

PLANNING DIVISION

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File No. (internal use only): JAN 8 2019

GENERAL APPLICATION CITY OF HOLLYWOOD PLANNING DIVISION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022



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: 01.08.19

Location Address: 320 S FEDERAL HIGHWAY

Lot(s): Block(s): Subdivision:

Folio Number(s): 514215017440, 514215017400, 514215017460, 514215017470, 51421501780

Zoning Classification: FH-2 Land Use Classification: MULTI FAMILY RESIDENTIAL

Existing Property Use: SINGLE FAMILY / VACANT Sq Ft/Number of Units: 0

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):

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

Explanation of Request:

Number of units/rooms: 204 Sq Ft: 107,680

Value of Improvement: 18,000,000 Estimated Date of Completion: 2021

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

Name of Current Property Owner: JACKSON STREET DEVELOPMENT, LLC

Address of Property Owner: 90 FL GROUP, 644 E HENRIKDALE BOY BLVD

Telephone: 954-505-4081 Fax: Email Address: MIKE.HOLLYWOOD@GMAIL.COM

Name of Consultant/Representative/Tenant (circle one): ALFONSO JURADO

Address: 1035 H. MIAMI AVE STE 406, MIAMI, FL Telephone: 305-206-6214

Fax: Email Address: ALFONSO@ALFONSOJURADO.COM

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

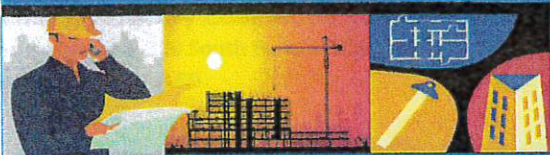
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: STEVE GELLER

Address:

Email Address: STEVE@GELLERLAWFIRM.COM

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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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: _____

PRINT NAME: _____

GIUSEPPE IADISERNA

Date: _____

Signature of Consultant/Representative: _____

Date: 10.22.18

PRINT NAME: _____

ALFONSO JURADO

Date: 10.22.18

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

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

Technical Advisory Committee Comment Responses

Nine Hollywood, 320 South Federal Highway

File Number: 18-DP-69

January 8, 2019

A. APPLICATION SUBMITTAL

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. Indicate current and future meeting dates (not submittal dates) on Cover Sheet and Title Block.

Indicate specific Board/Committee (i.e. TAC, PDB, etc.).

Response: Meeting date has been indicated on cover page

2. Provide drawings index with next submittal. Drawings should all be submitted as one set.

Response: Complete drawing index has been provided

3. Legal Description in ALTA Survey, Site Data and Application do not match. Legal Description does not include all parcels or folios. Revise as necessary.

Response: Legal description has been updated on plans and survey

4. Ownership & Encumbrance Report (O&E):

a. Shall indicate it was searched from the time of platting or 1953 (earliest of the two).

b. Shall include site data and legal description.

c. Shall include all lots/parcels.

Response: O&E has been corrected to include all required items

5. ALTA Survey:

a. Shall include only the lots pertaining to the project; the legal description should reflect this as well.

b. Shall be based on O&E with a note indicating as such and vice versa.

c. Shall indicate if lot area provided is net or gross.

d. Shall list and illustrate all encumbrances as indicated on the O&E Report.

Response: ALTA survey has been updated to include required items

6. Provide dimensions for all site elements including driveway setbacks, building lengths, access points, walkways, etc.

Response: Dimensions have been added

7. Provide details and height of all proposed walls, fences, and gates. All fencing shall be decorative.

Response: No fencing is currently being proposed

8. Provide details of all regulatory signage and pavement markings. Work with the Engineering Division to ensure signage provided will adequately serve proposed circulation.

Response: Signage and pavement markings have been added to civil plans

9. Show the interior floor plan for each unit, this includes doors, bedrooms, kitchens, etc. Provide internal dimensions for all unit Floor Plans.

Response: Unit plans are detailed on sheets A2-01 and A2-02

10. All renderings shall reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.

Response: Refer to Landscape Architecture sheets

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

Response: In process

B. ZONING

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. No column shall be within 3 feet of the entrance to a parking space. Illustrate compliance.

Response: Columns have been moved to comply

2. Work with Engineering to ensure sufficient backout is provided for the loading spaces.

Response: Loading spaces have been angled for easier access

3. On sheet A4 01, correct the unit count as it is inconsistent with the Site Data.

Response: Unit count has been corrected

4. Number each parking space and provide dimensions.

Response: Parking spaces have been numbered and typical dimensions have been added

5. Include note indicating provisions for recycling will be included.

Response: Recycling will be provided via sorter located within the trash room. Note has been added to sheet A1-01

C. ARCHITECTURE AND URBAN DESIGN

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. Revise the SE corner rendering/detail to match the rendering submitted for PACO; discuss with Planning further if needed.

Response: Per conversation with Alexandra Carcamo, SE corner is to remain as currently shown

2. Provide additional articulation along Jackson Street as this is also a frontage. Consider recessing portions of the wall to add movement.

Response: Additional articulation has been added to the elevations along Jackson Street, reference sheet A3-01

3. The west façade should include architectural treatment to avoid a flat wall; i.e. scoring, recessing, etc.

Response: West façade has score lines which relate to the aluminum garage screen, reference sheet A3-03

Steve Bido, Junior Architect (sbido@hollywoodfl.org) 954-921-3900

1. No comments received.

D. SIGNAGE

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.

Response: Note has been added to floor plan on sheet A1-01

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: Noted

E. LIGHTING

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. Revise note on Site Plan stating the maximum footcandle level at all property lines shall not exceed 0.5 foot candles.

Response: Note added on sheet A1-01

2. Ensure project complies with the turtle lighting Ordinance; note on plans.

Response: Note added on sheet A1-01

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. Submittal shall indicate compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.

Response: Note has been added on sheet A1-01

Elaine Franklin, Environmental Sustainability Coordinator (efranklin@hollywoodfl.org) 954-921-3201

1. As per the City of Hollywood's green building ordinance, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or FGBC certification are the minimum standards.

Response: Noted

2. New commercial and residential structures are required to construct the infrastructure necessary for future installation of an electric vehicle-charging station. Minimally, the following shall be installed: an empty three-quarter-inch raceway from the branch circuit panel board to a location in the garage or a designated parking area, with a two-gang junction box with a blank plate; or a fully functional electric vehicle-charging station.

Response: Noted. Will be incorporated into the project in subsequent phases

3. Provide a longterm, covered bicycle storage area for residents that would protect bikes from the elements and theft. With 40 units you should have a minimum of 4 longterm spaces available. There are LEED and FGBC credits available for this.

Response: Bicycle storage has been added on the ground floor, reference sheet A1-01

4. Make sure the kitchens have space for recycle bins. Make recycling as easy as possible for the residents, and include recycle bins on each floor.

Response: Noted

5. Use rainwater for irrigation or nonpotable water uses in the building. This aligns with FGBC Commercial Building Standard W3: Rainwater Harvesting.

Response: Will be studied as part of certification process

6. Use water sense certified or Energy Star appliances where applicable, energy efficient light fixtures, and install programmable thermostats.

Response: Will be studied as part of certification process

7. All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.

Response: Noted

8. Use sustainable building materials. This can follow FGBC Commercial Building Standard credit M1 or LEED v4 Materials and Resources credits depending on the certification you are pursuing.

Response: Will be studied as part of certification process

9. Use low VOC materials. This can follow FGBC Commercial Building Standard credit H2: Low Emitting Materials or LEED v4 Indoor Environmental Quality credit Low Emitting Materials depending on the certification you are pursuing.

Response: Will be studied as part of certification process

10. Use permeable pavement.

Response: Will be studied as part of certification process

11. Roofing material should be "cool." Roofing material should be Energy Star certified or Cool Roof Council rated. Or consider a green roof which, would reduce stormwater runoff and increase energy efficiency, benefiting the tenants.

Response: Will be studied as part of certification process

G. ENGINEERING

Luis Lopez, City Engineer (llopez@hollywoodfl.org) 954-921-3251

Clarissa Ip, Engineering Support Services Manager (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. On Sheets A01.1 through A01.4, fully dimension all parking stalls, drive aisles and ADA accessible routes. Columns to be set back 2' from driveway isles. Parking stalls next to walls require an additional 2' width.

Response: Typical parking stalls have been dimensioned, columns have been moved 3' from any stall entrance and walls are 2' from edge of adjacent stalls

2. Traffic impact analysis is required, coordinate with Rick Mitinger, Transportation Engineer.

Response: Traffic impact analysis is attached

3. Remove driveway connection to the alley to the north from main parking garage entrance.

Response: Driveway connection to alley has been removed

4. Bus shelter construction and/or relocation and easement will be required along US1, coordinate with Broward County Transit.

Response: In process

5. Provide civil engineering streetscape plans and plan details, showing proposed sidewalks in public and/or project property along US1 and Jackson St.

Response: See Sheet C-9

6. Show all proposed utility connections points, keep streetscape free of above ground exposed utility devices.

Response: Sheets C-7 Utilities and C-8 Utilities Details have been updated

7. Jackson St and alley adjacent to the project to be reconstructed, reconstruct Jackson St adjacent to project to provide on street parking within the row, no swale, street trees to be provided within wider combination sidewalk and buffer. Coordinate cross section and materials with TAC, separate meeting required.

Response: In process

8. Provide FDOT Pre-Application Letter.

Response: In process

9. All outside agency permits must be obtained prior to issuance of City building permit. Review and approval from FDOT is required.

Response: Noted

H. LANDSCAPING

See attached landscaping comment responses.

I. UTILITIES

Wilford Zephyr, Engineer (wzephyr@hollywoodfl.org) 954-924-2985

Alicia Vereas-Feria, Engineer (avereas-feria@hollywoodfl.org) 954-921-3302

Water & Sewer Comments:

1. Include the City's latest standard water and sewer details. These can be obtained from Mike Zaske at 954-921-3930 or mzaske@hollywoodfl.org

Response: Latest City Details have been included.

2. Sheet C-7: Provide Water & Sewer demand calculations on proposed Utility Plan.

Response: Water & Sewer Demand calculations have been added to sheet C-8 Utilities Details

3. Contractor to locate sewer clean out as close to property line as possible, on private side of property line.

Response: Sewer clean out is shown to be located 1' from the property line on the private side.

Drainage Comments:

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

Response: Drainage Calculations and soil report are attached.

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

Response: all stormwater runoff is maintained on-site as practically possible. 6" swales have been provided where practical.

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

Response: Roof Drains will connect directly to the exfiltration trench / drainage well system. Details will be shown when plumbing plans are available.

7. Update Survey to include, at a minimum, elevations along the crown of the road, the perimeter of the property, existing grade, and any paved areas. NOTE: ALL ELEVATIONS MUST REFERENCE NAVD88 DATUM.

Response: Alta Survey has been updated.

8. Sheet C-2: Show all existing elevations shown on the survey along with proposed elevations.

Response: Sheet C-2 has been updated to show elevations from survey.

9. Sheet C-2: Indicate all FFE per area. Since this property resides within FEMA FIRM Zone X, not base flood elevation (BFE) is provided. Therefore, the finished floor elevations (FFE) and bottom of equipment elevation must conform with section 154.50 of the City's Code of Ordinances. That is, lowest FFE and bottom of a/c and other equipment serving the building must be set at a minimum of 6-inches above the highest adjacent crown of road elevation.

Response: FFE 6" above the highest adjacent crown of road elevation is shown on sheet C-2.

10. Landscape architect should coordinate with civil plans to accommodate for drainage features.

Response: Noted.

J. BUILDING

Dean Decker, Interim Chief Building Official (ddecker@hollywoodfl.org) 954-921-3025

1. Application is substantially compliant.

K. FIRE

Janet A. Washburn, Fire Marshal/Division Chief (jwashburn@hollywoodfl.org) 954-921-3554

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. NFPA 101, Chapter 11 High-Rise Buildings will also need referencing on future plans as this is a high-rise.

Response: Noted

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 drawing C-7, (or attach) the calculations using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements for the building.

Response: Fire flow test and minimum fire flow requirements calculations are attached. Fire flow requirements have been added on sheet C-8 Utilities Details.

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. It is noted on pg. C-7 a fire hydrant is shown.

Response: One existing and one proposed fire hydrant are shown on sheet C-7.

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 added to Civil drawings.

5. A bi-directional amplifier is required per NFPA 1, 11.10 for high rise buildings.

Response: Noted

6. 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: Note has been added on sheet A1-01

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

Response: Noted

8. How will the fire dept. respond to the back of the building through the drive? The drive appears to have a median. The access shall be a minimum of 20' unobstructed access unless the intent is for fire apparatus to stage in the street. If so, fire must be able to access the front door within 50' per NFPA 1, 18.18.2.3.2.

Response: Front door is less than 50' from right of way

9. One of the rated, stairwell egress doors must provide direct access to the public right of way per NFPA 101, 7.7. On pg. C-7 both doors appear to egress inside the building.

Response: The east stair now exists directly to the right of way through an egress corridor

L. PUBLIC WORKS

Charles Lassiter, Assistant Public Works Director (classiter@hollywoodfl.org) 954-967-4207

1. No comments received.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. No comments received.

N. COMMUNITY DEVELOPMENT

Clay Milan, Community Development Manager (cmilan@hollywoodfl.org) 954-921-3271

1. What are the rental rates? Do any meet HUD's criteria for Fair Market Rent in local area (\$1,080 – 1 bedroom; \$1,370 – 2 bedroom)?

Response: Rental rates have not been determined at this time

2. Provide details about what features are contained in the amenity area.

Response: Amenities include pool, resident's lounge, fitness and business center

3. How is the tenant storage area configured? Will exterior door be used for routine access to the area?

Response: Tenant storage areas will be configured with individual steel welded wire tenant storage lockers

4. What is the screening material on parking garage made of?

Response: The garage screen will be made of painted aluminum tubes

5. Show roof plan.

Response: Roof plan has been added on sheet A1-08

6. Are there any electric vehicle charging stations?

Response: There will be electric vehicle charging stations provided

7. Show floorplans of units, including room dimensions.

Response: Dimensioned unit plans are included on sheets A2-01 and A2-02

8. Does each unit have laundry facilities?

Response: Yes, each unit will have a washer and dryer

9. Unable to read General Notes on sheet C-1 due to scale.

Response: Notes have been enlarged

10. Inform the area civic association – Downtown/Parkside/Royal Poinciana Civic Asso. Lisa Smith – President, 954-854-4496

Response: Noted

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922

1. Application is substantially compliant.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500

Doreen Avitabile, Police (davitable@hollywoodfl.org) 954-967-4371

1. Application is substantially compliant.

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

CPTED Strategies

2. Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

External Lighting

3. Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

a. Parking Lots 3-5 foot candles

b. Walking Surfaces 3 foot candles

c. Recreational Areas 2-3 foot candles

d. Building Entryways 5 foot candles

e. These levels may be subject to reduction in specific circumstances where after hours use is restricted.

f. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.

g. Exterior lighting should be controlled by automatic devices (preferably by photocell).

h. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.

i. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.

j. Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

Building(s) Perimeter Doors

4. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.

5. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate

either locally and/or at the security office.

6. Garage should have a gate accessible to residents only.

7. Lobby should be accessible to residents only.

Internal Circulation and Control

8. There should not be recessed areas in corridors that could be used for hiding or loitering.

9. Convex mirrors should be used in corners and in stairwells.

10. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.

