

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 09/17/2018

Location Address: 3100 S. Ocean Drive, Hollywood, Florida

Lot(s): 26-27 Block(s): 15 Subdivision: Beverly Beach

Folio Number(s): 5142-24-01-0620

Zoning Classification: PD Land Use Classification: MHRES

Existing Property Use: Vacant Land Sq Ft/Number of Units: 61,944 Sq. Ft. (gross)

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): Ordinance Nos. O-2002-37 and O-2015-23

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

Explanation of Request: See attached letter of intent for additional information.

Number of units/rooms: N/A Sq Ft: 61,944 Sq. Ft. (gross)

Value of Improvement: \$18,000,000 Estimated Date of Completion: 1st quarter of 2020

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

Name of Current Property Owner: Hollywood 3100 LLC

Address of Property Owner: 2875 NE 191 Street, Ste. 801, Aventura, Florida 33180

Telephone: See Representative Fax: See Representative Email Address: See Representative

Name of Consultant/Representative/Tenant (circle one): Graham Penn, Esq.

Address: 200 S. Biscayne Blvd., Ste. 850, Miami, Florida 33131 Telephone: 305-377-6229

Fax: 305-377-6222 Email Address: gpenn@brzoninglaw.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: _____

Emily Balter, Esq.

Address: _____

200 S. Biscayne Blvd., Ste. 850, Miami, Florida 33131

Email Address: _____

ebalter@brzoninglaw.com

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: 09/14/18

Carlos G. Tarrab
PRINT NAME: Admor llc manager of Hollywood 3100, LLC

Date: _____

Signature of Consultant/Representative: _____

Date: 9/14/18

PRINT NAME: Graham Penn, Esq.

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me

this 14 day of SEP 2014

Silvia Horvath



Notary Public

State of Florida

My Commission Expires: 4/12/19 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Signature of Current Owner

Admor llc

Print Name

EXHIBIT A



Site Address	3100 S OCEAN DRIVE, HOLLYWOOD FL 33019-2846	ID #	5142 24 01 0620
Property Owner	HOLLYWOOD 3100 LLC	Millage	0513
Mailing Address	2875 NE 191 ST STE 801 AVENTURA FL 33180	Use	28
Abbr Legal Description	BEVERLY BEACH 22-13 B LOT 26,27 BLK 15		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$2,007,310	\$47,200	\$2,054,510	\$2,054,510	
2017	\$2,007,310	\$47,200	\$2,054,510	\$2,054,510	\$42,913.36
2016	\$2,007,310	\$47,200	\$2,054,510	\$2,054,510	\$43,810.37

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,054,510	\$2,054,510	\$2,054,510	\$2,054,510
Portability	0	0	0	0
Assessed/SOH	\$2,054,510	\$2,054,510	\$2,054,510	\$2,054,510
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,054,510	\$2,054,510	\$2,054,510	\$2,054,510

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2012	WD-Q	\$2,300,000	48802 / 1103	\$40.07	50,095	SF
6/9/2006	WD	\$750,000	42405 / 301			
3/20/2006	WD	\$250,000	41878 / 889			
3/18/2003	WD	\$250,000	34775 / 120			
12/1/1970	WD	\$74,880	1409 / 825			
				Adj. Bldg. S.F. (Card, Sketch)		

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



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6229
E-MAIL: gpenn@brzoninglaw.com
www.brzoninglaw.com

VIA HAND DELIVERY

September 13, 2018

Leslie A. Del Monte
Planning Manager
City of Hollywood
2600 Hollywood Boulevard, Room 325
Hollywood, FL 33021

Re: Letter of Intent for TAC Application for the Property Located at
3100 South Ocean Drive, Hollywood, Florida

Dear Ms. Del Monte:

As you may know, our firm represents Transamerican Development Corporation (the "Applicant"), the contract purchaser of the lot at 3100 South Ocean Drive, (the "Property") within the City of Hollywood Florida (the "City"). The Property is approximately 1.15 acres in size and consists of Tax Folio number 5142-24-01-0620. See Exhibit A, Property Appraisers Summary Report. Please consider this letter the Applicant's letter of intent for the Technical Advisory Committee ("TAC").

Existing Property and Zoning. The Property is currently a vacant lot. The Property is designated Commercial Flex and zoned Planned Development ("PD") as part of the Ocean Palms Planned Development. In 2015, the City approved an amendment to the previously approved Master Development Plan with regards to this Property. See Exhibit B, Ordinance No. O-2015-23. The approval included design and site plan approval of a six (6) story commercial structure, as well as a variance to waive the required twenty-five (25) foot peripheral landscaped setback from all external streets.

Proposed Use. The Applicant proposes to develop the Property with a much needed grocery store on Hollywood Beach operated by Publix Super Markets (the "Project"). Development of the Property would contribute to the enhancement of the

surrounding neighborhood and provide a much needed commercial use that will primarily serve the immediate residents, as well as visitors. We believe that the location of a well-known and high quality supermarket on the Beach will be a direct benefit to City residents, who will no longer need to travel off of the barrier island to serve their daily needs.

The proposed design is simple. The first and second floor will contain sufficient parking for the use, and the third floor will be developed with the store itself. All loading will be internal to the building. The proposed design took into consideration the dual-frontages of the Intracoastal Waterway and Ocean Drive/A1A and is within the envelope of development approved in the current Master Plan. The Project will also feature an outdoor patio area. In order to permit the appropriate development of the Property, the Applicant will require several changes to the Planned Development, as applied to the Property, most notably a revision to the approved Master Plan.

Conclusion. We look forward to your review and comments. If you have any questions or concerns regarding this letter, please do not hesitate to phone my direct line at (305) 377-6229 or send me an email at gpenn@brzoninglaw.com.

Sincerely,



Graham Penn

cc: Emily K. Balter

PO-2015-21

ORDINANCE NO. O-2015-23

(13-DJPV-44)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AN AMENDMENT TO THE CURRENT OCEAN PALMS CONDOMINIUM PLANNED DEVELOPMENT MASTER PLAN AS IT RELATES TO PHASE II (ORIGINALLY APPROVED BY ORDINANCE O-2002-37); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 16, 2002, the City Commission passed and adopted Ordinance O-2002-37 which approved the rezoning of the properties located at 3100 and 3101 South Ocean Drive to PD (Planned Development), approved the Planned Development Master Plan known as Ocean Palms Condominium Planned Development Master Plan (the "Plan"); and

WHEREAS, the current project consists of two phases as follows: (1) Phase I (Oceanside condominium) has been completed; and (2) Phase II (Intracoastal side) which is currently vacant and is approved to be developed for a 19,400 sq. ft., six story, retail, restaurant, and parking garage facility; and

WHEREAS, an application was filed with the Department of Planning by Hollywood 3100, LLC requesting an amendment to the current Plan for Phase II of the project to develop the property as a five story commercial building to include office, retail and restaurant uses consisting of approximately 36,000 sq. ft., located at 3100 South Ocean Drive, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 4.15 G.3. of the Zoning and Land Development Regulations, the proposed amendment to the current Ocean Palms Plan (as approved by Ordinance O-2002-37), constitutes a substantial alteration to the character of the development and requires review and approval by the City Commission; and

WHEREAS, the Planning Manager and Associate Planner, following analysis of the proposed amendment to the Plan and its associated documents, have determined that the proposed amendment to the Plan is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and have therefore recommended approval; and

WHEREAS, the City Commission finds that the proposed amendment to the Plan is consistent with the City of Hollywood's Comprehensive Plan and the Zoning and Land Development Regulations, and is in the best interest of the citizens of the City of Hollywood;

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

Section 1: That Ordinance No. O-2002-37, which approved the Ocean Palms Condominium Planned Development Master Plan, shall be further amended, as more specifically described in Exhibit "B" attached hereto and incorporated herein by reference.

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

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

Advertised Sept 25, 2015.

PASSED on first reading this 26 day of August, 2015.

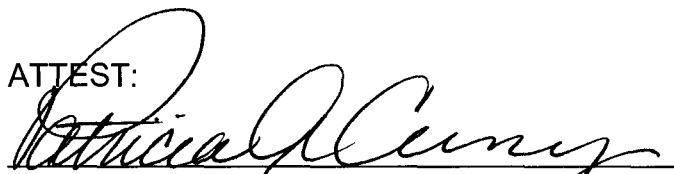
PASSED AND ADOPTED on second reading this 7 day of Oct, 2015.

RENDERED this 13 day of Nov, 2015.



PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

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


JEFFREY P. SHEFFEL, CITY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION

LOTS 26 AND 27, BLOCK 15 OF "BEVERLY BEACH", ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 13
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Publix

3100 South Ocean Drive (State Road A1A)
Hollywood, Florida

TRAFFIC STUDY

prepared for:
Brandon Structures, Inc.

KBP CONSULTING, INC.

May 2018

Publix

3100 South Ocean Drive (State Road A1A)

Hollywood, Florida

Traffic Study

May 2018

Prepared for:

Brandon Structures, Inc.

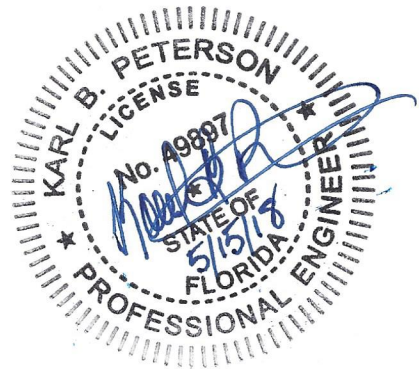
Prepared by:

KBP Consulting, Inc.

8400 N. University Drive, Suite 309

Tamarac, Florida 33321

Phone: (954) 560-7103



Karl B. Peterson, P.E.

Florida Registration Number 49897

KBP Consulting, Inc.

8400 N. University Drive, Suite 309

Tamarac, Florida 33321

CA # 29939

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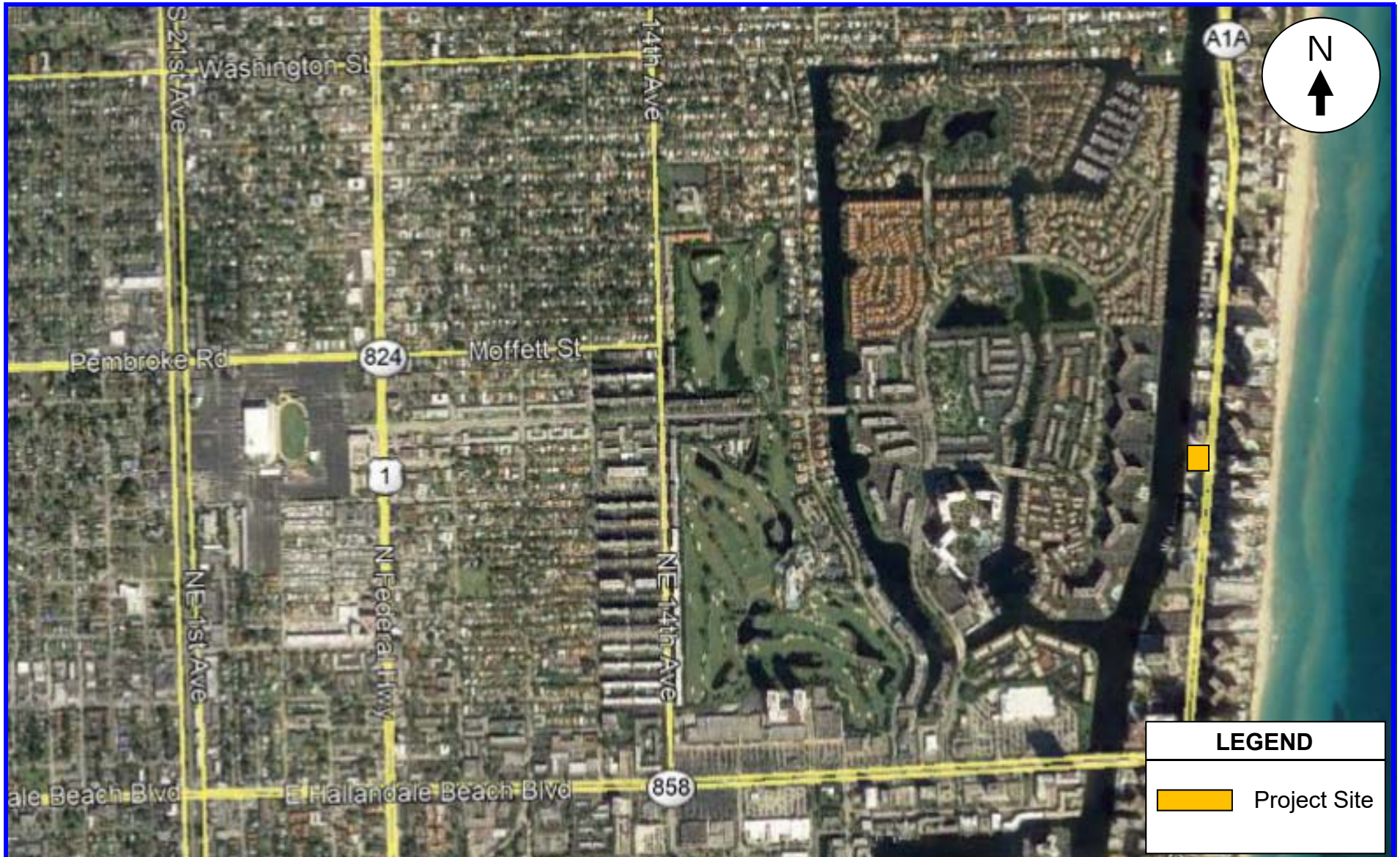
INTRODUCTION

A Publix supermarket is proposed on the property located at 3100 South Ocean Drive (State Road A1A) in Hollywood, Broward County, Florida. The subject site is located on the west side South Ocean Drive approximately 2,600 feet to the north of East Hallandale Beach Boulevard (State Road 858). The location of this project site is illustrated graphically in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by Brandon Structures, Inc. to prepare a traffic study in connection with this proposed development. This study addresses the trip generation characteristics associated with the proposed supermarket development and the projected peak period turning movement volumes at the project access driveways on South Ocean Drive.

