the responses to the established Design criteria and as follows:

## DESIGN REVIEW CRITERIA

Design review encompasses the examination of Architectural drawings for consistency with the General criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety and function of the structure in relation to the site, adjacent structures and surrounding community

**Variances General Criteria:**

The Architectural style of the Building, accessory structures and Landscaping shall be evaluated in terms of the Petitioner showing compliance with Variance Criteria sections (a) through (d) or criteria (e) is established and as follows:

**(a)**

That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City

**Response:**

The intent of setback regulations is to ensure adequate buffers are provided; protecting both, the subject site and adjacent properties. In this case, the Variance requested to reduce the required cross street tower setback from 10-feet to provide 8-feet to allow a variance of 2-feet will allow the Owners to provide sufficient interior space and meet Florida Building Code requirements for accessibility for the stairways, hallways and elevator shaft. While the Owners are combining two lots for the proposed development, limited area for development exists. In fact, Article 4.6.I., make exceptions for sites of this limited size to setbacks. Unfortunately, due to limitations of the site and the Owners ability to make full and reasonable use of the property, which includes the automated parking system, 6-room hotel and the approximate 1700 square feet of office space, encroachment into the required cross street setback is necessary.

**(b)**

That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community

**Response:**

The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums. The two existing, one-story multiple-family buildings on-site do not meet setback requirements. Additionally, this area was developed prior to the existing zoning regulations; therefore, a number of properties located within this neighborhood have setbacks less than to that being requested. As such, the requested Variance proposes a setback similar to that of the existing pattern of development along Minnesota Street.

Moreover, redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and business; thus, achieving the desired reinvestment into properties located on the barrier island.

**(c)**

That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive plan as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City

**Response:**

The goal of the Land Use Element is to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property. The requested Variance will allow the property owners to build an economically feasible and environmentally sustainable development while taking into

consideration the surrounding uses and maintaining the basic intent of the regulations. The proposed development will enhance the appearance of the neighborhood and that of surrounding community; as well as improve the community; thus, furthering the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

**(d)**

That the need for the requested variance is not economically based or self-imposed

**Response:**

This request is derived from the Applicant's desire to provide appropriate hallways, stairways and elevator area for this type of development. As stated by the Applicant, this project is based on the principle "to establish Hollywood Beach as an economically and environmentally sustainable community." The requested Variance comes as a result provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted. The Owner purports, "It is about producing a product that is an asset to the City and that will encourage other developers to invest in this Community."

**(e)**

That the Variance is necessary to comply with the State or Federal law and is the minimum Variance necessary to comply with the applicable law

**Response:**

Not applicable

**END OF RESPONSES**

With great respect to the members of the Development Review Board (DRB) and the criteria used for the requested approval and based on my responsive support description of all pertinent issues to this project, I remain confident to receive your fair and balanced decision that will allow the continuation with the development of this project.

Thank you for your attention,  
Sincerely,



**VEE architecture corp**

VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC

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THE BLUE BUILDING  
Development Review Board  
Side yard variance request  
Page 1 of 3

# VEEarchitecture corp.

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CBE cat.14 Architecture  
CBE cat.18 Architectural construction management  
CBE cat. 4(4-02) Aviation systems



Member of  
The American  
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December 26th-2016

To:  
Mss. Karina da Luz  
Planning & Development Services Administrator  
City of Hollywood  
2600 Hollywood Blvd  
P.O. Box 229045  
Hollywood, FL 33022-9045

REF: **THE BLUE BUILDING SIDE YARD VARIANCE REQUEST**  
324 Minnesota Street  
Hollywood, Fla. 33019

Dear Mss. Karina da Luz:

This letter serves to request the review and approval by the Development Review Board (DRB) on the referenced project located within the Community Redevelopment Area and for the special exception of the excess of parking active requirement, to be reviewed based on the responses to the established Design criteria and as follows:

## DESIGN REVIEW CRITERIA

Design review encompasses the examination of Architectural drawings for consistency with the General criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety and function of the structure in relation to the site, adjacent structures and surrounding community

**Variances General Criteria:**

The Architectural style of the Building, accessory structures and Landscaping shall be evaluated in terms of the Petitioner showing compliance with Variance Criteria sections (a) through (d) or criteria (e) is established and as follows:

**(a)**

That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City

**Response:**

The intent of setback regulations is to ensure adequate buffers are provided; protecting both, the subject site and adjacent properties. In this case, the Variance requested to waive the required minimum side yard setback for decks, 3-feet, will inhibit the Owners ability to provide adequate accessible routes on-site for both site users and for rescue personnel. In addition, districts on the beach do not have a minimum open space requirement in the City's Zoning and Land Development Regulations; therefore, waiving the setback shall not affect the site development adversely. Through Staff review, the Engineering Division has determined adequate on-site retention shall be provided by the proposed development.

**(b)**

That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community

**Response:**

The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums. The two existing, one-story multiple-family buildings on-site do not meet setback requirements. Additionally, this area was developed prior to the existing zoning regulations; therefore, a number of properties located within this neighborhood have setbacks similar to that being requested.

Redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and business; thus, achieving the desired reinvestment into properties located on the barrier island. The overall design intent by the Architect is of current modernistic appearance representing the young City of Hollywood Municipality redevelopment efforts and to attract a diversified and new rejuvenated business to the area

**(c)**

That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive plan as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City

**Response:**

The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The requested Variance will allow the property owners to build an economically feasible and environmentally sustainable development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. This

proposed development will enhance the appearance of the site and that of surrounding areas; as well as improve the community; thus, upholding the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

(d)

That the need for the requested variance is not economically based or self-imposed

**Response:**

As stated by the Applicant, this project is based on the principle "to establish Hollywood Beach as an economically and environmentally sustainable community." The requested Variance comes as a result provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted.

(e)

That the Variance is necessary to comply with the State or Federal law and is the minimum Variance necessary to comply with the applicable law

**Response:**

Not applicable

**END OF RESPONSES**

With great respect to the members of the Development Review Board (DRB) and the criteria used for the requested approval and based on my responsive support description of all pertinent issues to this project, I remain confident to receive your fair and balanced decision that will allow the continuation with the development of this project.

Thank you for your attention,  
Sincerely,



**VEE architecture corp**

VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC

A R C H I T E C T

1111 Park Centre Blvd, Suite 105-B

Miami Gardens, Fla. 33169

Ph: 305-625-0007 cell: 786-229-1318

victor@veearch.com www.veearch.com

THE BLUE BUILDING  
Development Review Board  
Street curb-cut variance request  
Page 1 of 4

# VEEarchitecture corp.

VICTOR ELIAS EISENSTEIN, AIA, RA, USGBC  
A R C H I T E C T

Project management, Planning, Quality Control, Residential, Commercial, Hotel, Bar, Restaurant, Retail, Healthcare  
[www.veearch.com](http://www.veearch.com)

State of Florida business license AA26001709  
State of Florida registered Architect AR92121

1111 Park Centre Blvd. suite 105-B, Miami Gardens, Fla. 33189 ph:305-625-0007 cell:786-229-1318 [victor@veearch.com](mailto:victor@veearch.com)

## Professional registrations

The council of Engineers and Architects of the State of Israel.- #41149  
The National Board of Architects of the Republic of Colombia.- #1258  
The DBPR State of Florida, Board of Architecture.- #AR92121  
State of Florida Business License #AA26001709  
Miami-Dade County Small Business Development #12911  
Miami-Dade County Public Schools #6518331  
Miami-Dade County Community Business Enterprise  
CBE cat.14 Architecture  
CBE cat.18 Architectural construction management  
CBE cat. 4(4-02) Aviation systems



Member of  
The American  
Institute of Architects



December 26th-2016

To:

Mss. Karina da Luz  
Planning & Development Services Administrator  
City of Hollywood  
2600 Hollywood Blvd  
P.O. Box 229045  
Hollywood, FL 33022-9045

REF: **THE BLUE BUILDING STREET CURB-CUT VARIANCE REQUEST**  
324 Minnesota Street  
Hollywood, Fla. 33019

Dear Mss. Karina da Luz:

This letter serves to request the review and approval by the Development Review Board (DRB) on the referenced project located within the Community Redevelopment Area and for the special exception of the excess of parking active requirement, to be reviewed based on the responses to the established Design criteria and as follows:

## DESIGN REVIEW CRITERIA

Design review encompasses the examination of Architectural drawings for consistency with the General criteria all of which is approved by the Board with regard to the aesthetics, appearances, safety and function of the structure in relation to the site, adjacent structures and surrounding community

**Variances General Criteria:**

The Architectural style of the Building, accessory structures and Landscaping shall be evaluated in terms of the Petitioner showing compliance with Variance Criteria sections (a) through (d) or criteria (e) is established and as follows:

**(a)**

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City

**Response:**

The basic intent of the Section 155.08 of the City's Code of Ordinances, entitled "Curb Cuts," is to limit the disturbances to traffic flow on main thoroughfares as well as to maintain public safety, particularly, pedestrians. In this case, Property is accessed from a local road on which traffic is minimal compared to collector and arterial thoroughfares which the subject regulation is more appropriate applied. The automated parking system proposed will provide additional parking spaces which will sate the much-needed parking demand on the barrier island that is resulting from CRA driven right-of-way improvements that are eliminating nonconforming parking stalls, dense new development, and a booming economy. Due to site constraints and requirements of the City's Zoning and Land Development Regulations, Code of Ordinances and the Florida Building Code, waiving of the required curb-cut has been requested in order to accommodate pick-up and drop-off areas for vehicles as well as a standard and accessible entrance to the building's lobby.

**(b)**

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

**Response:**

As mentioned previously, new development regulations were established creating a maximum amount of parking spaces allowed for residential and motel/hotel uses. The intent of the regulations is to protect the character of the Beach so as to not inundate the area with excessive at-grade parking lots. Parking will be maintained on-site wholly enclosed within the building; however, adequate area for standard parking stalls and an accessible parking stall is required for a drop-off and pick-up area whilst providing an accessible entrance to the building's lobby as well. Due to site constraints, a variance is necessitated. In addition, the pattern of development along Minnesota is comprised of primarily on-street parking, where no parking is provided for uses located on the block. As such, the requested Variance is compatible with surrounding uses and is not detrimental to the community.

**(c)**

That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

**Response:**

The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property owners to build an economically feasible development while taking into consideration the surrounding uses, upholding public interest of the neighboring properties and the surrounding community, and meet the basic intent of local and state development regulations. The subject currently contains two, one-story antiquated multiple-family buildings which provide no off-street parking. Development of Property will enhance the appearance of the site, the surrounding areas, as well as improve the community.

**(d)**

That the need for requested Variance is not economically based or self-imposed

**Response:**

This request is derived from the Applicant's desire to provide appropriate parking for this type of development. Typically, Zoning and Land Development Regulations require a minimum amount of parking for any use; however, the project is located within the Beach CRA and the Beach CRA Master Plan gives careful consideration to recommendations for appropriate amounts of parking in each area of the beach. In order to accommodate the needs of the surrounding community, the automated parking system will require two access points, one for drop-off and one for pick-up of vehicles stored on-site.

The requested Variance is not economically based. As stated by the Applicant, "the requested Variance will actually add expense to the overall cost of the project, and as such it is not economically based." It is about producing a development that is compatible with the land development regulations of the City's Code of Ordinances and engineering standards whilst remaining an asset to the neighborhood and surrounding community that will encourage other developers to invest in the Central Beach area

**(e)**

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

**Response:**

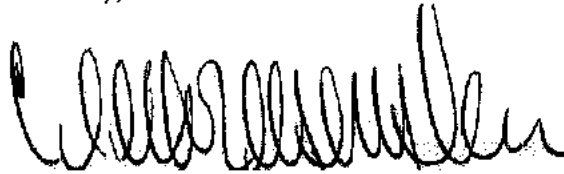
Not applicable

**END OF RESPONSES**

THE BLUE BUILDING  
Development Review Board  
Street curb-cut variance request  
Page 4 of 4

With great respect to the members of the Development Review Board (DRB) and the criteria used for the requested approval and based on my responsive support description of all pertinent issues to this project, I remain confident to receive your fair and balanced decision that will allow the continuation with the development of this project.

Thank you for your attention,  
Sincerely,



**VEE architecture corp**

VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC

A R C H I T E C T

1111 Park Centre Blvd, Suite 105-B

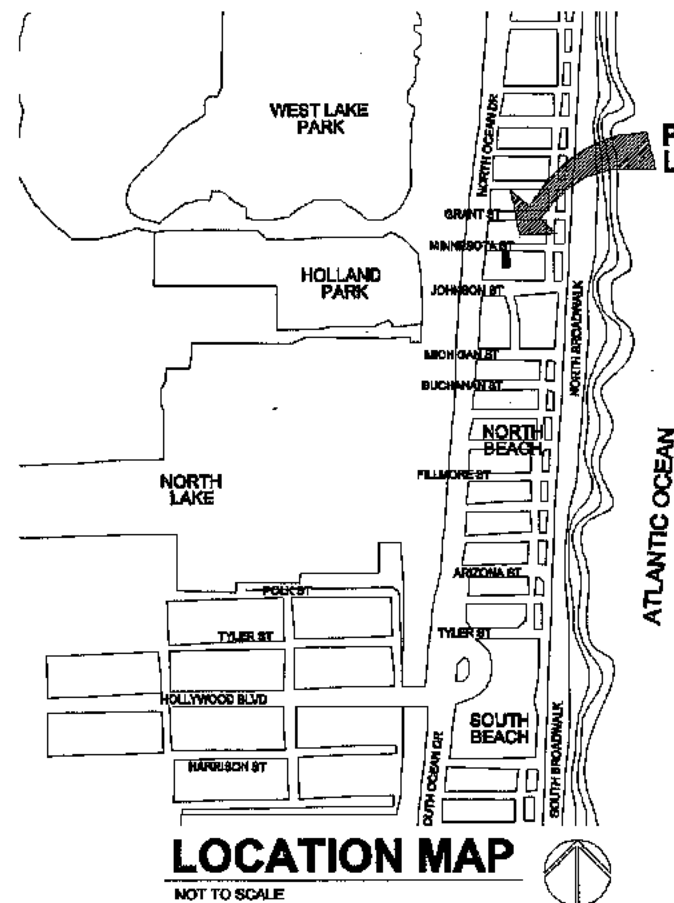
Miami Gardens, Fla. 33169

Ph: 305-625-0007 cell: 786-229-1318

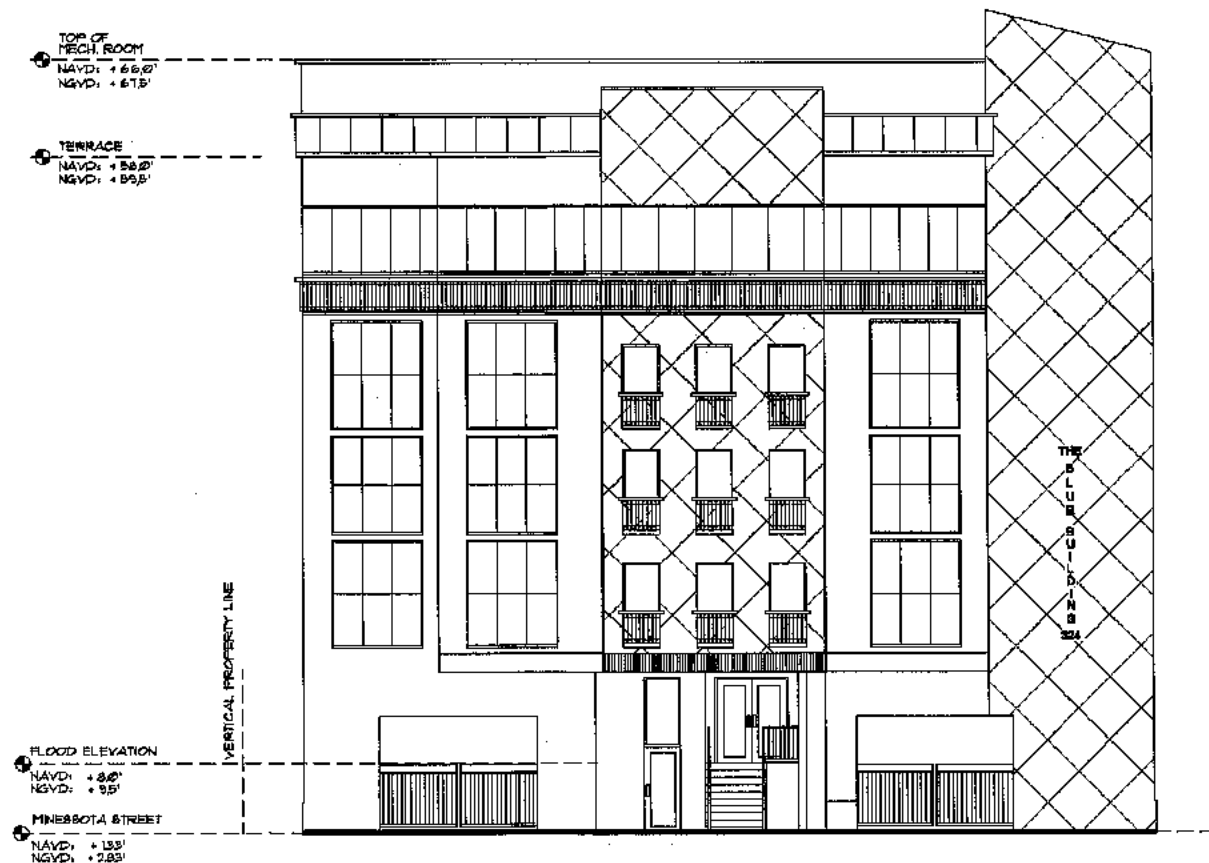
[victor@veearch.com](mailto:victor@veearch.com) [www.veearch.com](http://www.veearch.com)

# The Blue Building

## Executive Hotel Suite and Office



PROPERTY  
LOCATION



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- A-02** PROJECT CODE COMPLIANCE  
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- A-1** PROJECT GENERAL DESCRIPTION  
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- L-1** TERRACE FLOOR PLAN  
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#### VARIANCES

- ENCROACHMENT OF 2 FEET INTO THE FRONT YARD
- WEST SIDE ACCESS TO BUILDING FROM THE 5'-0" WIDE SIDE-YARD FEATURING A PAVED SERVICE PASSAGE
- STREET CURB-CUT EXCEEDS 30% OF LOT FRONTAGE

### LIST OF CONTACTS

#### ARCHITECT OF RECORD

**VEE ARCHITECTURE CORP**  
VICTOR ELIAS EISENSTEIN, AIA, RA, USGBC  
1111 PARK CENTRE BLVD.  
SUITE 105-B  
MIAMI GARDENS, FLA. 33169  
OFFICE: 305-825-0807  
CELL: 786-229-1318  
VICTOR@VEEARCH.COM

#### OWNER

**DR. AYLEE HALLAK**  
101 NE 462 STREET  
NORTH MIAMI BEACH, FLA. 33162  
AYLEE@HALLAK@HOTMAIL.COM

#### MECHANICAL ENGINEER

**CT. ENGINEERING INC**  
CARLOS TILLAN, P.E.  
11214 SW 158 PLACE  
MIAMI, FLA. 33196  
305-527-9041  
TILLAN@YAHOO.COM

#### STRUCTURAL ENGINEER

**ASD CONSULTANT ENGINEERING**  
FERNANDO AZCUE, PE  
7328 SW 142 PLACE  
MIAMI, FLA. 33177  
786-531-8883  
FAZCUE@ASDCONSENG.COM

#### LANDSCAPE ARCHITECT

**BOTANICAL VISIONS INC.**  
WILLIAM REEVE  
4851 NORTH EDGE HIGHWAY  
BOCA RATON, FLA. 33491  
561-381-8877  
954-283-6794 CELL  
WREEVE@BOTANICALVISIONS.COM

#### CIVIL ENGINEER

**HSQ GROUP INC.**  
NOUR SHEHADEH, PE  
JAY HUEBNER, PE  
1488 W. PALMETTO PARK ROAD  
SUITE 340  
BOCA RATON, FLA. 33486  
561-392-6221  
NOUR@HSQGROUP.NET  
JAY@HSQGROUP.NET

#### CITY OF HOLLYWOOD, FLA

**CITY HALL**  
2800 HOLLYWOOD BLVD.  
SUITE 330  
HOLLYWOOD, FLA. 33060  
BLDGINFO@HOLLYWOODFL.ORG

WATER SERVICE 954-821-3341  
REQUEST INSPECTION 954-821-3335  
PUBLIC WORKS 954-867-4826  
FIRE RESCUE 954-867-4248  
POLICE 954-867-4867  
911 EMERGENCY

# VEE

VICTOR ELIAS EISENSTEIN, AIA  
ARCHITECT  
1111 PARK CENTRE BLVD. #105-B  
MIAMI GARDENS, FLA. 33169  
OFFICE: 305-825-0807 CELL: 786-229-1318



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

**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:

TAC & PDB

SUBMITTAL:  
DEVELOPMENT  
BOARD  
SUBMITTAL

SCALE: AS INDICATED

DATE: 12-21-2016

PROJECT NO:

DRAWN BY: NATALIE P. CHECKED BY: VEE

PAGE No:

# A-CP



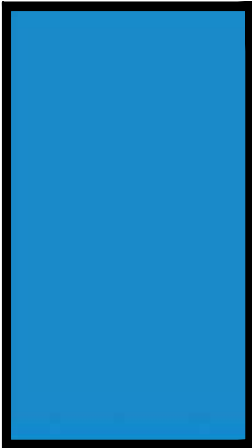




# THE BLUE BUILDING COLOR PALETTE

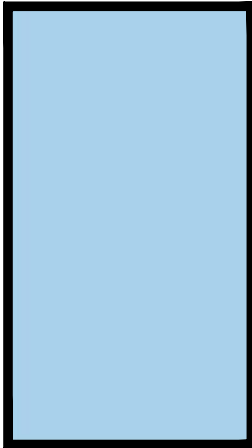
ALL COLOR PAINT, EXTERIOR USE MANUFACTURED BY "SHERWIN WILLIAMS"

CONCRETE STRUCTURE CLADDED WITH  
REFLECTIVE ALUMINUM PANELS COLOR  
SW-6958 DYNAMIC BLUE.- PANTONE PMS 293



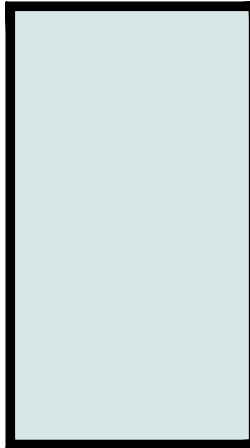
**SW-6958  
DYNAMIC BLUE**

TEXTURED STUCCO SURFACE FINISH.- SW-6793  
BLUE BELL.- PANTONE PMS 292



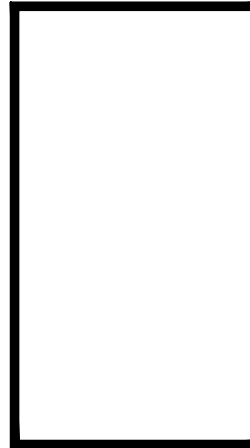
**SW-6793  
BLUEBELL**

SMOOTH STUCCO SURFACE FINISH.- SW-6791  
LAUREN'S SURPRISE.- PANTONE PMS 290



**SW-6791  
LAUREN'S SURPRISE**

SMOOTH STUCCO SURFACE FINISH.- SW-7006  
EXTRA WHITE



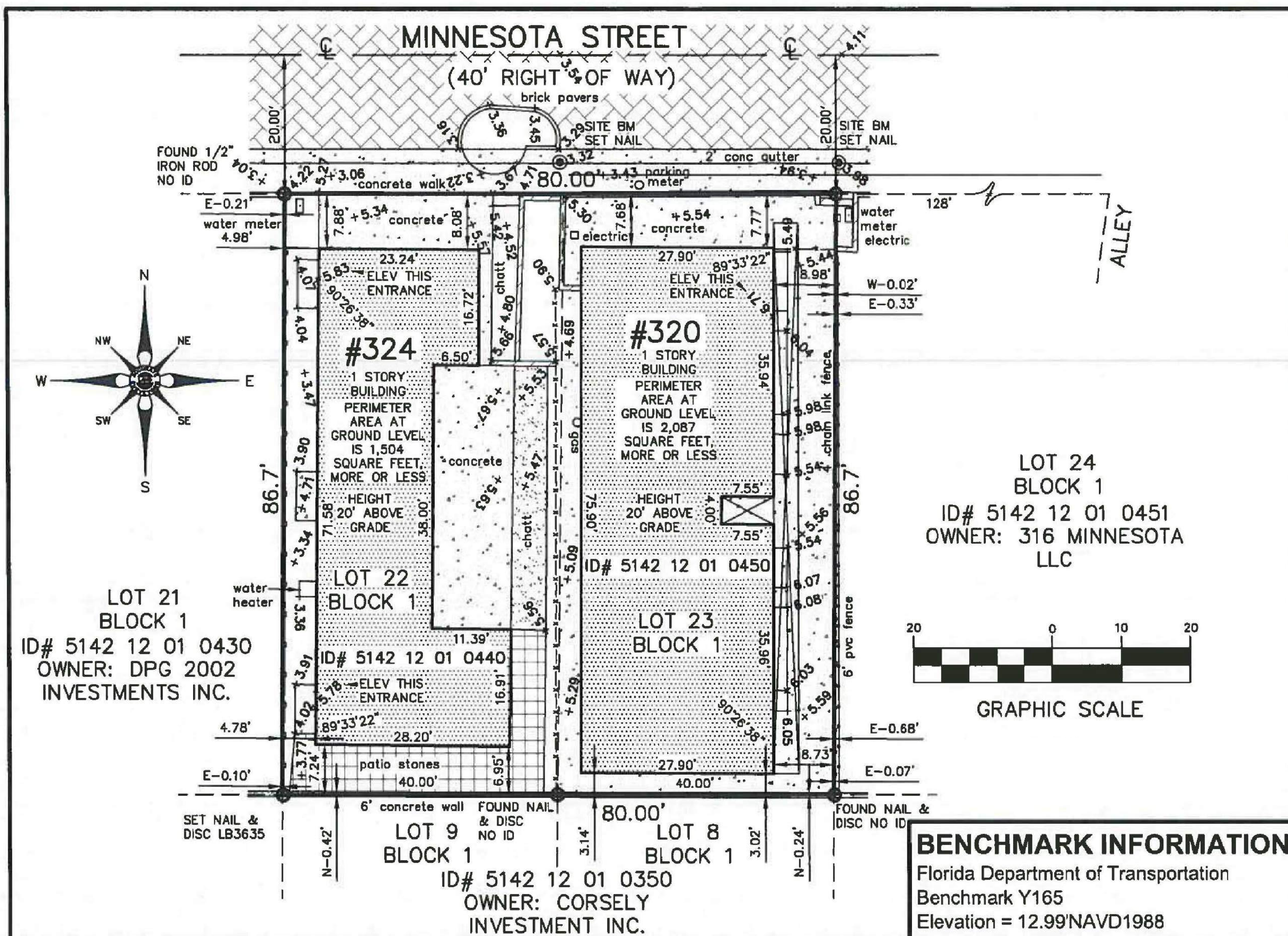
**SW-7006  
EXTRA WHITE**

ALUMINUM GRILL SW-7075 WEB GRAY  
PANTONE PMS 431



**SW-7075  
WEB GREY**





**STREET ADDRESS:**  
320 & 324 Minnesota Street, Hollywood, Florida 33019

**LEGAL DESCRIPTION:**  
Lots 22 and 23, Block 1, HOLLYWOOD BEACH FIRST ADDITION, according to the Plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Broward County, Florida.

**FLOOD INFORMATION:**  
Community name and number: Hollywood 125113  
Map and panel number: 12011C0588H  
Panel date: 08-18-14  
Index date: 08-18-14  
Flood zone: "AE"  
Base flood elevation: 7'NAVD1988

- NOTES:**
1. Unless otherwise noted field measurements are in agreement with record measurements.
  2. Bearings shown hereon are based on a bearing of N/A.
  3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
  4. Ownership of fences and walls if any are not determined.
  5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
  6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
  7. This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.
  8. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Town and Country Title Guaranty of Hollywood, Ownership and Encumbrance Reports File No. 320 MINNESOTA STREET, effective August 4, 2016 at 5:18 pm., and File No. 324 MINNESOTA, effective August 28, 2014.
  9. Perimeter area of the subject property is 6,935 square feet, more or less.

DATE OF SURVEY 08-22-16	DRAWN BY MLW	CHECKED BY MLW	FIELD BOOK ALS-SU-16-2746	GRAPHIC SCALE	SKETCH NUMBER SU-16-2746
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**PROPERTY LEGAL DESCRIPTION**

LOT 23, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.-

PROPERTY ADDRESS:  
320 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

PROPERTY OWNER:  
MARILYN GALLEG0

**PROPERTY LEGAL DESCRIPTION**

LOT 22, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.-

PROPERTY ADDRESS:  
324 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

PROPERTY OWNER:  
DR. AYLEE HALLAK  
101 NE. 162 STREET, MIAMI, FLA. 33162



**KNOWN EASEMENTS:**  
None.

**OBSERVED ENCROACHMENTS:**  
Concrete in road right of way along the North boundary.

**CERTIFY TO:**  
Marilyn Gallego  
Aylee Hallak

**CERTIFICATION:**  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 7b1, 8, 9, 11, 13, 14 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

**LEGEND OF ABBREVIATIONS:**

N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
ELEV.	=	ELEVATION
B.M.	=	BENCHMARK
+7.00'	=	ELEVATIONS BASED ON N.A.V.D.
A/C	=	AIR CONDITIONER
CHATT.	=	CHATTAHOOCHEE
F.P.L.	=	FLORIDA POWER & LIGHT
B.C.R.	=	BROWARD COUNTY RECORDS
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
C/L	=	CENTERLINE

**VEE**  
VICTOR ELIAS EISENSTEIN, AIA  
ARCHITECT

BY THE STATE OF FLORIDA, BOARD OF ARCHITECTURE  
PROJECT MANAGEMENT, PLANNING, QUALITY CONTROL

VICTOR@VEEARCH.COM  
1111 PARK CENTRE BLVD #105-B  
MIAMI GARDENS, FLA. 33168  
office: 305-625-0067 cell: 786-225-1318

STATE OF FLORIDA  
VICTOR ELIAS EISENSTEIN, AIA  
REGISTERED ARCHITECT  
AR 92121

STATE OF FLORIDA  
VICTOR ELIAS EISENSTEIN, AIA  
REGISTERED ARCHITECT  
AR 41149

STATE OF FLORIDA  
VICTOR ELIAS EISENSTEIN, AIA  
REGISTERED ARCHITECT  
AR 01258

SEAL: VICTOR ELIAS EISENSTEIN, AIA AR 92121

**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:  
**TAC & PDB**

SUBMITTAL:  
**DEVELOPMENT BOARD SUBMITTAL**

SCALE:  
AS INDICATED

DATE:  
12-27-2016

PROJECT No:

DRAWN BY:  
NATALIE P.