11. Glass elevator is recommended so residents can see out/in.

12. Keep apartment lobby accessible to residents only, guests can be buzzed in etc. Corridors

13. Corridors should be well-lighted with no dark areas.

14. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

Fencing

15. (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

16. Have fence around pool area, keep access to residents only Non-Pedestrian Building Entry Points

17. Sturdy fencing should enclose locations where gas and electric utilities enter buildings.

18. Locations where gas and electric utilities enter buildings should be well lighted.

19. Electrical service disconnects and gas valves should be equipped with locking devices. Signage

20. Have adequate signage posted.

21. Have signage around pool area. List times of use, no lifeguard on duty, or whatever is applicable.

Parking Garage

22. If parking garage will be utilized for residents/guests and store patrons, keep parking areas separate.

23. Keep well lit.

24. Garage has natural surveillance that allows inside to see out, and those outside to see in.

25. Observed in Blueprints: Bike Rack, good signage, and stairwell had open slot railings.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

1. No comments received.

R. PARKING

Harold King, Parking Administrator (hking@hollywoodfl.org) 954-921-3549

Tamikia Bacon, Parking Operations Manager (tbacon@hollywoodfl.org) 954-921-3548

1. Application is substantially compliant.

S. ADDITIONAL COMMENTS

Alexandra Carcamo, Principal Planner (acarcamo@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

Nine Hollywood

In response to the comments we offer the following responses:

1. Submit an updated tree survey by survey company not older than 6 month from application date showing all existing trees on site and their species, DBH, height and spread.

A tree survey is being submitted with all existing trees on site and their species, DBH, height and spread.

2. Provide a revised landscape plan by a Landscape Architect that complies 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 zone type and any trees of compensation or mitigation if any trees are to be removed as per submitted survey and satellite images there are several hardwoods and some palms existing on site.

As seen on sheet L-1 and L-2, a note has been added stating, "Any mitigation shall take place off site or paid into a tree trust fund. Mitigation shall be worked out with the City of Hollywood based on the tree survey".

3. Submit corrected landscape plan showing the correct value of inches of DBH of proposed trees to be removed if any. If any tree is proposed to be removed mitigation calculation shall be provided inch by inch of DBH. The submitted plans have to be revised to reflect correct City of Hollywood zone district FH-2 and provide and correct the required pervious landscape area requirements per sq ft in addition to the street tree requirements on Jackson st. Some of proposed trees do not meet city of Hollywood minimum code requirements for palms of a minimum of 8' CT revise accordingly and as per below specifications.

As seen on sheet L-1 and L-2, a note has been added stating, "Any mitigation shall take place off site or paid into a tree trust fund. Mitigation shall be worked out with the City of Hollywood based on the tree survey". The palm specifications have been revised to meet city of Hollywood requirements of a minimum 8' C.T.

4. Provide a revised Landscape plan detailed tree disposition plan signed and sealed in separate showing all the trees to remain if no trees to be removed with measurements as per specie and also show the trees to be protected on site with a circle marking for critical root protection zone. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape,

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. As per submitted and satellite images there are several large specimens size trees on site that will have to be analyzed in prior to be approved to be removed and mitigate DBH accordingly.

A submitted tree survey indicates existing trees and specifications on site, which will be removed and mitigated for as stated on sheet L-1 and L-2, stating, "Any mitigation shall take place off site or paid into a tree trust fund. Mitigation shall be worked out with the City of Hollywood based on the tree survey".

5. 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.

Irrigation plans will be provided for the next submission.

6. No tree removals without a tree removal sub- permit. Supplemental arborist report might be required as needed to approve any tree removal 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.

A tree removal sub-permit will be applied for.

7. Additional comments may be forthcoming. 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/canariensis, Bismarkia, and Coconut. Minimum height requirements for all palms at planting is 8' of CT. replace senna surratensis for other more proficient wind tolerant medium size canopy tree species like: Crape Myrtle, Silver buttonwood, etc.

Shade trees are specified at 12' height and 2" DBH and palms are being counted at a 3:1 basis. The minimum height requirement for the palm specifications has been revised to 8' C.T. minimum.

Please let us know if there are questions regarding any of the aforementioned responses.

Kindest regards,

Ashley Maine
Associate
WITKIN HULTS DESIGN GROUP

Nine Hollywood

320 South Federal Highway
Hollywood, Florida

TRAFFIC STUDY

prepared for:
Jackson Street Development LLC

KBP CONSULTING, INC.

December 2018

Nine Hollywood

320 South Federal Highway

Hollywood, Florida

Traffic Study

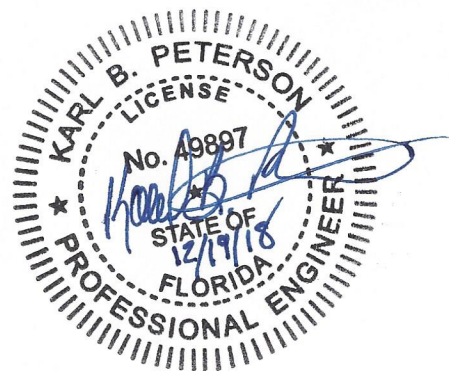
December 2018

Prepared for:

Jackson Street Development LLC

Prepared by:

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TABLE OF CONTENTS

INTRODUCTION.....	1
INVENTORY	3
Existing Land Use and Access.....	3
Proposed Land Uses and Access	3
Roadway System.....	3
TRIP GENERATION.....	4
TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT	5
SUMMARY & CONCLUSIONS.....	7

LIST OF FIGURES

FIGURE 1 – Project Location Map	2
FIGURE 2 – Driveway Assignment	6

LIST OF TABLES

TABLE 1 – Trip Generation Summary	4
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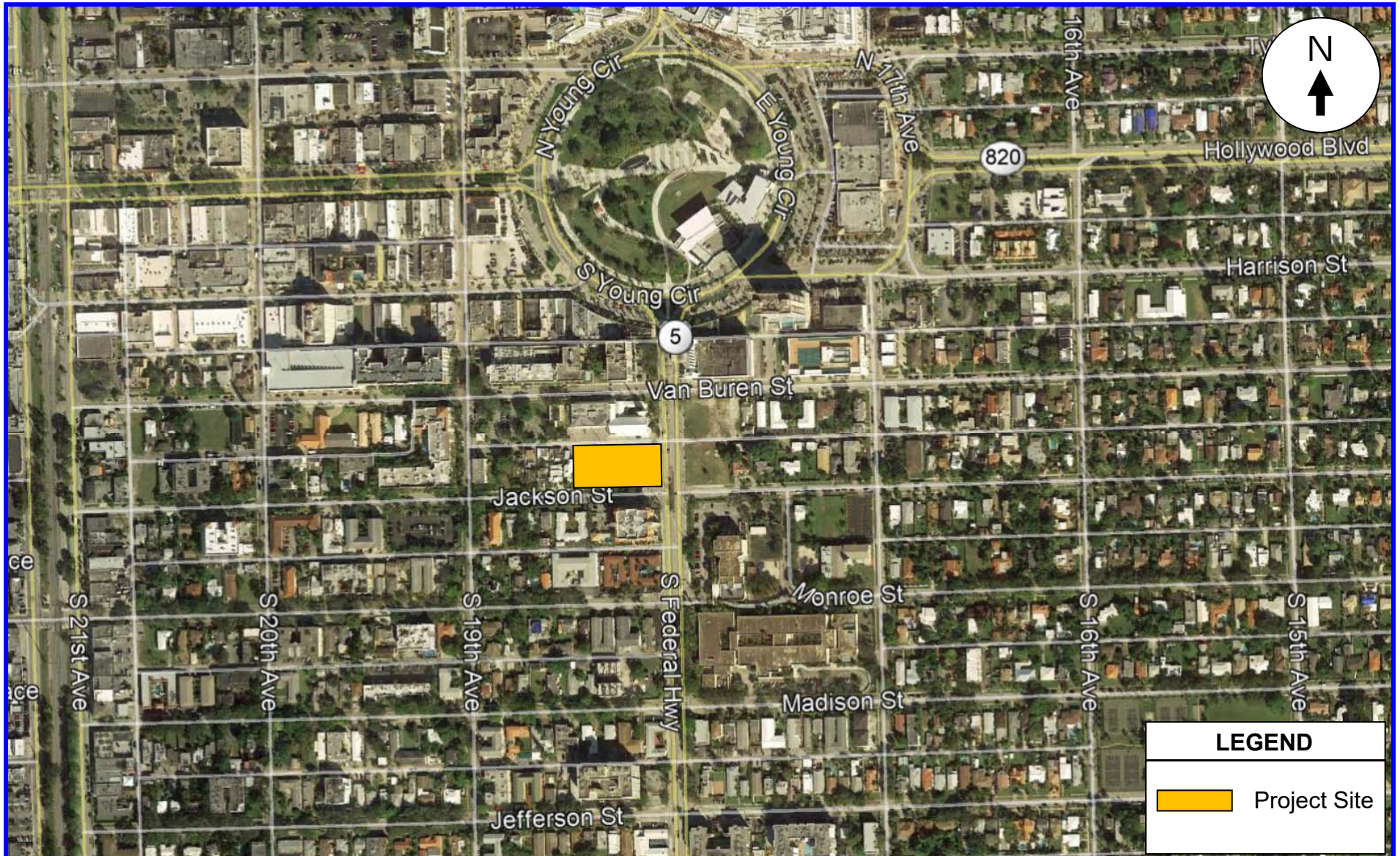
INTRODUCTION

A mixed-use development to be known as Nine Hollywood is proposed on the property located generally at 320 South Federal Highway (State Road 5) in Hollywood, Broward County, Florida. The subject site is located in the northwest corner of the intersection at South Federal Highway and Jackson Street. The location of this project site is illustrated graphically in Figure 1 on the following page.

KBP Consulting, Inc. has been retained by Jackson Street Development LLC to prepare a traffic study in connection with this proposed development. This study addresses the trip generation characteristics associated with the proposed mixed-use development and the projected peak period turning movement volumes at the project access driveways on Jackson Street and the alley located on the north side of the property.

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

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



INVENTORY

Existing Land Use and Access

The subject site is approximately +/- 0.82 acre and is currently vacant. The Folio ID Numbers are as follows:

- 5142 15 01 7440
- 5142 15 01 7450
- 5142 15 01 7460
- 5142 15 01 7470
- 5142 15 01 7480

There is no formal vehicular access to the site; however, there is one (1) existing drop curb along South Federal Highway.

Proposed Land Uses and Access

A mixed-use development is proposed to be constructed on the subject site. This development will consist of 7,315 square feet of retail space on the ground floor, parking on levels 1 through 4, and 204 multifamily residential dwelling units to be located on floors 6 through 12. The 5th floor will contain amenities for the residents. The site will be served by two (2) full access driveways on Jackson Street and one (1) full access driveway on the alley along the north side of the site. Appendix A contains the preliminary site plan for the project.

Roadway System

Within the limits of the project study area, South Federal Highway (State Road 5) is a four-lane divided state-maintained principal arterial roadway generally oriented in the north-south direction. The posted speed limit is 35 miles per hour (mph) and the FDOT Access Classification is 6 – Non-Restrictive.

TRIP GENERATION

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

ITE Land Use #232 – High-Rise Residential with 1st-Floor Commercial¹

- AM Peak Hour: $T = 0.31 (X)$ (24% in / 76% out)
where T = number of trips and X = number of occupied dwelling units
- PM Peak Hour: $T = 0.21 (X)$ (61% in / 39% out)

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

Table 1							
Trip Generation Summary							
Nine Hollywood - Hollywood, Florida							
Land Use	Size	AM Peak Hour Trips			PM Peak Hour Trips		
		In	Out	Total	In	Out	Total
<i>Proposed Use</i>							
High-Rise Residential w/1st Floor Commercial	204 DU	15	48	63	26	17	43

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

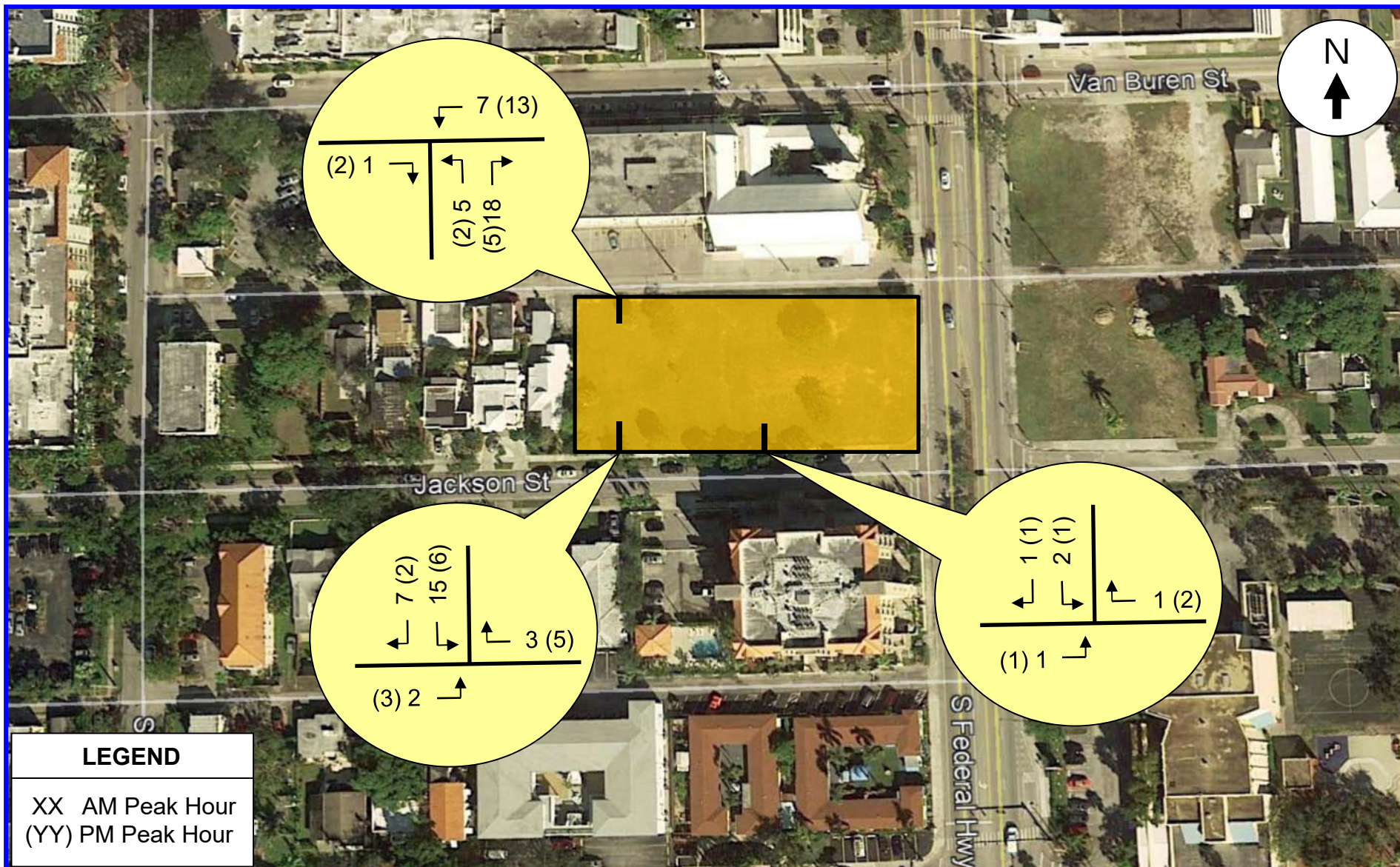
Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition).

As indicated in Table 1, the proposed mixed-use development is anticipated to generate approximately 63 AM peak hour vehicle trips (15 inbound and 48 outbound) and approximately 43 vehicle trips (26 inbound and 17 outbound) during the typical afternoon peak hour.

¹ Directional distributions are not available for this land use category. Therefore, the directional distributions for ITE Land Use #222 – Multifamily Housing (High-Rise) have been utilized.

TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

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



SUMMARY & CONCLUSIONS

A mixed-use development to be known as Nine Hollywood is proposed on the property located generally at 320 South Federal Highway (State Road 5) in Hollywood, Broward County, Florida. The subject site is located in the northwest corner of the intersection at South Federal Highway and Jackson Street.

This development will consist of 7,315 square feet of retail space on the ground floor, parking on levels 1 through 4, and 204 multifamily residential dwelling units to be located on floors 6 through 12. The 5th floor will contain amenities for the residents. The site will be served by two (2) full access driveways on Jackson Street and one (1) full access driveway on the alley along the north side of the site.

