


ATTACHMENT III
Previous Planning and Development
Board Package and Backup

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
PLANNING AND DEVELOPMENT SERVICES**

DATE: October 9, 2014 **FILE:** 14-DPS-73

TO: Planning and Development Board/Local Planning Agency

FROM: Leslie A. Del Monte, Planning Manager 

SUBJECT: STOF Holdings Limited requests Special Exception, Design, and Site Plan for a recreational facility/event venue, including an outdoor amphitheater, located at 3553 N. State Road 7 (Seminole Village).

REQUEST:

Special Exception to establish a recreational facility/event venue, including an outdoor amphitheater.
Design and Site Plan.

RECOMMENDATION:

Special Exception: Approval, with the condition the applicant obtain Site Plan and Design approvals prior to the issuance of Building Permits for the amphitheater (Phase II).

Design: Approval, if Special Exception is granted.

Site Plan: Approval, if Special Exception and Design are granted.

REQUEST

STOF Holdings Limited requests Special Exception, Design, and Site Plan for a recreational facility/event venue, including an outdoor amphitheater, at 3553 N. State Road 7. At approximately five acres, the site is located east of State Road 7, less than a quarter-mile south of Stirling Road. The western portion of the site contains an at-grade parking lot and small commercial structure; while the eastern portion is undeveloped and contains a significantly mature tree canopy.

The eastern portion of the site is zoned Medium Density Residential Multiple Family (RM-12); and therefore, a Special Exception is required in order to establish the recreational facility and event venue which is considered an Institutional use.

The intent of the request is to convert the site into a recreational park facility and outdoor venue for use primarily by Tribal members of the Seminole Tribe of Florida. According to the Applicant, "the intent of the Seminole Tribe is to utilize the site for its pow-wow events 2-3 times per year. These events, which may be open to the public, will feature dances, display of tribal arts and crafts, and related activities. During the remainder of the year the location will largely be limited to recreational park use, with events such as outdoor art and craft fairs and use for family gatherings."

Keeping with the existing character of the site, on the western portion, the Site Plan proposes to overhaul the deteriorated parking lot to provide a code-compliant parking area. The proposed parking area includes 139 parking spaces, lighting, generous terminal islands, and an ample landscape buffer adjacent

to State Road 7. Containing all the recreational programming, the eastern portion of the lot includes 30 small— and two large traditional Seminole chickee huts, restroom facilities, and a 556 seat outdoor amphitheater which will be built in a later phase (not included in this request). The chickee huts feature construction methods traditionally used by the Seminole Indians, characterized by palmetto thatch over a log frame. The proposed restroom facility is the only enclosed structure. All structures have been strategically situated in an effort to provide maximum protection and minimize the impacts to the mature trees.

As the outdoor amphitheater will be constructed as part of a later phase, Staff Recommends **the applicant obtain Site Plan and Design approvals prior to the issuance of Building Permits for the amphitheater (Phase II).**

SITE INFORMATION

Owner/Applicant:	STOF Holdings Limited
Address/Location:	3553 N. State Road 7
Net Area of Property:	217,813 square feet (5.00 acres)
Land Use:	Transit Oriented Corridor (TOC)
Zoning:	SR 7 Commercial Corridor District Resort Commercial (SR7 CCD-RC) Medium Density Residential Multiple Family (RM-12)
Existing Use of Land:	Vacant Commercial/Vacant

ADJACENT LAND USE

North:	Transit Oriented Corridor (TOC)
South:	Seminole Tribe of Florida
East:	Transit Oriented Corridor (TOC)
West:	Seminole Tribe of Florida

ADJACENT ZONING

North:	SR 7 Commercial Corridor District Resort Commercial (SR7 CCD-RC)
South:	Seminole Tribe of Florida
East:	Medium Density Residential Multiple Family (RM-12)
West:	Seminole Tribe of Florida

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transit Oriented Corridor, the project site is flanked by commercial uses on the west, north and south, and by less intense residential uses on the east. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* Redevelopment of this site will provide a recreational facility and event venue for the Seminole Tribe of Florida, while significantly improving the character of the site.

Policy 3.1.1: *Continue to prioritize US 441/SR 7 Corridor for redevelopment opportunities and work with the Florida Department of Transportation and other applicable agencies on design of the highway, and create innovative zoning to implement future plans.*

Policy 3.1.5: *Provide increased buffering between businesses along the US 441/SR 7 Corridor and adjacent residential areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 1, the US 441/SR 7 Corridor, geographically defined by 56th Avenue to the east (including that portion of Washington Park that extends to 52nd Avenue), the Dania Cut-Off Canal

to the north, Florida's Turnpike to the west and Pembroke Road to the south. This area includes the residential neighborhoods of Beverly Park, Lawn Acres and Washington Park as well as the undefined residential areas east and west of US 441/SR 7 north of Hollywood Boulevard.

Policy 1.1: *Place a priority on the US 441/SR 7 Corridor for redevelopment opportunities, influence FDOT on design of the highway, and create innovative zoning to implement future plans.*

Policy 1.5: *Provide increased buffering between business along the US 441/SR 7 Corridor and adjacent residential areas.*

Policy 1.8: *Comprehensively examine land uses/zoning and parcel redevelopment potential for properties surrounding the Seminole Lands.*

Policy 1.11: *Establish incentives for property owners to improve perimeter landscaping in the industrial area.*

The goal of the Master Plan is to promote and attract uses that will enhance and improve locations. The proposed project will accommodate the desired use while protecting the significant mature tree canopy that exists on the eastern portion of the lot; and providing adequate transitions to residential areas.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Special Exception as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION 1: The Proposed use must be consistent with the principals of the City's Comprehensive Plan.

ANALYSIS: The intent of the Comprehensive Plan's Land Use element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The proposed recreational facility and event venue preserves the character of the site and surrounding area; and serves as an adequate transition between the commercial and residential areas to the west and east. Redevelopment of this site will accommodate the desired use for the Seminole Tribe of Florida, while protecting the existing mature tree canopy and significantly improving the character of the site. Therefore, it is consistent with the principles of the City's Comprehensive Plan.

As stated by the Applicant, "Furthermore, the proposed use will assist in meeting the goals of the Conservation Element of the Comprehensive Plan which was developed to "promote the conservation, use and protection of natural resources. The careful, sensitive design and layout of the proposed use is intended to retain the historic trees in the area. Finally, the goals and objectives of the Recreation and Open Space Element will also be further by the proposed use. The park and assembly areas will help fulfill the recreation needs of the Seminole Tribe members living in the Hollywood area and in conjunction with the special events, many of the residents and visitors to the area."

FINDING: Consistent.

CRITERION 2: The Proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS:	The proposed use is consistent with the existing land use pattern. Redevelopment of this site will provide a recreational facility and event venue for the Seminole Tribe of Florida, while significantly improving the character of the site. As previously mentioned the project is also protecting a significant amount of existing trees, preserving the natural environment. As such, the requested Special Exception is compatible with the surrounding land use pattern, which is transitional in nature.
FINDING:	Consistent.
CRITERION 3:	That there will be provisions for save traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.
ANALYSIS:	<p>Safe vehicular and pedestrian circulation have been provided. The Applicant also worked with Staff to ensure adequate access was provided for Fire and Police vehicles in all areas of the site. As stated by the Applicant, "Internal pedestrian paths provide a connection between the parking areas, the park green space, and the public right of way. In addition, a pedestrian access to the property to the south will be provided.</p> <p>"Existing driveways will be retained, distributing the ingress and egress traffic for the site. In addition, the parking area will be secured with gates minimizing the unauthorized use and access of the parking lot. The parking gates are located so as to provide adequate stacking of cars accessing the property."</p>
FINDING:	Consistent.
CRITERION 4:	That there are setbacks, buffering and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.
ANALYSIS:	Providing adequate setbacks, ample buffers, and other landscape features, the Applicant has taken precautions to ensure the proposed use will not adversely affect surrounding properties. As stated by the Applicant, "The planned larger gatherings will be infrequent, the vast majority of the time the park will be used for small scale, largely passive events of limited duration. Noise impacts will be limited and a berm is proposed around the amphitheater further reducing any noise impacts." Furthermore, "The Seminole Tribe owns all the properties adjacent to the Subject Property, and accordingly there will be no impacts to third parties due to the proposed use."
FINDING:	Consistent.
CRITERION 5:	The Proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.
ANALYSIS:	As previously stated the proposed use will provide an ideal transition between the adjacent commercial and residential uses. The proposed project will accommodate the desired use while protecting the significant mature tree canopy that exists on the eastern portion of the lot. Therefore, granting the Special Exception will not in any way be detrimental to the health, safety, or appearance of the surrounding area.
FINDING:	Consistent.
CRITERION 6:	The subject parcel must be adequate in shape and size to accommodate the

proposed use.

ANALYSIS: As stated by the Applicant, “The Subject Property is adequate in shape and size to accommodate the proposed use. The facilities and amenities have been specifically designed to fit within the landscape of the site without overwhelming or altering its natural state.” In addition, by locating the parking lot to the west and park area to the east, the site is able to retain much of its existing development character.

FINDING: Consistent.

CRITERION 7: The Proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the Zoning Classification in which such use is proposed to be located and all other requirements for such particular use set forth elsewhere in the Zoning Code, or otherwise adopted by the City Commission.

ANALYSIS: The eastern portion of the site is zoned Medium Density Residential Multiple Family (RM-12); and therefore, a Special Exception is required in order to establish the recreational facility and event venue which is considered an Institutional use. A Special Exception is defined as *a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions*. As a wide range of institutional uses exist, this ensures the proposed use is adequate for the subject site and meets the intent of the zoning classification. As stated by the Applicant, “The project complies with all zoning regulations, including setbacks, height, parking and intensity. No variances, waivers or other modifications to the standard development regulations are required for the proposed site plan.” Therefore, the proposed use is consistent with the criteria.

FINDING: Consistent.

Analysis of Criteria and Findings for Design as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

CRITERIA 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: With the exception of the bathroom facility, during this initial phase, the site will be primarily occupied by the chickee huts. These feature construction methods traditionally used by the Seminole Indians, characterized by palmetto thatch over a log frame. While utilitarian in nature, the modest restroom facility proposes a neutral color palette of browns and greens, complementing other site elements.

FINDING: Consistent.

CRITERIA 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: Keeping with the existing character of the site, on the western portion, the Site Plan proposes to overhaul the deteriorated parking lot to provide a code-compliant parking area. The proposed parking area includes 139 parking spaces,

adequate lighting, generous terminal islands, and an ample landscape buffer adjacent to State Road 7. In addition, the proposed project will accommodate the desired use while protecting the significant mature tree canopy that exists on the eastern portion of the lot; and considerably improving the appearance of the area.

FINDING: Consistent.

CRITERIA 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding molding, and fenestration.

ANALYSIS: The proposed structures, which are minimal in scale, have been strategically situated in an effort to provide maximum protection and minimize the impacts to the mature trees. The proposed restroom facility, which is the only enclosed structure has been designed to be compatible with the character of the chickee huts.

FINDING: Consistent.

CRITERIA 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The environmentally sensitive and organic approach to the site layout provides maximum protection to the mature tree canopy, saving the majority of the exiting trees. The proposed landscape design incorporates the existing trees while providing adequate buffers to adjacent areas. Exceeding all landscape requirements, a variety of native plants and trees are proposed to work in concert with existing trees.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of Zoning and Land Development Regulations on September 24th 2014. Therefore, Staff recommends approval, if Variances and Design are granted, with the following conditions:

RECOMMENDATION

Special Exception: Approval, with the condition the applicant obtain Site Plan and Design approvals prior to the issuance of Building Permits for the amphitheater (Phase II).

Design: Approval, if Special Exception is granted.

Site Plan: Approval, if Special Exception and Design are granted.

ATTACHMENTS

Attachment A: Application Package

Attachment B: Land Use and Zoning Maps

ATTACHMENT A

Application Package

PLANNING & DEVELOPMENT SERVICES



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/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 9/11/14 for Planning Board Meeting on 10/9/2014

Location Address: 3553 S.R. 7, Hollywood, FL

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

Folio Number(s): 5141 01 00 0130

Zoning Classification: West Portion: SR-7 CCD-RC
East Portion: RM-12 Land Use Classification: TOC

Existing Property Use: Retail / Vacant Sq Ft/Number of Units: 1,100 Sq. Ft. Retail

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): Presented at July 24th Economic Roundtable, Sept. 2 TAC

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

Explanation of Request: Request for a Special Exception to allow an amphitheater as an "Institutional Use" as permitted in the RM-12 portion of the property; and overall site plan review.

Number of units/rooms: N/A Sq Ft: Open air amphitheater with 640 seats.

Value of Improvement: N/A Estimated Date of Completion: December 2015

Will Project be Phased? (X) Yes () No If Phased, Estimated Completion of Each Phase
Phase 1 - Parking lot, fencing, landscape, restrooms, chickees and drainage: February 2015;
Phase 2 - Amphitheater: December 2015

Name of Current Property Owner: S T O F Holdings Limited

Address of Property Owner: 6300 Stirling Road, Hollywood, FL 33024

Telephone: (954) 966-6300 Fax: _____ Email Address: _____

Name of Consultant Representative Tenant (circle one): Michelle Diffenderfer, Esq.

Address: 515 N. Flagler Drive, Suite 1500; West Palm Beach, FL 33401 Telephone: (561) 640-0820

Fax: (561) 640-8202 Email Address: mdiffenderfer@llw-law.com

Date of Purchase: 2/11/2009 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Adam Nelson

Address: 6300 Stirling Rd., Suite #330 Hollywood, FL 33024

Email Address: adamnelson@semtribe.com

PLANNING & DEVELOPMENT SERVICES



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: *[Signature]* Date: 8/15/14

PRINT NAME: MICHELLE DIFFENDERFER Date: 8/15/14

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 (project description) Special Exception & Site Plan to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Michelle Diffenderfer to be my legal representative before the TAC and Planning Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 14 day of August, 2014

[Signature]
Notary Public State of Florida

[Signature]
SIGNATURE OF CURRENT OWNER

Joseph S. Martino
PRINT NAME 95 Authorized Agent

My Commission Expires: Nov 25, 2017 (Check One) ☒ Personally known to me; OR _____



LEGAL DESCRIPTION

Address

3553 N State Road 7, Hollywood, FL

Parcel ID Number

51-41-01-00-0130

Legal

THE SOUTH 348.5 FEET OF THE WEST 660 FEET OF THE NORTHWEST $\frac{1}{4}$ OF THE
NORTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, EXCEPTING
THEREFROM THE WEST 35 FEET THEREOF FOR HIGHWAY PURPOSES. SAID
LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

Project Narrative and Special Exception Criteria Review
Seminole Village / 3553 State Road 7
City of Hollywood Planning and Development Board

Submittal: September 24, 2014

TAC Meeting Date: September 2, 2014

Planning Board Meeting Date: October 9, 2014

PROJECT OVERVIEW

The Seminole Tribe of Florida, through one of its wholly-owned entities, S.T.O.F. Holdings, Ltd., is the owner of the property located at 3553 S.R. 7, in Hollywood, Florida. ("Subject Property"). The Subject Property contains approximately 5 acres and is located on the east side of S.R. 7 approximately ¼ mile south of Stirling Road. The western portion of the site adjacent to S.R. 7 is zoned "SR 7 CCD-RC" while the eastern two-thirds of the site is zoned RM-12.

The Seminole Tribe intends to convert the site into a recreational park and outdoor gathering space for use by Tribal members. The Subject Property was previously improved with two freestanding retail structures along S.R.7. The southern-most structure has been removed from the site, and the remaining structure will be removed prior to development of the park. The remainder of the Subject Property is currently undeveloped, and contains a significant mature tree canopy. It is important to note that the Subject Property is surrounded on all sides by either Federal lands held in trust for the Seminole Tribe, or property directly under the Seminole Tribe's control and ownership. Broward County Planning Council made a determination that platting of the site was not necessary in light of the proposed use.

The intent of the Seminole Tribe is to utilize the site for its pow-wow events 2-3 times per year. These events will feature dances, display of tribal arts and crafts, and related activities. During the remainder of the year the location will largely be limited to recreational park use, with events such as outdoor art and craft fairs and use for family gatherings. Limited facilities will be constructed and the only enclosed structure will be on-site rest room facilities.

The plans for the park will feature traditional Seminole chickees throughout, located so as to avoid any impacts to the mature trees on the site. An open-air amphitheater with seating will be located in the southeast corner where there is little vegetation. Consistent with the Hollywood Land Development Code, the seating for the amphitheater is limited by the parking available on the site. The previously improved areas along SR 7 will be converted to the surface parking for the site. As currently proposed, there is space for approximately 139 surface parking spaces, and applying the code standard of one parking space for every 4 seats, the amphitheater will be limited to 556 seats. As mentioned, a small restroom facility will be the only enclosed structure.

Additional landscaping will be introduced along SR 7 to buffer the parking area. Access to the property and parking will be controlled with security gates. Use of the park will generally be limited to daytime use, but security lighting will be provided in the parking lot.

The application lists the project as being phased. This is true only to the extent that the engineering for the amphitheater could not be completed in time for this submittal, and its construction may be postponed till after the planned Seminole Tribe event in February, 2015. Review of the amphitheater's final design and layout will be sought subsequent to this application.

ECONOMIC ROUNDTABLE COMMENTS

The project was reviewed by the City of Hollywood Economic Roundtable on July 24, 2014. Several comments were raised at the meeting concerning the site, which we have addressed fully with this submittal package. Below is a summary of the primary comments and how they were addressed:

- Will the parking lot have lighting?
 - Yes, security lighting will be provided in the parking lot.
- Will this be overflow parking for the Casino to the west?
 - No, the parking lot will be secured and not accessible by Casino patrons west of S.R. 7. Occasional use by Seminole employees of the native village to the south, may be possible.
- Restroom location and size options?
 - The restroom was located so as not to interfere with the natural areas of the park, and also was also sited in an area near where the necessary drain field could be provided. The restrooms have been sized for the ongoing recreational park use. For the larger events portable restrooms will be provided.
- Vehicular gate entry location and stacking arrangement?
 - The entry gates have been moved to the east to permit additional stacking area.
- Will there be landscaping along State Road 7?
 - Yes, a landscape plan has been submitted which reduces the visual impact of the proposed parking area, consistent with the overall property design as a park.
- Will sewer connection be necessary?
 - No, the restrooms have been scaled specifically to be handled through a drain field system.
- How will emergency services reach the rear of the property?
 - In order to not unduly disrupt the natural character of the property, an emergency access gate has been located along the southeastern boundary which can be reached through a cul-de-sac from the Seminole Tribe's adjacent property to the south. The southerly property is within the Seminole Tribe Reservation lands, insuring the continued availability of that access point. The access will only be available for emergency vehicles, and a stabilized turf area will be provided at that location.

- Dumpster location?
 - The dumpster was relocated as suggested to make it directly accessible via the north entrance.

TECHNCIAL ADVISORY COMMITTEE

The project was reviewed by the City Technical Advisory Committee on September 2, 2014. All comments were resolved and a separate comment response letter filed with the Planning and Zoning Department.

SPECIAL EXCEPTION CRITERIA

As noted, the eastern half of the property is zoned RM-12. This zoning district is primarily intended for residential use. However, the Hollywood zoning and land development regulations permit a special exception for “institutional uses.” Institutional uses are defined in the code as including: “a place of public assembly,” particularly for those activities that are “educational, health, religious, charitable or governmental in character.” Accordingly, this application is seeking the institutional uses special exception to permit a recreational park, chickee area, and the construction of an amphitheater for Seminole Tribe member public assembly. The proposed use is for recreational, educational and religious assembly consistent with Seminole Tribal tradition, and as is it will be controlled by the Seminole Tribe, the use is essentially governmental in character.

The following review provides an analysis of the City of Hollywood’s Special Exception criteria, and the proposed use of the Subject Property’s conformance with these standards.

Criteria 1: The proposed use must be consistent with the principles of the City’s Comprehensive Plan.

Response: The proposed use is consistent with the principles of the City’s Comprehensive Plan. The Subject Property is located entirely within the Transit Oriented Corridor future land use category. The Comprehensive Plan states that “Public plazas, urban open space or green space pocket park uses accessible to the public must be proved as an integrated component within a Transit Oriented Corridor.” While the proposed use is predominately for members of the Seminole Tribe, it is anticipated that the park will be open to the public frequently for special events, such as craft fairs, cultural displays, and other similar events. Accordingly the project assists in meeting the stated goal of the Plan.

Furthermore, the proposed use will assist in meeting the goals of the Conservation Element of the Comprehensive Plan which was developed to “promote the conservation, use and protection of natural resources.” The careful, sensitive

design and layout of the proposed use is intended to retain the historic trees in the area. Finally, the goals and objectives of the Recreation and Open Space Element will also be furthered by the proposed use. The park and assembly areas will help fulfill the recreation needs of the Seminole Tribe members living in the Hollywood area and in conjunction with the special events, many of the residents and visitors to the area.

Criteria 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

Response: The proposed use will be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other properties within the vicinity. The proposed use provides an important open space park in an otherwise relatively intense urban corridor. The property to the south is a part of the Seminole Tribe's Hollywood Reservation trust lands, and is currently being redeveloped by the Seminole Tribe as a cultural resource center. The proposed use will be in harmony with that project, and create an opportunity to visit the park in conjunction with the cultural center.

To the west of the Subject Property is owned by Rock Hard Hollywood Development LLC, which is controlled by S.T.O.F Holdings, Ltd., a Seminole Tribe entity. This property is residential, but consists of a large vacant are buffering the proposed use from any impacts to the neighborhood. To the north along S.R. 7 are commercial properties also under Seminole Tribe ownership, and they will have virtually no negative impacts from the proposed use.

Criteria 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

Response: Safe pedestrian and vehicular traffic movement has been provided at the site. Internal pedestrian paths provide a connection between the parking areas, the park green space, and the public right of way. In addition, a pedestrian access to the property to the south will be provided.

Existing driveways will be retained, distributing the ingress and egress traffic for the site. In addition, the parking area will be secured with gates minimizing the unauthorized use and access of the parking lot. The parking gates are located so as to provide adequate stacking of cars accessing the property.

Criteria 4: That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

Response: Setbacks, buffering, and general amenities have been provided in order to control any adverse effects of noise, light, dust and other potential nuisances. The intended use of the Subject Property will create very little in terms of potential nuisances. Furthermore, the Seminole Tribe owns all the properties adjacent to the Subject Property, and accordingly there will be no impacts to third parties due to the proposed use.

The planned larger gatherings will be infrequent, the vast majority of the time the park will be used for small scale, largely passive events of limited duration. Noise impacts will be limited and a berm is proposed around the amphitheater further reducing any noise impacts. The only proposed lighting is for security in the parking lot and adjacent to the restrooms. This lighting will be directed downward, and have little to no effect at the property lines. The intended use of the Subject Property will have virtually no potential for creating a nuisance.

Criteria 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

Response: The proposed use will not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses. The Subject Property will be heavily landscaped especially along the S.R. 7 ROW, with significant retention of the existing mature tree canopy within the property. The proposed amphitheater is to be located at the rear of the property, is limited in scale, and complies with all required setbacks. The use of the site will be low intensity with the vast majority of the time dedicated to a passive park.

Criteria 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

Response: The Subject Property is adequate in shape and size to accommodate the proposed use. The facilities and amenities have been specifically designed to fit within the landscape of the site without overwhelming or altering its natural state. While occasional larger events are planned 2-3 times per year, additional amenities, such as portable lighting and restrooms, will be brought in for those events. This helps limit the amount of permanent infrastructure required for the site.

The parking lot is being developed on the portion of the Subject Property formerly developed with commercial/retail buildings. The parking lot will be

buffered from the S.R. 7 right of way with landscaping, and is adequate for the intended use of the site. The proposed scale of the amphitheater is a function of the number of parking spaces available onsite to accommodate it, and the size of the clear area in the rear of the property where it is to be located.

Criteria 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

Response: The proposed use is consistent with the definition of Institutional Uses and will meet the standards and criteria of the zoning classification. The project complies with all zoning regulations, including setbacks, height, parking and intensity. No variances, waivers or other modifications to the standard development regulations are required for the proposed site plan.

CONCLUSION

The requested special exception and site plan for the Subject Property comply with all Comprehensive Plan objectives and conforms to the requirements of the City of Hollywood's Zoning and Land Development Regulations. The use will create virtually no negative impacts on the surrounding properties and will not degrade the health, safety and welfare of the City's citizens and visitors. The Subject Property will provide valuable open space in an otherwise largely developed corridor, and will be an amenity to the Seminole Tribe as well as the public. In light of these findings, we respectfully request the approval of the Special Exception request and site plan.



Middle Of Property Where Chikee's Will Go



South Side Of Property Where Chikee's Will Go



Middle of Property Looking West

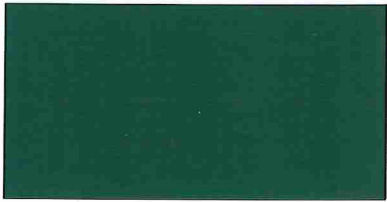


Looking North Where New Parking Will Be

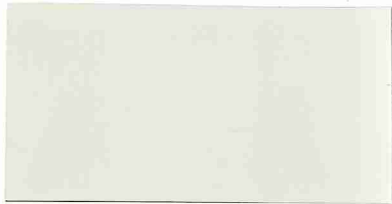
COLOR LEGEND



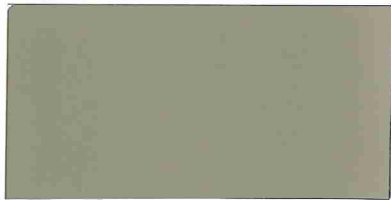
E-1
BASE BUILDING: B.M. 506 SILVER
SAGE (SAGE)



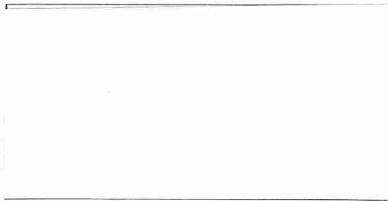
E-2
METAL ROOF: SHERWOOD GREEN
BY UNA-CLAD (DARK GREEN)



E-3
EXTERIOR DOORS: B.M. 506
SILVER SAGE (SAGE)



E-4
ACCENT COLOR: B.M. 978
RACoon HOLLOW (BROWN)



E-5
ACCENT COLOR:
B.M. 967, CLOUD WHITE
(OFF-WHITE)

EXTERIOR ELEVATION COLOR LEGEND
FOR RESTROOMS AT:

SEMINOLE VILLAGE

3553 N. STATE ROAD 7
HOLLYWOOD, FL

SEPTEMBER 8, 2014

SEMINOLE VILLAGE PHASE I

HOLLYWOOD, FLORIDA
SEMINOLE TRIBE OF FLORIDA

SUBMITTAL TO CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD

FINAL TAC MEETING DATE: SEPTEMBER 2nd, 2014
PLANNING & DEVELOPMENT BOARD HEARING DATE: OCTOBER 9th, 2014



TOWNSHIP 51 S, RANGE 41 E, SECTION 1
BROWARD COUNTY, FLORIDA

LOCATION MAP

SCALE: 1" = 500'



SHEET INDEX		
NO.	TITLE	DESCRIPTION
CIVIL		
0	COV-1	COVER SHEET
1	SPC-1	SPECIFICATION SHEET
2	EC-1	EXISTING CONDITION AND DEMOLITION PLAN
3	SP-1	SITE PLAN
4	SP-2	SITE DETAILS
5	SP-3	SITE DETAILS
6	PGD-1	PAVING GRADING AND DRAINAGE
7	PDD-1	PAVING GRADING AND DRAINAGE DETAILS
8	WS-1	WATER AND SEWER PLAN
9	WSD-1	WATER AND SEWER DETAILS
10	SM-1	SIGNAGE & PAVEMENT MARKING PLAN
11	PPP-1	STORMWATER POLLUTION PREVENTION PLAN
12	PPD-1	STORMWATER POLLUTION PREVENTION DETAILS
LANDSCAPE		
13	LNP-1	LANDSCAPE PLAN
14	LNP-2	LANDSCAPE DETAILS
15	PHO-1	PHOTOMETRICS PLAN
16	PHO-2	PHOTOMETRICS DETAILS

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Sunshine811.com



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Penthouse 2A
Miami, Florida 33130
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Fax: 786.497.2300
EB 0004593

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- APPLICABLE CODES**
- A. GENERAL
ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF SEMINOLE TRIBE OF FLORIDA (STOF), CITY OF HOLLYWOOD (COH), SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE.
- B. CONSTRUCTION SAFETY
ALL CONSTRUCTION SHALL BE PERFORMED IN A SAFE MANNER. SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.
- C. TRENCH SAFETY ACT
1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
a. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
b. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
c. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM 2 TO THE ENGINEER PRIOR TO STARTING WORK.
- D. SURVEY DATA
ALL ELEVATIONS ON THE PLANS REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

PRECONSTRUCTION RESPONSIBILITIES

- A. UPON RECEIPT OF NOTICE OF AWARD AND AFTER OBTAINING AN ENGINEERING CONSTRUCTION PERMIT FROM THE CITY OF HOLLYWOOD (COH), THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE THE SEMINOLE TRIBE OF FLORIDA (STOF), CITY OF HOLLYWOOD, ENGINEER, A UTILITY REPRESENTATIVE, AND THE ENGINEER OF RECORD.
- B. THE CONTRACTOR SHALL OBTAIN A "SUNSHINE ONE CALL" CERTIFICATION NUMBER AND NOTIFY THE UTILITIES DEPARTMENT AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
- C. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
- D. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
- F. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

INSPECTIONS

- A. THE CONTRACTOR SHALL NOTIFY THE SEMINOLE TRIBE OF FLORIDA (STOF), AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:
1. SANITARY SEWER
 2. STORM DRAINAGE
 3. WATER SYSTEM
 4. SUB-GRADE
 5. LIMEROCK BASE
 6. ASPHALTIC CONCRETE
 7. FINAL
- B. ALL INSPECTIONS WILL BE MADE BY THE SEMINOLE TRIBE OF FLORIDA (STOF), THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICE.

