PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

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

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

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

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

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

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

http://www.hollywoodfl.org/DocumentCenter/Home/View/21

APPLICATION TYPE (CHECK ONE):

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

Date of Application: 11/20/2017 for 12/04/2017 Final TAC Mtg

Location Address: 2505 N University Drive

Lot(s): 43 & 44 Block(s): Tracts D & H Subdivision: Prima Corner / AJ Bendle

Folio Number(s): 514103010482 / 514103590020 / 514103590010

Zoning Classification: C-4 Land Use Classification: GBUS

Existing Property Use: Restaurant/Retail Sq Ft/Number of Units: 5,887 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 al that apply and provide File Number(s) and Resolution(s): Preliminary TAC Application 17-DPV-35

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

Explanation of Request: Expansion of existing restaurant to 7,780 sf and relocation / expansion of retail to standalone 3,020 sf building with associated parking/site improvements.

Number of units/rooms: N/A Sq Ft: 3,020 retail + 7,780 sf restaurant

Value of Improvement: $3 million Estimated Date of Completion: 08/2018

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

Name of Current Property Owner: Flanigan's Enterprises Inc.

Address of Property Owner: 5059 NE 18 Ave Ft Lauderdale FL 33334

Telephone: 954-377-1961 Fax: N/A Email Address: N/A

Name of Consultant/Representative/Tenant (circle one): Paradelo Burgess Design Studio

Address: 1250 Elizabeth Ave, Suite 1, WPB FL 33401 Telephone: 786-671-8250

Fax: N/A Email Address: jonathan@paradeloburgess.com

Date of Purchase: 10/19/2009 Is there an option to purchase the Property? Yes ( ) No (X)

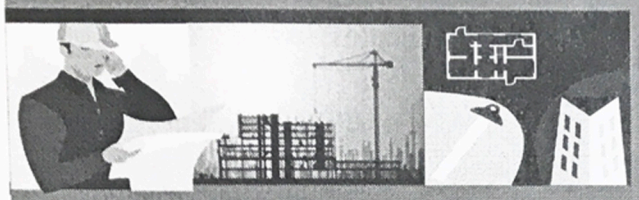
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

_____ Address: _____

_____ Email Address: _____

PLANNING DIVISION



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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: _____ Date: 11-16-2017

PRINT NAME: James Flanigan Date: _____

Signature of Consultant/Representative: _____ Date: 11-16-2017

PRINT NAME: JONATHAN B URGESS for PARADELO BURGESS DESIGN STUDIO LLC 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

James Flanigan
Print Name

_____
Notary Public
State of Florida

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

To: City of Hollywood c/o Alexandra Carcamo

From: Jonathan Burgess Paradelo Burgess Design Studio

Date: November 20, 2017 (12/4/2017 Final TAC Intake)

RE: Comment Responses to 7/13/17 Preliminary TAC Report

Alex,

As requested, please find below our coordinated list of comment responses for this development application:

A. APPLICATION SUBMITTAL (Alexandra Carcamo, Principal Planner)

1. The cover sheet shall include the current meeting date. Leave space for future meeting dates (i.e. Preliminary TAC, Final TAC, Board meeting).

RESPONSE: The cover sheet has been revised to include the current meeting date with space for future meeting dates.

2. Survey shall be an Alta Survey.

RESPONSE: The survey has been revised to contain all required ALTA information.

3. Work with the Engineering Department to ensure Survey is correct and consistent with the plat. ALTA Survey should be based on O&E and list all easements and/or dedications with O.R. or plat book(s) and page number(s). Work with Engineering Department to ensure the survey is accurate.

RESPONSE: Survey has been revised to be consistent with the O&E report listing all easements and/or dedications with O.R. or plat book and page numbers.

4. Site Plan shall include Legal Description and shall match O&E and Survey. Revise accordingly.

RESPONSE: The site plan has been revised to include the updated legal description.

5. Drawings shall be fully dimensioned. Several dimensions are missing (i.e. landscape setback, parking size, etc.). Dimensions not needed for existing portions, only in areas where changes are proposed.

RESPONSE: The site plan has been revised to fully label all setbacks and other applicable dimensions.

6. Remove the distance separation sheet from the plans.

RESPONSE: The distance separation sheet has been removed from the plan set.

7. There are confusing line weights and hatches on the site plan. Revise line weights and provide a hatch legend or remove all hatches (except for the hatch highlighting the existing portion), and provide a demolition plan to clarify what is being removed and what is to remain.

RESPONSE: Hatches and line weights have been revised accordingly. A demolition plan has been provided to clarify the portion of the building to remain.

8. Remove "existing" if not remaining.

RESPONSE: Site plan has been revised to remove 'existing' labels for the features not intended to remain.

9. Remove duplicate site data from landscaping plan.

RESPONSE: Landscape plan has been revised to delete duplicate site data.

10. Staff encourages Applicant to meet with surrounding civic associations, if any and adjacent homeowners. Please provide update with next submittal.

RESPONSE: The project team met with Driftwood Civic Association on 8-15-2017 to provide an overview of the project and collect feedback. An email confirmation from their President dated 10-23-2017 has been included in the resubmittal package.

11. Provide written responses to all comments with next submittal.

RESPONSE: Written responses have been provided here as requested.

12. Additional comments may be forthcoming.

RESPONSE: So noted.

<u>B. ZONING (Alexandra Carcamo, Principal Planner 954-921-3471)</u>

1. Remove wheel stops and add curbing. Identify whether type "D" or "F" curbing is proposed.

RESPONSE: The site plan has been revised to remove wheelstops (except where existing wheelstops are set to remain) and add curbing. Type 'D' curbing is being proposed within parking lot and Type 'F' at Davie Road Extension entrance. See labeled site plan and civil engineering plans.

2. The calculations for required and proposed pervious and impervious areas are not clear. Required landscaping for paved vehicular use areas should be calculated as a percentage of the paved vehicular use area and not the lot area; and shall not include required parking lot setbacks, buffers, or parking overhangs.

RESPONSE: The site plan has been revised to further clarify the pervious and impervious area calculations. The landscape plans have been revised to clarify the required VUA landscaping.

3. Include note indicating provisions for recycling will be included.

RESPONSE: The site plan has been revised to include recycling note as requested.

4. Work with Public Works and Engineering Division to ensure adequate and safe access is provided for garbage truck to access garbage and recycling area.

RESPONSE: An exhibit titled sheet MSP-3 has been provided showing the turning radius for garbage trucking accessing the existing and proposed trash/recycling areas.

5. Location of all utilities shall be coordinated with appropriate departments.

RESPONSE: Comment noted. Coordination of all utilities is underway and will continue through permitting.

6. Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02.

RESPONSE: A parking space designated for future electric vehicle charging has been identified in front of both the existing restaurant and the new retail building. A note has been provided on the site plan requiring a raceway and junction box to be provided during construction.

C. DESIGN (Alexandra Carcamo, Principal Planner 954-921-3471)

1. Provide material samples and paint chips with next submittal.

RESPONSE: An original set of color chips and material sample board have been included with the revised documents.

2. Clarify purpose of small window in west elevation of retail store "Package Exchange"?

RESPONSE: This is a highly-secured pass-thru window to be used during last 2-3 evening hours when the building is open but doors are locked for the additional safety of the retail employees. The hours of operation of the pass-thru window will be between 7-10pm Sunday, 7-9pm Mon, 9-11pm Tues-Thurs, and 9pm-12am Fri-Sat.

3. Consider adding additional pedestrian scale fenestration.

RESPONSE: Building elevations have been updated to include the additional fenestrations as requested.

4. For the awning over the windows, consider changing the material to "P" wood paneling.

RESPONSE: Building elevations have been updated to include the requested revisions to the awnings.

Terrence Comiskey, Architect, 954-921-3930

1. No dumpster enclosure details were included for review, including opaque gates.

RESPONSE: Dumpster enclosure details (for the proposed dumpster at the retail site) have been included in the resubmittal package. See MSP-2 for enclosure details and also the building elevations. See photo of existing dumpster at the restaurant site and note that this enclosure is set to remain.

2. How are you meeting the requirements of the City's Green Building Ordinance?

RESPONSE: The existing restaurant building is only undergoing minor renovations and will therefore meet as many of the noted green building items as deemed appropriate by the project team for the expanded/renovated portion of the building, excluding portions of the existing building not undergoing renovations. The proposed retail building is less

than 20,000 sf, and therefore will meet section 151.156 for Small Non-Residential Structures by including a minimum of ten green building practices. These green building practices have been noted on the revised site plan.

3. Sheet AB-2C: On the "Preliminary South Elevation" the Flanigan's sign blocking the front doors looks awkward and should be moved.

RESPONSE: Building elevations have been revised to remove the proposed lower wall sign as requested.

4. Sheet AF-1: It appears that the number of dining seats has doubled. Check the Building Code and show how the number of toilet room fixtures was calculated.

RESPONSE: The floor plans have been updated to reconfigure the proposed number of dining seats. Existing number of dining seats indoors remains the same as existing at 110 seats. An additional 24 seats are being proposed outdoors, bringing the new total of dining seats to 134. One additional ADA accessible restroom is being proposed in order to meet the FBC requirements in combination with the existing number of toilet room fixtures.

D. LANDSCAPING (Dale Bryant, Landscape Architect 954-921-3997)

1. No comments received.

RESPONSE: So noted.

E. SIGNAGE (Alexandra Carcamo, Principal Planner 954-921-3471)

1. Several Variances for signs have been identified. Work with Staff to possibly group some signs together.

RESPONSE: Based on conversations with staff and our review of Article 8 "Signage Regulations," the applicant's understanding is that our existing/proposed monument signs are in compliance but that variances may be required for the proposed wall signs. To minimize number of variances, since Preliminary TAC the applicant has eliminated one proposed sign at the retail building's south elevation. Below is a schedule of the proposed wall signs and their corresponding sizes and frontages:

RETAIL BUILDING:

Elevation	***Frontage***	***Type***	***Size (sf)***	***Number of Signs***
South	*University*	*Wall*	*17*	*1*
West	*Corner – Univ & Davie*	*Wall*	*30 sign + 19 logo*	*2*
North	*Davie Rd Extension*	*Wall*	*30*	*1*
East	*N/A*	*N/A*	*N/A*	*N/A*

RESTAURANT BUILDING

Elevation	***Frontage***	***Type***	***Size (sf)***	***Number of Signs***
West	*University*	*Wall*	*49 sign + 20 logo*	*2*
North	*N/A*	*Wall*	*20*	*1*
East	*N/A*	*N/A*	*N/A*	*N/A*
South	*N/A*	*Wall*	*24*	*1*

F. LIGHTING (Alexandra Carcamo, Principal Planner 954-921-3471)

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).

RESPONSE: Site plan has been revised to include lighting note as requested.

G. GREEN BUILDING (Alexandra Carcamo, Principal Planner 954-921-3471)

1. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. For next submittal list practices on Site Plan.

RESPONSE: The existing restaurant building is only undergoing minor renovations and will therefore meet as many of the noted green building items as deemed appropriate by the applicant for the expanded/renovated portion of the building, excluding portions of the existing building not undergoing renovations. The proposed retail building is less than 20,000 sf, and therefore will meet section 151.156 for Small Non-Residential Structures by including a minimum of ten green building practices. These green building practices have been noted on the revised site plan.

H. ENVIRONMENTAL SUSTAINABILITY (Lindsey Nieratka, Environmental Sustainability Coordinator, 954 -921-3201)

1. Make sure that you meet the requirements of the green building ordinance. Include some of the following suggestions as you meet those requirements.

RESPONSE: The existing restaurant building is only undergoing minor renovations and will therefore meet as many of the noted green building items as deemed appropriate by the project team for the expanded/renovated portion of the building, excluding portions of the existing building not undergoing renovations. The proposed retail building is less than 20,000 sf, and therefore will meet section 151.156 for Small Non-Residential Structures by including a minimum of ten green building practices. The following green building practices have been noted on the revised site plan:

i. Install water-efficient fixtures (1.28 gpf toilets; 0.5 gpm lav faucets, 0.128 gpf urinals if applicable).

ii. Roof to meet Energy Star standards as a "cool roof" OR meet LEED requirements for high-SRI roof.

iii. Project to dedicate two parking spaces on site plan for future EV charging and install necessary EV charging infrastructure including an empty ¾" raceway from branch circuit panel board to each dedicated parking space along with a two-gang junction box w/ blank plates.

iv. At least 80% of plants, trees, and grasses will comply with SFWMD recommendations.

v. All outdoor lighting shall be energy-efficient and shall be either fluorescent bulbs/fixtures with electronic ballasts or LED lighting.

vi. All air conditioning units will include a MERV 8 air filter with anti-microbial agent.

vii. Project will provide secured bicycle racks with spaces for 5% of building occupants. Project restrooms shall be accessible to employees as the required lockable changing rooms.

viii. Irrigation system to incorporate weather-based irrigation controller and drought-tolerant plant material.

ix. Project will provide occupancy/vacancy sensors.

x. Project will provide programmable thermostats.

2. Consider design that maximized the use of daylight. Install light sensors to automatically adjust lights when daylight is available.

RESPONSE: Both the existing building and proposed building have limited fenestrations with controls limiting natural daylight. Therefore daylight sensors are not considered an appropriate strategy for these interior spaces.

3. Install water efficient fixtures.

RESPONSE: This feature will be incorporated in the green building practices and noted on the site plan.

4. The roof should meet Energy Star standards as a "cool roof"

RESPONSE: This feature will be incorporated in the green building practices and noted on the site plan.

5. External lights should be energy efficient and also comply with International Dark Sky Association (IDA) standards.

RESPONSE: External lights will be energy efficient and will comply with IDA standards wherever feasible.

6. The project will have to install the infrastructure for car charging. Also install a car charger and dedicated space for charging.

RESPONSE: A parking space designated for future electric vehicle charging has been identified in front of both the existing restaurant and the new retail building. A note has been provided on the site plan requiring a raceway and junction box to be provided during construction. Given the proposed use of the retail building as a liquor store with short visits, car charging isn't realistic for the intended use and therefore a charging station isn't being incorporated at this time.

7. Consider using permeable pavement or creating bioretention on site to manage storm water.

RESPONSE: Given site constraints with existing conditions and utility easements restrictions, opportunities for bio-retention are limited, but will be incorporated into the drainage and landscape designs as appropriate. Permeable pavement is not being incorporated at this time given the projected budget.

8. Use parking lot pavement that is highly reflective (has a high SRI) or make sure pavement is shaded by tree canopy in order to reduce heat gain.

RESPONSE: Canopy trees are being provided in the landscape islands. The pavement areas are currently asphalt due to the high cost of concrete. High SRI parking lot coatings have been considered but due to low durability in high traffic situations they are not being incorporated at this time.

9. Consider providing a "conspicuous display of green technology" as part of the development. This means that a green feature of the building should be prominently visible (e.g. car charger, rain barrel) or that there be signage describing less visible green features (e.g. a sign explaining energy efficiency features, sign showing NWF Habitat Certification).

RESPONSE: Signage identifying the green features can be explored at a later time but is not currently included as one of the ten green building practices being implemented by the project team.

<u>I. UTILITIES (James Rusnak, Engineer 954-921-3302, Wilford Zephyr, Engineer 954-924-2985)</u>

Drainage:

1. Provide drainage calculations for the project, including pre vs. post flood routing stage storage calculations.

RESPONSE: Water management calculations have been provided with the resubmittal package.

2. Broward County Property Appraiser's shows the site as two separate properties. Verify if a Unity of Title will be completed for the proposed project, or if the drainage system will be permitted under two separate permits. The proposed drainage calculations must reflect how the site will be permitted.

RESPONSE: A Unity of Title will be completed to combine the properties prior to building permit. The provided drainage calculations confirm that the site is being permitted as a single site.

3. Provide cross-sections across all property lines to demonstrate that stormwater will be retained onsite. Provide 6-inch deep swale along perimeter of the property.

RESPONSE: Cross-sections have been provided on sheet 2 of the civil plans showing a perimeter swale at all property lines.

4. Property is within Central Broward Water Control District (CBWCD) drainage area. A CBWCD permit will be required during permitting.

RESPONSE: So noted.

5. NPDES – Over 1 acre

The construction activity on this site is regulated and required to obtain the NPDES Construction Generic Permit (CGP) from DEP. Failure to obtain permit coverage and/or maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to $27,500.00 per day.

Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required and CGP Notice of Intent (NOI) must be submitted to DEP. SWPPP must be maintained at the job site at all times until the project is terminated and Notice of Termination (NOT) filed with DEP. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff.

Construction sites and operations shall be required to maintain during and after all construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) 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 Blair Stone Road, MS #2500, Tallahassee, FL 32399-2400

(850) 245-7522 Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes

RESPONSE: A Pollution Prevention Plan has been included in the Conceptual Engineering plan submitted as part of this Final TAC application.

Water & Sewer Comments:

1. Provide water and sewer demand calculations. The calculations are to be shown on the plans.

RESPONSE: Water and sewer demand calculations have been added to the conceptual engineering plan.

2. Provide sewer availability letter from the Town of Davie indicating that the Town of Davie will provide sewer service to the proposed project.

RESPONSE: See letter from Town of Davie attached. The applicant has also provided copies of the 4 recorded interlocal-agreements between the Town of Davie and City of Hollywood in relation to this parcel.

3. Indicate source of irrigation water.

RESPONSE: Irrigation will be provided through an onsite well.

J. BUILDING (Philip Sauer, Chief Building Official 954-921-3025)

1. The application is substantially compliant.

RESPONSE: So noted.

K. ENGINEERING (Luis Lopez, City Engineer 954-921-3251, Clarissa Ip, Engineering Support Services Mgr 954-921-3915)

1. Unity of Title will be necessary.

RESPONSE: A Unity of Title will be completed to combine the properties prior to building permit.

2. Provide parking stalls dimension on plans.

RESPONSE: Site plan has been revised to indicate parking stall dimensions.

3. Provide accessible ramp and parking stall details.

RESPONSE: Site plan has been revised to include accessible ramp and parking stall details on sheet MSP-2.

4. Provide the OR Book and Page number of the easements on the survey.

RESPONSE: The survey has been updated to include the OR Book and Page numbers.

5. On Sheet MSP-1, label the dotted line that runs through the proposed retail building footprint.

RESPONSE: The dotted line was added in error and has been deleted on the updated site plan.

6. Indicate location of dumpster on Sheet MSP-1.

RESPONSE: Dumpster locations have been labeled on the updated site plan. Existing dumpster to remain in southeast corner of existing restaurant building. Proposed dumpster is proposed on the northeast corner of the proposed retail building.

7. Indicate the location/area of existing sidewalks on University Drive and Davie Road Extension. Provide crosswalk pavement markings at the drive opening on Davie Road Extension.

RESPONSE: Site plan has been revised to indicate location of sidewalks and crosswalk markings.

8. Extend sidewalk flush thru driveway, 6" at driveways.

RESPONSE: Site plan and civil drawings have been revised to show flush sidewalk through driveway.

9. Indicate the location of the NVAL on civil sheet.

RESPONSE: The non-vehicular access line has been called out on the conceptual engineering plan.

10. Provide the distance of the driveway from University Drive on plan.

RESPONSE: Site plan has been revised to show distance of driveway from University.

11. On Sheet MSP-1, provide dimension for loading space and label.

RESPONSE: Based on the size of the proposed gross floor area, a formal loading space is not required. The pavement area to the south of the existing restaurant has been provided to allow for adequate turning movements and circulation but is not considered a full loading space. All paving areas have been dimensioned on the site plan for further clarification.

12. Provide vehicle turning radii on plans.

RESPONSE: The site plan has been revised to include vehicle turning radii. Additionally, an Autoturn exhibit for turning radius clearances has been provided on sheet MSP-3.

13. Indicate driveway access on Davie Road Extension to be right-in/right-out.

RESPONSE: The site plan has been revised to indicate the right-in/right-out access as requested.

14. For the driveway access on Davie Road Extension, shift the sight triangle for the outbound to the east to align with the drive opening.

RESPONSE: The sight triangle has been re-aligned on the revised site plan as requested.

15. Review by FDOT, Broward County and Town of Davie will be required.

RESPONSE: Comment noted. FDOT driveway approval letter has been provided along with sewer availability letter from Town of Davie. Additional coordination is underway and plan review will continue through building permit.

16. All outside agency permits must be obtained prior to issuance of City of Hollywood building permit.

RESPONSE: So noted.

17. More comments may follow upon review of the requested information.

RESPONSE: So noted.

L. FIRE (Janet A. Washburn, Fire Prevention Officer III 954-921-3263)

This review is limited to water supply and fire department access. At time of building permit application a few architectural review will be completed.

1. The new building and new edition need to meet the minimum fire flow requirements found in NFPA 1, 18.4.5.2. In order to determine, a hydrant flow test must be ordered. Call 954-921-3263. After the results are calculated and shown on the plan, determine if new hydrants are required. There appears to be only one fire hydrant shown on the civil drawing and remote from the fire department connection.

RESPONSE: A hydrant flow test has been provided in the resubmittal pacakage, and an additional fire hydrant has been added to the plans adjacent to the proposed F.D.C.

2. Provide a note on the civil water drawing that underground fire main work will be completed by a licensed fire protection contractor I, II, or V per FS 633.102.

RESPONSE: A note has been added to the civil plans.

M. PARKS, RECREATION AND CULTURAL ARTS (Eric Brown, Recreation Supervisor 954-921-3404, David Vazquez, Assistant Director 954-921-3404)

1. Application is substantially compliant.

RESPONSE: So noted.

N. POLICE DEPARTMENT (Christine Adamcik, Police 954-967-4371; Doreen Avitabile, Police 954-967-4371)

1. Application is substantially compliant.

RESPONSE: So noted.

Note: A portion of the Big Daddy's Parking lot is in the Town of Davie.

CPTED Strategies
Provide clear border definition of controlled spaces. Examples of border definition may include buildings, fences, pavement treatment, landscaping, signs, lighting, to express ownership and define public, semi-public, and private space, natural territorial reinforcement occurs. Also, clearly mark the public paths, so it will make private areas harder for non-employees to access.
External Lighting
1. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

- Parking Lots	*3-5*	*foot candles*
- Walking Surfaces	*3*	*foot candles*
- Recreational Areas	*2-3*	*foot candles*
- Building Entryways	*5*	*foot candles*

2. These levels may be subject to reduction in specific circumstances where after hours use is restricted.
3. Illuminate entrances, exits, fire escapes, parking lots, etc.
4. Fully illuminate the exterior of the building and grounds at night.
5. Research types of Security Lighting, such as LED, Metal Halide, etc.
6. A system of lighting fixture identification should be developed.
7. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
8. Exterior lighting should be controlled by automatic devices (preferably by photocell).
9. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
10. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
11. Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).
12. If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.
13. Lighting fixtures selected must do more than just providing ample, glare-free lighting.
14. Lighting fixtures must also be reliable, easy to maintain, able to withstand the elements and protected from vandalism.
15. Good lighting deters crime and produces a more secure surrounding.
Landscaping
16. Landscaping should be kept well maintained.
17. Plant growth within three feet of any walking surface (including informal pathways), parking lots or areas, recreation areas or building entryways should not exceed two feet in height.

18. Trees should be trimmed at least six feet from the lowest foliage to the ground.
19. Make sure light fixtures are not obstructed by any landscaping.
20. Position landscaping as not to obstruct any of the light fixtures ability to provide adequate lighting to all entry, exit, walkway, and parking areas.
Building(s) Perimeter Doors
21. Signs posted at all building perimeter entry/exit points should provide clear direction for employees and patrons.
22. Perimeter doors should be designed for "heavy duty" (ANSI Grade III) applications.
23. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
Natural Access Control
24. Access control is an important means of reducing criminal accessibility/opportunity, especially into areas where a person with criminal intent would not be easily observed.
25. Passive examples include a highly visible gate or entry way through which all users of a property must enter.
26. Active examples include appropriate use of door and window locks, security fencing, or similar security barriers, to discourage unwanted access into private space or in dark or unmonitored areas.
27. Proper security of the perimeter of the property enhances access control.
28. Use signs to direct visitors or patrons to building entrance/exit way points, along with parking.
Natural Surveillance
29. Public entrances should be clearly defined by walkways and signage.
30. Use a single, clearly identifiable, point of entry/exit.
31. Maintain clear visibility from the restaurant/business to the street, sidewalks, parking areas & passing vehicles.
32. Do not cover up windows with advertising or display material that will affect visibility.
33. Windows and exterior doors should be free of obstructions, so employees can exercise natural surveillance inside of the businesses,and all points of entry/exit.
34. Dumpsters and loading area, (drop off/pick up) should be clearly visible and not create blind spots or hiding areas. Dumpsters should also be enclosed.
35. Parking area, walkways and exterior of property should be well lit.
36. Parking areas should be visible from the windows and side parking areas should be visible from the street.
37. Restrooms should be located at the front of the restaurant/business for employee observation.
38. Secure storage area in Business, if bathroom is open to customers.
CCTV
39. CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.
Internal Circulation and Control
40. There should not be recessed areas in corridors that could be used for hiding or loitering.
Corridors
41. Corridors should be well-lit with no dark areas.
42. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.
General Locations
43. Mechanical, electrical, HVAC, or other equipment, located outside the building should be surrounded by a protective enclosure.
Non-Pedestrian Building Entry Points
44. Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
Fencing
45. Wrought Iron fencing provides natural surveillance throughout the property. Example – If used, the entrance/exit way of the premises will provide a clear and defined border definition of the property.
46. Perimeters should be defined by landscaping or fencing.
Signage
47. Please make sure all areas of the premises are identified with proper signage to identify all areas for public/employees and are easily viewed day/night. Also use signs to direct patrons to parking, entrance & exit ways.

48. Observed good signage throughout property, Ex. Parking spaces, ensure that there are enough Handicap parking spaces as well. Glass Railings, bollards in more than one location, which will enhance natural surveillance as well as giving comfort to those dining and working in these areas.
Freezers and Coolers
49. May serve as safe rooms.
50. Should be capable of being unlocked from the inside.
51. Should have an alarm or communication device inside the freezer and cooler.
52. Employees should have clear sight lines of entrance areas from their workstation and have a communication link with security staff or other employees, in case of an emergency. Also, be familiar with the Emergency Plan that the business should have in place.

RESPONSE: All CPTED have been reviewed and appropriate measures included in the revised documentation.

O. PUBLIC WORKS (Karen Arndt, Assistant Director 954-967-4264; Charles Lassiter, Environmental Services Supervisor 954-967-4207)

1. No comments received.

RESPONSE: So noted.

P. COMMUNITY DEVELOPMENT (Clay Milan, Community Development Manager 954-921-3271)

1. Meet with Driftwood Civic Association about the proposal. Meetings are held the third Tuesday each month at 7:00 p.m. at the Driftwood Civic Center, 3000 N. 69th Ave. President – Matthew Guthro driftwoodcivicassociation@gmail.com

RESPONSE: The project team met with Driftwood Civic Association on 8-15-2017 to provide an overview of the project and collect feedback. An email confirmation from their President dated 10-23-2017 has been included in the resubmittal package.

2. Sheet AB2 – A package exchange window is shown. Verify that this feature is permissible.

RESPONSE: Based on a code review and discussions with planning staff, the proposed exchange window is consistent with security pass-thru windows permitted for similar uses (i.e. convenience stores).

3. Sheet AB-3 - What material is the dumpster enclosure gate made of?

RESPONSE: The material of the proposed dumpster enclosure at the retail building will be consistent with section 50.02.B(3)(d) and (i). See dumpster enclosure detail on revised site plan.

4. Sheets AB-2C/AB-3C/AF-3C - "color ships" is misspelled in materials table.

RESPONSE: Spelling has been corrected in the revised materials table.

5. Sheet MSP-1 - Existing head-in parking at south side of building is not shown. What will become of this parking?

RESPONSE: Based on the expanded building footprint, there is no longer sufficient space along this façade for adequate parking. The overall site improvements incorporate additional parking to meet the code requirements for parking while providing as much parking as possible for restaurant patrons.

