



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

**DATE:** October 19, 2017 **FILE:** 03-P-142c  
**TO:** Planning and Development Board  
**VIA:** Leslie A. Del Monte, Planning Manager   
**FROM:** Jean-Paul W. Perez, Planning Administrator   
**SUBJECT:** Islander Apartments, LLC requests Site Plan for additional parking area for a previously approved Site Plan located at 5515 Plunkett Street (Plunkett Street Apartments).

**REQUEST:**

Site Plan for additional parking area for a previously approved Site Plan.

**RECOMMENDATION:**

Site Plan: Approval, with the following conditions:

- a. The accessory vehicular use area shall be utilized by residents and visitors of the residents only, and shall not be utilized in any commercial capacity or for the outdoor storage of vehicles.
- b. The proposed northwest access driveway shall be limited to egress only.

**REQUEST**

Islander Apartments, LLC ("Applicant"), owner of the subject properties located at 5515 Plunkett Street ("Property"), is requesting Site Plan approval for additional parking area for a previously approved Site Plan. The subject property is generally located south of Washington Street and east of the State Road 7 corridor and the Washington Street Industrial Park. The subject site is approximately 153,000 square feet net. Currently, the site contains one, three-story apartment building with twenty-two dwelling units and a one-story club house all constructed in 2009 according to the records of the Broward County Property Appraiser ("BCPA"). In addition, the site currently contains 62 parking stalls, where only 39 parking stalls are required for the existing residences.

The proposed parking area addition will add another 81 parking stalls to the existing 62 parking stalls for a total of 143 parking stalls. To ensure parking remains accessory and solely for the use of the residents, Staff recommends **the accessory vehicular use area shall be utilized by residents and visitors of the residents only, and shall not be utilized in any commercial capacity or for the outdoor storage of vehicles**. Adequate landscaping is provided for the vehicular use area and the Applicant has worked extensively with the City's Landscape Architect to ensure the landscape design is appropriate for the existing development and additional plant material is proposed in the swale area along South 56 Avenue. Therefore, Staff recommends **the northwest access driveway shall be limited to egress only**.

While the previously approved Site Plan (see Attachment B) proposed two additional apartment buildings, construction during the economic recession was abandoned due to financial issues of the then owner Hollywood Hills, LLLP. The Applicant acquired the property in 2016, according to BCPA, and is proposing the additional parking to meet the demands of the current residents. The Applicant has purported that completion of the other buildings is still part of the long term vision for the property, however, they cannot

move forward at this time with development. Accordingly, any future development shall be through the development review process, and any amendments to the Site Plan, shall be approved by the Local Planning Agency, in this case, the Planning and Development Board in accordance with Article 6 of the City's Zoning and Land Development Regulations.

#### **SITE DATA**

<b>Owner/Applicant:</b>	Islander Apartments, LLC
<b>Address/Location:</b>	5515 Plunkett Street
<b>Net Area of Property:</b>	16,793 sq. ft. (3.5 acres)
<b>Gross Area of Property:</b>	N/A
<b>Land Use:</b>	Medium Residential
<b>Zoning:</b>	Medium-High Multifamily District (RM-18)
<b>Existing Use of Land:</b>	22 Apartment Building

**ADJACENT LAND USE**

<b>North:</b>	Medium Residential
<b>South:</b>	Low Residential
<b>East:</b>	Medium Residential
<b>West:</b>	General Business

#### **ADJACENT ZONING**

<b>North:</b>	Medium-High Multifamily District (RM-18)
<b>South:</b>	Single Family District (RS-6)
<b>East:</b>	Medium-High Multifamily District (RM-18)
<b>West:</b>	Medium Intensity Commercial District (C-3)/Medium-High Intensity Commercial District (C-4)

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

The proposed site improvements are for a property located in the Medium Residential Land Use area. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property*. The surrounding community is composed of single and multiple family properties as well as automobile oriented uses to the west in the Washington Street Industrial Park. The project is consistent with the Comprehensive Plan based on the following Objectives:

**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 site is located within Sub-Area 6, West Central Hollywood, which is surround by Sub-Areas 1 (441 Corridor), 3 (Emerald Hills/Oakridge Annex Area) and 7 (Liberia/City Hall/South Central Hollywood).

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

The following City-Wide Master Plan Policies are applicable to this project:

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

The proposed development is not contradictory to the City-Wide Master Plan as it expands on the availability of parking as desired by the existing residents, will ameliorate the areas of the site affected by the abandoned development and will improve abutting swale conditions by way of an improved landscape design to both screen the parking and prevent unlawful usage of public right-of-way for the loading and unloading of vehicles by local businesses.

## **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 August 31, 2017. Staff recommends approval if Variances and Design are granted with the aforementioned conditions.

## **ATTACHMENTS**

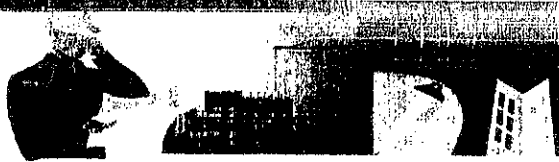
Attachment A:	Application Package
Attachment B:	Prior Adopted Resolutions
Attachment C:	Land Use & Zoning Map

# ATTACHMENT A

## Application Package



DEPARTMENT OF PLANNING



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

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



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

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

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

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

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

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



## APPLICATION TYPE (CHECK ONE):

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

Date of Application: 08.17.17

Location Address: 5515 FLUNKETT STREET HOLLYWOOD FL

Lot(s): 21 Block(s): \_\_\_\_\_ Subdivision: BEVERLY HILLS

Folio Number(s): 514219100200

Zoning Classification: RM 18 Land Use Classification: MEDIUM DENSITY RESIDENTIAL

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 22 UNITS

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

Has this property been presented to the City before? If yes, check all that apply and provide File

Number(s) and Resolution(s): 03-P-142C

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

Explanation of Request: IMPROVE THE PARTIALLY DEVELOPED SITE

Number of units/rooms: \_\_\_\_\_ Sq Ft: \_\_\_\_\_

Value of Improvement: \_\_\_\_\_ Estimated Date of Completion: \_\_\_\_\_

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

Name of Current Property Owner: BRYAN GROSMAN

Address of Property Owner: 1051 NW 3RD ST. HALLANDALE FL 33181

Telephone: 954 458 2828 Fax: \_\_\_\_\_ Email Address: BG@BRYCORHOLDINGS.COM

Name of Consultant/Representative/Tenant (circle one): RUBEN D. BOLANOS

Address: 6285 PINETER PLANTATION Telephone: 954 579 7819

Fax: \_\_\_\_\_ Email Address: FL. ROBARCHITECT@GMAIL.COM

Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

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

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

# DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](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: 11/14/16

PRINT NAME: BRYAN GROSZMAN / Rep. Islander Apartments LLC

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

Signature of Consultant/Representative: [Signature]

Date: 08.17.17

PRINT NAME: RUBEN D. BOLANOS

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

Sworn to and subscribed before me

this 14th day of November 2016

[Signature]

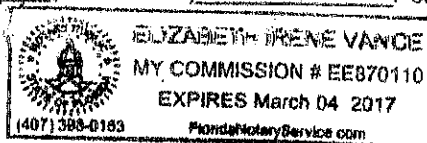
SIGNATURE OF CURRENT OWNER

BRYAN GROSZMAN

PRINT NAME

Notary Public State of Florida

My Commission Expires: 3/4/17 (Check One) ☒ Personally known to me; OR \_\_\_\_\_



Bryan Grosman, Esq.  
1051 NW 3<sup>rd</sup> St  
Hallandale, FL 33009  
954-458-2828  
BG@BrycorHoldings.com  
May 18, 2017

City of Hollywood  
Division of Planning  
2600 Hollywood Blvd., Suite 315  
P.O. Box 229045  
Hollywood, FL 33022

Dear City of Hollywood:

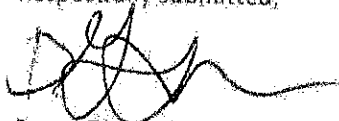
In response to the Technical Advisory Committee Report dated April 24<sup>th</sup>, 2017 section A1 we offer the following explanation for our proposed construction of additional parking stalls at 5515 Plunkett St:

One of three planned buildings was completed and is operational at the site. The foundation and site work for the other two phases was commenced and abandoned and so approximately 2/3rds of the site presently sits as an abandoned construction site. It is the Islander Apartments desire to simultaneously "clean up" and develop that that portion of the site into a physical state that is consistent with the Islander's long term vision for the property which is to construct a second phase at a future date.

The completed building and the plans for the previously approved second phase contain large 2/3 bedroom units and so larger families tend to reside there, many with more than 2 two cars. In addition to the size of the units, the in unit amenities and common areas have shown that the residents of the Islander use their units in a manner more consistent with a single family residence than apartment community; the units are used as a family gathering place during holidays and this increases the demand for parking beyond what would be typical of a rental community.

In summary, due to the large families which tend to select the Islander Apartments as their residence and due to the Islander Apartments intention to construct a second phase, the Islander Apartments does not view the proposed number of stalls as "excessive" and seeks approval for their construction.

Respectfully submitted,



Bryan Grosman, Esq.  
Manager, Islander Apartments LLC

*5515 PLUNKET STREET*

*HOLLYWOOD , FLORIDA*

*FILE NUMBER 02-P-142c*

*LEGAL DESCRIPTION:*

LOT 21, "BEVERLY HILLS" ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 62, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO: OF6-4114567, FUND FILE NO. 298145-2 WITH AN EFFECTIVE DATE OF JUNE 16, 2016 AT 2:15 PM HAS BEEN REVIEWED AND ALL SURVEY RELATED INFORMATION CONTAINED IN THE SCHEDULE B WITHIN SAID COMMITMENT HAS BEEN DEPICTED HEREON.

PARKING EXPANSION FOR THE  
PLUNKETT STREET APARTMENTS  
5515 PLUNKETT STREET , HOLLYWOOD , FLORIDA 33021

OWNER/TENANT

ISLANDER APARTMENTS LLC  
1051 NW 3RD STREET  
HALLANDALE BEACH, FL 33009

CONTACT: BRYAN GROSMAN  
PH: (954) 558 3001

ARCHITECT:

RUBEN D BOLANOS ARCHITECTS LLC  
6285 PINE TERRACE  
PLANTATION, FL 33317

CONTACT: RUBEN BOLANOS  
PH: (954)-579 7819

CIVIL ENGINEER

DIVERSIFIED CONSTRUCTION & ENGINEERING SERVICES  
2295 NW CORPORATE BLVD #125  
BOCA RATON, FL 33431

CONTACT: NEAL JANOV  
PH: (561) 750 3717

LANDSCAPE ARCHITECT:

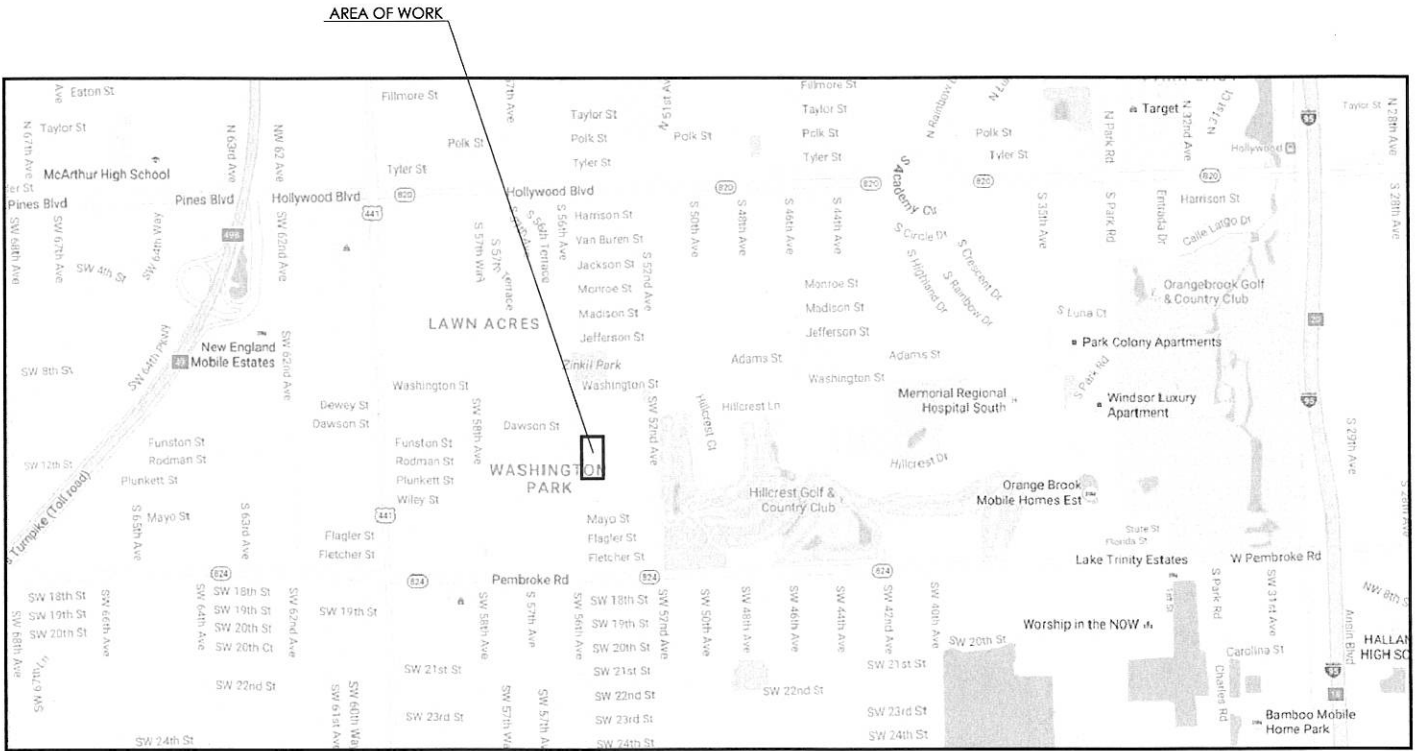
KGLA KIESER GROUP LANDSCAPE ARCHITECTURE  
5030 CHAMPION BLVD SUITE G11-203  
BOCA RATON, FL 22496

