

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: July 2, 2018

Location Address: 4231 N 58th Avenue, Hollywood Florida 33021

Lot(s): N/A Block(s): N/A Subdivision: N/A

Folio Number(s): 5141 01 00 0040 and 5141 01 00 0041

Zoning Classification: North-Mixed Use Land Use Classification: TOC

Existing Property Use: Single Family residence Sq Ft/Number of Units: 1 SF home with accessory structures

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): 17-DP-54

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

Explanation of Request: Site Plan approval to allow for the redevelopment of the Property to a mixed-use project consisting of 58-multifamily units and general office use.

Number of units/rooms: 58- multifamily units Sq Ft: 9,270

Value of Improvement: 1 million Estimated Date of Completion: September 2022

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

Name of Current Property Owner: Dawn Louise Meyer and 58 Oak LLC

Address of Property Owner: 4231 N 58th Avenue, Hollywood FL. 33021 and 5230 North 31st Place Hollywood FL. 33021

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Autumn Sorrow/ AJ Entitlements & Planning LLC

Address: 6311 Riverwalk Lane Unit 4 Jupiter FL 33458 Telephone: 561-284-2472

Fax: N/A Email Address: Autumn@ajentitlements.com

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

If Yes, Attach Copy of the Contract. Included with the application submittal

List Anyone Else Who Should Receive Notice of the Hearing: David Blattner ESQ

Address: 213 East Sheridan St, Ste. 3 Dania Beach, Florida 33004 Email Address: dkb@assoulineberlowe.com

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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 6.21.18

PRINT NAME: Dawn Louise Meyer

Date: 6.21.18

Signature of Consultant/Representative: _____

Date: 6/25/18

PRINT NAME: Autumn Sorrow

Date: _____

Signature of Tenant: N/A

Date: _____

PRINT NAME: N/A

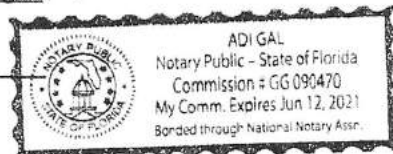
Date: _____

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 Autumn Sorrow to my property, which is hereby made by me or I am hereby authorizing Autumn Sorrow 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 21 day of June 2018

Notary Public
State of Florida



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

Signature of Current Owner

Print Name

PLANNING DIVISION



File No. (internal use only): _____

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Hollywood, FL 33022

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CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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(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: _____

PRINT NAME: 58 Oak LLC/Reuven Rogatinsky

Date: 6/21/18

Signature of Consultant/Representative: _____

Date: 6/25/18

PRINT NAME: Autumn Sorrow

Date: _____

Signature of Tenant: N/A

Date: _____

PRINT NAME: N/A

Date: _____

Current Owner Power of Attorney

I am the Attorney for 58 Oak LLC current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 21st day of June, 2018

Notary Public

State of Florida

My Commission Expires: 5/16/22 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Ana Hesny
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG218470
Expires 5/16/2022

Signature of Current Owner Reuven Rogatinsky

Print Name

**Electronic Articles of Organization
For
Florida Limited Liability Company**

**L18000098871
FILED 8:00 AM
April 19, 2018
Sec. Of State
jafason**

Article I

The name of the Limited Liability Company is:

58 OAK, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

5230 NORTH 31ST PLACE
HOLLYWOOD, FL. US 330212315

The mailing address of the Limited Liability Company is:

5230 NORTH 31ST PLACE
HOLLYWOOD, FL. US 330212315

Article III

Other provisions, if any:

ANY AND ALL USUAL PURPOSE.

Article IV

The name and Florida street address of the registered agent is:

ASSOULINE & BERLOWE, P.A.
213 EAST SHERIDAN STREET
#3
DANIA BEACH, FL. 33004

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DAVID K. BLATTNER

Article V

The name and address of person(s) authorized to manage LLC:

Title: MGR
REUVEN ROGATINSKY
5230 NORTH 31ST PLACE
HOLLYWOOD, FL. 330212315 US

Title: MGR
ARI PEARL
5230 NORTH 31ST PLACE
HOLLYWOOD, FL. 330212315 US

L18000098871
FILED 8:00 AM
April 19, 2018
Sec. Of State
jafason

Signature of member or an authorized representative

Electronic Signature: DAVID K. BLATTNER

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.



58 Oak (fka: Hollywood House) Project Narrative/Criteria Statement

**Request: Preliminary Site Plan Approval
TAC Application Submittal: June 27, 2018**

On behalf of 58 Oak LLC, the Applicant, we are requesting preliminary Technical Advisory Committee (TAC) approval for a mixed-use project, within the City of Hollywood.

LOCATION

The subject site is generally located at the southeast intersection of Sterling Road and North 58th Avenue within the municipal limits of the City of Hollywood (“City”) and contains approximately 1.50-acres/65,153 square feet. The subject property has a situs address of 5230 North 31st Place, Hollywood Florida 33021 & 4231 N. 58th Avenue, Hollywood Florida 33021 and the following Folio Numbers: 5141 01 00 0041 and 5141 01 00 0040 (the “Property”).

BACKGROUND

Historical aerial photographs indicate the Property was utilized for agricultural purposes (citrus groves) circa 1947. Also at this time, what appears to be a single-family home was also present in the central-southern portion of the site. By 1958, although remnants of the former citrus groves are visible, it is clear the Property was no longer utilized for commercial citrus production. Additionally, during this time period, a second residential home was constructed along the southern property boundary; the northern portion of the site is observed as heavily-wooded. Circa 1981, a third single-family home was constructed in the central portion of the site. No significant changes to the site were observed since the addition of the third residential home in the early 1980s, and, the Property remains used for residential purposes until present day.