Q. ECONOMIC DEVELOPMENT (Brian Rademacher, Corridor Redevelopment Manager 954-924-2922)

1. Application is substantially complaint.

RESPONSE: So noted.

R. DOWNTOWN AND BEACH CRA Jorge Camejo, Executive Director 954-924-2980; Susan Goldberg, Deputy Director 954-924-2980

1. Not applicable.

RESPONSE: So noted.

S. PARKING AND INTERGOVERNMENTAL AFFAIRS (Harold King, Parking Administrator 954-921-3549; Tamikia Bacon, Parking Operations Manager 954-921-3548

1. Application is substantially complaint.

RESPONSE: So noted.

T. ADDITIONAL COMMENT (Alexandra Carcamo, Principal Planner 954-921-3471

1. Additional comments may be forthcoming.

RESPONSE: So noted.

Respectfully submitted,

JONATHAN BURGESS, PLA

Paradelo Burgess Design Studio, LLC

FLANIGAN'S / BIG DADDY'S # 19

2505 N. UNIVERSITY DRIVE
HOLLYWOOD,FL 33024

MEETING SCHEDULE:

PRELIMINARY TAC SUBMITTAL:	JULY 17, 2017
FINAL TAC SUBMITTAL:	DECEMBER 4, 2017
PLANNING BOARD:	TBD
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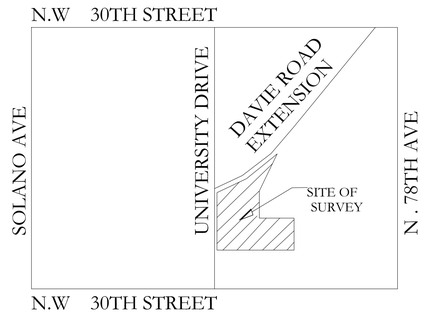
.	.

INDEX:



LOCATION SKETCH
(NOT TO SCALE)

PROJECT TEAM:

OWNER
FLANIGAN'S ENTERPRISES INC.

5059 NE 18 AVE
FORT LAUDERDALE, FL 33334

(954) 377-1961

SURVEYOR
KEITH & SCHNARS P.A
ENGINEERING/
PLANNING/SURVEYORS

6500 N ANDREWS AVE,
FORT LAUDERDALE, FL
33309 (954) 776-1616

CIVIL ENGINEER
SIMMONS & WHITE

2581 METROCENTRE BLVD
SUITE 3 , WEST PALM BEACH ,
FL 33407

(561) 478-7848

PLANNERS / LANDSCAPE ARCHITECTS
PARADELO BURGESS DESIGN STUDIO

1250 ELIZABETH AVE, SUITE 1
WEST PALM BEACH, FL 33401

(786) 671-8250

ARCHITECT/CONTRACTOR
AHRENS COMPANIES

1461 KINETIC RD,
WEST PALM BEACH , FL 33403

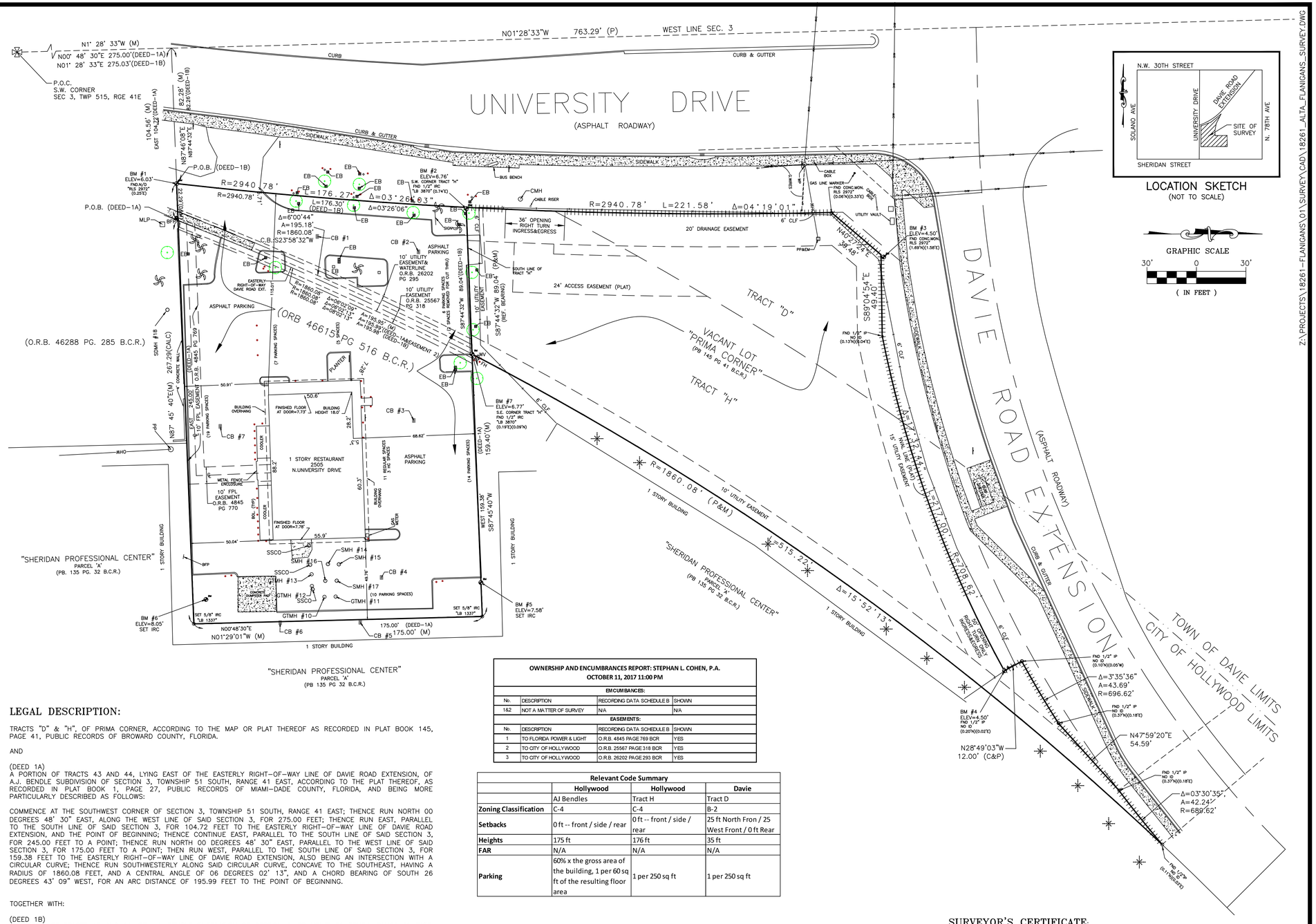
(561) 863-9004

LEGEND:

⊙	FIRE HYDRANT
⋎	SIAMESE CONNECTOR
Ⓥ	GATE VALVE (UNLESS NOTED OTHERWISE)
Ⓜ	WATER METER
▦	CATCH BASIN
⊃	GUYWIRE ANCHOR
⊙	TREE
✳	PINE TREE
✤	PALM TREE
Ƹ	HEDGE/SHRUB
☼	SPOTLIGHT AND/OR FLOODLIGHT
⊥	SIGN
⑤	NUMBER OF PARKING SPACES
HC	HANDICAP PARKING SPACE
B.C.R.	BROWARD COUNTY RECORDS
BFP	BACKFLOW PREVENTOR
BOL	BOLLARD
(C)	CALCULATED MEASUREMENT
CB	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CI	CURVET INLET
CLF	CHAIN LINK FENCE
CLP	CONCRETE LIGHT POLE
CO	CLEANOUT
CONC	CONCRETE
COR.	CORNER
CMH	COMUNICATIONS MANHOLE
CP	CONCRETE POLE
(M)	MEASUREMENT PER DEED
D.A.	DEED BOOK
SDMH	DRAINAGE MANHOLE (STORMWATER)
EB	ELECTRIC BOX
EL.	ELEVATION
F.F.	FINISHED FLOOR
FH	FIRE HYDRANT
FND	FOUND
GA	GUYWIRE ANCHOR
GT	GREASE TRAP
GV	GATE VALVE
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
ID	IDENTIFICATION
INV	INVERT
IP	IRON PIPE
IPC	IRON PIPE WITH CAP
IR	IRON ROD
IRC	IRON ROD WITH CAP
K&S	KEITH & SCHNARS
L	ARC LENGTH
(A)	FIELD MEASURMENT
MH	MANHOLE
MLP	METAL LIGHT POLE
MON.	MONUMENT
MP	METAL POLE
MW	MONITORING WELL
N/D	NAIL AND DISC
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NVAL	NON-VECHICULAR ACCESS LINE
OHW	OVERHEAD WIRES
O.R.B.	OFFICIAL RECORDS BOOK
(P)	MEASUREMENT PER PLAT
P.B.	PLAT BOOK
P.V.A.	POLYVINYL CHLORIDE PIPE
PP	POWER POLE
PG.	PAGE
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.T.	POINT OF TANGENCY
R	RADIUS
RGE.	RANGE
RCP	REINFORCED CONCRETE PIPE
SEC.	SECTION
SMH	SANITARY MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TWP.	TOWNSHIP
TYP	TYPICAL
U.E.	UTILITY EASEMENT
UTD	UNABLE TO BE DETERMINATED
WF	WOOD FENCE
WLP	WOOD LIGHT POLE
WM	WATER METER
WP	WOOD POLE
Δ	CENTRAL ANGLE
⊕ BM	BENCH MARK
●	BOLLARD

AS-BUILT TABLE

STRUCTURE ID	RIM EL.	PIPE INFORMATION	INVERT EL.
CB #1	5.88'	N, TOP OF BAFFLE	3.46'
		BOT OF BAFFLE	1.33'
		BOT OF STRUCTURE	0.43'
CB #2	5.77'	S, TOP OF BAFFLE	3.32'
		BOT OF BAFFLE	1.17'
		BOT OF STRUCTURE	0.07'
CB #3	6.32'	N/S 2" PVC	5.65'
CB #4	6.01'	N, 15" PVC	3.61'
		N, 2" PVC	4.86'
		SW, 1" PVC	4.96'
		BOT OF STRUCTURE	3.36'
CB #5	6.75'	W, 4" PVC	5.45'
		BOT OF STRUCTURE	0.07'
CB #6	7.04'	W, 4" PVC	5.89'
		BOT OF STRUCTURE	2.19'
CB #7	6.20'	S, 2" PVC	5.53'
		BOT OF STRUCTURE	4.03'
CI #8	5.66'	S, 15" RCP	0.71'
		W, 15" RCP	0.86'
		BOT OF STRUCTURE	0.33'
CI #9	5.19'	S, 15" RCP	1.01'
		BOT OF STRUCTURE	0.92'
GTMH #10	7.18'	S, 4" PVC	4.98'
		BOT OF STRUCTURE	−2.22'
GTMH #11	7.17'	N, 4" PVC	4.52'
		BOT OF STRUCTURE	−2.05'
GTMH #12	7.16'	E, 4" PVC	5.38'
		BOT OF STRUCTURE	2.16'
GTMH #13	7.15'	W, 4" PVC	5.25'
		BOT OF STRUCTURE	2.12'
SMH #14	7.19'	S, 4" PVC	3.99'
		BOT OF STRUCTURE	−2.21'
SMH #15	7.07'	N, (2) 2" PVC	5.12'
		BOT OF STRUCTURE	−2.33'
SMH #16	7.15'	N, 4" PVC	4.45'
		BOT OF STRUCTURE	1.45'
SMH #17	7.18'	S, 4" PVC	4.03'
		BOT OF STRUCTURE	1.48'
SDMH #18	7.08'	UDT	
		BOT OF STRUCTURE	0.73'



LEGAL DESCRIPTION:

TRACTS "D" & "H", OF PRIMA CORNER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 145, PAGE 41, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

(DEED 1A)
A PORTION OF TRACTS 43 AND 44, LYING EAST OF THE EASTERLY RIGHT−OF−WAY LINE OF DAVIE ROAD EXTENSION, OF A.J. BENDLE SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF MIAMI−DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 00 DEGREES 48' 30" EAST, ALONG THE WEST LINE OF SAID SECTION 3, FOR 275.00 FEET; THENCE RUN EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 104.72 FEET TO THE EASTERLY RIGHT−OF−WAY LINE OF DAVIE ROAD EXTENSION, AND THE POINT OF BEGINNING; THENCE CONTINUE EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 245.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 48' 30" EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 3, FOR 175.00 FEET TO A POINT; THEN RUN WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 159.38 FEET TO THE EASTERLY RIGHT−OF−WAY LINE OF DAVIE ROAD EXTENSION, ALSO BEING AN INTERSECTION WITH A CIRCULAR CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1860.08 FEET, AND A CENTRAL ANGLE OF 06 DEGREES 02' 13", AND A CHORD BEARING OF SOUTH 26 DEGREES 43' 09" WEST, FOR AN ARC DISTANCE OF 195.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

(DEED 1B)
A PORTION OF TRACTS 43 AND 44, OF A.J. BENDLE SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF MIAMI−DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION 3 ON A GRID NORTH BEARING (BASED ON KEITH & SCHNARS RESURVEY RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS) OF NORTH 01 DEGREES 28' 33" WEST 275.03 FEET; THENCE ALONG A LINE PARALLEL WITH AND 275.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID SECTION 3, NORTH 87 DEGREES 44' 32" EAST 82.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID PARALLEL LINE NORTH 87 DEGREES 44' 32" EAST 22.29 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT−OF−WAY LINE OF DAVIE ROAD EXTENSION (100 FOOT RIGHT−OF−WAY AS RECORDED IN O.R. BOOK 916, PAGE 259, BROWARD COUNTY RECORDS), SAID RIGHT−OF−WAY LINE BEING ON THE ARC OF AN 1860.08 FOOT RADIUS NON−TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE CENTER BEARS SOUTH 68 DEGREES 33' 44" EAST THROUGH SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT−OF−WAY LINE THROUGH A CENTRAL ANGLE OF 08 DEGREES 02' 13" AN ARC DISTANCE OF 195.98 FEET TO THE SOUTHEAST CORNER OF TRACT "H" OF "PRIMA CORNER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID TRACT "H", SOUTH 87 DEGREES 44' 32" WEST 89.04 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "H", SAID SOUTHWEST CORNER LYING ON THE ARC OF A 2940.78 FOOT RADIUS NON−TANGENT CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 87 DEGREES 02' 00" WEST THROUGH SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE BEING CONCENTRIC WITH AND 100.00 FEET EASTERLY OF THE EXISTING CENTERLINE OF UNIVERSITY DRIVE AS SHOWN ON RIGHT−OF−WAY MAP BOOK 9, PAGE 46, BROWARD COUNTY RECORDS, THROUGH A CENTRAL ANGLE OF 03 DEGREES 26' 06", AN ARC DISTANCE OF 176.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA

OWNERSHIP AND ENCUMBRANCES REPORT: STEPHAN L. COHEN, P.A.
OCTOBER 11, 2017 11:00 PM

EMCUMBANCES:			
No.	DESCRIPTION	RECORDING DATA SCHEDULE B	SHOWN
1&2	NOT A MATTER OF SURVEY	N/A	N/A
EASEMENTS:			
No.	DESCRIPTION	RECORDING DATA SCHEDULE B	SHOWN
1	TO FLORIDA POWER & LIGHT	O.R.B. 4845 PAGE 769 BCR	YES
2	TO CITY OF HOLLYWOOD	O.R.B. 25567 PAGE 318 BCR	YES
3	TO CITY OF HOLLYWOOD	O.R.B. 26202 PAGE 293 BCR	YES

Relevant Code Summary

	Hollywood	Hollywood	Davie
	AJ Bendles	Tract H	Tract D
Zoning Classification	C-4	C-4	B-2
Setbacks	0 ft -- front / side / rear	0 ft -- front / side / rear	25 ft North Fron / 25 West Front / 0 ft Rear
Heights	175 ft	176 ft	35 ft
FAR	N/A	N/A	N/A
Parking	60% x the gross area of the building, 1 per 60 sq ft of the resulting floor area	1 per 250 sq ft	1 per 250 sq ft

SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL LICENSED SURVEYOR.
2. "PCP" INDICATES NAIL IN BRASS SURVEY CAP SET IN LIEU OF 5/8" IRON ROD AND CAP UNLESS OTHERWISE NOTED.
3. "PRM" INDICATES BRASS DISC IN 4" X 4" X 24" CONCRETE MONUMENT.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS−OF−WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS ARE BASED ON BENCHMARKS SUPPLIED BY BROWARAD COUNTY BM#1076 ELEVATION=7.48'NAVD. PUBLISHED BENCHMARK NGVD 29 ELEVATION 8.99' − 1.51' CONVERSION FROM BROWARD COUNTY
6. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF PRIMA CORNER (PB 145 PG 41 B.C.R.). REFERENCE BEARING OF S87°44'32"W ALONG THE SOUTH BOUNDARY OF TRACT "H".
7. THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT.
8. UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
9. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
10. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
11. THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES.

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:
DIVERSIFIED REALTY DEVELOPMENT COMPANY, A FLORIDA CORPORATION
CHICAGO TITLE INSURANCE COMPANY
MOSKOWITZ, MANDELL, SALIM & SIMONOWITZ, P.A.
CITY OF FORT LAUDERDALE

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, 4,7(b)(1), 7(c), 8, 9, 11, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED JULY 9, 2016.

DATE SIGNED:

ROBERT K. KRISAK, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 4641

Z:\PROJECTS\18261−FLANIGANS\01\SURVEY\CAD\18261_ALTA_FLANIGANS_SURVEY.DWG

KEITH & SCHNARS
LB 1337
6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL. 33309−2132 (954)776−1616

DATE	REVISIONS
8/24/16	CONVERT TO ALTA

DATE	08/24/2016
SCALE	AS SHOWN
FIELD BOOK	1455
DRAWN BY	ARC/JEW
CHECKED BY	RKK

ALTA / NSPS LAND TITLE SURVEY
BIG DADDY'S−FLANIGANS #19 HOLLYWOOD

A PORTION OF THE SW 1/4 OF SECTION 3,
TOWNSHIP 51 SOUTH, RANGE 41 EAST AND
TRACTS D & H OF "PRIMA CORNER" P.B. 145 PG 41 B.C.R.
BROWARD COUNTY, FLORIDA

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 18261

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY KEITH AND SCHNARS, P.A. (954) 776-1616

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF HOLLYWOOD AND TOWN OF DAVIE.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

POLLUTION PREVENTION NOTES: (1)

1.) THIS PLAN SHOULD BE USED AS A GUIDE, A COMPLETE STORMWATER POLLUTION PLAN SHOULD BE DEVELOPED TO MEET OR EXCEED F.D.E.P. REQUIREMENTS.

2.) CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO DIRT BE TRACKED OFF-SITE OR LEAVES THE SITE BY WIND, RUNOFF, OR OTHER MEANS.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL N.P.D.E.S. REQUIREMENTS INCLUDING FILING OF N.O.I., MONITORING REPORTS AND N.O.T.

4.) POLLUTION PREVENTION MEASURES SHALL CONSIST OF, BUT NOT LIMITED TO, THE FOLLOWING:

A. CONSTRUCT WASHROCK PAD AT ALL POINTS EGRESS FOR WASHDOWN OF TRUCK TIRES.

B. CONSTRUCT EROSION CONTROL FENCE AND/OR TURBIDITY SCREENS ALONG PROPERTY LINES AS NEEDED.

C. NO AREA SHALL BE LEFT BARREN OR SUBJECT TO EROSION DURING CONSTRUCTION. SEEDING AND MULCHING IS REQUIRED FOR ANY AREAS ANTICIPATED TO BE BARREN DURING CONSTRUCTION FOR MORE THAN 15 DAYS.

D. TURBIDITY BARRIERS TO BE UTILIZED AT PROJECT OUTFALL.

E. OTHER MEASURES AS DIRECTED BY THE ENGINEER OR THE CITY OF HOLLYWOOD AND TOWN OF DAVIE.

5.) IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS. FOR AFFECTED AREAS GREATER THAN 1 ACRE, COMPLIANCE SHALL INCLUDE (BUT IS NOT LIMITED TO) THE FOLLOWING:

A. PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) IN ACCORDANCE WITH THE D.E.P. "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (D.E.P. DOCUMENT NO. 62-621.300(4)(A))

B. SUBMITTAL OF THE NOTICE OF INTENT (N.O.I.) TO THE D.E.P.

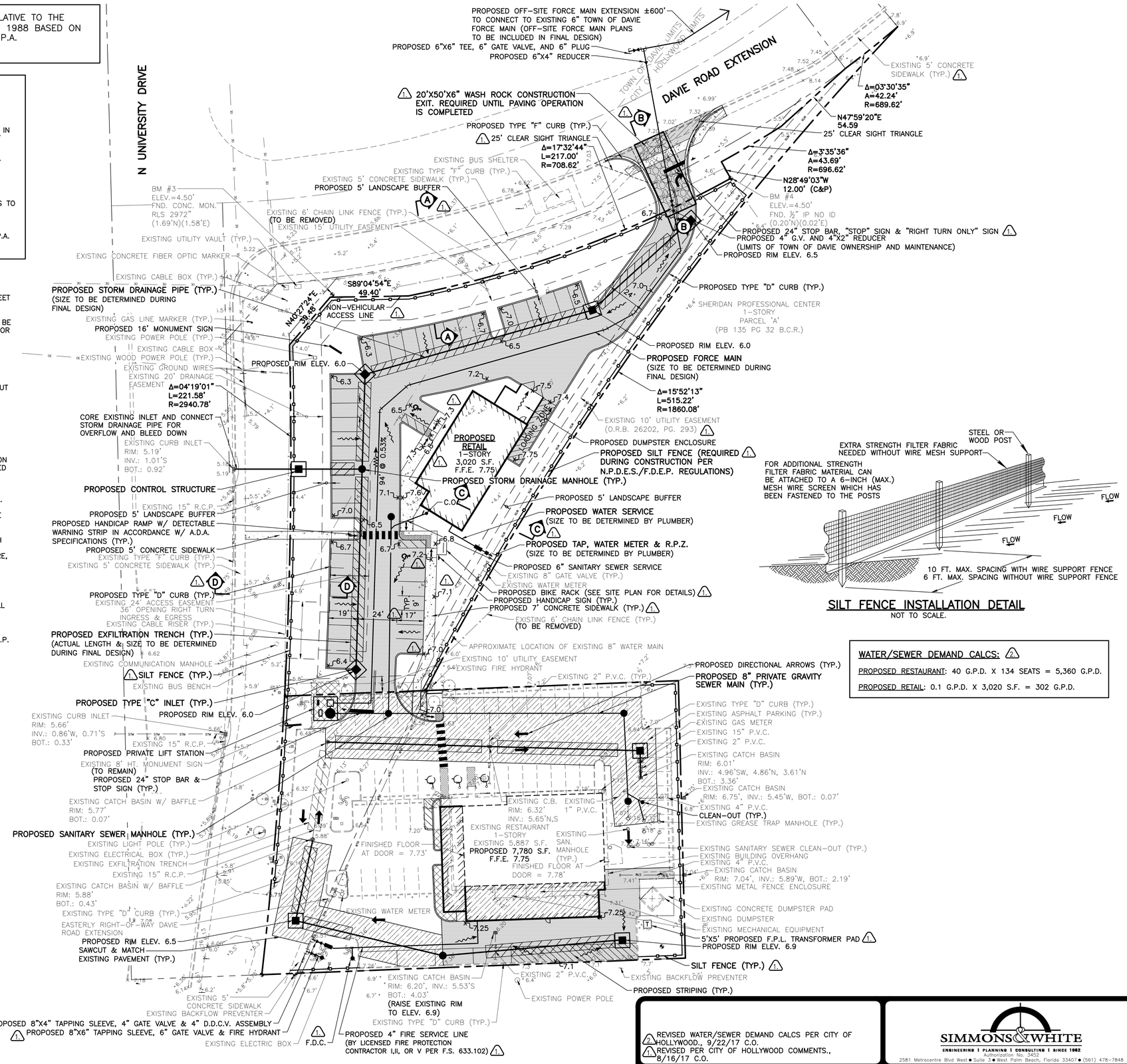
C. MAINTENANCE AND INSPECTION OF THE ELEMENTS OF THE S.W.P.P.P.

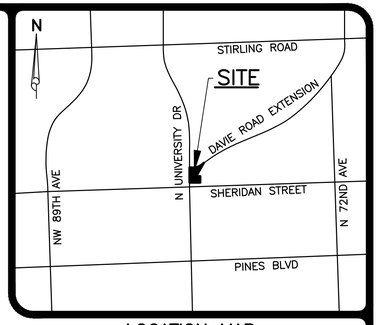
D. MAINTENANCE OF RECORDS (INSPECTION REPORTS, N.O.I, S.W.P.P.P., ETC.)

E. SUBMITTAL OF THE NOTICE OF TERMINATION TO THE D.E.P. AT THE CONCLUSION OF THE PROJECT

NOTES: (1)

1.) THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2.) THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3.) POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4.) A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5.) WHEN STANDARD STRENGTH FILTER FABRIC IS USED. A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6.) THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7.) THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.





LOCATION MAP
NOT TO SCALE

N

30 15 0 30 60
SCALE IN FEET
1"=30'

SILT FENCE INSTALLATION DETAIL
NOT TO SCALE.

WATER/SEWER DEMAND CALCS: (2)

PROPOSED RESTAURANT: 40 G.P.D. X 134 SEATS = 5,360 G.P.D.

PROPOSED RETAIL: 0.1 G.P.D. X 3,020 S.F. = 302 G.P.D.

LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- 6.5 PROPOSED GRADE ELEVATION
- x5.76 EXISTING GRADE ELEVATION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- SAWCUT & REMOVE EXISTING IMPROVEMENT & REPLACE W/ CLEAN FILL & SOD
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- PROPOSED 24" STOP BAR & "STOP" SIGN
- (1) PROPOSED SILT FENCE
- (1) PROPOSED WASH ROCK
- (1) PROPOSED BIKE RACK (SEE SITE PLAN FOR DETAILS)
- EXISTING OVERHEAD POWER LINE & POWER POLE
- STM EXISTING STORM DRAINAGE PIPE

11/17/2017

(2) REVISED WATER/SEWER DEMAND CALCS PER CITY OF HOLLYWOOD., 9/22/17 C.O.
(1) REVISED PER CITY OF HOLLYWOOD COMMENTS., 8/16/17 C.O.

REVISIONS

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West • Suite 3 • West Palm Beach, Florida 33407 • (561) 478-7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	C.O.			

FLANIGAN'S AND BIG DADDY'S #19
SECTION 03, TOWNSHIP 51S., RANGE 41E.
CITY OF HOLLYWOOD, FLORIDA
CONCEPTUAL ENGINEERING PLAN

JOB NO.	DRAWING NO.	SHEET	OF
17-051	17051C01	1	2

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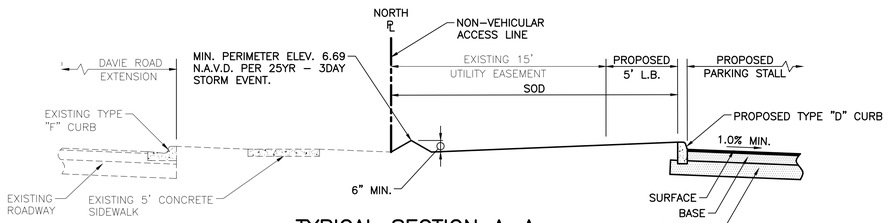
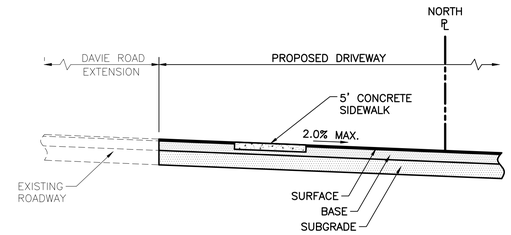


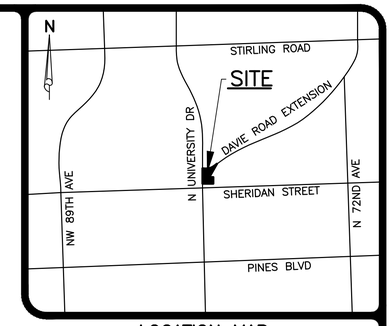
TYPICAL SECTION A–A 1.