CHECKED BY:  
VEE

PAGE No:

**A-0**



## SCHEDULE OF AREAS

LOCATION	320-324 MINNESOTA STREET HOLLYWOOD, FLA. 33019
ZONING	BRT-25-C
LOT AREA	6,936 SF. 20'-0" FRONT x 26'-9" DEEP = 0.1592 ACRES 1,600 SF. 20'-0" FRONT x 20'-0" DEEP = 0.1592 ACRES
GROSS:	8,536 SF. 0.1959 ACRES
NET:	6,936 SF. 0.1592 ACRES

LAND USE GENERAL BUSINESS

### ALLOWABLE USES

RETAIL  
COMMERCIAL EXCEPT JET-SKIES  
BED AND BREAKFAST  
RESTAURANT  
BOAT RENTAL  
HOTEL  
50 UNITS PER ACRE = 0.1959 X 50 = 9.79 UNITS  
SUITES AREA MIN 250 SF MAX 450 SF  
PROVIDED ----- 6 SUITS  
SUITE TYPE 'A' = 340 SF  
SUITE TYPE 'B' = 251 SF  
3 FLOORS X 591 SF ----- 1,773 SF  
OFFICE  
PROVIDED ----- 1,892 SF

### LOT COVERAGE

ALLOWED MAX. 10% OF LOT AREA	5,975 SF
PROVIDED 52.34% LESS THAN 10%	4,519 SF

### VOLUME OF CONSTRUCTION

GROUND FLOOR	
COMMON AREAS	828 SF
SKY-TOWER PARKING	3,685
LANDSCAPED	2,423
SUB-TOTAL	6,936 SF

SECOND FLOOR	
HOTEL COMMON AREAS	591 636
SUB-TOTAL	1,227 SF

THIRD FLOOR	
HOTEL COMMON AREAS	591 684
SUB-TOTAL	1,275 SF

FOURTH FLOOR	
HOTEL COMMON AREAS	591 684
SUB-TOTAL	1,275 SF

FIFTH FLOOR	
OFFICE COMMON AREAS	1,595 393
SUB-TOTAL	1,988 SF

CONSTRUCTION TOTAL AREAS	12,701 SF
-----------------------------	-----------

TOTAL NET RENTAL AREAS	
HOTEL	1,773
OFFICE SPACE	1,595
TOTAL NET RENTAL	3,368 SF

### BUILDING SET-BACKS

	REQUIRED	PROVIDED
FRONT	10'-0"	10'-0"
REAR	5'-0"	5'-0"
SIDE	5'-0"	5'-0"

### BUILDING HEIGHT

ALLOWED	50'-0" NORTH OF TYLER STREET
PROVIDED	50'-0"

### GREEN AREA CALCULATIONS

GROUND FLOOR UNPERVIOUS AREAS:	4,720 SF	68.05 %
GROUND FLOOR PERVIOUS AREAS:	2,216	31.95 %

TOTAL AREA OF LOT:	6,936 SF	100 %
--------------------	----------	-------

### LANDSCAPE PROVIDED

AT GROUND FLOOR	2,216 SF	31.94 %
AT TERRACE PLANTERS	716	10.32
AT ROOF	1,390	19.31

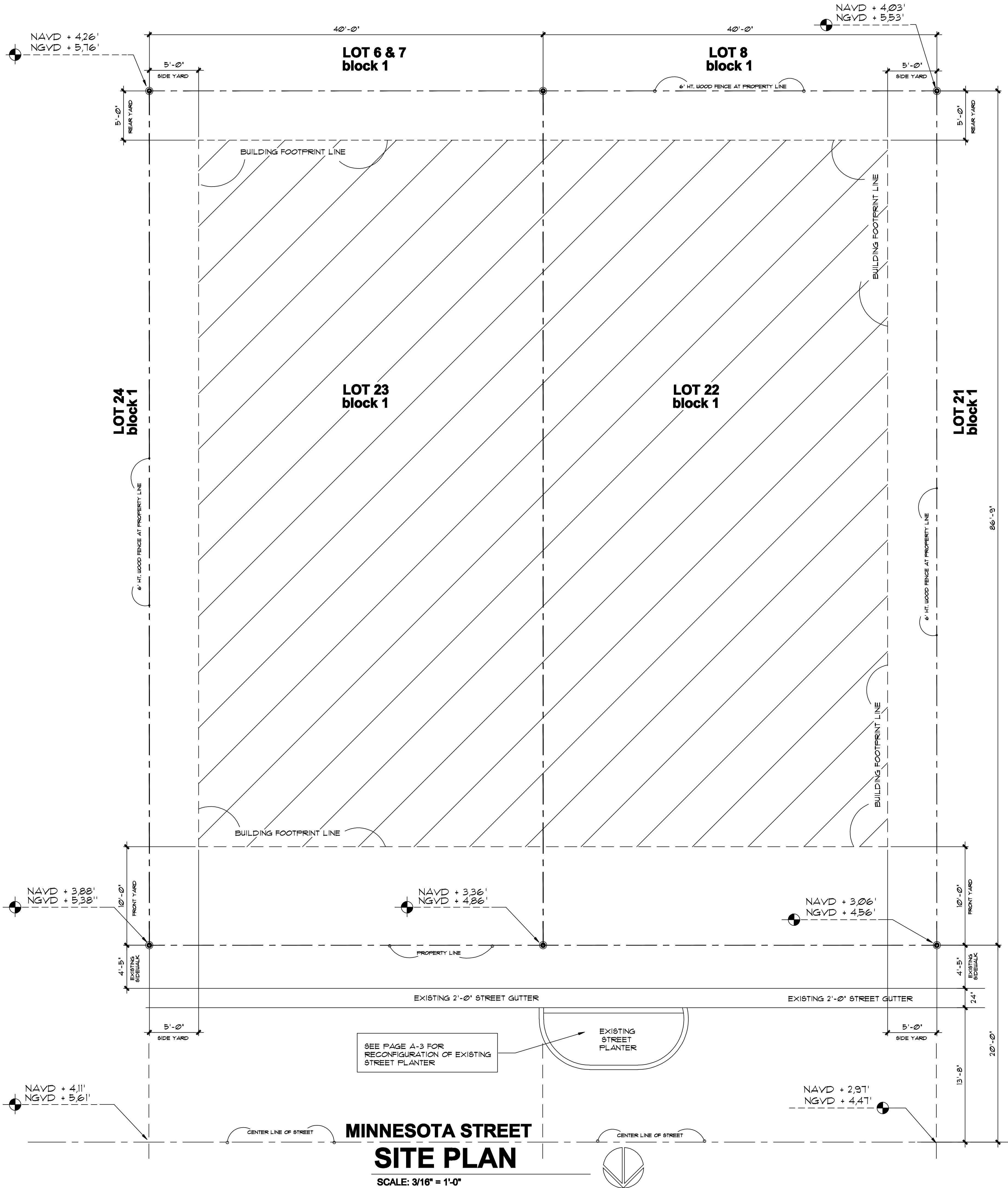
PARKING	4,272 SF	61.59 %
---------	----------	---------

HOTEL REQUIRED  
EACH UNIT = 1 SPACE REQUIRED  
TOTAL UNITS = 6  
TOTAL RQD = 6

OFFICE REQUIRED 1,595 SF  
1 EACH 250 SF NET RENTAL AREA  
RENTAL AREA:  
TOTAL RQD = 6

TOTAL PARKING REQUIRED ----- 12

PARKING PROVIDED  
AT SKY-PARKING ROBOT ----- 34  
AUTOMATED SYSTEM

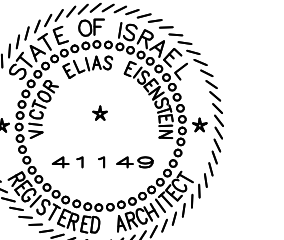
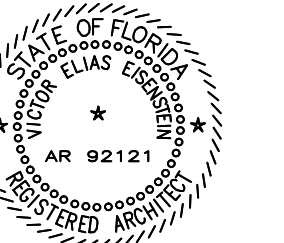


# VEE

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**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:  
**TAC & PDB**

SUBMITTAL:  
**DEVELOPMENT  
BOARD  
SUBMITTAL**

SCALE:  
AS INDICATED

DATE:  
12-27-2016

PROJECT No:

DRAWN BY:  
NATALIE P.

CHECKED BY:  
VEE

PAGE No:

# A-01

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PROJECT CODE COMPLIANCE

OCCUPANCY CLASSIFICATION

HOTEL GROUP R-1  
OFFICE GROUP B

BUILDING CONSTRUCTION TYPE: 2014 FBC TABLE 601  
TYPE I NON-COMBUSTIBLE CONCRETE SUPPORT STRUCTURE AND CONCRETE ROOF, FIRE PROTECTED, FULLY SPRINKLERED WITH FIRE ALARM AND SMOKE DETECTORS

AREA SEPARATION  
BETWEEN MOTEL AND OFFICE USE  
FIRE-RATE SEPARATION REQUIRED: 1 HOUR  
PROVIDED 2 HOURS

PARKING STRUCTURE CONSTRUCTION TYPE  
TYPE I NON-COMBUSTIBLE METAL AND CONCRETE STRUCTURE, FIRE PROTECTED, FULLY SPRINKLERED WITH FIRE ALARM, SMOKE DETECTORS AND SMOKE EVACUATION SYSTEM

AREA SEPARATION  
BETWEEN PARKING STRUCTURE AND BUILDING  
FIRE-RATE SEPARATION REQUIRED: 2 HOURS  
PROVIDED 2 HOURS

FIRE SEPARATION BETWEEN BUILDINGS

MAX AREA OF EXTERIOR WALL OPENINGS FIRE SEPARATION DISTANCE BETWEEN BUILDINGS  
2014 FBC, CHAPTER 7 TABLE 705-B  
DISTANCE BETWEEN BLDGS  
AREA OF LARGEST EXTERIOR WALL: 4298 SF  
10 TO LESS OF 15 FEET UNPROTECTED-SPRINKLERED 45%  
ALLOWED OPEN AREA ON EXTERIOR WALL: 4298 SF X 45% = 1934 SF  
PROVIDED OPEN AREA ON EXTERIOR WALL: 691 SF

GOVERNING CODES  
2014 FLORIDA BUILDING CODE WITH SUPPLEMENTS  
2014 FLORIDA BUILDING CODE CHAPTER 11 ADA  
2010 NEC NATIONAL ELECTRIC CODE  
2012 IFPC FLORIDA FIRE PREVENTION CODE 101, 5TH EDITION  
2014 NFPA-101 LIFE SAFETY CODE  
CITY OF HOLLYWOOD, FLA. BUILDING CODE ORDINANCES

BLDG OCCUPANT LOAD  
HOTEL 1,173 SF  
200 SF PER OCCUPANT = 9  
OFFICE 1595 SF  
100 SF PER OCCUPANT = 16  
TOTAL 25 OCCUPANTS

MIN NUMBER OF EXITS RQRD

OCCUPANT LOAD 1 TO 500+  
OCCUPANT LOAD 501 TO 1000+  
OCCUPANT LOAD ABOVE 1000+

MEANS OF EGRESS  
EXITS REQUIRED  
EXITS PROVIDED

INTERIOR FINISHES 2014 FBC 803-1-1

CLASS	FLAME SPREAD INDEX
A	0 - 25
B	26 - 75
C	76 - 200

MAX FLAME SPREAD MATERIAL CLASS  
FOR GROUP OCCUPANCY R-1 AND B FOR A BLDG FIRE PROTECTED WITH AUTOMATIC SPRINKLERS AS FOLLOWS:  
2014 FBC TABLE 803-9

AREA	CLASS
EXIT ENCLOSURES AND PASSAGEWAYS	B
CORRIDORS	C
ROOMS AND ENCLOSED SPACES	C

FLOORS	CLASS	CRITICAL RADIANT FLUX
I		EXIT CORRIDORS AND EXITS NOT LESS THAN 0.45 W/CM2 ASSEMBLY: I-1 / I-2 / I-3
II		EXIT CORRIDORS AND EXITS NOT LESS THAN 0.22 W/CM2 BUT NO MORE THAN 0.45 W/CM2 ASSEMBLY: A / B / E / H / M / R-1 / R-2 / I-4 / 5

EXTERIOR ILLUMINATION  
EXTERIOR AMBER LIGHTING IS NOT TO EXCEED 0.5 FOOT-CANDELS IF ADJACENT TO RESIDENTIAL  
EXTERIOR ILLUMINATION TO COMPLY WITH CITY OF HOLLYWOOD TURTLE ORDINANCE 0-2011-01 AND SEC. 6-22-D-4-b-5

SIGNAGE

SIGNAGE IS TO BE SUBMITTED UNDER A SEPARATE PERMIT BY THE SIGNAGE CONTRACTOR  
SEE SIGNAGE CRITERIA AT PAGE A-9

CLOSED GARAGE

FBC 2014 SEC. 406-6  
MECHANICAL VENTILATION SHALL BE PROVIDED  
ENTIRE GARAGE SPACE IS AIR CONDITIONED PROVIDING DRY AIR  
ENCLOSED GARAGE SHALL BE EQUIPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM

GARBAGE HOLDING STATION DIMENSIONS:

11'-8" LONG X 4'-8" WIDE = 82.3 SF

DUMPSTER SIZE  
2'-0" WIDE X 3'-0" HT. X 6'-0" LONG  
= ONE CUBIC YARD = 202 GLS  
DUMPSTER ROOM CAPACITY  
3 CUBIC YARDS = 606 GLS

DUMPSTER ROOM IS AIR CONDITIONED  
AS PER CITY CODE AND ORDINANCES

VOLUME OF TRASH CALCULATION

OFFICE	1 Cu. YD EACH 10,000 SF PER DAY 10,000 / 1595 SF = 0.16 Cu.YD 0.16 X 5 DAYS = 0.80 Cu. YD PER WEEK
HOTEL	0.16 Cu. YD EACH ROOM PER WEEK 0.16 X 6 ROOMS = 0.96 Cu. YD PER WEEK
TOTAL	1.76 Cu. YD PER WEEK

DUMPSTER CAPACITY  
2 Cu. YD SERVICED ONE TIME PER WEEK = 2 Cu.YD

PROJECT CODE COMPLIANCE NPDES APPLICABLE TO PROPERTIES OVER ONE ACRE

THE CONSTRUCTION ACTIVITY ON THIS SITE IS REGULATED BY CITY CODE CHAPTER 54.- FAILURE TO MAINTAIN JOB-SITE EROSION AND SEDIMENTATION CONTROL IN ACCORDANCE WITH PERMIT CONDITIONS AND APPLICABLE REGULATIONS, MAY RESULT IN FINES UP TO \$900 PER DAY.-

PRIOR TO ISSUANCE OF BUILDING PERMIT, A STORM WATER POLLUTION PREVENTION PLAN, SUFFPP, SHALL BE REQUIRED.- THE SUFFPP MUST BE MAINTAINED AT THE JOB SITE AT ALL TIMES.- THE SUFFPP SHALL CONTAIN DETAILED DESCRIPTIONS OF STRUCTURE, PROCEEDURES, CONTACT NAMES AND OR CONTROL MEASURES DESIGNED TO REDUCE SEDIMENT AND STORM WATER RUNOFF

CONSTRUCTION SITES AND OPERATIONS SHALL BE REQUIRED TO MAINTAIN DURING AND AFTER ALL DEMOLITION, CONSTRUCTION, DEVELOPMENT, EXCAVATION, DEWATERING AND OR ALTERATION OPERATIONS, STRUCTURAL AND NON-STRUCTURAL, BEST MANAGEMENT PRACTICES - BMP - WITH THE INTENT TO REDUCE POLLUTANTS AND SEDIMENT IN STORMWATER RUNOFF

FOR ADDITIONAL INFORMATION REGARDING NPDES REGULATIONS PLEASE CONTACT

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
2600 BLAU ROAD, MS 2500  
TALLAHASSEE, FLA. 32399-2400  
850-245-1522  
WWW.DEF.STATE.FL.US/WATER

WINDOW AND DOOR ROUGH CLEAR OPENINGS

PASSAGE DOORWAYS SHALL HAVE A MIN. OF 32 INCHES WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP.  
2014 FBC 11-4-13-5  
DOOR CLEARANCE WIDTH NFPA-101 SEC. 7-2-1-1-2-2 FIG 7-2-1-1-2-3A

A STANDARD 34 INCHES DOOR PROVIDES AN ACCEPTABLE 32 INCHES CLEAR OPENING

DOORS MIN. WIDTH SHALL NOT APPLY TO DOOR OPENINGS THAT ARE NOT PART OF THE REQUIRED MEANS OF EGRESS IN GROUPS R-2 AND R-3 OCCUPANCIES  
2014 FBC 1008-1-1 EXCEPTION (1)  
ARCHITECTURAL DRAWINGS ARE INDICATING REQUIRED CLEAR WIDTH OPENING DIMENSIONS AT DOORS AND THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE DOOR ROUGH OPENINGS TO COMPLY WITH DOWRAY CLEAR PASSAGE AS PER 2014 FBC REQUIREMENTS.-

FLOOR PLANS DIMENSIONS DO NOT INCLUDE ANY REQUIRED ADDITIONAL ROUGH OPENINGS AT E.A. SIDE FOR DOOR OR WINDOW FRAMING.

CONTRACTOR SHALL VERIFY DISCREPANCIES WITH THE ARCHITECT.

LANDSCAPE AREAS

FOR LANDSCAPE PERVIOUS AREAS  
CALCULATION SEE PAGE A-14

ACCESSIBILITY NOTES

2014 FLORIDA BUILDING CODE CHAPTER 11 ESTABLISHES STANDARDS FOR ACCESSIBILITY TO PLACES OF PUBLIC ACCOMMODATION AND COMMERCIAL FACILITIES BY INDIVIDUALS WITH DISABILITIES.-

BUILDING ENTRANCE STAIRS IS ON THE ACCESSIBLE ROUTE WITH NO CHANGE IN LEVEL OF MORE THAN 1/2' ALONG ROUTE AND MAX LEVEL CHANGE OF 3/4' AT ENTRY DOORS AND THRESHOLDS IN COMPLIANCE WITH CODE AS PER THE USE OF AN ADA APPROVED CHAIR-LIFT MECHANICAL SYSTEM

ALL DOORS SHALL PROVIDE A CLEAR OPENING OF 32" WHEN DOOR IS OPEN 90 DEGREES.- A STANDARD 34 INCHES DOOR PROVIDES AN ACCEPTABLE NOMINAL 32 INCHES OPENING.-

LIGHT SWITCHES AND ELECTRICAL OUTLETS INSIDE THE REST-ROOMS ARE TO BE LOCATED NO HIGHER THAN 48' AND NO LOWER THAN 15' AFF.-

RESTROOMS SHALL BE PROVIDED WITH FIRE-RATED WOOD OR METAL REINFORCEMENTS INSIDE THE PARTITION WALLS TO ALLOW FOR THE INSTALLATION OF GRAB-BARS AROUND THE TOILET COMODE.- SUCH REINFORCEMENTS SHALL BE IN ACCORDANCE WITH THE DIRECTIVES GIVEN ON THE ILLUSTRATIONS AND IN COMPLIANCE WITH THE 2014 FLORIDA BUILDING CODE FOR MIN. STRUCTURAL RESISTANCE OF 250 LBS APPLIED ON ANY DIRECTION.-

GROUND FLOOR ACCESSIBLE PATH

SEE PAGE A-2 FOR DETAILED ACCESSIBLE PATH AT GROUND FLOOR

THRESHOLD INSPECTOR

THIS IS A THRESHOLD BUILDING AND SHALL COMPLY WITH SEC. 110-3-1 OF THE 2014 FBC.- THIS SECTION INCLUDES THE SUBMITTAL AND REVIEW OF A STRUCTURAL INSPECTION PLAN PRIOR TO BUILDING PERMIT ISSUANCE AND THE EMPLOYMENT OF A SPECIAL THRESHOLD INSPECTOR DURING CONSTRUCTION

ALL WOOD COMPONENTS OF THIS PROJECT SHALL BE FIRE RETARDANT COATED

GENERAL CONTRACTOR TO PROVIDE SUBMITTAL TO THE ARCHITECT ON ALL DOCUMENTATION FOR THE FIRE RATED FLYWOOD AND OR ANY WOOD COMPONENTS TO BE USED ON THIS PROJECT AND STATING COMPLIANCE WITH THE TESTING REQUIREMENTS FOR ASTM E-136 AS NOTED IN THE DEFINITION FOR NON-COMBUSTIBLE MATERIAL.-

WOOD FIRE RETARDING OR EQUIVALENT PRODUCT  
RECOMMENDED TO BE USED BY THE CONTRACTOR:

UNIVERSAL FIRE SHIELD CHEMICALS.-

400 AVENUE R, SU. WINTER HEAVEN, FLA.- 33880  
1-800-608-5693 WWW.FIRECHEMICALS.COM

PRODUCT REF: W-1000 WOOD SHIELD CLASS 'A' EXTERIOR AND INTERIOR USE  
FLAME SPREAD: 25 SMOKE: 90

FLASH POINT 0.- NON TOXIC, NO PETROLEUM.-  
NO PBDE OR ASBESTOS.-  
ENVIRONMENTALLY SAFE.-

MEETS OR EXCEEDS:  
UL723.- ASTM E-84.- NFPA 103.- NFPA 255.- ASTM E-108.-

BICYCLE RACKS IMAGE AND SPECS



WALL MOUNTED BIKE RACK IS DEVELOPED WITH A SIMPLE STRUCTURAL DESIGN TO PROVIDE EFFICIENT STORAGE FOR BICYCLES IN AREAS WITH SPACE CONSTRAINTS.

CONSTRUCTED WITH 1" O.D. 11-GAUGE STEEL TUBING, THE WALL MOUNTED RACK IS FINISHED IN A DURABLE BLACK PVC DIP TO PROTECT BIKES FROM SCRATCHES OR SCUFFING. THE WALL RACK PROVIDES OFF THE GROUND STORAGE FOR 1 TO 2 BIKES THAT IS U-LOCK COMPATIBLE. THE WALL RACK IS GREAT FOR RESIDENTIAL OR COMMERCIAL USE.

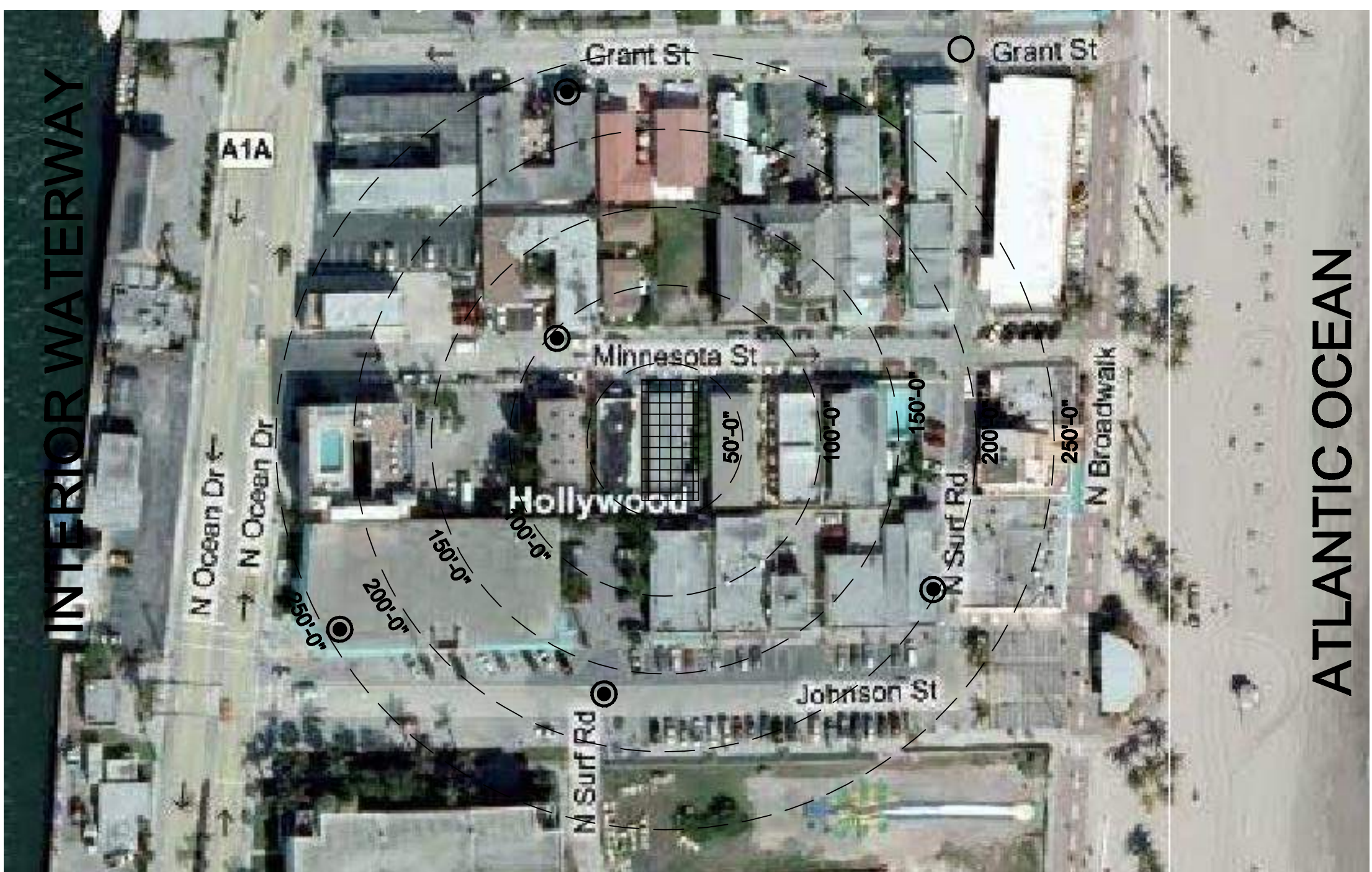
BICYCLE RACKS

WITHIN THE OWNER'S VOLUNTARY EFFORT TO COMPLY WITH LEED GUIDELINES BISCILE RACKS ARE PROVIDED FOR NOT LESS THAN 5% OF THE BUILDING OCCUPANT LOAD

OCCUPANT LOAD: 25  
5% OF OCCUPANCY = 2 BISCICLE RACKS PROVIDED

GREEN BUILDING PRACTICES

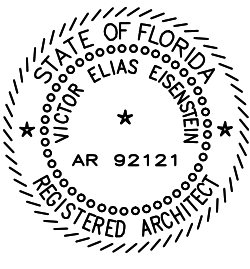
- 151-153 THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES FOR EITHER CATEGORY ARE APPROVED
- CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER
  - ENERGY EFFICIENCY LOW e WINDOWS. ALL WINDOWS SHALL CNFROM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC -NATIONAL PENETRATION RATING COUNCIL.-
  - ENERGY STAR APPROVED ROOFING MATERIALS
  - PROGRAMMABLE THERMOSTATS
  - PERVIOUS PAVEMENT
  - REUSE FOR IRRIGATION.- WHERE WASTEWATER REUSE IS AVAILABLE, WASTEWATER REUSE SHALL BE USED.- WHERE WASTEWATER REUSE IS NOT AVAILABLE, RAINWATER REUSE SHALL BE USED.- PLANS SHALL INDICATE SYSTEM TO BE USED AND IF RAINWATER REUSE IS TO BE USED, SYSTEM SHALL SUBSTANTIALLY COMPLY WITH RAINWATER HARVESTING GUIDELINES ADOPTED BY THE BROWARD COUNTY BOARD RULES AND APPEALS.- SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.-
  - AT LEAST 80% OF PLANTS, TREETS AND GRASSES PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS -LATEST EDITION- LANDSCAPE PLAN REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT SHALL BE SUBMITTED WITH PERMIT APPLICATION.- LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR FINAL CERTIFICATE OF OCCUPANCY
  - ALL ENERGY-EFFICIENT OUTDOOR LIGHTING.- SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS -MORE EFFICIENT THAN MAGNETIC TYPES- LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER.- ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION
  - ENERGY PERFORMANCE AT LEAST 10% MORE EFFICIENT THAN STANDARD ESTABLISHE BY ASHRAE -LATEST EDITION- CALCULATIONS SHALL BE SUBMITTED WITH PERMIT APPLICATION
  - HOT WATER PIPES INSULATED.- ALL HOT WATER PIPES SHALL HAVE A MINIMUM OF 1/2" INSULATION INCLUDING BURIED PIPES -CPVC IS NOT A SUITABLE REPLACEMENT FOR INSULATION- ALL HOT WATER PIPES INSULATED SHALL BE SHOWN ON PLANS AND VERIFIED BY LUMBING INSPECTOR ON SITE AT FINAL INSPECTION
  - MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS, AT LEAST 8 WITH ANTI-MICROBIAL AGENT.- MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION



SITE LOCATION  
FIRE HIDRANTS PROXIMITY LOCATION  
NOT TO SCALE



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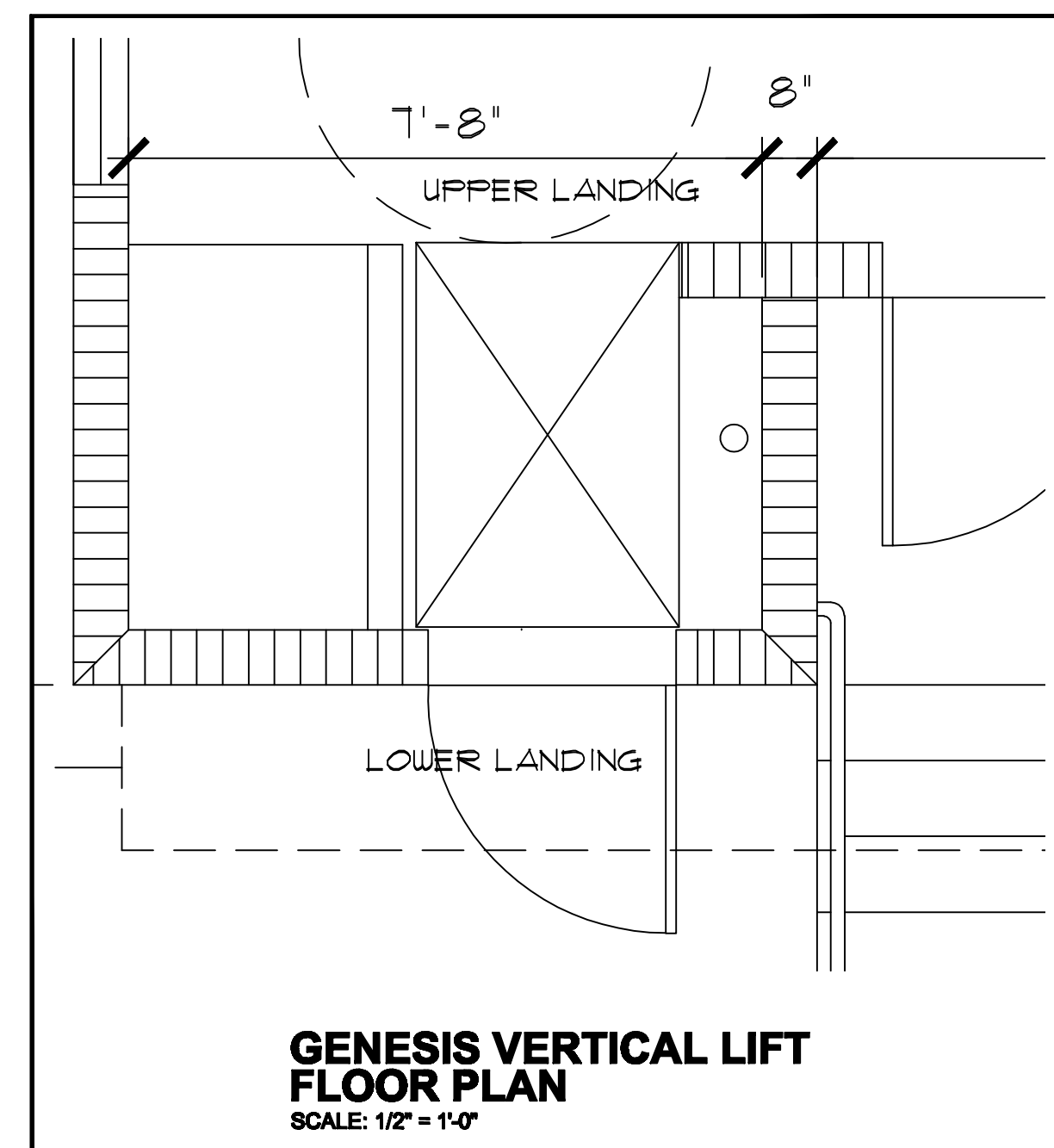
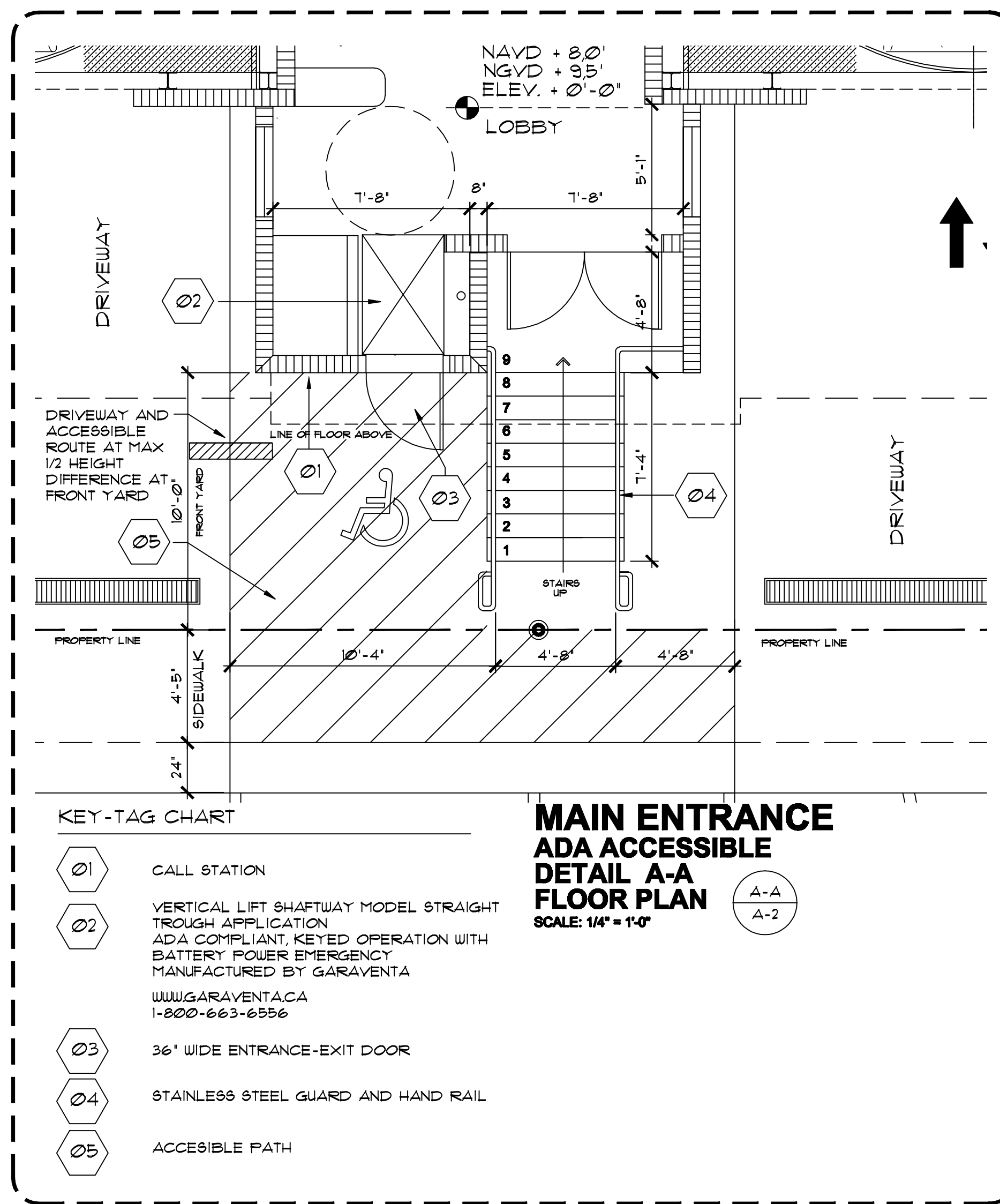
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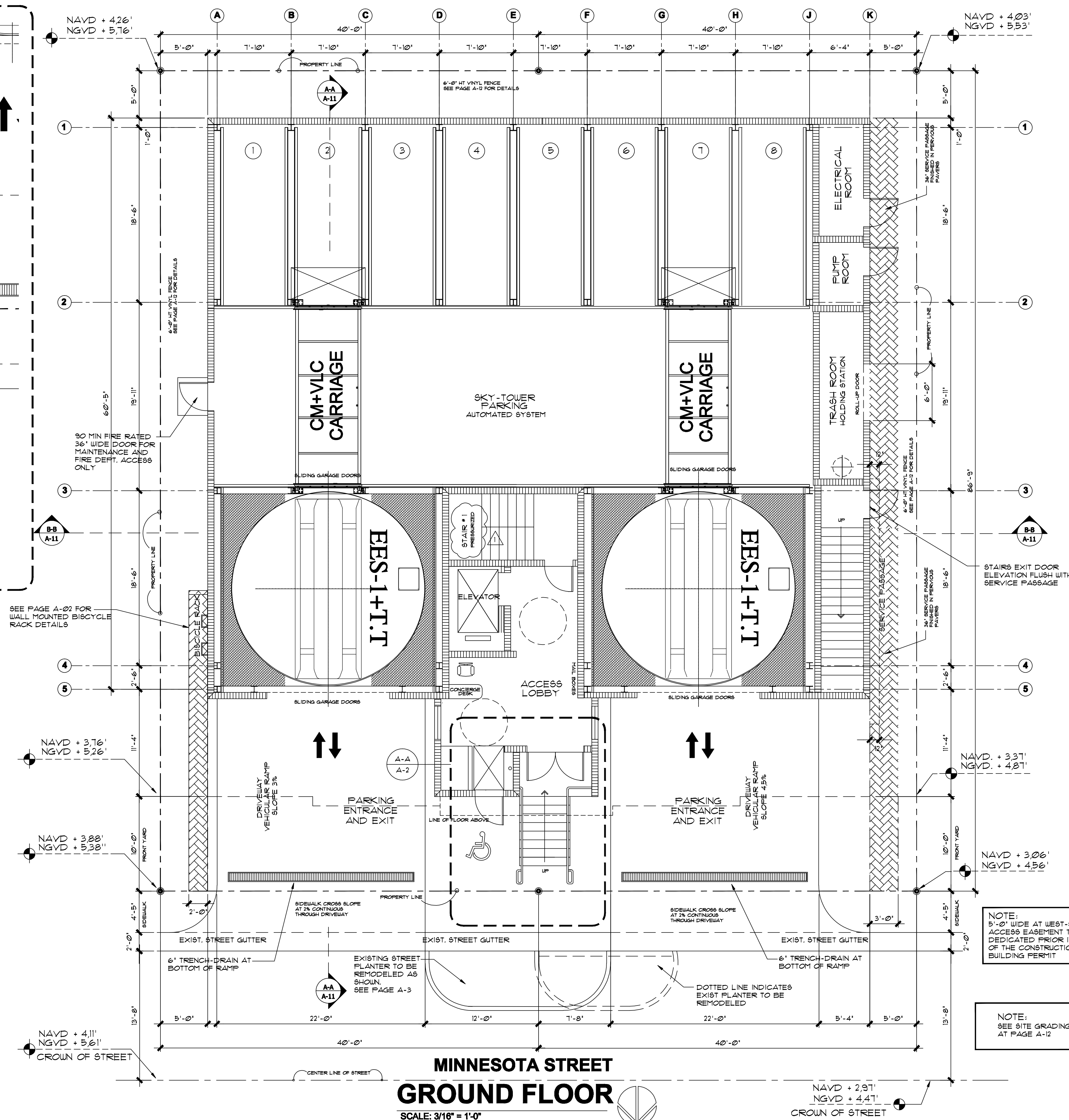