CONTACT MARK KEISER  
PH: 561 257-0990

SURVEYOR:

ERNEST W. DUNCAN  
521 SE 5TH COURT  
POMPANO BEACH, FL 33060

CONTACT ERNEST DUNCAN  
PH: 754- 264 2166



LOCATION MAP

SCALE: NTS

MEETING DATES:

PRELIMINARY TAC: 1/11/2017"  
FINAL TAC : 04-24-17  
PDB: 09-19-17

INDEX OF DRAWINGS

A-0.0	COVER PLAN
S-1.0	ARCHITECTURAL SITE PLAN
S-2.0	AREA SUMMARY
---	SURVEY
L1.1	TREE DISPOSITION PLAN
L1.2	TREE DISPOSITION PLAN
L4.1	LANDSCAPE PLAN
L4.2	LANDSCAPE PLAN
C-1	PAVING , GRADING & DRAINAGE PLAN



RUBEN D. BOLANOS  
ARCHITECT AR95309  
RDBARCHITECT@GMAIL.COM

REV.	DATE	DESCRIPTION	BY
00	06-27-14	CLIENT REVIEW	RB
00	07-13-14	ZONING PRELIM	RB
00	08-11-14	ZONING MEETG	RB
00	12-05-14	TAC MEETG	RB
00	03-09-17	CIVIL REV.	RB
00	04-24-17	FINAL TAC	RB
00	09-19-17	PDB	RB

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CONSENT OF RUBEN D. BOLANOS

PARKING LOT EXPANSION FOR  
**PLUNKETT STREET APARTMENTS**  
5515 PLUNKETT STREET, HOLLYWOOD, FLORIDA  
RUBEN D. BOLANOS ARCHITECT  
6285 PINE TERRACE PLANTATION, FLORIDA 33317 TEL: 954 579-7819



SEAL:  
TITLE:  
COVER PLAN

110-16  
COMMISSION  
05-18-16  
DATE:  
R.D.B.  
DRAWN:  
R.D.B.  
CHECKED:

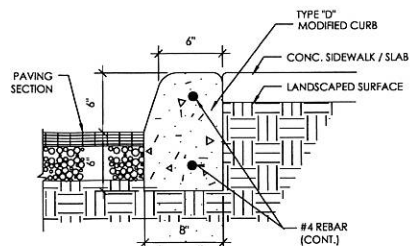
A-0.0

LOT 21, "BEVERLY HILLS" ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 62, PAGE 19, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

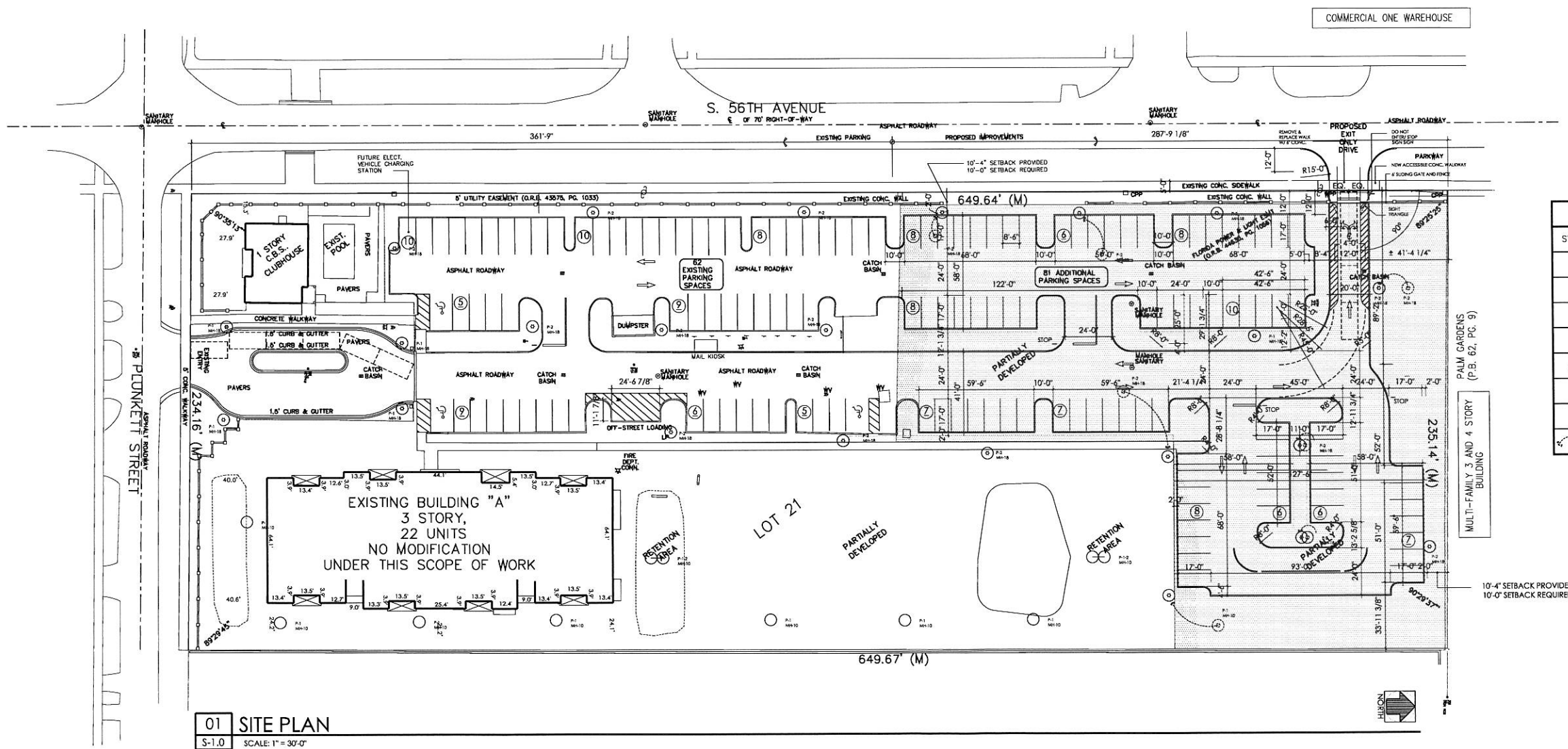
ISLANDER APARTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY  
FIRST REPUBLIC BANK, A CALIFORNIA CORPORATION  
HARVEY MATTEL, ESQUIRE  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY









ZONING: MEDIUM HIGH DENSITY MULTIPLE FAMILY (RM-18)  
NUMBER OF UNITS ON SITE = 22 NO CHANGE  
DENSITY = 3.26 UNITS / ACRE  
LAND USE: MEDIUM RESIDENTIAL  
TOTAL GROSS AREA: 181,896 S.F. (4.18 ACRES)  
FROM CENTERLINE OF STREETS  
TOTAL NET AREA: 152,435 S.F. (3.5 ACRES)  
EXISTING - LAND USE: RESIDENTIAL  
FUTURE PROPOSED LAND USE RESIDENTIAL NO CHANGE  
MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES  
SHALL NOT EXCEED A MAXIMUM OF 0.5 f.c.

LOT AREA	152,491
LANDSCAPE AREA REQ. 152,491 X .40 =	60,996 REQUIRED
LANDSCAPE/ PERVIOUS AREA PROVIDED	73,533 PROVIDED = 48.22 %
PAVED PARKING AREA	61,289
PARKING/LANDSCAPE REQUIRED 25%	15,225 REQUIRED
ILANDSCAPE ADJACENT TO PARKING	32, 411 PROVIDED
EXISTING BUILDING "A"	22 UNITS
PARKING RATIO = 1.5 PARKING SPACES / UNIT, PLUS (1) GUEST SPACE / 5 UNITS	
PARKING REQUIRED = 1.5/(22 UNITS) + 22/5 =	
33 TENANT SPACES PLUS 6 GUEST SPACE = 39 PARKING SPACES	
(INCLUDES 3 HANDICAP)	
PARKING REQUIRED = 39 EXISTING PARKING =	62
ADDITIONAL PARKING	= 81
TOTAL PARKING SPACES	= 143



A	TYPICAL "D" CURB DETAIL
S-1.0	SCALE: 1/4" = 1'-0"



SYMBOL LEGEND	
	CATCH BASIN
	SANITARY MANHOLE COVER
	DO NOT ENTER/ STOP SIGN
	STOP SIGN
	LIGHT POLE
 FH	EXISTING FIRE HYDRANT
	RELOCATED FIRE HYDRANT
	RELOCATED LAMP POST CONN.

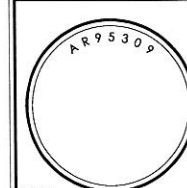


RUBEN D. BOLANOS  
ARCHITECT AR95309  
RDBARCHITECT@GMAIL.COM

REV.	DATE	DESCRIPTION	B
00	06-27-16	CLIENT REVIEW	R
00	07-13-16	ZONING PRELIM.	R
00	08-11-16	ZONING MEETG	R
00	12-05-16	TAC MEETG	R
00	03-09-17	CIVIL REV.	R
00	04-24-17	FINAL TAC	R
00	09-19-17	PDB	R

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PARKING LOT EXPANSION FOR  
**PLUNKETT STREET APARTMENTS**  
5515 PLUNKETT STREET, HOLLYWOOD, FLORIDA  
RUBEN D. BOLANOS ARCHITECT



SEAL:

TITLE:  
ARCHITECTURAL  
SITE PLAN

110-16
COMMISSION:
05-18-16
DATE:
R.D.B.
DRAWN:
R.D.B.