NOT TO SCALE



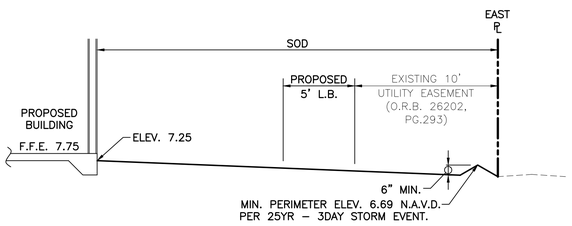
TYPICAL SECTION B–B 1.

NOT TO SCALE



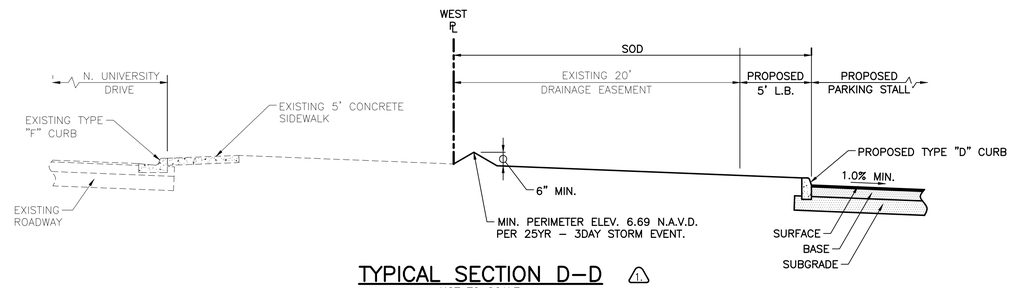
LOCATION MAP

NOT TO SCALE



TYPICAL SECTION C–C 1.

NOT TO SCALE



TYPICAL SECTION D–D 1.

NOT TO SCALE

8/15/2017

1. ADDED CROSS–SECTIONS AT PROPERTY LINES PER CITY OF HOLLYWOOD COMMENTS., 8/28/17 C.O.

REVISIONS

SIMMONS & WHITE

ENGINEERING | PLANNING | CONSULTING | SINCE 1982

Authorization No. 3452

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DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	C.O.			

FLANIGAN'S AND BIG DADDY'S #19

SECTION 03, TOWNSHIP 51S., RANGE 41E.

CITY OF HOLLYWOOD, FLORIDA

TYPICAL CROSS SECTIONS

JOB NO.	DRAWING NO.	SHEET	OF
17–051	17051C01	2	2

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TABULAR DATA:

CURRENT LAND USE: GENERAL BUSINESS (GBUS)
CURRENT ZONING DESIGNATION: C-4
MINIMUM REQUIRED BUILDING SETBACKS:
0 FEET ADJACENT TO COMMERCIAL PROPERTY
PROPOSED BUILDING SETBACKS:

EXISTING RESTAURANT:	120' FRONT	42' SIDE	50' REAR
PROPOSED RETAIL:	79' FRONT	64' SIDE	29' REAR

1

	EX RESTAURANT SITE	PROPOSED RETAIL SITE
NET SIZE OF SITE:	44,966 SF (1.03 AC)	46,466 SF (1.07 AC)
PERVIOUS AREAS:	5,772 SF (0.13 AC)= 12.8% OF SITE	21,827 SF (0.50 AC) = 47.0% OF SITE
IMPERVIOUS AREAS:		
BLDG FOOTPRINT:	7,780 SF	3,020 SF
VEHIC. USE AREAS:	31,163 SF	20,451 SF
WALKWAYS:	251 SF	1,168 SF
TOTAL:	39,194 SF (0.90 AC)= 87.2% OF SITE	24,639 SF (0.57 AC) = 53.0% OF SITE
GROSS FLOOR AREA:	7,780 SF	3,020 SF

MAX BLDG HEIGHT: 175 FT.
EXISTING BUILDING HEIGHT: 24 FT
PROPOSED BUILDING HEIGHT: 24 FT
T.A.C. REQUIRED VARIANCES: N/A

PARKING CALCULATIONS - PER ARTICLE 7.2
(BASED ON CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS)

MINIMUM SPACES REQUIRED:
1) RETAIL PARKING: 1/250 S.F.
2) RESTAURANT PARKING: 60% TIMES THE GROSS FLOOR AREA OF BLDG., THEN 1 PER 60 SQ. FT. OF THE RESULTING FLOOR AREA.
3) 78-142.c.5.b FRACTIONAL REQUIREMENTS: (X) REPRESENTS FRACTION
X < 0.5 = (1) SPACE IF X ≥ 0.5 = (2) SPACES

PROPOSED RETAIL AREA:	3,020 S.F.	=	12 REQUIRED
EXISTING RESTAURANT AREA: (WITH PROPOSED IMPROVEMENTS)	7,780 S.F.	=	78 REQUIRED

TOTAL REQUIRED = (90) SPACES

SPACES PROVIDED:
EXISTING RESTAURANT = 75 SPACES, LESS 22 (AFTER IMPROVEMENTS) = 53 SPACES
RETAIL = 42 SPACES

TOTAL SPACES PROVIDED:

REGULAR SPACES =	90
H/C SPACE =	5
TOTAL	95

1

NOTES:
1. PROVISIONS FOR RECYCLING WILL BE INCLUDED IN BOTH ONSITE DUMPSTER ENCLOSURES.
2. MAXIMUM FOOTCANDLE AT PROPERTY LINES SHALL BE 0.5 WHEN ADJACENT TO RESIDENTIAL
3. (EV)* DENOTES FUTURE ELECTRIC VEHICLE CHARGING SPACE. CONTRACTOR TO INSTALL RACEWAY AND JUNCTION BOX DURING CONSTRUCTION

GREEN BUILDING PRACTICES:

PROJECT TO INCORPORATE THE FOLLOWING PRACTICES AT THE NEW RETAIL BUILDING, AND AS PART OF RENOVATIONS OF THE EXISTING RESTAURANT WHEREVER FEASIBLE AND WITHIN THE SCOPE OF RENOVATION WORK.

1. INSTALL WATER-EFFICIENT FIXTURES (1.28 GPF TOILETS, 0.5 GPM LAV FAUCETS, 0.128 GPF URINALS)
2. ROOF TO MEET ENERGY STAR STANDARDS AS A "COOL ROOF" OR MEET LEED REQUIREMENTS FOR HIGH-SRI ROOF.
3. PROJECT TO DEDICATE TWO PARKING SPACES ON SITE PLAN FOR FUTURE EV CHARGING AND INSTALL NECESSARY EV CHARGING INFRASTRUCTURE INCLUDING AN EMPTY 3/4" RACEWAY FROM BRANCH CIRCUIT PANEL BOARD TO EACH DEDICATED PARKING SPACE ALONG WITH A TWO-GANG JUNCTION BOX W/ BLANK PLATES.
4. AT LEAST 80% OF PLANTS, TREES, AND GRASSES WILL COMPLY WITH SFWMD RECOMMENDATIONS.
5. ALL OUTDOOR LIGHTING SHALL BE ENERGY-EFFICIENT AND SHALL BE EITHER FLUORESCENT BULBS/ FIXTURES WITH ELECTRONIC BALLASTS OR LED LIGHTING.
6. ALL AIR CONDITIONING UNITS WILL INCLUDE A MERV 8 AIR FILTER WITH ANTI-MICROBIAL AGENT.
7. PROJECT WILL PROVIDE SECURED BICYCLE RACKS WITH SPACES FOR 5% FOR BUILDING OCCUPANTS. PROJECT RESTROOMS SHALL BE ACCESSIBLE TO EMPLOYEES AS THE REQUIRED LOCKABLE CHANGING ROOMS.
8. IRRIGATION SYSTEM TO INCORPORATE WEATHER-BASED IRRIGATION CONTROLLER AND DROUGHT-TOLERANT PLANT MATERIAL.
9. PROJECT WILL PROVIDE OCCUPANCY / VACANCY SENSORS.
10. PROJECT WILL PROVIDE PROGRAMMABLE THERMOSTATS.

1

LEGAL DESCRIPTION:

TRACTS "D" & "H", OF PRIMA CORNER, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 145, PAGE 41, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

(DEED 1A)
A PORTION OF TRACTS 43 AND 44, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, OF A.J. BENDLE SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE RUN NORTH 00 DEGREES 48' 30" EAST, ALONG THE WEST LINE OF SAID SECTION 3, FOR 275.00 FEET; THENCE RUN EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 104.72 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, AND THE POINT OF BEGINNING; THENCE CONTINUE EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 245.00 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 48' 30" EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 3, FOR 175.00 FEET TO A POINT; THEN RUN WEST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 3, FOR 159.38 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION, ALSO BEING AN INTERSECTION WITH A CIRCULAR CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1860.08 FEET, AND A CENTRAL ANGLE OF 06 DEGREES 02' 13", AND A CHORD BEARING OF SOUTH 26 DEGREES 43' 09" WEST, FOR AN ARC DISTANCE OF 195.99 FEET TO THE POINT OF BEGINNING.

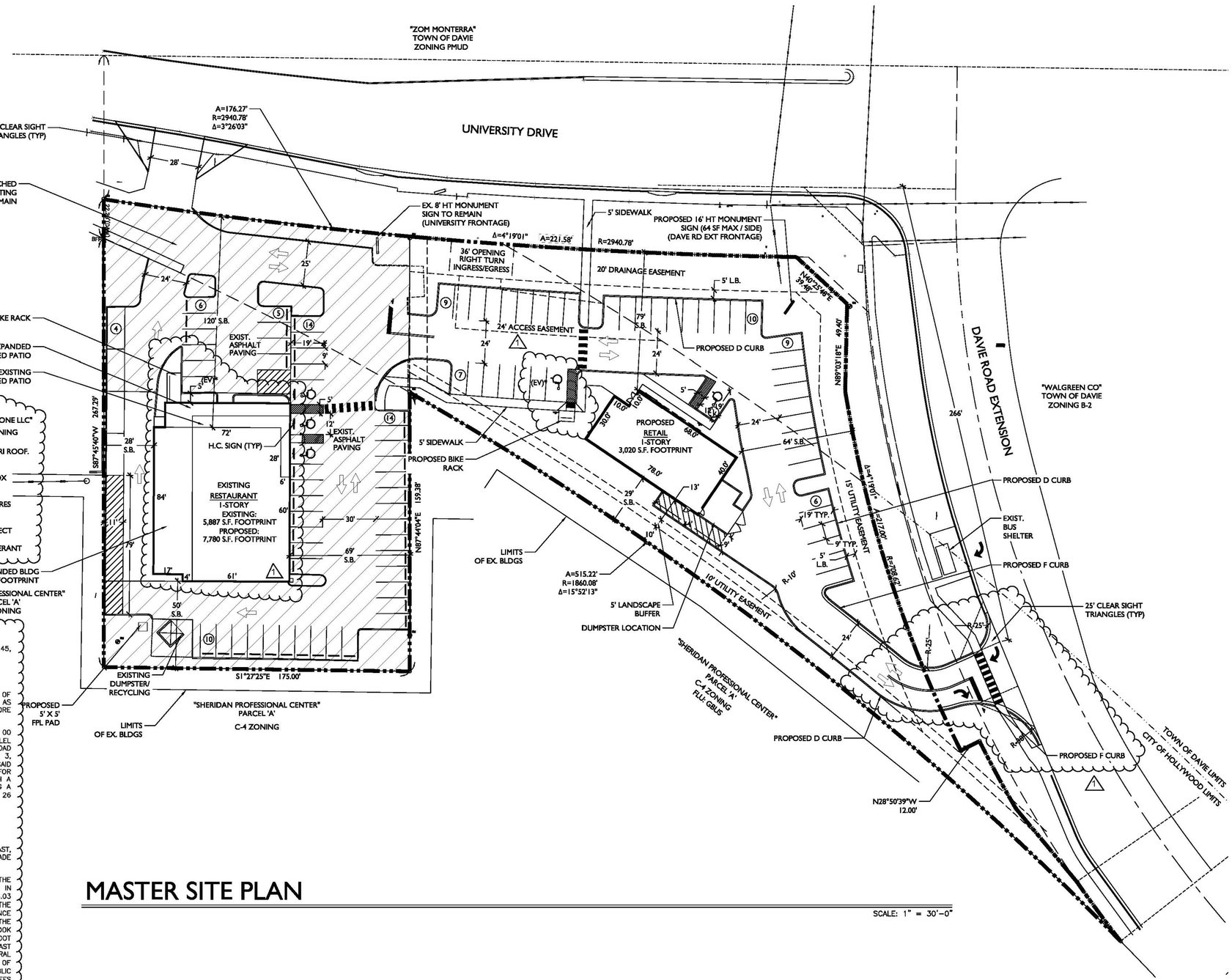
TOGETHER WITH:

(DEED 1B)
A PORTION OF TRACTS 43 AND 44, OF A.J. BENDLE SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION 3 ON A GRID NORTH BEARING (BASED ON KEITH & SCHNARS RESURVEY RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS) OF NORTH 01 DEGREES 28' 33" WEST 275.03 FEET; THENCE ALONG A LINE PARALLEL WITH AND 275.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID SECTION 3, NORTH 87 DEGREES 44' 32" EAST 82.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID PARALLEL LINE NORTH 87 DEGREES 44' 32" EAST 22.29 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD EXTENSION (100 FOOT RIGHT-OF-WAY AS RECORDED IN O.R. BOOK 916, PAGE 259, BROWARD COUNTY RECORDS), SAID RIGHT-OF-WAY LINE BEING ON THE ARC OF AN 1860.08 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE CENTER BEARS SOUTH 68 DEGREES 33' 44" EAST THROUGH SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 08 DEGREES 02' 13" AN ARC DISTANCE OF 195.98 FEET TO THE SOUTHEAST CORNER OF TRACT "H" OF "PRIMA CORNER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID TRACT "H", SOUTH 87 DEGREES 44' 32" WEST 89.04 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "H", SAID SOUTHWEST CORNER LYING ON THE ARC OF A 2940.78 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 87 DEGREES 02' 00" WEST THROUGH SAID POINT; THENCE SOUTHERLY ALONG SAID CURVE BEING CONCENTRIC WITH AND 100.00 FEET EASTERLY OF THE EXISTING CENTERLINE OF UNIVERSITY DRIVE AS SHOWN ON RIGHT-OF-WAY MAP BOOK 9, PAGE 46, BROWARD COUNTY RECORDS, THROUGH A CENTRAL ANGLE OF 03 DEGREES 26' 06", AN ARC DISTANCE OF 176.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA

1 REVISIONS FOR FINAL TAC SUBMITTAL



MASTER SITE PLAN

SCALE: 1" = 30'-0"

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design studio
PALM BEACH | MIAMI | ORLANDO
786.671.8250 | INFO@PARADELOBURGESS.COM

MASTER SITE PLAN

FLANIGAN'S BIGDADDY'S #19
2505 N. UNIVERSITY DRIVE
HOLLYWOOD, FL 33024

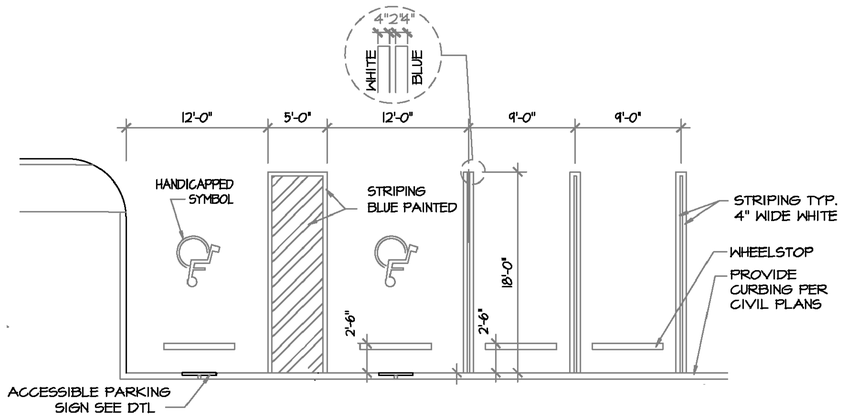
SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

DRAWN BY: MX / JB

MSP-1

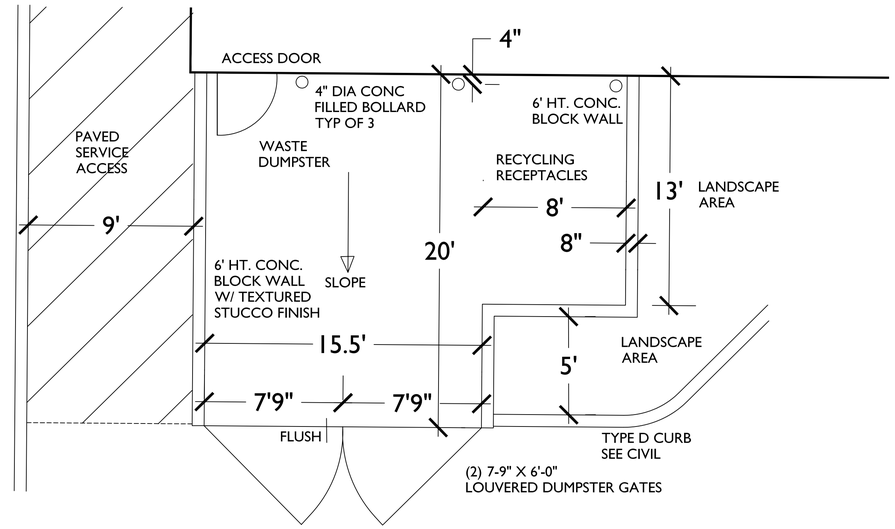
DATE:
16 NOV 2017



NOTE: ADA PARKING SPACES SHALL BE 12' WIDE X 19' LONG EACH SUCH PARKING SPACE SHALL BE PROMINENTLY OUTLINED WITH PAINT AND POSTED WITH A FIXED POLE SIGN (BOTTOM OF SIGN AT 7'-0" A.F.F.) CLEARLY MARKED "HANDICAPPED ONLY" OR "HANDICAPPED-PARKING" OR THE INTERNATIONAL WHEELCHAIR SYMBOL AND CAPTION "PARKING BY DISABLED PERMIT ONLY- $250 FINE". PROVIDE 4" BLUE STRIPING AS INDICATED.

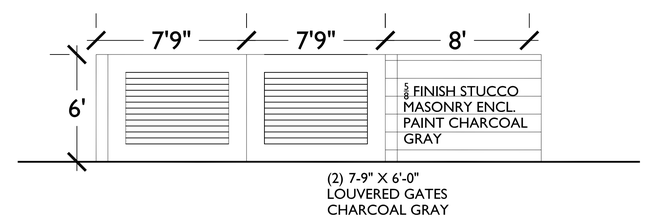
PARKING STALL DETAILS

SCALE: NOT TO SCALE



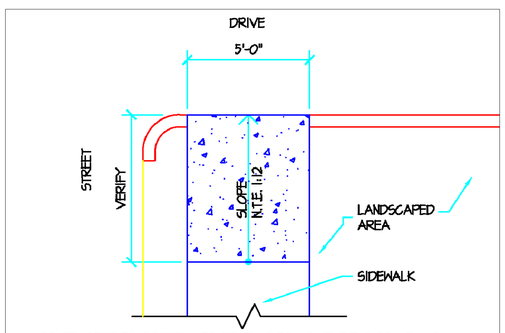
DUMPSTER ENCLOSURE DETAIL

SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



CONTRACTOR TO COORDINATE GRADING TO ACHIEVE THE FOLLOWING:

1. THE MAXIMUM SLOPE FOR ANY HC. CURB RAMP SHALL NOT EXCEED 1:12
2. CURB GUTTERS ADJACENT TO HC. RAMPS AND ALL AREAS WITH HC. PAVEMENT STRIPING SHALL NOT EXCEED A SLOPE OF 1:20 PATH DIRECTION AND 1:50 CROSS SLOPE.

HANDICAP RAMP DETAIL

SCALE: NOT TO SCALE

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SITE DETAILS

FLANIGAN'S BIGDADDY'S #19
2505 N. UNIVERSITY DRIVE
HOLLYWOOD, FL 33024

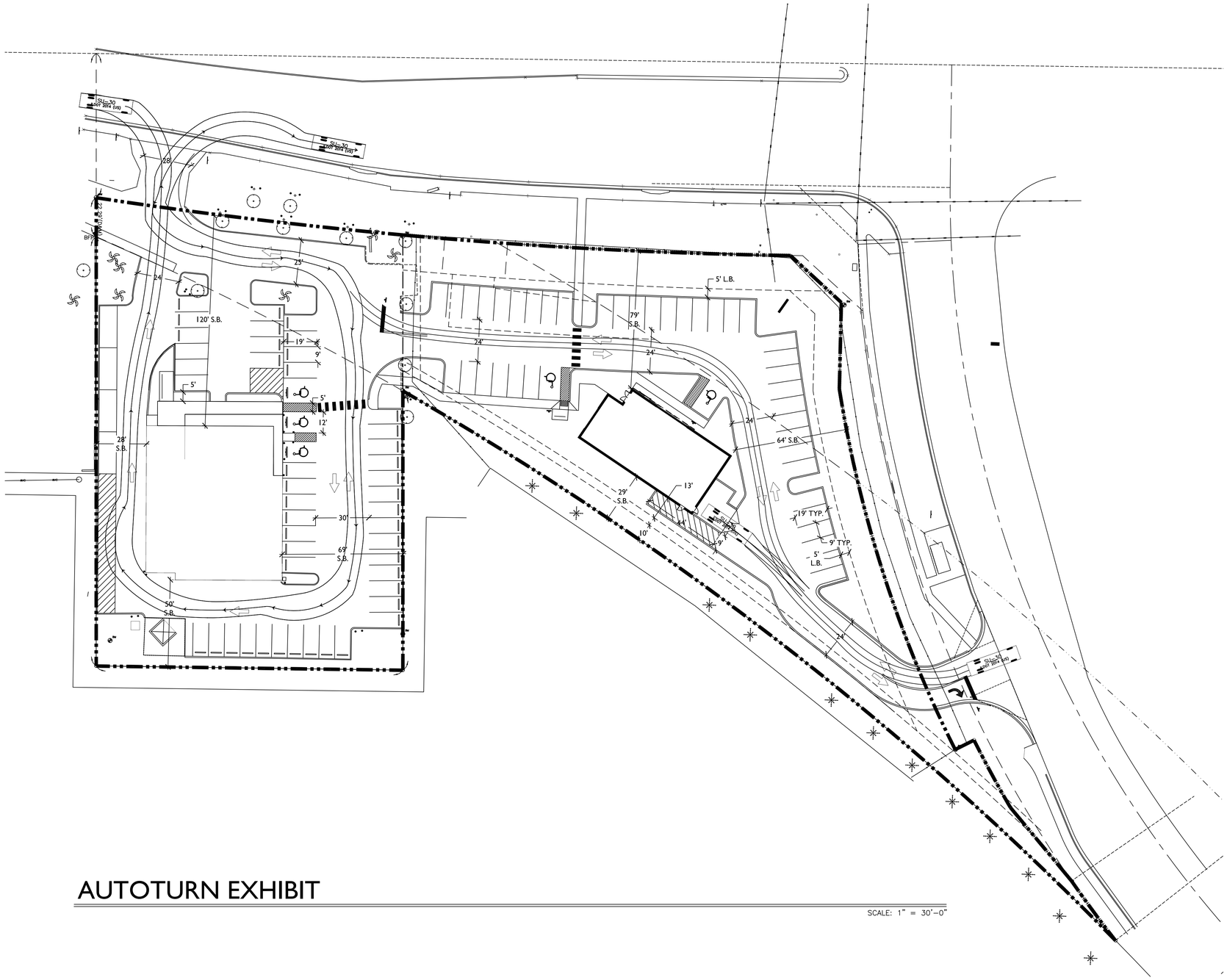
SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

DRAWN BY: MX / JB

MSP-2

DATE:
16 NOV 2017



AUTOTURN EXHIBIT

SCALE: 1" = 30'-0"

AHRENS COMPANIES

DESIGN/BUILD • GENERAL CONSTRUCTION

OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

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GARBAGE TRUCK TURNING RADIUS EXHIBIT

FLANIGAN'S BIGDADDY'S #19
2505 N. UNIVERSITY DRIVE
HOLLYWOOD, FL 33024

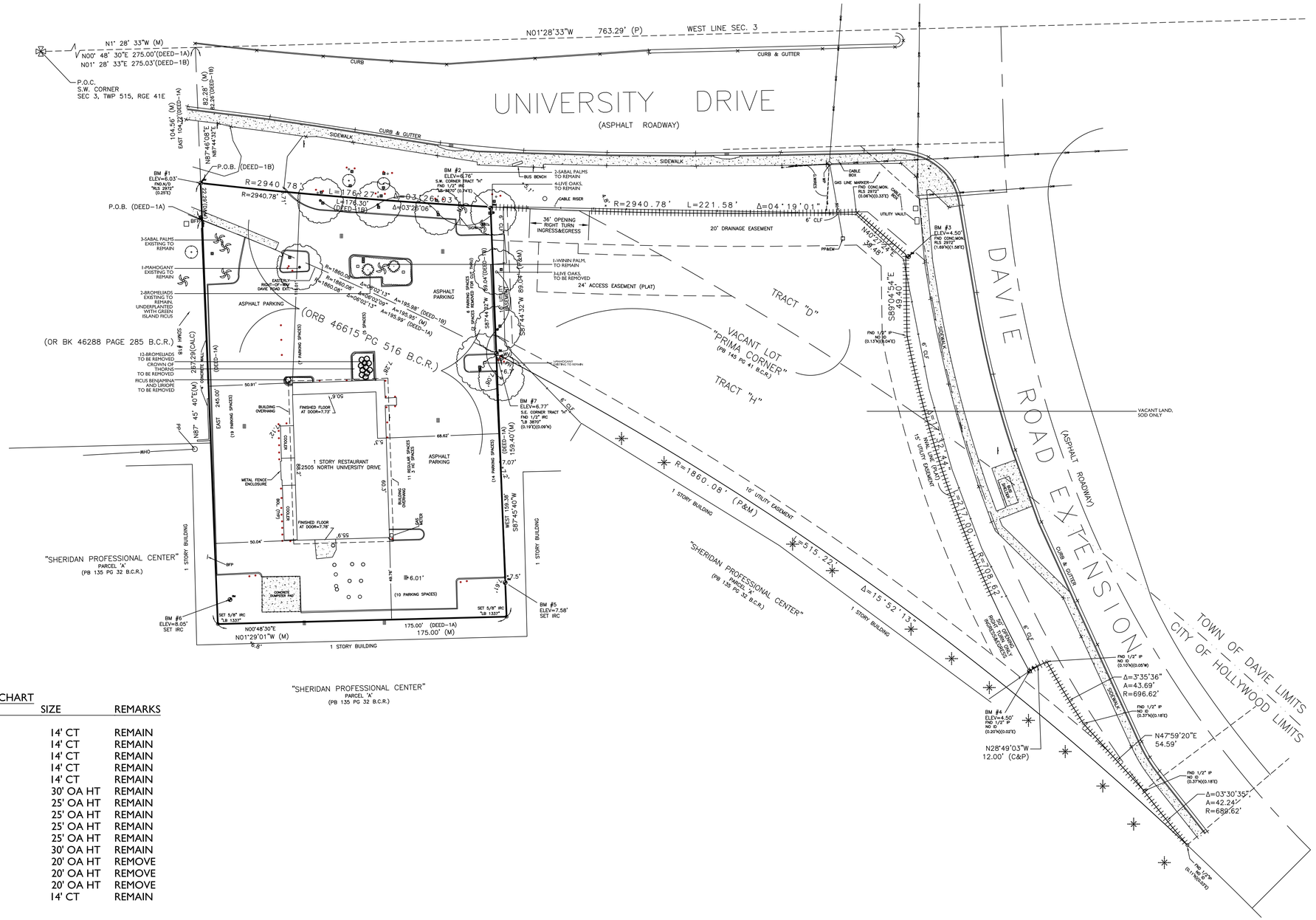
SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

