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ARCHITECTS

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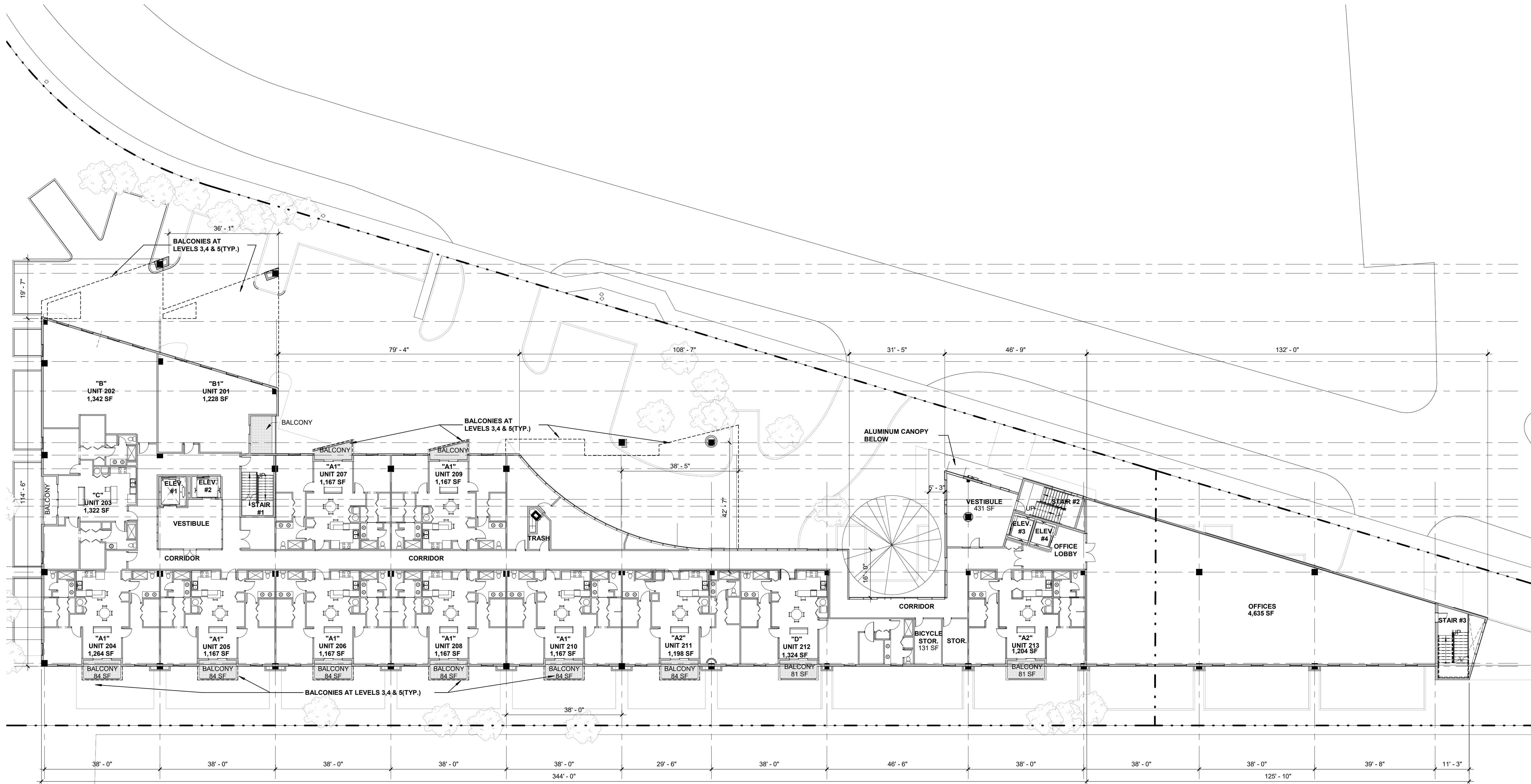
AA-0002897

Charles Michelson AR 0009976

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

REVISIONS

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1 SECOND FLOOR - OFFICES / APARTMENTS
A1.2 1/16" = 1'-0"

NOTE:
SEE ENLARGMENT PLANS ON SHEET A3.0 FOR
APARTMENT UNIT TYPES AND AREAS.

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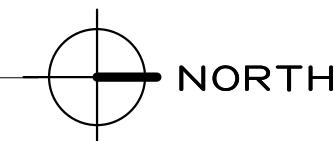
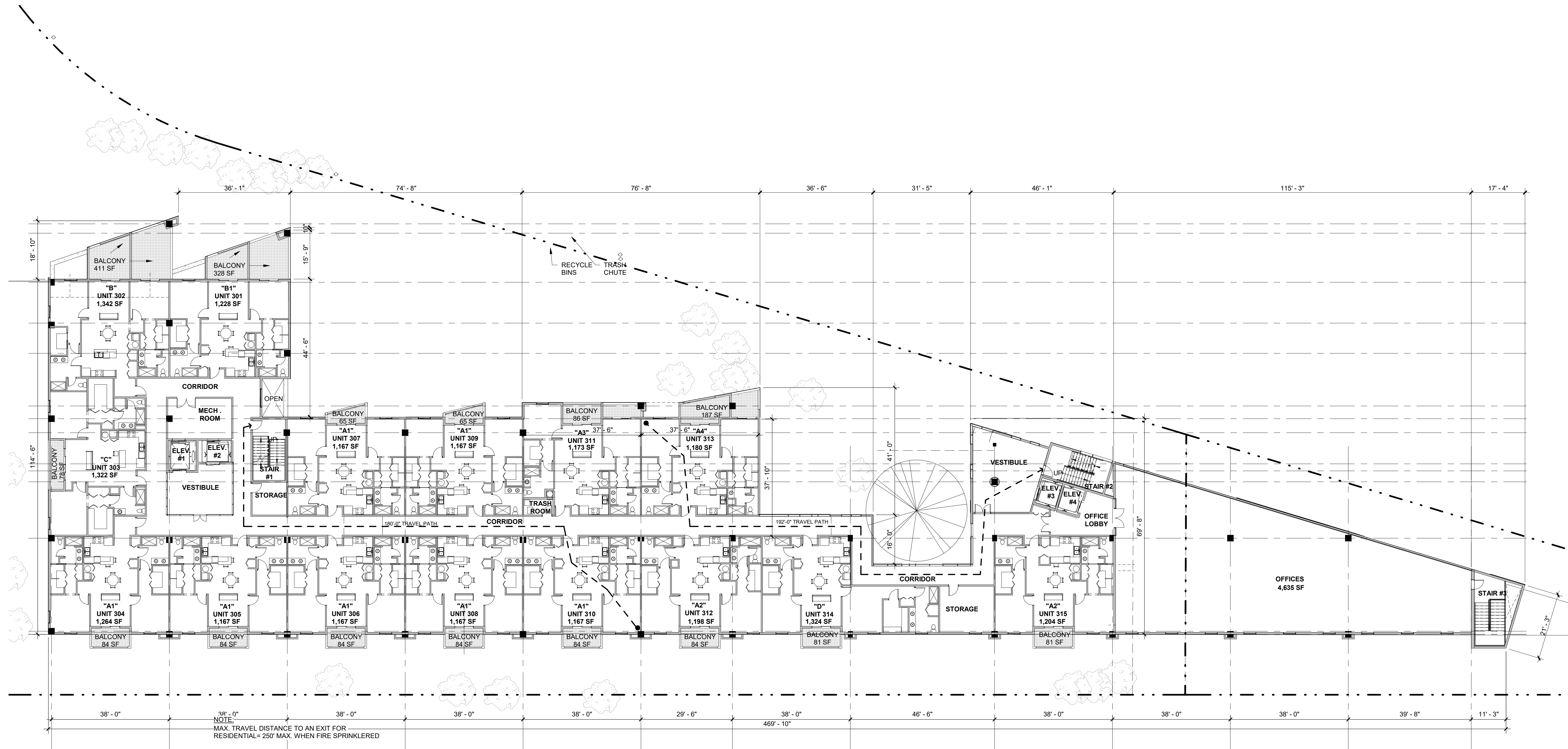
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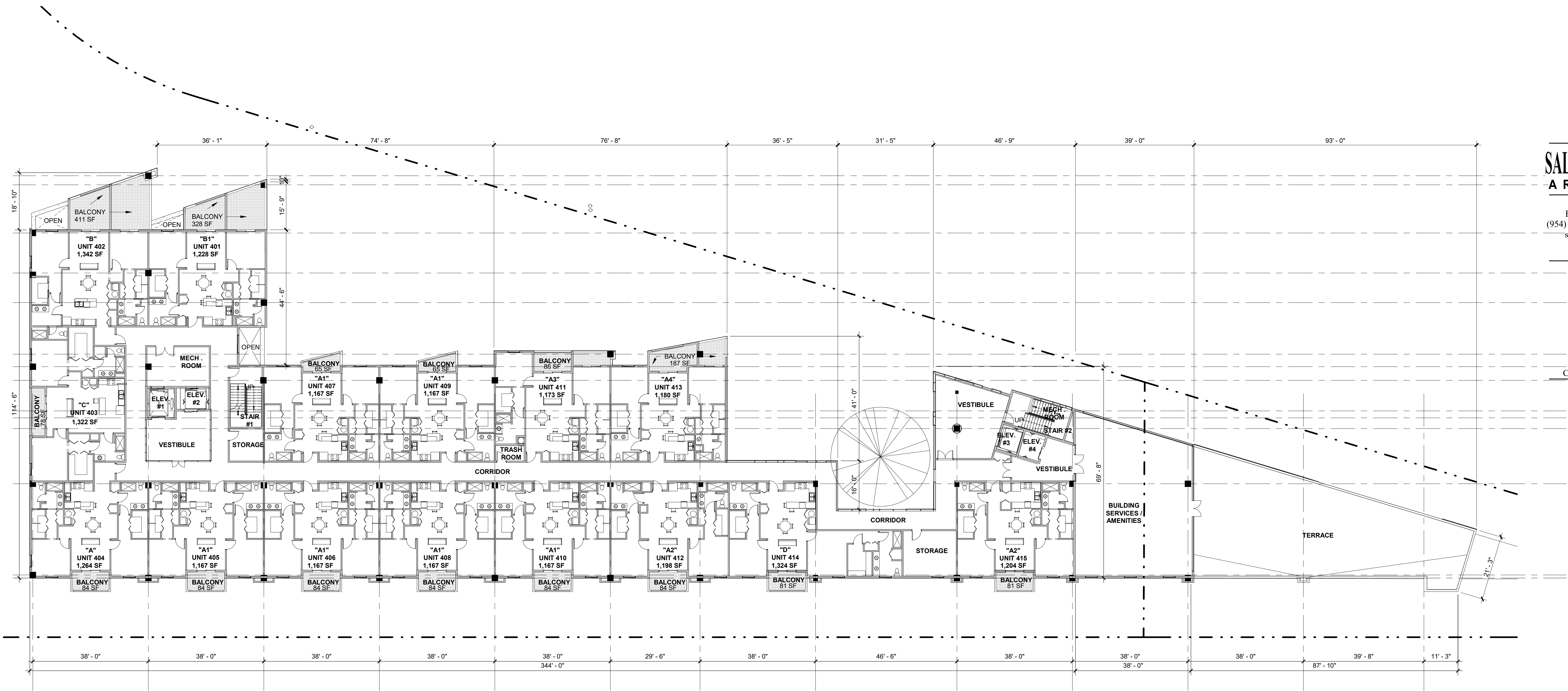
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1
A1.4
FOURTH FLOOR
1/16" = 1'-0"

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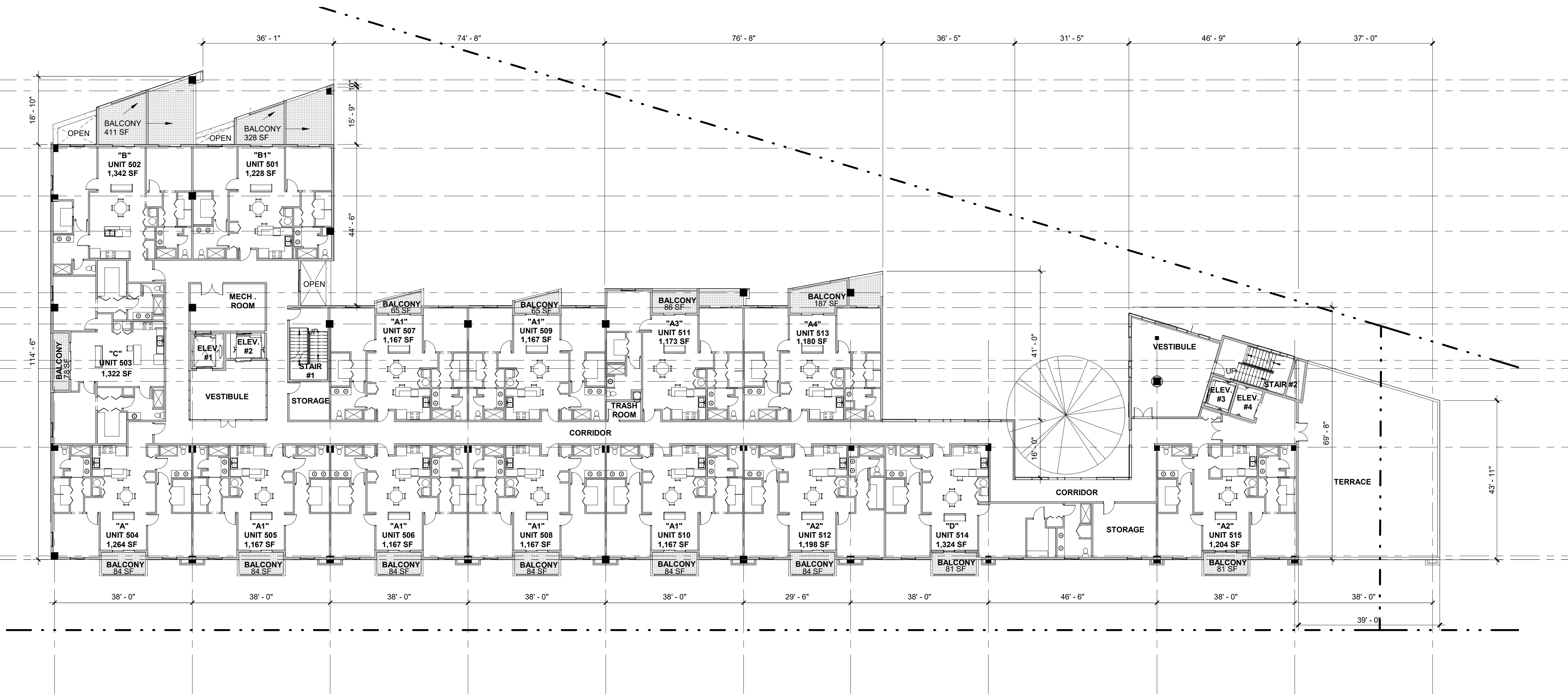
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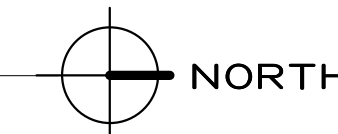
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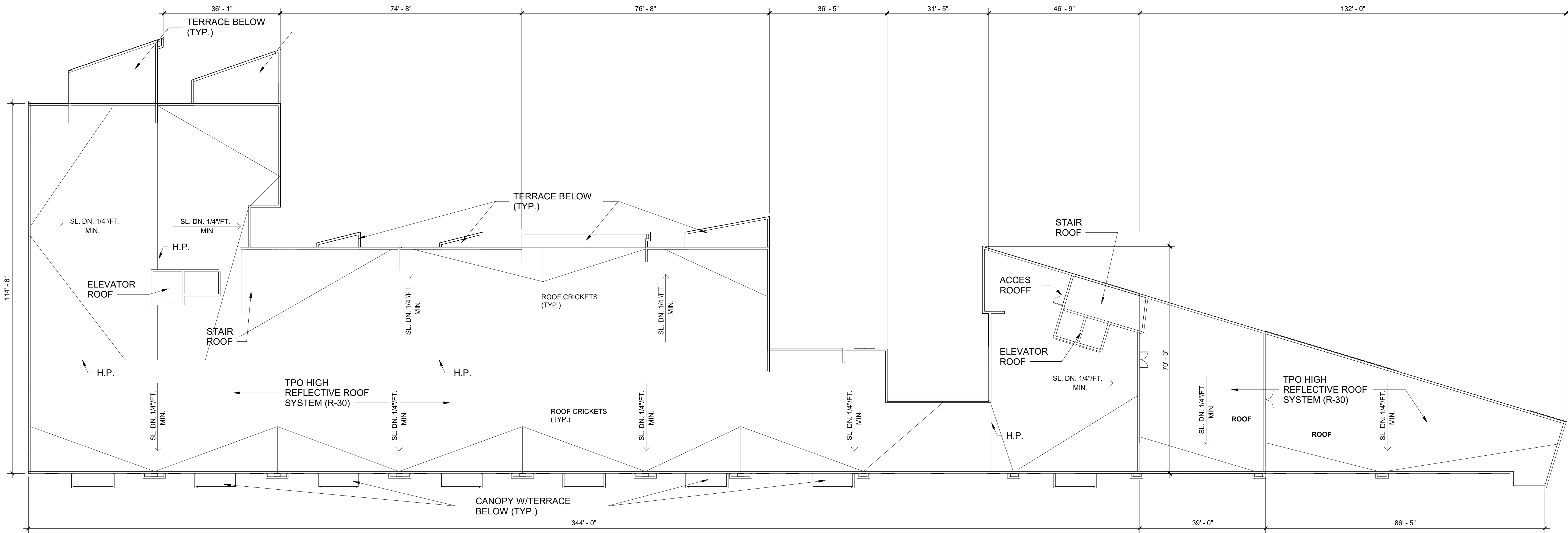
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A1.5

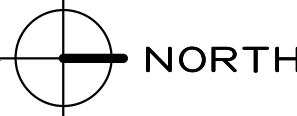


1 FIFTH FLOOR
A1.5 1/16" = 1'-0"





1 ROOF PLAN
A1.6 1/16" = 1'-0"



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

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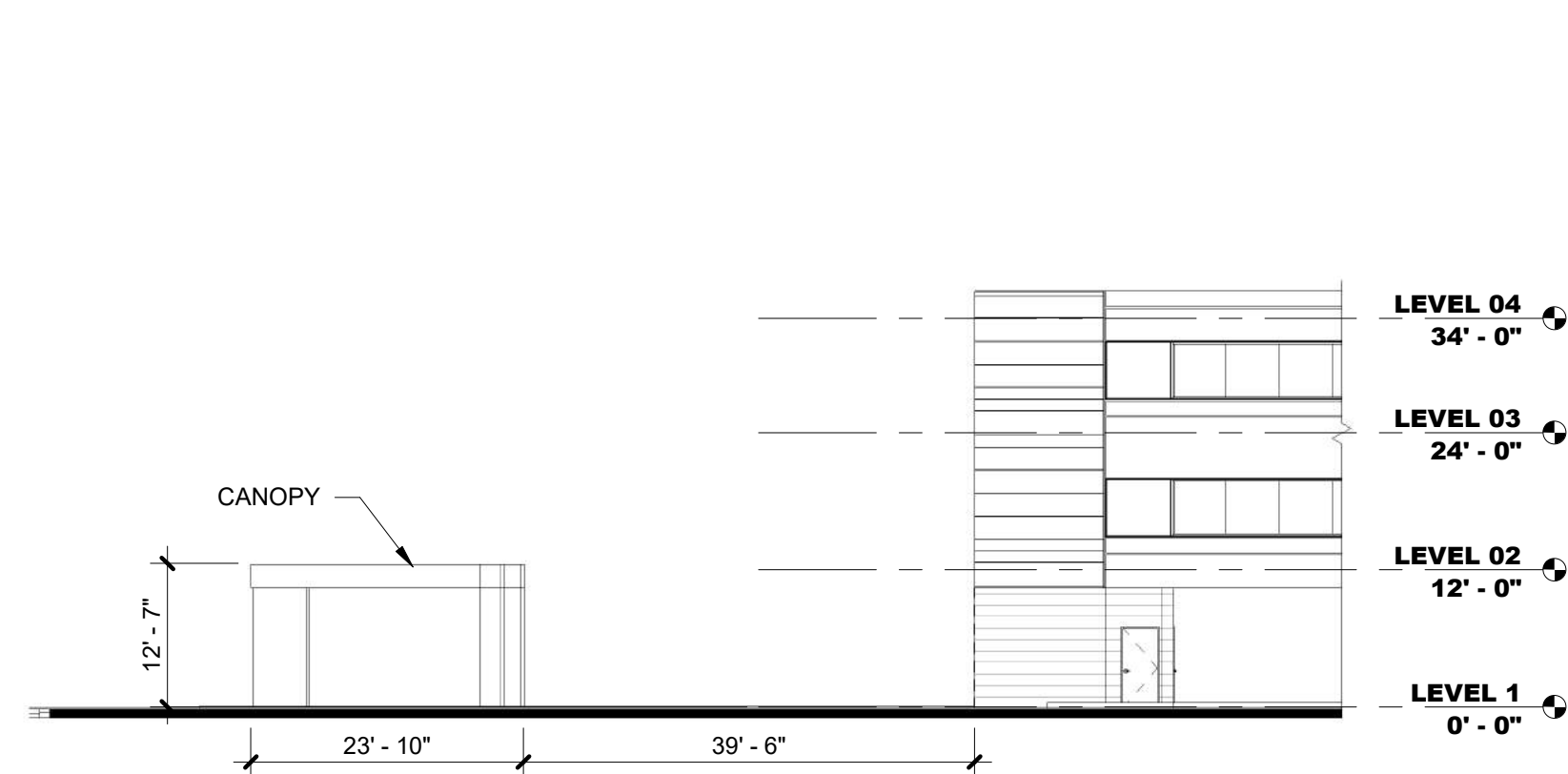
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2017-122
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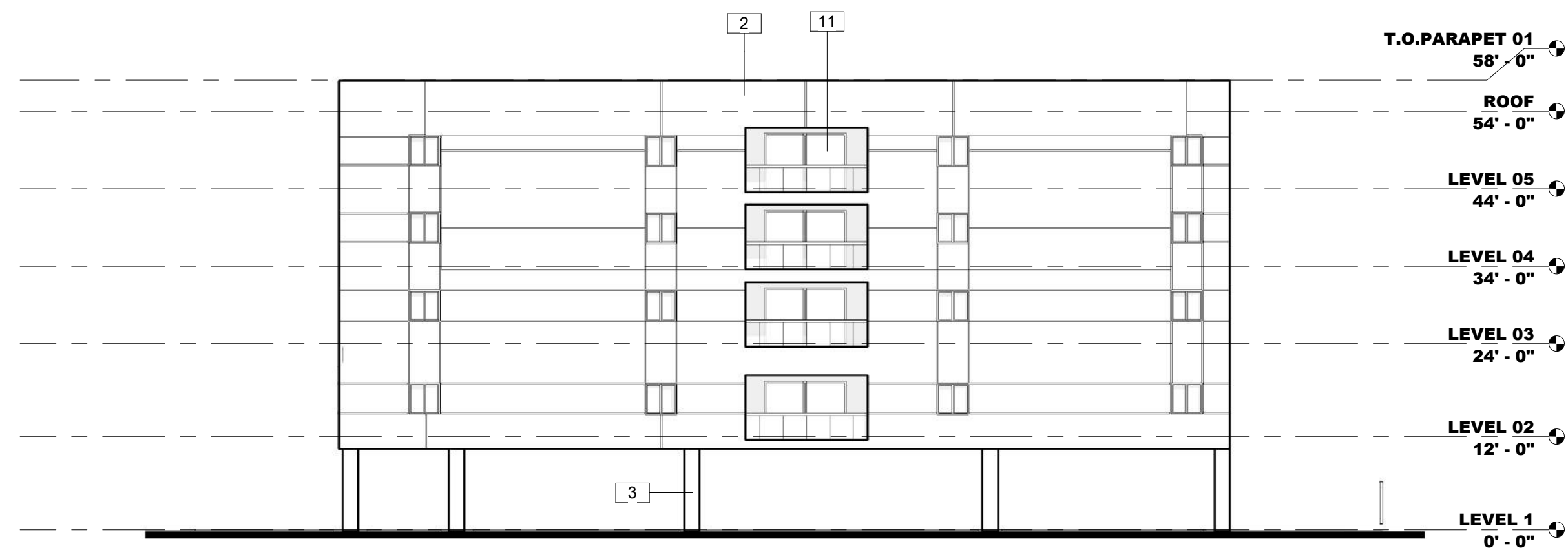
A1.6