S-1.0



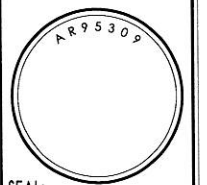


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00	12-05-16	TAC MEETG	RB
00	03-09-17	CIVIL REV.	RB
00	04-24-17	FINAL TAC	RB
00	09-19-17	PDB	RB

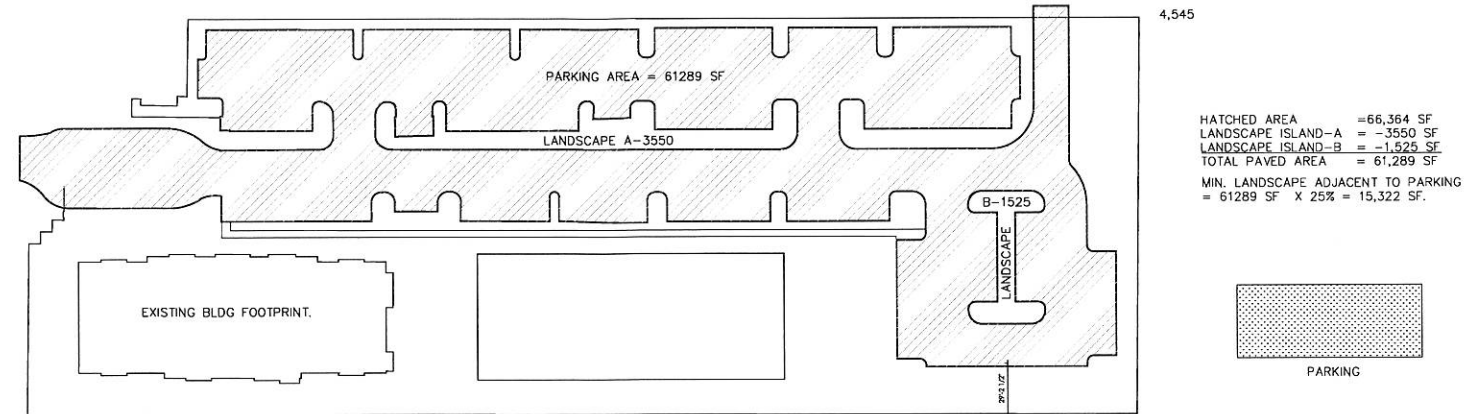
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5515 PLUNKETT STREET, HOLLYWOOD, FLORIDA  
RUBEN D. BOLANOS ARCHITECT  
6285 PINE TERRACE PLANTATION, FLORIDA 33317 TEL: 954.579.7819

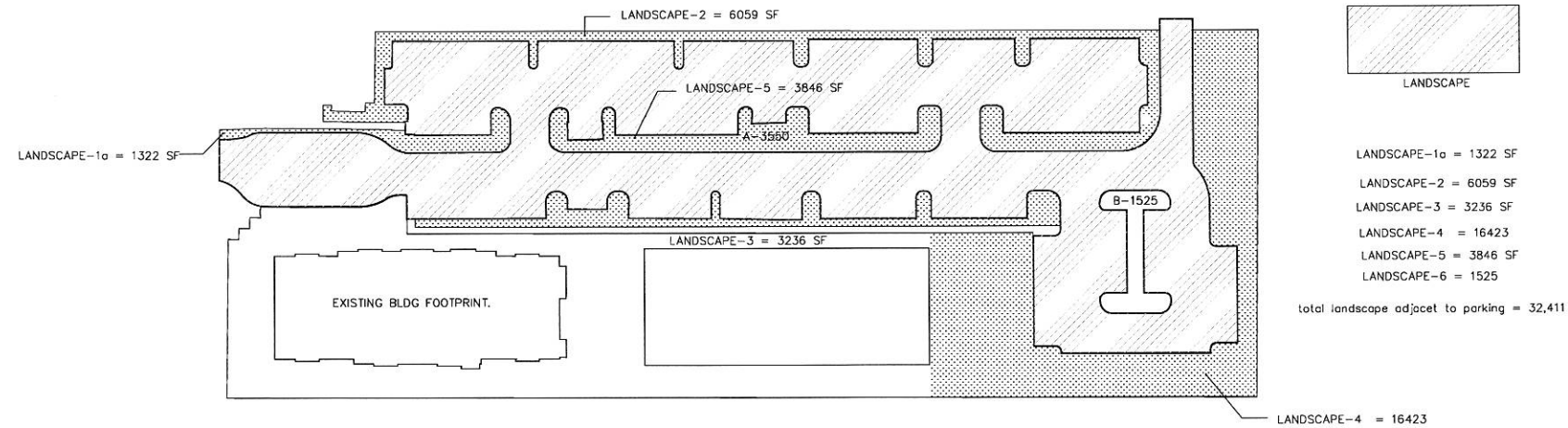


SEAL:  
TITLE:  
AREA SUMMARY

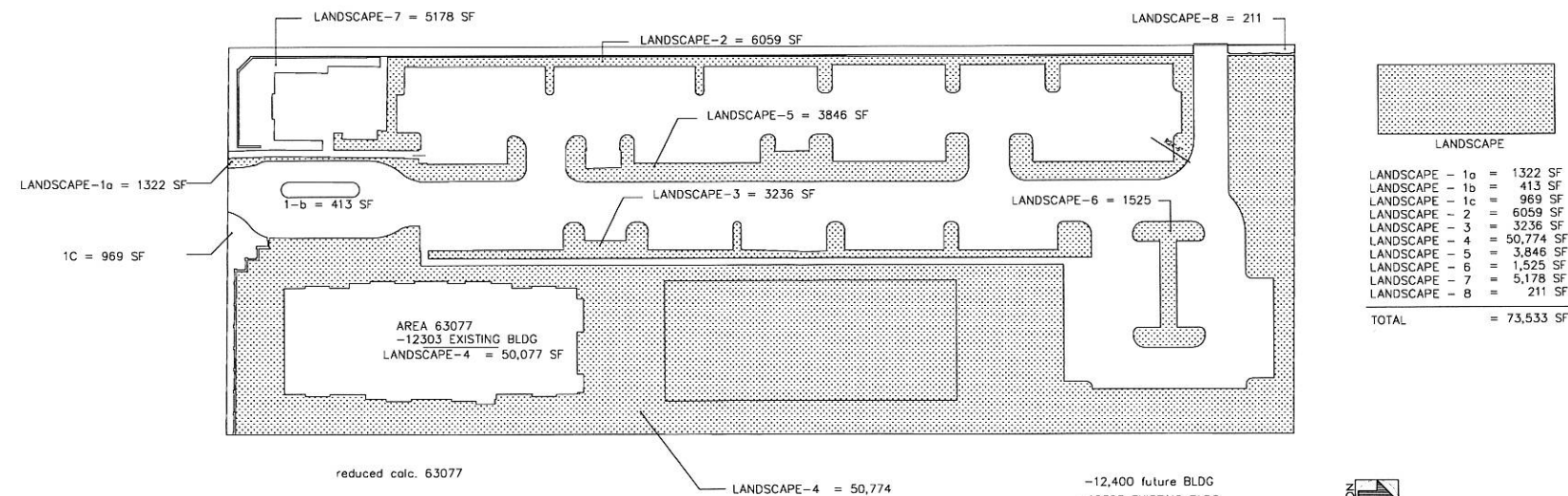
110-16 COMMISSION	S-2.0
05-18-16 DATE	
R.D.B. DRAWING	
R.D.B. CHECKED	



01 TOTAL PARKING PAVED AREA 61,289 SF  
S-2.0 SCALE: 1" = 50'-0"



01 TOTAL LANDSCAPE ADJACENT TO PARKING 32,411 SF  
S-2.0 SCALE: 1" = 50'-0"



01 TOTAL LANDSCAPE 73,533 SF  
S-2.0 SCALE: 1" = 50'-0"

ALTA/NSPS LAND TITLE SURVEY

LEGEND

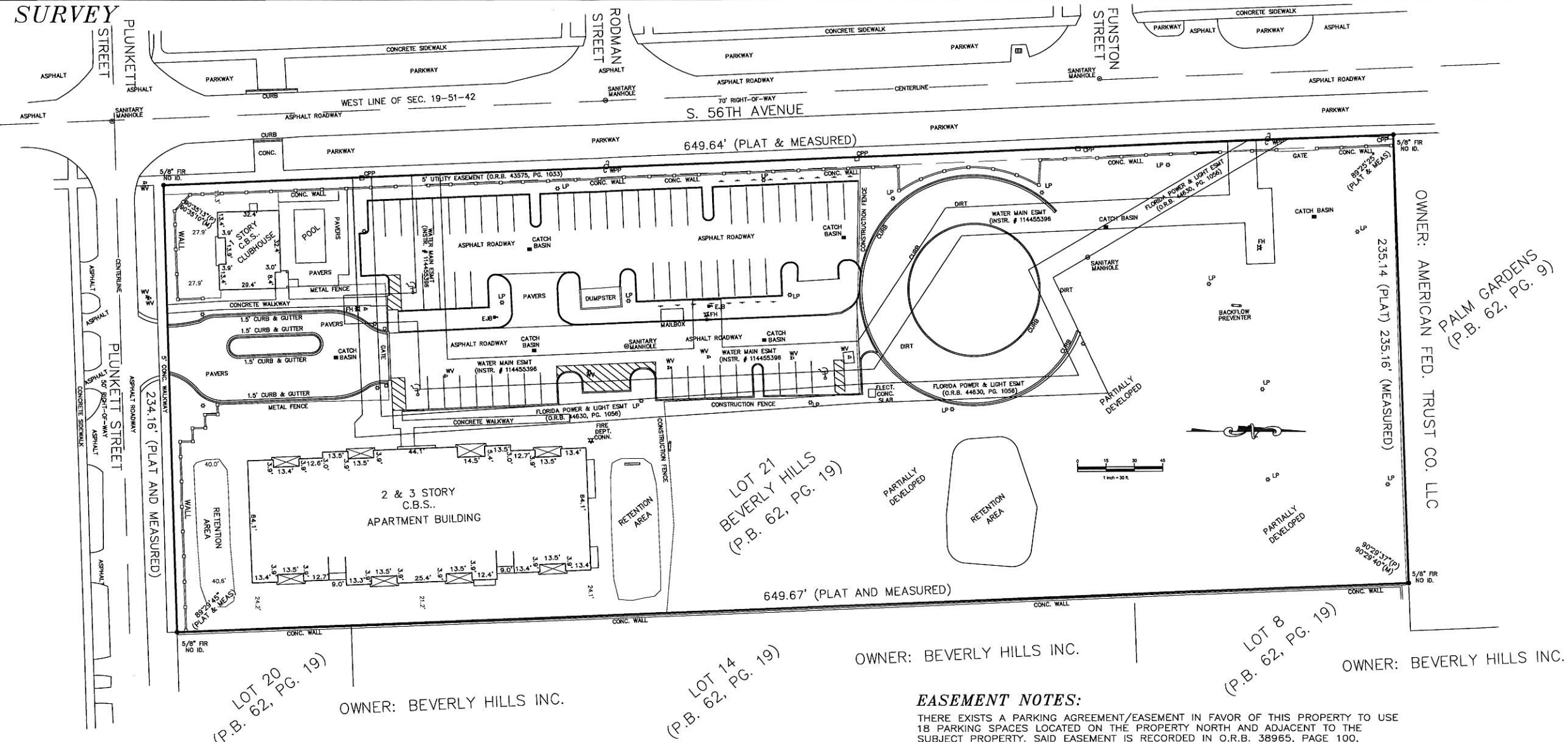
A.C. = Air Conditioner  
A.E. = Access Easement  
ASPH. = Asphalt  
B.C. = Broward County  
BLDG. = Building  
B.M. = Bench Mark  
B.S. = BellSouth  
C.B. = Catch Basin  
C.B.S. = Concrete Block Structure  
C.S. = Concrete Structure  
(C) = Calculated  
C/L = Center Line  
C.L.F. = Chain Link Fence  
C.L.P. = Concrete Light Pole  
C.U.P. = Concrete Utility Pole  
CONC. = Concrete  
C.T.V. = Cable TV  
D.C. = Dade County  
D.E. = Drainage Easement  
(D) = Deed  
D = Delta  
D.H. = Drill Hole  
DIST. = Disturbed  
E.O.W. = Edge Of Water  
ESMT. = Easement  
E.M. = Electric Meter  
EL. = Elevation  
E.P. = Edge of Pavement  
E.S. = Electric Service  
F.F. = Finish Floor  
F.I.P. = Found Iron Pipe  
F.I.R. = Found Iron Rod  
F.N. = Found Nail  
FND. = Found  
F.P.L. = Florida Power & Light  
GAR. = Garage  
I&E = Ingress & Egress Easement  
L = Arc Distance  
L.A.E. = Limited Access Easement  
L.M.E. = Lake Maintenance Easement  
L.P. = Lamp Pole  
(M) = Measured  
M.H. = Man Hole  
M.L.P. = Metal Light Pole  
M.U.P. = Metal Utility Pole  
N/A = Not Applicable  
N.G.V.D. = National Geodetic Vertical Datum  
N&D = Nail & Disc  
N&T = Nail & Tab  
O.H.U.L. = Over Head Utility Lines  
O/L = On Line  
O.R.B. = Official Records Book  
O/S = Offset  
(P) = Plat  
P/L = Property Line  
P.C. = Point of Curvature  
P.C.C. = Point of Compound Curvature  
P.K. = Parker Kallen  
P.O.B. = Point of Beginning  
P.O.C. = Point of Commencement  
P.R.C. = Point of Reverse Curvature  
P.R.M. = Permanent Reference Monument  
(R) = Record  
R = Radius  
R/W = Right of Way  
S.M.H. = Sanitary ManHole  
S.I.R. = Set Iron Rod  
STM. M.H. = Storm ManHole  
S.V. = Sewer Valve  
U.E. = Utility Easement  
U.P. = Utility Pole  
W.U.P. = Wood Utility Pole  
W.M. = Water Meter  
W.V. = Water Valve  
x 0.00 = Elevation Spot



LOCATION MAP  
NOT TO SCALE

GENERAL NOTES:

ELEVATIONS IF SHOWN HEREON ARE BASED ON  
THE NORTH AMERICAN VERTICAL DATUM OF 1988,  
LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY



ALTA CERTIFICATION:

TO ISLANDER APARTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN  
ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE  
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4  
6(b), 7(a), 7(b), 8, 9, 10(a), 11, 13, 16 AND 20 OF TABLE A THEREOF, THE FIELDWORK  
WAS COMPLETED ON JUNE 11, 2016 AND UPDATED ON DECEMBER 2, 2016.

