

ATTACHMENT A

Application Package

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: 6/6/18

Location Address: 3300 N. Surf Rd. + 3319 N Ocean Dr #1-2 + 322 New Mexico St #1-2 + ^{vacant sites}
Lot(s): 5-16 Block(s): 9 Subdivision: Hollywood Beach Second addition ^{Hollywood, FL 33019}

Folio Number(s): 514212021190, 1200, 1210, 1220, 1230, 1231

Zoning Classification: BRT-25-R Land Use Classification: Res. Multi-Family

Existing Property Use: Res/Parking/Pool Sq Ft/Number of Units: 4

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PACo + Preliminary TAC + Final TAC

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

Explanation of Request: P&D Approval for a Seven Story, 36 unit Residential Building.

Number of units/rooms: 36 Sq Ft: _____

Value of Improvement: 12 million Estimated Date of Completion: Dec 2020

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

Name of Current Property Owner: VVG Real Estate Investments LLC

Address of Property Owner: 310 McKinley Street Hollywood

Telephone: 954-931-4321 Fax: _____ Email Address: vadingatau@gmail.com

Name of Consultant/Representative/Tenant (circle one): Joseph B. Kaller

Address: 2417 Hollywood Blvd. Hollywood Telephone: 954-920-5746

Fax: 954-926-2841 Email Address: Joseph@Kallerarchitects.com

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

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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: 7/6/18

PRINT NAME: _____

Alan F. Forster, PMA

Date: 7-9-18

Signature of Consultant/Representative: _____

Joseph B. Keller

Date: 7-9-18

PRINT NAME: _____

JOSEPH B. KELLER

Date: 7-9-18

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

Alan F. Forster, PMA
Signature of Current Owner

Notary Public
State of Florida

Alan F. Forster, PMA
Print Name

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

OWNER'S LETTER OF AUTHORIZATION AND LIMITED POWER OF ATTORNEY

May 7th, 2018

City of Hollywood, Florida
And Broward County, Florida,
Broward County, Florida Department of Environmental Resources

RE: VVG Real Estate Investments, LLC

To whom it may concern,

This letter shall certify that Mr. Alan F. Forgea is granted authorization and limited power of attorney to apply for and receive building permits, to request or respond to plan review comments, coordinate matters relating to utilities or code enforcement, and other general purposes to conduct the business of VVG Real Estate Investments, LLC with the City of Hollywood and/or Broward County, Florida.

Thank you for your cooperation in regards to this matter.

V.V.G. REAL ESTATE INVESTMENTS, LLC



Vadim Gataullin

Witness: name JOSEPH B. KALLER Sign Joseph B. Kaller date 5-15-18

Witness: name Brandon Kaller Sign Brandon Kaller date 5-15-18

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn and subscribed to me, a Notary Public of the State of Florida, on this the 15th day of May, 2018
Appeared Mr. Vadim Gataullin, who is ☒ personally known to me, or has presented
_____ as identification thereof, and who has executed this document for
the purposes contained herein.

Laurie Yoder Notary Public

My commission expires



Beachside RESIDENCES

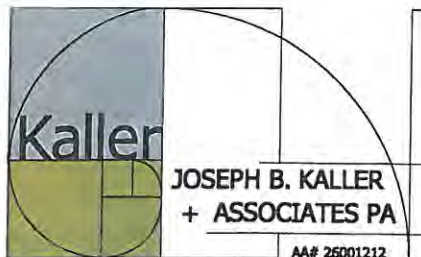
HOLLYWOOD FL

PROJECT INFO:

7 STORY MULTI- FAMILY RESIDENTIAL
BUILDING

LEGAL DESCRIPTION

LOTS 5, 6, 7, 8, 9, 10, 11 AND 12, LESS
THE ROAD RIGHT-OF-WAY, TOGETHER
WITH LOTS 13, 14, 15 AND 16, BLOCK 9,
"HOLLYWOOD BEACH SECOND ADDITION",
ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 4, PAGE 6, OF
THE PUBLIC RECORDS OF BROWARD
COUNTY, FLORIDA.



architecture - interiors - planning

VARIANCE CRITERIA STATEMENT
BUILDING HEIGHT
BEACHSIDE RESIDENCES
3319 NORTH OCEAN DRIVE
TAC #18-DPV-19
April 30, 2018

Beachside Residences Height Variance: Compliance with Criteria for Variance

Pursuant to Section 5.3, F.1 of the Hollywood Zoning and Land Development Code, no variance shall be granted by the Planning and Development Board unless the Board finds that the Applicant has shown that criteria a. through d. have been met or criteria e. Criteria e. is not applicable to this application. The Applicant offers the following as compliance with criteria a.-d.:

Criteria a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city;

The residential use of this property is consistent with the established development patterns surrounding the subject property. The permitted height for development of the subject property is 50' and the request is to permit a building with a height of 75' which is consistent with the height of existing residential buildings just north of the subject property.

Criteria b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community;

The surrounding land uses are residential and include the Villas of Positano which has a height of over 120 feet and Positano Beach which has a height of over 80 feet. In addition, the requested variance allows for a design which creates a view corridor from the Positano Beach Condominium easterly to the ocean, thus preserving a view corridor for existing parts of the community.

Criteria c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city;

The proposed variance is consistent with applicable portions of the City's plans including the Master Plan and the Comprehensive Plan. The Property is in Sub-Area 4 of the City-

Wide Plan and has a future land use designation of Medium High Residential. Per the City's Comprehensive Plan, the adopted goal of the Land Use Element is to "[p]romote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property."

The Beach District of Hollywood's Community Redevelopment Agency (CRA) was created in 1997 in order to redevelop Hollywood Beach as a dynamic place to invest, work, live and play. Policy CW 82 states, "Inventory vacant land and determine the potential for additional residential development, where appropriate." Currently, the property is vacant land. It is suitable for multi-family residential development per the land use classification and zoning designation, and this variance is needed in order to adhere to the Ocean Grande Agreement (as defined below) and allow for residential development.

Per Item 3 of the New Construction guidelines in the City of Hollywood Design Guidelines, new structures should be compatible with any neighborhood or redevelopment plan. Also, Item 3 of the Rehabilitation of Buildings states that new construction should be compatible in scale, setback and orientation with existing buildings but should be contemporary in design. Item 2 of the Building Location and Scale guidelines states, "Building Heights for additions and new construction are recommended to relate to the height of abutting buildings." Just north of the proposed Beachside Residences are the Positano Beach Condominium with a height of 80'+ and the Villas of Positano with a height of 120'+. Approval of this variance will allow new development in a form and pattern that is consistent with the surrounding neighborhood.

Criteria d. That the need for the requested Variance is not economically based or self-imposed.

The need for the requested variance arises from a site design constraint arising from that certain Non-exclusive & Conditional Easement Agreement, recorded at OR Book 15499 page 615, public records of Broward County, Florida (the "Ocean Grande Agreement", attached hereto as Exhibit A). The Ocean Grande Agreement was imposed upon the subject property in 1988, decades before the Applicant took title to this property. This Agreement requires that 40 parking spaces and a swimming pool for Ocean Grande constructed on the subject property by prior ownership be maintained for the benefit of Ocean Grande and further provides that in the event the owner, its successors or assigns, ever develops any uses upon the subject property (including additional residential use), then such new development will provide 40 parking spaces and a swimming pool for Ocean Grande.

To put this request in a historical context, we researched and determined the height permitted pursuant to the zoning in effect in 1988 when the Ocean Grande Agreement was imposed upon the Property. In 1988, the zoning for the Property was either R-6B (Beach Mixed Residential) or R-6C (Beach Resort). Both zoning districts R-6B and R-6C were intended to encourage and accommodate development within the unique

constraints imposed by the patterns of geography, ownership and development on Hollywood Beach, the need to preserve and increase access to the beaches for the general public, and the need to prevent obstruction of sunlight on the beach. Both zoning districts had the same maximum height requirement which is a formula. Based on the formula, building heights were permitted to increase as the distance from the beach/Broadwalk increased. When applied, the formula ensured that building heights would not create shadows on the beach, thus, implementing the City's goal to prevent obstruction of beach sunlight.

As shown in the graphic below, in 1988, the maximum height for buildings on the Property was 120.8 feet. The formula was the distance from the east line of the Broadwalk to the location of maximum height multiplied by 80%. Applied to the Property as reflected on the graphic below, the factors in this formula are as follows:

- (i) the width of the Broadwalk (30 feet), plus
- (ii) the depth of the Broadwalk lot (80 feet), plus
- (iii) the width of Surf Road (15 feet), plus
- (iv) the location of maximum height of the proposed building (i.e. Beachside Residences) measured from the east property line (26 feet) for a total of 151 feet, multiplied by .80, equals

A maximum permitted height in 1988 of 120.8 feet.



The additional vertical building area (height) created by a maximum building height of 120.8 feet (an extra 70 feet of height), as opposed to the current height limitation of 50 feet, would have allowed the subject property to accommodate (yield) development of thirty-six (36) residential units, as well as 40 parking spaces and a swimming pool for

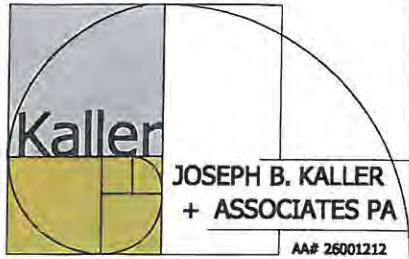
the Ocean Grande. It is further noteworthy that Section 3 of the Ocean Grande Agreement acknowledges that the Ocean Grande parking spaces and pool should not limit the Developer, its successors and assigns, right to develop structures authorized by the applicable zoning requirements.

The design of the proposed Beachside Residences integrates the requisite 40 parking spaces and swimming pool for Ocean Grande into this new construction. Incorporating these improvements for Ocean Grande creates a hardship upon development of the subject property by consuming floor area that would otherwise be available for construction of the permitted 36 units in the Beachside Residences.

The ground floor parking level where the Ocean Grande 40 parking spaces are to be located has 46 parking spaces; the second floor parking level contains 45 parking spaces. The required parking for the 36 Beachside Residences is 36 parking spaces. Therefore, the 40 parking spaces required for Ocean Grande necessitate a separate and additional parking level than required for the permitted 36 units. Each parking level is 10' in height, so this additional parking level necessitates 10 additional feet of height for the proposed building.

In addition, the amenity space for the swimming pool for the exclusive use of the Ocean Grande residents consumes 4300 square feet of area on the second level of the proposed building and this same 4300 square feet of area on floors 3-7 cannot be built over the Ocean Grande swimming pool. Thus, 25,800 square feet of residential area (6 floors x 4300 square feet) is lost as a result of the effects of the Ocean Grande Agreement on the development of the subject property. This loss of 25,800 square feet of potential residential floor area is greater than the size of a residential floor plate in the Beachside Residences which is approximately 21,860 square feet. Thus, an entire potential residential level is consumed by the Ocean Grande swimming pool. Each residential level in Beachside Residences is 11' in height, so this additional residential level necessitates 11 additional feet of height for the proposed building.

Therefore, were the Applicant not required to provide these 40 parking spaces and swimming pool for Ocean Grande, the proposed and permitted 36 units could be accommodated in a structure in 50' of height rather than requiring a height variance to accommodate 2 additional building levels.



architecture - interiors - planning

VARIANCE CRITERIA STATEMENT
FOR ACTIVE LINERS
BEACHSIDE RESIDENCES
3319 NORTH OCEAN DRIVE
TAC #DPV-19
April 30, 2018

- A. *That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City:*

The Project is located on the east side of North Ocean Drive between New Hampshire and New Mexico Streets. North Surf Road defines its east property line. The Site is situated in a cluster of Residentially zoned and developed properties lying just south of North Beach Park. This primarily residential area has very few restaurants, bars or other retail establishments and thus is characterized by less active streets than found in the southerly portion of the Central Beach.