SHAFTWAY STRAIGHT THROUGH				
PLATFORM SIZE	SHAFTWAY WIDTH	SHAFTWAY LENGTH	PLATFORM WIDTH	PLATFORM LENGTH
COMPACT	51'-1/8"	51'	36'	49'-1/2"
STANDARD	54'-1/8"	55'-3/8"	39'	53'-1/8"
MID-SIZE	54'-7/8"	61'-3/8"	39'	59'-7/8"
LARGE	60'-1/8"	61'-3/8"	45'	59'-7/8"

HYDRAULIC OPERATION  
NO KEY REQUIRED FOR CALL STATIONS AND PLATFORM CONTROLS  
150 LBS WITH SAFETY FACTOR OF 5  
SPEED 11 FT PER MINUTE AT FULL LOAD  
3 HP MOTOR, 120 V, 15 AMP 50 CIRCUIT



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**TAC & PDB**

SUBMITTAL:

**DEVELOPMENT  
BOARD  
SUBMITTAL**

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DATE: 12-27-2016

PROJECT No:

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# A-2



**SITE GRADING**

SEE PAGE A-12 FOR SITE GRADING  
NOTICE ACCESSIBLE DRIVEWAY RAMP AT SAME LEVEL AS  
FRONT YARD HANDICAPPED ACCESS TO BUILDING

**ELECTRIC VEHICLE CHARGING STATION**

IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION  
INFRASTRUCTURE IS PROVIDED AT THE GROUND LEVEL OF THE BUILDING  
SEE PAGE A-1 FOR DETAILED NARRATIVE OF REQUIREMENTS

**EXISTING STREET PARKING**

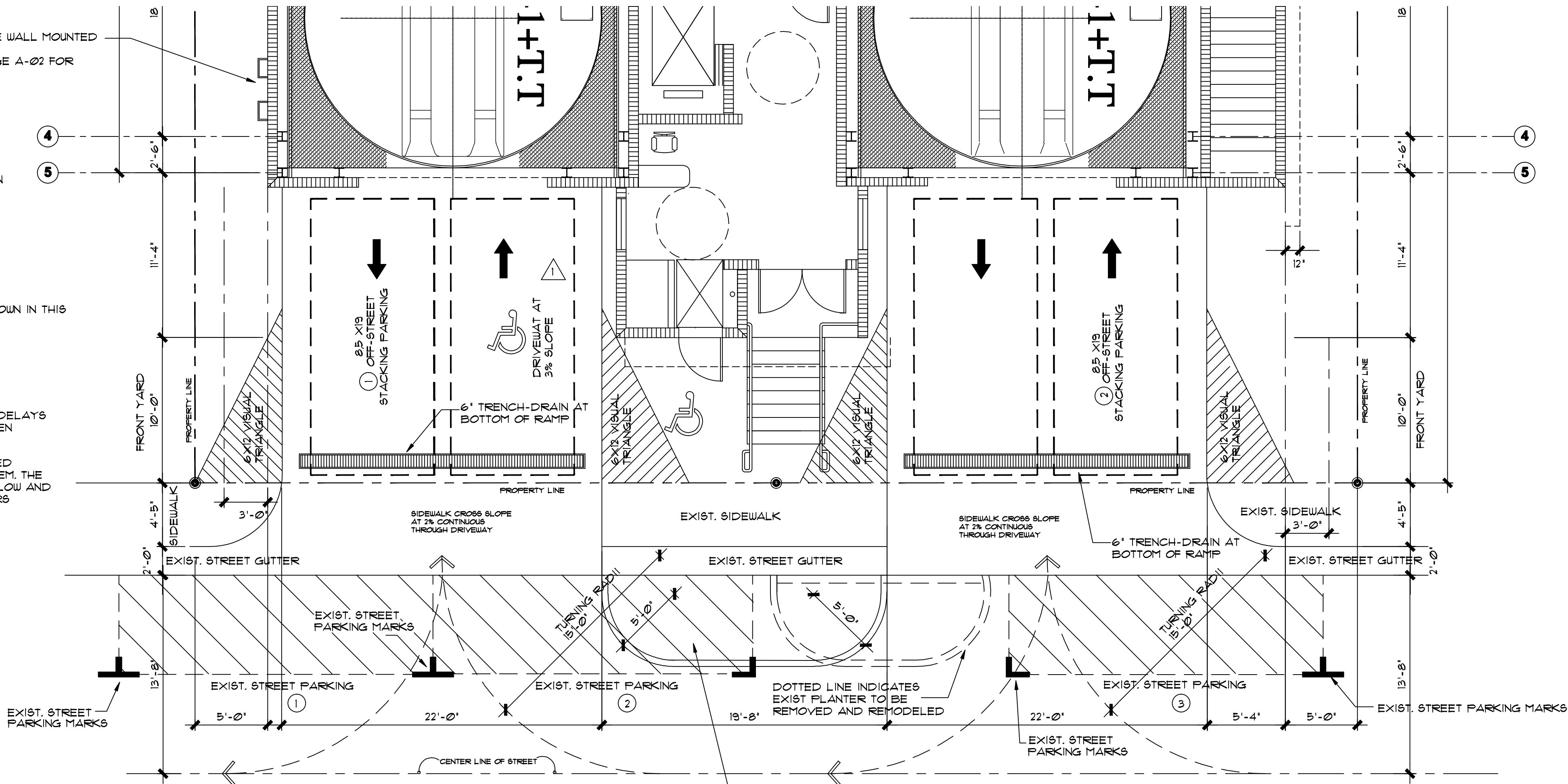
SEE LOCATION OF THE EXISTING STREET MARKS INFRONT THE PROPERTY AS SHOWN IN THIS  
DRAWING  
THE TOTAL NUMBER OF 3 EXISTING ON-STREET PARKING IS ELIMINATED

**VALET PARKING SERVICE** ADA REQUIREMENT

THE PROJECT INCLUDES THE VALET PARKING SERVICE IN ORDER TO PREVENT DELAYS  
AND EXPEDITE, OR TEACH THE CUSTOMERS, THE SIMPLE USE OF THE KIOSK WHEN  
ARRIVING AND OR RETRIEVING THEIR VEHICLES.

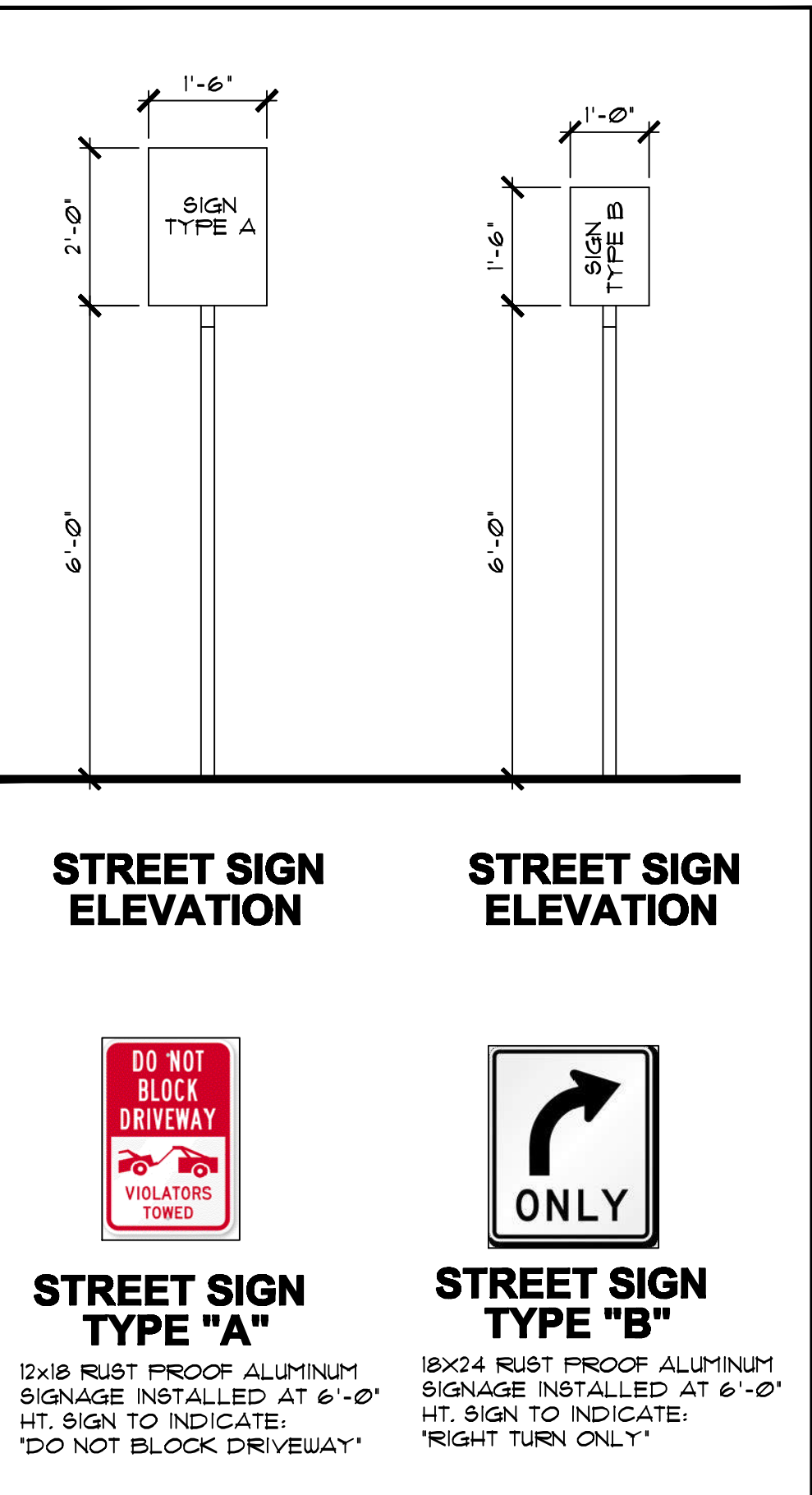
THE VALET SERVICE PROVIDES THE NECESSARY SUPPORT TO THE HANDICAPPED  
VISITORS TO PARK OR TO RETRIEVE THEIR VEHICLES FROM THE ROBOTIC SYSTEM. THE  
NUMBER OF THE VALET ATTENDANTS WILL BE ADJUSTED TO MAINTAIN TRAFFIC FLOW AND  
KEEP THE STREET CLEAR AT ALL TIMES, SERVICING 1 DAYS PER WEEK, 24 HOURS

BICYCLE WALL MOUNTED  
RACKS:  
SEE PAGE A-02 FOR  
DETAILS



**MINNESOTA STREET  
STREET FEATURES  
GROUND FLOOR**

SCALE: 3/16" = 1'-0"



**STREET SIGN  
ELEVATION**

**STREET SIGN  
ELEVATION**



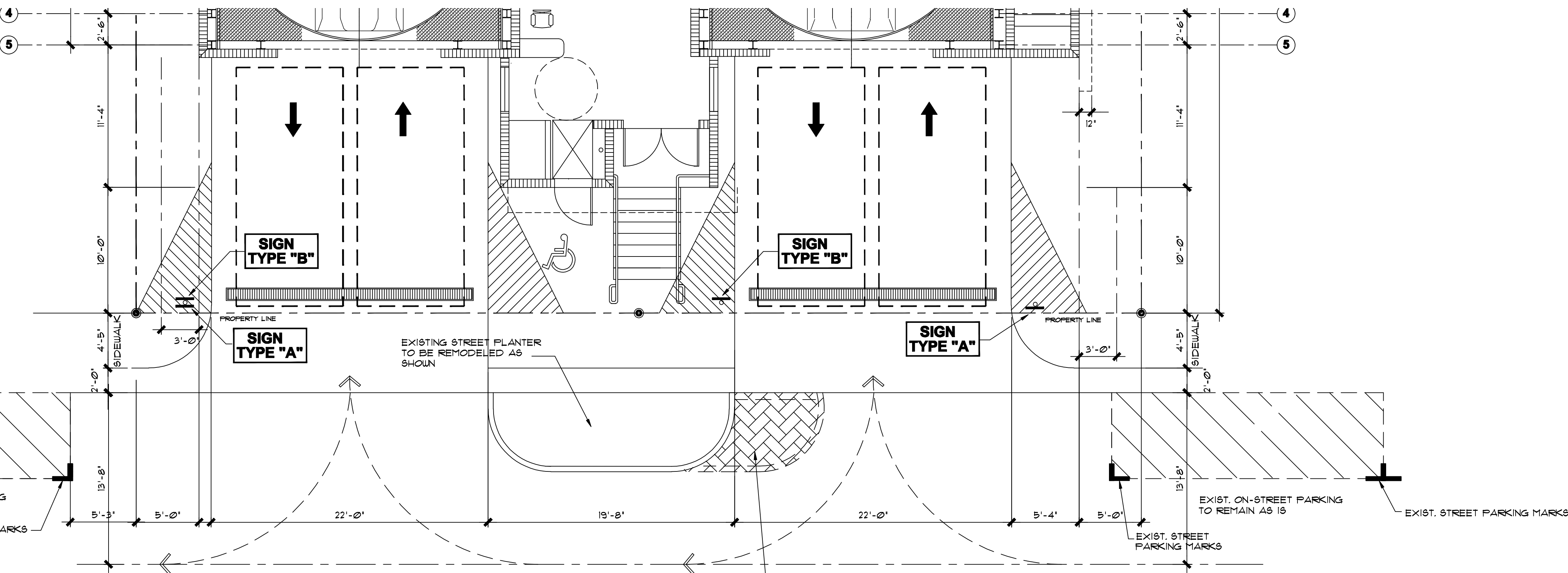
**STREET SIGN  
TYPE "A"**

12X18 RUST PROOF ALUMINUM  
SIGNAGE INSTALLED AT 6'-0"  
HT. SIGN TO INDICATE:  
'DO NOT BLOCK DRIVEWAY'



**STREET SIGN  
TYPE "B"**

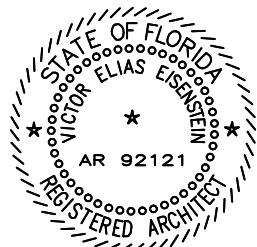
18X24 RUST PROOF ALUMINUM  
SIGNAGE INSTALLED AT 6'-0"  
HT. SIGN TO INDICATE:  
'RIGHT TURN ONLY'



**ON-STREET NOT DISTURBED  
EXISTING ADJACENT PARKING  
GROUND FLOOR**

SCALE: 3/16" = 1'-0"

UPON REMOVING EXISTING STREET  
PLANTER, REPAIR PAVEMENT AND  
INSTALL NEW D TYPE CURB AT NEW  
PLANTER LOCATION  
USE SAME EXISTING BRICK PAVERS  
USED AT STREET  
SEE CIVIL DWGS



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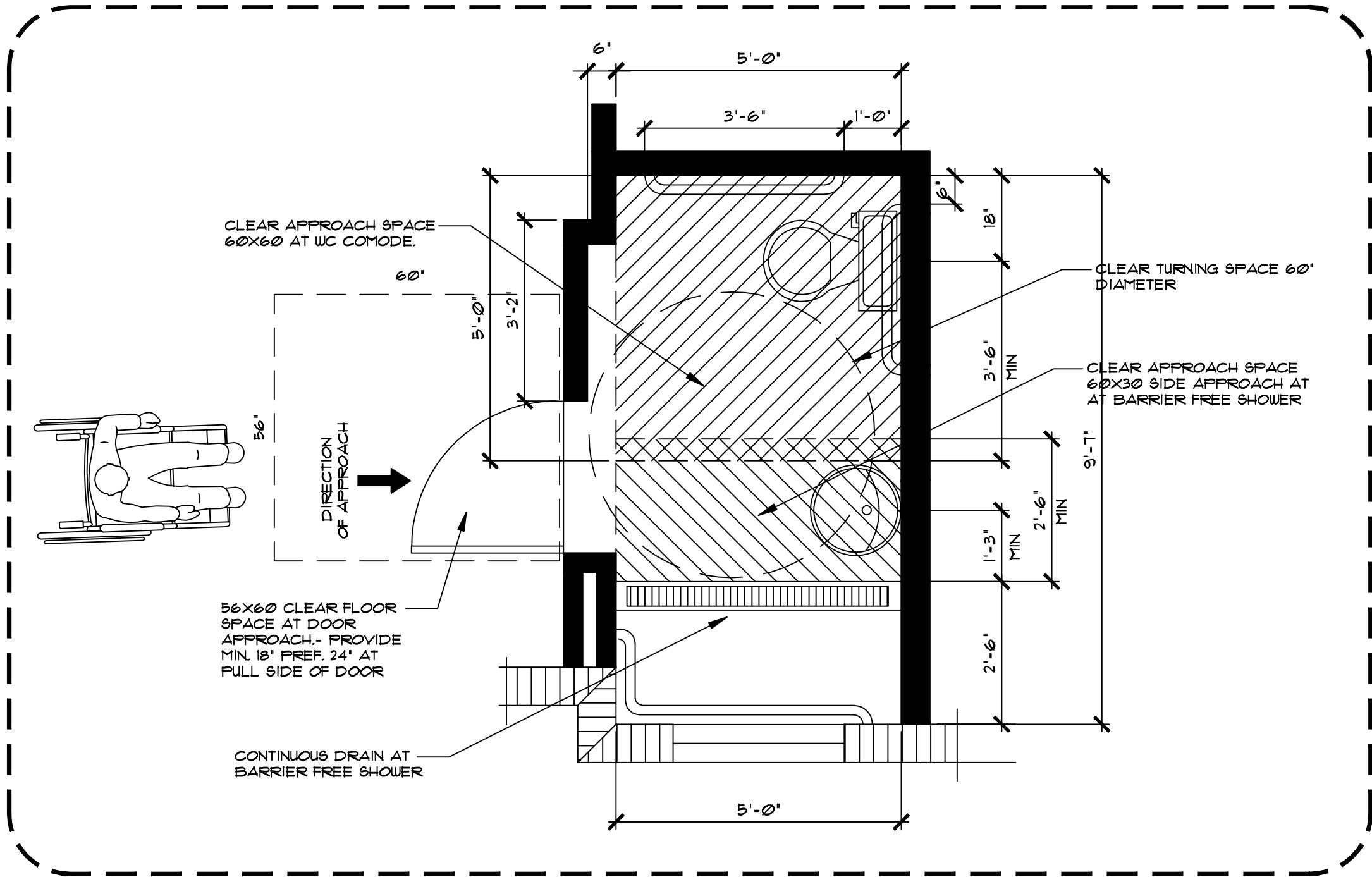
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**A-3**





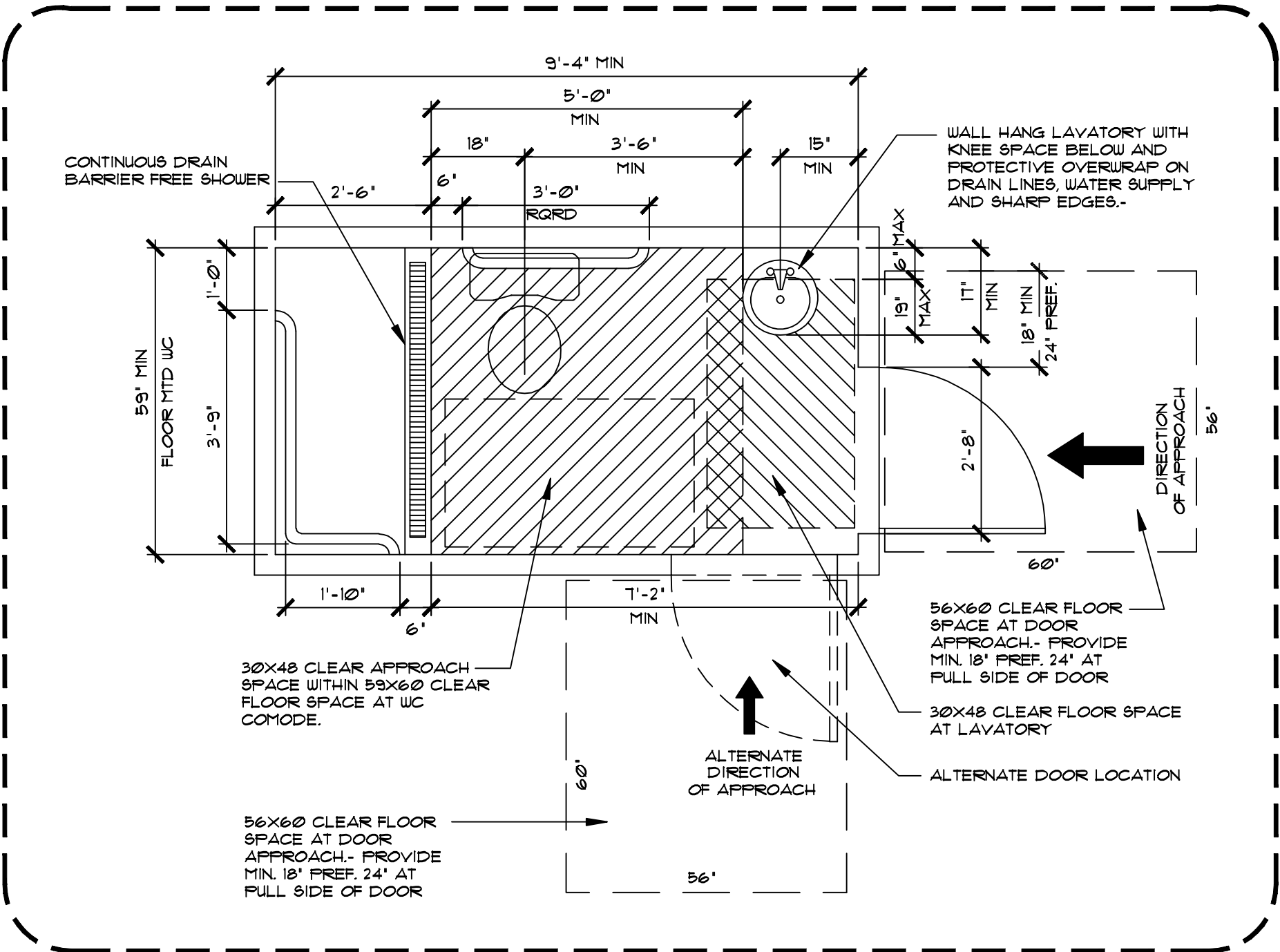


**REQUIRED MIN. FREE FLOOR SPACE  
HOTEL ROOMS TYPE "A" ADA ACCESSIBLE**

**TYPICAL WC. DETAIL**

NOT TO SCALE

C-C  
A-4-1

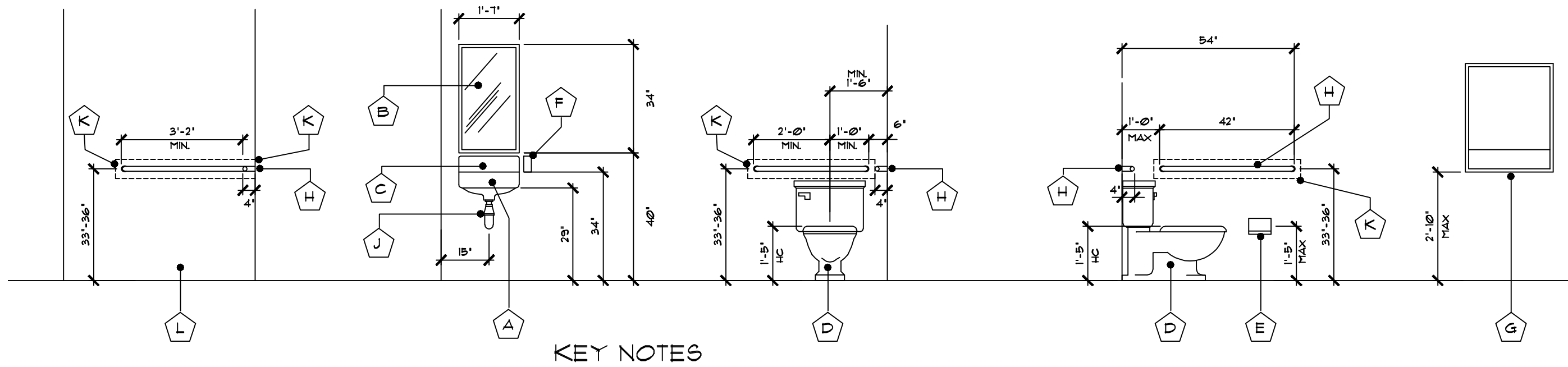


**REQUIRED MIN. FREE FLOOR SPACE  
HOTEL ROOMS TYPE "B"**

**TYPICAL WC. DETAIL**

NOT TO SCALE

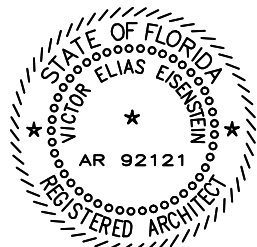
C-C  
A-4-1



**KEY NOTES**

- |  |  |
|--|--|
| <b>A</b> WALL MOUNTED LAVATORY RIM OR COUNTER NO HIGHER THAN 34" ABOVE THE FINISH FLOOR.- 2014 FBC. 606-3  | <b>F</b> LIQUID SOAP DISPENSER   |
| <b>B</b> MIRROR SHALL BE MOUNTED SLANTED OVER THE LAVATORY AND THE BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40" ABOVE THE FINISH FLOOR.- 2014 FBC. 603-3   | <b>G</b> SEAT COVER DISPENSER  |
| <b>C</b> FAUCET CONTROL VALVES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING THE WRIST.- FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.- 2014 FBC SEC. 309-4 | <b>H</b> STAINLESS STEEL GRAB BAR DIAM. 1-1/4" TO 1-1/2". THE CLEAR SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2" 2010 FBC 603 GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.- 603-6              |
| <b>D</b> HANDICAP TOILET WITH TOP OF THE SEAT BETWEEN 17" AND 19" AFF 2014 FBC SEC. 604-4  | <b>J</b> HOT WATER AND DRAIN PIPES UNDER THE LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.- THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.- 2014 FBC 606-5 |
| <b>E</b> SURFACE MOUNTED TOILET TISSUE DISPENSER   | <b>K</b> REINFORCED AREAS INSIDE PARTITION WALLS FOR INSTALLATION OF GRAB BARS.- 2014 FBC 603-8  |
|  | <b>L</b> CONTINUOUS DRAIN BARRIER FREE SHOWER  |

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**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:

**TAC & PDB**

SUBMITTAL:

**DEVELOPMENT  
BOARD  
SUBMITTAL**

SCALE:

**AS INDICATED**

DATE:

**12-27-2016**

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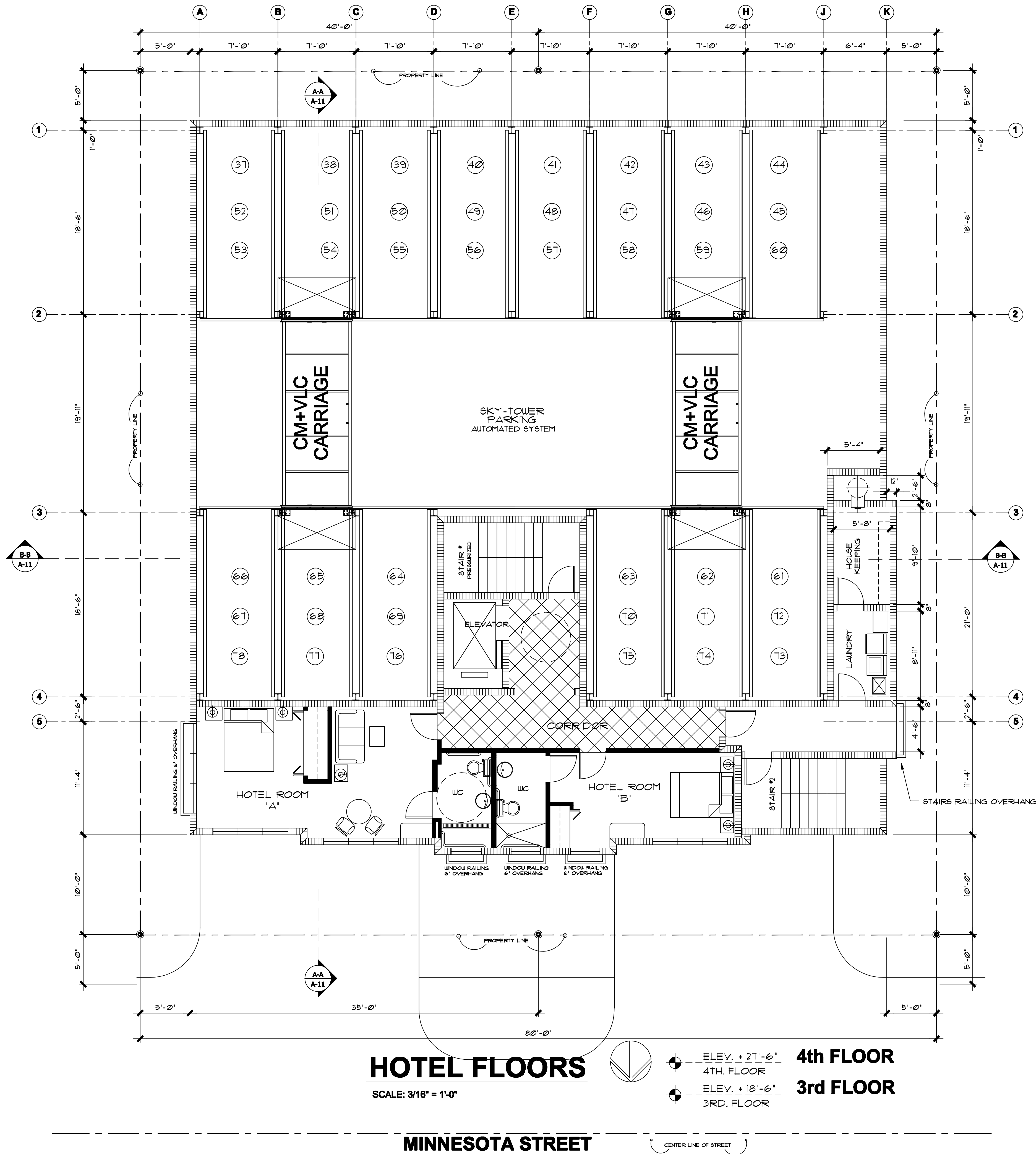
**NATALIE P.**

**VEE**

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STATE OF FLORIDA  
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AR 92121  
REGISTERED ARCHITECT