SHOP DRAWINGS

- A. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD FOR SANITARY MANHOLES, CATCH BASINS, FIRE HYDRANTS, VALVES AND OTHER ACCESSORIES. CATALOG LITERATURE SHALL BE SUBMITTED FOR WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.
- B. PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS.
- C. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

TEMPORARY FACILITIES

- A. TEMPORARY UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO ITS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
- B. TRAFFIC REGULATION
1. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD, FOOT AND APPROVED BY THE SEMINOLE TRIBE OF FLORIDA (STOF).
2. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
3. NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE SEMINOLE TRIBE OF FLORIDA (STOF).

PROJECT CLOSEOUT

- A. CLEANING UP
1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER OR SEMINOLE TRIBE OF FLORIDA (STOF), ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY ITS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF ITS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL OR BETTER TO THE EXISTING CONDITION IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- B. PROJECT RECORD DOCUMENTS
1. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
2. PRIOR TO THE PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER "AS-BUILT" PLANS SHOWING LIMEROCK BASE GRADES, ALL DRAINAGE AND WATER IMPROVEMENTS, PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER HAS REVIEWED THE "AS-BUILT".
3. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUB- GRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING LIMEROCK BASE MATERIAL.
4. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING ASPHALT.
5. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
6. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
7. ALL "AS-BUILT" INFORMATION ON ELEVATIONS OF WATER, PAVING, AND DRAINAGE SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.
8. AS-BUILT INFORMATION ON THE WATER SYSTEM SHALL INCLUDE LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, WATER SERVICES AND TOP OF PIPE ELEVATIONS AT ALL FITTINGS AND AT A MINIMUM OF 100' SPACING.
9. AS-BUILT INFORMATION ON THE SANITARY SEWER SYSTEM SHALL

INCLUDE LOCATIONS OF ALL VALVES, FITTINGS, CLEANOUTS, AND TOP OF PIPE ELEVATIONS AT ALL FITTINGS AND AT A MINIMUM SPACING OF 50' BETWEEN ELEVATIONS.

EARTHWORK

- A. GENERAL
1. NONE OF THE EXISTING MATERIAL IS TO BE INCORPORATED IN THE LIMEROCK BASE.
2. ALL SUB-GRADE UNDER PAVED AREAS SHALL BE 12" THICK AND HAVE A MINIMUM LBR VALUE OF 40 AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
3. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
4. A 2" BLANKET OF TOP SOIL SHALL BE PLACED OVER ALL AREAS TO BE SODDED.
5. SOD SHALL BE ST. AUGUSTINE, BITTER BLUE OR FLORATAM AND SHALL BE PLACED ON THE GRADED TOP SOIL AND WATERED TO INSURE SATISFACTORY CONDITION UPON FINAL ACCEPTANCE OF THE PROJECT.
6. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS OR LAKES, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED.
- B. ON-SITE
1. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL UNDER THOSE AREAS TO BE PAVED SHALL BE REMOVED TO A DEPTH OF THREE (3) FEET LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
2. SUITABLE BACKFILL SHALL BE MINIMUM LBR 40 MATERIAL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 THREE (3) FEET BEYOND THE PERIMETER OF THE PAVING.

STORM DRAINAGE

- A. CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM L76-79, TABLE III, WALL B, OR LATEST REVISION. ALL PIPE SHALL HAVE MODIFIED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.
- B. BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.
- C. BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- D. BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- E. DRAINAGE STRUCTURES AND LINES TO BE CLEANED PRIOR TO ENGINEER'S ACCEPTANCE.
- F. DRAINAGE STRUCTURES TO BE CLEANED PRIOR TO STOF ACCEPTANCE IF LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- G. NO CATCH BASINS OR JUNCTION BOXES SHALL BE LOCATED IN DRIVEWAYS.

PAVING

- A. GENERAL
1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF THE LIMEROCK BASE AND PRIOR TO THE PLACEMENT OF THE PAVEMENT.
2. CONCRETE SIDEWALKS SHALL BE SIX (6) INCHES THICK WITH EIGHT (8) THICKENED EDGE. SIDEWALK SUB-GRADE SHALL BE GRUBBED, COMPLETELY DEMOLISHED AND COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180. OPEN TYPE EXPANSION JOINTS SHALL BE USED. SIDEWALK MUST BE SEPARATE FROM THE TRAVEL WAY AND CONSTRUCTED IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 310.
3. MINIMUM LONGITUDINAL SLOPE OF PAVEMENT SHALL BE 0.5%.
4. MINIMUM TRANSVERSE SLOPE OF PAVEMENT SHALL BE AT 1.5% FOR ROADWAYS AND GENERALLY 0.5% FOR PARKING AREAS.
- B. MATERIALS
1. SUBGRADE MATERIAL SUPPORTING THE ROADWAY AND SHOULDERS SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 40. THE STABILIZED SUB-GRADE SHALL BE TWELVE (12) INCHES COMPACTED TO 98% OF MAXIMUM DRY DENSITY AS PER AASHTO T-180.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM OF 60% CARBONATES (CALCIUM AND MAGNESIUM) WITH A MINIMUM LBR OF 100. PRIME COAT SHALL BE APPLIED AT THE RATE OF 0.25 GAL/YD SQ. AND TACK COAT SHALL MEET FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS.
3. SURFACE COURSE SHALL BE EQUAL TO FDOT TYPE S-1 AND S-3 ASPHALTIC CONCRETE.
- C. INSTALLATION
1. LIMEROCK BASE MATERIAL SHALL BE 8" THICK AND COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
2. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS, BASES GREATER THAN 6" SHALL BE PLACED IN TWO OR MORE EQUAL LIFTS. LIMEROCK BASE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALTIC CONCRETE SHALL BE (2) 3/4" LIFTS OF TYPE S-3 ASPHALTIC CONCRETE.
4. FOR ASPHALT CONCRETE INSTALLED WITHIN STOF RIGHT OF WAY THE WEARING SURFACE SHALL BE TWO (2) INCHES APPLIED IN TWO LIFTS. FIRST LIFT TO BE 1-1/4" TYPE S1. SECOND LIFT TO BE 3/4" TYPE S3. TACK COAT TO BE USED FIRST.
5. PRIME COAT SHALL BE PLACED ON ALL LIMEROCK BASES IN ACCORDANCE WITH FDOT STANDARDS.
6. TACK COAT SHALL BE PLACED AS REQUIRED IN ACCORDANCE WITH FDOT STANDARDS.
- D. TESTING ALL SUB-GRADE, LIMEROCK AND ASPHALT TESTS REQUIRED SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER. LABORATORY PROCTOR COMPACTION TESTS (T-180) SHALL BE PERFORMED ON ALL MATERIAL SUB-GRADE AND BASE AND ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER.

SIGNING AND MARKING

- A. ALL PAVEMENT MARKING SHALL BE HOT APPLIED THERMOPLASTIC MANUFACTURED AND APPLIED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 711, LATEST EDITION.
B. ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
C. REFLECTIVE PAVEMENT MARKERS SHALL BE CLASS B MARKERS MANUFACTURED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION 706, LATEST EDITION AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES.

WATER DISTRIBUTION SYSTEM

- A. GENERAL
1. THE CONTRACTOR SHALL NOTIFY THE SEMINOLE TRIBE OF FLORIDA (STOF) AND THE ENGINEER OF RECORD NO LATER THAN 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING SYSTEMS.
2. ALL WATER AND IRRIGATION LINES TO BE INSTALLED ACCORDING TO STOF CONSTRUCTION DETAIL MANUAL STANDARD DETAILS W-01, W-02, AND W-03.
3. THE EXCAVATION OF WATER AND SEWER MAINS
a. SEPARATION BETWEEN WATER MAINS AND ANY TYPE OF SEWER AND RECLAIMED WATER MUST COMPLY WITH THE REQUIREMENTS OF RULE 62-555.314 (FAC).
b. PARALLEL WATER AND SEWER MAINS SHALL HAVE A MINIMUM 10' HORIZONTAL SEPARATION, WHERE THIS IS NOT POSSIBLE, THE SEWER MAIN SHALL BE IN A SEPARATE TRENCH AND BE AT LEAST 18" BELOW THE WATER MAIN.
c. THE SEWER MAIN SHALL CROSS BELOW ALL WATER MAINS WITH A MINIMUM OF 18" VERTICAL CLEARANCE, WHERE THE CLEARANCE IS LESS THAN 18", THE SEWER MAIN SHALL BE SDR-26 AND WATER MAIN SHALL BE DIP FOR 20' CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING SHALL BE MECHANICALLY RESTRAINED.
d. ALL WATER MAINS MUST CROSS ABOVE ANY TYPE OF SEWER, MINIMUM VERTICAL CLEARANCE SHALL BE 12".
- B. MATERIALS
1. PIPE
a. THE WATER MAIN SHALL BE POLYVINYL CHLORIDE PIPE (PVC) AND SHALL HAVE PUSH-ON RUBBER GASKET JOINTS.
b. POLYVINYL CHLORIDE PIPE (PVC): SHALL CONFORM TO AWWA C900-99 AND FM 1100-99. MINIMUM THICKNESS CLASS SHALL BE CLASS DR 18 (PRESSURE CLASS 235 PSI). PUSH-ON JOINTS SHALL CONFORM TO ASTM D3139. GASKETS SHALL BE NEOPRENE CONFORMING TO ASTM F477.
c. UNDERGROUND DIP AND FITTINGS SHALL HAVE AN EXTERIOR BITUMINOUS COATING OF COAL TAR VARNISH OR ASPHALT BASE PAINT, 1.0 MIL FILM THICKNESS IN ACCORDANCE WITH ANSI/AWWA C151/A21.51.
d. EXPOSED DIP AND FITTINGS SHALL RECEIVE A FACTORY APPLIED EXTERIOR COATING OF UNIVERSAL RUST-INHIBITIVE PRIMER, 2.0 MILS DRY FILM THICKNESS. THE COLOR SHALL BE BLUE FOR POTABLE WATER, GREY/WHITE FOR RAW WASTEWATER, AND PURPLE FOR RECLAIMED/REUSE WATER, UNLESS OTHERWISE APPROVED BY THE SEMINOLE TRIBE OF FLORIDA (STOF).
e. ALL DIP AND FITTINGS SHALL HAVE AN INTERIOR CEMENT LINING AND EXTERIOR COAL TAR COATING CONFORMING TO ANSI/AWWA C151/A21.51-02.

1. PIPE RESTRAINS: ALL FITTINGS AND PIPE JOINTS REQUIRING TO BE RESTRAINED SHALL USE MEGALUG RESTRAINER AS FOLLOWS:
JOINT RESTRAINT
PUSH ON DIP TR-FLEX BY US PIPE OR FLEX RING BY AMERICAN OR EBAA IRON SERIES 1700 MEGALUG OR APPROVED SUBSTITUTE
PUSH ON PVC EBAA IRON SERIES 1900 MEGALUG SPLIT SERRATED RESTRAINT HARNESS OR APPROVED SUBSTITUTE
FITTINGS WITH DIP EBAA IRONS SERIES 1100 MEGALUG OR APPROVED SUBSTITUTE
FITTINGS WITH PVC EBAA IRONS 2000P MEGALUG OR APPROVED SUBSTITUTE
- g. PIPE JOINTS SHALL BE MECHANICAL, CONFORMING TO AWWA C-111-00.
h. ALL GASKETS SHALL BE NEOPRENE, WHERE REQUIRED POLYETHYLENE WRAP SHALL BE INSTALLED.
i. PVC AND D.I.P. SHALL NOT BE DEFLECTED MORE THAN 1/2 THE MANUFACTURER'S RECOMMENDATION.
j. DETECTOR TAPE SHALL BE LAID 18 INCHES BELOW FINAL GRADE FOR ALL WATER LINES. A 14-GAUGE MULTI-STRAND WIRE SHALL BE ATTACHED TO ALL PVC WATER MAINS TO FACILITATE LOCATION. AN EXTRA FOUR (4) FEET OF WIRE SHALL BE PROVIDED AT ALL BLOW-OFFS AND HYDRANTS, ETC. THE WIRE SHALL BE LAID CLEAR OF VALVES. THE WIRE SHALL BE TESTED FOR CONTINUITY AT THE PRESSURE TEST.
k. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320, FAC.
2. FITTINGS SHALL BE CAST IRON MECHANICAL, JOINT TYPE HAVING A PRESSURE RATINGS OF 250 PSI, AND CONFORMING TO ANSI/AWWA C-110/A21.10-03.
3. ISOLATION VALVES SHALL BE MECHANICAL JOINT TYPE ONLY, WHICH MEET THE REQUIREMENTS OF ANSI/AWWA C508, AND THE MECHANICAL JOINT SHALL CONFORM TO ANSI/AWWA C111/A1.11. THE INTERIOR LINING SHALL BE EPOXY IN ACCORDANCE WITH AWWA C550 AND AN EXTERIOR COATING OF EPOXY SHALL BE APPLIED. BOTH SHALL HAVE A 40 MILS DRY FILM THICKNESS (DFT). VALVES SHALL ADHERE TO THE FOLLOWING:
ISOLATION VALVES LESS THAN OR EQUAL TO 18 INCHES SHALL BE RESILIENT WEDGE GATE VALVES AND BE OF THE FOLLOWING MAKES:
• PRATT
• DEZURK
• CLOW
VALVE BOX SHALL BE U.S. FOUNDRY MODEL #7500 AND SHALL BE PAINTED BLUE WITH THE DESIGNATION "WATER".
5. ALL VALVES SHALL HAVE A BRASS ID MARKER EMBEDDED IN THE COLLAR. THE MARKER SHALL INDICATE THE SIZE AND TYPE OF VALVE, AS WELL, THE DIRECTION AND NUMBER OF TURNS NEEDED TO OPEN THE VALVE, AND THE TYPE OF SERVICE LINE (I.E. WM, FM, RM). EXAMPLE: 8" R.S.G.V. 15 T.O.L. W.M.
6. FIRE HYDRANTS
a. FIRE HYDRANTS SHALL HAVE A MINIMUM 5-1/4" VALVE OPENING AND SHALL OPEN AGAINST THE PRESSURE AND CLOSE WITH THE FLOW. HYDRANTS SHALL BE CLOW MEDALLION F2545, MUELLER CENTURION P4423, OR APPROVED EQUAL.
b. COLOR CODING OF HYDRANTS SHALL BE INDICATED BY PAINTED YELLOW, RUST-OLEUM #944 SAFETY YELLOW, OR APPROVED EQUAL AND COLOR CODED AS FOLLOWS:
1000 GPM OR GREATER - GREEN
500 GPM - 1000 GPM - ORANGE
c. THE BONNETS OF THE HYDRANTS WILL BE COLOR CODED BY THE CONTRACTOR TO BE IN CONFORMANCE TO THE ABOVE SPECIFICATIONS. THE PAINT USED BY THE CONTRACTOR MUST BE APPROVED BY THE ENGINEERING DEPARTMENT, THE FIRE AND ENGINEERING DEPARTMENTS MUST BE NOTIFIED 24 HOURS PRIOR TO TESTING. A REPRESENTATIVE FROM THE FIRE DEPARTMENT WILL BE REQUIRED TO WITNESS ALL FLOW TESTS. RESULTS OF THE FLOW TESTS MUST BE DOCUMENTED BY THE CONTRACTOR AND FORWARDED TO THE FIRE AND ENGINEERING DEPARTMENT.
d. A BLUE REFLECTIVE PAVEMENT MARKER SHALL BE PROVIDED IN THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT ADJACENT TO ALL FIRE HYDRANT LOCATIONS.
e. FIRE HYDRANTS THAT WILL BE REMOVED WILL BE RELOCATED AND INSTALLED AS PART OF THIS PROJECT.
7. DETECTOR TAPE SHALL BE 3" WIDE BLUE TAPE WITH A METALLIC FOIL CORE LAMINATED BETWEEN 2 LAYERS OF PLASTIC FILM. THE WORDS "CAUTION WATER LINE BURIED BELOW" SHALL BE PRINTED AT 30" INTERVALS ALONG THE TAPE. DETCO TAPE SHALL BE PLACED 18" BELOW FINISHED GRADE.
8. SERVICE CONNECTIONS
a. SERVICE SADDLES SHALL BE DUCTILE IRON WITH STAINLESS STEEL STRAPS. SADDLES SHALL CONFORM TO ANSI/AWWA C111/A21.11-00 AND ASTM A 988. SERVICE SADDLES SHALL BE FORD MODEL FC202, OR APPROVED EQUAL. SERVICE SADDLES TO BE EPOXY COATED.
b. SERVICE PIPE SHALL BE POLYETHYLENE. MINIMUM SERVICE LINE COVER SHALL BE 24 INCHES AND SLEEVED UNDER PAVED AREAS WITH BOTH ENDS PROTECTED WITH ELASTOMERIC CAULK AND LAID IN SAND BEDDING. SERVICE PIPE MATERIAL SHALL BE PHILLIPS 66 DISCPIPE 5100. SERVICE TRENCH SHALL BE BACK FILLED WITH CLEAN SAND ONLY.
c. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B 62 WITH THREADED ENDS. CORPORATION STOPS SHALL BE FORD MODEL 1100, OR APPROVED EQUAL.
d. CORPORATION STOPS ON MAINS FOR ALL 2-INCH OR LESS SERVICE CONNECTIONS SHALL BE FORD BALLCORP. CATALOG #FB-1100 OR MUELLER P-25028.
e. METER STOPS SHALL BE THE LOCKING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B 62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "O" RING SEALED AGAINST EXTERIOR. DETECTOR TAPE SHALL BE LAID CLEAR OF VALVES. THE WIRE SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES.
9. METER VALVES SHALL BE IN ACCORDANCE WITH ASTM B-62 LATEST VERSION
a. FORD ANGLE METER VALVE, CATALOG #V63-444W-1"
b. FORD ANGLE METER VALVE, CATALOG #V63-777W-2"
c. FORD ANGLE METER VALVE, BRANCH #V63-424W-1"
d. FORD RESIDENTIAL DUAL CHECK VALVES, CATALOG #HCA31-23 S/8" x 3/4"
e. FORD STAINLESS STEEL INSERT STIFFENERS FOR PLASTIC PIPE, 3/4"1100-4 FOR 1" TUBE OR #FB11-07 FOR 2" TUBE
10. RADIO READ METERS ARE REQUIRED, IN ALL NEW SUBDIVISIONS AS MANUFACTURED BY SENSUS TECHNOLOGIES (SUPPLIED BY CITY).
- C. INSTALLATION
1. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR WATER CONNECTIONS.
2. PVC PIPE
a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS".
b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER.
c. BEDDING AND INITIAL BACKFILL FOR ALL PVC WATER MAINS SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.
d. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC WATER MAINS APPROXIMATELY 18" BELOW FINISHED GRADE, BLUE SIDE UP.
e. A 14 GAUGE MULTI-STRAND WIRE SHALL BE ATTACHED TO ALL PVC WATER MAINS TO FACILITATE LOCATION.
f. AN EXTRA FOUR (4) FEET OF WIRE SHALL BE PROVIDED AT ALL BLOW-OFFS AND HYDRANTS, ETC. THE WIRE SHALL BE LAID CLEAR OF VALVES. THE WIRE SHALL BE TESTED FOR CONTINUITY AT THE PRESSURE TEST.
3. DUCTILE IRON PIPE
a. DIP SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C 600-99.
b. DIP SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
c. MINIMUM SERVICE LINE SHALL BE 24 INCHES AND SLEEVED UNDER PAVED AREAS WITH SCHEDULE 40 PVC CONDUIT. SLEEVE IS TO BE PLUGGED WITH ELASTOMERIC CAULK AND LOCATED IN SAND BEDDING.
4. VALVES
a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" CAST IN THE COVER.
b. MAIN VALVES SHALL BE INSTALLED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONED OTHERWISE.
- D. TESTING
1. THE PHYSICAL CONNECTION OF THE NEW SYSTEM TO THE EXISTING SYSTEM SHALL BE DONE IN ACCORDANCE WITH SECTION C.1 ABOVE WHICH WILL DICTATE THE ORDER OF THE PRESSURE TESTING AND DISINFECTION.
2. CHLORINATION TEST PRESSURE FOR LEAKAGE SHALL BE AT 150 PSI FOR 2 HOURS. TEST PRESSURE SHALL NOT VARY MORE THAN 5 PSI IN ACCORDANCE WITH LATEST EDITION OF AWWA C600-93. MAXIMUM ALLOWABLE LEAKAGE SHALL BE CALCULATED AS FOLLOWS:
$$L = \frac{SD(P)^{0.5}}{148,000} \quad AWWA C600-05$$

L = ALLOWABLE LEAKAGE GALLON PER MINUTE
S = LENGTH IN LINEAR FEET
D = NOMINAL PIPE DIAMETER IN INCHES
P = PRESSURE IN PSI

GRAVITY SEWAGE COLLECTION SYSTEM

- A. MATERIALS
1. SEWER PIPE AND FITTINGS
a. ALL SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS.
b. GRAVITY PIPE SHALL BE PVC SDR-35. MINIMUM DIAMETER SHALL BE EIGHT (8) INCHES FOR MAINS AND SIX (6) INCHES FOR LATERALS. SLOPES SHALL BE IN ACCORDANCE WITH THE CURRENT "TEN STATES" STANDARDS.
c. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
d. WHERE D.I.P. IS REQUIRED, IT SHALL BE 60-42, 10 CLASS 350 WALL THICKNESS WITH INTERIOR EPOXY LINING AND EXTERIOR COAL TAR COATING CONFORMING TO ANSI/AWWA C151/A21.51-86. THE INTERIOR LINING SHALL BE PROTECTED BY 401 CERAMIC EPOXY AS MANUFACTURED BY THE PROTECTO DIVISION OF VULCAN PAINTERS INC., OR APPROVED EQUAL.
2. MANHOLES
a. MANHOLES SHALL BE PRECAST WITH ACCORDANCE WITH ASTM-C-476, WITH A MINIMUM OF 4,000 PSI CONCRETE, MINIMUM THICKNESS SHALL BE EIGHT (8) INCHES. A MINIMUM SIX (6) INCH BASE EXTENSION OUTSIDE THE WALL OF THE MANHOLE IS REQUIRED. MANHOLES SHALL NOT BE LOCATED AT OR CLOSE TO FINAL GRADE LOW POINTS.
- E. INSTALLATION
1. PIPE AND FITTINGS
a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D 2321 AND THE UNI-BELL PLASTIC PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C 600-87.
c. BEDDING AND INITIAL BACKFILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. A MINIMUM 6 INCH BED OF WASHED 3/4 INCH WASHED ROCK FOR ALL SUB-AQUEOUS GRAVITY SEWER PIPES AND MANHOLES SHALL BE USED.
d. EACH PIPE CONNECTION INTO A MANHOLE WALL SHALL BE COATED PVC ADAPTER, ASBESTOS CEMENT COLLAR, RUBBER BOOT, OR EQUAL AS APPROVED BY THE SEMINOLE TRIBE OF FLORIDA (STOF).
e. CLEAN-OUTS SHALL BE PROVIDED AND BROUGHT TO FINAL GRADE FOR ALL SEWER LATERALS. CLEAN-OUTS SHALL NOT BE LOCATED IN PAVEMENT. ONE SIX (6) INCH DIAMETER CLEAN OUT SHALL BE INSTALLED FOR EACH SERVICE CONNECTION.
2. MANHOLES
a. MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM, CLEAN SUBGRADE PROVIDED WITH UNIFORM BED OF SAND.
b. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT.
c. TWO COATS OF COOPER BLACK NO. 775 EPOXY TAR COATING, FIRST RED, SECOND ONE BLACK, SHALL BE APPLIED TO THE INSIDE OF ALL MANHOLES AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS (8 MILS PER COAT). ONE COAT OF BLACK COOPER BLACK NO. 775 EPOXY TAR COATING SHALL BE APPLIED TO THE OUTSIDE OF THE MANHOLE. THE INTERIOR COAT SHALL BE APPLIED AFTER SEWER LAMPING OF THE LINE. THE APPLICATION OF EACH COAT SHALL BE AN INSPECTION AND SHALL BE SCHEDULED A MINIMUM OF 48 HOURS PRIOR TO TESTING.
- C. TESTING
1. PRIOR TO RELEASE OF ONE-YEAR MAINTENANCE BOND, ALL SEWER LINES SHALL BE T.V.D' TWICE, ONCE PRIOR TO FINAL ACCEPTANCE BY THE SEMINOLE TRIBE OF FLORIDA (STOF), SECOND PRIOR TO RELEASE OF THE ONE-YEAR MAINTENANCE BOND. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENTIRE SYSTEM SHALL BE LAMPED. SEWER LAMPING SHALL BE WITNESSED BY THE ENGINEER OF RECORD AND THE SEMINOLE TRIBE OF FLORIDA (STOF).
2. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER OF RECORD MAY REQUIRE A VISUAL INSPECTION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
3. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER OF RECORD.
4. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT.
5. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 50 GALLONS PER DAY PER INCH DIAMETER, PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED.

STOF ERMD NOTES

- A. IF HISTORIC OR ARCHEOLOGICAL ARTIFACTS OR POSSIBLE CULTURALLY IMPORTANT ITEMS OR AREAS ARE DISCOVERED AT ANY TIME ON THE PROJECT SITE, THE CONTRACTOR SHALL CEASE WORK IN THE AREA AND IMMEDIATELY NOTIFY ERMD AT 954-965-4380 OR 863-763-4128 AND THE TRIBAL HISTORIC PRESERVATION OFFICE AT 863-983-6549.
- B. ANYONE WORKING IN THE FIELD MUST WATCH A VIDEO ON HOW TO DEAL WITH ENDANGERED SPECIES AND THEIR HABITAT. THE CONTRACTOR MUST SEND THE SIGN IN SHEET TO ERMOREQUEST@SEMTBRIE.COM. THE CONTRACTOR MUST KEEP THE ENDANGERED SPECIES BROCHURES VISIBLY POSTED ON SITE AT ALL TIMES. IF WORKERS ENCOUNTER ENDANGERED SPECIES OR IF CONSTRUCTION CAUSES INJURY OR DEATH TO ANY ENDANGERED ANIMAL, CEASE WORK IMMEDIATELY AND CONTACT ERMD AT 954-965-4380 OR 863-763-4128 OR THE WILDLIFE BIOLOGIST AT 954-410-7073.
- C. DURING CONSTRUCTION SOIL OR GROUNDWATER CONTAMINATION IS ENCOUNTERED OR A SPILL OF A HAZARDOUS MATERIAL OR OIL/GASOLINE OCCURS PLEASE STOP WORK IN THAT AREA AND CONTACT ERMD AT 954-965-4380 OR 862-763-1428.

DATUM INFORMATION

ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NAD 1983 DATUM.

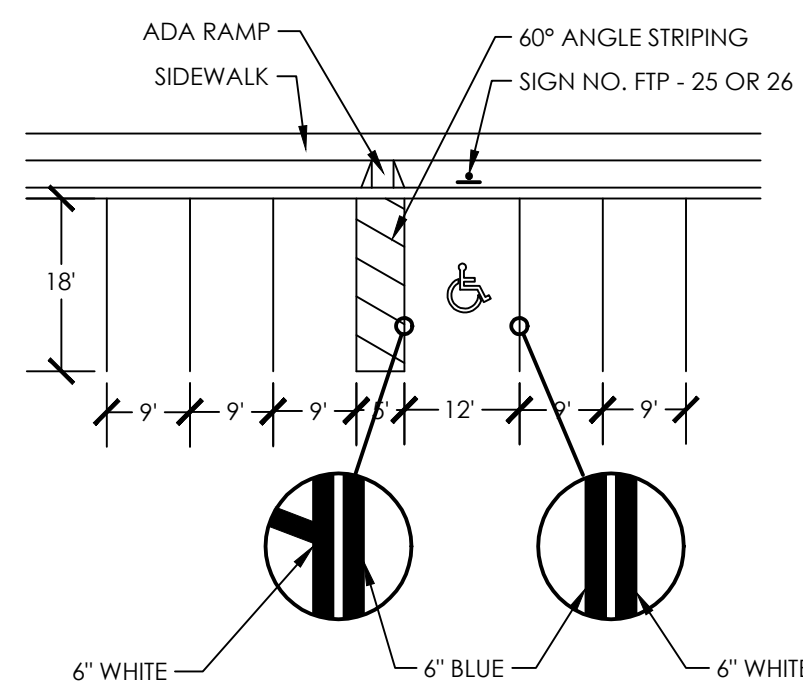
Always call 811 two full business days before you dig to have underground utilities located and marked.