The Nine Hollywood mixed-use development is anticipated to generate approximately 63 AM peak hour vehicle trips (15 inbound and 48 outbound) and approximately 43 vehicle trips (26 inbound and 17 outbound) during the typical afternoon peak hour.

APPENDIX A

Nine Hollywood Site Plan



I. GENERAL LOT INFORMATION					
MUNICIPALITY	City of Hollywood				
ZONING CLASSIFICATION	FH-2				
FOLIO NUMBER	514215017440, 514215017450, 514215017460, 514215017470, 514215017480				
PROPERTY ADDRESS	320 S. Federal Highway, Hollywood, FL 33020				
FEMA ZONE	ZONE-X				
II. LOT DISPOSITION					
NET LOT AREA:		REQUIRED		PROVIDED	
LOT WIDTH:		5,000 SF Minimum		35,900	
LOT COVERAGE:	N/A	100' Minimum		330	
MAX. FLOOR AREA RATIO (F.A.R.):	Max. FAR 4.75 =	170,525 SF		Total FLR =	169,376 SF
DENSITY:	Unlimited	Unlimited		Total Units =	204 Units
OPEN SPACE:	N/A			Open Space Provided:	SF
FRONTAGE:	Min. 60% (Federal Highway) =	72 LF		Frontage at ground level =	114'-5" 96%
PEDESTAL HEIGHT RESTRICTIONS:	55 FT			4 Stories	48' Total
MAX NUMBER OF STORIES	18 Stories, 190 FT			12 Stories	128'-8" Total
MAXIMUM TOWER FOOTPRINT:	24,000 GSF Average, Max 30,000 GSF			Max. Tower SF =	17,525 SF
MAXIMUM BUILDING LENGTH ABOVE 55'		300 LF		Max. Tower Length =	224'-7"
MINIMUM UNIT SIZE		300 SF			380 SF
AVERAGE UNIT SIZE		500 SF			502 SF
III. BUILDING SETBACKS					
PODIUM:		REQUIRED		PROVIDED	
STREET FRONTAGE (Non Residential)		10'-0" Minimum		10'-0"	
SIDE INTERIOR		0'-0" Minimum		0'-0"	
REAR (Alley)		5'-0" Minimum		5'-0"	
TOWER:					
STREET FRONTAGE (Non Residential)		15'-0" Minimum		26'-0"	
SIDE INTERIOR		0'-0" Minimum		16'-5"	
REAR (Alley)		5'-0" Minimum		18'-6"	
IV. BUILDING AREA FAR CALCULATIONS					
PODIUM:		GSF/Floor	# of Floors		
Ground Level		16,910	1		16,910 GSF
Parking Level 2 -4		N/A	3		0 GSF
					16,910 GSF
TOWER:		GSF/Floor	# of Floors		
Residential//Amenities Level 5		17,922	1		17,922 GSF
Residential Levels 6 - 12		17,922	7		125,454 GSF
					143,376 GSF
TOTAL BUILDING AREAS:		ALLOWED:		PROVIDED:	
		170,525 GSF		160,286 GSF	
V. PARKING ANALYSIS					
Residential: 1 Space/Unit + 10% Guest Parking	204 Units x 1.1 Spaces	204	x 1.1		224 Spaces Required
Retail: 3 Spaces/1000 SF	7,315 SF x 3 / 1000	7,315	x 0		22 Spaces Required
Total					246 Spaces Required
Parking Level 1					10 Spaces
Parking Level 2					70 Spaces
Parking Level 3					90 Spaces
Parking Level 4					90 Spaces
Total Provided Parking					260 Parking Spaces
VI. LOADING ANALYSIS					
Residential: Berth Size = 10' x 25' x 14'					
50 - 100 Units: 1 Berth + 1 Berth for each additional 100 Units		204	/ 100		2 Berths Required
Retail: Less than 10,000SF loading not required					0 Berths Required
Total Loading Required					2 Loading Berths
Total Loading Provided					2 Loading Berths

UNIT MATRIX						
LEVEL	STUDIO	STUDIO	1 BR	1 BR	2 BR	UNITS/LVL
	410 SF	450 SF	550 SF	625 SF	905 SF	
1						0
2						0
3						0
4						0
5	10	2	6	2	2	22
6	10	2	10	2	2	26
7	10	2	10	2	2	26
8	10	2	10	2	2	26
9	10	2	10	2	2	26
10	10	2	10	2	2	26
11	10	2	10	2	2	26
12	10	2	10	2	2	26
TOTAL	80	16	76	16	16	204
% OF TOTAL	39%	8%	37%	8%	8%	
TOTAL SF	32,800 SF	7,200 SF	41,800 SF	10,000 SF	14,480 SF	106,280 SF
						520.98 SF
						410 SF
GROUND LEVEL RETAIL						7,315 SF



LOCATION PLAN

APPENDIX B

Nine Hollywood Trip Generation Data

Land Use: 232

High-Rise Residential with 1st-Floor Commercial

Description

High-rise residential with 1st-floor commercial are mixed-use multifamily housing buildings that have more than 10 levels (floors) and include retail space that is open to the public on the first level. These facilities are typically found in dense multi-use urban and center city core settings. Multifamily housing (high-rise) (Land Use 222) and mid-rise residential with 1st-floor commercial (Land Use 231) are related land uses.

Additional Data

The sites were surveyed in the 2010s in the District of Columbia.

Source Numbers

949, 951

High-Rise Residential with 1st-Floor Commercial (232)

Vehicle Trip Ends vs: Occupied Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: Dense Multi-Use Urban

Number of Studies: 3

Avg. Num. of Occupied Dwelling Units: 302

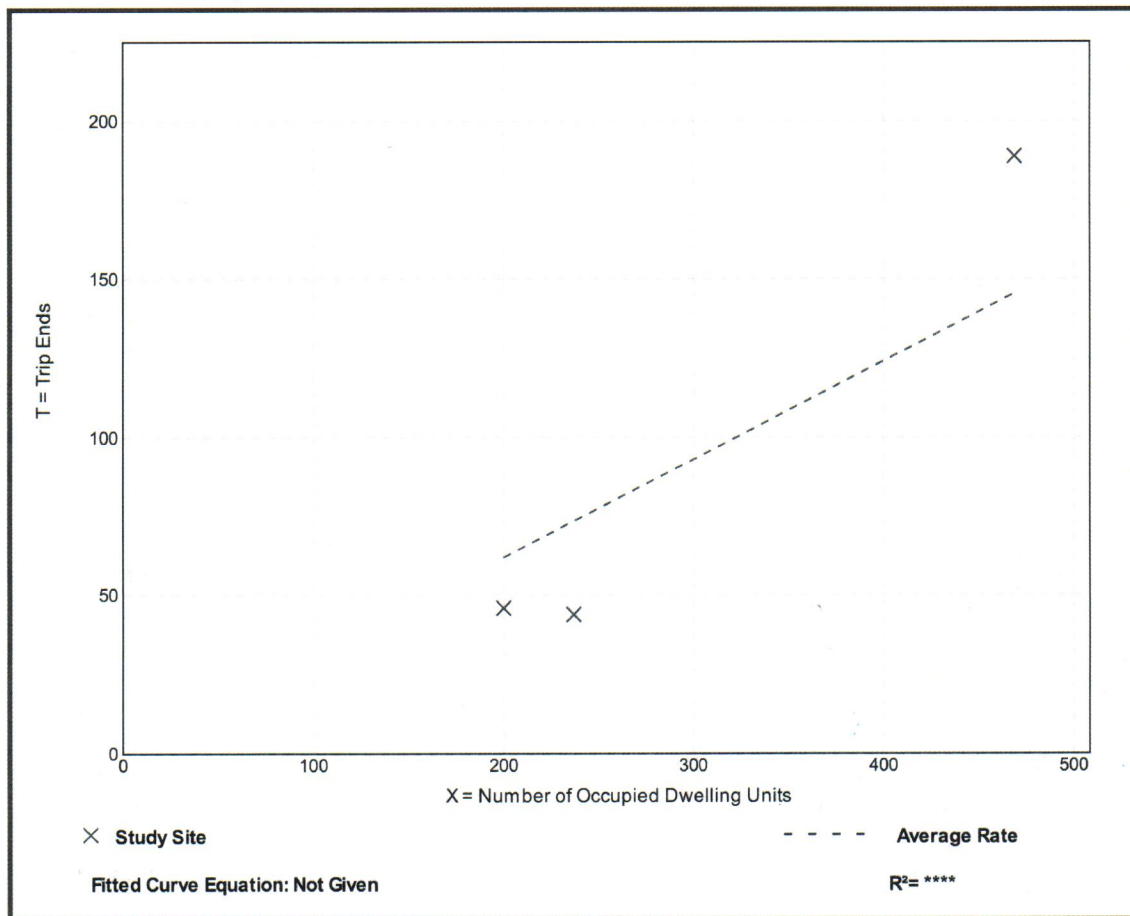
Directional Distribution: Not Available

Vehicle Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.31	0.19 - 0.40	0.35

Data Plot and Equation

Caution – Small Sample Size



High-Rise Residential with 1st-Floor Commercial (232)

Vehicle Trip Ends vs: Occupied Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: Dense Multi-Use Urban

Number of Studies: 2

Avg. Num. of Occupied Dwelling Units: 335

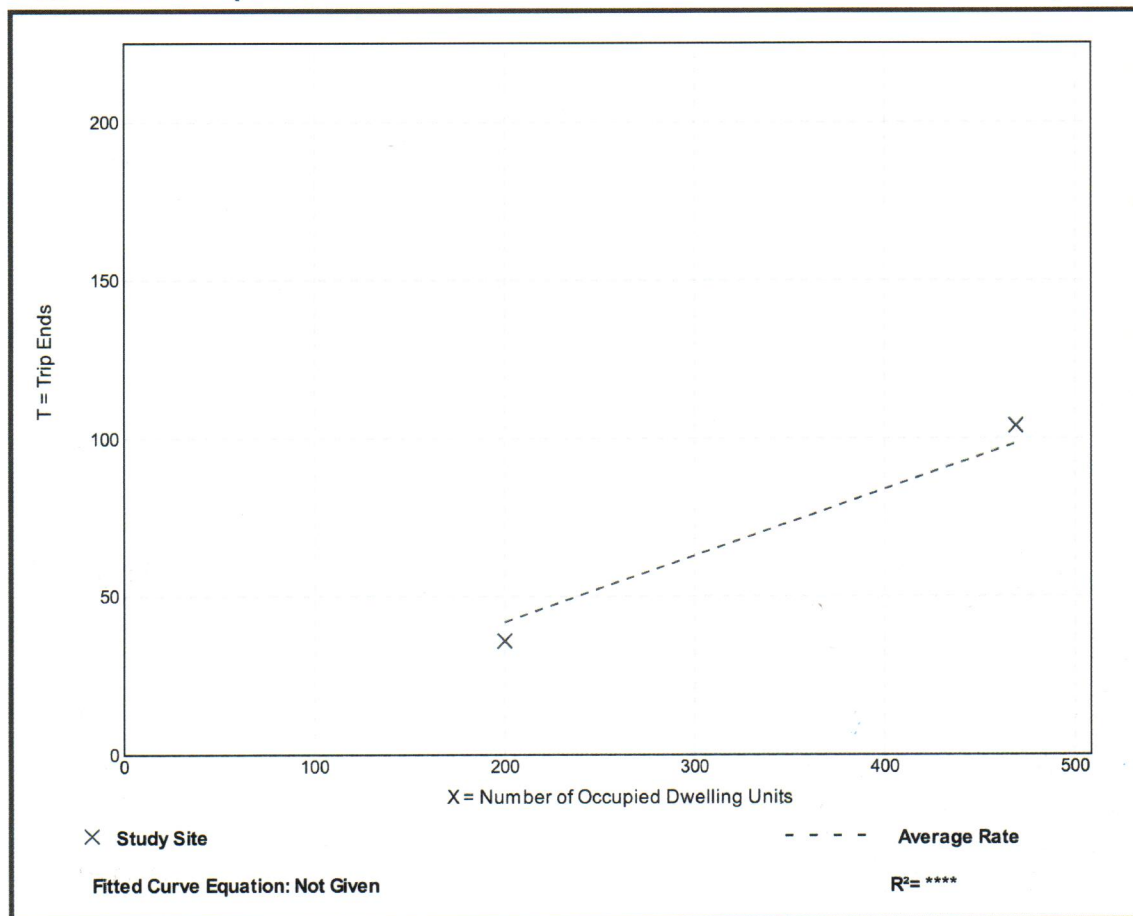
Directional Distribution: Not Available

Vehicle Trip Generation per Occupied Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.22	*

Data Plot and Equation

Caution – Small Sample Size

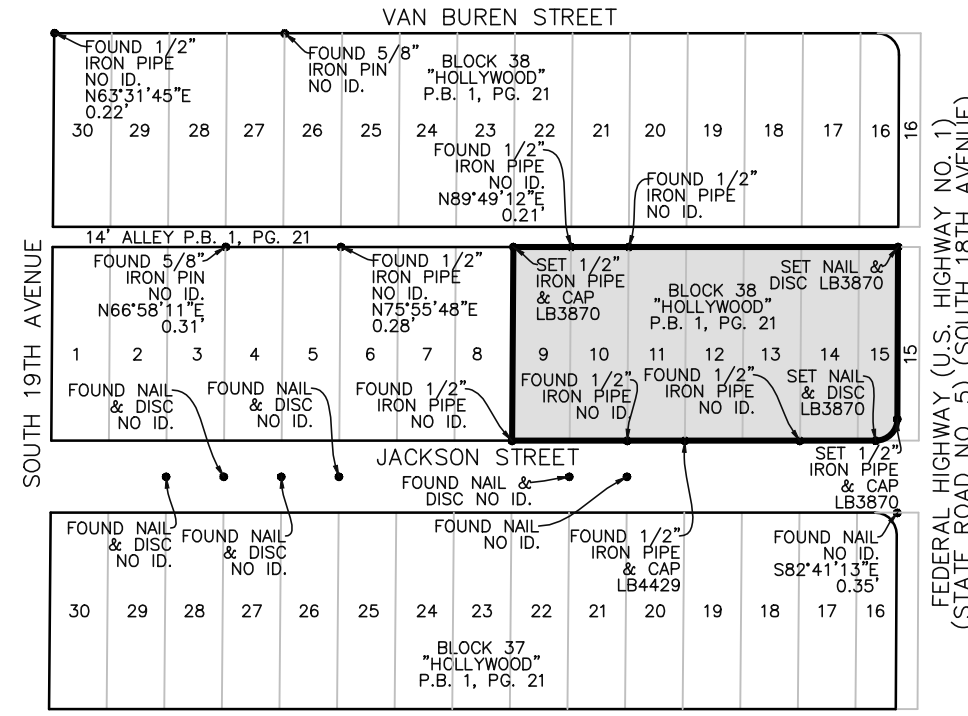
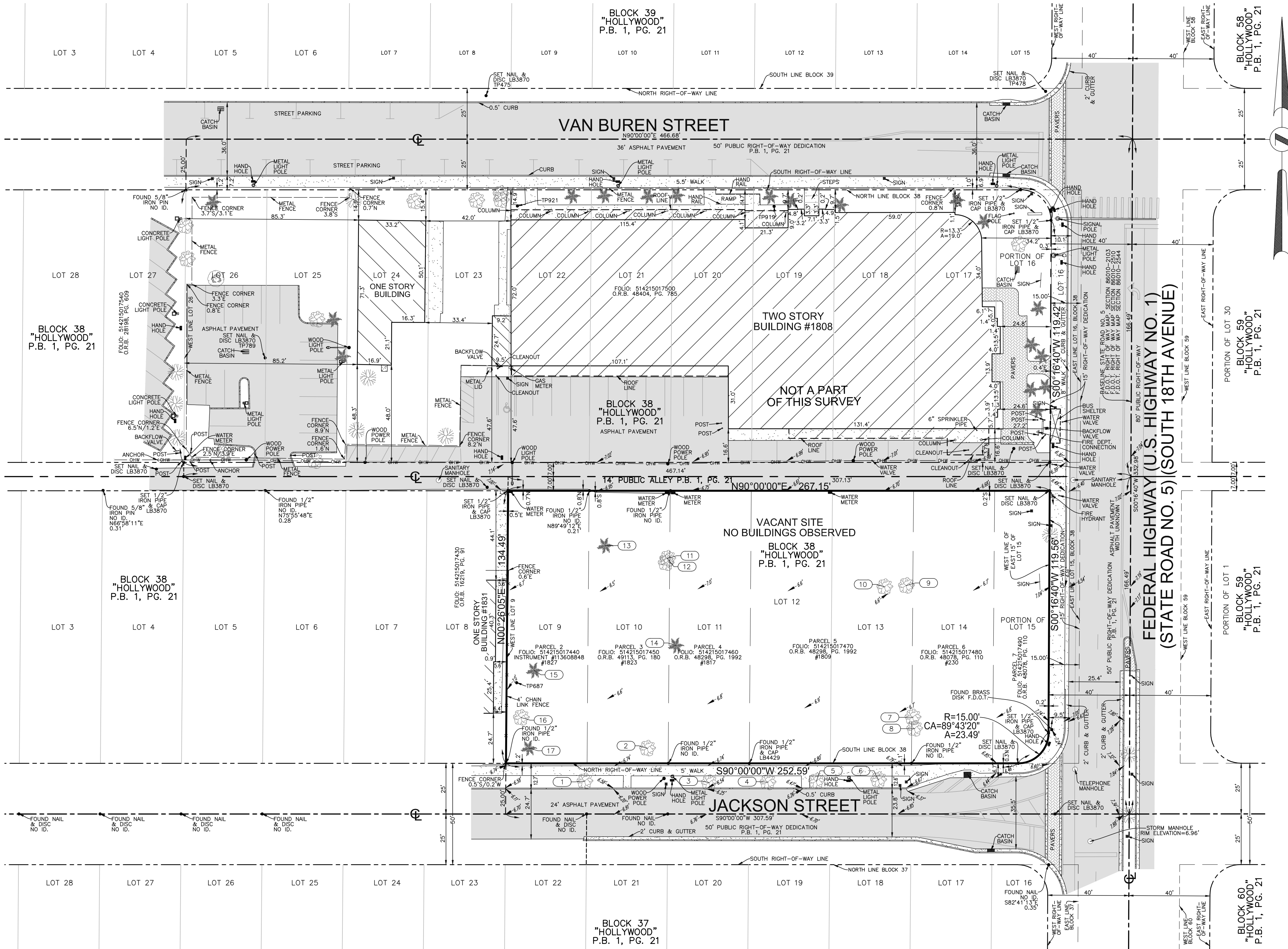