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## THE BLUE BUILDING

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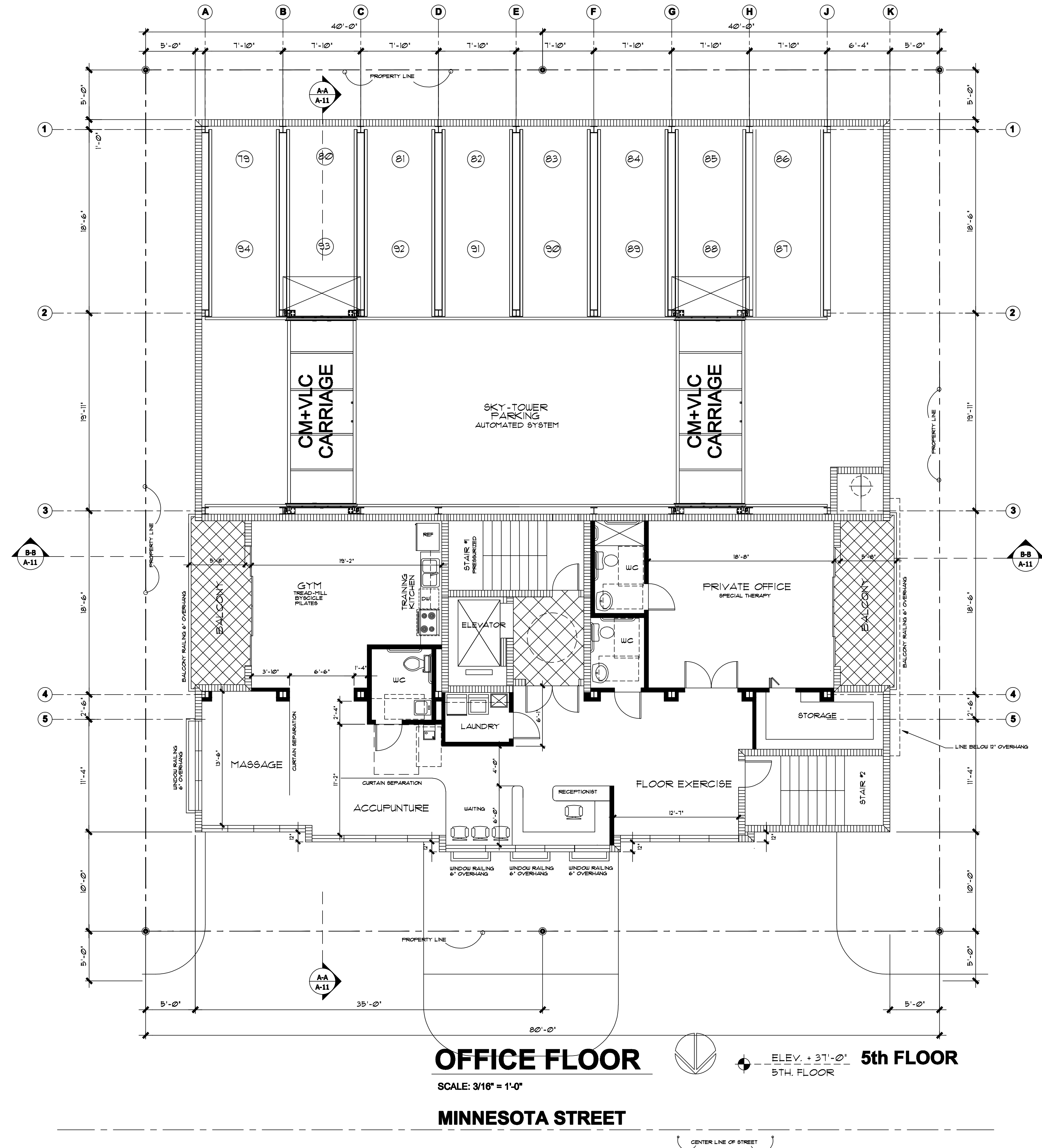
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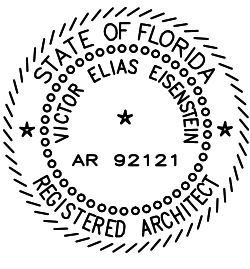
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NOTICE:  
THE DEPICTED KITCHEN AND ALL OF ITS APPLIANCES  
AT THE OFFICE OF THE 5TH FLOOR IS INTENDED FOR  
TRAINING PURPOSES ALTHOUGH, EQUIPMENT IS  
FUNCTIONAL BUT NO COOKING IS PART OF THE THERAPY  
PROVIDED

ALLOWED PROJECTIONS AND OVERHANGS  
MAX PROJECTION AT 10'-0" FRONT YARD OF BUILDING  
ALLOWED: 25% = 2'-6"  
PROVIDED: 20% = 2'-0"  
MAX PROJECTION AT 5'-0" SIDE YARD OF BUILDING  
ALLOWED: 25% = 1'-3"  
PROVIDED: 20% = 1'-0"



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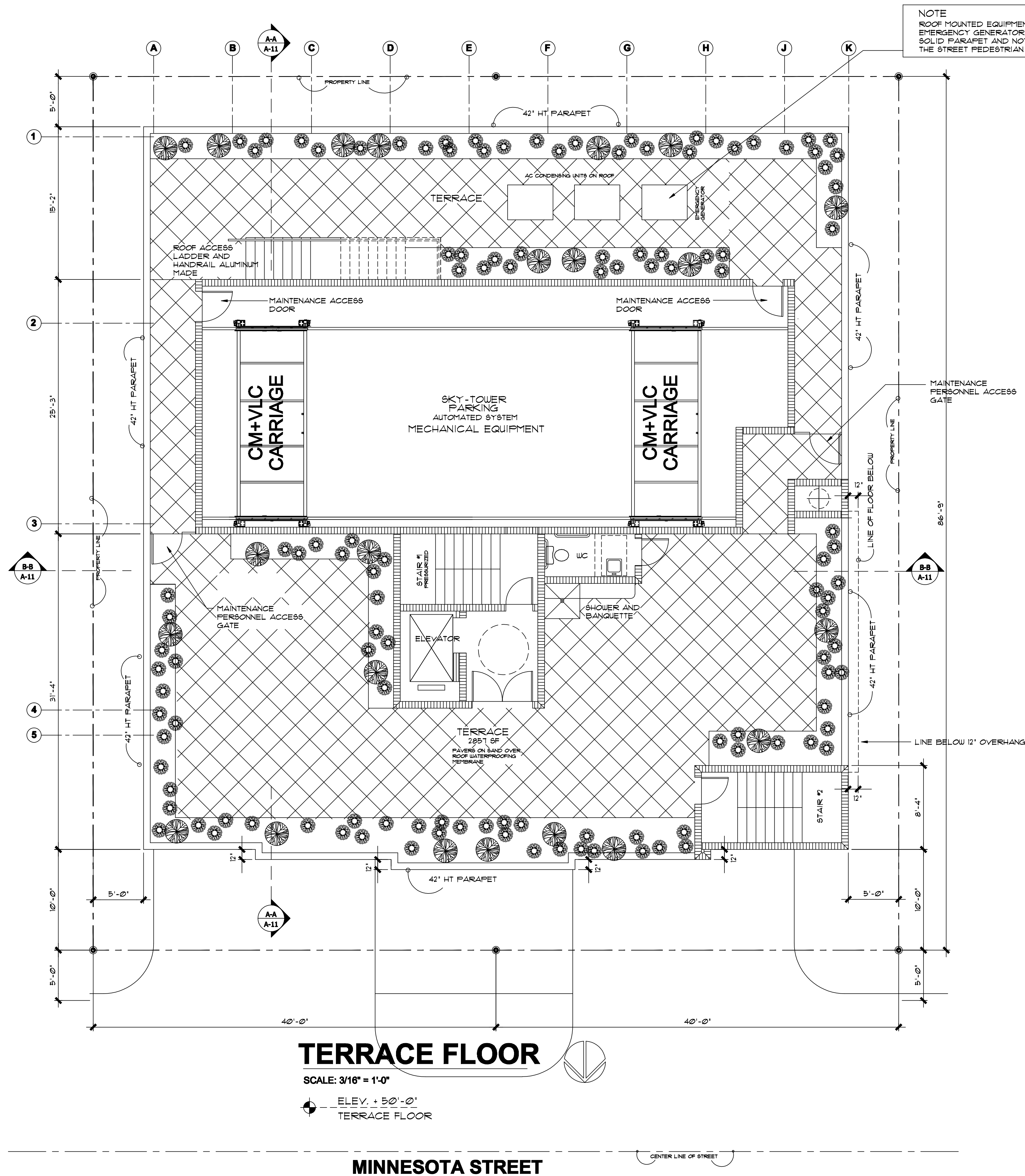
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SEAL: VICTOR ELIAS FERNANDEZ - AR 924

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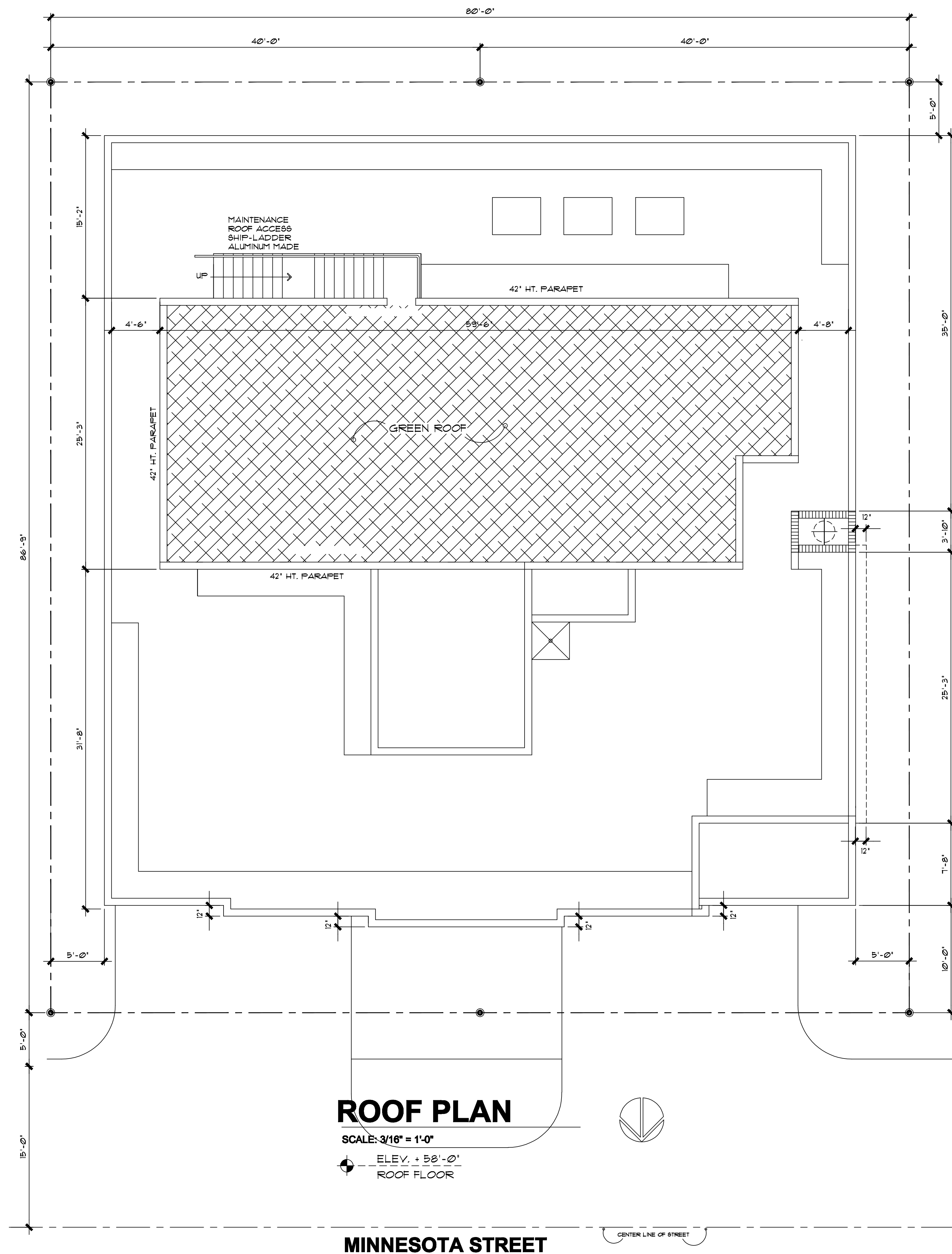
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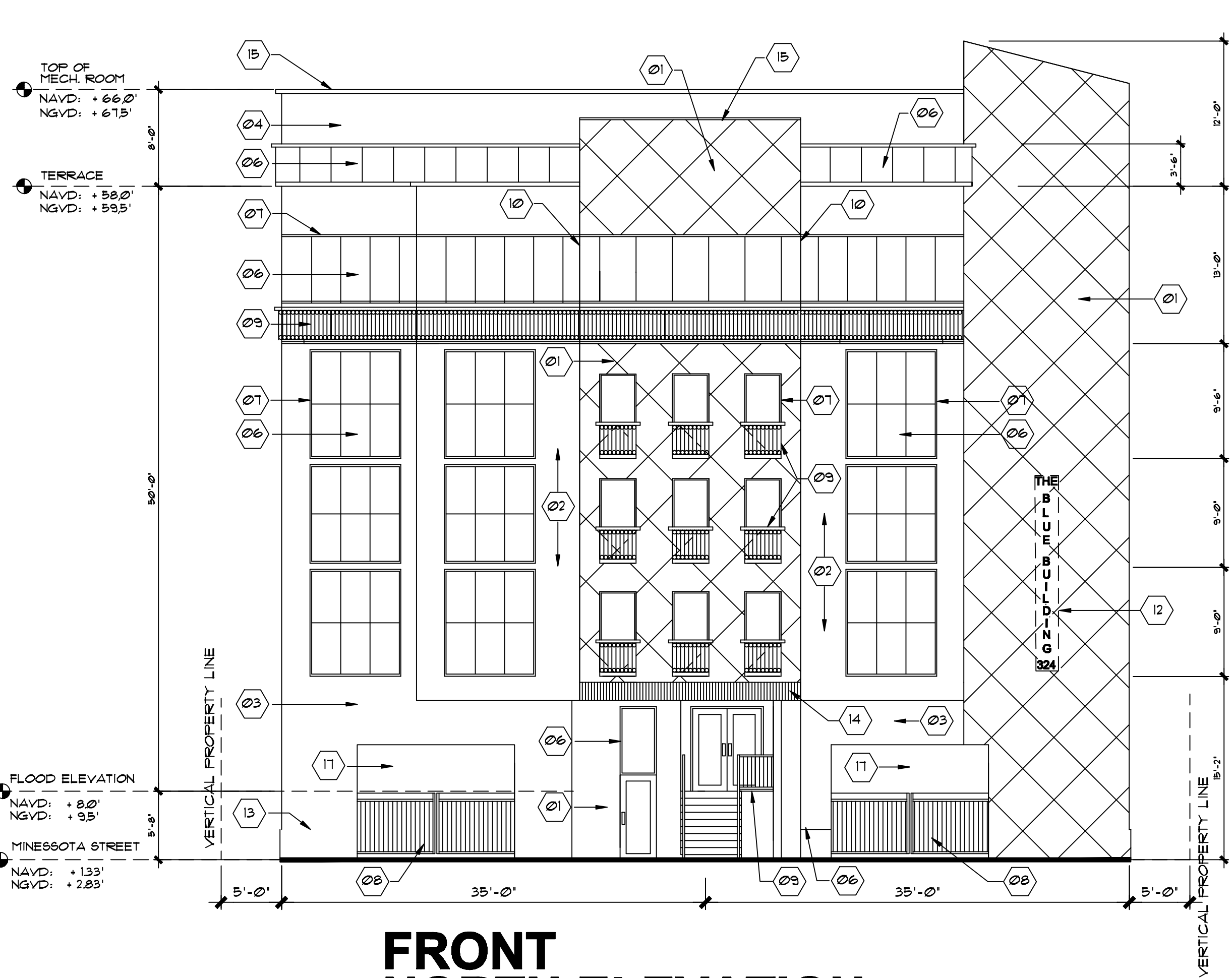


## ROOF PLANTING

SOD LAWN IS ONLY PROVIDED ON THE  
ROOF AREA AND TO BE IRRIGATED BY  
AUTOMATED SYSTEM  
IRRIGATION AND PLANTING DETAILS WILL BE  
PROVIDED IN THE LANDSCAPED DRAWINGS

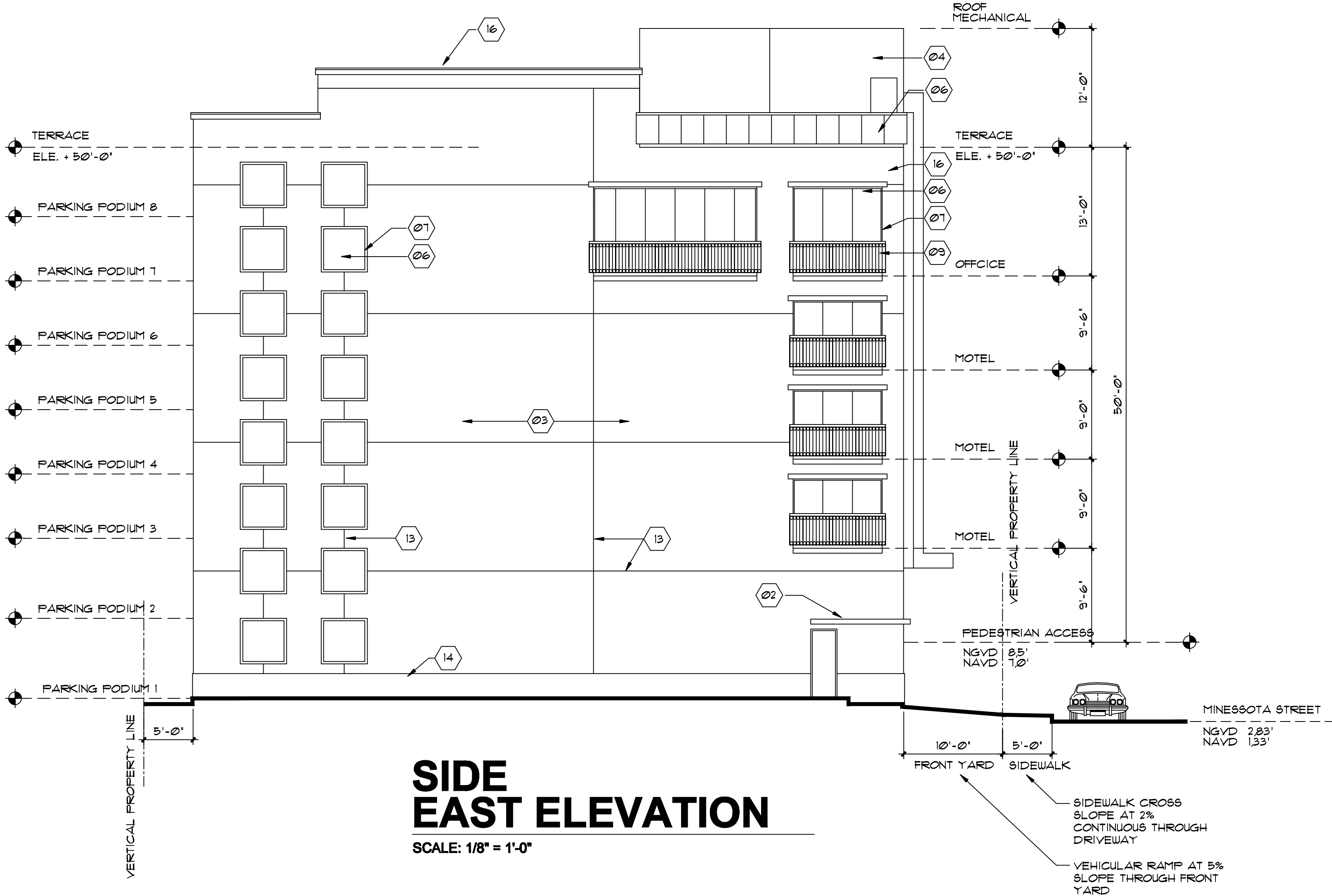
## IRRIGATION NOTES

AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT



FRONT  
NORTH ELEVATION

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



SIDE  
EAST ELEVATION

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

COLOR COORDINATION CHART,  
MATERIALS AND FINISH TEXTURES

ALL COLORS BY SHERWIN WILLIAMS EXTERIOR USE  
PAINTS OR SIMILAR

- 01 CONCRETE STRUCTURE CLADDED WITH REFLECTIVE ALUMINUM PANELS COLOR SW-6358 DYNAMIC BLUE - PANTONE FMS 293
- 02 TEXTURED STUCCO SURFACE FINISH- SW-6793 BLUE BELL- PANTONE FMS 292
- 03 SMOOTH STUCCO SURFACE FINISH- SW-6791 LAUREN'S SURPRISE- PANTONE FMS 290
- 04 SMOOTH STUCCO SURFACE FINISH- SW-1006 EXTRA WHITE
- 05 ALUMINUM GRILL SW-1075 WEB GRAY PANTONE FMS 431
- 06 ALL WINDOW GLASS DARK-GRAY TINTED WINDOWS LARGE MISSILE IMPACT RESISTANT
- 07 WINDOW ULTREX FIBERGLASS FRAMES SW-1075 WEB GRAY PANTONE FMS 431
- 08 ULTREX FIBERGLASS SLIDING GATE SW-1075 WEB GRAY PANTONE FMS 431
- 09 ULTREX FIBERGLASS RAILING AT BALCONIES SW-1075 WEB GRAY PANTONE FMS 431
- 10 TOP TO BOTTOM CONTINUOUS LED ROPE-LIGHT LINE-FIXTURE SW-6358 DYNAMIC BLUE.-
- 11 1/2" SCORE LINES
- 12 29 SF SIGNAGE REVERSED CHanneLED LETTERS COLOR WHITE ILLUMINATED SIGNAGE AT 10'-0" HT ABOVE SIDEWALK
- 13 1/2" SCORE LINES
- 14 36" HT. APRON 1" STUCCO REVEAL SW-6794 FLYWAY- PANTONE FMS 285
- 15 ANODIZED STEEL CONTINUOUS DRIP
- 16 KEYSTONE MOLDING SMOOTH FINISH
- 17 EMPTY SPACE

HIGH-WIND RESISTANT GLASS

ALL GLASS DOORS, WINDOWS AND FRAMES OF THIS PROJECT TO BE HURRICANE HIGH WINDS AND LARGE MISSILE IMPACT RESISTANT AS PER STATE OF FLORIDA PRODUCT APPROVAL

SIGNAGE DESIGN CRITERIA

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS  
ALL SIGNS ELECTRICALLY ILLUMINATED SHALL REQUIRE A SEPARATE ELECTRIC PERMIT

ARTICLE 8-4  
REVERSE CHanneLED LETTERS WITH WHITE TRANSLUCENT FACE

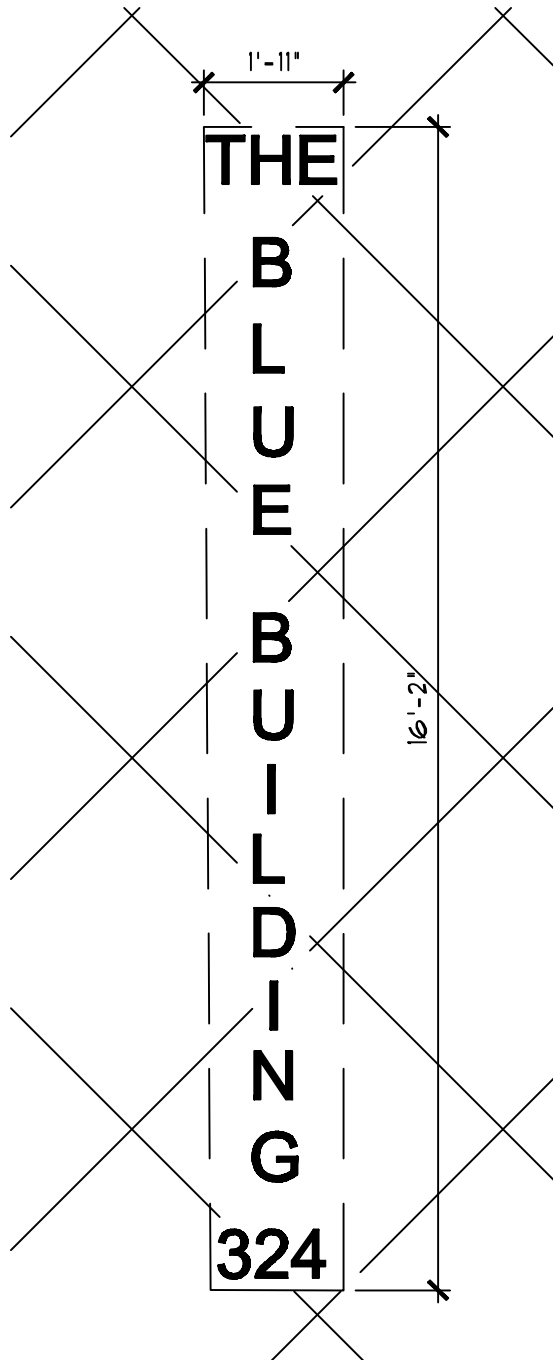
ARTICLE 8-5-3A  
MINIMUM 1'-5" ABOVE THE SIDEWALK  
ARTICLE 8-5-B-2 AT BRT-25 DISTRICTS  
ALLOWED MAX AREA= 30 SF

SECONDARY SIGN  
ADDRESS NUMBER  
ALLOWED 6" AT GROUND FLOOR OR 24" MAX ON PARAPET AT 3 STORY BLDGS OR HIGHER

SIGNAGE PROPOSED

AREA 30 SF  
HEIGHT 15'-0" ABOVE SIDEWALK  
TYPE REVERSED CHanneLED LETTERS WITH WHITE TRANSLUCENT FACE  
MATERIALS ALUMINUM INDIVIDUAL ILLUMINATED LETTERS

SIGNAGE IS SUBJECT TO A SEPARATE PERMIT BY THE SIGNAGE CONTRACTOR



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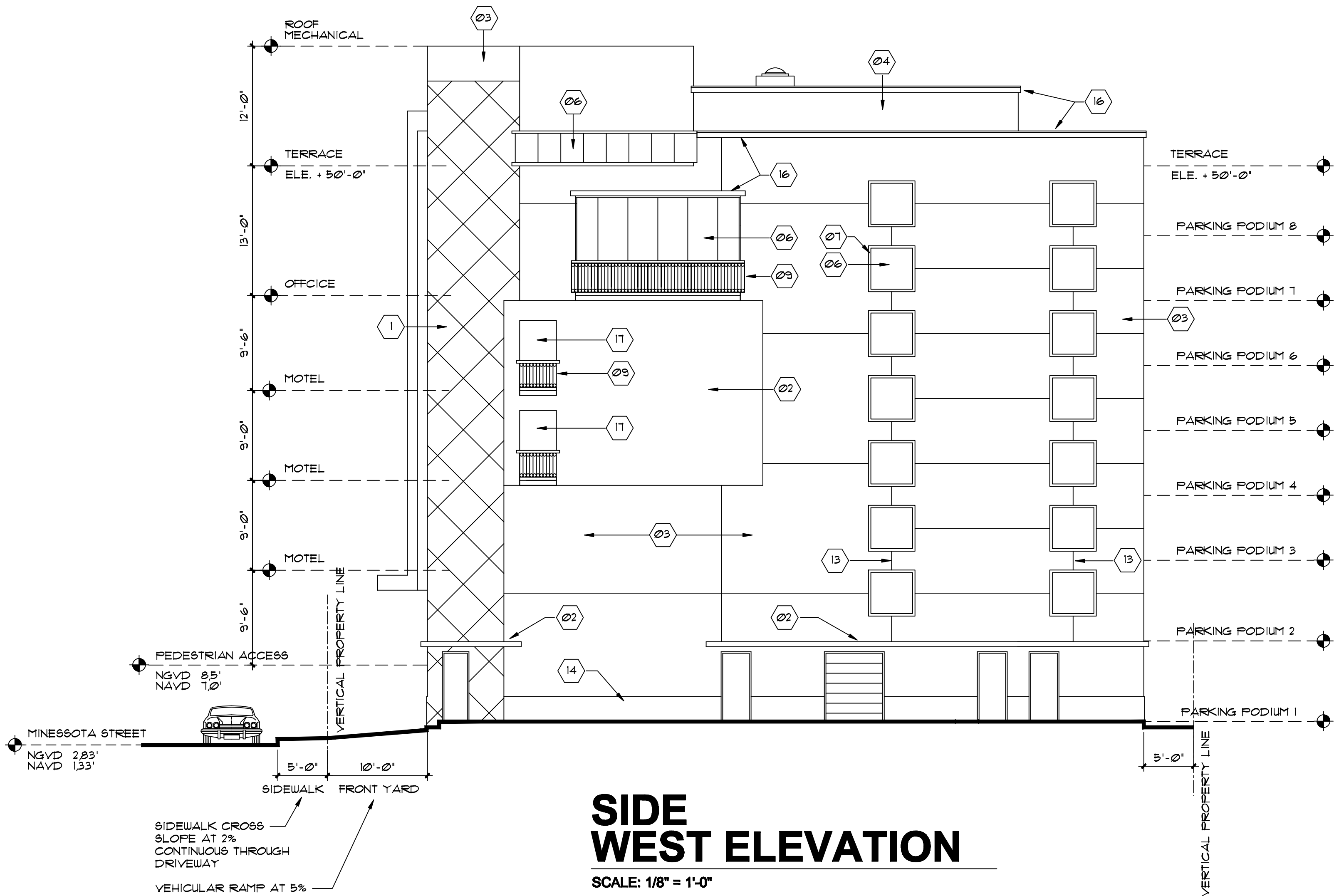
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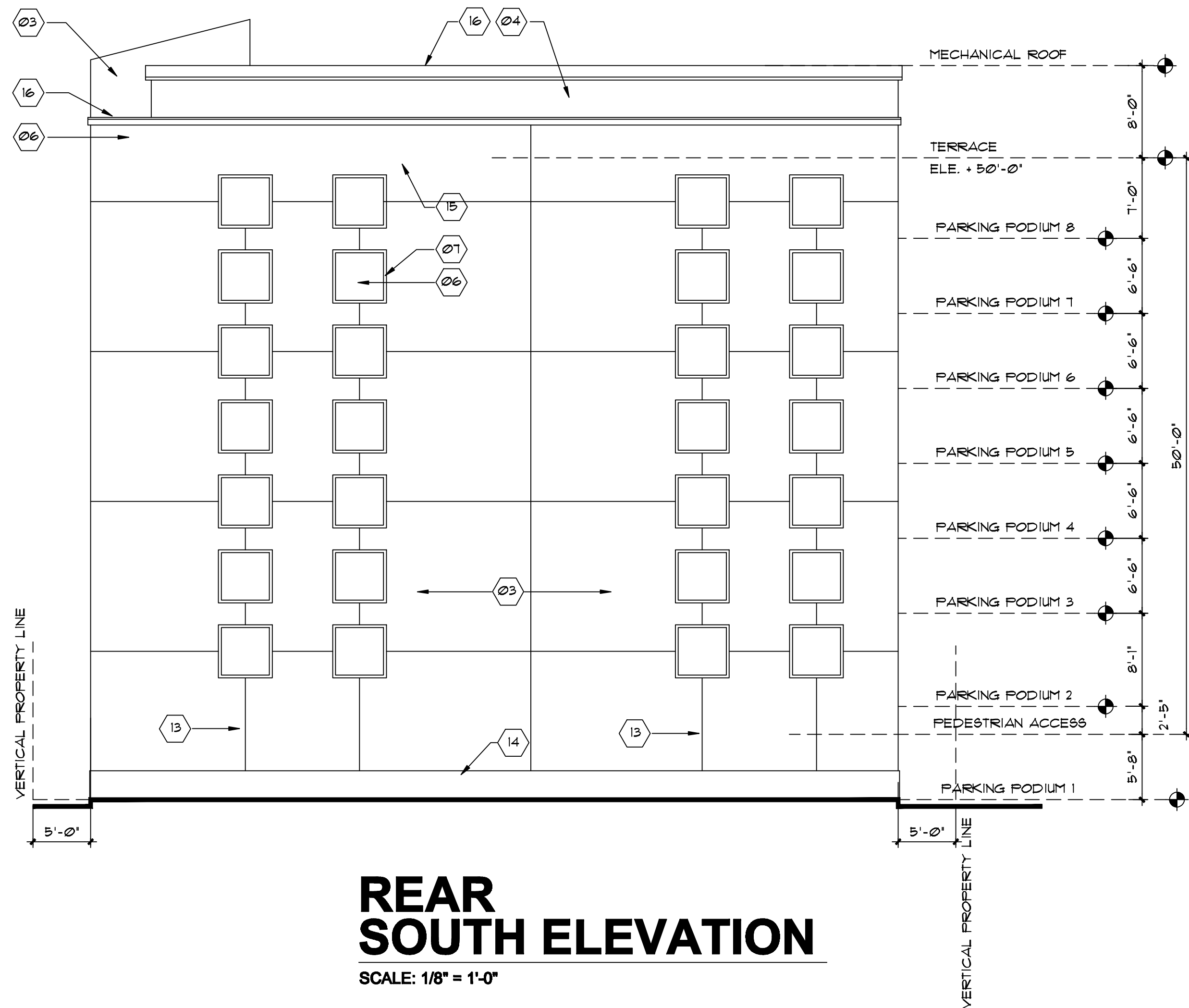
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## SIDE WEST ELEVATION

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



## REAR SOUTH ELEVATION

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

**HIGH-WIND RESISTANT GLASS**  
ALL GLASS DOORS, WINDOWS AND FRAMES OF THIS PROJECT TO BE HURRICANE HIGH WINDS AND LARGE MISSILE IMPACT RESISTANT AS PER STATE OF FLORIDA PRODUCT APPROVAL.