This traffic study is divided into four (4) sections, as listed below:

1. Inventory
2. Trip Generation
3. Trip Distribution and Traffic Assignment
4. Summary & Conclusions



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
Publix
Hollywood, Florida

INVENTORY

Existing Land Use and Access

The subject site is approximately 1.15 acres, the Folio ID Number is 5142 24 01 0620, and the site is currently vacant. There is a surface parking lot and there are two (2) driveways along South Ocean Drive – one (1) right-turn in only and one (1) right-turn out only. A survey of the site is presented in Appendix A of this report.

Proposed Land Use and Access

A three-story Publix supermarket is proposed to be constructed on the subject site. The gross floor area will be approximately 30,445 square feet. The site will be served by two (2) right-turn in / right-turn out only driveways on South Ocean Drive. Appendix B contains the preliminary site plan for the project.

Roadway System

Within the limits of the project study area, South Ocean Drive (State Road A1A) is a six-lane divided state-maintained principal arterial roadway generally oriented in the north-south direction. The posted speed limit is 35 miles per hour (mph) and the FDOT Access Classification is 5 – Restrictive.

TRIP GENERATION

A trip generation analysis has been conducted for the proposed Publix supermarket. The analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (10th Edition)*. The trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the ITE report, the most appropriate "land use" category and corresponding trip generation rates / equations for the proposed development are as follows:

ITE Land Use #850 – Supermarket

- Weekday: $T = 70.89 (X) + 1212.64$
where T = number of trips and X = 1,000 square feet of gross floor area
- AM Peak Hour: $T = 3.82 (X)$ (60% in / 40% out)
- PM Peak Hour: $\ln(T) = 0.75 \ln(X) + 3.21$ (51% in / 49% out)

Utilizing the trip generation rates and equations from the referenced ITE document, a trip generation analysis was undertaken for the proposed Publix supermarket to be located on South Ocean Drive in Hollywood, Florida. The results of this effort are documented in Table 1 below.

Table 1 Trip Generation Summary Publix - Hollywood, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Proposed Use</i> Supermarket	30,445 SF	3,371	70	46	116	164	157	321

Compiled by: KBP Consulting, Inc. (May 2018).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).

As indicated in Table 1, the Publix supermarket is anticipated to generate approximately 3,371 daily vehicle trips, approximately 116 AM peak hour vehicle trips (70 inbound and 46 outbound) and approximately 321 vehicle trips (164 inbound and 157 outbound) during the typical afternoon peak hour.

TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

The trip distribution and traffic assignment for the proposed Publix supermarket project was developed based upon knowledge of the study area, examination of the surrounding roadway network characteristics, review of current traffic volumes, and existing land use patterns. The AM and PM peak hour traffic generated by the project was assigned to the project driveways and is summarized in Figure 2.



SUMMARY & CONCLUSIONS

A Publix supermarket is proposed on the property located at 3100 South Ocean Drive (State Road A1A) in Hollywood, Broward County, Florida. The subject site is located on the west side South Ocean Drive approximately 2,600 feet to the north of East Hallandale Beach Boulevard (State Road 858).

A three-story Publix supermarket will be constructed on the currently vacant site. The gross floor area will be approximately 30,445 square feet. The site will be served by two (2) right-turn in / right-turn out only driveways on South Ocean Drive.

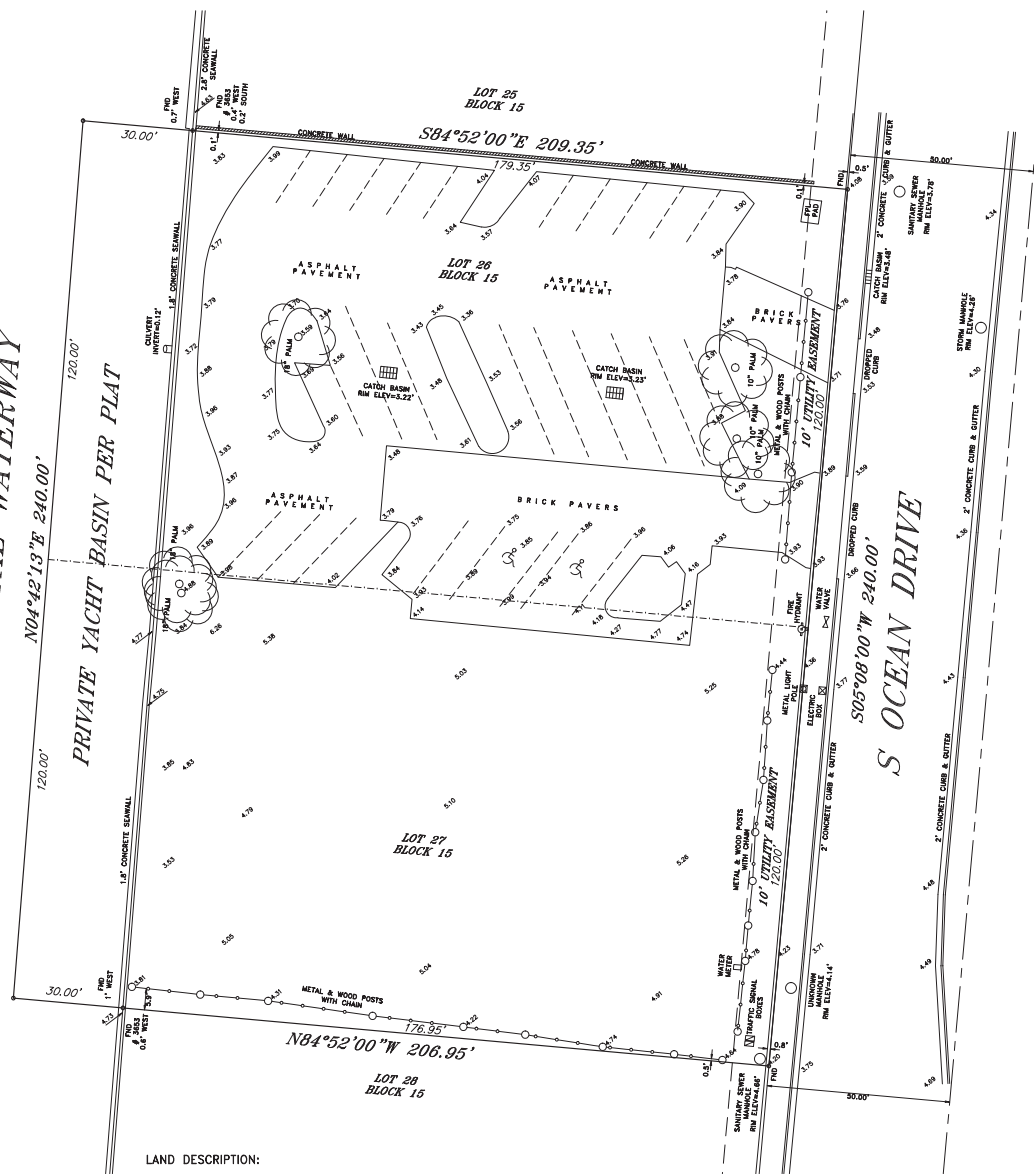
The Publix supermarket is anticipated to generate approximately 3,371 daily vehicle trips, approximately 116 AM peak hour vehicle trips (70 inbound and 46 outbound) and approximately 321 vehicle trips (164 inbound and 157 outbound) during the typical afternoon peak hour.

APPENDIX A
Publix – Hollywood
Survey

INTRACOASTAL WATERWAY

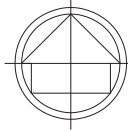
N04°42'13"E 240.00'

PRIVATE YACHT BASIN PER PLAT

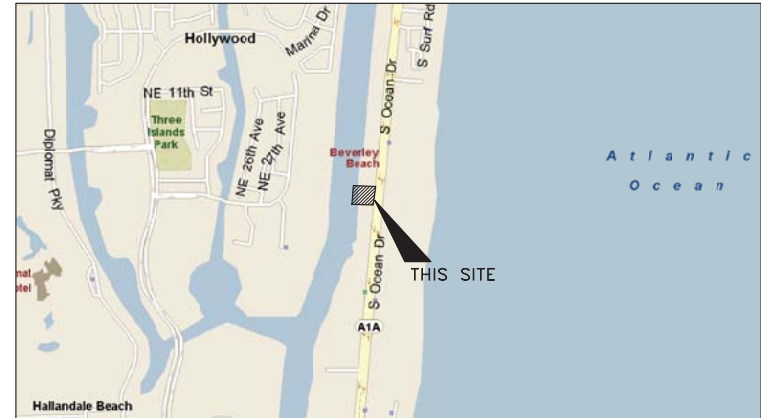


LAND DESCRIPTION:

LOTS 26 AND 27, BLOCK 15 OF "BEVERLY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SKETCH OF SURVEY



LOCATION MAP (NTS)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
3.84	ELEVATIONS

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #3956 ELEVATION=9.16'
8. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF "BEVERLY BEACH", P.B. 22, PG. 13, B.C.R. SAID LINE BEARS N04°32'14"E.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN SEPTEMBER, 2012. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 09/04/12

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0317 G
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	10/02/97

