

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: July 2, 2018 and October 8, 2018

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

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

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

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

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

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 17-DP-54

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

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

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

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

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

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

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

Telephone: _____ Fax: _____ Email Address: _____

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

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

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

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

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

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

Address: 1 East Broward Blvd. Suite 1800, Ft. Laud. FL 33301

Email Address: Dblattner@beckerlawyers.com

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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 6.21.18

PRINT NAME: Dawn Louise Meyer

Date: 6.21.18

Signature of Consultant/Representative: _____

Date: 6/25/18

PRINT NAME: Autumn Sorrow

Date: _____

Signature of Tenant: NA

Date: _____

PRINT NAME: NA

Date: _____

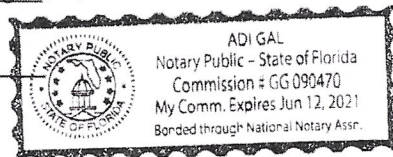
Current Owner Power of Attorney

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

Sworn to and subscribed before me

this 21 day of June 2018

Notary Public
State of Florida



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

Signature of Current Owner

Print Name

PLANNING DIVISION



File No. (internal use only): _____

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Signature of Current Owner: _____

Date: _____

PRINT NAME: 58 Oak LLC/Reuven Rogatinsky

Date: 6/21/18

Signature of Consultant/Representative: _____

Date: 6/25/18

PRINT NAME: Autumn Sorrow

Date: _____

Signature of Tenant: N/A

Date: _____

PRINT NAME: N/A

Date: _____

Current Owner Power of Attorney

Attorney for 58 Oak LLC
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 21st day of June, 2018

Notary Public

State of Florida

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



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

Signature of Current Owner Autumn Sorrow

Print Name



58 Oak (fka: Hollywood House)

Project Narrative/Criteria Statement

Request: Preliminary and Final TAC approval of a Site Plan

TAC Application Submittal: June 27, 2018 and October 8, 2018

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

LOCATION

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

BACKGROUND

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

LAND USE & ZONING

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

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

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

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

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

REQUEST

The applicant is seeking Final TAC approval to allow for the redevelopment of the Property for the purposes of constructing a mixed-use project with 58 multi-family units (apartments) and 9,270 square feet of leasable office use combined in one, five-story, 104,624-square foot building on 1.50 acres (the "Project"). With this Project the existing single-family home and accessory structures will be completely demolished and replaced with the Project. The proposed 58 multi-family units will be developed and conveyed as rental units. Each apartment unit will feature two-bedrooms with w/d hook-ups (with the exception of one unit consisting of one bedroom/one bathroom). The first floor will feature the parking, stair/elevators & lobby, while the second and third floors will contain both office users and apartments, and floors four & five will consist of apartment units.

Density/Intensity

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

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

Analysis of Article 6, Article II, 6.23

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

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

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

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

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

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

2. *Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.*

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

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

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

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

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

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

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

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

Response: Residents, business owners and their guests will access the project from the main entrance on the east site of North 58th Avenue; an additional egress-only driveway is also provided for motorists leaving the Project on the east site of North 58th Avenue. The Project has been designed, due to the size and unique configuration, to accommodate most of the parking

and circulation “garaged” and located under the building. The majority of the parking will be totally obscured from view from North 58th Avenue and Sterling Road.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONCLUSION

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

AJ Entitlements & Planning - Autumn Sorrow

Becker & Poliakoff, PA - David Blattner, ESQ

Avirom & Associates - John Doogan

Bowman Consulting - Bill Pfeffer, Eric Luipersbeck

Design and Entitlement Consultants - Ken DeLaTorre, Bill DuMond

Saltz Michelson - Charles Michelson, Scott Willis

Team GFA - Jeremy Ally



October 8, 2018

Deandrea Moise, Planner
City of Hollywood
Department of Development Services

Re: Oak 58 (fka: Hollywood House)
File number: 17-DP-54

Dear Deandrea,

Thank you for reviewing this application for the Oak 58 (fka: Hollywood House) mixed-use project. Included in this memorandum, please find the applicant's response to staff's comments in **bold** text.

A. Application Submittals

1. Provide Plat with next submittal to ensure compliance with any restrictions or limitations of the plat. County plat comments shall be required prior to submission for Final TAC. Furthermore, plat recordation shall be required prior to Board consideration.

Response: The applicant has included a copy of the Plat and Broward County's comments on the Plat with this submittal.

2. A boundary survey was provided which is insufficient for submittal. With next submittal remove boundary survey and provide an ALTA survey that shall:

Response: The survey has been revised to ALTA SPEC.

- a. Be based off of the O&E with a note stating such. **Response: The note has been added to the survey.**
- b. Extend to the centerline of all adjacent streets and alleys. **Response: The survey has been revised to include information to the centerline of adjacent streets.**
- c. Indicate angles and bearings, including light and utility poles, catch basins, man holes, and fire hydrants. **Response: The survey includes bearings, including light and utility poles, catch basins, manholes, and fire hydrants. The survey also includes all above ground features.**
- d. Natural features (topography: existing and proposed contours and/or spot grades). **Response: The Survey includes TOPO**

- e. Location of all buildings, including the location and size of berms, walls, under ground facilities, intersections, bridges, sidewalks, driveways, curbs and streets. **Response: The survey includes existing site improvements.**
- f. Indicate abutting and internal street and their widths, including existing curb-cuts/ driveways to the surrounding properties within 100 ft. **Response: The Survey shows existing widths and driveways within 100 feet.**
- g. Easements and dedications with O.R. or plat book and page numbers. **Response: Based on the Title Commitment/Report there are no plottable easements to show on the survey.**
- h. Provide net and gross property size in square feet and acreage. Ensure consistency with Site Plan. **Response: The total property size is shown and matches the site plan.**

3. Updated O & E was not provided. Include updated O& E in next submittal. O & E shall:

- a. Be dated within 30 days of submittal package
- b. Indicate it was searched from time of platting or 1953 (earliest of the two)
- c. Legal description of property
- d. Name all current owners
- e. Names of all outstanding mortgage holders or a no lien affidavit
- f. Listing of all hard copy of all recorded encumbrances (if none, state so)

Response: The O&E (we call it the Title Search) has been updated to address items a-f and is included after the document titled "Opinion of Title".

4. Revise tabular data to be clear on what is required and what is provided. Ensure that all minimums required are accurate as outlined in the code.

Response: The Tabular Data on Sheet SP1 has been updated.

5. Various inconsistencies were identified in the Parking Reduction strategies. Revise accordingly.

Response: The Parking reduction strategy numbers have been updated on Sheet SP1.

6. Provide breakdown of building areas and square footage for each floor.

Response: The building area breakdown and square footage of each floor has been provided on Sheet SP1.

7. On cover sheet list all applicable meeting dates, including Preliminary TAC date.

Response: The meeting dates have been provided on Sheet CO1.

8. Several inconsistencies were identified on tabular data. Ensure consistency between tables.

Response: The Tabular Data on Sheet SP1 has been updated.

9. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Board. Provide update with next submittal.

Response: There are no known homeowner's associations in the immediate vicinity. The applicant has been direct communication with the property manager of the "Sterling 56" development directly to the east of the project. Additionally, the applicant sent public notification letters to all of the surrounding residents and included copies of the same in March 2018 submittal. It is important to note that the applicant did not receive any responses as a result of the letters. As part of the City's public notice requirements, the applicant will post the property and send out the required letters prior to the Final TAC meeting on October 22, 2018.

10. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website:

http://www.broward.k12.fl.us/propertymgmt/Growth_Management/meetings/Docs/PublicSchoolImpactApplication.pdf

Response: The applicant has completed the Broward County School Board impact fee application. The School Board's approval of the same is included in the County Plat comments (page 19 of 25).

11. Provide written responses to all comments with next submittal. Additionally next submittal should include a CD of submitted documents organized in the same order as physical submittal sets.

Response: This letter serves as the responses to all comments. The applicant has provided a thumb-drive with all the electronic copies organized in the same order as the physical submittal.

12. Additional comments may be forthcoming.

Response: Acknowledged.

B. Zoning

1. No column shall be within three feet of the entrance to a parking space. Dimension all columns adjacent to parking stall.

Response: The column dimensions have been added to the plans on sheets SP1 & A1.1.

2. Work with Engineering to ensure appropriate signage is provided for vehicular access points that are one way.

Response: Traffic and vehicular signage has been included in the civil engineering drawings.

3. Illustrate two foot overhang for parking on plans. Overhang shall not be used in calculation for pervious area.

Response: The two foot vehicle overhang has been provided on sheet SP1.

4. Provide separate Vehicular Use Area diagram illustrating compliance with VUA landscape requirements and at grade parking requirements.

Response: The VUA diagram drawing has been added. See sheet VUA.

5. Single parking decks under buildings shall be pursuant to the district or subdistrict Building Requirements Table and other applicable requirements as listed in Article 4.6.A. Revise accordingly.

Response: The parking deck complies with Article 4.6.A. See sheet SP1.

6. Dimension all vertical and horizontal projections to ensure compliance with setback requirements.

Response: All of the vertical and horizontal projections have been labeled on the plans. See Sheets SP1 and A1.1

7. Balconies on second floor on south façade are not illustrated on site plan and shall be dimensioned from property line.

Response: The balconies on the second floor on the south facade have been dimensioned from the property line. See Sheet A1.2

8. Additional comments may be forthcoming.

Response: Acknowledged.

C. Architecture and Urban Design

1. Composition of volumes, materials, textures, columns, and patterns, creates inessential conflict in the overall design. Reconsider design to create harmony between all elements.

Response: Comment acknowledged, please see the materials board and revised architectural plans submitted with this application.

2. Provide rendering that accurately reflects drawings and surrounding area.

Response: A rendering has been provided with this submittal, please see Sheet C01.

3. North façade should be designed to be a prominent entry point as it is located along Stirling road.

Response: Comment acknowledged. Due to the irregular shape of the property and site constraints, the northernmost portion of the site has been designed to accommodate the pool and outdoor recreation amenities. The access to the site and building will be provided via a semi-circle and partially under the building which will provide for a sense of arrival for the residents and guests.

4. Corner elements are not cohesive with overall architecture. Revise accordingly.

Response: Comment acknowledged, please see the materials board and revised architectural plans submitted with this application.

5. What is the proposed design of the dumpster enclosure? Ensure enclosure is appropriately integrated into the design.

Response: Internal trash chutes within the building will empty into the dumpster enclosure on the ground floor, thus eliminating the need for residents to exit the building to dispose of trash. The rear doors of the dumpster will open so that the trash bins can be wheeled out to the trucks on trash collection days.

6. What amenities are proposed to be provided in the "Building Services" room?

Response: A gym that will feature aerobic equipment and weight machines/free weights for strength training. Depending on the needs and desires of the future residents, the building services room may be modified to accommodate billiards, movie room, and/or a meeting room.

7. Provide material samples and paint chips with next submittal.

Response: The material board with paint chips has been provided with this submittal.

Terrence Comiskey A.I.A., Architect, 954-921-3900

1. Application is substantially compliant.

Response: Acknowledged.

D. Signage

1. For review, full signage package shall be provided, including signage details, signs illustrated on Elevations, dimensions on Site Plan, etc.

Response: Please see sheets A1.1 and A2.0 for the proposed signage.

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

Response: Acknowledged.

E. Lighting

1. Note on site plan shall be revised to state that maximum foot-candle at all property lines shall be 0.5.

Response: A note indicating the maximum foot-candle level has been provided on the plans. See the notes box on Sheet SP1.

F. Green Building

1. Continue to work with the Building Division to ensure compliance with Green Building requirements.

Response: Acknowledged.

G. Engineering

1. Show on plans for new sidewalk to connect to Stirling Road. Complied.

Response: Acknowledged.

2. No columns shall be within 3 feet of the entrance to a parking space. Please provide dimensions on plan.

Response: The building columns are not within 3 feet of the entrance to parking spaces; see civil plans.

3. Parking requirements review and approval by Planning is required.

Response: Acknowledged. The applicant is currently working with the Planning Department on the parking requirements, including the request for shared parking reduction calculations for mixed use.

4. Provide civil plan details such as curbing and sidewalk. Complied.

Response: Acknowledged.

5. Sheet SP1, revise hatching for the material to be used for sidewalks, the Planting Area hatch was used. Provide for 6" thick concrete sidewalk. Complied.

Response: Acknowledged.

6. Show locations of existing utility poles and trees to remain along property line on N 58 Avenue. Adjust sidewalk alignment to avoid conflicts. Provide offset of 6" from the property line. Complied.

Response: Acknowledged.

7. Provide typical detail for parking stalls, both standard and ADA accessible. Parking stall dimensions on Sheet SP1 shows 18' stall depth and Sheet C5 shows 17' with 2' overhang. Both sheets show inconsistent parking stall widths as well. On Sheet C5, ADA accessible parking stalls are shown as 8', minimum is 12'. Complied

Response: Acknowledged.

8. Sheet SP1, parking stalls south of the Trash Room does not meet minimum parking stall width of 8.5'. Complied.

Response: Acknowledged.

9. Sheet SP1, please provide width for the parallel parking. Please provide dimension for the parallel parking adjacent to the circular drive on Sheet SP1.

Response: The parallel parking dimensions have been added to Sheet SP1.

10. Indicate length of the vehicle turnaround. Comment no longer applicable.

Response: Acknowledged.

11. Discrepancy exists between Sheet SP1 and Sheet C5 for loading zone dimension.

Response: The proposed loading zone is 10-feet x 25-feet as indicated on Sheet SP 1 and Sheet C5.

12. Loading space vertical clearance is minimum 14'.

Response: The Loading space vertical clearance complies with the minimum requirement.

13. On civil plans, show sight triangles meeting Code 155.12. Complied.

Response: Acknowledged.

14. For utility connections along N 58 Avenue, show area of pavement restoration required within City rights- of-way. Full alley width pavement restoration with minimum 10' beyond trench length is required. Provide pavement restoration details. Complied.

Response: Acknowledged.

15. Is there existing street and pedestrian level lighting on N 58 Avenue? If not, please provide.

Response: Currently there is not street and pedestrian level lighting on N 58th Avenue; the applicant will work with FPL to ensure proper streetlight and pedestrian lights are provided.

16. No Parking signs along N 58 Avenue are recommended. Approval from Broward County Traffic Engineering would be required.

Response: Acknowledged. The applicant intends to provided “No Parking” signs along N 58th Avenue and the applicant will work with Broward County for approval of the same.

17. Review for park impact fees is required. Park impact fees are due prior to issuance of City Building Permit.

Response: Acknowledged. The applicant provided a copy of the park impact fee application during the Preliminary TAC submittal in July.

18. Transportation Engineering Comments by Rick Mitinger:

a. The dimensions for all proposed signing (R1-1, R5-1, etc.) should be shown in the plans. All dimensions must be compatible with those given in the Manual on Uniform Traffic Control Devices.

b. All related work must be in compliance with the details shown in Broward County’s Pavement Markings and Sign Details, Sheet 1 of 1, and the applicable Florida Department of Transportation Design Standard indices. These documents should be listed as references in the plans to ensure compliance by the contractor.

c. Striping for all parking spaces should be 6” rather than 4” as currently shown in the plans. It should be further clarified that the marking delineating the handicapped accessible parking spaces are to be blue.

d. Specify that all pavement markings be applied using thermoplastic material.

e. It is recommended that approximately 25 feet of 6” double yellow striping be installed in conjunction with all 24” white stop bars within the parking garage area to allow for better vehicle positioning.

f. There is a section of 6” white diagonal striping bordered by 6” white striping painted shown in the plans to provide traffic separation in the center of the parking area. This area should be bordered with either 6” double yellow striping or 8” solid yellow striping and the interior diagonal striping should be 18” wide yellow thermoplastic paint at approximately 5’ center-to-center spacing. In addition, this painted separator should be extended further north to the stop bar. Two-way amber raised reflective pavement markers (RPMs) should also be installed in accordance with the above referenced standards.

g. Install 6” wide double yellow thermoplastic centerline markings along N. 58th Avenue with 2-way amber RPMs throughout the length of the proposed development and beyond connect to the existing double yellow centerline to the north and south.

h. Install 12” white thermoplastic crosswalk markings connecting new sidewalk across both points of access to the site, along with and ADA compliant pedestrian ramps and surfaces.

i. It appears that the proposed loading spaced located in the southwestern portion of the site may be inaccessible if the two adjacent vehicular parking spaces are occupied. Please verify that the offset dimensions are adequate for all parking and loading maneuvers.

j. The signing and pavement markings for the proposed one-way driveway exiting the site onto N. 58th Avenue should be modified. It is typically not appropriate to mount any signing on the back side of a Stop sign unless the octagonal shape will remain visible. This can be done depending on the size of the signs being erected back-to-back; however, it may be necessary to use separate posts. “One Way” signs (R6-1, 36”x12”) should be mounted above both proposed “Do Not Enter” signs.

Response: The plans have been revised to show compliance with A-J.

H. LANDSCAPING

1. Provide information updated tree survey for existing trees on site on a separate table include: location, species, estimated ht./spread, and caliper diameter of trunks.

Response: An updated tree survey has been included with this resubmittal.

2. Provide a detailed tree disposition plan and landscape plan by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, planning and development board and historic preservation board and irrigation. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR and section 6 landscape Plan details and specifications for technical review process. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. As per submitted clarity is required in terms of amount of trees proposed to be removed, large tree species diversity deficiency as per code requirements, trees not meeting minimum height or DBH requirements at planting.

Response: A detailed tree disposition plan has been submitted with this resubmittal.

3. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

Response: Irrigation Plans will indicate an automatic underground irrigation system and will be provided during the building permit process.

4. Additional comments may be forthcoming at Building permit submittal.

Response: Acknowledged.

5. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species are the exception and count 1:1 as trees: Royal Palm, Phoenix sylvestris / Medjool / reclinate / canariensis, Bismarkia, and Coconut. Minimum height requirements for all palms at planting is 8' of GW or CT.

Response: Acknowledged.

6. Courtesy comment: No tree removals without a tree removal sub- permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub- permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal requirements.

Response: Acknowledged.

I. Utilities

Water & Sewer Review Comments:

1. Provide water and sewer demand calculations on proposed Water & Sewer plans.

Response: Please see the updated water and sewer plans.

2. A Tri-Party Agreement will be necessary to allow connection to existing private lift station PF001107. The agreement must be signed by this project's owner, and the owner of the private lift station. Also, provide a signed and sealed letter from the Engineer of Record certifying that the existing system that this project will connect to has sufficient capacity, and is good enough condition to handle the proposed sanitary sewer flows from the proposed development.

Response: Acknowledged, the applicant is currently drafting the Tri-Party Agreement to allow connection to the existing private lift station PF001107. The Engineer of Record will provided the signed and sealed letter certifying the capacity of the existing system once the pressure assessment of the existing 5 HP hydromatic pump is completed by MOPS (Manufactured Odorless Pump Stations).

3. Contractor to locate sewer clean out installed at time of demolition. Cannot connect directly into existing sanitary sewer manhole.

Response: Acknowledged.

Drainage Review Comments:

1. Update survey to show existing elevations shown on grading plan. Survey must also include adjacent crown of road elevations.

Response: An updated survey has been included with the application package that also includes the FEMA flood zone info, adjacent crown of road elevations, property line elevations and onsite elevations.

2. Submit drainage calculations and soils report to verify length of exfiltration trench and ensure that stormwater will have sufficient storage. Include pre vs post development storm routing calculations.

Response: Drainage calculations and the soils report (prepared by Team GFA and submitted with the initial application) are provided.

3. Show how roof drains will be collected and retained.

Response: The use of any roof drains will be designed to collect as much rainwater as possible and the scuppers will funnel the water from the roof and sides of the building. Please see Paving, Grading & Drainage Plan, Sheet C-9, showing downspout and collector pipe locations.

4. Provide perimeter cross sections including swale transition areas meeting adjacent property elevations. Provide 6" deep perimeter swale. All stormwater must be retained onsite.

Response: All stormwater will be retained onsite; please see updated civil plans for cross sections.

5. Proposed finished floor elevation must be 18-inches above highest adjacent crown of road elevation, or one foot above the FEMA Base Flood Elevation (BFE), whichever is higher. Finished floor elevation of all equipment servicing the building, and all areas that is solely used for limited storage, building access or parking must meet the referenced minimum finished floor elevation requirement. The areas used for limited storage, building access, or parking, that does not meet the minimum finished floor elevation, must include flood vents per FEMA Technical Bulletin #1. That is, one square inch of flood opening per one square foot of enclosed area.

Response: Acknowledged. The finish floor elevation (FFE) has been set 1' above BFE = 7' NAVD. Areas used for limited storage, building access or parking shall be flood proofed up to the elevation of highest adjacent crown of road, or 11.50' NAVD.

6. Layout of south residential lobby shown on Sheet A1.1 does not match outline shown on C-sheets.

Response: The Civil Plans have been updated to match Sheet A1.1

7. Landscape architect should coordinate with civil plans to accommodate for drainage retention swales.

Response: Acknowledged.

8. NPDES – Over 1 acre

The construction activity on this site is regulated and required to obtain the NPDES Construction Generic Permit (CGP) from DEP. Failure to obtain permit coverage and/or maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to \$27,500.00 per day.

Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required and CGP Notice of Intent (NOI) must be submitted to DEP. SWPPP must be maintained at the job site at all times until the project is terminated and Notice of Termination (NOT) filed with DEP. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff.

Construction sites and operations shall be required to maintain during and after all construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in stormwater runoff.

For additional information regarding NPDES regulations please contact:

Florida Department of Environmental Protection 2600 Blair Stone Road, MS #2500 Tallahassee,
FL 32399-2400
(850) 245-7522

Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes

Response: The applicant will comply with all DEP requirements relating to the NPDES Construction Generic Permit and SWPPP prior to earthwork and construction activity.

J. Building

1. Application is substantially complaint.

Response: Acknowledged

K. Fire

1. This review is limited to fire dept. access and water supply. A full review will be completed at time of building permit application using the 6th edition FFPC and Broward Amendments although other items are noted at this time.

Response: Acknowledged

2. Water supply must meet NFPA 1, 18.4.5.2. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921- 3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements for each building.

Response: A hydrant flow test was performed on February 20, 2018; the hydrant flow test chart recording and hydrant flow test results were included in the March 2018 submittal package.

3. As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.

Response: A hydrant flow test was performed on February 20, 2018; the hydrant flow test chart recording and hydrant flow test results were included in the March 2018 submittal package. The hydrant flow test did not require the provision for a new fire hydrant.