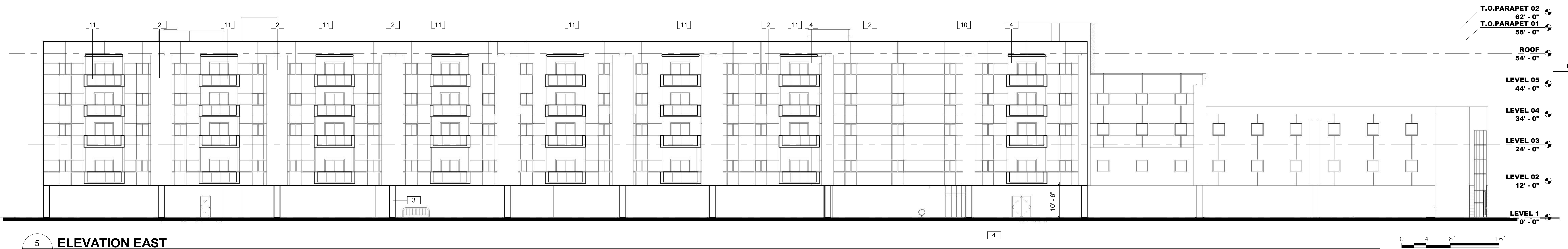
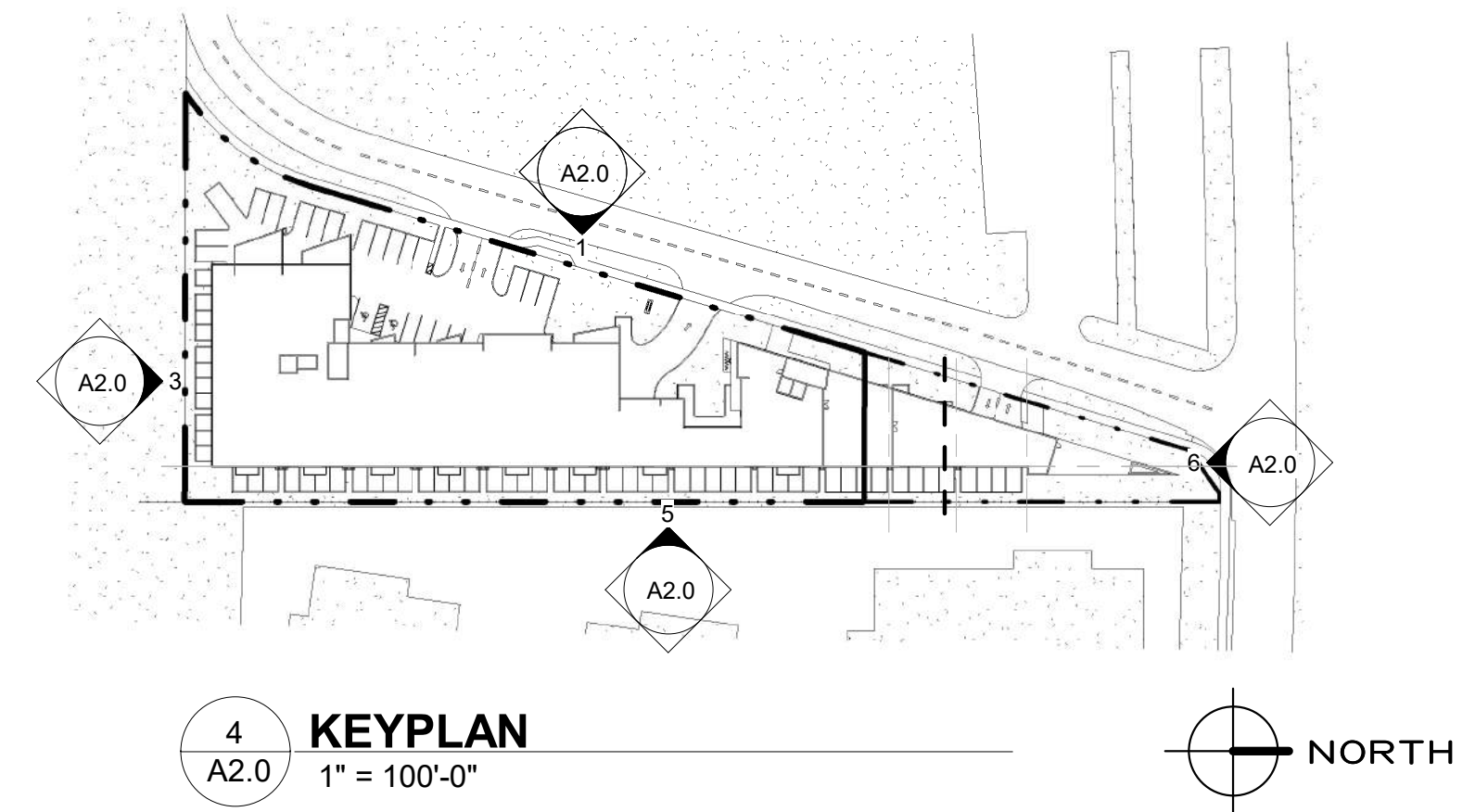
1
A2.0
ELEVATION WEST
1/16" = 1'-0"



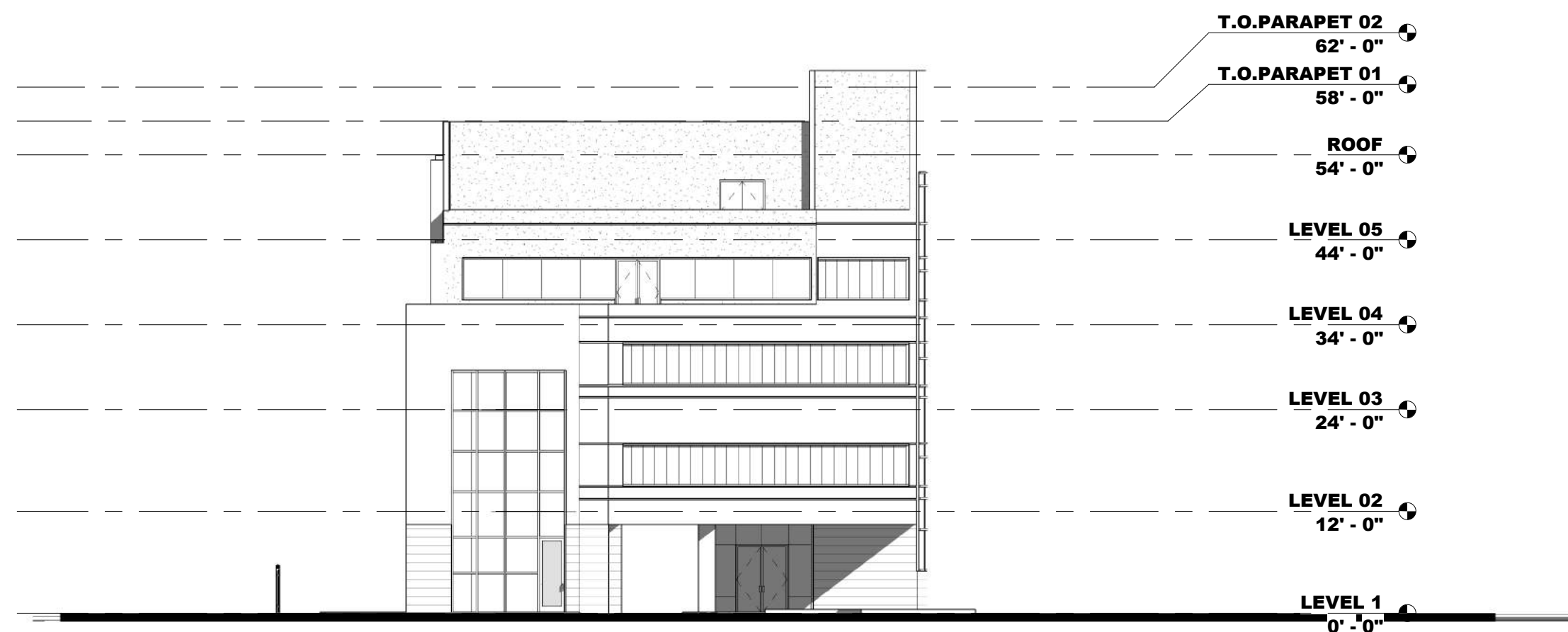
2
A2.0
ELEVATION WEST CANOPY
1/16" = 1'-0"



3
A2.0
ELEVATION SOUTH
1/16" = 1'-0"



5
A2.0
ELEVATION EAST
1/16" = 1'-0"



6
A2.0
ELEVATION NORTH
1/16" = 1'-0"

FINISH LEGEND	
Key #	MATERIAL
1	PAINTED EIFS - COLOR: SW6363 - GINGERY
2	PAINTED EIFS - COLOR: SW7103 - WHITETAIL
3	PAINTED EIFS - COLOR: SW7537 - IRISH CREAM
4	PAINTED EIFS - COLOR: SW0055 - FRENCH GRAY
7	LAMINAM - ANTRACITE F6373 - PORCELAIN TILE
8	STONE VENEER - CORONADO STONE - QUICK STACK - COLOR: CARMEL MOUNTAIN
10	3/4" DECORATIVE REVEAL
11	CLEAR IMPACT GLASS RAILING

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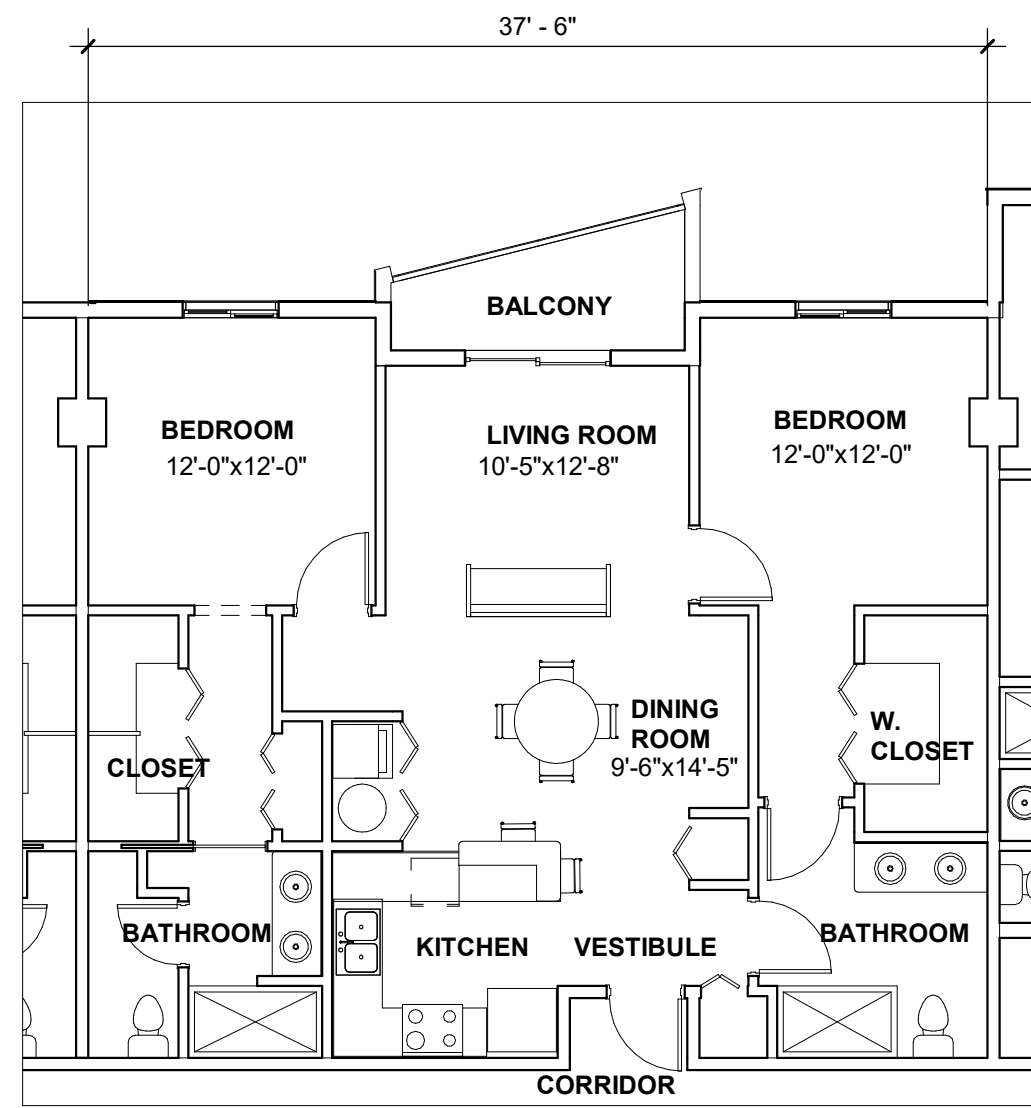
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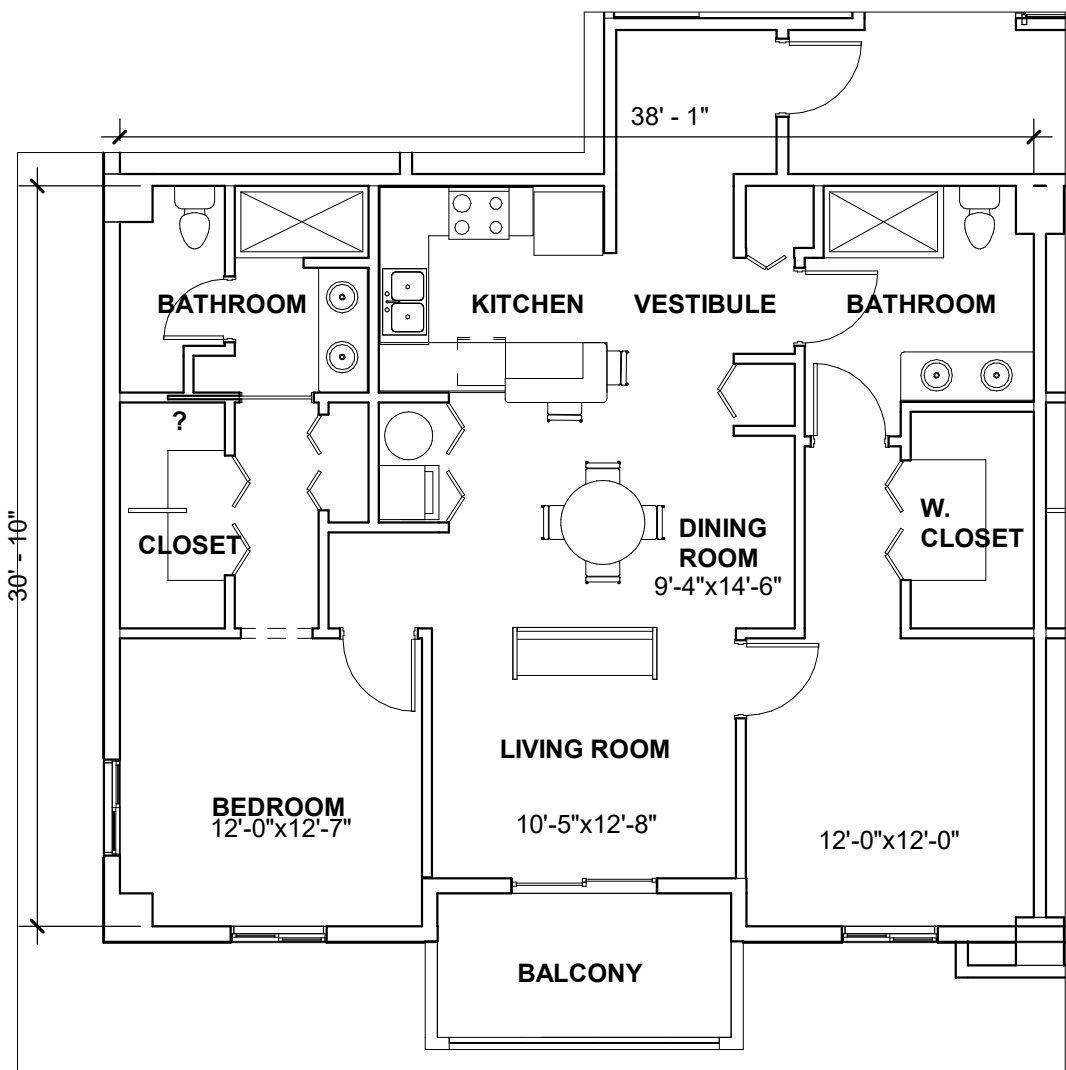
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A2.0

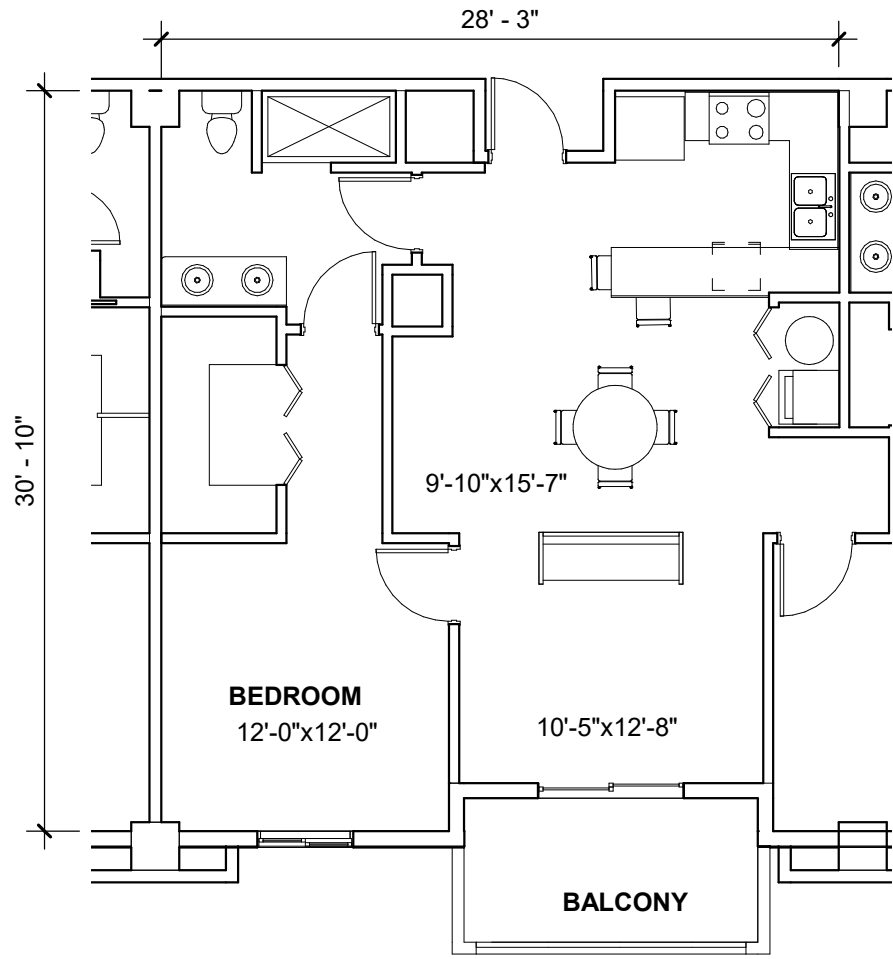
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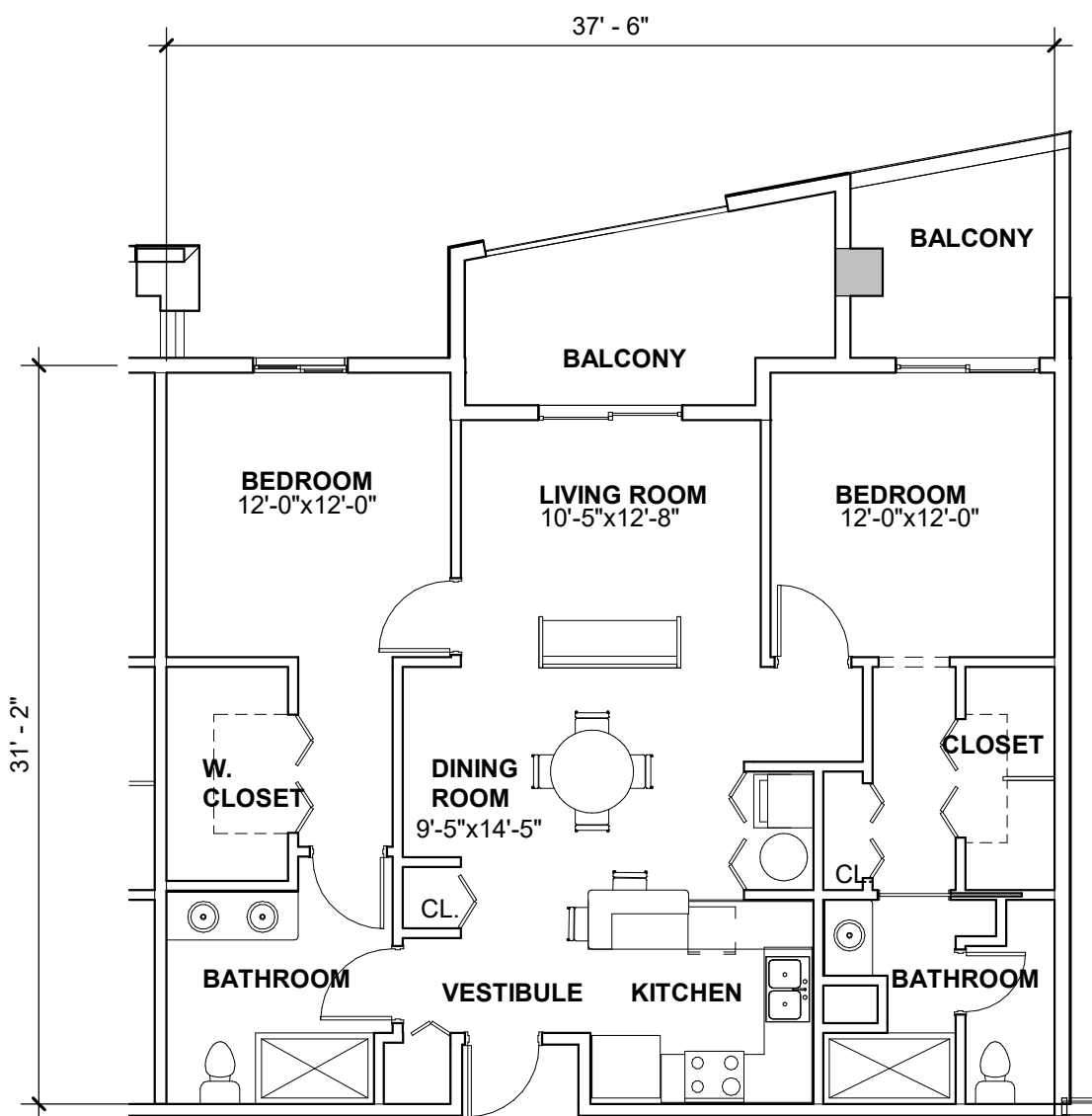
1
A3.0 UNIT "A1" ENLARGED PLAN
1/8" = 1'-0"