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
CARLOS TARRAB

3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

SKETCH OF SURVEY

REVISIONS		DATE	FB/PG	DWN	CKD
BROWARD & TOPOGRAPHIC SURVEY		09/04/12	344/COLL.	RY	REC

PROJECT NO: 6867-12

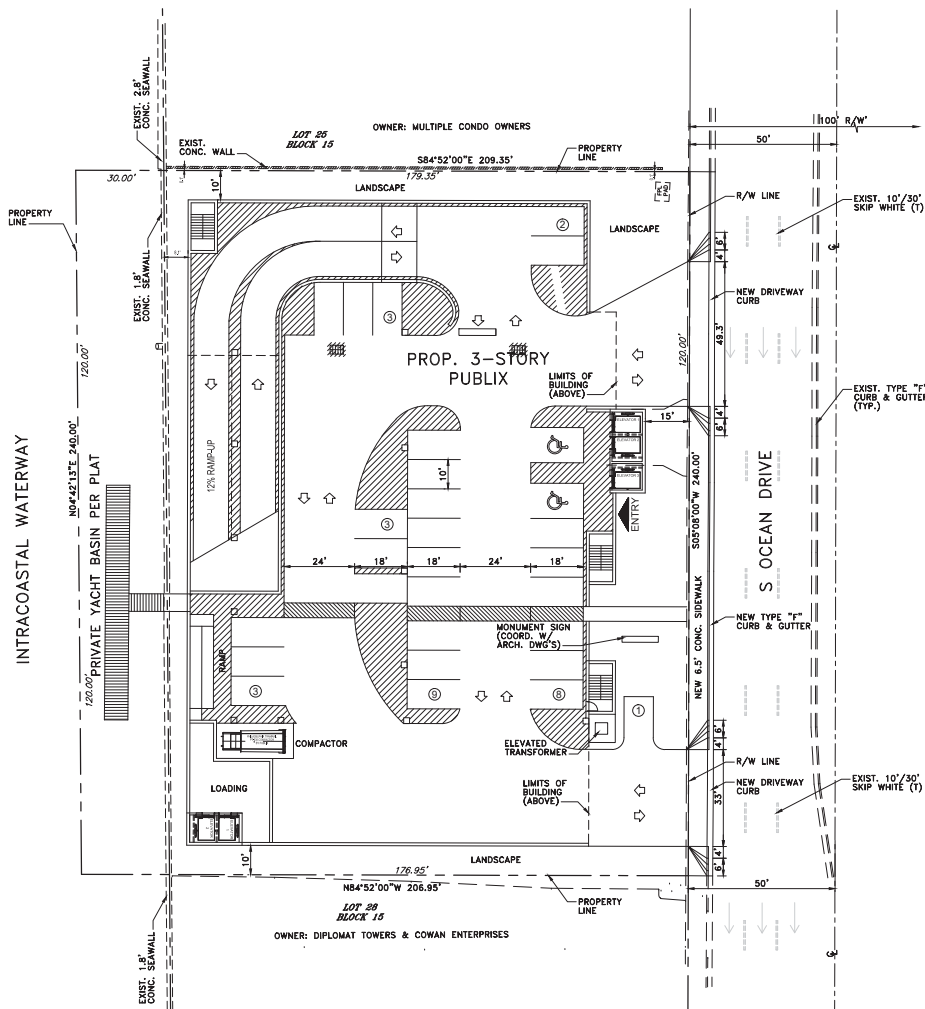
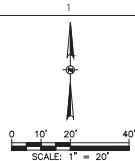
SCALE : 1" = 16'

SHEET
1
OF
1
SHEET

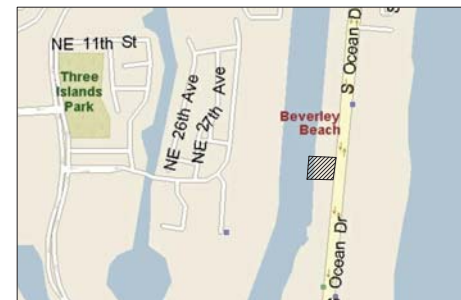
APPENDIX B

Publix – Hollywood

Site Plan



CONCEPTUAL SITE PLAN
SCALE: 1" = 20'



LEGAL DESCRIPTION

LOTS 26 AND 27, BLOCK 15 OF "BEVERLY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL NOTES

- ELEVATIONS SHOWN HERE ON ARE REFERRED TO NATIONAL VERTICAL DATUM (N.G.V.D. 1929) BROWARD COUNTY BENCHMARK NO. 3956; ELEVATION = 9.16'.
- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
- EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
- REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.
- BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY COUSINS SURVEYORS & ASSOCIATES, INC., DADE, FLORIDA DATED SEPTEMBER 4, 2012.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION = 2' (NOV2028), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 125113 0317 G, FLORIDA MAP REVISED DATE: OCTOBER 2, 1997.

STRIPING AND SIGNAGE NOTES

- ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, AND MATCH EXISTING.
- SIGN POSTS SHALL BE STEEL CHANNEL, IN ACCORDANCE WITH CITY/COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
- STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
- REFLECTIVE PAVEMENT MARKERS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX AND SECTION 706 AND SECTION 970 OF THE FDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. CONTRACTOR TO REPLACE ANY BROKEN OR MISSING RPV'S IN ALL WORK AREAS, WHETHER SPECIFICALLY SHOWN OR NOT.

ADA COMPLIANCE NOTES

- THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH 2012 & FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND PER APPLICABLE FDOT INDEXES 304, 310 & 515. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES. CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL ACCESSIBLE ROUTES MUST NOT EXCEED A SLOPE OF 1:20 (5.00%). CURB CUT RAMP AND RAMP MUST NOT EXCEED A SLOPE OF 1:12 (8.33%). RAMP THAT EXCEED 6 FEET IN LENGTH REQUIRE HANDRAILS. ALL CROSS SLOPES MUST NOT EXCEED A SLOPE OF 1:50 (2.00%).
- PLANTERS, TREE GRATES AND OTHER ELEMENTS MUST BE FLUSH AND ADA COMPLIANT. PAVERS ON PEDESTRIAN PATH MUST BE FLUSH, FIRM, STABLE AND HAVE NO OPEN JOINTS.
- ALL DETECTABLE WARNINGS TO BE IN ACCORDANCE WITH MIAMI-DADE COUNTY ARTICLE 527 TESTED MATERIAL, TYPE & COLOR, LATEST EDITION (7/7/16).



FOR THE FIRM:
NELSON H. O'CONNELL
LICENSE NO. 87356 (ENR)
THIS SHEET HAS BEEN
ELECTRONICALLY SIGNED & SEALED ON
3/20/18
USING A DIGITAL SIGNATURE
PRINTED COPIES OF THIS SHEET ARE
NOT CONSIDERED AS SIGNED & SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.
PRINTED COPIES SHALL HAVE AN
ORIGINAL SIGNATURE AND DATE.

PROJECT TITLE:

PUBLIX @ HOLLYWOOD

3100 SOUTH OCEAN DRIVE
HOLLYWOOD, FLORIDA

CONCEPTUAL

NO. DATE REVISIONS ISSUE: BY

PROJECT INFORMATION:

PROJECT NUMBER: 18017
DATE: 04-10-18
DRAWN BY: S.D.
CHECKED BY: N.H.O.
APPROVED BY: N.H.O.
SCALE: AS SHOWN

SHEET TITLE:

CONCEPTUAL SITE PLAN

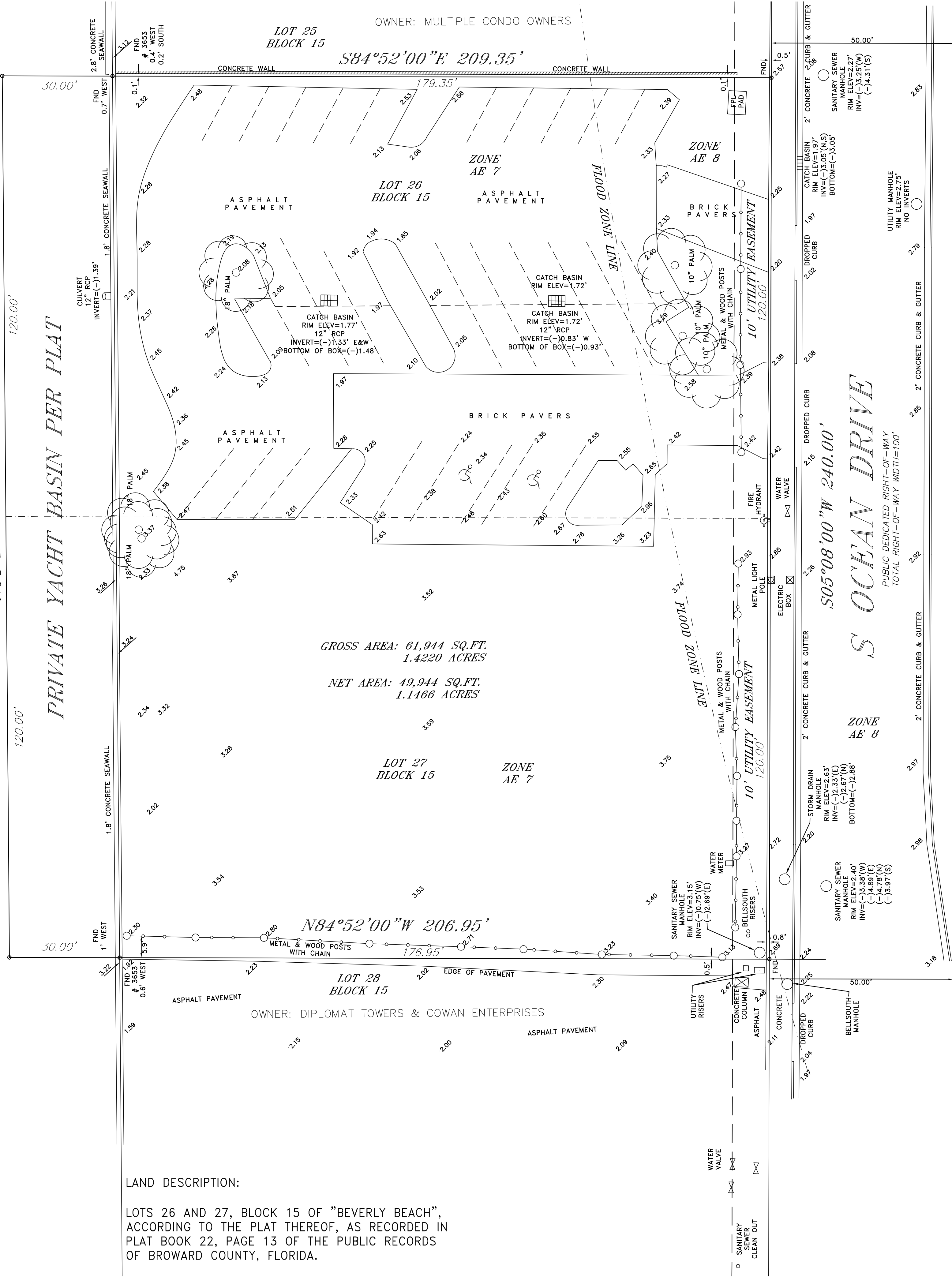
SHEET NUMBER:

SP-1

INTRACOASTAL WATERWAY

N04°42'13"E 240.00'

PRIVATE YACHT BASIN PER PLAT



LAND DESCRIPTION:

LOTS 26 AND 27, BLOCK 15 OF "BEVERLY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CLIENT :

TRANSAMERICAN
DEVELOPMENT CORP.

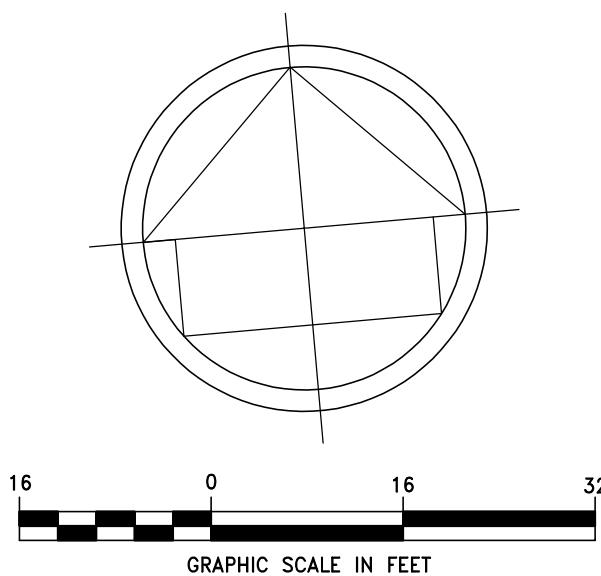
3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

THERE ARE NO PLOTTABLE EXCEPTIONS

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0751 H
ZONE	AE
BASE FLOOD ELEVATION	7&8
EFFECTIVE DATE	08/18/14

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
WPP	WOOD POWER POLE
P.B.	PLAT BOOK
-X-	CHAIN LINK (CLF)/WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
B.C.R.	BROWARD COUNTY RECORDS
BFP	BACK FLOW PREVENTER
CLP	CONCRETE LIGHT POLE
4.07	ELEVATIONS (NAVD88)
-E-	OVERHEAD UTILITY LINES
PRM	NON-VEHICULAR ACCESS LINE
ALTA	PERMANENT REFERENCE MONUMENT
ACSM	AMERICAN LAND TITLE ASSOCIATION
ORB	AMERICAN CONGRESS ON SURVEYING
EB	OFFICIAL RECORDS BOOK
TYP	ELECTRIC BOX
●	TYPICAL
●	BOLLARD
WPP	HANDICAP SPACE
SQ.FT.	WOOD POWER POLE
	SQUARE FEET



ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP (NTS)

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE UPDATED OWNERSHIP AND ENCUMBRANCES REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC, EFFECTIVE DATES FROM JUNE 4, 2014 TO DECEMBER 7, 2014. FILE NO.: 10-2013-00568502
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #3956 ELEVATION=9.16'(NGVD29) 7.65'(NAVD88) CONVERSION: (NGVD29 - 1.51 = NAVD88)
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF "BEVERLY BEACH", P.B. 22, PG. 13, B.C.R. SAID LINE BEARS N04°32'14"E.
- ZONING : PD - PLANNED DEVELOPMENT DISTRICT
- STRIPED PARKING: (2) HANDICAP, (38) REGULAR = (40) TOTAL PARKING SPACES
- SET BACKS REQUIREMENTS:

THERE ARE NO REQUIRED SETBACKS OR YARDS EXCEPT FOR THE FOLLOWING:

- INTERNAL STREETS - THERE SHALL BE A SETBACK OF NOT LESS THAN 25 FEET IN DEPTH ABUTTING ALL PUBLIC ROAD RIGHTS-OF-WAY WITHIN A PLANNED DEVELOPMENT DISTRICT.
- EXTERNAL STREETS - THERE SHALL BE A PERIPHERAL LANDSCAPED SETBACK FROM ALL EXTERNAL STREETS OF THE PLANNED DEVELOPMENT OF NOT LESS THAN 25 FEET IN DEPTH.
- MAXIMUM HEIGHT OF STRUCTURES - NO MAXIMUM HEIGHT OF STRUCTURES SHALL BE REQUIRED WITHIN A PLANNED DEVELOPMENT. THE CITY COMMISSION UPON RECOMMENDATION OF THE PLANNING BOARD SHALL DETERMINE THE APPROPRIATE HEIGHT LIMITATIONS ON AN INDIVIDUAL DEVELOPMENT BASIS.