LAND USE & ZONING

The Properties have a future land use designation of Transit Oriented Corridor (TOC) and are zoned North-Mixed Use.

According to the City’s Land Use Element, the TOC land designation allows for residential uses and encourages redevelopment or development of significant areas. The major purpose of the TOC land use designation is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. The proposed Project will further the goals of the City’s Land

Use Plan by providing a mixed-use, multi-family housing need that is located within close proximity to the City's mass transit lines.

The North-Mixed Use zoning district was recently assigned to the properties as part of the City-Initiated Rezoning of the State Road 7 Corridor, which was adopted on December 6, 2017. The following table shows the land use and zoning designations of the surrounding properties.

Direction	Future Land Use Designation	Zoning Designation	Existing Use
North	TOC	North Mixed Use	Beyond Stirling Road to the northeast is an RV park and to the northwest are single-story commercial uses.
South	TOC	North Mixed Use	Single-family home
West	TOC	North Mixed Use	Single-family homes and a strip commercial center (Poinciana Plaza)
East	MRES	RM-18	3-story Multi-family development

REQUEST

The applicant is seeking preliminary TAC approval to allow for the redevelopment of the Property for the purposes of constructing a mixed-use project with 58 multi-family units (apartments) and 9,270 square feet of leasable office use combined in one, five-story, 104,880-square foot building on 1.50 acres (the "Project"). With this Project the existing single-family home and accessory structures will be completely demolished and replaced with the Project. The proposed 58 multi-family units will be developed and conveyed as rental units. Each apartment unit will feature two-bedrooms with w/d hook-ups. The first floor will feature the stair/elevators & lobby, while the second floor will contain the office users, with the apartment units on floors 3 through 5.

Density/Intensity

The applicant is proposing to construct 58 multifamily dwelling units, which equates to a density of 39 du/acre. The proposed density will be far less than the maximum permitted by the underlying land use designation and the North Mixed-Use zoning district which allows for a maximum density of 50 du/acre. With this project, 9,270 square feet of general office use is also being proposed. This mixed-use Project of 58 multifamily dwelling units and 9,270 square feet of general office will further the goals of the City's Land Use Plan by providing a true mixed-use project that is located within close proximity to the City's mass transit lines. Locating high residential

densities in this area of the City will increase mass transit ridership which will help fund the same and will be an economic benefit to the City.

Analysis of Article 6, Article II, 6.23

The following is a summary of how the proposed Project conforms to the application requirements of City of Hollywood Technical Review Standards of Final Site Plans within Article 6, Article II, 6.23. Please note that the agent has prepared responses to the code requirements immediately following the code requirements.

A. Natural Environment. All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

Response: As shown on the tree survey prepared by Avirom & Associates, the site contains large oak trees that the applicant has taken great measures to preserve in place and incorporate into the design of the project, per City Code. The applicant has designed the site plan and building placement so that the specimen oak trees can be preserved in place. During construction, the trees will be properly protected so as to not cause any damage to their health. (Please see the tree protection detail on the landscape plan(s) included with the submittal)

The project will further be enhanced with lush landscaping through the project that compliments the building architecture, site, and surrounding properties. The landscaping pallet will consist of trees (Pigeon Plums, Silver Buttonwood, Dahoon Holly, Live Oaks, Cabbage Palms), shrubs (Coco Plums, Clusia, Ficus, Firebrush, Wild Coffee, Trinette), and ground cover (Asiatic Jasmine, St. Augustine).

B. Open space. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy ac-

cess to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

Response: The Project has been designed with adequate landscaping and open space for the anticipated needs of the residents, business owners, and guests. The Project will have open space and landscaping for the residents, business owners, and guests to utilize and enjoy along the entire perimeter of the property. Recreational needs of the residents, business owners, and guests will be accomplished through the interior and exterior spaces of the building. Locating the recreational amenities inside the building will allow the residents, business owners, and guests access to the same at all times despite any inclement weather. Such recreational amenities include: a gym that will feature aerobic equipment and weight machines/free weights for strength training. With the acquisition of the additional acreage, the Project has been redesigned to allow for more exterior amenities, including: a covered patio with tree planters, and a trellis.

C. Circulation and parking. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

Response: Residents, business owners and their guests will access the development from the main entrance on the east site of North 58th Avenue; an additional egress-only driveway is also provided for motorists leaving the Project on the east site of North 58th Avenue. The Project has been designed, due to the size and unique configuration, to accommodate most of the parking and circulation “garaged” and located under the building. The majority of the parking will be totally obscured from view from North 58th Avenue and Sterling Road.

The proposed 58 dwelling units requires 1.5 parking spaces per unit plus one guest parking space per every 5 units for a total of 99 parking spaces. The proposed 9,270 feet of leasable office use requires 1 parking space for every 250 square feet for a total of 37 parking spaces. The Applicant maintains that utilizing the strict application of the code required parking would cause the project to be over-parked. Additionally, as part of the recently adopted City-initiated rezoning effort, this area of the City is envisioned for redevelopment that will focus on walkability and mass-transit ridership. The applicant anticipates that the majority of the residents will be either a one-car or no-car household. Given the anticipated parking projection needs, the applicant has submitted a shared parking study reduction for this mixed use project. As shown on the site plan prepared by Saltz Michelson, the shared parking study reduction requires 99 parking spaces. The applicant is providing a total of 105 parking spaces, four of which are handicap spaces. The applicant is willing to accept a condition of approval that the leasable office area will not exceed 9,270 square feet so that parking demands are met through the duration of the Project.