DRAWN BY: MX / JB

MSP-3

DATE:
16 NOV 2017



TREE DISPOSITION CHART

SPECIES	SIZE	REMARKS
SABAL PALM	14' CT	REMAIN
SABAL PALM	14' CT	REMAIN
SABAL PALM	14' CT	REMAIN
SABAL PALM	14' CT	REMAIN
SABAL PALM	14' CT	REMAIN
MAHOGANY	30' OA HT	REMAIN
LIVE OAK	25' OA HT	REMAIN
LIVE OAK	25' OA HT	REMAIN
LIVE OAK	25' OA HT	REMAIN
LIVE OAK	25' OA HT	REMAIN
MAHOGANY	30' OA HT	REMAIN
LIVE OAK	20' OA HT	REMOVE
LIVE OAK	20' OA HT	REMOVE
LIVE OAK	20' OA HT	REMOVE
WININ PALM	14' CT	REMAIN

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

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EXISTING CONDITIONS

FLANIGAN'S BIGDADDY'S #19
2505 N. UNIVERSITY DRIVE
HOLLYWOOD, FL 33024

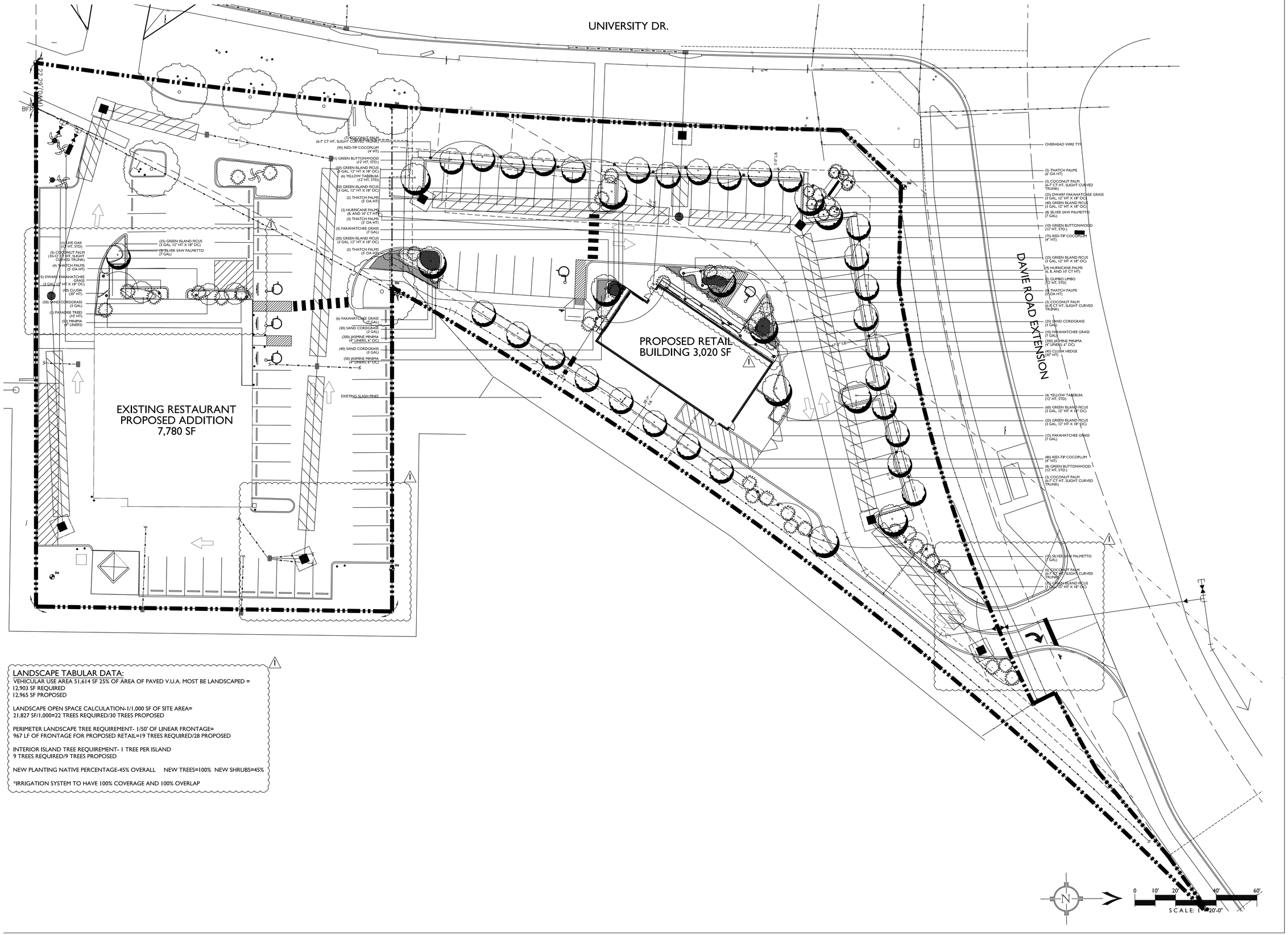
SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

DRAWN BY: MX / JB

EX-1

DATE:
17 NOV 2017



LANDSCAPE TABULAR DATA:

VEHICULAR USE AREA 51,614 SF 25% OF AREA OF PAVED V.U.A. MOST BE LANDSCAPED =
12,903 SF REQUIRED
12,965 SF PROPOSED

LANDSCAPE OPEN SPACE CALCULATION-1/1,000 SF OF SITE AREA=
21,827 SF/1,000=22 TREES REQUIRED/30 TREES PROPOSED

PERIMETER LANDSCAPE TREE REQUIREMENT- 1/50' OF LINEAR FRONTAGE=
967 LF OF FRONTAGE FOR PROPOSED RETAIL=19 TREES REQUIRED/28 PROPOSED

INTERIOR ISLAND TREE REQUIREMENT- 1 TREE PER ISLAND
9 TREES REQUIRED/9 TREES PROPOSED

NEW PLANTING NATIVE PERCENTAGE-45% OVERALL NEW TREES=100% NEW SHRUBS=45%

*IRRIGATION SYSTEM TO HAVE 100% COVERAGE AND 100% OVERLAP

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786.671.8250 | INFO@PARADELOBURGESS.COM

PROPOSED LANDSCAPE PLAN

FLANIGAN'S BIGDADDY'S #19
2505 N. UNIVERSITY DRIVE
HOLLYWOOD, FL 33024

SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

DRAWN BY: MX / JB

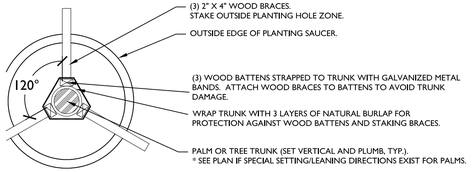
LP-1

DATE:
17 NOV 2017

MALL PALM STAKING PLAN

NTS.

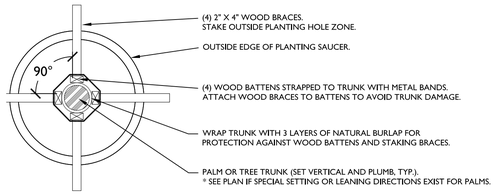
LICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
. TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX
THS FOR SHADE TREES OR ONE YEAR FOR PALMS.



ARGE PALM OR TREE STAKING PLAN

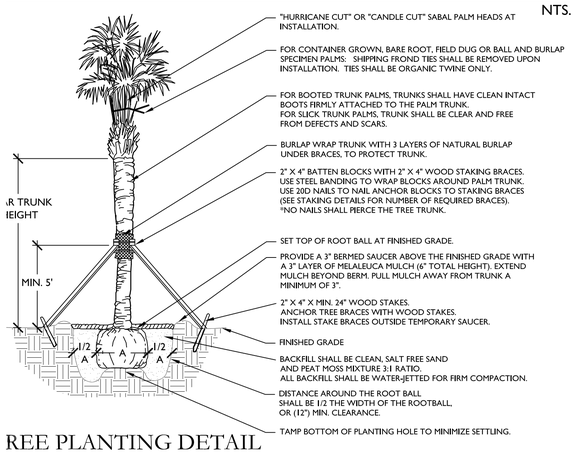
NTS.

LICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
. TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX
THS FOR SHADE TREES OR ONE YEAR FOR PALMS.



ALM PLANTING DETAIL

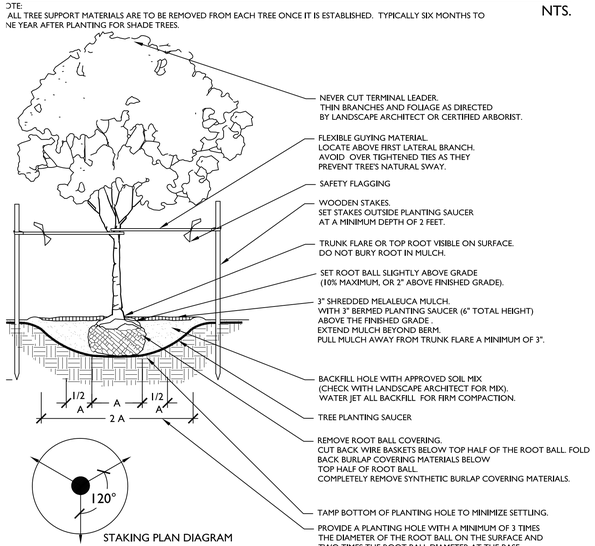
NTS.



REE PLANTING DETAIL

NTS.

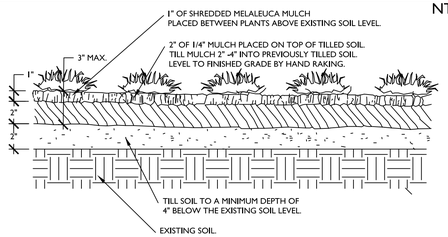
OTE:
ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO
NE YEAR AFTER PLANTING FOR SHADE TREES.



STAKING PLAN DIAGRAM

GROUNDCOVER DETAIL

NTS.

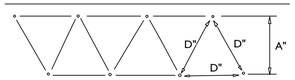


PLANT SPACING DETAIL

NTS.

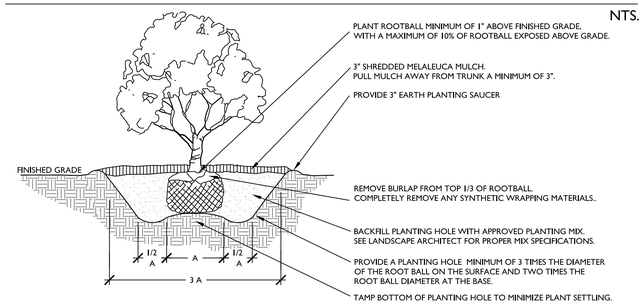
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



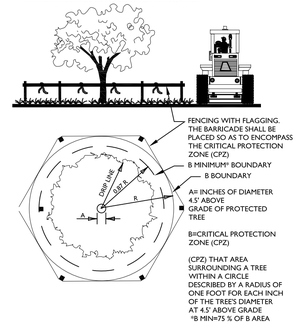
SHRUB PLANTING DETAIL

NTS.



TREE PROTECTION DETAIL

NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.



LANDSCAPE SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE	NATIVE Y/N
TREES:				
2	GUMBO LIMBO	BURSERA SIMARUBA	12' HT, STD	Y
10	YELLOW TABEBUIA	TABEUIA SERRATIFOLIA	12' HT, STD	Y
29	GREEN BUTTONWOOD	CONCOCARPUS ERECTUS	12' HT, STD	Y
1	LIVE OAK	QUERCUS VIRGINIANA	12' HT, STD	Y
3	PARADISE TREES	SIMAROUBA GLAUCA	10' HT, STD	Y
PALMS:				
25	COCONUT PALM	COCOS NUCIFERA	6-7' CT HT	N
5	COCONUT PALM	COCOS NUCIFERA	10-12' CT HT	N
11	HURRICANE PALM	DICTOSPERMA ALBUM	8' CT HT	N
SHRUBS:				
28	SILVER SAW PALMETTO	SERONA REPENS	7 GAL, 48" HT	Y
55	SMALL-LEAF CLUSIA	CLUSIA GUTTIFERA	30" HT	Y
250	RED TIP COCOPLUM	CHRYSOBALANUS ICACO 'RED TIP'	48" HT	Y
36	FAKAHATCHEE GRASS	TRIPSACUM DACTLYLOIDES	7 GAL, 36" HT	Y
145	SAND CORDGRASS	SPARTINA BAKERI	3 GAL, 24" HT	Y
ACCENT:				
22	FLORIDA THATCH PALM	THRINAX RADIATA	5' OA HT	Y
GROUNDCOVERS				
25	DWARF FAKAHATCHEE GRASS	TRIPSACUM FLORIDANA	3 GAL, 12" HT, 18" O.C.	Y
280	GREEN ISLAND FICUS	FICUS MICROCARPA 'GREEN ISLAND'	3 GAL, 12 HT, 18" O.C.	Y
500	JASMINE MINIMA	TRACHELOSPERMUM ASIATICUM 'MINIMA'	4" LINERS, 6" OC	N

LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
7. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
9. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
10. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
11. LOCATION OF PROPOSED ROYAL PALMS BASED ON PROPERTY OWNER'S PREFERENCE. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE INCURRED TO AUTOMOBILES OR OTHER PERSONAL PROPERTY DUE TO FALLING FRONDS.

12. NO PETROCHEMICAL FERTILIZERS OR PESTICIDES SHALL BE USED FOR THE OPERATION AND MAINTENANCE OF ANY LANDSCAPE

811 Know what's BELOW. CALL before you dig. Call 811 two business days before digging

PARADELO | BURGESS
design studio
PALM BEACH | MIAMI | ORLANDO
786.671.8250 | INFO@PARADELOBURGESS.COM

LANDSCAPE PLAN DETAILS & SPECFICATIONS

FLANIGAN'S BIGDADDY'S #19
2505 N. UNIVERSITY DRIVE
HOLLYWOOD, FL 33024

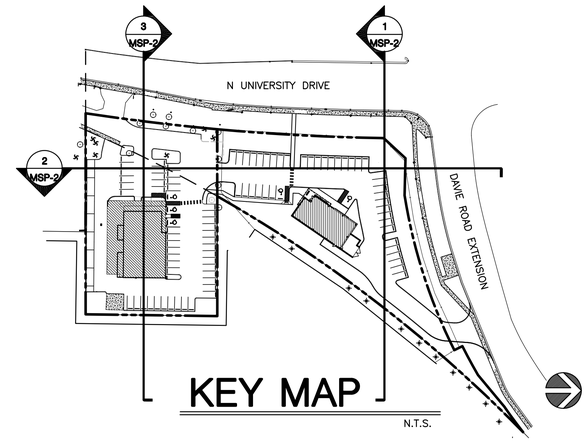
SEAL:

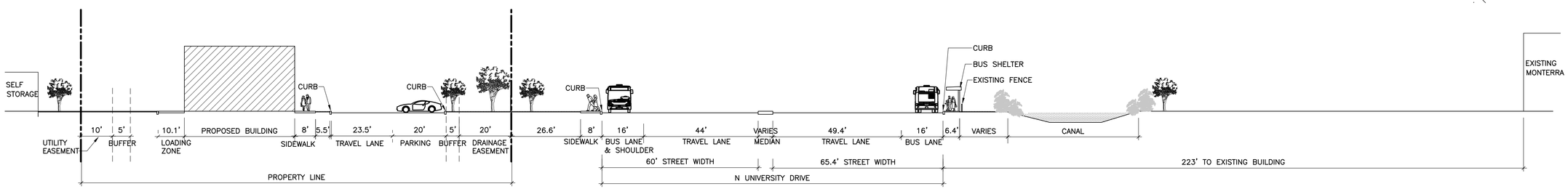
JONATHAN BURGESS
LICENSE # LA6667220

DRAWN BY: MX / JB

LP-2

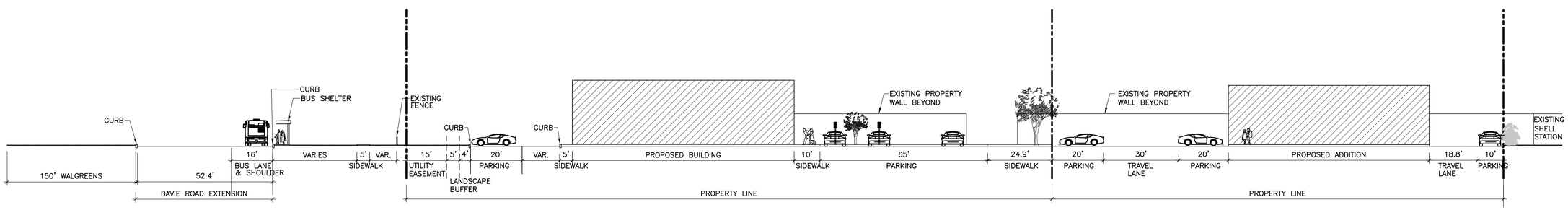
DATE:
17 NOV 2017





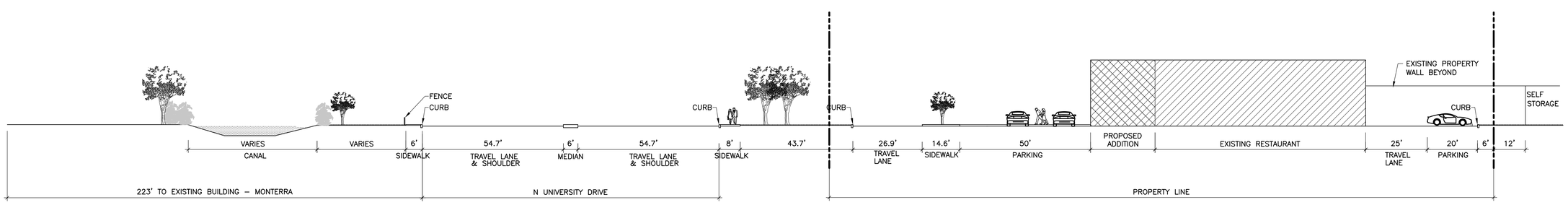
1 MSP-2 STREET SECTION LOOKING SOUTH

SCALE: 1" = 20'-0"



2 MSP-2 STREET SECTION LOOKING EAST

SCALE: 1" = 20'-0"



3 MSP-3 STREET SECTION LOOKING NORTH

SCALE: 1" = 20'-0"

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PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

ANDREW MORGAN SERVICES, P.E.
513 US HIGHWAY 1, SUITE 100,
NORTH PALM BEACH, FL 33408
TELEPHONE: 561-881-2999
COA# 26093
FLORIDA REGISTRATION #57171

DATE: 06-08-17

SCALE: 1" = 20'-0"

DRAWN: VL

JOB: 16-000051

SHEET: S-MSP

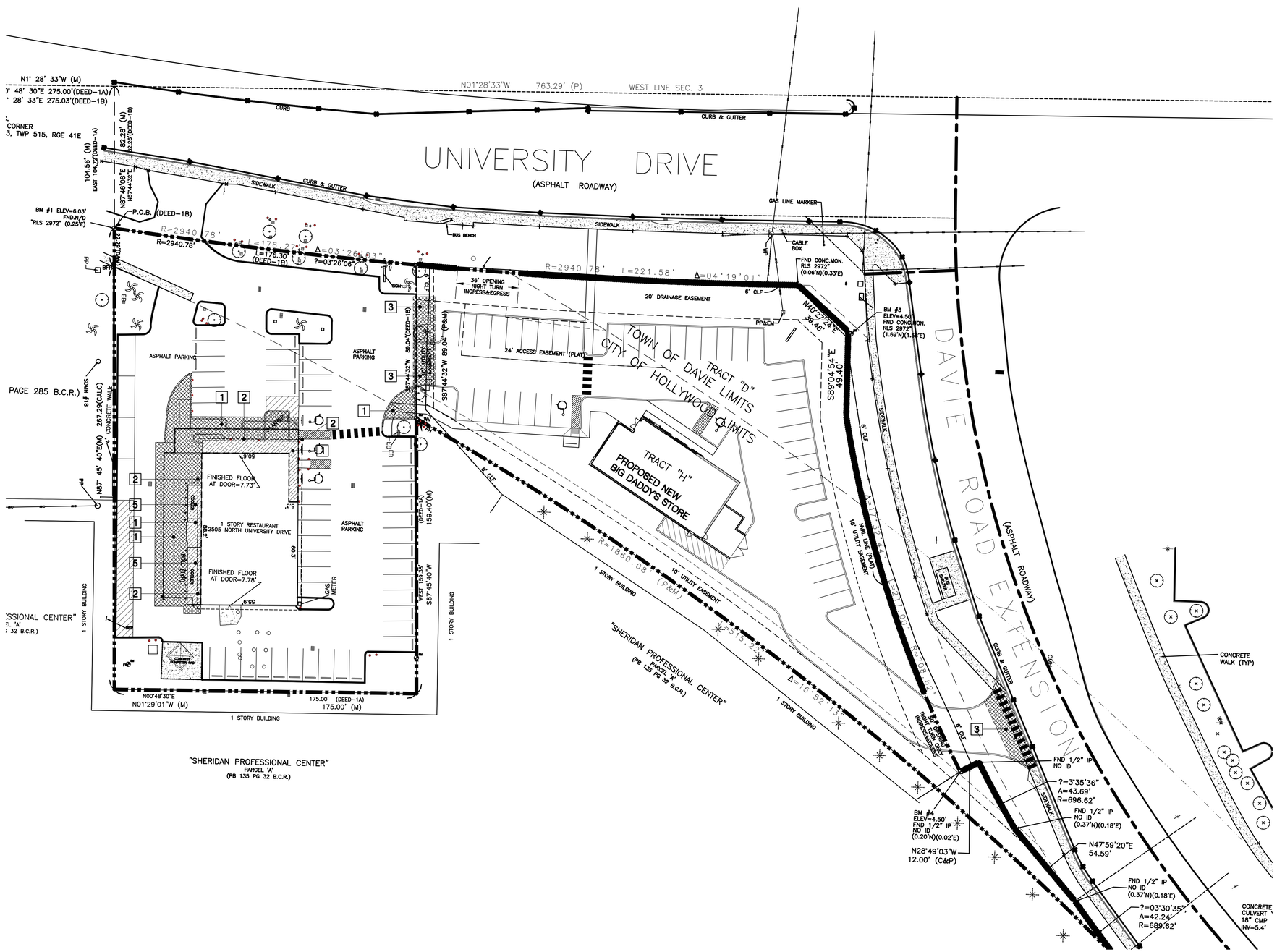
OF 2 SHEETS

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE TO CONFIRM ALL EXISTING INFORMATION. ANY DISCREPANCIES FOUND MUST BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY AND PRIOR TO BIDDING OR CONSTRUCTION OR IT WILL REMAIN THE CONTRACTOR'S RESPONSIBILITY.
2. ALL EXISTING UNFORESEEN CONDITIONS SHALL BE THE RESPONSIBILITY OF THE OWNER, INCLUDING ALL ITEMS THAT ARE NOT DEPICTED ON THE PLAN AND / OR CANNOT BE SEEN BY THE NAKED EYE. ANY UNFORESEEN CONDITIONS FOUND ARE REQUIRED TO BE BROUGHT TO THE OWNER'S / ARCHITECT'S ATTENTION IMMEDIATELY FOR RESOLUTION.
3. ANY DAMAGE CAUSED TO ADJACENT PROPERTIES DURING SITE DEMOLITION OR CONSTRUCTION SHALL BE CORRECTED PRIOR TO SUBSTANTIAL COMPLETION, AT THE EXPENSE OF THE CONTRACTOR.
4. CONTACT LOCAL UNDERGROUND UTILITY LOCATOR 48 HOURS MINIMUM PRIOR TO COMMENCING WITH SITE DEMOLITION. ALL EXISTING UTILITIES SHALL BE VERIFIED WITH REGARD TO SIZE, TYPE AND LOCATION. IT IS RECOMMENDED THAT THE CONTRACTOR MEET WITH ALL GOVERNING AUTHORITIES TO DISCUSS THEIR REQUIREMENTS PRIOR TO SITE DEMOLITION AND CONSTRUCTION.
5. PRIOR TO STARTING WORK, IT IS REQUIRED TO MEET WITH AUTHORITIES HAVING JURISDICTION REGARDING ALL DEMOLITION AND CONSTRUCTION PROCEDURES.
6. COORDINATION: IT IS THE INTENT OF THE OWNER TO CONTINUE TO CONDUCT BUSINESS FROM DESIGNATED FACILITIES (AS SCHEDULED) THERE FORE IT IS OF THE UTMOST IMPORTANCE THAT DEBRIS, EQUIPMENT AND AIR POLLUTION BE LIMITED TO AND CONTROLLED. ALL WORK AREAS SHALL BE CLEANED AND LEFT UNOBSTRUCTED AS POSSIBLE AT THE END OF EACH WORK DAY. INGRESS & EGRESS SHALL BE COORDINATED WITH THE OWNER, PARTICULARLY DURING SITE WORK & PAVING RESURFACING.
7. PROTECTION: PROPERLY PROTECT EQUIPMENT, FIXTURES, MACHINERY, FF&E AND ANY OTHER MATERIALS OR DESIGNATED ITEMS DURING CONSTRUCTION. THIS INCLUDES ANY AND ALL NEW ROAD SURFACES, CONCRETE, CONCRETE STRUCTURES, FENCING, ETC.
8. THE TELEPHONE COMPANY AND CABLE PROVIDER SHALL BE NOTIFIED PRIOR TO REMOVAL OR RELOCATION (TEMPORARY OR PERMANENT). STANDARDS PROVIDED BY THESE COMPANIES SHALL BE OBSERVED.