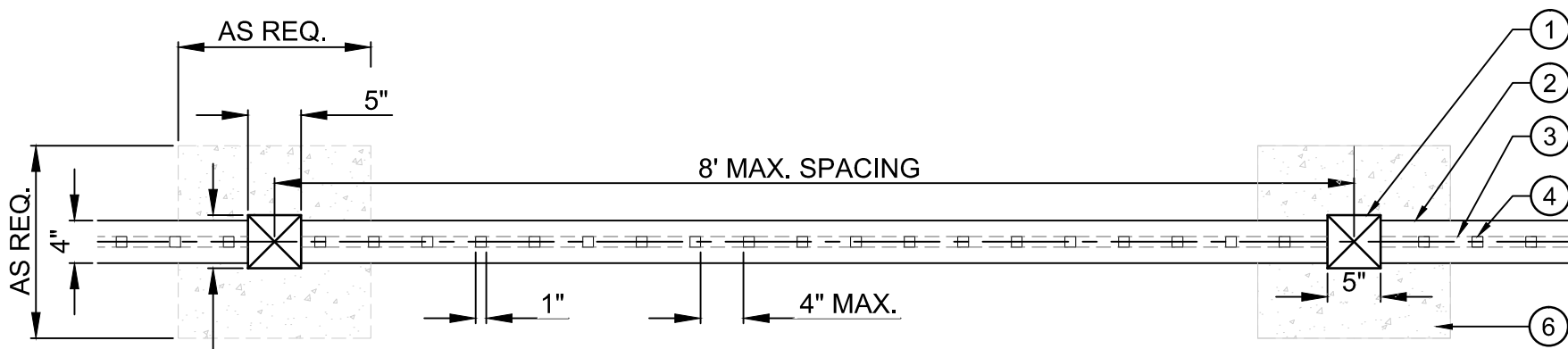
SUBMITTAL TO CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD

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DRAWN BY: AA	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
CHECKER: JLA	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
SCALE: AS SHOWN	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35																																																																

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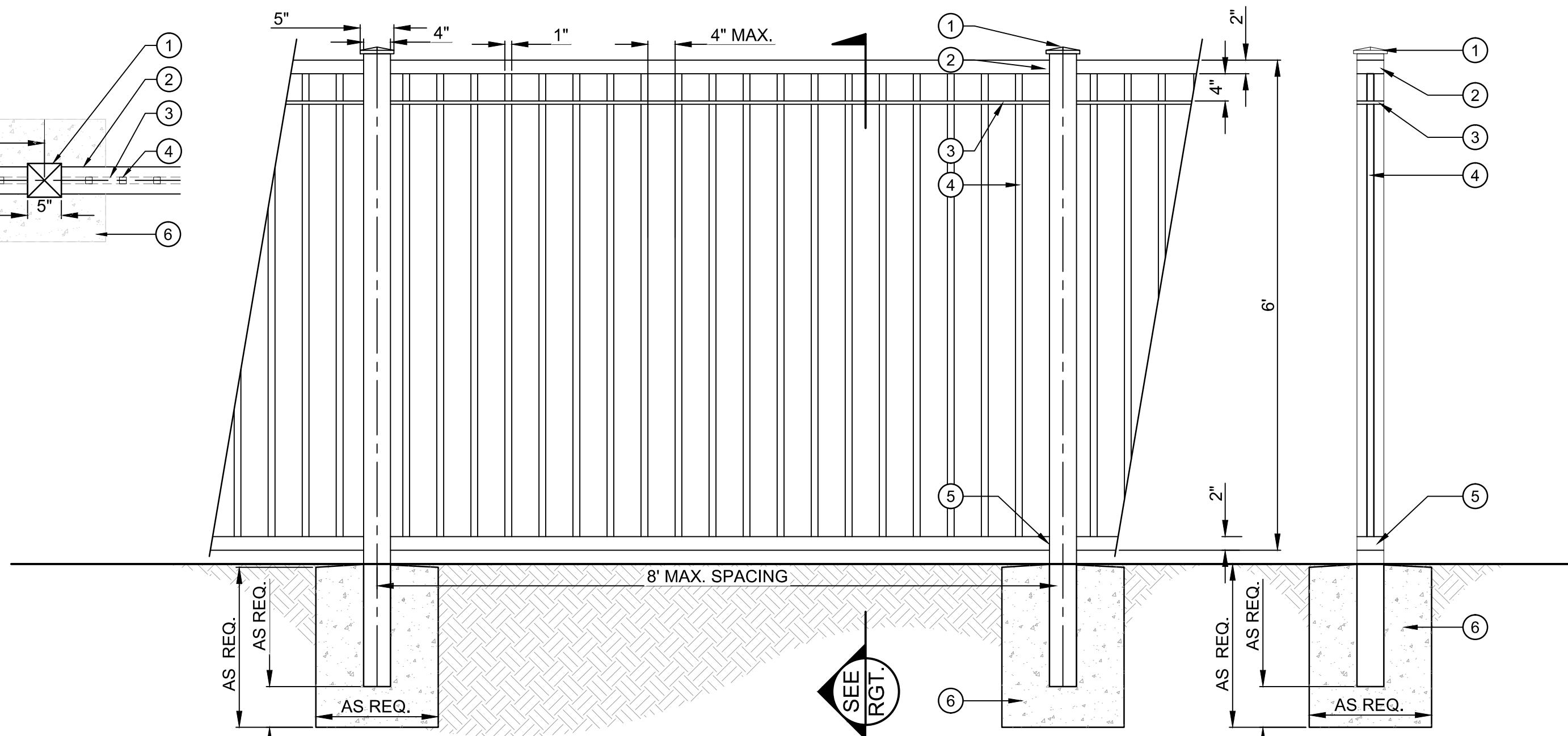


1. RE: FDOT INDEX NO. 17355
2. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
3. ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 5730/31 TAPE AND APPLIED WITH AN E44 CONTACT CEMENT AS PER MANUFACTURER'S SPECIFICATIONS.
4. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.



- NOTES:
1. ALL ALUMINUM FENCING SHALL HAVE A BLACK, POWDER COATED FINISH.
 2. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS BY A FLORIDA REGISTERED STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

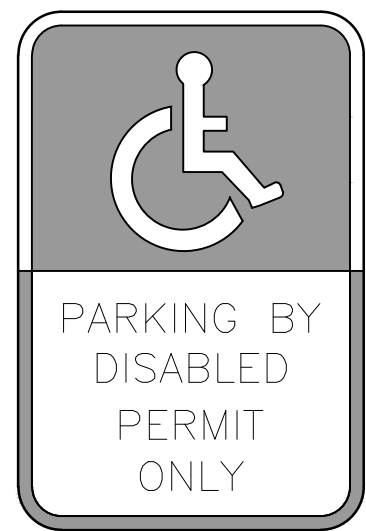
- 1 POST CAP
- 2 TOP RAIL
- 3 CROSS BAR/SUPPORT RAIL
- 4 BALUSTRADE
- 5 BOTTOM RAIL
- 6 CONCRETE FOOTER



1 HANDICAP STRIPING DETAIL

1" = 20'

321216-77



1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 MAY BE FABRICATED ON ONE PANEL OR TWO.

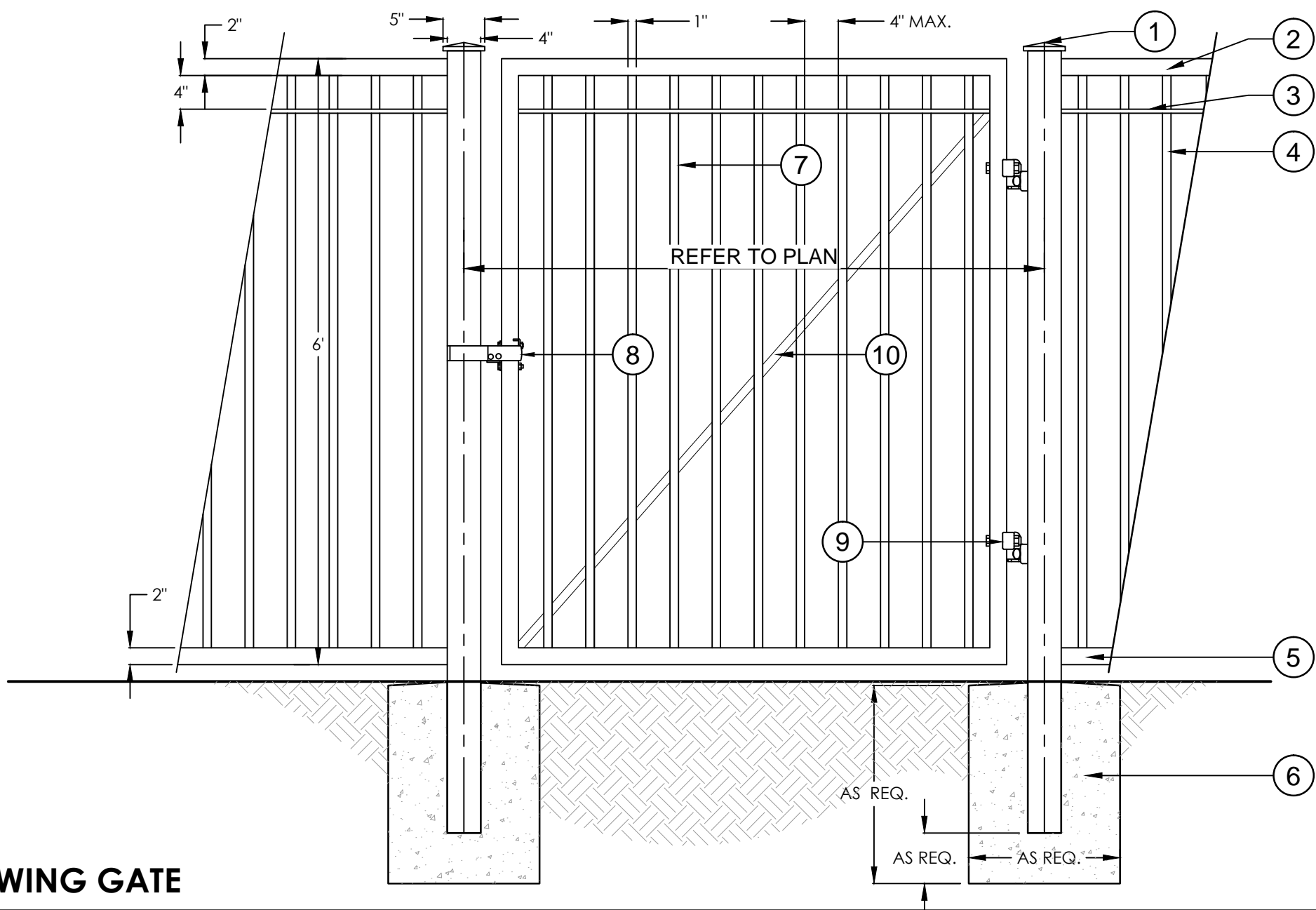
3 TYPICAL HANDICAPPED SIGN FTP-25

1 1/2" = 1'-0"

324123-02

- 1 POST CAP
- 2 TOP RAIL
- 3 CROSS BAR/SUPPORT RAIL
- 4 BALUSTRADE
- 5 BOTTOM RAIL
- 6 CONCRETE FOOTER
- 7 SELF CLOSING GATE
- 8 FULCRUM LATCH WITH STRIKE STRAP
- 9 SELF CLOSING GATE HINGE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- 10 CROSS BRACE/TENSION ROD AS NECESSARY

- NOTES:
1. ALL ALUMINUM FENCING SHALL HAVE A BLACK, POWDER COATED FINISH.
 2. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS BY A FLORIDA REGISTERED STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.



5 6' DECORATIVE ALUMINUM SWING GATE

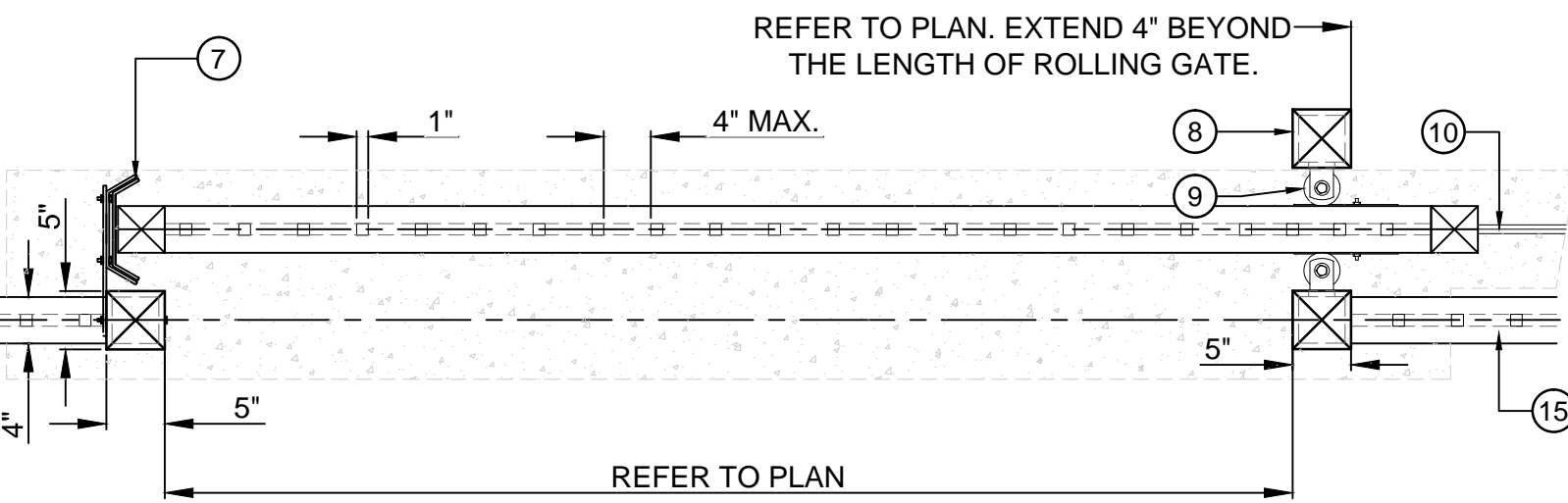
3/4" = 1'-0"

323119-06

2 6' DECORATIVE ALUMINUM FENCING

3/4" = 1'-0"

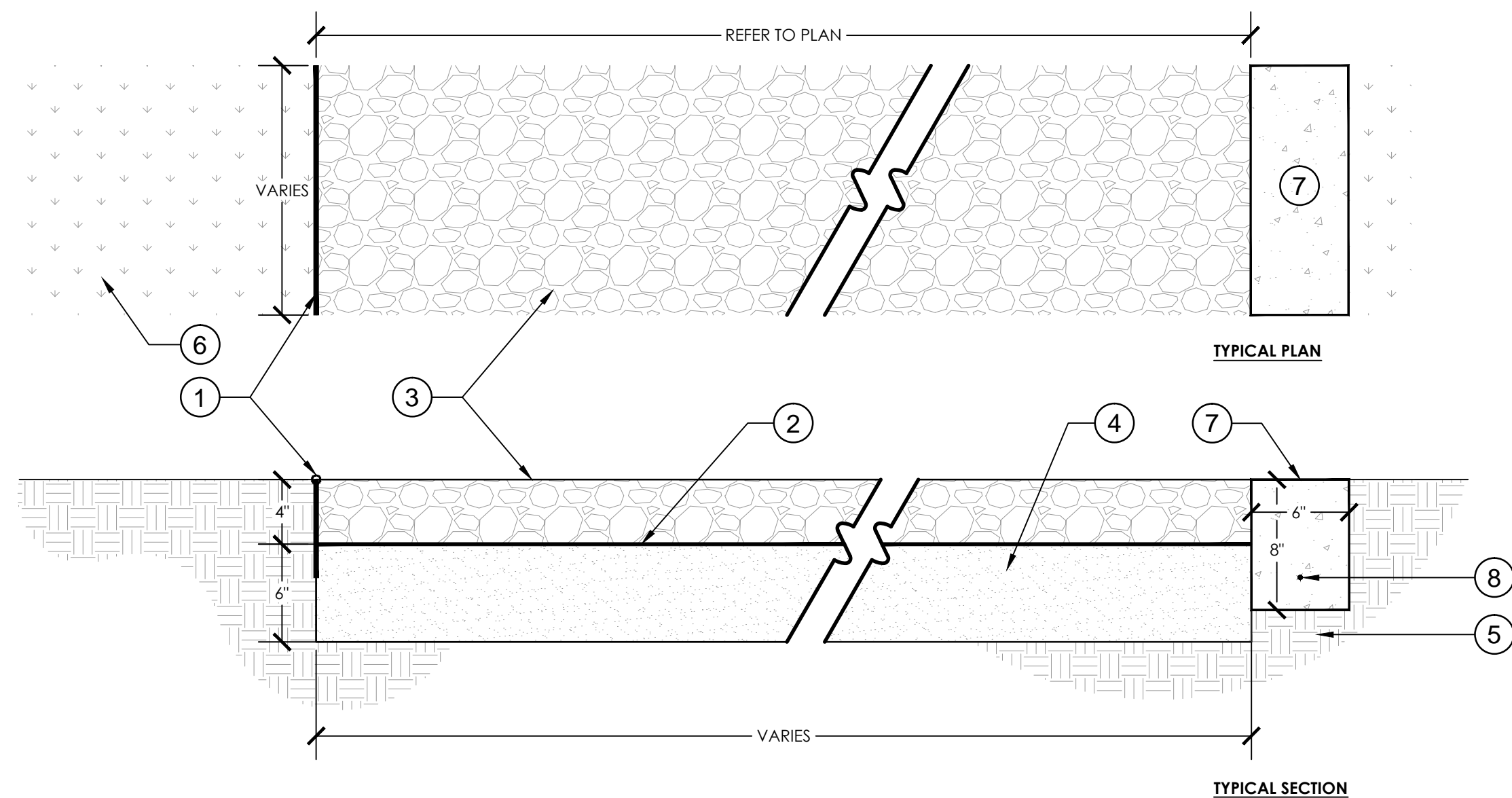
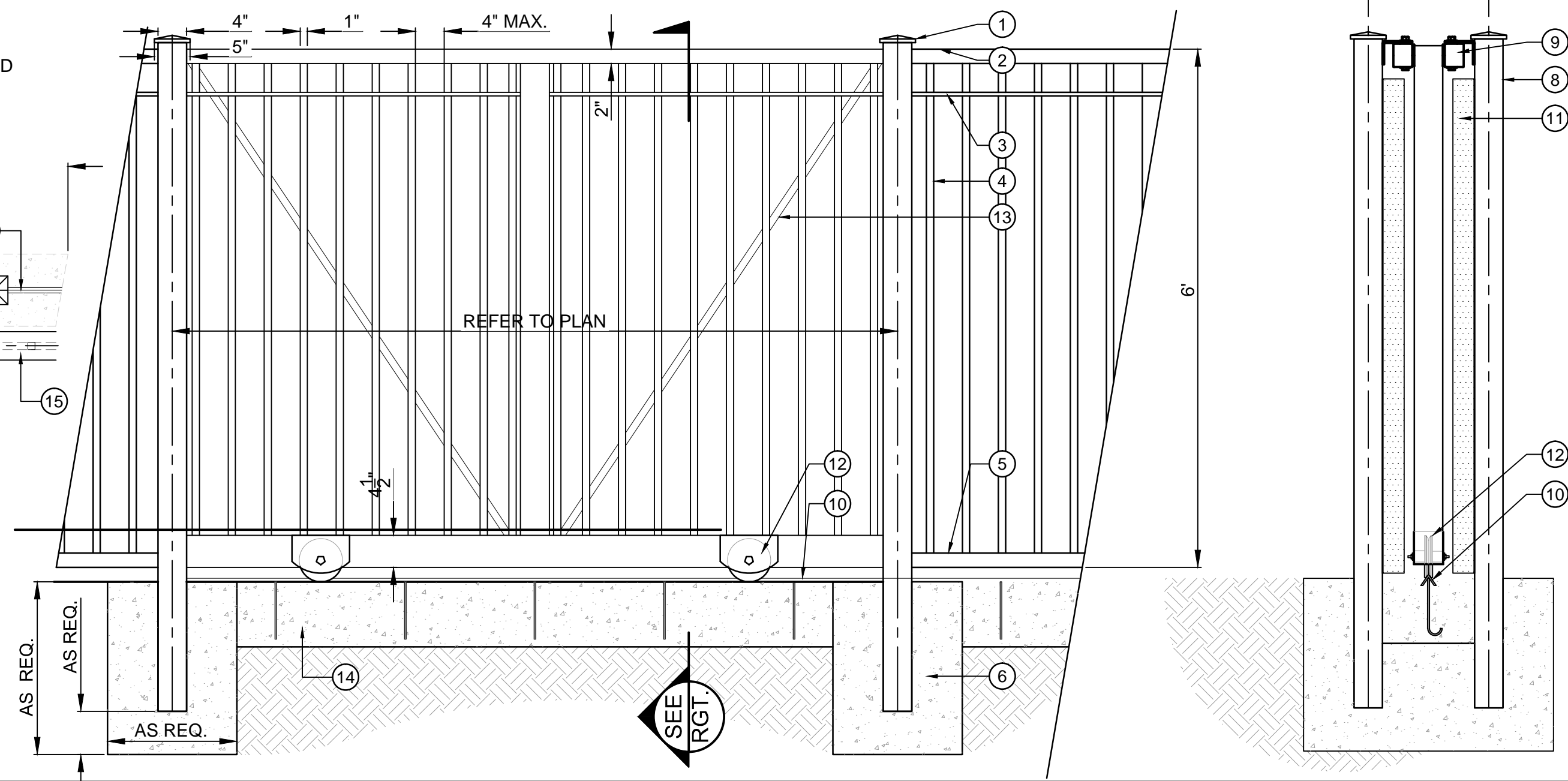
- NOTES:
1. ALL ALUMINUM FENCING SHALL HAVE A BLACK, POWDER COATED FINISH.
 2. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS BY A FLORIDA REGISTERED STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.



- 1 POST CAP
- 2 TOP RAIL
- 3 CROSS BAR/SUPPORT RAIL
- 4 BALUSTRADE
- 5 BOTTOM RAIL
- 6 CONCRETE FOOTER
- 7 LATCH/STOPPING BLOCK
- 8 GUIDE POST
- 9 ROLLING GUIDE
- 10 V-TRACK
- 11 SAFETY SHIELD
- 12 WHEEL & TRACK ASSEMBLY
- 13 CROSS BRACE/TENSION ROD AS NECESSARY
- 14 V-TRACK FOUNDATION
- 15 FENCE LINE

4 6' DECORATIVE ALUMINUM ROLLING GATE

3/4" = 1'-0"



6 CRUSHED STONE PATHWAY

1 1/2" = 1'-0"

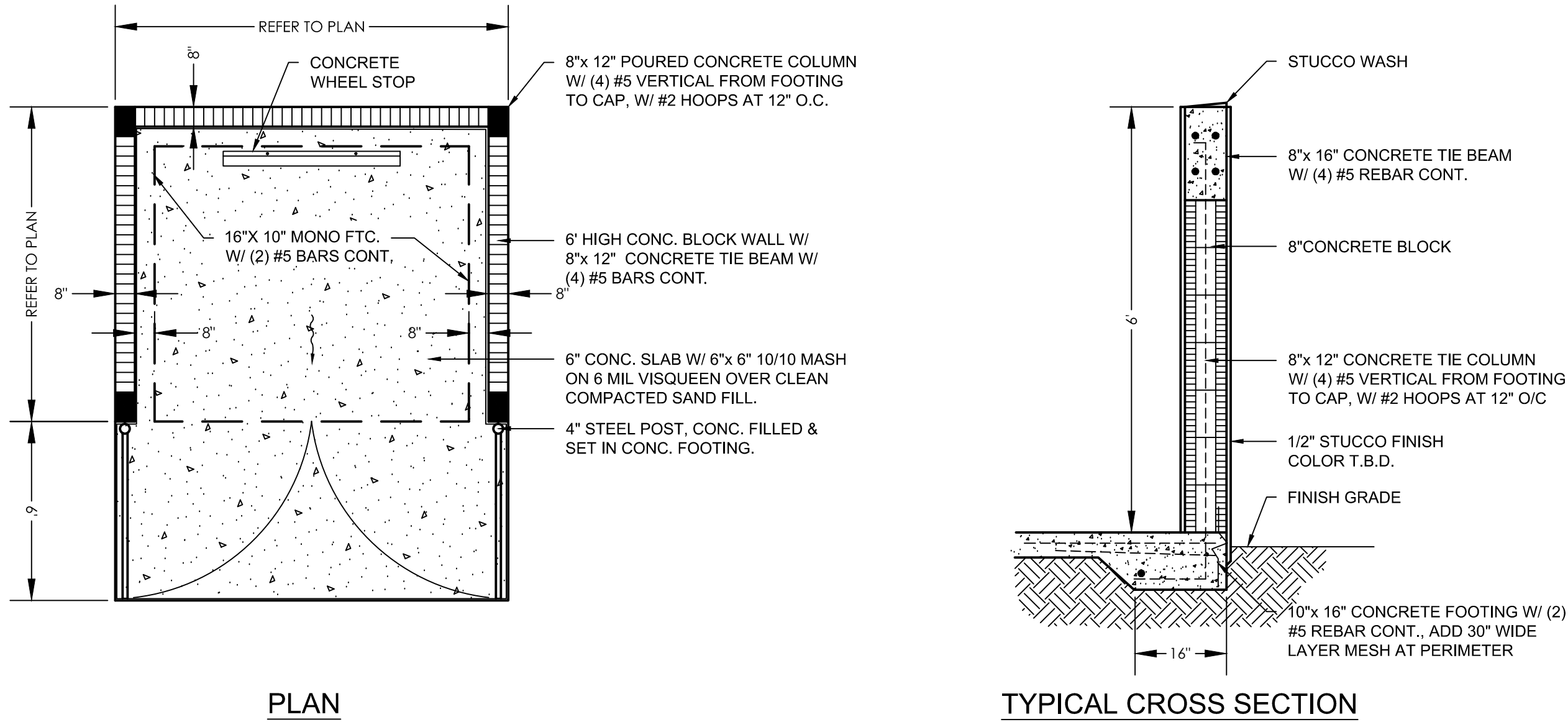
321516-03

- 1 PVC OR PLASTIC CONTAINMENT EDGE (TYP.), 8" MIN. DEPTH.
- 2 GEO-TEXTILE FABRIC OR LANDSCAPE PAPER
- 3 DECOMPOSED GRANITE
COLOR: BUFF/BEIGE/TAN MIX
SIZE: 1/4" OR SMALLER PARTICLE
DECOMPOSED GRANITE SHALL BE MIXED WITH BONDING AGENT. CONTRACTOR TO SUBMIT BONDING AGENT SPECIFICATIONS FOR REVIEW.
- 4 COMPACTED AGGREGATE
- 5 UNDISTURBED SOIL OR EXISTING SUB-GRADE
- 6 LANDSCAPE OR SHRUB MATERIAL. REFER TO LANDSCAPE PLAN
- 7 ALTERNATE EDGING MATERIAL 6"x6" CONTINUOUS CONCRETE HEADER BAND
- 8 #3 REBAR, CONTINUOUS, 2" MIN. COVER

SUBMITTAL TO CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD

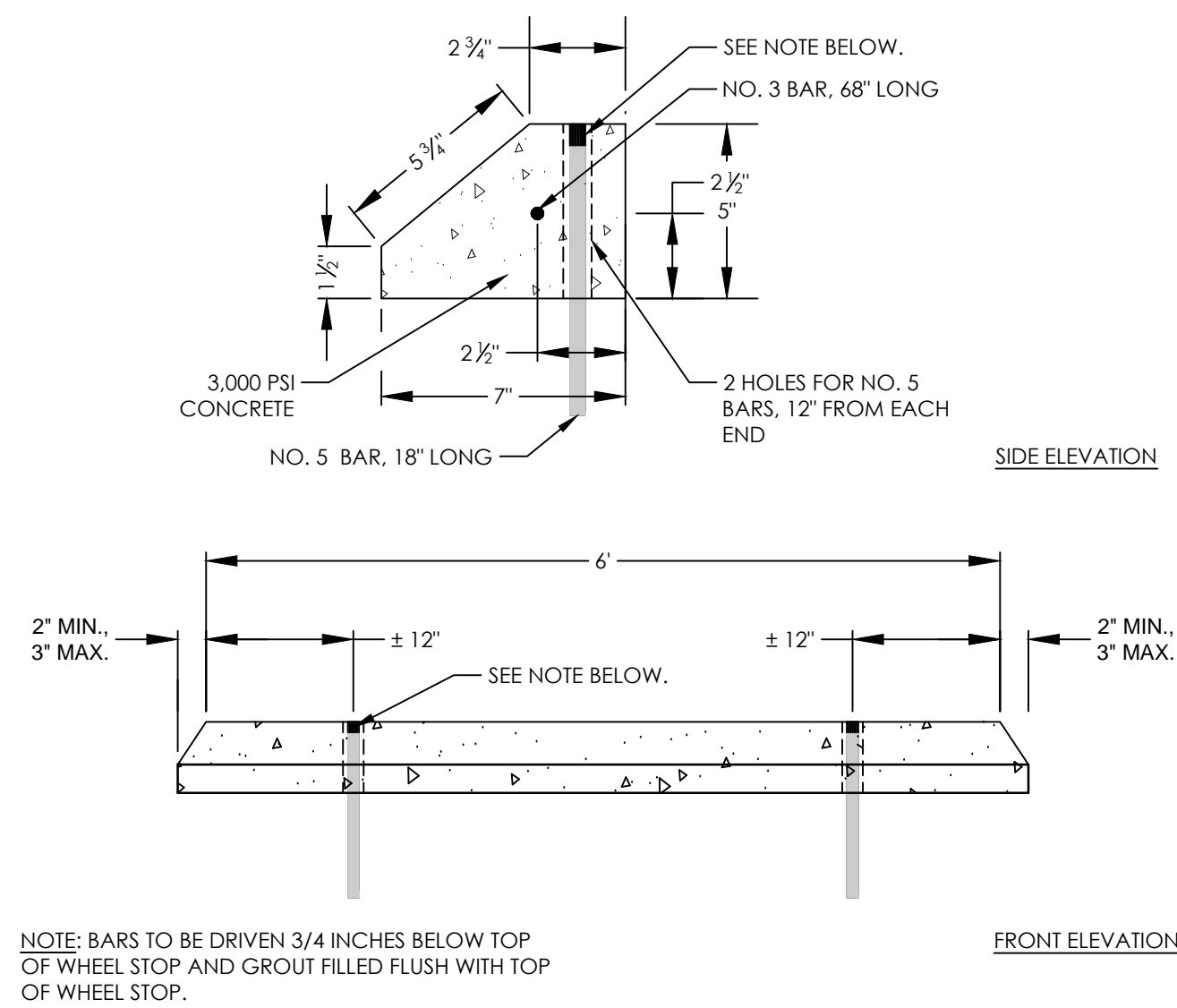
DESIGNER: ACS	5	NO.	DATE	REVISION	BY
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SCALE: AS SHOWN	2				
CRISTOBAL BETANCOURT, JLA	1				
FL Reg. No. 668841					
155 South Miami Ave, Penthouse II-A Miami, FL 33130 Tel: (786) 497-1500 Fax: (786) 497-2300					
CHEN-MOORE & ASSOCIATES					
SEMINOLE VILLAGE PHASE I					
SITE DETAILS					
Date: 09/02/2014					
Sheet: 4 of 16					
Drawing: SP-2					
PROJECT NO: 439.005					