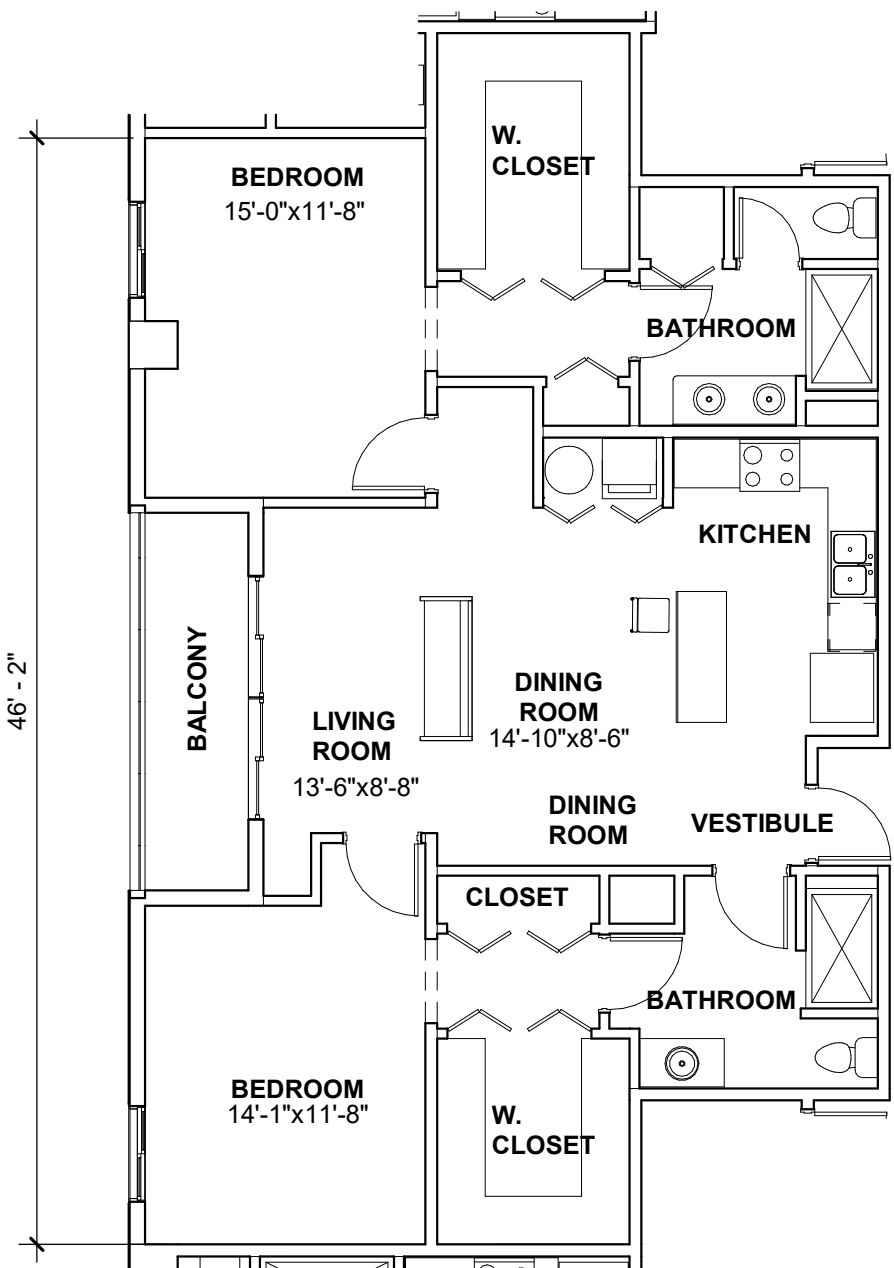
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A3.0 UNIT "A1" ENLARGED PLAN
1/8" = 1'-0"



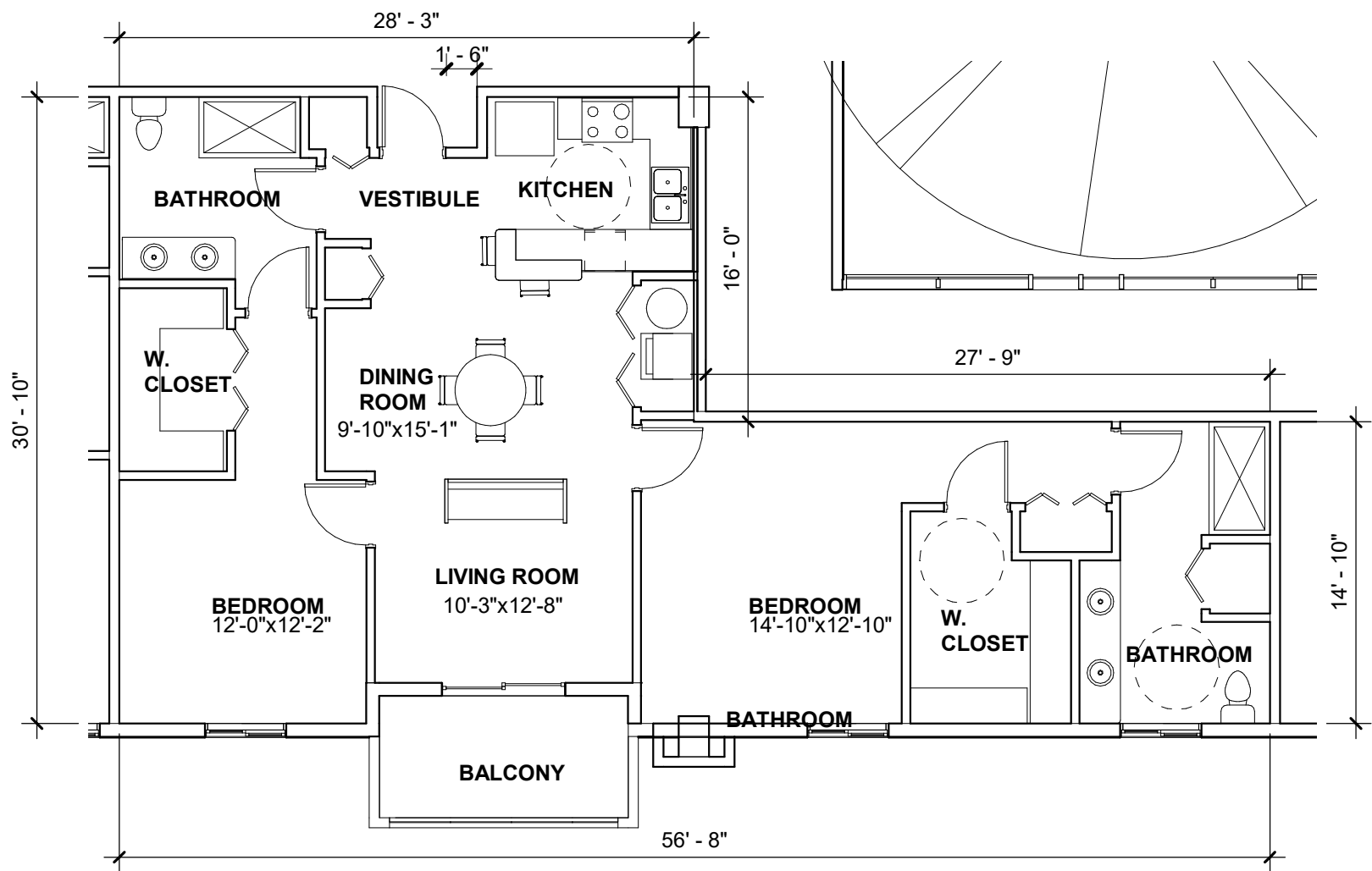
3
A3.0 UNIT "A2" ENLARGED PLAN
1/8" = 1'-0"



4
A3.0 UNIT "B1" ENLARGED PLAN
1/8" = 1'-0"



5
A3.0 UNIT "C" ENLARGED PLAN
1/8" = 1'-0"



6
A3.0 UNIT "D" ENLARGED PLAN
1/8" = 1'-0" ADA ACCESSIBLE

NOTES

- ALL APARTMENTS SHALL HAVE SEPARATE WASTE RECEPTACLE FOR RECYCLING AND TRASH.
- ALL APARTMENTS SHALL HAVE A WASHER AND DRYER.
- PER FBC ACCESSIBILITY SEC. 233.3:
5% OF DWELLING UNITS SHALL HAVE MOBILITY FEATURES & 2% SHALL HAVE COMMUNICATION FEATURES:
5% OF 47 UNITS = 3 UNITS.
2% OF 47 UNITS = 1 UNIT.

APARTMENT UNIT AREAS

UNIT TYPE	FLOOR AREA	BALCONY
A1	1,167 S.F.	84 S.F.
A2	1,198 S.F.	84 S.F.
A3	1,173 S.F.	86 S.F.
A4	1,180 S.F.	187 S.F.
B	1,342 S.F.	411 S.F.
B1	1,228 S.F.	328 S.F.
C	1,322 S.F.	78 S.F.
D	1,324 S.F.	81 S.F.

58 OAK

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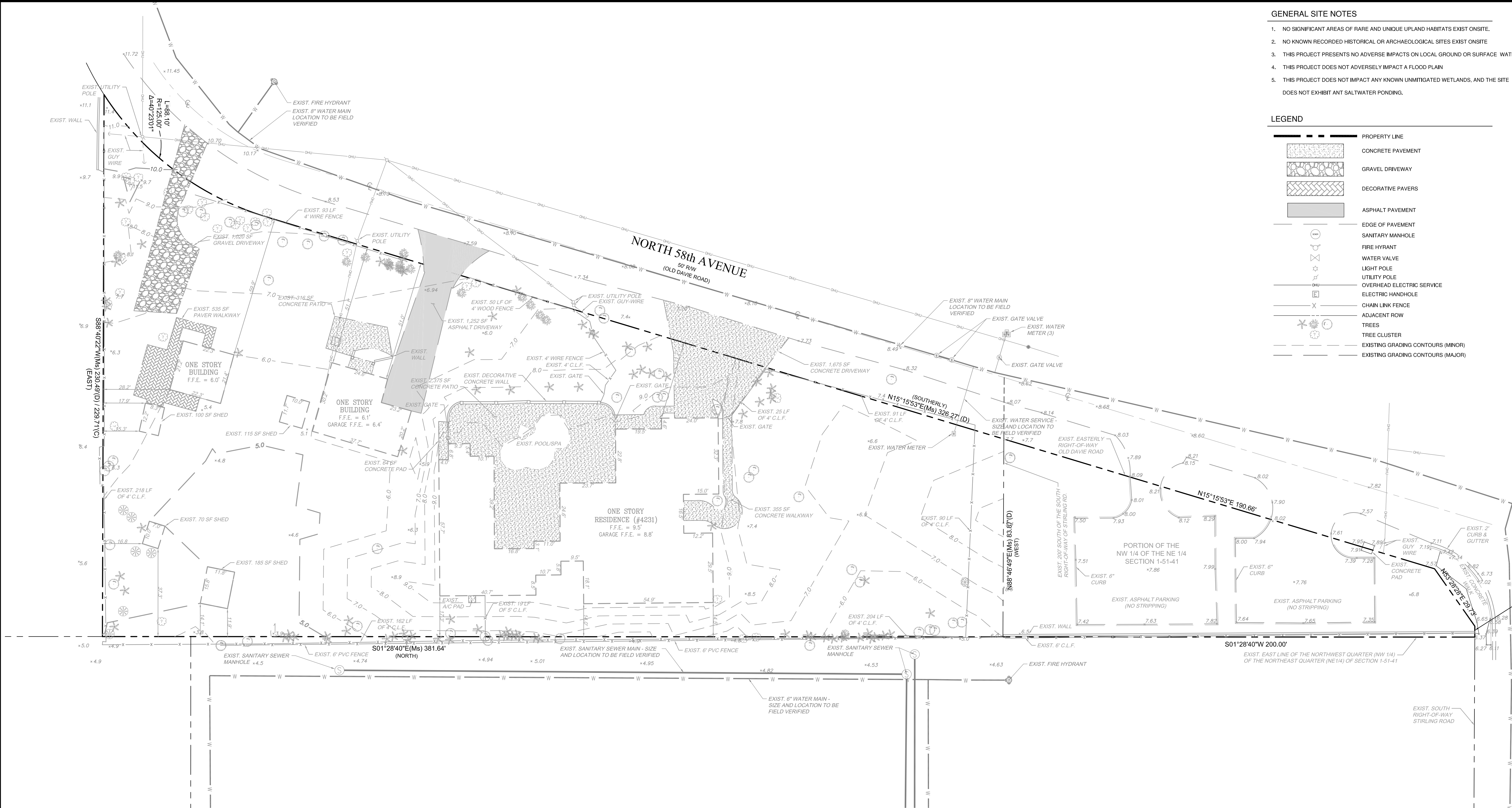
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A3.0

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GENERAL SITE NOTES

1. NO SIGNIFICANT AREAS OF RARE AND UNIQUE UPLAND HABITATS EXIST ONSITE.
2. NO KNOWN RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES EXIST ONSITE.
3. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SURFACE WATERS.
4. THIS PROJECT DOES NOT ADVERSELY IMPACT A FLOOD PLAIN
5. THIS PROJECT DOES NOT IMPACT ANY KNOWN UNMITIGATED WETLANDS, AND THE SITE DOES NOT EXHIBIT ANT SALTWATER PONDING.

LEGEND

- PROPERTY LINE
- CONCRETE PAVEMENT
- GRAVEL DRIVEWAY
- DECORATIVE PAVERS
- ASPHALT PAVEMENT
- EDGE OF PAVEMENT
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- UTILITY POLE
- OVERHEAD ELECTRIC SERVICE
- ELECTRIC HANDHOLE
- CHAIN LINK FENCE
- ADJACENT ROW
- TREES
- TREE CLUSTER
- EXISTING GRADING CONTOURS (MINOR)
- EXISTING GRADING CONTOURS (MAJOR)

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EXISTING CONDITIONS PLAN
58 OAK
4231 NORTH 58TH AVENUE

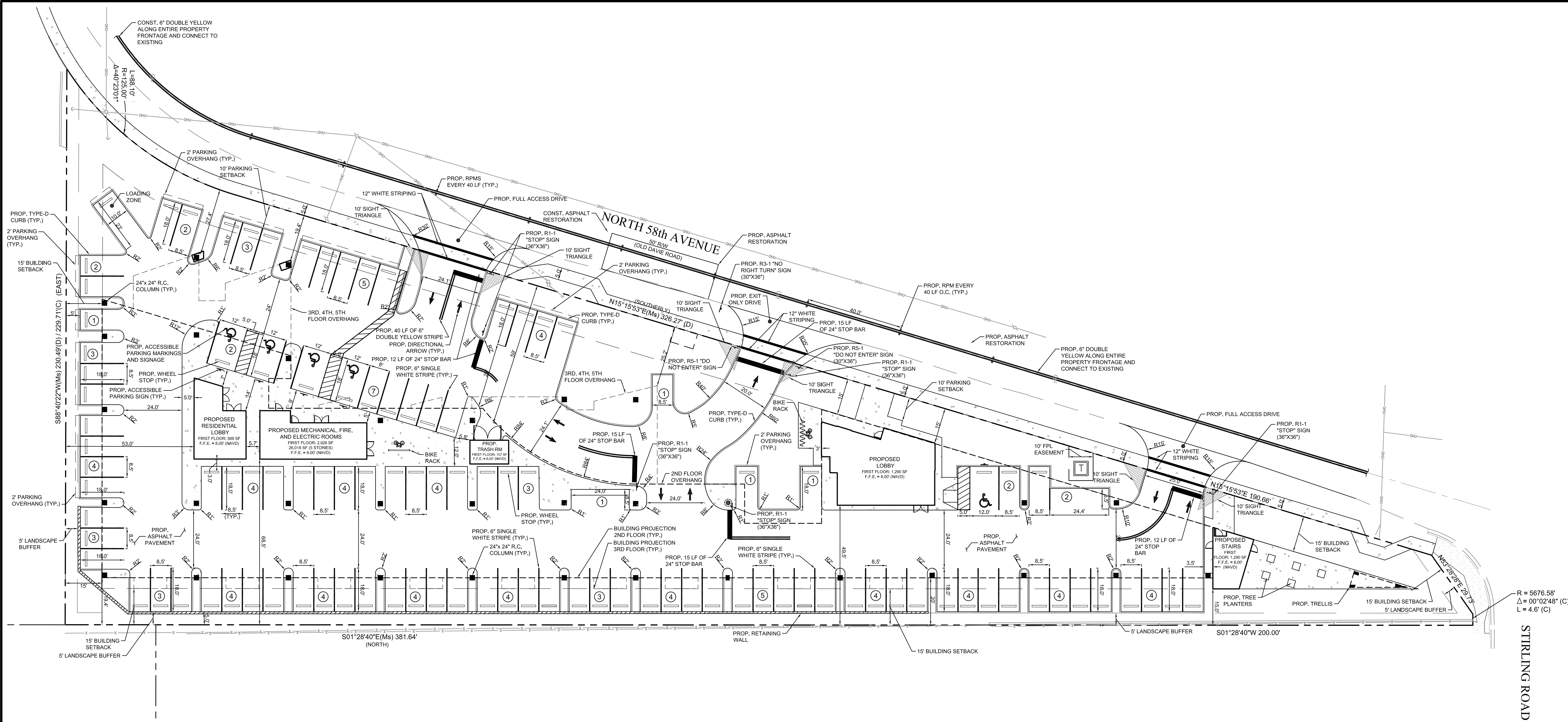
CITY OF HOLLYWOOD

BROWARD COUNTY, FLORIDA

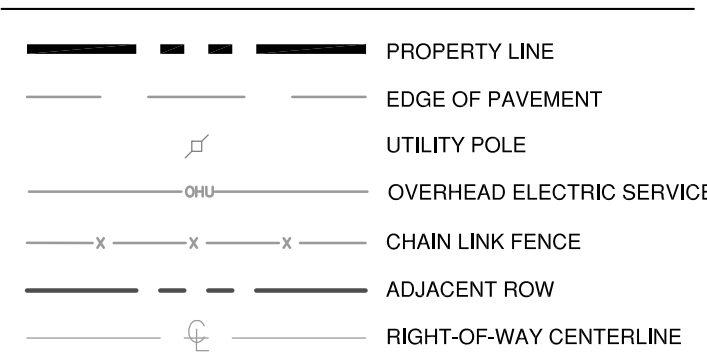
PLAN STATUS			
DATE	DESCRIPTION		
EL DESIGN	EL	BP	CHKD
SCALE			
JOB No.	010508-01-001		
DATE	06/21/18		
FILE	010508-d-cp-001-c1-xt.ftd		
SHEET	C1		



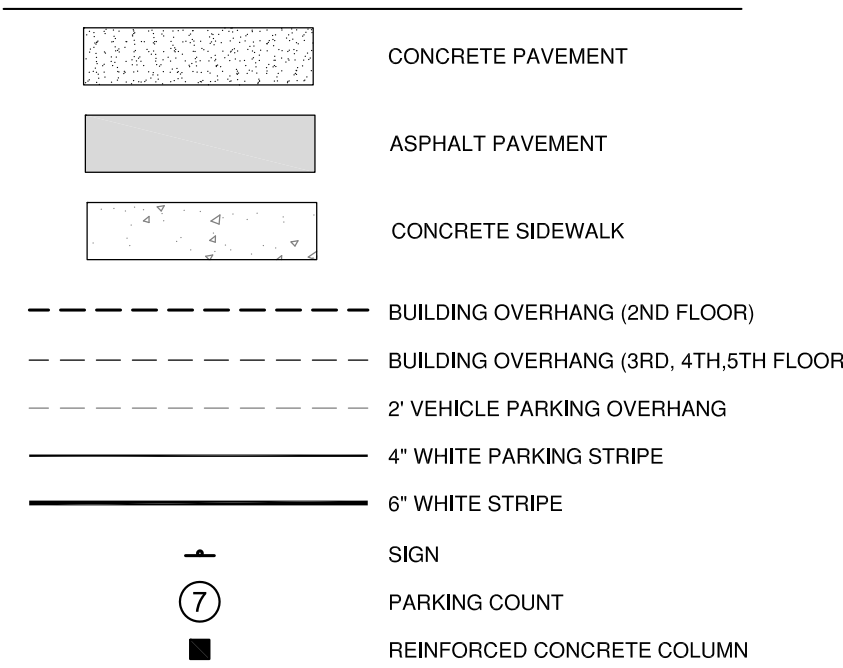
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EXISTING LEGEND



PROPOSED LEGEND



GENERAL NOTES:

1. ALL LIGHTING LEVELS SHALL NOT EXCEED 0.5 FOOT-CANDELES AT ANY PROPERTY LINE ADJACENT TO RESIDENTIAL DEVELOPMENT.
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
3. ALL SIDEWALK REPAIRS SHALL BE FULL FLAG REPLACEMENT. PARTIAL FLAG REPAIR OF SIDEWALKS IS NOT PERMITTED.
4. NO SIGNIFICANT AREAS OF RARE AND UNIQUE UPLAND HABITATS EXIST ON SITE.
5. NO KNOWN RECORDED HISTORICAL OR ARCHAEOLOGICAL SITE S EXIST ON SITE.
6. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SURFACE WATERS
7. THIS PROJECT DOES NOT ADVERSELY IMPACT A FLOOD PLAIN
8. THIS PROJECT DOES NOT IMPACT ANY KNOWN UNMITIGATED WETLANDS, AND THE SITE DOES NOT EXHIBIT ANY SALTWATER PONDING.
9. ELECTRICAL VEHICLE CHARGING STATION INFRASTRUCTURE TO BE PROVIDED PER CITY OF HOLLYWOOD ORDINANCE 0-2016-02.
10. ALL SIGNAGE SGALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
11. ALL LIGHTING LEVELS SHALL NOT EXCEED 0.5 FOOT-CANDELES AT ANY PROPERTY LINE ADJACENT TO RESIDENTIAL DEVELOPMENT.
12. ALL MECHANICAL AND HABITABLE SPACES LOCATED ON THE FIRST FLOOR SHALL BE FLOOD-PROOFED TO 6" ABOVE HIGHEST ADJACENT CROWN OF ROAD - 12.00' NAVD.
13. ALL SIGNAGE AND MARKING SHALL BE IN COMPLIANCE WITH BROWARD COUNTY'S PAVEMENT MARKINGS AND SIGN DETAILS, SHEET 1 OF 1, AND APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARD INDICES.
14. ALL PROPOSED STRIPING AND PAVEMENT MARKINGS SHALL BE APPLIED USING THERMOPLASTIC MATERIAL...

