

## PLANNING DIVISION



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

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



### APPLICATION TYPE (CHECK ONE):

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

Date of Application: 3-14-18

Location Address: 3701 Ben Tobin Drive, Hollywood, FL 33021

Lot(s): \_\_\_\_\_ Block(s): 9 Subdivision: Hillwood Sec Three

Folio Number(s): 5142-19-27-0072 PB 69; PG 10

Zoning Classification: PUD-R Land Use Classification: COMFLEX

Existing Property Use: Vacant Lot Sq Ft/Number of Units: \_\_\_\_\_

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 18-DP-04

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

Explanation of Request: Correction to original application. Final TAC Submittal for New Construction of Mixed use Medical/Office Building

Number of units/rooms: \_\_\_\_\_ Sq Ft: 18,000

Value of Improvement: \$4,625,000.00 Estimated Date of Completion: August 2019

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

Name of Current Property Owner: Harwin-Tobin 3701, LLC

Address of Property Owner: 1101 Ben Tobin Drive, Hollywood, FL 33021

Telephone: 954-989-3000 Fax: 954-985-1118 Email Address: jtobin@tobinprop.com

Name of Consultant/Representative/Tenant (circle one): Mark Saltz/Scott Willis

Address: 3501 Griffin Road, Ft. Lauderdale, FL 33312 Telephone: 954-266-2700

Fax: \_\_\_\_\_ Email Address: msaltz@saltzmichelson.com / swillis@saltzmichelson.com

Date of Purchase: 1945 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: Robert DeTorres

Address: 1101 Ben Tobin Drive, Hollywood, FL 33021

Email Address: rdetorres@tobinprop.com

## PLANNING DIVISION



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

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

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

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

Date: 3-14-18

PRINT NAME: Jason L. Tobin

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

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

Date: 3/14/18

PRINT NAME: SCOTT WILLIS

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 SCOTT WILLIS 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 14 day of MARCH

Notary Public

State of Florida



Signature of Current Owner

Jason L. Tobin

Print Name

My Commission Expires: \_\_\_\_\_ (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



April 2, 2018

Deandra Moise, Planner  
City of Hollywood  
Department of Development Services

**Re: Tobin Office Building**  
**3701 Ben Tobin Drive (fka: 3701 Hillcrest Drive)**  
**File Number: 18-DP-04**

Dear Deandra,  
Below are our responses to the TAC comments dated March 5, 2018.

**A. APPLICATION SUBMITTAL:**

- 
- |           |  |
|-----------|--|
| Comment:  | 1. Plat determination letter, and County plat comments (if any) shall be required prior to submission for Final TAC. Furthermore, plat recordation shall be required prior to Board consideration. |
| Response: | <b>See attached letter from Broward County Planning Council. Replatting is not required.</b>   |
| Comment:  | 2. Provide approved Site Plan for PUD-R and clearly illustrate compliance and any changes to the approved Site Plan.   |
| Response: | <b>Approved Site Plan for PUD-R is attached for reference.</b>   |
| Comment:  | 3. Ensure that elevations, site plan, and renderings are consistent throughout plan set.   |
| Response: | <b>Elevations and plans are consistent. See revised drawings.</b>  |
| Comment:  | 4. Owner listed on application is inconsistent with owner as indicated on the Ownership and Encumbrance report. Revise accordingly.  |
| Response: | <b>Application has been revised.</b>   |
| Comment:  | 5. Explanation of request was not listed on application. Revise accordingly.   |
| Response: | <b>Application has been revised.</b>   |
| Comment:  | 6. Provide documentation indicated that the application was signed by an authorized individual.  |
| Response: | <b>Documentation is attached.</b>  |
| Comment:  | 7. Ownership and Encumbrance (O&E) report shall:   |
|           | a. List names of all outstanding mortgage holders or a no lien affidavit.  |

**Response:** Revised O&E report is attached.

**Comment:** b. List and include all hard copies for recorded and unrecorded encumbrances. Note is provided in O&E that there are no encumbrances, however there is a 15' utility easement indicated on survey. Revise accordingly.

**Response:** Revised O&E report is attached.

**Comment:** c. Indicate it was searched from time of platting or 1953 (earliest of the two)

**Response:** Revised O&E report is attached.

**Comment:** d. Include listing and hard copies of any type of encumbrance abutting the property boundary necessary for legal access to the property. If none, state so.

**Response:** Revised O&E report is attached.

**Comment:** 8. ALTA Survey shall:

a. Be based off of the O&E with a note stating such. Revisions are required for the O&E. ensure that note on survey reflects change.

**Response:** Revised ALTA survey is attached.

**Comment:** b. Provide net and gross property size in square feet acreage. Ensure consistency with Site Plan.

**Response:** Revised ALTA survey is attached.

**Comment:** c. No encumbrances were listed on the O&E report however there is an easement illustrated on the survey. Revise accordingly.

**Response:** Revised ALTA survey is attached.

**Comment:** 9. On cover sheet list all applicable meeting dates, including Preliminary TAC date.

**Response:** See attached revised cover sheet T1.

**Comment:** 10. Revise Tabular data to include full legal description as indicated on survey

**Response:** Tabular data has been revised on sheet SP1.

**Comment:** 11. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Board.

**Response:** Applicant has scheduled an April meeting with the Hillcrest Condo Association.

**Comment:** 12. Provide written responses to all comments with next submittal.

**Response:** Written responses have been provided

**Comment:** 13. Additional comments may be forthcoming.

**Response:** Acknowledged.

**B. ZONING:**

- 
- Comment: 1. Additional comments may be forthcoming as approved site plan for PUD-R was not provided to verify compliance with thresholds.  
**Response:** **Approved Site Plan for PUD-R is attached for reference.**
- Comment: 2. Provide approved Site Plan for PUD-R and clearly illustrate compliance and any changes to the approved Site Plan.  
**Response:** **Approved Site Plan for PUD-R is attached for reference. We are in compliance with proposed PUD-R requirements. A road way modification at the intersection of Ben Tobin Drive and 37<sup>th</sup> Avenue is currently in the approval process with the City.**
- Comment: 3. As per Ordinance O-2000-05 the office use will be limited to professional offices as defines in Article 2 of the Zoning and Land Development Regulations. Such condition will be placed at time of Board hearing.  
**Response:** **Acknowledged.**
- Comment: 4. Revise tabular data to include:  
a. Net and gross size of site in square feet and acres. Ensure consistency with ALTA Survey.  
**Response:** **Gross area of site in square feet and acres has been included in the tabular data to match the ALTA Survey.**
- Comment: b. Breakdown of building including all common areas, stairways, restrooms, office spaces, etc.  
**Response:** **Breakdowns have been included in the tabular data on sheet SP1.**
- Comment: 5. Car stop shall be removed and replaced with continuous curbing. Clearly indicate location of a 2' overhang. Area of 2' overhang that encroaches into landscape areas shall not be counted toward pervious requirements.  
**Response:** **Curbing has been provided in lieu of car stops and 2' car overhang has been indicated.**
- Comment: 6. Project shall comply with all vehicular use requirements as indicated in article 9 of the Zoning and Land Development code.  
a. Dimension and provide square footage for all landscaped islands.  
**Response:** **Dimensions and areas have been provided on the site plan on sheet SP1.**
- Comment: b. Provide breakdown of areas included in vehicular use area calculations.  
**Response:** **Breakdowns of areas have been provided in the tabular data.**
- Comment: 7. Portions of the parking lot encroach into the 15' utility easement. Revise accordingly.  
**Response:** **2' car overhang will be provided in easement in lieu of pavement. See revised sheet SP1.**

- Comment: 8. Indicate location and setback for all mechanical equipment.  
**Response:** **Mechanical equipment will be located on the roof and screened by parapets.**
- Comment: 9. Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02.  
**Response:** **Junction box for an electric vehicle charging station has been provided. See revised sheet SP1.**
- Comment: 10. As discussed in the Pre-Application Conceptual Overview meeting, relocate dumpster enclosure from main entrance of site.  
**Response:** **Dumpster location has been modified and will be properly screened with landscape. See revised sheet SP1.**
- Comment: 11. Provide detail for dumpster enclosure.  
**Response:** **Dumpster enclosure details have been provided. See revised sheet A1.1.**
- Comment: 12. Identify locations of existing and proposed fire-hydrants on-site or the closest off-site locations.  
**Response:** **Fire hydrant locations are shown on the civil drawings.**
- Comment: 13. 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:** **Drawings were sent to Public Work and Engineering for review.**
- Comment: 14. Additional comments may be forthcoming.  
**Response:** **Acknowledged.**

#### **C. ARCHITECTURE AND URBAN DESIGN:**

- Comment: 1. Ensure all materials from a cohesive design that are true to a Mediterranean Revival architecture.  
**Response:** **Elevations have been revised to reflect a more traditional Mediterranean Style Architecture.**
- Comment: 2. Color of proposed porcelain tile on rendering is not consistent with rendering. What is the true intended color of the porcelain tiles? Ensure this is reflected on all elevations.  
**Response:** **Elevations have been revised to be consistent. Porcelain tile was eliminated.**
- Comment: 3. Only one living wall is proposed on elevations, however on color elevations it appears there are two. Revise accordingly.  
**Response:** **Elevations have been revised to be consistent.**
- Comment: 4. Consider implementing a bicycle rack.  
**Response:** **A bicycle rack has been provided on revised sheet SP1.**

- Comment: 5. Provide material samples and paint chips with next submittal.  
**Response:** **Color board has been provided.**
- Terrance Comiskey, AIA, Architect*
- Comment: 1. Sheet SP1: I don't see any plans for a bicycle rack.  
**Response:** **Bicycle rack has been provided. See revised site plan sheet SP1.**
- Comment: 2. How are you complying with the City's Green Building Ordinance?  
**Response:** **Proposed Green Building Initiatives have been listed on revised sheet SP1.**
- Comment: 3. Sheet SP1: How are you handling recycling in the building? No dumpster plans or details were included for review.  
**Response:** **Dumpster enclosure details are provided on new sheet A1.1. Recycling bins have been provided.**
- Comment: 4. Sheet SP1: How will the planter for the "Green Living Wall" be able to sustain plant growth?  
**Response:** **"Green Living Wall" has an integral irrigation system. Product information is attached.**
- Comment: 5. General Note: I don't see a Janitorial Closet and sink with storage area for cleaning supplies.  
**Response:** **Janitor's closet has been provided. See revised sheet A1.3.**
- Comment: 6. Sheet A1.3: Will the Break Room have a sink?  
**Response:** **Break room will have a sink. See revised sheet A1.3.**
- Comment: 7. Sheet A1.4: Roof Plan: Will all rooftop equipment be screened?  
**Response:** **All rooftop equipment will be screened. Parapets will be six feet or more in height.**
- Comment: 8. Sheet A2.0: East Elevation: How is the "green wall" above the main entry being sustained? I didn't see it in the plan.  
**Response:** **"Green Living Wall" has an integral irrigation system. Product information is attached.**

#### **D. SIGNAGE:**

- Comment: 1. For review, full signage package shall be provided, including signage details, signs illustrated on Elevations, dimensions on Site Plan, etc.  
**Response:** **Sign areas and details have been provided on the site plan and elevations. See revised sheet A1.1 for monument sign details.**
- Comment: 2. Include a note on plans that all signage will comply with Zoning and Land Development Regulations.  
**Response:** **A note has been provided on revised sheet SP1.**

Comment: 3. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

Response: **Acknowledged.**

#### **E. LIGHTING:**

Comment: 1. It does not appear there are any proposed exterior lighting. Will there be any lighting proposed?

Response: **There will be exterior lighting for all exterior parking areas.**

Comment: 2. Provide note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 adjacent to residential)

Response: **Note has been provided on revised sheet SP1.**

#### **F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY:**

Comment: 1. New construction of, and a major renovation, a structure (other than a single-family detached dwelling or duplex) with not more than 20,000 square feet of total floor area shall include a minimum of ten green building practices. Indicate on Site Plan ten (10) green building practices are approved in Chapter 151 of the Code of Ordinances.

Response: **Proposed Green Building Practices have been listed on revised sheet SP1.**

Comment: 2. Work with Building Department to ensure compliance with Green Building Ordinance.

Response: **Will comply.**

Comment: 3. Pavement and roofing material should be "cool" roofing material should be energy star certified or cool roof council rated. Pavement should be highly reflective.

Response: **"Cool" roofing material will be provided. See a list of proposed Green Building Initiatives on revised sheet SP1.**

Comment: 4. Consider using permeable pavement.

Response: **Permeable concrete has been used at new accessible walkway to the public way. See revised sheet SP1.**

#### **G. ENGINEERING:**

Comment: 1. Platting will be required.