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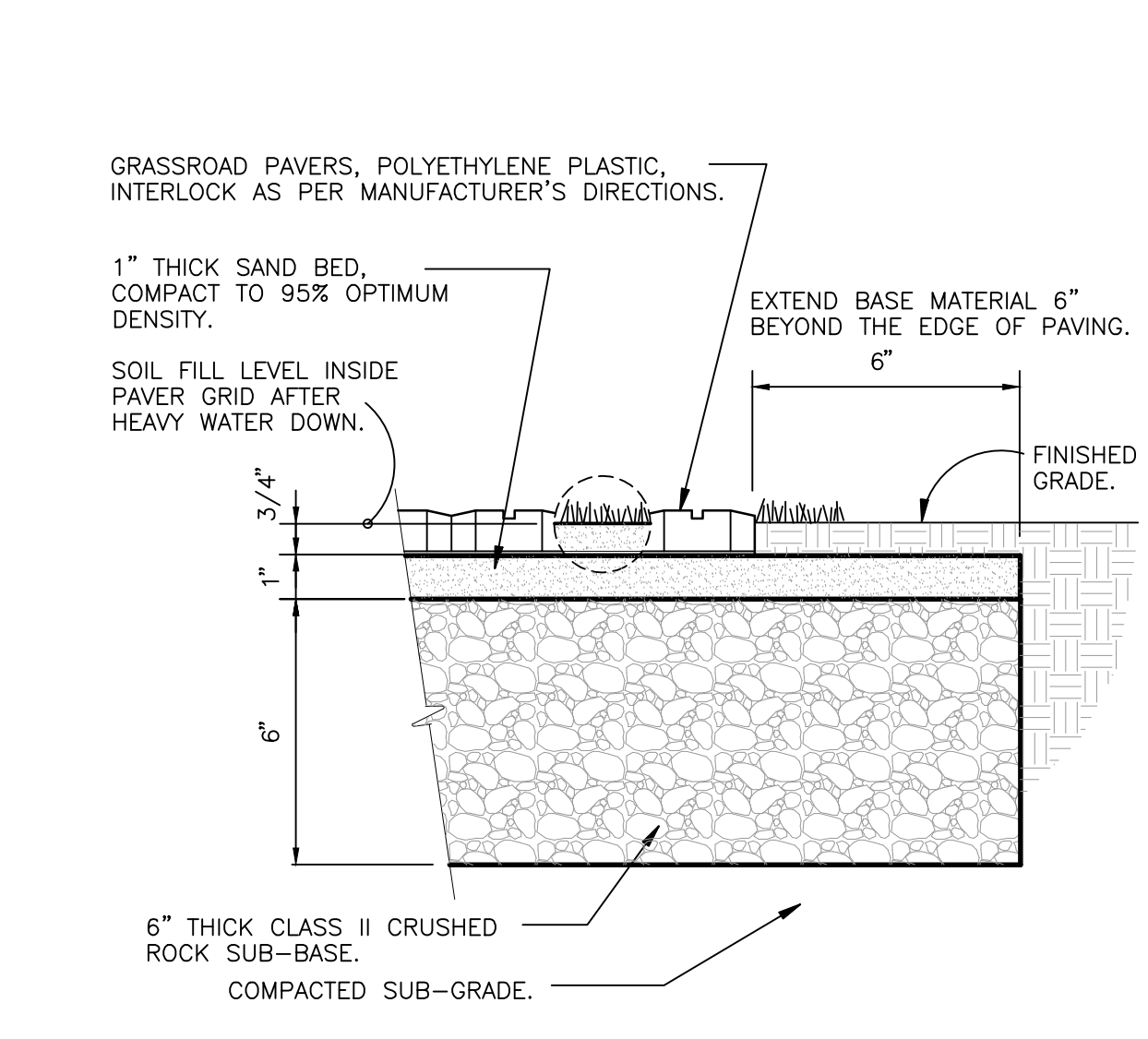
1 CONCRETE DUMPSTER ENCLOSURE
1/4" = 1'-0"

3231-04



2 WHEEL STOP DETAIL
N.T.S.

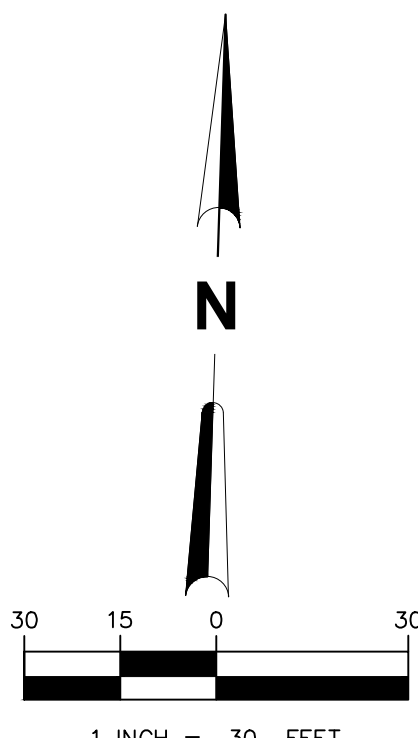
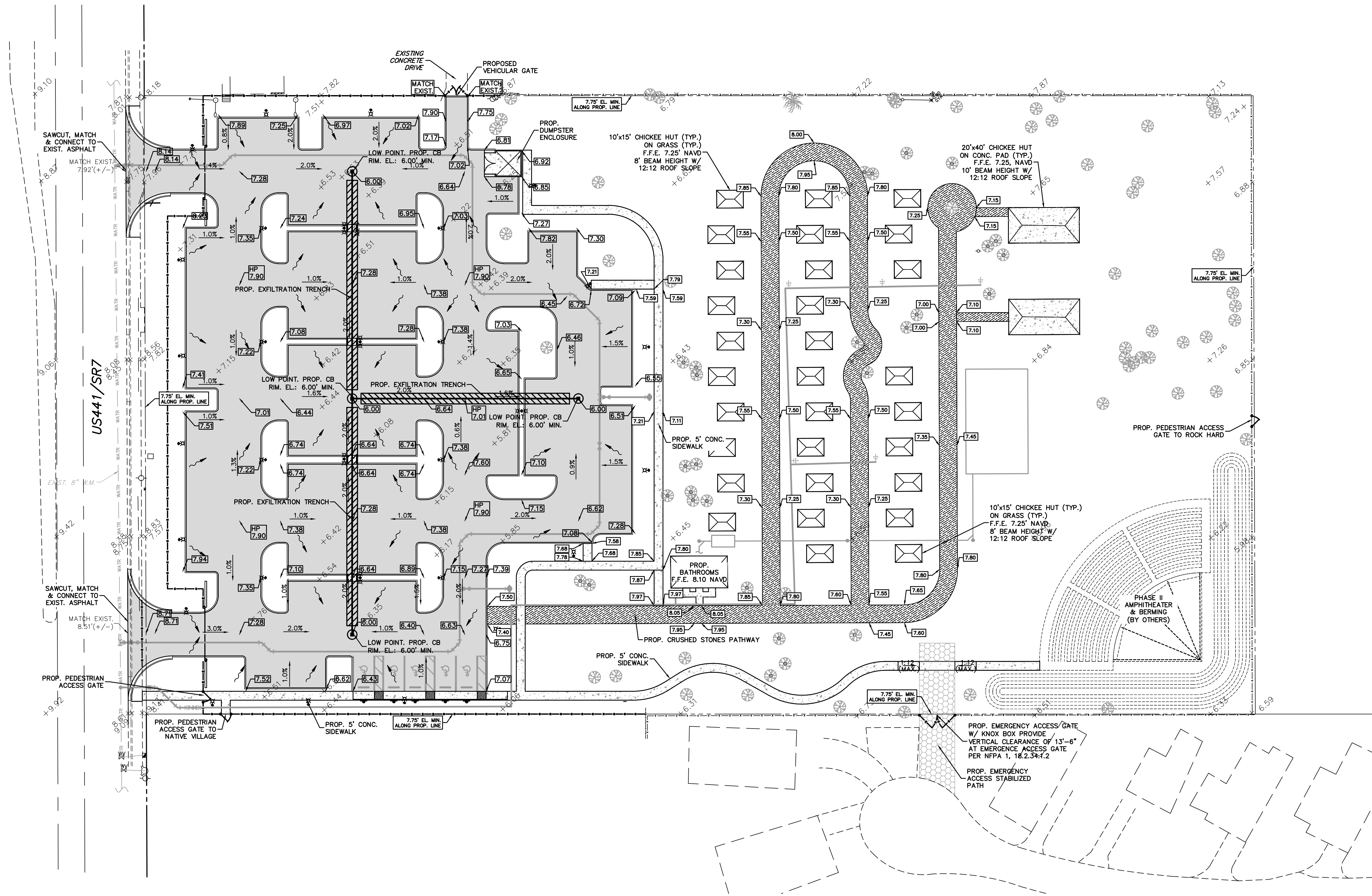
3216-01



3 PLASTIC TURN REINFORCED PAVING
3" = 1'-0"

321443.13-01

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EXISTING UTILITY LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	LOT LINE
---	EXIST. EDGE OF PAVEMENT, CURBS
---	EXIST. OVERHEAD UTILITY LINES
---	EXIST. STORMWATER PIPE
---	EXIST. WATER MAIN*
---	EXIST. GRAVITY SANITARY SEWER
---	EXIST. BURIED CABLE (COMCAST)
---	EXIST. COMMUNICATION/FIBER LINE
---	EXIST. TELEPHONE LINE
---	EXIST. UNDERGROUND ELECTRICAL

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
+	EXIST. CONC. POWER POLE
+	EXIST. WOOD LIGHT POLE
+	EXIST. WOOD LIGHT POLE
+	EXIST. GUY ANCHOR
+	EXIST. FENCE
+	EXIST. WOOD FENCE
+	EXIST. SPOT ELEVATIONS
+	EXIST. OAK TREE
+	PROPOSED CONCRETE
+	PROPOSED ASPHALT PAVEMENT
+	PROPOSED CURB
+	PROPOSED SWALE
+	PROPOSED STORMWATER PIPE
+	PROPOSED EXFILTRATION TRENCH
+	PROPOSED CATCH BASIN W/ CONC. APRON
+	PROPOSED MANHOLE
+	PROPOSED STRUCTURE NUMBER
+	EX. SPOT ELEVATION
+	EX. SPOT ELEVATION MATCHING
+	PROPOSED SPOT ELEVATION
+	PROPOSED FLOW ARROW

PAVING AND DRAINAGE NOTES:

- MINIMUM FINISHED FLOOR ELEVATION = 7.25' N.A.V.D. ACTUAL BUILDING ELEVATIONS WILL BE DESIGNED AND SUBMITTED FOR PERMITS PRIOR TO CONSTRUCTION.
- CONTROL POINTS LOCATED IN CONCRETE OR ASPHALT SHALL BE RAISED TO FINAL GRADE.
- THE HORIZONTAL AND VERTICAL LOCATIONS OF THE EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON FIELD OBSERVATION AND/OR AVAILABLE PLANS. THE EXACT LOCATION MAY VARY.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
- IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
- ALL SIDEWALKS SHALL MEET ALL A.D.A. REQUIREMENTS (5% MAX. LONGITUDINAL SLOPE AND 2% MAX. TRANSVERSE SLOPE).
- CONCRETE PIPE FOR STORM SEWERS SHALL CONFORM TO ASTM L76-79, TABLE III, WALL B, OR LATEST REVISION. ALL PIPE SHALL HAVE MODIFIED TONGUE AND GROOVE JOINTS, AND HAVE RUBBER GASKETS, UNLESS OTHERWISE SPECIFIED.
- BEDDING AND INITIAL BACKFILL OVER DRAINAGE PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" DIAMETER.
- BACKFILL MATERIAL UNDER PAVED AREAS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- BACKFILL MATERIAL UNDER AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
- DRAINAGE STRUCTURES AND LINES TO BE CLEANED PRIOR TO ENGINEER'S ACCEPTANCE.
- DRAINAGE STRUCTURES TO BE CLEANED PRIOR TO STOF ACCEPTANCE IF LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
- NO CATCH BASINS OR JUNCTION BOXES SHALL BE LOCATED IN DRIVEWAYS.
- DESIGN SEASONAL HIGH WATER TABLE = 0.50' N.A.V.D.

NOTES:

- THESE EXISTING CONDITIONS (EC) DRAWINGS WERE BASED ON THE SURVEY PREPARED BY GIBBS LAND SURVEYORS, PHONE (954) 923-7666, JOB NUMBER RN7374, DATED 03/06/2014. ALL ELEVATIONS REFER TO NAVD 1983 DATUM.
- CONTRACTOR TO FIELD LOCATE AND CONFIRM ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO ANY CONSTRUCTION & NOTIFY ENGINEER OF ANY DISCREPANCIES.

DATUM INFORMATION
ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NAVD 1983 DATUM.

Always call 811 two full business days before you dig to have underground utilities located and marked.



SUBMITTAL TO CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD

SEMINOLE VILLAGE PHASE I
PAVING GRADING AND DRAINAGE

155 South Miami Ave,
Penthouse II-A
Miami, FL 33130
Tel: (786) 497-1500
Fax: (786) 497-2300

CHEN-MOORE
ASSOCIATES

The Seminole Tribe of Florida

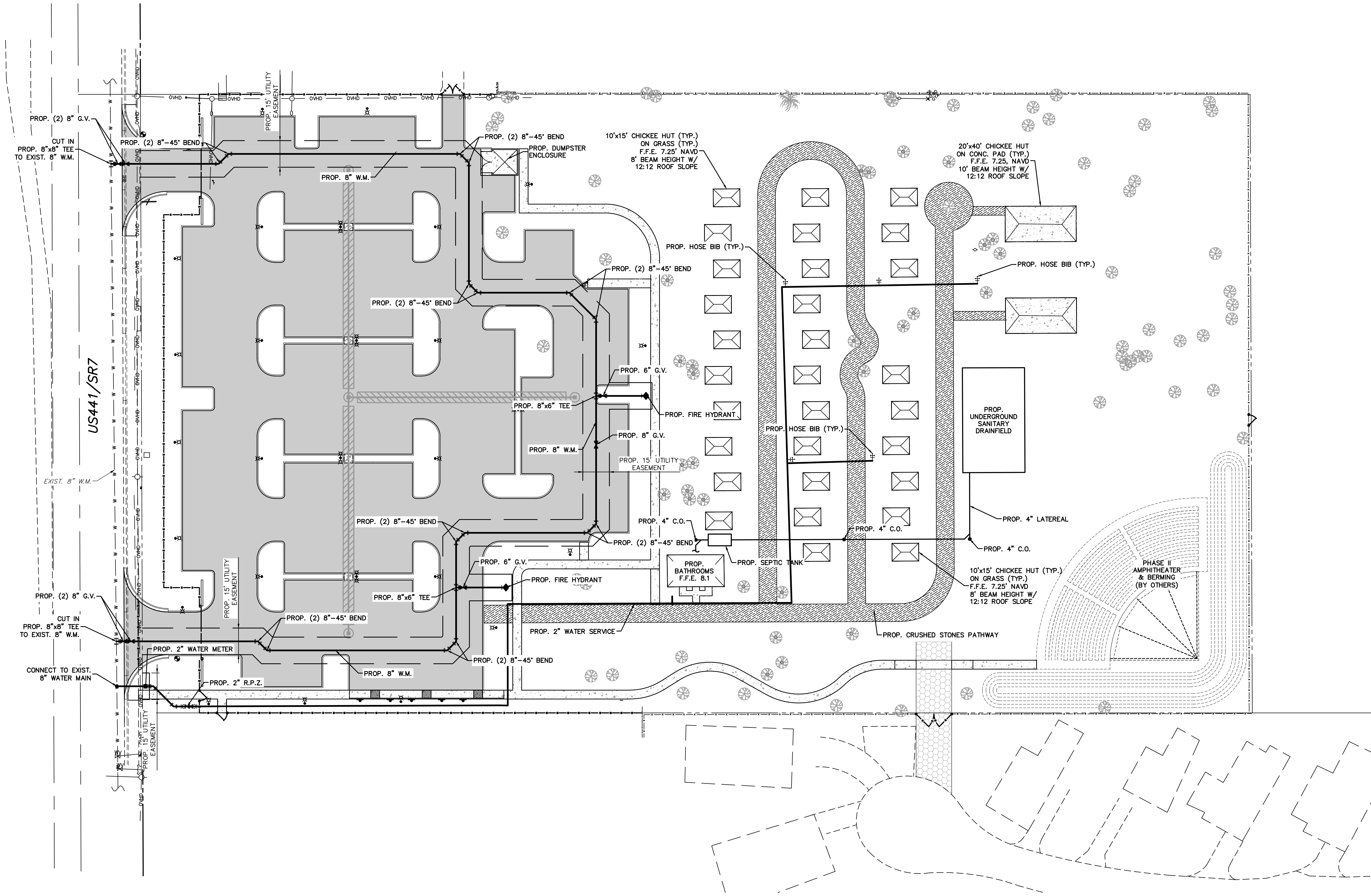
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DRAWN BY: AA
CHECKER: JLA
SCALE: AS SHOWN
NO. DATE
REVISION
BY

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Description	Units	Flow / Unit (gpd)	Quantity	Flow (gpd)
Flea Market open 3 days or less per week	Per non-food service vendor space	15	10	150
Flea Market open 3 days or less per week	Per limited food service establishment	25	22	550
			Total	700
Estimated Sewage Flows based on Table 1 of 64E-6.008 Florida Administrative Code				
*Assume two-thirds of Chickees are for food service				

Average Sewage Flow (gpd)	Septic Tank Minimum Effective Capacity1 (gall)	Septic Tank Size Proposed (gall)	Maximum Sewage Loading Rate to Bed Absorption Surface2 (gpd/sf)	Min. Drainfield Area (sf)	Drainfield Area Proposed (sf)
700	1,500	2,300	0.35	2,000	2,065
1) Per Table II of 64E-6.008 F.A.C.					
2) Per Table III of 64E-6.008 F.A.C. for moderately limited soil texture.					

Water demand Calculation, per FAC 64E-8.00214A Limited use Public Water System Construction
PD = (GPD/T)x0.1+IF
GPD = 700 gpd Sanitary Sewer Flow
T = Daily time of system operation in hours = 16
IF = Irrigation Flow = 0, system has no irrigation
PD = Peak Demand = 4.38 gpm



EXISTING UTILITY LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	LOT LINE
---	EXIST. EDGE OF PAVEMENT, CURBS
---	EX. OVERHEAD UTILITY LINES
---	EX. STORMWATER PIPE
---	EX. WATER MAIN*
---	EX. GRAVITY SANITARY SEWER
---	EX. BURIED CABLE (COMCAST)
---	EX. COMMUNICATION/FIBER LINE
---	EX. TELEPHONE LINE
---	EX. UNDERGROUND ELECTRICAL
* SIZE AND MATERIAL IDENTIFIED AS AVAILABLE	

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
---	EXIST. CONC. POWER POLE
---	EXIST. WOOD LIGHT POLE
---	EXIST. WOOD LIGHT POLE
---	EXIST. GUY ANCHOR
---	EXIST. FENCE
---	EXIST. WOOD FENCE
---	EXIST. SPOT ELEVATIONS
---	EX. OAK TREE