SPECIFIC DEMOLITION NOTES

MARK	DESCRIPTION
1	DEMOLISH EXISTING ASPHALT PAVING
2	DEMOLISH EXISTING BUILDING AND OVERHANGS
3	DEMOLISH EXISTING CONCRETE CURBING
4	DEMOLISH EXISTING BOLLARD
5	DEMOLISH EXISTING COOLER
6	LIMITS OF NEW BUILDING. ALL EXISTING STRUCTURES, PADS, WALLS, LANDSCAPING, ETC. WITHIN THIS AREA ARE TO BE DEMOLISHED. TAKE ALL NECESSARY PRECAUTIONS AND PROVIDE NECESSARY TEMPORARY ENCLOSURE TO PROTECT EXISTING BUILDING OPERATIONS WHICH WILL REMAIN ONGOING DURING CONSTRUCTION.
7	
8	



SITE DEMOLITION PLAN

SCALE: 1" = 30'-0"

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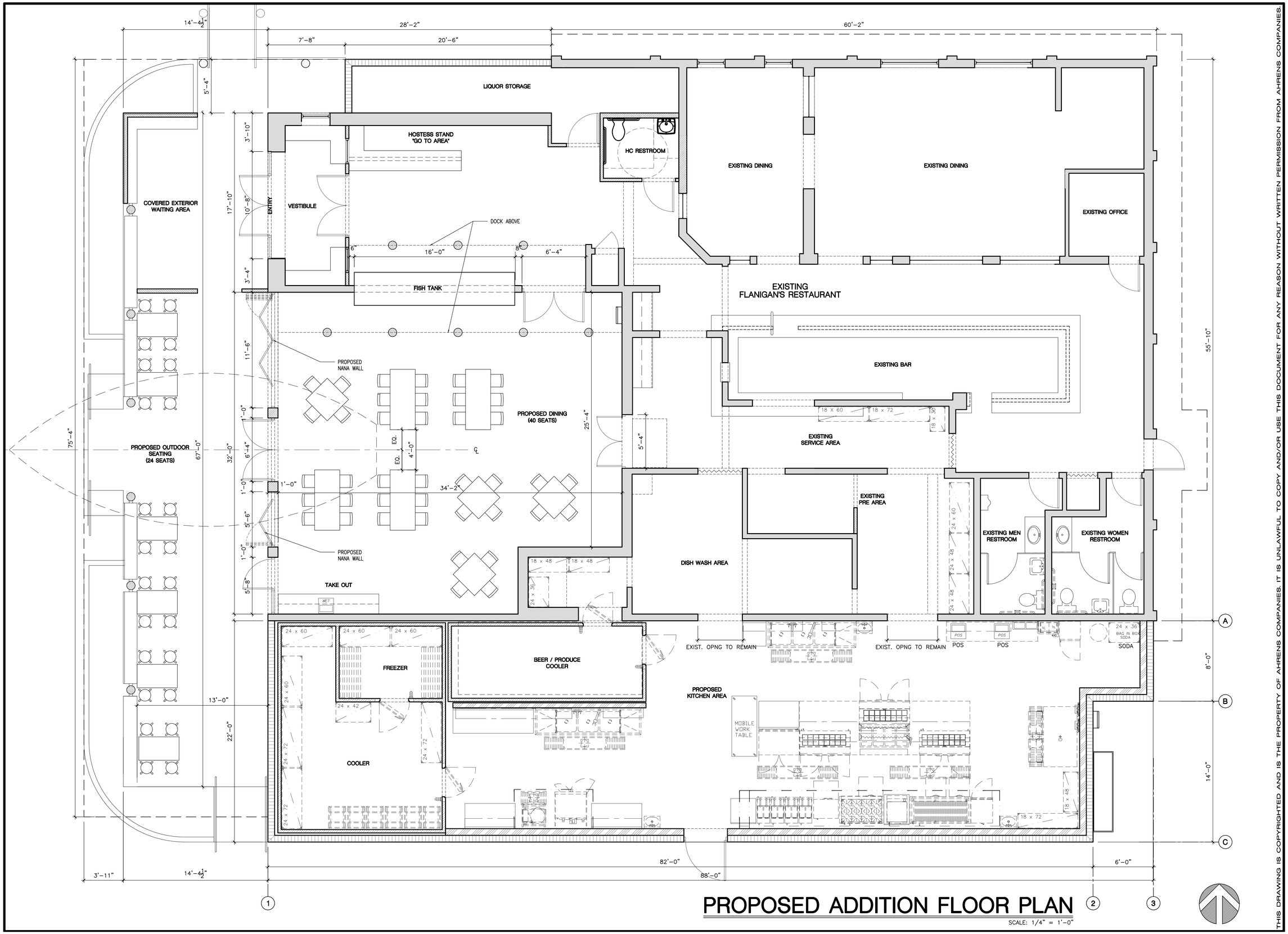
PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

DATE 02-23-17
SCALE 1" = 30'-0"
DRAWN JAO
JOB 16-000051
SHEET SDP-1
OF 1 SHEETS



PROPOSED ADDITION FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS	BY

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PROPOSED RENOVATION FOR
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

ANDREW MORGAN SERVICES, P.E.
1461 KINETIC ROAD, SUITE 1,100
LAKE PALM BEACH, FL 33403
TELEPHONE: 561-881-8999
COA# 26093
FLORIDA REGISTRATION #57171
DATE:

DATE 06-08-17

SCALE AS SHOWN

DRAWN VL

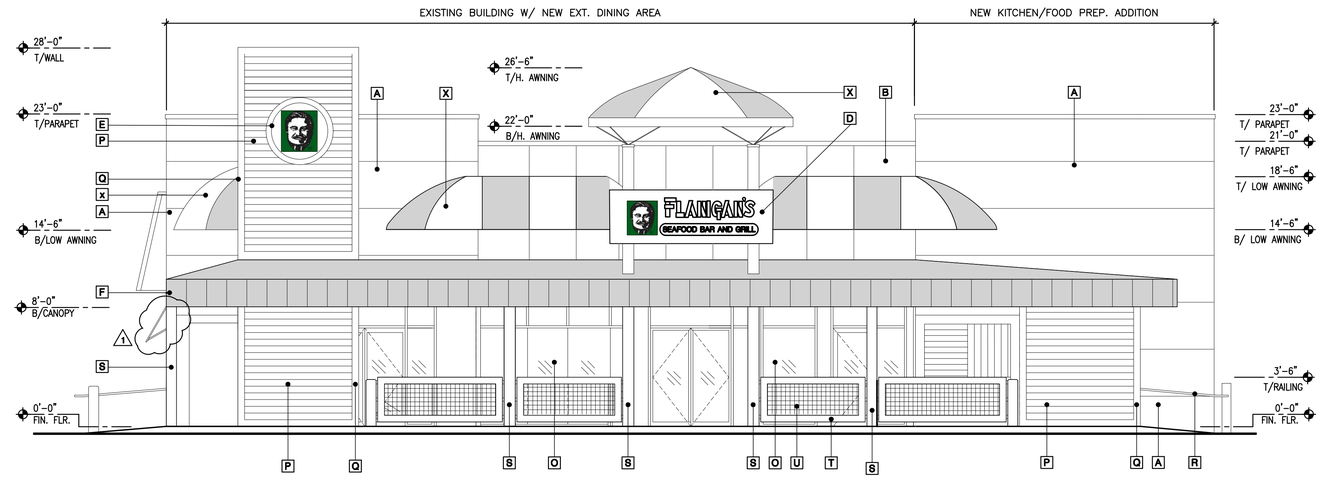
JOB X 16-000051

SHEET AF-1

OF TOTAL-SHEETS SHEETS

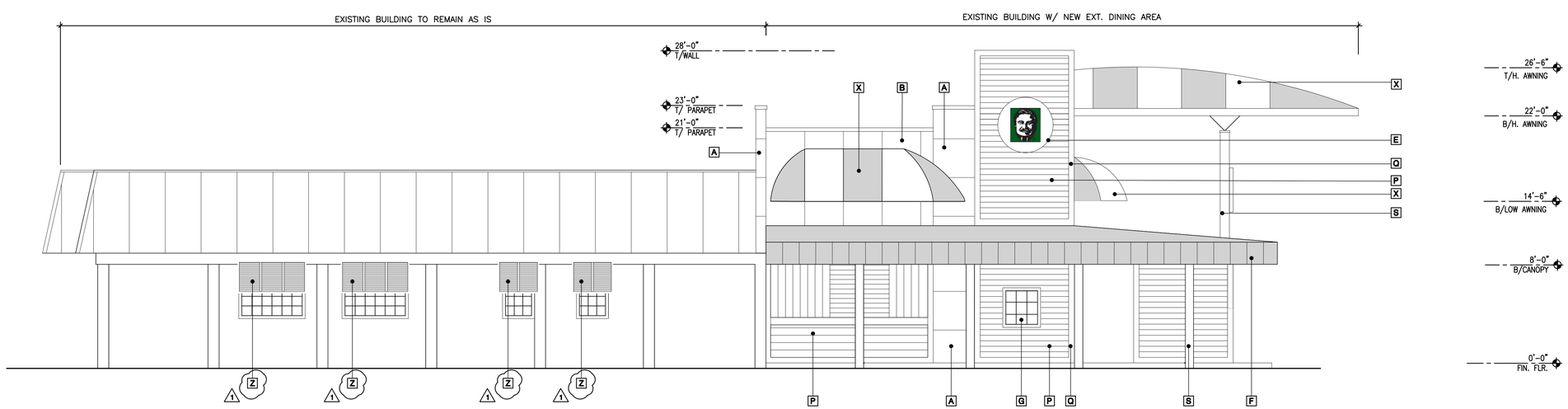
MATERIALS & COLOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	COLOR
A	PRE-ENGINEERED WALL PANEL W/ STUCCO FINISH	PRE-ENGINEERED METAL PANEL SYSTEM	SOLAR WHITE
B	PRE-ENGINEERED INSULATED METAL WALL PANEL	INSULATED PANEL SYSTEM	ASH GRAY
C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
D	STORE SIGN	METAL FRAME W/ PLEXI - FRONT	DARK GRAY FRAME W/ DARK GREEN LETTERS ON WHITE BACKGROUND
E	SIGN ON VERTICAL PANEL	STEEL FRAME/ WOOD INFILL	DARK GRAY STEEL FRAME W/ RECLAIMED NATURAL WOOD INFILL PANELS
F	METAL CANOPY	METAL STANDING SEAM	MESCO CLASSIC DARK GREEN
G	IMPACT RATED WINDOW	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
H	NOT USED		
J	METAL WALK DOOR (OUTSWING)	INSULATED METAL DOOR	MESCO SOLAR WHITE
K	CMU W/ TEXTURED STUCCO FINISH	CMU W/STUCCO	SOLAR WHITE
M	NOT USED		
N	NOT USED		
O	NANA WALL GLASS DOOR SYSTEM	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
P	VERTICAL WOOD PANEL SCREEN	RECLAIMED WOOD	NATURAL WOOD
Q	STEEL STRUCTURAL FRAME	STRUCTURAL STEEL	DARK GRAY
R	ALUMINUM RAILING	ALUMINUM	DARK GREEN
S	STRUCTURAL WOOD COLUMN	P.T. WOOD	NATURAL WOOD
T	WOOD FRAME RAILING	P.T. WOOD	NATURAL WOOD
U	4"X4" ROPE NET RAILING W/ WOOD FRAME	WHITE ROPE & WOOD	WHITE & NATURAL WOOD
V	PIPE BOLLARDS	STEEL	PAINT SAFETY YELLOW
X	CANVAS AWNING W/ ALUMINUM FRAME	CANVAS & ALUMINUM	DARK GREEN & WHITE
Y	PAINTED TEXTURE COMPOSITE BAND		DARK GREEN
1 Z	NEW BAHAMA SHUTTER	ALUMINUM OR COMPOSITE	GREEN



PRELIMINARY WEST ELEVATION

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



PRELIMINARY NORTH ELEVATION

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

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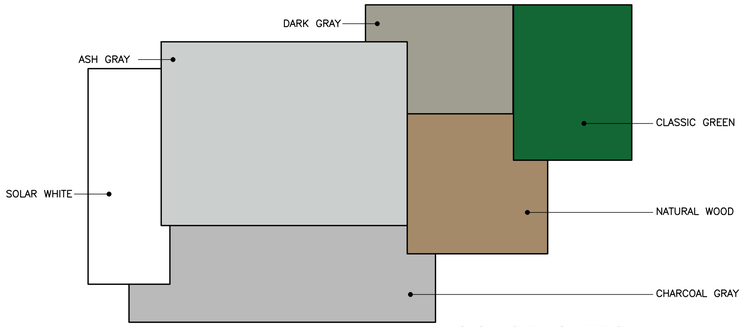
PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

ANDREW MORGAN SERVICES, P.E.
5301 N. FEDERAL HIGHWAY, SUITE 108
NORTH PALM BEACH, FL 33408
TELEPHONE: 561-881-8999
CCA# 26093
FLORIDA REGISTRATION #57171
DATE:

DATE 06-08-17
SCALE AS SHOWN
DRAWN JAO
JOB 16-000051
SHEET AF-2
OF TOTAL-SHEETS SHEETS



COLOR CHIPS

MATERIALS & COLOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	COLOR
A	PRE-ENGINEERED WALL PANEL W/ STUCCO FINISH	PRE-ENGINEERED METAL PANEL SYSTEM	SOLAR WHITE
B	PRE-ENGINEERED INSULATED METAL WALL PANEL	INSULATED PANEL SYSTEM	ASH GRAY
C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
D	STORE SIGN	METAL FRAME W/ PLEXI – FRONT	DARK GRAY FRAME W/ DARK GREEN LETTERS ON WHITE BACKGROUND
E	SIGN ON VERTICAL PANEL	STEEL FRAME/ WOOD INFILL	DARK GRAY STEEL FRAME W/ RECLAIMED NATURAL WOOD INFILL PANELS
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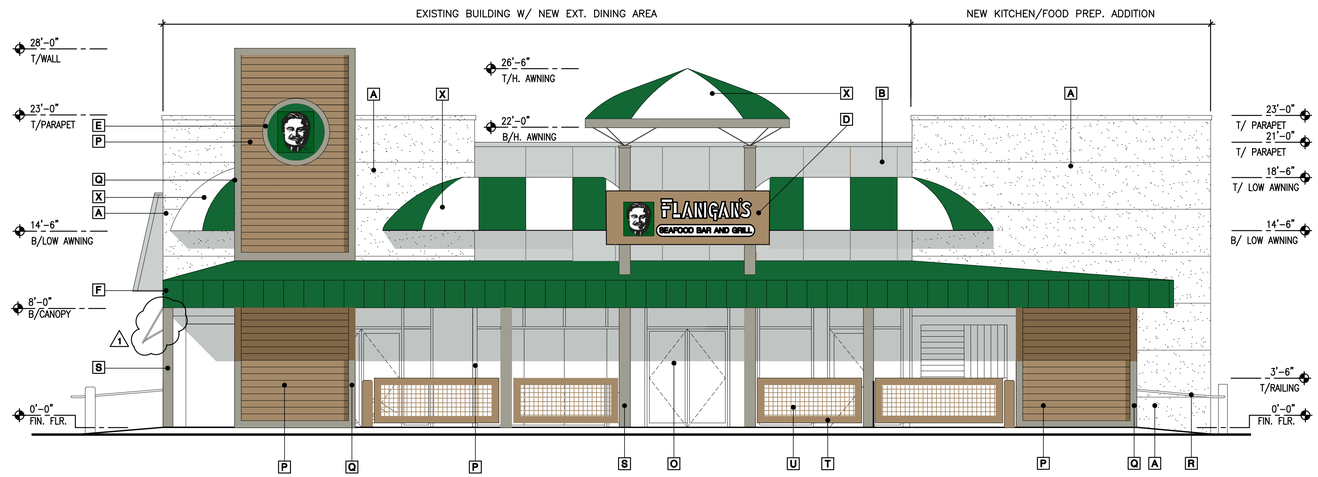
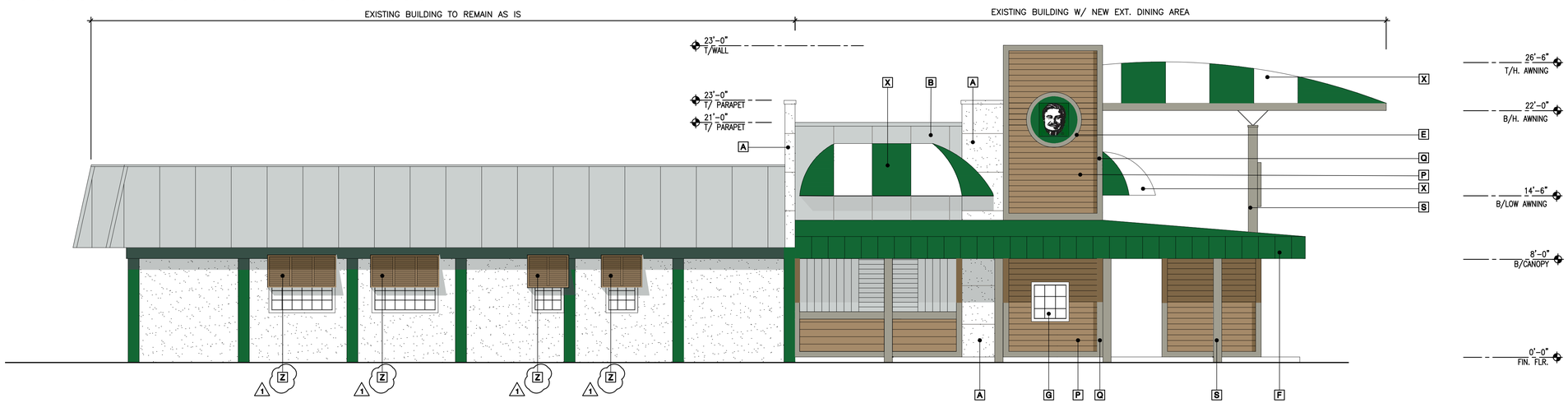
S	STRUCTURAL WOOD COLUMN	P.T. WOOD	NATURAL WOOD
T	WOOD FRAME RAILING	P.T. WOOD	NATURAL WOOD
U	4"X4" ROPE NET RAILING W/ WOOD FRAME	WHITE ROPE & WOOD	WHITE & NATURAL WOOD
V	PIPE BOLLARDS	STEEL	PAINT SAFETY YELLOW
X	CANVAS AWNING W/ ALUMINUM FRAME	CANVAS & ALUMINUM	DARK GREEN & WHITE
Y	PAINTED TEXTURE COMPOSITE BAND		DARK GREEN
Z	NEW BAHAMA SHUTTER	ALUMINUM OR COMPOSITE	GREEN



PRELIMINARY WEST ELEVATION

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



PRELIMINARY NORTH ELEVATION

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

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1 11-17-17 TAC COMMENTS	

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PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

ANDREW MORGAN SERVICES, P.E.
5371 US HIGHWAY 1, SUITE 108
NORTH PALM BEACH, FL 33408
TELEPHONE: 561-881-8999
COA#: 26035
FLORIDA REGISTRATION #57171
DATE:

DATE 06-08-17
SCALE AS SHOWN
DRAWN JAO
JOB 16-000051
SHEET AF-2C
OF TOTAL-SHEETS SHEETS

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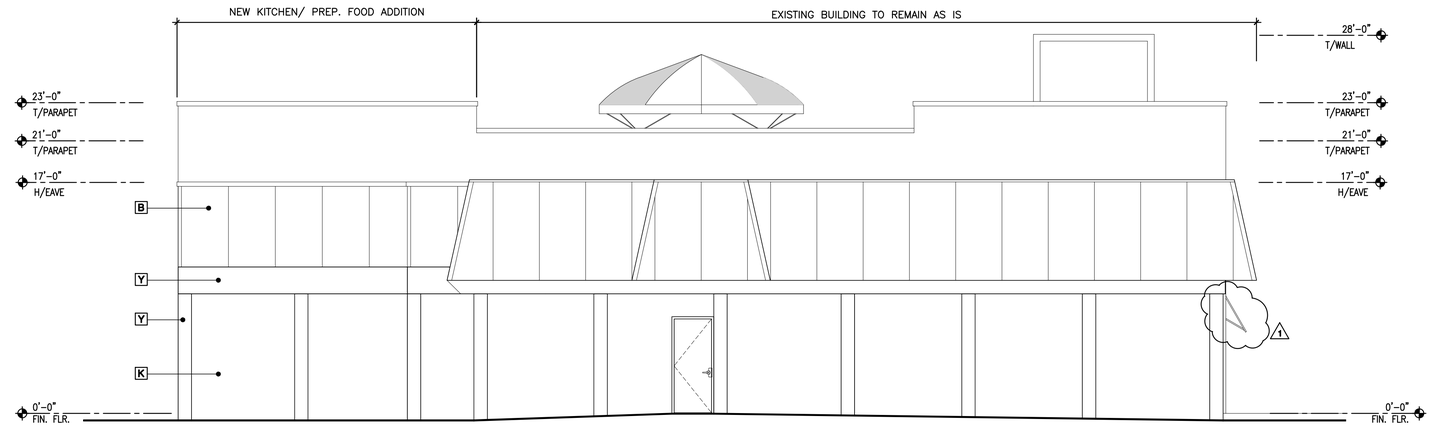
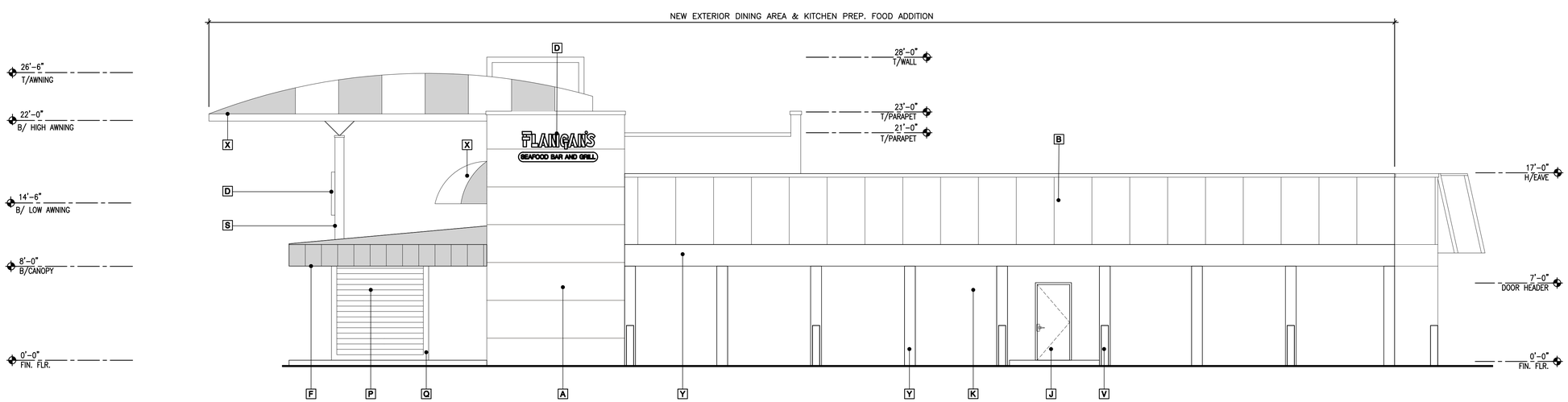
C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
D	STORE SIGN	METAL FRAME W/ PLEXI - FRONT	DARK GRAY FRAME W/ DARK GREEN LETTERS ON WHITE BACKGROUND
E	SIGN ON VERTICAL PANEL	STEEL FRAME/ WOOD INFILL	DARK GRAY STEEL FRAME W/ RECLAIMED NATURAL WOOD INFILL PANELS
F	METAL CANOPY	METAL STANDING SEAM	MESCO CLASSIC DARK GREEN
G	IMPACT RATED WINDOW	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
H	NOT USED		
J	METAL WALK DOOR (OUTSWING)	INSULATED METAL DOOR	MESCO SOLAR WHITE
K	CMU W/ TEXTURED STUCCO FINISH	CMU W/STUCCO	SOLAR WHITE
M	NOT USED		
N	NOT USED		
O	NANA WALL GLASS DOOR SYSTEM	ALUMINUM W/ GLASS	MFR. STD. CLEAR ANODIZED FRAMES MFR. STD. GRAY TINT GLASS
P	VERTICAL WOOD PANEL SCREEN	RECLAIMED WOOD	NATURAL WOOD
Q	STEEL STRUCTURAL FRAME	STRUCTURAL STEEL	DARK GRAY
R	ALUMINUM RAILING	ALUMINUM	DARK GREEN
S	STRUCTURAL WOOD COLUMN	P.T. WOOD	NATURAL WOOD
T	WOOD FRAME RAILING	P.T. WOOD	NATURAL WOOD
U	4"X4" ROPE NET RAILING W/ WOOD FRAME	WHITE ROPE & WOOD	WHITE & NATURAL WOOD
V	PIPE BOLLARDS	STEEL	PAINT SAFETY YELLOW
X	CANVAS AWNING W/ ALUMINUM FRAME	CANVAS & ALUMINUM	DARK GREEN & WHITE
Y	PAINTED TEXTURE COMPOSITE BAND		DARK GREEN
Z	NEW BAHAMA SHUTTER	ALUMINUM OR COMPOSITE	GREEN



PRELIMINARY EAST ELEVATION

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



PRELIMINARY SOUTH ELEVATION

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

REVISIONS	BY
1 11-17-17 TAC COMMENTS	

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AC26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

ANDREW MORGAN SERVICES, P.E.
5353 N. OCEAN DRIVE, SUITE 109
NORTH PALM BEACH, FL 33408
TELEPHONE: 561-881-8999
COA NUMBER: 29273
FLORIDA REGISTRATION #57171
DATE:

DATE 06-08-17

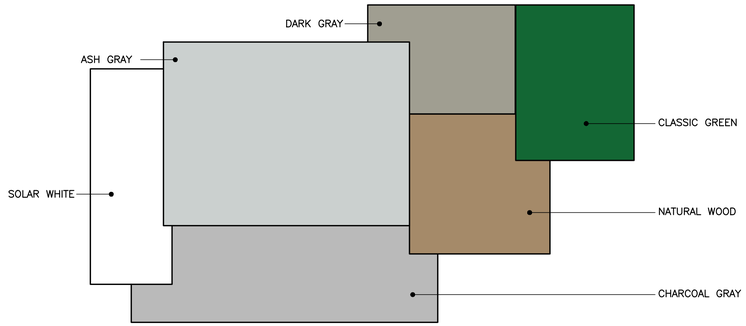
SCALE AS SHOWN

DRAWN JAO

JOB 16-000051

SHEET AF-3

OF TOTAL-SHEETS SHEETS



MATERIALS & COLOR SCHEDULE

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C	PRE-ENGINEERED ROOF SYSTEM	METAL	GALVALUME
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N	NOT USED		
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S	STRUCTURAL WOOD COLUMN	P.T. WOOD	NATURAL WOOD
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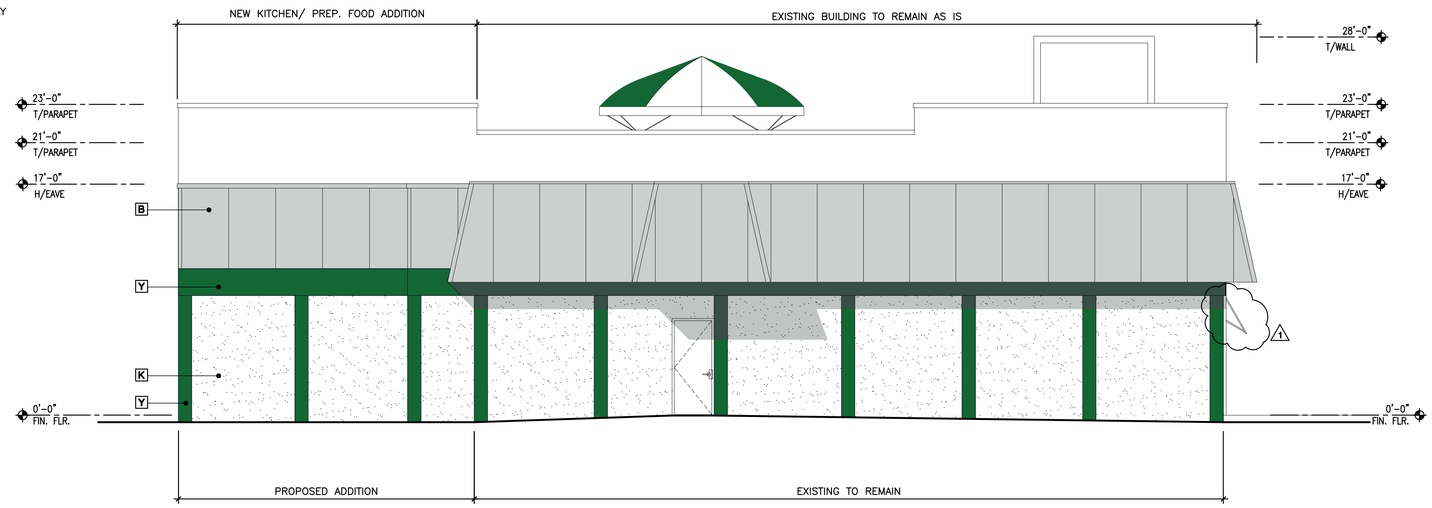