Response: **See attached letter from Broward County Planning Council. Replatting is not required.**

Comment: 2. Per aerial images, this lot is currently being used for parking for the medical office building to the north. It is connected along the north property line through a driveway connection to the lot to the north. Please explain

Response: **The site is currently vacant and was temporarily being used for overflow parking from the Medical Office Building.**



- Comment: 3. Future improvements are being proposed at the Y-intersection at Hillcrest Drive and 37 Avenue, coordinate if necessary.  
**Response:** **The site plan SP1 has been modified to include future road improvements.**
- Comment: 4. Sheet C-1, extend proposed curb around the radius of the driveway apron  
**Response:** **Proposed curbs have been extended. See revised sheet C-1.**
- Comment: 5. Sheet C-2, indicate area of pavement restoration for the proposed right-of-way work.  
**Response:** **Area of pavement restoration has been provided on revised sheet C-2.**
- Comment: 6. Sheet C-1, indicate all vehicular turning radii on plan.  
**Response:** **All vehicular turning radii have been indicated on revised sheet C-1.**
- Comment: 7. Provide sidewalk (6" thick) through proposed drive opening.  
**Response:** **6" thick sidewalk has been provided at drive openings on revised sheet C-1.**
- Comment: 8. Civil details for curbing, sidewalk and pavement restoration will be required.  
**Response:** **Civil details have been provided.**
- Comment: 9. All outside agency permits must be obtained prior to issuance of City building permit.  
**Response:** **Will comply.**
- Comment: 10. More comments may follow upon review of the requested information.  
**Response:** **Acknowledged.**

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**H. LANDSCAPING:**

- Comment: 1. No comments received.

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**I. UTILITIES:**

*Water & Sewer Comments*

- Comment: 1. Application is substantially complaint.

*Drainage Comments:*

- Comment: 2. Application is substantially complaint.

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**J. BUILDING:**

- Comment: 1. The egress from stair two cannot empty into the garage area and must also be on an accessible route to the public way, also not through the garage area.  
**Response:** **Accessible route to public way from stair 2 has been provided on revised sheet SP1.**

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**K. FIRE:**

- Comment: 1. WATER SUPPLY MUST MEET NFPA 1, 18.4.5.2 In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be schedule through our underground utilities dept., 954-921-3046. After the results are completed, the

	civil engineer shall show on the plan the calculations using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements.
<b>Response:</b>	<b>Calculations have been provided. See revised civil drawings.</b>
<b>Comment:</b>	2. Show existing fire hydrants on pg. C-2, including any new hydrants (if needed) after test result as are completed. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.
<b>Response:</b>	<b>Fire Flow Test is attached. Calculations have been provided on revised sheet C-2.</b>
<b>Comment:</b>	3. Provide a note on civil drawing C-02 that underground fire main work will be completed by a contractor holding a Class I, II, or V license per FS 633.102.
<b>Response:</b>	<b>Note has been provided on revised sheet C-2.</b>
<b>Comment:</b>	4. Pg. C-2 show the 4" fire lines from the DDCV up to the building.
<b>Response:</b>	<b>4" fire line has been shown on revised sheet C-2.</b>
<b>Comment:</b>	5. Show the location of the fire dept. connection on pg. C-2.
<b>Response:</b>	<b>Connection has been shown on revised sheet C-2.</b>
<b>Comment:</b>	6. The width of the fire dept. access road is OK on the site plan, but show turning radius for fire trucks access: 25'.5" interior radius, 38' centerline of the turning radius, and a 45' exterior. If this cannot be accomplished due to site restrictions, review NFPA 1, 18.2.3.2 Access to Building for trade-offs.
<b>Response:</b>	<b>See revised site plan on sheet SP1. Fire truck turning radius is indicated.</b>
<b>Comment:</b>	7. A bi-directional amplifier is required for all new and existing buildings. Show on the plan that building will be in compliance with NFPA 1, 11.10* Two-Way Radio Communication Systems. (there is also a Broward Building Code amendment 118.2 on requirements) These plans must be pre-approved by the County and then submitted as part of the 1 <sup>st</sup> architectural set of drawings.
<b>Response:</b>	<b>Note was added on revised sheet SP1.</b>
<b>L. PUBLIC WORKS</b>	
<b>Comment:</b>	1. No comments received.
<b>M. PARKS, RECREATION AND CULTURAL ARTS</b>	
<b>Comment:</b>	1. Application is substantially compliant.
<b>N. COMMUNITY DEVELOPMENT:</b>	
<b>Comment:</b>	1. Delete curb stops and use curbing instead.
<b>Response:</b>	<b>Curbing has been provided in lieu of car stops. See revised sheet SP1.</b>
<b>Comment:</b>	2. Show details of perimeter fence/wall. Should be decorative type.
<b>Response:</b>	<b>A decorative 6' high fence will be provided on the north and west sides of the property. See details on revised sheet A1.1.</b>

Comment: 3. How is rainwater taken off roof? How is roof accessed?  
 Response: **There will be roof drains. Roof is accessed from stair tower.**

Comment: 4. Show details of dumpster enclosure design  
 Response: **Details have been provided on revised sheet A1.1.**

Comment: 5. Meet with Hillcrest Condo Asso.  
 Response: **Applicant has scheduled a meeting with the Hillcrest Condo Association.**

Comment: 6. Meet with Hollywood Hills Civic Asso. – Meetings are held Wednesday 7:00PM at David Park Community Center, 108 N 33<sup>rd</sup> Ct., email contact: hollywoodhillscivic@gmail.com  
 Response: **Applicant has scheduled a meeting with the Civic Association.**

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**O. ECONOMIC DEVELOPMENT:**

Comment: 1. End product is intended to be "Class A" classifications?  
 Response: **This will be a Class "A" office building.**

Comment: 2. What green building considerations?  
 Response: **Proposed Green Building initiatives are indicated on revised Sheet SP1.**

Comment: 3. Second floor as speculative can accommodate office or medical?  
 Response: **The second floor can accommodate both office and medical tenants.**

Comment: 4. Third floor has a tenant already?  
 Response: **The third floor will be Tobin Properties' Headquarters.**

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**P. POLICE DEPARTMENT:**

Comment: No comments received.

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**Q. DOWNTOWN AND BEACH CRA:**

Comment: Not applicable.

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**R. PARKING AND INTERGOVERNMENTAL AFFAIRS:**

Comment: Application substantially compliant.

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**S. ADDITIONAL COMMENTS**

Comment: Additional comments may be forthcoming as approved site plan for PUD-R was not provided to verify compliance with thresholds.  
 Response: **Acknowledged.**

Should you have any questions on the above or require additional information, please feel free to contact us.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'SW', is positioned above the printed name.

Scott Willis, R.A., LEED AP  
Senior Project manager  
2017-182 Gen. Cor.



**MARTY KIAR**  
**BROWARD**  
COUNTY  
PROPERTY APPRAISER

<b>Site Address</b>	<b>3701 HILLCREST DRIVE, HOLLYWOOD FL 33021</b>	<b>ID #</b>	5142 19 27 0072
<b>Property Owner</b>	HARWIN-TOBIN 3701 LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1101 BEN TOBIN DR HOLLYWOOD FL 33021	<b>Use</b>	10

Abbreviated Legal Description	HILLWOOD SEC THREE 69-10 B POR BLK 9 DESC AS BEG NE COR BLK 9,S 95.47,SW ALG CUR 151.84,SWLY 111.23,N 242.63,ELY 190 TO POB LESS N 30 FOR RD
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

<b>Property Assessment Values</b> <a href="#">Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.</a>					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$273,180		\$273,180	\$273,180	
2017	\$273,180		\$273,180	\$273,180	\$5,706.04
2016	\$273,180		\$273,180	\$273,180	\$5,825.31

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$273,180	\$273,180	\$273,180	\$273,180
Portability	0	0	0	0
Assessed/SOH	\$273,180	\$273,180	\$273,180	\$273,180
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$273,180	\$273,180	\$273,180	\$273,180

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/15/2008	SWD-T	\$100	45526 / 1058	\$7.00	39,025	SF
9/29/1995	SWD	\$5,400	24139 / 251			
12/1/1986	D		14026 / 115			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

Barbara A. Hall  
Tel 954.768.8236  
Fax 954.759-5536  
hallb@gtlaw.com

January 24, 2018

**VIA OVERNIGHT**

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301

Re: Request for Platting Determination for property located at 3701 Hillcrest Drive,  
Hollywood, Florida

Dear Barbara:

At the request of the City of Hollywood, we are requesting a determination that re-platting of the property located at 3701 Hillcrest Drive, Hollywood, Florida is not required for the construction of a temporary office trailer at that location. The temporary office trailer is to serve as an office location for the property owner while a new office building is undergoing review and then being constructed nearby. The existing office building at 3701 Hillcrest Drive was significantly damaged by Hurricane Irma so that the building is beyond repair and is to be demolished. The city's code allows for temporary office trailers in circumstances such as this.

The property has been platted as a portion of Hillwood Section Three Plat which was recorded in Plat Book 69, Page 10 on August 6, 1969. We have attached a copy of the plat and an aerial of the property.

Policy 2.13.1 of the Platting and Land Development Code states in part:

No unit of a local government may grant an application for a building permit for the construction of a principal building on a parcel of land unless a plat including the parcel or parcels of land has been approved by the Broward County Commission and recorded in the official records of Broward County subsequent to June 4, 1953.

We understand that because the property at 3701 Hillcrest Drive was platted and the plat recorded after June 4, 1953, the County does not require replatting.

FTL 111601982v2

Barbara Blake Boy, Executive Director  
January 24, 2018  
Page 2

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Would you please respond to this letter by providing a letter confirming the plat status of the property.

We have attached a check in the amount of \$144.00 for the fee required for a platting determination.

Very truly yours,



Barbara A. Hall

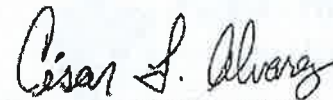
Encl.

**GT GreenbergTraurig**8400 N.W. 36th Street  
Suite 400  
Doral, FL 33166Wells Fargo, N.A.  
Florida**No. 800779**

63-751/631

DATE 1/24/2018

NON-NEGOTIABLE AFTER 90 DAYS FROM ISSUE

**PAY** *One hundred forty-four and 00/100***\$\*\*144.00\*\***TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$10,000.00  
Operating AccountTO  
THE  
ORDER  
OF**Broward County Board of County Commissioners**

VOID IF OVER \$144.00

⑈800779⑈ ⑆063107513⑆ 2000014648647⑈

Greenberg Traurig -

Vendor ID: 38648

Payee: Broward County Board of County Commissioners

Check #: 800779

Check Date: Jan 24, 2018

02012418144

Jan 24, 2018

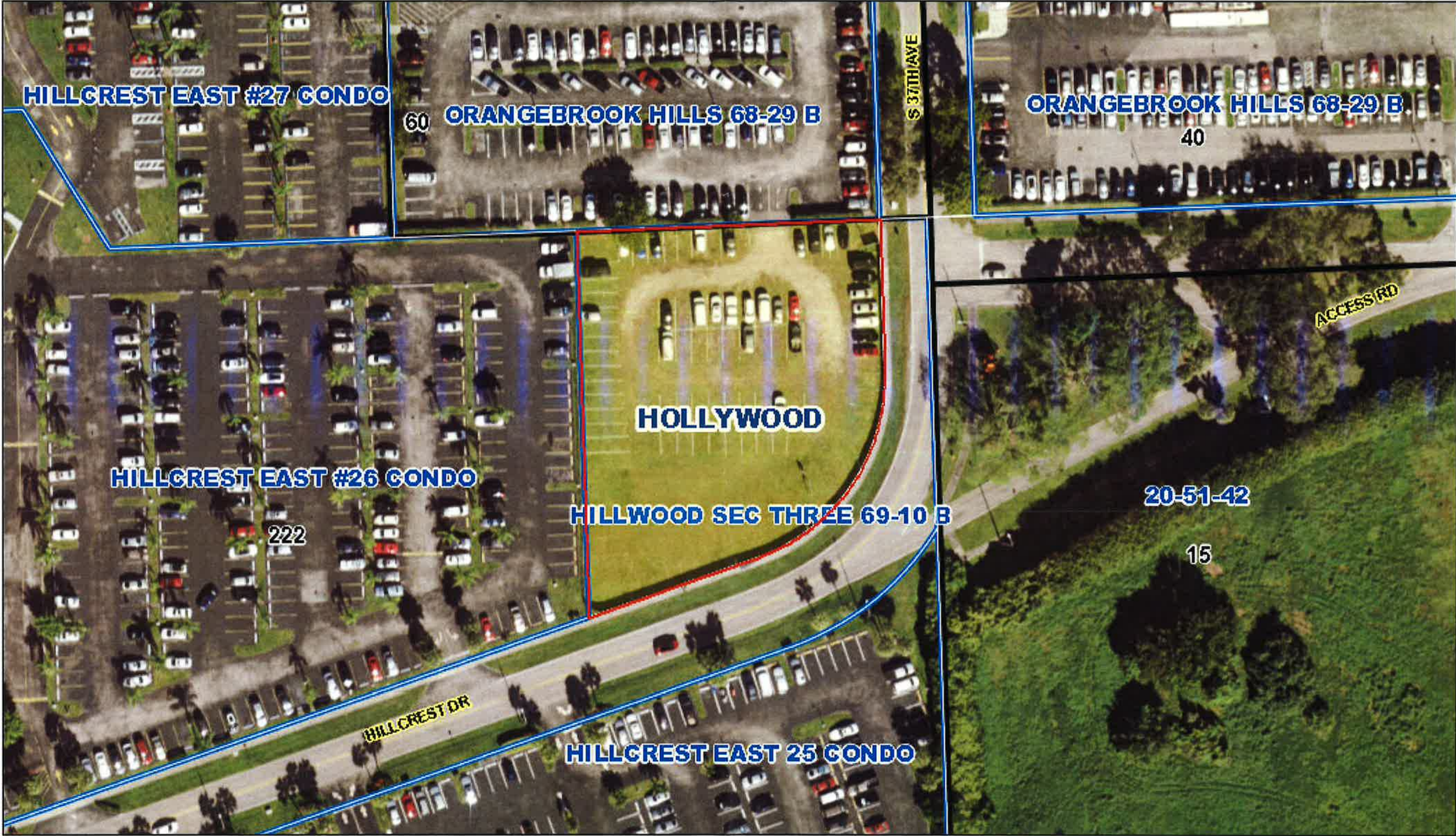
filing fee

\$144.00

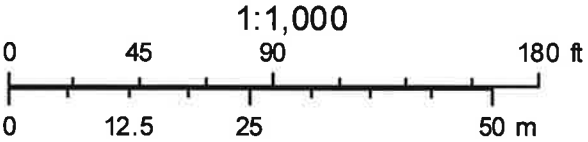
Totals:

\$144.00





January 24, 2018



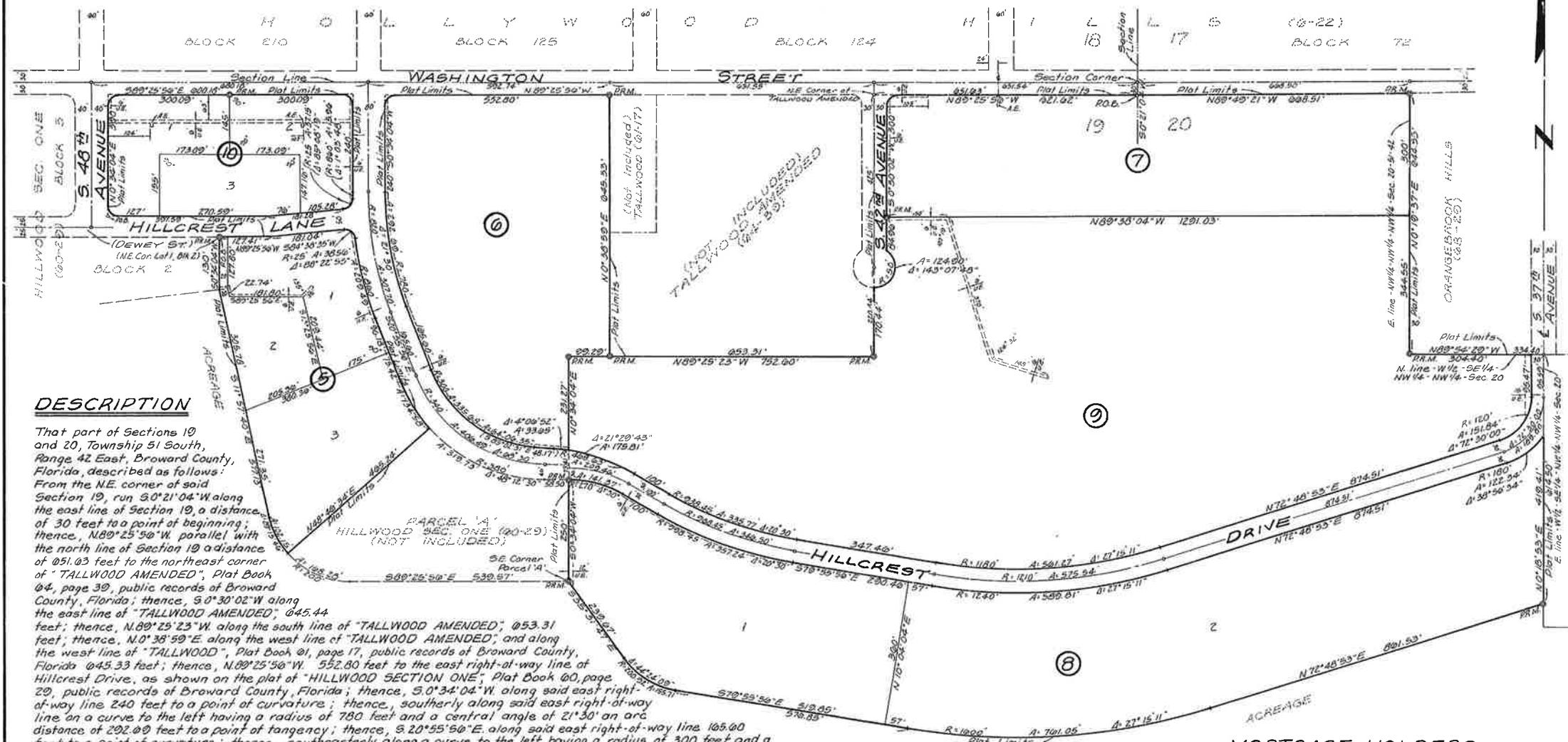


# HILLWOOD SECTION THREE

A SUBDIVISION OF A PORTION OF THE N<sup>1</sup>/<sub>2</sub> OF SECTIONS 19 & 20, T51S, R42E, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

JULY 1969 1"=150'

M.E. BERRY & ASSOCIATES - LAND SURVEYORS - HOLLYWOOD, FLORIDA



## DESCRIPTION

That part of Sections 19 and 20, Township 51 South, Range 42 East, Broward County, Florida, described as follows: From the N.E. corner of said Section 19, run S 0° 21' 04" W along the east line of Section 19 a distance of 30 feet to a point of beginning; thence, N 89° 25' 56" W parallel with the north line of Section 19 a distance of 651.03 feet to the northeast corner of "TALLWOOD AMENDED", Plat Book 04, page 39, public records of Broward County, Florida; thence, S 0° 30' 02" W along the east line of "TALLWOOD AMENDED", 045.44 feet; thence, N 89° 25' 23" W along the south line of "TALLWOOD AMENDED", 053.31 feet; thence, N 0° 38' 59" E along the west line of "TALLWOOD AMENDED", and along the west line of "TALLWOOD", Plat Book 01, page 17, public records of Broward County, Florida 045.33 feet; thence, N 89° 25' 56" W 552.80 feet to the east right-of-way line of Hillcrest Drive, as shown on the plat of "HILLWOOD SECTION ONE", Plat Book 00, page 29, public records of Broward County, Florida; thence, S 0° 34' 04" W along said east right-of-way line 240 feet to a point of curvature; thence, southerly along said east right-of-way line on a curve to the left having a radius of 780 feet and a central angle of 21° 30' an arc distance of 292.00 feet to a point of tangency; thence, S 20° 55' 56" E along said east right-of-way line to a point of curvature; thence, southeasterly along a curve to the right having a radius of 300 feet and a central angle of 04° 06' 35" an arc distance of 335.08 feet to a point of tangency; thence, S 85° 02' 31" E 48.17 feet to a point of curvature; thence, easterly along a curve to the right having a radius of 408.03 feet and a central angle of 4° 00' 52" an arc distance of 33.05 feet; thence, S 0° 34' 04" W 73.41 feet to the northeast corner of Parcel A, of said "HILLWOOD SECTION ONE"; thence, S 0° 34' 04" W along the east line of said Parcel A 250 feet to the southeast corner of Parcel A; thence, S 35° 31' 47" E 239.07 feet to a point of curvature; thence, southeasterly along a curve to the left having a radius of 200.92 feet and a central angle of 44° 24' 09" an arc distance of 155.71 feet to a point of tangency; thence, S 79° 55' 56" E 570.85 feet to a point of curvature; thence, easterly along a curve to the left having a radius of 1000 feet and a central angle of 27° 15' 11" an arc distance of 791.05 feet to a point of tangency; thence, N 72° 48' 53" E 801.53 feet to the east line of the W<sup>1</sup>/<sub>2</sub> of the SE<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of said Section 20; thence, N 0° 18' 53" E along said east line 014.50 feet to the northeast corner of said W<sup>1</sup>/<sub>2</sub>; thence, N 89° 54' 29" W 334.40 feet to the northwest corner of said W<sup>1</sup>/<sub>2</sub>; thence, N 0° 19' 37" E along the east line of the NW<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of said Section 20 a distance of 044.95 feet to a point 30 feet south of the north line of said Section 20; thence, N 89° 40' 21" W parallel with the north line of said Section 20 a distance of 009.51 feet to the point of beginning, and;

Beginning at the N.E. corner of Lot 1, Block 2, of said "HILLWOOD SECTION ONE"; thence, S 0° 34' 04" W along the east line of said Lot 1 a distance of 130 feet; thence, S 11° 57' 40" E 577.13 feet to a point of curvature; thence, southeasterly on a curve to the left having a radius of 200 feet and a central angle of 29° 15' 46" an arc distance of 102.15 feet to the westernmost point of Parcel A of said "HILLWOOD SECTION ONE"; thence, N 46° 46' 34" E 405.24 feet to the northernmost point of said Parcel A; thence, northwesterly along the west right-of-way line of Hillcrest Drive, as shown on said "HILLWOOD SECTION ONE"; on a distance of 134.53 feet; thence, continue along said west right-of-way line N 20° 55' 56" W 105.60 feet; thence, continue northwesterly along said west right-of-way line on a distance of 209.49 feet to a point of reverse curvature; thence, northwesterly along a curve to the left having a radius of 25 feet and a central angle of 88° 22' 53" an arc distance of 38.56 feet; thence, along the south right-of-way line of Dewey St, as shown on said "HILLWOOD SECTION ONE"; S 84° 38' 35" W 181.04 feet; thence, N 89° 25' 56" W 127.41 feet to the point of beginning, and;

That parcel of land shown on said "HILLWOOD SECTION ONE", marked "ACREAGE - NOT INCLUDED IN THIS PLAT (FUTURE DEVELOPMENT)", said parcel being bounded on the north by Washington St, on the east by Hillcrest Drive, on the south by Dewey St, and on the west by S 48th Ave. and being more particularly described as follows: Beginning at the intersection of the north right-of-way line of Dewey St with the east right-of-way line of S 48th Ave, as shown on said plat; thence, N 0° 34' 04" E along said east right-of-way line 300 feet; thence, S 89° 25' 56" E 000.18 feet; thence, S 0° 34' 04" W 240 feet to a point of curvature; thence, southerly on a curve to the left having a radius of 800 feet and a central angle of 19° 48' an arc distance of 159.0 feet to a point of reverse curvature; thence, southwesterly on a curve to the right having a radius of 25 feet and a central angle of 89° 08' 19" an arc distance of 37.15 feet to a point of tangency; thence, S 84° 38' 35" W 181.28 feet; thence, N 89° 25' 56" W 397.59 feet to the point of beginning.

## CITY PLANNING BOARD

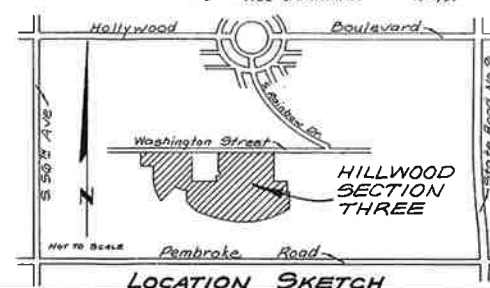
This is to certify that the Planning Board of the City of Hollywood, Florida, has approved and accepted this plat this 1 day of July, 1969.

Arthur J. Glendon  
Director

## AREA PLANNING BOARD

This is to certify that the Broward County Area Planning Board approved this plat with regard to dedication of rights-of-way for trafficways by resolution, duly adopted this 16 day of January, 1969.

John M. Gerren Jr.  
Chairman



## MORTGAGE HOLDERS

First Federal Savings and Loan Association of Miami does hereby join in and consent to this plat.

Sandra L. Johnson  
Raymond L. Rodriguez  
H. A. Seitz, Asst. Sec.

First Federal Savings and Loan Association of Broward County does hereby join in and consent to this plat.

Marjorie N. Adams  
Harmilia H. Newwood  
Janet M. Cook, Asst. Sec.

## NOTES

1. Block corner radii are 25 feet unless otherwise shown.
2. Block dimensions are to the point of intersection of block lines extended unless otherwise shown.
3. All bearings are based on an assumed meridian.
4. ° On centerline of street indicates Horizontal Control Point.
5. ° Indicates Permanent Reference Monument (PRM.) (H.C.P.)
6. Easements are shown thus:

Utility Easement



Anchor Easement



## DEDICATION

Know all men by these presents: THE HOLLYWOOD BEACH HOTEL COMPANY, an Ohio corporation, is the owner in fee simple of the lands shown and described hereon and has caused said lands to be subdivided and platted in the manner shown hereon and to be known as "HILLWOOD SECTION THREE". The thoroughfares and easements shown on this plat are hereby dedicated to the perpetual use of the public for proper purposes. In witness whereof we hereunto set our hands and seal this 7 day of June, 1969.