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, 301.64 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 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; THEN CE, 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 APOINT OF NONTANGENCY; THENCE, EAST PARALLEL, WITH SAID SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 230.40 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

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:

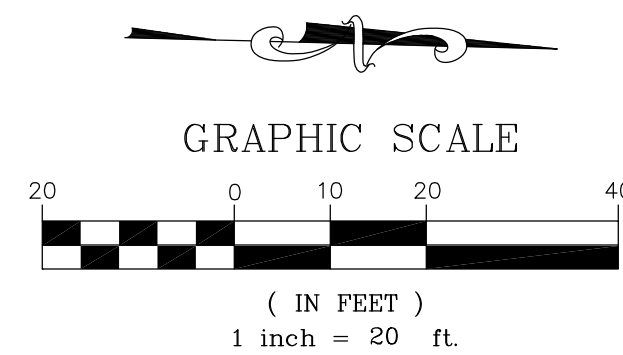
COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 1; THENCE ON AN ASSUMED BEARING OF NORTH ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 1129.88 FEET, MORE OR LESS, TO A POINT 200.00 FEET SOUTH OF THE SOUTH 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 DAVIE ROAD; THENCE NORTH 11°30'16" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 190.66 FEET; THENCE NORTH 47°55'48" EAST A DISTANCE OF 29.73 FEET TO SAID SOUTH RIGHT-OF-WAY LINE STIRLING ROAD AND THE BEGINNING OF A 5676.36 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 54,562 SQUARE FEET (1.2523 ACRES) MORE OR LESS.

SITE CALCULATIONS			
AREA	SF	ACRES	USE
TOTAL SITE AREA	65,153 SF	1.50 ACRES	
BUILDING AREA			
1ST FLOOR	2,969 SF	0.06 ACRES	STAIRS / ELEVATORS & LOBBY
2ND FLOOR	4,635 SF	0.10 ACRES	LEASABLE OFFICE AREA
	4,601 SF	0.10 ACRES	COMMON AREAS / STAIRS / STORAGE
	16,141 SF	0.37 ACRES	APARTMENTS
3RD FLOOR	4,635 SF	0.10 ACRES	LEASABLE OFFICE AREA
	4,959 SF	0.10 ACRES	COMMON AREAS / STAIRS / STORAGE
	18,235 SF	0.42 ACRES	APARTMENTS
4TH FLOOR	18,335 SF	0.42 ACRES	APARTMENTS
	7,040 SF	0.16 ACRES	COMMON AREAS / STAIRS / STORAGE
5TH FLOOR	18,335 SF	0.42 ACRES	APARTMENTS
	5,195 SF	0.12 ACRES	COMMON AREAS / STAIRS / STORAGE
TOTAL FLOOR AREA (GROSS)	104,880 SF	2.41 ACRES	
IMPERVIOUS AREA			
1ST FLOOR BUILDING FOOTPRINT	2,969 SF	0.06 ACRES	---
ASPHALT, PAVEMENT & SIDEWALKS	45,385 SF	1.04 ACRES	---
TOTAL IMPERVIOUS AREA	48,354 SF	1.10 ACRES (74% OF SITE AREA)	
PERVIOUS AREA			
REQUIRED		PROVIDED	
10% MIN. PERVIOUS AREA		13,112 SF (31% OF SITE AREA)	

PARKING CALCULATIONS		
USE	RATIO	REQUIRED SPACES
RESIDENTIAL	1.5 SPACES PER UNIT + 1 SPACE FOR EVERY 5 UNITS	
VISITORS	VISITORS: 58 X 1.5 = 87 + 58 / 5 = 12	99
OFFICES	1 SPACES PER 250 SF = 9,270 SF LEASABLE AREA / 250 = 37	37
TOTAL REQUIRED		136

BUILDING SETBACKS		
	REQUIRED	PROVIDED
FRONT (RESIDENTIAL)	MIN. 15' - 0"	15' - 0"
FRONT (NON-RESIDENTIAL)	MIN. 10' - 0"	15' - 0"
SIDE INTERIOR	0' - 0"	15' - 0" MIN.
ALLEY	MIN. 5' - 0"	N/A

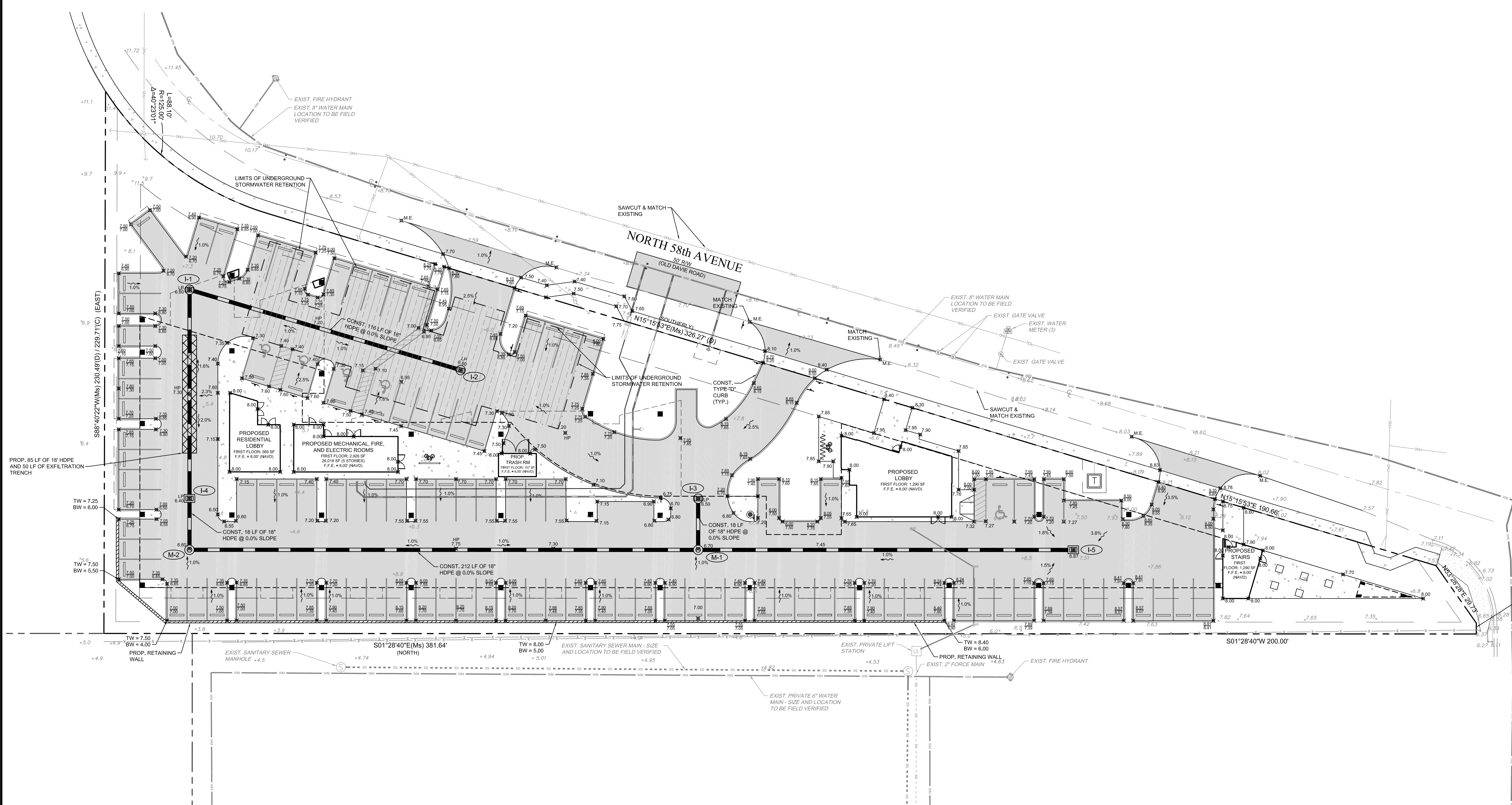


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SITE PLAN
58 OAK
4231 NORTH 58TH AVENUE
BROWARD COUNTY, FLORIDA
CITY OF HOLLYWOOD

PLAN STATUS
DATE: 06/21/18
DESCRIPTION: 010508-01-001
JOB No.: 010508-d-cp-001-c5-sit.dwg
FILE: 010508-d-cp-001-c5-sit.dwg
SHEET: C5

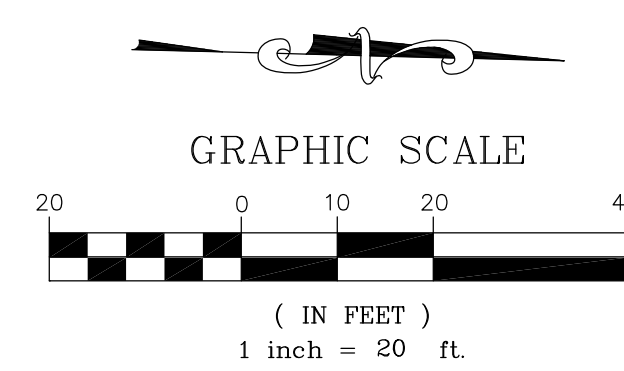


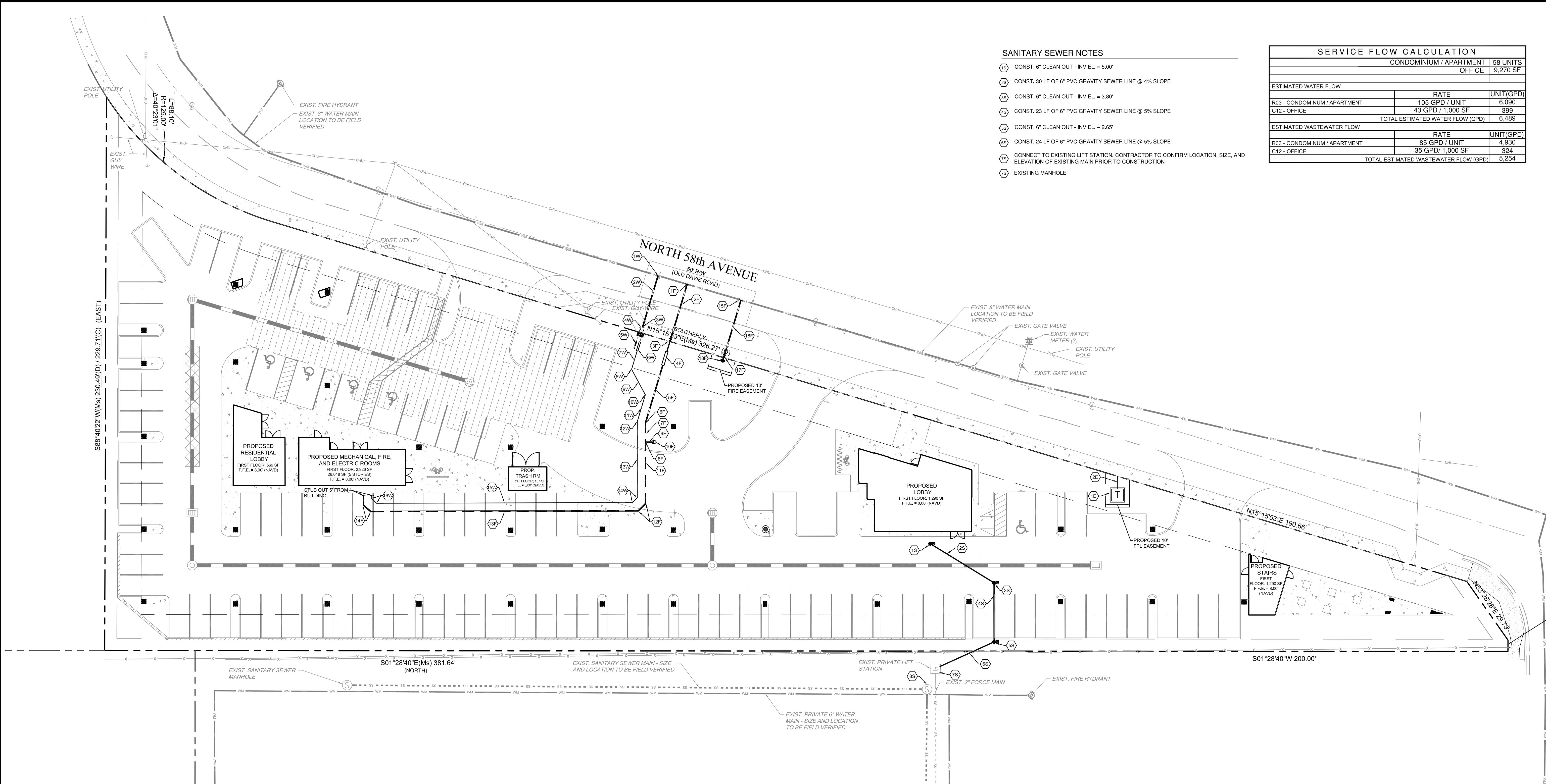
EXISTING LEGEND		PROPOSED LEGEND	
	PROPERTY LINE		CONCRETE PAVEMENT
	EDGE OF PAVEMENT		ASPHALT PAVEMENT
	SANITARY MANHOLE		UNDERGROUND STORMWATER RETENTION
	FIRE HYDRANT		BUILDING OVERHANG (2ND FLOOR)
	WATER VALVE		BUILDING OVERHANG (3RD, 4TH & 5TH FLOOR)
	UTILITY POLE		2' VEHICLE PARKING OVERHANG
	ELECTRIC HANDHOLE		4' WHITE PARKING STRIPE
	CHAIN LINK FENCE		6' WHITE STRIPE
	ADJACENT ROW		SIGN
	RIGHT-OF-WAY CENTERLINE		REINFORCED CONCRETE COLUMN
	WATER MAIN		WATER
	SEWER MAIN		SANITARY SEWER

DRAINAGE STRUCTURE TABLE						
STRUCTURE #	GRATE/INLET TYPE	BOT. STR. TYPE	RIM	N INVERT	E INVERT	S INVERT
I-1	TYPE "C"	TYPE "C"	6.60	2.00	2.00	2.00
I-2	TYPE "C"	TYPE "C"	6.60	2.00	2.00	2.00
I-3	TYPE "C"	TYPE "C"	6.50	2.00	2.00	2.00
I-4	TYPE "C"	TYPE "C"	6.40	2.00	2.00	2.00
I-5	TYPE "C"	TYPE "C"	6.87	2.00	2.00	2.00
M-1	MANHOLE		6.70	2.00	2.00	2.00
M-2	MANHOLE		6.60	2.00	2.00	2.00

DATUM NOTE
1. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD)

Ⓢ - POLLUTION CONTROL BAFFLE TO BE INSTALLED PER DRAINAGE DETAIL SHEET C7





SANITARY SEWER NOTES

- 15 CONST. 6" CLEAN OUT - INV EL. = 5.00'
- 25 CONST. 30 LF OF 6" PVC GRAVITY SEWER LINE @ 4% SLOPE
- 35 CONST. 6" CLEAN OUT - INV EL. = 3.80'
- 45 CONST. 23 LF OF 6" PVC GRAVITY SEWER LINE @ 5% SLOPE
- 55 CONST. 6" CLEAN OUT - INV EL. = 2.65'
- 65 CONST. 24 LF OF 6" PVC GRAVITY SEWER LINE @ 5% SLOPE
- 75 CONNECT TO EXISTING LIFT STATION. CONTRACTOR TO CONFIRM LOCATION, SIZE, AND ELEVATION OF EXISTING MAIN PRIOR TO CONSTRUCTION
- 75 EXISTING MANHOLE

SERVICE FLOW CALCULATION

CONDOMINIUM / APARTMENT OFFICE			58 UNITS	9,270 SF
ESTIMATED WATER FLOW				
	RATE	UNIT(GPD)		
R03 - CONDOMINIUM / APARTMENT	105 GPD / UNIT	6,090		
C12 - OFFICE	43 GPD / 1,000 SF	399		
TOTAL ESTIMATED WATER FLOW (GPD)			6,489	
ESTIMATED WASTEWATER FLOW				
	RATE	UNIT(GPD)		
R03 - CONDOMINIUM / APARTMENT	85 GPD / UNIT	4,930		
C12 - OFFICE	35 GPD / 1,000 SF	324		
TOTAL ESTIMATED WASTEWATER FLOW (GPD)			5,254	

EXISTING LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- OVERHEAD ELECTRIC SERVICE
- ELECTRIC HANDHOLE
- CHAIN LINK FENCE
- ADJACENT ROW
- RIGHT-OF-WAY CENTERLINE
- SANITARY SEWER SERVICE
- ELECTRIC SERVICE
- EASEMENT

PROPOSED LEGEND

- CONCRETE PAVEMENT
- UNDERGROUND STORMWATER RETENTION
- UNDERGROUND STORMWATER RETENTION
- LANDSCAPE BUFFER
- 2" VEHICLE PARKING OVERHANG
- 4" WHITE PARKING STRIPE
- 6" WHITE STRIPE
- SIGN
- REINFORCED CONCRETE COLUMN
- WATER VALVE
- WATER METER

GENERAL UTILITY NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL UTILITIES ARE SHOWN FROM INFORMATION GATHERED AND SHOULD NOT BE USED AS EXACT. CONTRACTOR SHALL VERIFY EXACT DEPTHS AND LOCATIONS PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR INSTALLATION AND SPECIFICATION REQUIREMENTS.
- ALL PIPE MATERIALS SHALL COMPLY WITH LOCAL REGULATIONS AND STANDARDS.
- ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
- IF PAVEMENT WITHIN RIGHT-OF-WAY IS DAMAGED DURING UTILITY CONSTRUCTION, FULL LANE WIDTH PAVEMENT RESTORATION WITH LENGTH EQUAL TO WIDTH IS REQUIRED PER PAVEMENT RESTORATION DETAIL G-12.1 ON PLAN SHEET C6.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING UTILITY TIE INS.
- ANY WATER AND/OR SEWER CONNECTIONS IN THE RIGHT-OF-WAY MUST BE COORDINATED AND SUPERVISED BY UTILITY DISTRICT PERSONNEL. PLEASE GIVE 72 HOURS NOTICE FOR CONNECTIONS.
- FIRE MAIN UNDERGROUND WORK TO BE COMPLETED BY CONTRACTOR I, II, OR V PER FS. 633.102.
- BUILDING SHALL BE COMPLIANT WITH NFPA 1.11.10* TWO-WAY RADIO COMMUNICATION SYSTEMS AND BROWARD BUILDING CODE AMENDMENT 118.2
- A KNOX BOX SHALL BE INSTALLED FOR FIRE DEPARTMENT ACCESS.