4. Provide a note on civil drawings that underground fire main work will be completed by a contractor holding a Class I, II, or V license per FS 633.102.

Response: The requested note has been included on the civil drawings.

5. Show the location of the fire dept. connection, fire line and size up to each building on civil drawings.

Response: The location of the fire department connection, fire line and size up to the building has been shown on the Utility Plan, Sheet C-11.

6. A bi-directional amplifier is required per NFPA 1, 11.10.

Response: Acknowledged. Please see the Notes sections on Sheet SP1.

7. Per NFPA 1, 12.3.2* a quality assurance program for the installation of devices and systems installed to protect penetration and joints shall be prepared and monitored by the registered design professional responsible for design. Inspections of fire stop systems and fire-resistive joint systems shall be in accordance with 12.3.2.1 and 12.3.2.1. Architectural plans will be required to show this information moving forward for buildings three stories or greater in height. Provide a note on the plan regarding NFPA 1, 12.3.2*.

Response: The building is considered a Type 1-B building which will be fully sprinkled; the applicant will add the requested note on the construction drawings.

8. A knox box will be required for after hours in the event Fire needs to access the building.

Response: Acknowledged. Please see the Notes sections on Sheet SP1.

9. How will the fire dept. respond to the back of the building? Show turning radius for that area around the building. Our turning radius is 28'.5" interior radius, 38' centerline of the turning radius, 45' exterior. A hydrant should be proposed for the back of the building. See NFPA 1, 18.5.4.3.

Response: The building will be fully sprinkled; however should fire trucks ever need to respond to the back of the building there is an existing street immediately to the east of the property that the fire department can utilize.

10. A Fire alarm system and supervised fire sprinkler system required.

Response: The building will be fully sprinkled and will contain the required fire alarms.

11. Door is swinging the wrong way from stair #2, 1st floor.

Response: The doorway swing for stair number two on the first floor has been revised. See Sheet A1.1.

L. Public Works

1. No comments received.

Response: Acknowledged

M. Parks, Recreation and Cultural Arts

1. Application shall be revised to include Park Impact fee application.

Response: The Park Impact fee application was included in the Preliminary TAC submittal in July 2018.

N. Community Development

1. Previous comment about upgrading parking surface material is reiterated

Response: Acknowledged. At this time, the applicant is proceeding with using asphalt for the parking area.

2. Provide details of perimeter fence design

Response: At this time, a perimeter fence is not proposed. A detail shall be provided for the pool screening wall.

3. Narrative says each unit to have W/D hook-ups. Plans show W/D. Clarify whether W/D are provided, or just hook-ups.

Response: At this time W/D hook-ups are proposed.

4. Are any units affordable for households earning 100% of Area Median Income (\$68,600 for family of 3), or less? Affordable housing is housing for which the occupant(s) is/are paying no more than 30 percent of their income for gross housing costs, including utilities. For a household of 3 earning 100 percent of AMI (\$5,716 per month), gross housing costs must not exceed \$1,714 per month to be considered affordable.

Response: The estimated rent is \$1,500 to \$1,700.

O. Economic Development

1. Address the variation in the # of units AJ entitlements and application say 58 multifamily dwelling units – Broward County Development Review report says 47.

Response: Broward County has revised their report to address the additional 11 units proposed; a copy of the same is included in the application documents.

P. Police Department

1. Application is substantially compliant.

Q. Downtown and Beach CRA

1. N/A

R. Parking

1. Application is substantially compliant.

S. Additional Comments

1. Additional comments may be forthcoming.

Response: Acknowledged.

CONCLUSION

On behalf of the applicant and the property owner, AJ Entitlements and Planning LLC, appreciates your review and comments on this application. If you have any questions or require additional information, please contact me at 561-284-2472 at your earliest convenience.

Sincerely,

Autumn Sorrow



October 5, 2018

Mr. Guillermo Salazar
City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022

Re: 58 Oak – 17-DP-54
TAC Report Response Letter

Dear Mr. Salazar,

The purpose of this letter is to respond to the Staff comments pertaining to the Technical Advisory Committee Report dated July 12, 2018. Below is a summary on how each comment is being addressed.

Landscaping Division

1. Provide information updated tree survey for existing trees on site on a separate table include: location, species, estimated ht./spread, and caliper diameter of trunks.

Response: An updated Tree Location Map prepared by Earth Advisors Inc. was included in this re-submittal that depicts the existing trees and palms within the property boundaries. Additionally, a Health and Condition Evaluation Worksheet was provided to coincide with the Tree Location Map that depicts species, height and spread, and caliper diameter of the existing trees and palms.

2. Provide a detailed tree disposition plan and landscape plan by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, planning and development board and historic preservation board and irrigation. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR and section 6 landscape plan details and specifications for technical review process. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. As per submitted clarity is required in terms of amount of trees proposed to be removed, large tree species diversity deficiency as per code requirements, trees not meeting minimum height or DBH requirements at planting.

Response: As stated in the response to comment #1, a Health and Condition Evaluation Worksheet is being provided with the re-submittal that details the disposition for each of the existing trees and palms on site. Tabular data has been included on the plans that address and identify the city of Hollywood requirements for landscape as outlined.

3. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.

Response: Irrigation plans are not included in the re-submittal package at this time but will be included during building permitting submittals. A note has been included on the Landscape Plans stating that all landscaped areas will be will receive 100% coverage via an automatic system that meets city codes, etc.

4. Additional comments may be forthcoming at Building Permit submittal.

Response: Acknowledged.

5. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" DBH/12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. The following palm species are the exception and count 1:1 as trees: Royal Palm, Phoenix sylvestris/Medjool/reclinata/canariensis, Bismarkia, and Coconut. Minimum Height requirements for all palms at planting is 8' of GW or CT.

Response: The proposed trees and palms will meet the minimum requirements as per comment. There are existing trees to be left in place along the 58th Street buffer and along the east buffer of the site.

Courtesy comment: No tree removals without a sub-permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal requirements.

Response: Comment acknowledged.

Per the initial site plan that was submitted, an effort is being made to retain some of the existing trees and palms on site at the Owner's request. These trees and palms are depicted on the Landscape Plans based on their actual canopy sizes that was determined by Earth Advisors, Inc and as shown on their Health and Condition Evaluation Worksheet. Based on the large size of the trees to remain, it was decided to utilize small to medium sized trees within the buffer and as street trees due to the large overhead canopies and also the subsequent location of existing power lines. Additionally, due to

the large canopy sizes and the height of the proposed building, small to medium sized trees were used within the vehicular use area due simply to a lack of room.

The revised Landscape Plans depict a lesser amount of trees to remain than the previously submitted plan due a closer examination of the existing trees and the report provided by Earth Advisors, Inc. The main concerns are the greenspace needed to accommodate the root system of the existing trees and the space between the proposed building and the canopies of the existing trees. The cutting of roots required by site development for excavation for foundations, subgrade, elevation changes, etc. would prove to be hazardous as it is cutting into the Critical Root Zone area of the trees. Additionally, the removal of canopy in some instances would be in excess of 25% which would also prove hazardous.

Upon review of the plans please do not hesitate to contact me if you have any questions or comments. I know that a meeting will need to be scheduled in the near future to discuss and negotiate tree mitigation based on canopy removal and the Health and Condition Evaluation worksheet.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill DuMond".

Bill DuMond, Project Manager
Design and Entitlement Consultants, LLC./
Divine Design Landscape, LLC.

STORMWATER MANAGEMENT REPORT

FOR

58 OAK

4231 N 58th Ave,
Hollywood, FL

September 13th, 2018

Justin Thompson, P.E.

Florida License No. 84595

Bowman Consulting Group, LTD.

Board of Professional Engineers –

Certificate of Authorization No. 30462

PROJECT #010508-01-001

13450 W. Sunrise Boulevard, Suite 320
Sunrise, FL 33323
954.314.8480
www.bowmanconsulting.com

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Introduction

Project Information

The project consists of two (2) parcels located at 4231 N. 58th Avenue in the City of Hollywood, Florida. The Folio Numbers of the properties are 514101000040 and 514101000041, located in Broward County and is currently zoned North Mixed Use. The lot occupies approximately 65,184 square-feet (1.50 Acres). The project proposes the construction of a five story, one hundred and four thousand, eight hundred and eighty (104,880) square-foot residential & office Mixed Use Facility with first floor garage parking.

Site Conditions

Existing Conditions

The existing site contains multiple residential structures and is approximately sixty-nine percent (69%) pervious, generating a Runoff Curve Number (RCN) of 68. There are five (5) existing driveways along the west property line of the site along North 58th Avenue.

Proposed Conditions

The project proposes the construction of a five story, one hundred and four thousand, eight hundred and eighty (104,880) square-foot residential building (GFA). A new drainage system will be constructed consisting of catch basins, exfiltration trench and underground storage system to keep runoff from leaving the site. Under proposed conditions, the site will be twenty-five (25%) percent pervious grass and open space and seventy-five (75%) percent impervious.

Water Table

The geotechnical report enclosed describes the water table elevations encountered during the soil borings and exfiltration rate studies done on the site. On average, the water table was encountered at a depth between 5 and 5.5 feet below existing ground surface. This corresponds with the Broward County Future Groundwater Elevation of 2' (NAVD).

Flood Elevations

The FEMA FIRM map 12086C0301L indicates the site to be in FEMA Flood Zone AH, which has a determined Base Flood Elevation of 7.00' (NAVD).

Land Use Calculations

Existing Conditions

Area Description	Square Feet	Acreage	%
Building	7,446	0.17	11
Paving	12,449	0.29	20
Grass / Open Area	45,289	1.04	69
Total Area	65,184	1.50	100

Proposed Conditions

Area Description	Square Feet	Acreage	%
Building	5,254	0.12	8
Sidewalk / Paving	43,742	1.00	67
Grass / Open Area	16,188	0.37	25
Total Area	65,184	1.50	100

Soil Storage and Runoff Calculations:

Existing Conditions CN

According to the SFWMD Manual, page F-1, the depth to water table is between 5' and 5.5' which corresponds to a developed available storage of 6.75" for flatwoods-type soils.

Therefore, $S_{COMP} = 6.75''$.

$$\% \text{ Impervious} = \frac{0.46 \text{ ac}}{1.50 \text{ ac}}$$

$$\% \text{ Impervious} = 0.307$$

$$S = S_{COMP}(1 - \% \text{ Impervious})$$

$$S = 6.75''(1 - 0.307)$$

$$S = 4.68''$$

$$CN = \frac{1000}{S + 10}$$

$$CN = \frac{1000}{4.68 + 10}$$

$$CN = 68.12$$

Proposed Conditions CN

According to the SFWMD Manual, page F-1, the depth to water table is between 5' and 5.5' which corresponds to a developed available storage of 6.75" for flatwoods-type soils. Therefore, $S_{COMP} = 6.75''$.

$$\% \text{ Impervious} = \frac{1.12 \text{ ac}}{1.50 \text{ ac}}$$

$$\% \text{ Impervious} = 0.75$$

$$S = S_{COMP}(1 - \% \text{ Impervious})$$

$$S = 6.75''(1 - 0.75)$$

$$S = 1.69''$$

Stormwater Management Report

58 Oak – 4231 N. 58th Ave. Hollywood, FL 33021

$$CN = \frac{1000}{S + 10}$$

$$CN = \frac{1000}{1.69 + 10}$$

$$CN = 85.54$$

METHODOLOGY

Water Quality

Per South Florida Water Management District design criteria, water quality treatment is required for wet detention areas. The wet detention volume shall be provided for the first inch of runoff from the developed project, or the total runoff of 2.5 inches times the percentage of imperviousness, whichever is greater. The required water quality volume of 0.106 ac-ft will be met in the proposed exfiltration trench on site, which provides 0.116 ac-ft. of storage.

- **1 in. x Site**

$$\left(1in. \times 1.50ac. \div 12 \frac{in}{ft}\right) = 0.125 ac.-ft$$

∴ 0.125 ac.-ft. Required Water Quality

- **2.5 in. x (% Impervious)**

- Site Area for WQ Calculation:

$$(Total\ Site - Roof\ Area) = 1.50ac - 0.71ac = 0.79ac$$

- Imperv. Area for WQ Calculation:

$$(Site\ Area - Pervious) = 0.79ac - 0.37ac = 0.42ac$$

- Percentage of Imperv. For WQ Calculation:

$$(Imperv.\ Area\ for\ WQ \div Site\ Area\ for\ WQ) \times 100\%$$

$$(0.35ac \div 0.65ac) \times 100\% = 53\%$$

$$(2.5\ in \times 53\%) = 1.33\ inches\ to\ be\ treated$$

- **Inches to be treated x Total Site Area = Treatment Volume**

$$(1.33\ in. \times 1.50\ ac.) = 2.00\ ac.-in.$$

$$\left(2.00\ ac.-in. \div 12 \frac{in.}{ft.}\right) = 0.167\ ac.-ft.$$

∴ 0.167 ac.-ft. Required Water Quality

- **0.167 ac.-ft. > 0.125 ac.-ft.**

0.167 ac.-ft ← Controls

Dry Detention System Criteria is 75% of Required Water Quality Treatment

75% x 0.167 ac-ft = 0.125 ac-ft

Water Quality Treatment Required = 0.125 ac-ft

Water Quality Treatment Provided = 0.130 ac-ft

Dry Pre-treatment

Per South Florida Water Management District design criteria, dry pre-treatment is required for 0.5 inches times the entire project area ($0.5'' \times 1.50\text{-acres} / 12 = 0.063\text{ ac-ft}$). The required dry pre-treatment volume of 0.063 ac-ft will be met within the proposed underground storage system onsite. The proposed underground storage system provides a total storage volume of 0.116 ac-ft.

Dry Pre-Treatment Required = 0.063 ac-ft

Dry Pre-Treatment Provided = 0.650 ac-ft

Pre vs. Post Analysis

A Pre vs. Post analysis has been performed to model the existing conditions and compare it to the proposed conditions. Please see Appendix A for the Stage Storage tabulations and Cascade Model outputs. In the pre-development & post-development conditions, the site was modeled as a single basin for stage/storage calculations with zero offsite discharge points.

Stage Storage Tabulation

Existing Conditions

WSEL	Area (ft ²)	Average Area (ft ²)	Change in Head (ft)	Change in Volume (ft ³)	Total Volume (ft ³)	Total Volume (ac-ft)	Storage
4.00	485				0	0.00	ONSITE
		2,819	1.00	2,819			
5.00	5,152				2,819	0.06	
		8,529	1.00	8,529			
6.00	11,906				11,348	0.26	
		17,309	1.00	17,309			
7.00	22,712				28,657	0.66	
		26,881	1.00	26,881			
8.00	31,050				55,538	1.27	
		38,059	1.00	38,059			
9.00	45,067				93,596	2.15	
		46,036	1.00	46,036			
10.00	47,005				139,632	3.21	
		47,005	1.00	47,005			
11.00	47,005				186,637	4.28	

Proposed Conditions

WSEL	Area (ft ²)	Average Area (ft ²)	Change in Head (ft)	Change in Volume (ft ³)	Total Volume (ft ³)	Total Volume (ac-ft)	Storage
3.00	15,000				0	0.00	UNDRGRD STORAGE
		15,000	1.00	14,250			
4.00	15,000				14,250	0.33	
		15,000	1.00	14,250			
5.00	15,000				28,500	0.65	ONSITE
		0	1.00	0			
6.00	500				28,500	0.65	
		775	1.00	775			
7.00	1,050				29,275	0.67	
		24,171	1.00	24,171			
8.00	47,292				53,446	1.23	
		53,652	1.00	53,652			
9.00	60,012				107,098	2.46	
		60,315	1.00	60,315			
10.00	60,617				167,413	3.84	

SFWMD Rainfall Used for Modeling Purposes

Storm Event	Rainfall (Inches)
5-year, 1-day	7
10-year, 1-day	8
25-year, 3-day	13
100-year, 3-day	17

Maximum Stage

Storm Event	Pre (NAVD)	Post (NAVD)
5-year - 1-day	7.13'	7.11'
10-year, 1-day	7.33'	7.32'
25-year - 3-day	8.24'	8.20'
100-year – 3day	8.81'	8.60'

CONCLUSION

In summary, the proposed drainage system will provide adequate storm water management in order to construct the proposed Mixed Use Facility. Dry pre-treatment volume is being met by providing 0.650 ac-ft of storage volume in the exfiltration trench, when only 0.065 ac-ft is required. Water quality volume is being met by providing 0.130 ac-ft of storage volume in the exfiltration trench, when only 0.125 ac-ft is required. In addition, the Cascade models run for the 5-Year, 1-day and 25-Year, 3-Day show an equivalent or improved max stage from the pre-development to post-development conditions. All mechanical and habitable spaces will be flood proofed to elevation 12.25' NAVD, which is 12" above the adjacent highest crown of road which is 11.72'; moreover, the elevation of flood-proofing will be approximately 3.65' above the proposed 100 year – 3 day storm max stage of 8.60'.

Appendix A

EXFILTRATION TRENCH DESIGN CALCULATIONS

58 Oak, Hollywood FL

RUNOFF

Area	=	65154	sf
CN	=	85.5	
S	=	(1000/CN)-10	
S	=	1.695906	
P	=	2.5	in
Runoff	=	$\frac{(P-0.2S)^2}{(P+0.8S)}$	
Runoff	=	1.21	in
	=	6573	cf

RETENTION PROVIDED

Exfiltration

K_1	=	0.000570	cfs/sq ft - ft head
K_2	=	0.000550	cfs/sq ft - ft head
K_3	=	0.000530	cfs/sq ft - ft head

(From Geotechnical Report from GFA International, dated Feb 8, 2017)

K_{avg}	=	0.000550	cfs/sq ft - ft head
-----------	---	----------	---------------------

L	=	$\frac{V}{(K * (H_2 * W + 2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s)) + ((1.39 \times 10^{-4}) * (W * D_u))}$
-----	---	---

V	=	$L * (K * (H_2 * W + 2 * H_2 * D_u - D_u^2 + 2 * H_2 * D_s)) + ((1.39 \times 10^{-4}) * (W * D_u))$
-----	---	---

V	=		=	0.15	ac-ft
			=	6573	cf
			=	1.81	ac-in
W	=	Trench Width	=	6	feet
K	=	Hydraulic Conductivity	=	0.000550	cfs/sq ft - ft head
H_2	=	Depth to Water Table	=	4.60	feet
D_u	=	Non-saturated trench depth	=	2.60	feet
D_s	=	Saturated Trench Depth	=	0.00	feet

wt el. = 2 navd

Length of Trench Required, L	=	68	ft
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SUMMARY

68 LF of exfiltration trench with 0.150 ac-ft of storage has been provided, thus containing the required Water Quality Volume of 0.125 ac-ft. A safety factor of 2.0 is provided.

Project Name: 58 Oak - Existing 5 yr 1 Day

Reviewer: JT

Project Number: 010063-02-082

Period Begin: Aug 10, 2017;0000 hr End: Aug 11, 2017;0600 hr Duration: 30 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 7 inches

Area: 1.5 acres

Ground Storage: 1 inches

Time of Concentration: 0.17 hours

Initial Stage: 4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
5.00	0.06
6.00	0.26
7.00	0.66
8.00	1.27
9.00	2.15
10.00	3.21
11.00	4.28

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	7.13	25.80	4.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.74	0.00	0.00	0.00	0.74	0.00

Project Name: 58 Oak - Existing 10 yr 1 Day

Reviewer: JT

Project Number: 010063-02-082

Period Begin: Aug 10, 2017;0000 hr End: Aug 11, 2017;0600 hr Duration: 30 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: 1.5 acres

Ground Storage: 1 inches

Time of Concentration: 0.17 hours

Initial Stage: 4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
5.00	0.06
6.00	0.26
7.00	0.66
8.00	1.27
9.00	2.15
10.00	3.21
11.00	4.28

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=====	=====	=====	=====	=====

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
=====	=====	=====	=====	=====
Site	7.33	25.80	4.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Site	0.86	0.00	0.00	0.00	0.86	0.00

Project Name: 58 Oak - Existing 25yr 3 Day

Reviewer: JT

Project Number: 010063-02-082

Period Begin: Aug 10, 2017;0000 hr End: Aug 14, 2017;0400 hr Duration: 100 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: 1.5 acres

Ground Storage: 1 inches

Time of Concentration: 0.17 hours

Initial Stage: 4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
5.00	0.06
6.00	0.26
7.00	0.66
8.00	1.27
9.00	2.15
10.00	3.21
11.00	4.28

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	8.24	73.60	4.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	1.48	0.00	0.00	0.00	1.48	0.00

Project Name: 58 Oak - Existing 100yr 3 Day

Reviewer: JT

Project Number: 010063-02-082

Period Begin: Aug 10, 2017;0000 hr End: Aug 14, 2017;0400 hr Duration: 100 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: 17 inches

Area: 1.5 acres

Ground Storage: 1 inches

Time of Concentration: 0.17 hours

Initial Stage: 4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
5.00	0.06
6.00	0.26
7.00	0.66
8.00	1.27
9.00	2.15
10.00	3.21
11.00	4.28

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=====	=====	=====	=====	=====

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
=====	=====	=====	=====	=====
Site	8.81	73.60	4.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Site	1.98	0.00	0.00	0.00	1.98	0.00

Project Name: 58 Oak - Proposed 5 yr 1 Day

Reviewer: JT

Project Number: 010063-02-082

Period Begin: Aug 10, 2017;0000 hr End: Aug 14, 2017;0400 hr Duration: 100 hr

Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 5 year

1 Day Rainfall: 7 inches

Area: 1.5 acres

Ground Storage: 1.1 inches

Time of Concentration: 0.17 hours

Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.33
5.00	0.65
6.00	0.65
7.00	0.67
8.00	1.23
9.00	2.46
10.00	3.84

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	7.11	25.60	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.73	0.00	0.00	0.00	0.73	0.00

Project Name: 58 Oak - Proposed 10 yr 1 Day

Reviewer: JT

Project Number: 010063-02-082

Period Begin: Aug 10, 2017;0000 hr End: Aug 14, 2017;0400 hr Duration: 100 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: 1.5 acres

Ground Storage: 1.1 inches

Time of Concentration: 0.17 hours

Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.33
5.00	0.65
6.00	0.65
7.00	0.67
8.00	1.23
9.00	2.46
10.00	3.84

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=====	=====	=====	=====	=====

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
=====	=====	=====	=====	=====
Site	7.32	25.60	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Site	0.85	0.00	0.00	0.00	0.85	0.00

Project Name: 58 Oak - Proposed 25 yr 3 Day

Reviewer: JT

Project Number: 010063-02-082

Period Begin: Aug 10, 2017;0000 hr End: Aug 14, 2017;0400 hr Duration: 100 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: 1.5 acres

Ground Storage: 1.1 inches

Time of Concentration: 0.17 hours

Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.33
5.00	0.65
6.00	0.65
7.00	0.67
8.00	1.23
9.00	2.46
10.00	3.84

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
=====	=====	=====	=====	=====

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
=====	=====	=====	=====	=====
Site	8.20	73.40	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
=====	=====	=====	=====	=====	=====	=====
Site	1.47	0.00	0.00	0.00	1.47	0.00

Project Name: 58 Oak - Proposed 100 yr 3 Day

Reviewer: JT

Project Number: 010063-02-082

Period Begin: Aug 10, 2017;0000 hr End: Aug 14, 2017;0400 hr Duration: 100 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: 17 inches

Area: 1.5 acres

Ground Storage: 1.1 inches

Time of Concentration: 0.17 hours

Initial Stage: 3 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
3.00	0.00
4.00	0.33
5.00	0.65
6.00	0.65
7.00	0.67
8.00	1.23
9.00	2.46
10.00	3.84

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
-------	-----------	-----------	-----------	-----------

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	8.60	73.60	3.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	1.97	0.00	0.00	0.00	1.97	0.00



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

August 2, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – August 2, 2019
THIS LETTER IS NOT A PERMIT APPROVAL

Bill Pfeffer
Bowman Consulting Group, Ltd
13450 Sunrise Boulevard, Suite 320
Sunrise, FL 33323

Dear Bill Pfeffer:

RE: **August 2, 2018 - Pre-application Meeting for Category B Driveway**
Broward County - City of Hollywood, Urban; SR 848; Sec. # 86016; MP: 2.910
Access Class - 05; Posted Speed - 45 mph; SIS - N; Ref. Project:

Request: Use existing side street N 58th Avenue along SR 848/Stirling Road.