The Hollywood Beach Hotel Company

Wendy A. Dugan  
Witness  
Sandra B. Caldwell  
Witness

Ben Tobin  
Ben Tobin - President  
Norman A. Eliot - Secretary

## ACKNOWLEDGEMENT

STATE OF FLORIDA } I hereby certify that on this day personally appeared before me Ben Tobin and Norman A. Eliot, president and secretary respectively, of THE HOLLYWOOD BEACH HOTEL COMPANY, to me well known to be the persons who executed the foregoing instrument of dedication and severally acknowledged the execution thereof to be their free act and deed as such officers, and that they affixed thereto the official seal of said corporation, and that said instrument is the act and deed of said corporation. Witness my signature and official seal at Hollywood, Broward County, Florida this 7 day of June, 1969.

My Commission Expires:

August 4, 1972

Sandra B. Caldwell  
Notary Public, State of Fla.

## SURVEYOR'S CERTIFICATE

I, Maurice E. Berry II, hereby certify that I have made a recent survey of the hereon described property as indicated, that permanent reference monuments (PRM.) were set at the locations shown on this plat and that this plat is true and correct to the best of my knowledge and belief. Dated at Hollywood, Broward County, Florida, this 7 day of June, 1969.

Maurice E. Berry II  
Maurice E. Berry II  
Reg. Land Surveyor No. 1122  
State of Florida

## COUNTY ENGINEER

This plat of "HILLWOOD SECTION THREE" has been approved for record this 4 day of August, 1969.

John M. Gerren Jr.  
County Engineer  
John M. Gerren Jr. RE Reg. No. 0895

## COUNTY CLERK'S CERTIFICATE

This is to certify that this plat complies with the provisions of Chapter 10275 (No. 253) laws of Florida and was accepted for record by the Board of Commissioners of Broward County, Florida this 15 day of July, 1969.

Attest: Jack Wheeler  
Clerk of Circuit Court

By: Janette W. Krog  
Deputy Clerk

This instrument filed for record this 6 day of Aug. 1969, and recorded in Plat Book 69 of page 10. Record verified.

Attest: Jack Wheeler  
Clerk of Circuit Court

By: Martin R. Riddick  
Deputy Clerk

## CITY COMMISSION

This is to certify that this plat was approved and accepted by the City Commission of Hollywood, Florida, by Ordinance No. 0-69 adopted this 15 day of June, 1969, and that by said ordinance, all thoroughfares shown on this plat were accepted in the name of said city and all previous plats of this land are cancelled and superseded.

Edwin M. Bader  
Deputy City Clerk

Wallace E. Varrick  
City Engineer

**UPS CampusShip: View/Print Label**

1. **Ensure there are no other shipping or tracking labels attached to your package.** Select the Print button on the print dialog box that appears. Note: If your browser does not support this function select Print from the File menu to print the label.
2. **Fold the printed label at the solid line below.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.
3. **GETTING YOUR SHIPMENT TO UPS**  
**Customers with a Daily Pickup**  
 Your driver will pickup your shipment(s) as usual.

**Customers without a Daily Pickup**

Take your package to any location of The UPS Store®, UPS Access Point(TM) location, UPS Drop Box, UPS Customer Center, Staples® or Authorized Shipping Outlet near you. Items sent via UPS Return Services(SM) (including via Ground) are also accepted at Drop Boxes. To find the location nearest you, please visit the Resources area of CampusShip and select UPS Locations.

Schedule a same day or future day Pickup to have a UPS driver pickup all your CampusShip packages.

Hand the package to any UPS driver in your area.

UPS Access Point™  
 THE UPS STORE  
 401 E LAS OLAS BLVD  
 FORT LAUDERDALE, FL 33301

UPS Access Point™  
 THE UPS STORE  
 757 SE 17TH ST  
 FORT LAUDERDALE, FL 33316

UPS Access Point™  
 ASO - PAK MAIL 1930  
 1931 CORDOVA RD  
 FORT LAUDERDALE, FL 33316

FOLD HERE

CUSHLA TALBUT 954.468.1758 GREENBERG TRAUIG - FORT LAUDE 401 EAST LAS OLAS BLVD FORT LAUDERDALE FL 33301  <b>SHIP TO:</b> BARBARA BLAKE BOY BROWARD COUNTY PLANNING COUNCIL ROOM 307 115 SOUTH ANDREWS AVENUE FORT LAUDERDALE FL 33301-1817	<b>1 LBS</b>  <b>1 OF 1</b>
	<b>FL 333 0-04</b> 
<b>UPS GROUND</b> TRACKING #: 1Z F33 78V 03 9385 6136	
<b>BILLING: P/P</b>	
Client / Matter # (xxxxxx.xxxxxx): 160583.010200 <small>CS 20.0.27/ WNTNV50 97.0A 01/2018</small>	



February 2, 2018

Barbara A. Hall  
Greenberg Traurig, P.A.  
401 East Las Olas Boulevard, Suite 2000  
Fort Lauderdale, Florida 33301

Dear Ms. Hall:

Re: Platting requirements for a parcel legally described as a portion of Block 9, "Hillwood Section Three," according to the Plat thereof, as recorded in Plat Book 69, Page 10, of the Public Records of Broward County, Florida. This parcel is generally located on the northwest corner of Hillcrest Drive and South 37 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting would not be required by Policy 2.13.1 of the Broward County Land Use Plan. Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on August 6, 1969.

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required. Further, some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Kenneth Wenning, Planner, at your convenience.

**Barbara A. Hall**  
**February 2, 2018**  
**Page Two**

Respectfully,

A handwritten signature in dark ink, appearing to read 'BBB', with a stylized flourish extending from the bottom right.

**Barbara Blake Boy**  
**Executive Director**

**BBB:KJW**

cc: **Wazir Ishmael, City Manager**  
**City of Hollywood**

**Tom Barnett, Director, Development Services**  
**City of Hollywood**







# CITY of HOLLYWOOD, FLORIDA

## Department of Development Services

2600 Hollywood Blvd. • Room 315 • P.O. Box 229045 • Hollywood, Florida 33022-9045  
Phone (954) 921-3471 • Fax (954) 921-3347 • [www.hollywoodfl.org](http://www.hollywoodfl.org)

**Thomas Barnett**  
Director

September 13, 2016

LTR 16-086

Becker & Poliakoff  
Attn: Jeremy Shir  
1 East Broward Blvd. Suite 1800  
Fort Lauderdale, FL 3301

Re: **Zoning verification for folio number 5142 19 27 0072 (3701 Hillcrest Drive)**

Dear Mr. Shir:

The above referenced property is zoned Planned Unit Development - Residential (PUD-R) with a Land Use designation of Commercial Flex (COMFLEX). Enclosed is a copy of Ordinance O-2000-04 approving the application of the 5 percent Flexibility Rule (Residential to Commercial) to permit commercial land use on the above referenced property. Also enclosed is a copy of Declaration of Restrictions that limit the use of the subject property to Professional Offices only.

The adjacent properties to the north are zoned Hospital District (HD); adjacent properties to the south and west are zoned Planned Unit Development - Residential (PUD-R); adjacent properties to the east are zoned Government Use District (GU). The PUD Zoning District is intended to permit larger tracts of land under unified control to be planned and developed as a whole (as a single operation or an approved series of operations) with a greater amount of flexibility by removing some of the detailed restrictions of conventional zoning. Enclosed is a copy of the Zoning and Land Development Regulations which outlines all the permitted uses and the minimum development standards for PUD Zoning District (Section 4.16).

The property is not located within the Historic District. At this time, no zoning/variance records were found for this property. There appears to be no open code violations found for this property. Code violation information may be viewed at [www.Hollywoodfl.org](http://www.Hollywoodfl.org) under "Online Services." The number for the Office of Code Enforcement is 954-921-3061. Please contact the Building Department at 954-921-3307 for information regarding Certificates of Occupancy.

Any modifications to the existing structure or changes of use will require the issuance of Building Permits. The City of Hollywood requires any new construction or change of use to comply with all applicable codes and ordinances including, but not limited to, building occupancy codes, fire department code regulations, applicable zoning and land use laws, landscaping, parking requirements, provisions for applicable sanitary sewer, water, storm drainage and other utilities. A Certificate of Use is required for a New Business, Relocation

Page 1 of 2

**Our Mission:** We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.  
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

**"An Equal Opportunity and Service Provider Agency"**

of an Existing Business, New Owner of Business (Transfer of Ownership), and Rental of Apartment Units.

This letter is informational in nature. It should not be interpreted as either support for or opposition to the referenced development. If you have any additional questions, please contact Arceli Redila at (954) 921-3471.

Sincerely,



Leslie Del Monte  
Planning Manager

Enclosures:

- Ordinance O-2000-04
- Declaration of Restrictions
- Zoning and Land Development Regulations Article 4, Section 4.16
- Copy of the tax roll from Broward County Property Appraiser
- Aerial photo
- Land Use and Zoning Map

ORDINANCE NO. 0-2000-04

LD-99-08a

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING THE APPLICATION OF THE 5% FLEXIBILITY RULE (RESIDENTIAL TO COMMERCIAL) TO THE PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF HILLCREST DRIVE AND SOUTH 37<sup>TH</sup> AVENUE, AS MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", PURSUANT TO THE CITY OF HOLLYWOOD COMPREHENSIVE PLAN AND POLICY 01.01.04 OF THE BROWARD COUNTY LAND USE PLAN; PROVIDING A SEVERABILITY CLAUSE, A REPEALER CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the Zoning and Land Development Regulations provide that an application for use of the 5% Flexibility Rule may be filed; and

WHEREAS, an application (LD-99-08) was filed with the Community Planning Division of the City of Hollywood requesting the application of the 5% Flexibility Rule (Residential to Commercial) to the property generally located on the northwest corner of Hillcrest drive and South 37<sup>th</sup> Avenue, as more specifically described in Exhibit "A", pursuant to the City of Hollywood Comprehensive Plan and Policy 01.01.04 of the Broward County Land Use Plan which will change the Future Land Use Designation from High Residential (+26 units per acre) to Commercial; and

WHEREAS, the subject parcel is vacant, contains approximately .896 acres, has a current City Land Use Plan Designation of High Residential (+26 units/acre) and a County Land Use Plan Designation of High Density Residential; and

WHEREAS, the subject parcel has a zoning designation of PUD-R with the Hospital District to the north, PUD-R to the south and west, and Government Use to the east; and

WHEREAS, the subject parcel site abuts High Density Residential to the south and west, Office to the north, and Open Space and Recreation to the east; and

WHEREAS, the applicant intends on relocating the existing office uses within the Hillcrest Planned Unit Development to the subject parcel; and



WHEREAS, the City's Comprehensive Plan (Future Land Use Element - Permitted Uses) and Policy 01.01.04 of the Broward County Land Use Plan require the application of the 5% Flexibility Rule (Residential to Commercial) to permit commercial zoning on a residentially designated parcel within a Flexibility zone; and

WHEREAS, the allocation of the .896 acres required to permit the relocation of the existing office uses within the Hillcrest PUD will leave a balance of approximately 39.2 acres in Flexibility Zone 89; and

WHEREAS, the Community Planning Division Director, following analysis of the application and its associated documents, has determined that the proposed change of zoning district is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan, and has therefore recommended that it be approved; and

WHEREAS, on November 22, 1999, the Planning and Zoning Advisory Board met and reviewed the above noted request for the application of the 5% Flexibility Rule and Policy 01.01.04 of the Broward County Land Use Plan and forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the request for application of the 5% Flexibility Rule is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan, and is in the best interests of the citizens of the City of Hollywood;

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

Section 1: That the 5% Flexibility Rule pursuant to the City of Hollywood's Comprehensive Plan and Policy 01.01.04 of the Broward County Land Use Plan is hereby applied to allocate approximately .896 acres of flexibility acreage to property generally located on the northwest corner of Hillcrest drive and South 37<sup>th</sup> Avenue, as more specifically described in Exhibit "A", attached hereto and incorporated herein by reference whereby the land use designation will be from Residential to Commercial.

Section 2: That all sections or parts of sections of the Zoning and Land Development Code, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

ORDINANCE NO. 0-2000-04 HILLCREST FLEXIBILITY.

Section 4: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised Jan 7, 2000.

PASSED on first reading this 15 day of Dec, 1999.

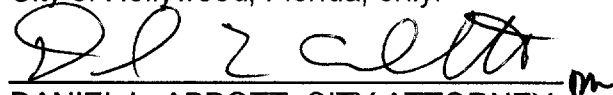
PASSED AND ADOPTED on second reading this 19 day of Jan, 2000.