ELECTRICAL NOTES

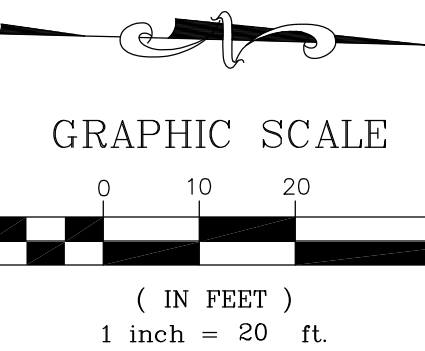
- TRANSFORMER - CONSTRUCTED BY OTHERS
- CONST. 5 LF ELECTRIC SERVICE (BY OTHERS)

FIRE NOTES

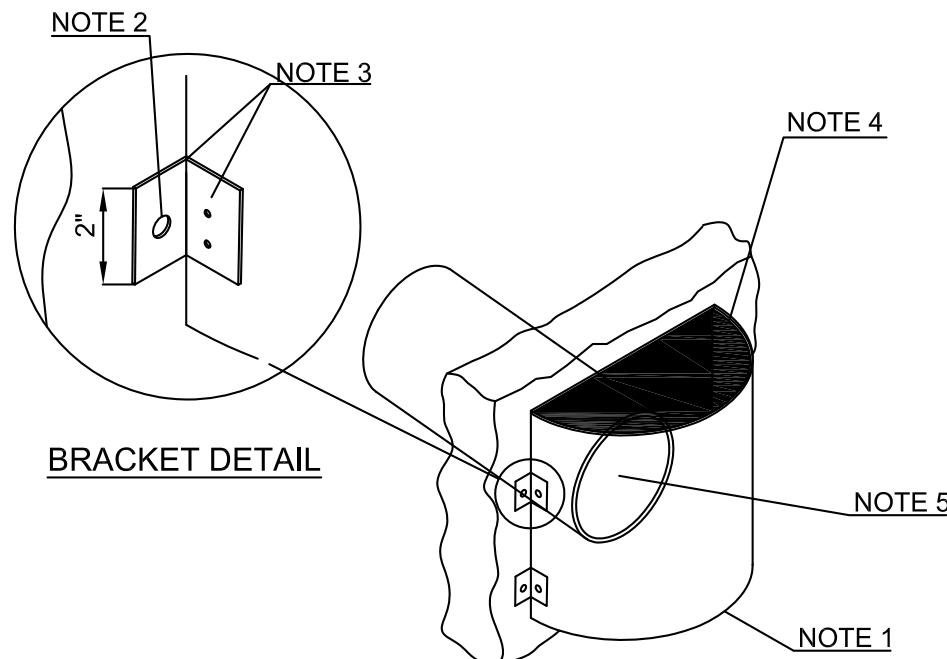
- CONNECT TO EXISTING 8" DIP WATER MAIN WITH 8" X 6" TAPPING SLEEVE AND VALVE. CONTRACTOR TO CONFIRM LOCATION, SIZE, AND ELEVATION OF EXISTING MAIN PRIOR TO CONSTRUCTION
- CONST. 26 LF OF 6" FIRE SERVICE
- CONST. 6" GATE VALVE AT PROPERTY LINE
- CONST. 6" DOUBLE DETECTOR CHECK VALVE (D.D.C.V.)
- CONST. 25 LF OF 6" FIRE SERVICE
- CONST. 6" 22.5" BEND
- CONST. 8 LF OF 6" FIRE SERVICE
- CONST. 6" X 6" TEE
- CONST. 3 LF OF 6" FIRE SERVICE
- CONST. FIRE DEPARTMENT CONNECTION (F.D.C.)
- CONST. 26 LF OF 6" FIRE SERVICE
- CONST. 6" 45" BEND
- CONST. 111 LF OF 6" FIRE SERVICE
- CONST. 6" 45" BEND
- CONNECT TO EXISTING 8" DIP WATER MAIN WITH 8" X 6" TAPPING SLEEVE AND VALVE. CONTRACTOR TO CONFIRM LOCATION, SIZE, AND ELEVATION OF EXISTING MAIN PRIOR TO CONSTRUCTION
- CONST. 26 LF OF 6" FIRE SERVICE
- CONST. 6" GATE VALVE AT PROPERTY LINE
- CONST. FIRE HYDRANT PER CITY OF HOLLYWOOD STANDARD DETAILS

WATER NOTES

- CONNECT TO EXISTING 8" DIP WATER MAIN WITH 8" X 4" TAPPING SLEEVE AND VALVE. CONTRACTOR TO CONFIRM LOCATION, SIZE, AND ELEVATION OF EXISTING MAIN PRIOR TO CONSTRUCTION
- CONST. 25 LF OF 4" DIP WATER PIPE
- CONST. 4" X 2" REDUCER AT PROPERTY LINE
- CONST. DUAL METER SERVICE - 2" METER (DOMESTIC) - 1" METER (IRRIGATION)
- CONST. 1" VACUUM PRESSURE BREAKER (SEE IRRIGATION PLANS FOR CONTINUATION)
- CONST. 2" BACK FLOW PREVENTER
- CONST. 8 LF OF 2" WATER SERVICE
- CONST. 2" 45" BEND
- CONST. 12 LF OF 2" WATER SERVICE
- CONST. 2" 45" BEND
- CONST. 12 LF OF 2" WATER SERVICE
- CONST. 2" 22.5" BEND
- CONST. 32 LF OF 2" WATER SERVICE
- CONST. 2" 45" BEND
- CONST. 106 LF OF 2" WATER SERVICE
- CONST. 2" 45" BEND

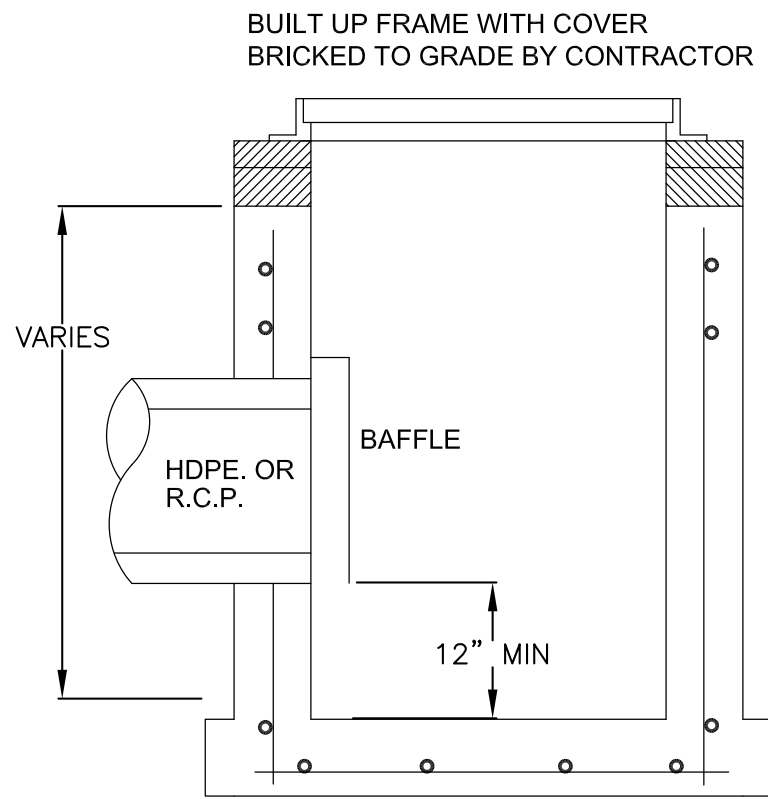


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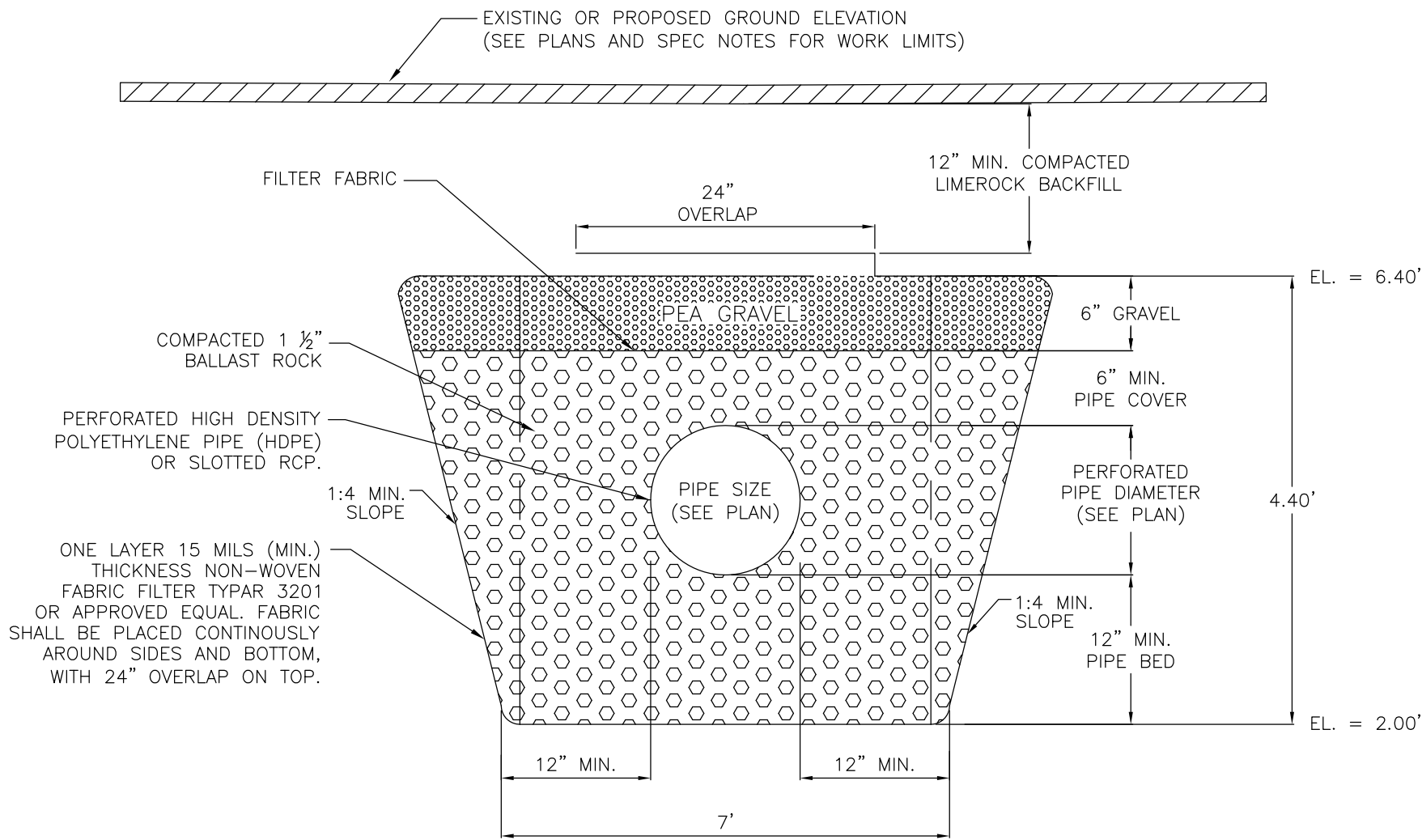
BAFFLE DETAIL

- NOTES
- 1) BAFFLE SHALL BE C.M.P. OR C.A.P. SECTION (OUTFALL DIAMETER PLUS 6").
 - 2) 1/2" GALV. WEDGE ANCHORS (ULT. PULLOU 6000, ULT. SHEAR 5900.)
 - 3) WELD OR 2-3/8" THRU BOLTS
 - 4) BOLTED TO WALL WITH TOP CAPPED. (WATER TIGHT)
 - 5) CONSTRUCT CAP WITH 2" DIAMETER OUTLET



- NOTES
- 1) MINIMAL CONC. STRENGTH FOR ALL CATCH BASINS AND MANHOLE STRUCTURES SHALL BE 4000 PSI.
 - 2) CONTRACTOR IS RESPONSIBLE FOR FINAL ELEVATION AND LOCATION ADJUSTMENTS OF CATCH BASINS, GRATES, MANHOLES DUE TO FIELD CONSTRAINTS.
 - 3) THE 12" WEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.

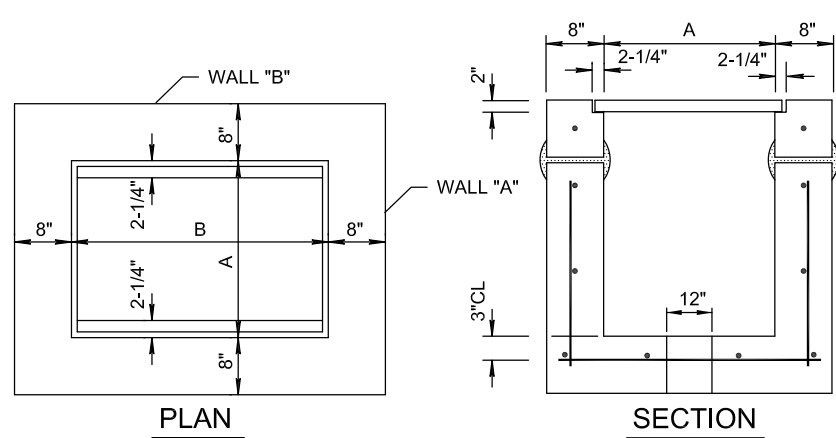
INLET BAFFLE DETAIL
SCALE: NONE



TRANSVERSE CROSS SECTION

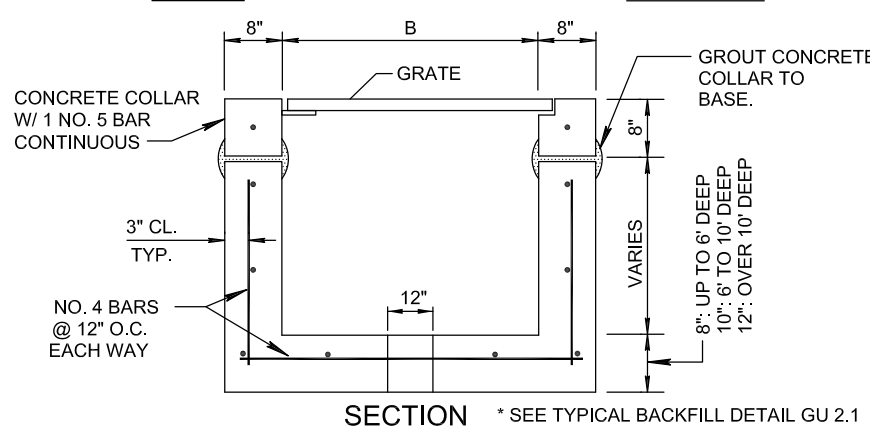
- NOTES:
1. CONTRACTOR MUST READ AND ABIDE THE CITY'S GENERAL CONSTRUCTION NOTES AND DRAINAGE DESIGN NOTES PRIOR TO STARTING CONSTRUCTION.
 2. THE STANDARD CROSS SECTION SHALL BE CONSTRUCTED UNLESS OTHER SECTIONS ARE DESCRIBED OR DETAILED ON PLANS.
 3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
 4. THE 12" WEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.
 5. FRENCH DRAINS MUST BE INSPECTED BY THE ENGINEERING INSPECTOR PRIOR TO CONTRACTOR BACKFILLING.

EXFILTRATION TRENCH SYSTEM D620



20D EXFILTRATION
TRENCH DETAIL
SCALE: NONE

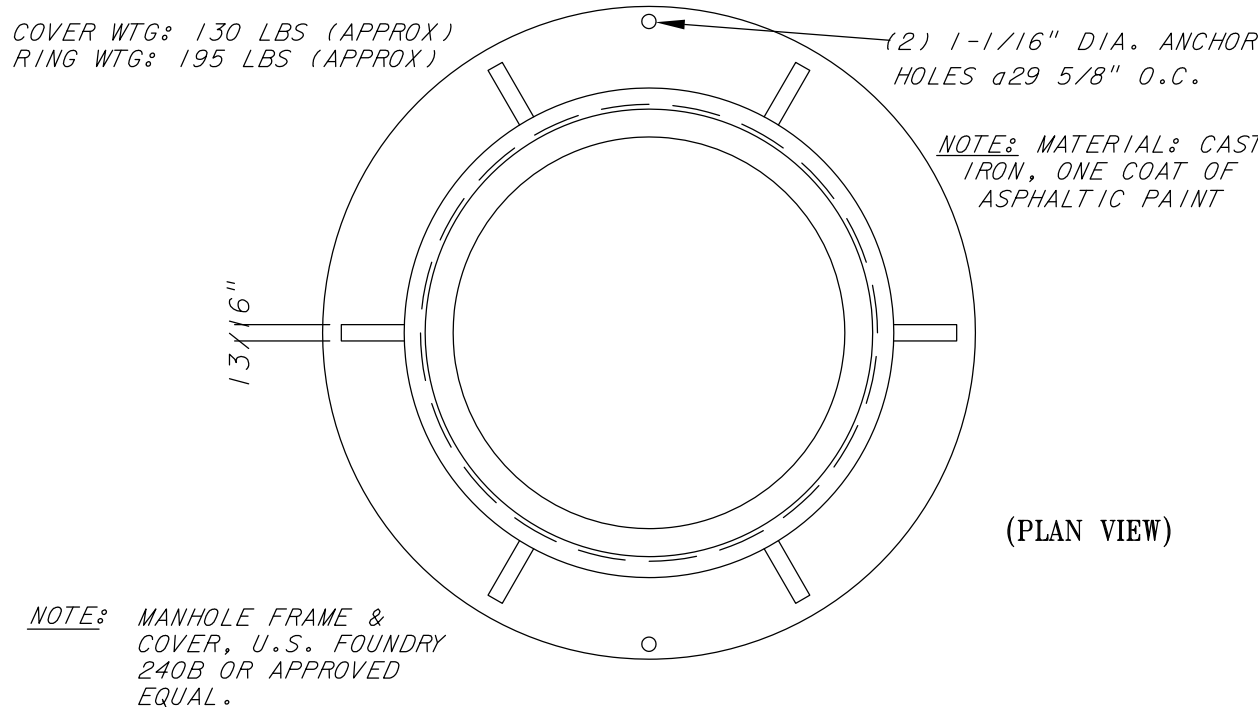
INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
"C"	2'-0"	3'-1"	U.S. FOUNDRY No. 6212	15" R.C.P.	24" R.C.P.



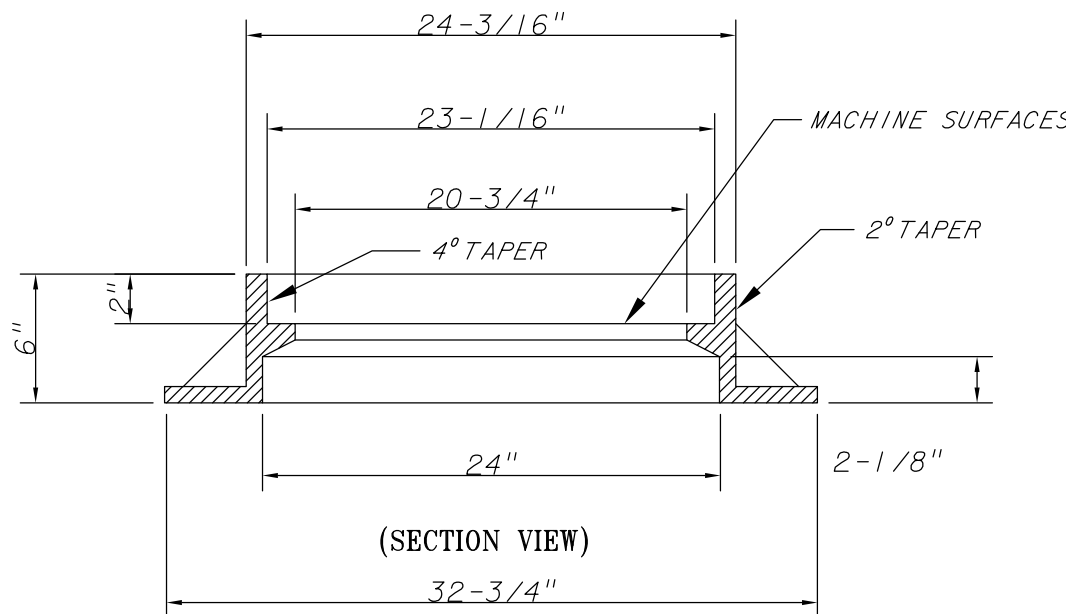
INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
"C"	20"	31"	U.S. FOUNDRY NO. 6212	15" R.C.P.	24" R.C.P.

- NOTES:
1. INLET TO BE PRECAST WITH CLASS 'A' 4000 P.S.I. CONCRETE.
 2. ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
 3. 12" DIA. WEEP HOLE REQUIRED ON ALL STRUCTURES WHICH HAVE A BOTTOM ELEVATION ABOVE THE WATER TABLE.
 4. 18" SUMP REQUIRED IN ALL DRAINAGE STRUCTURES.
 5. SEE BEDDING DETAIL

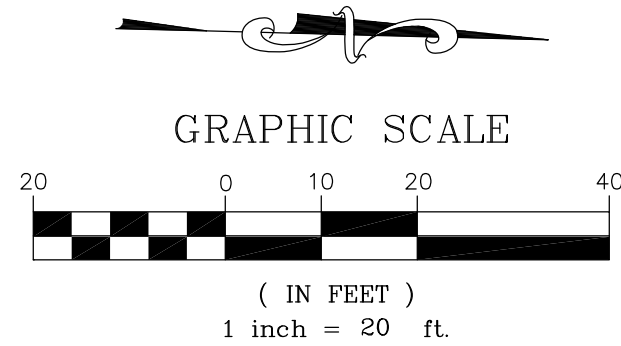
TYPE C INLET
SCALE: NONE



NOTE: MANHOLE FRAME & COVER, U.S. FOUNDRY 240B OR APPROVED EQUAL.



MANHOLE FRAME RING
SCALE: NONE



DRAINAGE DETAILS

58 OAK
4231 NORTH 58TH AVENUE

CITY OF HOLLYWOOD

BROWARD COUNTY, FLORIDA

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Suite 320
Sunrise, FL 33323
Phone: (654) 314-9480
www.bowmanconsulting.com
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Bowman
CONSULTING

Certificate of Authorization License No. 30462

PLAN STATUS

DATE	DESCRIPTION
EL DESIGN	EL DRAWN BP
SCALE	AS SHOWN
JOB No.	010508-01-001
DATE	06/21/18
FILE	010508-d-cp-001-c10-grd.dwg
SHEET	C10

SITE DATA


Total Site Area	1.49 Ac.
Total Impervious Area Provided	48,354 SF (74%)
Total Pervious Area Provided	16,808 SF (20%)
VUA Provided	25,981 SF
VUA Landscape Required	5,995 SF (25%)
VUA Landscape Provided	7,141 SF

Open Space	16,808 SF
Trees Required (1/1,000 SF.)	17 Trees
Trees Provided	75 Trees

Perimeter Landscape	
Street Trees Required (1/50 LF.)	9 Trees
Street Trees Provided	12 Trees

Trees Required (1/20 LF.)	64 Trees
Trees Provided	70 Trees

BY	REVISIONS	DATE
WED	TAC SUBM CMTS	3.5.18
WED	REV. SITE PLAN	6.22.18



Divine Design Landscape L.L.C.
Jupiter, FL (561) 315-5527

Design and Entitlement
Consultants, LLC.
2135 Belcrest Court
Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com

DESIGN AND
ENTITLEMENT
CONSULTANTS, LLC.