SITE SPECIFIC INFORMATION

Project Name & Address: **Residential – Office Mixed Use - 4231 N 58 Avenue, Hollywood, FL 33021**
Applicant/Property Owner: **Dawn Louise Meyer**
Parcel Size: **1.50 Acres** Development Size: **10,000 SF/General Office, 58 DU/Residential**

NO OBJECTION

This decision is based on your presentation of the facts, site plan and survey - please see the **conditions** and **comments** below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

Comments:

- **The Proposed site doesn't generate significant amount of trips.**

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: geysa.sosa@dot.state.fl.us.

For: AS

cc: Roger Lemieux

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2018-08-02\3. 86016 MP 2.910 SR 848_Residential-Office Mixed\86016 MP 2.910 SR 848_Residential-Office Mixed.docx

Sincerely,

Ashok Sampath, M.S.

District Access Management Manager



Environmental Protection and Growth Management Department

PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

1 North University Drive, Suite 102A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

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

SUBJECT: **REVISED** Development Review
Report & Notification of Readiness

PLAT NAME: 58 Oak

PLAT NO: 034-MP-17

TRANSMITTAL DATE: September 11, 2018

WRITTEN AUTHORIZATION
MUST BE RECEIVED BY: November 11, 2018

TRAFFICWAYS EXPIRATION: November 25, 2018

Dear Mr. Doogan:

As per the requirements Section 5-189(h)(7) of the Broward County Land Development Code, we have completed the revised Development Review Report for the above referenced application prepared pursuant to your Project Update Sheet changing the plat name from Hollywood House to 58 Oak, revising the residential use from 47 midrise to 58 midrise units and expanding the plat boundary along with the acreage. A copy of the revised Development Review Report is attached.

Because of this plat update revision, significant changes were made to the FS 177 Recommendations. Since the north plat limits is at Stirling Road a functionally classified state road, a FDOT letter will be required. Please note that the archaeological comment (Staff Comment 21) was revised as the Archaeologist has indicated that the proposed development may have an adverse effect on previously recorded adjacent sites. Please contact Matt DeFelice at (954) 357-5506 for additional information

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

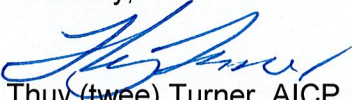
If there are any objections to the Development Review Report, they must be specified in the "written authorization to proceed." **However, if the letter to proceed contains any objections not previously raised in the "Letter of Objections," staff may recommend deferral of the plat at the County Commission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

John Doogan
September 11, 2018
Page 2

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

If you have any questions, please contact Howard Clarke at 954-357-5760 or hoclarke@broward.org.

Sincerely,



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

Attachment

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

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

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

PROJECT DESCRIPTION

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

LAND USE

Existing Use:	3 Single Family Units	Effective Plan:	Hollywood
Proposed Use:	58 Mid-Rise Units, 14,200 Sq. Ft. Office	Plan Designation:	Transit Oriented Corridor (TOC). See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Multi-family Residence, Vacant	North:	TOC & Low Med (10) Res. (Dania Beach)
South:	Single Family Residence	South:	Transit Oriented Corridor
East:	Multi-family Residence	East:	Medium (15) Residential
West:	Single Family Residence, Vacant	West:	Transit Oriented Corridor
Existing Zoning:	RM-12	Proposed Zoning:	North Mixed Use

RECOMMENDATION (See Attached Conditions)

DEFERRAL: Until the plat mylar is submitted to the Highway Construction and Engineering Division.
DEFERRAL: Until a revised Opinion of Title and Adjacent Right of Way Report is submitted to the Highway Construction & Engineering Division. See Staff Recommendation No. 3)B
DEFERRAL: Until a pre-application approval letter from the Florida Department of Transportation is submitted to the Planning & Development Management Division. See Staff Comment No. 23

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

SERVICES

Wastewater Plant:	Hollywood (03/18)	Potable Water Plant:	Hollywood (04/17)
Design Capacity:	55.5000 MGD	Design Capacity:	37.500 MGD
12-Mo. Avg. Flow:	38.4000 MGD	Peak Flow:	24.880 MGD
Est. Project Flow:	0.0048 MGD	Est. Project Flow:	0.020 MGD

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

PARKS

SCHOOLS

Dwelling Units	Impact Fee
58	*

Local:

Regional:

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

* See Staff Comment No. 5

* See Finding No. 2

* See Staff Recommendation No. 8

* See Staff Comment No. 6

* See Finding No. 4

* See Staff Recommendation No. 8

TRANSPORTATION

Concurrency Zone: South Central	Trips/Peak Hr.	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	23	*	N/A
Non-res. uses:	44	*	N/A
Total:	67	*	N/A

* See Staff Comment No. 3

* See Finding No. 1

* See Staff Recommendation No. 8

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 58 mid-rise units and 14,200 square feet of office. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.

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

- 2) Trafficways approval is valid for 10 months. Approval was received on January 25, 2018. **Please note that this approval will expire November 25, 2018.**
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 4) At the time of plat application, 3 single family detached residences existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. **No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.**
- 5) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. **However, this determination expires on February 2, 2019 and an updated SCAD letter will be required prior to plat approval.** See the attached School Capacity Availability Determination received from the School Board.

- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 47 mid-rise units will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 7) This plat is located in a Wellfield Zone 3 of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 8) Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 9) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, please contact the Water and Environmental Licensing Section at 954-519-1483.
- 10) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 11) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be

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

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

Environmental Engineering and Permitting Division must approve any dewatering activities at this site.

- 19) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 20) This property is within 20,000 feet of Fort Lauderdale-Hollywood International Airport and North Perry Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 21) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development may have an adverse effect on previously recorded resource(s). The subject property is located adjacent to previously identified archeological zone AZ-17. AZ-17 is a physiographic feature characterized as a large everglades island, historically, such locations provided conditions for prehistoric habitation and use. Five archeological sites have been recorded in the vicinity of the subject property:
 - A) 8BD2913 (Bryan Homestead) historic/pioneer settlement 320 feet
 - B) 8BD2911 (Muhley Site) prehistoric site 700 feet
 - C) 8BD2912 (Museum Site) prehistoric habitation 1,500 feet
 - D) 8BD2907 (Forester Site) prehistoric habitation 1,600 feet
 - E) 8BD1501 (Council Oak) Seminole Site 1,700 feet

The archaeologist notes that this property is located in the City of Hollywood and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Hollywood Planning Department. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner of State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

- 22) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 23) This plat is served by BC Transit Routes 15 and 16 on Stirling Road.
- 24) With the expansion of the plat boundary, the north plat limit extends to Stirling Road (SR 848). Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant must submit a pre-application approval letter from the Florida Department of Transportation. **The applicant should consult with and obtain the approval of the Florida Department of Transportation prior to final plat submittal. Contact the District Access Management Engineer at 777-4350 to discuss permissible access.**
- 25) The attached comments received from the Broward County Planning Council indicate that this plat is in compliance with the effective land use plan. It also notes regarding affordable housing, that this plat was subject of Broward County Land Use Plan Amendment PC 10-1-0 and is not subject to Policy 2.16.2, as it did not propose any additional residential units to the Broward County Land Use Plan.
- 26) The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- 27) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at:
www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.
- 2) This plat has been reviewed by the School Board and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. **However, this determination will expire on February 2,**

2019, and an updated School Capacity Availability Determination (SCAD) letter will be required prior to plat approval. See the attached School Capacity Availability Determination received from the School Board.

- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINOSA@BROWARD.ORG.

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

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

1) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
 - 1) The legal description in the Opinion of Title makes reference to parcels not shown on the plat or in the legal description on the plat. Review and revise prior to mylar submittal.
 - 2) This plat is within the plat recorded in P.B. 1, PG. 118, D.C.R. Review and revise the description and plat subtitles as necessary.
 - 3) Review the label on the plat drawing for the line that is the first call in the second parcel in the description. That call indicates that the end of the line at the applicable Point of Beginning is 200' south on the north line of Section 1-51-41. It does not indicate that the line is parallel to said section line. Additionally, show the WEST bearing as a Deed bearing. Review and revise as necessary.
- B) Show radial bearings where lines intersect non-tangent curves.

- C) Show any found monumentation at the Point of Commencement.
- D) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Additionally, specify which quarter-section of Section 1-51-41 the reference line is the north line of. Review and revise as necessary.
- E) Provide closure reports, with areas, of the plat boundary and parcels created by the plat.
- F) Explain the description of monumentation at the land corners shown on the plat where the labels indicate that no monumentation was recovered at the corners.
- G) Review the label for the easternmost northeast corner of the plat as it pertains to an aliquot part of Section 1-51-41 and revise as necessary.
- H) Full dimensioning and square footage must be shown on all dedicated right-of-way, if applicable.
- I) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the following website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
- J) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

2) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way or specific purpose parcels to be created by this plat in the Dedication language.
- B) Mortgagees must clearly join in the dedications on the plat. **Review the name of the plat and revise the Mortgage Dedication block as necessary.**
- C) Depict the entire right-of-way width of North 58 Avenue (Old Davie Road) and Stirling Road adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.

- D) Obtain and provide copy of the latest FDOT Right-of-Way map for Stirling Road adjacent to the plat. Add label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- E) Proposed right-of-way must be clearly labeled and dedicated by the plat, if applicable.
- F) All proposed easements must be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town – but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.

3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat. **The legal description in the Opinion of Title makes reference to Parcels not shown on the plat or in the legal description on the plat. Review and revise prior to mylar submittal.**
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.
- B) **The submitted Opinion of Title is unacceptable in its current format. The search period must be from the beginning. In addition to the foregoing, the County Attorney's Office will not accept an opinion with "qualification language," in other words, an opinion that states they are basing the opinion solely on a title company's documentation and they have not done any independent investigation of their own.**

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

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

The Adjacent Right-of-Way report is incomplete. It does not document the full rights-of-way adjacent to the plat. This report is to be a search of the adjacent right-of-way to determine its full width and the instruments that created it. Provide copies of all recorded documents.

Review and revise both report prior to mylar submittal.

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

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

- C) The Dedication on the original mylar must be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust. **There are two owners listed in the opinion of title, however there is only one shown on the plat. Review and revise as necessary.**
- D) All mortgagees must execute the plat with original signatures, seals and witnesses.
- E) Acknowledgments and seals are required for each signature.

4) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) The Planning and Development Management Division file number "**034-MP-17**" must be shown inside the border in the lower right-hand corner on each page.
- C) Remove the label for the aliquot part of Section 1-51-41 from within the plat boundary.
- D) Verify the name of and the recording information for the Western Broward Resurvey this plat is within. Review Miscellaneous Plat Book 6, Page 19, B.C.R. and revise as necessary.
- E) Revise the Location Sketch to include the entire plat in the shaded area.
- F) The plat borders must be 1/2-inch on three sides with a 3-inch margin on the left side.
- G) The plat original must be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- H) The sheet size must be 24 inches by 36 inches.

5) SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177.
- B) Space for the County Administrator's signature is no longer required on plats in Broward County. Revise the signature block for the Broward County Finance and Administrative Services, County Records Division – Revise Minutes Section signature block as necessary.
- C) Remove the signature block for the Broward County Finance and Administrative Services, County Records Division – Recording Section, based on the above comment.
- D) The plat must include proper dates for signatures.

- E) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Hollywood conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

6) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

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

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

GENERAL RECOMMENDATIONS

- 7) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.
- 8) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development Management and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 9) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must

submit a current tax letter from the Revenue Collection Division providing proof of payment.

- 10) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

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

- 11) Place a note on the face of the plat reading:

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

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

This plat is restricted to 58 mid-rise units and 14,200 square feet of office. No free standing or drive-thru bank facilities and/or commercial/retail uses are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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

Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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



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



034-MP-17
58 Oak



0 187.5 375 750 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2018

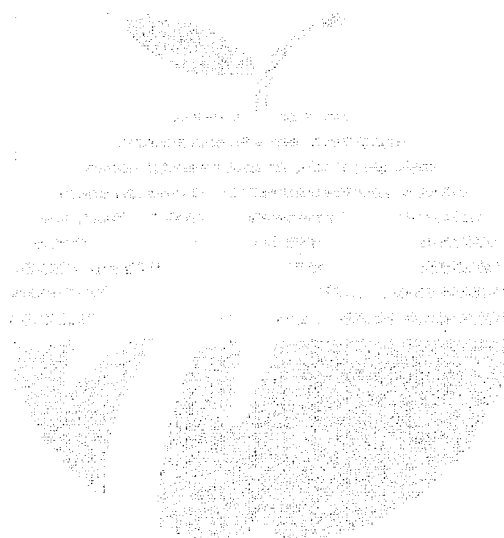
The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-2342-2017

County Number: 034-MP-17 Municipality Number: TBD
58 Oak f/k/a Hollywood House

August 7, 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
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: August 7, 2018	Single-Family:	14,200 SF Office Use	Elementary: 2
Name: 58 Oak f/k/a Hollywood House	Townhouse:		
SBBC Project Number: SBBC-2342-2017	Garden Apartments:		Middle: 1
County Project Number: 034-MP-17	Mid-Rise: 58		
Municipality Project Number: TBD	High-Rise:		High: 1
Owner/Developer: Dawn Louise Meyer and 58 Oak LLC	Mobile Home:		
Jurisdiction: Hollywood	Total: 58		Total: 4

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Stirling	767	767	618	-149	-8	80.6%	0
Attucks	1,227	1,227	700	-527	-23	57.0%	21
Hollywood Hills	2,667	2,667	1,990	-677	-27	74.6%	28

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
Stirling	618	-149	80.6%	631	638	645	652	659
Attucks	721	-506	58.8%	710	712	725	738	730
Hollywood Hills	2,018	-649	75.7%	1,959	1,953	1,947	1,941	1,935

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		
				18/19	19/20	20/21
New Life Charter Academy	600	130	-470	130	130	130

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

School(s)	Description of Improvements
Stirling	There are no capacity additions scheduled in the Adopted District Educational Facilities plan that will modify the reflected FISH capacity of the school.
Attucks	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.

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 58 (two or more bedroom) mid-rise units, which is anticipated to generate 4 (2 elementary, 1 middle and 1 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2017/18 school year include Stirling Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), these Schools are operating below the adopted Level of Service (LOS) of 100% gross capacity. Also, 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), these schools are projected to operate below 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, the charter schools located within a two-mile radius of the site and their associated data are depicted herein. 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 for 180 days for a maximum of 58 (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 February 2, 2019. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

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

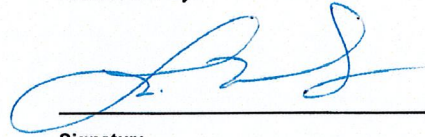
SBBC-2342-2017 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

8-7-18

Date



Signature

Lisa Wight


Name

Planner

Title



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

FROM: Barbara Blake Boy, Executive Director 

RE: 58 Oak (f/k/a Hollywood House)
(034-MP-17) City of Hollywood

DATE: August 27, 2018

This memorandum updates our previous comments regarding the referenced plat dated December 29, 2017.

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

Regarding the proposed office uses, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 2,000,000 square feet of "Office" uses. To date, including this proposed development, 63,921 square feet of "Office" use has been proposed by plat or granted development permits. Therefore, the proposed 14,200 square feet of office use is in compliance with the permitted uses of the effective land use plan.

Regarding the proposed residential use, the subject Transit Oriented Corridor permits a maximum of 5,309 residential units. To date, including this proposed development, 2,812 units have been proposed by plat or granted development permits. Therefore, the proposed 58 mid-rise dwelling units are in compliance with the permitted uses of the effective land use plan.

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

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

North: Transit Oriented Corridor and Low Medium (10) Residential (City of Dania Beach)
South: Transit Oriented Corridor
East: Medium Residential
West: Transit Oriented Corridor

58 Oak
August 27, 2018
Page Two

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

BBB:DBT

cc: Dr. Wazir Ishmael, City Manager
City of Hollywood

Shiv Newaldass, Interim Director, Development Services
City of Hollywood



THIS INSTRUMENT WAS PREPARED BY:
JOHN T DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594

LAND DESCRIPTION:

A PORTION OF THE NW ¼ OF THE NE ¼ OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NW ¼ OF THE NE ¼; THENCE, NORTH ALONG THE EAST LINE OF SAID NW ¼ OF THE NE ¼/4, A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING NORTH ALONG SAID EAST LINE 381.64 FEET; THENCE, WEST PARALLEL TO THE SOUTH LINE OF SAID NW ¼ OF THE NE ¼, A DISTANCE OF 83.87 FEET TO THE EAST RIGHT-OF-WAY OF OLD DAVIE ROAD; THENCE, SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 326.27 FEET TO THE POINT OF CURVATURE OF A 125.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 40°23'01", AN ARC DISTANCE OF 88.10 FEET TO A POINT OF NON-TANGENCY; THENCE, EAST PARALLEL WITH SAID SOUTH LINE OF SAID NW ¼ OF THE NE ¼, A DISTANCE OF 230.49 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PORTION OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 1; THENCE ON AN ASSUMED BEARING OF NORTH ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 1129.68 FEET, MORE OR LESS, TO A POINT 200.00 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AND THE POINT OF BEGINNING; THENCE WEST A DISTANCE OF 84.65 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD DAVIE ROAD; THENCE NORTH 11°30'16" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 190.66 FEET; THENCE NORTH 47°53'48" EAST A DISTANCE OF 29.73 FEET TO SAID SOUTH RIGHT-OF-WAY LINE STIRLING ROAD AND THE BEGINNING OF A 5676.58 FOOT RADIUS CURVE TO THE SOUTH; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°02'58" AN ARC DISTANCE OF 4.90 FEET TO SAID EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 1; THENCE SOUTH ALONG EAST LINE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN BROWARD COUNTY, FLORIDA AND CONTAINS 65,153 SQUARE FEET MORE OR LESS.

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS, THAT 58 OAK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "58 OAK".

IN WITNESS WHEREOF: SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 201__.

WITNESS: _____ BY: _____
PRINT NAME: _____ NAME: _____

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD } SS
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION. HE/SHE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AND OATH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS _____ DAY OF _____, 201__.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC - STATE OF FLORIDA

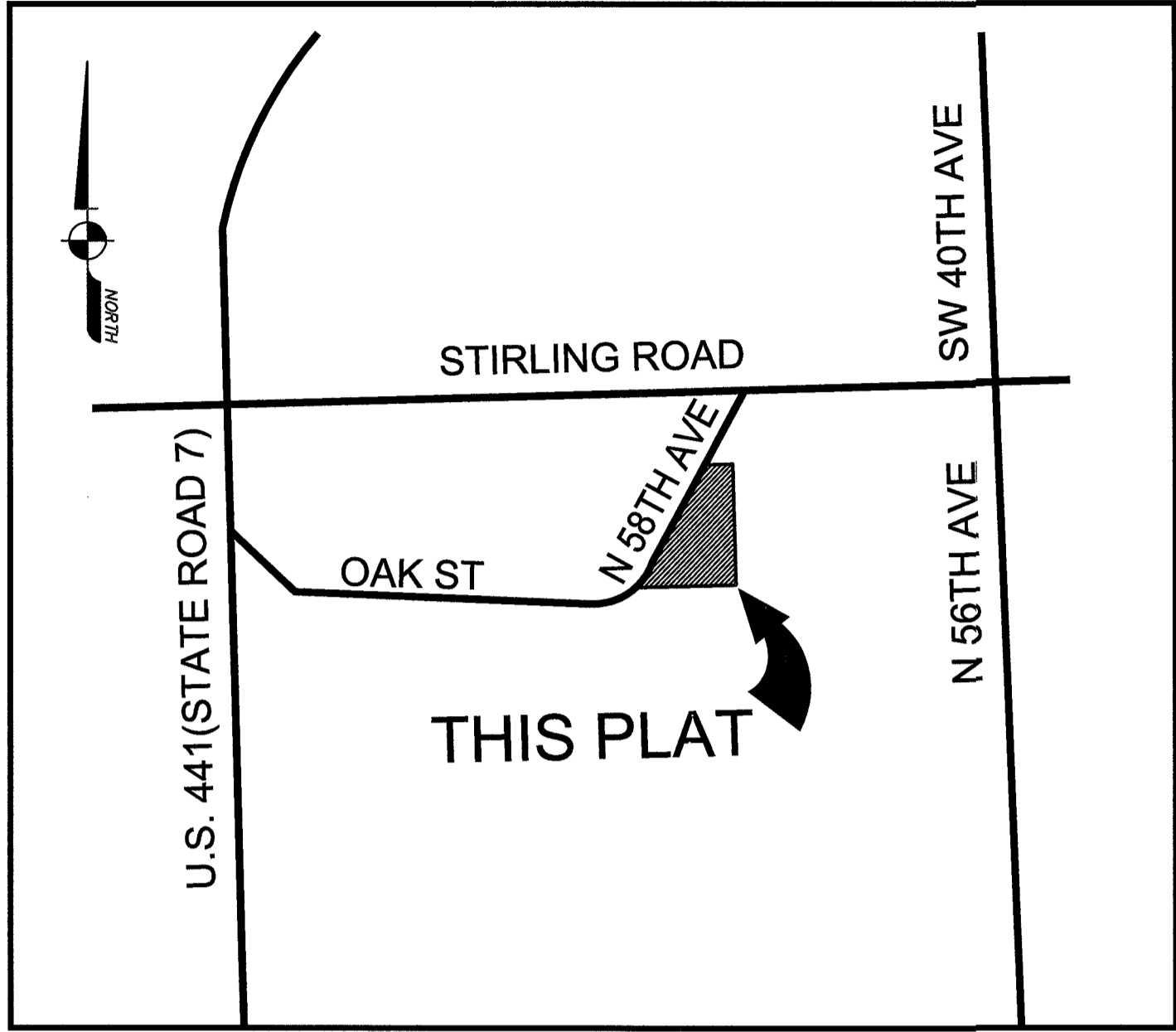
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COUNTY ENGINEER	SURVEYOR	CITY OF HOLLYWOOD	CITY ENGINEER	COUNTY SURVEYOR

58 OAK
A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER
OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



LOCATION SKETCH

(NOT TO SCALE)

DEDICATION BY MORTGAGE HOLDER:

STATE OF _____
COUNTY OF _____ } SS

KNOW ALL MEN BY THESE PRESENTS, THAT FIRST NLC FINANCIAL SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED NOVEMBER 22, 2006. FILED IN OFFICIAL RECORDS BOOK 43194 PAGE 1112 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "HOLLYWOOD HOUSE", AND TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF: FIRST NLC FINANCIAL SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 201__.