This Variance is to permit the developer the shield the proposed parking garage by alternatives to the otherwise required Active Liners. Active Liners are typically provided by storefronts or other public spaces. Such active storefronts and the promotion of commercial uses at the street level on New Hampshire and New Mexico Streets would actually be inconsistent with the established urban development pattern in this area. Instead of providing Active Liners, the garage is screened with planters and trellises where green screens will provide a visual barrier to the garage, as well as a beautiful living façade. In addition, the Active Liners would have a 5'-0" set back from the cross-street property lines to the north and south, instead, deep lawns and ground level green space are provided on these street frontages which widens the view corridors from A1A to the beach along New Hampshire and New Mexico Streets. These ground level landscape areas enhance the residential quality of the Building and the adjacent buildings.

- B. *That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Community:*

All surrounding and adjacent properties in the BRT-R-25 Zone have the only Active Liner being the Entry Lobby to the Buildings. Positano is the only Building that has a Developers Office facing A1A adjacent to the lobby adding to the Active Liner. Otherwise, the Parking Garages are mainly what are adjacent to the Street. Multi-Family Buildings that do not have parking garages, but parking lots besides the Buildings, have Units on the First Floor. There are no signs of any public amenity, gym, etc, just a feeling of a residential community.

This Variance would therefore be compatible with the surrounding land uses and overall feel of the Community.

- C. *That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City:*

The Variance requested are consistent with the goals and Comprehensive Plan of the City of Hollywood. The Variance allows for a wider view corridor along both New Mexico and New Hampshire Streets. These view corridors are created by wide landscaped areas that will provide a pleasant experience for all who traverse. The Project is compatible in its uses with the adjacent residential buildings and will not provide the illusion of any publicly accessible spaces with the use of storefronts facing the cross streets.

- D. *That the need for the requested Variance is not economically based or self-imposed.*

The requested Variance is not economically based or self-imposed. The Variance request is based entirely on what this small residential community wants and is being compatible with the surrounding residential land uses. To eliminate the Activity Liner or storefronts along New Mexico and New Hampshire Streets also eliminates any possibility of what starts out as a private gym becoming a T-Shirt Store in the future.

- E. *That the Variance is necessary to comply with State or Federal Law and is the minimum Variance Necessary to comply with the applicable law.*

The Variance being requested does not conflict with any State or Federal Laws. Elimination of the Active Liners and use of more expansive setbacks with lush landscaping is the minimum variance necessary.



SHERMAN ST

N A1A

THOMAS ST

1.

1.

POSITANO BEACH
CONDOMINIUM ASSOC.

2.

OCEAN GRANDE
CONDOMINIUM ASSOC.

3.

CHATEAU GARDENS
CONDOMINIUM ASSOC.

4.

COASTAL LANDINGS
CONDOMINIUM ASSOC.

NEW MEXICO ST

BEACHSIDE RESIDENCES
SITE

2.

N BOARDWALK

NEW HAMPSHIRE ST

3.

LIBERTY ST

N SURF RD

N BROADWALK

SCOTT ST

N OCEAN DR

N SRA1A

N STHY A1A

CERTIFICATE OF CORPORATE RESOLUTION

IT IS HEREBY CERTIFIED by the undersigned officer at a duly called meeting of the Board of Directors of Ocean Grande Condominium Association, a Florida not-for-profit corporation (the "Board") called in accordance with the By-Laws and attended by the requisite number of directors on this 15 day of MARCH, 2018, the following acts and resolutions were adopted and remain unaltered, unrevoked and in full force and effect:

WHEREAS, representatives of VVG Real Estate Investments, LLC, presented proposals for the redevelopment of the properties located at 3305 North Ocean Drive (the "VVG North Property") and 3001 North Ocean Drive (the "VVG South Property") to various Board members and/or residents of Ocean Grande Condominium;

WHEREAS, the proposed redevelopment plan for the VVG North Property is for construction of a 36 unit condominium with parking for residents and for the neighboring Ocean Grande Condominium (the "Residential Project") which requires a height variance to permit a building with 75' of height; and,

WHEREAS, the proposed redevelopment plan for the VVG South Property is for construction of a 219 room full service hotel with related accessory uses, including but not limited to: restaurants, spa, recreational amenities, parking for hotel guests and employees, meeting and banquet facilities and a mobility hub (the "Hotel Project") which structure will have a height not to exceed 185'.

BE IT RESOLVED, the Board has reviewed the plans for the Residential Project and for the Hotel Project and has no objection to these proposals, including the height of both Projects.

BE IT RESOLVED, that members of the Board or their designees are hereby authorized to attend public meetings regarding the Residential Project and the Hotel Project and publicly support both Projects on behalf of the Ocean Grande Condominium Association.

Dated: 3/15/2018

Ocean Grande Condominium Association, Inc.

By: Paul Page Date: 3/15/2018
Printed Name: PAUL PAGE
Title: PRESIDENT

ATTEST:

By:
Secretary

[CORPORATE SEAL]

Minutes Approved

By: Cathleen Montalvo

Print Name: C. MONTESALVO

Title: TREASURER

CERTIFICATE OF CORPORATE RESOLUTION

IT IS HEREBY CERTIFIED by the undersigned officer at a duly called meeting of the Board of Directors of Chateau Gardens Condominium Association, Inc. a Florida not-for-profit corporation (the "Board") called in accordance with the By-Laws and attended by the requisite number of directors on this 29 day of MARCH, 2018, the following acts and resolutions were adopted and remain unaltered, unrevoked and in full force and effect:

WHEREAS, representatives of VVG Real Estate Investments, LLC, presented proposals for the redevelopment of the properties located at 3305 North Ocean Drive (the "VVG North Property") and 3001 North Ocean Drive (the "VVG South Property") to various Board members and/or residents of Chateau Gardens Condominium;

WHEREAS, the proposed redevelopment plan for the VVG North Property is for construction of a 36 unit condominium with parking for residents and for the neighboring Ocean Grande Condominium (the "Residential Project") which requires a height variance to permit a building with 75' of height; and,


WHEREAS, the proposed redevelopment plan for the VVG South Property is for construction of a 219 room full service hotel with related accessory uses, including but not limited to: restaurants, spa, recreational amenities, parking for hotel guests and employees, meeting and banquet facilities and a mobility hub (the "Hotel Project") which structure will have a height not to exceed 185'.

BE IT RESOLVED, the Board has reviewed the plans for the Residential Project and for the Hotel Project and has no objection to these proposals, including the height of both Projects.

BE IT RESOLVED, that members of the Board or their designees are hereby authorized to attend public meetings regarding the Residential Project and the Hotel Project and publicly support both Projects on behalf of the Chateau Gardens Condominium Association.


Dated: 03/29/2018

Chateau Gardens Condominium Association, Inc.

By:  Date: 03/29/2018
Printed Name: P. Diaz
Title: President

ATTEST:

By: 

~~Secretary~~ 

[CORPORATE SEAL]

Minutes Approved

By: 

Print Name: P. DIAZ

Title: PRESIDENT

CERTIFICATE OF CORPORATE RESOLUTION

IT IS HEREBY CERTIFIED by the undersigned officer at a duly called meeting of the Board of Directors of Coastal Landing Condominium Association, Inc. a Florida not-for-profit corporation (the "Board") called in accordance with the By-Laws and attended by the requisite number of directors on this 28th day of March, 2018, the following acts and resolutions were adopted and remain unaltered, unrevoked and in full force and effect:

WHEREAS, representatives of VVG Real Estate Investments, LLC, presented proposals for the redevelopment of the properties located at 3305 North Ocean Drive (the "VVG North Property") and 3001 North Ocean Drive (the "VVG South Property") to various Board members and/or residents of Coastal Landing Condominium;

WHEREAS, the proposed redevelopment plan for the VVG North Property is for construction of a 36 unit condominium with parking for residents and for the neighboring Ocean Grande Condominium (the "Residential Project") which requires a height variance to permit a building with 75' of height; and,

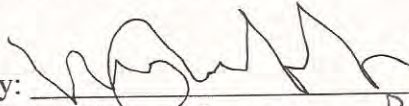
WHEREAS, the proposed redevelopment plan for the VVG South Property is for construction of a 219 room full service hotel with related accessory uses, including but not limited to: restaurants, spa, recreational amenities, parking for hotel guests and employees, meeting and banquet facilities and a mobility hub (the "Hotel Project") which structure will have a height not to exceed 185'.

BE IT RESOLVED, the Board has reviewed the plans for the Residential Project and for the Hotel Project and has no objection to these proposals, including the height of both Projects.

BE IT RESOLVED, that members of the Board or their designees are hereby authorized to attend public meetings regarding the Residential Project and the Hotel Project and publicly support both Projects on behalf of the Coastal Landing Condominium Association.

Dated: March 28, 2018

Coastal Landing Condominium Association, Inc.

By:  Date: March 28, 2018
Printed Name: Maurice Bouffard
Title: President, Condo Assn.

ATTEST: Karen Rochez
By: Karen Rochez
Secretary (pro tem)

[CORPORATE SEAL]

Minutes Approved

By: Joseph Rochez
Print Name: Joseph Rochez
Title: Director

Attn: Alan Forgea
VVG Real Estate Investments, LL310 McKinley Street
Hollywood, Florida 33019
Alan.VVG@gmail.com.
954-931-4321

Positano Beach Condominium Association
3415 North Ocean Drive
Hollywood, Florida 33019

April 10, 2018

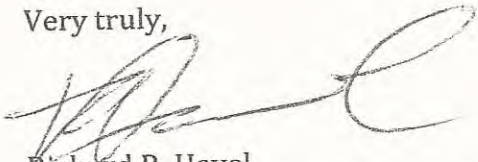
Dear Mr. Forgea,

Please be advised that the Positano Beach Condominium Association, by its Board, has no current objections to your proposed development of 3305 North Ocean Drive as a 36 unit condominium with parking for residents and the neighboring Ocean Grande Condominium as set forth in the architectural drawings of Joseph B. Kaller Associates dated February 20, 2018. We are aware that a height variance to 75' is being sought for the project and support your application.

We also have no current objections to your 219 room Hotel Project (185' height) at 3001 North Ocean Drive, south of Hollywood Towers, along with the proposed mobility hub.

Of course, notwithstanding the foregoing, we would respectfully request written notification of any changes to the submitted plans and specifications.

Very truly,

A handwritten signature in black ink, appearing to read 'R. Havel', with a long, sweeping horizontal stroke extending to the right.

Richard R. Havel
Vice President, Positano Beach Board

From: Stanley weilgus <weilgus@yahoo.com>
Sent: Monday, March 19, 2018 3:55 PM
To: jlevy@hollywoodfl.org
Subject: New Hampshire/New Mexico/AIA/Surf Road Residential Development

Mayor J. Levy
City of Hollywood, Florida
2600 Hollywood Blvd.
P.O.Box 229045
Hollywood, Florida 33022

March 19, 2018

Dear Mayor Levy,

Please permit me to introduce myself. My name is Stanley Weilgus and I am a resident of Positano Beach Condominium at 3415 N. Ocean Drive in Hollywood. I am the immediate past president of the Board of our condominium association. While I chose not to run for re-election this past Fall, I have been asked by the current Board to interface with all things related to the development of the property located immediately to the south of us, i.e. the property located on the square block between AIA and Surf Road and between New Hampshire and New Mexico Streets.