SURVEYOR'S CERTIFICATION:

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO THE UPDATED OWNERSHIP AND ENCUMBRANCE REPORT; FILE NUMBER:10-2013-00568502, EFFECTIVE DATES FROM JUNE 4, 2014 TO DECEMBER 7, 2014), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

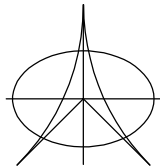
THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 02/02/18 FOR THE FIRM BY:

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

TRANSAMERICAN
DEVELOPMENT CORP.

3100 S OCEAN DRIVE
HOLLYWOOD, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & TOPOGRAPHIC SURVEY	09/04/12	DATA/COLL	AV	REC
REVISED PER O & E REPORT	05/22/13	-----	AV	REC
CONVERTED ELEVATIONS FROM NGVD29 TO NAVD88	06/12/13	-----	JD	REC
ADDED INVERT INFORMATION TO DRAINAGE STRUCTURES	10/03/13	SKETCH	JD	REC
ADDED INVERT INFORMATION UTILITIES IN RIGHT-OF-WAY	10/24/13	SKETCH	JD	REC
ADDED PROPOSED FEMA FLOOD ZONE LINE	04/10/14	-----	AM	REC

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE SURVEY / ALTA/ACSM LAND TITLE SURVEY	06/11/14	-----	JD	REC
UPDATE SURVEY / ALTA/ACSM LAND TITLE SURVEY	12/12/14	-----	JD	REC
UPDATE SURVEY	02/27/15	-----	JD	REC
UPDATE SURVEY	02/02/18	-----	AC	REC

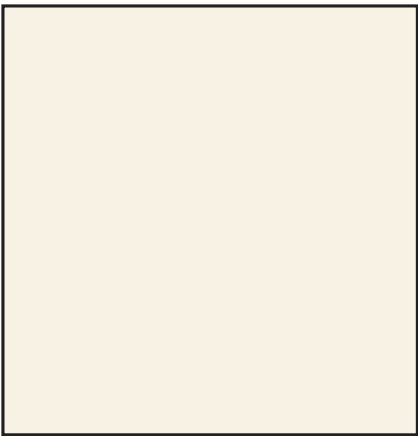
PROJECT NO: 6867-12

SCALE : 1" = 16'