D. Community services and utilities. All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.

Response: As shown on the preliminary Paving, Grading & Drainage and Utility Plans prepared by Bowman Consulting, the Project has been designed to insure the adequate provision of community services and utilities in accordance to the City of Hollywood standard requirements.

The building has been designed to feature internal trash collection, thus eliminating the need for unsightly and cumbersome exterior dumpsters. The building has also been designed with an internal system for fire protection. Should a fire occur, the site has been designed with efficient access for fire trucks.

E. Building and other structures. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. *Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.*

2. *All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.*

3. *All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.*

Response: Included in this submittal are full Architectural renderings with four-sided architectural elevations with additional labeling and dimensioning, and other application requirements. The architect for this project is Saltz Michelson Architects. The architecture can be described as Coastal Contemporary. The colors and building materials will feature a sleek design through the utilization of steel and glass elements. The balconies have also been designed with glass railings and associated materials. Glass detailing and the incorporation of warm residential materials, such as stone and ceramic, will soften the building massing. The units are broken-up externally, giving the roofline and facade a sculpture image. The abundance of fully developed landscape gives the building the image of a treehouse.

The proposed architecture is consistent with the diversity of the surrounding architecture already established in the neighborhood. The architecture in this neighborhood has a blend of multiple architectural styles. To the north, beyond Stirling Road, is vacant land with an RV Park and single-story commercial uses with non-distinct architectural styles. To the east is a 3-story simplified multifamily residential development with no distinct architectural styles. The properties to the west have a combination of 1-story commercial and residential homes with multiple architectural styles and to the south is a large estate style home. With such diversity it was important to introduce multiple material change to remain true to the surrounding properties. The proposed Coastal Contemporary style incorporates multiple recessed and exposed elements along the exterior face as well as frequent roof undulations.

F. Level of service standards. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

Response: The Project complies with the adopted Level of Service (LOS) standards for public facilities and services, as indicated on the LOS letter prepared by Bowman Consulting and included in the application submittal. The following table lists the current LOS standards for the public facilities and services as well as the projected LOS impacts generated from the Project.

Service	City Required LOS	Project LOS
Roads	“D” or better	31 peak hour trips/no impact on LOS
Sanitary Sewer	315 gallons per day per equivalent residential unit	85 GPD/unit and 35 GPD/1,000 sq.ft. of office
Potable Water	350 gallons per day per unit	143 gallons per day
Solid Waste	8.9 pounds per day per unit	8.9 pounds or less
Drainage	1/2 inch of stormwater runoff for any 5 minutes	no impact on LOS
Parks & Recreation	3 acres of park per 1,000 population	no impact on LOS

G. Other requirements. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

Response: As shown on the preliminary landscape plans prepared by Design and Entitlement Consultants, the proposed landscape plans comply with the City’s tree and landscape regulations. The applicant will continue to work with City staff to ensure that all City requirements and recommendations are addressed.

CONCLUSION

On behalf of the Applicant, the Development Team respectfully request favorable review and consideration of this application. The Development Team for this Project consists of:

AJ Entitlements & Planning - Autumn Sorrow

Assouline & Berlow, PA - David Blattner, ESQ

Avirom & Associates - John Doogan

Bowman Consulting - Bill Pfeffer

Design and Entitlement Consultants - Ken DeLaTorre, Bill DuMond

Saltz Michelson - Charles Michelson, Scott Willis

Team GFA - Jeremy Ally

JOB N°. 2017-122

58 OAK
4231 N. 58 AVE. HOLLYWOOD,
FLORIDA.

SALTZ MICHELSON
A R C H I T E C T S

3501 Griffin Road
Ft. Lauderdale, FL 33312
(954) 266-2700 Fx:(954) 266-2701
sma@saltzmichelson.com

AA-0002897

Charles Michelson AR 0009976

Project No. :