THIS SURVEY WAS FURTHER BASED ON AN OWNERS AND EMCUMBRANCE REPORT (O&E REPORT) PREPARED BY THE OFFICE  
HARVEY K. MATTEL ESQUIRE AND ATTORNEY'S TITLE FUND SERVICES, LLC, FILE NUMBER 433836. CHAIN OF TITLE  
WITHIN SAID O&E REPORT WAS RESEARCHED BACK TO THE ORIGIN OF THE RECORD PLAT AS DESCRIBED IN THE  
ATTACHED LEGAL DESCRIPTION.

LEGAL DESCRIPTION:

LOT 21, "BEVERLY HILLS" ACCORDING TO THE MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK 62, PAGE 19, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

A COMMITMENT FOR TITLE INSURANCE PRPARED BY OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY, POLICY NO: OF6-4114567, FUND FILE NO. 298145-2 WITH AN  
EFFECTIVE DATE OF JUNE 16, 2016 AT 2:15 PM HAS BEEN REVIEWED AND ALL  
SURVEY RELATED INFORMATION CONTAINED IN THE SCHEDULE B WITHIN SAID  
COMMITMENT HAS BEEN DEPICTED HEREON.

CERTIFIED TO: FOR CONVENANCE PURPOSES

ISLANDER APARTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY  
FIRST REPUBLIC BANL, A CALIFORNIA CORPORATION  
HARVEY MATTEL, ESQUIRE  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

EASEMENT NOTES:

THERE EXISTS A PARKING AGREEMENT/EASEMENT IN FAVOR OF THIS PROPERTY TO USE  
18 PARKING SPACES LOCATED ON THE PROPERTY NORTH AND ADJACENT TO THE  
SUBJECT PROPERTY. SAID EASEMENT IS RECORDED IN O.R.B. 38965, PAGE 100,  
BROWARD COUNTY PUBLIC RECORDS.

THERE ARE MULTIPLE RESOLUTIONS AND DEVELOPERS CONTAINED IN O.R.B. 39756, PG. 1596,  
O.R.B. 43357, PG. 1407, O.R.B. 43575, PG. 1025 & O.R.B. 45564, PG. 31, BROWARD  
COUNTY RECORDS WHICH MAY ALTER THE SETBACK & DEVELOPMENT RESTRICTIONS AS SET  
FORTH IN THE CURRENT CITY CODES.

SITE DATA

TOTAL GROSS AREA: 181,896 S.F. (4.18 ACRES)  
FROM CENTERLINE OF STREETS  
TOTAL NET AREA: 152,435 S.F. (3.5 ACRES)  
FROM PROPERTY LINES

ZONING: MEDIUM HIGH DENSITY MULTIPLE FAMILY (RM-18)  
MINIMUM LOT AREA: 6000 SQUARE FEET  
MINIMUM LOT WIDTH: 60 FEET  
MAXIMUM BUILDING HEIGHT ALLOWED: (4) STORIES NOT TO EXCEED 45' EXCEPT 30'  
FOR FIRST 100' OF LOT.

SETBACK REQUIREMENTS: (AS SHOWN ON SITE PLAN SUPPLIED BY CLIENT)  
40' FRONT, 15' SIDE  
REQUIRED PARKING RATIO: 1.5 SPACES PER UNIT + 1 SPACE PER 5 UNITS  
BUILDING "A" (EXISTING) 22 UNITS

SETBACK REQUIREMENTS: (PER CITY DEVELOPMENT REGULATIONS, ALSO SUPPLIED BY CLIENT)

FRONT: 20' FOR STRUCTURES; 5' FOR AT GRADE PARKING LOTS  
SIDE/INTERIOR: 20% OF THE LOT WIDTH BUT NOT TO EXCEED 50' WITH NO SIDE YARD LESS  
THAN 7.5' EXCEPT PLATTED AND RECORDED LOTS OF 50' OR LESS IN WIDTH MAY HAVE A 5' SETBACK  
SIDE/STREET: 15' EXCEPT AT-GRADE LOT 5'  
REAR: 1 STORY BLDG 20'; 2 STORY OR HIGHER-15% OF LOT DEPTH: 20' MINIMUM

ERNEST W. DUNCAN P.S.M. 5182

521 SE 5TH COURT  
POMPAN BEACH, FL. 33060

(754) 264 2166 FAX (954) 827 0535

PROJECT 5515 PLUNKETT STREET  
HOLLYWOOD, FL.

FLOOD INFORMATION:  
FEMA FLOOD MAP: 12011C 0727 H  
COMMUNITY NO. 125113  
FLOOD ZONE: X DATE OF FIRM: 8/18/14  
BASE FLOOD EL. N/A

REVISIONS:

1  
2  
3  
4  
5  
6

ERNEST W. DUNCAN  
PROFESSIONAL SURVEYOR AND MAPPER #5182  
STATE OF FLORIDA  
DATE: 5/12/17

NOT VALID WITHOUT THE SIGNATURE AND  
THE PHYSICAL PLATED SEAL OF A LICENSED  
SURVEYOR AND MAPPER

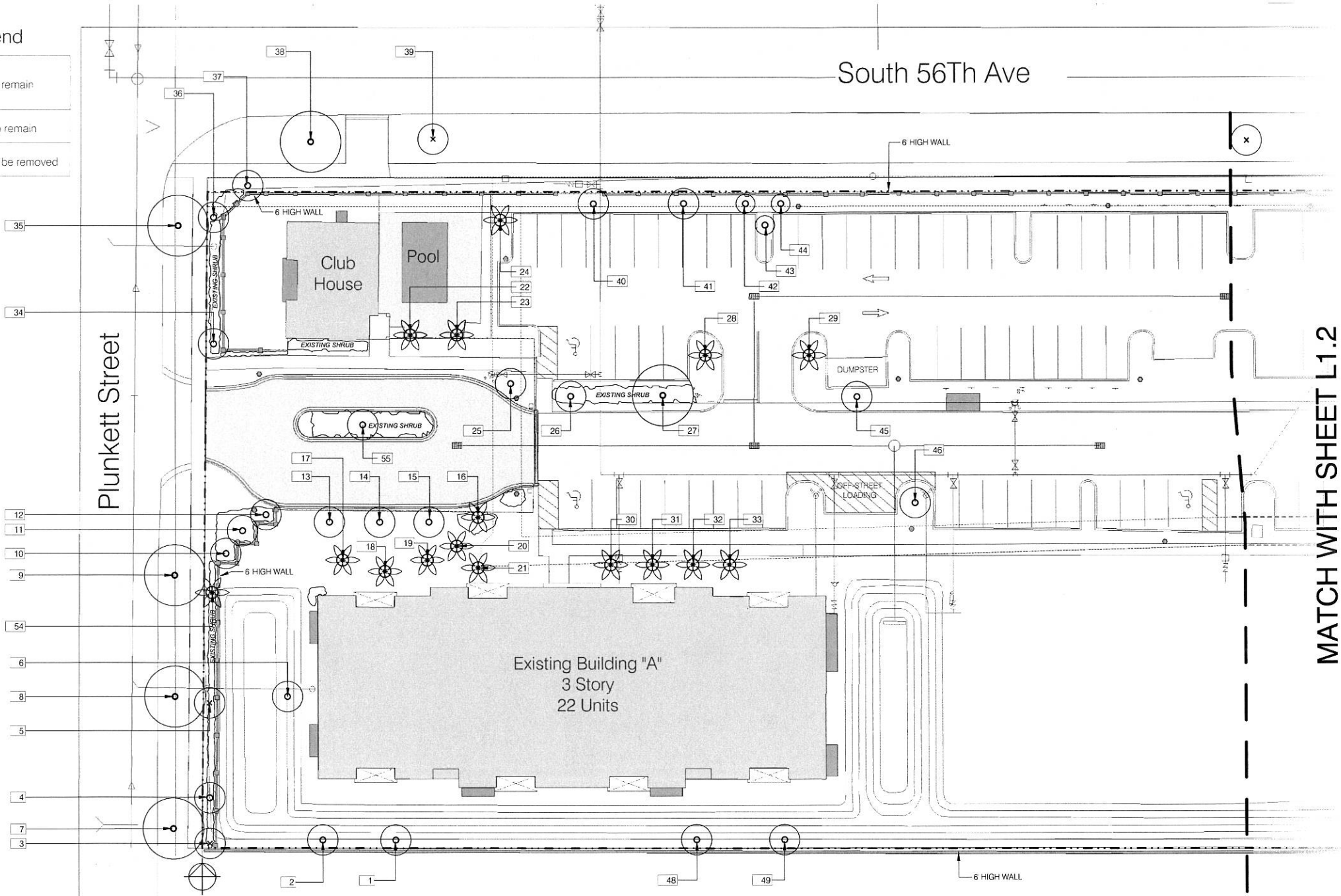
SCALE: 1"=30'  
DRAWN BY: EWD  
CHECKED BY: ZTD  
DATE: 6/11/16  
PROJECT NO. 6-1-16  
SHEET 1 OF 1

F. B. PG.



Landscape Legend

○	Existing Tree to remain
⊙	Existing Palm to remain
×	Existing Tree to be removed



1 Landscape Plan  
L1.1

Existing Tree/Palm List

Tree Id. No.	Name	Caliper	Ht. X Sprd. (Feet)	Condition	Action	Mitigation
1	Acer rubrum - Red maple	6"	10 X 10	GOOD	REMAIN	
2	Taxodium distichum - Bald Cypress	4"	8 X 7	FAIR	REMAIN	
3	Lagerstroemia indica - Crepe myrtle	4"	12 X 8	DEAD	REMOVE	Replace with 2 x 2' cal. Lagerstroemia indica - Crepe myrtle
4	Lagerstroemia indica - Crepe myrtle	6"	10 X 12	GOOD	REMAIN	
5	Lagerstroemia indica - Crepe myrtle	4"	10 X 6	DEAD	REMOVE	Replace with 2 x 2' cal. Lagerstroemia indica - Crepe myrtle
6	Acer rubrum - Red maple	6"	10 X 7	GOOD	REMAIN	
7	Quercus virginiana - Live Oak	10"	20 X 20	GOOD	REMAIN	
8	Quercus virginiana - Live Oak	12"	20 X 25	GOOD	REMAIN	
9	Quercus virginiana - Live Oak	12"	20 X 20	GOOD	REMAIN	
10	Lagerstroemia indica - Crepe myrtle	6"	10 X 15	GOOD	REMAIN	
11	Lagerstroemia indica - Crepe myrtle	4"	10 X 12	GOOD	REMAIN	
12	Lagerstroemia indica - Crepe myrtle	6"	10 X 15	GOOD	REMAIN	
13	Lagerstroemia indica - Crepe myrtle	6"	10 X 15	GOOD	REMAIN	
14	Lagerstroemia indica - Crepe myrtle	4"	10 X 12	GOOD	REMAIN	
15	Lagerstroemia indica - Crepe myrtle	6"	10 X 15	GOOD	REMAIN	
16	Wodyetia bifurcata - Foxtail palm	12"	16 GW	GOOD	REMAIN	
17	Veitcha montgomeryana - Montgomery Palm	6"	12 GW	GOOD	REMAIN	
18	Veitcha montgomeryana - Montgomery Palm	8"	12 GW	GOOD	REMAIN	
19	Veitcha montgomeryana - Montgomery Palm	8"	15 GW	GOOD	REMAIN	
20	Veitcha montgomeryana - Montgomery Palm	8"	10 GW	GOOD	REMAIN	
21	Veitcha montgomeryana - Montgomery Palm	8"	12 GW	GOOD	REMAIN	
22	Coco nucifera - Coconut palm	10"	18 CT	GOOD	REMAIN	
23	Coco nucifera - Coconut palm	10"	20 CT	GOOD	REMAIN	
24	Coco nucifera - Coconut palm	10"	16 CT	GOOD	REMAIN	
25	Chrysophyllum oliviforme - Salin Leaf	10"	12 X 15	GOOD	REMAIN	
26	Lagerstroemia indica - Crepe myrtle	6"	15 X 15	GOOD	REMAIN	
27	Quercus virginiana - Live Oak	6"	16 X 18	GOOD	REMAIN	