SHEET
1
OF
1
SHEET



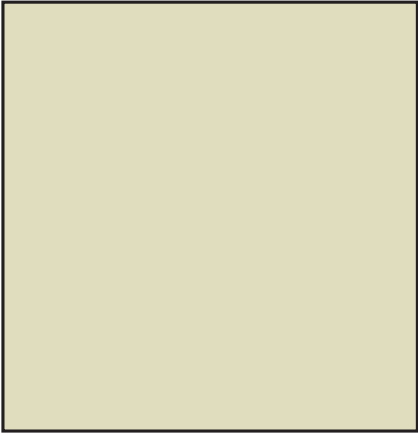
PUBLIX FRONT ELEVATION



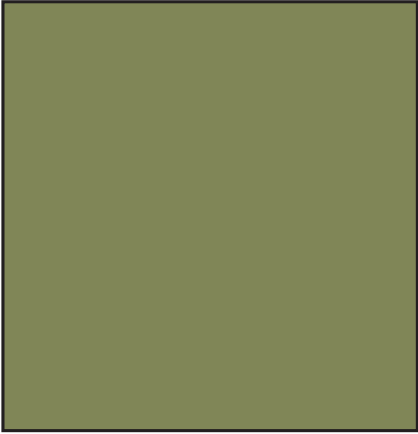
PAINT
SW 7562
ROMAN COLUMN



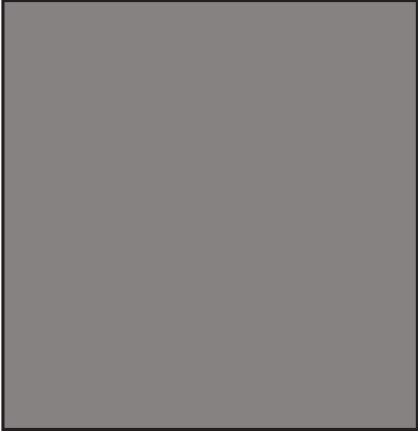
PAINT
SW 6154
NACRE



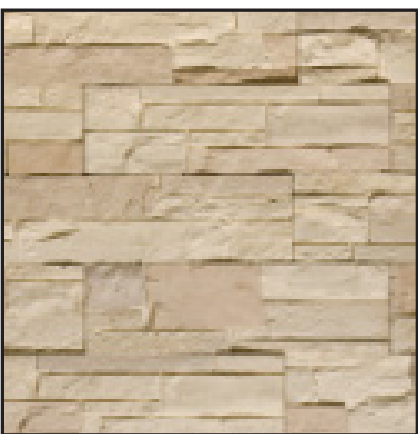
PAINT
SW 6421
CELERY



PAINT
SW 6424
TANSEY GREEN



PAINT
SW7066
GRAY MATTERS



STONE
ARCHITECTURAL
STONE



LONGBOARD
LIGHT CHERRY
LONGBOARD



PUBLIX RIGHT ELEVATION



HOLLYWOOD ELEVATED PUBLIX
CITY OF HOLLYWOOD TAC SUBMITAL

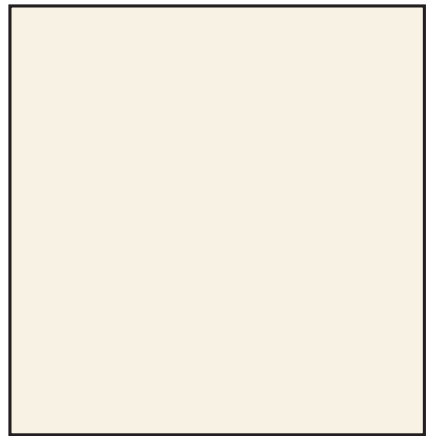
HOLLYWOOD, FL

09.17.18

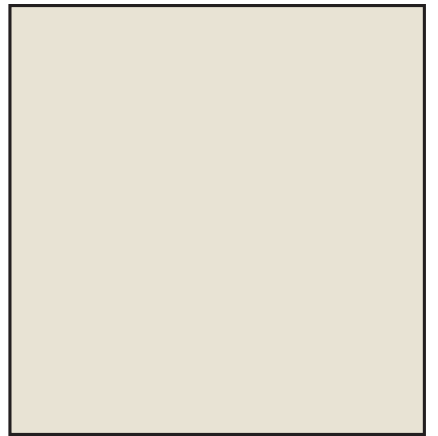




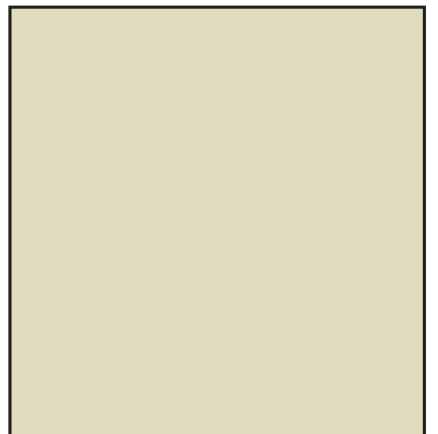
PUBLIX REAR ELEVATION



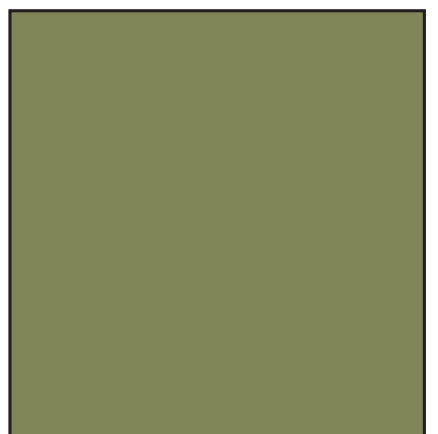
PAINT
SW 7562
ROMAN COLUMN



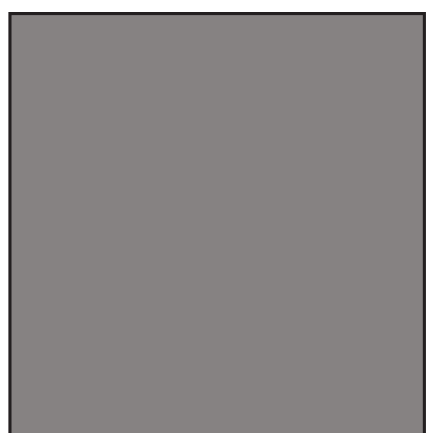
PAINT
SW 6154
NACRE



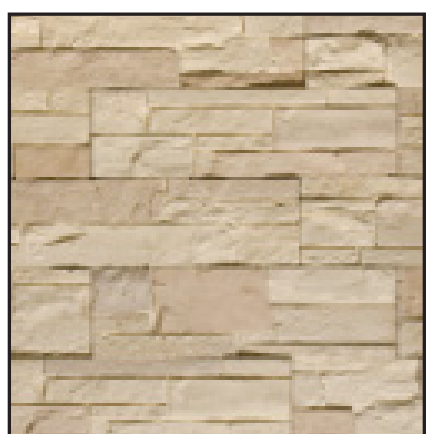
PAINT
SW 6421
CELERY



PAINT
SW 6424
TANSEY GREEN



PAINT
SW7066
GRAY MATTERS



STONE
ARCHITECTURAL
STONE



LONGBOARD
LIGHT CHERRY
LONGBOARD



PUBLIX LEFT ELEVATION



HOLLYWOOD ELEVATED PUBLIX
CITY OF HOLLYWOOD TAC SUBMITAL

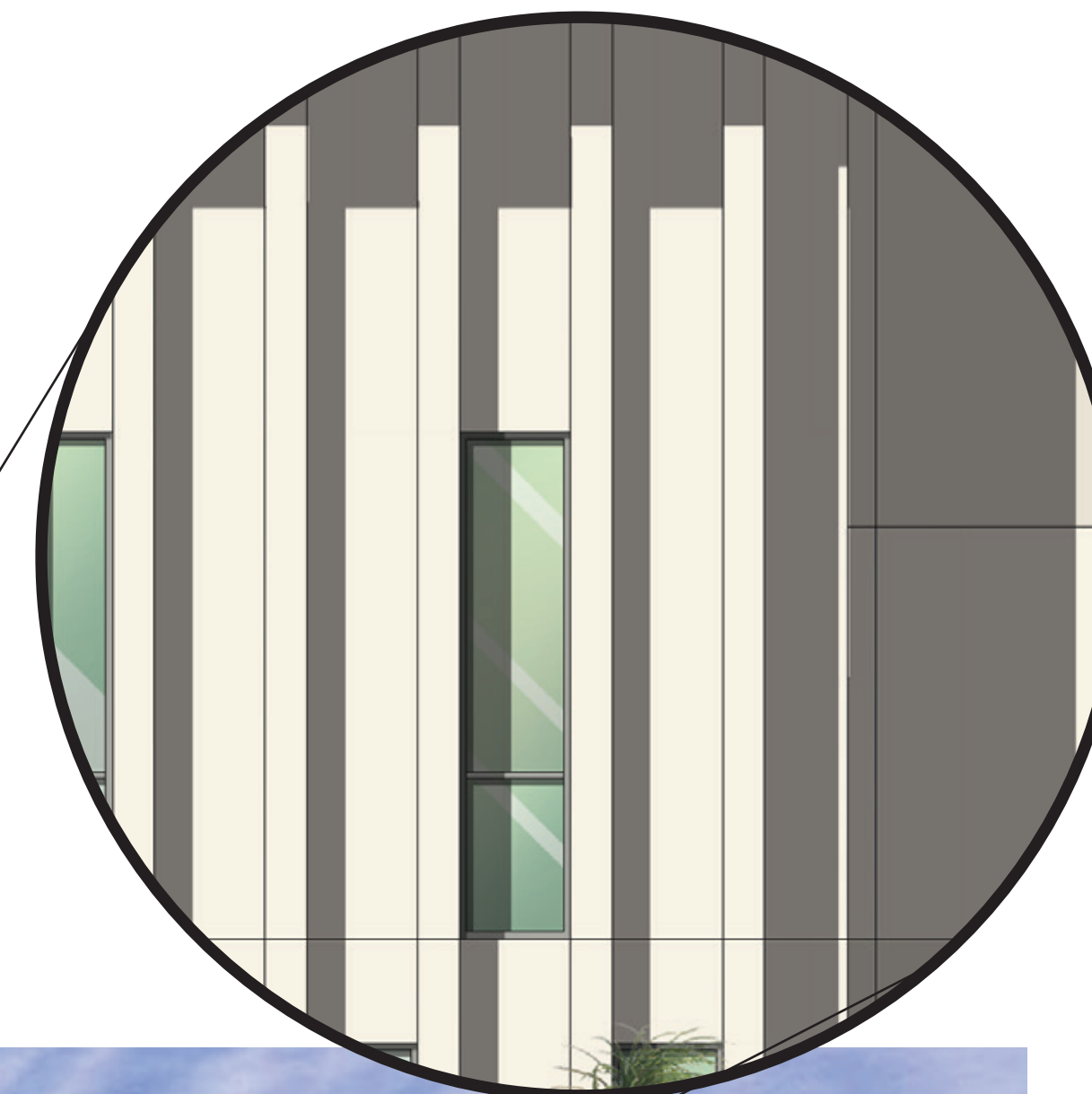
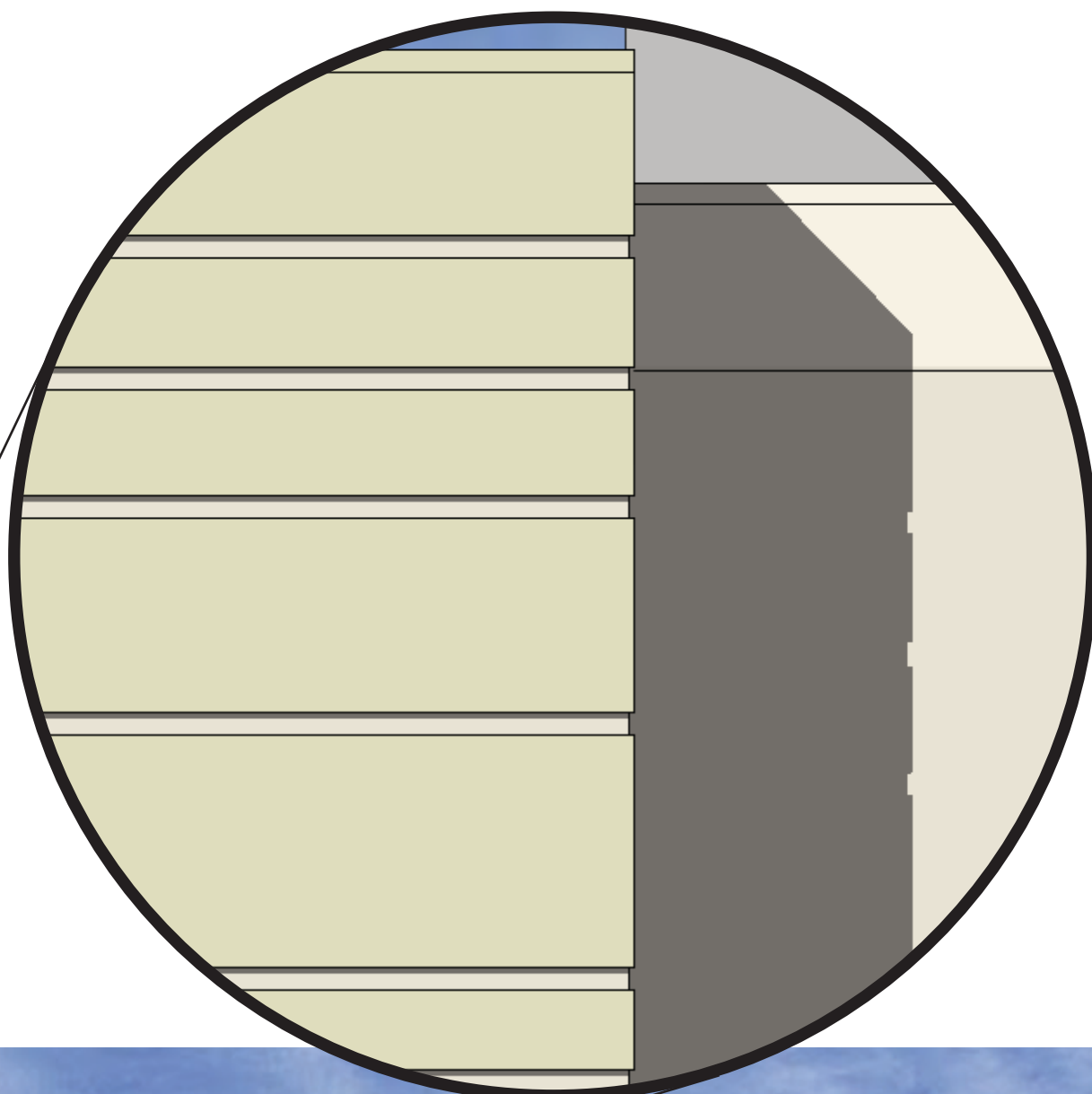
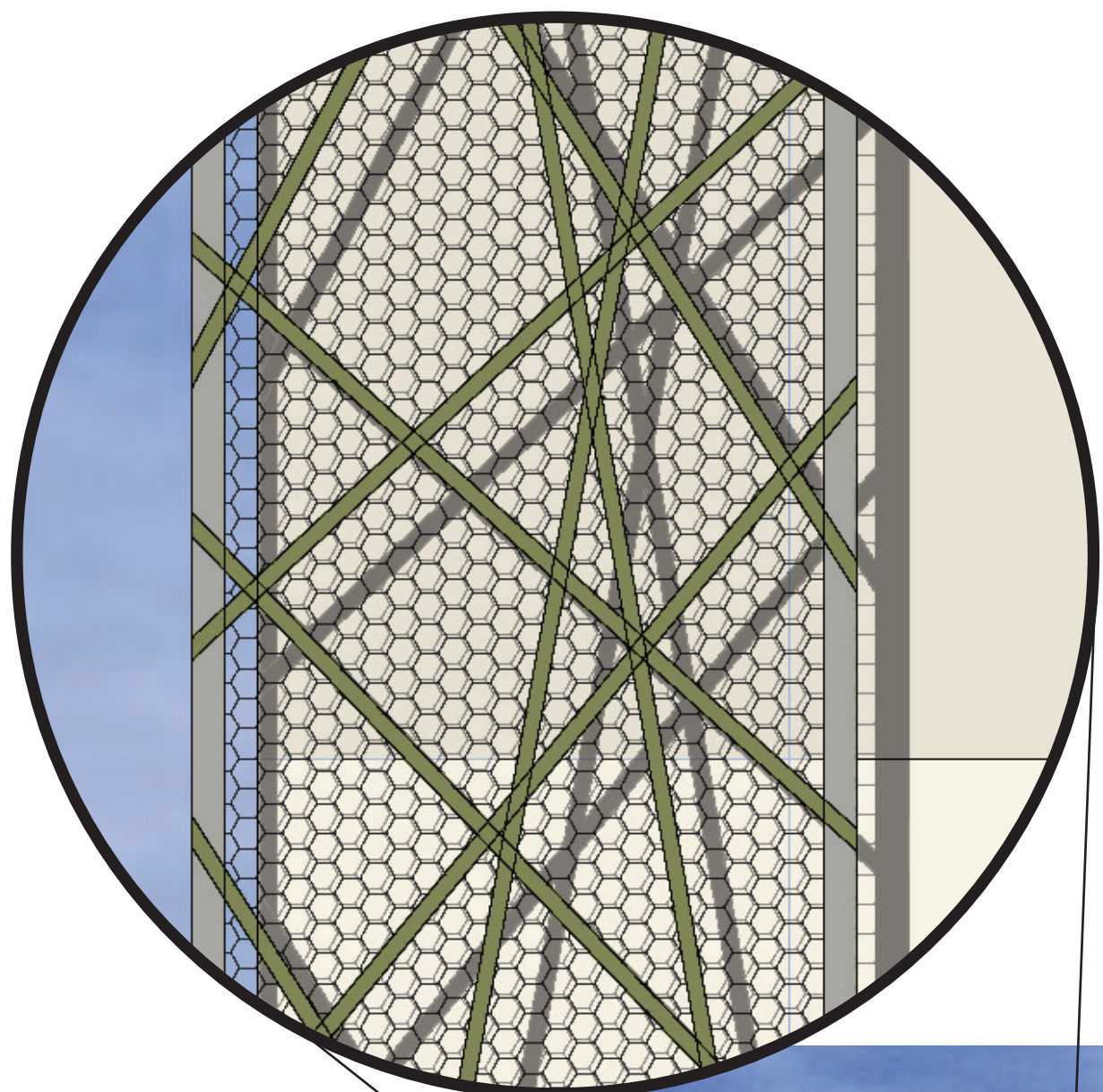
HOLLYWOOD, FL

09.17.18



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AA26001738



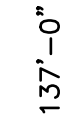
HOLLYWOOD ELEVATED PUBLIX

CITY OF HOLLYWOOD TAC SUBMITAL

HOLLYWOOD, FL

09.17.18

FISHER
ARCHITECTS
FISHER AND ASSOCIATES, LLC ©2018
AA26001738



ELEC.
CHASE

SECOND DECK AT 18.5' ELEV.