  
MARA GIULIANTI, MAYOR

ATTEST:

  
PATRICIA A. CERNY, CMC/AAE  
CITY CLERK

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

  
DANIEL L. ABBOTT, CITY ATTORNEY *m*

1/24/2000pac

## EXHIBIT A

### LEGAL DESCRIPTION

A portion of Block 9, "HILLWOOD SECTION THREE", as recorded in Plat Book 69, page 10, of the public records of Broward County, Florida, being described as follows: Beginning at the northeast corner of said Block 9, run S. 0 degrees 18' 53" W. along the west right-of-way line of S. 37<sup>th</sup> Ave. 95.47 feet to a point of curvature; thence, southwesterly along a 120-foot radius curve to the right, through a central angle of 72 degrees 30' 00", an arc distance of 151.84 feet to a point of tangency; thence, S. 72 degrees 48' 53" W. 111.23 feet; thence, N. 0 degrees 18' 53" E. 242.63 feet to a point of the north line of said Block 9; thence, S. 89 degrees 54' 29" E. 190 feet to the Point of Beginning. Containing 39,029 square feet. (0.896 acres)

PREPARED BY AND RETURN TO:  
Joel D. Kopelman, Esq.  
Navon, Kopelman, O'Donnell & Lavin, P.A.  
2699 Stirling Road, Suite B-100  
Fort Lauderdale, Florida 33312  
(954) 967-2788

INSTR # 100093409  
OR BK 30267 PG 1481  
RECORDED 02/17/2000 04:13 PM  
COMMISSION  
BROWARD COUNTY  
DEPUTY CLERK 1038

## DECLARATION OF RESTRICTIONS

**KNOWN ALL BY THESE PRESENTS** that the undersigned, as Owner of the real property described in Exhibit "A", attached hereto and made a part hereof, (the "Property"), lying, being and situated in the City of Hollywood, Broward County, Florida hereby voluntarily agrees that the Property shall hereafter be held, used and conveyed subject to the following:

The Property shall only be developed and used for professional offices as defined under "Offices, Professional" in Article 2 of the Zoning and Land Development Code of the City of Hollywood, as such definition existed as of September 7, 1999, a copy of which definitions is attached hereto as Exhibit "B".

**Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the title to the Property and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns unless and until the same is modified or released by an commission of the City of Hollywood, a municipal corporation existing under the laws of the State of Florida (the "City").

**Term.** This Declaration is to run with title to the Property and shall be binding upon the Property for a period of thirty (30) years from the date this Declaration is recorded in the public records of Broward County, after which time it shall be extended automatically for successive periods of ten (10) years each, unless modified, amended or released as provided for herein.

**Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, only by a written instrument executed by the Owner and the City.

**Enforcement.** The Owner on behalf of itself and its heirs, successors and assigns to the Property, hereby acknowledges and agrees this Declaration may be enforced by the City by injunctive relief. The prevailing party in any action or suit pertaining to or arising out of this Declaration of Restrictions shall be entitled to recover, in addition to costs and disbursements allowed by law, such attorney's fees as the Court may adjudge to be reasonable. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

**Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed

to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

**Recording.** This Declaration of Restrictions shall be filed of record in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF the Owner has executed this Declaration of Restrictions on the date set forth below.

WITNESSES:

OWNER:

THE BEN TOBIN COMPANIES, LTD., a  
Florida limited partnership

By: THE BEN TOBIN COMPANIES,  
INC., a Florida corporation, its general  
partner

By: [Signature]  
Name: Herbert A. Tobin  
Title: President  
Date: 12/6/99

[Signature]  
Print Name: NATASHA DENDYA

[Signature]  
Print Name: ROSALIE A/FONSCI

STATE OF FLORIDA )  
 ) SS:  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December 1999, by Herbert A. Tobin as president of The Ben Tobin Companies, Inc., a Florida corporation as general partner of The Ben Tobin Companies, Ltd., a Florida limited partnership. He is personally known to me or produced personally known as identification.

[NOTARY SEAL]

Notary: Gail Winner  
Print Name: Gail Winner  
Notary Public, State of Florida  
My commission expires: Feb 17, 2001

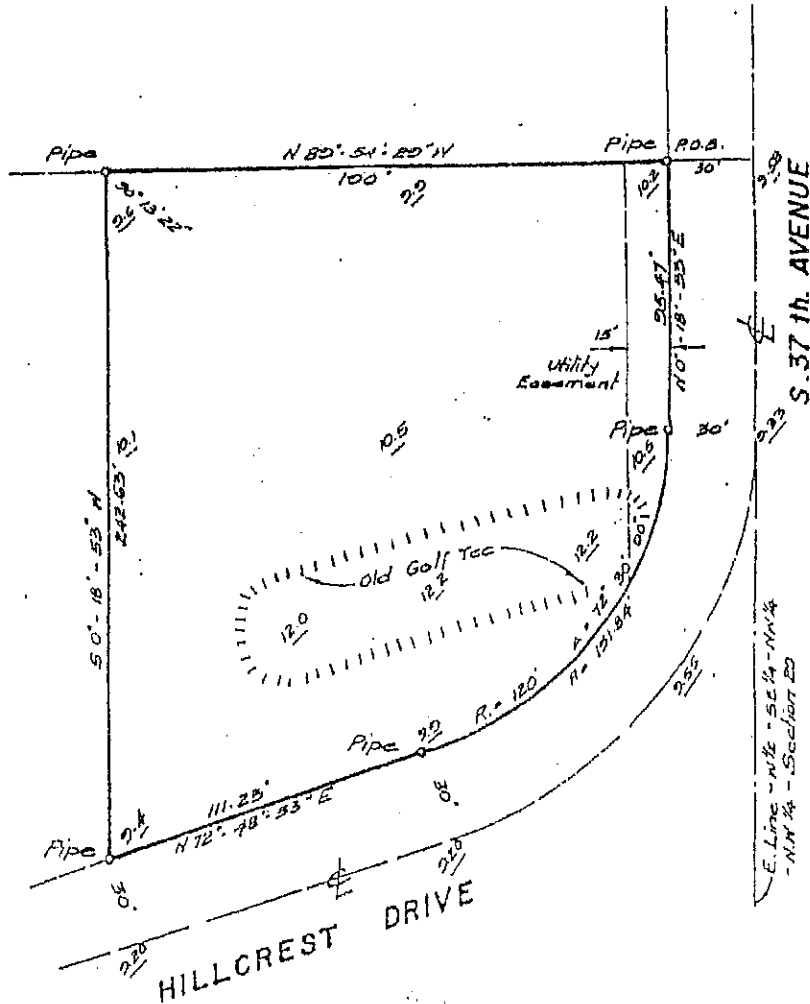


No. Const.

DESCRIPTION: A portion of Block 9, "HILLWOOD SECTION THREE", BK 30267 PG 1483 recorded in Plat Book 69, page 10, of the public records of Broward County, Florida, being described as follows: Beginning at the northeast corner of said Block 9, run S.0°18'53"W. along the west right-of-way line of S.37th. Ave. 95.47 feet to a point of curvature: thence, southwesterly along a 120-foot radius curve to the right, through a central angle of 72°30'00", an arc distance of 151.84 feet to a point of tangency; thence, S.72°48'53"W. 111.23 feet: thence, N.0°18'53"E. 242.63 feet to a point of the north line of said Block 9; thence, S.89°54'29"E. 190 feet to the Point of Beginning. Containing 39,029 square feet. (0.896 acres)



SCALE:  
1"=50'



Note: Elevations shown are based on the National Geodetic Vertical Datum.

THIS SURVEY REFLECTS INFORMATION AS  
IT EXISTED ON THE LAST DATE SHOWN.  
IT SHOULD NOT BE CONSTRUED TO BE AN  
UPDATE UNLESS SO STATED.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:

I, MAURICE E. BERRY II, hereby certify that I have made a recent survey of the above described property as indicated, and that there are no above-ground encroachments except as shown. I further certify that the survey represented hereon meets the requirements of the Florida Land Title Association and that this plat is true and correct.

Dated at Hollywood, Broward County, Florida, this 2nd day of NOV., A.D. 1978.

M. E. BERRY & ASSOCIATES  
REGISTERED LAND SURVEYORS

8112 HILLWOOD SECTION  
HOLLYWOOD, FLORIDA

P. H. BOX 943  
PHONE 233-6544

Maurice E. Berry II

MAURICE E. BERRY II

Registered Land Surveyor No. 1112  
STATE OF FLORIDA

**OFFICES, PROFESSIONAL** Offices which are utilized by persons employed in a profession or occupation requiring special, usually advanced, education or skill, and not involving either sales or repair of any product or merchandise or the providing of any personal services on the premises. Professional offices include, but are not limited to, Medicine, Law, Accounting, Real Estate, Insurance, Architecture, Engineering, Stockbroker, Banking and Financial, and Private Investigator (excluding bail bonds).

2.16

Exhibit "B"

## City of Hollywood Zoning and Land Development Regulations

**§ 4.16 PUD Planned Unit Development District.****A. Purpose.**

1. In the past decade, the city has experienced a phenomenal growth rate in population, housing needs, use of beaches and other natural resource systems, land development, and the need for public and private facilities of high quality. Although public facilities such as water, sewerage, drainage, schools, parks recreational facilities and roads have been and are being constructed in an attempt to meet the needs of the city's growing population, the city has been unable to provide these services and facilities at a pace which will keep abreast of the ever growing public need, and is now faced with the real possibility of a rapid dwindling in the quality of available municipal services and facilities.

2. Because of the physical, social and fiscal problems caused by this rapid growth, the city has adopted a comprehensive plan to guide its future development so as to provide for the maximum orderly, adequate and economical development of its future residential, commercial, industrial and public land uses and community facilities, including transportation, water, sewerage, schools, parks and recreation, drainage and other public facilities.

3. In order to insure that the comprehensive plan is not frustrated by disorganized, unplanned and uncoordinated development, which would create an undue burden and hardship on the ability of the community to translate this plan into reality, the following objectives are established as the purpose for creating a Planned Unit Development District:

a. To utilize land more efficiently in new developments by employing smaller networks of utilities and streets, thereby reducing costs;

b. To permit the phasing of residential development in concert with the efficient provision of public improvements and services;

c. To establish and maintain municipal control over the eventual character of development;

d. To encourage and maintain a desirable degree of balance among the various uses of the land;

e. To preserve pervious land area in order to protect the city's water supply;

f. To prevent increases in, and to reduce existing levels of, air, water and noise pollution;

g. To encourage a diversification in the range of types of environment and living units available to the public;

h. To preserve to the greatest extent possible existing landscape and amenities, such as trees, natural terrain, agricultural areas, marshes, mangrove areas, water and beach areas, and other outstanding topographical and geological features;

i. To preserve and enhance the aesthetic qualities of the city;

j. To harmonize large scale development with adjacent uses and surrounding use districts in order to insure that such development will be in accord with the city's Comprehensive Plan, not only for the immediate areas, but for the entire city;

k. To enable a more creative, imaginative and innovative design approach through utilization of the most advanced technological and land use planning methods available and permitting planned diversification in location and types of structures, as well as combining and coordinating architectural styles, building forms and building relationships within the PUD;



- l. To provide for adequate and suitable located open space and recreation areas of a size and type commensurate with the projected population density and nature of the development;
- m. To provide adequate transportation circulation patterns and prevent the over burdening of existing streets;
- n. To aid in the renewal of older areas in the city where new development and restoration are needed to revitalize such areas;
- o. To facilitate the administrative process relating to development proposals by providing for concurrent review of land use, subdivision, public improvement and siting considerations;
- p. To establish areas in which diverse uses may be brought together in a compatible and unified plan of development which shall be in the interest of the general welfare of the city;
- q. To promote the public health, safety and general welfare.

B. Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

1. **ACCESSORY and SERVICE-ORIENTED USES.** Those uses and special uses permitted in the RE, RST, RM-25, O-6, and CN Zoning Districts.

2. **BUFFER AREA.** An open and unobstructed ground area of the plot in addition to any required yards or road widening around the perimeter. Off-street parking is not allowed in a buffer area.

3. **BOARD.** The Planning and Development Board of the city.

4. **COMMISSION.** The City Commission of the city.

5. **COMPREHENSIVE PLAN.** The official comprehensive plan, as adopted by the City Commission.

6. **DEPARTMENT.** The Department of Planning and Development Services of the city.

7. **GROSS AREA.** All of the property within the subject development, including all water area but excluding peripheral strips where dedication will be clearly necessary for the minimum public rights-of-way.

8. **HOMEOWNER'S ASSOCIATION.** An incorporated, nonprofit organization operating under the terms and conditions prescribed by this section through which each owner in the PUD is automatically a member and each parcel of property under separate ownership is automatically subject to a charge for a proportionate share of the expense of the organization's activity, such as maintaining open space required by this section.

9. **MULTI-FAMILY RESIDENTIAL.** Structure consisting of three or more residential units.

10. **NET AREA.** All of the land within the subject development which is buildable for residential units, as diminished by land to be set aside for schools, churches, water areas, commercial or office use and public roadways.

11. **NONRESIDENTIAL USES.** Commercial and office uses, in accordance with the uses and special uses permitted in the O-6 and CSC district, insofar as they do not conflict with the provisions of this section. Public and quasi-public uses which are an integral part of and logically oriented to and coordinated with the total PUD shall also be permitted.

12. **OPEN SPACE.** A generally unobstructed parcel or area of land permanently dedicated or reserved for the use and enjoyment of owners and occupants of the land within the PUD. Required open space shall be of a pervious nature and shall not be used for private roadways open to vehicular circulation, off-street parking or loading berths. Lakes or other water areas shall not be counted as required open space.

13. **PERMITTED USES.** No structure or other uses, except those residential, nonresidential, and accessory and service-oriented uses, as defined in this section, and as approved on the final site plan, shall be erected or maintained in the PUD.