Drawn By :
JPG

Checked By :
SD

Date:
06.01.2018

REVISIONS

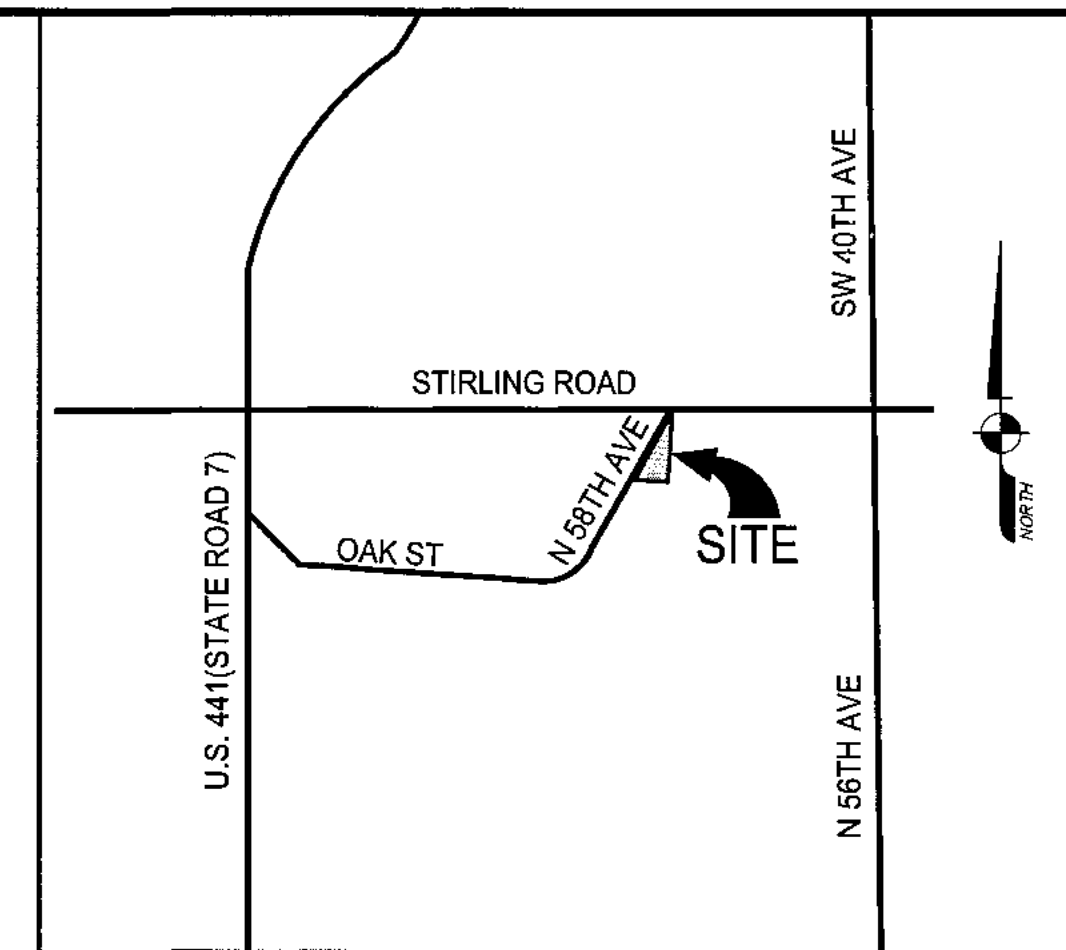
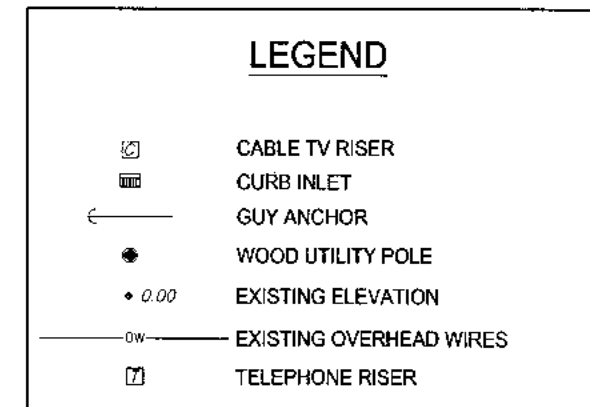
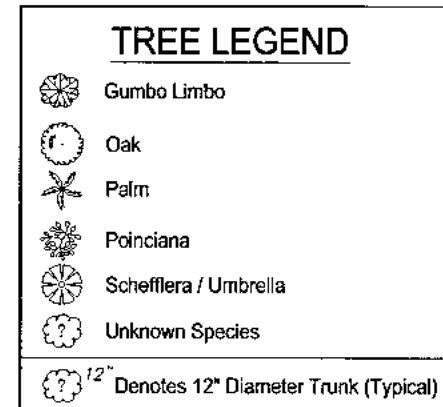


PROJECT TEAM	LEED "CERTIFIED" INITIATIVES	INDEX OF DRAWINGS	SITE LOCATION MAP	SUBMITTAL TYPE	DATE
<p><u>OWNER:</u> AJ ENTITLEMENTS & PLANNING 6311 RIVERWALK LANE #4 JUPITER, FLORIDA 33458 TELEPHONE: (561) 284-2472</p> <p><u>ARCHITECT:</u> SALTZ MICHELSON ARCHITECTS 3501 GRIFFIN ROAD FORT LAUDERDALE, FLORIDA 33312 TELEPHONE: (954) 266-2700</p> <p><u>CIVIL ENGINEER:</u> BOWMAN CONSULTING GROUP, LTD. 13450 W. SUNRISE BLVD., SUITE 320 SUNRISE, FL 33323 TELEPHONE: (954) 314-8470</p> <p><u>LANDSCAPE ARCHITECT:</u> DESIGN AND ENTITLEMENT CONSULTANTS, LLC. 2135 BELLCREST COURT ROYAL PALM BEACH, FL 33411 TELEPHONE: (561) 707-3410</p>	<div><div>1.</div><div>REDUCE HEAT GAIN IN THE APARTMENTS THROUGH THE USE OF ENERGY STAR GLAZING AND WINDOW SHADES.</div></div> <div><div>2.</div><div>KITCHEN SHALL INCORPORATE SPACE FOR BOTH TRASH CANS AS WELL AS RECYCLING.</div></div> <div><div>3.</div><div>ALL LIGHT FIXTURES SHALL BE ENERGY EFFICIENT, ALL APPLIANCES ENERGY STAR OR WATER SENSE CERTIFIED, AND PROGRAMMABLE THERMOSTATS WILL BE INSTALLED.</div></div> <div><div>4.</div><div>SUSTAINABLE BUILDING MATERIALS WILL BE USED.</div></div> <div><div>5.</div><div>LOW VOC MATERIALS WILL BE USED.</div></div> <div><div>6.</div><div>ENERGY EFFICIENT HVAC SYSTEM WILL BE USED.</div></div> <div><div>7.</div><div>PAVEMENT AND ROOFING MATERIAL SHALL BE ENERGY CERTIFIED OR COOL ROOF COUNCIL RATED. ROOFING WILL BE HIGHLY REFLECTIVE.</div></div> <div><div>8.</div><div>RAINWATER REUSE FOR IRRIGATION OR NON-POTABLE WATER USES WILL BE CONSIDERED.</div></div> <div><div>9.</div><div>INSTALLATION OF BICYCLE RACKS AT GRADE AND LONG TERM BICYCLE STORAGE ON 2ND FLOOR.</div></div>	<div><div>C01</div><div>COVER SHEET</div></div> <div><div>SV</div><div>SURVEY</div></div> <div><div>SP1</div><div>SITE PLAN</div></div> <div><div>A1.1</div><div>FIRST FLOOR</div></div> <div><div>A1.2</div><div>SECOND FLOOR</div></div> <div><div>A1.3</div><div>THIRD FLOOR</div></div> <div><div>A1.4</div><div>FOURTH FLOOR</div></div> <div><div>A1.5</div><div>FIFTH FLOOR</div></div> <div><div>A1.6</div><div>ROOF PLAN</div></div> <div><div>A2.0</div><div>BUILDING ELEVATIONS</div></div> <div><div>A3.0</div><div>ENLARGED APARTMENT PLANS</div></div>	<div></div> <div><div><div>1</div><div>C01</div></div><div>SITE LOCATION MAP N.T.S.</div><div>NORTH</div></div>		