58 OAK
CITY OF HOLLYWOOD, FLORIDA

LANDSCAPE
PLAN

SCALE: 1"=20'

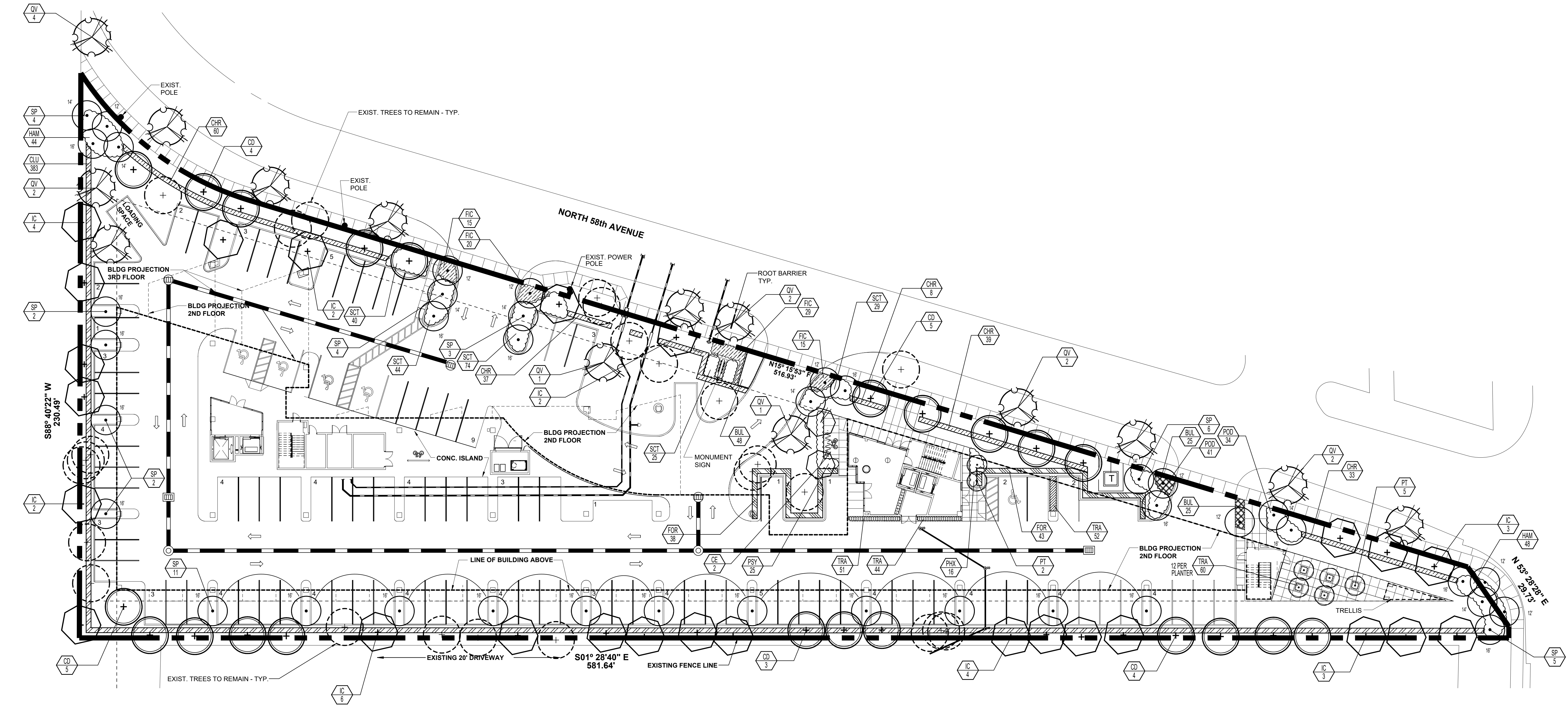
CHECKED BY: W.E.D./R.M.B.

DRAWN BY: W.E.D.

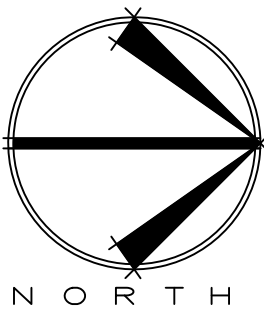
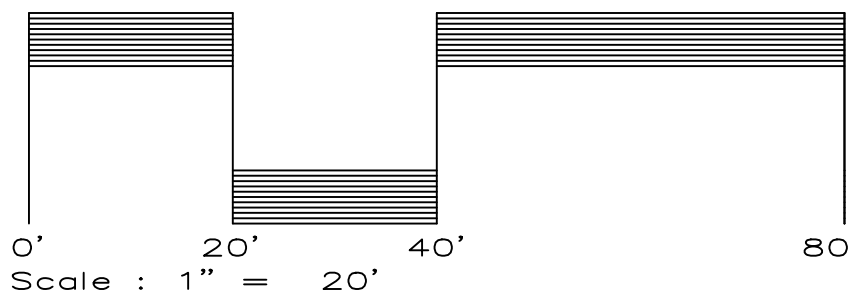
DATE: 09.25.17

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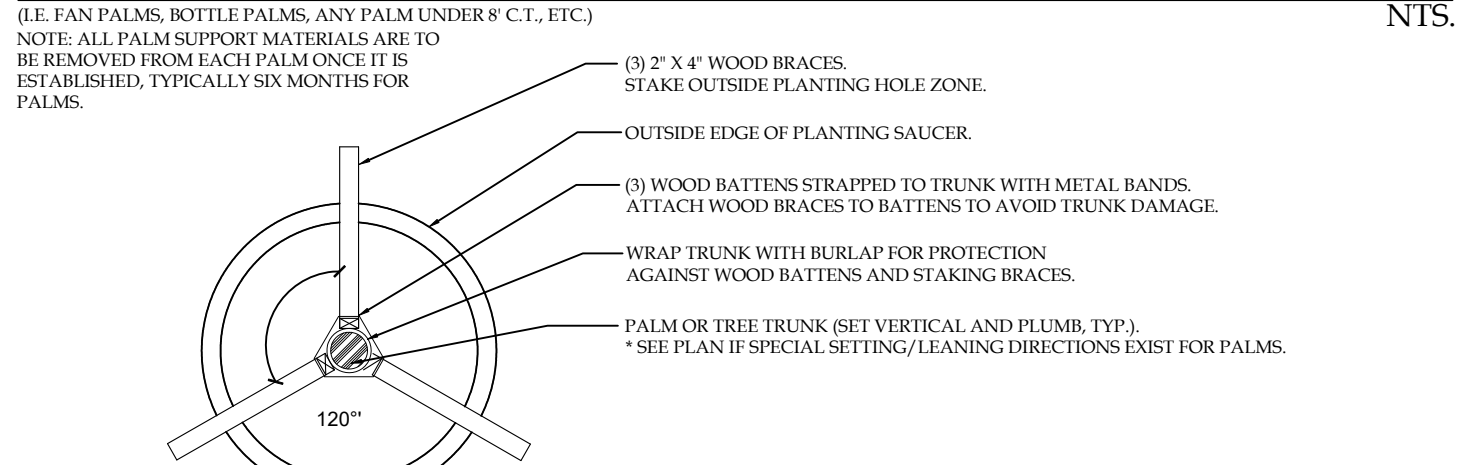
SHEET
LP.1
1 OF 2 SHEETS



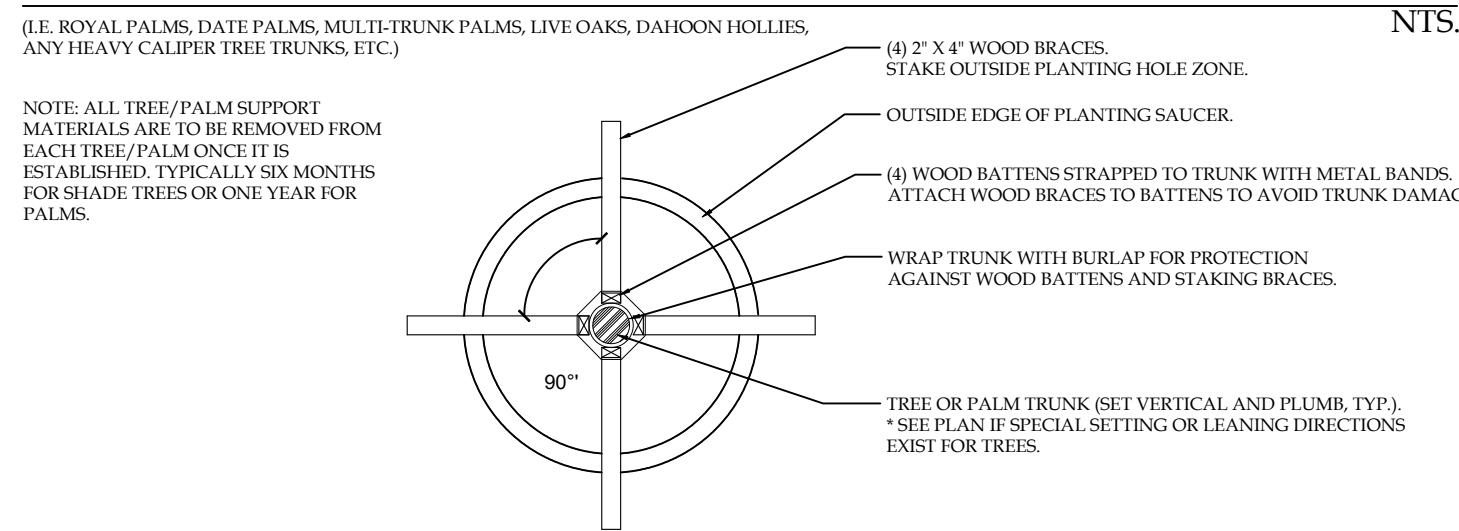
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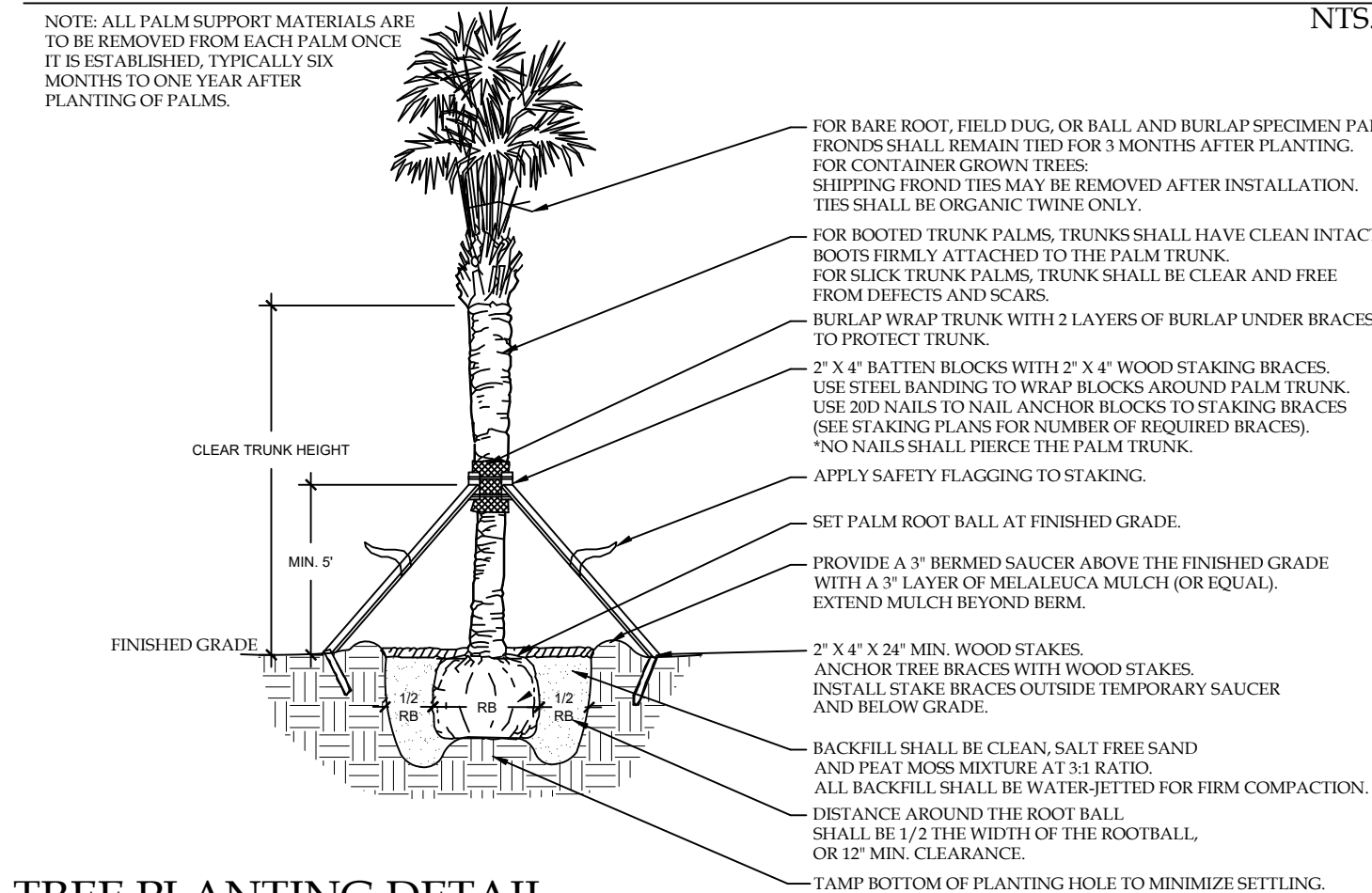
SMALL PALM STAKING PLAN