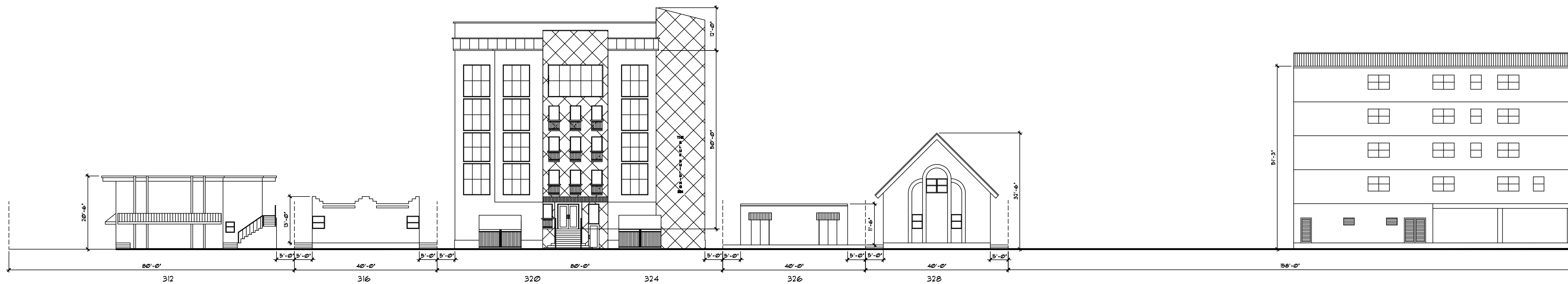
### COLOR COORDINATION CHART, MATERIALS AND FINISH TEXTURES

ALL COLORS BY SHERWIN WILLIAMS EXTERIOR USE PAINTS OR SIMILAR

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- 15 ANODIZED STEEL CONTINUOUS DRIP
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- 17 EMPTY SPACE



## STREET PROFILE

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

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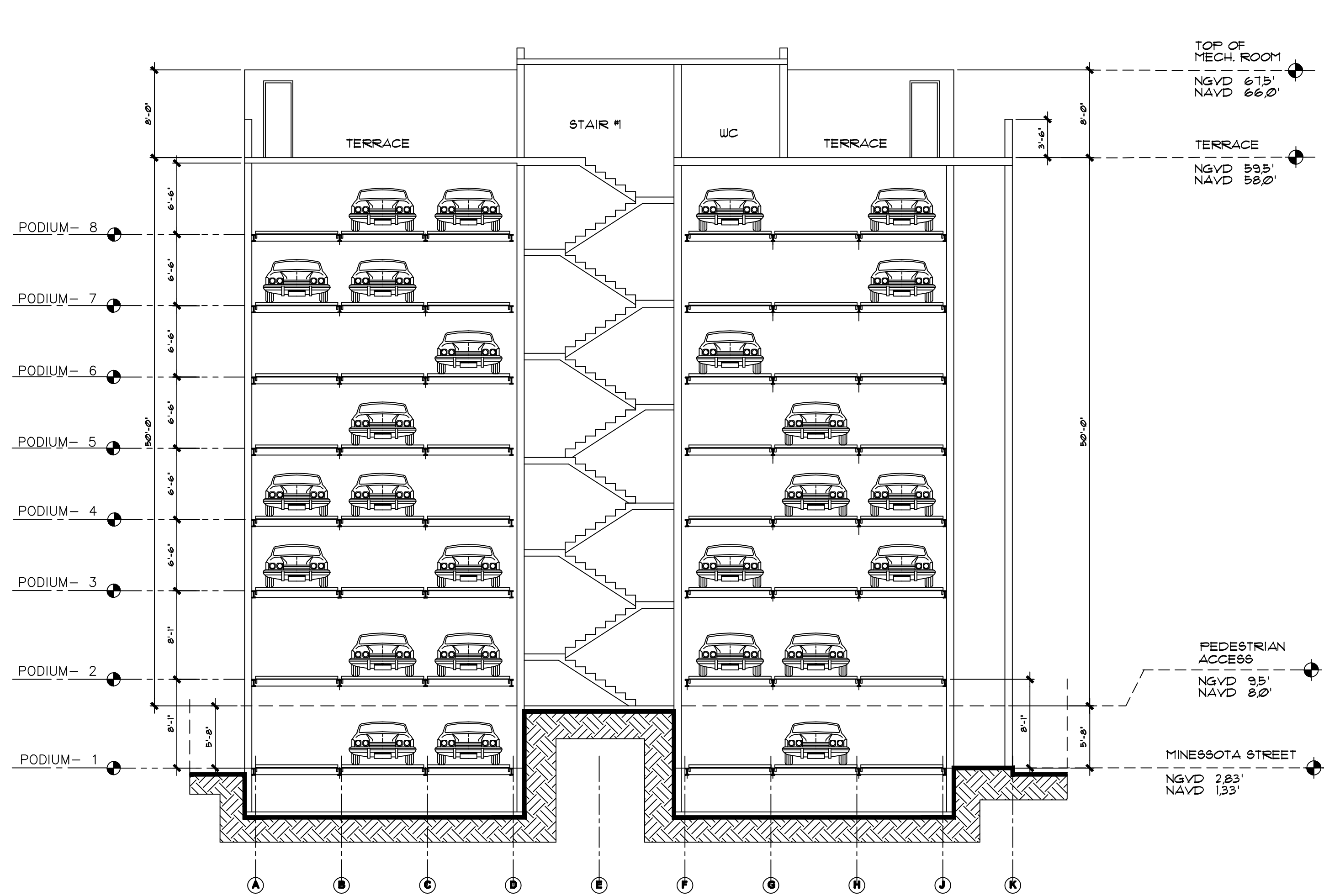
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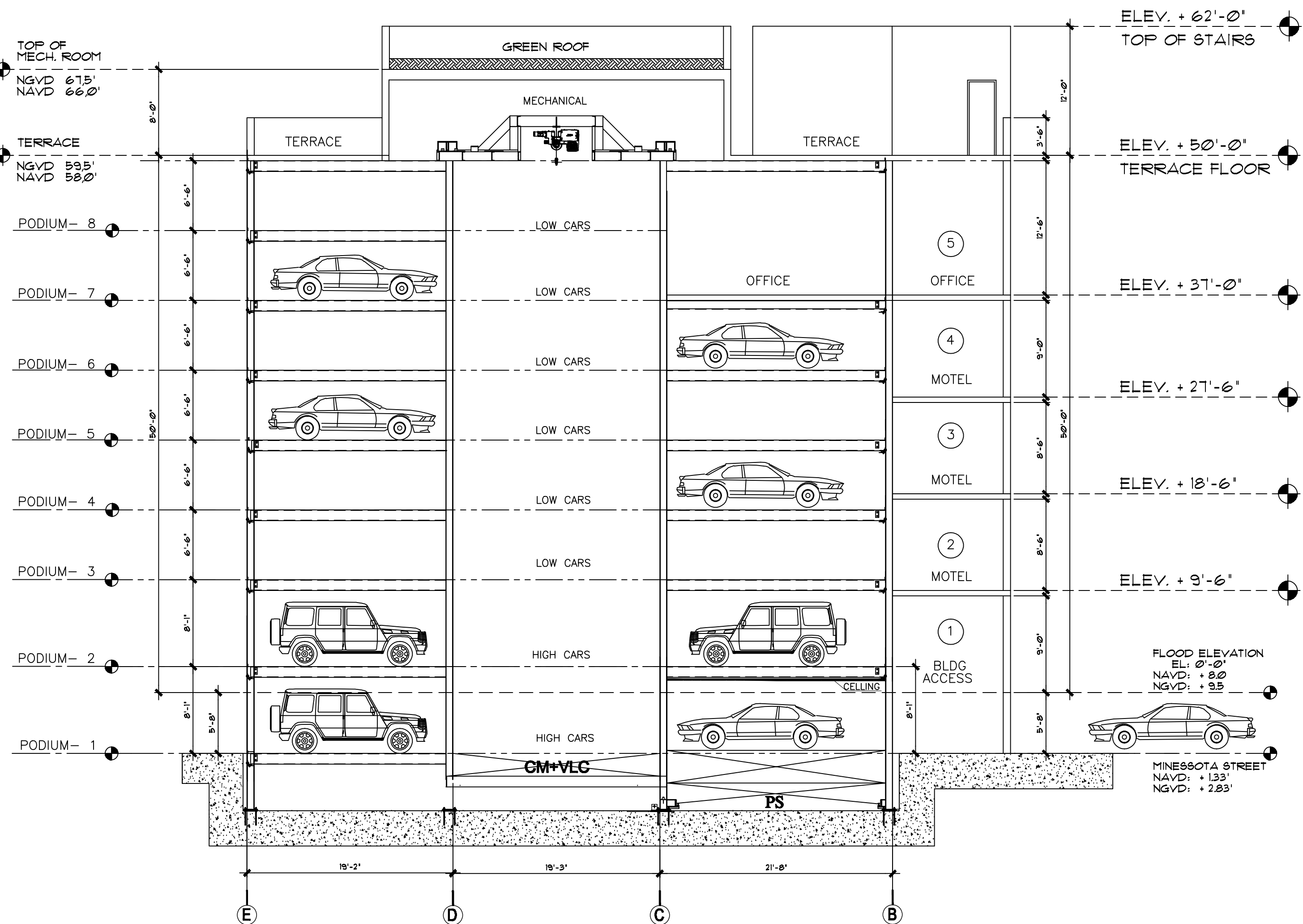
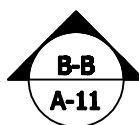
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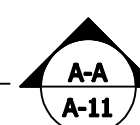




SECTION  
SCALE: 1/8" = 1'-0"



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



PARKING GARAGE NOTES

PARKING GARAGE TOWER IS FIRE PROTECTED WITH FIRE-SPRINKLERS COVERING EACH VEHICLE STALL.

METAL STRUCTURAL COMPONENTS ARE SPRAYED WITH 1 HOUR FIRE RETARDANT INHIBITORS "INTERGARD 251" EPOXY ZINC PHOSPHATE PRIMER.

HOT-DIP GALVANIZE OF ALL STRUCTURAL COMPONENTS THAT DO NOT REQUIRE PAINTING.

STAINLESS-STEEL MOVABLE COMPONENTS.

ZINC-PLATED FINISH FOR ALL STEEL COMPONENTS THAT ARE NOT PAINTED OR NOT STAINLESS STEEL OR NOT GALVANIZED.

CLOSED GARAGE

INTENTIONALLY THE PARKING TOWERS IS CONSIDERED UNDER THE CATEGORY OF A CLOSED GARAGE AND MECHANICAL EXHAUST VENTILATION IS PROVIDED.

CONSIDERING THE PROXIMITY TO THE OCEAN AND HUMIDITY IN THE AIR, THEN AC DRY AIR IS PROVIDED TO THE ENTIRE PARKING GARAGE PREVENTING CORROSION TO METAL COMPONENTS.

ELECTRIC VEHICLE CHARGING STATION

IN COMPLIANCE WITH CITY ORDINANCES, ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE IS PROVIDED AT THE GROUND LEVEL OF THE BUILDING.

SEE PAGE A-1 FOR DETAILED NARRATIVE

PARKING STRUCTURE LIFE SAFETY DEVICES

AUTOMATIC FIRE SUPPRESSION SPRINKLERS COVERING EACH AUTOMOBILE.

SMOKE DETECTORS.

FIRE ALARM.

STROBE LIGHT HORN COMBINATION.

SMOKE EVACUATION MECHANICAL SYSTEM.

EMERGENCY BATTERY BACK-UP LIGHTING.

AUTOMATIC SHUT-OFF OPERATION BY INFRARED DETECTION OF MOVEMENT INSIDE AUTOMOBILES.

PARKING GARAGE TOWER HAVE A 2 HRS FIRE SEPARATION BARRIER FROM THE REST OF THE BUILDING.

ROBOTIC PARKING SYSTEM FEATURES ACCESS-EGRESS TURN TABLE AT GROUND LEVEL TO ALLOW AUTOMOBILES TO EGRESS FACING THE STREET.

TOTAL ON-SITE PARKING CAPACITY = 94 SPACES.

ALL 94 SPACES MEET THE ADA HANDICAPPED PARKING WITH MIN CLEAR DIMENSIONS AS REQUIRED BY CODE.

PARKING COUNT:	
PODIUM 1	8
PODIUM 2	14
PODIUM 3	14
PODIUM 4	14
PODIUM 5	14
PODIUM 6	14
PODIUM 7	8
PODIUM 8	8
TOTAL	94

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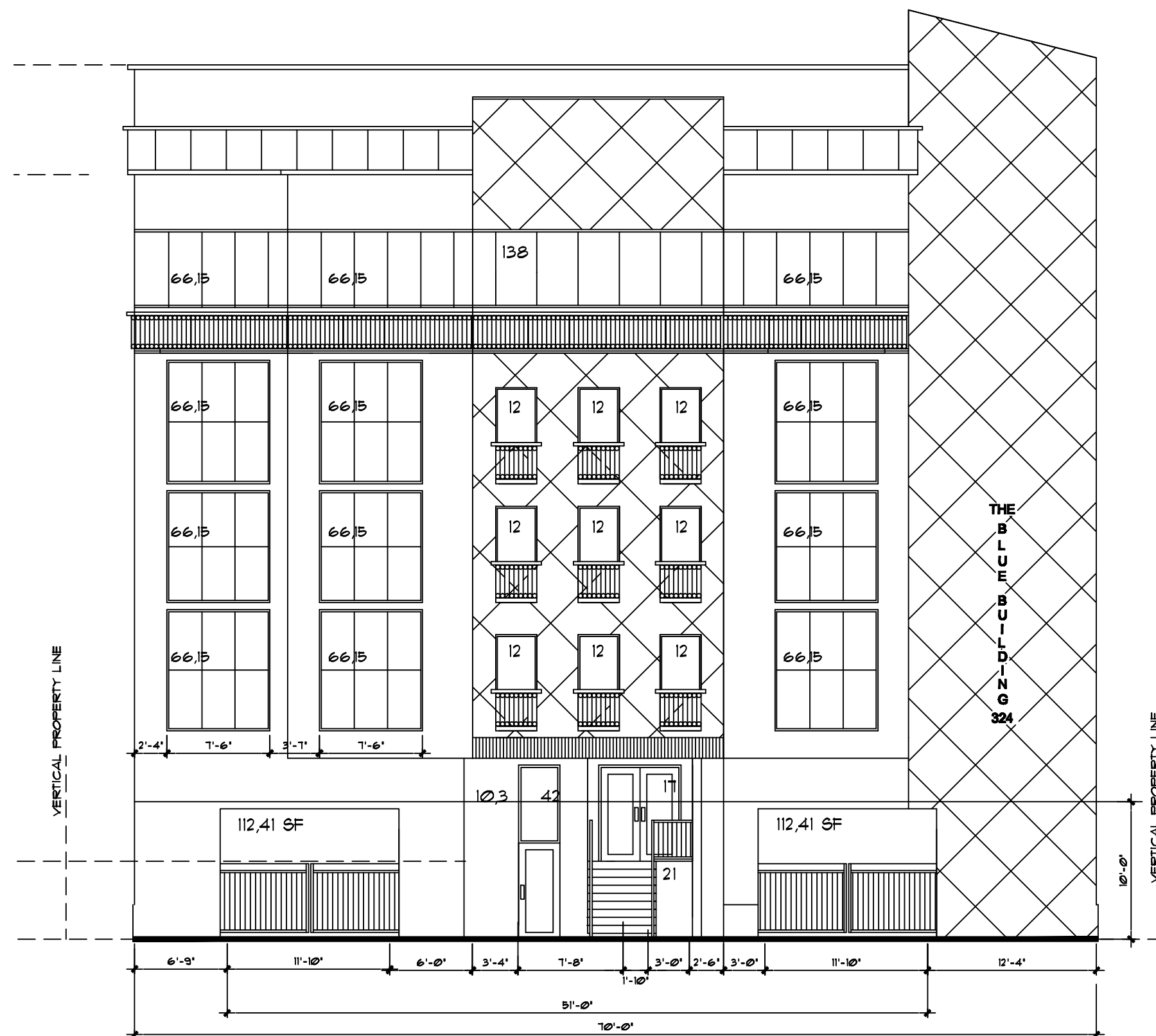
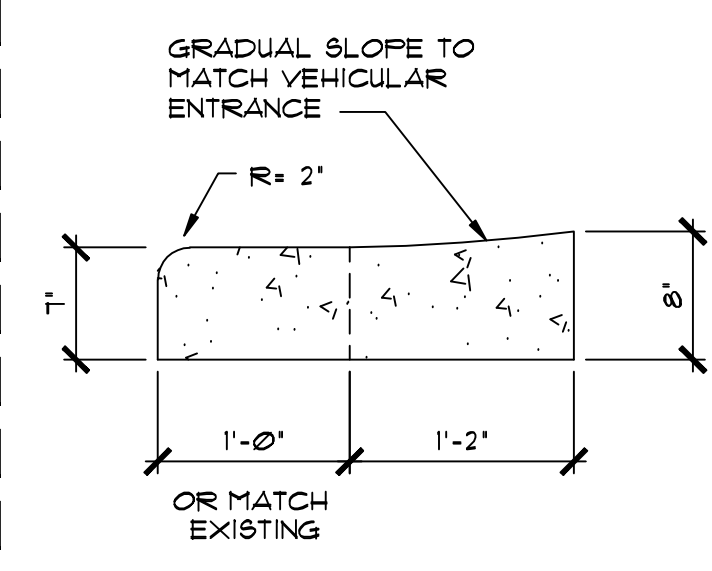
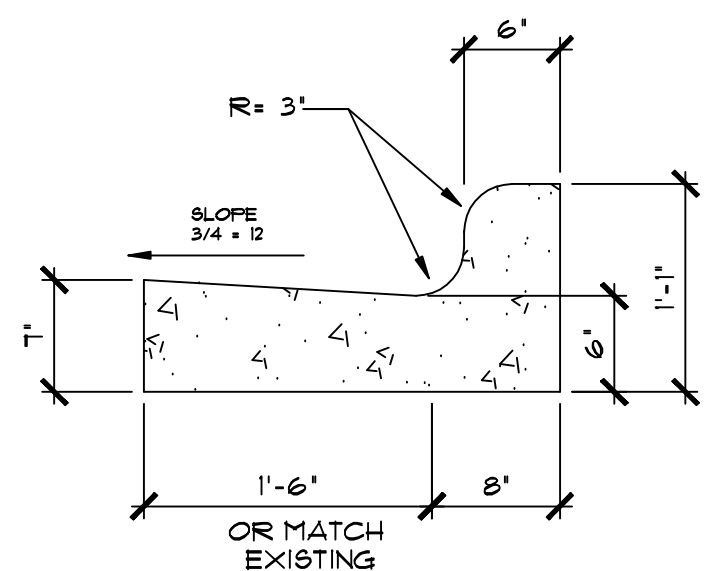
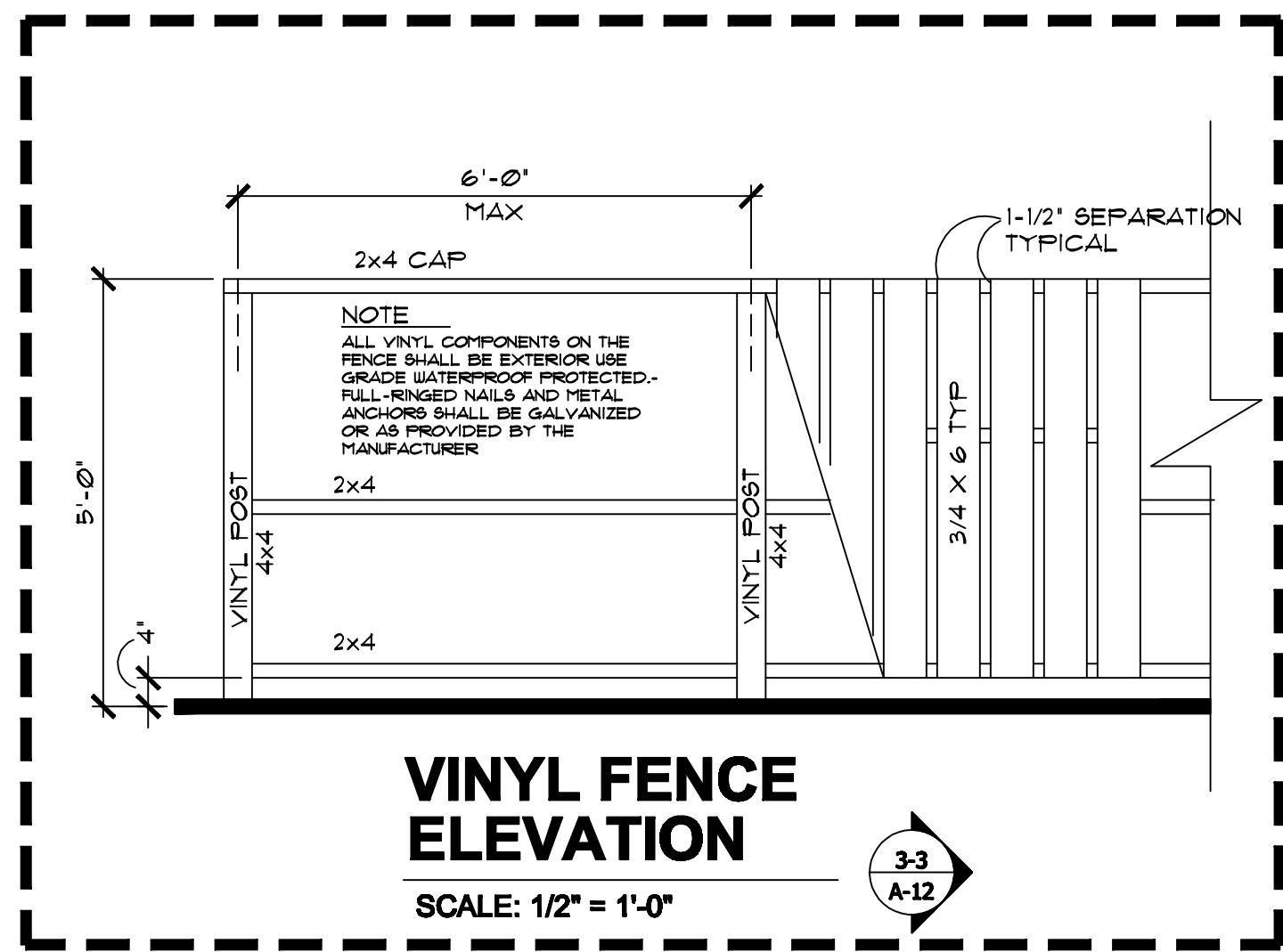
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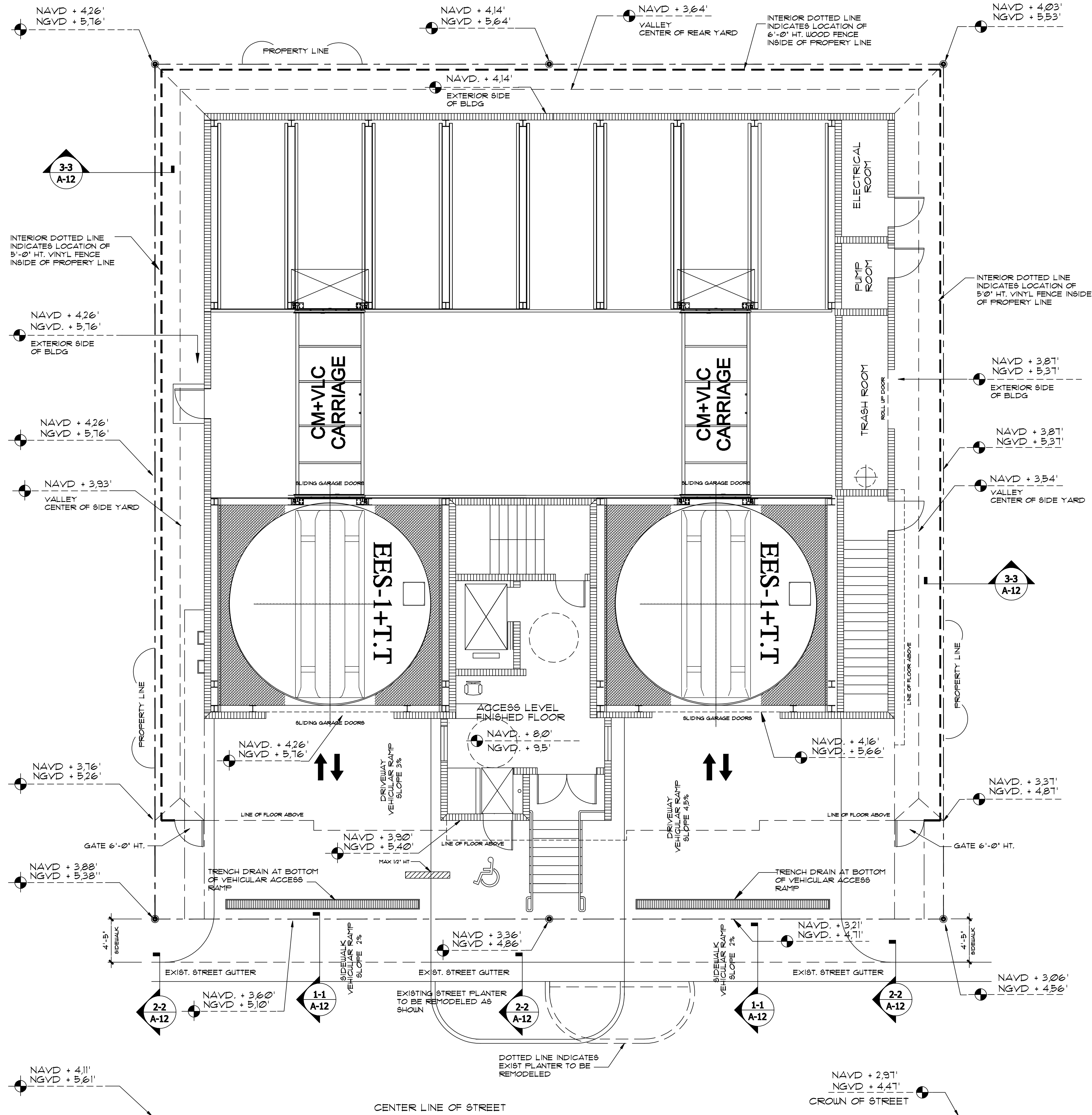


#### ACTIVE LINERS

BUILDING FRONTAGE 70'-0"  
60% REQUIRED = 42'-0"  
PROVIDED = 43'-4"

#### ACTIVE LINERS TRANSPARENCY

BUILDING FRONTAGE 51'-0" X 10'-0" HT. = 510 SF  
50% REQUIRED = 255 SF  
PROVIDED = 314.82 SF



#### MINNESOTA STREET

#### SITE GRADING

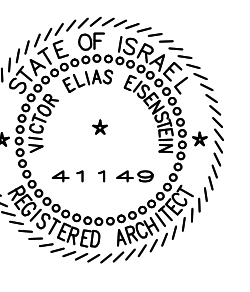
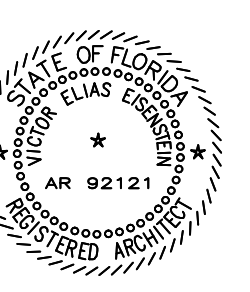
RAINWATER IS KEPT INSIDE THE PROPERTY

SCALE: 3/16" = 1'-0"

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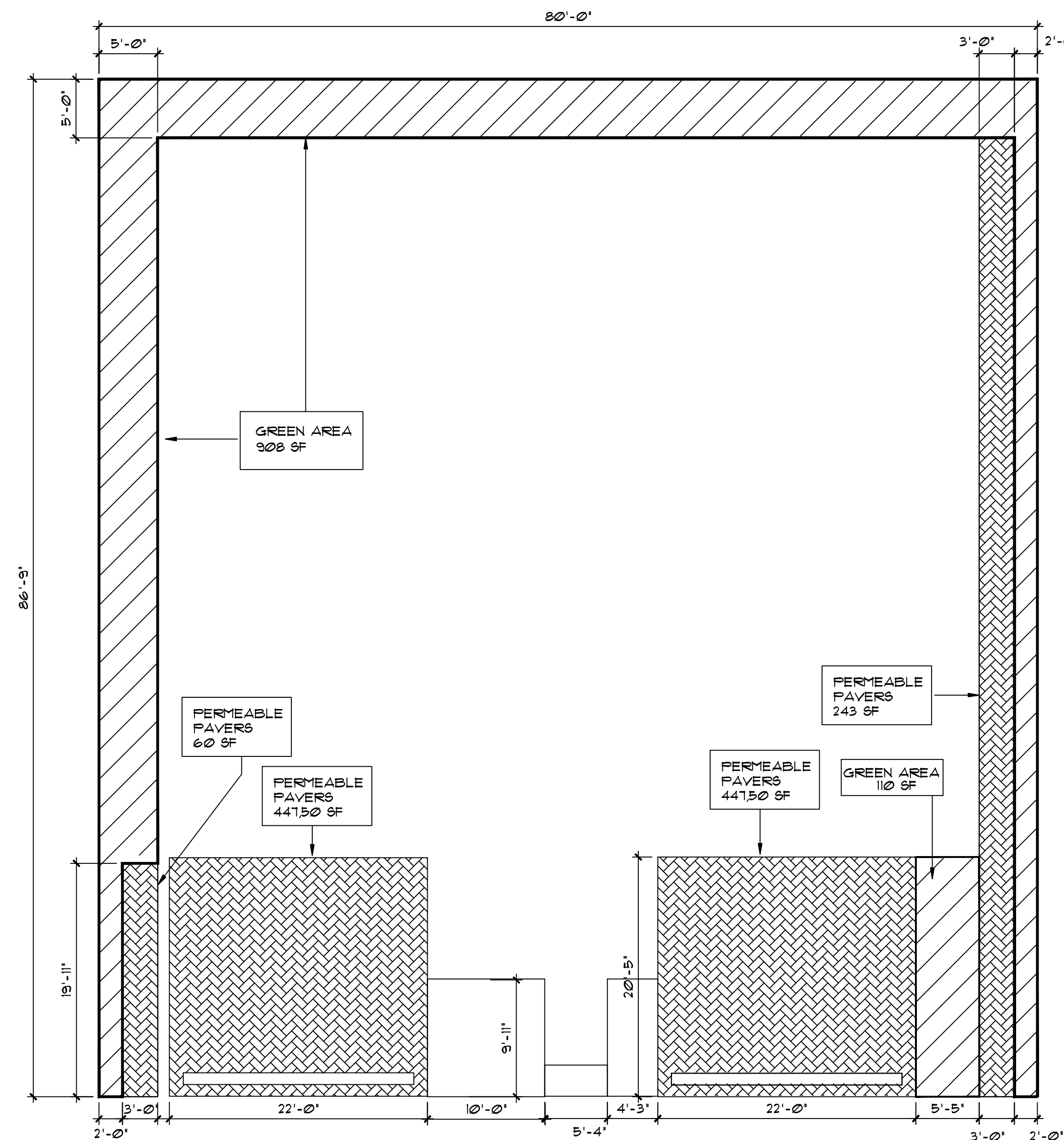
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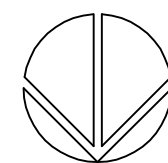
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## GROUND FLOOR PERVIOUS AREAS

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






## GROUND FLOOR PERVIOUS AREA CALCULATION

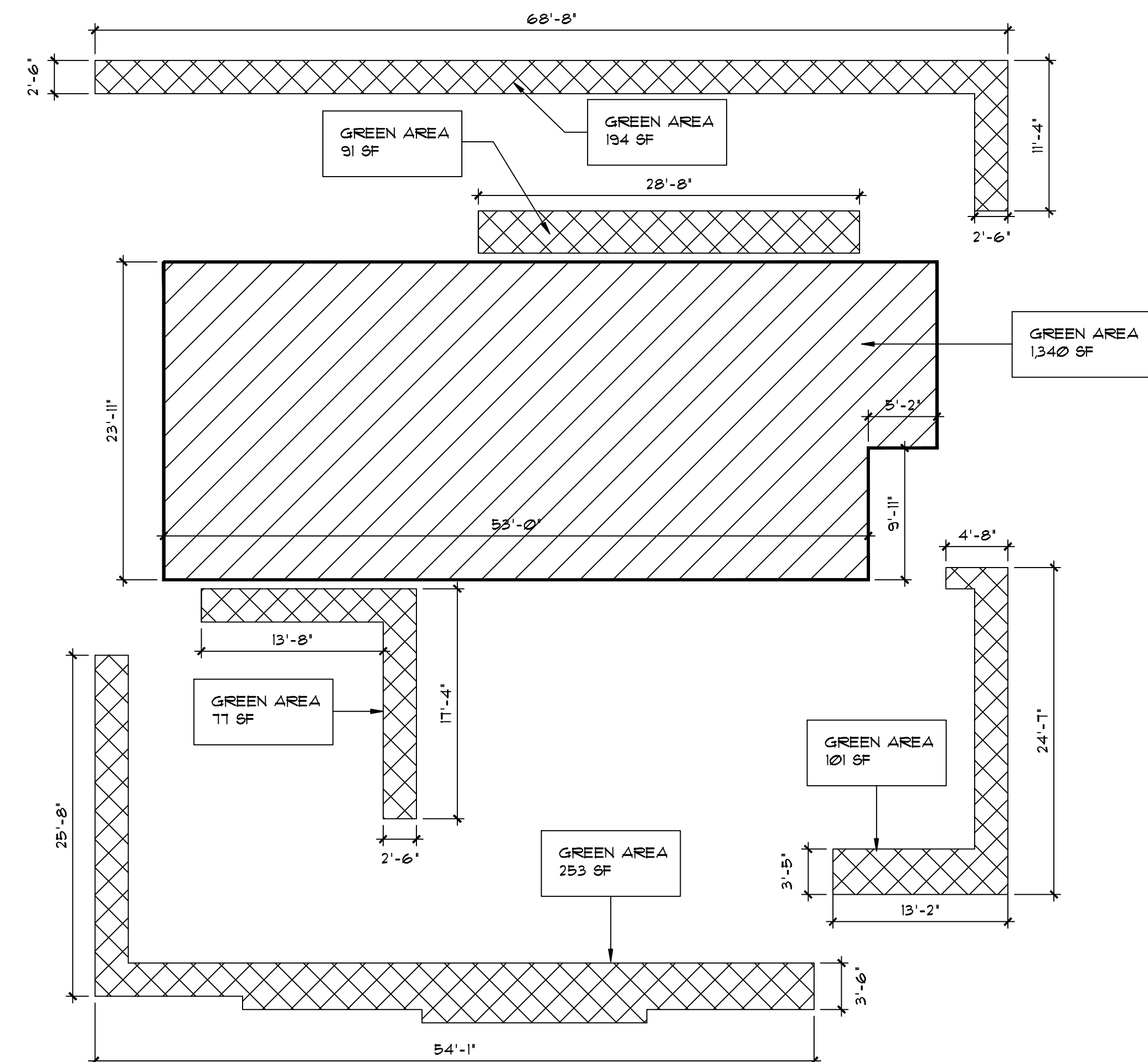
LOT AREA	6,936 SF	
GREEN AREA	1,018 SF	14.67 %
PERMEABLE PAVERS	1,198 SF	17.27 %
GROUND FLOOR TOTAL	2,216 SF	31.94 %

## TERRACE AND ROOF PERVIOUS AREA CALCULATION

LOT AREA		6,936 SF
PLANTERS	716 SF	10.32 %
ROOF GREEN AREA	1,340 SF	19.31 %
TERRACE	2,056 SF	29.631 %
GRAN TOTAL PERVIOUS AREAS	4,212 SF	61.59 %


KEY NOTES:

	PERVIOUS PAVING
	GREEN SOD LAWN
	PLANTERS



## TERRACE AND ROOF PERVIOUS AREAS

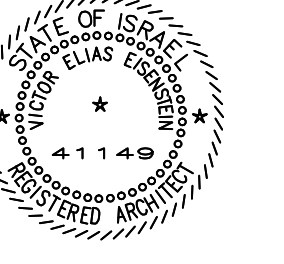
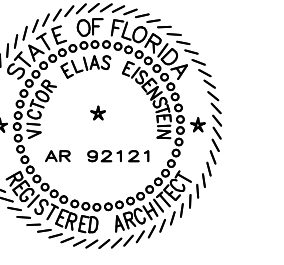
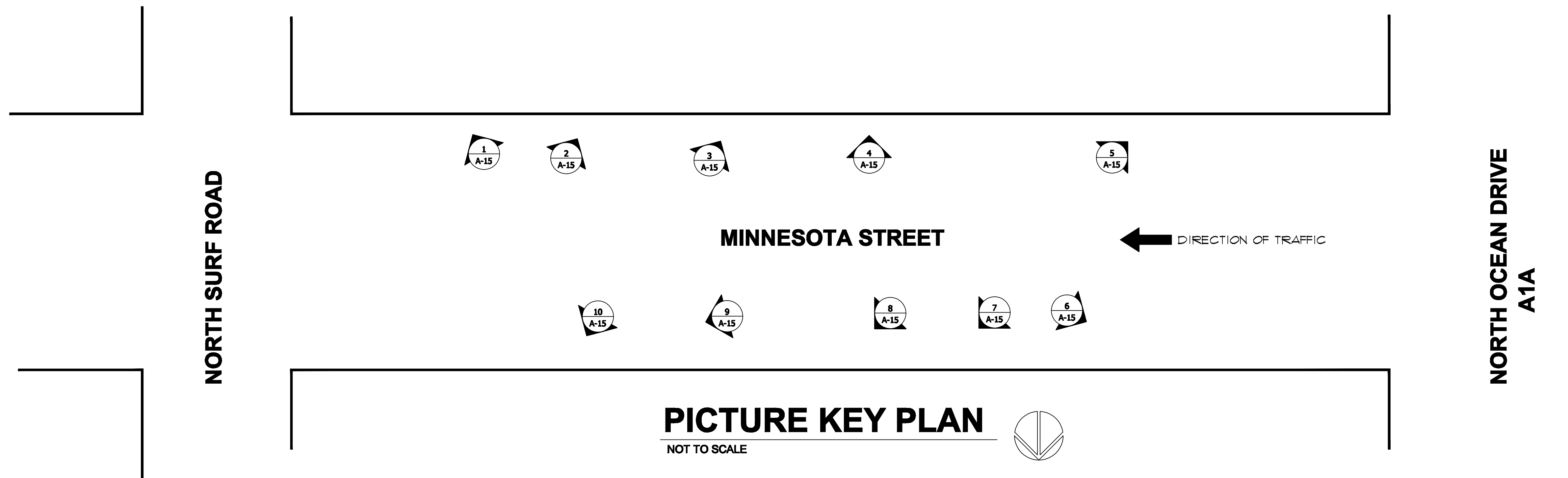
**SCALE: 1/8" = 1'-0"**


 ELEV. + 50'-0"  
 TERRACE FLOOR

## IRRIGATION NOTES

AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT





AL: VICTOR ELIAS EISENSTEIN- AR 92121

**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

**TAC & PDB**

**DEVELOPMENT  
BOARD  
SUBMITTAL**

SCALE: AS INDICATED

DATE: 12-27-2016

PROJECT No:

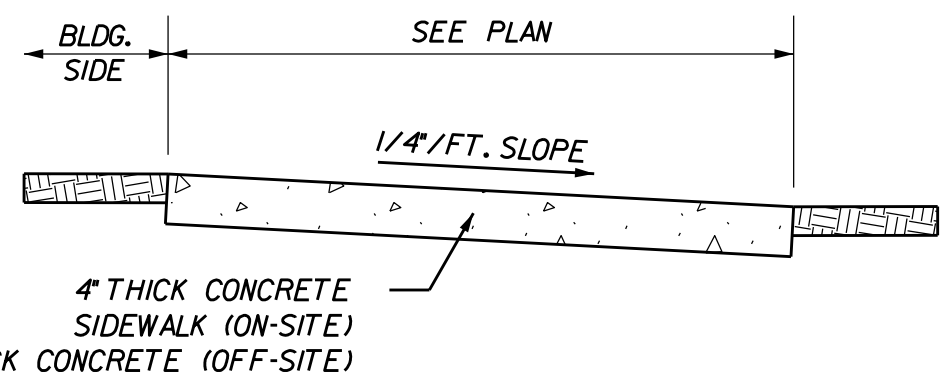
RAWN BY:	CHECKED BY:
ATALIE P.	VEE

PAGE No:

# A-15



EXISTING GRADE

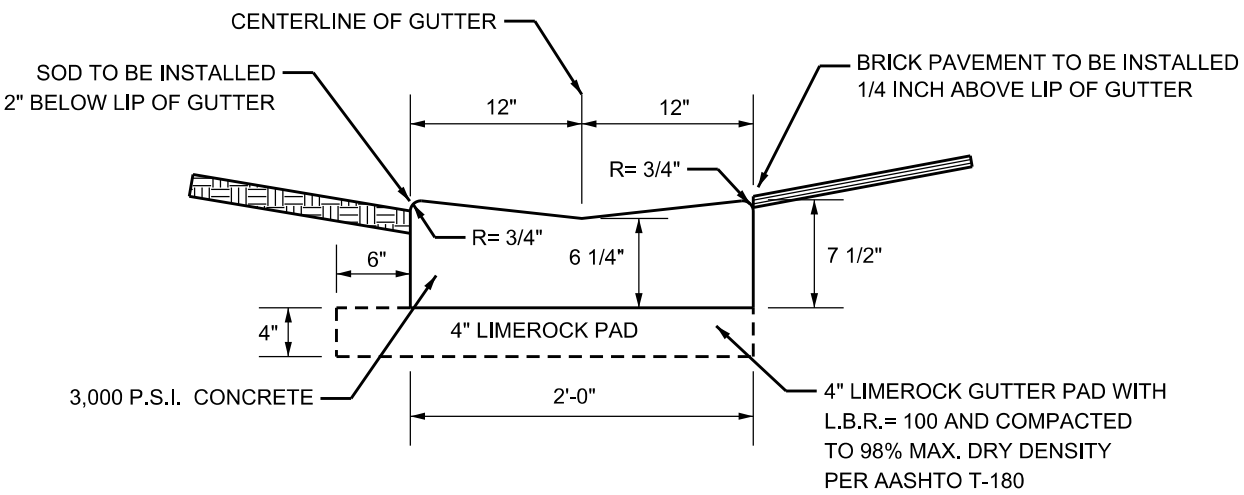


NOTES

1. PROVIDE 1/8" CONSTRUCTION JOINTS AT 5' O/C, MINIMUM DEPTH 1/2".
2. PROVIDE 1/2" EXPANSION JOINTS WITH NON-RISE FILLER AT 20' O/C, TO RUN FULL DEPTH OF SLAB.
3. CONCRETE TO BE 3,000 P.S.I. IN 28 DAYS.
4. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.
5. SIDEWALK TO BE 6" THICK WHEN ABUTTING DRIVEWAYS AND PARKING LOTS.

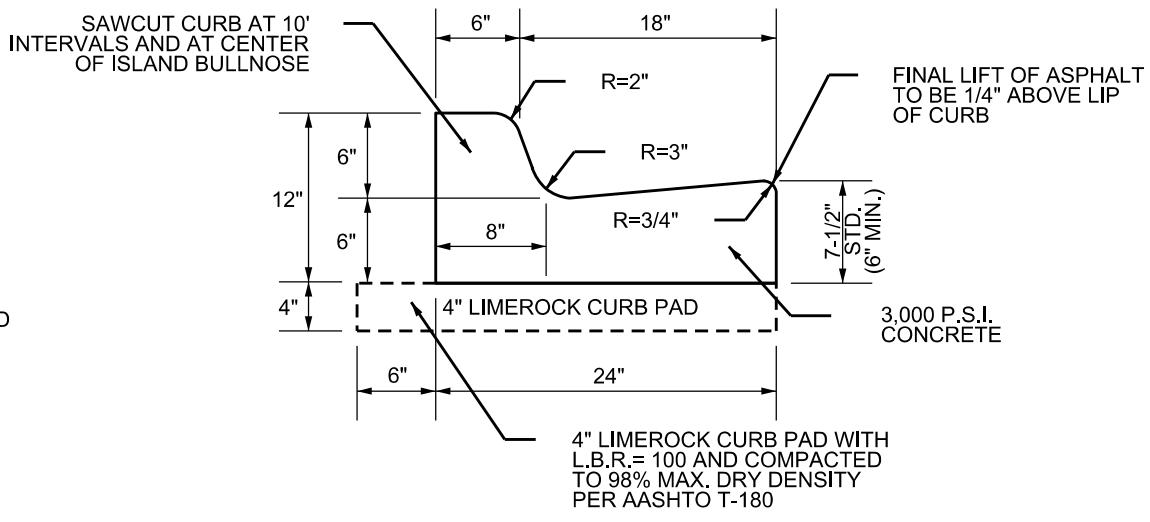
CONCRETE SIDEWALK DETAILS

N.T.S.



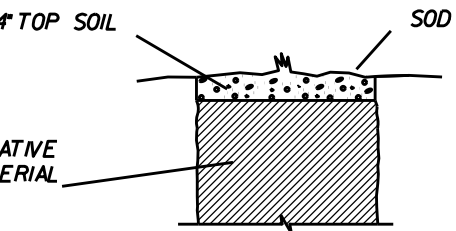
CONCRETE VALLEY GUTTER DETAIL

N.T.S. - PER F.D.O.T. INDEX 300

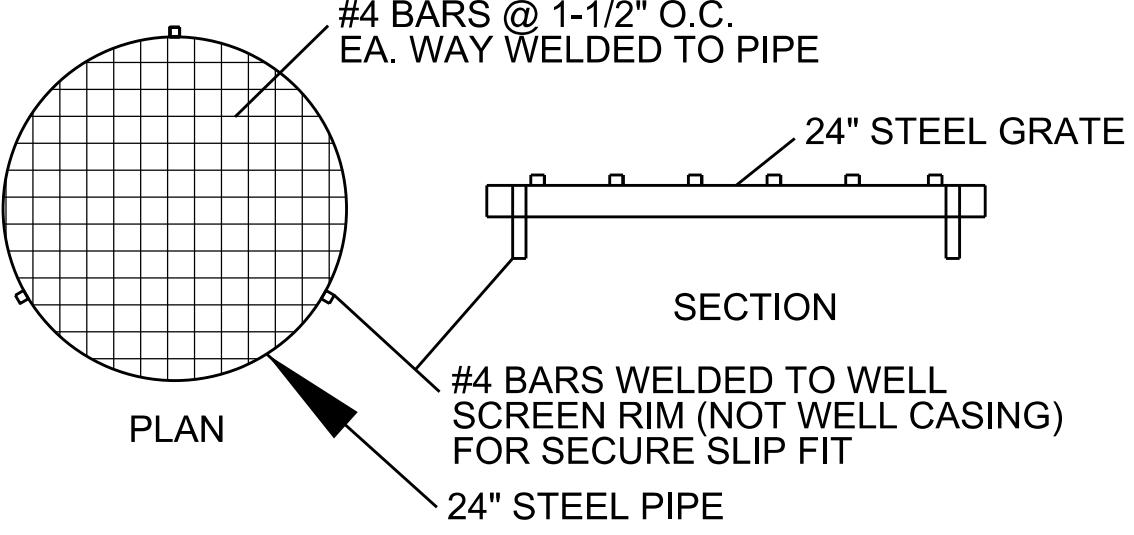


TYPE "F" CURB & GUTTER DETAIL

N.T.S. - PER F.D.O.T. INDEX 300

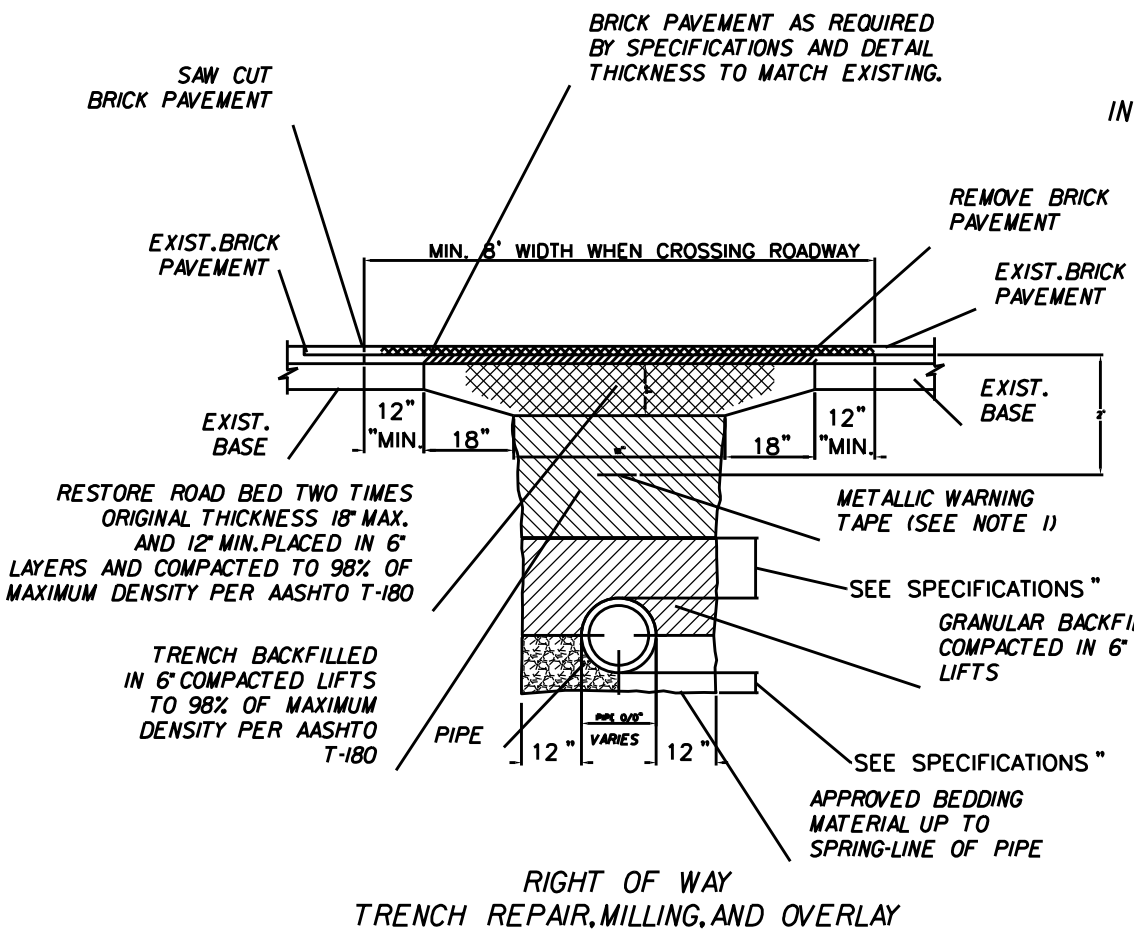


SURFACE RESTORATION IN R/W ABOVE THE PIPE ZONE



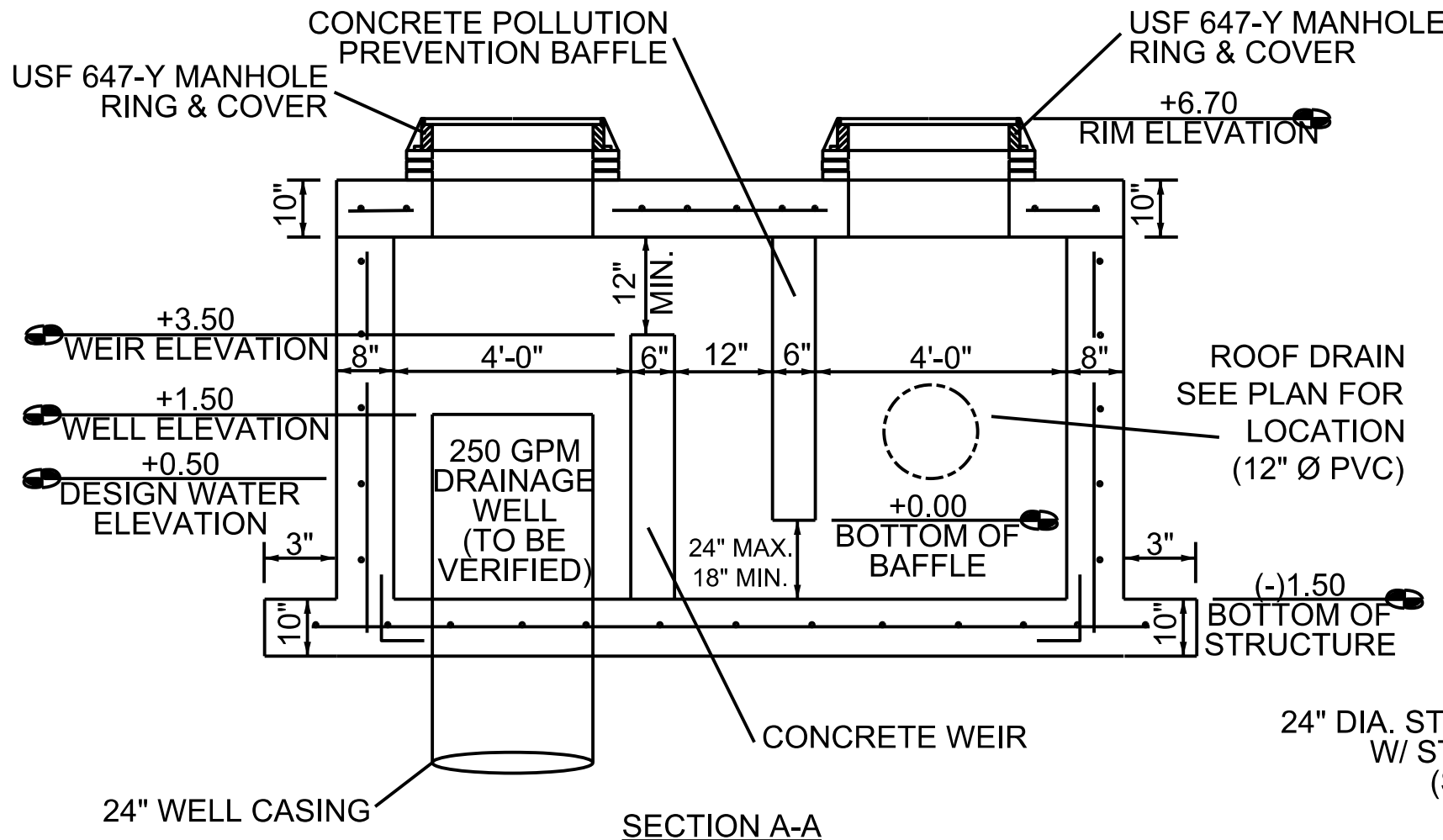
STEEL WELL GRATE DETAIL

N.T.S.



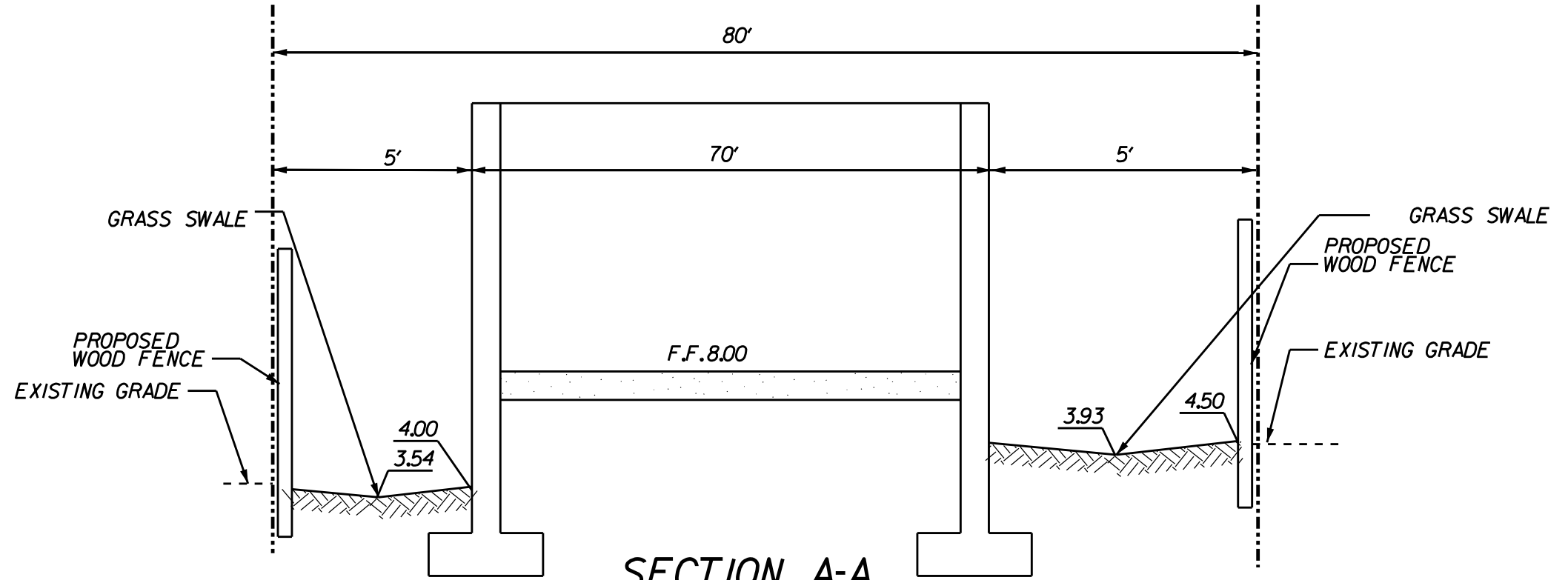
TYPICAL TRENCH AND PAVEMENT RESTORATION FOR TRANSVERSE CROSSING

- NOTES:
1. METALLIC WARNING TAPES SHALL BE INSTALLED 24" BELOW FINISH GRADE ABOVE MAIN. (SEE SPECIFICATION 2320 SECTION 36 FOR MARKING TYPE)
  2. UNLESS OTHERWISE SPECIFIED SELECTED MATERIAL SHALL BE FREE OF STONES LARGER THAN 3/8" DIA.
  3. REPLACE ALL LANE MARKINGS AND REFLECTIVE MARKERS.
- T-6 PARKING  
T-8 RESIDENTIAL STREETS  
T-10 MAJOR STREETS (4 LANE)  
T-12 MAJOR STREETS (6 LANE)  
21-18" MAX. 12" MIN.



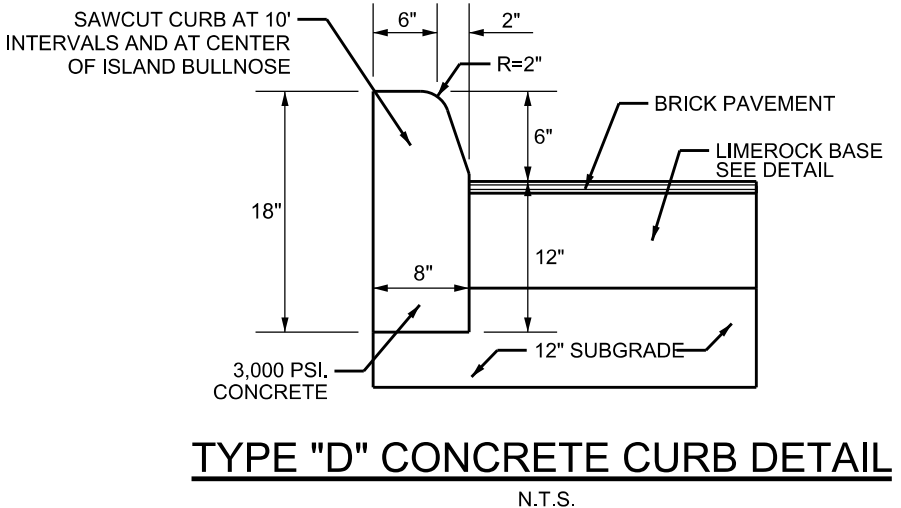
DRAINAGE WELL - STRUCTURE DETAIL

N.T.S.



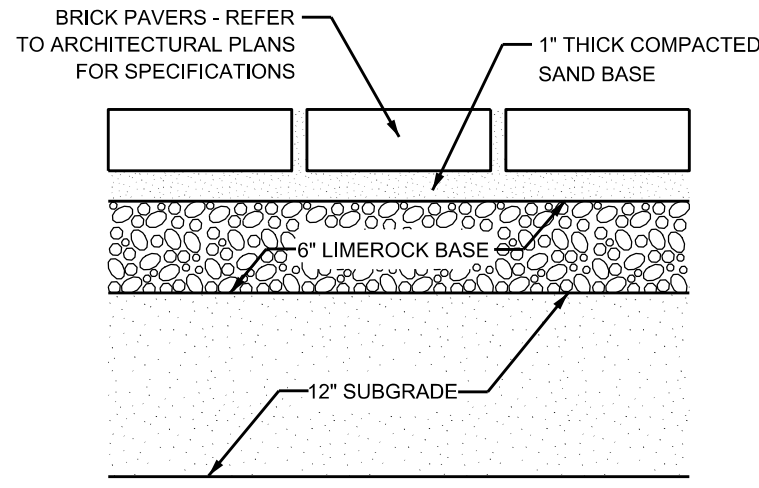
SECTION A-A

N.T.S.



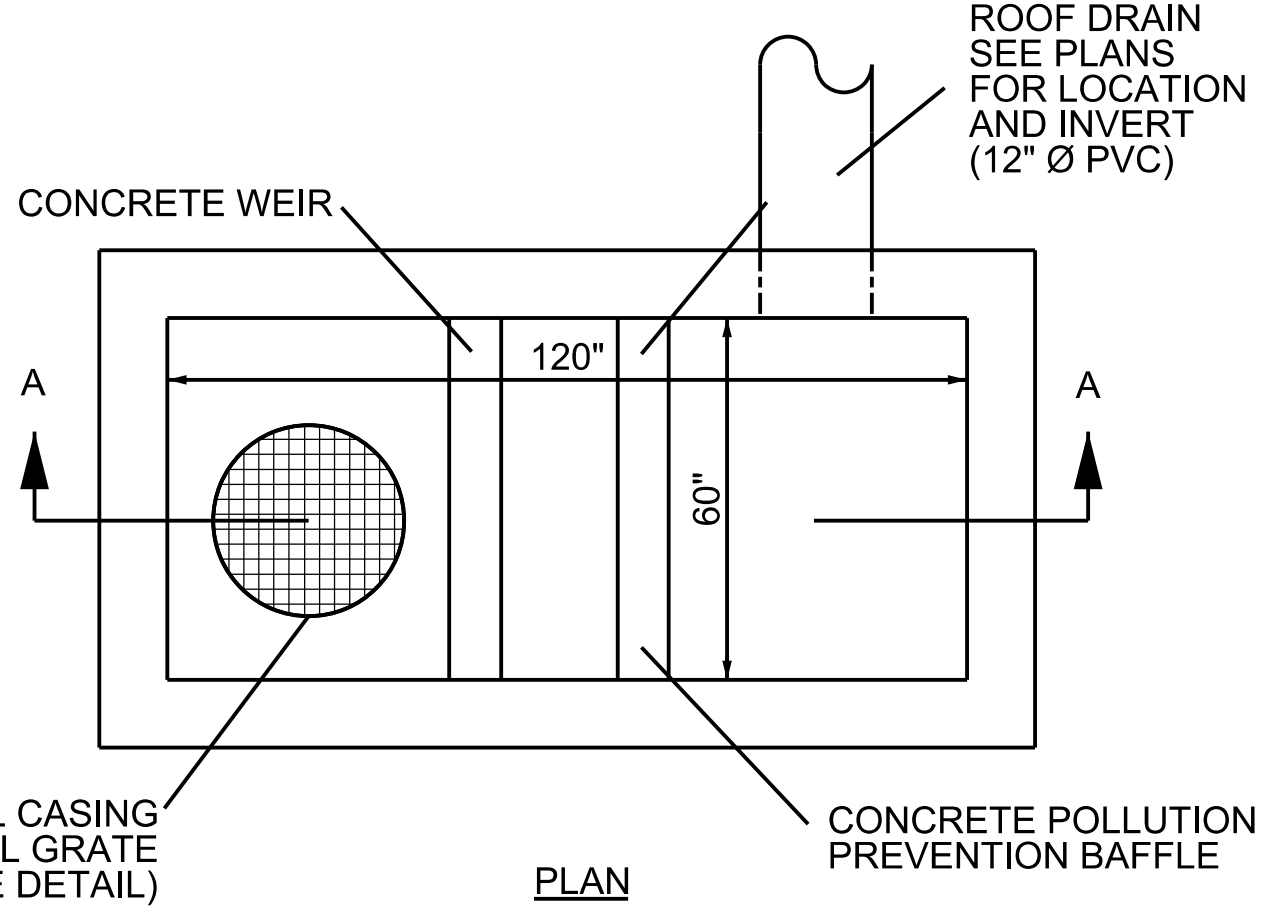
TYPE "D" CONCRETE CURB DETAIL

N.T.S.



PAVER DETAIL

N.T.S.