LEGEND

- CONCRETE
ASPHALT PAVEMENT
PAVERS
OVERHEAD WIRES
CENTERLINE
P.B. PLAT BOOK
PG. PAGE
O.R.B. OFFICIAL RECORDS BOOK
TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
R RADIUS
CA CENTRAL ANGLE
A ARC LENGTH
FPL FLORIDA POWER & LIGHT COMPANY
LB LICENSED BUSINESS
PALM TREE
OAK TREE
MANGO TREE
UNIDENTIFIED TREE

TREE TABLE

Tree Number	Common Name	Scientific Name	DBH (inches)	Canopy (feet)	Height (feet)
1	GUMBO LIMBO				
2	MANGO	MANGIFERA INDICA			
3	GUMBO LIMBO				
4	GUMBO LIMBO				
5	GUMBO LIMBO				
6	GUMBO LIMBO				
7	GUMBO LIMBO				
8	GUMBO LIMBO				
9	BEAUTY LEAF	CALOPHYLLUM			
10	GUMBO LIMBO				
11	GUMBO LIMBO				
12	GUMBO LIMBO	BURSERIA SIMARUBA			
13	SABAL PALM	ADONDIS MERRILLII			
14	CHRISTMAS PALM	ALBIZIA LEBBECK			
15	SABAL PALM				
16	WOMAN'S TONGUE				
17	ARECA PALM	DYSPIS LUTESCENS			



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
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- NOTES:**
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 - 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK 1896; ELEVATION: 9.07 FEET.
 - 3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #125113 0569H; MAP DATE: 08/18/14.
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 - 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
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CERTIFICATION:
TO GROUP F&L; MENENDEZ LAW FIRM:

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, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9 & 11 OF TABLE THEREOF.

John F. Pulice, PSM

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BLAIS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

NO.	REVISIONS	BY
1	ADDED TREE NUMBERS AND TREE TABLE 1/7/19	B.B.
2	#65483 REVIEW O&E REPORT	L.S.
3	#65401 ADD ELEVATION 11/14/18	M.D.
4	#64711A ORIGINAL SURVEY 6/13/18	B.

BOUNDARY SURVEY AND TOPOGRAPHIC ALTA/NSPS LAND TITLE SURVEY

PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandssurveyors.com
WEBSITE: www.pulicelandssurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

NINE HOLLYWOOD
NW CORNER JACKSON STREET
AND SOUTH FEDERAL HIGHWAY
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33020

DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 06/13/18

FILE: GROUP F&L
ORDER NO.: 65483

TECHNICAL ADVISORY COMMITTEE

January 22, 2019



SHEET LIST

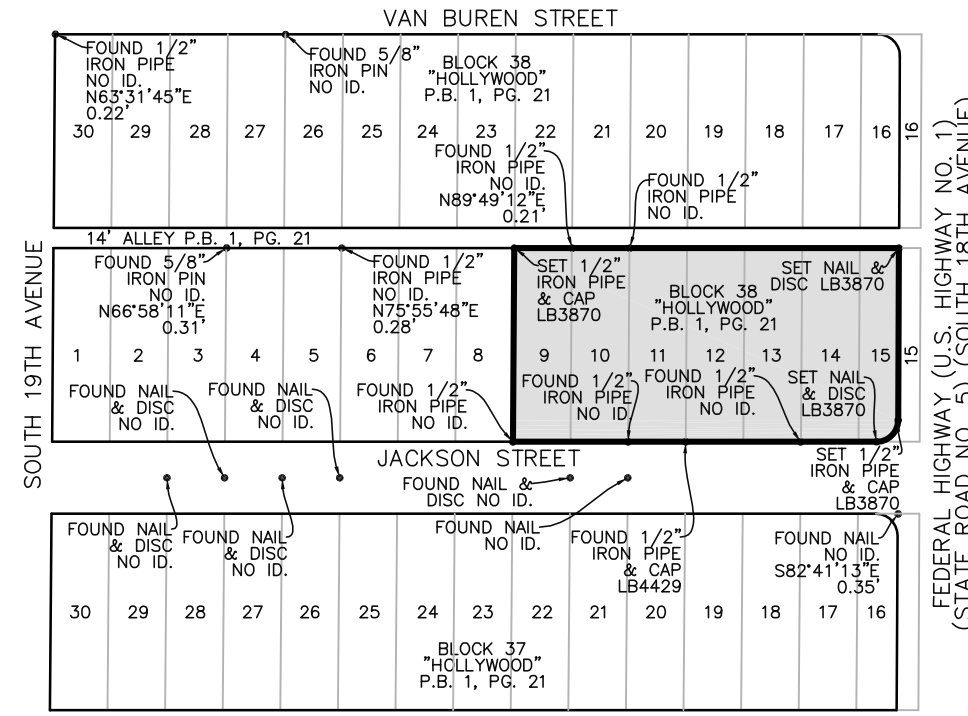
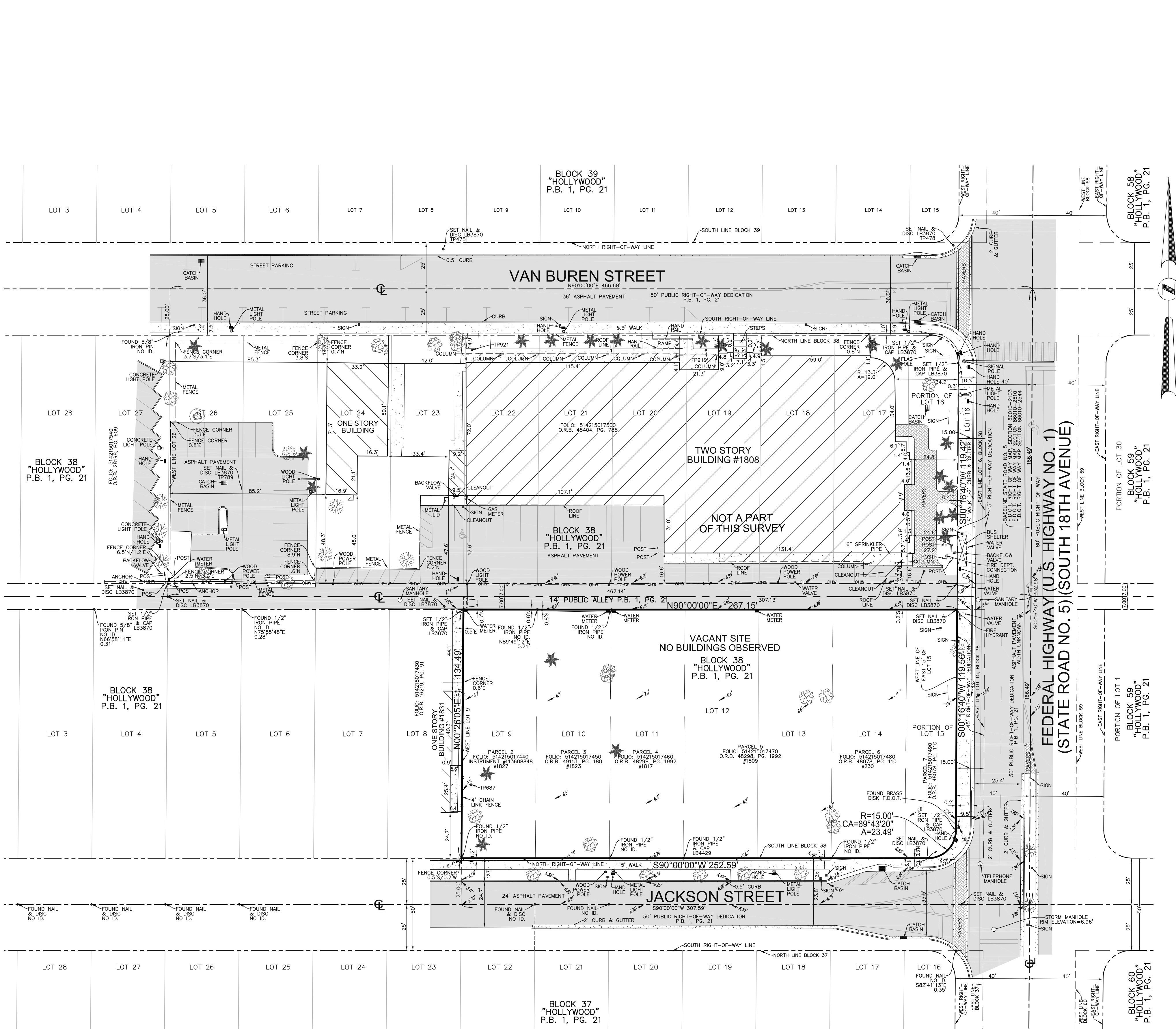
- A0.01 PROJECT DATA
- A0.02 F.A.R. DIAGRAMS
- A0.03 SITE PLAN
- A1.01 GROUND LEVEL
- A1.02 LEVEL 2
- A1.03 LEVEL 3
- A1.04 LEVEL 4
- A1.05 LEVEL 5
- A1.06 LEVELS 6,8,10 & 12
- A1.07 LEVELS 7,9 & 11
- A1.08 ROOF PLAN
- A2.01 UNIT PLANS
- A2.02 UNIT PLANS
- A3.01 SOUTH ELEVATION
- A3.02 NORTH ELEVATION
- A3.03 EAST/WEST ELEVATIONS
- A4.01 SECTIONS
- A4.02 SECTIONS
- A4.03 SECTIONS
- A5.01 RENDERINGS
- A5.02 RENDERINGS
- A6.01 WALL SECTIONS
- C-1 GENERAL NOTES
- C-2 GRADING & DRAINAGE
- C-4 DRAINAGE DETAILS
- C-5 EROSION CONTROL PLAN
- C-6 EROSION NOTES & DETAILS
- C-7 UTILITIES
- C-8 UTILITY DETAILS
- C-9 PAVING PLAN
- L-1 GROUND LANDSCAPE PLAN
- L-2 LVL 5 LANDSCAPE PLAN
- L-3 LANDSCAPE DETAILS

NINE HOLLYWOOD

320 SOUTH FEDERAL HIGHWAY, HOLLYWOOD, FL

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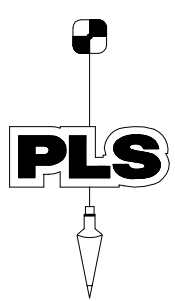
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1	#64711A ORIGINAL SURVEY 6/13/18	B.E.
NO.	REVISIONS	BY

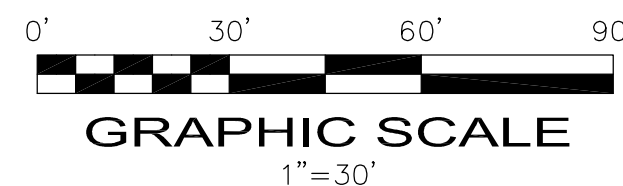
NINE HOLLYWOOD
NW CORNER JACKSON STREET
AND SOUTH FEDERAL HIGHWAY
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33020

BOUNDARY SURVEY AND TOPOGRAPHIC ALTA/NSPS LAND TITLE SURVEY



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 30'	FILE: GROUP F&L
CHECKED BY: J.F.P.	SURVEY DATE: 06/13/18	ORDER NO.: 65483