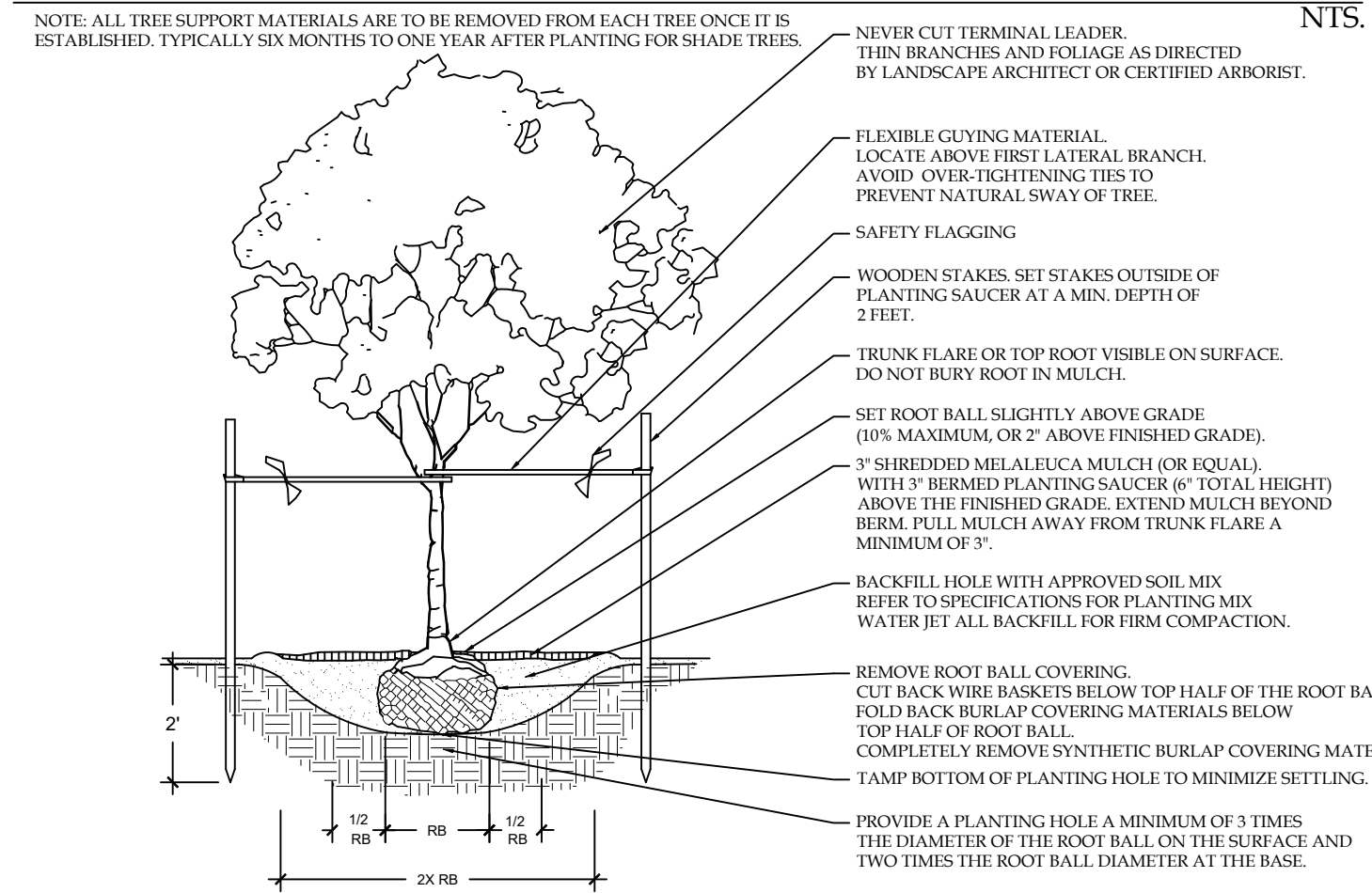
LARGE PALM OR TREE STAKING PLAN



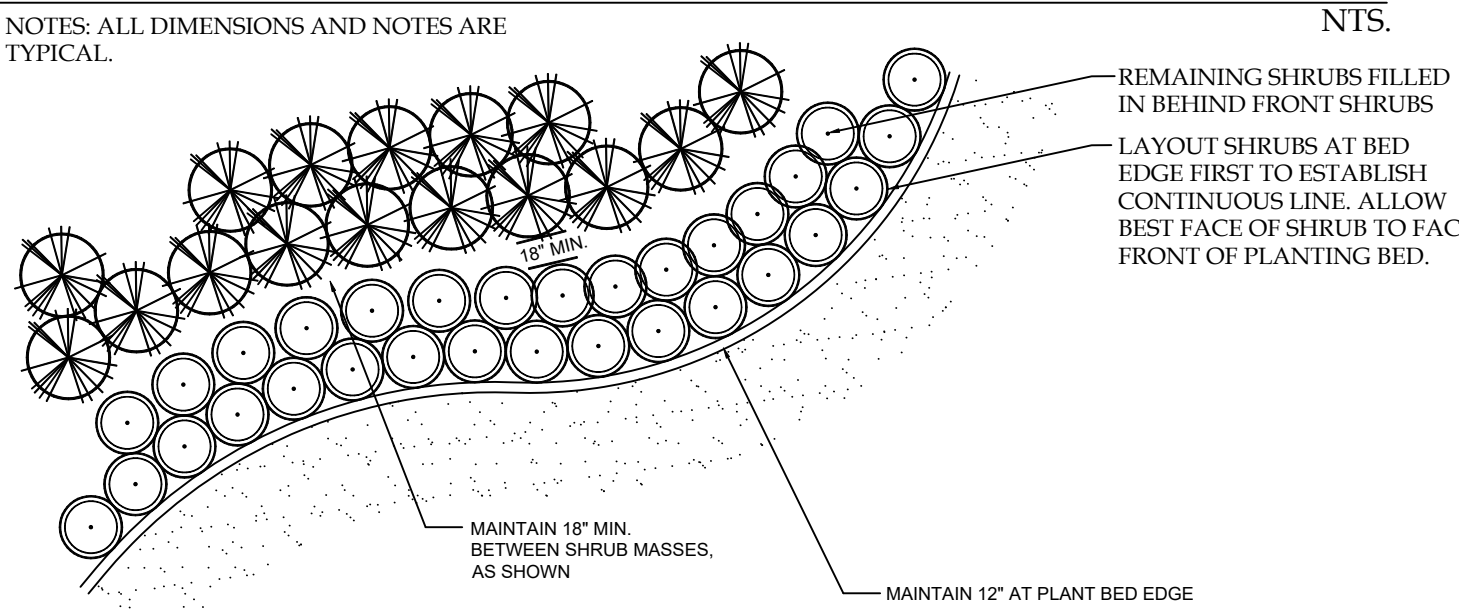
PALM PLANTING DETAIL



TREE PLANTING DETAIL

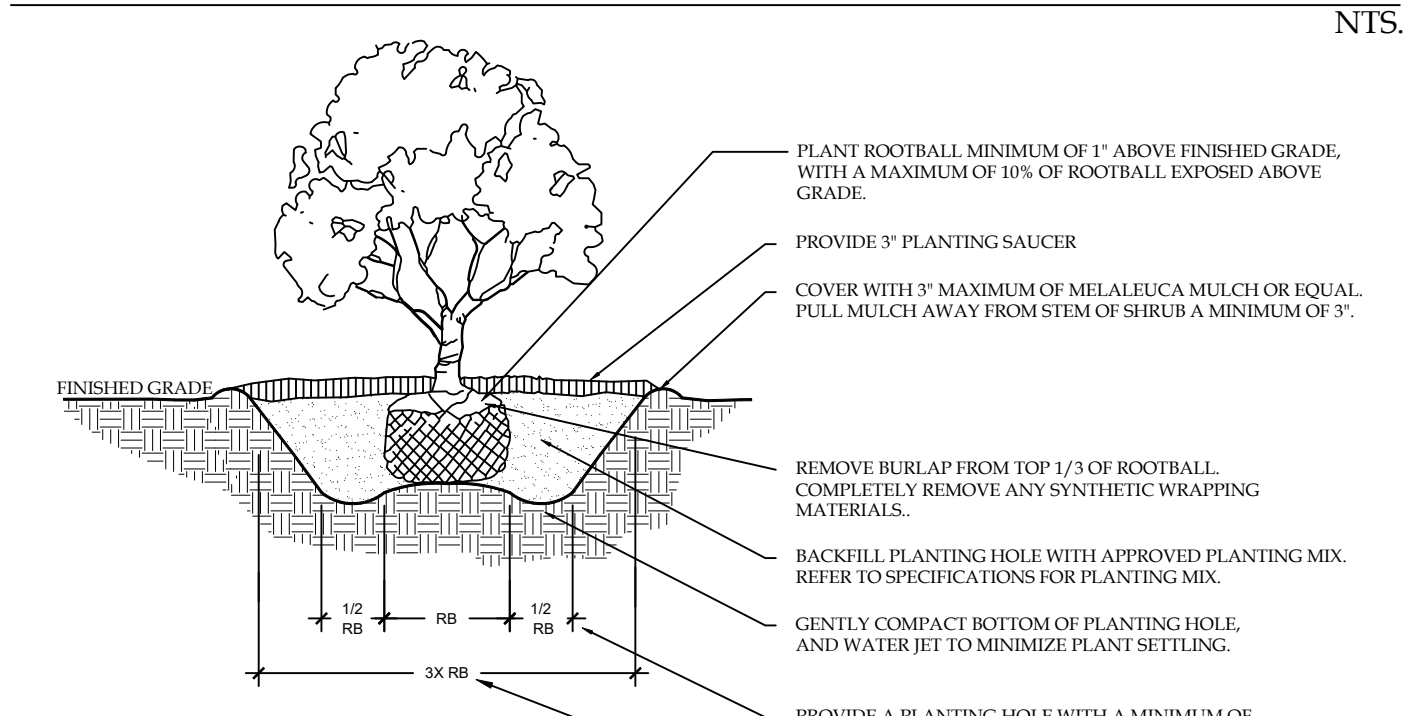


SHRUB AND GROUNDCOVER PLANTING DETAIL

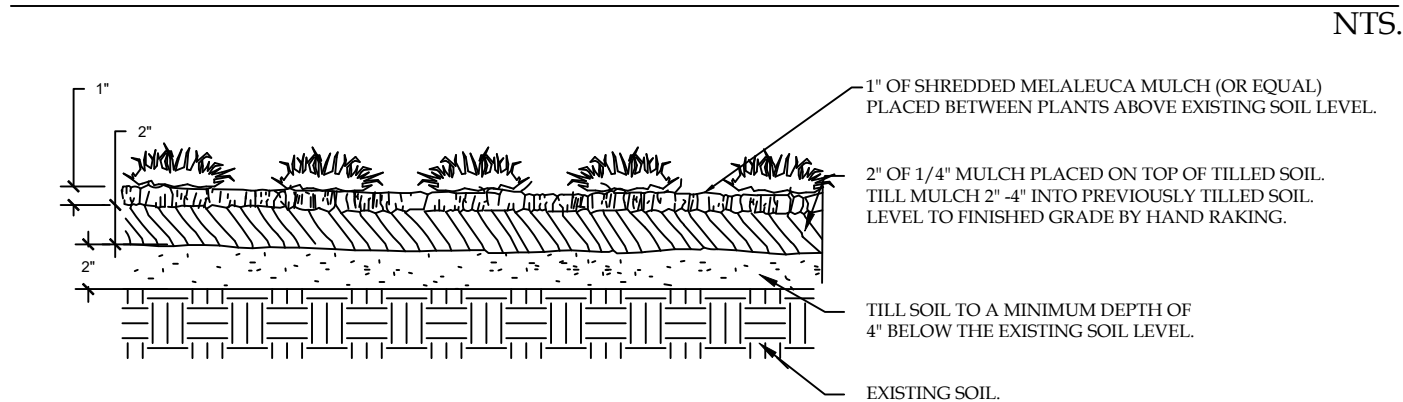


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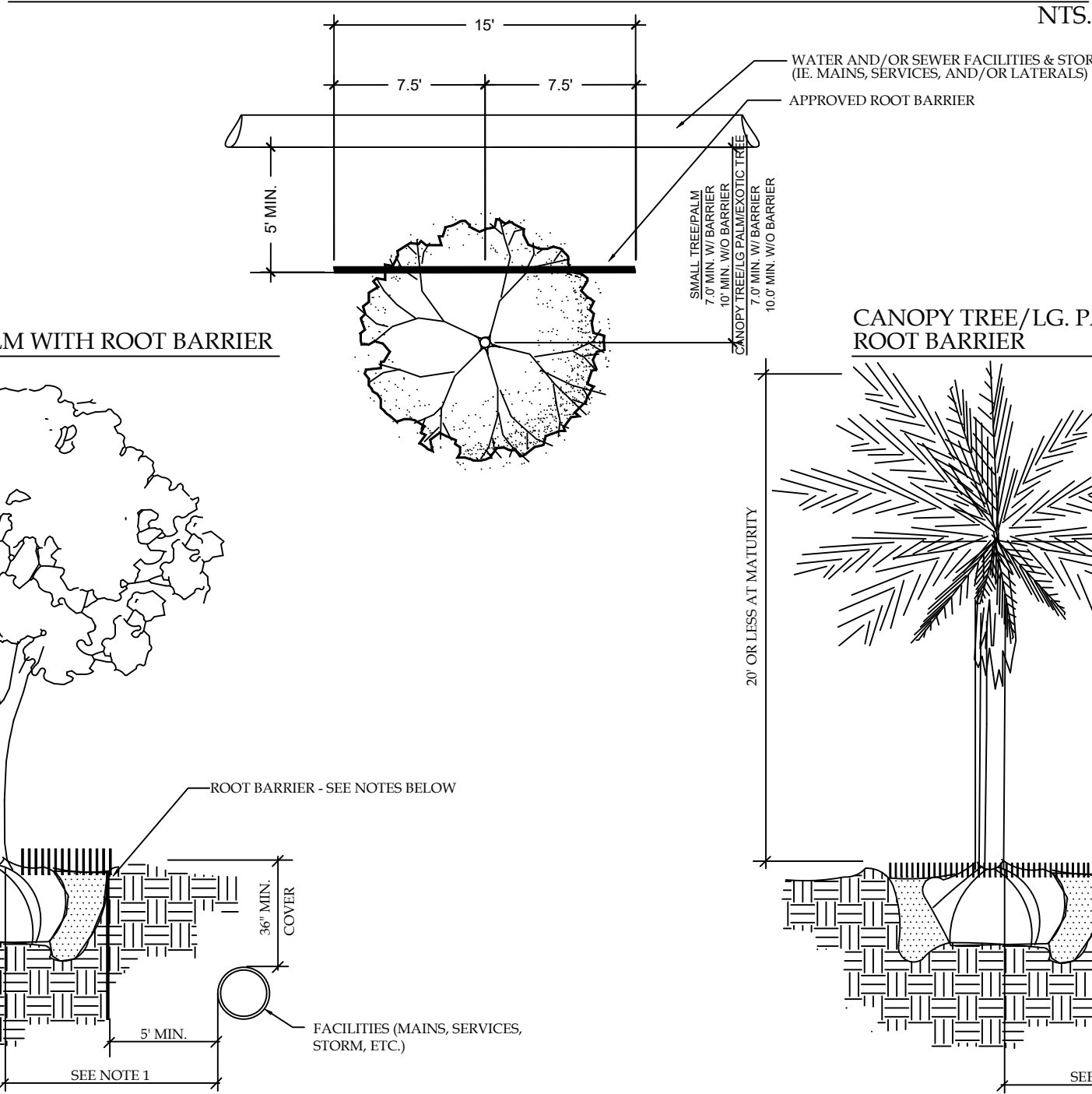
SHRUB PLANTING DETAIL



GROUNDCOVER DETAIL



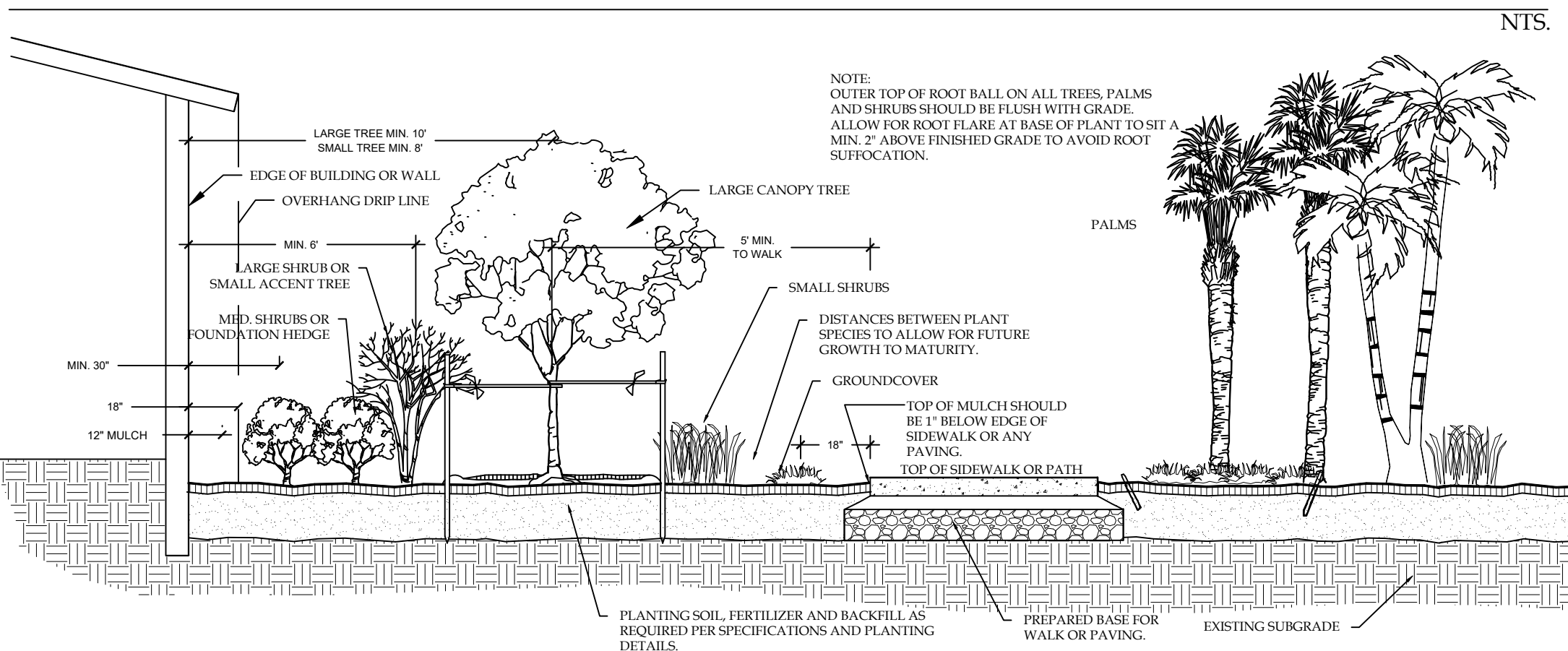
ROOT BARRIER DETAILS



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. THIS DISTANCE SHALL BE 10\"/>

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. THIS DISTANCE SHALL BE 10\"/>

TYPICAL PLANTING DIAGRAM



LANDSCAPE SCHEDULE

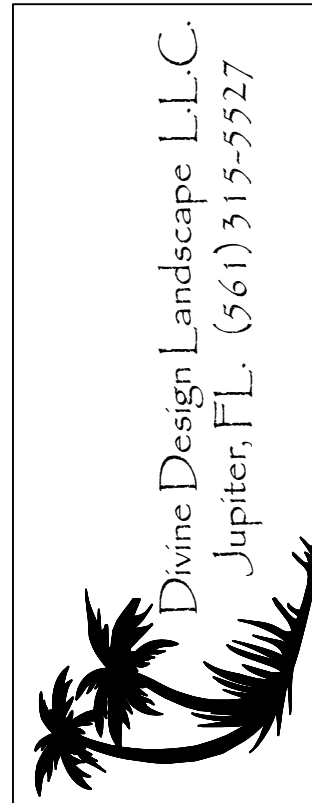
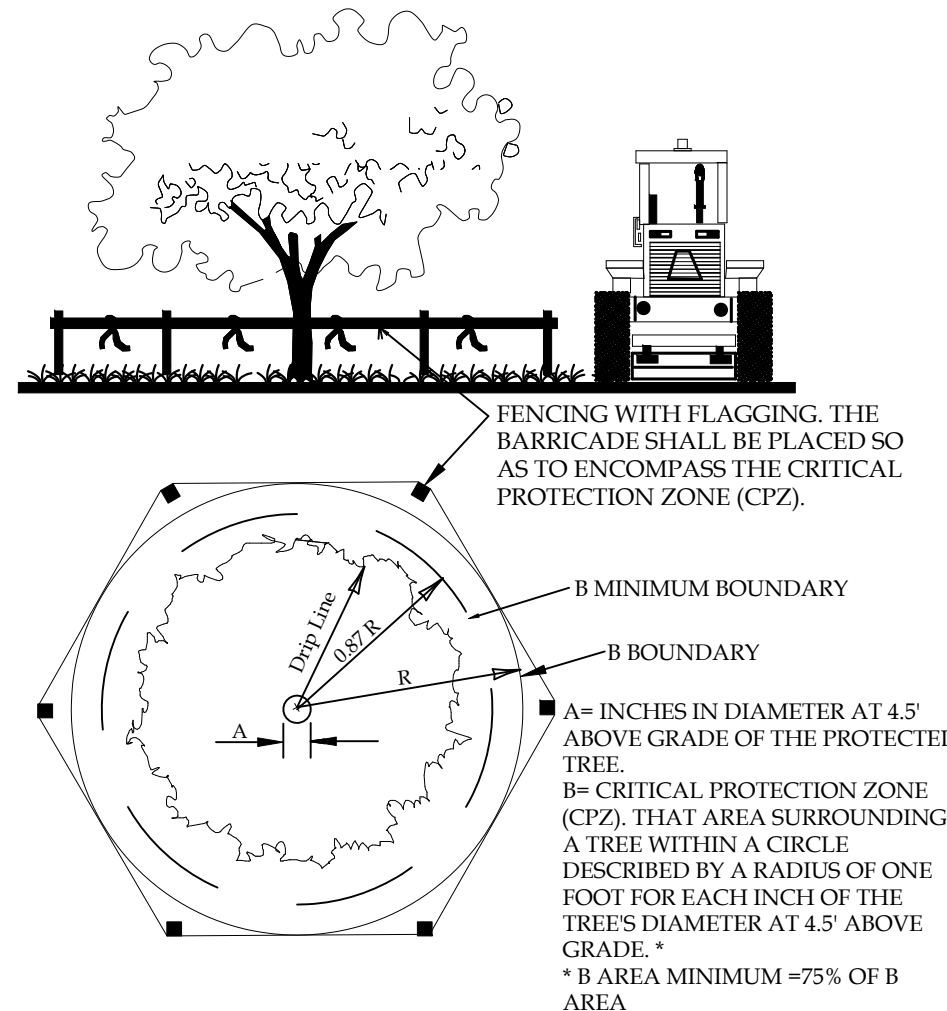
NATIVE	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK
TREES					
*	21	CD	Coccoloba diversifolia	Pigeon Plum	15' HT x 6' Spr., 3" cal., 4.5' CT.
*	2	CE	Conocarpus erectus "Sericeus"	Silver Buttonwood	10' HT x 5' Spr., 2" Cal. DBH.
*	26	IC	Ilex cassine	Dahoon Holly	10' HT x 5' Spr., 2" cal., 30" CT min.
*	14	QV	Quercus virginiana	Live Oak	15' HT x 6' Spr., 3" cal., 4.5' CT.
PALMS					
*	7	PT	Phycosperma elegans	Solitaire Palm	12' CT., full, matching
*	36	SP	Sabal palmetto	Cabbage Palm	see plan for CT HT., slick trunks (6' min. CT)
SHRUBS					
*	177	CHR	Chrysobalanus icaco "Red Tip"	Red Tip Coco Plum	24"x 18", 24" OC.
*	383	CLU	Clusia flava	Small Leaf Clusia	24"x 18", 24" OC.
*	79	FIC	Ficus microcarpa "Green Island"	Green Island Ficus	14"x 14", 24" OC.
*	81	FOR	Forestiera segregata	Florida Privet	24"x 18", 24" OC.
*	92	HAM	Hamelia nodosa	Dwarf Firebush	24"x 18", 30" OC.
*	16	PHX	Philodendron "kanadu"	Xanadu	14"x 14", 24" OC.
*	75	POD	Podocarpus macrophyllus "Pringles"	Pringles Podocarpus	14"x 14", 24" OC.
*	25	PSY	Psychotria nervosa	Wild Coffee	24"x 18", 24" OC.
*	212	SCT	Schefflera arboricola "Trinette"	Trinette	24"x 18", 24" OC.
GROUNDCOVERS					
*	98	BUL	Bulbine frutescens	Desert Candles	14"-16" spr., 18" OC.
*	207	TRA	Trachelospermum asiaticum	Asiatic Jasmine	8"-10" spr., 12" OC.
SOD 'A'					
*			Stenotaphrum secundatum	St. Augustine "Floritan"	Solid Sod, Sq. Ft. to be determined by land. contractor

LANDSCAPE NOTES:

- STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, UTILITIES OR ROADWAYS.
- TREE REMOVAL/RELOCATION PERMIT IS REQUIRED PRIOR TO REMOVING OR RELOCATING TREES.
- CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT (LA) SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
- ANY TREES THAT CONFLICT WITH LIGHT POLE LOCATIONS ARE TO BE ADJUSTED OR UTILIZED ELSEWHERE. LA TO BE CONTACTED WHEN SCENARIO FIRST OCCURS.
- ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
- ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED HEDGE AS PER PARTICULAR MUNICIPALITY REQUIREMENTS.
- IRRIGATION IS REQUIRED & SHALL PROVIDE 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP. AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
- ALL PROPOSED PLANT MATERIAL SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPLS) RIGHT TREE/ RIGHT PLACE GUIDELINES.
- TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
- ALL TREES AND LANDSCAPING SHALL BE FIELD LOCATED TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE LINES AND LAKE MAINTENANCE EASEMENTS.
- ALL TREES TO BE INSTALLED TEN FEET MIN. (10') FROM STRUCTURES AND FIVE FEET MIN. (5') FROM WALKS, CURBS, DRIVEWAYS, PATIOS, ETC. IF CONFLICT ARISES, LA TO BE CONTACTED PRIOR TO INSTALLATION.
- ALL PALMS TO BE INSTALLED SIX TO EIGHT FEET (6'-8') FROM A STRUCTURE, DEPENDING ON SPECIES FROND LENGTH AND THREE FEET MIN. (3') FROM WALKS, CURBS, DRIVEWAYS, PATIOS, ETC. IF CONFLICT ARISES, LA TO BE CONTACTED PRIOR TO INSTALLATION.
- SMALL PALMS AND SMALL TREES TO BE INSTALLED WITH A TEN FOOT (10') MIN. SEPARATION FROM ANY PUBLIC WATER OR SEWER MAIN AND/OR SERVICE, STORM LINES, HYDRANTS, AND LIFT STATIONS. IF A FIFTEEN FOOT (15') SEPARATION CANNOT BE ACHIEVED, THE PALMS OR TREES CAN BE INSTALLED WITH AN APPROVED ROOT BARRIER SYSTEM. REFER TO THE ROOT BARRIER DETAIL FOR INSTALLATION REQUIREMENTS.
- LARGE CANOPY TREES, LARGE OR EXOTIC PALMS ARE TO BE INSTALLED WITH A FIFTEEN FOOT (15') MIN. SEPARATION FROM ANY PUBLIC WATER OR SEWER MAIN AND/OR SERVICE, STORM LINES, HYDRANTS, AND LIFT STATIONS. IF A FIFTEEN FOOT (15') SEPARATION CANNOT BE ACHIEVED, THE TREES OR PALMS CAN BE INSTALLED WITH AN APPROVED ROOT BARRIER SYSTEM. REFER TO THE ROOT BARRIER DETAIL FOR INSTALLATION REQUIREMENTS.
- IN THE CASE OF DISCREPANCIES, PLANTS TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT IF MATERIAL IS NOT AVAILABLE AS SPECIFIED IN PLANS.
- LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
- REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
- RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
- HEIGHT OF TREES MAY HAVE TO BE LARGER TO ACHIEVE MINIMUM CALIPER SIZE OR ANY CLEAR TRUNK SPECIFICATIONS.
- CONTAINER SIZE PROVIDED BY LANDSCAPE ARCHITECT IS ONLY A GUIDE, CONTAINER SIZE MAY HAVE TO BE INCREASED TO MEET OVERALL SIZE SPECIFICATIONS.
- SPECIES, SIZING, QUANTITY AND PLACEMENT OF TREES, PALMS, SHRUBS AND GROUNDCOVERS MAY DEViate FROM PLAN BASED ON OWNER PREFERENCE, MUNICIPAL GUIDANCE, CONFLICT AVOIDANCE, MATERIAL AVAILABILITY, AND ANY OTHER REASONABLE CONSTRAINT.
- SPECIFIED TREES, PALMS, ACCENT SHRUBS, SHRUBS AND GROUNDCOVERS SHOULD BE CONSIDERED AS "OR EQUIV." AS DETERMINED BY OWNER AT OWNER'S PREFERENCE.
- PLANT QUANTITIES ARE FOR INSTALLATION PLANNING PURPOSES ONLY. FINAL COUNT TO BE BASED ON FIELD FIT, AESTHETICS AND CODE. PLANT SURVIVABILITY TO GOVERN FINAL FORM SURVIVAL OF THE TREE IS NOT GUARANTEED.
- NO SOD SHOULD BE INSTALLED AGAINST WALLS OF UNITS. CONTRACTOR TO PROVIDE TWELVE (12) INCHES OF MULCH ALONG PERIMETER OF UNITS.

TREE PROTECTION DETAIL

- NOTES:
- ALL DIMENSIONS AND NOTES ARE TYPICAL.
 - THIS DETAIL APPLIES TO ALL TREES THAT ARE TO BE PRESERVED IN PLACE OR RELOCATED



Design and Entitlement Consultants, LLC.
2135 Belcrest Court
Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com



58 OAK
CITY OF HOLLYWOOD, FLORIDA

LANDSCAPE DETAILS

SCALE:	NTS
CHECKED BY:	W.E.D./R.M.B.
DRAWN BY:	W.E.D.
DATE:	09.25.17
FILE:	
SHEET	
LP.2	
2 OF 2 SHEETS	

June 21, 2018

Deandrea Moise
Planning and Development Services
2600 Hollywood Blvd, Suite 315
Hollywood, FL 33022

Proposed: 58 Oak – 4231 North 58th Avenue

This letter is to request confirmation of adequate services available to the aforementioned proposed project.

The entire existing 7,595 sq. ft. residence will be demolished, and a 104,880 gross sq. ft. Mixed Use Residential / Office Building, which will consist of 58 dwelling units and approximately 10,000 sq. ft. of office floor area will be developed.