- NOTES:
- THESE EXISTING CONDITIONS (EC) DRAWINGS WERE BASED ON THE SURVEY PREPARED BY GIBBS LAND SURVEYORS, PHONE (954) 923-7666, JOB NUMBER RN7374, DATED 03/06/2014. ALL ELEVATIONS REFER TO NAVD 1983 DATUM.
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DATUM INFORMATION
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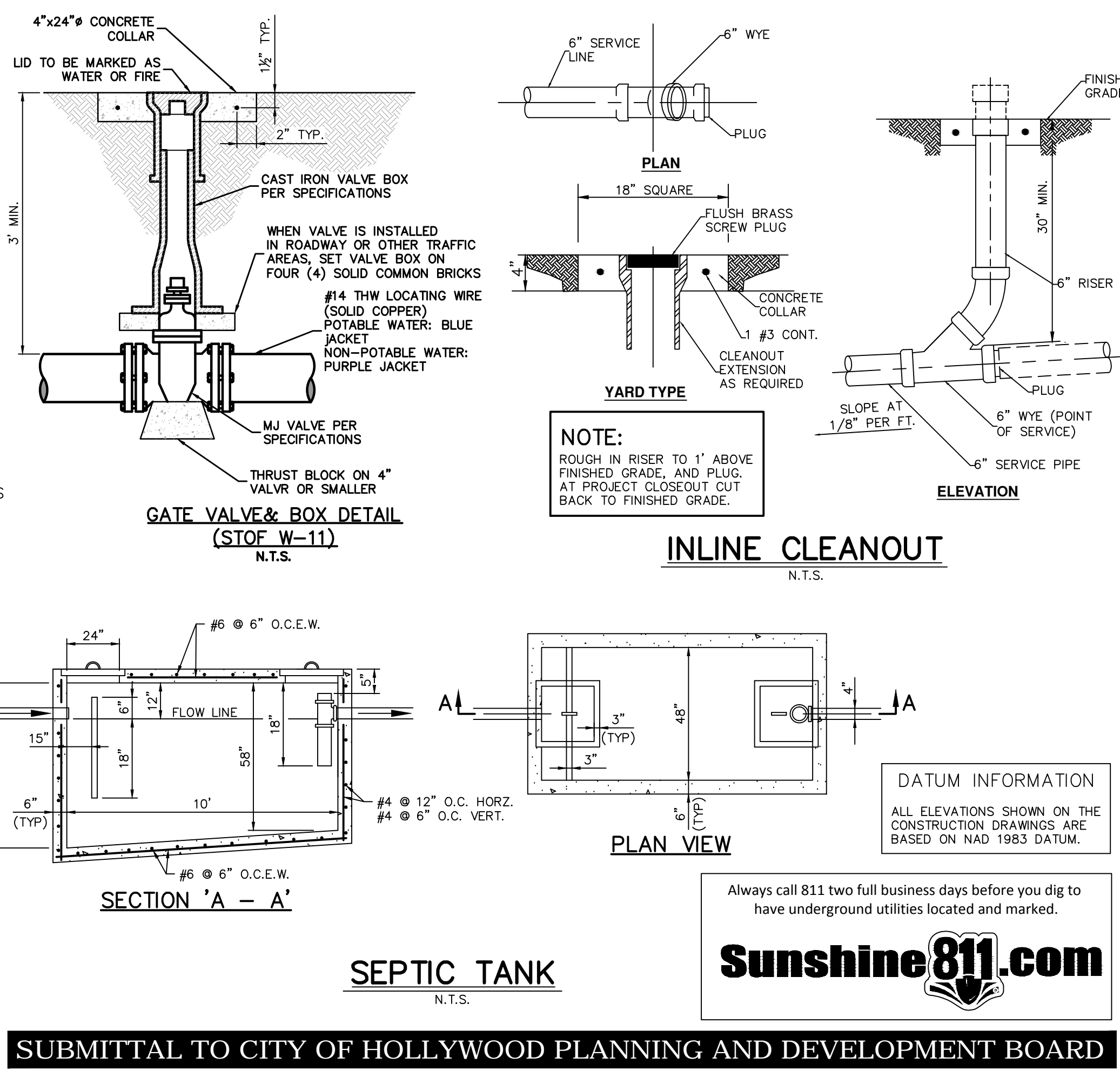
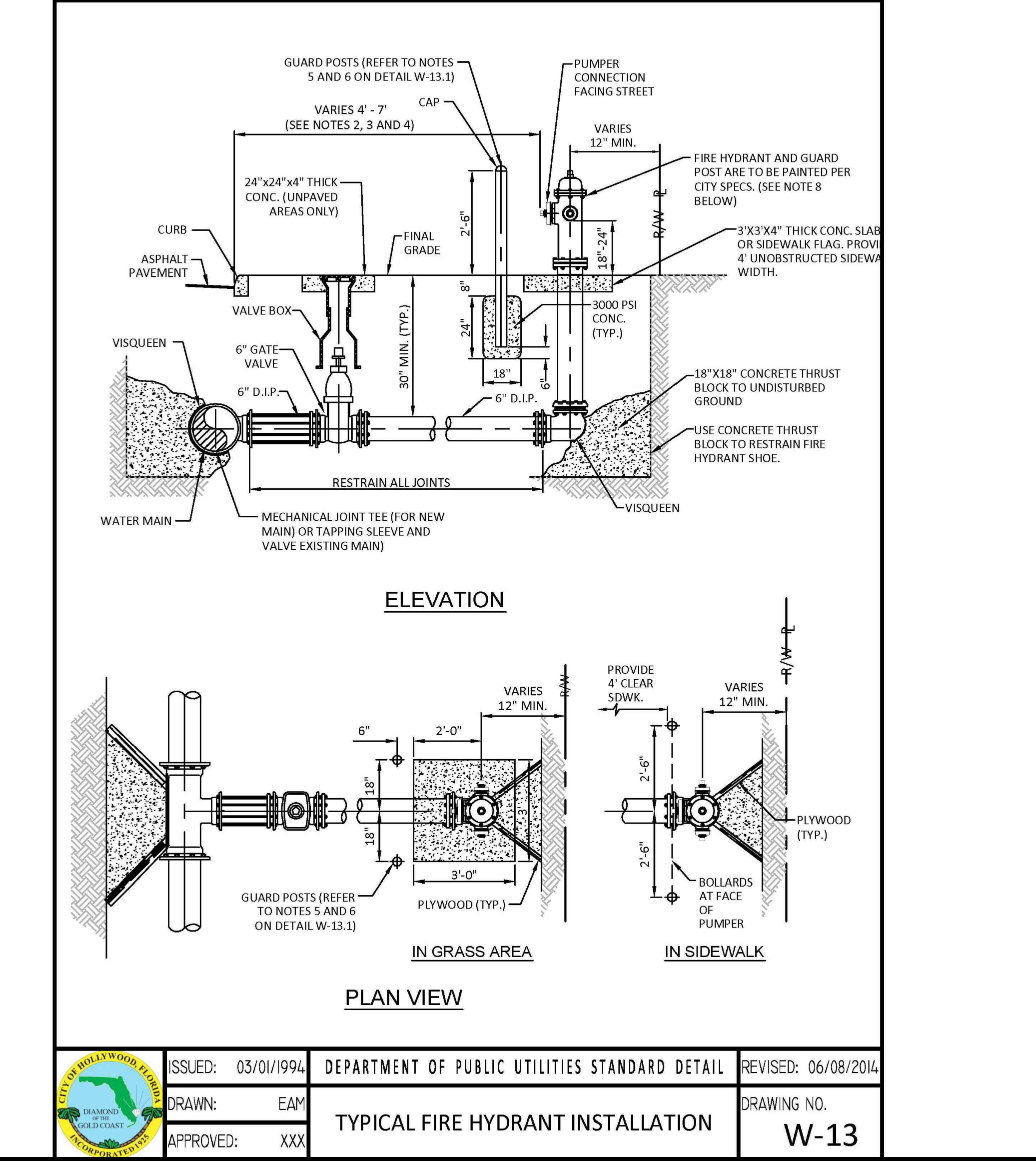
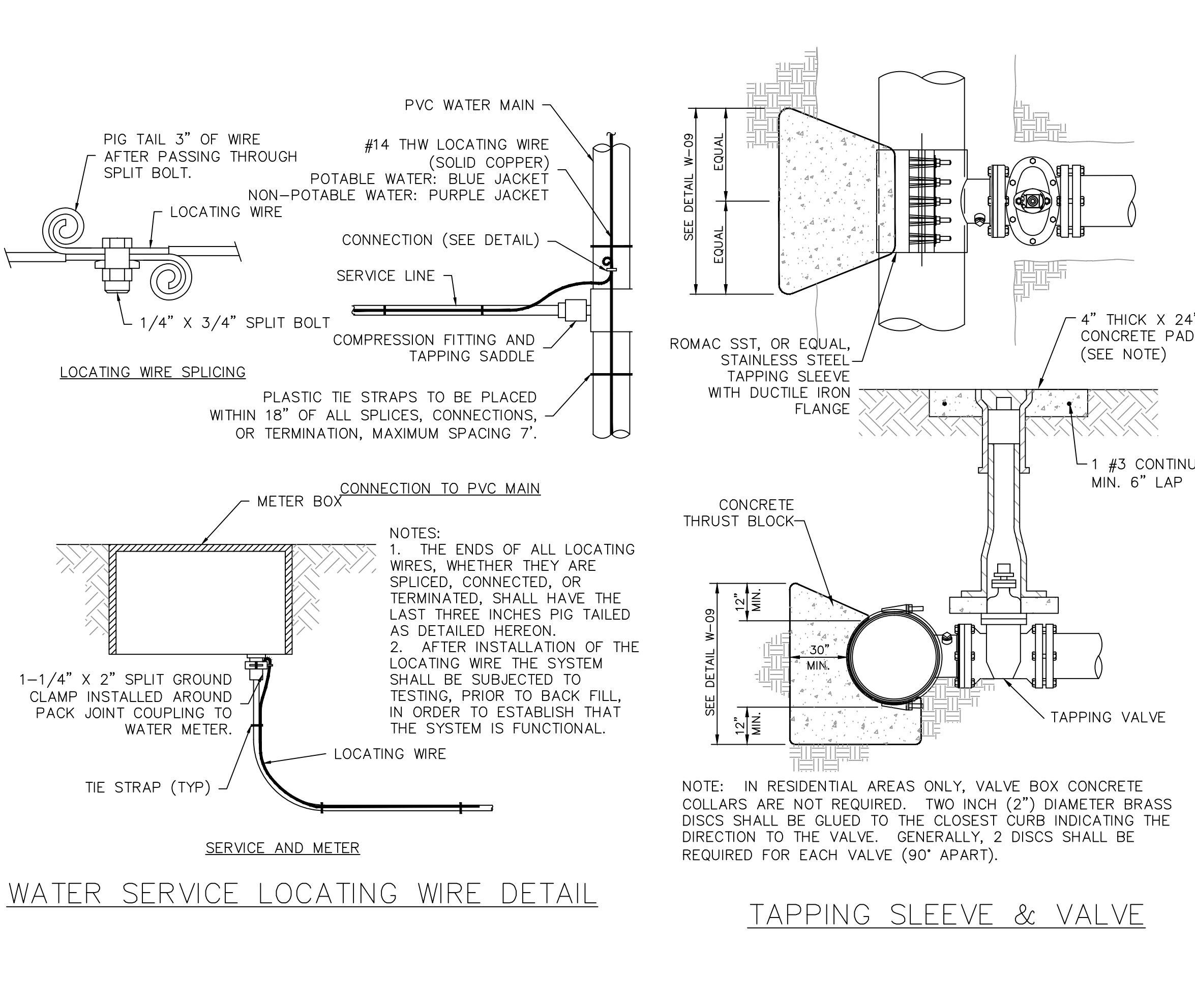
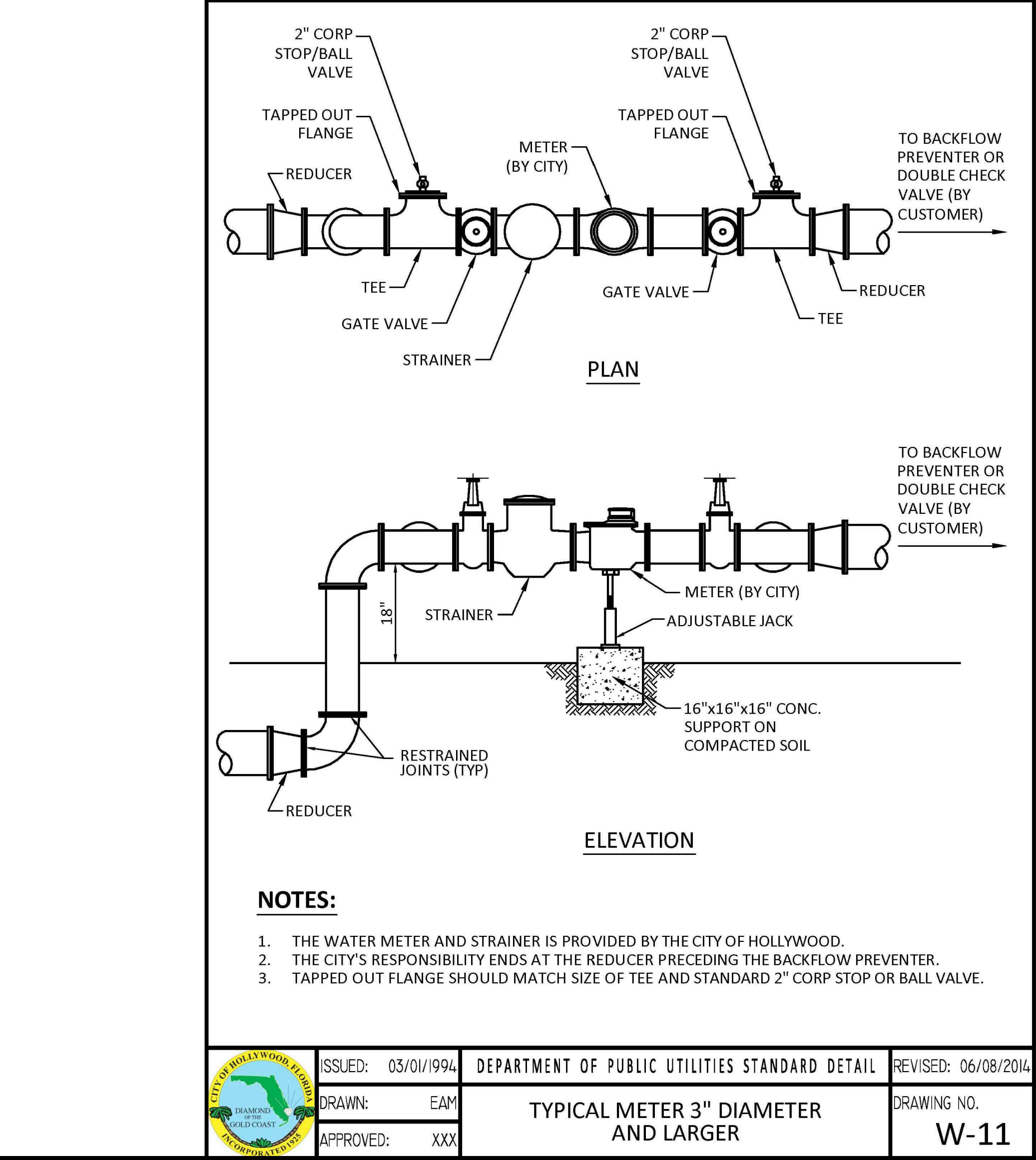
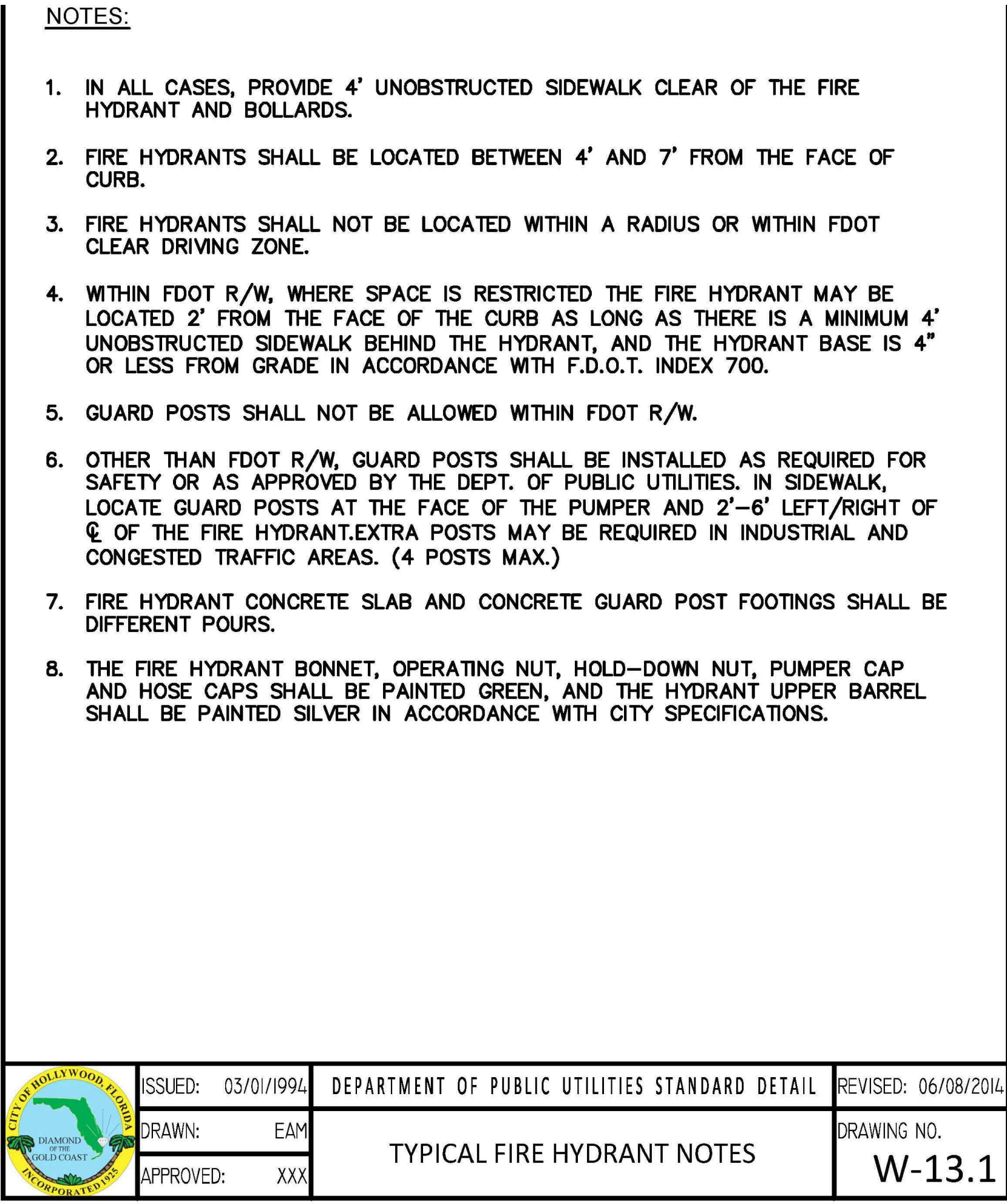
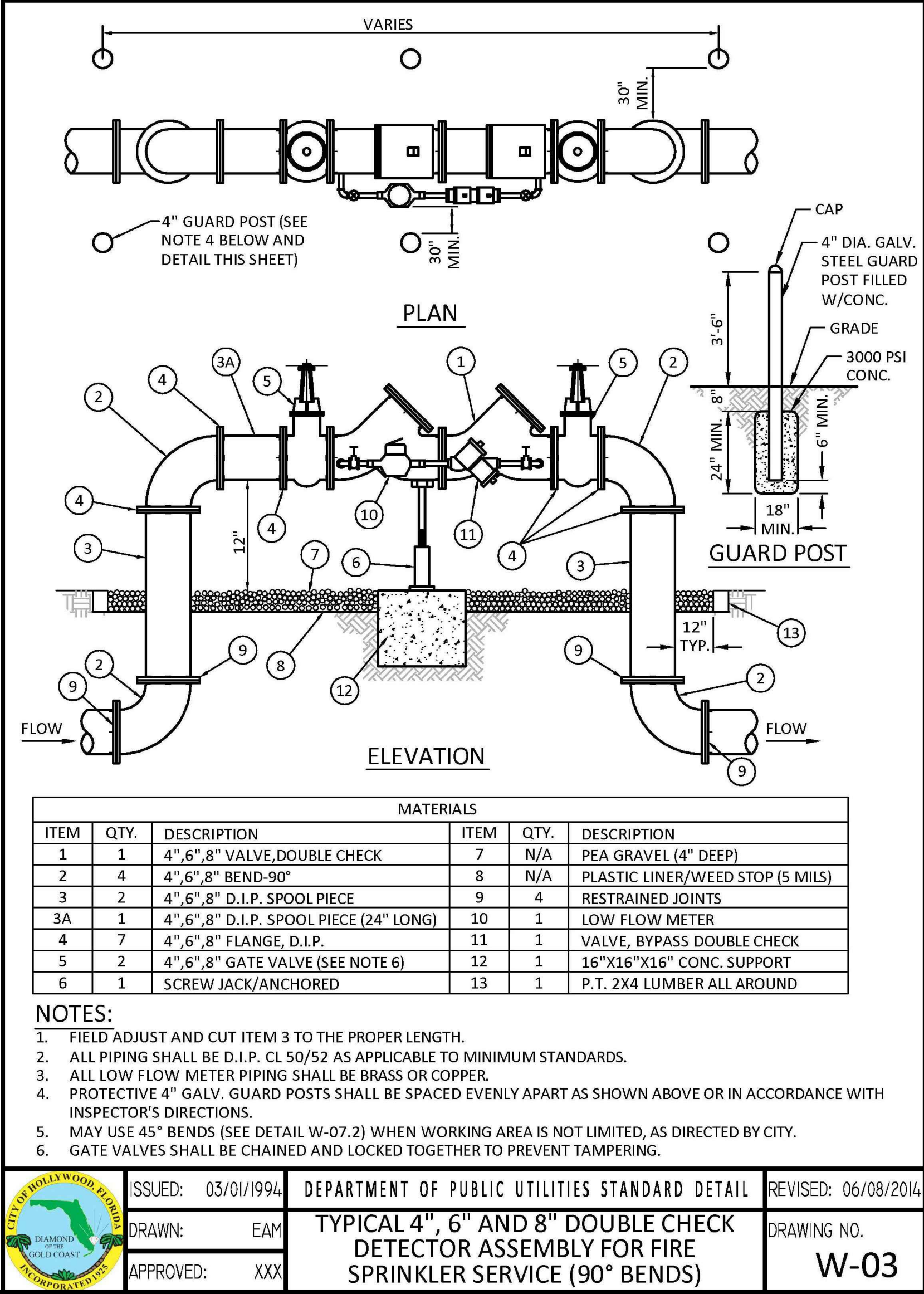
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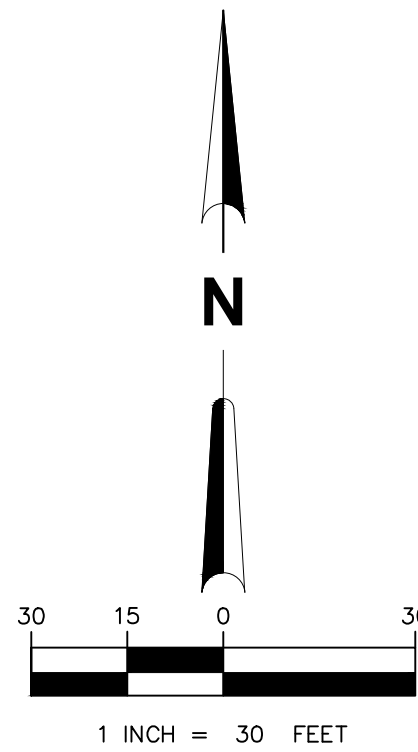
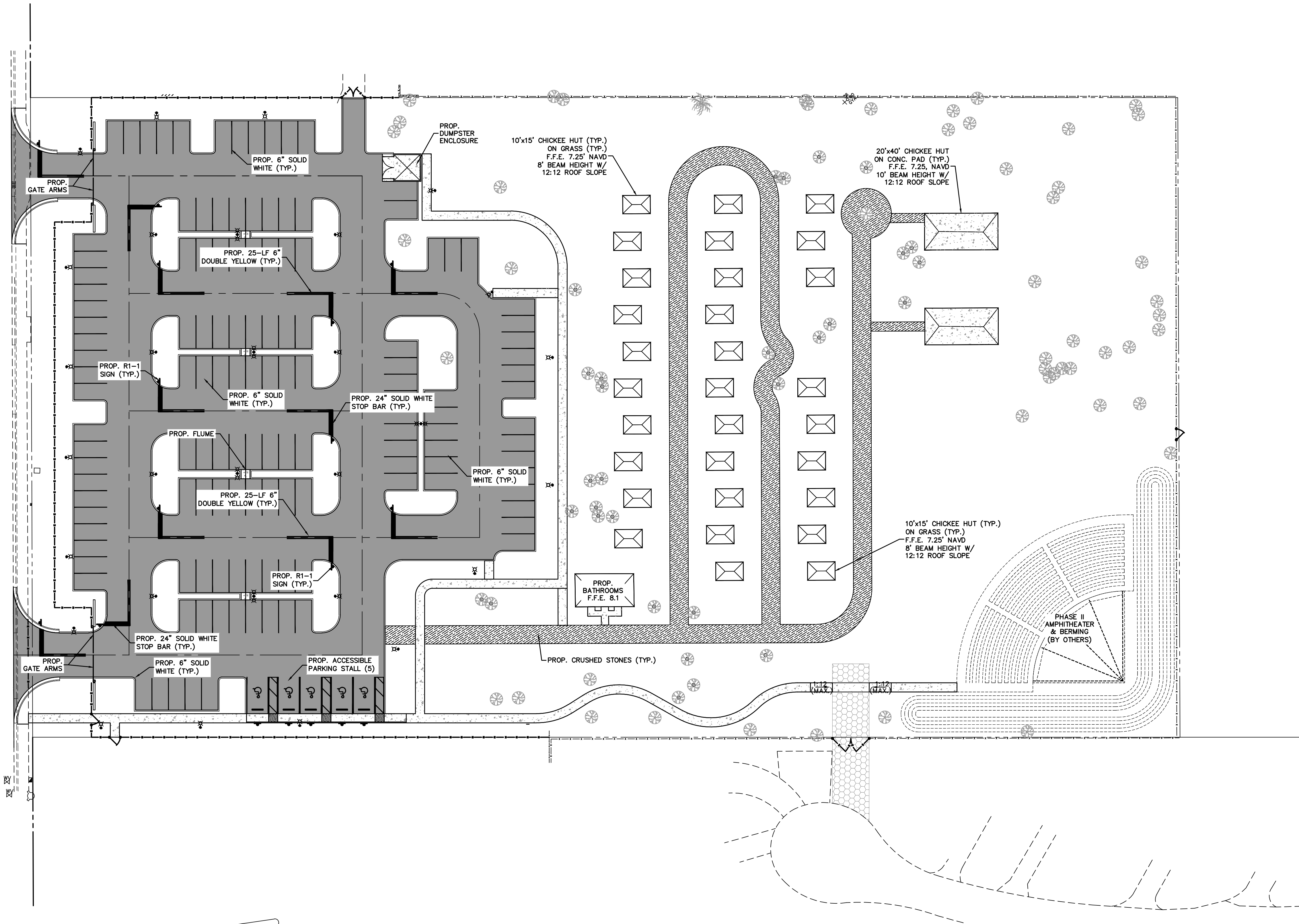
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155 South Miami Ave, Penthouse II-A, Miami, FL 33130 Tel: (786) 497-1500 Fax: (786) 497-2300				CHEN-MOORE & ASSOCIATES		
The Seminole Tribe of Florida				SEMINOLE VILLAGE PHASE I WATER AND SEWER PLAN		
Date: 09/02/2014				Sheet: 8 of 16		
Drawing: WS-1				PROJECT NO. 439.005		

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US441/SR7

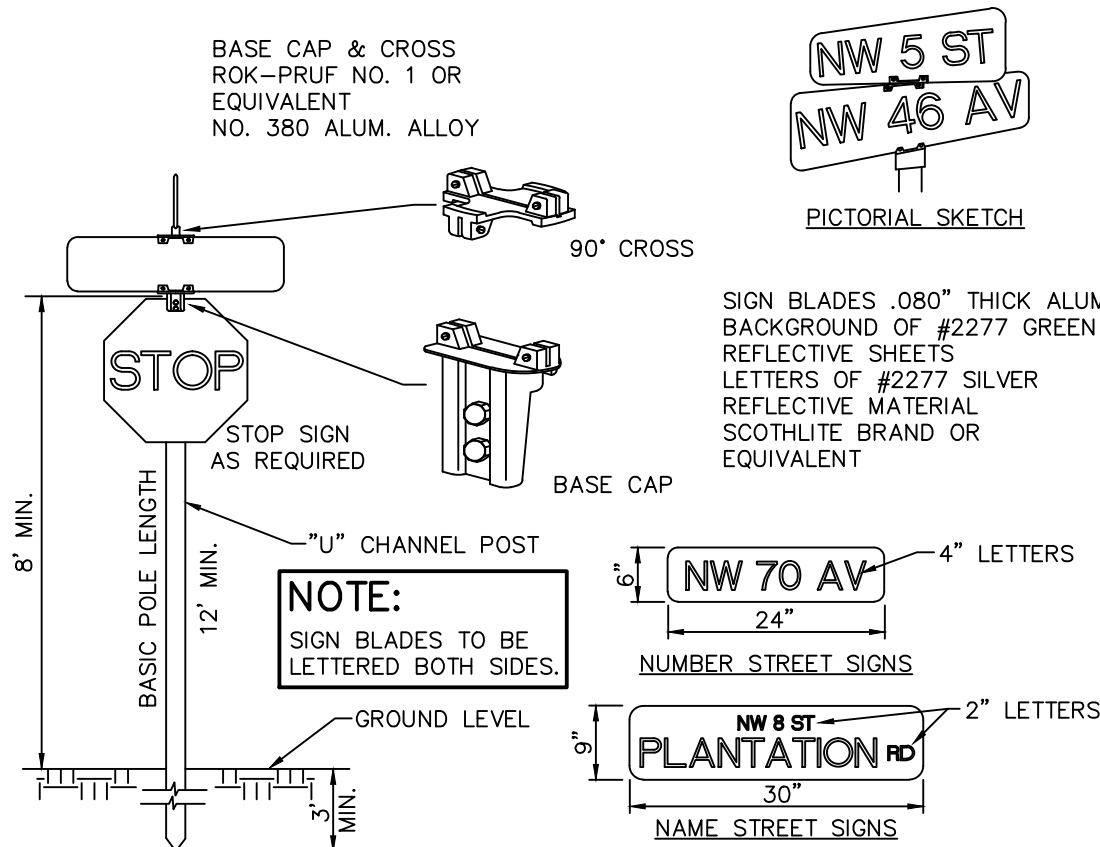
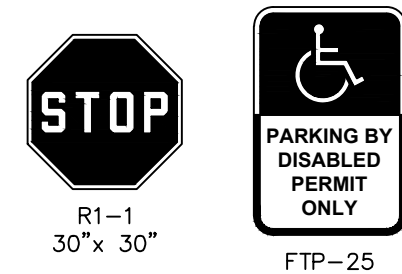


UTILITY LEGEND	
SYMBOL	DESCRIPTION
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	EXIST. EDGE OF PAVEMENT, CURBS
	EX. OVERHEAD UTILITY LINES

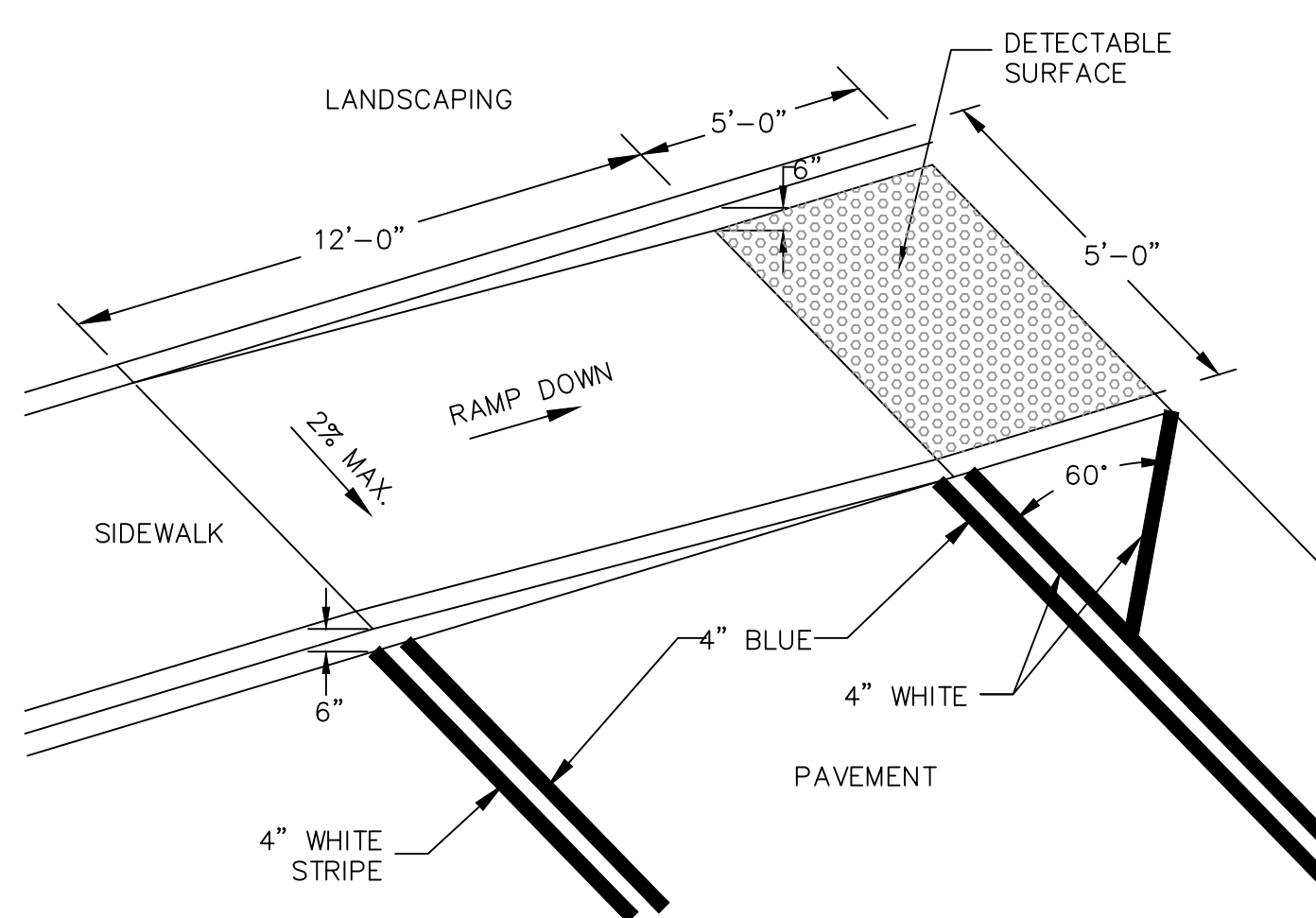
SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	EXIST. CONC. POWER POLE
	EXIST. WOOD LIGHT POLE
	EXIST. WOOD LIGHT POLE
	EXIST. GUY ANCHOR
	EXIST. FENCE
	EXIST. WOOD FENCE
	EXIST. SPOT ELEVATIONS
	EX. OAK TREE

NOTES:

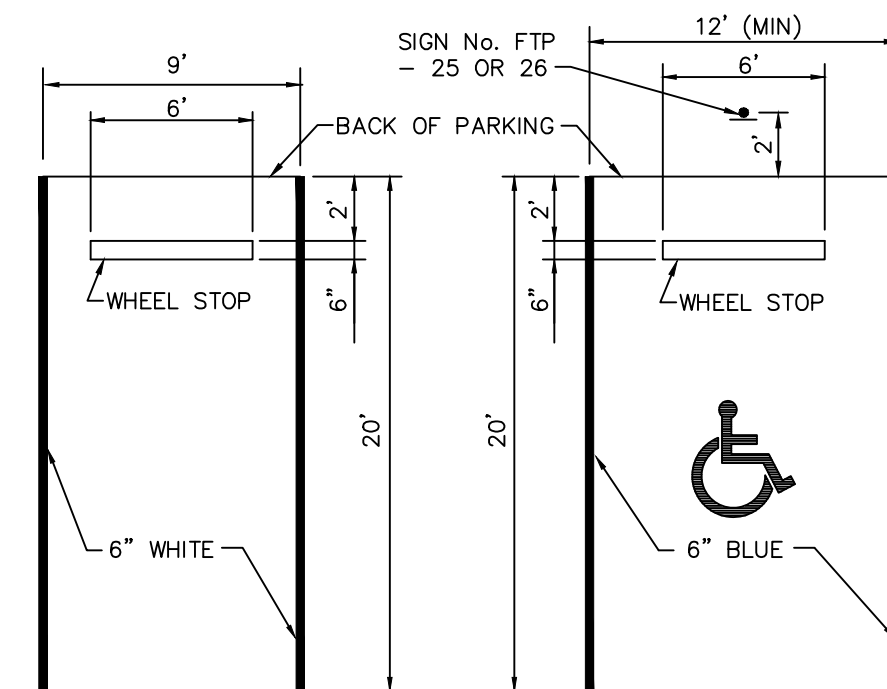
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- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.



TYPICAL STREET SIGN WITH POST
N.T.S.



ACCESSIBLE RAMP DETAIL
N.T.S.



PARKING STALLS
N.T.S.