FIRST NLC FINANCIAL SERVICES, LLC, A FLORIDA LIMITED
LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME: _____ NAME: _____
TITLE: _____

WITNESS: _____
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____ } SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF FIRST NLC FINANCIAL SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED AND DID NOT TAKE THE OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 201__.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 201__.

MY COMMISSION EXPIRES:



NOTARY PUBLIC

CITY COMMISSION:

STATE OF FLORIDA
COUNTY OF BROWARD } SS

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, IN AND BY RESOLUTION No. _____, ADOPTED THIS ____ DAY OF _____, 201__, AND BY SAID RESOLUTION PARCEL "A" AS SHOWN ON THIS PLAT WAS ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ APPROVED: _____
PATRICIA CERNY LUIS LOPEZ, P.E.
CITY CLERK CITY ENGINEER

APPROVED BY: _____
JOSH LEVY
MAYOR

PLAT BOOK _____, PAGE _____
SHEET 1 OF 2

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH
MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY: THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

THIS _____ DAY OF _____, 201__ A.D.

BY: _____
DESIGNEE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS _____ DAY OF _____, A.D. 201__.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201__.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION**

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 201__ A.D.

BY: _____
MAYOR - COUNTY COMMISSION

BY: _____
DEPUTY

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION**

THIS IS TO CERTIFY: THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 201__, AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORD VERIFIED.

BY: _____
DEPUTY

**BROWARD COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

DATE: _____

BY: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS 4030

DATE: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 201__.

DATE: _____

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
50 SW 2ND AVENUE, BOCA RATON, FL. 33432
CERTIFICATE OF AUTHORIZATION NUMBER 3300
AVIROM & ASSOCIATES, INC.

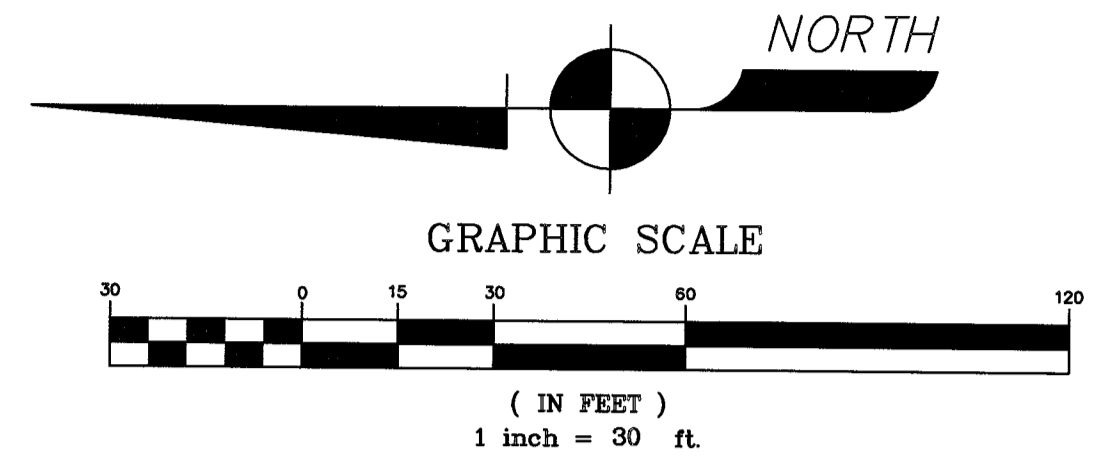
PLANNING FILE NO. #034-MP-17

THIS INSTRUMENT WAS PREPARED BY:
JOHN T DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594

58 OAK

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER
OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 2



PARCEL 'A'
EMERALD PARK
(P.B. 112/30, B.C.R.)

P.O.C.
SOUTHEAST CORNER OF
NW 1/4 OF THE NE 1/4
SECTION 1-51-41

P.O.B.

N: 622896.912
E: 917271.511

N02°13'13"W (G)
NORTH (D)

750.00'

581.64'

PLAT LIMITS

EAST LINE OF NW 1/4 OF THE NE 1/4
OF SECTION 1-51-41

PARCEL "A"
54,552 SQUARE FEET
1.2523 ACRES

EAST R/W LINE
OLD DAVIE ROAD

PLAT LIMITS

326.27'

516.92'

N: 622895.548
E: 917091.091

R=125.00'
L=98.10'
Δ=40°23'01"

N: 622888.616
E: 917041.560

N87°55'45"E (G)
EAST (D)

PLAT LIMITS
A PORTION OF THE
NW 1/4 OF THE NE 1/4
SECTION 1-51-41

PARALLEL W/SOUTH LINE
OF THE NE 1/4
SECTION 1-51-41

230.46' (D)
229.71' (C)

A PORTION OF
SECTION 1-51-41

P.O.B.
(TOGETHER WITH)

PORTION OF THE
NW 1/4 OF THE NE 1/4
SECTION 1-51-41

NORTH 58TH AVENUE
(OLD DAVIE ROAD)
50' PUBLIC RIGHT-OF-WAY
F.D.O.T. RIGHT-OF-WAY MAP
SECTION 86516-2602, SHEET 1 OF 22
(MMB 8/2, B.C.R.)

LOT 12
SEMINOLE ESTATES
(P.B. 21/15, B.C.R.)

LOT 1
SEMINOLE ESTATES
(P.B. 21/15, B.C.R.)

RANGE 41 EAST HAVING A BEARING OF N87°52'41"E.

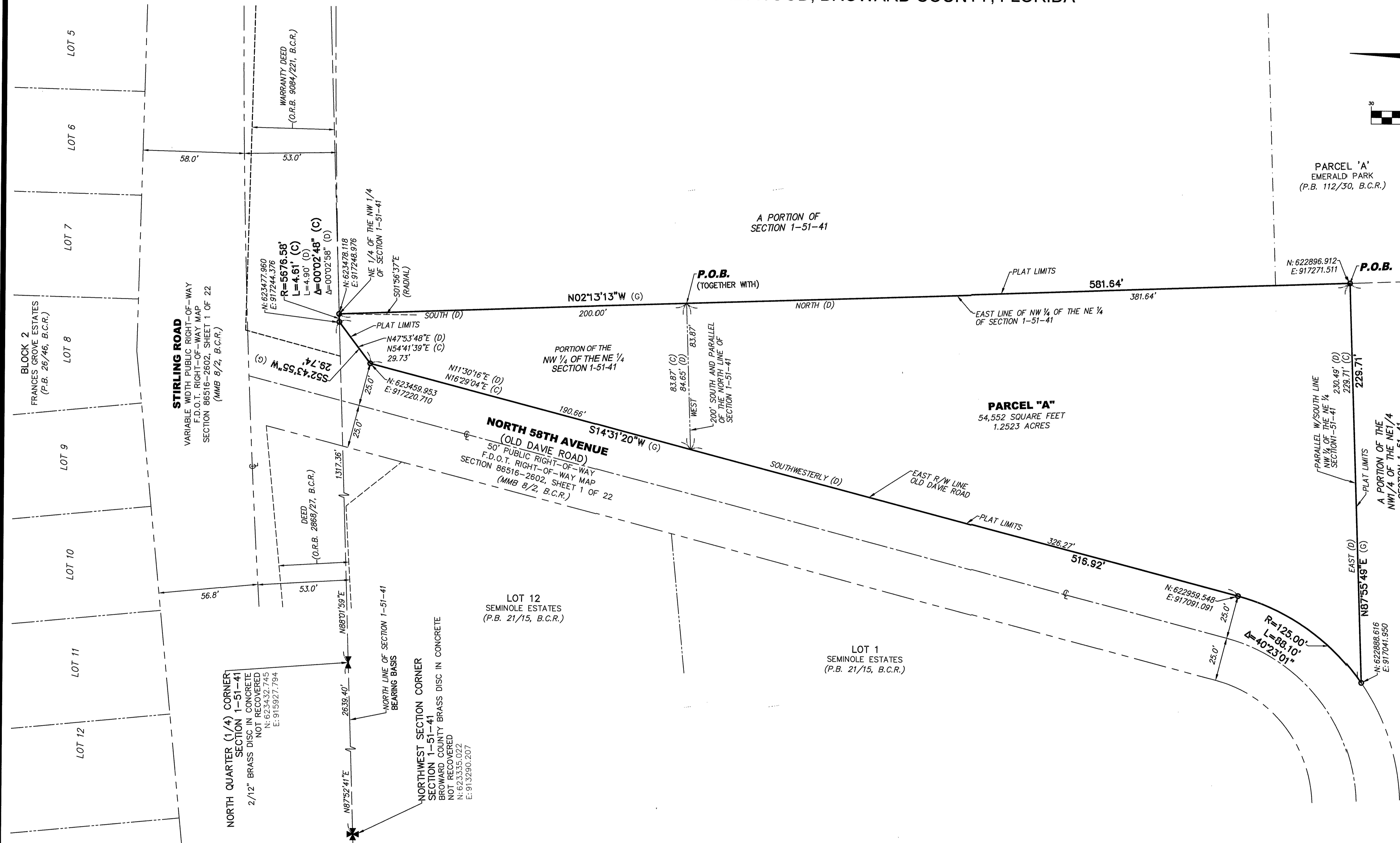
SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE
GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE
REFERENCED TIME FRAME.

8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER
177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS
FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION
SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND
OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF
AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION
COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR
THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY
A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY
CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NOTICE:

THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED
LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY
ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS
COUNTY.

PLANNING FILE NO. #034-MP-17



SURVEYOR'S NOTES:

1. ○ INDICATES SET PERMANENT REFERENCE MONUMENT, A 4"x4"x24" CONCRETE MONUMENT A 3" BRASS DISC STAMPED "PRM LB 3300".
2. THIS PLAT IS RESTRICTED TO 14,200 SQUARE FEET OF COMMERCIAL USE AND 58 MID RISE DWELLING UNITS, USES WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT REVIEW REQUIREMENTS; OF THE BROWARD COUNTY LAND USED PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH, AS SHOWN ON THE STONER/KEITH RESURVEY III, OF ALL OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90), 1990 ADJUSTMENT.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, TOWNSHIP 51 SOUTH,

5. ABBREVIATION LEGEND: B.C.R. = BROWARD COUNTY RECORDS; Δ = CENTRAL ANGLE; C = CALCULATED; D = PER DEED; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; G = GRID; L = ARC LENGTH; L.B. = LICENSED BUSINESS; M.M.B. = MISCELLANEOUS MAP BOOK; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; PG. = PAGE; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS.
6. A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
7. B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Search (Search Update No. 5) FATC FAST File No. 1062-3648528 prepared by First American Title Insurance Company, search dates from February 5, 2018 through June 7, 2018 and Owner's Policy of Title Insurance issued by First American Title File No. 5011412-0542748e, effective date May 9, 2018 @ 9:08 A.M. Where applicable, these instruments are shown on the survey. Aviom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record. No plottable encumbrances.
- The land description shown hereon is in accord with the Property Report.
- No underground improvements were located.
- Bearings shown hereon are assumed based on the East line of the NW ¼ of the NE ¼ of Section 1, Township 51 South, Range 41 East having a bearing of N01°59'39"W.
- The property described hereon lies within Flood Zones AH Elevation 6 feet, AH Elevation 7 feet & Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125113 0562 H, dated 08/18/14.
- Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
- Benchmark Description: Broward County Engineering Department Benchmark "1802", Elevation 9.176 feet (NGVD 1929), 7.576 feet (NAVD 1988).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1"=20' (1:20).
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Property Address: 4231 N. 58th Avenue, Hollywood, Florida.
- The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- Abbreviation Legend: A/C = Air conditioner; ALTA = American Land Title Association; B.C.R. = Broward County Records; BM = Benchmark; C = Calculated; C.L.F. = Chain Link Fence; C = Centerline; Δ = Delta; D = Deed; EL = Elevation; FD = Found; F.F. = Finished Floor; I.R. = Iron Rod; IR/C = Iron Rod and Cap; L = Arc Length; L.B. = Licensed Business; (Ms) = Measured; NAVD = North American Vertical Datum; NSPS = National Society of Professional Surveyors; O/S = Offset; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R = Radius; R/W = Right-of-Way; S.Q.F.T. = Square Feet; TYP = Typical; W/ = With.
- Adjacent property owner information shown hereon was obtained from the Broward County Property Appraiser's website.

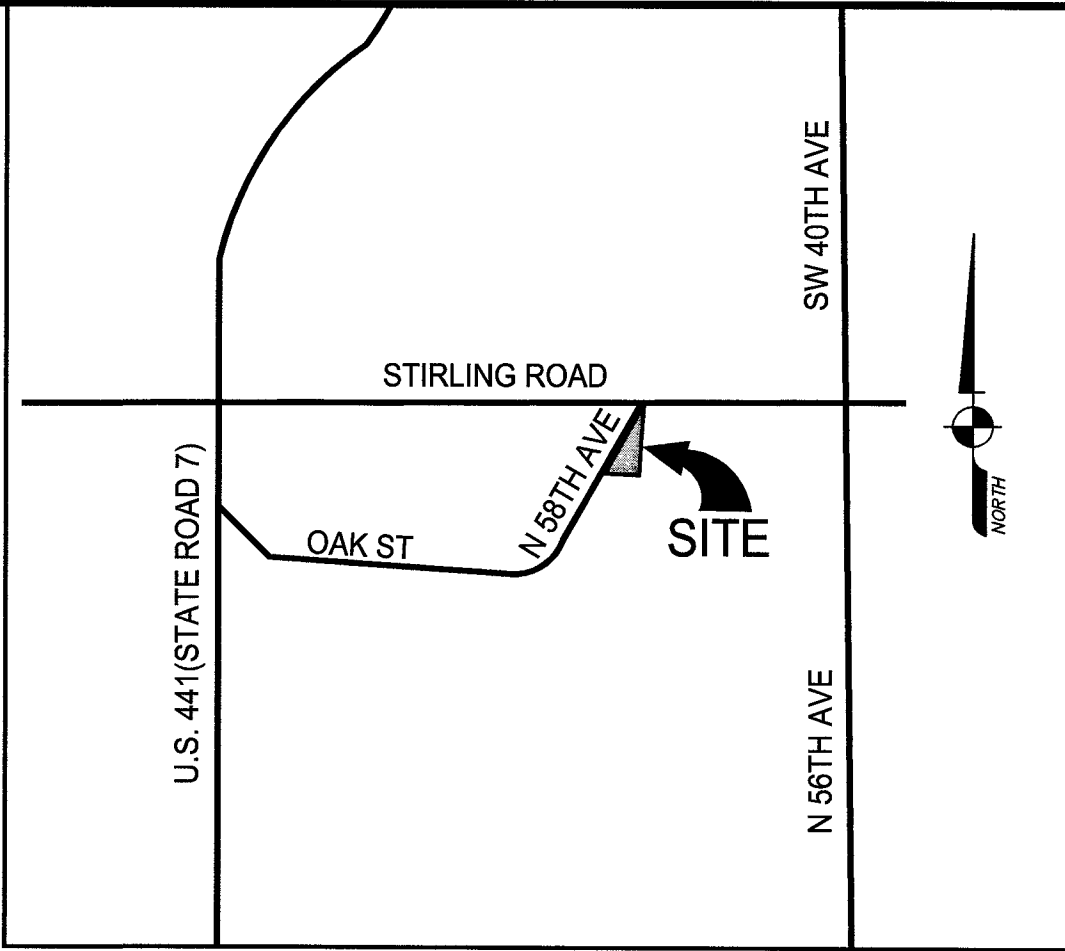
ALTA / NSPS LAND TITLE SURVEY

TREE LEGEND	
	Gumbo Limbo
	Oak
	Palm
	Palmdina
	Schefflera / Umbrella
	Unknown Species
	Denotes 12" Diameter Trunk (Typical)

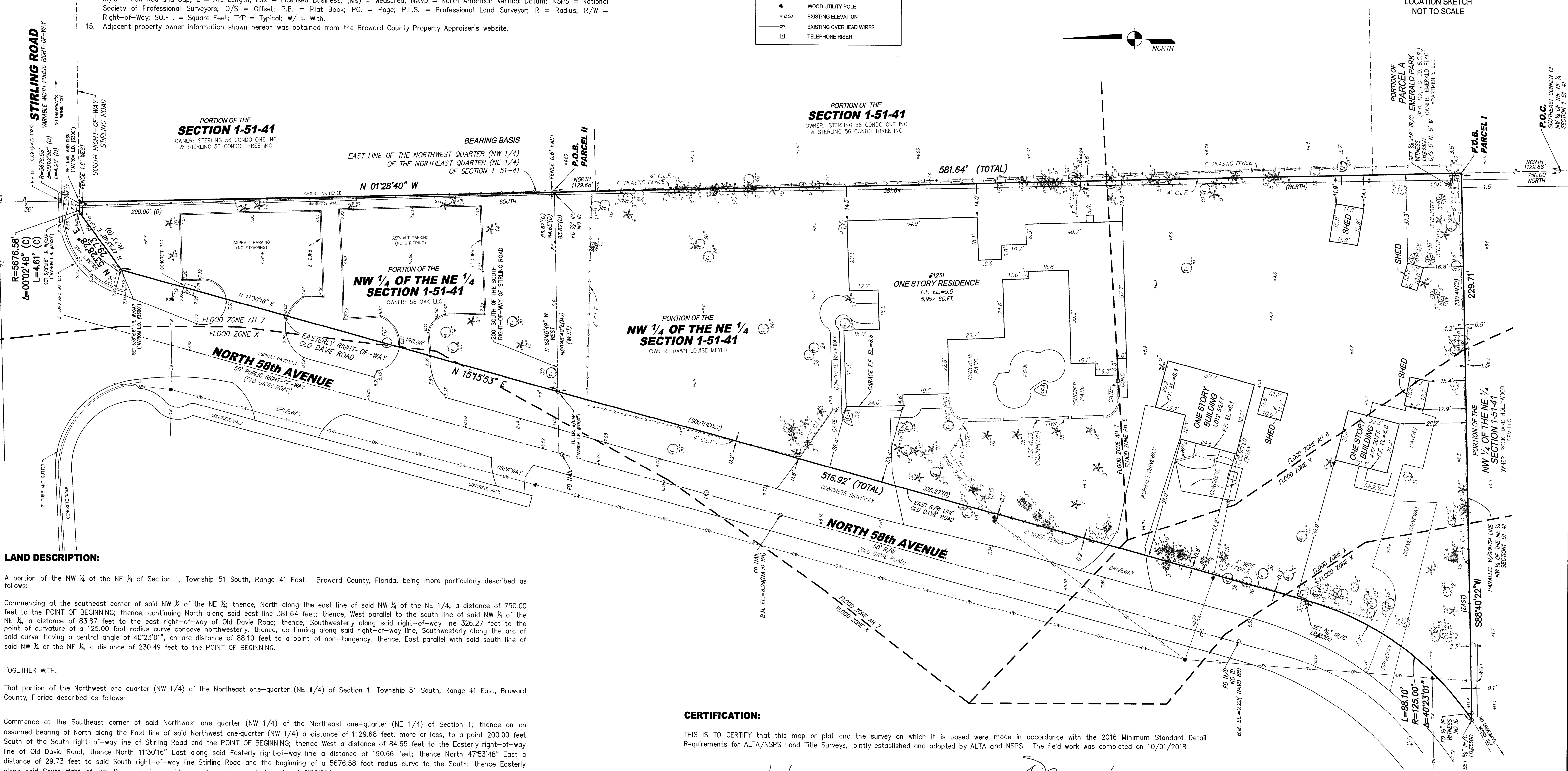
LEGEND	
	CABLE TV RISER
	CURB INLET
	GUY ANCHOR
	WOOD UTILITY POLE
	EXISTING ELEVATION
	EXISTING OVERHEAD WIRES
	TELEPHONE RISER

SUMMARY TABLE FOR: SCHEDULE B, EXCEPTIONS OWNER'S POLICY OF TITLE INSURANCE NO. 5011412-0542748e (SEE SURVEYOR'S REPORT #2)		
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 12 O.R.B. 10386/305	Yes	Warranty Deed

0 20 40
GRAPHIC SCALE IN FEET
1"=20'



LOCATION SKETCH
NOT TO SCALE



LAND DESCRIPTION:

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

Commencing at the southeast corner of said NW ¼ of the NE ¼; thence, North along the east line of said NW ¼ of the NE ¼, a distance of 750.00 feet to the POINT OF BEGINNING; thence, continuing North along said east line 381.64 feet; thence, West parallel to the south line of said NW ¼ of the NE ¼, a distance of 83.87 feet to the east right-of-way of Old Davie Road; thence, Southwesterly along said right-of-way line 326.27 feet to the point of curvature of a 125.00 foot radius curve concave northwesterly; thence, continuing along said right-of-way line, Southwesterly along the arc of said curve, having a central angle of 40°23'01", an arc distance of 88.10 feet to a point of non-tangency; thence, East parallel with said south line of said NW ¼ of the NE ¼, a distance of 230.49 feet to the POINT OF BEGINNING.

TOGETHER WITH:

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

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

Said land lying in Broward County, Florida and contains 65,153 square feet (1.4957 acres) more or less.

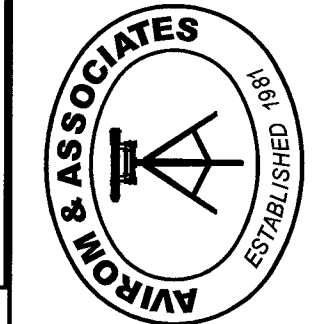
CERTIFICATION:

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed on 10/01/2018.

Date of map: 10/2/2018

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L.B. No. 3300
EMAIL: john@aviromsurvey.com

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BOCA RATON, FLORIDA 33432
TEL (561) 392-2884 FAX (561) 394-7125
WWW.AVIOMSURVEY.COM
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REVISIONS	DATE	BY	REVISIONS	DATE	BY
ADDED TREES AND TPO	03/06/2017	KSB	ADDED TREES AND TPO	03/06/2017	KSB
UPDATE PER NEW TITLE COMMITMENT	10/24/2017	KSB	UPDATE PER NEW TITLE COMMITMENT	10/24/2017	KSB
REVISE PER PROPERTY REPORT	02/28/2018	JTD	REVISE PER PROPERTY REPORT	02/28/2018	JTD
REVISE PER COMMENTS	10/23/2018	W.F.E.	REVISE PER COMMENTS	10/23/2018	W.F.E.
REVISED PER NEW TITLE SEARCH AND COMMENTS	10/01/2018	W.F.E.	REVISED PER NEW TITLE SEARCH AND COMMENTS	10/01/2018	W.F.E.

ALTA / NSPS LAND TITLE SURVEY
PORTION OF
NW 1/4 OF THE NE 1/4
SECTION 1-51-41
CITY OF HOLLYWOOD
BROWARD COUNTY, FLORIDA

SCALE: 1" = 20'
DATE: 01/18/2017
BY: KSB
CHECKED: J.T.D.
F.B. 1844 PG. 03
SHEET: 1 OF 1

JOB #: 10384

JOB N°. 2017-122


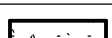





AA-0002897

Charles Michelson AR 0009976

REVISIONS

C01

LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
	SIDEWALKS
	PLANTING AREA
	FINISHED FLOOR ELEVATION (NAVD)
	EXISTING TREE TO REMAIN, REFER TO LANDSCAPE PLANS
	EXISTING TREE TO BE REMOVED, REFER TO LANDSCAPE PLANS

PARKING COUNT	
TYPE	COUNT
ADA PARKING SPACE (12'x18')	5
STANDARD PARKING SPACES (8.5' x 18')	100
TOTAL PARKING SPACES PROVIDED	105
LOADING SPACE (10' x 25') W/MIN. 14' VERTICAL CLEARANCE	1

<u>NOTES:</u>	
1.	2-WAY RADIO COMMUNICATIONS SYSTEM IN COMPLIANCE WITH NFPA 1.11.10 WILL BE PROVIDED.
2.	KNOX BOX SHALL BE PROVIDED FOR FIRE DEPT. ACCESS INTO BUILDING.
3.	ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
4.	MAXIMUM FOOT-CANDLE LIGHT LEVEL AT ALL PROPERTY LINES SHALL BE 0.5 F.C.

PROJECT DATA					
<u>ZONING DISTRICT:</u>		NORTH MIXED USE			
<u>CONSTRUCTION TYPE:</u>		TYPE 1-B (FULLY FIRE SPRINKLERED)			
<u>PROPOSED OCCUPANCIES/USES:</u>		COVERED PARKING ON 1ST FLOOR, OFFICES (GROUP B) ON 2ND & 3RD FLOORS; APARTMENTS (GROUP R-2) ON 2ND 3RD, 4TH & 5TH FLOORS			
<u>TOTAL SITE AREA:</u>		65,153.00 SF OR 1.49 ACRES			
<u>BUILDING AREA:</u>					
	STAIRS ELEVATORS	APARTMENTS	COMMON AREAS STAIR/STORAGE ETC.	LEASABLE OFFICE AREA CORRIDOR COMMON AREAS	TOTAL
1ST FLOOR	LOBBY				
2ND	2,803 SF				2,803 SF
3RD		15,807 SF	4,730 SF	4,665 SF	25,202 SF
4TH		18,228 SF	4,966 SF	4,665 SF	27,859 SF
5TH		18,228 SF	7,109 SF		25,337 SF
		18,228 SF	5,195 SF		23,423 SF
<u>FLOOR AREA:</u>				104,624 SF GROSS	

BUILDING SETBACKS:

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

BUILDING HEIGHT:

MAXIMUM ALLOWED	: 65' - 0" MAX. TO THE ROOF LINE.
PROVIDED	: 54' - 0" OR (5) STORIES

DENSITY:

MAXIMUM ALLOWED	:	50 UNITS PER ACRE: 1.49 ACRESx 50 = 74.5 UNITS
PROVIDED	:	58 UNITS

IMPERVIOUS AREA:

1ST FL. BLDG FOOTPRINT	:	2,803.00 S.F.
ASPHALT, PAVEMENT, &	:	45,077.00 S.F.

PERVIOUS AREA:

VUA LANDSCAPE CALCULATION:

25% OF 20,933 SF (VUA PAVED AREA)= 5,233 SF REQUIRED
5,619 SF PROVIDED

NOTE: REFER TO LANDSCAPE PLANS AND VUA LANDSCAPE CALCULATIONS ON SHEET VUA FOR ADDITIONAL INFORMATION.

PARKING CALCULATIONS (PER ARTICLE 7):

RESIDENTIAL : 1.5 SPACES PER UNIT + 1 SPACE FOR EVERY 5 UNITS
FOR VISITORS: $58 \times 1.5 = 87$ + $58 / 5 = 12$; $87 + 12 = 99$ SPACES REQUIRED

OFFICES : 1 SPACE PER 250 S.F. = 9,270 S.F. LEASABLE AREA / 250 =
37 SPACES REQUIRED
TOTAL REQUIRED : 136 SPACES

SHARED PARKING REDUCTION CALCULATIONS FOR MIXED USE:

<u>WEEKDAYS AT NIGHT</u>			<u>TOTALS:</u>
--------------------------	--	--	----------------

RESIDENTIAL OFFICE	100% 5%	99 CARS 2 CARS 101 \approx	*MIN. PARKING REQUIRED. 101 CARS*
<u>WEEKDAYS DURING DAY</u>			
RESIDENTIAL OFFICE	60% 100%	59 CARS 37 CARS 96 \approx	96 CARS
<u>WEEKDAYS EVENING</u>			
RESIDENTIAL OFFICE	90% 10%	89 CARS 4 CARS 93 \approx	93 CARS
<u>WEEKENDS DAY</u>			
RESIDENTIAL OFFICE	80% 10%	79 CARS 4 CARS 83 \approx	83 CARS
<u>WEEKENDS NIGHT & EVE.</u>			
RESIDENTIAL OFFICE	90% 5%	89 CARS 2 CARS 91	91 CARS

*NOTE: ALLOWED SHARED PARKING REDUCTION: 136 - 101 = 35 SPACES

PARKING REDUCTION CALCULATION FOR BICYCLE RACKS:

1 BIKE RACK REQUIRED FOR EVERY 20 PARKING SPACES FOR A 5% PARKING REDUCTION:
REQUIRED (136 SPACES / 20) = 7 BIKE RACKS
PROVIDED = 12 BIKE RACKS PLUS 2ND FLOOR
BICYCLE STORAGE FOR RESIDENTS ALLOWED BICYCLE
PARKING
REDUCTION (25 X 136) = 7 SPACES

TOTAL CUMULATIVE PARKING REDUCTION:

SHARED PARKING REDUCTION = 35 SPACES
BICYCLE RACKS PARKING REDUCTION = 7 SPACES
TOTAL CALCULATED PARKING REDUCTION = 42 SPACES OR 30.8% OF
TOTAL REQ. PARKING

MAX. REDUCTION ALLOWED BY CODE IS 25% OF TOTAL REQ. PARKING:
0.25 x 136 SPACES = 34 SPACES OR 25% ALLOWED REDUCTION

MIN. PARKING REQUIRED AFTER REDUCTIONS:

MIN. PARKING REQUIRED (136 SPACES - 34 SPACES) = 102 SPACES
PARKING PROVIDED = 105 SPACES (INCLUDES 5 H.C. SPACES)

OCCUPANT LOAD (FBC TABLE 1004.1.2):

FIRST FLOOR
EXTERIOR COVERED PARKING = N/A

SECOND FLOOR
OFFICES GROUP 'B' : 4,665 S.F./100 PER OCC. = 46.6 OCC.
RESIDENTIAL GROUP R-2 : 20,537 S.F./200 PER OCC. = 103 OCC.

THIRD FLOORS
OFFICES GROUP 'B' : 4,665 S.F./100 PER OCC. = 46.6 OCC.
RESIDENTIAL GROUP R-2 : 23,194 S.F./200 S.F. PER OCC. = 116 OCC

FOURTH FLOORS OCCUPANT LOAD:
RESIDENTIAL GROUP R-2 : 25,337 S.F./200 S.F. PER OCC. = 126 OCC

FIFTH FLOORS OCCUPANT LOAD:
RESIDENTIAL GROUP R-2 : 23,423 S.F./200 S.F. PER OCC. = 117 OCC

TOTAL BUILDING OCCUPANTS: = 555 OCC

NUMBER OF RESIDENTIAL APARTMENTS:

LEVEL 2 :	13 APARTMENTS
LEVEL 3 :	15 APARTMENTS
LEVEL 4 :	15 APARTMENTS
LEVEL 5 :	15 APARTMENTS
TOTAL APARTMENTS:	58 APARTMENTS

NOTE: ALL UNITS ARE 2 BEDROOM / 2 BATH. EXCEPT UNIT B1 WILL BE 1 BEDROOM/1 BATH
SEE ENLARGED PLANS ON SHEET A3.0
FOR EACH UNIT TYPE AND AREA BREAKDOWNS.

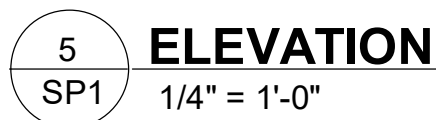
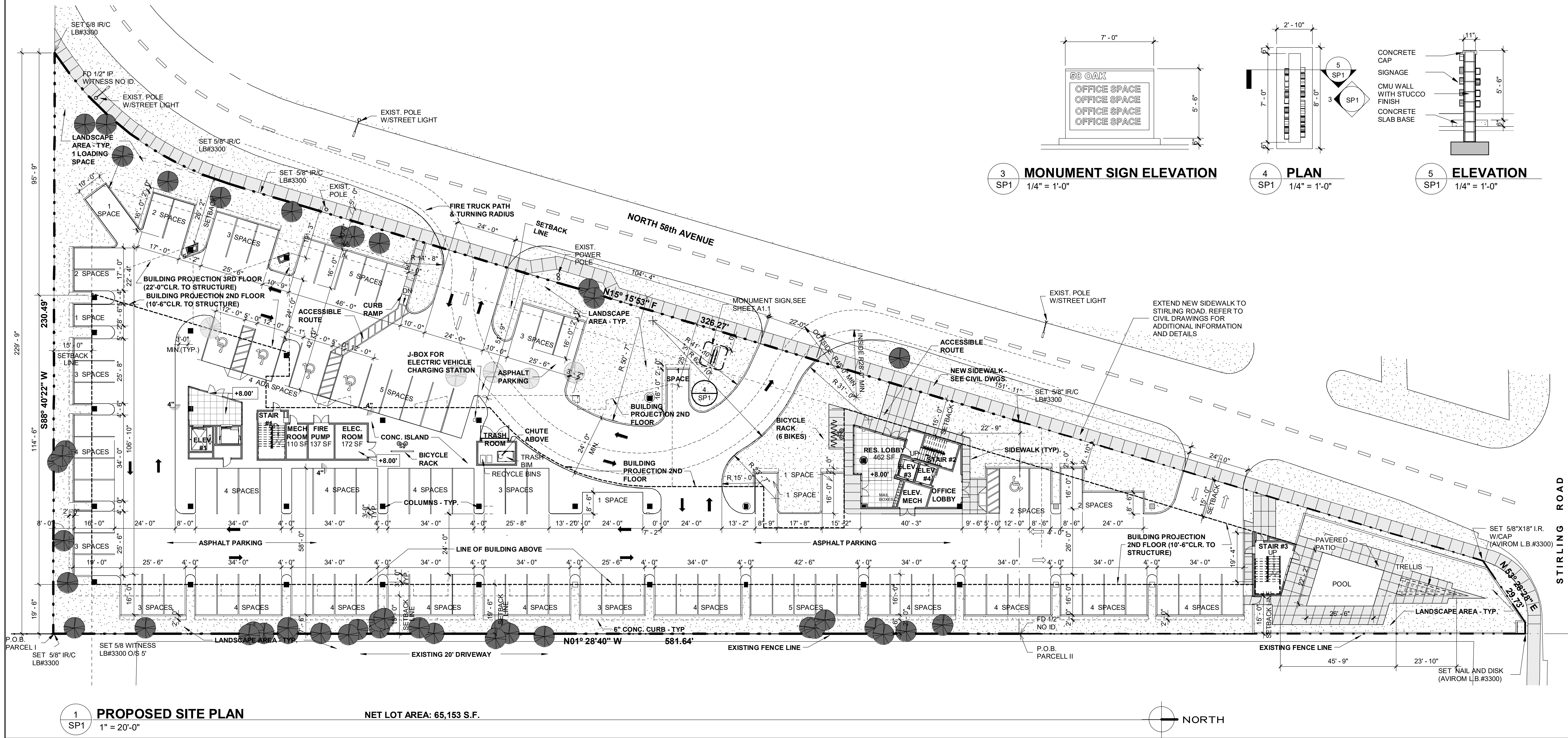


LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE NE 1/4, THENCE, NORTH 1/4 OF THE EAST LINE OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH ALONG SAID EAST LINE 381.64 FEET; THENCE, WEST PARALLEL TO THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 83.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF OLD DAVIE ROAD; THENCE, SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 326.27 FEET TO THE POINT OF BEGINNING OF A 200.00 FEET RADIUS CURVE TO THE WEST; THENCE, ALONG SAID CURVE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 40°23'01", AN ARC DISTANCE OF 88.10 FEET TO A POINT OF NON-TANGENCY; THENCE, EAST PARALLEL WITH SAID SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 230.49 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 1; THENCE ON AN ASSUMED BEARING OF NORTH ALONG THE EAST LINE OF SAID NORTHWEST ONE QUARTER (NW 1/4) A DISTANCE OF 1129.68 FEET, MORE OR LESS, TO A POINT 200.00 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD AND THE POINT OF BEGINNING; THENCE WEST A DISTANCE OF 84.65 FEET TO THE START OF A 200.00 FEET RADIUS CURVE TO THE WEST; THENCE, NORTH 11°30'16" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 190.66 FEET; THENCE NORTH 47°53'48" EAST A DISTANCE OF 29.73 FEET TO SAID SOUTH RIGHT OF WAY LINE STIRLING ROAD AND THE BEGINNING OF A 5676 FOOT RADIUS CURVE TO THE SOUTH; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°55'58" AND ARC DISTANCE OF 4.98 FEET TO SAID POINT OF BEGINNING OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 1; THENCE, ALONG EAST DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, SAID LAND LYING IN BROWARD COUNTY, FLORIDA AND CONTAINS 10.691 SQUARE FEET MORE OR LESS.



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Project No. :
2017-122

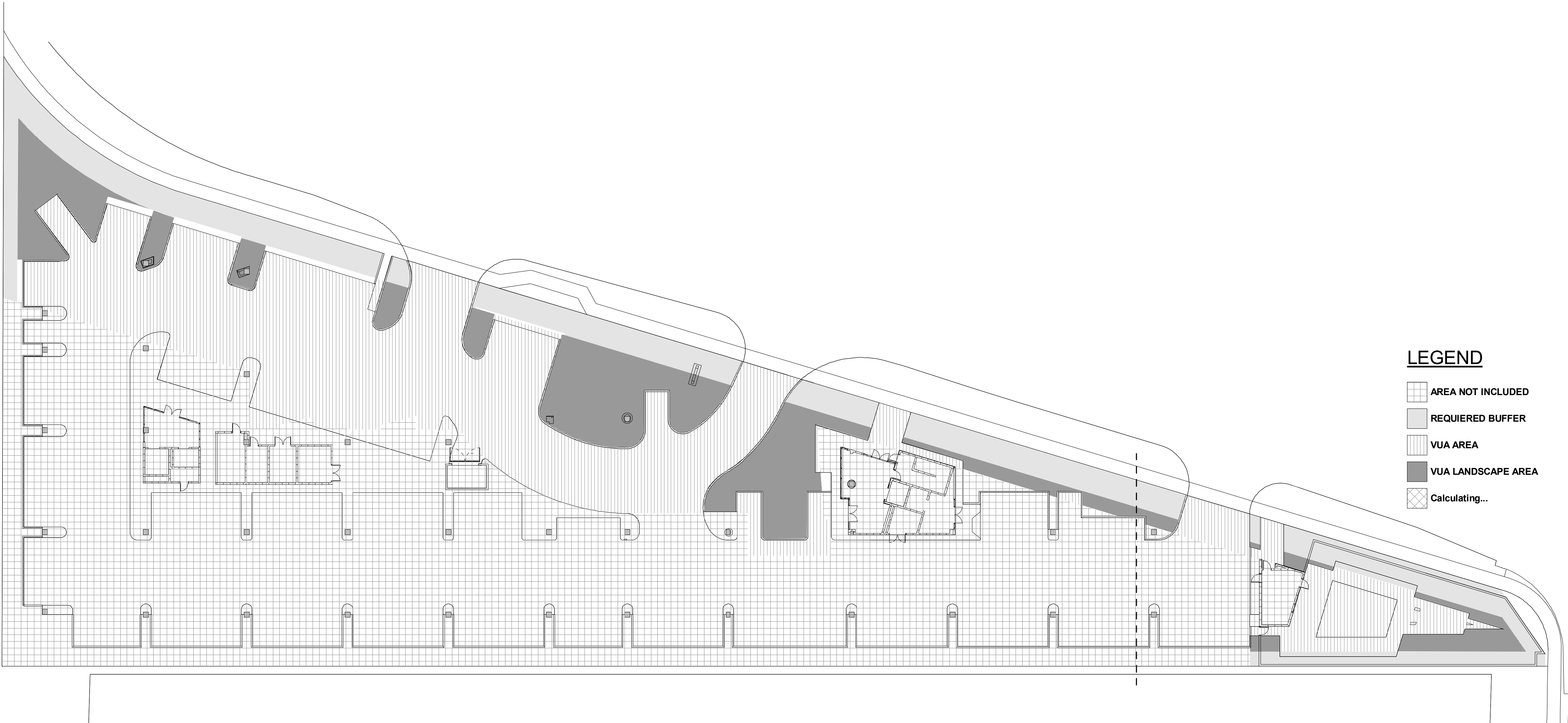
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10.02.2018

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SP1



2
VUA
VUA AREAS PLAN
1" = 20'-0"

VUA LANDSCAPE CALCULATION:
25% OF 20,933 SF (VUA PAVED AREA)= 5,233 SF REQUIRED
5,619 SF PROVIDED

NOTE: REFER TO LANDSCAPE PLANS FOR ADDITIONAL
INFORMATION.

VUA AREA	
NAME	AREA
VUA AREA	15,314 SF
VUA LANDSCAPE AREA	5,619 SF
	20,932 SF

LEGEND

- AREA NOT INCLUDED
- REQUIERED BUFFER
- VUA AREA
- VUA LANDSCAPE AREA
- Calculating...