28	Sabal palmetto - Sabal Palm	18"	18 CT	GOOD	REMAIN	
29	Sabal palmetto - Sabal Palm	18"	18 CT	GOOD	REMAIN	
30	Wodyetia bifurcata - Foxtail palm	5"	8 OA	GOOD	REMAIN	
31	Wodyetia bifurcata - Foxtail palm	5"	5 OA	GOOD	REMAIN	
32	Wodyetia bifurcata - Foxtail palm	5"	6 OA	GOOD	REMAIN	
33	Wodyetia bifurcata - Foxtail palm	5"	6 OA	GOOD	REMAIN	
34	Lagerstroemia indica - Crepe myrtle	6"	10 X 15	GOOD	REMAIN	
35	Quercus virginiana - Live Oak	12"	20 X 25	GOOD	REMAIN	
36	Lagerstroemia indica - Crepe myrtle	6"	15 X 15	GOOD	REMAIN	
37	Lagerstroemia indica - Crepe myrtle	8"	15 X 15	GOOD	REMAIN	
38	Quercus virginiana - Live Oak	12"	25 X 30	GOOD	REMAIN	
39	Conucarpus erectus sericea - Silver Buttonwood	8"	8 X 5	POOR	REMOVE	Replace with 2 x 2' cal. Silver Buttonwood
40	Taxodium distichum - Bald Cypress	12"	12 X 7	GOOD	REMAIN	
41	Lagerstroemia indica - Crepe myrtle	6"	15 X 18	GOOD	REMAIN	
42	Ligustrum japonicum Japanese Privet	5"	5 X 6	GOOD	REMAIN	
43	Ligustrum japonicum Japanese Privet	10"	6 X 8	GOOD	REMAIN	
44	Ligustrum japonicum Japanese Privet	12"	8 X 10	GOOD	REMAIN	
45	Lagerstroemia indica - Crepe myrtle	4"	8 X 8	GOOD	FAIR	
46	Chrysophyllum oliviforme - Salin Leaf	6"	12 X 15	GOOD	REMAIN	
47	Conucarpus erectus sericea - Silver Buttonwood	10"	5 X 5	POOR	REMOVE	Replace with 5 x 2' cal. Silver Buttonwood
48	Taxodium distichum - Bald Cypress	4"	12 X 7	GOOD	REMAIN	
49	Taxodium distichum - Bald Cypress	12"	18 X 12	GOOD	REMAIN	
50	Sabal palmetto - Sabal Palm	18"	18 CT	GOOD	REMAIN	
51	Sabal palmetto - Sabal Palm	16"	14 CT	GOOD	REMAIN	
52	Sabal palmetto - Sabal Palm	20"	18 CT	GOOD	REMAIN	
53	Quercus virginiana - Live Oak	24"	30 X 25	GOOD	REMAIN	
54	Wodyetia bifurcata - Foxtail palm	12"	18 OA	GOOD	REMAIN	
55	Lagerstroemia indica - Crepe myrtle	8"	15 X 15	GOOD	REMAIN	
TOTAL				37 TREES		
				15 PALMS		
				40 PALMS @ 3:1		



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PLUNKETT STREET  
APARTMENTS

5515 PLUNKETT STREET  
HOLLYWOOD, FLORIDA

Date Created:  
March 10, 2017

Document Phase:  
CITY APPROVAL

date remark

3/30/17 TAC SUBMITTAL

6/07/17 TAC RE-SUBMITTAL

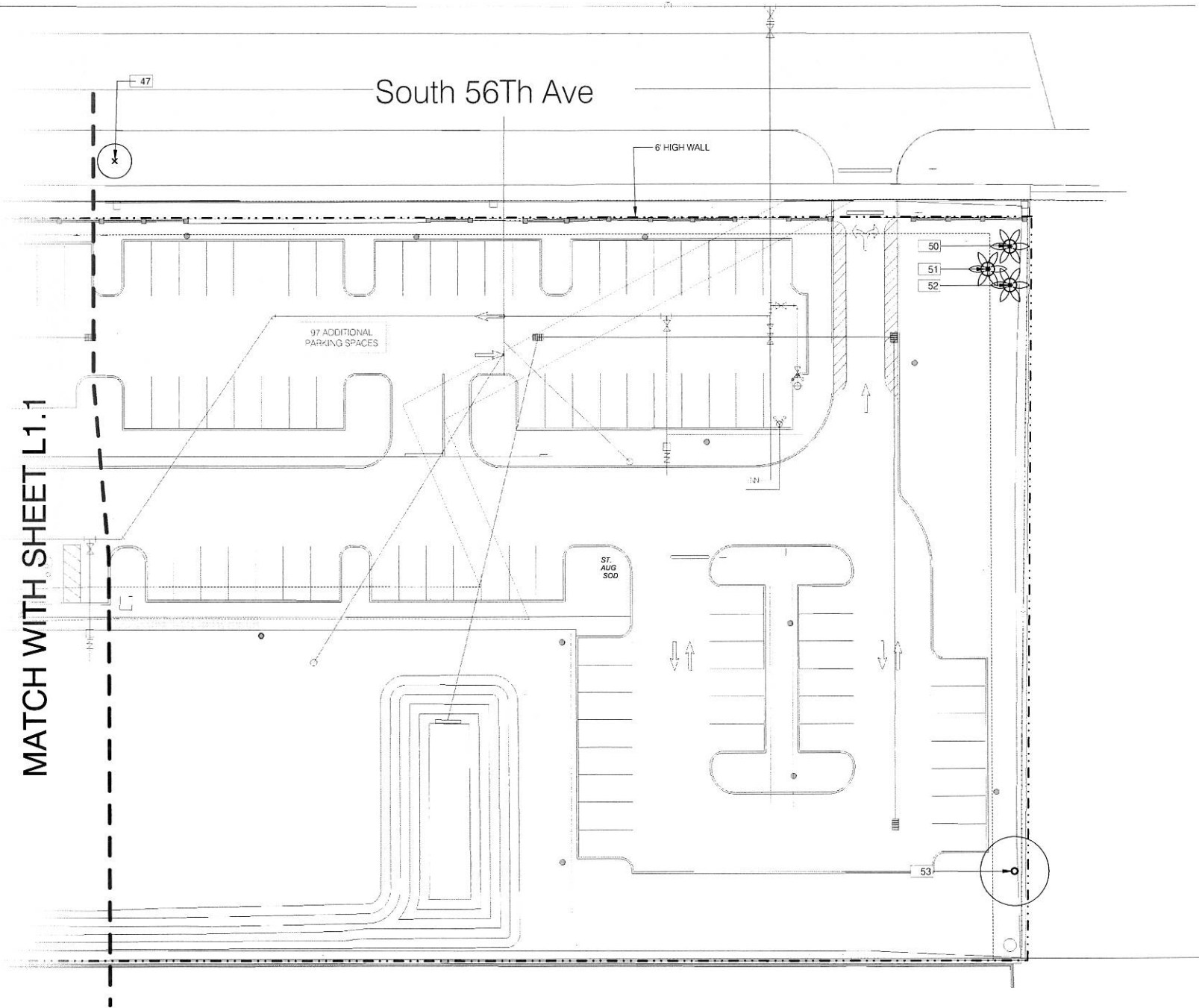
Tree  
Disposition  
Plan

L1.1

Landscape Legend

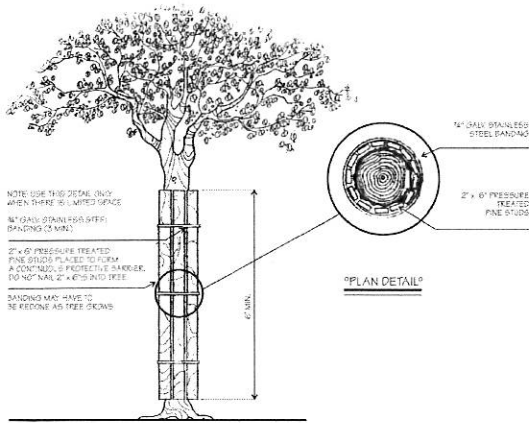
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	Existing Palm to remain
	Existing Tree to be removed

Note: See L1.1 for Tree/Palm List



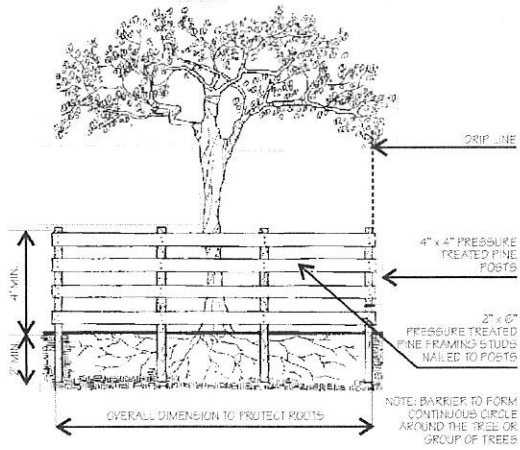
1 Landscape Plan  
L1.2

SCALE: 1" = 20'



Tree Protection Detail (Constrained Areas)

nts



Tree Protection Detail (Typical)

nts



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PLUNKETT STREET  
APARTMENTS

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3/30/17	TAC SUBMITTAL
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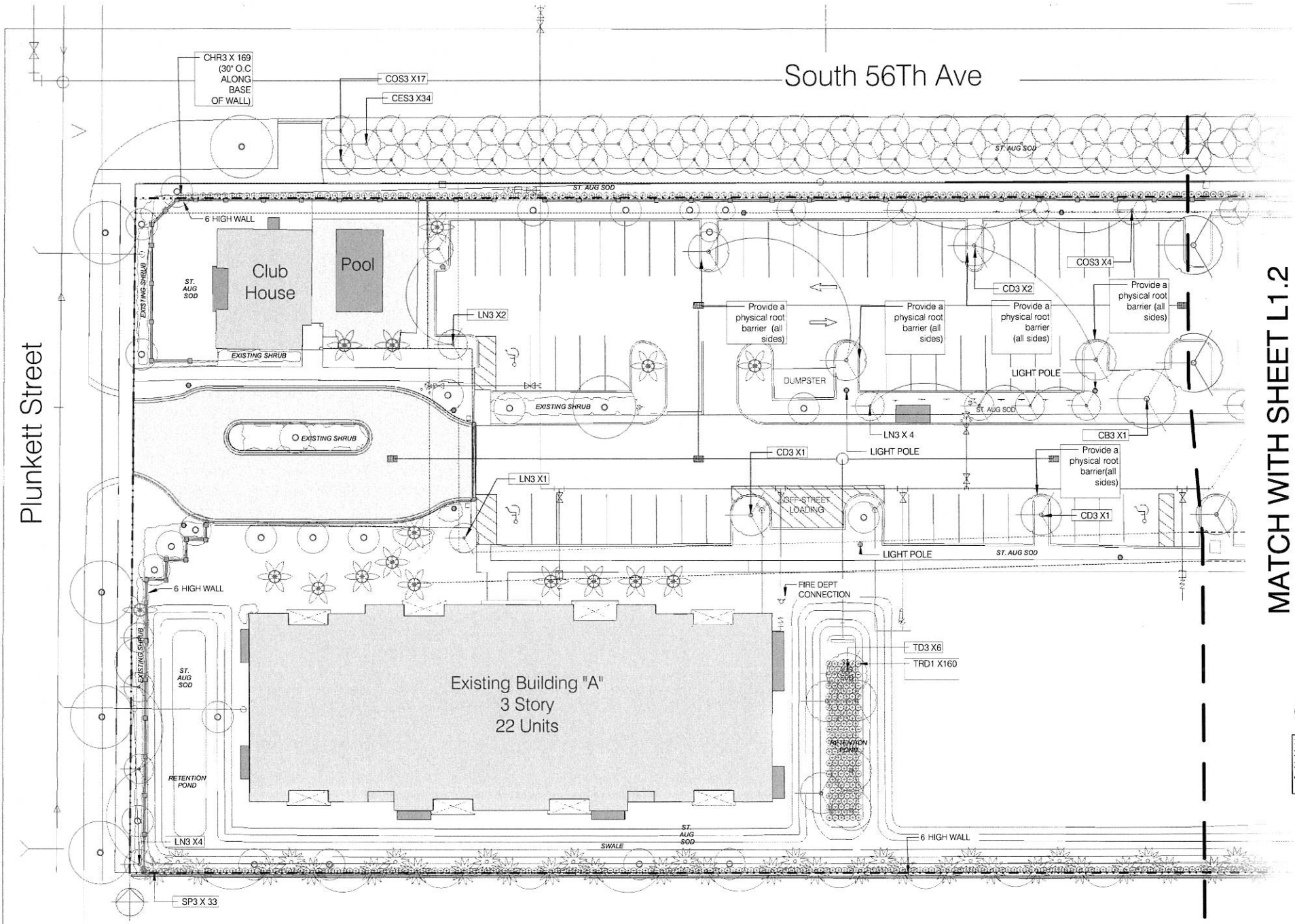
Tree  
Disposition  
Plan

L1.2

Landscape Legend

	Existing Tree to remain
	Existing Palm to remain
	Existing Tree to be removed
	Proposed Palm
	Proposed Tree
	Proposed Accent

Note: See L1.1 for Tree/Palm Disposition Plan



City Notes:

- 1. The size specification takes precedent over the gallon size for all containerized plants.
- 2. All containerized trees with circling roots will be rejected at time of inspection.
- 3. A City of Hollywood Tree Removal Permit will be required prior to any tree removal.
- 4. Irrigation Plan provided at time of Building Department submittal.