PROJECT DATA

GENERAL LOT INFORMATION				
MUNICIPALITY	City of Hollywood			
ZONING CLASSIFICATION	FH-2			
FOLIO NUMBERS	514215017440, 514215017450, 514215017460, 514215017470, 514215017480, 514215017490			
PROPERTY ADDRESS	320 S. Federal Highway, Hollywood, FL 33020			
FEMA ZONE	ZONE-X			
II. LOT DISPOSITION				
NET LOT AREA:		<u>REQUIRED</u>	<u>PROVIDED</u>	
LOT WIDTH:		5,000 SF Minimum	35,906	
LOT COVERAGE:	N/A	100' Minimum	330	
MAX. FLOOR AREA RATIO (F.A.R.):	Max. FAR 4.75 =	170,553 SF	Total FLR =	159,533 SF
DENSITY:	Unlimited	Unlimited	Total Units =	204 Units
OPEN SPACE:	N/A		Open Space Provided:	SF
FRONTAGE:	Min. 60% (Federal Highway) =	72 LF	Frontage at ground level =	114'-5" 96%
PEDESTAL HEIGHT RESTRICTIONS:	55 FT		4 Stories	48' Total
MAX NUMBER OF STORIES	18 Stories, 190 FT		12 Stories	128'-8" Total
MAXIMUM TOWER FOOTPRINT:	24,000 GSF Average, Max 30,000 GSF		Max. Tower SF =	17,628 SF
MAXIMUM BUILDING LENGTH ABOVE 55'		300 LF	Max. Tower Length =	224'-7"
MINIMUM UNIT SIZE		300 SF		400 SF
AVERAGE UNIT SIZE		500 SF		528 SF
III. BUILDING SETBACKS				
PODIUM:		<u>REQUIRED</u>	<u>PROVIDED</u>	
STREET FRONTAGE (Non Residential)		10'-0" Minimum	10'-0"	
SIDE INTERIOR		0'-0" Minimum	0'-0"	
REAR (Alley)		5'-0" Minimum	5'-0"	
TOWER:				
STREET FRONTAGE (Non Residential)		15'-0" Minimum	15'-5"	
SIDE INTERIOR		0'-0" Minimum	16'-0"	
REAR (Alley)		5'-0" Minimum	13'-7"	
IV. BUILDING AREA FAR CALCULATIONS				
PODIUM:		<u>GSF/Floor</u>	<u># of Floors</u>	
Ground Level		16,910	1	17,401 GSF
Parking Level 2		N/A	1	360 GSF
Parking Level 3		N/A	1	0 GSF
Parking Level 4		N/A	1	413 GSF
				<u>18,174 GSF</u>
TOWER:		<u>GSF/Floor</u>	<u># of Floors</u>	
Residential/Amenities Level 5		17,963	1	17,963 GSF
Residential Levels 6 - 12		17,628	7	123,396 GSF
				<u>141,359 GSF</u>
TOTAL BUILDING AREAS:		<u>ALLOWED:</u>	<u>PROVIDED:</u>	
		170,553 GSF	159,533 GSF	
V.PARKING ANALYSIS				
Residential: 1 Space/Unit + 10% Guest Parking	204 Units x 1.1 Spaces	204	x	1.1
Retail: 3 Spaces/1000 SF	7,315 SF x 3 / 1000	7,315	x	0.003
Total				<u>224 Spaces Required</u>
				<u>22 Spaces Required</u>
				<u>246 Spaces Required</u>
Parking Level 1				10 Spaces
Parking Level 2				66 Spaces
Parking Level 3				90 Spaces
Parking Level 4				96 Spaces
Total Provided Parking				<u>262 Parking Spaces</u>
VI. LOADING ANALYSIS				
Residential: Berth Size = 10' x 25' x 14'				
50 - 100 Units: 1 Berth + 1 Berth for each additional 100 Units		204	/	100
Retail: Less than 10,000SF loading not required				2 Berths Required
Total Loading Required				<u>0 Berths Required</u>
				<u>2 Loading Berths</u>
Total Loading Provided				2 Loading Berths

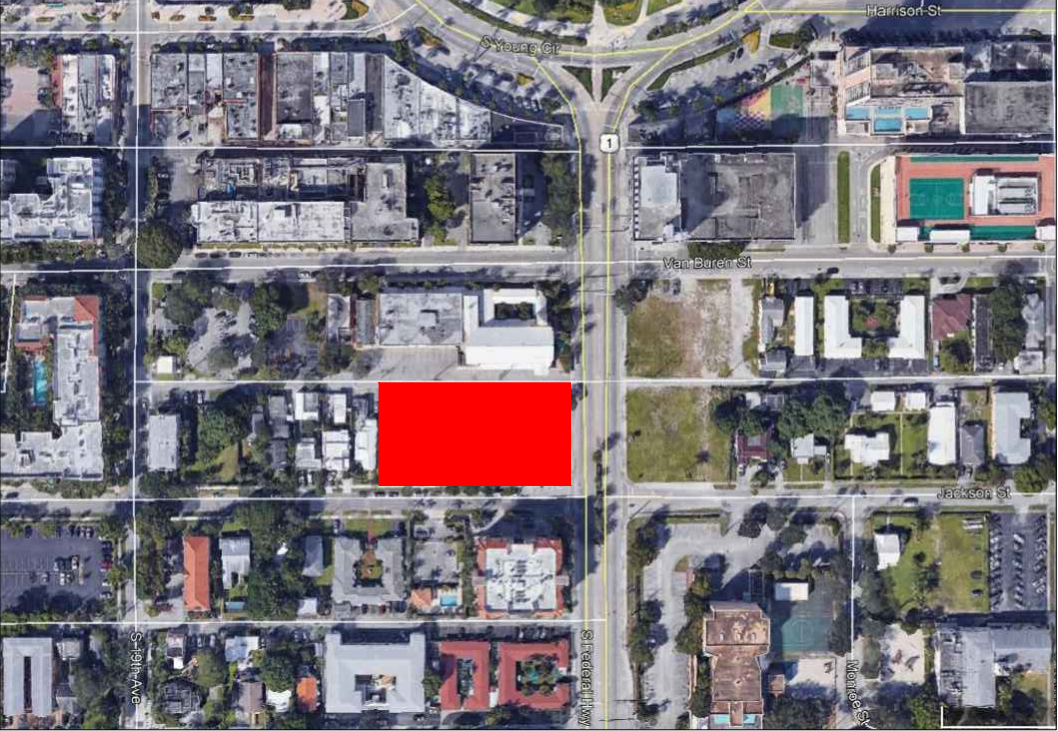
UNIT MATRIX

LEVEL	B1-STUDIO	B2-STUDIO	B2-STUDIO	A1-1 BR	A2-1 BR	C1-2 BR	UNITS/LVL
	400 SF	425 SF	410 SF	568 SF	640 SF	947 SF	
1							0
2							0
3							0
4							0
5	6	2	4	6	2	2	22
6	6	2	4	10	2	2	26
7	6	2	4	10	2	2	26
8	6	2	4	10	2	2	26
9	6	2	4	10	2	2	26
10	6	2	4	10	2	2	26
11	6	2	4	10	2	2	26
12	6	2	4	10	2	2	26

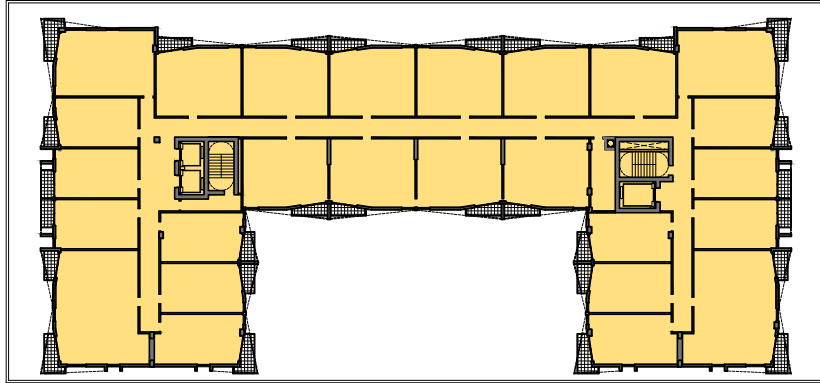
TOTAL	48	16	32	76	16	16	204
% OF TOTAL	24%	8%	16%	37%	8%	8%	

TOTAL SF	19,200 SF	6,800 SF	13,120 SF	43,168 SF	10,240 SF	15,152 SF	107,680 SF
					AVERAGE UNIT SIZE		528 SF
					MINIMUM UNIT SIZE		400 SF

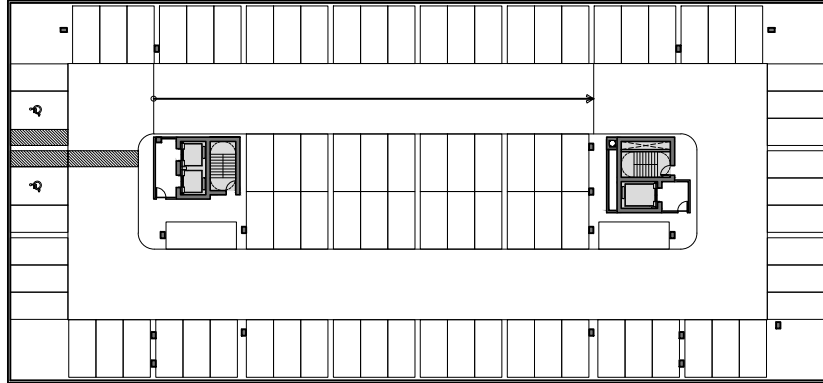
GROUND LEVEL RETAIL	7,315 SF
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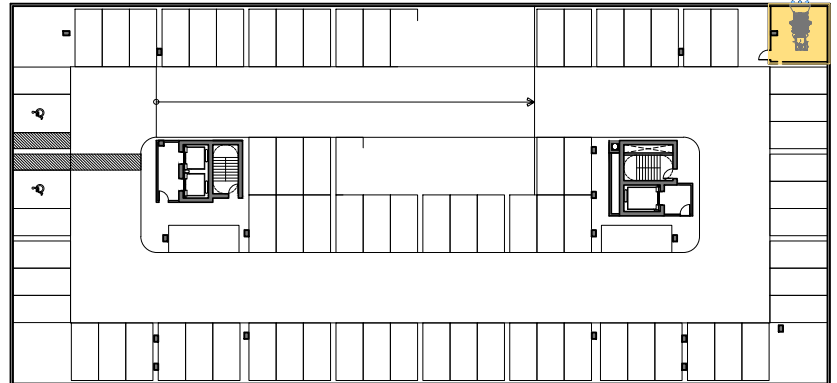
LOCATION PLAN



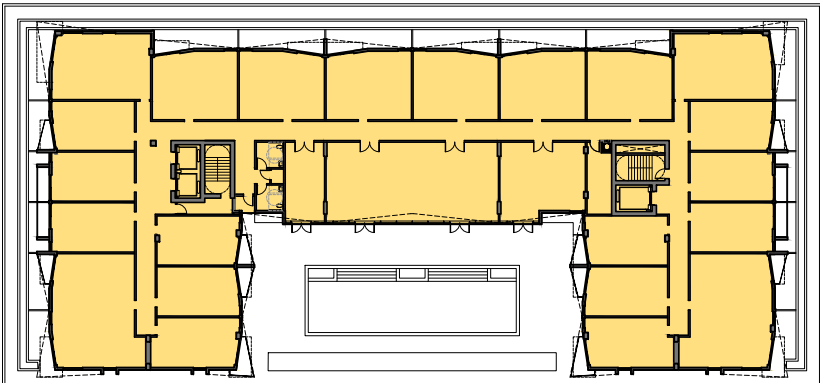
AREA/FLOOR = 17,628 Sq. Ft
 TOTAL FLOOR AREA (LEVELS 6-12) = 123,396 Sq. Ft LEVELS 6 -12