7

48 CARS PARKED THIS LEVEL

14

3

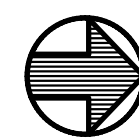
8

16

ELEVATOR 3

ELEVATOR 2

ELEVATOR 1

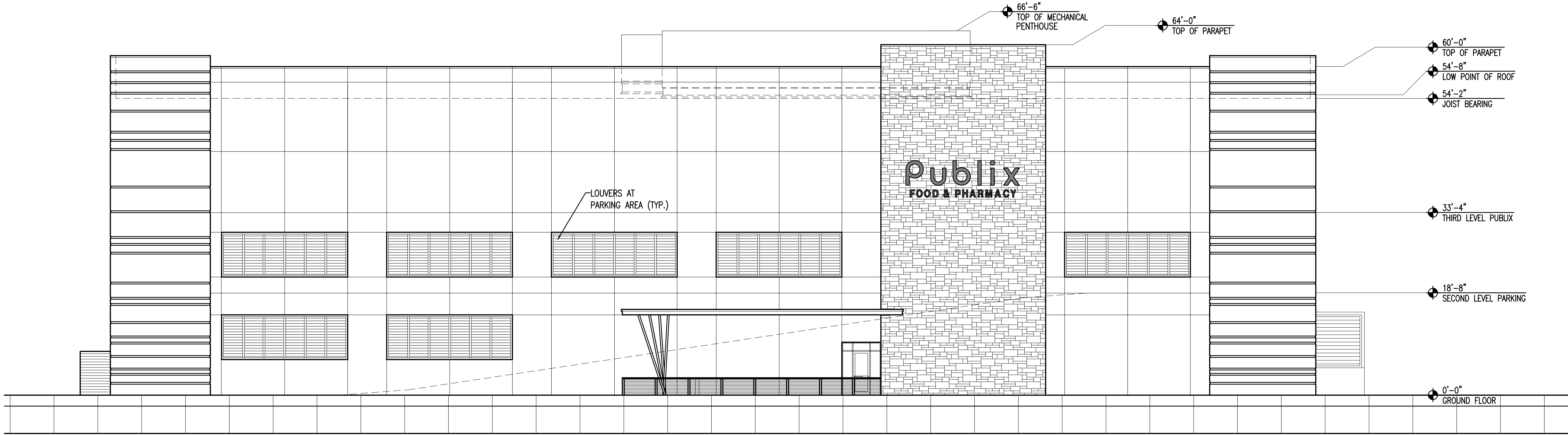


SECOND LEVEL PARKING PLAN

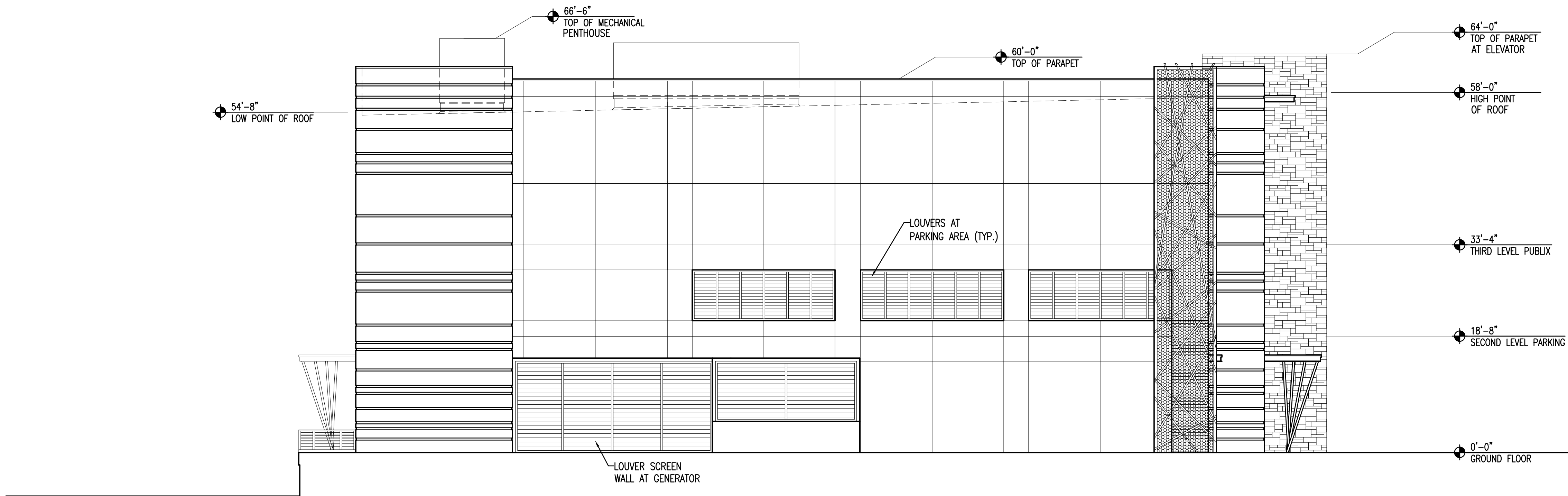
A graphic scale bar with alternating black and white segments. Above the bar, the markings are 24", 0, 6', and 12'.

$$3/32'' = 1'-0''$$

DATE: 9/17/2018 12:52 PM BY: JWF/ARJ DRAWING: 0010829 PROJECT: 218008 HOLLYWOOD DISTRICT: HOLLYWOOD COUNTY: FLORIDA



1 WEST ELEVATION (REAR)
24' 0" 6' 12' 3/32" = 1'-0"



2 SOUTH ELEVATION (LEFT)
24' 0" 6' 12' 3/32" = 1'-0"

CITY OF HOLLYWOOD - TAC SUBMITTAL 09/17/18

Copyright 2018

WILLIAM JOE FISHER
ARCHITECT 0010829
A4.2
Issue Date: 09-01-18
Project No.: 218008

REVISIONS:		

RELEASED FOR:	
BID	
PERMIT	
CONSTR.	

EXTERIOR ELEVATIONS
PUBLIX AT HOLLYWOOD
3100 SOUTH OCEAN DRIVE
HOLLYWOOD, FLORIDA

FISHER AND ASSOCIATES, LLC.
ARCHITECTS
PLANNERS
INTERIOR DESIGNERS
2385 BELLEAIR RD., CLEARWATER, FL 33764 (727) 443-4438
AA2800738

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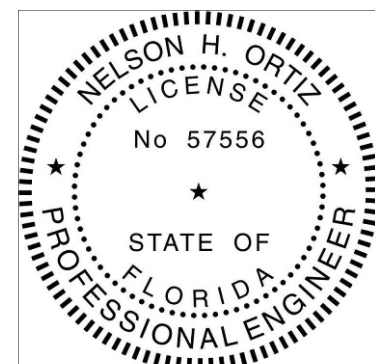


Consulting Engineering & Science

a GRAEF company

9400 South Dadeland Boulevard
Suite 601
Miami, FL 33156
305 / 378 5555
305 / 279 4553 fax

www.cesmiami.com
www.graef-usa.com



FOR THE FIRM:
NELSON H. ORTIZ
P.E. 57556 (CIVIL)

THIS SHEET HAS BEEN
ELECTRONICALLY SIGNED & SEALED ON
9/13/18
USING A DIGITAL SIGNATURE.

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ORIGINAL SIGNATURE AND DATE.

PROJECT TITLE:

PUBLIX @ HOLLYWOOD

3100 SOUTH OCEAN DRIVE
HOLLYWOOD, FLORIDA

PRELIMINARY

NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 18017

DATE: 04-10-18

DRAWN BY: S.D.

CHECKED BY: N.H.O.

APPROVED BY: N.H.O.

SCALE: AS SHOWN

SHEET TITLE:

PRELIMINARY SITE PLAN

SHEET NUMBER:

C-1



LEGAL DESCRIPTION

LOTS 26 AND 27, BLOCK 15 OF "BEVERLY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL NOTES

- ELEVATIONS SHOWN HEREON ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR (NGVD29 - 1.51 FEET = NAVD88). BROWARD COUNTY BENCHMARK NO. 3956; ELEVATION = 9.16' (NGVD29) OR 7.65' (NAVD88).
- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
- EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
- REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.
- BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY COUSINS SURVEYORS & ASSOCIATES, INC., DAVIE, FLORIDA DATED FEBRUARY 2, 2018.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES AE, ELEVATION = 7' & 8' (NAVD88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 125113 0751 H, FLORIDA MAP REVISED DATE: AUGUST 18, 2014.

STRIPING AND SIGNAGE NOTES

- ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, AND MATCH EXISTING.
- SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH CITY/COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
- STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
- REFLECTIVE PAVEMENT MARKERS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX AND SECTION 706 AND SECTION 970 OF THE FDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. CONTRACTOR TO REPLACE ANY BROKEN OR MISSING RPM'S IN ALL WORK AREAS, WHETHER SPECIFICALLY SHOWN OR NOT.

INDEX OF DRAWINGS

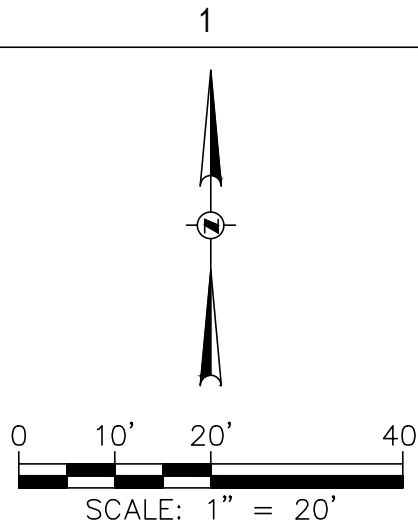
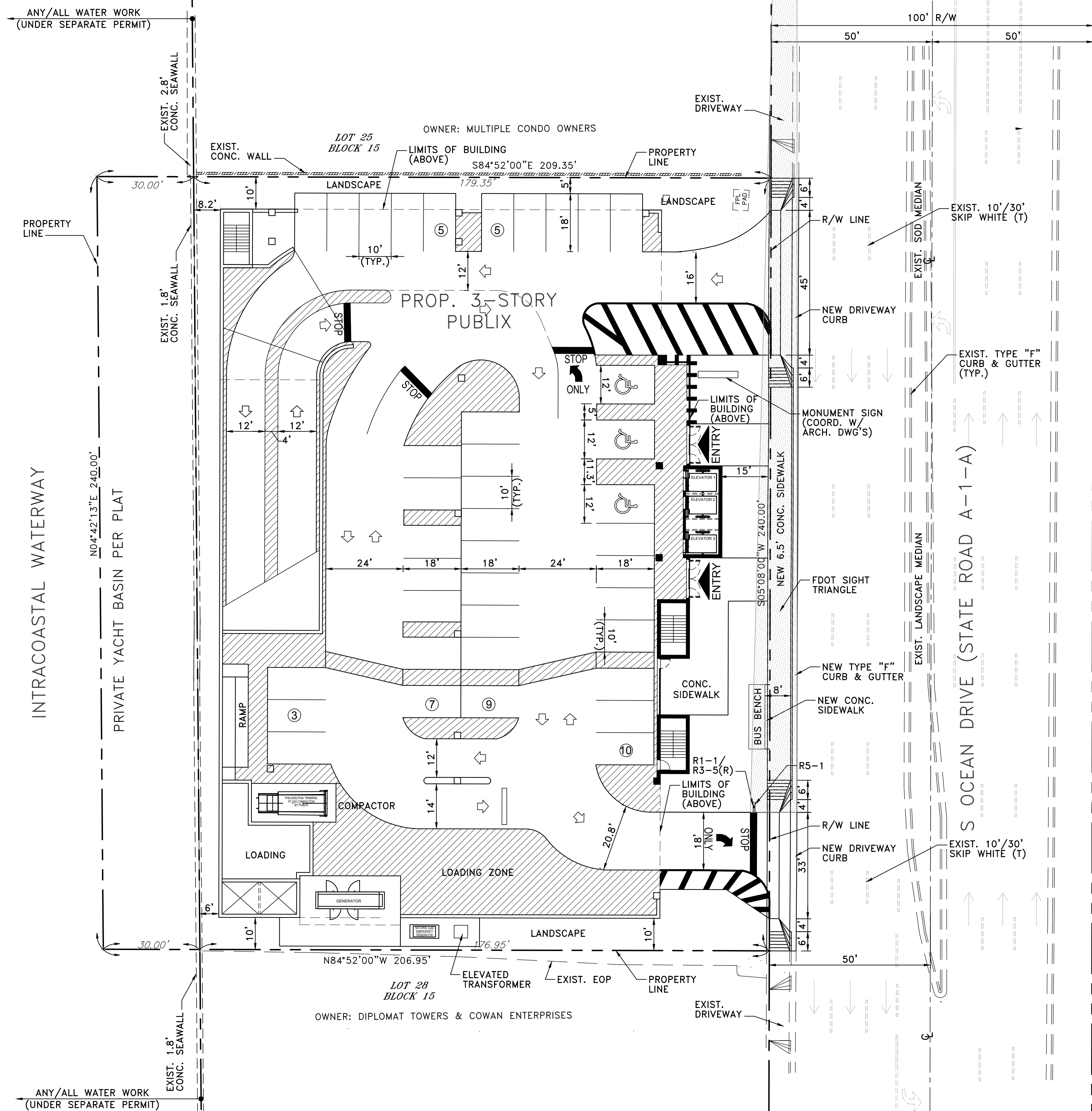
DWG. NO.	DESCRIPTION
C-1	PRELIMINARY SITE PLAN
C-2	PRELIMINARY PAVING-GRADING-DRAINAGE PLAN
WS-1	PRELIMINARY WATER & SEWER PLAN
SWPPP-1	STORMWATER POLLUTION PREVENTION NOTES
SWPPP-2	STORMWATER POLLUTION PREVENTION PLAN
TP-1	TRUCK PATH PLAN

SIGN LEGEND

R1-1	30" X 30" STOP SIGN
R3-5(R)	24" X 24" RIGHT TURN ONLY SIGN
R5-1	30" X 30" DO NOT ENTER SIGN
	INDICATES LIMITS OF SIGHT TRIANGLE PER FDOT INDEX 546.