14. **PLANNED UNIT DEVELOPMENT (PUD).** Generally, an area to be developed as a single entity according to a plan, containing one or more residential clusters and one or more public, quasi-public, commercial or office areas in such ranges of nonresidential uses to residential uses as shall be specified in this section. There shall be three specific types of PUD districts:

a. **PUD-R:** A PUD District which permits a development which is comprised primarily of residential uses, but also including, upon approval, certain minimum nonresidential uses which are of a supporting and complementary character.

b. **PUD-M:** A PUD district which permits a development which is comprised of uses of a mixed use nature, including those of both a residential and nonresidential character.

c. **PUD-C:** A PUD district which permits a development which is comprised primarily of nonresidential uses, but also including, upon approval, certain minimum residential uses which are of a supporting and complementary character.

15. **RESIDENTIAL USES.** Dwelling units in detached, semi-detached, attached, duplex, townhouse, garden apartment, high rise apartment and other dwelling unit arrangements.

16. **SCREENING.**

a. A strip at least 10 feet wide, densely planted (or having equivalent natural growth) with shrubs or trees at least 8½ feet high at the time of planting, of a type that will form a year-round dense screen.

b. An opaque wall or barrier or uniformly-painted fence at least 6 feet high, supplemented with planting on outside when on perimeter.

c. Any other islands, barriers, emplacements, walls, fences, trees, plantings, shrubbery, or other artificial or natural divider strip may be required and/or approved by the Commission in the final site plan.

d. Such screening shall be maintained in good condition at all times, and may have normal entrances and exits, but shall have no signs affixed to or hung in relation to the outside thereof except for the following: For each entrance, one directional arrow with the name of the establishment or development, which shall be non-illuminated.

17. **SINGLE-FAMILY RESIDENTIAL.** A detached dwelling containing one dwelling unit.

18. **SHALL.** A mandatory requirement.

19. **TOWNHOUSE.** Three or more attached units in individual ownership which are independently serviced by separate utility services.

20. **UNDERLYING ZONING DISTRICT.** The district or districts in which a proposed PUD is located, prior to any rezoning of the area to a PUD district.

C. Permitted uses.

1. PUD-R. All residential uses, in any arrangement or combination of dwelling units, but not to exceed the total number of units permitted in the underlying conventional zoning districts. Certain minimum nonresidential uses which can be shown to support and complement permitted residential uses may also be permitted.

2. PUD-M. All residential and nonresidential uses, as permitted in the underlying conventional zoning districts. The density of permitted residential uses and the intensity of permitted nonresidential shall not exceed, however, that which would be permitted in the underlying conventional zoning districts.

3. PUD-C. All nonresidential uses, in any arrangement or combination of uses, which are permitted in the underlying conventional zoning districts, but not to exceed the total intensity of use which would be permitted in said underlying districts. Certain minimum residential uses which can be shown to support and complement permitted nonresidential uses may also be permitted.

D. Location of PUD Districts.

1. A PUD-R may be located as an overlay over any conventional districts zoned for residential usage. No more than 10% of the planned unit development's gross area shall be of a nonresidential classification.

2. A PUD-M may be located as an overlay over any districts zoned for residential or nonresidential purposes.

3. A PUD-C may be located as an overlay over any districts zoned for nonresidential usage. Not more than 10% of the planned unit development's gross area shall be of a residential classification.

E. Site Development Standards. Unless otherwise indicated, in addition to the requirements of the subdivision regulations, compliance with the following standards shall be required:

1. Minimum site area. The required minimum site area for any PUD development shall be two acres.

2. Density.

a. The overall density of the PUD shall not exceed the amount contemplated by the city's comprehensive plan.

b. For the purpose of computing the permitted density, the maximum number of dwelling units shall not exceed the number which would have been permitted by the underlying zoning districts.

c. After determining the maximum permitted density for the PUD, the applicant shall be free to mix any desired types of dwelling units within the PUD.

d. A single PUD district may lie across one or more underlying zoning districts, or portions thereof, but the maximum overall density shall be computed by adding the separate maximums for each different underlying zoning district comprising the PUD. So long as the substantive and procedural requirements of the section are met and the maximum density approved in the final site plan is not exceeded, residential, nonresidential, accessory and service oriented uses may be located within the PUD without regard to the use designation of the underlying zoning districts.

3. Height, setback, lot area and yard requirements. There shall be no minimum lot size, frontage, yard or setback requirements, nor any maximum height limits on buildings within the PUD, except those dictated by health, fire safety, function and buffers or perimeter requirements as stipulated in division E.11. The above provision regarding height limitations shall not be applicable to all or any portion of a PUD which is subject to airport zoning standards or requirements.

4. Access.

a. All lots shall have access to a public street, except dwellings, which need not front on a street but must have access thereto via a court, driveway, or other area maintained for use in common, which shall be owned and maintained by the homeowner's association required by division E.10.

b. All structures, regardless of use, shall be readily and easily accessible to police, fire, ambulance or other emergency vehicles, as well as normal delivery and public service requirements.

5. Pedestrian ways. Pedestrian ways or sidewalks, constructed of concrete, tile, paving brick, or other acceptable material, shall provide access from all multi-family structures to require off-street parking.

6. Off-street parking and loading requirements. The off-street parking and loading requirements shall be as contained in the applicable city regulation with regard to off-street parking, landscaping and vehicular use areas.

7. Land coverage. The maximum amount of impervious ground coverage, shall not exceed the following limitations:

Residential areas of the PUD — 65%.

Office areas of the PUD — 75%.

Commercial areas of the PUD — 85%.

8. Landscaping.

a. All pervious areas shall be landscaped. A minimum of 35 trees per acre of total site area shall be provided prior to the issuance of the certificate of occupancy. Landscaping shall be well maintained and a sprinkler system for the irrigation of trees and other landscaped features shall be provided.

b. A buffer area with screening shall be included on the perimeter of a nonresidential area whenever it adjoins residential land around the perimeter of the PUD.

9. Traffic.

a. There shall be no private streets, except as noted in division E.4., within the PUD, and all other streets shall be dedicated to the city.

b. All streets shall conform to the applicable state and local construction standards, and shall be adequate to serve the projected traffic conditions.

c. In determining the type, nature and dimensions of trafficways to serve the PUD, careful consideration shall be given to existing traffic patterns and resources; the likelihood of improvements, such as street widening, in the near future; the probable effect of the PUD on existing traffic patterns and resources; and the effect of adjacent or surrounding uses.

10. Open space.

a. Open space shall comprise at least 20% of the PUD. The minimum acreage in open space shall be determined by multiplying the gross area of the proposed PUD by 20%.

b. Areas considered to be of, or have a significant natural character or quality, such as mangroves, beaches and wooded areas, shall be specifically identified and included in required open space areas, to the fullest extent possible.

c. Open space shall be distributed as proportionately as possible throughout the PUD, except those previously-identified natural areas, giving consideration to the relation of the open space to the dwelling units of the residents the open space is intended to serve. Open space may not be isolated in one corner of the development, but should be highly accessible to all residents; large open spaces should be enhanced or linked by walkways or greenway systems wherever possible.

d. Preservation.

1. The integrity of all open space shall be further guaranteed by restrictive covenants running with the land, describing such space, its maintenance and improvements. These restrictive covenants shall run to the benefit of, and be enforceable by, the original or succeeding owners of property within the PUD; residents of the PUD whether as owners in fee simple, or joint owners as in a cooperative or condominium; or the city. The covenants shall also be recorded.

2. The applicant shall file, at the time of approval of the final site plan, legal documents which will assure the above guarantees, and in particular provide for restricting the use of open space to the designated purposes. Such documents shall include, but not be limited to, the following provisions:

- a. A homeowner's association with a declaration of the covenants and restrictions which will govern it;
  - b. A conveyance to the association of all right, title and interest in the open space upon the sale of the final dwelling unit or lot;
  - c. The association must be established before any dwelling unit is sold;
  - d. Membership in the association must be mandatory for each purchaser of a parcel of property subject to individual ownership and any successor in interest;
  - e. The open space restriction must be permanent, and not for a period of years;
  - f. The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities, as well as the maintenance of the open space itself;
  - g. Each owner must pay his pro-rata share of the cost of such maintenance and other activities of the association which are an integral part of its operation, and the assessment levied against the owner by the association can become a lien on the property;
  - h. The association must be able to adjust the assessment to meet changed needs.
- e. Enforcement.

1. In the event the homeowner's association or any successor organization, shall at any time after establishment of the PUD fail to maintain the open space in reasonable order and condition in accordance with the final site plan, the city, or any appropriate official, agency, department or commission thereof, may serve written notice upon the association or the residents of the PUD setting forth the manner in which the association has failed to maintain the open space in a reasonable condition. The notice shall include a demand that the maintenance deficiencies be remedied within 30 days, and shall state the date and time and place of a public hearing, which shall be held within 14 days of the notice.

2. At the hearing provided for above, the city may modify the terms of the original notice as to the deficiencies and may give an extension of the time within which they shall be remedied, but in no event shall such extension exceed 60 days.

3. If the deficiencies set forth in the original notice, or in any modification thereof following the public hearing, are not remedied within the time given, the city may, in order to preserve the taxable values of the properties with the PUD and to prevent the open space from becoming a public nuisance, enter upon the open space and maintain it. Such maintenance shall not vest in the public any rights to use the open space, except where such rights are voluntarily dedicated to the public by the owners.

4. If at the end of one year of maintenance of the open space, the city shall determine following a public hearing within 14 days notice to the association or the residents of the PUD, that the Association is not ready or willing or able to maintain the open space in a good, clean and safe condition, the city may, in its discretion, continue to maintain the open space, subject to a similar hearing and determination at the end of the second year and in each year thereafter.

5. The cost to the city for such maintenance shall be assessed ratably against the properties within the PUD that have a right of enjoyment of the open space and shall become a tax lien on those properties. At the time of entering upon the open space for the purpose of such maintenance, the city shall record the existence of such liens for each property.

#### 11. Perimeter requirements.

- a. The perimeter of the PUD shall combine uses and buffer techniques to create a transitional separation between surrounding existing uses and the proposed development.

b. All structures in the PUD should be set back at least 30 feet from the boundary of the PUD district.

c. Whenever a PUD adjoins an existing single-family use or district, the buffer should include an open space sector or strip section of single-family uses in the section of the PUD perimeter which adjoins the single-family district, in addition to the setback requirements above.

d. Whenever a PUD adjoins an existing residential use or district, and the perimeter uses of the PUD are other than single-family dwelling units, the PUD perimeter should include appropriate buffer or screening where it adjoins the off-site residential use or district.

e. Whenever a PUD adjoins an existing nonresidential use or district, the perimeter should be designed in such a manner as to shield adjacent residential sections of the PUD from such uses through appropriate screening.

f. Within a PUD, compatibly designed buffer and screening methods should be used, wherever appropriate.

g. Whenever a PUD adjoins an existing single-family use or district, the maximum height of any perimeter structures shall not exceed 0.8 times the distance from the structure to the nearest perimeter property line.

F. Parcel ownership. An application for approval of a PUD may be filed by a person having an interest in the property to be included in the PUD. The application must, however, contain the written approvals or consents of all of the recorded owners of property included in the proposed development, and all holders of equitable interest, including purchasers. The application may be filed by holder(s) of an equitable interest in such property. The applicant(s) shall evidence a full ownership interest in the land — legal title or the execution of a binding contract of sale — before approval of the final site plan may be granted by the Board or the Commission, provided however, that proposed developments which are partially completed and sold shall only be required to meet the application requirement of change of zoning district as set forth in Article 5 of these Zoning and Land Development Regulations.

#### G. Site Plan Review Procedure.

##### 1. Generally.

a. A PUD district shall be designated and approved by the commission as an amendment to the city zoning code and zoning map, pursuant to the provision of these Zoning and Land Development Regulations.

b. The site plan review procedure shall consist of the following three stages:

1. A preapplication conference;
2. A preliminary site plan;
3. A final site plan.

c. Formal application for a site plan review shall be made subsequent to the preapplication conference described in division G.2., herein, and prior to submission of the preliminary site plan as prescribed in division G.3., herein. Application shall be made on forms available in the Department.

d. The Department shall be responsible for the overall coordination and administration of the site plan review process and shall transmit copies of submitted statements, plans and exhibits to the Board, and any other city, county, regional, state and federal department or agency deemed appropriate, for their review and evaluation.

e. Subdivision review shall be carried out simultaneously with the review of the proposed PUD, and may be approved by the Commission only where necessary to implement the approved final site plan, so

long as such modifications are in accord with the intent and spirit of this section.

f. No building permit shall be issued except upon approval of a final site plan by the Commission and recording of the final site plan.

2. Stage I: The Preapplication Conference. The preapplication conference with the Department is required prior to the preparation and submission of any preliminary site plan. The purpose of the conference shall be for the staff and applicant to discuss site plan review procedures and overall community goals, objectives, policies, plans, programs and codes as related to the proposed PUD.