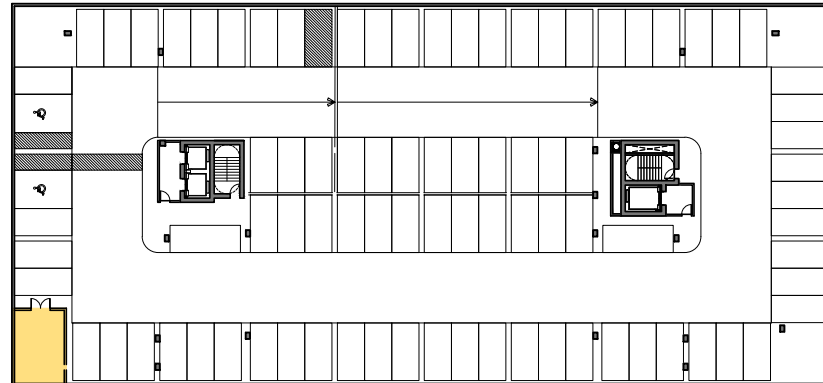
FLOOR AREA = N/A LEVEL 3



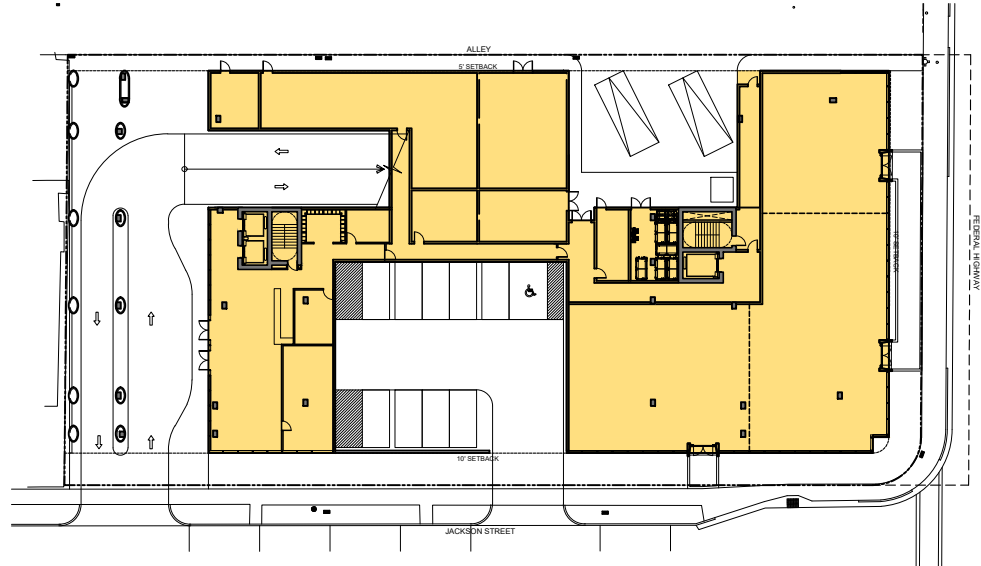
FLOOR AREA = 360 Sq. Ft LEVEL 2



FLOOR AREA = 17,963 Sq. Ft LEVEL 5

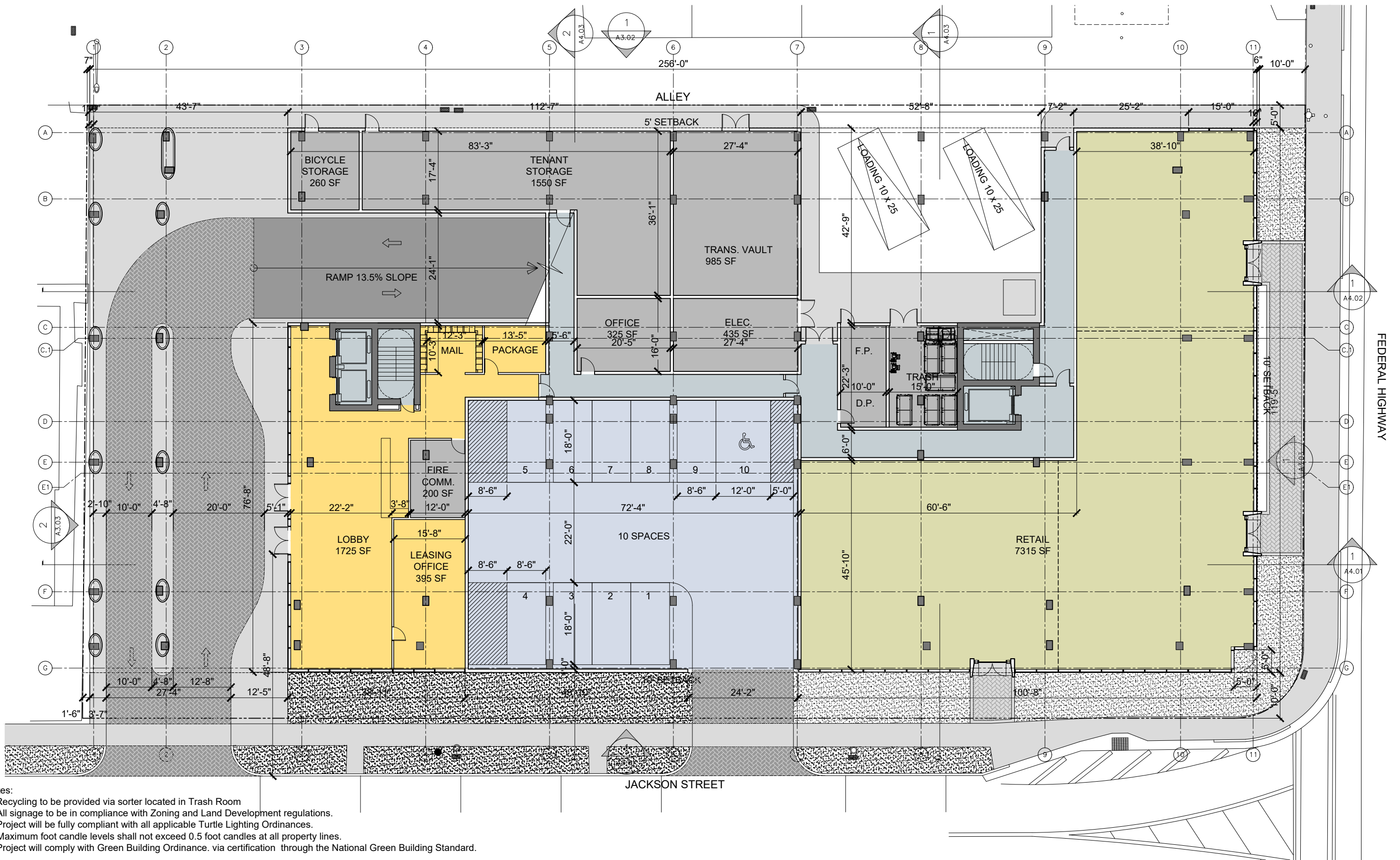


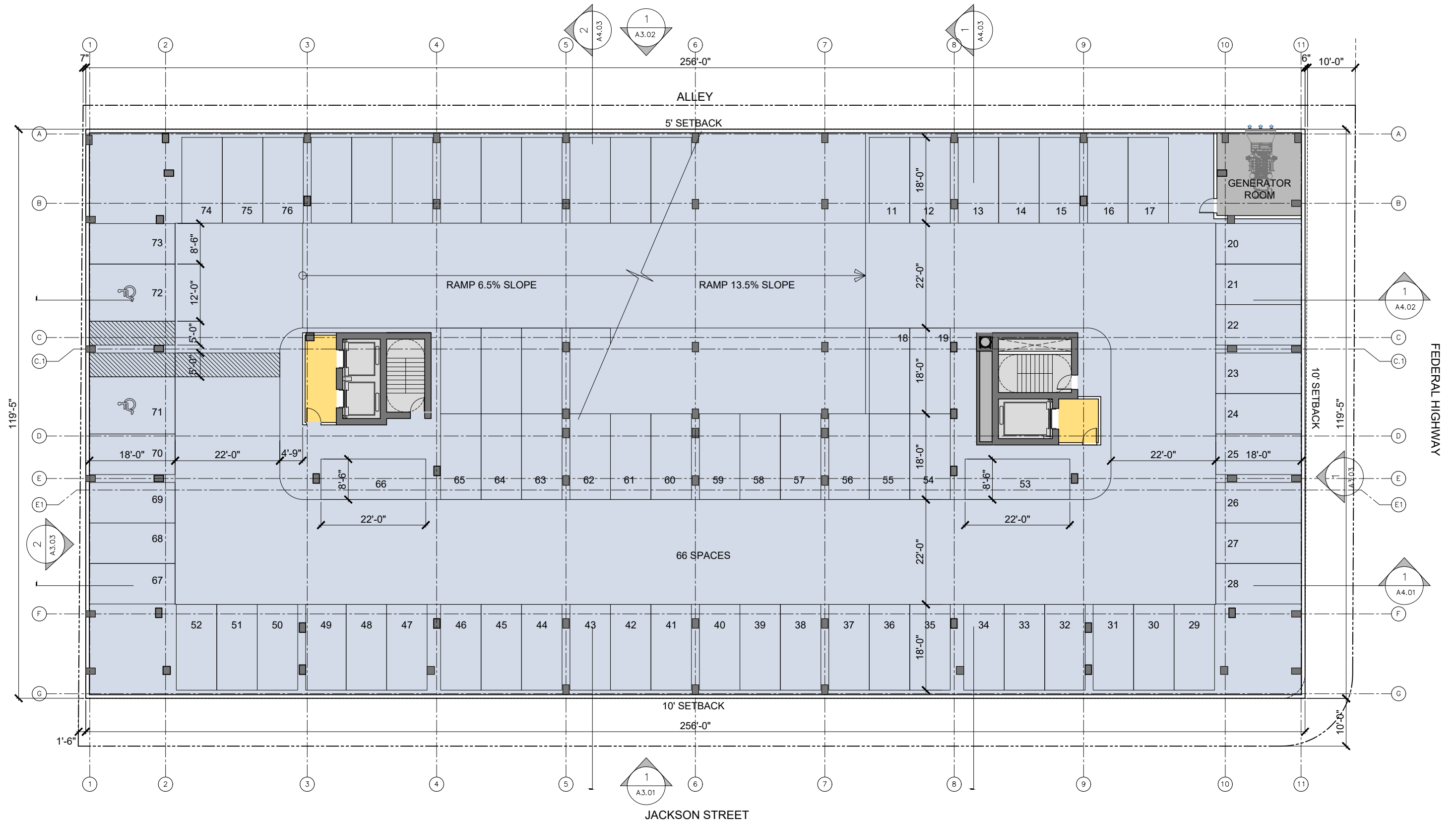
FLOOR AREA = 413 Sq. Ft LEVEL 4

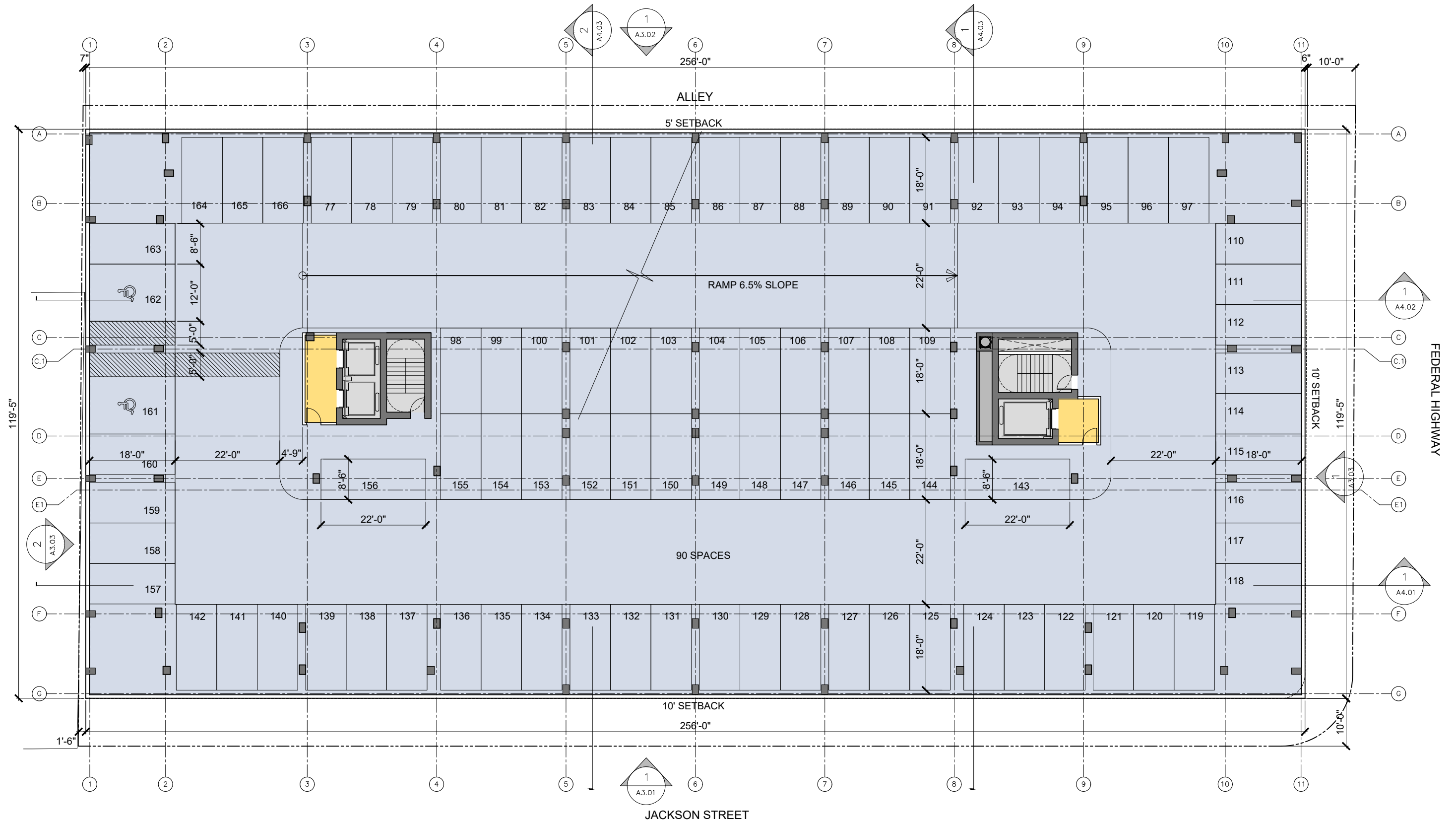