PRELIMINARY SITE PLAN

SCALE: 1" = 20'





C-2

SCALE: 1" = 20'

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

A. GENERAL NOTES

1. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED IN THE FDOT STANDARDS.
2. ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH EPA's NPDES REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
3. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
4. TURBIDITY BARRIERS SHALL EXTEND TO THE BOTTOM OF WATER BODY WITH ONE CONTINUOUS PANEL.
5. CONTRACTOR'S SUBMITTALS:
THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FDEP IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED:
- a. IF THIS SWPPP IS ADOPTED BY THE CONTRACTOR, THE SWPPP SHEETS AND OTHER PLAN SHEETS SHALL BE INCLUDED BY REFERENCE IN THE NOTICE OF INTENT (NOI) SUBMITTAL. THE CONTRACTOR MAY ELECT TO SUBMIT A REVISED SWPPP THAT IS IN COMPLIANCE WITH THE STORM WATER REGULATIONS AT 40 CFR 122.26(b)(14) AND STATE WATER QUALITY STANDARDS.
- b. SIGNED CONTRACTOR CERTIFICATION FORMS (2). THESE FORMS MUST BE SIGNED BY BOTH THE PRIME CONTRACTOR AND SUB-CONTRACTOR (IF APPLICABLE) PERFORMING SOIL-DISTURBING ACTIVITIES.
- c. HAZARDOUS MATERIAL SPILL CONTROL PLAN.
- d. STAGING AREAS, STOCKPILE LOCATIONS AND STABILIZATION PRACTICES.
- e. BRIDGE CONSTRUCTION METHOD AND SEQUENCING.
- f. DEWATERING PLAN (IF APPLICABLE).
6. NO SOIL DISTURBING ACTIVITIES CAN BE CONDUCTED UNTIL THE NPDES PACKAGE HAS BEEN MAILED TO THE FDEP.
7. THE CONTRACTOR'S MODIFIED SWPPP MUST ALSO RECEIVE APPROVAL FROM FDOT PERMITS OFFICE PRIOR TO IMPLEMENTATION.
8. ANY DAMAGED OR INEFFECTIVE BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAG INSTALLATION IS AS MENTIONED IN EROSION CONTROL PLANS. THE PROJECT ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.
9. DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP.
- COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
10. CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN "SECTION 1D4" FDOT STANDARDS SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION.
11. STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER AND/OR OTHER APPROPRIATE EROSION CONTROL MEASURES.
12. INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
13. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPALLY SEPARATE STORM SEWER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES SHALL HAVE EROSION CONTROLS PROVIDED FOR THOSE INLETS.
14. THE AGGREGATE LAYER OF ALL CONSTRUCTION ENTRANCE GRAVEL BEDS MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS.

B. SITE DESCRIPTION

1. CONSTRUCTION ACTIVITY:
- DEMOLITION, DRAINAGE AND UTILITY INSTALLATION, BUILDING AND ROAD CONSTRUCTION, LAND DEVELOPMENT.
- PROJECT LIMITS:
- SOUTH OCEAN DRIVE ON THE EAST, THE INTRACOASTAL WATERWAY ON THE WEST AND PRIVATE PROPERTY ON THE NORTH AND SOUTH.
- PROJECT DESCRIPTION:
- LAND DEVELOPMENT AT THE PUBLIX AT HOLLYWOOD PROJECT SITE WILL INCLUDE CLEARING OF THE SITE AND CONSTRUCTION OF A NEW 3-STORY BUILDING WITH GARAGED PARKING. THE DRAINAGE SYSTEM WILL BE A COMBINATION OF CATCH BASINS AND DRAINAGE WELLS INTERCONNECTED WITH EXFILTRATION TRENCHES.
2. MAJOR SOIL DISTURBING ACTIVITIES:
- CLEARING AND GRUBBING, REMOVAL OF EXISTING PAVEMENT AND BUILDING, EXCAVATION FOR STORMWATER FACILITIES AND OTHER UTILITIES, PILE DRIVING, PLACEMENT OF FILL FOUNDATIONS, EXCAVATION AND REPLACEMENT WITH FILL IN AREA OF WASTE MATERIAL.
3. TOTAL PROJECT AREA: 1.15 ACRES
TOTAL AREA TO BE DISTURBED: 1.15 ACRES
4. LOCATIONS OF DRAINAGE AREAS AND OUTFALLS:
- SEE ATTACHED PLAN.
5. THE DRAINAGE SYSTEM FOR THIS PROJECT IS A CLOSED SYSTEM. RECEIVING WATERS IN THE EVENT OF A MAJOR STORM EVENT WILL BE THE INTRACOASTAL WATERWAY AT LATITUDE AND LONGITUDE 25°59'38.73"N/ 80°07'09.56"W.
6. AREA OF DISCHARGE FOR THIS PROJECT IS 1.15 ACRES = 49,944 SF
7. SOILS ARE CLASSIFIED AS URBAN LAND COMPLEX AND URBAN LAND. QUALITY OF DISCHARGE IS LIMEROCK FILL AND SAND.
8. LATITUDE AND LONGITUDE OF DIRECT DISCHARGE POINT IS NOT APPLICABLE SINCE THIS IS A CLOSED SYSTEM WITH NO DIRECT DISCHARGE TO ADJACENT SURFACE WATERS. HOWEVER, LATITUDE AND LONGITUDE OF THIS PROJECT AS INDICATED IN THE NOI IS 25°59'38.73"N/ 80°07'08.47"W AND LATITUDE AND LONGITUDE OF THE INTRACOASTAL WATERWAY IS 25°59'38.73"N/ 80°07'09.56"W.

C. CONTROLS

NARRATIVE – SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS.

CONSTRUCTION OF THE PUBLIX AT HOLLYWOOD PROJECT DRAINAGE SYSTEM INCLUDES DRAINAGE WELLS AND EXFILTRATION TRENCHES BOUNDED BY SOUTH OCEAN DRIVE ON THE EAST, THE INTRACOASTAL WATERWAY ON THE WEST AND PRIVATE PROPERTY ON THE NORTH AND SOUTH.

PRIOR TO COMMENCEMENT OF EACH PHASE OF CONSTRUCTION ACTIVITIES, ALL EROSION CONTROLS PERTAINING TO THAT PHASE MUST BE IMPLEMENTED.

TEMPORARY STABILIZATION:
DISTURBED PORTIONS OF THE SITE (E.G. EMBANKMENT AT TEMPORARY RAMPS) WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SOD OR TEMPORARY SEEDING AND MULCHING NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION:
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

1. EROSION AND SEDIMENT CONTROLS:

- (1) STABILIZATION PRACTICES:
- ☒ TEMPORARY SODDING
- ☒ TEMPORARY GRASSING
- ☒ PERMANENT SODDING, SEEDING OR SEED & MULCH
- ☒ TEMPORARY MULCHING
- ☐ ARTIFICIAL COVERING
- ☐ BUFFER ZONES
- ☐ PRESERVATION OF NATURAL RESOURCES

OTHER:

- (2) STRUCTURAL PRACTICES:
- ☒ SAND BAGGING
- ☒ SILT FENCES
- ☒ ROCK BAGS
- ☒ BERMS
- ☒ DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES
- ☐ PIPE SLOPE DRAINS
- ☒ FLUMES
- ☒ ROCK BEDDING AT CONSTRUCTION EXIT
- ☒ TIMBER BEDDING AT CONSTRUCTION EXIT
- ☒ DITCH LINER
- ☒ SEDIMENT TRAPS (DURING DE-WATERING)
- ☒ SEDIMENT BASINS
- ☒ STORM INLET SEDIMENT TRAP
- ☐ STONE OUTLET STRUCTURES
- ☒ CURBS AND GUTTERS
- ☒ STORM SEWERS
- ☒ VELOCITY CONTROL DEVICES
- ☒ TURBIDITY BARRIER
- ☐ RIP RAP

2. DESCRIPTION OF STORM WATER MANAGEMENT:

THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF CATCH BASINS AND STORM SEWERS THAT CONVEY STORMWATER INTO THE DRAINAGE WELLS AND EXFILTRATION TRENCHES THAT TREAT THE WATER QUALITY AND WATER QUANTITY REQUIREMENT.

3. OTHER CONTROLS

(1) WASTE DISPOSAL:
IN APPROVED OFFSITE AREAS PROVIDED BY THE CONTRACTOR.

- (2) OFFSITE VEHICLE TRACKING:
- ☒ HAUL ROADS DAMPENED FOR DUST CONTROL
- ☒ LOADED HAUL TRUCKS TO BE COVERED WITH TARPULIN
- ☒ EXCESS DIRT ON ROAD REMOVED DAILY
- ☒ STABILIZED CONSTRUCTION ENTRANCE

OTHER:

(3) SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION OF A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

(4) FERTILIZERS AND PESTICIDES:
FERTILIZER TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. IF STORED ON-SITE, STORAGE WILL BE IN COVERED SHED. THE CONTENT OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEPARATE PLASTIC BIN TO AVOID SPILLS.

(5) NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING) THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SPILLS TO BROWARD COUNTY DEVELOPMENT & ENVIRONMENTAL REGULATION DIVISION. THE CONSTRUCTION OF THE FOUNDATIONS FOR THIS PROJECT MAY REQUIRE DEWATERING. THE DEWATERING SYSTEM WILL BE FILTERED USING A WELL POINT SYSTEM IN ACCORDANCE WITH PERMIT REQUIREMENTS.

REMARKS:
IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED OR HAZARDOUS SPILLS OCCUR DURING CONSTRUCTION THE BROWARD COUNTY DEVELOPMENT & ENVIRONMENTAL REGULATION DIVISION SHALL BE CONTACTED AT THEIR HOTLINE: (954) 519-1499.

4. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS:

BROWARD COUNTY WATER MANAGEMENT DISTRICT, CITY OF HOLLYWOOD, AND FLORIDA DEPARTMENT OF TRANSPORTATION.

D. MAINTENANCE

ITEM:
SILT FENCE
ROCK BAGS
FLOATING TURBIDITY BARRIERS

CONSTRUCTION ENTRANCE
GRAVEL BED

MAINTENANCE:
ALL CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES DURING CONSTRUCTION.
IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S DAILY INSPECTION REPORT.
WHEN THE CONSTRUCTION ENTRANCE GRAVEL BEDS BECOME LOADED WITH SEDIMENTS, REWORK BEDS TO DISPLACE SEDIMENT LOAD AND RE-ESTABLISH EFFECTIVENESS OF THE GRAVEL BEDS.

E. INSPECTION

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5" OR GREATER. IN ADDITION, A DAILY REVIEW OF THE LOCATION OF SILT FENCES SHALL BE MADE IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CHANGED THE NATURAL CONTOUR AND DRAINAGE RUNOFF. IN ORDER TO INSURE THAT SILT FENCES AND OTHER EROSION CONTROL DEVICES ARE PROPERLY LOCATED FOR EFFECTIVENESS, A FORM ACCEPTABLE TO THE FDEP WILL BE USED TO REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. EACH INSPECTION REPORT SHALL BE SIGNED AND SUBMITTED WEEKLY TO THE PROJECT ENGINEER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S INSPECTION REPORT.



LEGAL DESCRIPTION

LOTS 26 AND 27, BLOCK 15 OF "BEVERLY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

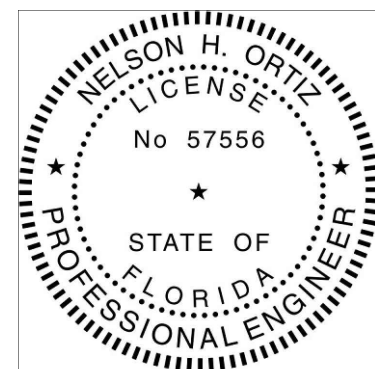


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FOR THE FIRM:
NELSON H. ORTIZ
PE-57556 (CIVIL)

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ORIGINAL SIGNATURE AND DATE.