DATUM INFORMATION
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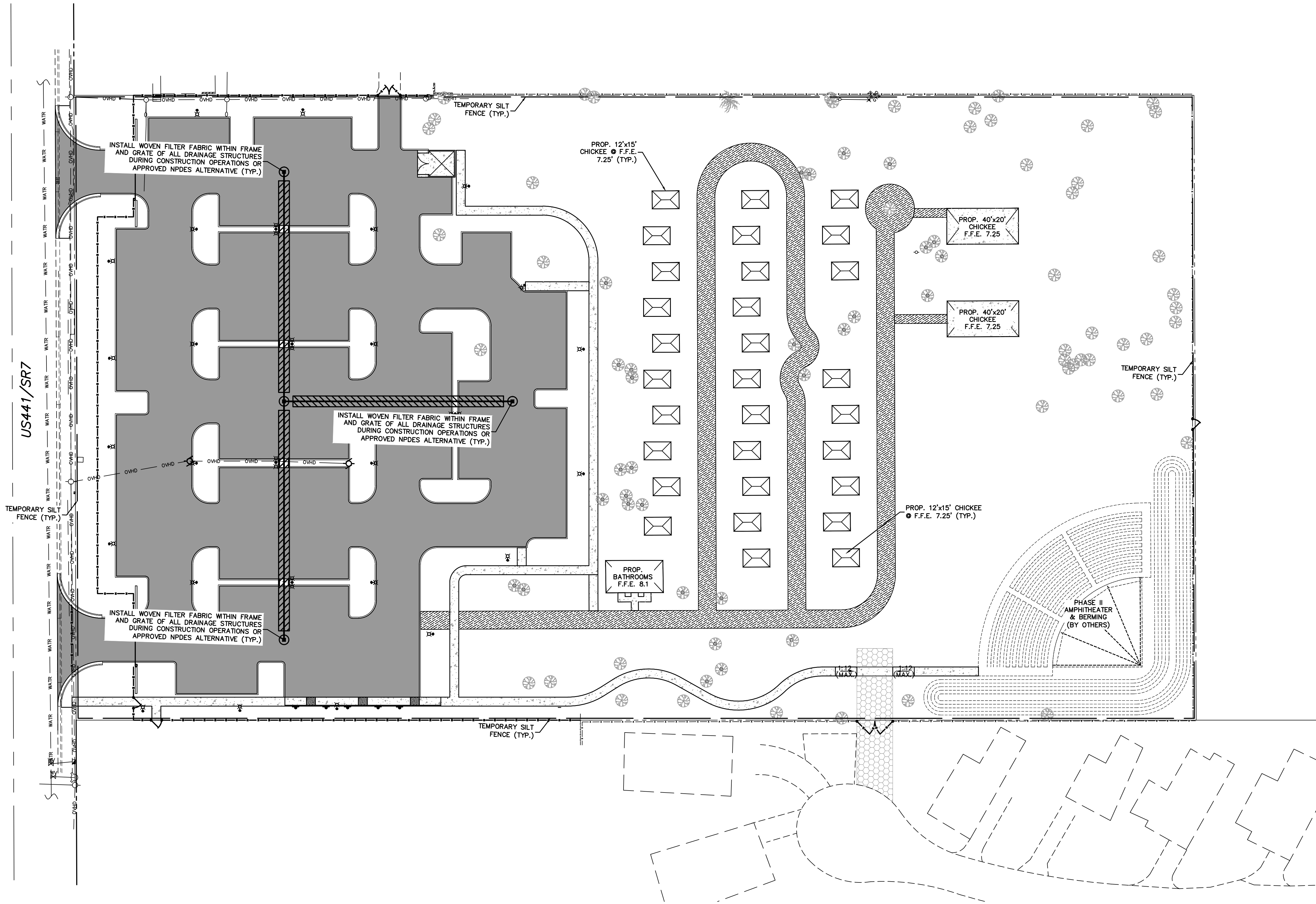
CHEN-MOORE
ASSOCIATES

The Seminole Tribe of Florida

SEMINOLE VILLAGE PHASE I
SIGNAGE & PAVEMENT MARKING PLAN

Date: 09/02/2014
Sheet: 10 of 16
Drawing: SM-1
PROJECT NO. 439.005

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UTILITY LEGEND	
SYMBOL	DESCRIPTION
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	EXIST. EDGE OF PAVEMENT, CURBS
	EX. OVERHEAD UTILITY LINES

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	EXIST. CONC. POWER POLE
	EXIST. WOOD LIGHT POLE
	EXIST. WOOD LIGHT POLE
	EXIST. GUY ANCHOR
	EXIST. FENCE
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	EX. OAK TREE

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ASSOCIATES

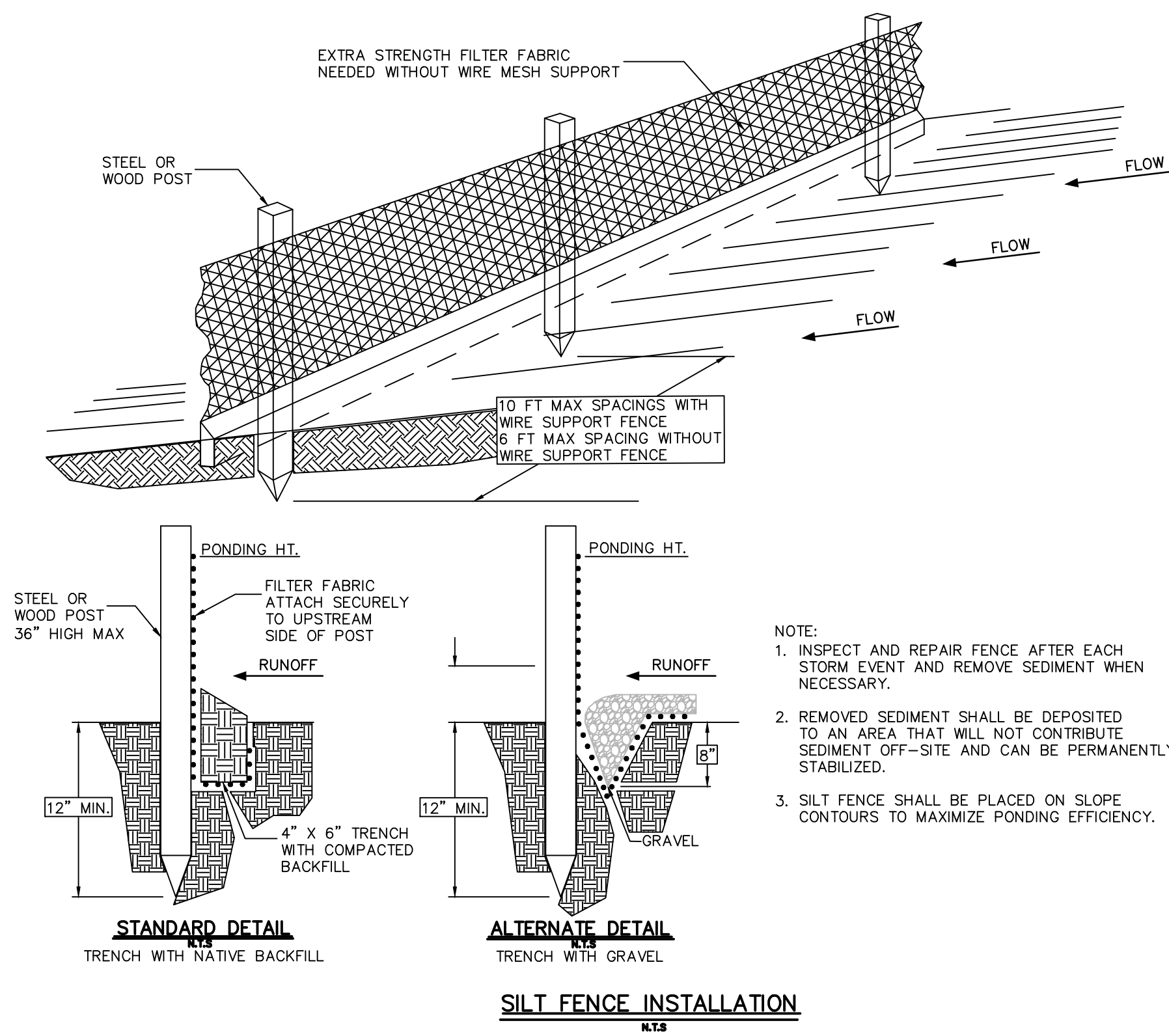


The Seminole Tribe of Florida

SEMINOLE VILLAGE PHASE I
STORMWATER POLLUTION PREVENTION PLAN

Date: 09/02/2014
Sheet: 11 of 16
Drawing: PPP-1
PROJECT NO. 439.005

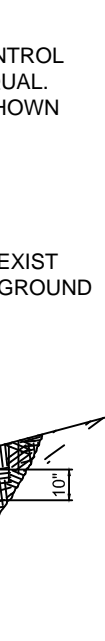
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- NOTES:
1. DRIVE WOOD POSTS (1.3 LBS/FT MIN) 18" MIN INTO GROUND AND EXCAVATE A 4"x4" TRENCH UPHILL 5' LONG (MIN) ALONG LINE OF POSTS. WOOD POSTS 4" IN DIAMETER OR 2"x4" MAY BE USED.
 2. ATTACH WIRE FENCE TO POSTS AND EXTEND THE BOTTOM OF THE FENCE 8" INTO THE EXCAVATED TRENCH. ALTERNATE: USE SEDIMENT CONTROL FABRIC WITH PRE-SEWN POCKETS FOR POSTS SO THAT WIRE FENCE IS NOT REQUIRED.
 3. ATTACH THE SEDIMENT CONTROL FABRIC (36" WIDE) TO THE WIRE FENCE WITH METAL CLIPS OR WIRE AND EXTEND THE BOTTOM OF THE FABRIC 6" INTO THE TRENCH.
 4. BOTTOM OF SEDIMENT CONTROL FABRIC MUST BE PLACED IN TRENCH AND SECURED WITH GRANULAR FILL TO A HEIGHT OF 6" ABOVE GROUND LEVEL, SO THAT RUNOFF IS FORCED TO GO THROUGH THE FENCE AND CANNOT GO UNDER IT.
 5. SILT FENCE SHALL BE MAINTAINED AND TRAPPED SEDIMENTS SHALL BE REMOVED BY THE CONTRACTOR PERIODICALLY AS DETERMINED BY THE ENGINEER OR AS NECESSARY (MAX. 6 MONTHS). THE CONTRACTOR IS REQUIRED TO REMOVE ALL SILT FENCES AND AREA TO BE RESTORED TO THE ORIGINAL CONDITION UPON COMPLETION OF CONSTRUCTION.

SILT FENCE DETAIL

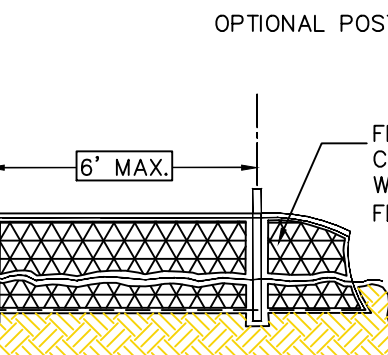
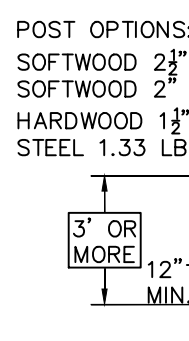
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SHEET FLOW APPLICATION: SILT FENCE

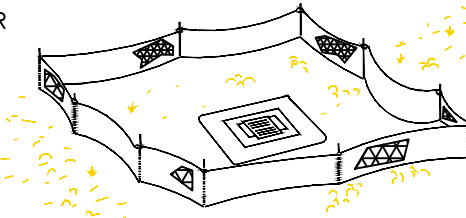
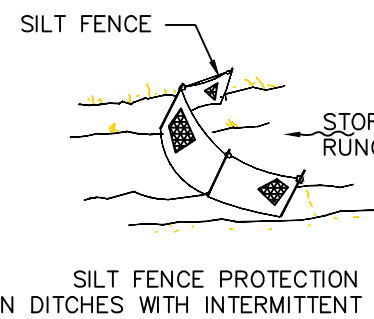
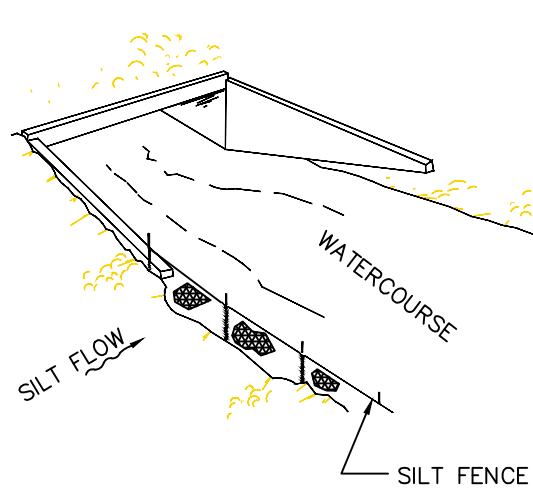
THIS SEDIMENT BARRIER USES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 cm). HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED AS DESCRIBED IN ITEM NO. 8 BELOW.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 m) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND. A MINIMUM OF 12 INCHES (30 cm) WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 m).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 cm) WIDE AND 4 INCHES (10 cm) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 mm) LONG. TIE WIRES, OR HOC RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 cm) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 cm) ABOVE THE ORIGINAL GROUND SURFACE.



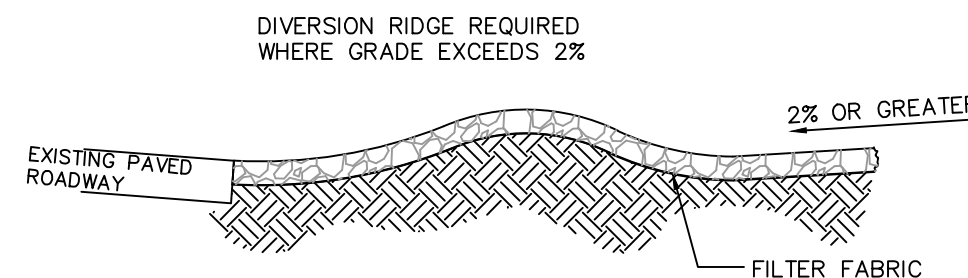
TYPE III SILT FENCE

N.T.S.



SILT FENCE APPLICATIONS

N.T.S.



SECTION 'A-A'

N.T.S.

NOTE:
USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

GENERAL NOTES

TEMPORARY ACCESS ROADS AND PARKING AREAS:

1. TEMPORARY ROADS SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT.
2. TEMPORARY PARKING AREAS SHOULD BE LOCATED ON NATURALLY FLAT AREAS TO MINIMIZE GRADING. GRADES SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT SHOULD NOT EXCEED 4 PERCENT.
3. ROADBEDS SHALL BE AT LEAST 14 FEET (5.5 m) WIDE FOR ONE-WAY TRAFFIC AND 20 FEET (8 m) WIDE FOR TWO-WAY TRAFFIC.
4. ALL CUTS AND FILLS SHALL HAVE SIDE SLOPES THAT ARE STABLE FOR THE PARTICULAR SOIL. SLOPES OF 2:1 OR FLATTER ARE RECOMMENDED FOR CLAY SOILS, AND SLOPES OF 3:1 OR FLATTER ARE RECOMMENDED FOR SANDY SOILS.
5. STORMWATER SYSTEM SHALL BE PROVIDED AS NEEDED AND SHALL BE DESIGNED AND CONSTRUCTED ACCORDING TO APPLICABLE REGULATIONS.
6. THE ROADBED OR PARKING SURFACE SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
7. A 6 INCH (15 cm) COURSE OF FDOT NO. 1 AGGREGATE SHALL BE APPLIED IMMEDIATELY AFTER GRADING OR THE COMPLETION OF UTILITY INSTALLATION WITHIN THE RIGHT-OF-WAY. FILTER FABRIC MAY BE APPLIED TO THE ROADBED FOR ADDITIONAL STABILITY ACCORDING TO THE FABRIC MANUFACTURER'S SPECIFICATIONS.

DATUM INFORMATION

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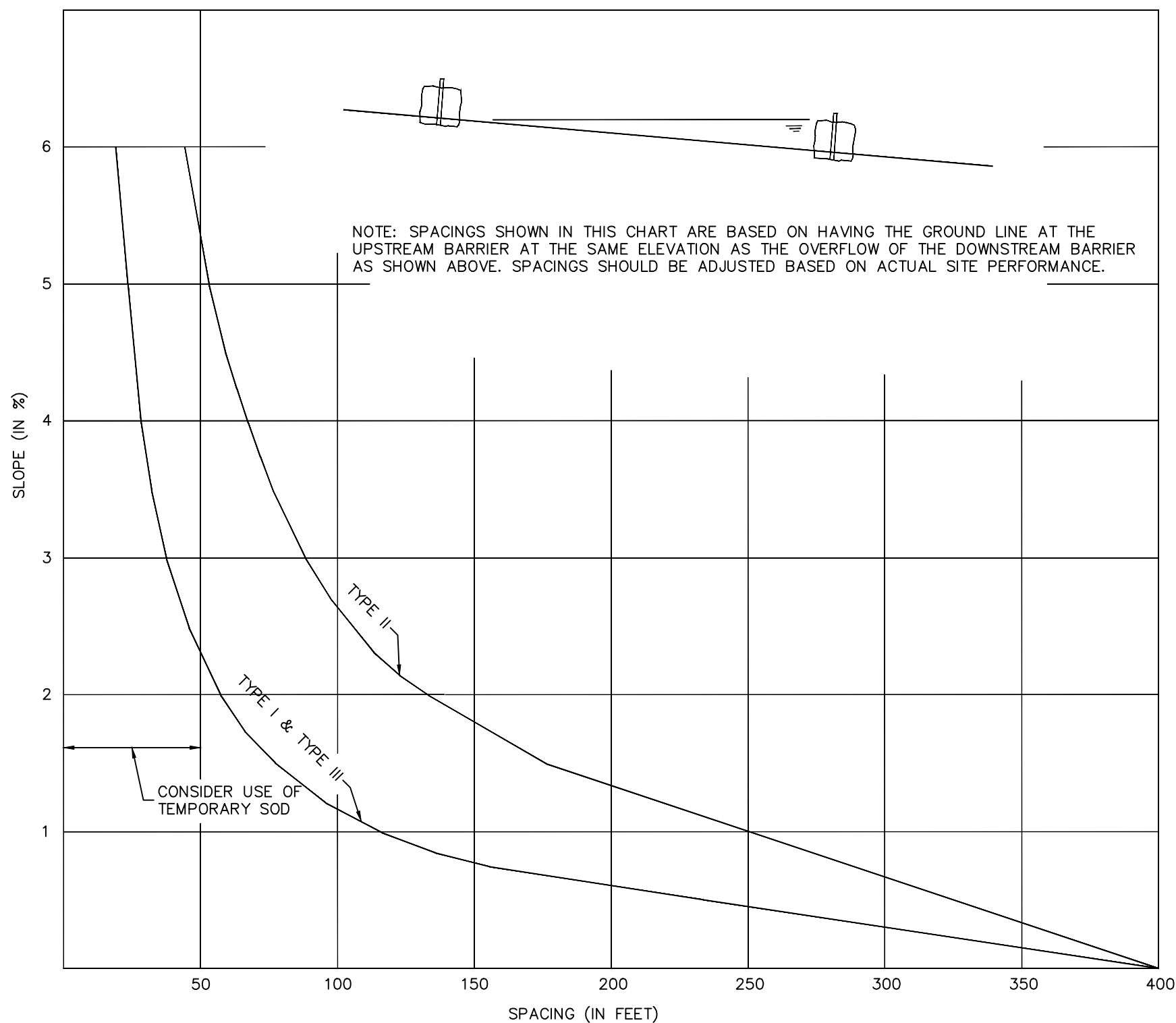
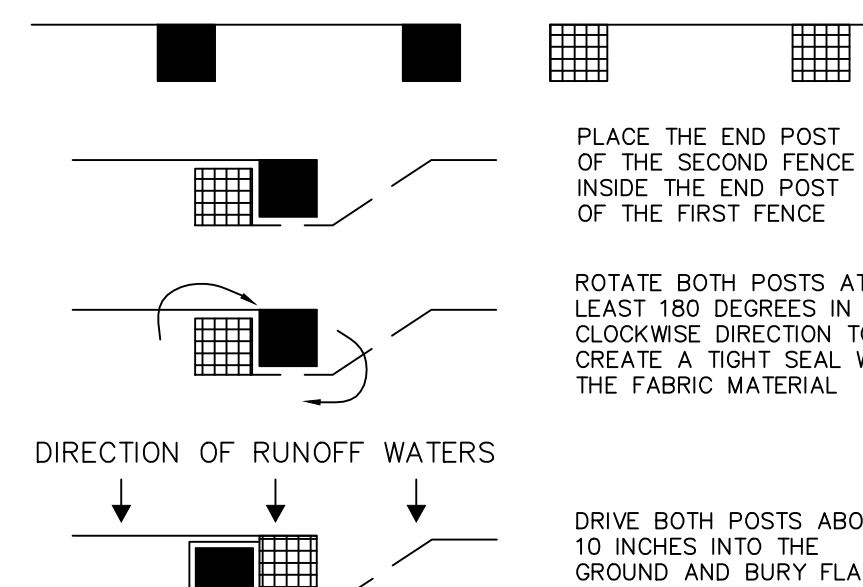


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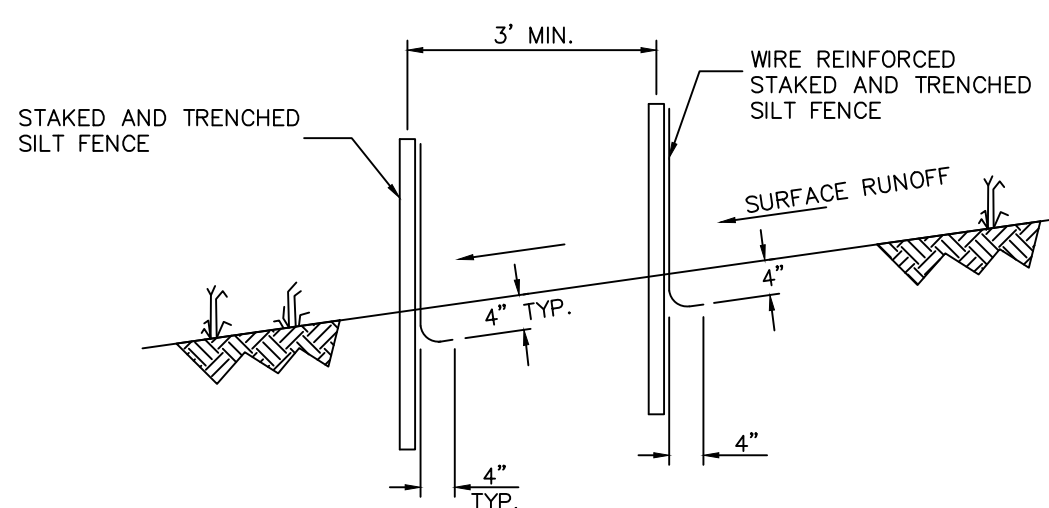
RECOMMENDED SPACING FOR BALED HAY BARRIERS AND TYPE III SILT FENCE

N.T.S.



SILT FENCE ATTACHMENT DETAIL

N.T.S.



DOUBLE ROW STAKED SILT FENCE DETAIL

N.T.S.

NOTE:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

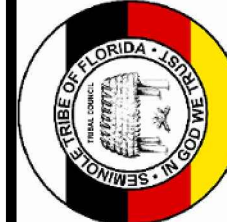
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

SUBMITTAL TO CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD

155 South Miami Ave.,
Penthouse 11-A
Miami, FL 33130
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CHEN-MOORE
ASSOCIATES



The Seminole Tribe of Florida

**SEMINOLE VILLAGE PHASE I
STORMWATER POLLUTION PREVENTION
DETAILS**

Date: 09/02/2014

Sheet: 12 of 16

Drawing: PPD-1

PROJECT NO. 439.005

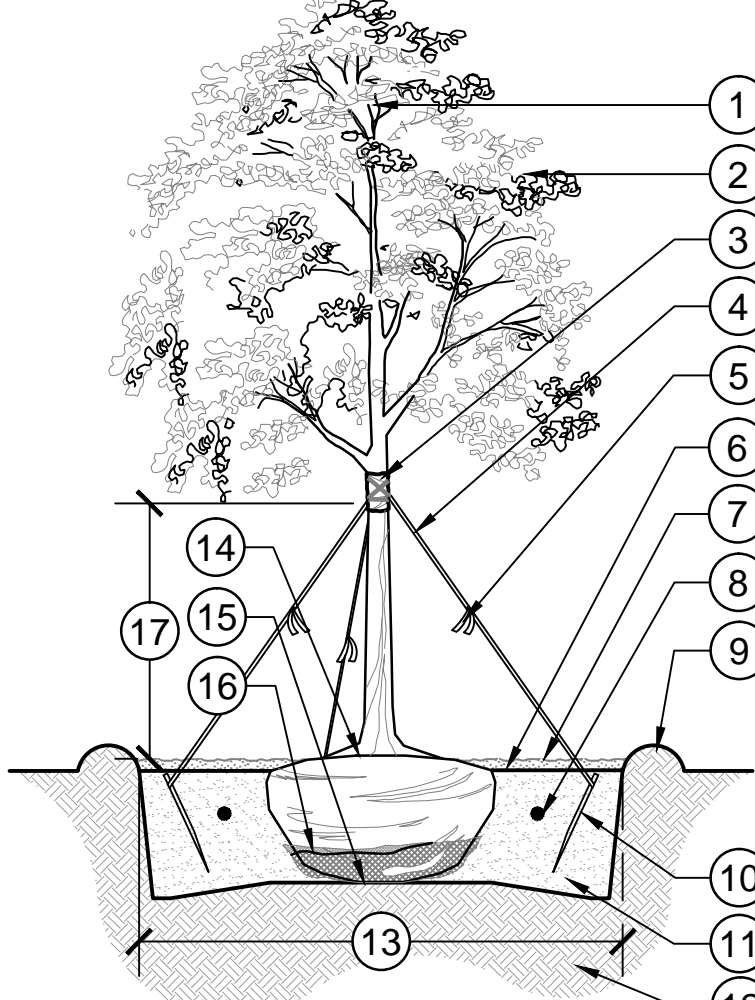
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CALIPER MEASUREMENTS NOTES:

1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
2. CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



1. DO NOT PRUNE CENTRAL LEADER
2. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
4. 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
5. FLUORESCENT MARKING FLAG
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH; DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. FERTILIZER TABLET IF APPLICABLE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN.
10. 2"x4"x8" STAKE: SET 2" BELOW FINISH GRADE
11. SPECIFIED SOIL MIX
12. EXISTING SOIL
13. 2X DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. REMOVE TOP 2/3 OF BURLAP/WIRE BASKET FROM ROOTBALL
17. CLEAR TRUNK: REFER TO PLANT SCHEDULE

1 LARGE TREE PLANTING: 2" CALIPER AND GREATER

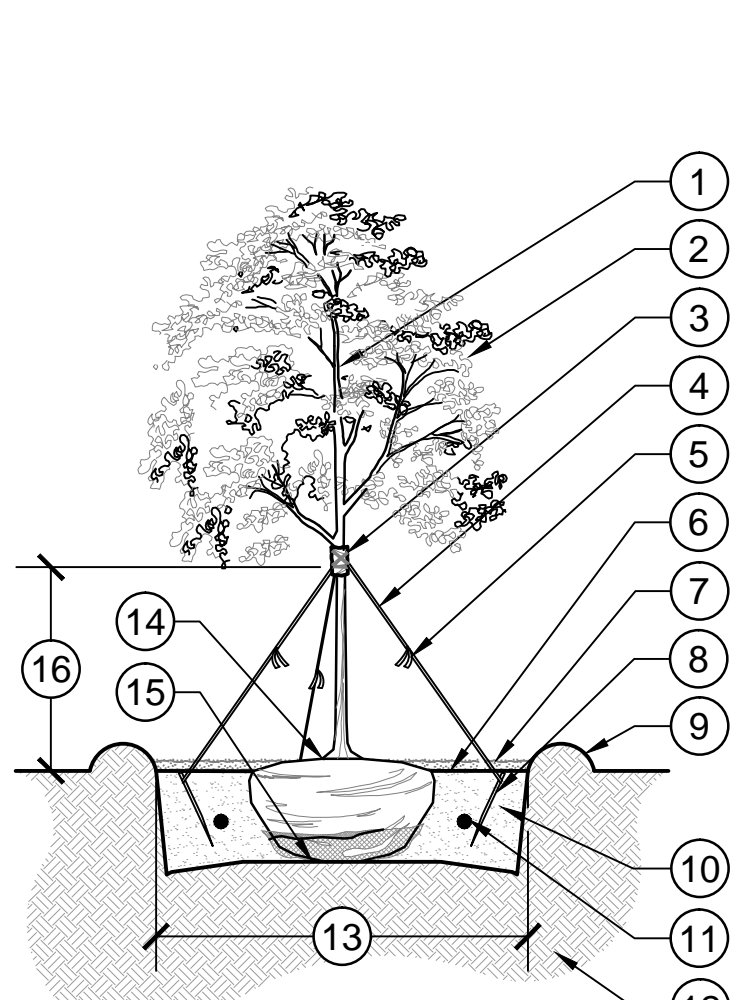
1/4" = 1'-0"

329343-17

CALIPER MEASUREMENTS NOTES:

1. CALIPER MEASUREMENT IS 6" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER OR LESS.
2. CALIPER MEASUREMENT IS 12" FROM TOP OF ROOT BALL FOR TREES WITH 6" CALIPER GREATER.

REFER TO PLANT SCHEDULE FOR INDIVIDUAL SIZES.