As you may be aware, the owner of that property had originally considered building a parking garage with a pool club at the top level. Last Spring I met with the owner's representative about their proposal and explained that the North Beach area was not well suited for that proposal. The added traffic to an area that is already choking with traffic would have created more than a nightmare. Further, environmentally, the proposal would have choked off the turtle nesting areas due to the large crowds a garage would bring to those areas, which of course should be protected. Also, it is my understanding that the property is zoned for residential development, so their proposal was not in conformance with zoning.

To the credit of the property owner and his lead person in the development, Alan Forgea, they agreed to reconsider their proposal and consider residential development. I had many conversations with and suggestions for Alan Forgea during the course of last summer and early Fall 2017.

I am quite pleased that my efforts, and I am sure those of others, have resulted in the developer now proposing a 36-unit residential building. I have gone over the Architectural drawings in detail and have found that the architect, Mr Joseph Kaller, has done a splendid job with the proposed building's design.

It is my belief and that of the Board of Positano Beach that the building, as now proposed, will enhance the neighborhood and we are extremely supportive of the current plan for the site. We are cognizant of the fact that the design would require a 25 foot height variance to permit a seventh floor. We think that request is quite reasonable and should be granted. If one thinks about the cost of building this kind of structure (which will only have 36 residential units on the 7 proposed floors), one realizes that the variance requested is reasonable and needed to make a cost effective build.

I write this letter to urge you and all of Hollywood's Commissioners to support the proposal. We are the building right next to the proposed new structure and are therefore most directly affected. As I have tried to express, we are thrilled with this new proposal.

Lastly, it is my understanding that the same developer wishes to build a 185 foot, 219 room hotel on the site just to the South of Hollywood Towers. If this is going to be a "top of the line" hotel, as the owner's representative has stated that it will be, I believe that this will be an enhancement to the Hollywood landscape. Of course it would also bring added revenues to the City which could be used to enhance other City of Hollywood projects. In short, the Hotel appears to be a positive development, deserving of our support, and I wish to voice that herein.

I thank you for reading this communication and if you have questions please feel free to call or email me.

Very truly,

Stanley R. Weilgus
Cell: 954-295-0062
Email: Weilgus@yahoo.com

Chateau Gardens
Condominium Association, Inc.
311 Lee Street
Hollywood, FL. 33019

Pat Diaz, President
Richard Beckman, Vice President
Ernie Perez, Secretary

March 29, 2018


To whom it may concern:

I am the property owner of three condominium's in the City of Hollywood, along with a business in the city. In addition, I am the Condo president of Chateau Gardens Condominium Association, 311 Lee Street, Hollywood, Florida. I had to pleasure to meet with VVG Real Estate Investments, LLC, and review the proposals for redevelopment of the properties located at 3305 North Ocean Drive (the "Hollywood Beach Club Condos"), and the 3001 North Ocean Drive (the "Beachside Hotel Hollywood").

The proposed development plan for the Hollywood Beach Club Condos is construction of a 36-unit condominium building with 75' of height. As a neighbor of this project, I am pleased to see redevelopment of this property and on behalf of Chateau Condo Association we support the proposed residential development and necessary height variance.

My understanding of the proposed development plan for Beachside Hotel Hollywood is the construction of a 219-room full service hotel with related accessory uses, including restaurants, spa, recreational amenities, parking. I understand that the Beachside Hotel Hollywood will have a height not to exceed 185'. I am also in full support of this hotel. Hollywood Beach needs more full-service hotels if it id to continue to thrive as a tourist destination.

Sincerely,

 **CFE AHFI**
P. Diaz, President
Chateau Gardens Condo. Association

Alan Forgea

Subject:

FW: Letter

From: Marty Caparros [mailto:mcaparros@pacificarealestateco.com]

Sent: Friday, January 26, 2018 5:37 PM

To: Alan Forgea <alan.vvg@gmail.com>

Subject: Re: Letter

To the City of Hollywood commission:

I have been a resident of Hollywood Beach for the last seven years.

I currently own two units at Villas of Positano and one unit at Ocean Grand, both which are located on Surf Rd.

These two projects that are being proposed by Alan Forgea and his group directly impact me. Alan has sat with me on different occasions to go over all the neighbors needs on how he could accommodate us in being a good neighbor. His group sincere concern to built a class A product and keep all the neighbors happy has been very refreshing. I am in full support of both applications and wish Alan and his group all the true success in building their communities.

Sincerely,

Marty Caparros Jr.

Villas of Positano
3501 N. Ocean Dr. V8
Hollywood, Fl. 33019

Ocean Grande
3300 N. Surf Rd. #26
Hollywood, Fl. 33019

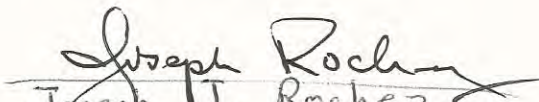
To whom it may concern:

I am the owner of the property located at 3300 N. Ocean Dr. 2-A. Representatives of VVG Real Estate Investments, LLC, presented proposals for the redevelopment of the properties located at 3305 North Ocean Drive (the "Hollywood Beach Club Condos") and 3001 North Ocean Drive (the "Beachside Hotel Hollywood") to me. The proposed development plan for the Hollywood Beach Club Condos is construction of a 36 unit condominium building with a height of 75'. I understand that this condominium will require a height variance to permit the proposed building with 75' of height. As a neighbor of this project, I am pleased to see redevelopment of this property and support the proposed residential development and necessary height variance.

My understanding of the proposed development plan for Beachside Hotel Hollywood is the construction of a 219 room full service hotel with related accessory uses, including: restaurants, spa, recreational amenities, parking for hotel guests and employees, meeting and banquet facilities and a mobility hub. I understand that the Beachside Hotel Hollywood will have a height not to exceed 185'. I am also in full support of this hotel. Hollywood Beach needs more full service hotels if it is to continue to thrive as a tourist destination.

Sincerely,


Karen F. Rochez
+



Joseph J. Rochez

To whom it may concern:

I am the owner of the property located at 3D - 2B. Representatives of VVG Real Estate Investments, LLC, presented proposals for the redevelopment of the properties located at 3305 North Ocean Drive (the "Hollywood Beach Club Condos") and 3001 North Ocean Drive (the "Beachside Hotel Hollywood") to me. The proposed development plan for the Hollywood Beach Club Condos is construction of a 36 unit condominium building with a height of 75'. I understand that this condominium will require a height variance to permit the proposed building with 75' of height. As a neighbor of this project, I am pleased to see redevelopment of this property and support the proposed residential development and necessary height variance.

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Sincerely,



Maurice Bouffard

COASTAL LANDINGS CONDOMINIUM

To whom it may concern:

I am the owner of the property located at 311 Lee St Unit 104.1. Representatives of VVG Real Estate Investments, LLC, presented proposals for the redevelopment of the properties located at 3305 North Ocean Drive (the "Hollywood Beach Club Condos") and 3001 North Ocean Drive (the "Beachside Hotel Hollywood") to me. The proposed development plan for the Hollywood Beach Club Condos is construction of a 36 unit condominium building with a height of 75'. I understand that this condominium will require a height variance to permit the proposed building with 75' of height. As a neighbor of this project, I am pleased to see redevelopment of this property and support the proposed residential development and necessary height variance.

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Sincerely,



P. DIAZ

To whom it may concern:

I am the owner of the property located at 324 Missouri ST. Representatives of VVG Real Estate Investments, LLC, presented proposals for the redevelopment of the properties located at 3305 North Ocean Drive (the "Hollywood Beach Club Condos") and 3001 North Ocean Drive (the "Beachside Hotel Hollywood") to me. The proposed development plan for the Hollywood Beach Club Condos is construction of a 36 unit condominium building with a height of 75'. I understand that this condominium will require a height variance to permit the proposed building with 75' of height. As a neighbor of this project, I am pleased to see redevelopment of this property and support the proposed residential development and necessary height variance.

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Sincerely,

Handwritten signature of Robert A. Soto in black ink.

PROJECT NAME: BEACHSIDE RESIDENCES

WATER AND SEWER DEMAND CALCULATIONS

Date: 6/12/2018

RESIDENTIAL USAGE

		<u>Demand/Home</u>	<u>Units</u>	<u>Total</u>	
36	Town Homes	250	GPD	9000.0	
1	Lobby	250	GPD	250.0	
Total Average Daily Flow				9250.0	GPD
Total Average Flow Per Hour = 9250/16 Hrs. =				578.1	GPH
Maximum Flow Per Hour = 578.1 x 4.0 =				<u>2312.5</u>	GPH



GGB ENGINEERING INC.
 2699 Stirling Road, Suite C-202
 Fort Lauderdale, FL 33312

Project: Beachside Residences

To estimate the needed fire flow to fight a fire in an individual, nonsprinklered building, ISO Formula

Factor	Value
Construction Type	F
Effective Area (SF)	17508
Construction Factor	A
Occupancy Factor	C
Exposure Factor	O
Communication Factor	X
	P
	1429
	0.85
	0.00
	0.00
	1215 GPM
	100% 75% 50% 25% 10%
	1215 911 607 304 121

NEEDED FIRE FLOW

Occupancy Factor	Exposure Factors	Communication Factor (Unprotected Combustable Construction)
0.75 Non Combustible (C1)	0.00 None	0.00 None
0.85 Limited combustible (C2)	0.22 0-10 feet to exposure	0.30 10 feet or less
1.00 Combustible (C-3) - Merchandise or materials, including furniture, stock, or equipment, of moderate combustibility	0.17 11-30 feet to exposure	0.20 11-20 feet
1.15 Free-burning (C-4) - Merchandise or materials, including furniture, stock, or equipment, which burn freely, constituting an active fuel.	0.12 31-60 feet	0.10 21-50 feet
1.25 Rapid burning or flash burning (C-5) - Merchandise or materials, including furniture, stock, or		
Construction Type		
1.5 Wood Frame		
1.0 Jointed masonry		
0.8 Noncombustible/Masonry		
0.6 Modified Fire Resistive/Fire Resistive		

Gary G. Bloom, P.E.
 President



PROJECT NAME: BEACHSIDE RESIDENCES
STORM DRAINAGE CALCULATIONS

Date: 6/12/2018

POST-DEVELOPMENT SITE CHARACTERISTICS AND AREAS

BUILDING AREA	28209.0	SF	0.65	Ac.	64.86%
IMPERVIOUS PAVED AREAS	2110.00	SF	0.05	Ac.	4.85%
PERVIOUS SITE AREA	13173.00	SF	0.30	Ac.	30.29%
TOTAL SITE AREA	43492.0	SF	1.00	Ac.	100.00%

Average grade in green areas =	4.50	NAVD
Wet Season Water Table El. =	0.50	NAVD
Soil storage: 8.18 x percent pervious =	2.48	Inches

DESIGN RAINFALL

Roads: 10-Yr-24-Hr.	8.0 Inches
Design: 25-Yr-72-Hr.	13 inches
Finish Floor: 100-Yr-72-Hr.	16.5 inches

STORAGE CRITERIA

Pervious area: linear from 3.0 to 6.0
 Impervious area: linear from 3.0 to 6.0
 Exfil Trench : Vertical from 0.5 to 2.50

WATER QUALITY CALCULATIONS

2.5 x % IMPERVIOUS OR FIRST INCH WHICHEVER IS GREATER

First inch runoff (Total site area x 1/12)	0.08	ac-ft
Site area for water quality (Total site area-Bldg)	0.35	acre
Impervious area for water quality	0.05	acre
Percent Impervious	13.81%	
2.5 Inches x % Impervious	0.35	inches
Volume required for water quality detention	0.03	ac-ft

Since 0.08 ac-ft is greater than 0.03 ac-ft computed for 2.5 x % impervious then 0.08 ac-ft controls

EXFILTRATION TRENCH CALCULATION

$$L = \frac{V}{K(HW + 2HxDu - Du x Du + 2HDs) + 1.39 x 10(-4) x W x du}$$

Volume = 0.96 Ac-inches



GGB Engineering, Inc.
 2699 Stirling Road, Suite C-202
 Fort Lauderdale, Florida 33312
 Ph: (954) 986-9899 • Fax: (954) 986-6655
 e-mail: gary@ggbeng.com

A = Drainage Area	1.00	Ac
W = Trench Width	5.00	ft
K = Hydraulic Conductivity	1.60E-04	cfs/ft ² per ft of head
H = Depth to water table	2.00	ft
Du = Non Saturated trench depth	2.00	ft
Ds = Saturated trench depth	1.50	ft

Trench Required	209.15	LF
Trench Provided	220	LF

Volume Provided in Trench:

L = 220.00

$$V = L \times (K(HW + 2HDu - Du^2 + 2HDs) + (1.39 \times 10^{-4})Wdu)$$

V =	1.01	Ac-in
	0.08	Ac-ft

SITE MAXIMUM STAGE

Design Storm	10-Yr.-24-Hrs.	25-Yr-3-Day	100-Yr-3-Day
Max. Stage	4.04'	4.51'	7.39'



10 YEAR 1 DAY STORM

Project Name: Beachside Residences

Reviewer: ER

Project Number: 18-12-13

Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 8 inches

Area: 1 acres

Ground Storage: 2.48 inches

Time of Concentration: 0.5 hours

Initial Stage: 0.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.00
1.00	0.00
1.50	0.01
2.00	0.01
2.50	0.02
3.00	0.03
3.50	0.06
4.00	0.12
4.50	0.20
5.00	0.31
5.50	0.46
6.00	0.63
6.50	0.81
7.00	1.00
7.50	1.19
8.00	1.37
8.50	1.56
9.00	1.75
9.50	1.93
10.00	2.12

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	0.50
24.00	0.50

Structure: 1

From Basin: Site

To Basin: Offsite1

Structure Type: Pump

On Elev = 3 ft NGVD, Off Elev = 3.5 ft NGVD, Capacity = 125.673 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.08	0.00	0.00	0.00	0.00	0.50
2.00	0.16	0.00	0.00	0.00	0.00	0.50
3.00	0.26	0.00	0.00	0.00	0.00	0.50
4.00	0.36	0.00	0.00	0.00	0.00	0.50
5.00	0.50	0.00	0.00	0.00	0.00	0.50
6.00	0.66	0.01	0.00	0.00	0.57	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
7.00	0.86	0.04	0.00	0.00	0.88	0.50
8.00	1.10	0.07	0.00	0.00	0.90	0.50
9.00	1.37	0.11	0.00	0.00	0.87	0.50
10.00	1.70	0.17	0.00	0.00	1.04	0.50
11.00	2.15	0.28	0.00	0.00	1.41	0.50
12.00	5.25	2.97	0.00	0.00	3.53	0.50
13.00	6.14	1.00	0.00	0.00	4.02	0.50
14.00	6.54	0.45	0.00	0.00	3.76	0.50
15.00	6.80	0.26	0.28	0.02	3.28	0.50
16.00	7.04	0.23	0.00	0.03	2.69	0.50
17.00	7.18	0.15	0.00	0.03	2.13	0.50
18.00	7.33	0.14	0.00	0.03	1.51	0.50
19.00	7.47	0.14	0.00	0.03	1.06	0.50
20.00	7.62	0.14	0.00	0.03	0.96	0.50
21.00	7.71	0.10	0.00	0.03	0.85	0.50
22.00	7.81	0.09	0.00	0.03	0.85	0.50
23.00	7.90	0.09	0.00	0.03	0.90	0.50
24.00	8.00	0.09	0.00	0.03	0.90	0.50

Structure: 2

From Basin: Site

To Basin: Offsite1

Structure Type: Pump

On Elev = 3.5 ft NGVD, Off Elev = 4 ft NGVD, Capacity = 251.345 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.08	0.00	0.00	0.00	0.00	0.50
2.00	0.16	0.00	0.00	0.00	0.00	0.50
3.00	0.26	0.00	0.00	0.00	0.00	0.50
4.00	0.36	0.00	0.00	0.00	0.00	0.50
5.00	0.50	0.00	0.00	0.00	0.00	0.50
6.00	0.66	0.01	0.00	0.00	0.57	0.50
7.00	0.86	0.04	0.00	0.00	0.88	0.50
8.00	1.10	0.07	0.00	0.00	0.90	0.50
9.00	1.37	0.11	0.00	0.00	0.87	0.50
10.00	1.70	0.17	0.00	0.00	1.04	0.50
11.00	2.15	0.28	0.00	0.00	1.41	0.50
12.00	5.25	2.97	0.56	0.01	3.53	0.50
13.00	6.14	1.00	0.00	0.03	4.02	0.50
14.00	6.54	0.45	0.56	0.07	3.76	0.50
15.00	6.80	0.26	0.00	0.09	3.28	0.50
16.00	7.04	0.23	0.00	0.09	2.69	0.50
17.00	7.18	0.15	0.00	0.09	2.13	0.50
18.00	7.33	0.14	0.00	0.09	1.51	0.50
19.00	7.47	0.14	0.00	0.09	1.06	0.50
20.00	7.62	0.14	0.00	0.09	0.96	0.50
21.00	7.71	0.10	0.00	0.09	0.85	0.50
22.00	7.81	0.09	0.00	0.09	0.85	0.50
23.00	7.90	0.09	0.00	0.09	0.90	0.50
24.00	8.00	0.09	0.00	0.09	0.90	0.50

Structure: 3

From Basin: Site

To Basin: Offsite1

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 4.5 ft NGVD, Capacity = 377.018 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.08	0.00	0.00	0.00	0.00	0.50
2.00	0.16	0.00	0.00	0.00	0.00	0.50
3.00	0.26	0.00	0.00	0.00	0.00	0.50
4.00	0.36	0.00	0.00	0.00	0.00	0.50
5.00	0.50	0.00	0.00	0.00	0.00	0.50
6.00	0.66	0.01	0.00	0.00	0.57	0.50
7.00	0.86	0.04	0.00	0.00	0.88	0.50
8.00	1.10	0.07	0.00	0.00	0.90	0.50
9.00	1.37	0.11	0.00	0.00	0.87	0.50
10.00	1.70	0.17	0.00	0.00	1.04	0.50
11.00	2.15	0.28	0.00	0.00	1.41	0.50
12.00	5.25	2.97	0.00	0.00	3.53	0.50
13.00	6.14	1.00	0.84	0.04	4.02	0.50
14.00	6.54	0.45	0.00	0.04	3.76	0.50
15.00	6.80	0.26	0.00	0.04	3.28	0.50
16.00	7.04	0.23	0.00	0.04	2.69	0.50
17.00	7.18	0.15	0.00	0.04	2.13	0.50
18.00	7.33	0.14	0.00	0.04	1.51	0.50
19.00	7.47	0.14	0.00	0.04	1.06	0.50
20.00	7.62	0.14	0.00	0.04	0.96	0.50
21.00	7.71	0.10	0.00	0.04	0.85	0.50
22.00	7.81	0.09	0.00	0.04	0.85	0.50
23.00	7.90	0.09	0.00	0.04	0.90	0.50
24.00	8.00	0.09	0.00	0.04	0.90	0.50

Structure: 4

From Basin: Site

To Basin: Offsite1

Structure Type: Pump

On Elev = 4.5 ft NGVD, Off Elev = 5 ft NGVD, Capacity = 498.202 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.08	0.00	0.00	0.00	0.00	0.50
2.00	0.16	0.00	0.00	0.00	0.00	0.50
3.00	0.26	0.00	0.00	0.00	0.00	0.50
4.00	0.36	0.00	0.00	0.00	0.00	0.50
5.00	0.50	0.00	0.00	0.00	0.00	0.50
6.00	0.66	0.01	0.00	0.00	0.57	0.50
7.00	0.86	0.04	0.00	0.00	0.88	0.50
8.00	1.10	0.07	0.00	0.00	0.90	0.50
9.00	1.37	0.11	0.00	0.00	0.87	0.50
10.00	1.70	0.17	0.00	0.00	1.04	0.50
11.00	2.15	0.28	0.00	0.00	1.41	0.50
12.00	5.25	2.97	0.00	0.00	3.53	0.50
13.00	6.14	1.00	0.00	0.00	4.02	0.50
14.00	6.54	0.45	0.00	0.00	3.76	0.50
15.00	6.80	0.26	0.00	0.00	3.28	0.50
16.00	7.04	0.23	0.00	0.00	2.69	0.50
17.00	7.18	0.15	0.00	0.00	2.13	0.50
18.00	7.33	0.14	0.00	0.00	1.51	0.50
19.00	7.47	0.14	0.00	0.00	1.06	0.50
20.00	7.62	0.14	0.00	0.00	0.96	0.50
21.00	7.71	0.10	0.00	0.00	0.85	0.50
22.00	7.81	0.09	0.00	0.00	0.85	0.50
23.00	7.90	0.09	0.00	0.00	0.90	0.50
24.00	8.00	0.09	0.00	0.00	0.90	0.50

Structure: 5

From Basin: Site

To Basin: Offsite1

Structure Type: Pump

On Elev = 5 ft NGVD, Off Elev = 5.5 ft NGVD, Capacity = 623.875 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.08	0.00	0.00	0.00	0.00	0.50
2.00	0.16	0.00	0.00	0.00	0.00	0.50
3.00	0.26	0.00	0.00	0.00	0.00	0.50
4.00	0.36	0.00	0.00	0.00	0.00	0.50
5.00	0.50	0.00	0.00	0.00	0.00	0.50
6.00	0.66	0.01	0.00	0.00	0.57	0.50
7.00	0.86	0.04	0.00	0.00	0.88	0.50
8.00	1.10	0.07	0.00	0.00	0.90	0.50
9.00	1.37	0.11	0.00	0.00	0.87	0.50
10.00	1.70	0.17	0.00	0.00	1.04	0.50
11.00	2.15	0.28	0.00	0.00	1.41	0.50
12.00	5.25	2.97	0.00	0.00	3.53	0.50
13.00	6.14	1.00	0.00	0.00	4.02	0.50
14.00	6.54	0.45	0.00	0.00	3.76	0.50
15.00	6.80	0.26	0.00	0.00	3.28	0.50
16.00	7.04	0.23	0.00	0.00	2.69	0.50
17.00	7.18	0.15	0.00	0.00	2.13	0.50
18.00	7.33	0.14	0.00	0.00	1.51	0.50
19.00	7.47	0.14	0.00	0.00	1.06	0.50
20.00	7.62	0.14	0.00	0.00	0.96	0.50
21.00	7.71	0.10	0.00	0.00	0.85	0.50
22.00	7.81	0.09	0.00	0.00	0.85	0.50
23.00	7.90	0.09	0.00	0.00	0.90	0.50
24.00	8.00	0.09	0.00	0.00	0.90	0.50