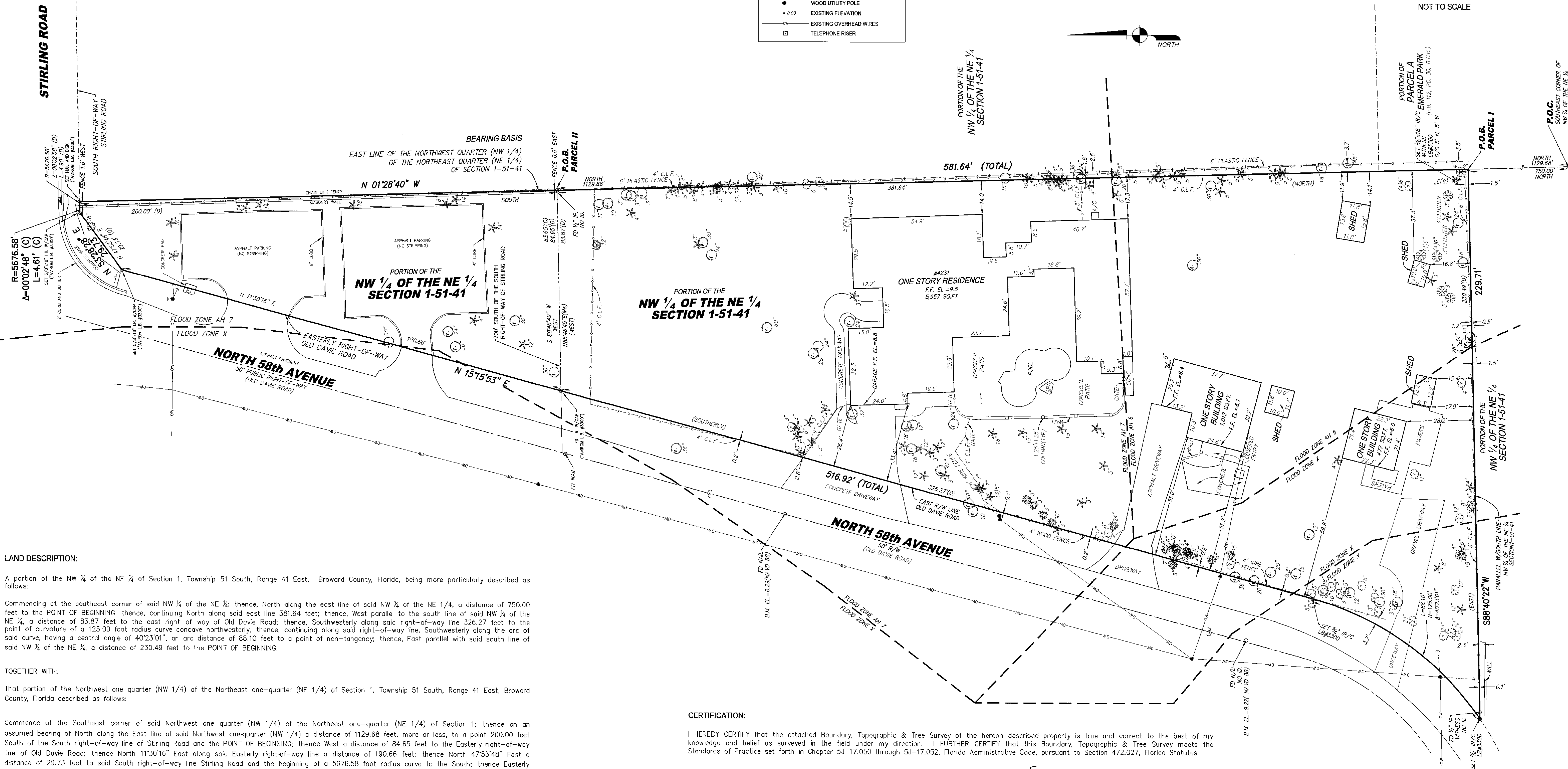
C01

5/21/2018 3:10:07 PM C:\Users\JGARCIA\Documents\2017-122_58 OAK_CENTRAL_ARCH_JGARCIA@SALTMICHELSON.COM.RVT

2. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Property Report issued by First American Title Insurance Company, FATIC File No. 1062-3648528, through February 5, 2018 at 11:59 P.M. and FATIC File No. 1062-3949905, effective date February 28, 2018 @ 8:00 A.M.. Where applicable, these instruments are shown on the survey. Aviom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
4. The land description shown hereon is in accord with the Property Report.
5. No underground improvements were located.
6. Bearings shown hereon are assumed based on the East line of the NW ¼ of the NE ¼ of Section 1, Township 51 South, Range 41 East having a bearing of N01°53'W.
7. The property described hereon lies within Flood Zones AH Elevation 6 feet, AH Elevation 7 feet & Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125113 0552 H, dated 08/18/14.
8. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
9. Benchmark Description: Broward County Engineering Department Benchmark "1802", Elevation 9.176 feet (NGVD 1929), 7.576 feet (NAVD 1988).
10. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
11. This map is intended to be displayed at a scale of 1"=20' (1:20).
12. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
13. Property Address: 4231 N. 58th Avenue, Hollywood, Florida.
14. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
15. Abbreviation Legend: A/C = Air Conditioner; B.C.R. = Broward County Records; BM = Benchmark; C = Calculated; C.L.F. = Chain Link Fence; ☐ = Centerline; Δ = Delta; D = Deed; L.D. = Elevation; FD = Found; F.F. = Finished Floor; I.R. = Iron Rod; IR/C = Iron Rod and Cap; L = Arc Length; L.B. = Licensed Surveyor; (Ms) = Measured; NAVD = North American Vertical Datum; O/S = Offset; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R = Radius; R/W = Right-of-Way; S.Q.F.T. = Square Feet; TYP = Typical; W/ = With.



LOCATION SKETCH
NOT TO SCALE



A portion of the NW ¼ of the NE ¼ of Section 1, Township 51 South, Range 41 East, Broward County, Florida, being more particularly described as follows:

Commencing at the southeast corner of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence, North along the east line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 750.00 feet to the POINT OF BEGINNING; thence, continuing North along said east line 381.64 feet; thence, West parallel to the south line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 83.87 feet to the east right-of-way of Old Davis Road; thence, Southwesterly along said right-of-way line 326.27 feet to the point of curvature of a 125.00 foot radius curve concave northwesterly; thence, continuing along said right-of-way line, Southwesterly along the arc of said curve, having a central angle of 40°23'01", an arc distance of 88.10 feet to a point of non-tangency; thence, East parallel with said south line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 230.49 feet to the POINT OF BEGINNING.

That portion of the Northwest one quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of Section 1, Township 51 South, Range 41 East, Broward County, Florida described as follows:

commence at the Southeast corner of said Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of Section 1; thence on an assumed bearing of North along the East line of said Northwest one-quarter (NW 1/4) a distance of 1129.68 feet, more or less, to a point 200.00 feet South of the South right-of-way line of Stirling Road and the POINT OF BEGINNING; thence West a distance of 84.65 feet to the Easterly right-of-way line of Old Davis Road; thence North 11°30'16" East along said Easterly right-of-way line a distance of 190.66 feet; thence North 47°53'48" East a distance of 29.73 feet to said South right-of-way line Stirling Road and the beginning of a 5676.58 foot radius curve to the South; thence Easterly along said South right-of-way line and along said curve through a central angle of 0°02'58" an arc distance of 4.90 feet to said East line of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of Section 1; thence South along East line a distance of 200.00 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 65,153 square feet more or less.

I HEREBY CERTIFY that the attached Boundary, Topographic & Tree Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary, Topographic & Tree Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 5/18/2018


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: john@aviromsurvey.com

[illegible]

LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
▬▬▬	SIDEWALKS
▬▬▬	PLANTING AREA
-0'-8"	FINISHED FLOOR ELEVATION (NAVD)
●	EXISTING TREE TO REMAIN, REFER TO LANDSCAPE PLANS
⊗	EXISTING TREE TO BE REMOVED, REFER TO LANDSCAPE PLANS
PARKING COUNT	
TYPE	COUNT
ADA PARKING SPACE (12'x18')	5
STANDARD PARKING SPACES (8.5' x 18')	100
TOTAL PARKING SPACES PROVIDED	105
LOADING SPACE (10' x 25') W/MIN. 14' VERTICAL CLEARANCE	1
NOTE:	
1. 2-WAY RADIO COMMUNICATIONS SYSTEM IN COMPLIANCE WITH NFPA 1.11.10 WILL BE PROVIDED.	
2. KNOX BOX SHALL BE PROVIDED FOR FIRE DEPT. ACCESS INTO BUILDING.	
3. ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.	
4. MAXIMUM FOOT-CANDLE LIGHT LEVEL AT ALL PROPERTY LINES SHALL BE 1.0 F.C. AND 0.5 F.C. WHERE ADJACENT TO RESIDENTIAL NEIGHBORHOODS	

PROJECT DATA	
ZONING DISTRICT:	NORTH MIXED USE
CONSTRUCTION TYPE:	TYPE 1-B (FULLY FIRE SPRINKLERED)
PROPOSED OCCUPANCIES/USES:	COVERED PARKING ON 1ST FLOOR, OFFICES (GROUP B) & APARTMENTS (GROUP R-2) ON 2ND FLOOR, AND APARTMENTS (GROUP R-2) ON THE 3RD, 4TH & 5TH FLOORS
TOTAL SITE AREA:	65,153.00 SF OR 1.49 ACRES
BUILDING AREA:	1ST FLOOR: 2,969 SF (STAIRS /ELEVATORS & LOBBY) 2ND FLOOR: 16,141 SF (APARTMENTS) + 4,601(COMMON AREAS/STAIR/STORAGE.ETC.) 3RD FLOOR: 4,635 SF (LEASABLE OFFICE AREA/OFFICE CORRIDOR + COMMON AREAS) 4TH FLOOR: 18,235 SF (APARTMENTS) + 4,959(COMMON AREAS/STAIR/STORAGE.ETC.) 5TH FLOOR: 4,635 SF (LEASABLE OFFICE AREA/OFFICE CORRIDOR + COMMON AREAS) TOTAL FLOOR AREA: 104,880 SF GROSS
BUILDING SETBACKS:	FRONT (RESIDENTIAL) : MIN.15'-0" 15'-0" (NON-RESIDENTIAL) : MIN.10'-0" 15'-0" SIDE INTERIOR : 0'-0" 15'-0" MIN. ALLEY : MIN.5'-0" N/A
BUILDING HEIGHT:	MAXIMUM ALLOWED : 65' - 0" MAX. TO THE ROOF LINE. PROVIDED : 54' - 0" OR (5) STORIES
DENSITY:	MAXIMUM ALLOWED : 50 UNITS PER ACRE: 1.49 ACRESx 50=74.5 UNITS PROVIDED : 58 UNITS
IMPERVIOUS AREA:	1ST FL. BLDG FOOTPRINT : 2,969.00 S.F. ASPHALT, PAVEMENT, & SIDEWALKS : 45,385.00 S.F. TOTAL IMPERVIOUS AREA : 48,354 S.F. (74% OF SITE AREA)
PERVIOUS AREA:	REQUIRED : 10% MIN.TOTAL PERVIOUS AREA LANDSCAPE AREA PROVIDED : 16,808 S.F (20% OF SITE AREA) NOTE: REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