2 SMALL TREE PLANTING: LESS THAN 2" CALIPER

1/4" = 1'-0"

329343-18

1. DO NOT PRUNE CENTRAL LEADER
2. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING USING ACCEPTABLE NURSERY PRACTICES OR AS DIRECTED BY THE LANDSCAPE ARCHITECT
3. PROTECT TRUNK WITH 3 LAYERS OF BURLAP MINIMUM
4. 1" WIDE MIN. NYLON STRAPPING AT EQUAL SPACING (3 PER TREE) GUY WIRES SHALL NOT TO BE USED
5. 1/2"x2" FLUORESCENT MARKER
6. FINISH GRADE
7. 3" LAYER OF SPECIFIED MULCH; DO NOT INSTALL WITHIN 3" OF TREE TRUNK
8. 2"x4"x8" STAKE: SET 2" BELOW FINISH GRADE
9. CONSTRUCT TEMPORARY 3" WATERING BASIN
10. BACKFILL WITH SPECIFIED SOIL MIX
11. FERTILIZER TABLET IF APPLICABLE
12. EXISTING SOIL
13. 2X DIAMETER OF THE ROOTBALL
14. SET CROWN OF ROOT BALL SLIGHTLY ABOVE SURROUNDING FINISH GRADE. REMOVE TOP 2/3 OF BURLAP FROM ROOTBALL. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
15. SET ROOTBALL ON UNDISTURBED SOIL
16. CLEAR TRUNK: REFER TO PLANT SCHEDULE

PLANT SCHEDULE

TREES

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
BS	33	Gumbo Limbo	Bursera simaruba	B & B	12' - 14' HT, 6' SPRD, 3" CAL	Yes	
CF	9	Gloden Shower	Cassia fistula	B & B	10' OAH, 5' SPR., 2" CAL.	No	
CE	29	Buttonwood	Conocarpus erectus	B & B	14' - 16' HT, 6' SPRD	Yes	
CES	11	Silver Button Wood	Conocarpus erectus sericeus	B & B	12' HT, 6' SPRD, 2" DBH	Yes	4' Clear Trunk
FD	3	Japanese Fern Tree	Filicium decipiens	B & B	10' HT, 5' SPRD, 2.5" CAL	No	
IA	12	East Palatka Holly	Ilex x attenuata 'East Palatka'	15 gal	12' HT, 5' SPRD, 3" DBH	Yes	FULL TO BASE
QV	24	Southern Live Oak	Quercus virginiana	B & B	12' HT, 6' SPRD, 3" CAL	Yes	
SM	40	West Indian Mahogany	Swietenia mahagoni	B & B	12' - 14' HT, 6' SPRD, 3" CAL	Yes	

PALM TREES

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
SP	90	Cabbage Palmetto	Sabal palmetto	B & B	12'-18" C.T.	Yes	Staggered Heights
CHI	378	Green Cocoplum	Chrysobalanus icaca	7 gal	48"x48"	Yes	48" o.c.
VIO	86	Walter's Viburnum	Viburnum obovatum	7 gal	48"x48"	Yes	48" o.c.

SHRUBS

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
CHI	378	Green Cocoplum	Chrysobalanus icaca	7 gal	48"x48"	Yes	48" o.c.	
VIO	86	Walter's Viburnum	Viburnum obovatum	7 gal	48"x48"	Yes	48" o.c.	

SHRUB AREAS

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	SPACING	REMARKS
COD	159	Bravo Croton	Codiaeum variegatum 'Bravo'	3 gal	18"x18"	No	24" o.c.	
FIM	1,259	Green Island Ficus	Ficus microcarpa 'Green Island'	3 gal	18"x18"	No	24" o.c.	
HAP	32	Fire Bush	Hamelia patens	3 gal	18"x18"	Yes	30" o.c.	
MUC	220	Muhly Grass	Muhlenbergia capillaris	3 gal	18"x18"	Yes	36" o.c.	
SIA	269	Blue Eyed Grass	Sisyrinchium angustifolium	1 gal	12"x12"	Yes	24" o.c.	

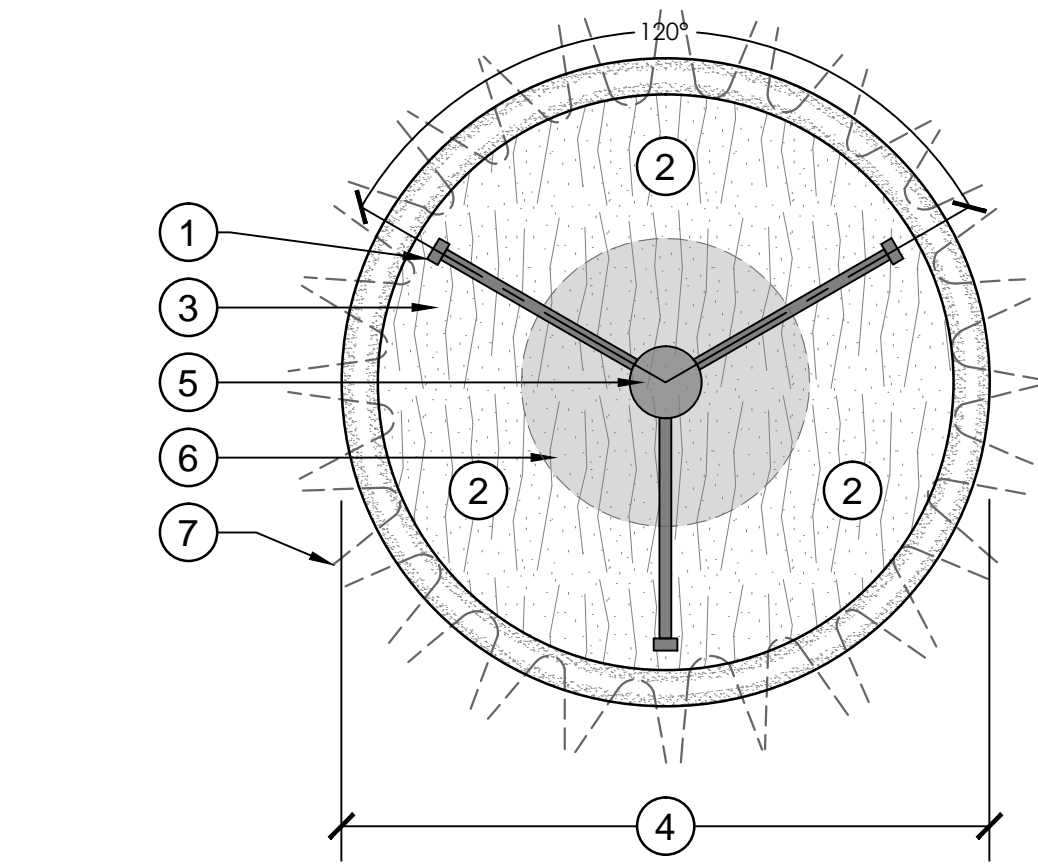
GROUND COVERS

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	NATIVE	REMARKS
MULCH	3,683 sf		MULCH	mulch			
SOD2	110,704 sf	Bahia Grass	Paspalum notatum 'Argentine'	SOD	FULL	N/A	SOD2
SOD	2,112 sf	St. Augustine Grass	Stenotaphrum secundatum	SOD	FULL	N/A	

TREES
86% NATIVE

PALMS
100% NATIVE

SHRUBS
59% NATIVE

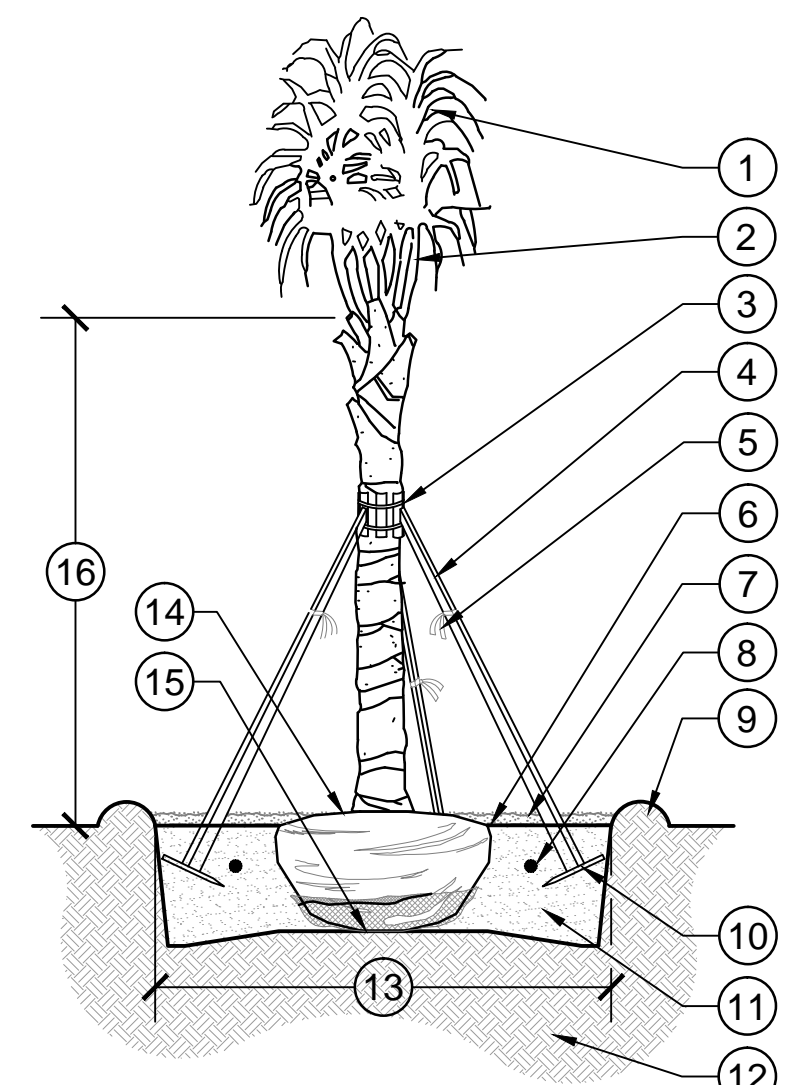


1. 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE)
2. 3" LAYER OF SPECIFIED MULCH; DO NOT INSTALL WITHIN 3" OF TREE TRUNK
3. CONSTRUCT TEMPORARY 3" WATERING BASIN
4. 2x DIAMETER OF THE ROOTBALL.
5. TREE TRUNK
6. ROOTBALL
7. TREE CANOPY

3 LARGE TREE STAKING DETAIL

3/8" = 1'-0"

329343-22

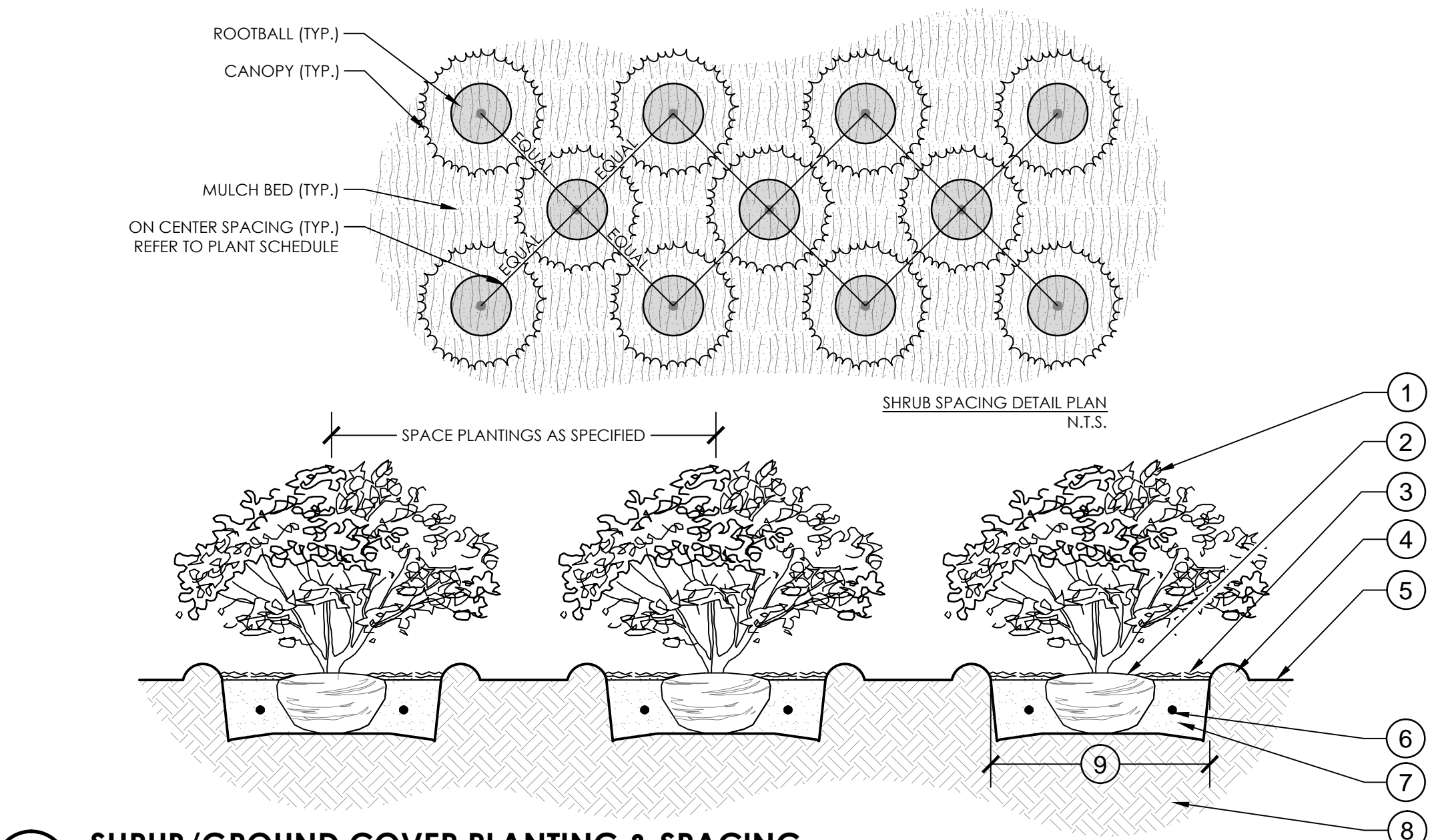


4 SABAL PALM PLANTING

1/4" = 1'-0"

329343-21

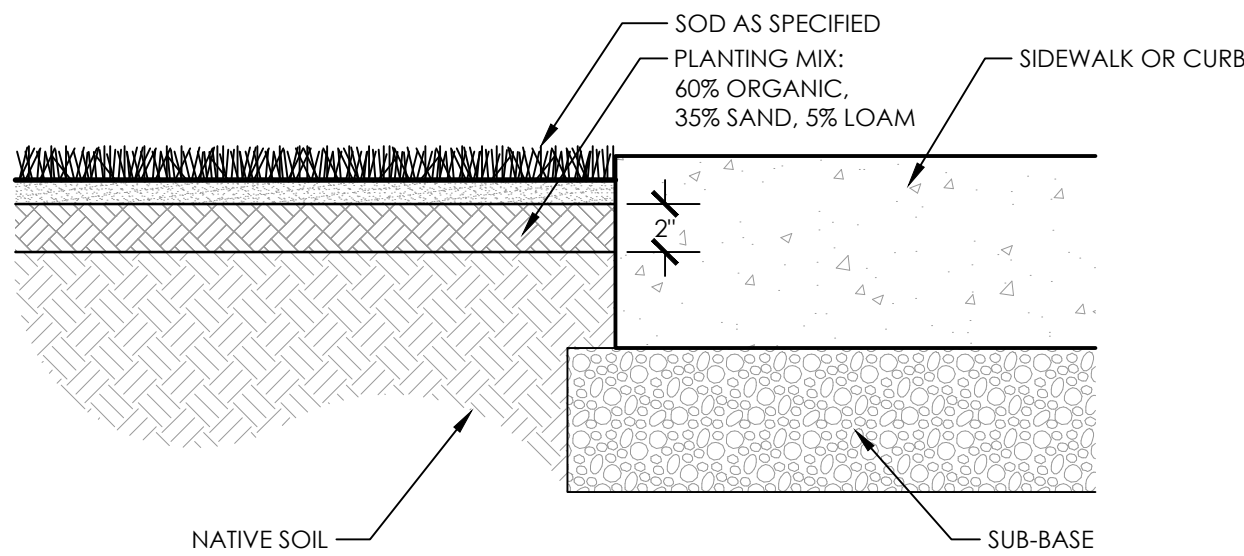
1. PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION; AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY
2. SET CROWN OF ROOT SLIGHTLY ABOVE SURROUNDING FINISH GRADE. TRUNK TAPER SHALL BE VISIBLE AT TIME OF INSTALLATION
3. 3" LAYER OF SPECIFIED MULCH; DO NOT INSTALL WITHIN 3" OF TREE TRUNK
4. CONSTRUCT TEMPORARY 3" WATERING BASIN
5. FINISH GRADE
6. FERTILIZER TABLET IF APPLICABLE.
7. BACKFILL WITH SPECIFIED SOIL MIX
8. EXISTING SOIL
9. 2x DIAMETER OF THE ROOTBALL



5 SHRUB/GROUND COVER PLANTING & SPACING

1" = 1'-0"

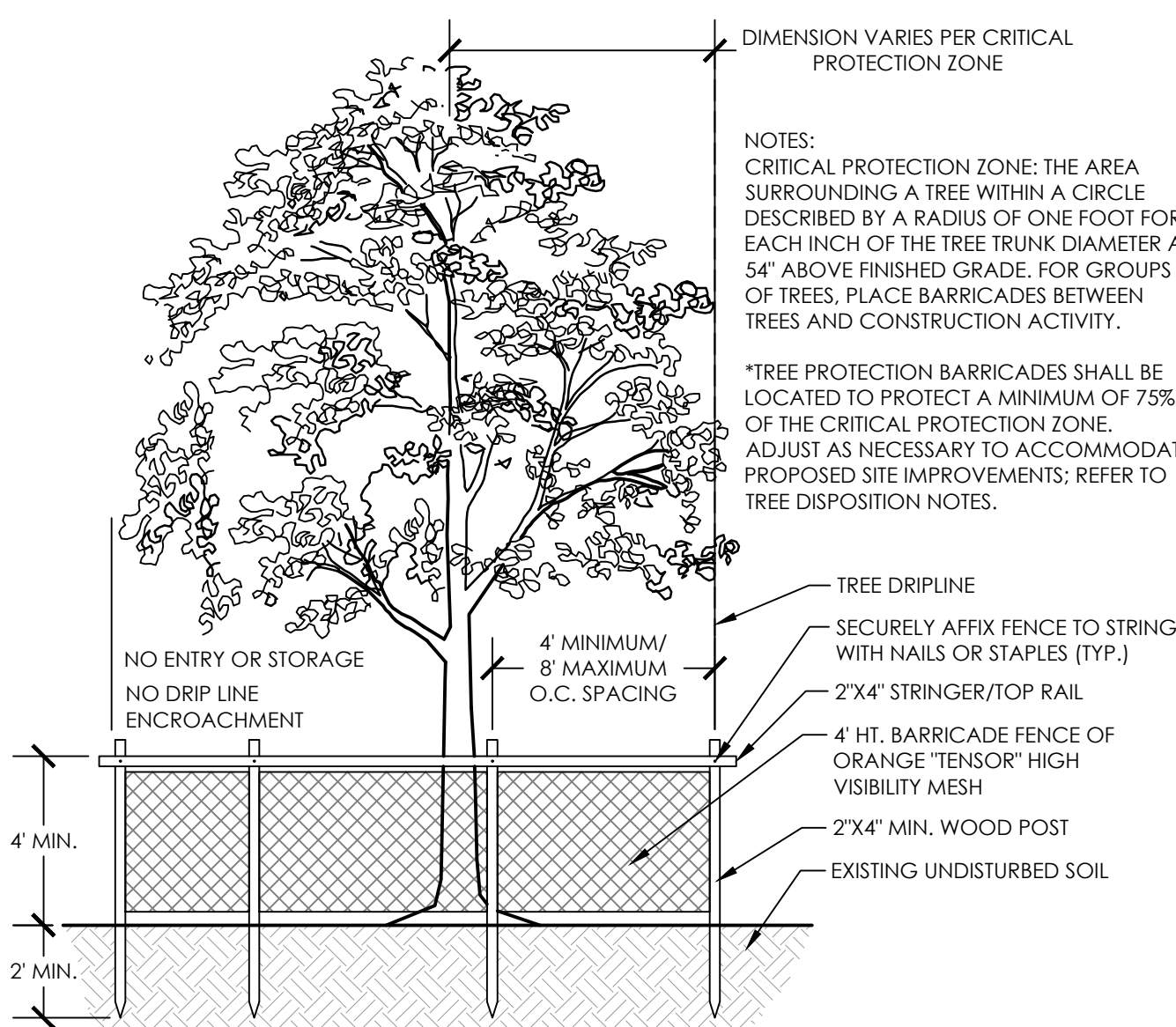
329333-08



6 SOD PLANTING

1 1/2" = 1'-0"

329333-03



7 TREE PRESERVATION FENCING

1/4" = 1'-0"

329343-24

SUBMITTAL TO CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD

155 South Miami Ave,
Penthouse II-A
Miami, FL 33130
Tel: (786)497-1500
Fax: (786) 497-2300

CHEN-MOORE
& ASSOCIATES



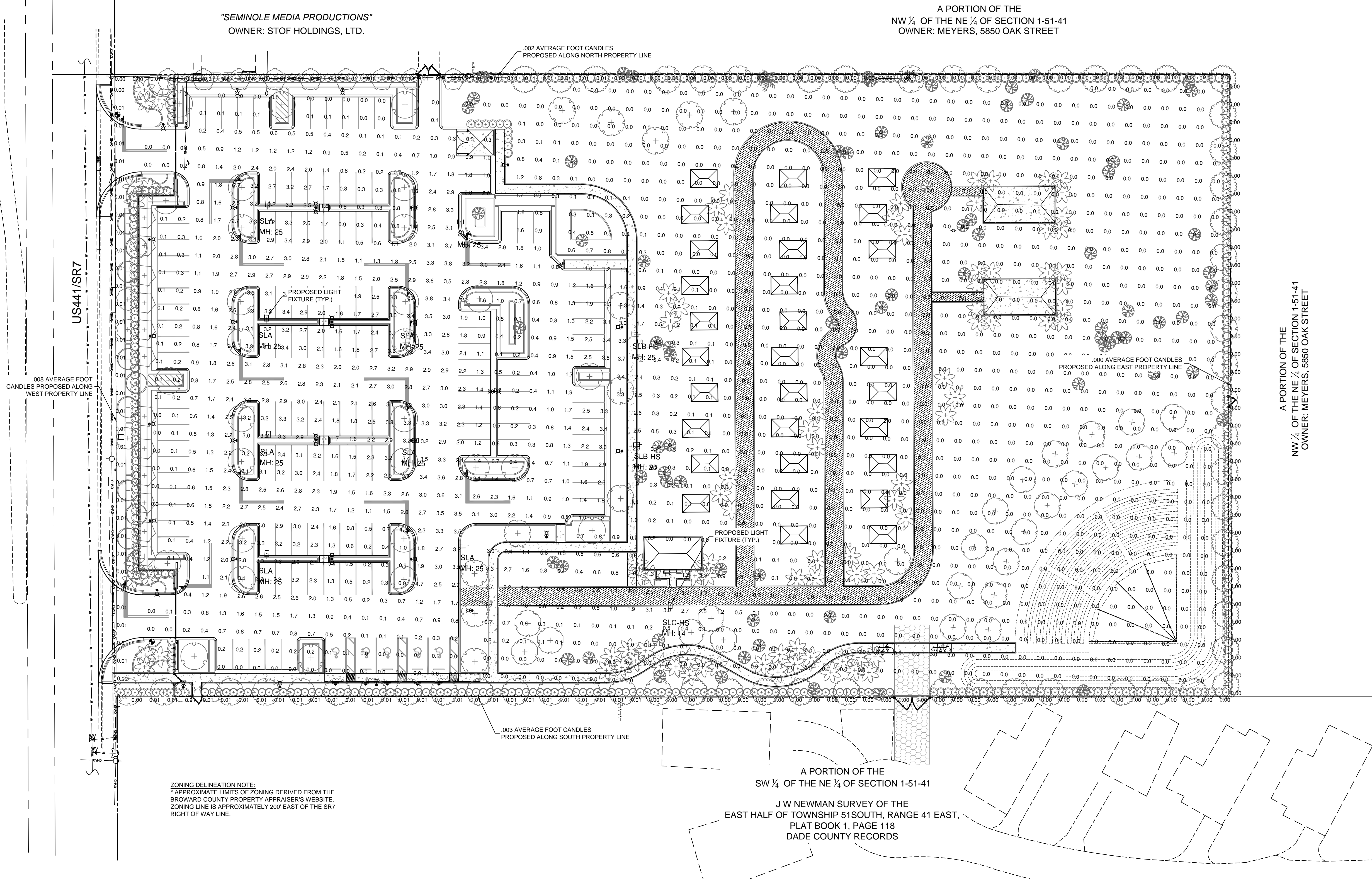
The Seminole
Tribe of Florida

SEMINOLE VILLAGE PHASE I

LANDSCAPE DETAILS

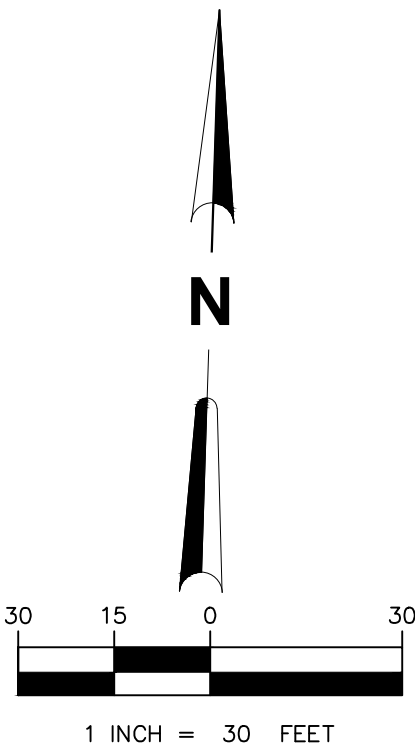
Date: 09/02/2014
Sheet: 14 of 16
Drawing:
LNP-2
PROJECT NO. 439.005

v:\Projects\2014\14-439.005 - seminole village hollywood reservation\Design\CAD\439.005-PHO.dwg last edited on September 23, 2014 2:56 AM by CMorales



Luminaire Schedule									
Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
+	Lithonia Lighting	8	SLA	SINGLE	DSX0 LED 40C 1000 50K T5S MVOLT RPA DDBXD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	138	13714	B3-U0-G1
+	Lithonia Lighting	2	SLB-HS	SINGLE	DSX0 LED 40C 1000 50K T3S MVOLT RPA HS DDBXD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	138	10179	B1-U0-G2
+	Lithonia Lighting	1	SLC-HS	SINGLE	DSX0 LED 20C 1000 50K T2M MVOLT RPA HS; MOUNTED @ 14' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	72	5100	B1-U0-G2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	1.62	3.8	0.0	N.A.	N.A.
Property Boundary	Illuminance	Fc	0.00	0.01	0.00	N.A.	N.A.



Always call 811 two full business days before you dig to have underground utilities located and marked.



SUBMITTAL TO CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD

SEMINOLE VILLAGE PHASE I

PHOTOMETRICS PLAN

The Seminole
Tribe of Florida



CHEN-MOORE
& ASSOCIATES

155 South Miami Ave,
Penthouse II-A
Miami, FL 33130
Tel: (786) 497-1500
Fax: (786) 497-2300

CRISTOBAL A. BETANCOURT
FL Reg. No. 668841

DESIGNER: ACS
DRAWN BY: AA
CHECKER: JLA
SCALE: AS SHOWN

NO.	DATE	REVISION	BY
5			
4			
3			
2			
1			

Date: 09/02/2014
Sheet: 15 of 16
Drawing:
PHO-1
PROJECT NO: 439.005

PROPOSED GREEN PRACTICES

1. PROVIDE BICYCLE RACK
2. PROVIDE EXTERIOR RECYCLING TRASH CAN
3. APPLY ENERGY STAR RADIANT BARRIER TO ROOF ATTIC
4. PROVIDE ENERGY EFFICIENT DOORS
5. PROVIDE ENERGY STAR APPROVED ROOF MATERIAL
6. PROVIDE OCCUPANCY/ VACANCY LIGHT SENSORS
7. PROVIDE DUAL FLUSH TOILETS
8. PROVIDE 80% OF PLANTS, TREES AND GRASS PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS.
9. PROVIDE ENERGY EFFICIENT OUTDOOR LIGHTING.
10. PROPOSED ENERGY PERFORMANCE SHALL BE 10% MORE EFFICIENT THAN STANDARD ESTABLISHED BY ASHRAE

- NOTE:**
THIS BUILDING SHALL BE COMPLIANT
WITH MANDATORY GREEN PRACTICES.
A TOTAL OF (10) REQUIRED GREEN
PRACTICES WILL BE SUBMITTED UNDER
THE BUILDING PERMIT.