3. Stage II: The Preliminary Site Plan.

a. Purpose. The purpose of Stage II shall be to review the basic design quality of the proposed PUD for conformance with the substantive and procedural requirements and standards of this section.

b. Contents. Eight sets of the following plans and exhibits shall be submitted to the Department:

1. Existing site characteristics:

- a. Certified property survey;
- b. Existing natural features, including, but not limited to lakes, trees and other vegetation;
- c. Existing buildings, structures, and their current use;
- d. Nearest existing utility trunk lines;
- e. Existing streets and canals.

2. Existing off site characteristics:

a. A current aerial photo depicting the following off site features within 1,000 feet of the perimeter of the proposed PUD:

1. Existing natural features such as but not limited to lakes and trees;
2. Existing buildings, structures and their current use;
3. Existing streets and canals;
4. Adjoining zoning districts whether or not within city limits;
5. A map showing the location of the proposed PUD within the general area;

b. Where the perimeter of the proposed PUD is a canal or waterways, the distance in division G.3.b.2.a. above, shall be measured from the side opposite the land boundary of the PUD;

3. The major planning assumptions and objectives;

4. A statement of the intended overall maximum density of the proposed PUD, expressed in terms of total dwelling units, dwelling unit points, number of dwelling units per acre, and the dwelling unit points per acre;

5. A statement of the number of acres and percentage of total area within the proposed PUD intended to be devoted to:

- a. Open space;
- b. Commercial uses;
- c. Office uses;
- d. Streets and utilities;

- e. Residential uses;
- f. Public or quasi-public uses;
- 6. Proposed buildings and structures and any existing buildings and structures which are to be retained, including but not limited to their use, height, and location;
- 7. The general location of the residential uses, specifying the type of units;
- 8. The general location of proposed sites for:
  - a. Schools, recreational uses, parks and other public or community uses;
  - b. Convenience commercial uses within residential areas;
  - c. Commercial areas other than convenience commercial;
  - d. Office areas;
- 9. Schematic plans of trees and other landscape features and any existing tree and vegetation areas to be retained, including, but not limited to, their size, and location, and all screening buffers required by this section;
- 10. Proposed off-street parking and loading areas, vehicular and pedestrian accessways, including the proposed layout of roads and highways;
- 11. Proposed systems relating to drainage, water supply, sewage and other utility facilities;
- 12. Proposed public transit routes and the proposed layout of rights-of-way, if necessary;
- 13. A draft of all documents required by division E.10. for the preservation of open space;
- 14. The substance of the covenants, grants of easements or other restrictions to be imposed upon the use of land, buildings and structures, including proposed easements for public utilities;
- 15. A schedule showing the time within which applications for final approval of all parts of the PUD are intended to be filed, where plans call for the phasing of development over a period of years;
- 16. The proposed beginning and ending dates for construction of the entire project, as well as beginning and ending dates for all phases of the project;
- 17. Tabular summary:
  - a. Total gross area and net area as defined in division B.;
  - b. Total number of proposed dwelling units, dwelling unit points, and proposed residential densities, including both net and gross area calculations;
  - c. Proposed nonresidential floor area by generalized type of use and gross square footage;
  - d. Percentages of total gross project area allocated for required open space and impervious and pervious coverage areas;
  - e. Proposed off-street parking and loading spaces, including the total number, size and ratio to units or floor area.
- 18. Optional information. Additional information may be required by the Department, in its discretion, such as, but not limited to:
  - a. Isometric or perspective sketches of the proposed development;
  - b. Bulk and open space models;



- c. Schematic architectural drawings;
- d. Economic or marketing studies, if required to support the need for particular uses.

c. Subdivision plans. At the same time the applicant submits the preliminary site plan for review, he shall also submit any preliminary subdivision plans or plats which may be required under the city's subdivision regulations.

- d. Approval of the preliminary site plan.

1. Procedure.

a. Within the time limits provided, the Board shall hold a public hearing, receive the recommendations of the Department on the plan, and simultaneously send notice of its recommendations on the plan to the applicant and the Commission.

b. Within the time limits provided, the Commission shall hold a public hearing, receive the recommendations of the Board and Department, approve, disapprove, or modify the preliminary site plan, and send written notice of its decision to the applicant.

2. Timing.

a. The Department shall have up to 31 days from the submission of the preliminary site plan to make its recommendations to the Board.

b. The Board shall have up to 31 days, with an additional 31 days to allow one tabling date, if necessary, to recommend to the Commission approval, disapproval or modification of the preliminary site plan, from the date of receipt of the plan from the Department.

c. The Commission shall have up to 31 days to approve, disapprove or modify the preliminary site plan, from the receipt of the recommendations of the Board and Department.

3. Public hearings.

a. The Board shall hold a public hearing within 31 days of the date of submission of the preliminary site plan and in any event, prior to its decision to recommend to the Commission approval, disapproval or specific modification of the plan. Notice of the date, time, location and general subject matter or agenda of the public hearing shall be provided at least 15 days in advance of the date of the hearing.

b. The Commission shall hold a hearing on the preliminary site plan within 21 days of receipt of recommendations, and in any event prior to its decision to approve, disapprove or modify the plan. Notice of the date, location and general subject matter or agenda of the public hearing shall be provided at least 15 days in advance of the date of the hearing.

4. Standards for preliminary site plan review. The following checklist of questions shall comprise the standards to be utilized by the Board, the Commission, the Department, and all other departments or agencies participating in the review processes, in evaluating whether all required plans, exhibits and information comply with the spirit as well as the substantive and procedural requirements of this section. Each question applicable to a particular project shall require an affirmative answer.

a. Natural environment.

1. Have existing trees and other landscape features, to the maximum extent possible, been preserved in their natural state and additional landscape features provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses?

2. Have the city's tree protection regulations in Chapter 105, landscape regulations and all other applicable city regulations been fully complied with as minimum standards?

b. Open space.

1. Are required open space areas adequate to meet the particular needs of the proposed PUD?
2. Have all legal documents required by division E.10. herein, to assure preservation and maintenance of required open space areas been submitted to and approved by the City Attorney?
3. Is the type and distribution of open space substantially related to the character, intensity and anticipated residential or user composition of the proposed PUD?
4. Are open space areas located so as to:
  - a. Enhance internal spatial relationships between proposed structures?
  - b. Provide buffers between the PUD and adjacent less intensive uses?
  - c. Facilitate pedestrian movements within the PUD?
  - d. Improve the overall visual quality of the site?
  - e. Permit easy access for all residents or users within the PUD?
  - f. Related in a compatible manner to other uses within the PUD? and
  - g. Complement nearby public recreational activities and facilities?

c. Circulation and parking.

1. Is there a clearly defined vehicular circulation system which allows free movement within the proposed PUD, while discouraging excessive speed?
2. Are pedestrian and vehicular circulation systems separated insofar as practicable?
3. Do the streets comply with all applicable codes and ordinances and are pavement widths and access points to peripheral streets adequate to serve the proposed PUD and compatible and functional with circulation systems outside the PUD, and is there adequate lighting to serve public use?
4. Are dwelling units located on residential streets or courts which are designed to discourage nonlocal through traffic, wherever possible?
5. Are off-street parking areas adequate to accommodate maximum vehicle storage demands for the proposed PUD, and located and designed to create compatible visual relationships?
6. Is there safe and efficient access to all areas of the proposed PUD for emergency and service vehicles?
7. Do sidewalks, if required, comply with the city's code and ordinances, and are there enough adequately lighted and designed pedestrian paths to efficiently circulate pedestrian traffic?

d. Community services and utilities.

1. Generally, is the proposed PUD designed and located so as to insure the adequate provision, use and compatibility of necessary community services and utilities?
2. Are there adequate sanitary sewer collection systems, including all necessary extensions and connections, in accordance with city standards for location and design?
3. Are sanitary sewage treatment and disposal systems available in accordance with city and state standards and regulations?
4. Is there an efficient solid waste collections system, including provision of an adequate number of local receptacles in locations which afford maximum use and collection convenience?

5. Will the safety of all persons within the PUD be insured by a well designed internal system for fire protection, including the provision of an adequate number of properly located fire hydrants?

6. Is the proposed storm drainage system adequate to collect and dispose of runoff in view of the amount of impervious ground coverage in the PUD, as well as compatible with existing off-site systems?

7. Are all utility lines to be installed underground?

e. Buildings and other structures.

1. Are proposed buildings and structures related harmoniously to the terrain, other buildings and surrounding neighborhood, so that the height, size, scale, style, color or texture of the structures create compatible physical or visual relationships?

2. Is a desirable level of privacy incorporated into the design of individual dwelling units and related outdoor patio and living areas?

3. Are permanent outdoor identification features which are intended to call attention to proposed projects and/or structures designed and located as an integral part of the total project and/or structural design?

4. Are such identification features of no greater size and scale than are necessary for recognition from vehicles moving along adjacent streets at prescribed legal speeds?

f. Nonresidential uses.

1. Are all proposed nonresidential uses designed as an integral, harmonious part of the PUD, and appropriately buffered and screened from adjoining residential uses, whether within or outside of the PUD?

2. Is there a demonstrable need in PUD-R projects for such nonresidential uses?

g. Other standards. Have all requirements and recommendations of the city's tree preservation and vehicular use area landscape ordinances been observed, as well as the requirements of all other applicable codes and ordinances?

e. Phased submission of the preliminary site plan. In projects consisting of a substantial amount of area or a substantial intensity of land use, the applicant may develop the PUD in phases. It is contemplated that phased development may, under such circumstances, be in the best interests of the public since necessary services can then be provided in an orderly, economical and efficient manner. If an applicant elects under such circumstances to follow a phased development procedure, then the provisions for submission set forth herein shall be modified as follows:

1. The applicant shall be required to provide in the overall preliminary site plan a map showing all of the property to be included in the total PUD, including the proposed gross densities of each phase set forth on the site plan, the amount of open space to be provided in each such phase, the major trafficways to be located in each phase together with their relationship to abutting properties and existing trafficways, a general description of the types of uses to be developed in each phase, and the location of any public uses within each phase.

2. The submission shall further include a specific acknowledgement that the development within each phase shall meet all requirements of this section and all other existing city regulations. In addition, the time schedules for development and construction as required in division G.3.b.15. and G.3.b.16. This section shall accompany the submission.

3. Further, the overall preliminary site plan shall include for the total area of the PUD, the information relating to existing site conditions required by divisions G.3.b.1, G.3.b.2., G.3.b.4., and G.3.b.5.

4. The said plan or map shall also be accompanied by a preliminary site plan for the first phase to be developed, which preliminary site plan shall meet all of the requirements for submission of preliminary site plan as provided generally in this section and, specifically by division G.3.

5. The applicant shall be required upon the initial submission of the phased preliminary site plan to specify the order of development and indicate same with the submission. The time requirements for the submission of additional detailed preliminary site plans and the subsequent required final site plans shall be deemed to require the applicant to submit the final site plan for that phase within the time requirements of this section.

#### 4. Stage III: The Final Site Plan.

##### a. Preparation of the final site plan.

1. Upon written notice from the Commission of the approval of, or any required modifications in the preliminary site plan, the applicant shall have up to one year to submit the final site plan for review and approval. If the applicant fails to submit the final site plan within that year, all previous approvals shall be null and void and the applicant shall be required to reinitiate the entire site plan review process.

2. Approval by the Commission for designation of the PUD district shall be a prerequisite for submission of a final site plan by the applicant. Such approval shall not vest any rights in the applicant, nor shall such approval mandate approval of the final site plan, except as provided in division G.4.d.4.

3. The zoning map amendment shall not be officially recorded until the final site plan and the final subdivision plat, if applicable shall have been approved by the Commission as provided in division G.4.D.5.

b. Content. Eight sets of the following refined and/or revised plans and exhibits shall be submitted to the Department for final site plan review:

1. All information required in the preliminary subdivision and preliminary site plans, plus conspicuous specific notations as to all deviations.

##### 2. The location of:

- a. Publicly dedicated sites for schools, parks, playgrounds and other uses;
- b. Public street rights-of-way;
- c. Major lines and conduits supplying water, sewage, electrical and other utility services;
- d. Drainage facilities;

3. All legal documents necessary to insure the preservation and maintenance of open space, as required in division E.10.

4. Proposed buildings and other structures, including their location, use, height, size, shape, dimensions and setbacks;

5. Proposed off-street parking and loading areas, driveways and sidewalks, including their location, size, shape, construction material, dimensions and setbacks;

6. Proposed fences, walls and signs, including their location, dimensions and setbacks;

##### 7. Landscape plan.

a. Proposed trees, grass areas and other significant vegetation, including their location, and height;

b. Proposed berms, watercourses and other topographic features, including their location and height;

8. Architectural plans.

- a. Proposed building floor plans and elevations, including their size, shape and dimensions;
- b. Proposed elevations of fences, walls and signs, including their size, shape and dimensions.