PLAN

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 9/16  
Drawn by: AZ Date: 9/16  
Checked by: JH Date: 9/16



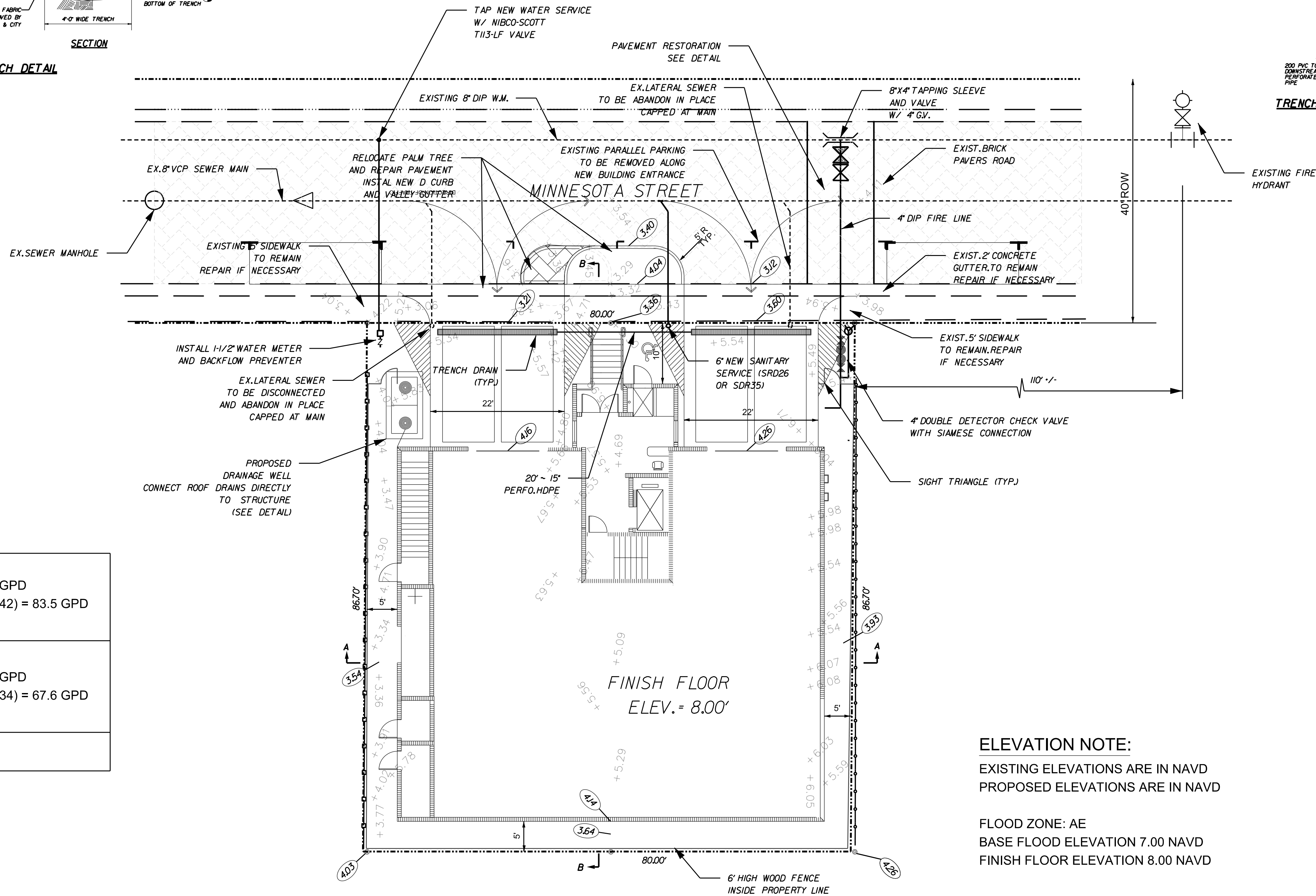
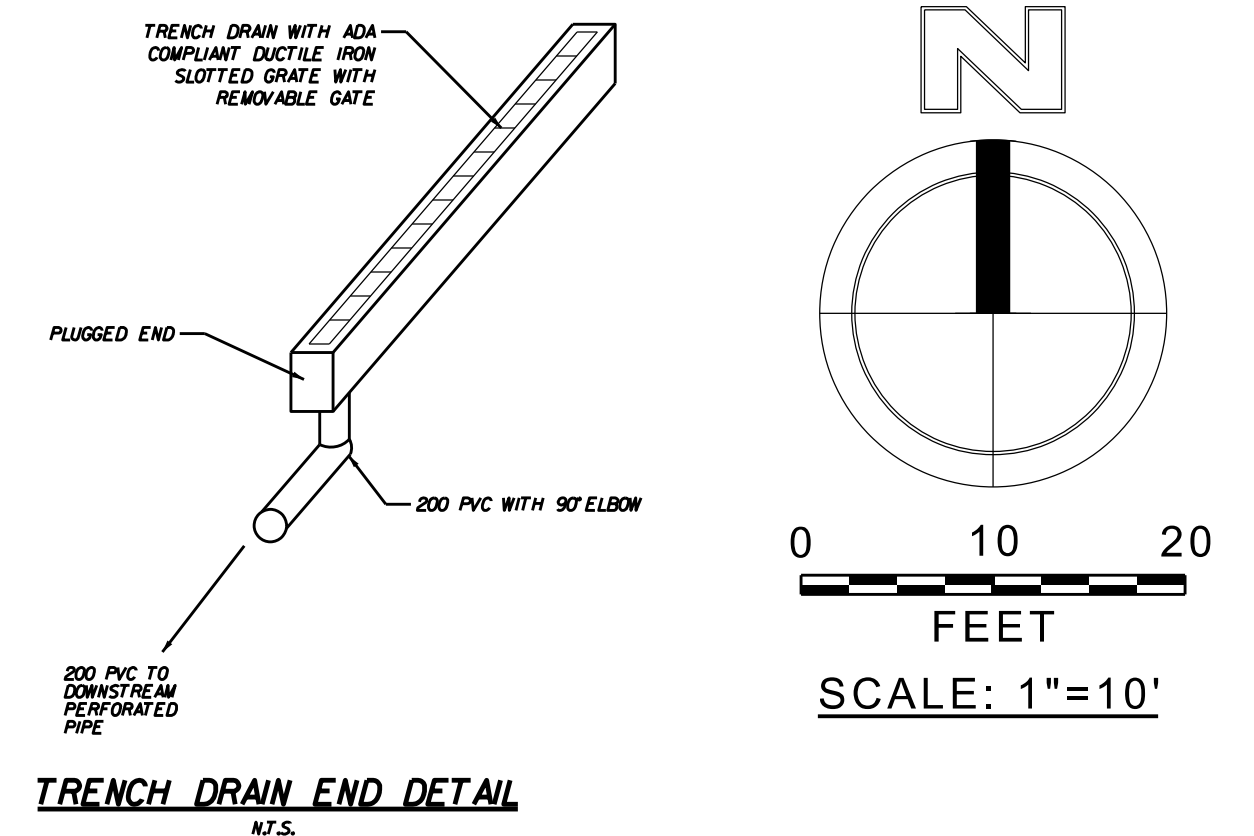
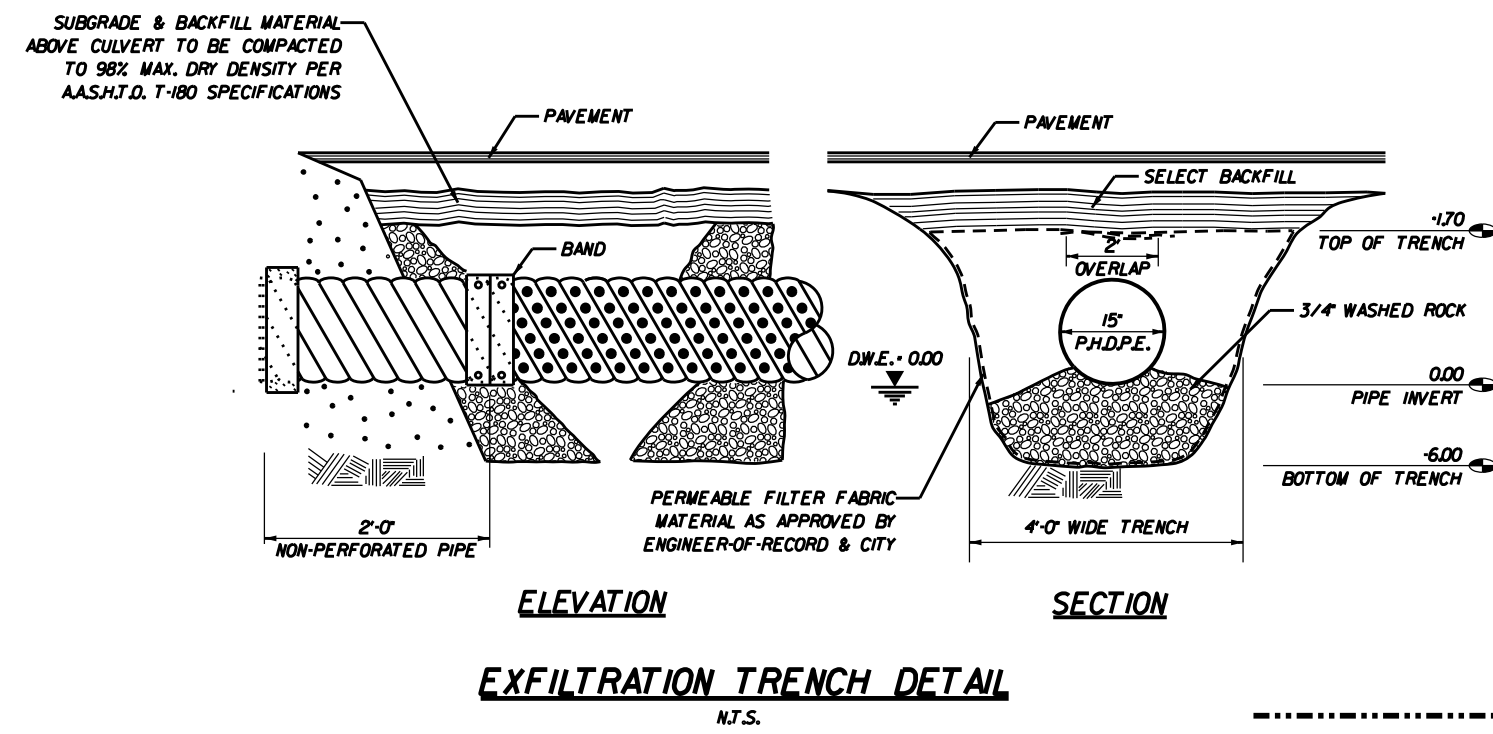
**HSQ GROUP, INC.**  
Engineers · Planners · Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 · 561.392.0221  
C26258 · LB7924

**THE BLUE BUILDING**  
CONCEPTUAL ENGINEERING DETAILS

SCALE:  
NTS  
PROJECT NUMBER:  
1007-14  
SHEET NUMBER:  
CD-1

Date: 08/25/2016  
Approved by: ALBERTO ZUNIGA, P.E.  
Registered Engineer No.: 46196  
State of Florida

2:\projects\2010\1007-14 - the blue building\2016 revisions\1007-14-002.dgn



WATER DEMAND

HOTEL: 94 GPD/UNIT = 94X6 = 564 GPD

OFFICE: 42 GPD/ 1,000 SF = 1,988/1,000 (42) = 83.5 GPD

TOTAL WATER DEMAND = 647.5 GPD

WASTEWATER DEMAND

HOTEL: 77 GPD/UNIT = 77X6 = 462 GPD

OFFICE: 34 GPD/ 1,000 SF = 1,988/1,000 (34) = 67.6 GPD

TOTAL WATER DEMAND = 529.6 GPD

FIRE DEMAND: = 1,500 GPM

ELEVATION NOTE:

EXISTING ELEVATIONS ARE IN NAVD

PROPOSED ELEVATIONS ARE IN NAVD

FLOOD ZONE: AE

BASE FLOOD ELEVATION 7.00 NAVD

FINISH FLOOR ELEVATION 8.00 NAVD

LEGEND

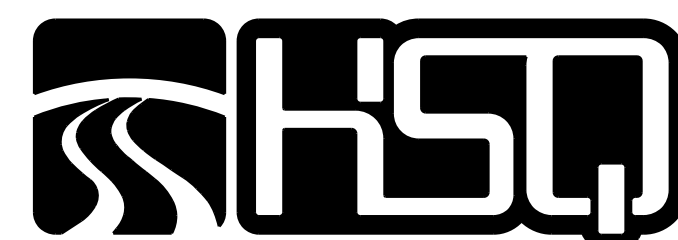
- 100'-24" R.C.P.
- PAVEMENT FLOW LINE
- PAVEMENT RIDGE LINE
- PAVEMENT SLOPE & DIRECTION
- 0.60%
- FLOW DIRECTION
- PROPOSED GRADE
- EXISTING GRADE
- F.F. = +12.00
- FINISHED FLOOR ELEVATION
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- CURB INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- BACTERIOLOGICAL SAMPLING POINT
- R.C.P.
- REINFORCED CONCRETE PIPE
- H.D.P.E.
- HIGH DENSITY POLYETHYLENE PIPE
- C.A.P.
- CORRUGATED ALUMINUM PIPE
- W.M.
- WATER MAIN
- G.V.
- GATE VALVE
- F.H.
- FIRE HYDRANT
- R.E.
- RIM ELEVATION
- I.E.
- INVERT ELEVATION
- E.O.P.
- EDGE OF PAVEMENT
- P.R.B.
- POLLUTION RETARDANT Baffle
- D.W.E.
- DESIGN WATER ELEVATION

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 9/16

Drawn by: AZ Date: 9/16

Checked by: JH Date: 9/16



**HSQ GROUP, INC.**

Engineers · Planners · Surveyors

1489 West Palmetto Park Road, Suite 340

Boca Raton, Florida 33486 · 561.392.0221

C26258 · LB7924

**THE BLUE BUILDING**

CONCEPTUAL ENGINEERING PLAN

SCALE:  
1" = 10'

PROJECT NUMBER:  
1007-14

SHEET NUMBER:  
CE-1

Date: 9/16  
Approved by: ALBERTO ZUNIGA, P.E.  
Registered Engineer No. 45195  
State of Florida



WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

JOINT SPACING  
@ CROSSING  
(FULL JOINT CENTERED)  
(8)

CROSSING  
(1), (4)

HORIZONTAL  
SEPARATION

OTHER PIPE

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

SEPARATION REQUIREMENTS  
OF  
F.D.E.P. / F.D.N.R.P.

G-01.1

GENERAL BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY.

SELECT BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.

HAUNCHING

PIPE O.D. + 2" MAXIMUM  
PIPE O.D. + 1" MINIMUM

TRENCH WIDTH

BACKFILL CONSOLIDATED TO CENTERLINE OF PIPE (SEE NOTE 1 BELOW).

FLAT OR RESTORED TRENCH BOTTOM

NOTES:

- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR GRANULATED LIMESTONE), CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER SUSCEPTIBLE MATERIALS.
- ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAD. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
- DENSITY TESTING SHALL BE IN ACCORDANCE WITH ASTM T-180 AND ASTM D-3017.
- BACKFILL TO COMPLY WITH FOOT DESIGN STANDARDS 125-8.

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

PIPE LAYING CONDITION TYPICAL  
SECTION (D.I.P.)

G-02

GENERAL BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 12" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO 100% OF MAXIMUM DRY DENSITY.

SELECT BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" IN THICKNESS. EACH LAYER SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.

HAUNCHING

PIPE O.D. + 2" MAXIMUM  
PIPE O.D. + 1" MINIMUM

TRENCH WIDTH

BACKFILL CONSOLIDATED TO CENTERLINE OF PIPE (SEE NOTE 1 BELOW).

FLAT OR RESTORED TRENCH BOTTOM

NOTES:

- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR GRANULATED LIMESTONE), CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER SUSCEPTIBLE MATERIALS.
- ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAD. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
- DENSITY TESTING SHALL BE IN ACCORDANCE WITH ASTM T-180 AND ASTM D-3017.
- BACKFILL TO COMPLY WITH FOOT DESIGN STANDARD 125-8.

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

PIPE LAYING CONDITION TYPICAL  
SECTION (P.V.C.)

G-03

UTILITY CROSSING USING FITTINGS

\* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

UTILITY CROSSING DETAIL

G-04

24"x24"x8" THICK CONCRETE COLLAR ALL AROUND FOR UNPAVED AREAS ONLY

FINISHED GRADE OR PAVEMENT

LOCKING-TYPE VALVE BOX LID WITH THE WORD "WATER" OR "SEWER" CAST INTO THE METAL

SAW-CUT AND MATCH EXISTING PAVEMENT

CAST IRON ADJUSTABLE SCREW-ON TYPE VALVE BOX. REFER TO CITY SPECIFICATIONS FOR ACCEPTED MANUFACTURERS AND MODELS.

VALVE BODY

VALVE BOX BASE

3" MIN.

OPERATING NUT TO BE WITHIN 24" OF FINISH GRADE OR PAVEMENT. IF REQUIRED, EXTENSION SHALL BE PROVIDED.

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

TYPICAL VALVE BOX SETTING

G-05

PLAN

CONCRETE THRUST BLOCK

STAINLESS STEEL TAPPING SLEEVE

EXIST. MAIN

NEW MAIN

24"x24"x8" THICK CONCRETE IN UNPAVED AREAS ONLY

FINISHED GRADE OR PAVEMENT

SAW-CUT AND MATCH EXISTING PAVEMENT

OPERATING NUT TO BE WITHIN 24" OF FINISH GRADE OR PAVEMENT. IF REQUIRED, EXTENSION SHALL BE PROVIDED.

VALVE BOX (REFER TO STANDARD DETAIL G-05)

TAPPING VALVE

CONCRETE THRUST BLOCK

EXIST. POTABLE WATER AND/OR SANITARY SEWAGE FORCE MAIN

STAINLESS STEEL TAPPING SLEEVE

CONCRETE BLOCK OR BRICK OVER COMPACTED SOIL TO MAINTAIN TAPPING VALVE STABLE AND LEVEL WITH MAIN BEING TAPPED

NOTES:

- NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
- TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
- TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
- FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
- FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

TYPICAL TAPPING SLEEVE  
AND VALVE SETTING

G-06

24"x24"x8" THICK CONCRETE COLLAR ALL AROUND FOR UNPAVED AREAS ONLY

FINISHED GRADE OR PAVEMENT

SAW-CUT AND MATCH EXISTING PAVEMENT

VALVE BOX (REFER TO STANDARD DETAIL G-05)

GATE VALVE (MECHANICAL JOINTS)

OPERATING NUT TO BE WITHIN 24" OF FINISH GRADE OR PAVEMENT. IF REQUIRED, EXTENSION SHALL BE PROVIDED.

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

TYPICAL GATE VALVE AND  
VALVE BOX SETTING

G-07

RESILIENT SEATED GATE VALVE SPECIFICATIONS:

4" THROUGH 12" SIZE  
(WATER AND FORCE MAIN)

- GATE VALVES SHALL BE RESILIENT SEATED, MANUFACTURED TO MEET OR EXCEED THE REQUIREMENTS OF AWWA C509 (LATEST REVISION) AND IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- VALVES SHALL HAVE AN UNOBSTRUCTED WATERWAY EQUAL TO OR GREATER THAN THE FULL NOMINAL DIAMETER OF THE VALVE.
- THE VALVES ARE TO BE NON-RISING STEM WITH THE STEM MADE OF CAST, FORGED OR ROLLED BRONZE SHOWN IN AWWA C509. TWO STEM SEALS SHALL BE PROVIDED AND SHALL BE OF THE O-RING TYPE, ONE ABOVE AND ONE BELOW THE THRUST COLLAR WITH LUBRICANT BETWEEN O-RING.
- THE STEM NUT, ALSO MADE OF BRONZE, MAY BE INDEPENDENT OF THE GATE OR CAST INTEGRALLY WITH THE GATE. IF THE STEM NUT IS CAST INTEGRALLY, THE THREADS SHALL BE STRAIGHT AND TRUE WITH THE AXIS OF THE STEM TO AVOID BINDING DURING THE OPENING OR CLOSING CYCLE.
- THE SEALING MECHANISM SHALL CONSIST OF A CAST IRON GATE HAVING A VULCANIZED SYNTHETIC RUBBER COATING OR A RUBBER SEAT MECHANICALLY RETAINED ON THE GATE. THE RESILIENT SEALING MECHANISM SHALL PROVIDE ZERO LEAKAGE AT THE WATER WORKING PRESSURE WHEN INSTALLED WITH THE LINE FLOW IN EITHER DIRECTION.
- A 2-INCH SQUARE WRENCH NUT SHALL BE PROVIDED FOR OPERATING THE VALVE.
- ALL VALVES ARE TO BE SUPPLIED COMPLETE AND READY FOR INSTALLATION INCLUDING, BUT NOT LIMITED TO ALL NUTS, BOLTS RINGS AND RUBBERS.
- ALL VALVES ARE TO BE TESTED IN STRICT ACCORDANCE WITH AWWA C509 LATEST REVISION).

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

RESILIENT SEATED GATE VALVE  
SPECIFICATIONS

G-07.1

MINIMUM CONCRETE THRUST BLOCK BEARING ON UNDISTURBED MATERIAL (SQ. FT.)

MARK	4" OR 6"	8"	10"	12"
A				
B				

NOTES:

- THRUST BLOCKS ARE TO BE USED IN COMBINATION WITH, AND NOT IN LIEU OF, MECHANICAL JOINT RESTRAINTS AS REQUIRED BY THE CITY. REFER TO THRUST RESTRAINT DESIGN TABLE IN STANDARD DETAIL G-10.
- THE AREAS IN THE TABLE ARE BASED ON \_\_\_\_\_ POUNDS PER SQUARE FOOT SOIL BEARING AGAINST THE UNDISTURBED TRENCH WALL AND ARE TO REPRESENT THE MINIMUM VERTICAL PROJECTED AREA AT THE THRUST BLOCK IN A PLANE PERPENDICULAR TO THE LINE BISECTING THE INCLUDING ANGLE OF THE FITTING.
- POUR THRUST BLOCKS AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EVACUATE LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
- ON BENDS AND TEES, EXTEND THRUST BLOCKS FULL LENGTH OF FITTING.
- DO NOT COVER COUPLING OR JOINTS WITH CONCRETE.
- CONCRETE TO BE 2500 P.S.I. MINIMUM 28 DAY STRENGTH.
- TABLE TO BE COMPLETED BY DESIGN ENGINEER.

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

ISSUED: 03/01/99A DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014

THRUST BLOCK DESIGN

G-10

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 9/16

Drawn by: AZ Date: 9/16

Checked by: JH Date: 9/16

**HSQ GROUP, INC.**  
Engineers · Planners · Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 · 561.392.0221  
C26258 · LB7924

**THE BLUE BUILDING**  
CONCEPTUAL ENGINEERING DETAILS

SCALE:  
NTS

PROJECT NUMBER:  
1007-14

SHEET NUMBER:  
CD-2

Date: SDATES  
Approved by: ALBERTO ZUNIGA, P.E.  
Registered Engineer No. 46196  
State of Florida

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THRUST RESTRAINT NOTES:

1.

ALL JOINTS BETWEEN BENDS AT HORIZONTAL & VERTICAL OFFSETS SHALL BE RESTRAINED.

2.

MECHANICAL THRUST RESTRAINTS FOR D.I.P. FITTINGS ON D.I.P. OR P.V.C. PIPE SHALL BE MEGALUG AS MANUFACTURED BY EBAA IRON, INC., OR APPROVED EQUAL.

3.

DUCTILE IRON FITTINGS UP TO 20-INCHES IN DIAMETER SHALL BE RESTRAINED BY MECHANICAL MEANS, I.E., MEGALUGS OR APPROVED EQUAL.

4.

DUCTILE IRON FITTINGS 24-INCH IN DIAMETER AND ABOVE SHALL BE RESTRAINED BY MECHANICAL MEANS, I.E., MEGALUGS OR APPROVED EQUAL, WITH THE ADDITION OF THRUST BLOCKS AND CONCRETE ANCHORS AT THE DISCRETION OF THE ENGINEER OF RECORD.

5.

ANY THRUST BLOCKS AND ANCHORS ARE TO BE DESIGNED BY THE ENGINEER OF RECORD. SIGNED AND SEALED CALCULATIONS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION.

6.

THRUST BLOCKS CONSISTING OF POURED-IN-PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AFTER 28 DAYS.

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

JOINT RESTRAINT DESIGN  
FOR PVC AND DIP

APPROVED: XXX

DRAWING NO.

G-11

HORIZONTAL BENDS

PIPE DIA. (INCHES)	BEND (ANGLE)	RESTRAINED LENGTH (RL) (FT)	
		PVC	*DIP
16	11½	-	-
	22½	-	-
	45	-	-
	90	-	-
8	11½	-	-
	22½	-	-
	45	-	-
	90	-	-
6	11½	-	-
	22½	-	-
	45	-	-
	90	-	-
4	11½	-	-
	22½	-	-
	45	-	-
	90	-	-

RESTRAINT LENGTH (RL)

RESTRAINT LENGTH (RL)

BEND ANGLE

TYPICAL MECHANICAL JOINT RESTRAINT  
(SEE NOTE 3 ON STANDARD DETAIL G-10)

MIN. RESTRAINED LENGTH ALONG RUN (MRL)

MIN. RESTRAINED LENGTH ALONG RUN (MRL)

RUN DIA.

BRANCH DIA.

RESTRAINED LENGTH ALONG BRANCH (RL)

TYPICAL MECHANICAL JOINT RESTRAINT  
(SEE NOTE 3 ON STANDARD DETAIL G-10)

TEES AND TAPPING SLEEVES

RUN DIA. (INCHES)	BRANCH DIA. (INCHES)	MIN. RESTRAINED LENGTH ALONG RUN (FT.)	MIN. LENGTH TO RESTRAIN ALONG BRANCH (FT.)	
			PVC	*DIP
16"	16"	-	-	-
8"	8"	-	-	-
8"	6"	-	-	-
8"	4"	-	-	-
6"	6"	-	-	-
4"	4"	-	-	-

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

JOINT RESTRAINT DESIGN  
FOR PVC AND DIP

APPROVED: XXX

DRAWING NO.

G-11.1

VERTICAL OFFSETS

PIPE DIA. (INCHES)	BEND (ANGLE)	LOWSIDE DEPTH (FT)	PVC		*DIP	
			RESTRAINED LENGTHS		RESTRAINED LENGTHS	
			RL1 (FT.)	RL2 (FT.)	RL1 (FT.)	RL2 (FT.)
16	45	4	-	-	-	-
		5	-	-	-	-
		6	-	-	-	-
		7	-	-	-	-
8	45	4	-	-	-	-
		5	-	-	-	-
		6	-	-	-	-
		7	-	-	-	-
6	45	4	-	-	-	-
		5	-	-	-	-
		6	-	-	-	-
		7	-	-	-	-
4	45	4	-	-	-	-
		5	-	-	-	-
		6	-	-	-	-
		7	-	-	-	-

RESTRAINT LENGTH (RL1)

RESTRAINT LENGTH (RL2)

BEND ANGLE

BEND ANGLE

LOWSIDE DEPTH

TYPICAL MECHANICAL JOINT RESTRAINT  
(SEE NOTE 3 ON STANDARD DETAIL G-10)

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

JOINT RESTRAINT DESIGN  
FOR PVC AND DIP

APPROVED: XXX

DRAWING NO.

G-11.2

MIN. RESTRAINED LENGTH (MRL)

LARGE SIDE

SMALL SIDE

REDUCERS

LARGE SIDE	SMALL SIDE	MIN. LENGTH TO RESTRAIN ON LARGE SIDE (FT)	
		PVC	DIP
8"	4"	-	-
6"	4"	-	-
4"	3"	-	-

MIN. RESTRAINED LENGTH (MRL)

CAP OR PLUG

DEAD ENDS

PIPE DIA. (INCHES)	MIN. RESTRAINED LENGTH (FT)	
	PVC	DIP
16"	-	-
8"	-	-
6"	-	-
4"	-	-

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

JOINT RESTRAINT DESIGN  
FOR PVC AND DIP

APPROVED: XXX

DRAWING NO.

G-11.3

TACK COAT ALL SURFACES, AND PROVIDE 2" MIN. SUPERPAVE ASPHALTIC CONC. OVERLAY AS SHOWN ON THE PAVEMENT RESTORATION PLANS

TRENCH WIDTH (W) + 4" SURFACE REPLACEMENT

SAW CUT ALONG A NEAT AND STRAIGHT EDGE. TACK COAT ALL SURFACES AND EDGES.

EXIST. ASPHALT SURFACE

6"

6"

EXIST. ASPHALT SURFACE

12" THICK (MIN.) LIMEROCK BASE W/MIN. LBR 100 COMPACTED TO NO LESS THAN 98% OF MAX. DENSITY PER ASHTO T-180

1'-6"

1'-6"

TACK COAT ALL EDGES

UNDISTURBED EXISTING BASE

12" TYPE "B" STABILIZED SUBGRADE W/MIN. LBR 40 COMPACTED TO 98% OF MAX. DENSITY PER ASHTO T-180

COMPACTED FILL (REFER TO DETAILS G-02 AND G-03)

12" PIPE O.D. MAX.

TRENCH WIDTH

IF THE DISTANCE TO THE EDGE OF THE EXISTING LIMEROCK BASE IS 2' OR LESS, EXTEND THE LIMEROCK BASE RECONSTRUCTION TO THE EDGE.

ISSUED: 03/01/1994

DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL

REVISED: 06/08/2014

DRAWN: EAM

FLEXIBLE PAVEMENT RESTORATION  
FOR TRENCHES CUT PERPENDICULAR  
AND PARALLEL TO THE ROADWAY

APPROVED: XXX

DRAWING NO.

G-12.1

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 9/16

Drawn by: AZ Date: 9/16

Checked by: JH Date: 9/16

**HSQ GROUP, INC.**  
Engineers · Planners · Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 · 561.392.0221  
C26258 · LB7924