Structure: 6

From Basin: Site

To Basin: Offsite1

Structure Type: Pump

On Elev = 5.5 ft NGVD, Off Elev = 6 ft NGVD, Capacity = 749.548 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.08	0.00	0.00	0.00	0.00	0.50
2.00	0.16	0.00	0.00	0.00	0.00	0.50
3.00	0.26	0.00	0.00	0.00	0.00	0.50
4.00	0.36	0.00	0.00	0.00	0.00	0.50
5.00	0.50	0.00	0.00	0.00	0.00	0.50
6.00	0.66	0.01	0.00	0.00	0.57	0.50
7.00	0.86	0.04	0.00	0.00	0.88	0.50
8.00	1.10	0.07	0.00	0.00	0.90	0.50
9.00	1.37	0.11	0.00	0.00	0.87	0.50
10.00	1.70	0.17	0.00	0.00	1.04	0.50
11.00	2.15	0.28	0.00	0.00	1.41	0.50
12.00	5.25	2.97	0.00	0.00	3.53	0.50
13.00	6.14	1.00	0.00	0.00	4.02	0.50
14.00	6.54	0.45	0.00	0.00	3.76	0.50
15.00	6.80	0.26	0.00	0.00	3.28	0.50
16.00	7.04	0.23	0.00	0.00	2.69	0.50
17.00	7.18	0.15	0.00	0.00	2.13	0.50
18.00	7.33	0.14	0.00	0.00	1.51	0.50
19.00	7.47	0.14	0.00	0.00	1.06	0.50
20.00	7.62	0.14	0.00	0.00	0.96	0.50
21.00	7.71	0.10	0.00	0.00	0.85	0.50
22.00	7.81	0.09	0.00	0.00	0.85	0.50
23.00	7.90	0.09	0.00	0.00	0.90	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
24.00	8.00	0.09	0.00	0.00	0.90	0.50

Structure: 7

From Basin: Site

To Basin: Offsite1

Structure Type: Gravity

Weir: None

Bleeder: Circular, Invert Elev = 0.5 ft NGVD, Diameter = 0.25 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 0.5 ft NGVD, DS Invert Elev = 0.5 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.08	0.00	0.00	0.00	0.00	0.50
2.00	0.16	0.00	0.00	0.00	0.00	0.50
3.00	0.26	0.00	0.00	0.00	0.00	0.50
4.00	0.36	0.00	0.00	0.00	0.00	0.50
5.00	0.50	0.00	0.00	0.00	0.00	0.50
6.00	0.66	0.01	0.01	0.00	0.00	0.50
7.00	0.86	0.04	0.07	0.00	0.57	0.50
8.00	1.10	0.07	0.01	0.00	0.88	0.50
9.00	1.37	0.11	0.01	0.01	0.90	0.50
10.00	1.70	0.17	0.11	0.01	0.87	0.50
11.00	2.15	0.28	0.15	0.03	1.04	0.50
12.00	2.15	0.28	0.21	0.04	1.41	0.50
13.00	5.25	2.97	0.40	0.07	3.53	0.50
14.00	6.14	1.00	0.44	0.10	4.02	0.50
15.00	6.54	0.45	0.42	0.14	3.76	0.50
16.00	6.80	0.26	0.38	0.17	3.28	0.50
17.00	7.04	0.23	0.34	0.20	2.69	0.50
18.00	7.18	0.15	0.29	0.23	2.13	0.50
19.00	7.33	0.14	0.22	0.25	1.51	0.50
20.00	7.47	0.14	0.16	0.26	1.06	0.50
21.00	7.62	0.14	0.14	0.27	0.96	0.50
22.00	7.71	0.10	0.10	0.28	0.85	0.50
23.00	7.81	0.09	0.10	0.29	0.85	0.50
24.00	7.90	0.09	0.06	0.30	0.90	0.50
24.00	8.00	0.09	0.12	0.30	0.90	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.28	11.80	0.00	0.00
2	0.56	12.00	0.00	0.00
3	0.84	12.60	0.00	0.00
4	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00
7	0.44	12.80	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	4.04	12.80	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.47	0.00	0.46	0.00	0.00	0.00

25 YEAR 3 DAY STORM

Project Name: Beachside Residences
Reviewer: ER

Project Number: 18-0120

Period Begin: Jan 01, 2000;0000 hr End: Jan 03, 2000;1600 hr Duration: 64 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 13 inches
Area: 1 acres
Ground Storage: 2.48 inches
Time of Concentration: 0.5 hours
Initial Stage: 0.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.00
1.00	0.00
1.50	0.01
2.00	0.01
2.50	0.02
3.00	0.03
3.50	0.06
4.00	0.12
4.50	0.20
5.00	0.31
5.50	0.46
6.00	0.63
6.50	0.81
7.00	1.00
7.50	1.19
8.00	1.37
8.50	1.56
9.00	1.75
9.50	1.93
10.00	2.12

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	0.50
64.00	0.50

Structure: 1

From Basin: Site
To Basin: Offsite1

Structure Type: Pump

On Elev = 3 ft NGVD, Off Elev = 3.5 ft NGVD, Capacity = 125.673 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.06	0.00	0.00	0.00	0.00	0.50
2.00	0.12	0.00	0.00	0.00	0.00	0.50
3.00	0.17	0.00	0.00	0.00	0.00	0.50
4.00	0.23	0.00	0.00	0.00	0.00	0.50
5.00	0.29	0.00	0.00	0.00	0.00	0.50
6.00	0.35	0.00	0.00	0.00	0.00	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
7.00	0.41	0.00	0.00	0.00	0.00	0.50
8.00	0.47	0.00	0.00	0.00	0.00	0.50
9.00	0.52	0.00	0.00	0.00	0.50	0.50
10.00	0.58	0.00	0.00	0.00	0.53	0.50
11.00	0.64	0.01	0.00	0.00	0.55	0.50
12.00	0.70	0.01	0.00	0.00	0.56	0.50
13.00	0.76	0.01	0.00	0.00	0.58	0.50
14.00	0.81	0.01	0.00	0.00	0.59	0.50
15.00	0.87	0.01	0.00	0.00	0.66	0.50
16.00	0.93	0.02	0.00	0.00	0.92	0.50
17.00	0.99	0.02	0.00	0.00	0.93	0.50
18.00	1.05	0.02	0.00	0.00	0.93	0.50
19.00	1.11	0.02	0.00	0.00	0.93	0.50
20.00	1.16	0.02	0.00	0.00	0.93	0.50
21.00	1.22	0.02	0.00	0.00	0.93	0.50
22.00	1.28	0.02	0.00	0.00	0.93	0.50
23.00	1.34	0.03	0.00	0.00	0.93	0.50
24.00	1.40	0.03	0.00	0.00	0.93	0.50
25.00	1.48	0.04	0.00	0.00	0.93	0.50
26.00	1.57	0.04	0.00	0.00	0.92	0.50
27.00	1.65	0.04	0.00	0.00	0.85	0.50
28.00	1.74	0.05	0.00	0.00	0.90	0.50
29.00	1.82	0.05	0.00	0.00	0.92	0.50
30.00	1.91	0.05	0.00	0.00	0.85	0.50
31.00	1.99	0.05	0.00	0.00	0.83	0.50
32.00	2.08	0.05	0.00	0.00	0.85	0.50
33.00	2.16	0.05	0.00	0.00	0.85	0.50
34.00	2.25	0.06	0.00	0.00	0.85	0.50
35.00	2.33	0.06	0.00	0.00	0.86	0.50
36.00	2.42	0.06	0.00	0.00	0.86	0.50
37.00	2.50	0.06	0.00	0.00	0.87	0.50
38.00	2.59	0.06	0.00	0.00	0.87	0.50
39.00	2.67	0.06	0.00	0.00	0.88	0.50
40.00	2.75	0.06	0.00	0.00	0.88	0.50
41.00	2.84	0.06	0.00	0.00	0.88	0.50
42.00	2.92	0.06	0.00	0.00	0.89	0.50
43.00	3.01	0.06	0.00	0.00	0.89	0.50
44.00	3.09	0.06	0.00	0.00	0.90	0.50
45.00	3.18	0.07	0.00	0.00	0.90	0.50
46.00	3.26	0.07	0.00	0.00	0.90	0.50
47.00	3.35	0.07	0.00	0.00	0.91	0.50
48.00	3.43	0.07	0.00	0.00	0.91	0.50
49.00	3.53	0.08	0.00	0.00	0.91	0.50
50.00	3.63	0.08	0.00	0.00	0.93	0.50
51.00	3.74	0.09	0.00	0.00	0.93	0.50
52.00	3.86	0.10	0.00	0.00	0.91	0.50
53.00	4.03	0.13	0.00	0.00	0.85	0.50
54.00	4.23	0.17	0.00	0.00	0.94	0.50
55.00	4.47	0.20	0.00	0.00	1.05	0.50
56.00	4.74	0.24	0.00	0.00	1.23	0.50
57.00	5.07	0.29	0.00	0.00	1.45	0.50
58.00	5.47	0.36	0.00	0.00	1.66	0.50
59.00	6.01	0.49	0.00	0.00	2.02	0.50
60.00	9.71	4.10	0.00	0.00	2.49	0.50
61.00	10.77	1.32	0.00	0.00	3.96	0.50
62.00	11.26	0.57	0.00	0.00	4.50	0.50
63.00	11.57	0.33	0.00	0.00	4.27	0.50
64.00	11.85	0.29	0.28	0.01	3.83	0.50
					3.29	0.50