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PLUNKETT STREET  
APARTMENTS

5515 PLUNKETT STREET  
HOLLYWOOD, FLORIDA

Date Created:  
March 10, 2017

Document Phase:  
CITY APPROVAL

date remark

3/30/17 TAC SUBMITTAL  
6/07/17 TAC RE-SUBMITTAL

Landscape  
Plan

L4.1

1 Landscape Plan  
L1.1

Site Area Calcs.

	SFT	AC
	152,436	3.50
NET LOT AREA	73,533	

Landscape Code Requirements

AREA	APPLICATION	REQUIRED	PROVIDED	TOTAL
OPEN SPACE TREE REQUIREMENT	ONE (1) PER 1,000 SFT OF PERVIOUS	73.533	34	125
MITIGATION REQUIREMENT	4 TREES REMOVED = 32" CAL.	16	0	16 (2" CAL. TREES)
PARKING LOT : TREE REQUIREMENT	ONE (1) PER TERMINAL ISLAND	31	1	30
PARKING LOT TREES	ONE (1) PER 20 LFT OF EAST PERIMETER BARRIER			
	NORTH BUFFER - (209/20)	11	1+3 PALMS(3:1) = 2	6 TREES + 15 PALMS(3:1) = 9
	EAST BUFFER - (130/20)	7	0	6 TREES + 15 PALMS(3:1) = 9
SHRUB REQUIREMENT	ONE (1) PER 10 LFT OF PERIMETER BARRIER			
	WESTERN BARRIER - (631/10)	63	0	244
	SOUTHERN BARRIER - (194/10)	20	20+	0
	EASTERN BARRIER - 650/10	65	0	129
	NORTHERN BARRIER - 230/10	23	0	91
STREET (R.O.W) TREES	ONE (1) PER 50 LFT. OF STREET FRONTAGE			
	WESTERN FRONTAGE - (631/50)	12.62	1	11
	SOUTHERN FRONTAGE - (194/50)	3.88	4	0
NATIVES	60% OF ALL REQUIRED TREES			
	(116 X 60%)	70	70+ (ALL PROPOSED TREES ARE NATIVE)	70+ (ALL PROPOSED TREES ARE NATIVE)
	50% OF ALL REQUIRED SHRUBS (EXC. GC)			
	(171 X 50%)	86	86+ (ALL PROPOSED SHRUBS ARE NATIVE)	86+ (ALL PROPOSED SHRUBS ARE NATIVE)
		155	TREES REQUIRED	
		242	TOTAL AMOUNT OF TREES PROVIDED INC. EXISTING TREES	

Plant Quantities and Specifications

Description	Callout	Item Name	Unit	Specification	QTY
TREES					
	01 CD3	Coccoloba diversifolia - Pigeon plum	45 gal	12-14' oa 5-6' sprd 2.5" cal	15
	01 CES3	Conucarpus erectus 'sericea' - Silver Buttonwood	45 gal	12-14' oa 5-6' sprd 2.5" cal	61
	01 COS3	Cordia sebestena - Geiger tree	45 gal	10-12' oa 4-5' sprd 2" cal	45
	01 QV3	Quercus virginiana - Live Oak	65 gal	12-14' ht min 2.5" cal	6
	01 CB3	Calophyllum brasiliense - Brazilian beauty leaf	45 gal	12-14' ht min 2" cal	15
	01 DR3	Delonix Regia - Royal poinciana	45 gal	12-14' oa 3" cal	5
	01 LN3	Lagerstroemia 'Natchez' - White Crepe myrtle	45 gal	12-14' ht 4-5' sprd 2" cal	19
	01 TD3	Taxodium distichum - Bald Cypress	45 gal	10-12' oa 4' sprd 2" cal	12
PALMS					
	02 SP2	Sabal palmetto - Sabal palm	fg	bb 12-16' ct. booted	81
SHRUBS					
	03 CHR3	Chrysobalanus icaco - Coco Plum hedge	3 gal	24" oa min ht full rootball 30" oc	244
	03 HAM3	Hamelia patens - Fire bush	3 gal	24" min. oa ht full rootball 30" oc	91
	03 TRD1	Tropaeum dactyloides - Fakahatchee grass	1 gal	24" min oa ht full rootball	392
	03 GAG3	Galphimia gracilis - Golden thryallis	3 gal	2' min oa ht full rootball 30" oc	315



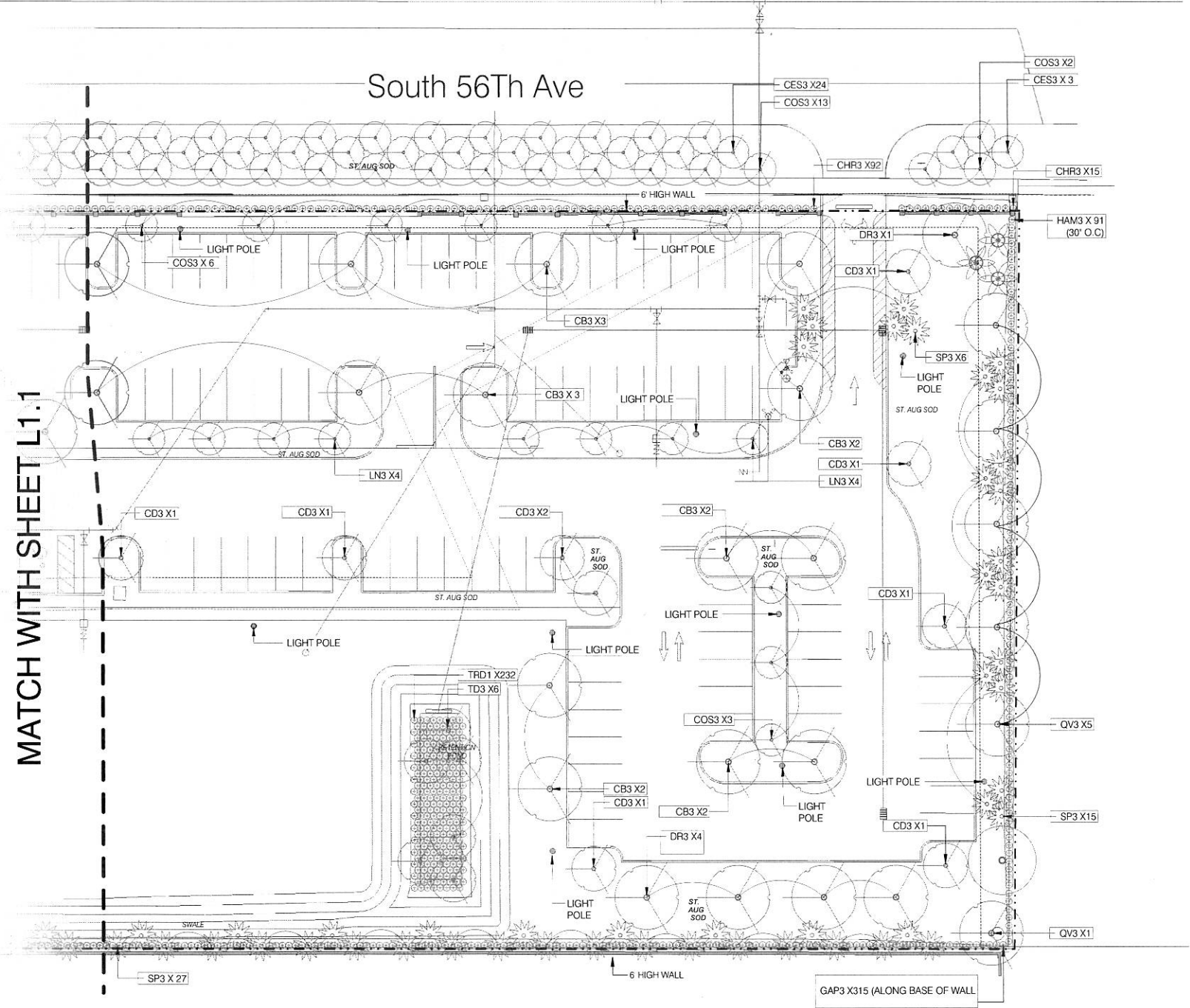
Landscape Legend

	Existing Tree to remain
	Existing Palm to remain
	Existing Tree to be removed
	Proposed Palm
	Proposed Tree
	Proposed Shrub

Note: See L1.1 for Tree/Palm Disposition Plan

City Notes:

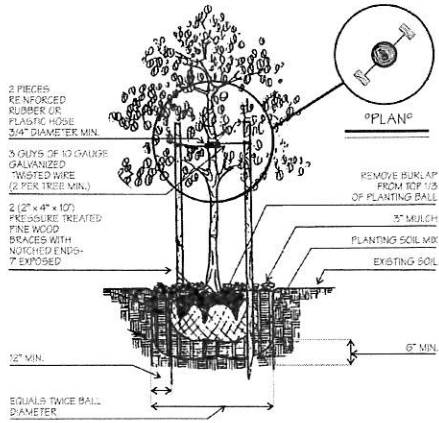
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2. All containerized trees with circling roots will be rejected at time of inspection.  
3. A City of Hollywood Tree Removal Permit will be required prior to any tree removal.  
4. Irrigation Plan provided at time of Building Department submittal.



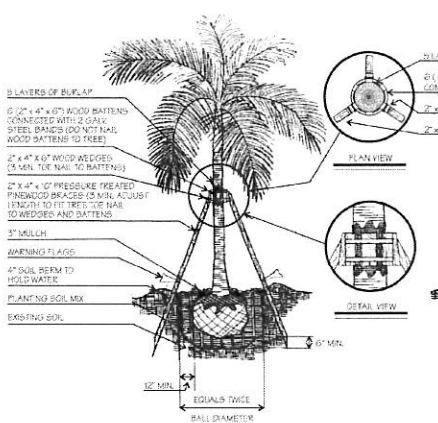
1 Landscape Plan  
L1.2

General Notes

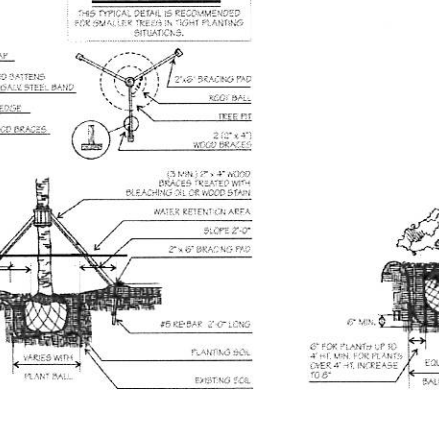
1. All existing trees to remain and all relocated plant material shall be protected from damage or injury and shall be barricaded or otherwise suitably flagged and protected from damage.  
2. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.  
3. All plant material is to be Florida Number 1 or better according to the latest version of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.  
4. Sod is to be grade "A" weed free. All sodded areas are to be provided with St. Augustine "Floratum" solid sod. All sod is to be laid level, tight, and even along planting beds.  
5. All plants are to be top dressed with a minimum 2" layer of Eucalyptus mulch or equal.  
6. All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap. The irrigation shall be designed with Xeriscape principals as outlined in the Land Development code.