9. Revised tabular summary.

- a. Total gross area and net area;
  - b. Total number of proposed dwelling units, and dwelling points, and proposed residential densities, including both net and gross area calculations;
  - c. Proposed nonresidential floor area by type of generalized use and total gross square footage;
  - d. Percentage distribution of total gross project site, including those areas allocated for required open space and impervious and pervious coverage areas;
  - e. Number, size and ratio of off-street parking and loading spaces.
- c. Phased submission of the final site plan. This section contemplates that the applicant may elect phased development and the requirements for the submission of final site plans shall apply to each such final site plan for the phase as submitted by the applicant. Where the proposed final site plan is submitted in phases, the overall density and the acres devoted to particular uses shall be recomputed upon the consideration of each successive phase so as to include all prior phases. In making these computations, the gross area of the entire PUD covered in the preliminary site plan shall be considered and not merely the area of the segments covered by prior phases and the current phase being submitted for approval.

d. Approval of the final site plan.

1. Procedure.

- a. Within the time limits provided, the Board shall hold a public hearing, receive the recommendations of the Department and the Board shall submit its recommendations to the Commission enumerating specifically any modifications requested by the applicant.
- b. In the event of a negative recommendation of the final site plan, the Board shall advise the Commission in writing of the reasons thereof.
- c. Following public hearing, and after reviewing all material including the recommendations of the Board and Department, the Commission shall notify the applicant in writing of its approval, disapproval or modification of the final site plan. Reasons shall be given for requiring any modification in the final site plan, or for rejecting it entirely.
- d. The decision of the Commission shall be final. In the event the applicant does not conform the final site plan to the requirements of the Commission within the time provided, all previous approvals shall be null and void and the applicant shall be required to reinitiate the entire site plan review process.

2. Timing.

- a. The Department shall have up to 31 days to make its recommendations of the final site plan to the Board.
- b. The Board shall have up to 31 days from the submission of the final site plan to make its recommendation to the Commission.

3. Public hearing. The Board shall hold a public hearing within 31 days from the submission of the final site plan by the Department.

4. Standards for final decision. The Commission shall not unreasonably disapprove or modify a final site plan which is in substantial compliance with the preliminary site plan and any modifications required upon completion of the preliminary site plan review.

5. Recording. Upon Commission approval of the final site plan, the plan, together with the final subdivision plats, if required, or sections thereof, if the Commission has approved phasing of the plan, shall be recorded in the manner prescribed in the city subdivision regulations. The provisions thereof as to land use shall bind the property covered thereby, as provided in this section, with the full force and effect of specific zoning regulations. In addition to the final site plan, the subdivision regulations, specific notations for lot width, areas, side yards, rear yards, setback, coverage, grouping of buildings, placement of standards for street lighting, all street, sanitary and public improvements, all publicly dedicated areas, if any, and improvements to be dedicated to the homeowners association.

6. Building permits. No building permits shall be issued prior to the recording of the final site plan, the final subdivision plat, if required, and the amendment to the zoning map changing the underlying zoning district(s) to a PUD district.

H. Modifications. To permit greater flexibility in the use and design of structures and land in situations where modification of specific provisions for this section will not be contrary to the intent and purpose nor significantly inconsistent with the planning on which it is based and will not be harmful to the adjacent properties, the Commission is authorized to allow modifications of the specific terms of this section, provided the following procedure is utilized:

1. All requests for modifications shall be specifically enumerated in the application; if the need for modification occurs at a later stage the application shall be so amended.

2. All such requests must be specifically evaluated by the Department and Board, and a specific recommendation on each modification request shall be made by both the Department and Board.

3. The Commission shall consider such requests for modification simultaneously with the entire application and may approve such modifications provided the intent and purpose of this section is not violated and further provided that such modifications shall not adversely affect the existing character of adjacent properties nor shall they be inconsistent with the public health, safety, and welfare of the citizens of the neighborhood. The approval of the Commission of such modifications shall recite in writing the reasons and findings of fact and recommendations upon which such approval is based.

I. Changes in the Approved Final Site Plan. No changes may be made in the approved final site plan during construction except upon application under the procedures below:

1. Minor changes in the location and height of buildings and structures may be authorized by Commission action, if required by other circumstances not foreseen at the time of approval of the final site plan.

2. No changes in the approved final site plan, however, may cause:

- a. A change in the use or character of the PUD;
- b. An increase in overall coverage of structures;
- c. An increase in the intensity of use;
- d. An increase in the problems of traffic circulation and public utilities;
- e. A reduction in required open space;
- f. A reduction of off-street parking and loading spaces; or
- g. A reduction in required pavement widths.

3. All other changes in use, any rearrangement of lots, blocks, and building tracts, any changes in the location of open space, and all other changes in the approved final plan must be made by the commission under the procedures authorized by the city regulations for amendment of the zoning map. No amendments may be made in the approved final plan unless they are shown to be required by substantial changes in conditions in the surrounding areas that have occurred since the final plan was approved.

#### J. Phasing of Construction.

1. Residential construction. The provision of all of required open space and public improvements which are shown on the final site plan must proceed at the same rate as the construction of dwelling units. The building official shall not issue building permits for dwelling units if the department shall find that the rate of construction of dwelling units is greater than the rate at which open space and public improvements have been constructed and provided.

2. Nonresidential construction. Nonresidential uses may be constructed prior to residential uses only if the Commission finds — and records its finding on the final site plan — that the nonresidential uses are consistent with the comprehensive plan, even though the residential areas of the PUD are not built or completed. Absent such finding, nonresidential construction shall proceed proportionately to the construction of residential uses and the provision of open space and public improvements.

#### K. Performance Bonds and Other Guarantees.

1. Performance bond. The applicant shall post a performance bond sufficient to secure to the city the satisfactory construction, installation and dedication of all uncompleted required improvements. Such bonds shall conform to the requirements of the subdivision regulations, if applicable, and, where the applicant wishes to develop and record the final subdivision plat in sections, the procedures for phasing the subdivision regulation, including posting of performance bonds for such sections shall be applicable.

2. Building permits and certificate of occupancy. The Building Official shall issue building permits for buildings and structures in the PUD only if they are in conformance with the approved final site plan, the final subdivision plat, if applicable, and with all other applicable orders, ordinances and regulations.

#### L. Failure to Begin or Continue Planned Unit Development.

1. If no construction has begun or no use has been established in the PUD district within one year from the final site plan, the plan and the final subdivision plat shall lapse and be of no further effect.

2. For good cause shown, the Commission may extend for no more than one additional year the period for the beginning of construction or the establishment of a use.

3. If a final site plan lapses under the provisions of this section, the PUD district shall be removed from the zoning map and notice of revocation shall be filed with the recorded final site plan. The zoning regulations applicable before the final site plan was approved shall then be automatically revived and in effect.

4. If after construction has begun, the current building permits shall lapse for a period of two continuous calendar years, the final site plan must be re-reviewed and reapproved by both the Commission and the Board before any further building permits are issued.

(Ord. O-84-16, passed 2-15-84; Am. Ord. O-94-14, passed 4-6-94; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2011-14, passed 5-4-11)



<b>Site Address</b>	3701 HILLCREST DRIVE, HOLLYWOOD	<b>ID #</b>	5142 19 27 0072
<b>Property Owner</b>	HARWIN-TOBIN 3701 LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1101 BEN TOBIN DR HOLLYWOOD FL 33021	<b>Use</b>	10

<b>Abbreviated Legal Description</b>	HILLWOOD SEC THREE 69-10 B POR BLK 9 DESC AS BEG NE COR BLK 9,S 95.47',SW ALG CUR 151.84,SWLY 111.23,N 242.63,ELY 190 TO POB LESS N 30 FOR RD
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

<b>Property Assessment Values</b> <a href="#">Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2016	\$273,180		\$273,180	\$273,180	
2015	\$273,180		\$273,180	\$273,180	\$5,959.07
2014	\$273,180		\$273,180	\$257,560	\$5,796.64

2016 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$273,180	\$273,180	\$273,180	\$273,180
Portability	0	0	0	0
Assessed/SOH	\$273,180	\$273,180	\$273,180	\$273,180
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$273,180	\$273,180	\$273,180	\$273,180

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/15/2008	SWD-T	\$100	45526 / 1058	\$7.00	39,025	SF
9/29/1995	SWD	\$5,400	24139 / 251			
12/1/1986	D		14026 / 115			
				Adj. Bldg. S.F.		

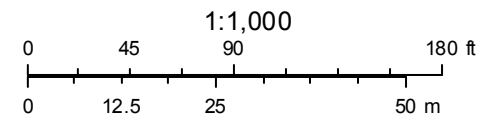
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								



Property Id: 514219270072



September 19, 2016





DEVELOPMENT SERVICES  
PLANNING

**Legend**

Subject Parcel

Streets

Major Roads

**LAND USE**

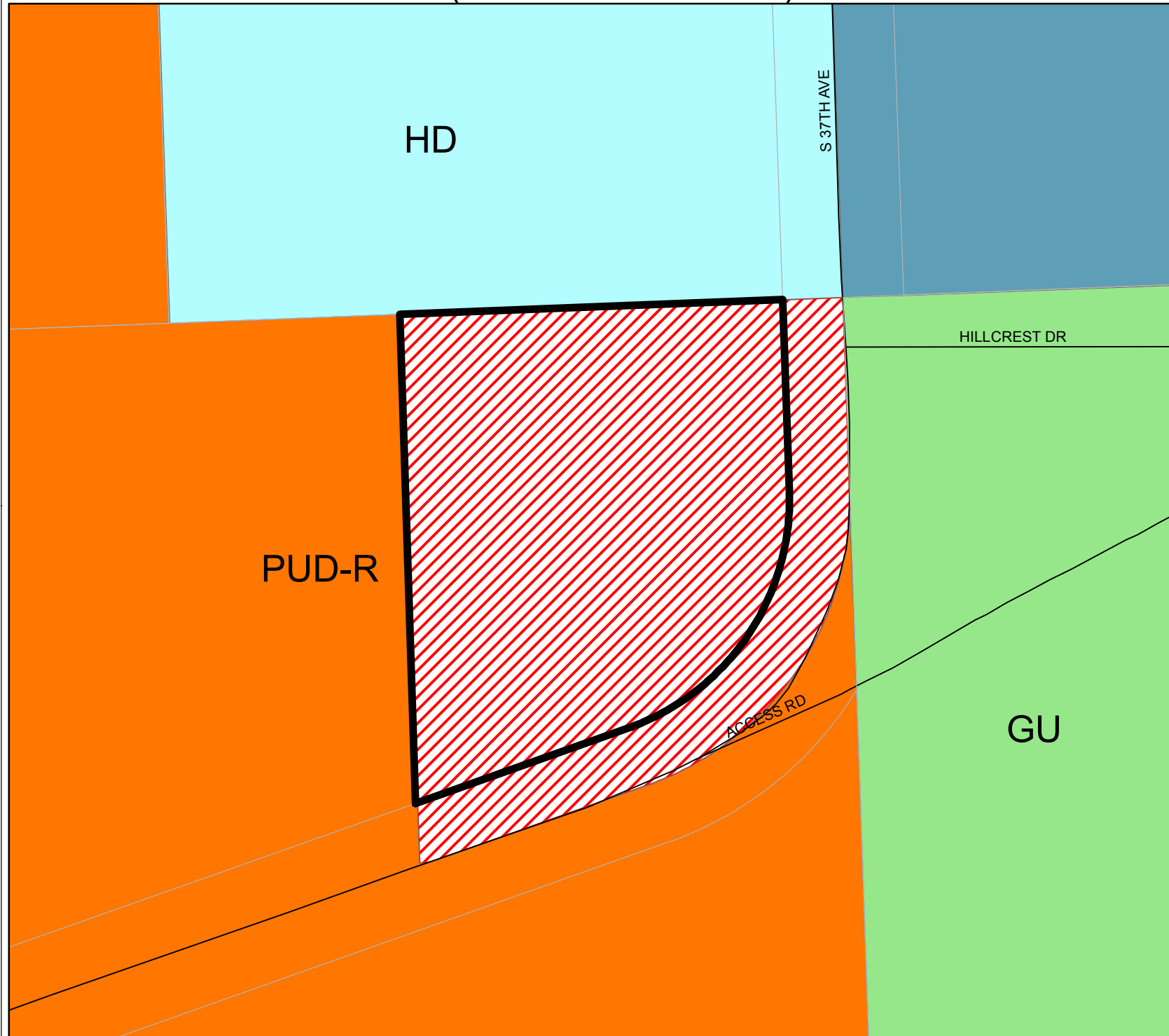
MRES

OFF

COMFAC

OSR

COMPLEX





Holland Engineering, Inc.

3900 Hollywood Blvd., Suite 303  
Hollywood, FL 33021

March 26, 2018

**FIRE FLOW CALCULATIONS**  
**Tobin Building**  
**A Three Story Commercial Building**  
**3701 Hillcrest Drive, Hollywood**

These calculations are for a three (3) story commercial building, with a total ground floor square footage of 1,120 SF. The entire building is non-combustible construction.

**Fire Flow Area = 18,000 SF**

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total floor area of all floor levels. The total square footage of the three floors is 18,000 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 1,500 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

$1,500 \text{ gpm} \times 75\% = 1,125 \text{ gpm}$  (fire flow credit)

$1,500 \text{ gpm} - 1,125 \text{ gpm} = 375 \text{ gpm}$

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

**Fire flow required = 1,000 gpm**

Prepared by:

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Susan C. Holland, P.E.  
Lic. No. 41831