Structure: 2

From Basin: Site

To Basin: Offsite1

Structure Type: Pump

On Elev = 3.5 ft NGVD, Off Elev = 4 ft NGVD, Capacity = 251.345 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.06	0.00	0.00	0.00	0.00	0.50
2.00	0.12	0.00	0.00	0.00	0.00	0.50
3.00	0.17	0.00	0.00	0.00	0.00	0.50
4.00	0.23	0.00	0.00	0.00	0.00	0.50
5.00	0.29	0.00	0.00	0.00	0.00	0.50
6.00	0.35	0.00	0.00	0.00	0.00	0.50
7.00	0.41	0.00	0.00	0.00	0.00	0.50
8.00	0.47	0.00	0.00	0.00	0.00	0.50
9.00	0.52	0.00	0.00	0.00	0.00	0.50
10.00	0.58	0.00	0.00	0.00	0.50	0.50
11.00	0.64	0.01	0.00	0.00	0.53	0.50
12.00	0.70	0.01	0.00	0.00	0.55	0.50
13.00	0.76	0.01	0.00	0.00	0.56	0.50
14.00	0.81	0.01	0.00	0.00	0.58	0.50
15.00	0.87	0.01	0.00	0.00	0.59	0.50
16.00	0.93	0.02	0.00	0.00	0.66	0.50
17.00	0.99	0.02	0.00	0.00	0.92	0.50
18.00	1.05	0.02	0.00	0.00	0.93	0.50
19.00	1.11	0.02	0.00	0.00	0.93	0.50
20.00	1.16	0.02	0.00	0.00	0.93	0.50
21.00	1.22	0.02	0.00	0.00	0.93	0.50
22.00	1.28	0.02	0.00	0.00	0.93	0.50
23.00	1.34	0.03	0.00	0.00	0.93	0.50
24.00	1.40	0.03	0.00	0.00	0.93	0.50
25.00	1.48	0.04	0.00	0.00	0.93	0.50
26.00	1.57	0.04	0.00	0.00	0.92	0.50
27.00	1.65	0.04	0.00	0.00	0.85	0.50
28.00	1.74	0.05	0.00	0.00	0.90	0.50
29.00	1.82	0.05	0.00	0.00	0.92	0.50
30.00	1.91	0.05	0.00	0.00	0.85	0.50
31.00	1.99	0.05	0.00	0.00	0.83	0.50
32.00	2.08	0.05	0.00	0.00	0.85	0.50
33.00	2.16	0.05	0.00	0.00	0.85	0.50
34.00	2.25	0.06	0.00	0.00	0.85	0.50
35.00	2.33	0.06	0.00	0.00	0.86	0.50
36.00	2.42	0.06	0.00	0.00	0.86	0.50
37.00	2.50	0.06	0.00	0.00	0.87	0.50
38.00	2.59	0.06	0.00	0.00	0.87	0.50
39.00	2.67	0.06	0.00	0.00	0.88	0.50
40.00	2.75	0.06	0.00	0.00	0.88	0.50
41.00	2.84	0.06	0.00	0.00	0.88	0.50
42.00	2.92	0.06	0.00	0.00	0.89	0.50
43.00	3.01	0.06	0.00	0.00	0.89	0.50
44.00	3.09	0.06	0.00	0.00	0.90	0.50
45.00	3.18	0.07	0.00	0.00	0.90	0.50
46.00	3.26	0.07	0.00	0.00	0.90	0.50
47.00	3.35	0.07	0.00	0.00	0.91	0.50
48.00	3.43	0.07	0.00	0.00	0.91	0.50
49.00	3.53	0.08	0.00	0.00	0.91	0.50
50.00	3.63	0.08	0.00	0.00	0.93	0.50
51.00	3.74	0.09	0.00	0.00	0.93	0.50
52.00	3.86	0.10	0.00	0.00	0.91	0.50
53.00	4.03	0.13	0.00	0.00	0.85	0.50
54.00	4.23	0.17	0.00	0.00	0.94	0.50
55.00	4.47	0.20	0.00	0.00	1.05	0.50
56.00	4.74	0.24	0.00	0.00	1.23	0.50
57.00	5.07	0.29	0.00	0.00	1.45	0.50
58.00	5.47	0.36	0.00	0.00	1.66	0.50
59.00	6.01	0.49	0.00	0.00	2.02	0.50
60.00	9.71	4.10	0.56	0.02	2.49	0.50
61.00	10.77	1.32	0.00	0.02	3.96	0.50
62.00	11.26	0.57	0.00	0.02	4.50	0.50
63.00	11.57	0.33	0.56	0.04	4.27	0.50
64.00	11.85	0.29	0.00	0.06	3.83	0.50
					3.29	0.50

Structure: 3

From Basin: Site

To Basin: Offsite1

Structure Type: Pump

On Elev = 4 ft NGVD, Off Elev = 4.5 ft NGVD, Capacity = 377.018 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.06	0.00	0.00	0.00	0.00	0.50
2.00	0.12	0.00	0.00	0.00	0.00	0.50
3.00	0.17	0.00	0.00	0.00	0.00	0.50
4.00	0.23	0.00	0.00	0.00	0.00	0.50
5.00	0.29	0.00	0.00	0.00	0.00	0.50
6.00	0.35	0.00	0.00	0.00	0.00	0.50
7.00	0.41	0.00	0.00	0.00	0.00	0.50
8.00	0.47	0.00	0.00	0.00	0.00	0.50
9.00	0.52	0.00	0.00	0.00	0.50	0.50
10.00	0.58	0.00	0.00	0.00	0.53	0.50
11.00	0.64	0.01	0.00	0.00	0.55	0.50
12.00	0.70	0.01	0.00	0.00	0.56	0.50
13.00	0.76	0.01	0.00	0.00	0.58	0.50
14.00	0.81	0.01	0.00	0.00	0.59	0.50
15.00	0.87	0.01	0.00	0.00	0.66	0.50
16.00	0.93	0.02	0.00	0.00	0.92	0.50
17.00	0.99	0.02	0.00	0.00	0.93	0.50
18.00	1.05	0.02	0.00	0.00	0.93	0.50
19.00	1.11	0.02	0.00	0.00	0.93	0.50
20.00	1.16	0.02	0.00	0.00	0.93	0.50
21.00	1.22	0.02	0.00	0.00	0.93	0.50
22.00	1.28	0.02	0.00	0.00	0.93	0.50
23.00	1.34	0.03	0.00	0.00	0.93	0.50
24.00	1.40	0.03	0.00	0.00	0.93	0.50
25.00	1.48	0.04	0.00	0.00	0.92	0.50
26.00	1.57	0.04	0.00	0.00	0.85	0.50
27.00	1.65	0.04	0.00	0.00	0.90	0.50
28.00	1.74	0.05	0.00	0.00	0.92	0.50
29.00	1.82	0.05	0.00	0.00	0.85	0.50
30.00	1.91	0.05	0.00	0.00	0.83	0.50
31.00	1.99	0.05	0.00	0.00	0.85	0.50
32.00	2.08	0.05	0.00	0.00	0.85	0.50
33.00	2.16	0.05	0.00	0.00	0.85	0.50
34.00	2.25	0.06	0.00	0.00	0.86	0.50
35.00	2.33	0.06	0.00	0.00	0.86	0.50
36.00	2.42	0.06	0.00	0.00	0.87	0.50
37.00	2.50	0.06	0.00	0.00	0.87	0.50
38.00	2.59	0.06	0.00	0.00	0.88	0.50
39.00	2.67	0.06	0.00	0.00	0.88	0.50
40.00	2.75	0.06	0.00	0.00	0.88	0.50
41.00	2.84	0.06	0.00	0.00	0.89	0.50
42.00	2.92	0.06	0.00	0.00	0.89	0.50
43.00	3.01	0.06	0.00	0.00	0.90	0.50
44.00	3.09	0.06	0.00	0.00	0.90	0.50
45.00	3.18	0.07	0.00	0.00	0.90	0.50
46.00	3.26	0.07	0.00	0.00	0.91	0.50
47.00	3.35	0.07	0.00	0.00	0.91	0.50
48.00	3.43	0.07	0.00	0.00	0.91	0.50
49.00	3.53	0.08	0.00	0.00	0.93	0.50
50.00	3.63	0.08	0.00	0.00	0.93	0.50
51.00	3.74	0.09	0.00	0.00	0.91	0.50
52.00	3.86	0.10	0.00	0.00	0.85	0.50
53.00	4.03	0.13	0.00	0.00	0.94	0.50
54.00	4.23	0.17	0.00	0.00	1.05	0.50
55.00	4.47	0.20	0.00	0.00	1.23	0.50
56.00	4.74	0.24	0.00	0.00	1.45	0.50
57.00	5.07	0.29	0.00	0.00	1.66	0.50
58.00	5.47	0.36	0.00	0.00	2.02	0.50
59.00	6.01	0.49	0.00	0.00	2.49	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
60.00	9.71	4.10	0.00	0.00	3.96	0.50
61.00	10.77	1.32	0.00	0.04	4.50	0.50
62.00	11.26	0.57	0.84	0.11	4.27	0.50
63.00	11.57	0.33	0.00	0.15	3.83	0.50
64.00	11.85	0.29	0.00	0.15	3.29	0.50

Structure: 4

From Basin: Site

To Basin: Offsite1

Structure Type: Pump

On Elev = 4.5 ft NGVD, Off Elev = 5 ft NGVD, Capacity = 498.202 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.06	0.00	0.00	0.00	0.00	0.50
2.00	0.12	0.00	0.00	0.00	0.00	0.50
3.00	0.17	0.00	0.00	0.00	0.00	0.50
4.00	0.23	0.00	0.00	0.00	0.00	0.50
5.00	0.29	0.00	0.00	0.00	0.00	0.50
6.00	0.35	0.00	0.00	0.00	0.00	0.50
7.00	0.41	0.00	0.00	0.00	0.00	0.50
8.00	0.47	0.00	0.00	0.00	0.00	0.50
9.00	0.52	0.00	0.00	0.00	0.00	0.50
10.00	0.58	0.00	0.00	0.00	0.50	0.50
11.00	0.64	0.01	0.00	0.00	0.53	0.50
12.00	0.70	0.01	0.00	0.00	0.55	0.50
13.00	0.76	0.01	0.00	0.00	0.56	0.50
14.00	0.81	0.01	0.00	0.00	0.58	0.50
15.00	0.87	0.01	0.00	0.00	0.59	0.50
16.00	0.93	0.02	0.00	0.00	0.66	0.50
17.00	0.99	0.02	0.00	0.00	0.92	0.50
18.00	1.05	0.02	0.00	0.00	0.93	0.50
19.00	1.11	0.02	0.00	0.00	0.93	0.50
20.00	1.16	0.02	0.00	0.00	0.93	0.50
21.00	1.22	0.02	0.00	0.00	0.93	0.50
22.00	1.28	0.02	0.00	0.00	0.93	0.50
23.00	1.34	0.03	0.00	0.00	0.93	0.50
24.00	1.40	0.03	0.00	0.00	0.93	0.50
25.00	1.48	0.04	0.00	0.00	0.93	0.50
26.00	1.57	0.04	0.00	0.00	0.92	0.50
27.00	1.65	0.04	0.00	0.00	0.85	0.50
28.00	1.74	0.05	0.00	0.00	0.90	0.50
29.00	1.82	0.05	0.00	0.00	0.92	0.50
30.00	1.91	0.05	0.00	0.00	0.85	0.50
31.00	1.99	0.05	0.00	0.00	0.83	0.50
32.00	2.08	0.05	0.00	0.00	0.85	0.50
33.00	2.16	0.05	0.00	0.00	0.85	0.50
34.00	2.25	0.06	0.00	0.00	0.85	0.50
35.00	2.33	0.06	0.00	0.00	0.86	0.50
36.00	2.42	0.06	0.00	0.00	0.86	0.50
37.00	2.50	0.06	0.00	0.00	0.87	0.50
38.00	2.59	0.06	0.00	0.00	0.87	0.50
39.00	2.67	0.06	0.00	0.00	0.88	0.50
40.00	2.75	0.06	0.00	0.00	0.88	0.50
41.00	2.84	0.06	0.00	0.00	0.88	0.50
42.00	2.92	0.06	0.00	0.00	0.89	0.50
43.00	3.01	0.06	0.00	0.00	0.89	0.50
44.00	3.09	0.06	0.00	0.00	0.90	0.50
45.00	3.18	0.07	0.00	0.00	0.90	0.50
46.00	3.26	0.07	0.00	0.00	0.90	0.50
47.00	3.35	0.07	0.00	0.00	0.91	0.50
48.00	3.43	0.07	0.00	0.00	0.91	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
49.00	3.53	0.08	0.00	0.00	0.93	0.50
50.00	3.63	0.08	0.00	0.00	0.93	0.50
51.00	3.74	0.09	0.00	0.00	0.91	0.50
52.00	3.86	0.10	0.00	0.00	0.85	0.50
53.00	4.03	0.13	0.00	0.00	0.94	0.50
54.00	4.23	0.17	0.00	0.00	1.05	0.50
55.00	4.47	0.20	0.00	0.00	1.23	0.50
56.00	4.74	0.24	0.00	0.00	1.45	0.50
57.00	5.07	0.29	0.00	0.00	1.66	0.50
58.00	5.47	0.36	0.00	0.00	2.02	0.50
59.00	6.01	0.49	0.00	0.00	2.49	0.50
60.00	9.71	4.10	0.00	0.00	3.96	0.50
61.00	10.77	1.32	1.11	0.04	4.50	0.50
62.00	11.26	0.57	0.00	0.04	4.27	0.50
63.00	11.57	0.33	0.00	0.04	3.83	0.50
64.00	11.85	0.29	0.00	0.04	3.29	0.50