VUA LANDSCAPE CALCULATION: 25% OF 25,981 SF (VUA AREA)= 5,995 SF REQUIRED 7,141 SF PROVIDED NOTE: REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.			
PARKING CALCULATIONS (PER ARTICLE 7):			
RESIDENTIAL	: 1.5 SPACES PER UNIT + 1 SPACE FOR EVERY 5 UNITS FOR VISITORS: 58 X 1.5 = 87 + 58 / 5 = 12 ; 87+ 12 = 99 SPACES REQUIRED		
OFFICES	: 1 SPACE PER 250 S.F. = 9,270 S.F. LEASABLE AREA / 250 = 37 SPACES REQUIRED		
TOTAL REQUIRED : 136 SPACES			
SHARED PARKING REDUCTION CALCULATIONS FOR MIXED USE:			
WEEKDAYS AT NIGHT		100%	99 CARS
RESIDENTIAL			
OFFICE		5%	2 CARS 101 ≈
WEEKDAYS DURING DAY		60%	59 CARS
RESIDENTIAL			
OFFICE		100%	37 CARS 96 ≈
WEEKDAYS DURING DAY		90%	89 CARS
RESIDENTIAL			
OFFICE		10%	4 CARS 93 ≈
WEEKENDS DAY		80%	79 CARS
RESIDENTIAL			
OFFICE		10%	4 CARS 83 ≈
WEEKENDS NIGHT & EVE.		90%	89 CARS
RESIDENTIAL			
OFFICE		5%	2 CARS 91 ≈
			91 CARS
*NOTE: ALLOWED SHARED PARKING REDUCTION: 136 - 99 = 37 SPACES			

PARKING REDUCTION CALCULATION FOR BICYCLE RACKS: 1 BIKE RACK REQUIRED FOR EVERY 20 PARKING SPACES FOR A 5% PARKING REDUCTION: REQUIRED (136 SPACES / 20) = 7 BIKE RACKS PROVIDED = 12 BIKE RACKS PLUS 2ND FLOOR BICYCLE STORAGE FOR RESIDENTS ALLOWED BICYCLE PARKING = 7 SPACES	
TOTAL CUMULATIVE PARKING REDUCTION:	
SHARED PARKING REDUCTION	= 37 SPACES
BICYCLE RACKS PARKING REDUCTION	= 7 SPACES
TOTAL CALCULATED PARKING REDUCTION	= 44 SPACES OR 32.3% OF TOTAL REQ. PARKING
MAX. REDUCTION ALLOWED BY CODE IS 25% OF TOTAL REQ. PARKING: 0.25 x 136 SPACES = 34 SPACES OR 25% ALLOWED REDUCTION	
MIN. PARKING REQUIRED AFTER REDUCTIONS:	
MIN. PARKING REQUIRED (136 SPACES - 34 SPACES) = 102 SPACES PARKING PROVIDED = 105 SPACES (INCLUDES 4 H.C. SPACES)	
OCCUPANT LOAD (FBC TABLE 1004.1.2):	
FIRST FLOOR EXTERIOR COVERED PARKING = N/A	
SECOND FLOOR OFFICES GROUP 'B' : 4,635 S.F./100 PER OCC. = 46.3 OCC. RESIDENTIAL GROUP R-2 : 20,742 S.F./200 PER OCC. = 103 OCC.	
THIRD FLOORS OFFICES GROUP 'B' : 4,635 S.F./100 PER OCC. = 46.3 OCC. RESIDENTIAL GROUP R-2 : 23,193 S.F./200 S.F. PER OCC. = 116 OCC	
FOURTH FLOORS OCCUPANT LOAD: RESIDENTIAL GROUP R-2 : 25,275 S.F./200 S.F. PER OCC. = 126 OCC	
FIFTH FLOORS OCCUPANT LOAD: RESIDENTIAL GROUP R-2 : 23,430 S.F./200 S.F. PER OCC. = 117 OCC	
TOTAL BUILDING OCCUPANTS: = 554 OCC	
NUMBER OF RESIDENTIAL APARTMENTS:	
LEVEL 2	: 13 APARTMENTS
LEVEL 3	: 15 APARTMENTS
LEVEL 4	: 15 APARTMENTS
LEVEL 5	: 15 APARTMENTS
TOTAL APARTMENTS:	58 APARTMENTS
NOTE: ALL UNITS ARE 2 BEDROOM / 2 BATH. EXCEPT UNIT B1 WILL BE 1 BEDROOM/1 BATH SEE ENLARGED PLANS ON SHEET A3.0 FOR EACH UNIT TYPE AND AREA BREAKDOWNS.	