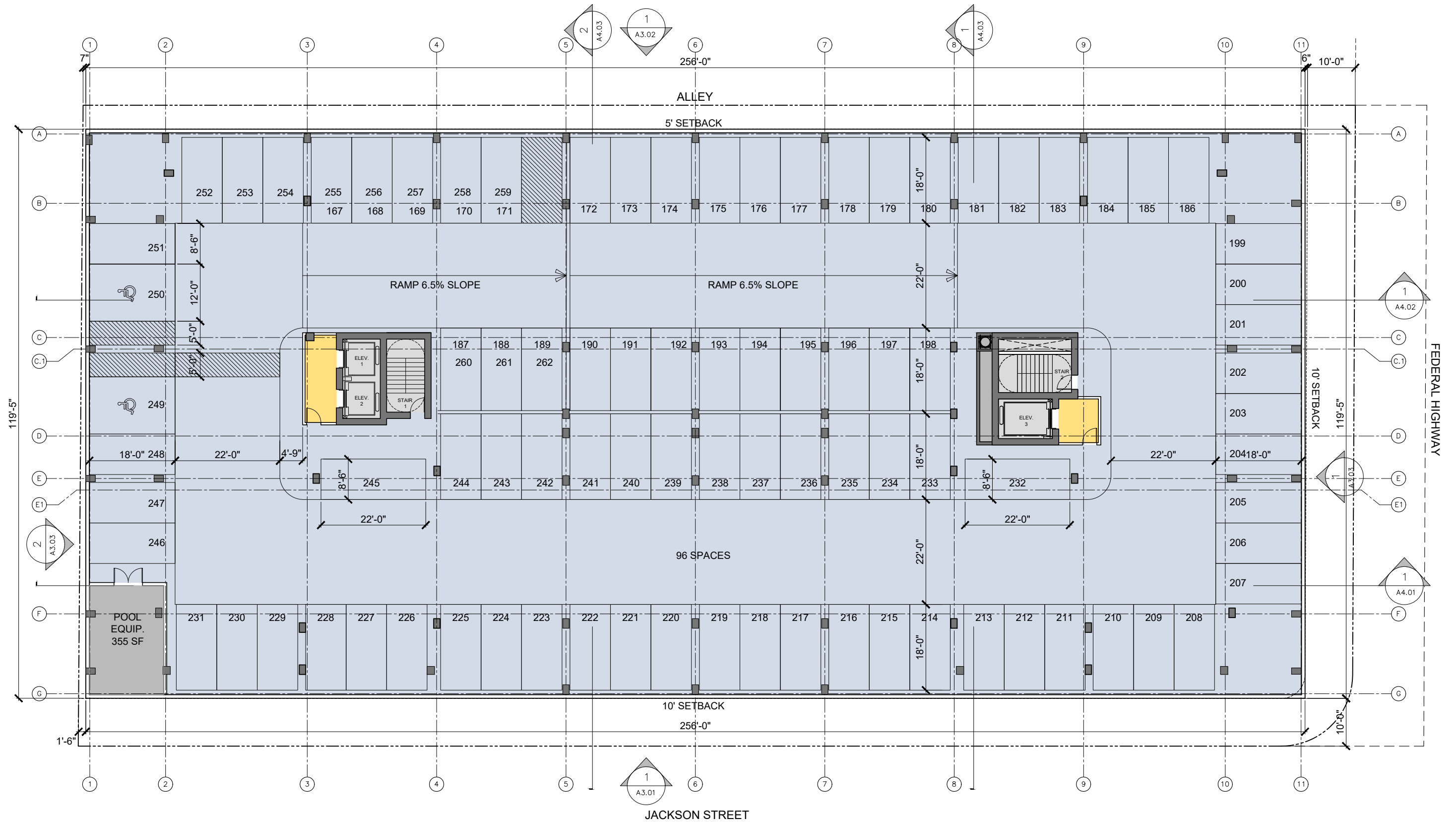
FLOOR AREA = 17,401 Sq. Ft LEVEL 1

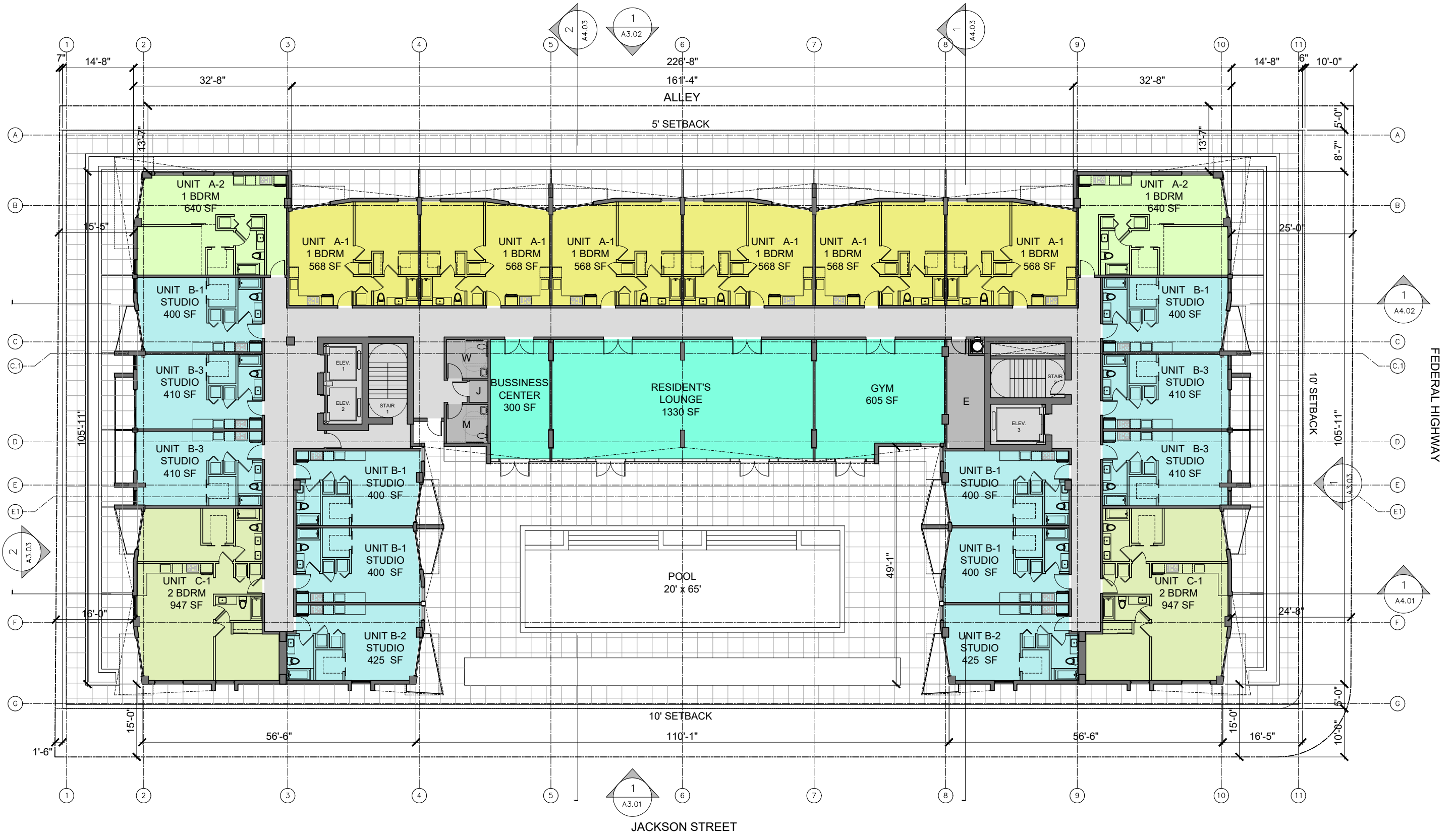








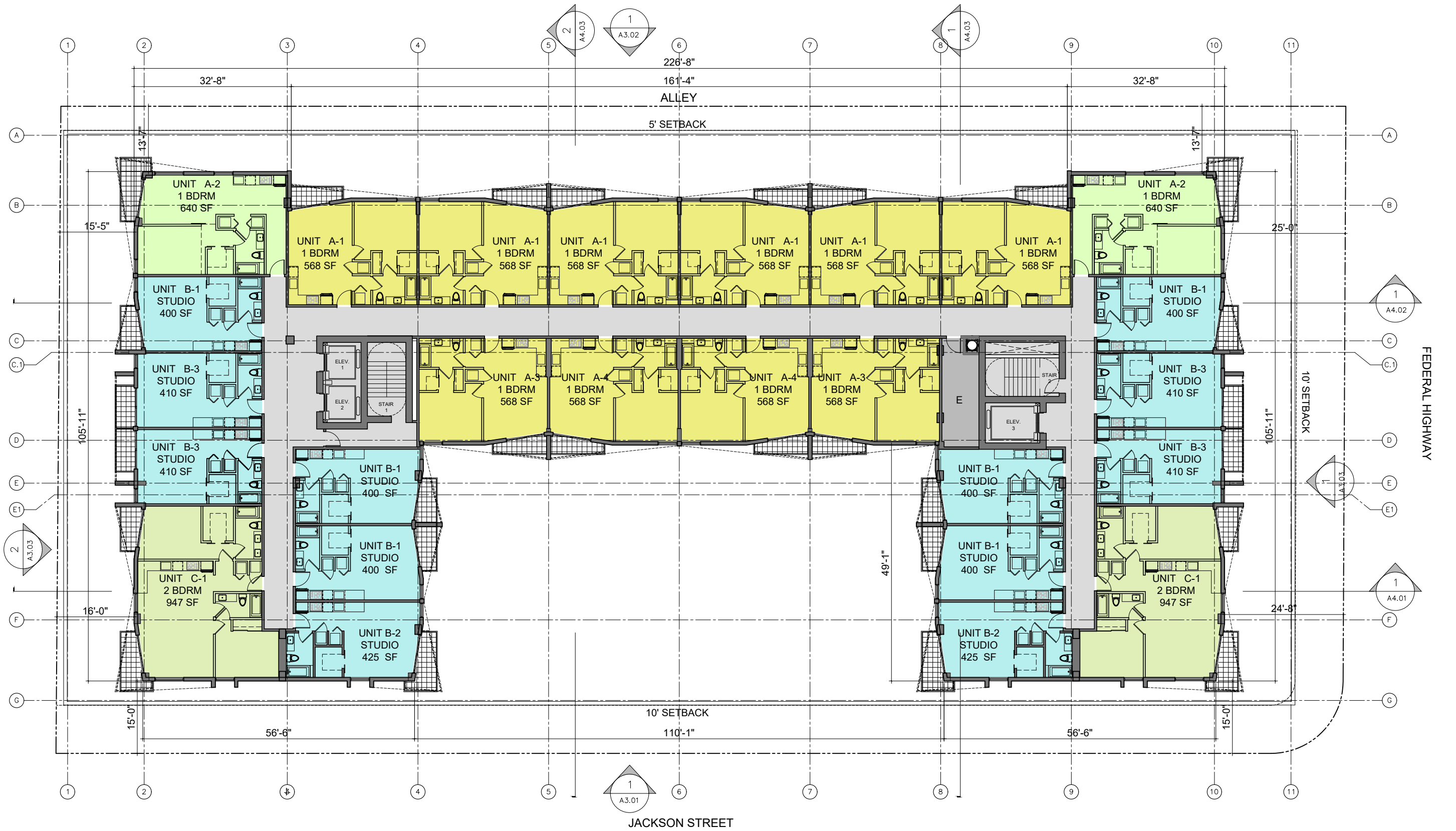


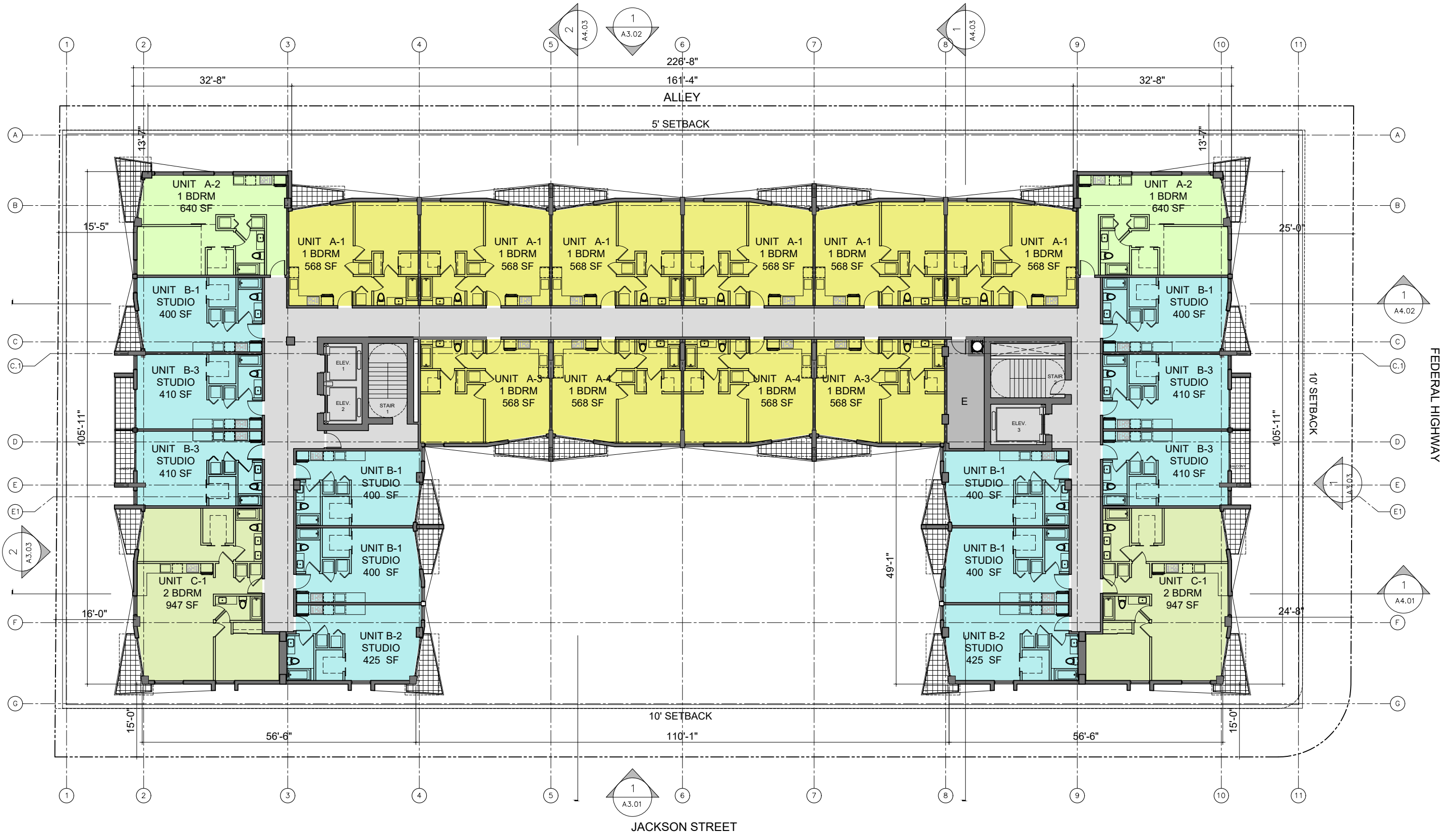


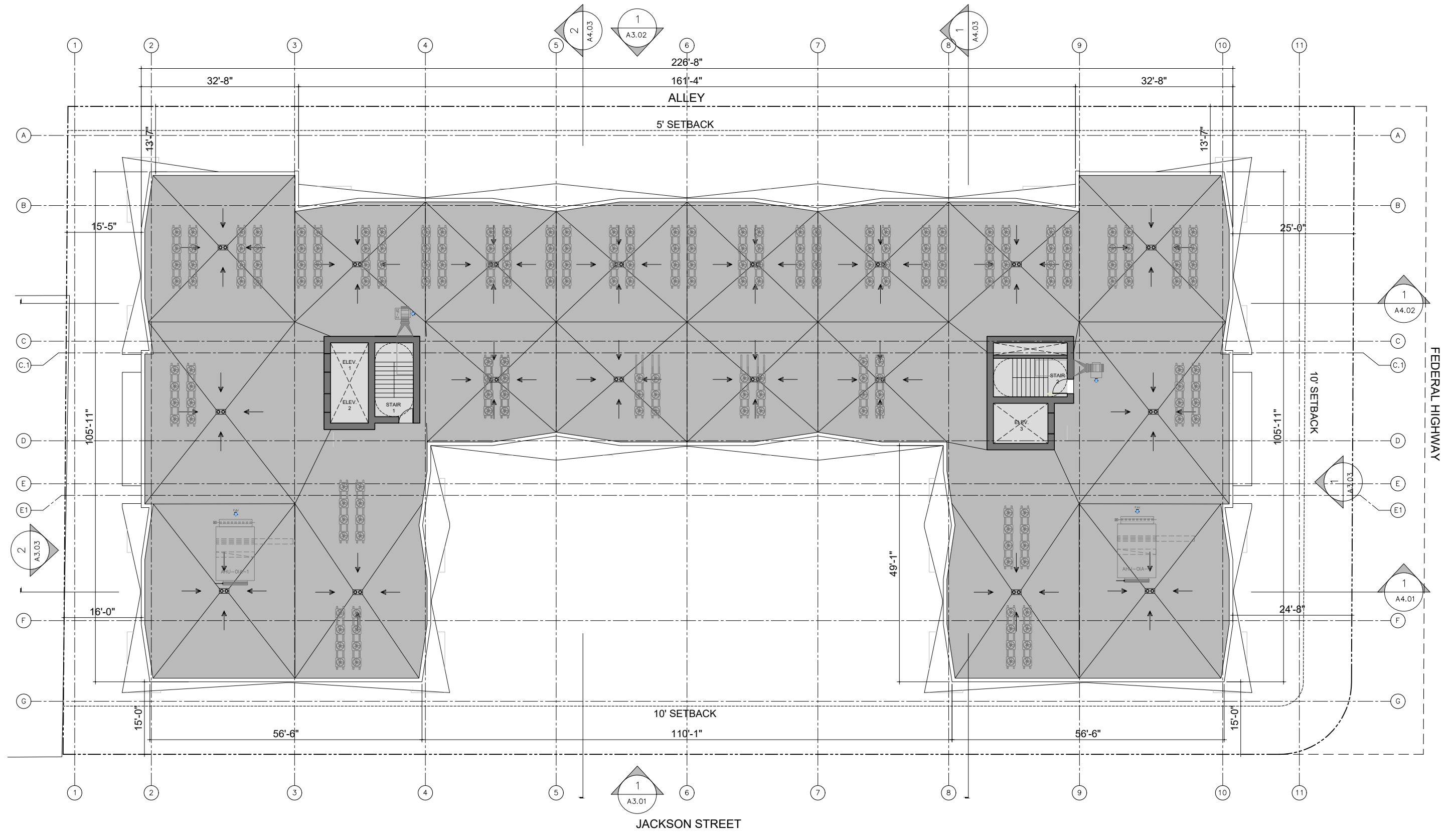
NINE HOLLYWOOD

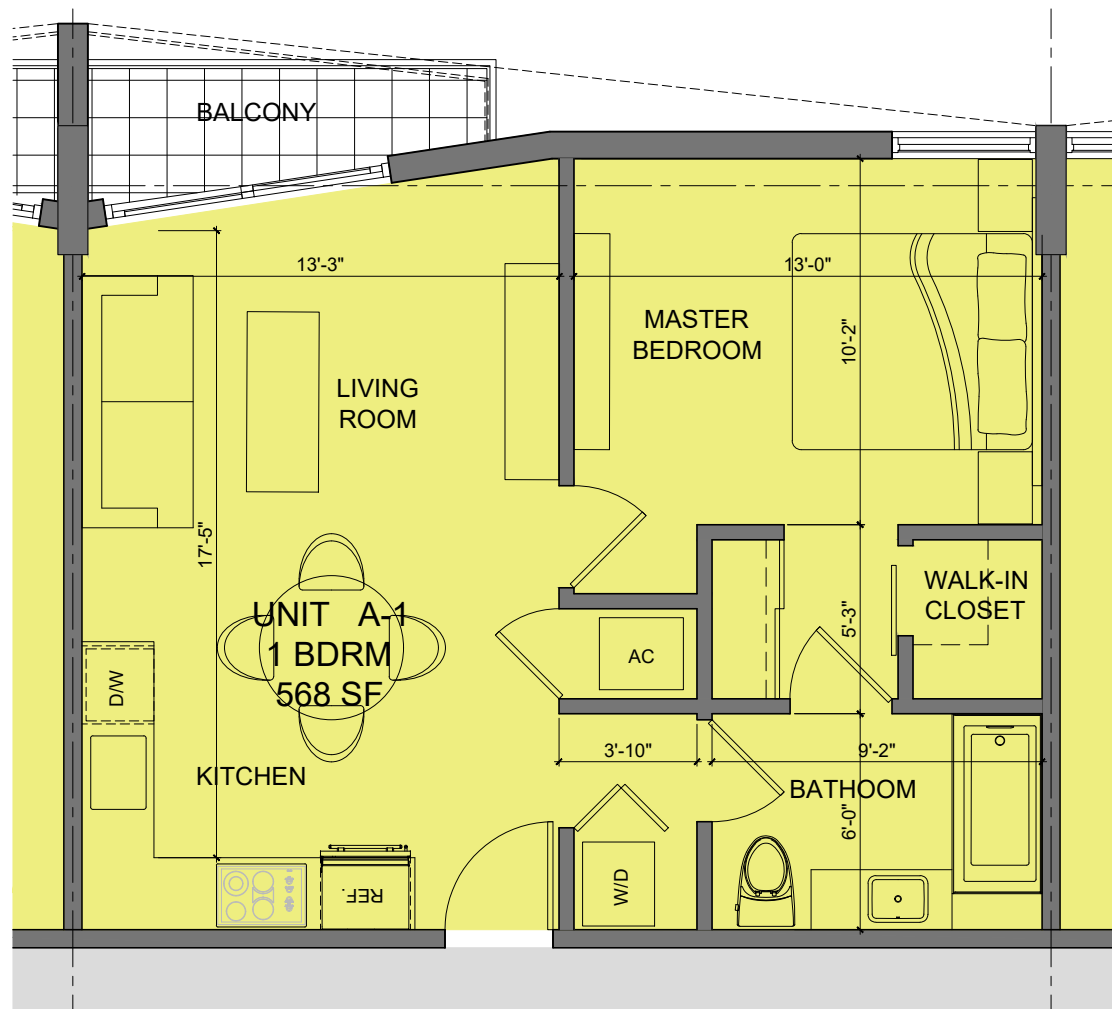
320 South Federal Highway, Hollywood, FL