Structure: 5

From Basin: Site

To Basin: Offsite1

Structure Type: Pump

On Elev = 5 ft NGVD, Off Elev = 5.5 ft NGVD, Capacity = 623.875 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.06	0.00	0.00	0.00	0.00	0.50
2.00	0.12	0.00	0.00	0.00	0.00	0.50
3.00	0.17	0.00	0.00	0.00	0.00	0.50
4.00	0.23	0.00	0.00	0.00	0.00	0.50
5.00	0.29	0.00	0.00	0.00	0.00	0.50
6.00	0.35	0.00	0.00	0.00	0.00	0.50
7.00	0.41	0.00	0.00	0.00	0.00	0.50
8.00	0.47	0.00	0.00	0.00	0.00	0.50
9.00	0.52	0.00	0.00	0.00	0.00	0.50
10.00	0.58	0.00	0.00	0.00	0.50	0.50
11.00	0.64	0.01	0.00	0.00	0.53	0.50
12.00	0.70	0.01	0.00	0.00	0.55	0.50
13.00	0.76	0.01	0.00	0.00	0.56	0.50
14.00	0.81	0.01	0.00	0.00	0.58	0.50
15.00	0.87	0.01	0.00	0.00	0.59	0.50
16.00	0.93	0.02	0.00	0.00	0.66	0.50
17.00	0.99	0.02	0.00	0.00	0.92	0.50
18.00	1.05	0.02	0.00	0.00	0.93	0.50
19.00	1.11	0.02	0.00	0.00	0.93	0.50
20.00	1.16	0.02	0.00	0.00	0.93	0.50
21.00	1.22	0.02	0.00	0.00	0.93	0.50
22.00	1.28	0.02	0.00	0.00	0.93	0.50
23.00	1.34	0.03	0.00	0.00	0.93	0.50
24.00	1.40	0.03	0.00	0.00	0.93	0.50
25.00	1.48	0.04	0.00	0.00	0.93	0.50
26.00	1.57	0.04	0.00	0.00	0.92	0.50
27.00	1.65	0.04	0.00	0.00	0.85	0.50
28.00	1.74	0.05	0.00	0.00	0.90	0.50
29.00	1.82	0.05	0.00	0.00	0.92	0.50
30.00	1.91	0.05	0.00	0.00	0.85	0.50
31.00	1.99	0.05	0.00	0.00	0.83	0.50
32.00	2.08	0.05	0.00	0.00	0.85	0.50
33.00	2.16	0.05	0.00	0.00	0.85	0.50
34.00	2.25	0.06	0.00	0.00	0.85	0.50
35.00	2.33	0.06	0.00	0.00	0.86	0.50
36.00	2.42	0.06	0.00	0.00	0.86	0.50
37.00	2.50	0.06	0.00	0.00	0.87	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
38.00	2.59	0.06	0.00	0.00	0.88	0.50
39.00	2.67	0.06	0.00	0.00	0.88	0.50
40.00	2.75	0.06	0.00	0.00	0.88	0.50
41.00	2.84	0.06	0.00	0.00	0.89	0.50
42.00	2.92	0.06	0.00	0.00	0.89	0.50
43.00	3.01	0.06	0.00	0.00	0.90	0.50
44.00	3.09	0.06	0.00	0.00	0.90	0.50
45.00	3.18	0.07	0.00	0.00	0.90	0.50
46.00	3.26	0.07	0.00	0.00	0.91	0.50
47.00	3.35	0.07	0.00	0.00	0.91	0.50
48.00	3.43	0.07	0.00	0.00	0.91	0.50
49.00	3.53	0.08	0.00	0.00	0.91	0.50
50.00	3.63	0.08	0.00	0.00	0.93	0.50
51.00	3.74	0.09	0.00	0.00	0.93	0.50
52.00	3.86	0.10	0.00	0.00	0.91	0.50
53.00	4.03	0.13	0.00	0.00	0.85	0.50
54.00	4.23	0.17	0.00	0.00	0.94	0.50
55.00	4.47	0.20	0.00	0.00	1.05	0.50
56.00	4.74	0.24	0.00	0.00	1.23	0.50
57.00	5.07	0.29	0.00	0.00	1.45	0.50
58.00	5.47	0.36	0.00	0.00	1.66	0.50
59.00	6.01	0.49	0.00	0.00	2.02	0.50
60.00	9.71	4.10	0.00	0.00	2.49	0.50
61.00	10.77	1.32	0.00	0.00	3.96	0.50
62.00	11.26	0.57	0.00	0.00	4.50	0.50
63.00	11.57	0.33	0.00	0.00	4.27	0.50
64.00	11.85	0.29	0.00	0.00	3.83	0.50
					3.29	0.50

Structure: 6

From Basin: Site

To Basin: Offsite1

Structure Type: Pump

On Elev = 5.5 ft NGVD, Off Elev = 6 ft NGVD, Capacity = 749.548 gpm

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.06	0.00	0.00	0.00	0.00	0.50
2.00	0.12	0.00	0.00	0.00	0.00	0.50
3.00	0.17	0.00	0.00	0.00	0.00	0.50
4.00	0.23	0.00	0.00	0.00	0.00	0.50
5.00	0.29	0.00	0.00	0.00	0.00	0.50
6.00	0.35	0.00	0.00	0.00	0.00	0.50
7.00	0.41	0.00	0.00	0.00	0.00	0.50
8.00	0.47	0.00	0.00	0.00	0.00	0.50
9.00	0.52	0.00	0.00	0.00	0.00	0.50
10.00	0.58	0.00	0.00	0.00	0.50	0.50
11.00	0.64	0.01	0.00	0.00	0.53	0.50
12.00	0.70	0.01	0.00	0.00	0.55	0.50
13.00	0.76	0.01	0.00	0.00	0.56	0.50
14.00	0.81	0.01	0.00	0.00	0.58	0.50
15.00	0.87	0.01	0.00	0.00	0.59	0.50
16.00	0.93	0.02	0.00	0.00	0.66	0.50
17.00	0.99	0.02	0.00	0.00	0.92	0.50
18.00	1.05	0.02	0.00	0.00	0.93	0.50
19.00	1.11	0.02	0.00	0.00	0.93	0.50
20.00	1.16	0.02	0.00	0.00	0.93	0.50
21.00	1.22	0.02	0.00	0.00	0.93	0.50
22.00	1.28	0.02	0.00	0.00	0.93	0.50
23.00	1.34	0.03	0.00	0.00	0.93	0.50
24.00	1.40	0.03	0.00	0.00	0.93	0.50
25.00	1.48	0.04	0.00	0.00	0.93	0.50
26.00	1.57	0.04	0.00	0.00	0.92	0.50
					0.85	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
27.00	1.65	0.04	0.00	0.00	0.90	0.50
28.00	1.74	0.05	0.00	0.00	0.92	0.50
29.00	1.82	0.05	0.00	0.00	0.85	0.50
30.00	1.91	0.05	0.00	0.00	0.83	0.50
31.00	1.99	0.05	0.00	0.00	0.85	0.50
32.00	2.08	0.05	0.00	0.00	0.85	0.50
33.00	2.16	0.05	0.00	0.00	0.85	0.50
34.00	2.25	0.06	0.00	0.00	0.85	0.50
35.00	2.33	0.06	0.00	0.00	0.86	0.50
36.00	2.42	0.06	0.00	0.00	0.86	0.50
37.00	2.50	0.06	0.00	0.00	0.87	0.50
38.00	2.59	0.06	0.00	0.00	0.87	0.50
39.00	2.67	0.06	0.00	0.00	0.88	0.50
40.00	2.75	0.06	0.00	0.00	0.88	0.50
41.00	2.84	0.06	0.00	0.00	0.88	0.50
42.00	2.92	0.06	0.00	0.00	0.89	0.50
43.00	3.01	0.06	0.00	0.00	0.89	0.50
44.00	3.09	0.06	0.00	0.00	0.90	0.50
45.00	3.18	0.07	0.00	0.00	0.90	0.50
46.00	3.26	0.07	0.00	0.00	0.90	0.50
47.00	3.35	0.07	0.00	0.00	0.91	0.50
48.00	3.43	0.07	0.00	0.00	0.91	0.50
49.00	3.53	0.08	0.00	0.00	0.91	0.50
50.00	3.63	0.08	0.00	0.00	0.93	0.50
51.00	3.74	0.09	0.00	0.00	0.93	0.50
52.00	3.86	0.10	0.00	0.00	0.91	0.50
53.00	4.03	0.13	0.00	0.00	0.85	0.50
54.00	4.23	0.17	0.00	0.00	0.94	0.50
55.00	4.47	0.20	0.00	0.00	1.05	0.50
56.00	4.74	0.24	0.00	0.00	1.23	0.50
57.00	5.07	0.29	0.00	0.00	1.45	0.50
58.00	5.47	0.36	0.00	0.00	1.66	0.50
59.00	6.01	0.49	0.00	0.00	2.02	0.50
60.00	9.71	4.10	0.00	0.00	2.49	0.50
61.00	10.77	1.32	0.00	0.00	3.96	0.50
62.00	11.26	0.57	0.00	0.00	4.50	0.50
63.00	11.57	0.33	0.00	0.00	4.27	0.50
64.00	11.85	0.29	0.00	0.00	3.83	0.50
					3.29	0.50

Structure: 7

From Basin: Site

To Basin: Offsite1

Structure Type: Gravity

Weir: None

Bleeder: Circular, Invert Elev = 0.5 ft NGVD, Diameter = 0.25 ft

Default Coefs: Weir Coef = 0.6, Orifice Coef = 0.6

Pipe: Diameter = 1.5 ft, Manning's n = 0.012, Length = 25 ft

US Invert Elev = 0.5 ft NGVD, DS Invert Elev = 0.5 ft NGVD, no flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	0.50	0.50
1.00	0.06	0.00	0.00	0.00	0.00	0.50
2.00	0.12	0.00	0.00	0.00	0.00	0.50
3.00	0.17	0.00	0.00	0.00	0.00	0.50
4.00	0.23	0.00	0.00	0.00	0.00	0.50
5.00	0.29	0.00	0.00	0.00	0.00	0.50
6.00	0.35	0.00	0.00	0.00	0.00	0.50
7.00	0.41	0.00	0.00	0.00	0.00	0.50
8.00	0.47	0.00	0.00	0.00	0.00	0.50
9.00	0.52	0.00	0.00	0.00	0.00	0.50
10.00	0.58	0.00	0.00	0.00	0.50	0.50
11.00	0.64	0.01	0.00	0.00	0.53	0.50
					0.55	0.50