Tree Planting Detail nts



Palm Planting Detail nts



Shrub and Groundcover Planting Detail nts



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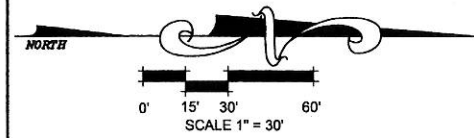
PLUNKETT STREET  
APARTMENTS  
5515 PLUNKETT STREET  
HOLLYWOOD, FLORIDA

Date Created:  
March 10, 2017  
Document Phase:  
CITY APPROVAL

date	remark
3/30/17	TAC SUBMITTAL
6/07/17	TAC RE-SUBMITTAL

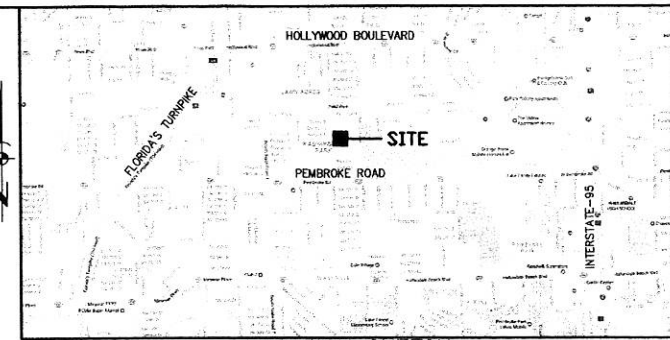
Landscape  
Plan

L4.2



NOTES:

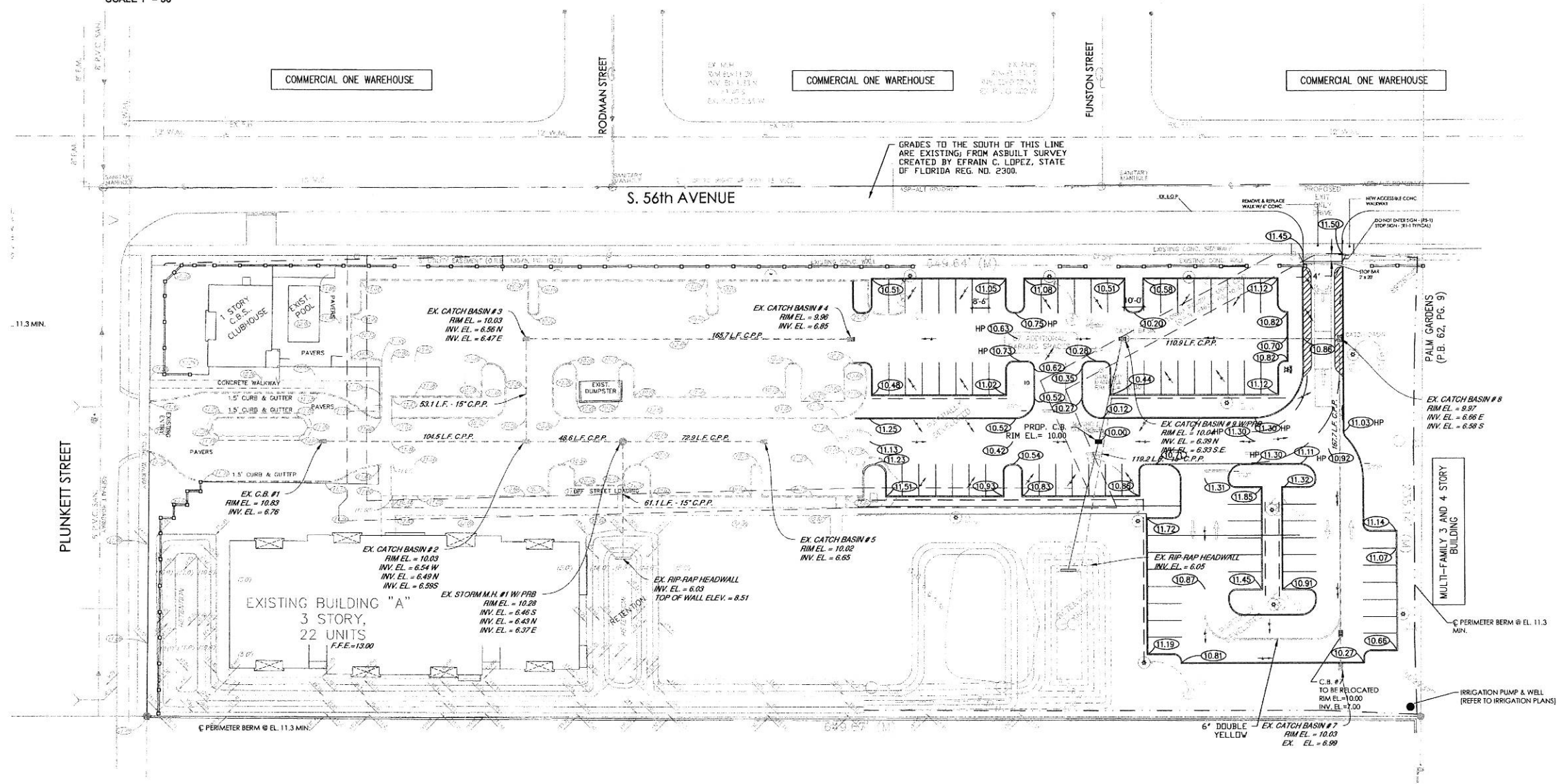
1. THERE MAY BE SOME WATER METERS AND/OR BACKFLOW PREVENTERS THAT WERE INSTALLED DURING THE INITIAL CONSTRUCTION TO SERVICE FUTURE BUILDINGS B AND C THAT WERE NEVER BUILT. IF EXISTING, THEY WILL BE REMOVED AND/OR CAPPED.
2. PROPERTY OWNER WILL CLEAN THE EXISTING DRAINAGE SYSTEM THAT WAS PARTIALLY INSTALLED, RE-GRADE AND RE-SOD THE EXISTING RETENTION AREAS, PROVIDE UPDATE AND DRAINAGE PLAN TO SHOW DRAINAGE IMPROVEMENTS FOR THE EXPANDED PARKING LOT AND THEN UPDATE AND/OR MODIFY THEIR BROWARD COUNTY SURFACE WATER MANAGEMENT LICENSE SHM2005-163-0.



LOCATION SKETCH  
N.T.S.

LEGEND:

- EXISTING ELEVATION
- DIRECTION OF FLOW
- EXISTING STORM SEWER MANHOLE (M.H.)
- EXISTING CATCH BASIN (C.B.)
- CPP CORRUGATED POLYETHYLENE PIPE
- RWL RAIN WATER LEADER
- EXISTING LIGHT
- CAST IRON PIPE
- EXISTING HYDRANT
- PROPOSED GRADE



DIVERSIFIED CONSTRUCTION  
**DCES**  
& ENGINEERING SERVICES  
2295 N.W. CORPORATE BLVD. #125 BOCA RATON, FL 33431  
561-750-3717 FAX 561-750-3686  
EB #6459

REVISIONS	DATE	DWN.	CHK.
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

PLUNKETT STREET APARTMENTS  
5515 PLUNKETT STREET  
HOLLYWOOD, FLORIDA  
PAVING, GRADING & DRAINAGE PLAN

**DCES**  
SCALE: 1" = 30'  
DATE: 03-27-17  
DWN. BY: B.K.  
CHK. BY: N.B.J.  
F.B. PG.  
JOB NO.:  
1262-03  
SHEET: C-1 OF 1

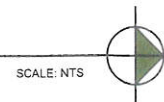
LEGAL DESCRIPTION:  
LOT 21, "BEVERLY HILLS" ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 62, PAGE 19, OF THE PUBLIC RECORDS  
OF BROWARD COUNTY, FLORIDA.

NEAL B. JANOV #21998  
5/3/17





1 Landscape Plan  
L1.1



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561-257-0990  
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## PLUNKETT STREET APARTMENTS

5515 PLUNKETT STREET  
HOLLYWOOD, FLORIDA

# **ATTACHMENT B**

## **Prior Adopted Resolutions**



CITY OF HOLLYWOOD  
DEVELOPMENT REVIEW BOARD

RESOLUTION NO. 03-DPV-142

A RESOLUTION OF THE CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD APPROVING THE REQUEST FOR A VARIANCE, WITH A CONDITION, DESIGN REVIEW AND SITE PLAN APPROVAL, WITH CONDITIONS, FOR THE CONSTRUCTION OF A THREE BUILDING, SIXTY-FOUR UNIT CONDOMINIUM AND SITE AMENITIES TO BE LOCATED AT 5515 PLUNKETT STREET, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Development Review Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design review and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances and design review approval in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Chapter 162, Hollywood Municipal Code of Ordinances, and Section 5.3 of the Zoning and Land Development Regulations; and

WHEREAS, Hollywood Hills LLC (the "Applicant"), in File Number 03-DPV-142, applied for a variance, design review approval and site plan approval for the construction of a three (3) building, sixty-four (64) unit condominium and site amenities to be located at 5515 Plunkett Street, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Development Review Board reviews and considers all applications/petitions for variances, design review and site plan approval, excluding certain exceptions not applicable herein; and

WHEREAS, the final site plan submitted by the Applicant was reviewed by the Technical Advisory Committee ("TAC") and on October 27, 2004, the TAC found the site plan to be substantially compliant with all regulations as set forth in Chapter 162 of the Code of Hollywood and the TAC recommends conditional approval of the site plan; and



WHEREAS, the TAC recommends conditional approval of the final site plan subject to the Certificate of Occupancy (C/O) for the pool, clubhouse, and playground being obtained prior to any residential unit receiving a C/O; and

WHEREAS, the TAC wishes to ensure the amenity package will remain consistent with the development as proposed, and recommends a mitigation plan must be approved by the City prior to the issuance of building permits; and

WHEREAS, the Board met and held an advertised public hearing to consider the Applicant's requests on May 12, 2005; and

WHEREAS, the Board reviewed the application for a variance to waive the required ninety-seven (97) foot setback to allow for an eighty-three (83) foot rear yard setback, design review and site plan approval for the construction of a three (3) building, sixty-four (64) unit condominium and site amenities, reviewed the evidence submitted and testimony received at the public hearing, and the Board applied the criteria for granting the variances, design review and site plan approval as set forth in the City of Hollywood Zoning and Land Development Regulations at Section 5.3, and made the following findings:

1. As to the variance to waive the required ninety-seven (97) foot rear setback to allow for an eighty-three (83) foot rear setback, the Board makes the following findings based on the criteria listed in Section 5.3 F of the Zoning and Land Development Regulations:

- 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.
- b) That the requested variance is otherwise compatible with the surrounding land uses and would not be 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.
- d) That the requested variance is the minimum variance reasonably necessary.

2. As to the design review approval, the Board makes the following findings based on the criteria set forth in Section 5.3 I. 6. of the Zoning and Land Development Regulations:

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 03-DPV-142)

- a) The design of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, landscaping structures, signs and lighting and screening devices is consistent with the City's Design Review Manual.
- b) The dimensions of all buildings, structures, setbacks, parking spaces, height, lot coverage and any other information is consistent with the City's Design Review Manual.
- c) The color, design, selection of landscape materials and architectural elements of exterior building surfaces are consistent with the City's Design Review Manual.
- d) The design of the proposed development indicates a sensitivity to and is compatible with the natural environment. Particular attention must be paid to conserving clusters or groupings of naturally occurring trees and vegetation.
- e) The design and layout of the site provide an efficient arrangement of buildings. Particular attention shall be given to safety, crime prevention, pedestrian sight lines and view corridors.
- f) The design of pedestrian improvements within the site ensure that all parking spaces are conveniently arranged in terms of their relationship to the proposed structure, entrances, and exits.
- g) The design of all lighting fixtures ensures safe movement of persons, vehicles and reflection on public property for security purposes and minimizes glare and reflection of adjacent properties.
- h) Landscape and paving materials ensure that a complimentary relationship with the overall project will result from these improvements.
- i) Buffering materials ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view and pedestrian areas.
- j) The overall project complies with the architectural design standards listed in duly adopted Neighborhood Plans that apply to or affect the subject property or in the Comprehensive Plan should they exist.

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 03-DPV-142)

- k) The design reduces crime and the fear of crime through the use of Crime Prevention through Environmental Design Guidelines and Strategies.

4. As to the site plan approval, the Board finds that the site plan for the construction of a three (3) building, sixty-four (64) unit condominium and site amenities as submitted by the Applicant and reviewed by the Board, is substantially compliant with the site plan regulations as set forth in Chapter 162 of the Code of Ordinances, as well as all other matters associated with the approval of site plans.

NOW, THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the criteria listed herein for granting variances, the variance to waive the required ninety-seven (97) foot rear setback to allow for an eighty-three (83) foot setback is hereby granted with the following condition: That the applicant install a continuous landscape hedge along the rear property line at a height of no less than twenty-four (24) inches with branches touching at time of planting. Said landscape hedge shall be installed prior to the final inspection (C/O) for Building "C".

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the design review criteria, the design review approval is hereby granted based on the plans submitted by the Applicant and reviewed by the Board.

Section 3: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the TAC recommendations, site plan approval for Applicant's portion of the development is hereby granted based upon the site plan submitted by the Applicant and reviewed by the Board with the following three conditions: 1) That the proposed pool, clubhouse, and playground must receive a Certificate of Occupancy (C/O) prior to the first residential unit receiving a C/O; 2) That a mitigation plan must be approved by the City prior to the issuance of building permits; 3) That the mitigation plan include Pine trees in addition to other required landscaping.


Section 4: That the Office of Planning is hereby directed to forward a copy of this resolution to the applicant and the owner of the property with respect to which the request was made. This Resolution granting the variances will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A

copy shall be furnished to any enforcement official.  
(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 03-DPV-142)

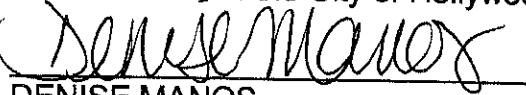
PASSED AND ADOPTED THIS 12th DAY OF MAY, 2005.