PROJECT TITLE:

PUBLIX @ HOLLYWOOD

3100 SOUTH OCEAN DRIVE
HOLLYWOOD, FLORIDA

ISSUE:

NO. DATE REVISIONS BY

PROJECT INFORMATION:

PROJECT NUMBER: 18017

DATE: 04-10-18

DRAWN BY: S.D.

CHECKED BY: N.H.O.

APPROVED BY: N.H.O.

SCALE: AS SHOWN

SHEET TITLE:

STORMWATER POLLUTION
PREVENTION NOTES

SHEET NUMBER:

SWPPP-1



Check positive response codes before you dig!

SCALE: 1" = 20'



BY: _____ DATE: _____
DOES NOT INCLUDE APPROVAL
OF PAVEMENT MARKINGS & SIGNS



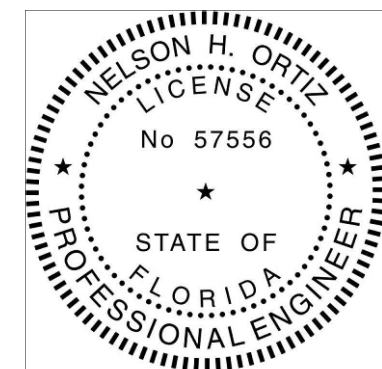


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PUBLIX @ HOLLYWOOD

3100 SOUTH OCEAN DRIVE
HOLLYWOOD, FLORIDA

PRELIMINARY

NO. DATE REVISIONS ISSUE:
BY

PROJECT INFORMATION:

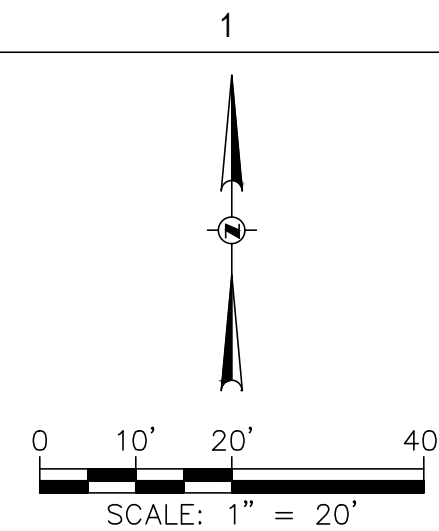
PROJECT NUMBER: 18017
DATE: 04-10-18
DRAWN BY: S.D.
CHECKED BY: N.H.O.
APPROVED BY: N.H.O.
SCALE: AS SHOWN

SHEET TITLE:

TRUCK PATH PLAN

SHEET NUMBER:

TP-1



ANY/ALL WATER WORK
(UNDER SEPARATE PERMIT)

INTRACOASTAL WATERWAY
PRIVATE YACHT BASIN PER PLAT
N04°42'13"E 240.00'

INTRACOASTAL WATERWAY

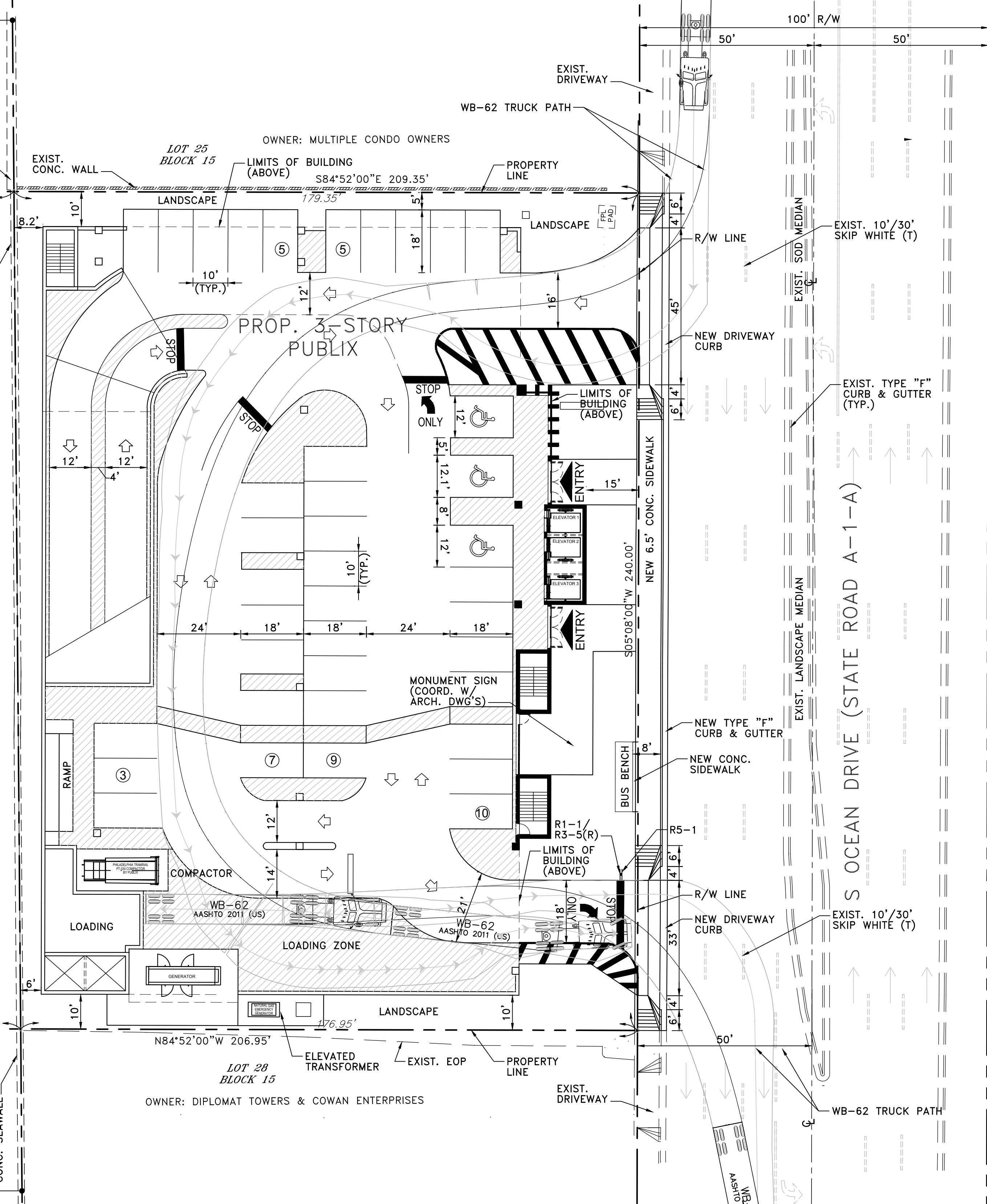
PRIVATE YACHT BASIN PER PLAT

N04°42'13"E 240.00'

ANY/ALL WATER WORK
(UNDER SEPARATE PERMIT)

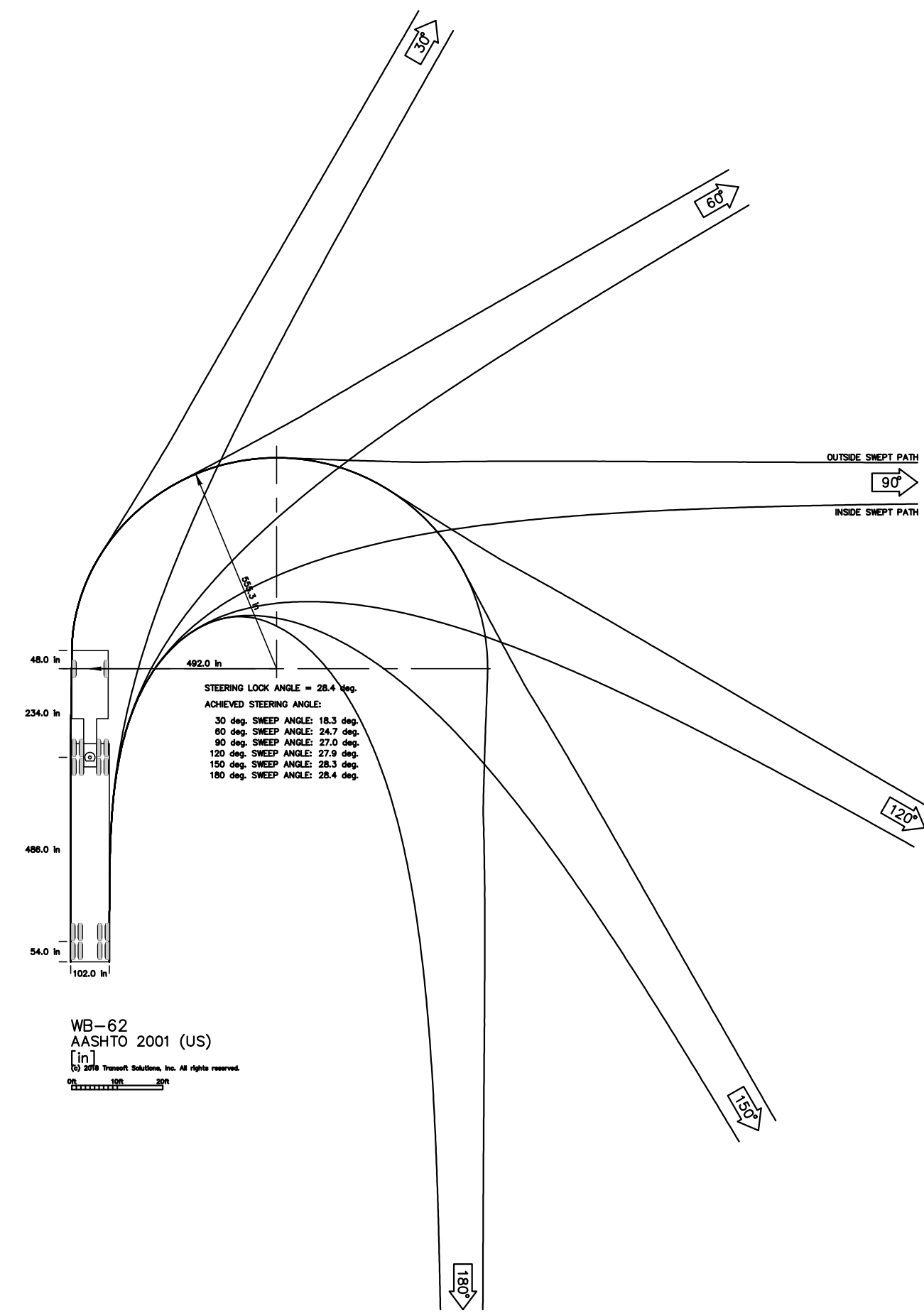
EXIST. 2.8' CONC. SEAWALL

EXIST. 1.8' CONC. SEAWALL

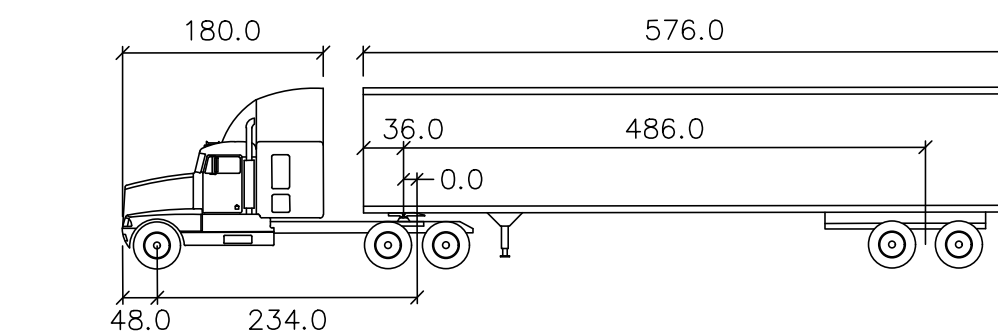


TRUCK PATH PLAN

SCALE: 1" = 20'



WB-62
AASHTO 2001 (US)
[in]
[ft]
[m]
[km]



WB-62

	inches		
Tractor Width	: 96.0	Lock to Lock Time	: 6.0
Trailer Width	: 102.0	Steering Angle	: 28.4
Tractor Track	: 96.0	Articulating Angle	: 70.0
Trailer Track	: 102.0		