**THE BLUE BUILDING**  
CONCEPTUAL ENGINEERING DETAILS

SCALE:  
NTS

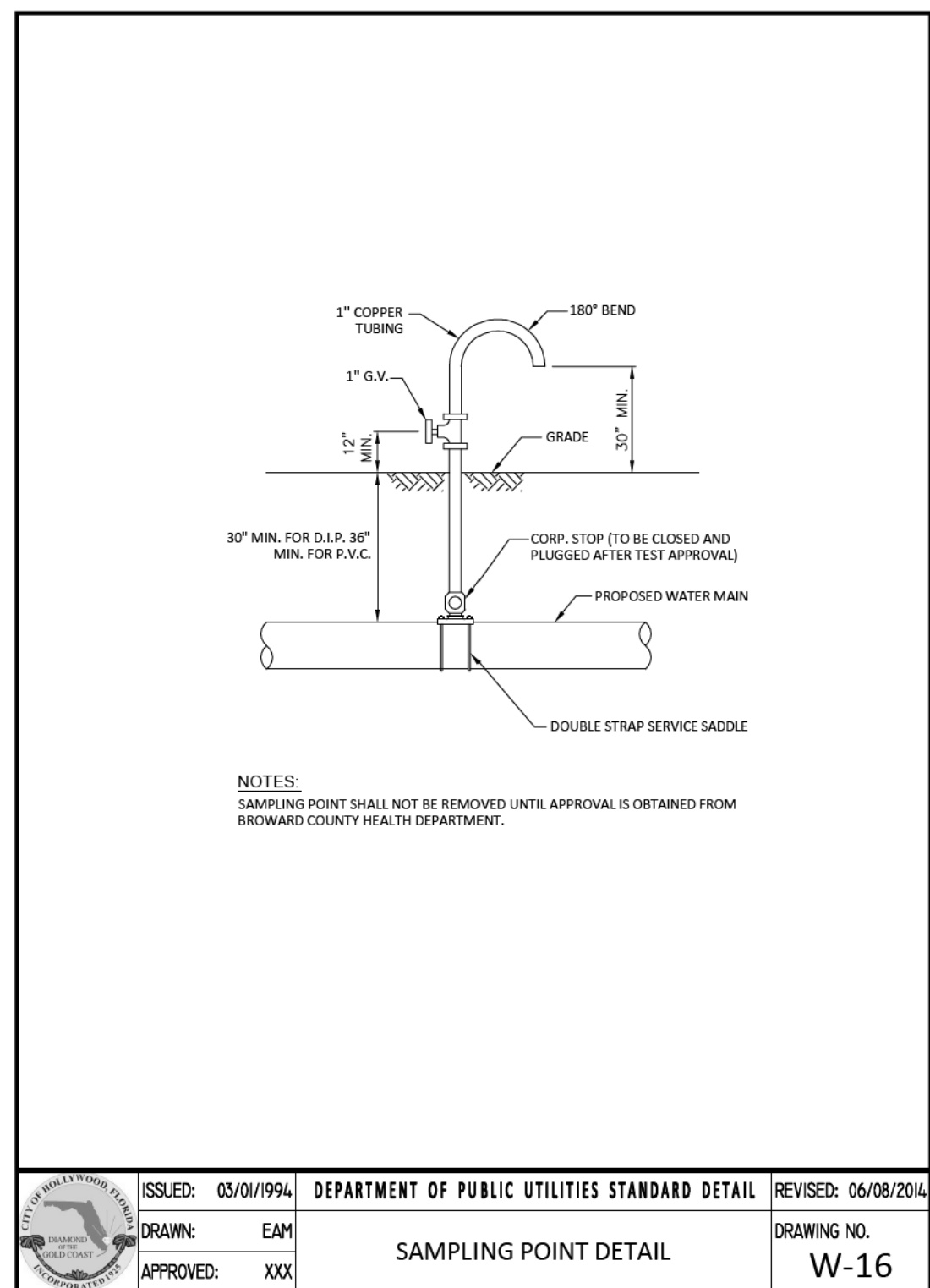
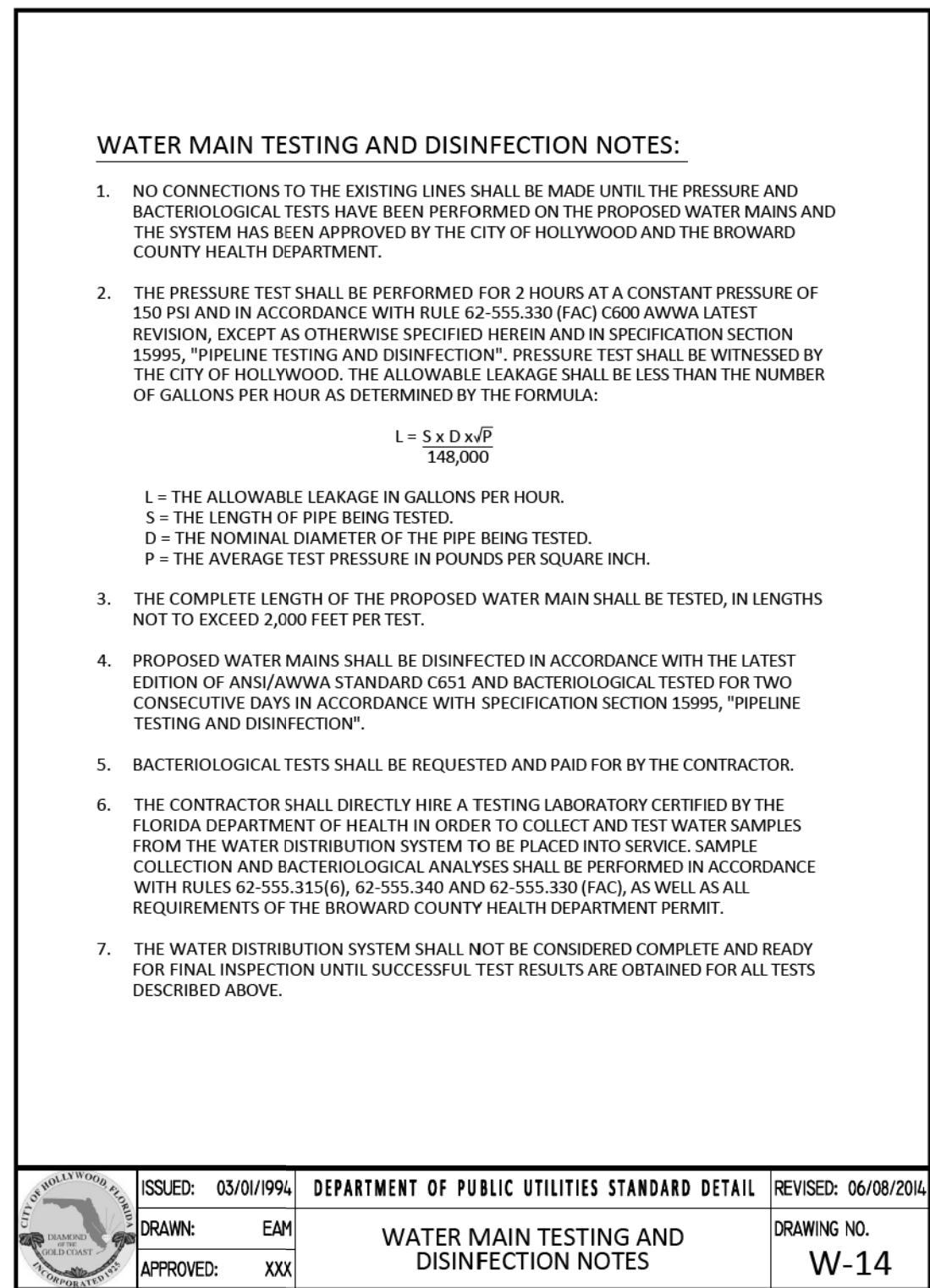
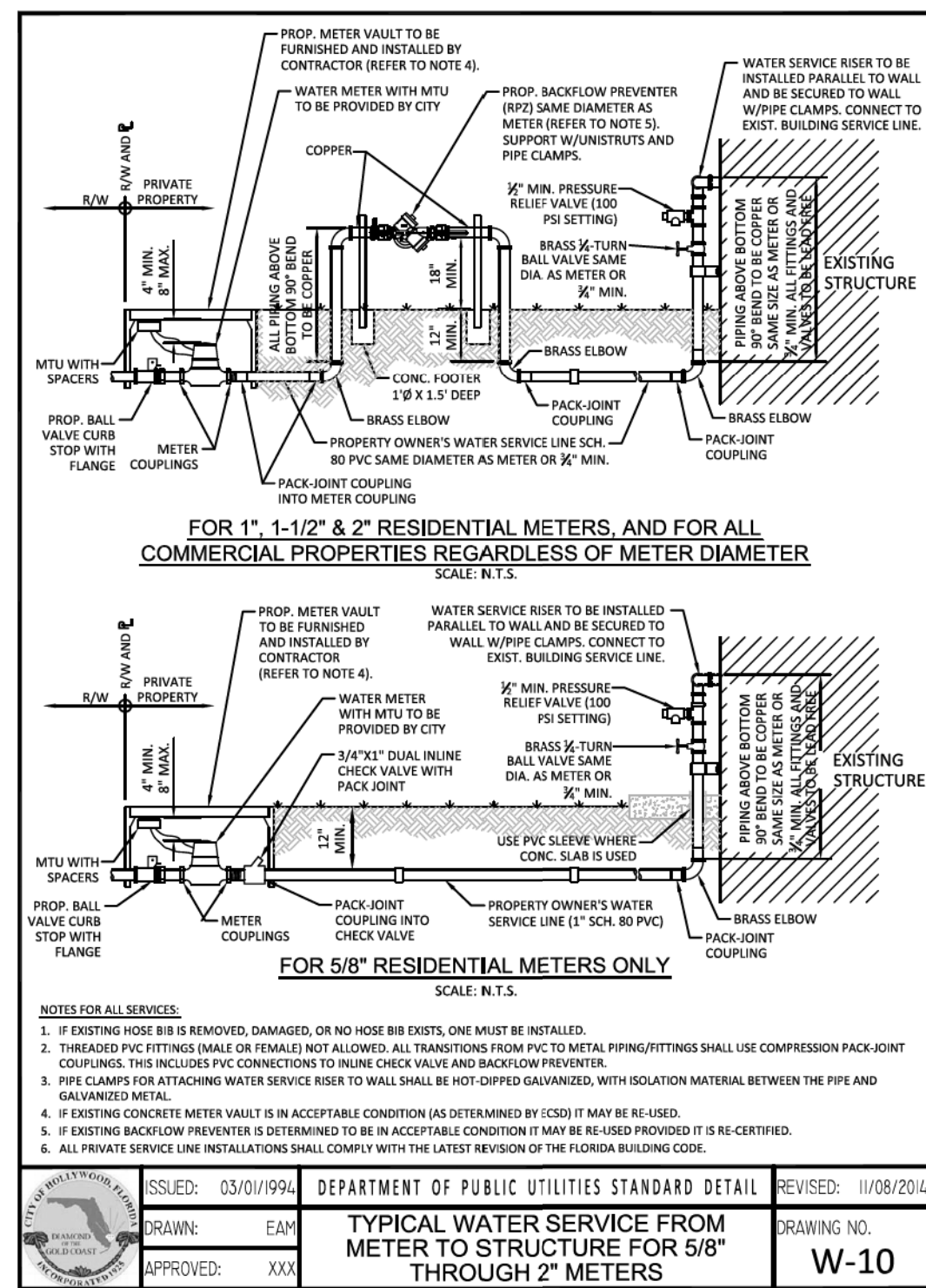
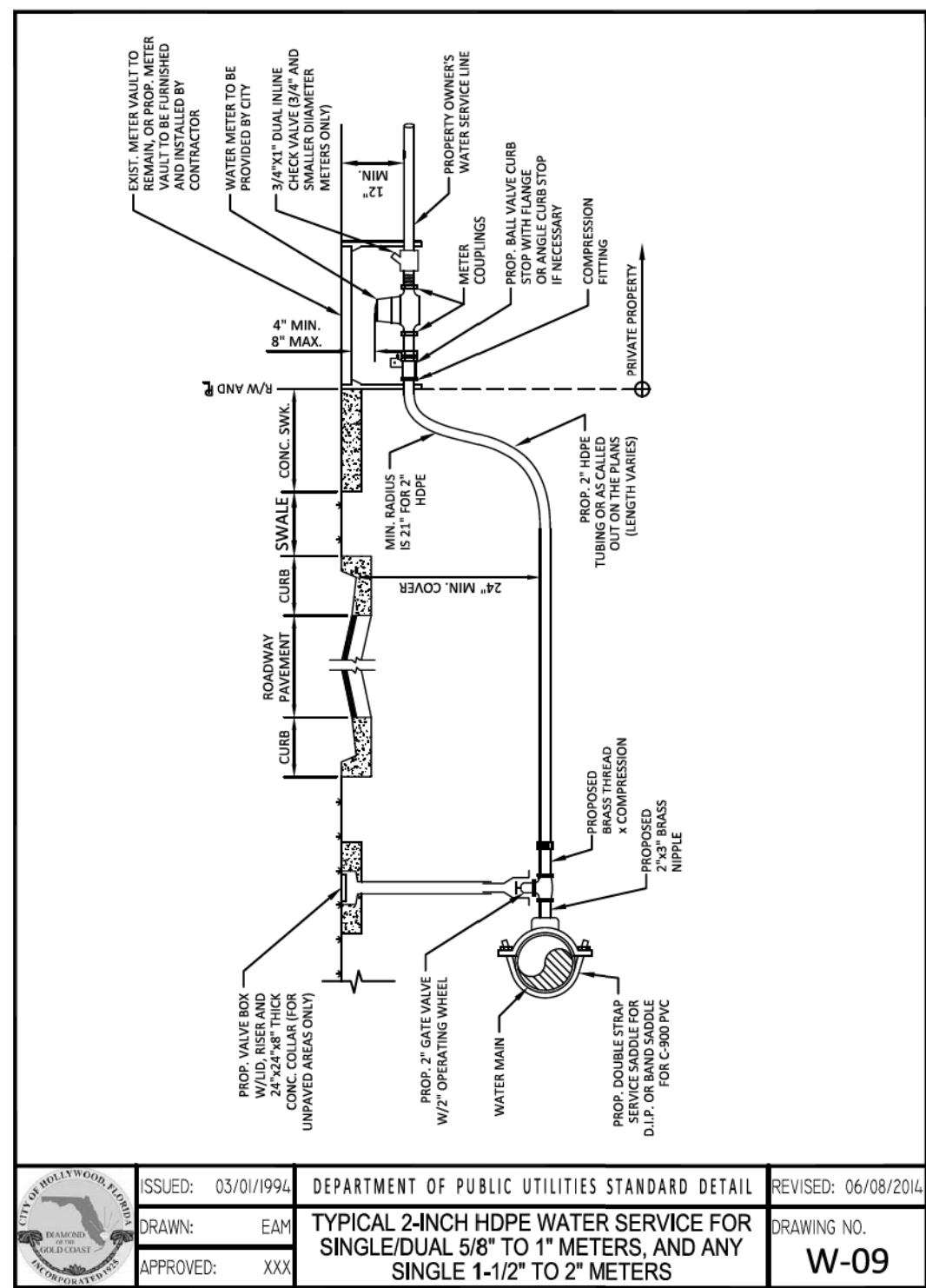
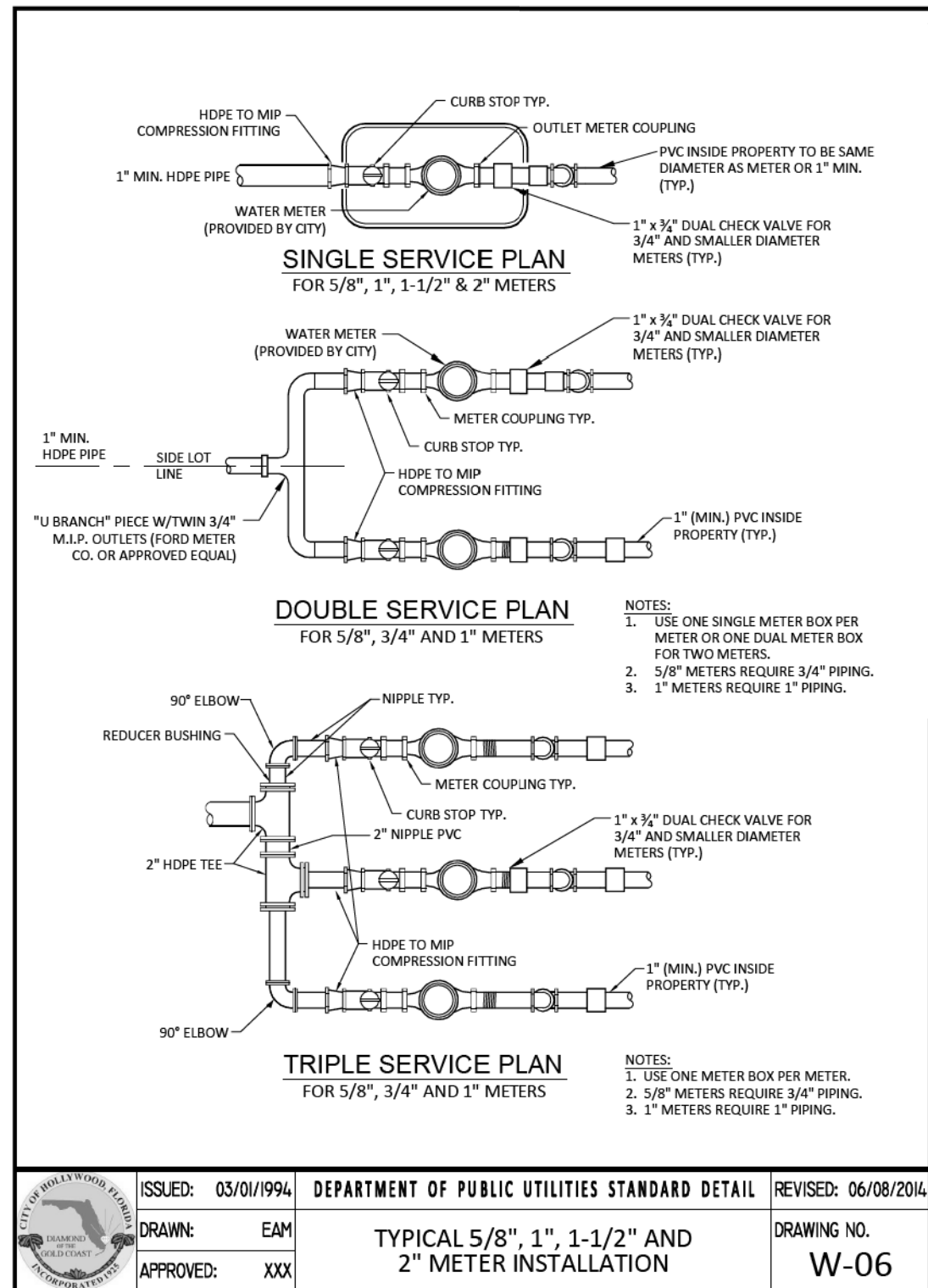
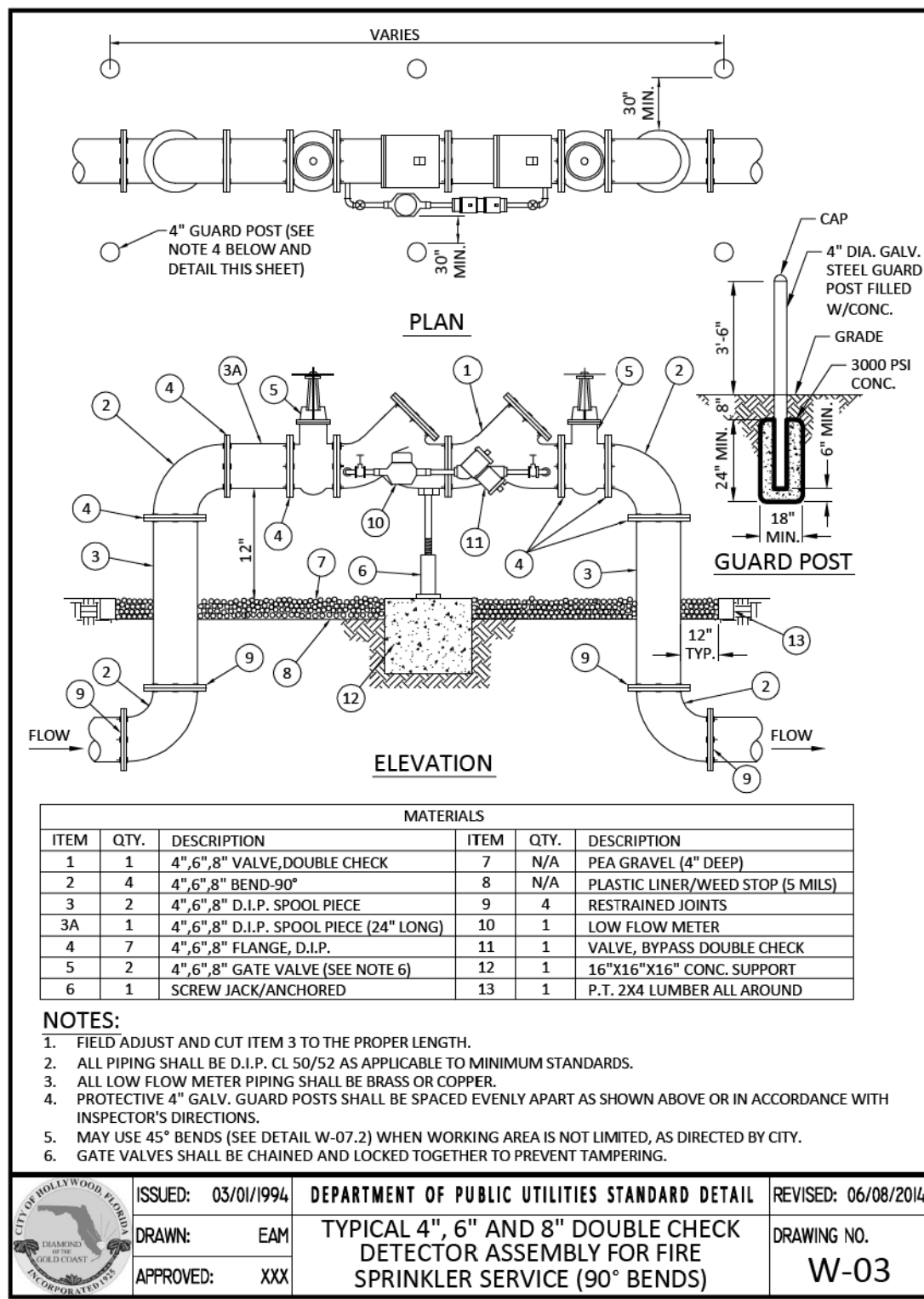
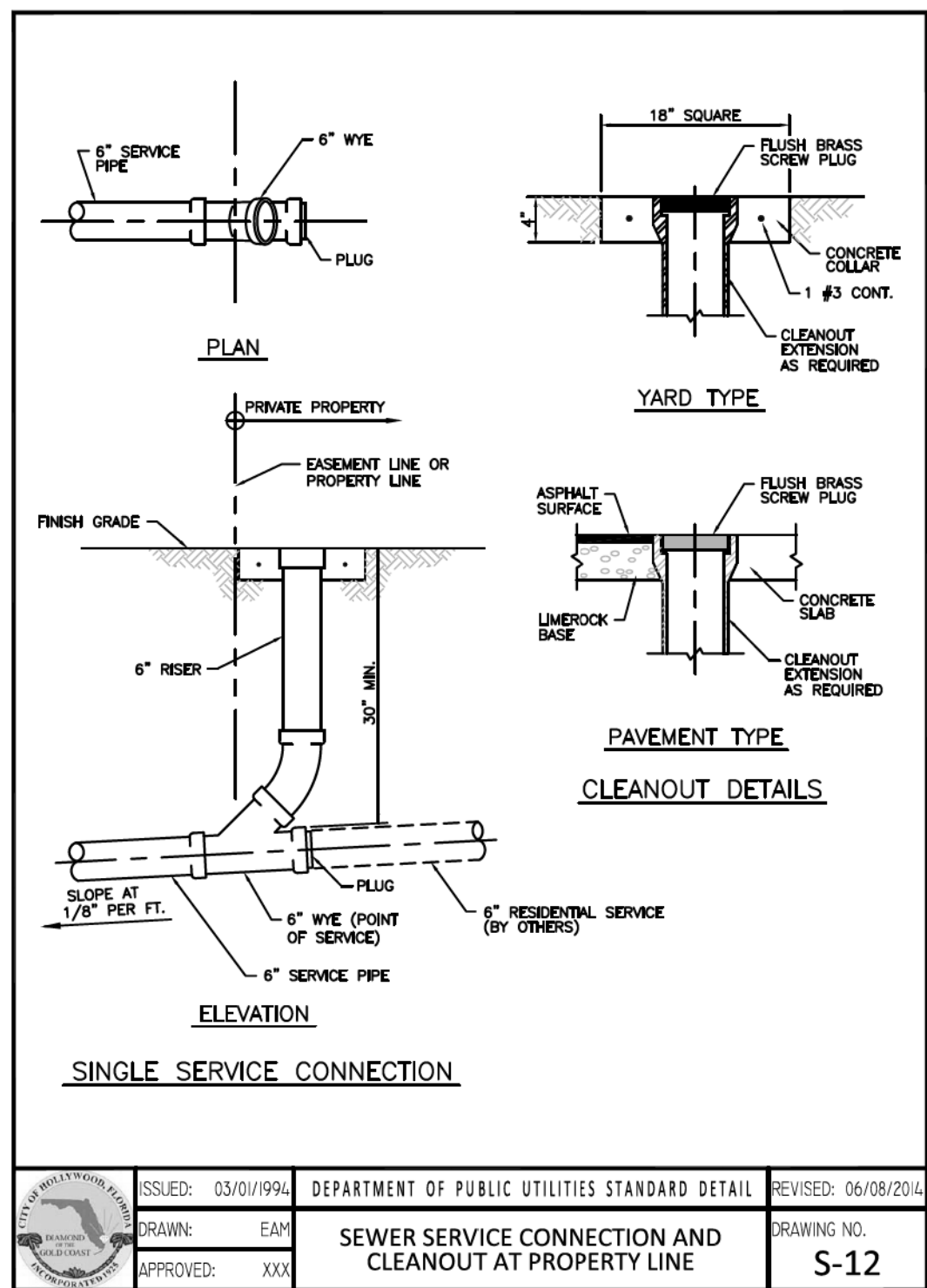
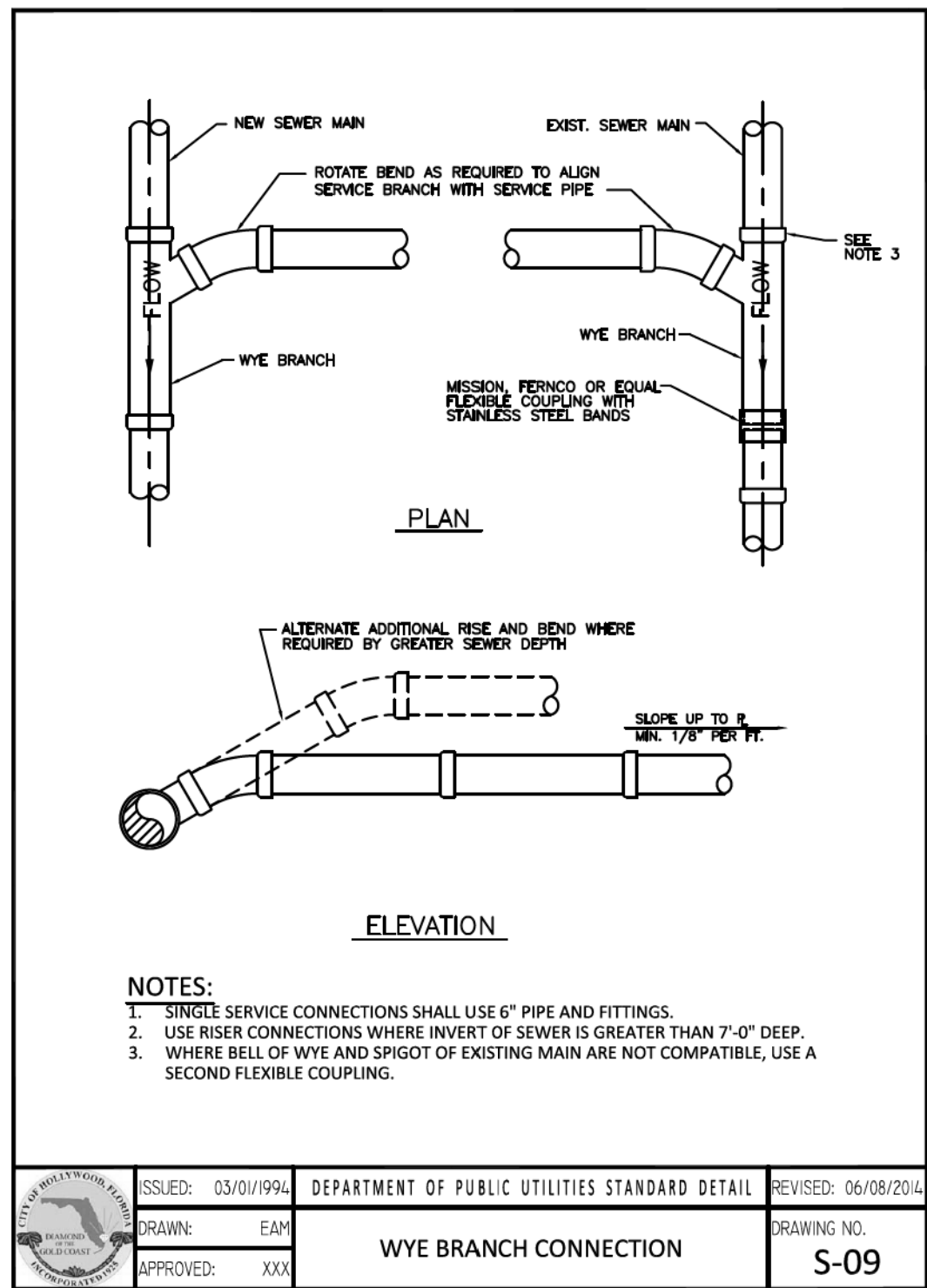
PROJECT NUMBER:  
1007-14

SHEET NUMBER:  
CD-3

Date: 04/05/2016  
Approved by: ALBERTO ZUNIGA, P.E.  
Registered Engineer No. 46136  
State of Florida

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NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS

Designed by: JH Date: 9/16

Drawn by: AZ Date: 9/16

Checked by: JH Date: 9/16



**HSQ GROUP, INC.**  
Engineers · Planners · Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 · 561.392.0221  
C26258 · LB7924

**THE BLUE BUILDING**  
CONCEPTUAL ENGINEERING DETAILS

SCALE:  
NTS  
PROJECT NUMBER:  
1007-14  
SHEET NUMBER:  
CD-4

Date: 04/25/2016  
Approved by: ALBERTO ZUNIGA, P.E.  
Registered Engineer No.: 45195  
State of Florida

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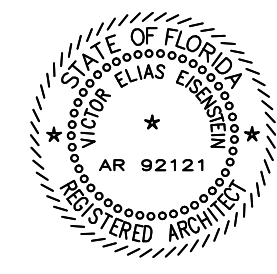
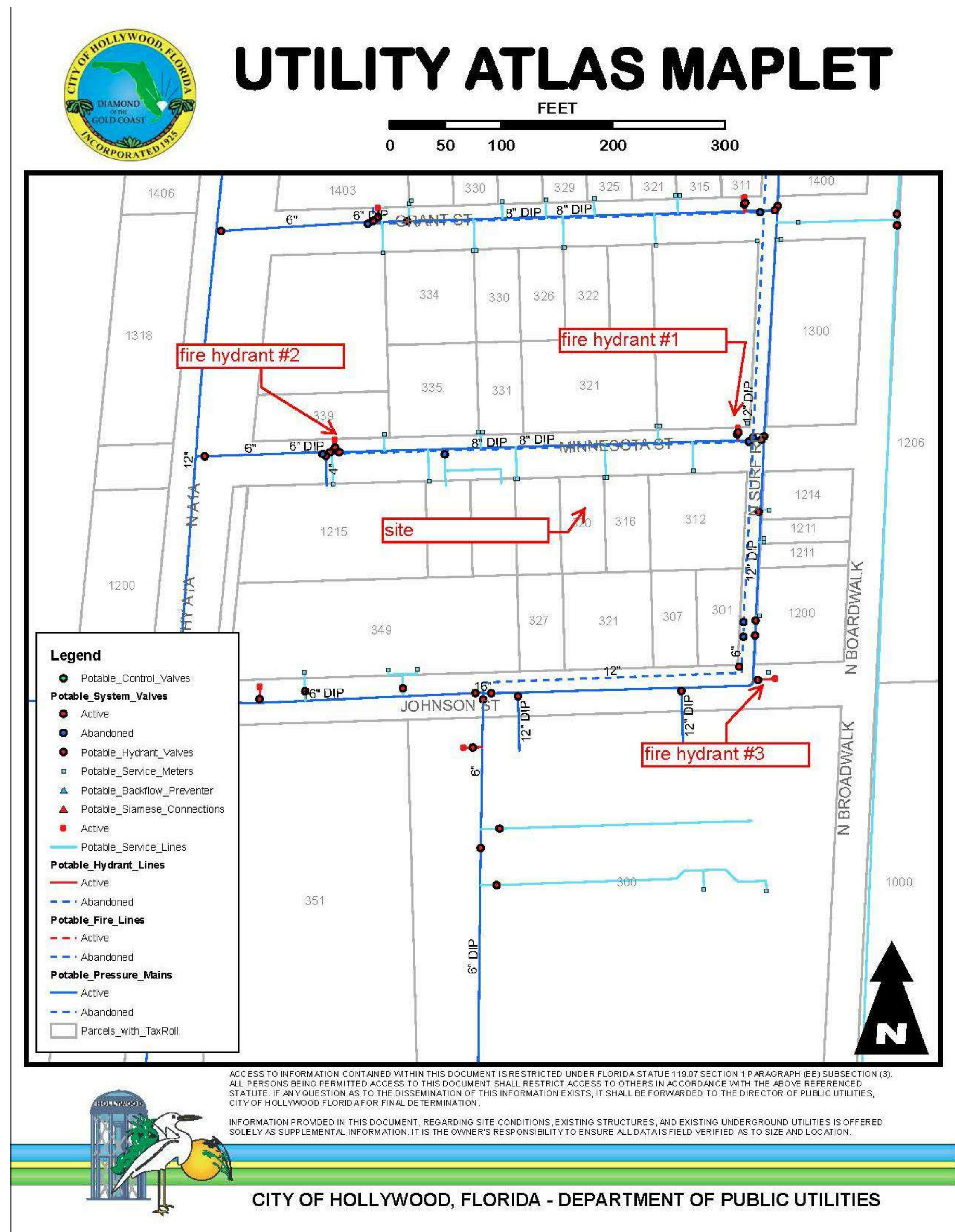


### Procedure For One & Two Flow Hydrant Test:

- 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 unusual or 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	Designation shall represent first and second flowed hydrants respectively
P	Designation shall represent test hydrant for static and residual distribution system pressures.

HQS GROUP, INC.		CORNER OF MINNESOTA ST. & SURF RD.	
Date: 10/3/16	Time: 8:15 A.M.	Static Pressure	63
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant	312 Minnesota St.	F-1 Only	F-2 Only
FH003442		62	62
		F-1& F-2	59
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual)	1200 N Surf Rd.	GPM	
FH003444		1190	
F-2 Hydrant (Individual)	339 Minnesota St.	GPM	
FH003443		1130	
F-1 Hydrant (Both Flowing)		GPM	
		1190	
F-2 Hydrant (Both Flowing)		GPM	
		1130	



SEAL: VICTOR ELIAS EISENSTEIN- AR 92121

**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE

**320-324 MINNESOTA STREET**  
**HOLLYWOOD, FLA. 33019**

REVISIONS:

**TAC & PDB**

SUBMITTAL:

**DEVELOPMENT  
BOARD  
SUBMITTAL**

SCALE: AS INDICATED

DATE: 12.27.2016

PROJECT No:

DRAWN BY: NATALIE P.	CHECKED BY: VEE
-------------------------	--------------------

PAGE No:


**C-5**





SITE DATA						
LANDSCAPE:						
	IMPERVIOUS AREA					
	BUILDING FOOT PRINT	5082	SF			
	DRIVEWAY AND WALKWAY	1247	SF			
	TOTAL IMPERVIOUS	6329	SF	0.15	Ac.	91%
	PERVIOUS AREA					
	LANDSCAPE	625	SF	0.01	Ac.	9%
	NATIVE RATIO					
	QTY OF NATIVE PLANTS	250		83%		
	QTY OF NON NATIVE PLANTS	50		17%		
	TOTAL PLANTS	300				

Species Name	Common Name	Estimated Height	Canopy Spread	Overall Condition	Proposed Action
<i>Thrinax radiata</i>	Thrinax Palm	12' OA	6'	Good	Relocate
<i>Thrinax radiata</i>	Thrinax Palm	10' OA	5'	Fair	Relocate
<i>Thrinax radiata</i>	Thrinax Palm	8' OA	4'	Poor	Remove
<i>Cocos nucifera</i>	Coconut Palm	22' OA	18'	Good	Remain



Albert Riddle, LA6666690



# ATTACHMENT B

## Land Use & Zoning Map



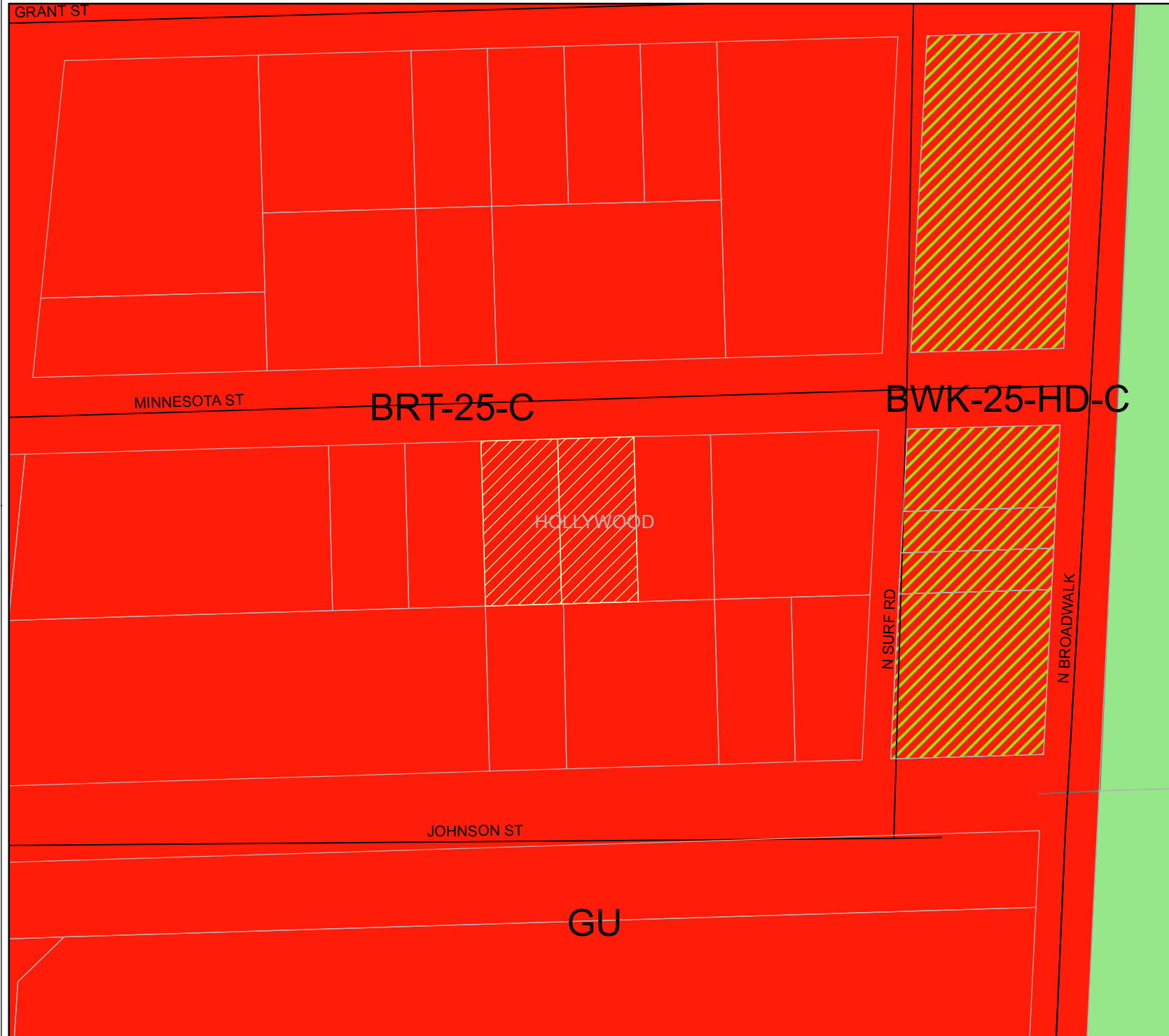
DEVELOPMENT SERVICES  
PLANNING

Legend

- Subject Properties
- Parcels with Taxroll Info

LAND USE

- GBUS
- OSR



0 15 30 60 Feet



# ATTACHMENT C

## CRA Letter of Support

**HOLLYWOOD  
COMMUNITY REDEVELOPMENT AGENCY  
MEMORANDUM**

---

**DATE:** January 19, 2017 **FILE NO.** CRA-2017-06

**TO:** Tom Barnett  
Director, Development Services

**FROM:** Jorge A. Camejo *sgy for JC. 1/19/17*  
Executive Director, CRA

**SUBJECT:** Blue Building - 320-324 Minnesota St.

---

**ISSUE:**

CRA recommendation regarding a request from Marilyn Gallego and Aylee Hallak requesting Variances, Design, and Site Plan for a parking garage with accessory office use and 6-room hotel located at 320 and 324 Minnesota Street (The Blue Building).

**EXPLANATION:**

CRA staff has reviewed the subject request for approval of the design, site plan, following variances:

- Variance 1: To waive the required side yard setback for decks of 3-feet.
- Variance 2: To reduce the required cross street tower setback from 10-feet to allow for 8 foot.
- Variance 3: To waive the required curb cut of a maximum of 30% of the lot width, maximum 30 foot width and 50 foot separation.

The CRA recommends approval all of the variances. The CRA also recommends approval of the design and site plan, with the condition that prior to permitting, an agreement shall be executed to provide the city a 5'-0" public access easement on the along the west plot line between the north and south boundaries of the property.

The development will consist of a parking garage with accessory office use and 6-room hotel. The project will enhance the appearance of the central beach area, generate tax revenue, encourage additional investment and upgrades in the immediate vicinity, and be a welcome addition to Hollywood Beach.

**RECOMMENDATION:**

The CRA staff supports this project, the requested variances, the design, and the site plan with the noted condition for a 5'-0" access easement along the west plot line between the north and south boundaries of the property.