This project will generate an additional 31 peak-hour trips on the abutting road, North 58th Avenue. The City of Hollywood requires that the roads be classified as type "D" or better based on the vehicular volume of the road. We do not anticipate the addition of 31 trips to change the current classification of the road.

The project will generate a water demand of approximately 105 gpd/unit (R03 – Condominium/Apartment), and 43 GDP / 1,000 SF office space (C12 – Office). The City of Hollywood requires a level of service of 350 gpd per unit. The project will not exceed the City's required level of service. The project will generate approximately 85 GPD per residential unit and 35 GPD per 1,000 SF of office, which will not exceed the City of Hollywood's requirement of 315 gallons per day per equivalent residential unit.

The stormwater system for the site shall be designed to maintain the City's required Level of Service of ½ inch of runoff for any 5 minutes.

The solid waste level of service requirement is 8.9 pounds per day per unit, and the Parks & Recreation level of service requirement is 3 acres of park per 1,000 population. All efforts are being made to work with the City to meet the requirements set forth.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Bill Pfeffer, PE | Principal | Branch Manager
Bowman Consulting
13450 W Sunrise Blvd, Sunrise FL 33323
Office: 954-314-8466 | mobile: 772.341.6223



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 N. University Drive, Box 102 Plantation, FL 33324 T: 954-357-6666 F: 954-357-6521

John Doogan
Avirom & Associates, Inc.
50 SW 2 Avenue, Suite 102
Boca Raton, FL 33432

SUBJECT: Development Review Report
& Notification of Readiness

PLAT NAME: Hollywood House

PLAT NO: 034-MP-17

TRANSMITTAL DATE: January 11, 2018

LETTER OF OBJECTIONS OR
NO OBJECTIONS MUST BE
RECEIVED BY: June 11, 2018

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: November 11, 2018

TRAFFICWAYS EXPIRATION: November 25, 2018

Dear Mr. Doogan:

As per the requirements Section 5-189(d)(7) of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

LETTER OF OBJECTIONS OR NO OBJECTIONS

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Planning and Development Management Division Director within five (5) months of the date of this transmittal. **If either of these letters is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once you submit either one of these letters, it is your responsibility to ensure that it is received by this office.**

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Planning and Development Management Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within seventeen (17) working days of receipt of the letter. Please be advised that the *written authorization to proceed* (described below) cannot be submitted until after the response to the *Letter of Objections* is transmitted by the Planning and Development Management Division Director.

A *Letter of No Objections* may be combined into a single letter with the *written authorization to proceed* (described below), **provided that the combined letter is received within five (5) months of the date of this transmittal.**

Broward County Board of County Commissioners

Mark D. Bogen • Beam Furr • Steve Geller • Dale V.C. Holness • Chip LaMarca • Nan H. Rich • Tim Ryan • Barbara Sharief • Michael Udine
www.broward.org

WRITTEN AUTHORIZATION TO PROCEED

Pursuant to Section 5-181(i) of the Land Development Code, a *written authorization to proceed*, scheduling the application for the next available County Commission plat meeting, must be submitted to the Planning and Development Management Division Director within ten (10) months of the date of this transmittal. **If the *written authorization to proceed* is not received on or before the above referenced date, the application for plat approval shall be deemed withdrawn. Once the *written authorization to proceed* is submitted, it is your responsibility to ensure that it is received by this office.**

If there are any objections to the Development Review Report, they must be specified in the *written authorization to proceed*. **If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.**

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the *written authorization to proceed* will not be accepted without a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements, see Section 5-189(c) of the Land Development Code.

TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, our office is available to assist you.

Sincerely,



Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division

Attachment

cc: Review Agencies
Mayor/Planning Director – City of Hollywood

Dawn Louis Meyer
4231 N. 58 Avenue
Hollywood, Florida 33021

Board of County Commissioners, Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	HOLLYWOOD HOUSE	Number:	034-MP-17
Applicant:	Dawn Louise Meyer	Comm. Dist.:	7
Agent:	Avirom & Associates,	Sec/Twp/Rng:	01/51/41
Location:	West Side of North 58 Avenue South of Stirling Road	Platted Area:	1.25 Acres
City:	Hollywood	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	3 Single Family Units	Effective Plan:	Hollywood
Proposed Use:	47 Mid-Rise Units, 14,200 Sq. Ft. Office	Plan Designation:	Transit Oriented Corridor. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Multi-family Residence, Vacant	North:	Transit Oriented Corridor
South:	Single Family Residence	South:	Transit Oriented Corridor
East:	Multi-family Residence	East:	Medium (15) Residential
West:	Single Family Residence, Vacant	West:	Transit Oriented Corridor
Existing Zoning:	RM-12	Proposed Zoning:	North Mixed Use

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.
DEFERRAL: Until Trafficways approval is received. See Staff Comment No. 2.
DEFERRAL: Until a revised Opinion of Title is submitted to the Highway Construction & Engineering Division. See Staff Recommendation No. 3)B

Meeting Date:	Prepared: HWC
Action Deadline:	Reviewed:
Deferral Dates:	Approved:

SERVICES

Wastewater Plant:	Hollywood (10/17)	Potable Water Plant:	Hollywood (04/17)
Design Capacity:	55.5000 MGD	Design Capacity:	37.500 MGD
12-Mo. Avg. Flow:	34.5800 MGD	Peak Flow:	24.880 MGD
Est. Project Flow:	0.0055 MGD	Est. Project Flow:	0.020 MGD

Comments: Sufficient capacity exists at this time. Comments: Sufficient capacity exists at this time.

PARKS

SCHOOLS

Dwelling Units	Impact Fee
47	*

Local:

Regional:

Land Dedication	Impact Fee	Admin. Fee
County conducts no local review within municipalities	N/A	N/A
0.4653 Acres		*

* See Staff Comment No. 5

See Finding No. 2

See Staff Recommendation No. 8

* See Staff Comment No. 6

See Finding No. 4

See Staff Recommendation No. 8

TRANSPORTATION

Concurrency Zone: South Central	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	18	*	*
Non-res. uses:	44	*	*
Total:	62	*	*

See Staff Comment No. 3

See Finding No. 1

See Staff Recommendation No. 8

HOLLYWOOD HOUSE
034-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 47 mid-rise units and 14,200 square feet of office. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.

In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

- 2) Trafficways review is scheduled for January 25, 2018. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 4) At the time of plat application, 3 single family detached residences existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**
- 5) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. **However, this determination expires on June 8, 2018, and an updated SCAD letter will be required prior to plat approval.** See the attached School Capacity Availability Determination received from the School Board.

- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 189 mid-rise units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 7) This plat is located in a Wellfield Zone 3 of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 8) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 9) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, please contact the Water and Environmental Licensing Section at 954-519-1483.
- 10) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 11) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be

necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

- 12) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 13) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Hollywood. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 14) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 15) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 16) A demolition notice will be required for the 8,338 square feet of commercial from the Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 17) A Broward County Hazardous Material License may be required. Contact the Environmental Assessment and Remediation Section of the Environmental and Consumer Protection Division at 954-519-1260 for specific requirements.
- 18) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also

be noted that the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division must approve any dewatering activities at this site.

- 19) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 20) This property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport and North Perry Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 21) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to have an adverse effect on any known archeological/paleontological or historical resources. However, the subject property may contain previously unrecorded resources which may be affected.

The subject property is located adjacent to designated archeological zone AZ-17 characterized as a large everglades island. Archeological modeling has demonstrated that such topographical features supported historic and prehistoric population during the pre-drainage period when such location provide dry habitable lands in an everglades environment. The archaeologist notes that this property is located in the City of Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the Planning Director of the City of Hollywood at 2600 Hollywood Boulevard. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner of State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

- 22) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are

identified by details included in the submitted construction plans.

- 23) The attached comments received from the Broward County Planning Council indicate that this plat is in compliance with the effective land use plan. It also notes regarding affordable housing, that this plat was subject of Broward County Land Use Plan Amendment PC 10-1-0 and is not subject to Policy 2.16.2, as it did not propose any additional residential units to the Broward County Land Use Plan.
- 24) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 25) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:
www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. **However, this determination will expire on June 8, 2018, and an updated School Capacity Availability Determination (SCAD) letter will be required prior to plat approval.** See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

RATIONAL NEXUS REVIEW

- 5) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County

Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

1) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
 - 1) Revise the bearings on the plat boundary to run in a counterclockwise direction to follow the description.
 - 2) Show radial bearings where non-tangent lines intersect curves
 - 3) Add labels on the plat drawing to distinguish description bearings from the bearings to be used to survey the plat
- B) A closure of the plat boundary exceeds the 0.03' error tolerance as required by the Broward County Land Development Code. Provide a closure report of the plat boundary and any parcels created by the plat, with areas, to the Highway Construction and Engineering Division.
- C) Show Grid bearings on the plat and State Plane Coordinates on all plat corners, P.R.M.s and land corners that appear on the plat.
- D) Two land ties to two independent land corners or one land corner and one other recorded corner must be shown. Show found monumentation at both corners.
- E) The bearing reference line must be a well - established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.
- F) The bearing on the Basis of Bearings reference line shown on the plat drawing does not match the bearing indicated for the line in Surveyor's Note #4. Review and revise as necessary.
- G) Show any found monumentation at the Point of Commencement.
- H) Full dimensioning and square footage must be shown on all dedicated right-of-way, if applicable.

- I) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the following website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>

- J) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

2) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.
- B) Mortgagees must clearly join in the dedications on the plat. Review the instrument recorded in O.R.B. 43194, PG. 1112, B.C.R. as it pertains to a mortgage on this plat and revise the Mortgage Dedication block as necessary
- C) Depict the entire right-of-way width of N. 58 Avenue (Old Davie Road) adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- D) Proposed right-of-way must be clearly labeled and dedicated by the plat, if applicable.
- E) All proposed easements must be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.

3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.

- 3) contain the names of all owners of record.
- 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
- 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
- 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

B) The submitted Opinion of Title is unacceptable in its current format. The search period must be from the beginning. In addition to the foregoing, the County Attorney's Office will not accept an opinion with "qualification language," in other words, an opinion that states they are basing the opinion solely on a title company's documentation and they have not done any independent investigation of their own.

Revise the Opinion of Title to read similar to the following:

"With the understanding that this Opinion of Title is furnished to the Broward County Board of County Commissioners as an inducement for the acceptance of a plat, located on the real property hereafter described, it is hereby certified that I have examined the Title Insurance policy issued by _____, File #____, dated _____ and such other additional information as may be necessary to deliver this opinion, covering the period from the beginning to the ____ day of _____, ____ am/pm inclusive, of the following described property; and I recognize that the County is relying on this opinion with regard to the acceptance of a plat".

Review and revise the report prior to mylar submittal.

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

C) The Dedication on the original mylar must be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses

or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.

D) All mortgagees must execute the plat with original signatures, seals and witnesses.

E) Acknowledgments and seals are required for each signature.

4) DRAFTING AND MISCELLANEOUS DATA

A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.

B) The Planning and Development Management Division file number "**034-MP-17**" must be shown inside the border in the lower right hand corner on each page.

C) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.

D) The plat original must be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.

E) The sheet size must be 24 inches by 36 inches.

5) SIGNATURE BLOCKS

A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177. **Remove the reference to PART 1 of Chapter 177, Florida Statutes from the certification.**

B) Add a seal box for the Broward County Engineer.

C) Space for the County Administrator's signature is no longer required on plats in Broward County. Revise the signature block for the Broward County Finance and Administrative Services, County Records Division – Revise Minutes Section signature block as necessary.

- D) Remove the signature block for the Broward County Finance and Administrative Services, County Records Division – Recording Section, based on the above comment.
 - E) The plat must include proper dates for signatures.
 - F) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Fort Lauderdale conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)
- 6) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:

- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City Of Hollywood scanned copy of mylar for review
Jonathan Vogt, jvogt@hollywoodfl.org, 954-921-3900
Clarissa Ip, cip@hollywoodfl.org

NOTES:

- 1) The applicant may request a copy of the FS 177 check print by calling Jason Espinosa at 954-577-4593.
- 2) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

GENERAL RECOMMENDATIONS

- 7) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 8) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 9) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 10) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 11) Place a note on the face of the plat reading:
 - A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by ____, 2023, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
 - B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by ____, 2023, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

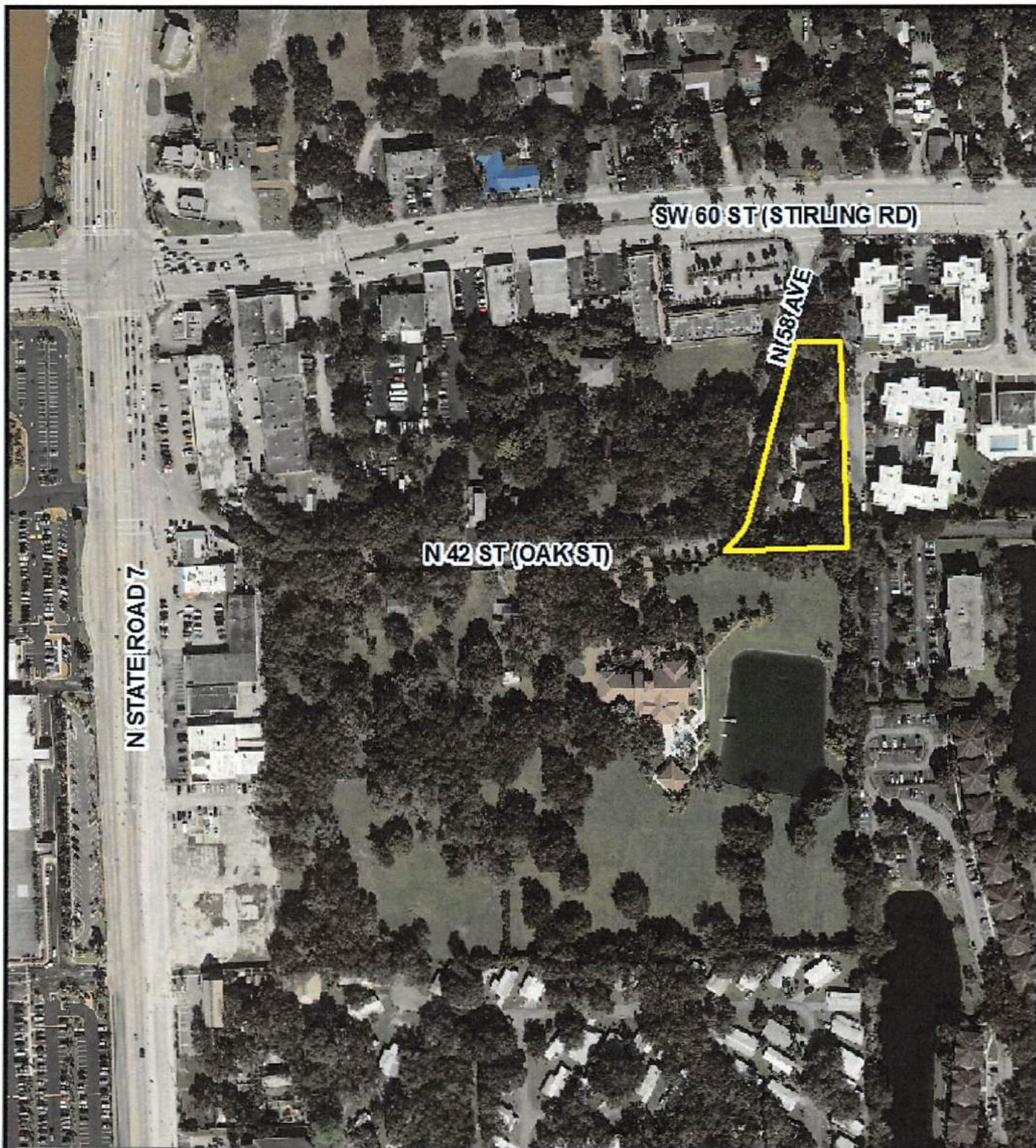
12) Place a note on the face of the plat reading:

This plat is restricted to 47 mid-rise units and 14,200 square feet of office. No free standing or drive-thru bank facilities and/or commercial/retail uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

13) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 7
Municipality: Hollywood
S/T/R: 01/51/41



034-MP-17
Hollywood House



0 125 250 500 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2017

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-2342-2017

County Number: 034-MP-17 Municipality Number: TBD
Hollywood House

December 11, 2017

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: December 11, 2017	Single-Family:	14,200 SF Office	Elementary: 1
Name: Hollywood House	Townhouse:		
SBBC Project Number: SBBC-2342-2017	Garden Apartments:		Middle: 1
County Project Number: 034-MP-17	Mid-Rise: 47		
Municipality Project Number: TBD	High-Rise:		High: 1
Owner/Developer: Dawn Louise Meyer	Mobile Home:		
Jurisdiction: Hollywood	Total: 47		Total: 3

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Stirling	767	767	629	-138	-7	82.0%	15
Attucks	1,227	1,227	640	-587	-26	52.2%	14
Hollywood Hills	2,891	2,891	1,821	-770	-30	71.4%	75

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Stirling	644	-123	84%	620	604	626	621	623
Attucks	654	-573	53.3%	651	655	661	667	673
Hollywood Hills	1,896	-695	74.2%	1,888	1,825	1,830	1,840	1,821

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
New Life Charter Academy	550	98	-452	98	98	98

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Stirling	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Attucks	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Hollywood Hills	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.

Students generated are based on the student generation ratios contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District (traditional) school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

This concurrent plat and site plan application indicates that 1 single family unit is on the site, which does not generate any students. The application proposes the development of 47 (two or more bedroom) mid-rise units, which will generate 3 students (1 elementary, 1 middle, and 1 high). The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Stirling Elementary, Attucks Middle, and Hollywood Hills High Schools.

Please be advised that this application was reviewed utilizing 2016/17 school year data because the current school year (2017/18) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools is operating below the adopted Level of Service (LOS) of 100% gross capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17 - 2018/19), Stirling Elementary, Attucks Middle, and Hollywood Hills High Schools are projected to operate within the adopted LOS of 100% through the 2018/19 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment. To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Additionally in the 2016/17 school year, the charter schools located within two miles of the project site and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2017/18 to 2021/22 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid for 180 days for a maximum of 47 (two or more bedroom) mid-rise units, and conditioned upon final approval by the applicable governmental body. This determination will expire on June 8, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-2342-2017 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:


12-11-17
Date


Signature

Lisa Wight
Name
Planner
Title



TO: Josie P. Sesodia, AICP, Director
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Hollywood House (034-MP-17)
City of Hollywood

DATE: December 29, 2017

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the east side of North 58 Avenue, south of Stirling Road, in the City of Hollywood.

Regarding the proposed office uses, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 2,000,000 square feet of "Office" uses. To date, including this proposed development, 60,571 square feet of "Office" use has been proposed by plat or granted development permits. Therefore, the proposed 14,200 square feet of office use is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, the subject Transit Oriented Corridor permits a maximum of 5,309 residential units. To date, including this proposed development, 2,801 units have been proposed by plat or granted development permits. Therefore, the proposed 47 mid-rise dwelling units are in compliance with the permitted uses of the effective land use plan.

Further, regarding affordable housing, this plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 10-10, which was not subject to BCLUP Policy 2.16.2, as it did not propose any additional residential units to the BCLUP.

The effective land use plan shows the following land uses surrounding the plat:

North: Transit Oriented Corridor
South: Transit Oriented Corridor
East: Medium (16) Residential
West: Transit Oriented Corridor

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

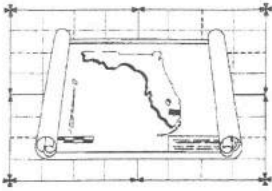
Hollywood House
December 29, 2017
Page Two

BBB:KJW

cc: Wazir Ishmael, City Manager
City of Hollywood

Tom Barnett, Director, Planning and Development Services
City of Hollywood





BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

November 23, 2016

Reuven Rogatinsky
3113 Stirling Road, Suite 103
Fort Lauderdale, Florida 33312

Dear Mr. Rogatinsky:

Re: Platting requirements for a parcel generally described as a portion of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 51 South, Range 41 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the east side of North 58 Avenue, between Stirling Road and North 42 Street, 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 mixed-use development on the above referenced parcel.

Planning Council staff has determined that platting is required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development. As per the criteria of Section D.2, platting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to an adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel does not meet the specifically delineated requirement.

Planning Council staff notes that a lot or parcel which has been specifically delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number. For example, Lot 5, Block 3, of John Doe Subdivision. A description of "a portion of the Northwest 1/4 of the Northeast 1/4 of Section 1, Township 51 South, Range 41 East," is an example of a parcel which is not specifically delineated.

Reuven Rogatinsky
November 23, 2016
Page Two

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, regarding the platting process.

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 regarding the Broward County Land Use Plan's platting requirements, please contact Dawn Teetsel, Senior Planner, at your convenience.

Respectfully,

A handwritten signature in black ink, appearing to read 'BBB', with a stylized flourish extending from the end.

Barbara Blake Boy
Executive Director

BBB:DBT

cc: Wazir Ishmael, City Manager
City of Hollywood

Tom Barnett, Director, Development Services
City of Hollywood

Autum J. Sorrow
AJ Entitlements & Planning, LLC

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☒ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Dawn Louise Meyer and 58 Oak LLC
2. Project Name: 58 Oak (fka: Hollywood House)
3. Project Address: 4231 N 58th Avenue, Hollywood Florida 33021
4. Contact person: Autumn Sorrow/AJ Entitlements & Planning LLC
5. Contact number: 561-284-2472
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 58
8. Unit Fee per residential dwelling based on sq. ft.: \$2,175.00
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$126,150.00 Date: 7/2/2018

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

CITY OF HOLLYWOOD
PARK IMPACT FEE SCHEDULE

<u>Land Use Type</u>	<u>Fee</u>
Residential Dwelling Unit (single or multi-family)	
Less than 500 sq. ft. ¹	\$1,650.00
501 to 1,000 sq. ft	\$1,875.00
1,001 to 1,500 sq. ft.	\$2,175.00
1,501 to 2,000 sq. ft.	\$2,375.00
2,001 to 2,500 sq. ft.	\$2,525.00
2,501 to 3,000 sq. ft.	\$2,625.00
3,001 to 3,500 sq. ft.	\$2,725.00
3,501 to 4,000 sq. ft.	\$2,825.00
More than 4,000 sq. ft.	\$2,900.00
Hotel / Motel Room	\$1,250.00

¹ Square feet, as used in this section, refers to enclosed, gross floor area excluding parking garages, screened enclosures and unfinished attics.