January 22, 2019

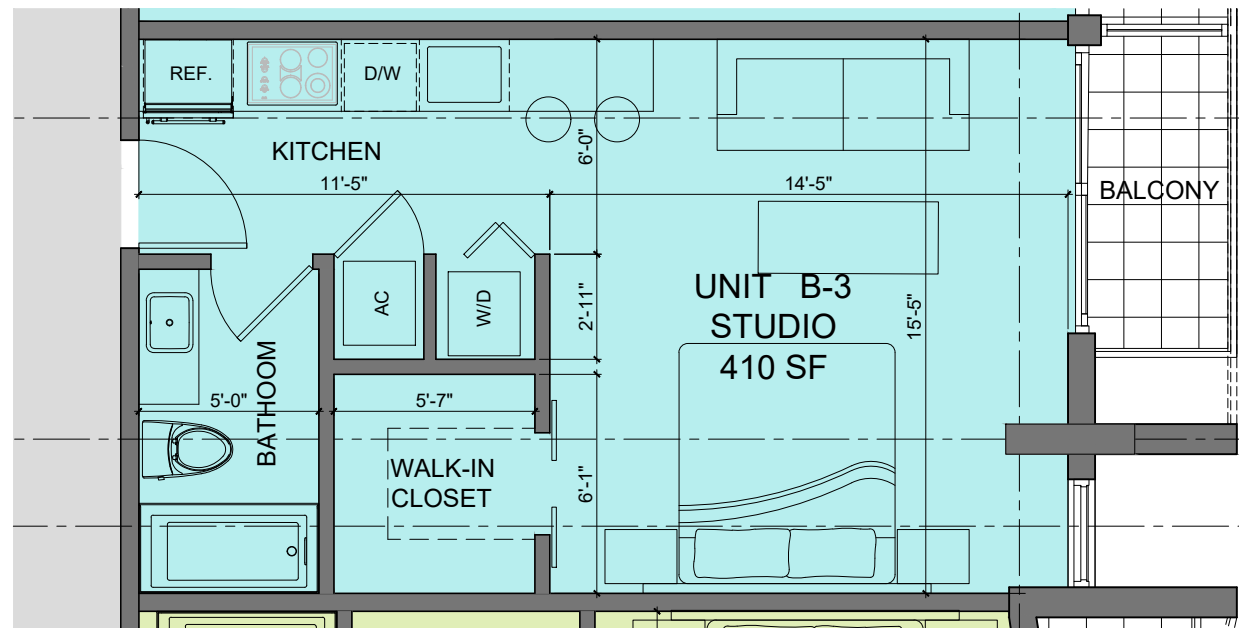




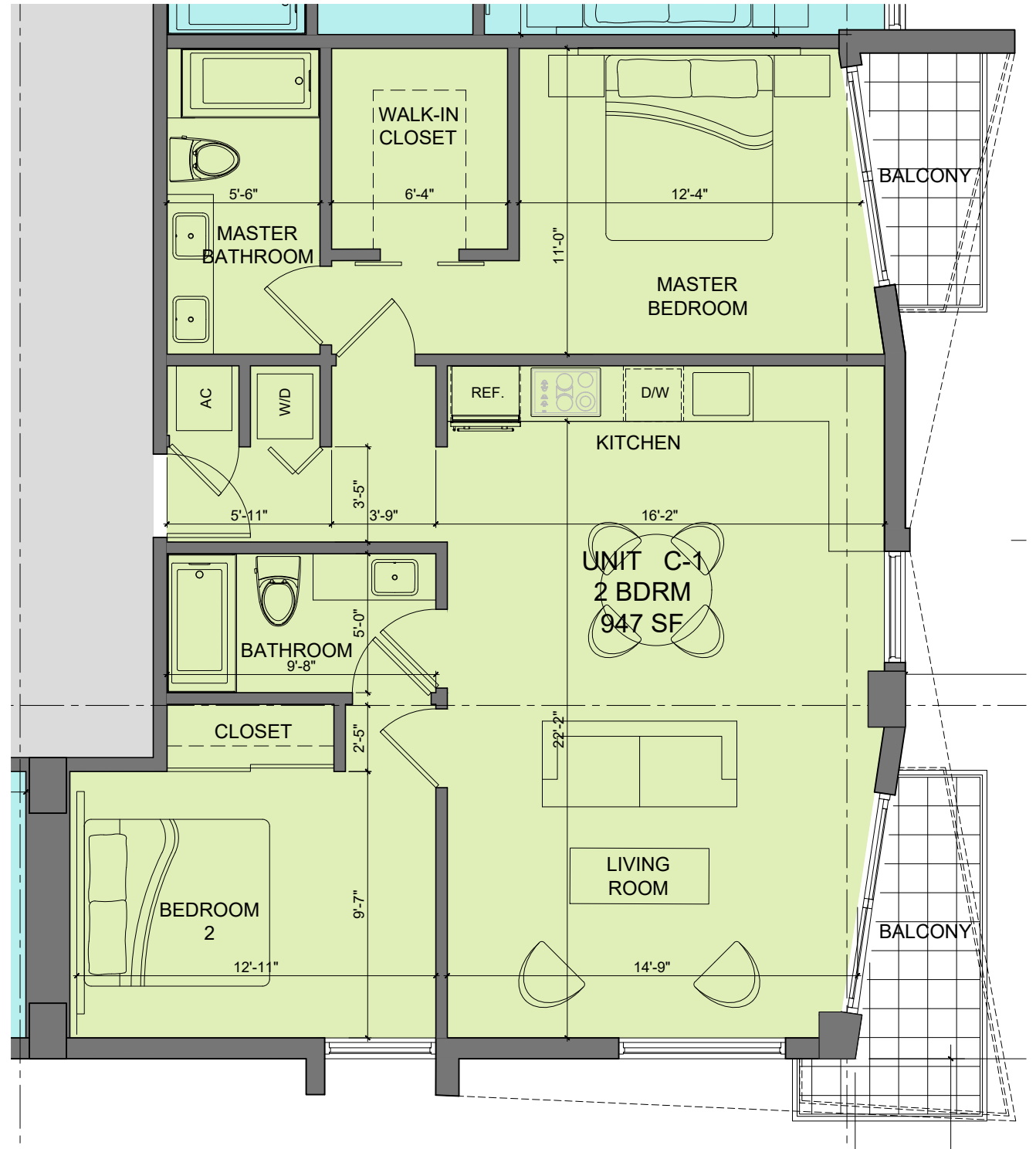




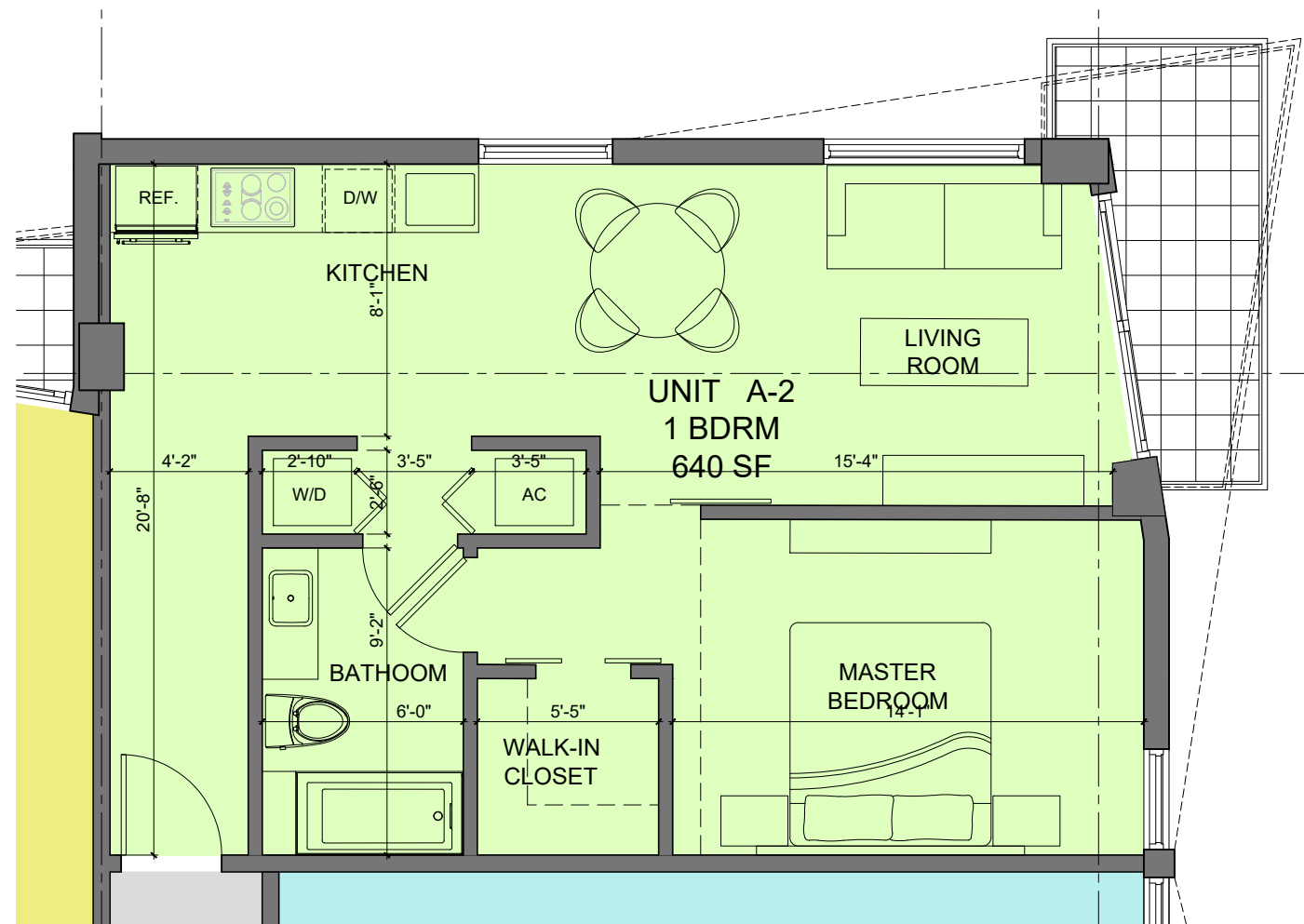
3 1 BEDROOM UNIT - A1
SCALE: 3/16" = 1'-0"



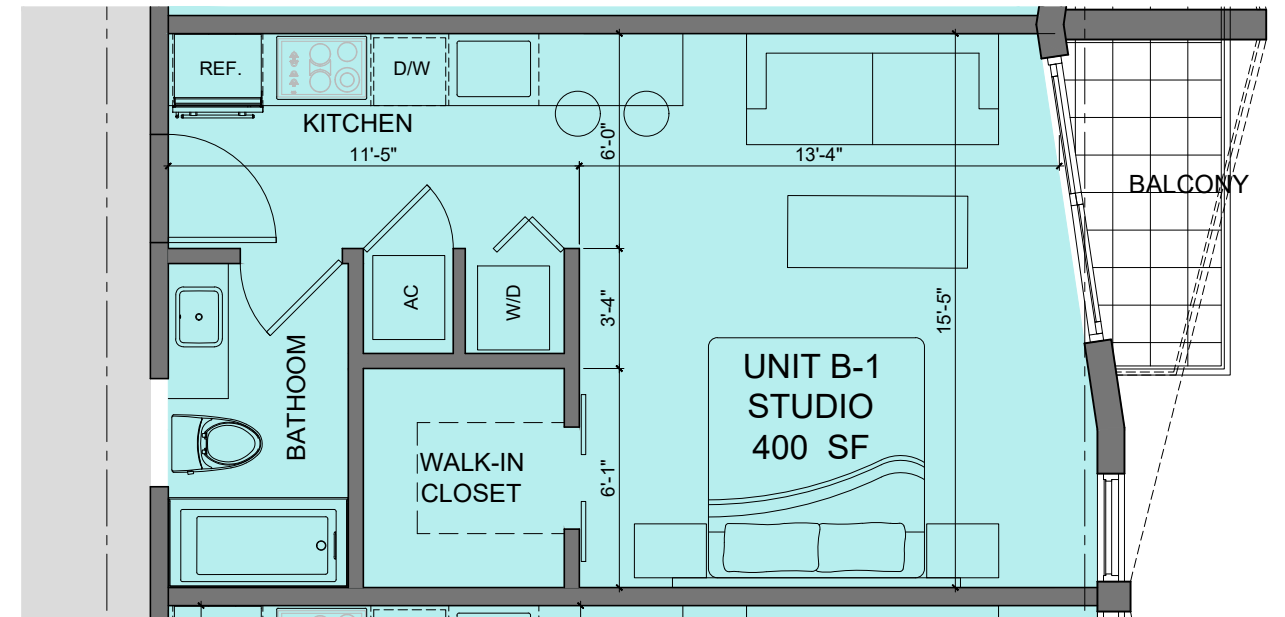
2 STUDIO UNIT - B3
SCALE: 3/16" = 1'-0"



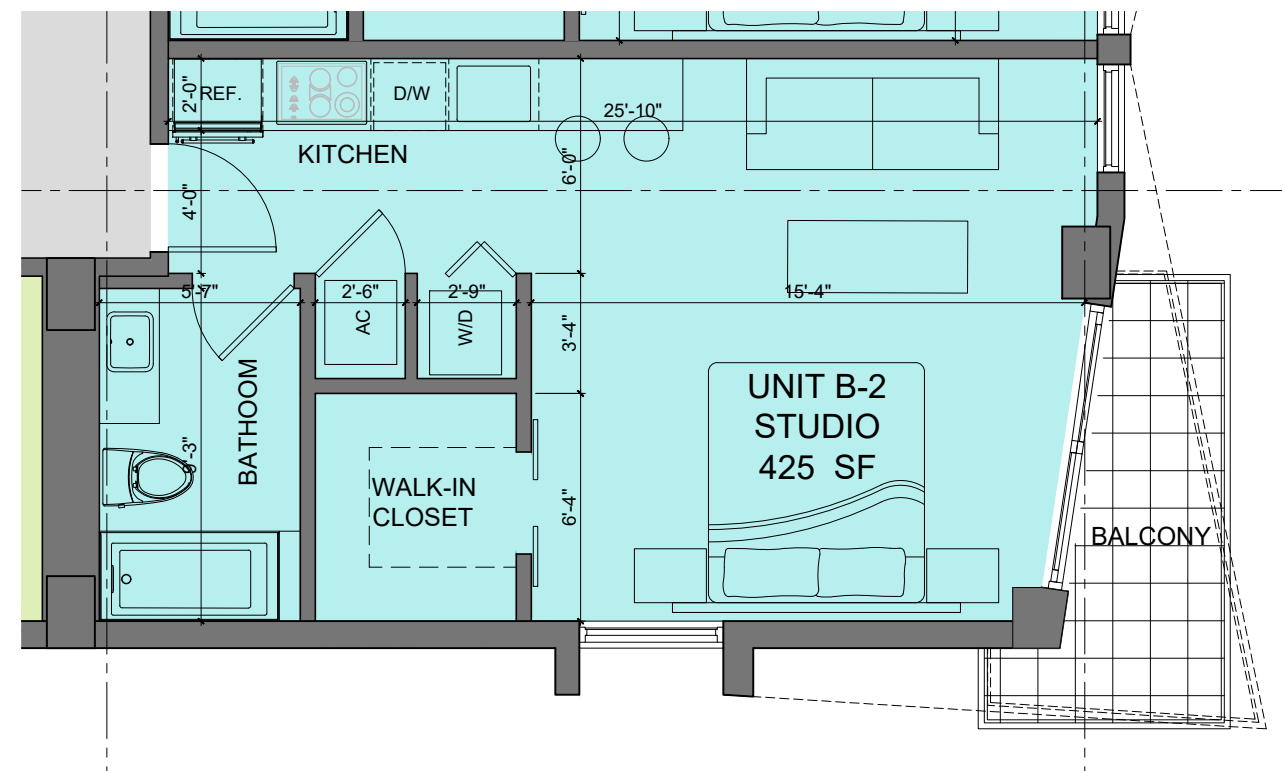
1 2 BEDROOM UNIT - C1
SCALE: 3/16" = 1'-0"



6 ONE BEDROOM UNIT - A2
SCALE: 3/16" = 1'-0"



5 STUDIO UNIT - B1
SCALE: 3/16" = 1'-0"



4 STUDIO UNIT - B2
SCALE: 3/16" = 1'-0"