PRELIMINARY EAST ELEVATION

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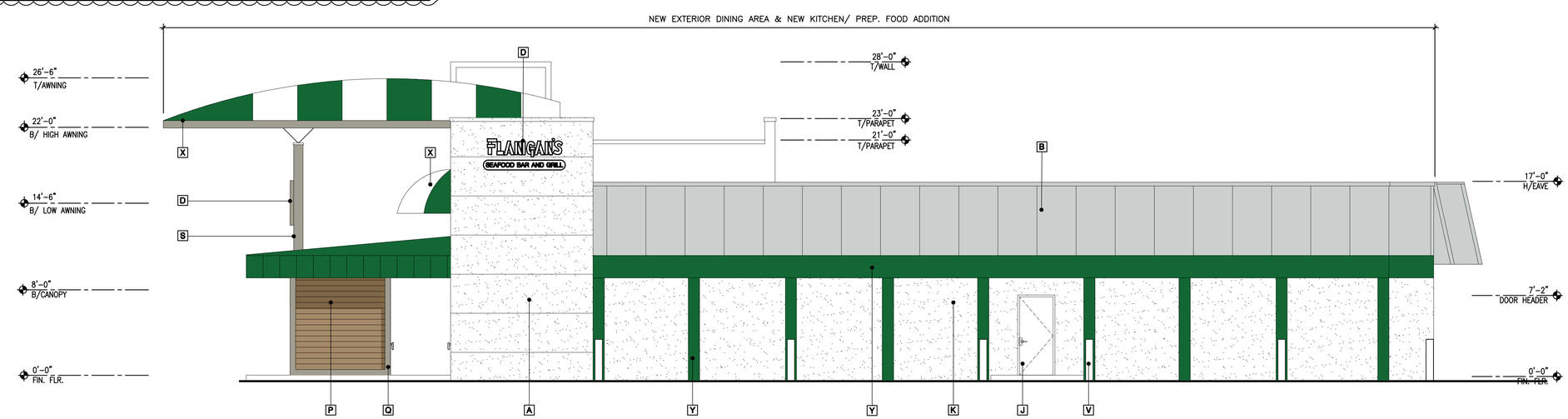


PRELIMINARY SOUTH ELEVATION

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

REVISIONS	BY
1 11-17-17 TAC COMMENTS	

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

ANDREW MORGAN SERVICES, P.C.
1571 US HIGHWAY 1, SUITE 100
NORTH PALM BEACH FL 33408
TELEPHONE: 561-881-8999
COA #26034
FLORIDA REGISTRATION #57171
DATE:

DATE 06-08-17

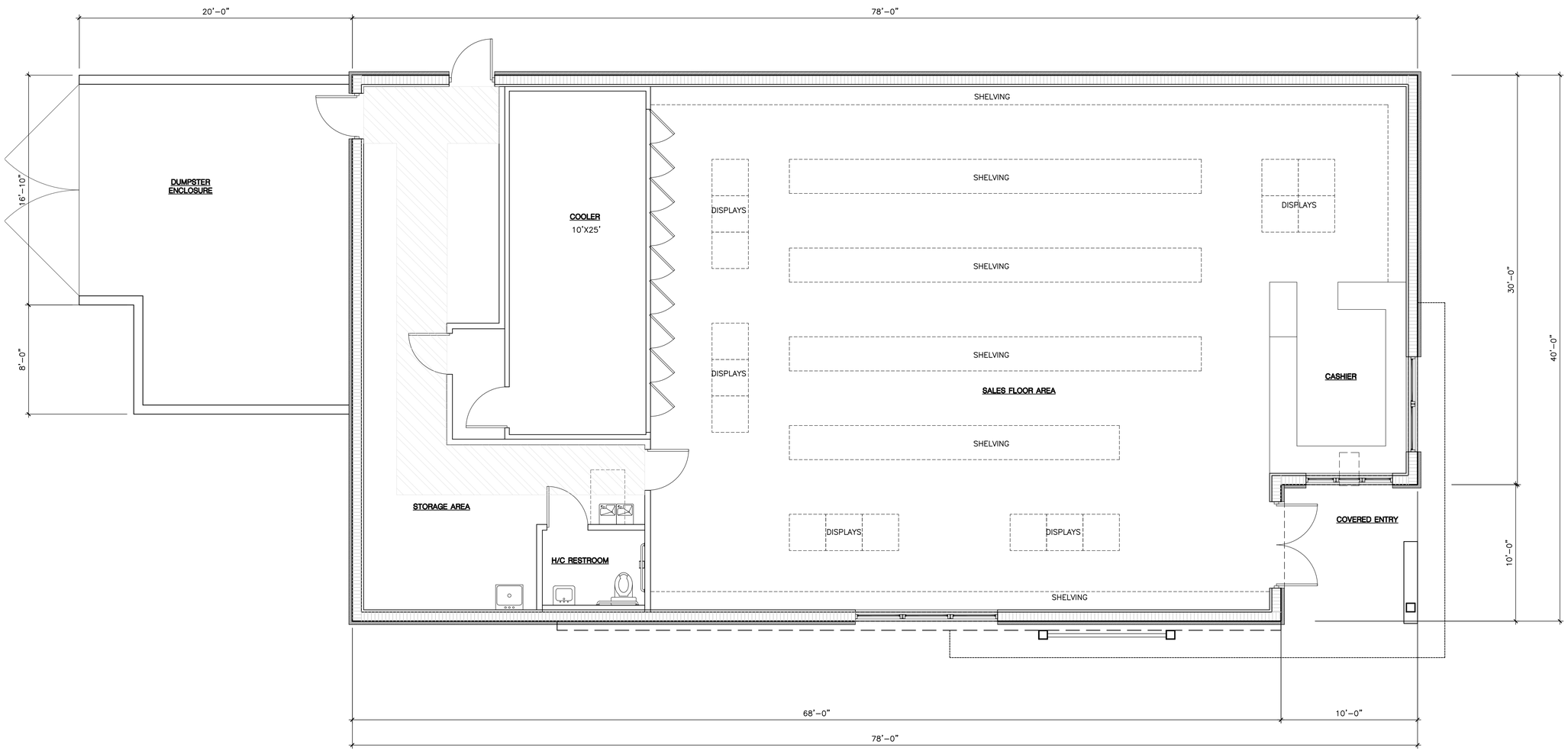
SCALE AS SHOWN

DRAWN JAO

JOB 16-000051

SHEET AF-3C

OF TOTAL-SHEETS SHEETS



PRELIMINARY FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISIONS	BY

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
OFFICE: (561) 863-9004 LICENSE: #CBC006515 #AA26000694
1461 KINETIC ROAD, LAKE PARK, FL 33403-1911

PROPOSED SITE DEVELOPMENT FOR
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

ANDREW MORGAN SERVICES, P.E.
615 US HIGHWAY 1, SUITE 100
NORTH PALM BEACH, FL. 33408
TELEPHONE: 561-881-8999
FLORIDA REGISTRATION #57171
DATE:

DATE
06-08-17

SCALE
1/4" = 1'-0"

DRAWN
JAO

JOB
16-000051

SHEET
AB-1
OF 2 SHEETS

MATERIALS & COLOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	COLOR
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H	DOWNSPOUTS	METAL	MESCO ASH GRAY
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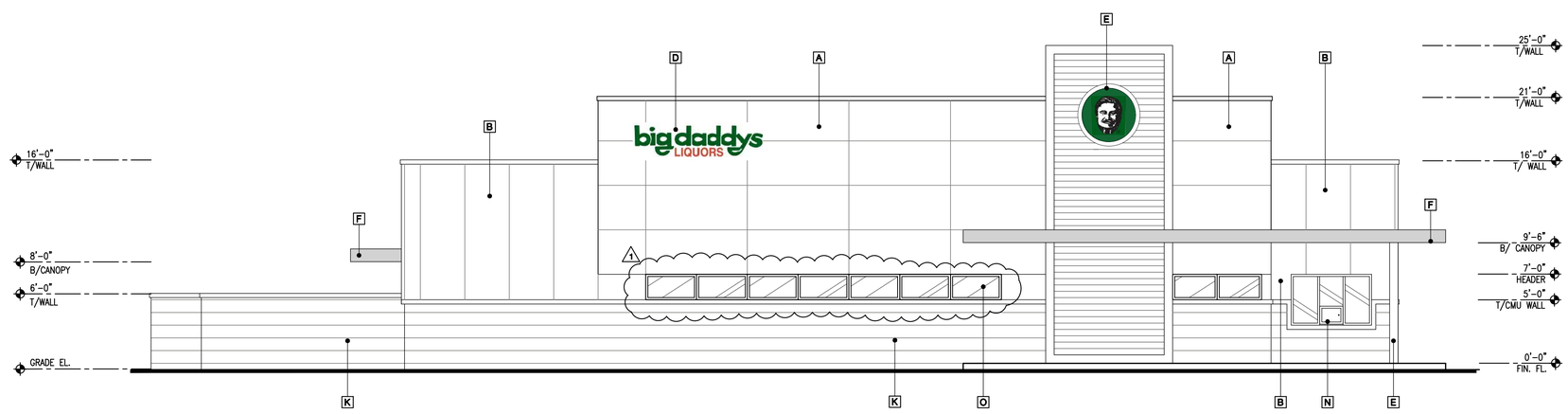
P	LOUVERED DUMPSTER GATES	ALUMINUM	PAINT TO MATCH CHARCOAL GRAY

PRELIMINARY SOUTH ELEVATION

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



PRELIMINARY WEST ELEVATION

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

REVISIONS	BY
1 11-17-17 FINAL TAC COMMENTS	

AHRENS COMPANIES
DESIGN/BUILD · GENERAL CONSTRUCTION
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PROPOSED SITE PLAN
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2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

ANDREW MORGAN SERVICES, P.E.
4151 N. HIGHWAY ONE, STE. 100
NORTH PALM BEACH, FL. 33408
TELEPHONE: 561-881-8999
E.O.M. 26093
FLORIDA REGISTRATION #57171
DATE:

DATE
06-08-17

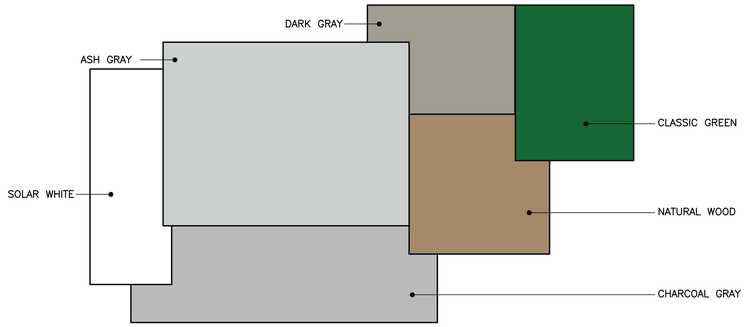
SCALE
3/16" = 1'-0"

DRAWN
JAO

JOB
16-000051

SHEET
AB-2

OF 2 SHEETS



COLOR CHIPS

MATERIALS & COLOR SCHEDULE

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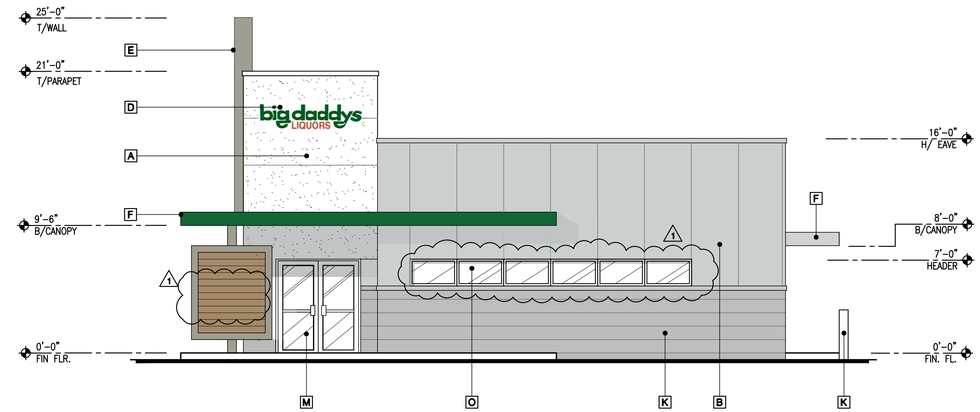

PRELIMINARY SOUTH ELEVATION

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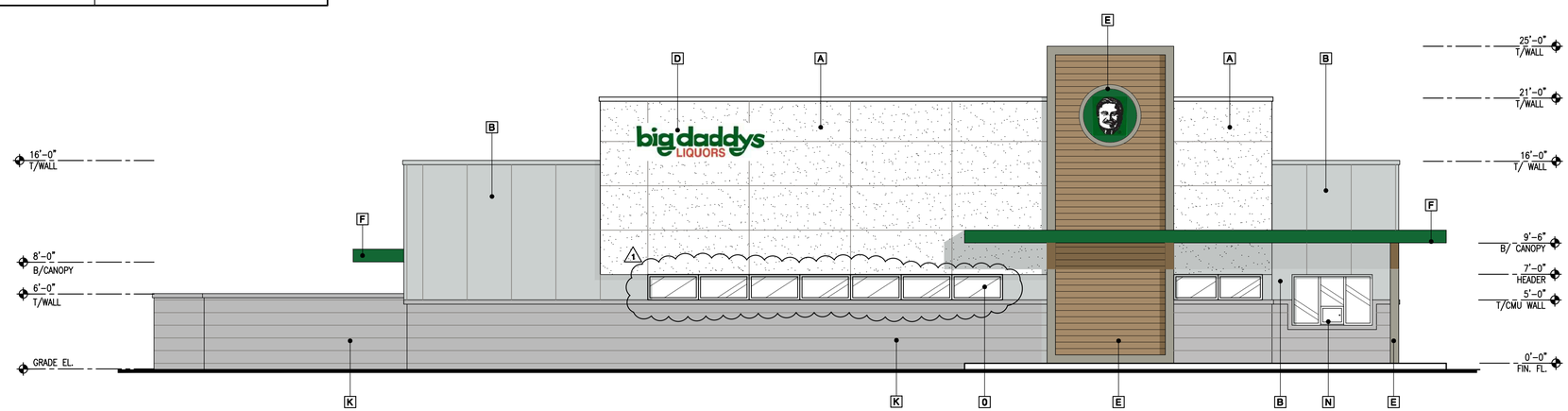

PRELIMINARY WEST ELEVATION

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1 11-17-17 FINAL TAC COMMENTS	

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PROPOSED SITE PLAN
FLANIGAN'S BIGDADDY'S #19
2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

ANDREW MORGAN SERVICES, P.E.
5315 US HIGHWAY 1, SUITE 108
NORTH PALM BEACH, FL 33408
TELEPHONE: 561-881-8999
COA# 26053
FLORIDA REGISTRATION #57171
DATE:

DATE 06-08-17
SCALE 3/16" = 1'-0"
DRAWN JAO
JOB 16-000051
SHEET AB-2C
OF 2 SHEETS

MATERIALS & COLOR SCHEDULE

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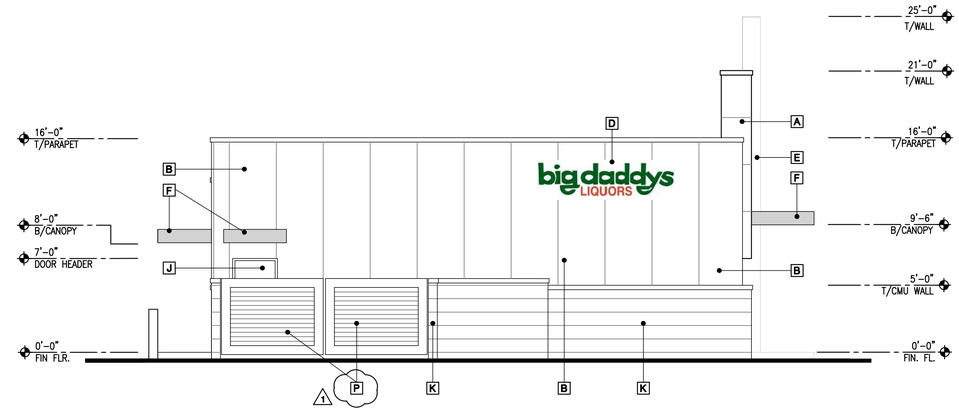
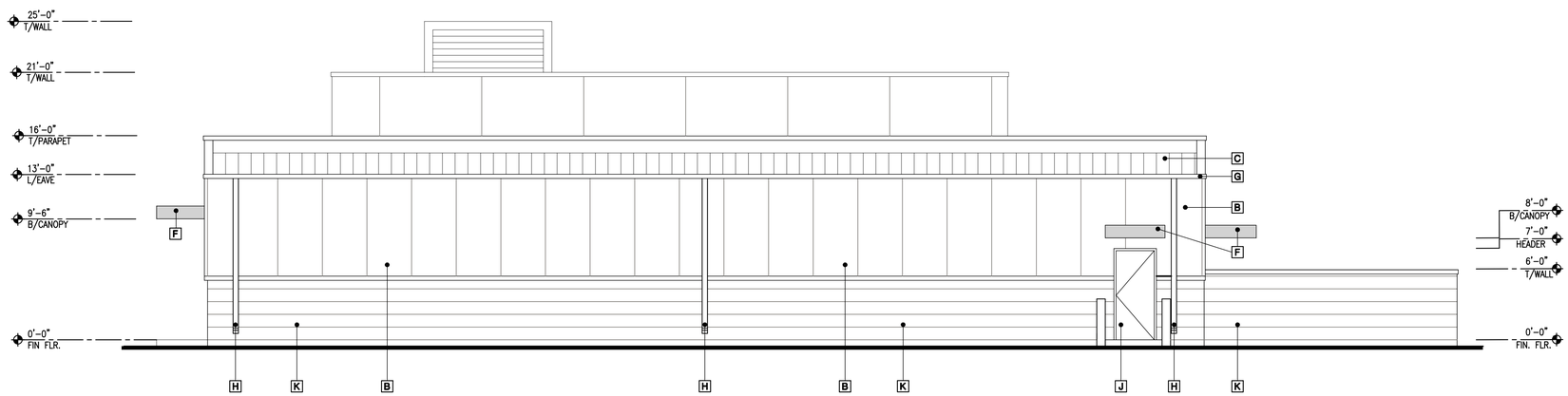


PRELIMINARY NORTH ELEVATION

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



PRELIMINARY EAST ELEVATION

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

REVISIONS	BY
1 11-17-17 FINAL TAC COMMENTS	

AHRENS COMPANIES
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PROPOSED SITE PLAN
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ANDREW MORGAN SERVICES, P.E.
511 US HIGHWAY 1, SUITE 1-109
NORTH PALM BEACH, FL 33408
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FCA# 26253
FLORIDA REGISTRATION #57171
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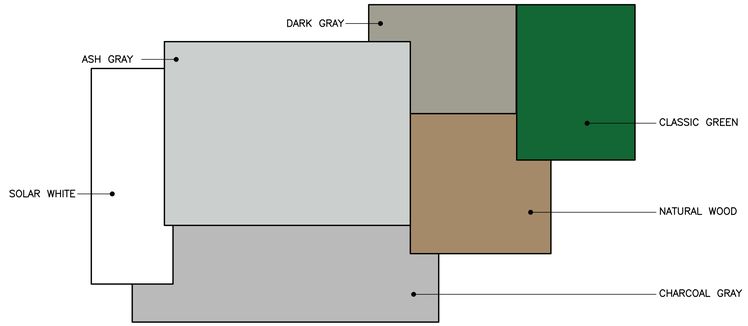
SCALE 3/16" = 1'-0"
DRAWN JAO
JOB 16-000051
SHEET AB-3
OF 2 SHEETS



COLOR CHIPS

MATERIALS & COLOR SCHEDULE

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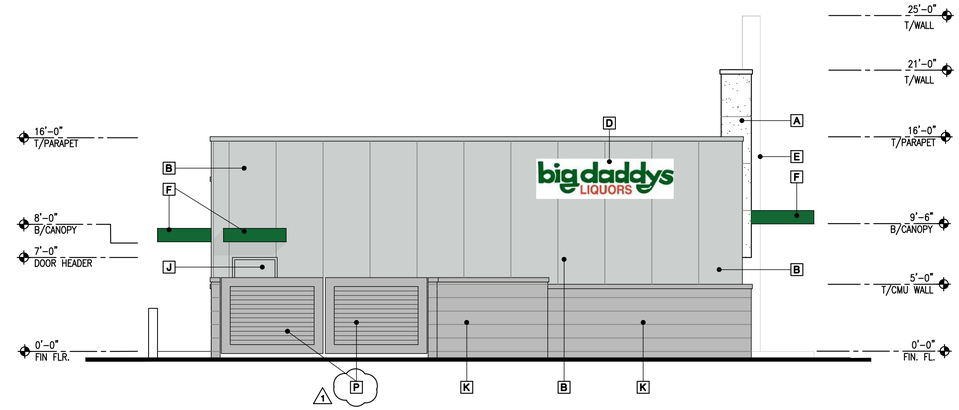

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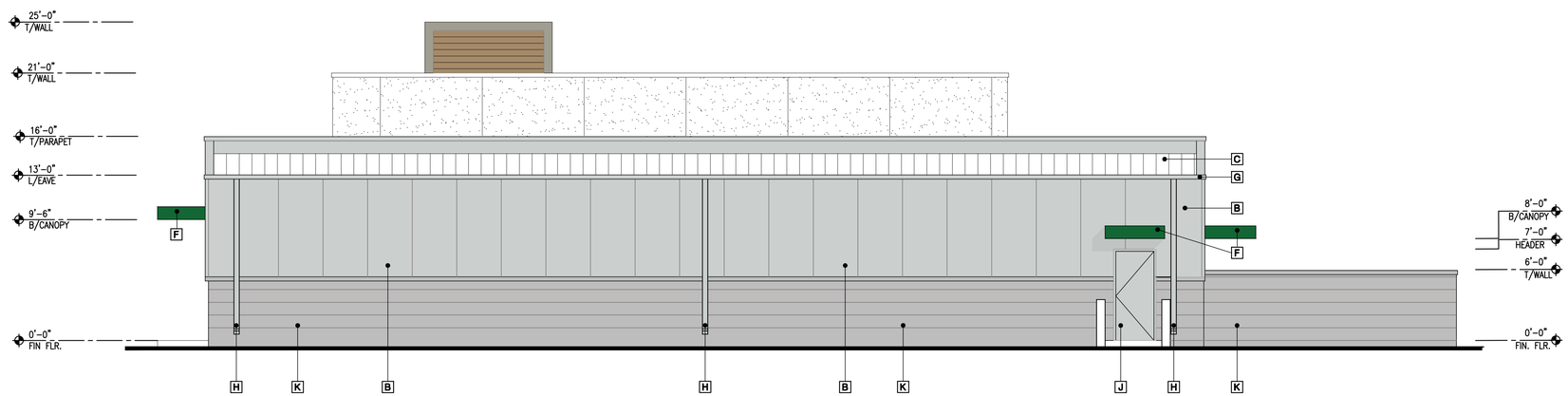

PRELIMINARY EAST ELEVATION

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REVISIONS	BY
1 11-17-17 TAC COMMENTS	

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2505 N UNIVERSITY DRIVE
HOLLYWOOD, FLORIDA 33024

ANDREW MORGAN SERVICES, P.E.
1000 US HIGHWAY 1, SUITE 105
NORTH PALM BEACH, FL 33408
TELEPHONE: 561-881-8999
COA# 26093
FLORIDA REGISTRATION #57171
DATE:

DATE 06-08-17

SCALE 3/16" = 1'-0"

DRAWN JAO

JOB 16-000051

SHEET AB-3C

OF 2 SHEETS

Flanigan's and Big Daddy's #19

City of Hollywood, Florida

Water Management Calculations

Prepared May 2017

Job # 17-051

SIMMONS & WHITE, INC.

Engineers • Planners • Consultants

2581 Metrocentre Blvd West Suite 3, West Palm Beach, Florida 33407

Telephone (561) 478-7848 • Fax (561) 478-3738

Certificate of Authorization Number 3452

Summary:

The project site is located at the southeast corner of N University Drive and Davie Road Extension and is approximately 2.10 acres. There is an existing combined Flanigan's Restaurant and Big Daddy's Liquor Store and an adjacent 1.06 ac vacant lot. The existing 5,887 sf Flanigan's restaurant is expanding to 7,780 sf. The Big Daddy's Liquor Store is moving to a proposed 3,020 sf retail building on the adjacent vacant lot. The proposed improvements include a stormwater management system. Runoff will be collected via a system of inlets, manholes, drainage pipes, and exfiltration trench. The wet season water table elevation is 1.5 ft- NAVD88.

Proposed Land Use Breakdown:

Land Use	Area (ac)	Elevation (ft-NAVD88)
Building	0.24	7.75 F.F.E
Impervious	1.21	5.8 – 7.6
Pervious	0.65	6.5 – 7.8
Total	**2.10**	

Proposed Soil Storage:

S = [0.65 ac x 6.75 in] / 2.10 ac = **2.09 in**

Proposed Water Quality:

1" Over the Site: 1.00 in x 2.10 ac = 2.10 ac-in = 0.18 ac-ft

2 ½" x %Impervious: (1.21 ac/2.10 ac) x 2.5 in x 2.10 ac = 3.03 ac-in = 0.25 ac-ft

5.15" Over the Site: 5.15 in x 2.10 ac **=** 10.82 ac-in **= 0.90 ac-ft**

- met in exfiltration trench at 4.5 ft-NAVD88
- 694 ft required of exfiltration trench, 737 ft provided.

Proposed Control Structure:

The proposed control structure will have a crest elevation of 6.70 ft-NAVD88 based on the 25 year, 3 day storm and a SFWMD min. 3" diameter circular bleeder.

Stage/Storage/Discharge Summary:

Storm Event	Rainfall (in)	Max. Stage (ft- NAVD88)	Discharge (cfs)
5 yr, 1 day	7.0	3.51	0.32
25 yr, 3 day	13.5	6.69	0.53
100 yr, 3 day	17.0	7.75	0.00

Stage-Storage Calculations:
See attached.