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

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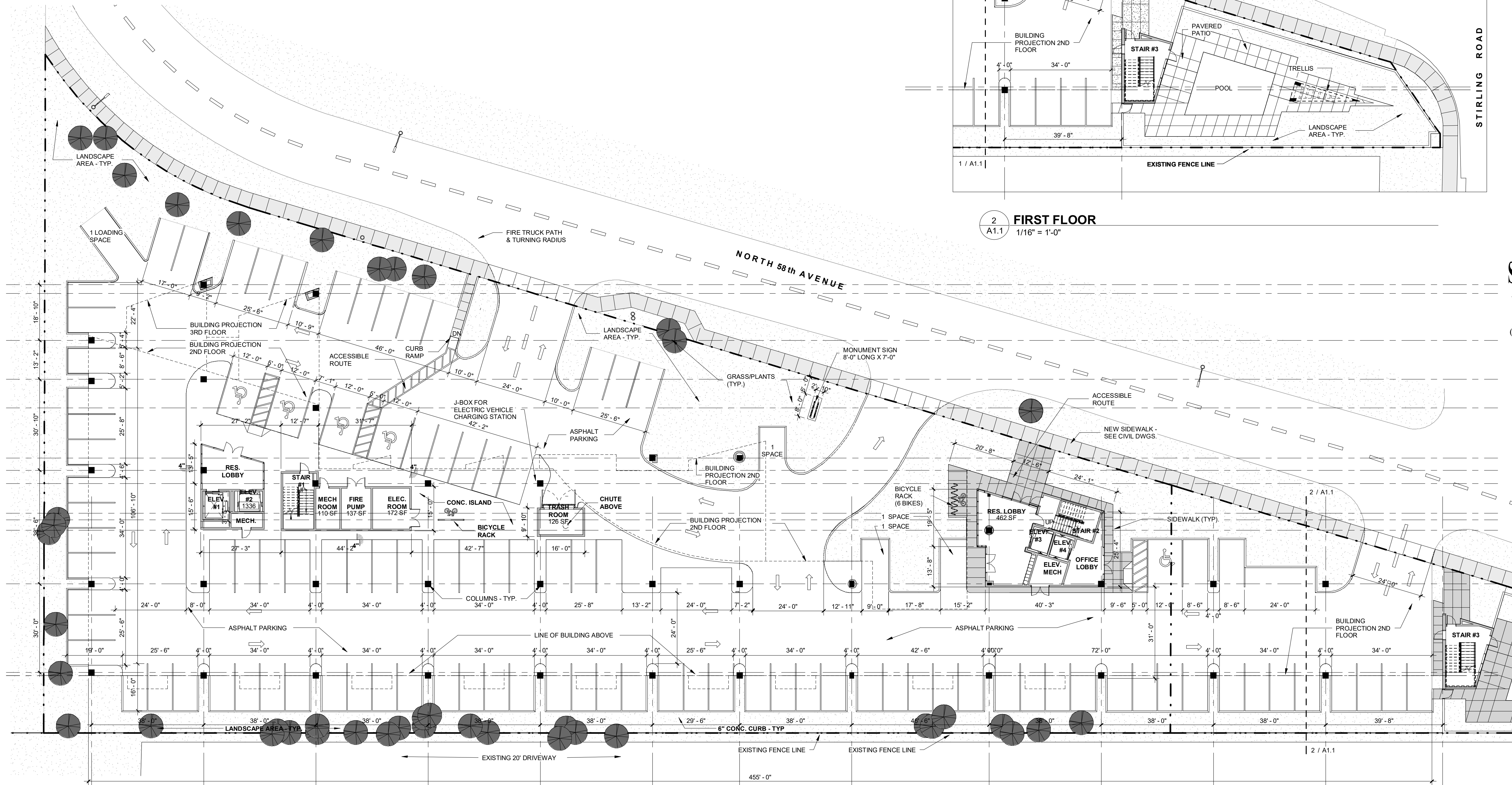
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VUA



1
A1.1
FIRST FLOOR
1/16" = 1'-0"

2
A1.1
FIRST FLOOR
1/16" = 1'-0"



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A1.1

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

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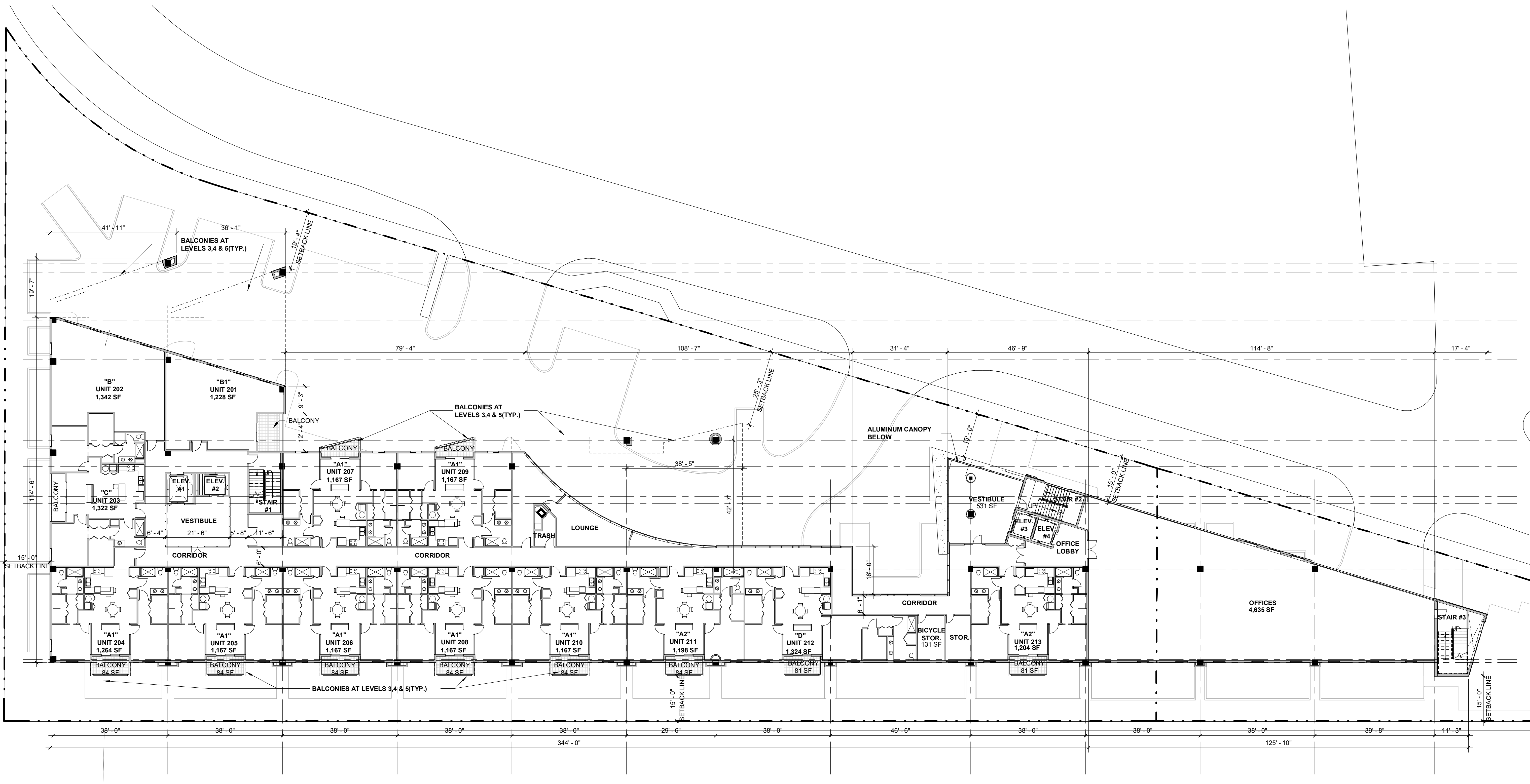
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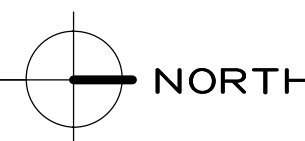
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1
A1.2
SECOND FLOOR - OFFICES / APARTMENTS
1/16" = 1'-0"

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



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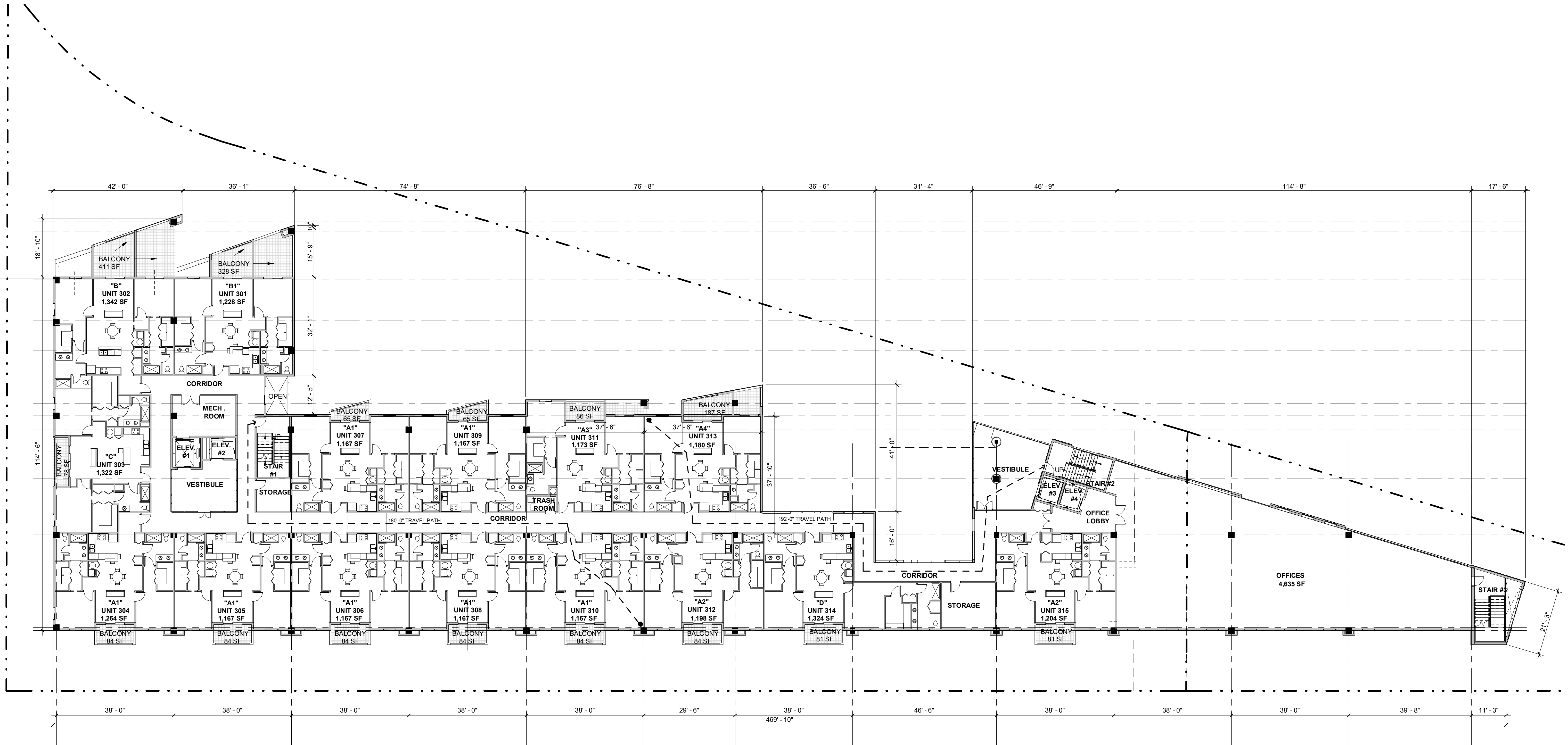
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2 THIRD FLOOR
A1.3 1/16" = 1'-0"

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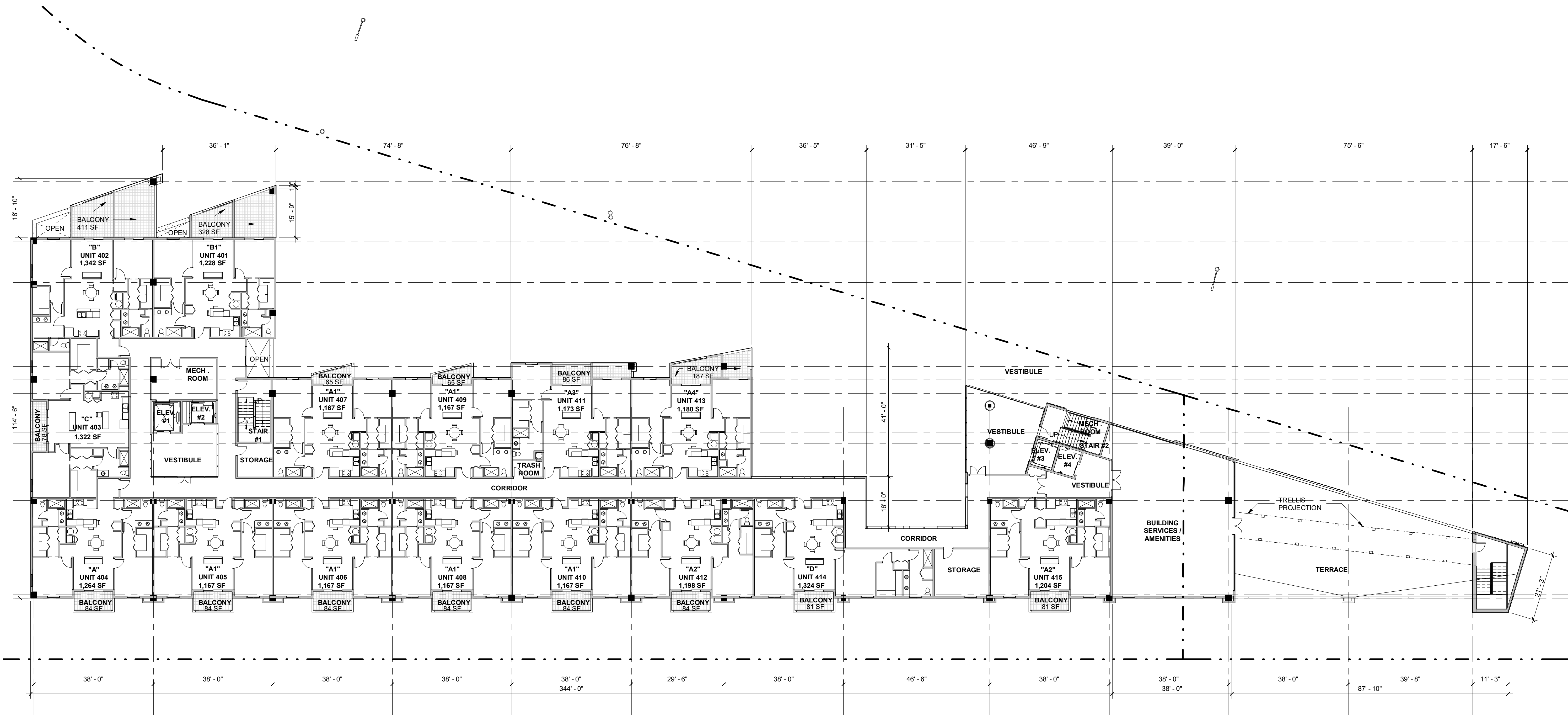
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1
A1.4
FOURTH FLOOR
1/16" = 1'-0"

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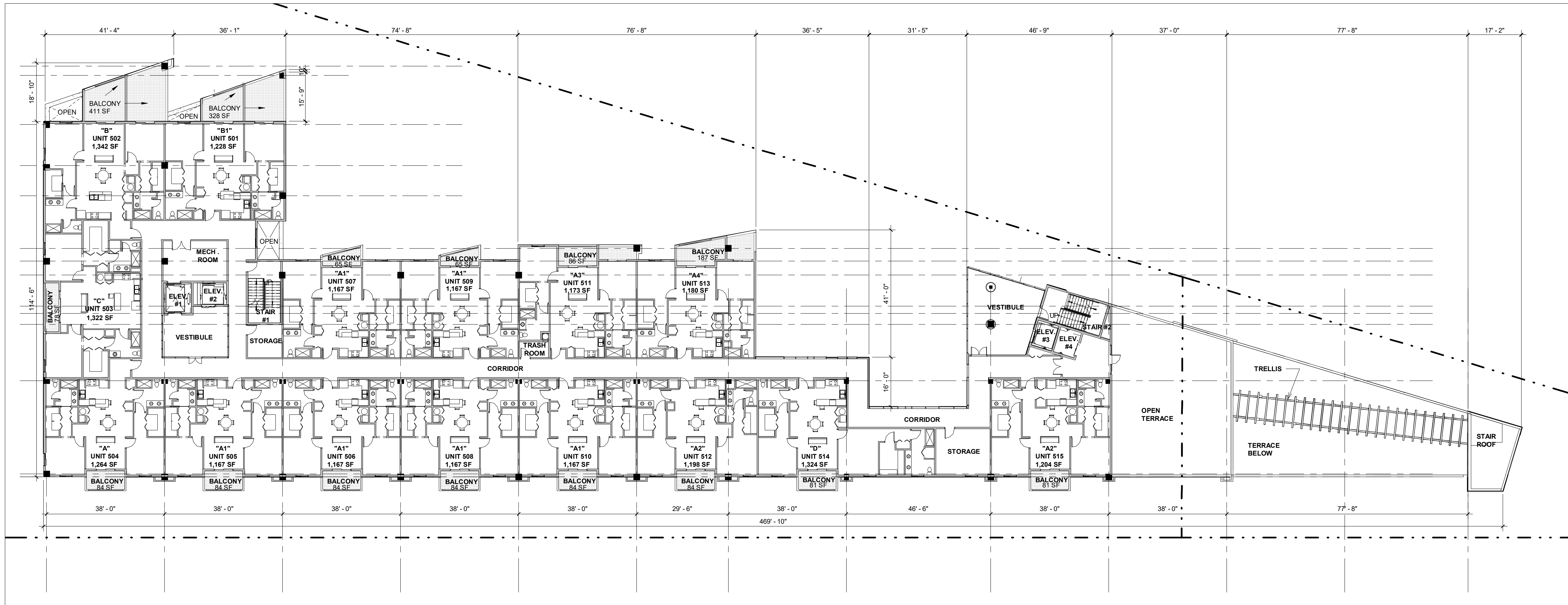
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1 FIFTH FLOOR
A1.5 1/16" = 1'-0"