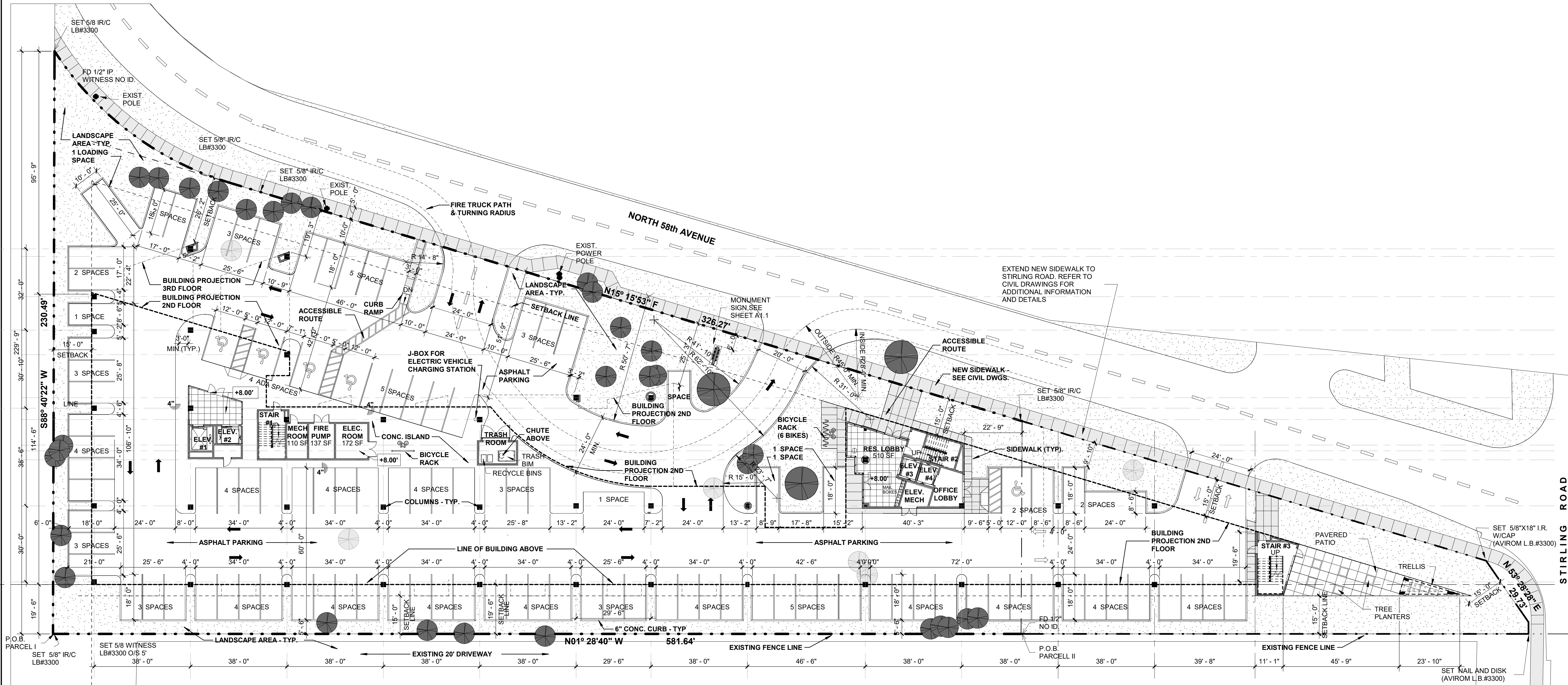


2	LOCATION MAP	NORTH
SP1	N.T.S.	

LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE NE 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID NW 1/4 OF THE NE 1/4 A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID EAST LINE 381.64 FEET; THENCE, WEST PARALLEL TO THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 83.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD DAVIE ROAD; THENCE, SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 326.27 FEET TO THE POINT OF CURVATURE OF A 125.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 40°23'01", AN ARC DISTANCE OF 88.10 FEET TO A POINT OF NON-TANGENCY, THENCE, EAST PARALLEL WITH SAID SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 230.49 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 1; THENCE ON AN ASSUMED BEARING OF NORTH ALONG THE EAST LINE OF SAID NORTHWEST ONE QUARTER (NW 1/4) A DISTANCE OF 1129.66 FEET, MORE OR LESS, TO A POINT 200.00 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD AND THE POINT OF BEGINNING, THENCE WEST A DISTANCE OF 84.65 FEET TO EASTERLY RIGHT OF WAY LINE OF OLD DAVIE ROAD; THENCE NORTH 11°30'16" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 190.66 FEET; THENCE NORTH 47°53'48" EAST A DISTANCE OF 29.73 FEET TO SAID SOUTH RIGHT OF WAY LINE STIRLING ROAD AND THE BEGINNING OF A 5676 FOOT RADIUS CURVE TO THE SOUTH; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°02'58" AND ARC DISTANCE OF 4.90 FEET TO SAID EAST LINE OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 1; THENCE SOUTH ALONG EAST DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, SAID LAND LYING IN BROWARD COUNTY, FLORIDA AND CONTAINS 10,691 SQUARE FEET MORE OR LESS.



1
SP1 **PROPOSED SITE PLAN**

NET LOT AREA: 65,153 S.F.
1" = 20'-0"



58 OAK
4231 N. 58 AVE. HOLLYWOOD,
FLORIDA.

SALTZ MICHELSON ARCHITECTS

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AA-0002897

Charles Michelson AR 0009976

Project No. :
2017-122
Drawn By :
JPG
Checked By :
SMA
Date:
06.01.2018

REVISIONS

SP1

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