Project Name: Flanigan's
Reviewer: LC
Project Number: 17-051
Period Begin: May 12, 2017;0000 hr End: May 13, 2017;0000 hr Duration: 24 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: 1

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 5 year
1 Day Rainfall: 7 inches
Area: 2.1 acres
Ground Storage: 2.09 inches
Time of Concentration: 0.5 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	0.15
2.50	0.30
3.00	0.45
3.50	0.60
4.00	0.75
4.50	0.90
5.00	0.90
5.50	0.90
6.00	0.91
6.50	1.06
7.00	1.45
7.50	2.12
7.75	2.56

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
24.00	1.50

Structure: 1

From Basin: 1
To Basin: Offsite1
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 6.7 ft NGVD, Length = 4 ft
Bleeder: Circular, Invert Elev = 1.5 ft NGVD, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.07	0.00	0.00	0.00	1.50	1.50
2.00	0.14	0.00	0.00	0.00	1.50	1.50
3.00	0.22	0.00	0.00	0.00	1.50	1.50
4.00	0.31	0.00	0.00	0.00	1.50	1.50
5.00	0.43	0.00	0.00	0.00	1.50	1.50
6.00	0.58	0.03	0.00	0.00	1.50	1.50
7.00	0.76	0.08	0.00	0.00	1.52	1.50
8.00	0.96	0.14	0.00	0.00	1.55	1.50
9.00	1.20	0.21	0.01	0.00	1.59	1.50
10.00	1.49	0.32	0.04	0.00	1.66	1.50
11.00	1.88	0.52	0.08	0.01	1.75	1.50
12.00	4.59	5.57	0.19	0.02	2.29	1.50
13.00	5.37	1.85	0.29	0.04	3.15	1.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
14.00	5.73	0.82	0.31	0.06	3.39	1.50
15.00	5.95	0.48	0.32	0.09	3.47	1.50
16.00	6.16	0.42	0.32	0.12	3.51	1.50
17.00	6.29	0.27	0.32	0.14	3.51	1.50
18.00	6.41	0.25	0.32	0.17	3.49	1.50
19.00	6.54	0.25	0.32	0.20	3.47	1.50
20.00	6.66	0.25	0.32	0.22	3.45	1.50
21.00	6.75	0.18	0.32	0.25	3.42	1.50
22.00	6.83	0.17	0.31	0.28	3.38	1.50
23.00	6.92	0.17	0.31	0.30	3.34	1.50
24.00	7.00	0.17	0.31	0.33	3.30	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.32	16.40	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
1	3.51	16.40	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
1	0.87	0.00	0.33	0.00	0.54	0.00

Project Name: Flanigan's
Reviewer: LC
Project Number: 17-051
Period Begin: May 12, 2017;0000 hr End: May 15, 2017;0000 hr Duration: 72 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: 1

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 13.5 inches
Area: 2.1 acres
Ground Storage: 2.09 inches
Time of Concentration: 0.5 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	0.15
2.50	0.30
3.00	0.45
3.50	0.60
4.00	0.75
4.50	0.90
5.00	0.90
5.50	0.90
6.00	0.91
6.50	1.06
7.00	1.45
7.50	2.12
7.75	2.56

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

Structure: 1

From Basin: 1
To Basin: Offsite1
Structure Type: Gravity
Weir: Sharp Crested, Crest Elev = 6.7 ft NGVD, Length = 4 ft
Bleeder: Circular, Invert Elev = 1.5 ft NGVD, Diameter = 0.25 ft
Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6
Pipe: None

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	1.50	1.50
1.00	0.06	0.00	0.00	0.00	1.50	1.50
2.00	0.12	0.00	0.00	0.00	1.50	1.50
3.00	0.18	0.00	0.00	0.00	1.50	1.50
4.00	0.24	0.00	0.00	0.00	1.50	1.50
5.00	0.30	0.00	0.00	0.00	1.50	1.50
6.00	0.36	0.00	0.00	0.00	1.50	1.50
7.00	0.42	0.00	0.00	0.00	1.50	1.50
8.00	0.48	0.00	0.00	0.00	1.50	1.50
9.00	0.54	0.01	0.00	0.00	1.50	1.50
10.00	0.60	0.02	0.00	0.00	1.51	1.50
11.00	0.66	0.02	0.00	0.00	1.51	1.50
12.00	0.73	0.03	0.00	0.00	1.52	1.50
13.00	0.79	0.03	0.00	0.00	1.53	1.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
14.00	0.85	0.04	0.00	0.00	1.54	1.50
15.00	0.91	0.04	0.00	0.00	1.55	1.50
16.00	0.97	0.05	0.01	0.00	1.56	1.50
17.00	1.03	0.05	0.01	0.00	1.57	1.50
18.00	1.09	0.05	0.01	0.00	1.58	1.50
19.00	1.15	0.06	0.01	0.00	1.59	1.50
20.00	1.21	0.06	0.02	0.00	1.60	1.50
21.00	1.27	0.06	0.02	0.01	1.61	1.50
22.00	1.33	0.06	0.03	0.01	1.63	1.50
23.00	1.39	0.07	0.03	0.01	1.64	1.50
24.00	1.45	0.07	0.03	0.01	1.65	1.50
25.00	1.54	0.10	0.04	0.02	1.66	1.50
26.00	1.63	0.11	0.05	0.02	1.68	1.50
27.00	1.71	0.11	0.05	0.02	1.69	1.50
28.00	1.80	0.12	0.06	0.03	1.71	1.50
29.00	1.89	0.12	0.07	0.03	1.72	1.50
30.00	1.98	0.12	0.08	0.04	1.74	1.50
31.00	2.07	0.13	0.08	0.05	1.75	1.50
32.00	2.16	0.13	0.09	0.05	1.76	1.50
33.00	2.24	0.13	0.09	0.06	1.77	1.50
34.00	2.33	0.13	0.09	0.07	1.79	1.50
35.00	2.42	0.14	0.10	0.08	1.80	1.50
36.00	2.51	0.14	0.10	0.09	1.81	1.50
37.00	2.60	0.14	0.10	0.09	1.82	1.50
38.00	2.68	0.14	0.11	0.10	1.83	1.50
39.00	2.77	0.14	0.11	0.11	1.84	1.50
40.00	2.86	0.15	0.11	0.12	1.85	1.50
41.00	2.95	0.15	0.11	0.13	1.86	1.50
42.00	3.04	0.15	0.12	0.14	1.87	1.50
43.00	3.13	0.15	0.12	0.15	1.87	1.50
44.00	3.21	0.15	0.12	0.16	1.88	1.50
45.00	3.30	0.15	0.12	0.17	1.89	1.50
46.00	3.39	0.15	0.12	0.18	1.90	1.50
47.00	3.48	0.16	0.13	0.19	1.91	1.50
48.00	3.57	0.16	0.13	0.20	1.92	1.50
49.00	3.67	0.17	0.13	0.21	1.93	1.50
50.00	3.76	0.18	0.13	0.22	1.94	1.50
51.00	3.88	0.21	0.14	0.23	1.96	1.50
52.00	4.01	0.24	0.14	0.24	1.98	1.50
53.00	4.18	0.31	0.15	0.26	2.02	1.50
54.00	4.39	0.38	0.16	0.27	2.07	1.50
55.00	4.64	0.46	0.17	0.28	2.14	1.50
56.00	4.93	0.54	0.18	0.30	2.23	1.50
57.00	5.26	0.65	0.20	0.31	2.34	1.50
58.00	5.68	0.80	0.22	0.33	2.49	1.50
59.00	6.24	1.11	0.24	0.35	2.68	1.50
60.00	10.08	9.19	0.33	0.37	3.63	1.50
61.00	11.19	2.92	0.52	0.41	6.46	1.50
62.00	11.69	1.26	0.53	0.45	6.63	1.50
63.00	12.01	0.72	0.53	0.50	6.67	1.50
64.00	12.31	0.63	0.53	0.54	6.68	1.50
65.00	12.49	0.41	0.53	0.58	6.68	1.50
66.00	12.67	0.38	0.53	0.63	6.66	1.50
67.00	12.84	0.37	0.53	0.67	6.65	1.50
68.00	13.02	0.37	0.53	0.71	6.63	1.50
69.00	13.14	0.26	0.53	0.76	6.61	1.50
70.00	13.26	0.25	0.53	0.80	6.58	1.50
71.00	13.38	0.25	0.52	0.85	6.55	1.50
72.00	13.50	0.25	0.52	0.89	6.52	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.53	64.23	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
1	6.69	64.23	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
1	1.96	0.00	0.89	0.00	1.08	0.00

Project Name: Flanigan's
Reviewer: LC
Project Number: 17-051
Period Begin: May 12, 2017;0000 hr End: May 15, 2017;0000 hr Duration: 72 hr
Time Step: 0.016 hr, Iterations: 10

Basin 1: 1

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 17 inches
Area: 2.1 acres
Ground Storage: 2.09 inches
Time of Concentration: 0.5 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	0.15
2.50	0.30
3.00	0.45
3.50	0.60
4.00	0.75
4.50	0.90
5.00	0.90
5.50	0.90
6.00	0.91
6.50	1.06
7.00	1.45
7.50	2.12
7.75	2.56

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
1	7.75	72.00	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
1	2.56	0.00	0.00	0.00	2.56	0.00

SIMMONS & WHITE, INC.

2581 METROCENTRE BLVD, SUITE 3

WEST PALM BEACH, FLORIDA 33407

CERTIFICATE OF AUTHORIZATION #3452

EXFILTRATION TRENCH LENGTH CALCULATION

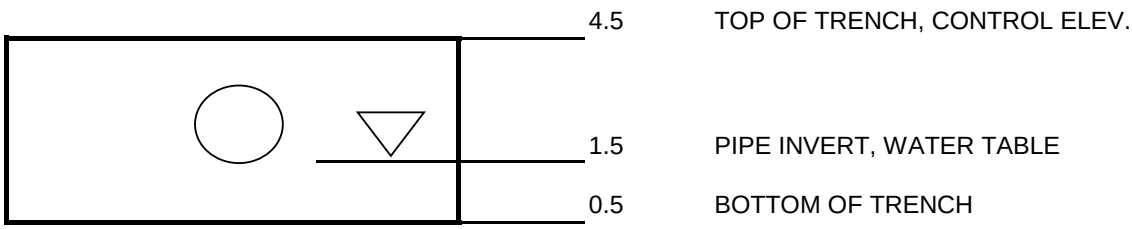
Flanigan's and Big Daddy's #19

JOB NO: 17-051

DATE: 5/18/2017

$$L = \frac{V}{K(H_2 W + 2 H_2 D_U - D_U^2 + 2 H_2 D_S) + (1.39 \times 10^{-4}) W D_U}$$

V=	VOLUME TO BE TREATED.	10.82	AC-IN
W=	WIDTH OF TRENCH	8.00	FT
K=	HYDRAULIC CONDUCTIVITY	0.000314	CFS/SF-FT
H2=	DEPTH TO WATER TABLE FROM CONTROL ELEVATION	3.00	FT
DU=	NON-SATURATED TRENCH DEPTH	3.00	FT
DS=	SATURATED TRENCH DEPTH	1.00	FT
L=	REQUIRED TRENCH LENGTH	**694**	**FT**



UTILITIES DEPARTMENT
7351 SW 30 STREET • DAVIE, FLORIDA 33314
PHONE: 954.327.3742 • FAX: 954.327.3752 • WWW.DAVIE-FL.GOV

June 27, 2017

Lauren Casasus, Project Engineer
Simmons & White, Inc.
2581 Metrocentre Blvd. West, Suite 3
West Palm Beach, Florida 33407

Re: Sewer Availability – Hollywood Flanigan's #19

Dear Ms. Casasus:

Per your request for sewer service availability at the above referenced site, please be advised that this site is not in the Town of Davie's service area; this property lies within the City of Hollywood service area. The Town of Davie does, however, have a sewer force located on the north side of Davie Road Extension.

In order to connect to this force main, you will be required to construct a private lift station and obtain a tri-party agreement between the property owner, the City of Hollywood and the Town of Davie.

If you have any further questions regarding the above matter, please do not hesitate to call.

Sincerely,

TOWN OF DAVIE UTILITIES

Don Bayler

Don Bayler
Utilities Director
:hgk

Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

MICHAEL DEW
SECRETARY

June 22, 2017

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **June 22, 2018**
THIS LETTER IS NOT A PERMIT APPROVAL

Bryan Kelley
Simmons & White, Inc.
2581 Metrocentre Blvd West, Suite 3
West Palm Beach, FL 33407

Dear Bryan Kelley:

RE: **June 22, 2017 -** Pre-application Meeting for **Category D Driveway**
Broward County - City of Hollywood, Urban; SR 817; Sec. # 86220; MP: 4.150
Access Class - 03; Posted Speed - 45 mph; SIS - N; Ref. Project: FM 432066.3, FM 432066.1
Request: Maintain existing joint-use right-in/right-out driveway connection to SR 817/University Drive located adjacent to southern property line.

SITE SPECIFIC INFORMATION
Project Name & Address: **Flanigan's & Big Daddy's #19 - 2505 N. University Drive, Hollywood, FL 33024**
Applicant/Property Owner: **Flanigan's Enterprises Inc**
Parcel Size: **2.4 Acres** Max. Sq.ft./Proposed LU: **7,780 S.F./Restaurant and 3,020 S.F./Retail**

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a guard gate is installed a minimum driveway length of 100 feet is required.**
- **The recorded cross access agreement shall be submitted at the time of Permit.**

Comments:

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://gis.dot.state.fl.us/OneStopPermitting; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-06-22\4. 86220 MP 4.50 SR 817_Flanigan's & Big Daddy's #19\86220 MP 4.50 SR 817_Flanigans & Big Daddys #19.docxS:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\Pre-application Letter Template.docx

jonathan@paradeloburgess.com

From: Driftwood Civic Association <driftwoodcivicassociation@gmail.com>
Sent: Monday, October 23, 2017 4:23 PM
To: Jonathan Burgess
Subject: Re: Driftwood Mtg - Flanigans #19 Site Plan Modification

Jonathan,

Thank you for your presentation to the Driftwood Civic Association. We appreciate the great detail about the upcoming restaurant remodel and creation of a separate building for the retail location. The reception to this information was very positive. Please let us know if you have any additional questions in the future. Thank you for your assistance and continued support of the Driftwood Civic Association, it's members and residents.

Sincerely,

Matthew Gouthro
President
Driftwood Civic Association
(954) 559-4848

On Tue, Oct 3, 2017 at 3:29 PM, <jonathan@paradeloburgess.com> wrote:

Matthew- Can you please reply to this email confirming that we met with your group to discuss this project? Feel free to provide any other feedback on the project that you'd like to share.

Jonathan Burgess | PLA | WELL & LEED AP

Principal Landscape Architect, Paradelo Burgess Design Studio

401.465.8250 | jonathan@paradeloburgess.com

From: Driftwood Civic Association [mailto:driftwoodcivicassociation@gmail.com]
Sent: Tuesday, August 01, 2017 11:52 AM
To: Jonathan Burgess
Cc: secretary@driftwoodcivic.org; Alexandra Carcamo; karemshop@hotmail.com
Subject: Re: Driftwood Mtg - Flanigans #19 Site Plan Modification

Yes, we would love to have you present to our members and residents. Can you please contact me at (954) 559-4848 to discuss the details.

R-88-162
11/2/88

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT made and entered into this 2d day of ~~October~~ November, 1988, by and between the CITY OF HOLLYWOOD, FLORIDA and the TOWN OF DAVIE, FLORIDA:

W I T N E S S E T H:

WHEREAS, Chapter 163 of the Florida Statutes, as amended, provides for local governmental units to enter into Interlocal Agreements enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, PRIMA PROPERTY CORPORATION, a Florida corporation hereinafter "PRIMA" owns private property which is traversed in a curvilinear fashion by the existing City of Hollywood-Town of Davie common boundary line; and

WHEREAS, PRIMA wishes to develop its property, and has accordingly submitted to the City of Hollywood a site plan showing portions of driveways, planting areas and parking spaces presently situated within the Town of Davie; and

WHEREAS, presently the City of Hollywood has no authority to approve said site plan in that a portion of the land is lying within the Town of Davie and therefore finds the portion within the City of Hollywood to be in noncompliance with the City Code with respect to the number of parking spaces and furthermore finds that the site plan, if developed as shown, would result in unacceptable jurisdictional confusion by its municipal personnel, particularly police and fire rescue; and

WHEREAS, the parties desire to enter into this Interlocal Agreement in order to resolve the cited mutual problems by allowing approval of the respective site plans filed by PRIMA with the City of Hollywood and the Town of Davie,

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

Section 1: That the Town of Davie hereby agrees that to the extent that the site plan submitted by PRIMA, the sole owner of the parcel of land which is the subject of this Agreement as set forth on the map attached hereto as Exhibit "A", includes land lying within the Town of Davie, said site plan shall be reviewed by and subject to the approval of the City of Hollywood under the zoning ordinances and regulations of the City of Hollywood.

Section 2: That the Town of Davie and the City of Hollywood, agree to consider the site plans submitted by PRIMA, as if the entire parcel of land as set forth on Exhibit "A" is situated within the boundaries of the City of Hollywood.

Section 3: Each municipality agrees to perform their respective municipal functions, including but not limited to police and fire rescue service, to only that portion of the parcel of land as set forth on Exhibit A, situated within the respective boundaries of each of the municipalities.

Section 4: This Agreement shall not be construed to alter the municipal boundaries of the City of Hollywood or the Town of Davie.

WITNESSES:

Jeanette Mayes

Carole Glovan

As to "City"

CITY OF HOLLYWOOD, FLORIDA, a municipal corporation of the State of Florida

BY: Mara Giulianti
MARA GIULIANTI, MAYOR

ATTEST: Martha S. Lambos
MARTHA S. LAMBOS
CITY CLERK

ENDORSED AS TO FORM & LEGALITY

Maria J. Chiaro (ABK)
MARIA J. CHIARO
CITY ATTORNEY

Barbara Bergamini

TOWN OF DAVIE, a municipal corporation of the State of Florida

BY: Frank J. Cannata
FRANK CANNATA, MAYOR

As to "Davie"

ATTEST:

PATRICIA MCDANIEL
TOWN CLERK

APPROVED:

ROBERT T. MEARNS
TOWN ADMINISTRATOR

ENDORSED AS TO FORM & LEGALITY

BY:

BARRY S. WEBBER
TOWN ATTORNEY

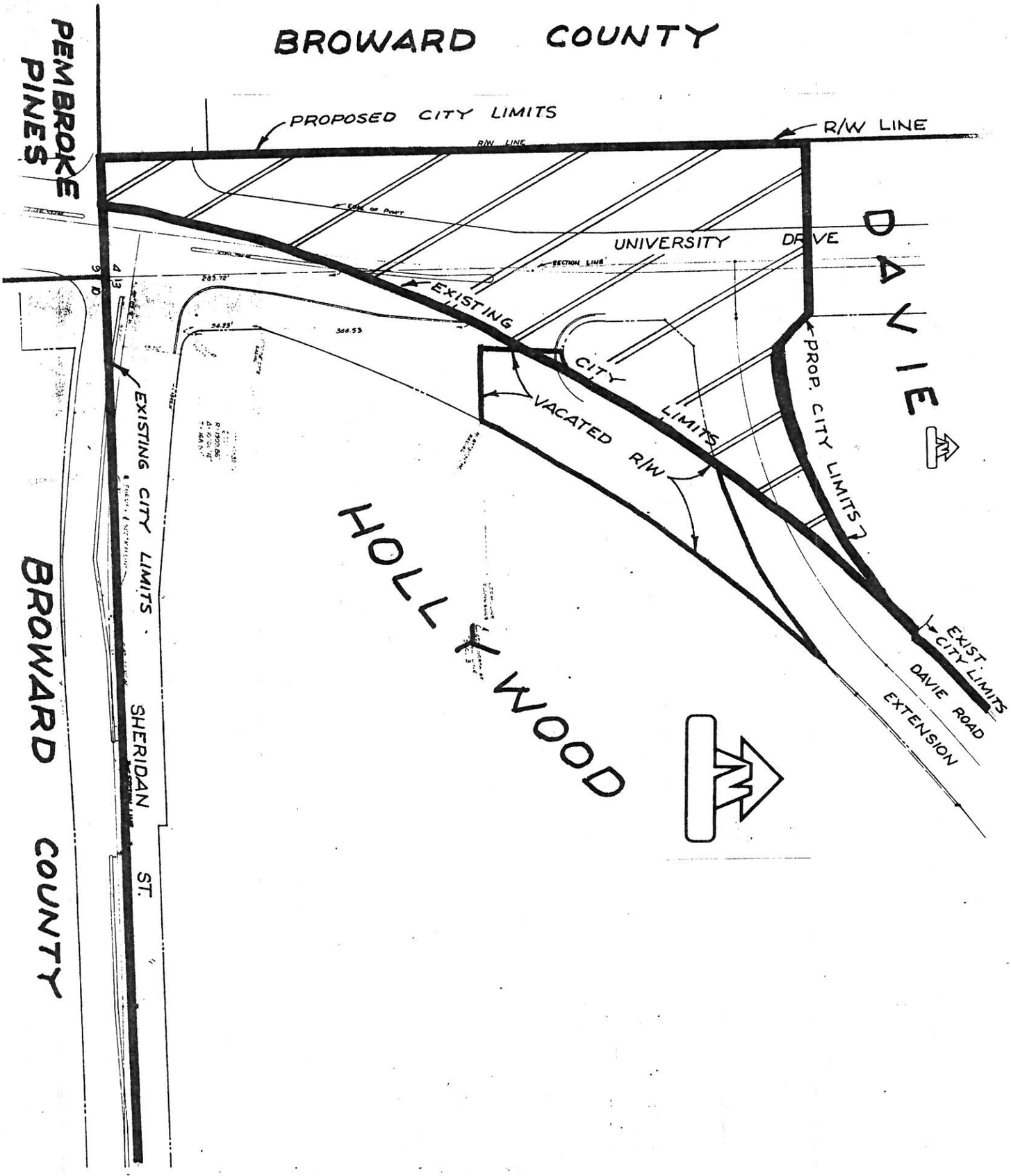

BROWARD COUNTY
PEMBROKE PINES
PROPOSED CITY LIMITS
R/W LINE
R/W LINE
UNIVERSITY DRIVE
SECTION LINE
EXISTING CITY LIMITS
VACATED R/W
PROP. CITY LIMITS
DAVIE
EXIST CITY LIMITS
DAVIE ROAD EXTENSION
HOLLYWOOD
EXISTING CITY LIMITS
SHERIDAN ST.
BROWARD COUNTY

EXHIBIT "A"

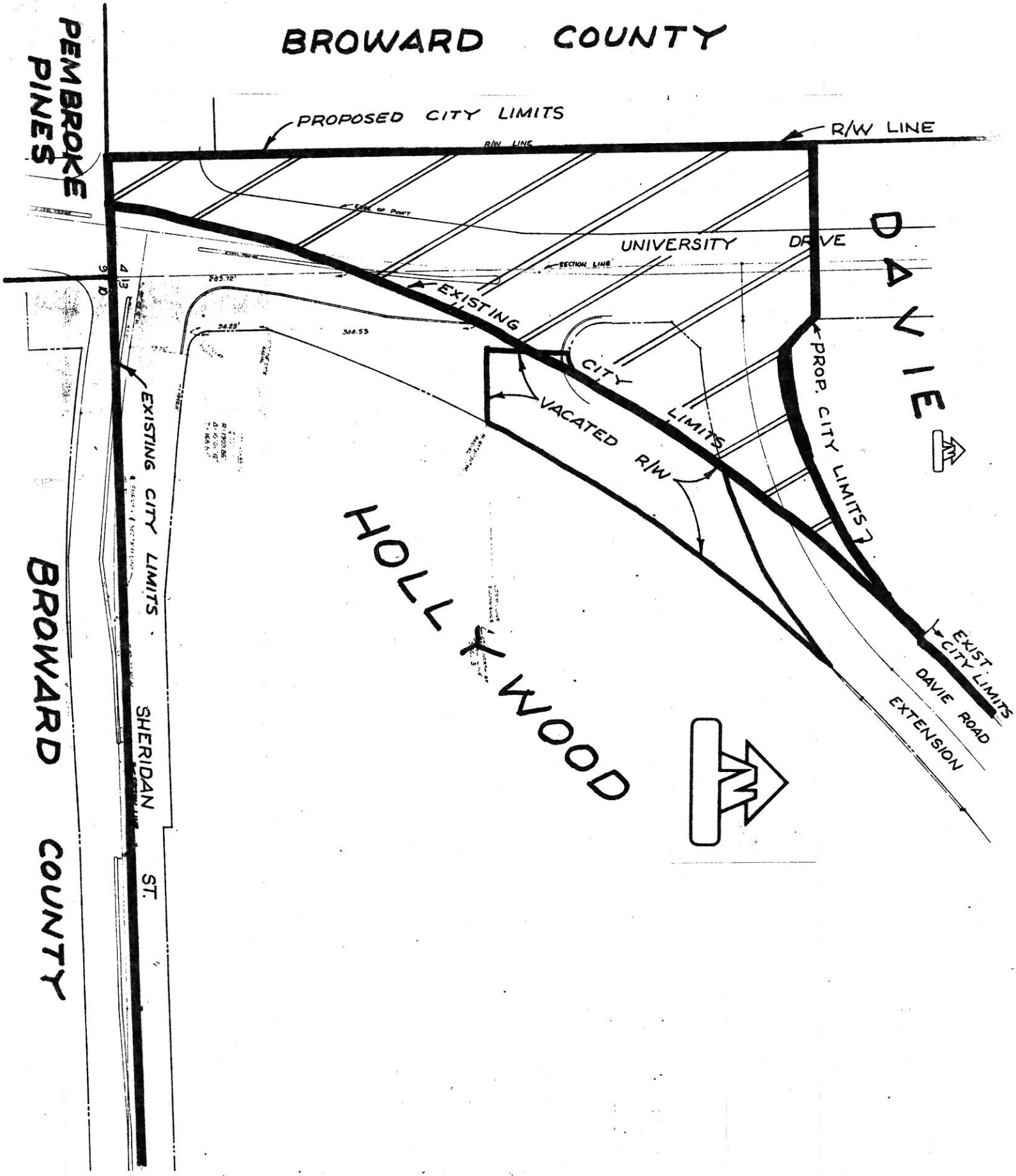

BROWARD COUNTY
PEMBROKE PINES
PROPOSED CITY LIMITS
R/W LINE
R/W LINE
EDGE OF PVMT
UNIVERSITY DRIVE
SECTION LINE
285.72'
344.53
EXISTING CITY LIMITS
VACATED R/W
PROP. CITY LIMITS
DAVIE
HOLLYWOOD
EXISTING CITY LIMITS
SHERIDAN ST.
EXIST. CITY LIMITS
DAVIE ROAD EXTENSION
BROWARD COUNTY

EXHIBIT "A"

RESOLUTION NO. R 88-255

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING THE APPROPRIATE TOWN OFFICIALS TO EXECUTE THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HOLLYWOOD AND THE TOWN OF DAVIE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council wishes to authorize the appropriate Town officials to execute the original Interlocal Agreement between the City of Hollywood and the Town of Davie, a copy of which is attached hereto as Exhibit "A", for purposes of acknowledging and accepting the terms and conditions set forth therein on behalf of the Town of Davie.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town of Davie does hereby agree to the terms and conditions as set forth in the Interlocal Agreement, a copy of which is attached hereto as Exhibit "A".

SECTION 2. That the appropriate Town officials are hereby authorized to execute the original Interlocal Agreement on behalf of the Town of Davie acknowledging and accepting the terms and conditions as set forth therein.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 19th DAY OF October, 1988.

Earl J. Camnato
Mayor/Councilman

Attest:

Barbara Bergamini
Asst Town Clerk

APPROVED THIS 19th DAY OF October, 1988.

R-88-162
11/2/88

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT made and entered into this 2d day of ~~October~~ November, 1988, by and between the CITY OF HOLLYWOOD, FLORIDA and the TOWN OF DAVIE, FLORIDA:

W I T N E S S E T H:

WHEREAS, Chapter 163 of the Florida Statutes, as amended, provides for local governmental units to enter into Interlocal Agreements enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, PRIMA PROPERTY CORPORATION, a Florida corporation hereinafter "PRIMA" owns private property which is traversed in a curvilinear fashion by the existing City of Hollywood-Town of Davie common boundary line; and

WHEREAS, PRIMA wishes to develop its property, and has accordingly submitted to the City of Hollywood a site plan showing portions of driveways, planting areas and parking spaces presently situated within the Town of Davie; and

WHEREAS, presently the City of Hollywood has no authority to approve said site plan in that a portion of the land is lying within the Town of Davie and therefore finds the portion within the City of Hollywood to be in noncompliance with the City Code with respect to the number of parking spaces and furthermore finds that the site plan, if developed as shown, would result in unacceptable jurisdictional confusion by its municipal personnel, particularly police and fire rescue; and

WHEREAS, the parties desire to enter into this Interlocal Agreement in order to resolve the cited mutual problems by allowing approval of the respective site plans filed by PRIMA with the City of Hollywood and the Town of Davie,

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

Section 1: That the Town of Davie hereby agrees that to the extent that the site plan submitted by PRIMA, the sole owner of the parcel of land which is the subject of this Agreement as set forth on the map attached hereto as Exhibit "A", includes land lying within the Town of Davie, said site plan shall be reviewed by and subject to the approval of the City of Hollywood under the zoning ordinances and regulations of the City of Hollywood.

Section 2: That the Town of Davie and the City of Hollywood, agree to consider the site plans submitted by PRIMA, as if the entire parcel of land as set forth on Exhibit "A" is situated within the boundaries of the City of Hollywood.

Section 3: Each municipality agrees to perform their respective municipal functions, including but not limited to police and fire rescue service, to only that portion of the parcel of land as set forth on Exhibit A, situated within the respective boundaries of each of the municipalities.

Section 4: This Agreement shall not be construed to alter the municipal boundaries of the City of Hollywood or the Town of Davie.

WITNESSES:

Jeanette Mayes

Carole Glovan

As to "City"

CITY OF HOLLYWOOD, FLORIDA, a municipal corporation of the State of Florida

BY: Mara Giulianti
MARA GIULIANTI, MAYOR

ATTEST: Martha S. Lambos
MARTHA S. LAMBOS
CITY CLERK

ENDORSED AS TO FORM & LEGALITY

Maria J. Chiaro (ABK)
MARIA J. CHIARO
CITY ATTORNEY

Barbara Bergamini

TOWN OF DAVIE, a municipal corporation of the State of Florida

BY: Frank J. Cannata
FRANK CANNATA, MAYOR

As to "Davie"

ATTEST:
PATRICIA MCDANIEL
TOWN CLERK

APPROVED:
ROBERT T. MEARNS
TOWN ADMINISTRATOR

ENDORSED AS TO FORM & LEGALITY

BY:
BARRY S. WEBBER
TOWN ATTORNEY

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.
WITNESSETH my hand and official seal of the City of Hollywood, Florida, this the 8th day of November A.D. 1988

Lynette C. Zucher City Clerk.