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
12.00	0.70	0.01	0.01	0.00	0.56	0.50
13.00	0.76	0.01	0.01	0.00	0.58	0.50
14.00	0.81	0.01	0.01	0.00	0.59	0.50
15.00	0.87	0.01	0.01	0.00	0.66	0.50
16.00	0.93	0.02	0.02	0.00	0.92	0.50
17.00	0.99	0.02	0.02	0.01	0.93	0.50
18.00	1.05	0.02	0.02	0.01	0.93	0.50
19.00	1.11	0.02	0.02	0.01	0.93	0.50
20.00	1.16	0.02	0.02	0.01	0.93	0.50
21.00	1.22	0.02	0.02	0.01	0.93	0.50
22.00	1.28	0.02	0.02	0.01	0.93	0.50
23.00	1.34	0.03	0.03	0.01	0.93	0.50
24.00	1.40	0.03	0.03	0.02	0.93	0.50
25.00	1.48	0.04	0.04	0.02	0.93	0.50
26.00	1.57	0.04	0.00	0.02	0.92	0.50
27.00	1.65	0.04	0.06	0.03	0.85	0.50
28.00	1.74	0.05	0.01	0.03	0.90	0.50
29.00	1.82	0.05	0.11	0.04	0.92	0.50
30.00	1.91	0.05	0.00	0.04	0.85	0.50
31.00	1.99	0.05	0.10	0.04	0.83	0.50
32.00	2.08	0.05	0.00	0.04	0.85	0.50
33.00	2.16	0.05	0.11	0.05	0.85	0.50
34.00	2.25	0.06	0.00	0.05	0.85	0.50
35.00	2.33	0.06	0.11	0.06	0.86	0.50
36.00	2.42	0.06	0.00	0.06	0.86	0.50
37.00	2.50	0.06	0.11	0.07	0.87	0.50
38.00	2.59	0.06	0.00	0.07	0.87	0.50
39.00	2.67	0.06	0.12	0.08	0.88	0.50
40.00	2.75	0.06	0.00	0.08	0.88	0.50
41.00	2.84	0.06	0.12	0.09	0.88	0.50
42.00	2.92	0.06	0.01	0.09	0.89	0.50
43.00	3.01	0.06	0.12	0.10	0.89	0.50
44.00	3.09	0.06	0.01	0.10	0.90	0.50
45.00	3.18	0.07	0.12	0.11	0.90	0.50
46.00	3.26	0.07	0.01	0.11	0.90	0.50
47.00	3.35	0.07	0.12	0.12	0.91	0.50
48.00	3.43	0.07	0.01	0.12	0.91	0.50
49.00	3.53	0.08	0.13	0.13	0.91	0.50
50.00	3.63	0.08	0.02	0.14	0.93	0.50
51.00	3.74	0.09	0.12	0.14	0.93	0.50
52.00	3.86	0.10	0.10	0.15	0.91	0.50
53.00	4.03	0.13	0.13	0.16	0.85	0.50
54.00	4.23	0.17	0.15	0.17	0.94	0.50
55.00	4.47	0.20	0.18	0.18	1.05	0.50
56.00	4.74	0.24	0.21	0.19	1.23	0.50
57.00	5.07	0.29	0.24	0.21	1.45	0.50
58.00	5.47	0.36	0.28	0.23	1.66	0.50
59.00	6.01	0.49	0.32	0.25	2.02	0.50
60.00	9.71	4.10	0.43	0.28	2.49	0.50
61.00	10.77	1.32	0.47	0.31	3.96	0.50
62.00	11.26	0.57	0.45	0.35	4.50	0.50
63.00	11.57	0.33	0.42	0.38	4.27	0.50
64.00	11.85	0.29	0.39	0.42	3.83	0.50
				0.45	3.29	0.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	0.28	59.60	0.00	0.00
2	0.56	59.80	0.00	0.00
3	0.84	60.20	0.00	0.00
4	1.11	60.80	0.00	0.00
5	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00
7	0.47	60.80	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	4.51	60.80	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.76	0.00	0.71	0.00	0.05	0.00

**100 YEAR 3 DAY STORM
ZERO DISCHARGE**

Project Name: Beachside Residences

Reviewer: ER

Project Number: 1--0102

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16.5 inches

Area: 1 acres

Ground Storage: 2.48 inches

Time of Concentration: 0.5 hours

Initial Stage: 0.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
0.50	0.00
1.00	0.00
1.50	0.01
2.00	0.01
2.50	0.02
3.00	0.03
3.50	0.06
4.00	0.12
4.50	0.20
5.00	0.31
5.50	0.46
6.00	0.63
6.50	0.81
7.00	1.00
7.50	1.19
8.00	1.37
8.50	1.56
9.00	1.75
9.50	1.93
10.00	2.12

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
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BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	7.39	72.00	0.00	0.20

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	1.15	0.00	0.00	0.00	1.15	0.00

Hydrant Flow Test Procedure



Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1 & F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

3319 N Ocean Dr

Date: May 3, 2018	Time: 9:46am	Static Pressure - 	60		
Residual/Static Hydrant		Address/Location		Residual Pressures	
P - Hydrant	3220 N Surf Across Street	F-1 Only	F-2 Only		
		58 PSI	56 PSI		
		F-1& F-2		56 PSI	
Flow Hydrants		Address/Location		Flow Rate	
F-1 Hydrant (Individual)	3215 N Ocean Dr Across Street	GPM			
		1200			
F-2 Hydrant (Individual)	323 New Mexico St East of Address	GPM			
		1130			
F-1 Hydrant (Both Flowing)	3215 N Ocean Dr	GPM			
		1130			
F-2 Hydrant (Both Flowing)	323 New Mexico St	GPM			
		1130			

FIRE FLOW CALCULATIONS FOR A FIRE SPRINKLED MID-RISE

BUILDING LOCATED AT 3319 OCEAN DRIVE, HOLLYWOOD

BEACHSIDE RESIDENCES

These calculations are for a seven story non-combustible Type 1 construction building that will be fire sprinkled.

Fire Flow Area = 34,219 SF

Based on Type 1 (332) construction, Per NFPA 18.4 Fire Flow Requirements, the fire flow area is based on the three largest successive floors, which in this case are 11,935 SF, 11,617 SF and 10,667 SF or a total of 34,219 SF

Per Table 18.4.5.1.2, the fire flow requirement is 2,000 GPM for 2 Hour Duration

NFPA 18.40 states that the required fire flow can be reduced by 75%, if the building is protected with an automatic fire sprinkler system.

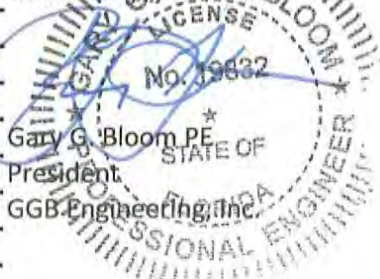
$2,000 \text{ gpm} \times 75\% = 1,500 \text{ gpm}$ (fire flow credit available)

$2,000 \text{ gpm} - 1,500 \text{ (credit)} = 500 \text{ gpm}$ fire flow requirement

The minimum fire flow per NFPA 18.4.5.1.2.1 is however 1,000 GPM

Therefore minimum fire flow requirement for the Beachside Residence project is 1,000 GPM

Sincerely yours,


Gary G. Bloom PE
President
GGB Engineering, Inc.

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

SITE PLAN

SBBC-2438-2018

County Number: Municipality Number: TBD
Beachside Residences of Hollywood

May 18, 2018



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 SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: May 18, 2018	Single-Family:		Elementary: 1
Name: Beachside Residences of Hollywood	Townhouse:		
SBBC Project Number: SBBC-2438-2018	Garden Apartments:		Middle: 0
County Project Number:	Mid-Rise: 36		
Municipality Project Number: TBD	High-Rise:		High: 1
Owner/Developer: VVG Real Estate Investments LLC	Mobile Home:		
Jurisdiction: Hollywood	Total: 36		Total: 2

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
Dania	623	623	501	-122	-6	80.4%	2
Olsen	1,125	1,125	656	-469	-21	58.3%	0
South Broward	2,289	2,289	2,326	37	2	101.6%	0
Hollywood Hills	2,667	2,667	1,990	-677	-27	74.6%	12

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Dania	503	-120	80.7%	515	516	517	518	519
Olsen	656	-469	58.3%	657	644	632	619	607
Hollywood Hills	2,002	-665	75.1%	1,959	1,953	1,947	1,941	1,935
South Broward	2,326	37	101.6%	2,291	2,274	2,245	2,259	2,298

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	2017-18 Contract Permanent Capacity	2017-18 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				16/17	17/18	18/19
No Charter Schools						

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

School(s)	Description of Improvements
Dania	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.
Olsen	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.
Hollywood Hills	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.
South Broward	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.

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 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

According to the application, there are no existing units on the site. The application proposes 36 (6 one bedroom and 30 two or more bedroom) mid-rise units, which is anticipated to generate 2 (1 elementary and 1 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year include Dania Elementary, Olsen Middle, and South Broward High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the elementary and middle schools are currently operating below the adopted Level of Service (LOS) of 100% gross capacity while South Broward High School exceeds the LOS. It should be noted that based on the current student generation rates in the Broward County Land Development Code, the project is not anticipated to generate students at the middle school level. The LOS is 100% gross capacity only until the end of the 2018/19 school year and commencing the 2019/20 school year, the LOS transitions to 110% permanent Florida Inventory of School Houses (FISH) capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2017/18-2019/20), the elementary and middle schools are projected to operate below the adopted LOS through 2019/20, but South Broward High School is expected to exceed the LOS until the LOS transitions to 110% permanent capacity in the 2019/20 school year.

The Capacity Allocation Team (CAT) convened on May 16, 2018 and determined that the needed high school student station could be allocated to Hollywood Hills High School, which is immediately adjacent to South Broward High School and projected to operate within the adopted LOS through the 2019/20 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

Additionally in the 2017/18 school year, there are no charter schools located within a two-mile radius of the site. 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.

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.

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 until the end of the current 2017/18 school year or 180 days, whichever is greater, for a maximum of 36 (6 one bedroom and 30 two or more bedroom) mid-rise units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on November 13, 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.

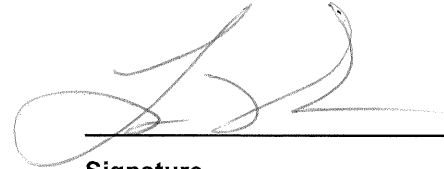
SBBC-2438-2018 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

5/18/18

Date



Signature

Lisa Wight

Name

Planner

Title



SOUTH - EAST CORNER OF SITE



SOUTH - WEST CORNER OF SITE



NORTH - EAST CORNER OF SITE



3300 N. OCEAN DR.



3300 N. OCEAN DR.



3300 N. SURF



3300 N. SURF



3215 N. OCEAN DR.



3405 N. OCEAN DR.



3405 N. OCEAN DR.



3405 N. OCEAN DR.



323 NEW MEXICO ST.



POSITANO

3415 N. OCEAN DR.



3400 N. SURF RD.



OCEAN GRANDE

3300 N. SURF RD.



OCEAN GRANDE

3300 N. SURF RD



3220 N. SURF RD



314 NEW HAMPSHIRE ST



3215 N. OCEAN DR.

Beachside RESIDENCES

HOLLYWOOD FL

main building color

benjamin moore OC-55
paper white

accent color

benjamin moore 1614
delray grey

metal trellis

bronze



metal fence

bronze

Beachside RESIDENCES

HOLLYWOOD FL



green screen
bronze

storefront



roll up gate

Beachside RESIDENCES

HOLLYWOOD FL



vertical cable trellis

glass edge spa



railing







3305 N. OCEAN DR.

N OCEAN DRIVE

NEW MEXICO STREET

NEW HAMPSHIRE STREET

ONE WAY N SURF ROAD