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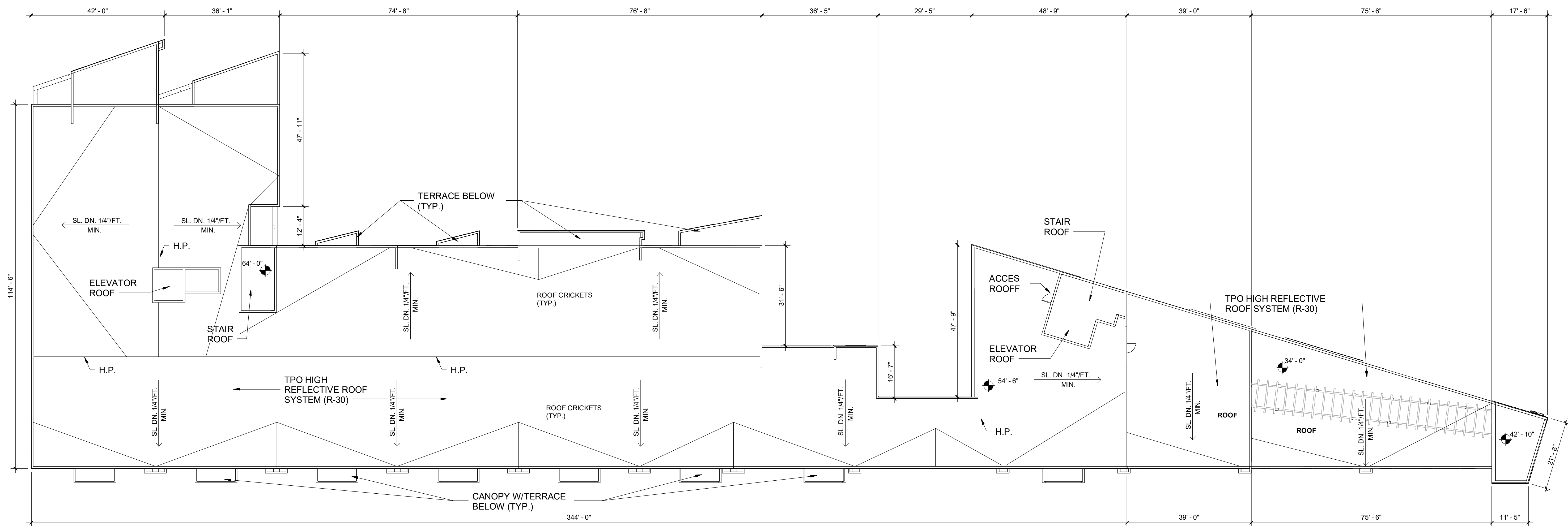
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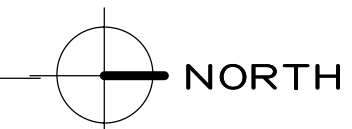
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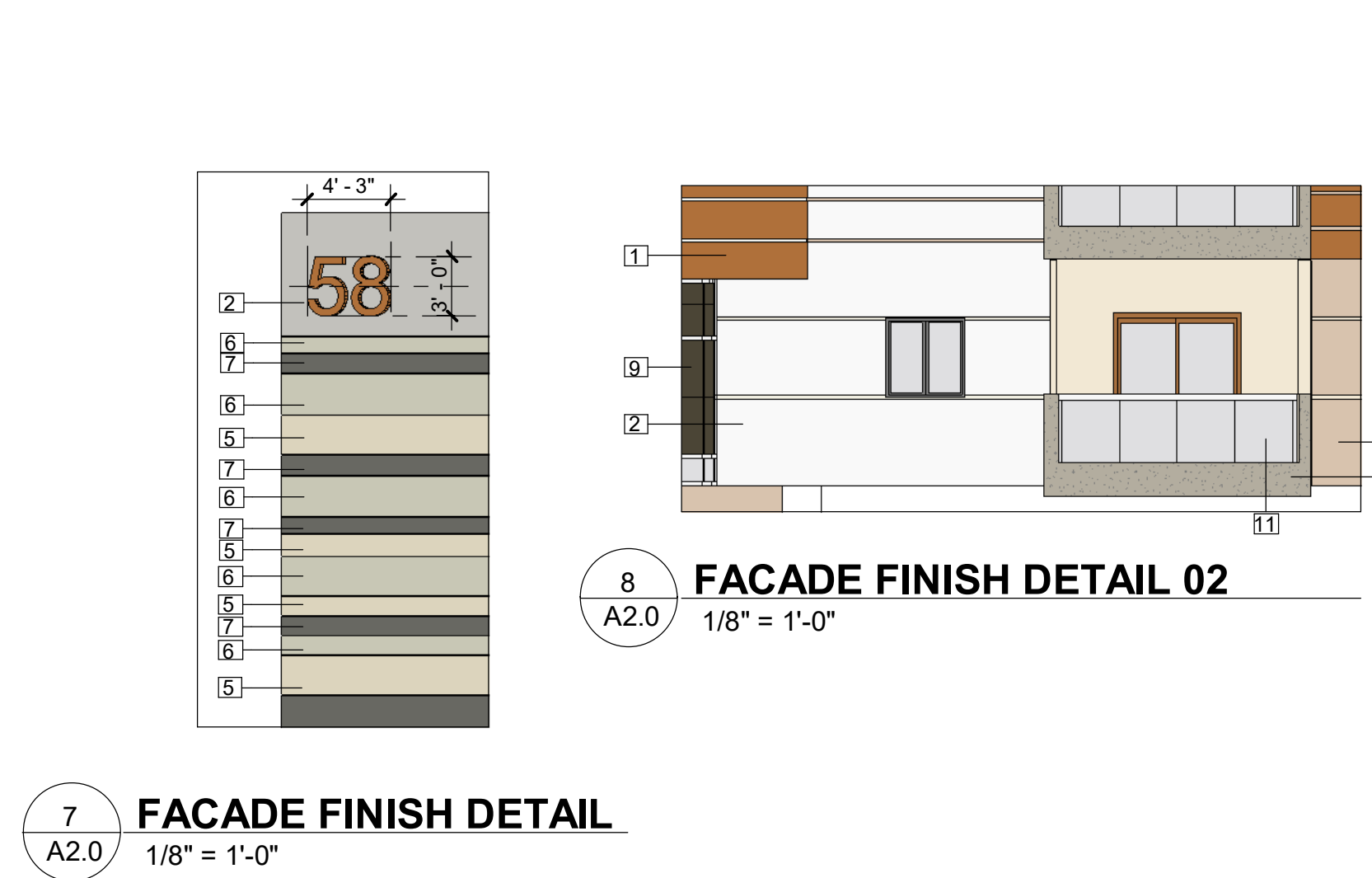
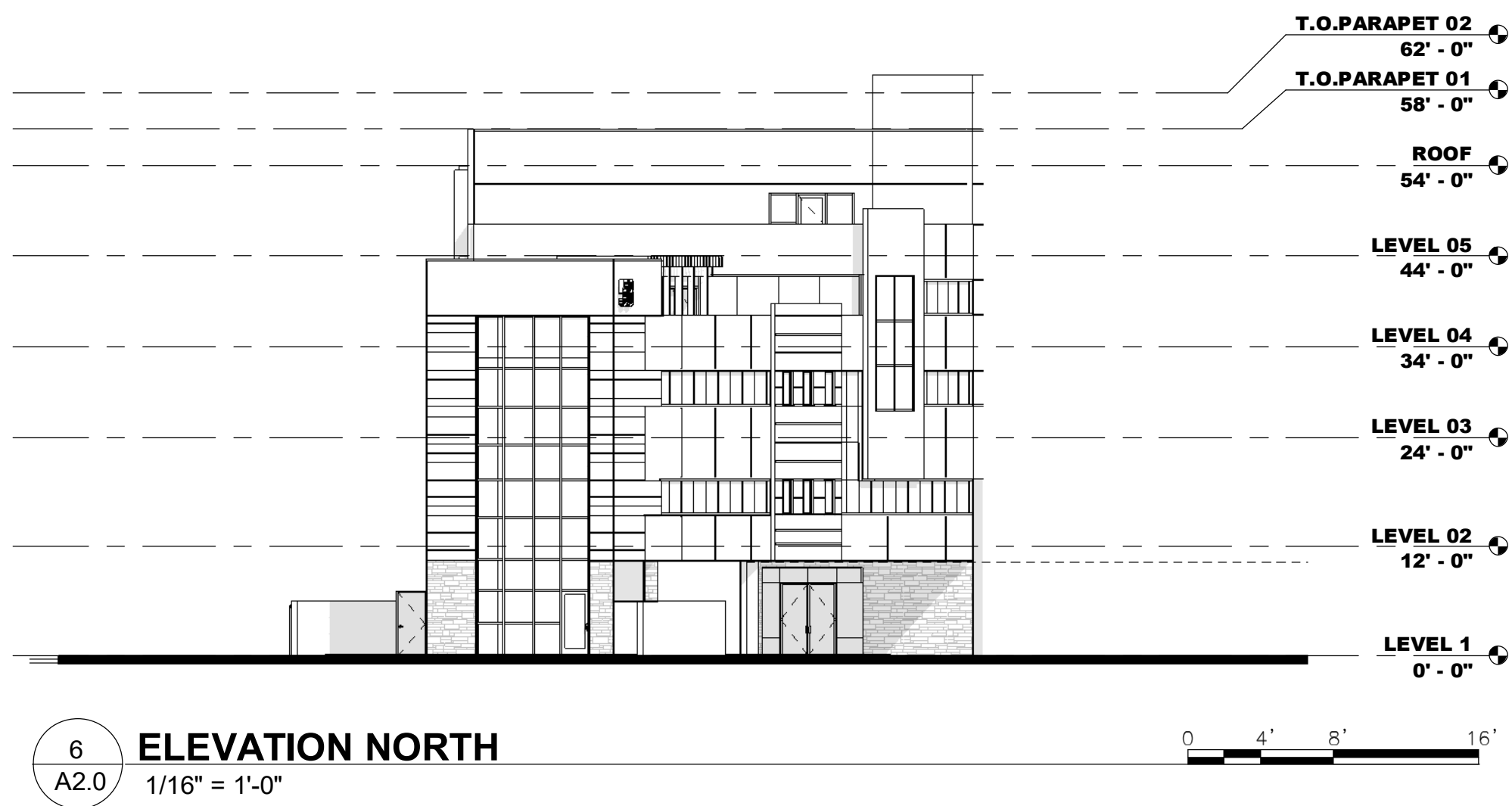
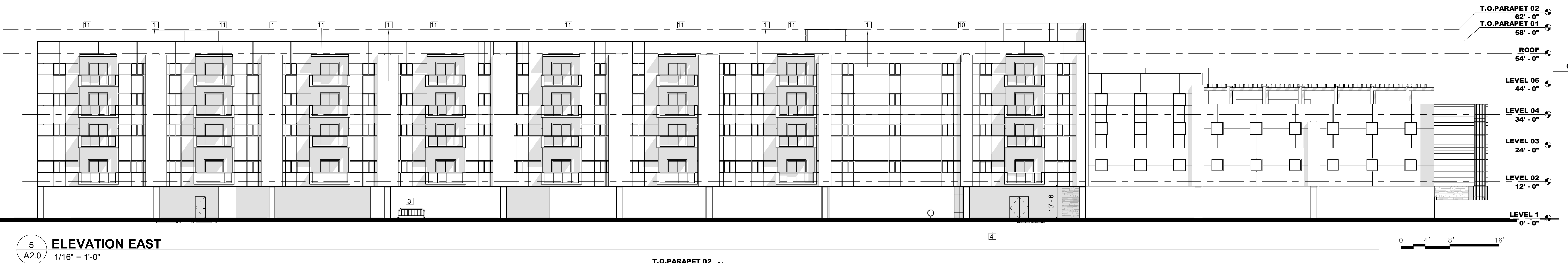
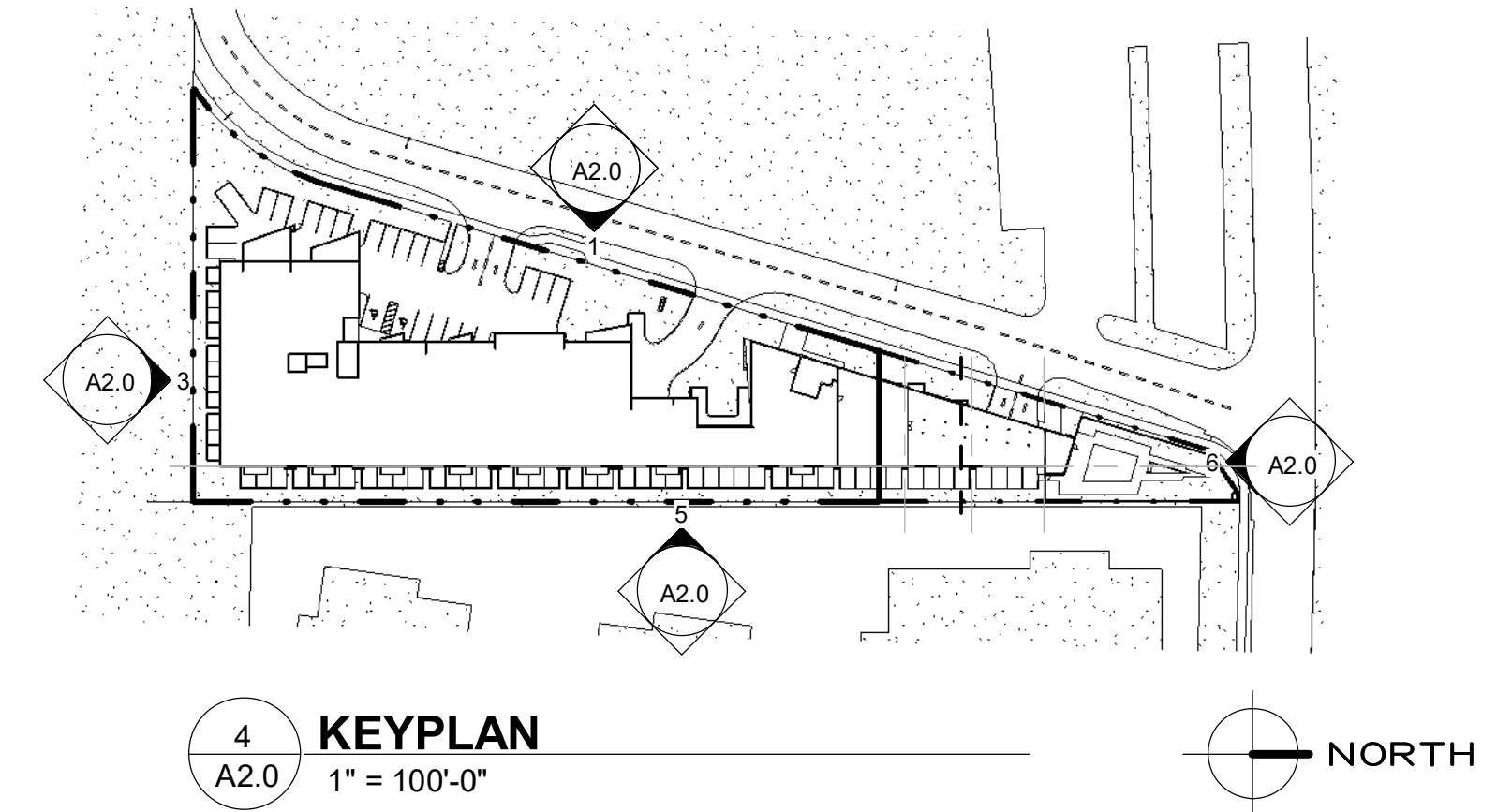
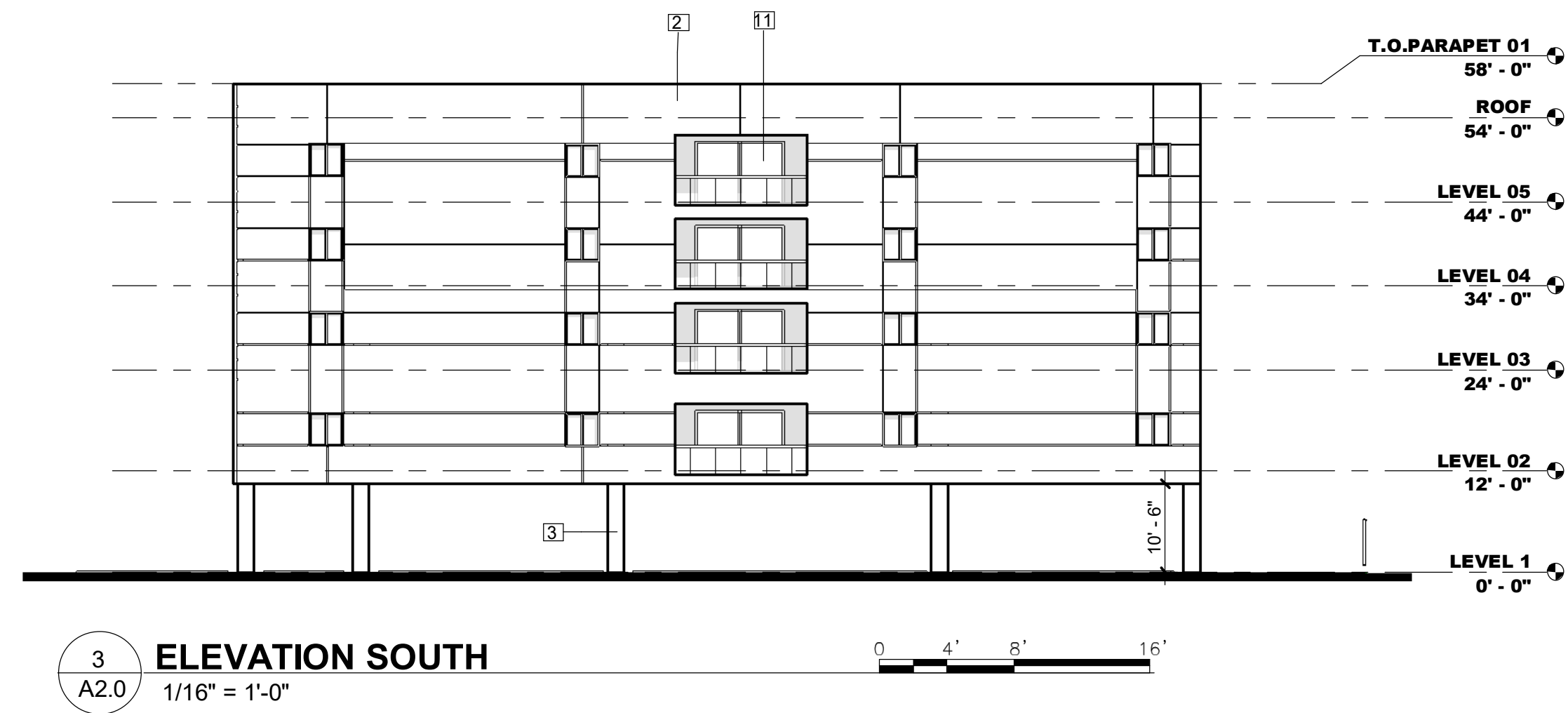
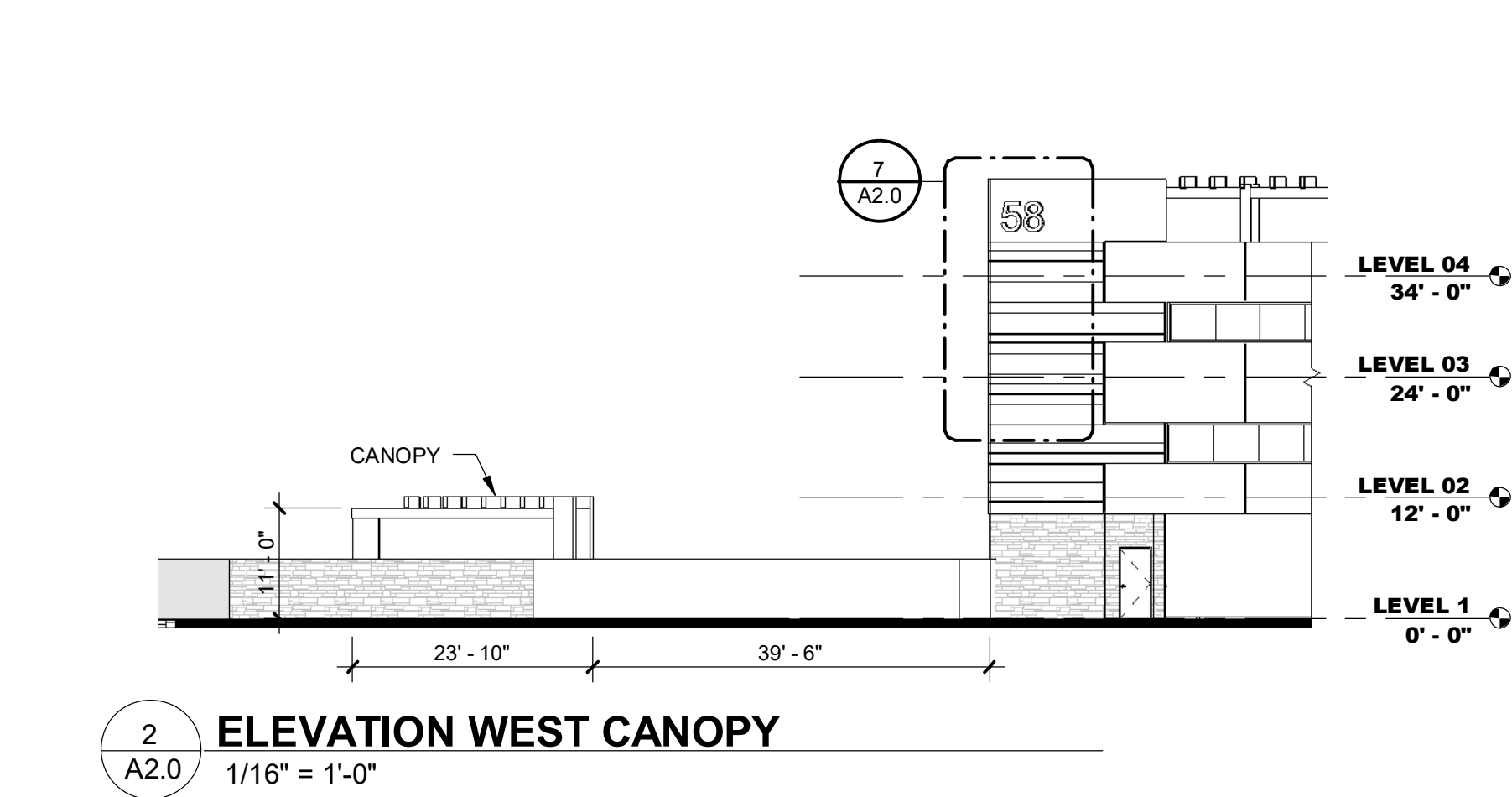
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1
A1.6 **ROOF PLAN**
1/16" = 1'-0"





FINISH LEGEND	
Key #	MATERIAL
1	PAINTED EIFS - COLOR: SW6363 - GINGERY
2	PAINTED EIFS - COLOR: SW7103 - WHITETAIL
3	PAINTED EIFS - COLOR: SW7537 - IRISH CREAM
4	PAINTED EIFS - COLOR: SW0055 - FRENCH GRAY
5	LAMINAM - BIANCO F6385 - PORCELAIN TILE
6	LAMINAM - GRIGIO F6376 - PORCELAIN TILE
7	LAMINAM - ANTRACITE F6373 - PORCELAIN TILE
8	STONE VENEER - CORONADO STONE - QUICK STACK - COLOR: CARMEL MOUNTAIN
9	GREY TINTED IMPACT GLASS IN WHITE ALUMINUM FRAMES.
10	3/4" DECORATIVE REVEAL
11	CLEAR IMPACT GLASS RAILING

58 OAK

4231 N. 58 AVE. HOLLYWOOD, FLORIDA.

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ARCHITECTS

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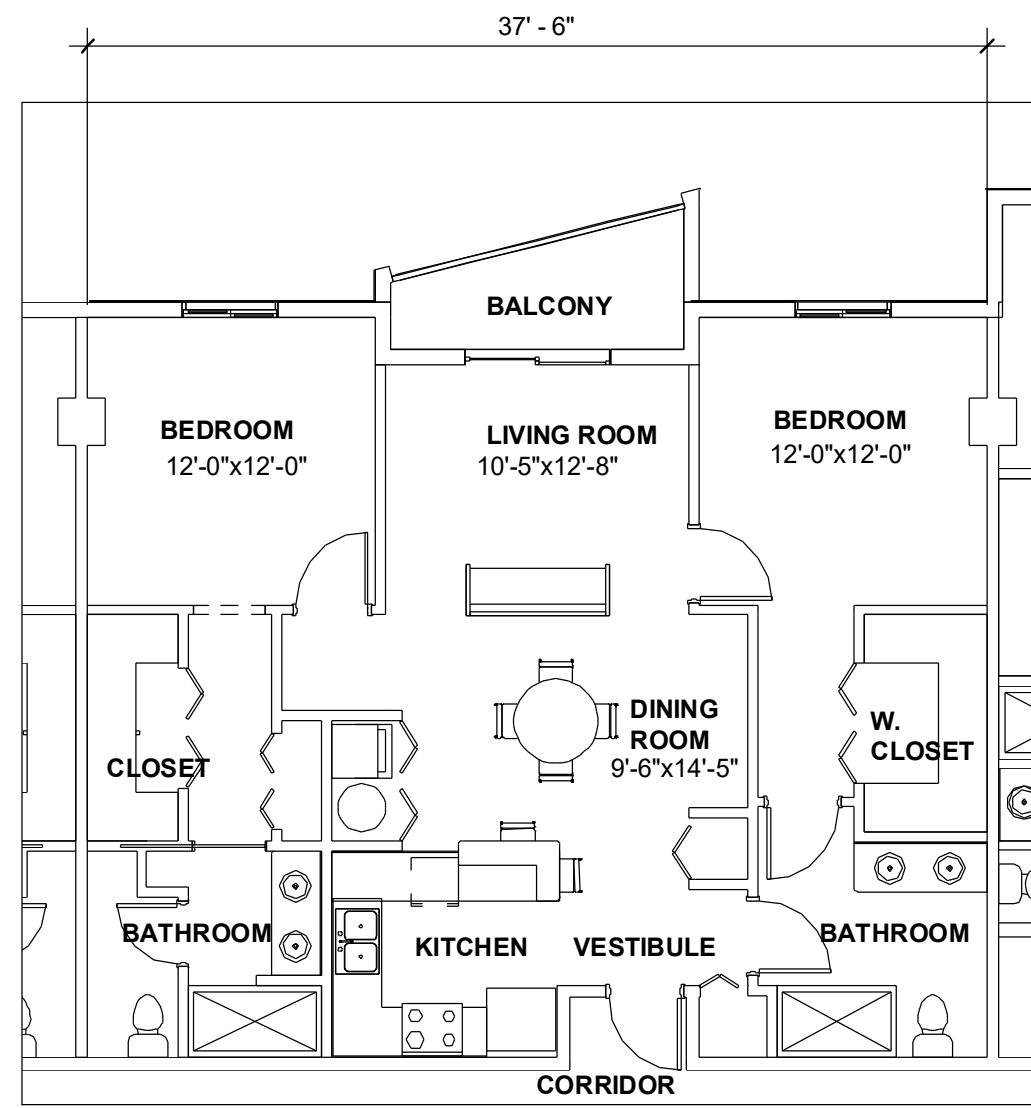
Charles Michelson AR 0009976