RESOLUTION NO. R-88-162

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE THE ATTACHED INTERLOCAL AGREEMENT BETWEEN THE CITY OF HOLLYWOOD AND THE TOWN OF DAVIE, IN SUBSTANTIALLY THE FORM ATTACHED HERETO, TOGETHER WITH SUCH NONMATERIAL CHANGES, IF ANY, AS MAY BE SUBSEQUENTLY APPROVED BY THE CITY MANAGER

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

That the appropriate City officials are hereby authorized to execute the attached Interlocal Agreement between the City of Hollywood and the Town of Davie, in substantially the form attached hereto, together with such nonmaterial changes, if any, as may be subsequently approved by the City Manager.

PASSED AND ADOPTED this 2d day of November, 1988.

Mara Giulianti
MARA B. GIULIANTI, MAYOR

ATTEST:

Martha S. Lambos
MARTHA S. LAMBOS, CITY CLERK

PREPARED BY:

Alan B. Koslow
ALAN B. KOSLOW
DEPUTY CITY ATTORNEY

ENDORSED AS TO FORM & LEGALITY

Maria J. Chiaro
MARIA J. CHIARO, CITY ATTORNEY

10/25/88-ABK:clb

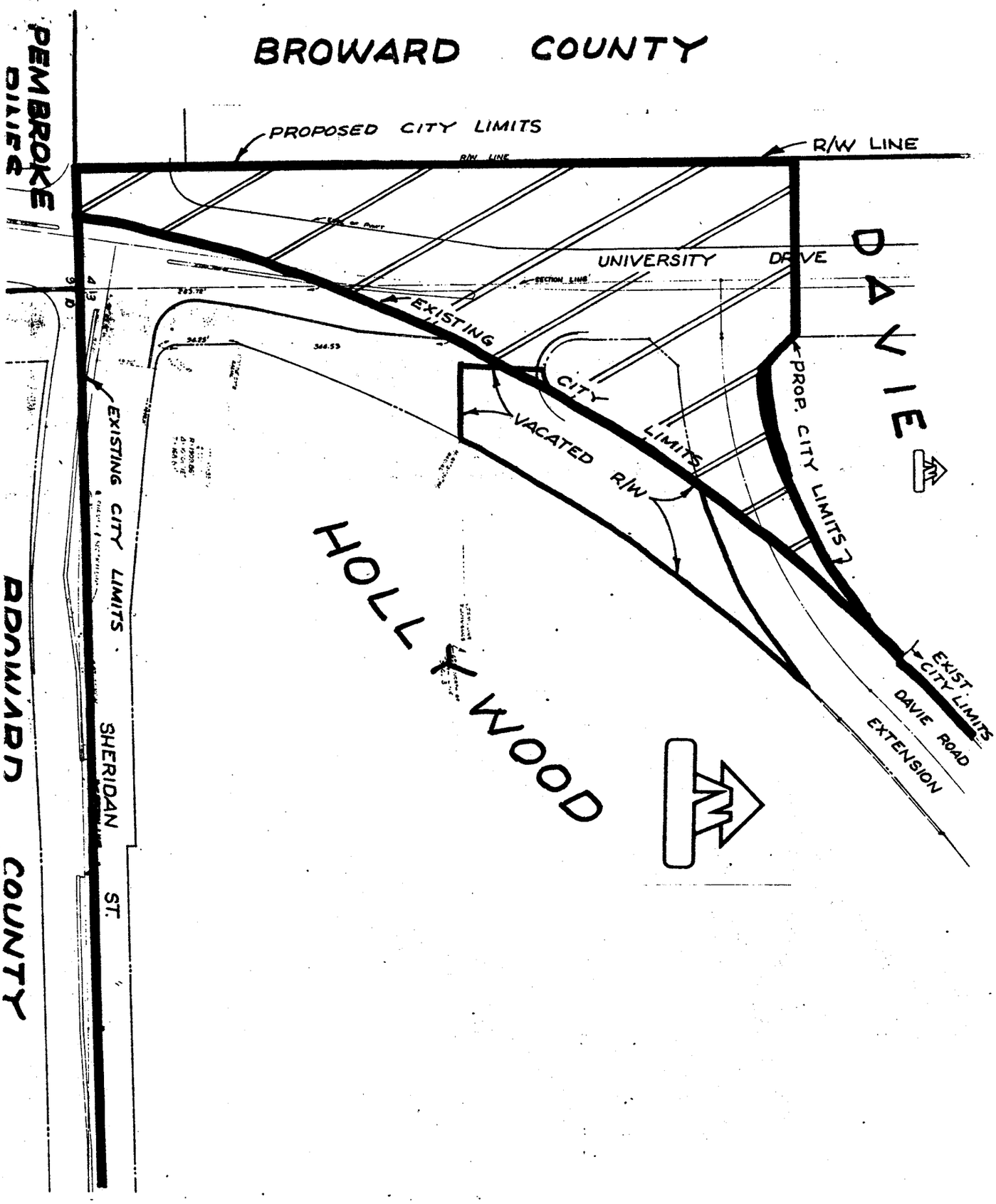

BROWARD COUNTY
PEMBROKE PINES
PROPOSED CITY LIMITS
R/W LINE
R/W LINE
UNIVERSITY DRIVE
SECTION LINE
EXISTING CITY LIMITS
VACATED R/W
PROP. CITY LIMITS
DAVIE
EXIST CITY LIMITS
DAVIE ROAD EXTENSION
HOLLYWOOD
EXISTING CITY LIMITS
SHERIDAN ST.
BROWARD COUNTY

EXHIBIT "A"

RESOLUTION NO. R-97-313

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE TOWN OF DAVIE AND THE CITY OF HOLLYWOOD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Davie and the City of Hollywood entered into an Interlocal Agreement dated the 2nd day of November, 1988, which was approved by the Town Council by Resolution No. R-88-255 on October 19, 1988; and

WHEREAS, the Town of Davie and the City of Hollywood wish to amend the Interlocal Agreement, a copy of said Amendment to Interlocal Agreement being attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. That the Amendment to Interlocal Agreement, a copy of which is attached hereto as Exhibit "A", is hereby approved.

SECTION 2. That the appropriate Town officials are hereby authorized to execute said Amendment to Interlocal Agreement on behalf of the Town of Davie.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 17th DAY OF SEPTEMBER, 1997.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS 18th DAY OF SEPTEMBER, 1997.

AMENDMENT TO INTERLOCAL AGREEMENT

THIS AMENDMENT TO THE INTERLOCAL AGREEMENT dated November 2, 1988, is hereby made and entered into this 19 day of November, 1997, by and between the CITY OF HOLLYWOOD, FLORIDA and the TOWN OF DAVIE, FLORIDA:

WITNESSETH:

WHEREAS, Chapter 163 of the Florida Statutes, as amended, provides for local governmental units to enter into and/or amend Interlocal Agreements enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, PRIMA CORNER CORPORATION, a Florida corporation (hereinafter "PRIMA"), owns private property which is traversed in a curvilinear fashion by the existing City of Hollywood-Town of Davie common boundary line; and

WHEREAS, PRIMA, or a successor to its interest in the property, wishes to develop its property, but would prefer that all development review functions be handled by only one governmental entity; and

WHEREAS, the TOWN OF DAVIE and the CITY OF HOLLYWOOD entered into an Interlocal Agreement dated the 2nd day of November, 1988, which provided for site plan reviews with respect to the subject property to be performed in accordance with the zoning ordinances and regulations of the CITY OF HOLLYWOOD; and

WHEREAS, the CITY OF HOLLYWOOD and the TOWN OF DAVIE wish to

amend the Interlocal Agreement so as to provide that any development plan submitted with respect to the subject property be reviewed by and subject to the CITY OF HOLLYWOOD under land development ordinances and regulations of the CITY OF HOLLYWOOD and to furthermore provide that all municipal functions, including but not limited to police and fire rescue service to the parcel be provided by the CITY OF HOLLYWOOD; and

WHEREAS, presently the CITY OF HOLLYWOOD has no authority to approve any development order which includes development on that portion of the land which is lying within the TOWN OF DAVIE and finds that any development plan, with the current split of jurisdiction, would result in unacceptable confusion by its municipal personnel, particularly police and fire rescue; and

WHEREAS, the parties desire to enter into this Amendment to the 1988 Interlocal Agreement in order to resolve the cited mutual problems by allowing review of any development proposal filed by PRIMA, or a successor to its interest in the property, by the CITY OF HOLLYWOOD and to provide for the provision of municipal services to the site.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

Section 1. The TOWN OF DAVIE hereby agrees that to the extent that any development plan submitted by PRIMA, or a successor to its interest in the property, the sole owner of the parcel of land which is the subject of this Agreement as set forth on the map attached hereto as Exhibit "A", includes land lying within the TOWN OF DAVIE, said plan shall be reviewed by and subject to the approval of the CITY OF HOLLYWOOD under the land development ordinances and regulations of the CITY OF HOLLYWOOD.

Section 2. That the TOWN OF DAVIE and the CITY OF HOLLYWOOD agree to consider any development plans submitted by PRIMA, or a successor to its interest in the property, as if the entire parcel of land as set forth on Exhibit "A" is situated within the boundaries of the CITY OF HOLLYWOOD.

Section 3. Both parties agree that the CITY OF HOLLYWOOD shall perform all municipal functions, including but not limited to police and fire rescue service, to the entire parcel of land as set forth on Exhibit "A", regardless of the respective boundaries of each of the municipalities.

Section 4. This Agreement shall not be construed to alter the municipal boundaries of the CITY OF HOLLYWOOD or the TOWN OF DAVIE and the TOWN OF DAVIE shall retain all right to tax the portion of the subject property located within the TOWN OF DAVIE which shall include the right to specially assess the subject lands.

IN WITNESS WHEREOF, the parties hereto have executed this Consent to Agreement on the 11 day of December, 1997.

CITY OF HOLLYWOOD, FLORIDA,
a municipal corporation of the State
of Florida

By _____
Mara Giulianti, Mayor

Attest: _____ 12/11/97
Patricia A. Cerny, CMC/AAE
City Clerk

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
CITY OF HOLLYWOOD, FLORIDA, ONLY

By _____
Jamie Alan Cole, City Attorney

TOWN OF DAVIE, FLORIDA,
a municipal corporation of the State
of Florida

By_____
Harry Venis, Mayor

Attest: 9/18/97
Gail Reinfeld, CMC/AAE
Town Clerk

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
TOWN OF DAVIE, FLORIDA, ONLY

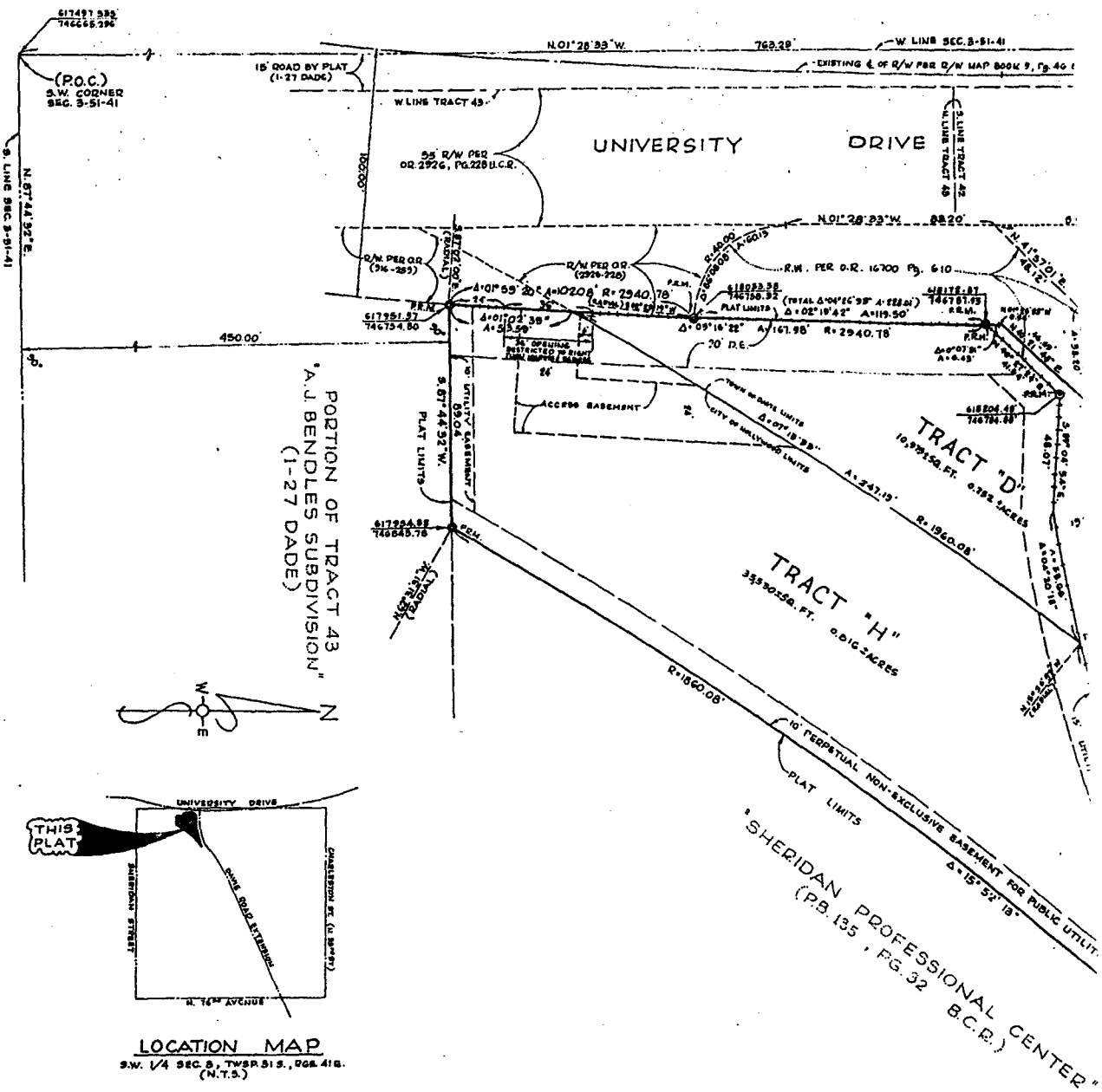
By_____
Barry S. Webber, Town Attorney

BK 27409PG0069

EXHIBIT A

" PRIMA

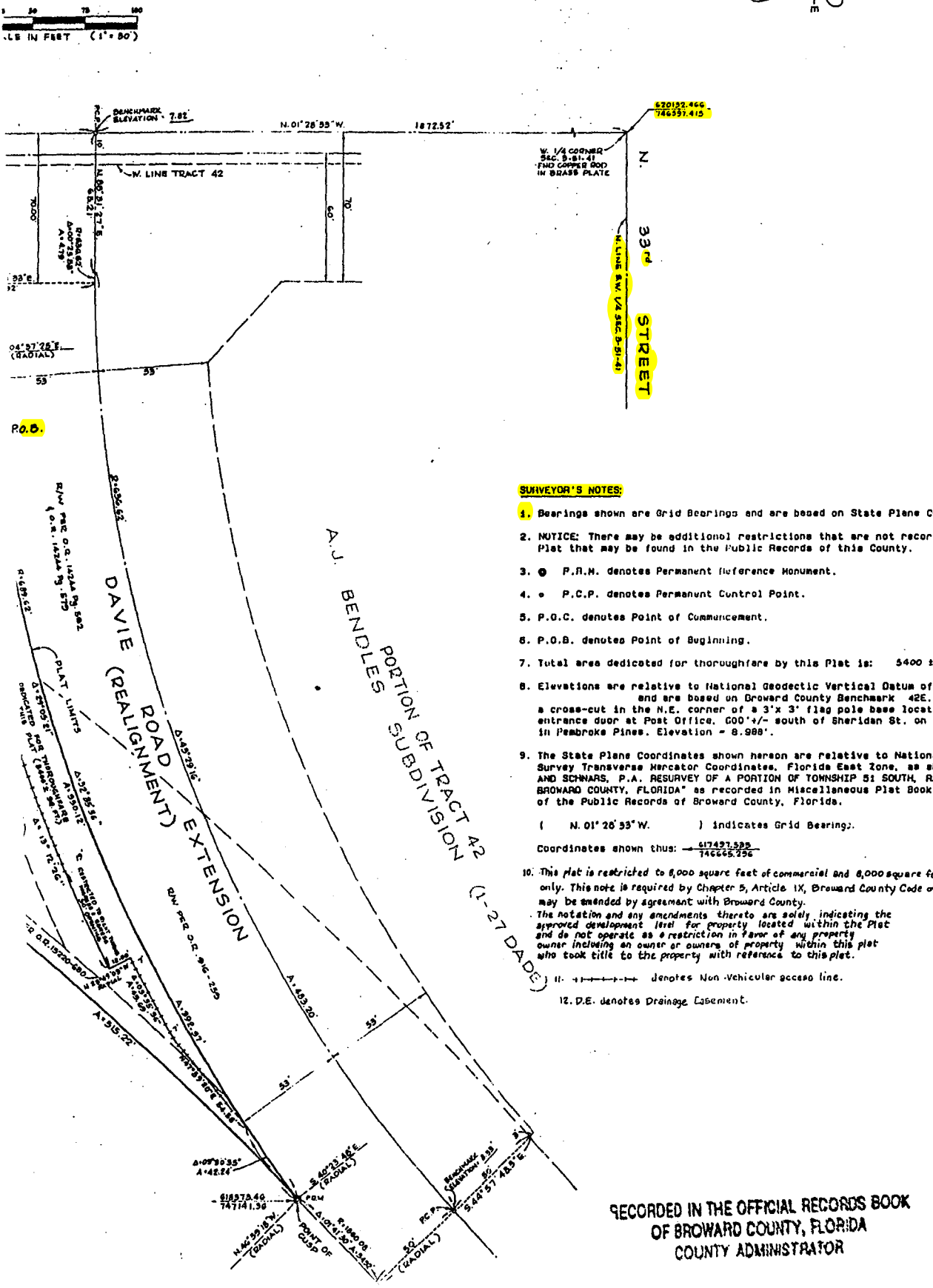
A RESUBDIVISION OF A PORTION OF TRACTS 42 A
OF "A.J. BENDLES SUBDIVISION" (1-27 DADE) LYING WITHIN TH



Prepared by:
R.P. LEGG & ASSOCIATES, INC. - LAND SURVEYORS
8120 PASADENA BOULEVARD, PEMBROKE PINES, FLA.
33024

CORNER"

43 IN SECTION 3, TOWNSHIP 51 SOUTH, RANGE 41 EAST
TOWN OF DAVIE AND THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. Bearings shown are Grid Bearings and are based on State Plane Coordinates.
2. NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.
3. ⊙ P.R.M. denotes Permanent Reference Monument.
4. • P.C.P. denotes Permanent Control Point.
5. P.O.C. denotes Point of Commencement.
6. P.O.B. denotes Point of Beginning.
7. Total area dedicated for thoroughfare by this Plat is: 5400 ± sq. ft.
8. Elevations are relative to National Geodetic Vertical Datum of 1929, and are based on Broward County Benchmark 42E. Described as a cross-cut in the N.E. corner of a 3'x 3' flag pole base located south of entrance door at Post Office. 600'+/- south of Sheridan St. on University Dr. in Pembroke Pines. Elevation = 8.988'.
9. The State Plane Coordinates shown hereon are relative to National Geodetic Survey Transverse Mercator Coordinates, Florida East Zone, as shown on "KEITH AND SCHNARS, P.A. RESURVEY OF A PORTION OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA" as recorded in Miscellaneous Plat Book 6, Page 19, of the Public Records of Broward County, Florida.

   (N. 01° 28' 33" W.) indicates Grid Bearings.

   Coordinates shown thus: 617497.535 / 746665.256
10. This plat is restricted to 8,000 square feet of commercial and 8,000 square feet of office use only. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.
    The notation and any amendments thereto are solely indicating the approved development level for property located within the Plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
11. +|+|+|+|+ denotes Non-Vehicular access line.
12. D.E. denotes Drainage Easement.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK 21409 PG 0011

CONSENT TO AGREEMENT

WHEREAS, Prima Corner Corporation, a Florida corporation, is owner of the property which is the subject matter of the Interlocal Agreement between the Town of Davie and the City of Hollywood dated the 2nd day of November, 1988 and the Amendment to Interlocal Agreement entered into by the Town of Davie and the City of Hollywood on the 11th day of December, 1997; and

WHEREAS, the Town of Davie has requested that the property owner specifically acknowledge the terms of the Interlocal Agreement and Amendment thereto and expressly the consent to the provisions thereof.

NOW, THEREFORE, in consideration of the benefit derived by the subject property by virtue of the Interlocal Agreement as amended, Prima Corner Corporation does hereby acknowledge and agree to the terms of the Interlocal Agreement and Amendment thereto as referred to herein.

IN WITNESS WHEREOF, the parties hereto have executed this Consent to Agreement on the 03 day of 06, 1998.

Witnesses:

_____

_____

PRIMA CORNER CORPORATION,
a Florida corporation

By_____
Alberto Cantor, President

97-651391 T#001
12-12-97 04:47PM

RETURN TO: Norman Vliet, PLS
City of Hollywood - Engineering Dept.
2600 Hollywood Blvd., #308
Hollywood, Fl 33020-9045

RESOLUTION NO. R-97-513

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, AUTHORIZING THE APPROPRIATE CITY OFFICIALS TO EXECUTE AN AMENDMENT TO THE 1988 INTERLOCAL AGREEMENT BETWEEN THE CITY OF HOLLYWOOD AND THE TOWN OF DAVIE INVOLVING FOR THE PROVISION OF MUNICIPAL SERVICES TO THE PROPERTY IN THE PLAT KNOWN AS PRIMA CORNER.

WHEREAS, the property located at the intersection of University Drive and Davie Road Extension, platted as Prima Corner, (the "Property") is intersected by the municipal boundary line between the City of Hollywood and the Town of Davie (the "Cities"); and

WHEREAS, in order to promote administrative efficiency, on November 2, 1988, the Cities entered into an Interlocal Agreement (the "Agreement") which provided that any site plan submitted for the development of the Property would be processed by the City of Hollywood; and

WHEREAS, the Cities and property owner have become concerned about the confusion that may occur during the provision of other municipal services when it is unclear on which part of the single piece of property those services are being rendered and therefore wish to amend the Agreement to provide that all municipal services will be provided by the City of Hollywood;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the appropriate City officials are hereby authorized to execute an Amendment to the 1988 Interlocal Agreement between the City of Hollywood and the Town of Davie, in substantially the form attached hereto, together with such nonmaterial changes, if any, as may be acceptable to the City Manager and approved as to form and legality by the City Attorney.

BK27409PG0064

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.
WITNESSETH my hand and official seal of the City of Hollywood, Florida, this the 11 day of December 19 97
Patricia Cerny City Clerk

DEFERRED ITEM
Return Document To
Business Operations

8

RESOLUTION-AMENDMENT TO 1988 INTERLOCAL AGREEMENT

Section 2: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 19 day of November, 1997.

MARA GIULIANTI, MAYOR

ATTEST:

PATRICIA A. CERNY, CMC\AAE
CITY CLERK

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
CITY OF HOLLYWOOD, FLORIDA, ONLY.

JAMIE ALAN COLE
CITY ATTORNEY

9-C:\MSOFFICE\WINWORD\RESOS\DAVIE.RES 11/10/97 11:00 AM

~~Davie R-97-313~~
H'wood R-97-513
11/19/97

AMENDMENT TO INTERLOCAL AGREEMENT

THIS AMENDMENT TO THE INTERLOCAL AGREEMENT dated November 2, 1988, is hereby made and entered into this 19 day of November, 1997, by and between the CITY OF HOLLYWOOD, FLORIDA and the TOWN OF DAVIE, FLORIDA:

WITNESSETH:

WHEREAS, Chapter 163 of the Florida Statutes, as amended, provides for local governmental units to enter into and/or amend Interlocal Agreements enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, PRIMA CORNER CORPORATION, a Florida corporation (hereinafter "PRIMA"), owns private property which is traversed in a curvilinear fashion by the existing City of Hollywood-Town of Davie common boundary line; and

WHEREAS, PRIMA, or a successor to its interest in the property, wishes to develop its property, but would prefer that all development review functions be handled by only one governmental entity; and

WHEREAS, the TOWN OF DAVIE and the CITY OF HOLLYWOOD entered into an Interlocal Agreement dated the 2nd day of November, 1988, which provided for site plan reviews with respect to the subject property to be performed in accordance with the zoning ordinances and regulations of the CITY OF HOLLYWOOD; and

WHEREAS, the CITY OF HOLLYWOOD and the TOWN OF DAVIE wish to

amend the Interlocal Agreement so as to provide that any development plan submitted with respect to the subject property be reviewed by and subject to the CITY OF HOLLYWOOD under land development ordinances and regulations of the CITY OF HOLLYWOOD and to furthermore provide that all municipal functions, including but not limited to police and fire rescue service to the parcel be provided by the CITY OF HOLLYWOOD; and

WHEREAS, presently the CITY OF HOLLYWOOD has no authority to approve any development order which includes development on that portion of the land which is lying within the TOWN OF DAVIE and finds that any development plan, with the current split of jurisdiction, would result in unacceptable confusion by its municipal personnel, particularly police and fire rescue; and

WHEREAS, the parties desire to enter into this Amendment to the 1988 Interlocal Agreement in order to resolve the cited mutual problems by allowing review of any development proposal filed by PRIMA, or a successor to its interest in the property, by the CITY OF HOLLYWOOD and to provide for the provision of municipal services to the site.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

Section 1. The TOWN OF DAVIE hereby agrees that to the extent that any development plan submitted by PRIMA, or a successor to its interest in the property, the sole owner of the parcel of land which is the subject of this Agreement as set forth on the map attached hereto as Exhibit "A", includes land lying within the TOWN OF DAVIE, said plan shall be reviewed by and subject to the approval of the CITY OF HOLLYWOOD under the land development ordinances and regulations of the CITY OF HOLLYWOOD.

Section 2. That the TOWN OF DAVIE and the CITY OF HOLLYWOOD agree to consider any development plans submitted by PRIMA, or a successor to its interest in the property, as if the entire parcel of land as set forth on Exhibit "A" is situated within the boundaries of the CITY OF HOLLYWOOD.

Section 3. Both parties agree that the CITY OF HOLLYWOOD shall perform all municipal functions, including but not limited to police and fire rescue service, to the entire parcel of land as set forth on Exhibit "A", regardless of the respective boundaries of each of the municipalities.

Section 4. This Agreement shall not be construed to alter the municipal boundaries of the CITY OF HOLLYWOOD or the TOWN OF DAVIE and the TOWN OF DAVIE shall retain all right to tax the portion of the subject property located within the TOWN OF DAVIE which shall include the right to specially assess the subject lands.

IN WITNESS WHEREOF, the parties hereto have executed this Consent to Agreement on the 11 day of December, 1997.

CITY OF HOLLYWOOD, FLORIDA,
a municipal corporation of the State
of Florida

By Mara Giulianti
Mara Giulianti, Mayor

Attest: Patricia A. Cerny 12/11/97
Patricia A. Cerny, CMC/AAE
City Clerk

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
CITY OF HOLLYWOOD, FLORIDA, ONLY

By JS
Jamie Alan Cole, City Attorney

TOWN OF DAVIE, FLORIDA,
a municipal corporation of the State
of Florida

By_____
Harry Venis, Mayor

Attest:_____ 9/18/97
Gail Reinfeld, CMC/AAE
Town Clerk

APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
TOWN OF DAVIE, FLORIDA, ONLY

By_____
Barry S. Webber, Town Attorney

BK 27409PG0069