RENDERED THIS 25<sup>th</sup> DAY OF May, 2005.

  
PETER HERNANDEZ  
CHAIRMAN

  
RICHARD SALTRICK  
SECRETARY

APPROVED AS TO FORM & LEGALITY  
for the use and reliance of the Development  
Review Board of the City of Hollywood, Florida only

  
DENISE MANOS  
BOARD ATTORNEY

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 03-DPV-142)

**LEGAL DESCRIPTION**

Lot 21, "BEVERLY HILLS" according to the Plat thereof, as recorded in Plat Book 62, Page 19 of the Public Records of Broward County, Florida.

Exhibit "A"

CITY OF HOLLYWOOD  
DEVELOPMENT REVIEW BOARD

RESOLUTION NO. 03-DPV-142a

INSTR # 106711174  
OR BK 43357 Pages 1407 - 1409  
RECORDED 01/02/07 11:24:35  
BROWARD COUNTY COMMISSION  
DEPUTY CLERK 1012  
#1, 3 Pages

A RESOLUTION OF THE CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD GRANTING AN EXTENSION FOR DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A SIXTY-FOUR UNIT CONDOMINIUM DEVELOPMENT, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Development Review Board (the "Board") is charged with, among other things, the responsibility of considering requests for special exceptions, site plan and design review approval; and

WHEREAS, the Board is duly empowered to grant extensions of time to obtain a building permit in connection with a previously granted special exception, variance(s), design review, or site plan approval in accordance with the guidelines and procedures set forth in Section 5.3(F)(3)(b) and 5.3(I)(9)(c) of the City's Zoning and Land Development Regulations and Section 162.08 of the City's Code of Ordinances; and

WHEREAS, Hollywood Hills, LLC (the "Applicant") in File Number 03-DPV-142a is requesting a one year design review approval for the construction of a sixty-four unit condominium development located at 5515 Plunkett Street, as more particularly described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the Board previously conditionally approved a request for a variance, design review, and site plan approval on the 12<sup>th</sup> day of May, 2005; and

WHEREAS, the Board met and held an advertised public hearing to consider the Applicant's request for an extension of design review approval on December 13, 2006; and

WHEREAS, the Board reviewed the application for a one year extension of design review approval, reviewed the evidence submitted and testimony received at the public hearing, and the Board applied the criteria for granting an extension of design review approval as set forth in the City of Hollywood Zoning and Land Development Regulations and made the following findings:

1. As to the Applicant's request for an extension of time to obtain a building permit in connection with the previously granted design review approval, the Board found, based on the criteria listed in Section 5.3 (l) (9) (c) of the Zoning and Land Development Regulations, that:

(a) An extension for cause not to exceed one year, may be granted by the Board; and

(b) The Applicant stated in his written request dated November 30, 2006 that the Applicant has not been able to obtain the necessary permits for the project within the time frame required due to a change in management team, complications with changing the project to a phased project, and complications from the tree mitigation and wildlife plans;

NOW, THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the criteria listed herein for granting an extension for previously granted design review approval, the Board hereby grants a twelve (12) month extension of time based on the applicable criteria and the Applicant's written and oral statements with the following condition: Applicant to meet with the Washington Park Homeowners Association.

Section 2: That the Office of Planning is hereby directed to forward a copy of this resolution to the Applicant and the owner of the property with respect to which the request for the extension of time was made.

PASSED AND ADOPTED THIS 13th DAY OF DECEMBER, 2006.

RENDERED THIS 22<sup>nd</sup> DAY OF December 2006.

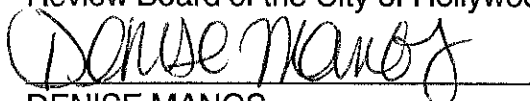


SCOTT ROBERTS  
VICE-CHAIR



ROBERT ISHMAN  
SECRETARY

APPROVED AS TO FORM & LEGALITY  
for the use and reliance of the Development  
Review Board of the City of Hollywood, Florida only



DENISE MANOS  
BOARD ATTORNEY

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 03-DPV-142a)

**LEGAL DESCRIPTION**

Lot 21, "BEVERLY HILLS" according to the Plat thereof, as recorded in Plat Book 62, Page 19 of the Public Records of Broward County, Florida.

EXHIBIT "A"



CITY OF HOLLYWOOD  
DEVELOPMENT REVIEW BOARD

RESOLUTION NO. 03-DPV-142b

A RESOLUTION OF THE CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD APPROVING THE REQUEST FOR AN EXTENSION/MODIFICATION OF A CONDITION TO A PREVIOUSLY APPROVED SITE PLAN FOR THE CONSTRUCTION OF A THREE BUILDING, SIXTY-FOUR UNIT CONDOMINIUM AND SITE AMENITIES TO BE LOCATED AT 5515 PLUNKETT STREET, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Development Review Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design review and site plan approval; and

WHEREAS, the Board met and held an advertised public hearing to consider Hollywood Hills LLC's (the "Applicant") initial request on May 12, 2005 and adopted Resolution 03-DPV-142 which granted the Applicant a variance with the following condition: That the Applicant install a continuous landscape hedge along the rear property line at a height of no less than twenty-four (24) inches with branches touching at time of planting. Said landscape hedge shall be installed prior to the final inspection (C/O) for Building "C"; and

WHEREAS, design review was granted based on the plans submitted by the Applicant and reviewed by the Board;

WHEREAS, site plan approval was granted with the following three conditions: the site plan submitted by the Applicant and reviewed by the Board with the following three conditions: 1) That the proposed pool, clubhouse, and playground must receive a Certificate of Occupancy (C/O) prior to the first residential unit receiving a C/O; 2) That a mitigation plan must be approved by the City prior to the issuance of building permits; 3) That the mitigation plan include Pine tress in addition to other required landscaping, for the construction of a three (3) building, sixty-four (64) unit condominium and site amenities; and

WHEREAS, the Board is duly empowered to grant extensions of time to obtain a building permit in connection with previously granted variances, design review, and site plan approval in accordance with the guidelines and procedures set forth in Section 5.3.F.3.b and 5.3.I.9.c of the City's Zoning and Land Development Regulations and Section 162.08 of the City's Code of Ordinances; and

WHEREAS, Hollywood Hills 2, LLC (the "Applicant"), in File Number 03-DPV-142b, is requesting an extension/modification of a condition to a previously approved site plan for the construction of a three (3) building, sixty-four (64) unit condominium and site amenities to be located at 5515 Plunkett Street, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Board met and held an advertised public hearing to consider the Applicant's request on July 10, 2008; and

WHEREAS, the Board reviewed the application for an extension/modification of a previously approved site plan approval as set forth in the City of Hollywood Zoning and Land Development Regulations as set forth in Section 5.3.1.9.c., reviewed the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and found that:

1. As to the site plan approval, as modified, the Board finds that the site plan for the construction of a three (3) building, sixty-four (64) unit condominium and site amenities as submitted by the Applicant and reviewed by the Board, is substantially compliant with the site plan regulations as set forth in Chapter 162 of the Code of Ordinances, as well as all other matters associated with the approval of site plans;

NOW, THEREFORE, BE IT RESOLVED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, an extension/modification of site plan approval for Applicant's portion of the development is hereby granted based upon the modification of condition one to the following three new conditions: 1) That the clubhouse must receive a Certificate of Occupancy (C/O) prior to the issuance of a C/O for building "A"; 2) That the remaining amenities (pool and playground) receive a C/O or C/C prior to the issuance of the C/Os for building "B" and "C" or November 30, 2008, whichever occurs first and 3) That the Applicant shall post a bond to cover the remaining amenities (pool & playground) prior to receiving a Certificate of Occupancy (C/O) for Building "A".


Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board determined, found that conditions two and three of the previously approved site plan set forth in Resolution 03-DPV-142 have been satisfied.

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 03-DPV-142b)

Section 3: That the Office of Planning is hereby directed to forward a copy of this resolution to the applicant and the owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the public records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 10th DAY OF JULY, 2008.

RENDERED THIS 24<sup>th</sup> DAY OF July, 2008.

  
GARY BLOOM,  
BOARD CHAIR

APPROVED AS TO FORM & LEGALITY  
for the use and reliance of the Development  
Review Board of the City of Hollywood, Florida only

  
DENISE MANOS,  
BOARD ATTORNEY

(DEVELOPMENT REVIEW BOARD RESOLUTION NO. 03-DPV-142b)

**LEGAL DESCRIPTION**

Lot 21, "BEVERLY HILLS" according to the Plat thereof, as recorded in Plat Book 62, Page 19 of the Public Records of Broward County, Florida.

Exhibit "A"






# ATTACHMENT C

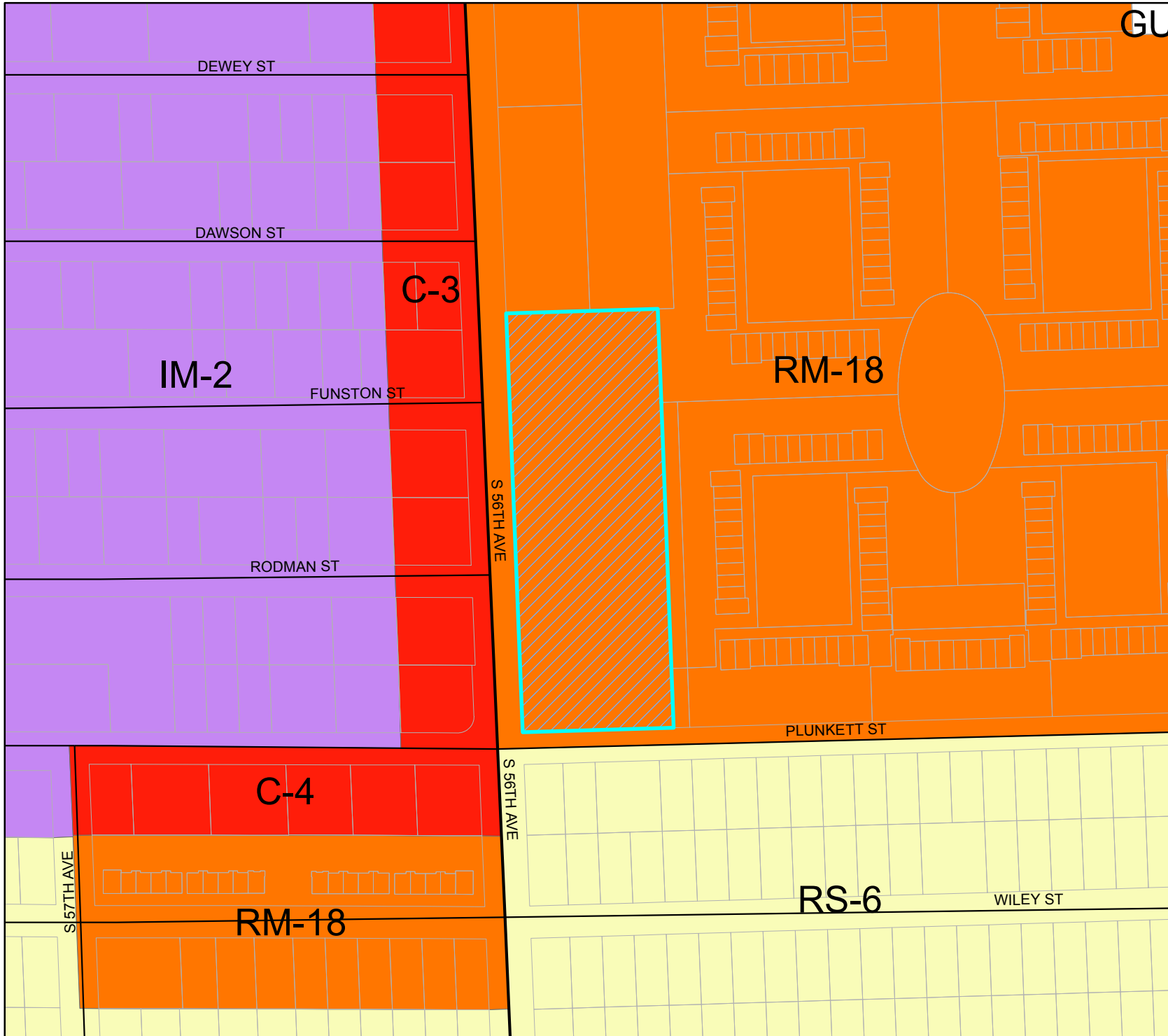
## Land Use & Zoning Map



DEVELOPMENT SERVICES  
PLANNING

**Legend**

-  Subject Property
-  LRES
-  MRES
-  GBUS
-  IND



0 50 100 200 Feet