Project No. :
2017-122
Drawn By :
JPG
Checked By :
SD
Date:
10.02.2018

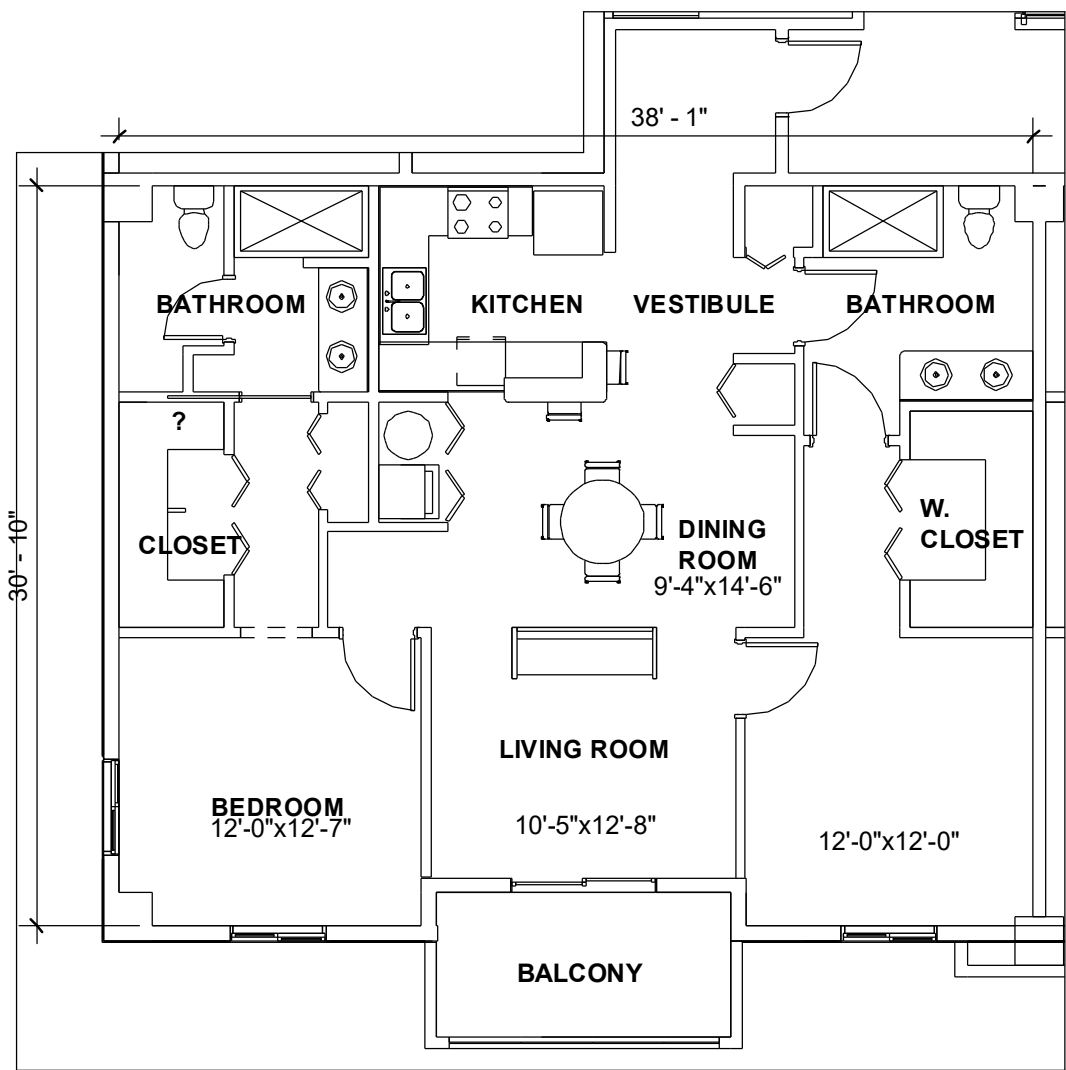
REVISIONS

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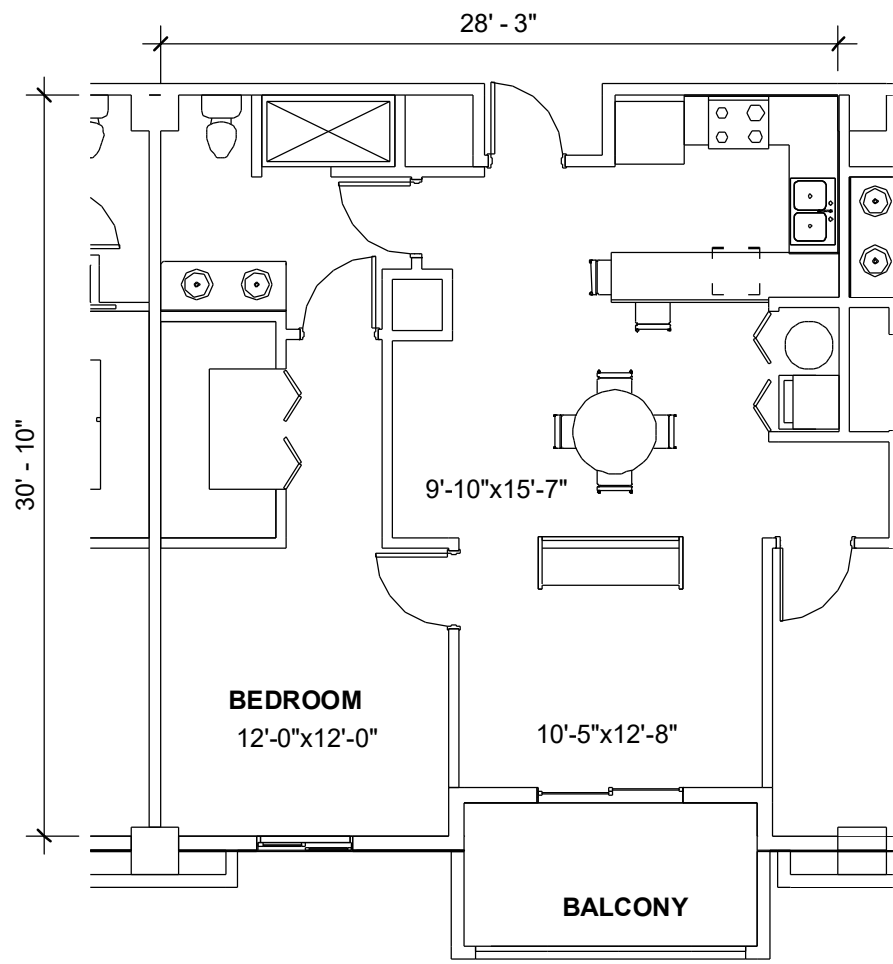
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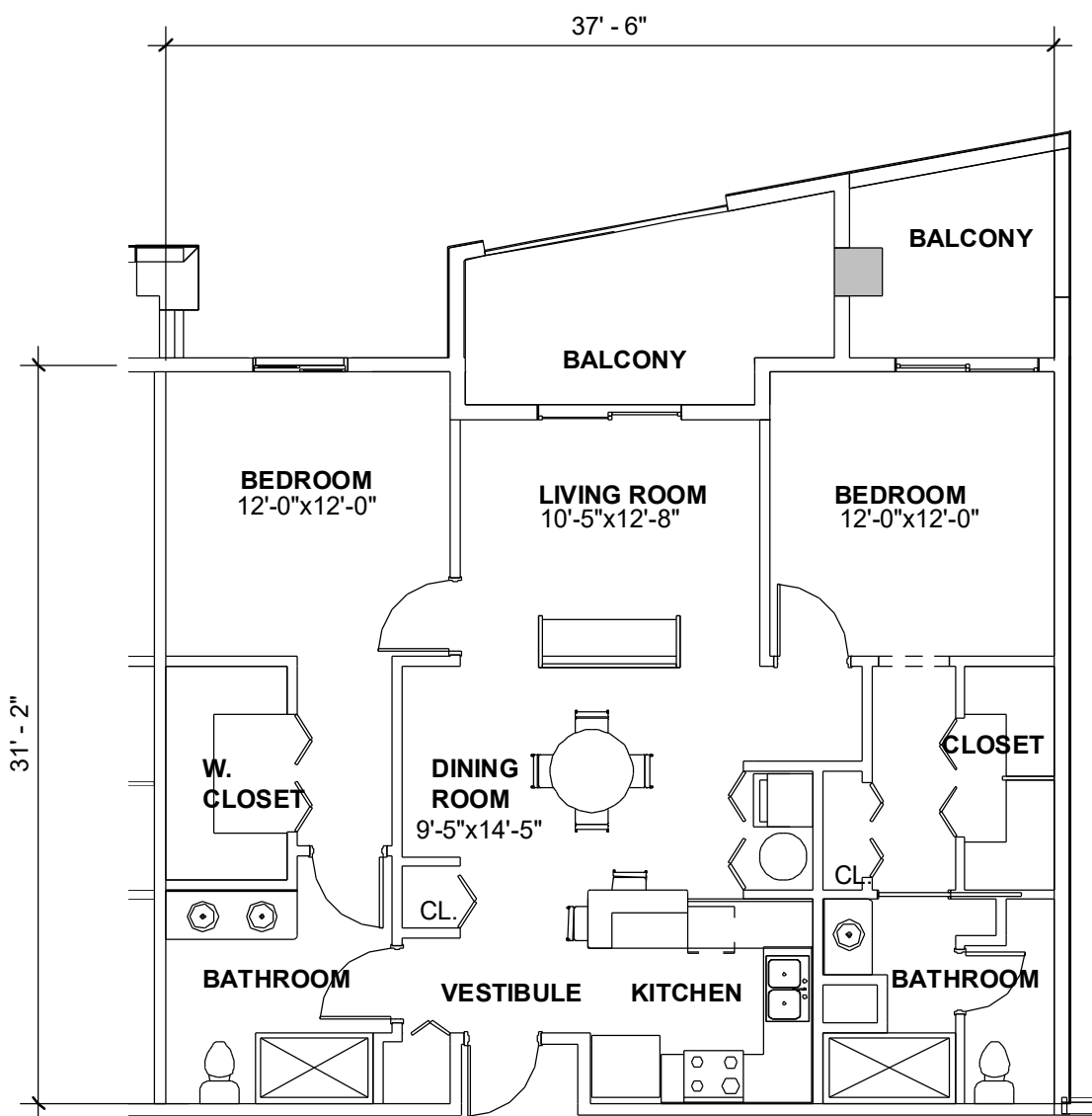
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UNIT "A1" ENLARGED PLAN
1/8" = 1'-0"



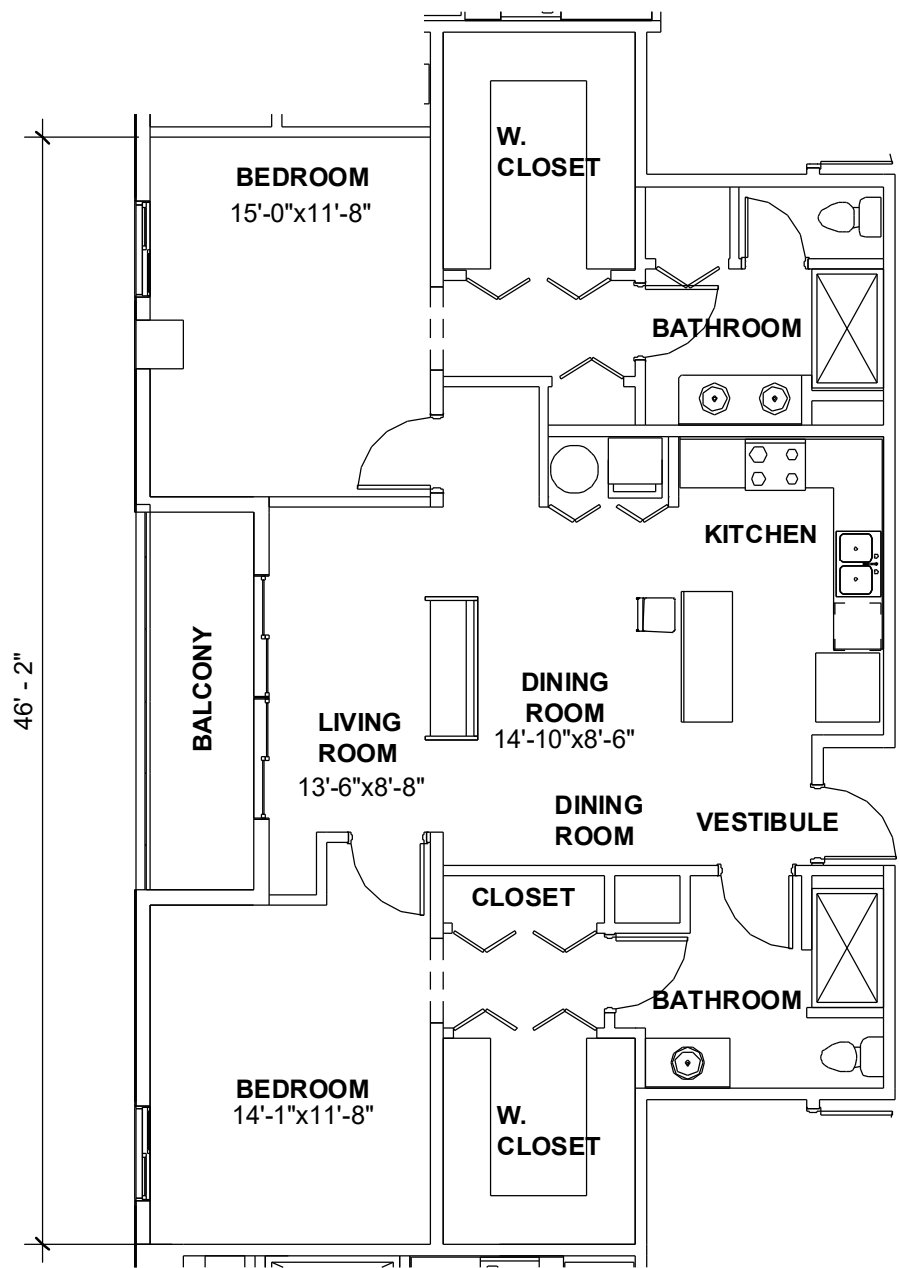
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1/8" = 1'-0"



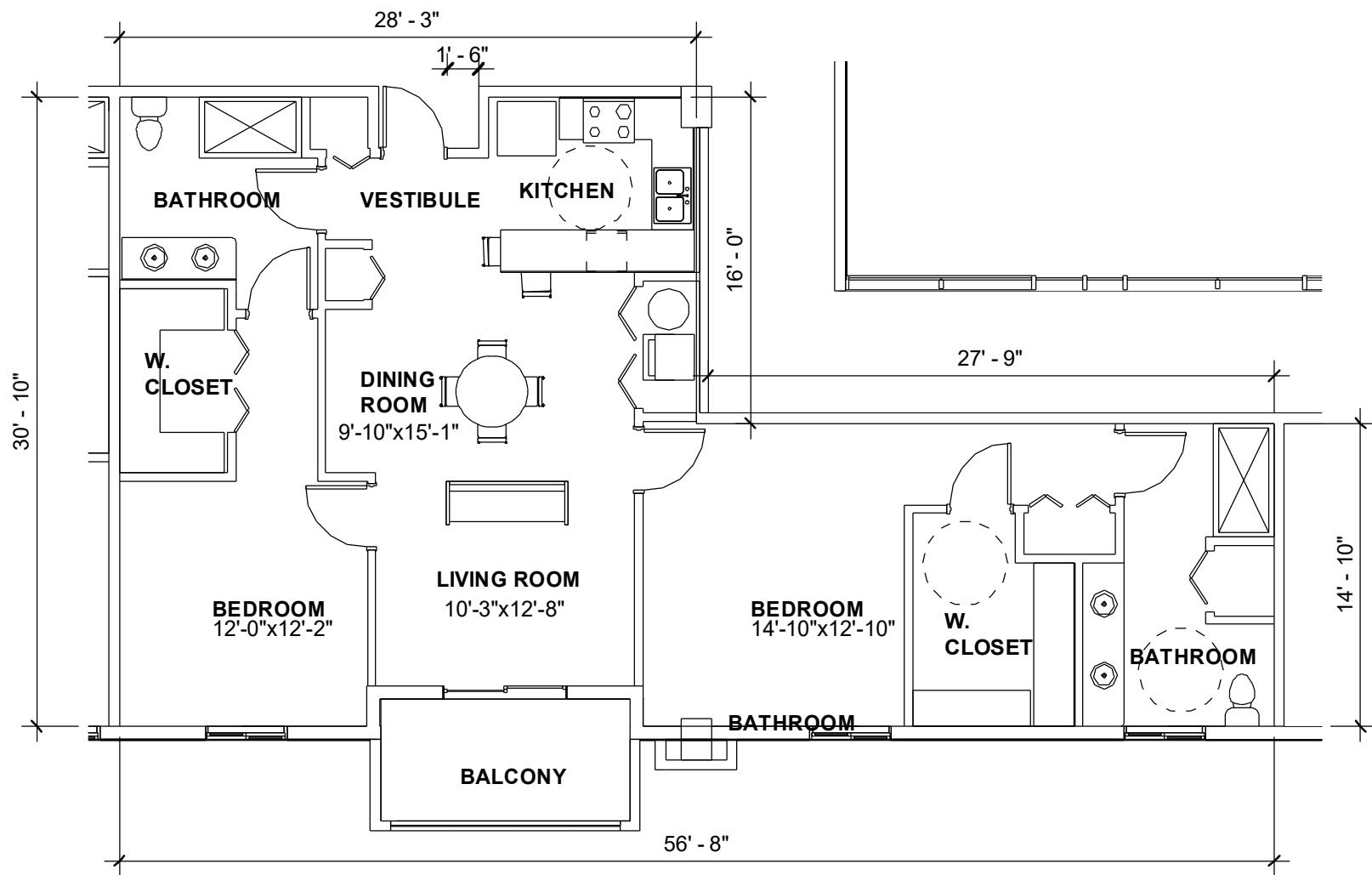
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A3.0
UNIT "A2" ENLARGED PLAN
1/8" = 1'-0"



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



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



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

NOTES

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

APARTMENT UNIT AREAS

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

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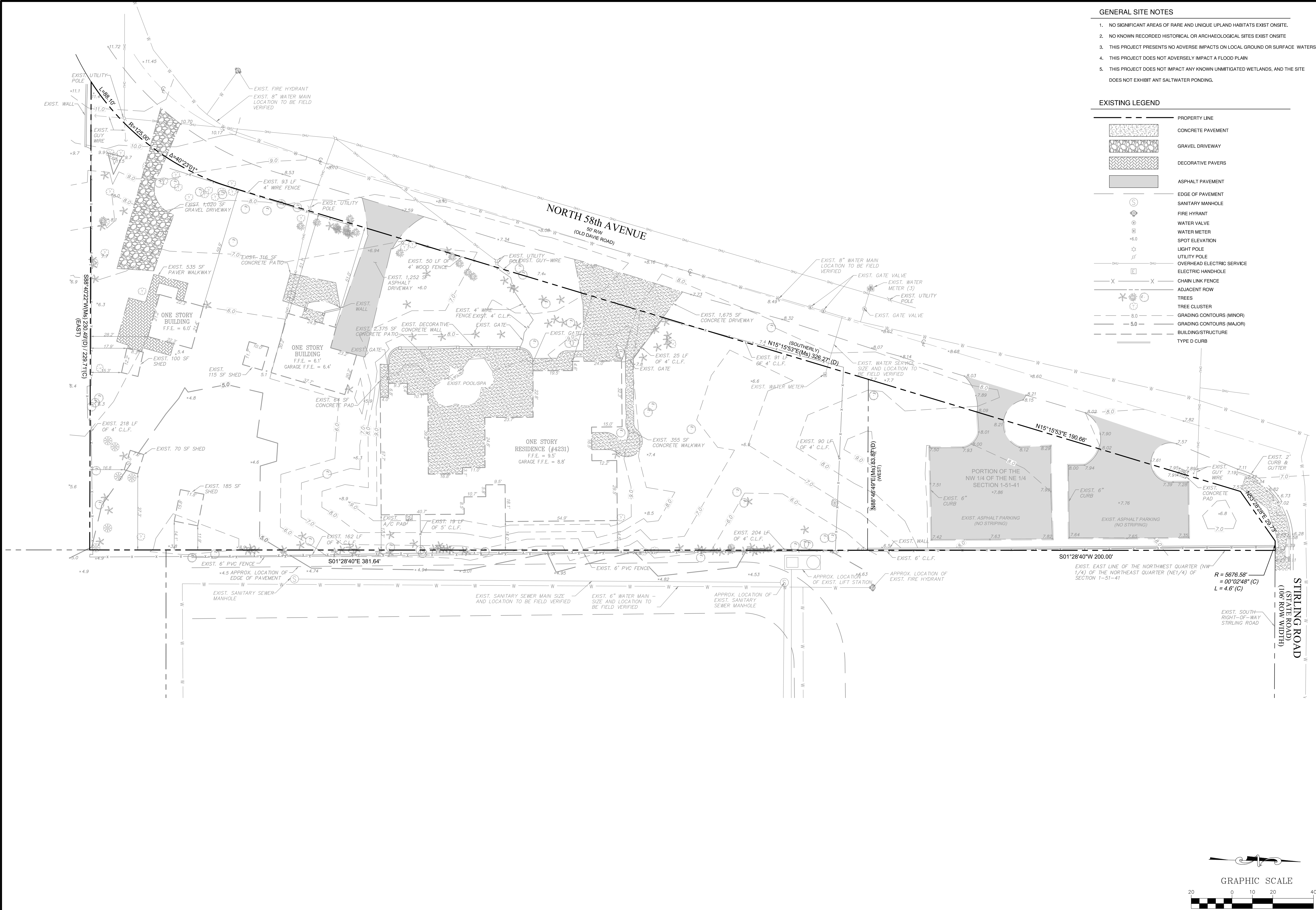
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SD
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10.02.2018

REVISIONS

A3.0



GENERAL SITE NOTES

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

EXISTING LEGEND

	PROPERTY LINE
	CONCRETE PAVEMENT
	GRAVEL DRIVEWAY
	DECORATIVE PAVERS
	ASPHALT PAVEMENT
	EDGE OF PAVEMENT
	SANITARY MANHOLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	SPOT ELEVATION
	LIGHT POLE
	UTILITY POLE
	OVERHEAD ELECTRIC SERVICE
	ELECTRIC HANDHOLE
	CHAIN LINK FENCE
	ADJACENT ROW
	TREES
	TREE CLUSTER
	GRADING CONTOURS (MINOR)
	GRADING CONTOURS (MAJOR)
	BUILDING/STRUCTURE
	TYPE D CURB

EXISTING CONDITIONS PLAN

58 OAK
4231 NORTH 58TH AVENUE

CITY OF HOLLYWOOD

BROWARD COUNTY, FLORIDA

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PLAN STATUS

DATE	DESCRIPTION
EL DESIGN	EL DRAWN
BP	CHKD

SCALE

JOB No. 010508-01-001

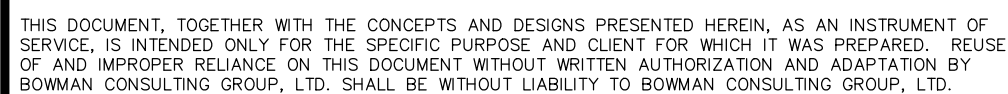
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SHEET C-1

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