ELEVATION LEGEND		
KEY	MATERIAL / FINISH	COLOR
E-1	SMOOTH STUCCO FINISH - PAINTED	B.M. 506, SILVER SAGE (SAGE)
E-2	STANDING SEAM METAL ROOF - PAINTED	SHERWOOD GREEN, UNA-CLAD ENERGY STAR COMPLIANT COLOR (GREEN)
E-3	IMPACT RESISTANT, ENERGY EFFICIENT ROOF - PAINTED	B.M. 506, SILVER SAGE (SAGE)
E-4	SMOOTH STUCCO BASE - PAINTED	B.M. 978, RACCOON HOLLOW (BROWN)
E-5	RAISED STUCCO BAND - PAINTED	BM 967, CLOUD WHITE (OFF-WHITE)
E-6	STUCCO REVEAL LINE	-



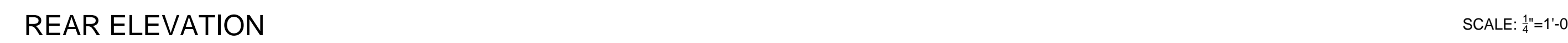
Architectural elevation drawing of the south side of a building. The drawing includes the following elements:

- Roof:** Gabled roof with a 6/12 pitch. Roofline labeled "T.O. ROOF ELEV. +15'-0".
- Walls:** Wall line labeled "T.O. WALL ELEV. +9'-0". The walls are labeled "E-6" and "E-5".
- Floor:** Finished floor line labeled "T.O. FIN. FLR. ELEV. +0'-0".
- Entrance:** Central entrance with a door labeled "E-4" and a window labeled "E-1".
- Roof Structure:** The roof structure is labeled "E-2".
- Foundation:** The foundation is labeled "E-4".
- Drinking Fountain:** A "DRINKING FOUNTAIN" is located near the entrance, with a "TO SPOUT OUTLET" indicated.
- Dimensions:** The height of the wall section is "7'-6". The height of the fountain section is "3'-4". The height of the fountain section is "2'-10".
- Orientation:** A circular symbol with "06" and "A-2.1" indicates the orientation.



REAR ELEVATION

SCALE: $\frac{1}{4}"=1'-0"$



RESTROOM FLOOR PLAN

PROPOSED GREEN PRACTICES

08	ELEVATION LEGEND	SCALE: NTS	06
----	------------------	------------	----

ELEVATION LEGEND SCALE: NTS 06

ELEVATION LEGEND SCALE: NTS 06

06

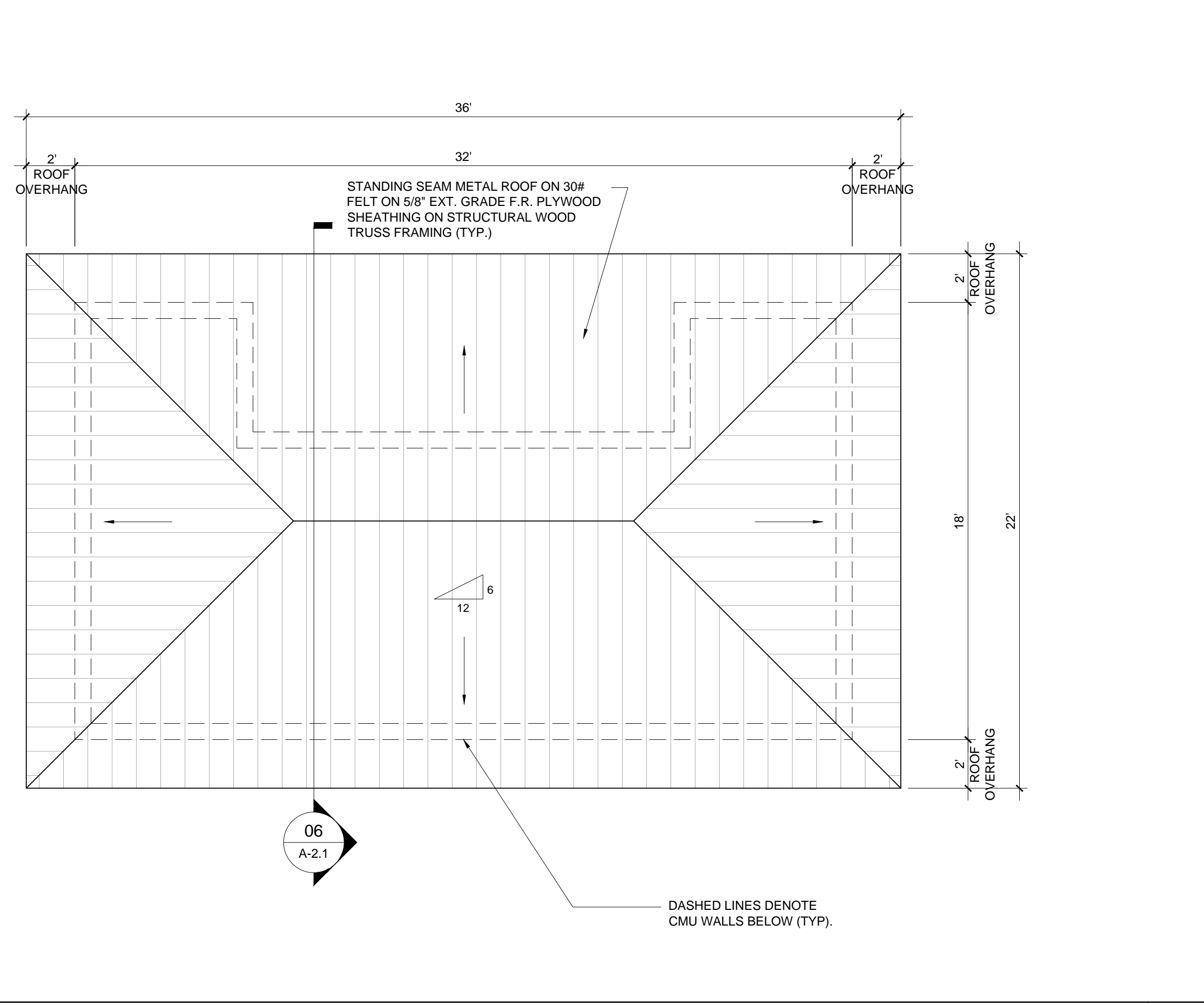
MANDATORY GREEN PRACTICES NOTE

07

SIDE ELEVATION SCALE: $\frac{1}{4}"=1'-0"$ 05

SIDE ELEVATION SCALE: $\frac{1}{4}"=1'-0"$ 05

05



ROOF PLAN SCALE: $\frac{1}{4}"=1'-0"$ **04**

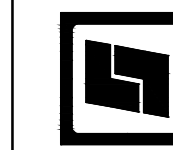
ROOF PLAN SCALE: $\frac{1}{4}"=1'-0"$ **04**

04

03

03

STILES
ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida.
954 - 627- 9180 33301
FL. REG # AA-26001798



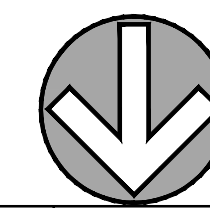
PROPOSED RESTROOMS FOR:
SEMINOLE VILLAGE
3553 N. STATE ROAD 7
HOLLYWOOD, FLORIDA 33021

RESTROOM FLOOR PLAN & ELEVATIONS

A-1.1

PROJECT NO.
73884
DRAWN BY :
PAV
CHECKED BY :
JP
DATE :
April 10, 2008

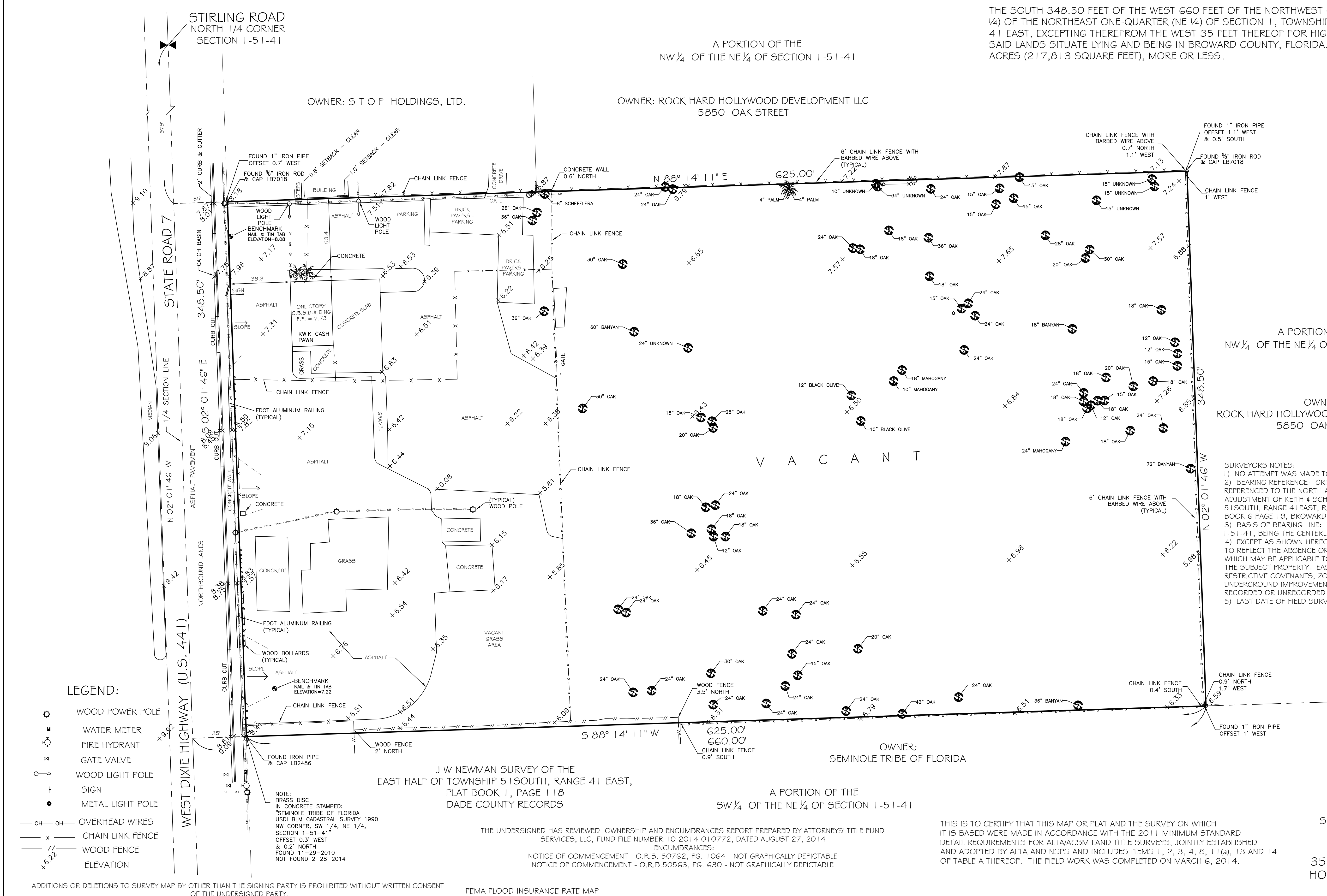
73864_FLOOR PLAN BASE.DWG



NOT USED	08	NOT USED	05	NOT USED	03
				<div><div><div><div><div></div><div>7/8" FINISH STUCCO APPLIED ON HI-RIBBED GALV. METAL LATH OVER STRUCTURAL FRAMING</div></div><div><div></div><div>6" RECESSED DOWNLIGHT FIXTURE. REFER TO ELECTRICAL DWG'S</div></div><div><div></div><div>4'-0" FLUORESCENT LIGHT FIXTURE. COLUMBIA LIGHTING - VL VANDAL RESISTANT WRAP, W/ EMERGENCY BATTERY PACK</div></div><div><div></div><div>EXTERIOR RECESSED LED HI-HAT LIGHT FIXTURE. REFER TO ELECTRICAL DWG'S</div></div><div><div></div><div>EXHAUST FAN (SEE ELECTRICAL DWG'S).</div></div><div><div>NOTE: PROVIDE OCCUPANCY SENSOR AS MEANS OF OVERRIDE CONTROL FOR RESTROOM LIGHTING.</div></div></div></div></div>	
NOT USED	07	NOT USED	04	CEILING LEGEND	02
<div><div><div><div><div><div><div><div><div><div></div><div>T.O. ROOF ELEV. +15'-0"</div></div></div><div><div><div><div><div></div><div>STANDING SEAM METAL ROOF ON 30# FELT ON 5/8" EXT. GRADE F.R. PLYWOOD SHEATHING ON STRUCTURAL WOOD TRUSS FRAMING</div></div><div><div><div><div></div><div>GALV. MTL. EDGE FLASHING</div></div></div></div></div><div><div><div><div></div><div>T.O. WALL ELEV. +9'-0"</div></div></div><div><div><div><div></div><div>TREATED WOOD FASCIA - PAINTED</div></div><div><div><div><div></div><div>STUCCO SOFFIT VENT</div></div></div></div></div><div><div><div><div></div><div>7/8" STUCCO FINISH OVER HI-RIBBED GALV. MTL. LATH OVER STRUCTURAL FRAMING</div></div><div><div><div><div></div><div>DOOR BEYOND</div></div></div></div></div><div><div><div><div></div><div>7/8" SMOOTH STUCCO FINISH ON 8" CMU WALL</div></div><div><div><div><div></div><div>LINE OF WALL BEYOND</div></div></div></div></div><div><div><div><div></div><div>CONCRETE SIDEWALK</div></div></div><div><div><div><div></div><div>T.O. FIN. FLR. ELEV. +0'-0"</div></div></div></div></div><div><div><div><div></div><div>7/8" STUCCO FINISH OVER HI-RIBBED GALV. MTL. LATH OVER STRUCTURAL FRAMING</div></div><div><div><div><div></div><div>LINE OF WALL BEYOND</div></div></div></div></div><div><div><div><div></div><div>CONC. SLAB ON GRADE. REFER TO STRUCTURAL DWG'S</div></div></div><div><div><div><div></div><div>CONC. FOOTING. REFER TO STRUCTURAL DWG'S</div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div></div>		<div><div><div><div><div><div><div><div><div><div></div><div>7/8" STUCCO FINISH OVER HI-RIBBED GALV. MTL. LATH OVER STRUCTURAL FRAMING</div></div></div><div><div><div><div></div><div>B.O. SOFFIT E.L. 9'-0" A.F.F.</div></div></div><div><div><div><div></div><div>B.O. HEADER E.L. 7'-6" A.F.F.</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-4"</div></div><div><div><div><div></div><div>3'</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-8"</div></div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>2'-4"</div></div></div><div><div><div><div></div><div>4'-8"</div></div></div><div><div><div><div></div><div>3'</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div><div><div><div><div></div><div>6'-1"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><div><div><div></div><div>4'-3"</div></div></div></div></div><div><div><div><div><div><div><div><div><div><div></div><div>3'-8"</div></div><div><div><div><div></div><div>8'</div></div></div><div><div><div><div></div><div>3'-8"</div></div></div><div><div><div><div></div><div>3'-4"</div></div></div><div><di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REVISIONS :	
REAL	
	
CONSULTANT JEFFREY L. PEAL Fl Reg # 9002 9/22/2014	
STILES ARCHITECTURAL GROUP 301 East Las Olas Blvd Fort Lauderdale, Florida, 954 - 627- 9180 33301 FL REG # AA-26001798	
	
	
PROPOSED RESTROOMS FOR: SEMINOLE VILLAGE 3553 N. STATE ROAD 7 HOLLYWOOD, FLORIDA 33021	
REFLECTED CEILING PLAN	
 A-2.1	
PROJECT NO. 73884 DRAWN BY : PAV CHECKED BY : JP DATE : April 10, 2008	
73884_FLOOR PLAN BASE.DWG	

THE SOUTH 348.50 FEET OF THE WEST 660 FEET OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, EXCEPTING THEREFROM THE WEST 35 FEET THEREOF FOR HIGHWAY PURPOSES. SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 5.00 ACRES (217,813 SQUARE FEET), MORE OR LESS.



SURVEYOR'S NOTES CONTINUED:

6) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.

7) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.

8) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.

BENCHMARK REFERENCE: NATIONAL GEODETIC SURVEY BENCHMARK PID - AD5679; ELEVATION = 13.77

9) NORTH ARROW RELATIVE TO GRID BEARING BASE OF N 02° 01' 46" W ALONG THE CENTERLINE OF STATE ROAD 7.

FEMA FLOOD INSURANCE RATE MAP											
EFFECTIVE DATE: AUGUST 18, 2014											
MAP # 12011C0562H					COMMUNITY NUMBER 125113		REVISION		DATE	BY	
CITY OF HOLLYWOOD											
BROWARD COUNTY, FLORIDA							UPDATE SURVEY ADD ELEV & TREES		3-06-14	MEB	
PANEL NO.	SUFFIX	ZONE		BASE ELEV.	DATUM			ADD TITLE COMMITMENT NOTE		8-12-14	SKS
0562	H	AH		8	NAVD88			ADD ALTA CERTIFICATION		8-20-14	SKS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(a), 13 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 6, 2014.

CERTIFIED TO:
S.T.O.F. HOLDINGS, LTD.

ADDRESS:
3553 N. STATE ROAD 7
HOLLYWOOD, FL 33021

ALTA/ACSM LAND TITLE SURVEY

			STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574
JOB #: RN7374	DATE: 1/15/09	DRAWN BY: KAM	
SCALE: 1"= 30'	FILE No.:	CHECKED BY: SKS	
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER			

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

Attachment B

Land Use and Zoning Map

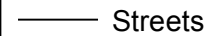


**PLANNING AND
DEVELOPMENT SERVICES**

Legend



Cities

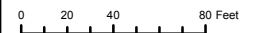
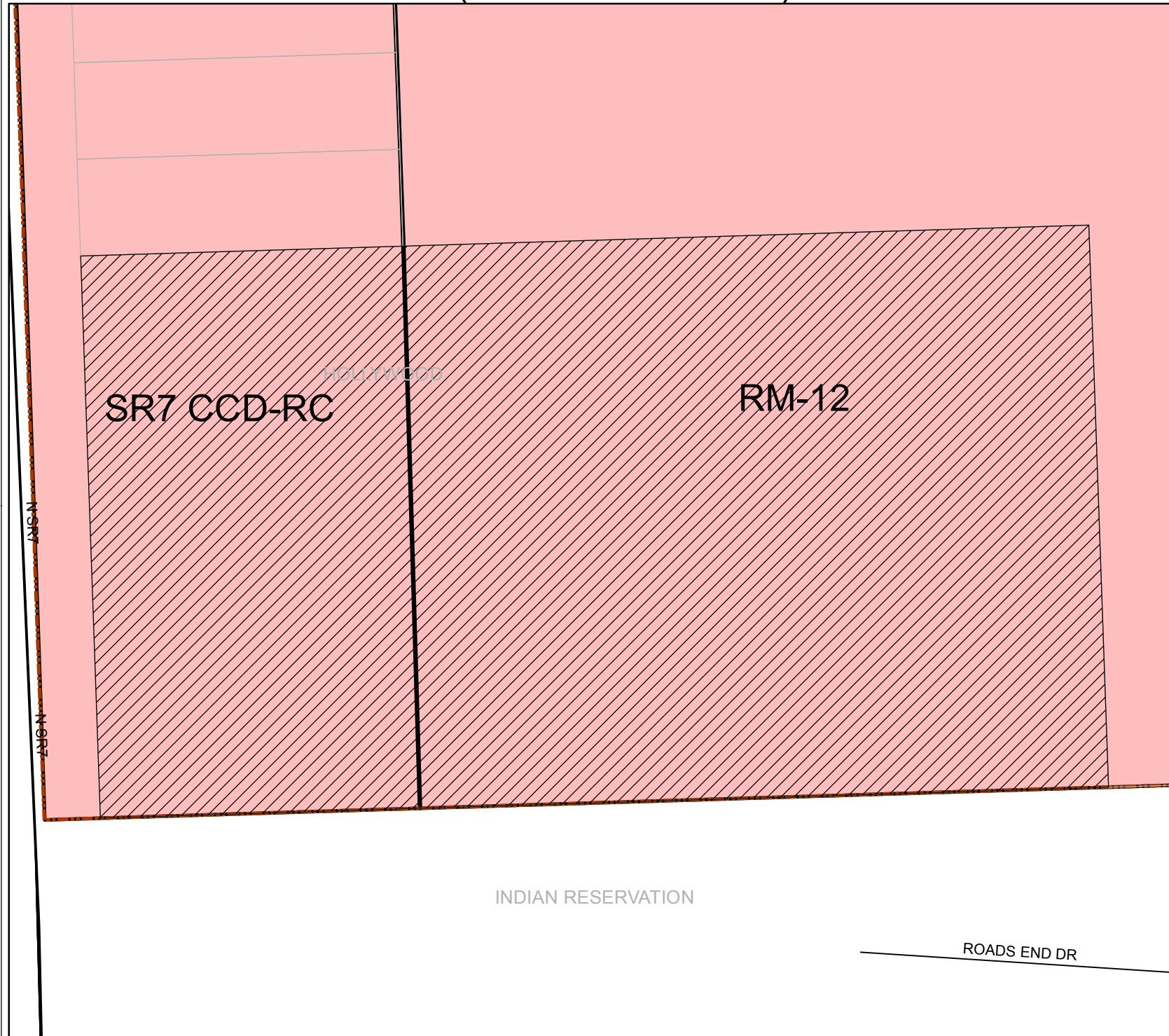
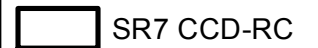


Major Roads

LAND USE



ZONING



2

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD

INSTR # 112657446
OR BK 51262 Pages 1358 - 1366
RECORDED 11/21/14 10:58:50 AM
BROWARD COUNTY COMMISSION
DEPUTY CLERK 2150
#2, 9 Pages

RESOLUTION NO.14-DPS-73

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR A SPECIAL EXCEPTION, DESIGN AND SITE PLAN APPROVAL FOR THE ESTABLISHMENT OF A RECREATIONAL FACILITY/EVENT VENUE, INCLUDING AN OUTDOOR AMPHITHEATER (SEMINOLE VILLAGE) TO BE LOCATED AT 3553 N. STATE ROAD 7, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, design in accordance with the guidelines and procedures found in Section 5.3. of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, STOF Holdings Limited, (the "Applicant"), applied for a Special Exception, Design and Site Plan approval for the establishment of a recreational facility/event venue including an outdoor amphitheater (Seminole Village) to be located at 3553 N. State Road 7, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Planning Manager, following an analysis of the application and its associated documents have determined that the proposed request for a Special Exception to establish a recreational facility/event venue including an outdoor amphitheater, does meet the criteria set forth in Section 5.3.G.2. of the Zoning and Land Development Regulations and have therefore recommended that it be approved with the following condition:

The Applicant shall obtain Site Plan and Design approvals prior to
The issuance of Building Permits for the proposed amphitheater
(Phase II).

; and

WHEREAS, the Planning Manager, following analysis of the application and its associated documents have determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.I.4. Of the Zoning and Land Development Regulations and therefore recommend approval of the Design; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval of the proposed Site Plan; and

WHEREAS, on October 9, 2014, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application for the Special Exception to establish the recreational facility/event venue, including an outdoor amphitheater (Seminole Village), considered staff's conditions, reviewed the evidence submitted and the testimony received at the public hearing, and applied the criteria for reviewing a request for a Special Exception as set forth in Section 5.3.G.2. Of the City's Zoning and Land Development Regulations and the Board made the following findings:

- a) The proposed use is consistent with the principles of the City's Comprehensive Plan;
- b) The proposed use is compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties with the vicinity;
- c) There are provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the areas which will serve the use;
- d) There are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;
- e) The proposed use, singularly or in combination with other Special Exceptions, is not detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses;
- f) The subject parcel is adequate in shape and size to accommodate the proposed use; and

- g) The proposed use is consistent with the definition of a Special Exception and does meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

; and

WHEREAS, based upon the findings set forth above, the Board determined that the criteria set forth above have been met and therefore approve the Special Exception to establish the recreational facility/event venue, including tan outdoor amphitheater with the following condition:

The Applicant shall obtain Site Plan and Design approvals prior to The issuance of Building Permits for the proposed amphitheater (Phase II).

; and

WHEREAS, the Board reviewed the application and the Department of Planning and Development Services staff report and recommendations for the Design approval and considered the following criteria pursuant to Section 5.3. 1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations:

- 1) The Architectural details are commensurate with the building mass. Design of the building(s) considered aesthetics and functionality, including the relationship of the pedestrian with the built environment;
- 2) Compatibility. The is an appropriate relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. The Building contains architectural details that are characteristic of the surrounding neighborhood;
- 3) Scale/Massing. The Building is proportionate in scale, with a height which is consistent with the surrounding structures. The Building mass reflects a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. The Architectural details include, but are not limited to, banding, molding, and fenestration; and
- 4) Landscaping. The Landscaped areas contain a variety of native and other compatible plant types and forms, and are carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site have been preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Planning's staff report and the Technical Advisory Committee's recommendation with the condition for the Site Plan approval and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Special Exception to establish a recreational facility/event venue including an amphitheater (Seminole Village), and its findings set forth above, the Board finds that the necessary criteria have been met, and the requested Special Exception is hereby **approved with the following condition**

The Applicant shall obtain Site Plan and Design approvals prior to
The issuance of Building Permits for the proposed amphitheater
(Phase II).

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following condition:**

The line of sight from the exterior into the men's restroom shall
Be reevaluated and the Site Plan shall reflect the new layout.

Section 4: That the approval by the Board of the Special Exception to establish a Pawnshop shall become null and void unless the Applicant applies for the appropriate building or other permit(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

**CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD RESOLUTION
14-DPS-73 FOR SEMINOLE VILLAGE (STOF Holdings Limited) 3553 N. State Road
7.**

Section 5: That the Applicant shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.


Section 6: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

Section 7: That the Department of Planning is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 9th DAY OF OCTOBER, 2014.

RENDERED THIS 11 DAY OF November, 2014.

ATTEST:


SHANNON STOUGH, Secretary


JOHN PASSALACQUA, Chair

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


JEFFREY P. SHEFFEL, BOARD COUNSEL

~~LEGAL DESCRIPTION~~
~~EXHIBIT A~~
LEGAL DESCRIPTION

Address

3553 N State Road 7, Hollywood, FL

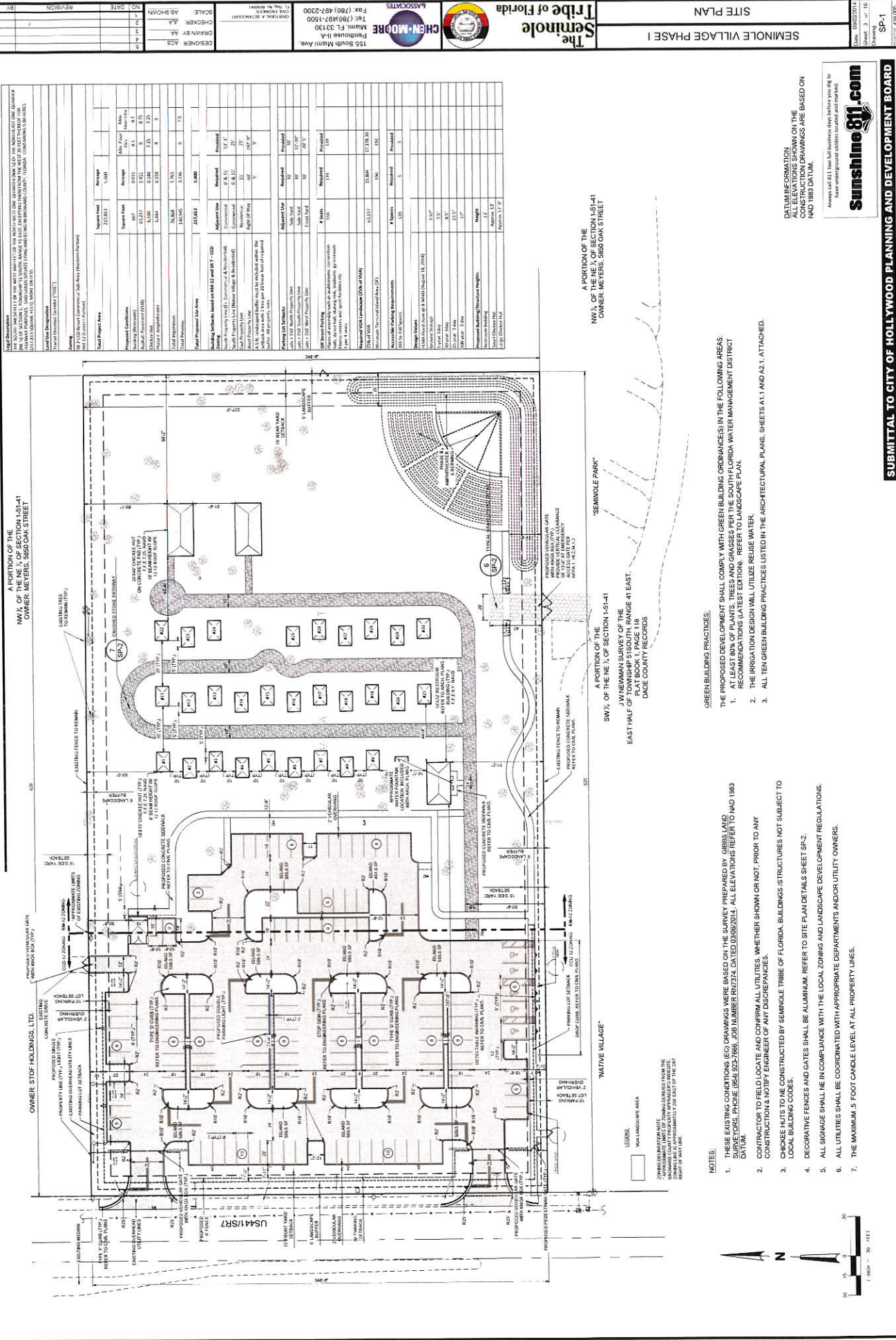
Parcel ID Number

51-41-01-00-0130

Legal

THE SOUTH 348.5 FEET OF THE WEST 660 FEET OF THE NORTHWEST ¼ OF THE
NORTHEAST ¼ OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, EXCEPTING
THEREFROM THE WEST 35 FEET THEREOF FOR HIGHWAY PURPOSES. SAID
LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

EXHIBIT B SITE PLAN



SUBMITTAL TO CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD

