

**ATTACHMENT B**  
**Previous Staff Memo, Staff Report, and  
Approved Plans**

**CITY OF HOLLYWOOD, FLORIDA  
MEMORANDUM  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** June 8, 2017

**FILE NO.:** P-17-10

**TO:** Planning and Development Board

**VIA:** Alexandra Carcamo, Principal Planner



**FROM:** Jean-Paul W. Perez, Planning Administrator

**SUBJECT:** Continued item from the April 13, 2017, meeting (16-DPV-49)

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**EXPLANATION:**

File No. 16-DPV-49 ("Blue Building") was originally heard by the Planning and Development Board ("Board") on February 9, 2017, at which time the Applicant requested a continuance to work on design issues. The Blue Building was continued time and date certain to April 13, 2017. On April 13, 2017, the Blue Building was continued again due to further concerns with design, also time and date certain, to June 8, 2017. The current submittal by the Applicant is intended to address the concerns of the Board regarding design. Attached you will find the current, revised submittal package, the previous revised submittal package from April 13, 2017, and the original Board package.



**ATTACHMENTS:**

Attachment II: Revised Submittal Package

Attachment II: Revised Submittal Package from April 13, 2017

Attachment III: Planning and Development Board Package

**CITY OF HOLLYWOOD, FLORIDA  
DEPARTMENT OF DEVELOPMENT SERVICES  
PLANNING DIVISION**

**DATE:** February 9, 2017 **FILE:** 16-DPV-49  
**TO:** Planning and Development Board  
**VIA:** Alexandra Carcamo, Principal Planner   
**FROM:** Jean-Paul W. Perez, Planning Administrator   
**SUBJECT:** Marilyn Gallego and Aylee Hallak request Variances, Design, and Site Plan for 13,000 square foot mixed-use building including a hotel, office and automated parking located at 320 and 324 Minnesota Street (The Blue Building).

**REQUEST:**

Variances, Design and Site Plan for a parking garage with accessory office and six room hotel.

- Variance 1: To waive the minimum required side setback for walkways of three feet.
- Variance 2: To reduce the required cross street tower setback from 10-feet to allow for 8-feet.
- Variance 3: To waive the required curb cut of a maximum of 30% of the lot width, maximum 30 foot width and 50 foot separation.

Design and Site Plan.

**RECOMMENDATION:**

- Variance 1-2: Approval.
- Variance 3: Approval, with condition the front yard shall utilize pervious material to provide adequate on-site retention and permeation of water.
- Design: Approval, if Variances are granted.
- Site Plan: Approval if Variances and Design are granted with the following conditions:
1. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, be submitted prior to the issuance of a Building Permit, and shall be recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
  2. The parking garage shall be fully operated by valet services at all times. Valet shall also accommodate the needs of persons with disabilities or other ADA requirements as necessity dictates.
  3. The valet service's staffing levels shall be adjusted at any time as deemed necessary by the City Engineer to provide adequate servicing of the automated parking system to ensure vehicle queuing does not occur in the abutting public right-of-way or impede the traffic flow during hours of operation.

4. That at no time may the automated parking be used as a commercial (pay) parking lot.
5. Prior to the issuance of a Building Permit, a Deed Restriction including language prohibiting year-round residential use of the property and advising any successor of interest of such binding limitations, shall be submitted to the Department of Development Services in a form acceptable to the City Attorney, and shall be recorded in the Broward County Public Records by the City of Hollywood prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
6. Prior to the issuance of a Building Permit, the Applicant shall work with the City and the CRA on a five foot access agreement as deemed appropriate in a form acceptable to the City Attorney, which shall be recorded in the Broward County Public Records by the City of Hollywood prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
7. The Applicant shall work with the CRA and City Staff to ensure restoration of the lighting, landscaping, public parking and improvements in the public right-of-way are consistent with the CRA's Streetscape Improvement Plan and approval of said restoration must be obtained prior to the issuance of a Certificate of Completion (C/C) or Certificate of Occupancy (C/O)

## REQUEST

Marilyn Gallego and Aylee Hallak, ("Applicants") are owners of the subject properties located at 320 and 324 Minnesota Street ("Property") respectively, and are requesting Variances, Design, and Site Plan approvals for a 13,000 square foot mixed-use building, including approximately 1600 square feet of office space, a six room hotel and an automated parking system with a maximum capacity of 94 vehicles. The subject site is approximately 7,000 square feet and currently contains two multiple-family buildings over the two lots with seven dwelling units according to Broward County Property Appraiser ("BCPA") records. The subject property is located in the Hollywood Central Beach area, one block north of Margaritaville, within the Beach Community Redevelopment Agency (CRA).

The proposed design is contemporary, employing architectural elements to create depth with textures and colors to establish difference in massing of the façade. Materials and architectural details include large windows and doors, faux balconies, and various shades of blue lending itself to being structure easily identifiable as a landmark and for wayfinding. Main entrance to the hotel is facing Minnesota Street. Located on the ground floor is the hotel lobby which provides access to both the hotel rooms and the medical office space located throughout the building. Two entrances and exits for the automated parking system are provided on the ground floor, which will allow vehicles to be exchanged between drivers and parking system operators.

The proposed building height to the top of the roof is 50-feet with a 42-inch parapet and railing extending above the plane of the roof. An additional 12 foot projection above the 50-feet for a total of 62-feet is proposed which is composed of bulkhead of the elevator shaft, staircases and the automated parking system which is permitted by City's Zoning and Land Development Regulations. A rooftop deck, including a bathroom and staircases, and a green roof (accessible by a ship-ladder for maintenance only) are proposed above the 50 foot height restriction. Parking will be provided entirely by means of the automated parking which is accessed by the ground floor entrances.

The Applicant is requesting three Variances. The first and second Variances are for setbacks. Variance one proposes to waive the required side setback for walkways to provide accessible pathways to utility rooms and fire access doorways on the side of the building as well as any landings required by the



Florida Building Code. Variance two proposes to reduce the required cross street tower setback to provide massing and depth on the façade of the building where reducing the building setback would adversely impact interior allocation of necessary features such as stairways, elevator shafts and hallways used to access the hotel rooms. Variance three proposes to waive the required curb cut requirement for nonresidential properties. Due to the site constraints, the required widths of the entrances to the automated parking and building lobby, limited opportunities exist for Applicants to provide a required curb cut consistent with the City's Code of Ordinances. Subsequently, limited landscaping opportunities are available in the front yard, as such, **Staff recommends the front yard utilize pervious material to provide adequate on-site retention and permeation of water.**

## **SITE DATA**

<b>Owner/Applicant:</b>	Marilyn Gallego and Aylee Hallak
<b>Address/Location:</b>	320 and 324 Minnesota Street
<b>Net Area of Property:</b>	6936 sq. ft. (0.14 acres)
<b>Gross Area of Property:</b>	8536 sq. ft. (0.20 acres)
<b>Land Use:</b>	General Business
<b>Zoning:</b>	Beach Resort Commercial District (BRT-25-C)
<b>Existing Use of Land:</b>	Multiple-Family Residential

## **ADJACENT LAND USE**

<b>North:</b>	General Business
<b>South:</b>	General Business
<b>East:</b>	General Business
<b>West:</b>	General Business

## **ADJACENT ZONING**

<b>North:</b>	Beach Resort Commercial (BRT-25-C)
<b>South:</b>	Beach Resort Commercial (BRT-25-C)
<b>East:</b>	Beach Resort Commercial (BRT-25-C)
<b>West:</b>	Beach Resort Commercial (BRT-25-C)

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposed project is located in the General Business Land Use area. 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 Applicants to maximize the use of their property.* The surrounding community has a mix of hotel/motels and apartment/condominiums. The project is consistent with the Comprehensive Plan based on the following Objectives:

**Objective 3:** *Prohibit any increase in the number of permanent residential dwelling units on the Coastal High Hazard Area above that permitted by the adopted Comprehensive Plan.*

**Policy 3.1:** *Continue to encourage commercial and seasonal uses along Central Beach and prohibit any increase in the number of permanent residential dwelling units above that permitted by the adopted Comprehensive Plan.*

**Objective 4:** *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses and tourist areas.*

**Objective 5:** *Encourage appropriate infill, redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas.*

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

**Located within Sub-Area 4, Central Beach, which is bounded by Harrison Street to the south and Sherman Street to the north on the barrier island.**

### Guiding Principles:

- Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.
- Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.

**Policy 4.5:** *Promote the development of desired commercial uses in defined sector and pockets along the Broadwalk and Ocean Drive.*

**Policy 4.6:** *Require mixed-uses on the perimeter of new parking structures with pedestrian orientation and architectural features, where appropriate.*

**Policy 4.16:** *Recognize Central Beach as a prime focus of tourist activities.*

**Policy 4.32:** *Upgrade the quality of seasonal accommodations and commercial activities by promoting the renovation and construction of higher quality lodging.*

**Policy 4.37:** *Encourage development and redevelopment of hotel and motels in an effort to increase tourism.*

**Policy CW.47:** *Focus beach redevelopment efforts to capitalize on tourist economy.*

The proposed development is consistent with the City-Wide Master Plan as it fosters economic development and recognizes the Central Beach as an important place for development. The proposed development will ameliorate parking demand on the barrier island and creates new economic opportunities for neighboring businesses.

## APPLICABLE CRITERIA

**Analysis of CRITERIA and Findings for Variances** as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

### VARIANCE 1: To waive the required side setback for walkways of three feet.

**CRITERION 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

**ANALYSIS:** The intent of setback regulations is to ensure adequate buffers are provided; protecting both the subject site and adjacent properties. The City's Zoning and Land Development Regulations require decks, slabs, walkways and other similar at-grade improvements to be a minimum of three feet from property lines in the side yard. In this case, the Variance requested is to waive the required minimum side yard setback for walkways, which will inhibit the Applicants ability to provide required accessible routes for both site users and for rescue personnel. Through Staff

review, the Engineering Division has determined adequate on-site retention shall be provided by the proposed development.

FINDING: Consistent.

**CRITERION 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums built prior to the current Zoning and Land Development Regulations; therefore, a number of properties located within this neighborhood have setbacks similar to that being requested. The doorways along the west elevation of the building require a five foot landing to meet accessibility standards of the Florida Building Code – thus necessitating the request for a variance. In addition, districts on the beach do not have a minimum open space requirement in the City's Zoning and Land Development Regulations; therefore, waiving the setback shall not adversely affect the site development Redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and businesses; thus, achieving the desired reinvestment into properties located on the barrier island.

FINDING: Consistent.

**CRITERION 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing the Applicants to maximize the use of their property.* The requested Variance will allow the Applicants to build an economically feasible and environmentally sustainable development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. This proposed development will enhance the appearance of the site and that of surrounding areas as well as improve the community; thus, upholding the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

FINDING: Consistent.

**CRITERION 4:** That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: As stated by the Applicant, this project is based on the principle “to establish Hollywood Beach as an economically and environmentally sustainable community.” The requested Variance comes as a result to provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted.

FINDING: Consistent.

**CRITERION 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

**VARIANCE 2: To reduce the required cross street tower setback from 10-feet to allow for 8-feet.**

**CRITERION 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

**ANALYSIS:** The intent of setback regulations is to ensure adequate buffers are provided; protecting both, the subject site and adjacent properties. In this case, the Variance requested to reduce the required cross street tower setback from 10-feet to provide 8-feet to allow a variance of two feet will allow the Applicants to provide sufficient interior space and meet Florida Building Code requirements for accessibility for the stairways, hallways and elevator shaft. While the Applicants are combining two lots for the proposed development, limited area for development exists. In fact, Article 4.6.I., make exceptions for sites of this limited size to setbacks. Unfortunately, due to limitations of the site and the Applicants ability to make full and reasonable use of the property, which includes the automated parking system, six room hotel and the approximate 1600 square feet of office space, encroachment into the required cross street setback is necessary.

**FINDING:** Consistent.

**CRITERION 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**ANALYSIS:** The surrounding neighborhood consists primarily of modest one and two story motels/hotels and condominiums. The two existing, one-story multiple-family buildings on-site do not meet setback requirements. Additionally, this area was developed prior to the existing zoning regulations; therefore, a number of properties located within this neighborhood have setbacks less than to that being requested. As such, the requested Variance proposes a setback similar to that of the existing pattern of development along Minnesota Street.

Moreover, redevelopment of this site would be beneficial to the community and may act as a catalyst for the renovation of neighboring properties and business; thus, achieving the desired reinvestment into properties located on the barrier island.

**FINDING:** Consistent.

**CRITERION 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

**ANALYSIS:** The goal of the Land Use Element is to promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property. The requested Variance will allow the property Applicants to build an economically feasible and environmentally sustainable development while taking into consideration the surrounding uses and maintaining the basic intent of the regulations. The proposed development will enhance the appearance of the neighborhood and that of surrounding community; as well as improve the community; thus, furthering the Goals, Objectives and Policies of the Comprehensive Plan adopted by the City.

**FINDING:** Consistent.

**CRITERION 4:** That the need for requested Variance is not economically based or self-imposed.

**ANALYSIS:** This request is derived from the Applicant's desire to provide appropriate hallways, stairways and elevator area for this type of development. As stated by the Applicant, this project is based on the principle "to establish Hollywood Beach as an economically and environmentally sustainable community." The requested Variance comes as a result provide accessible routes for both site users and rescue personnel. As such, the requested Variance is not economically based but better serves the intent of the applicable regulations, if granted. The Owner purports, "It is about producing a product that is an asset to the City and that will encourage other developers to invest in this Community."

**FINDING:** Consistent.

**CRITERION 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

**FINDING:** Not applicable.

**VARIANCE 3: To waive the required curb cut of a maximum of 30% of the lot width, maximum 30 foot width and 50 foot separation.**

**CRITERION 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

**ANALYSIS:** The basic intent of the Section 155.08 of the City's Code of Ordinances, entitled "Curb Cuts," is to limit the disturbances to traffic flow on main thoroughfares as well as to maintain public safety, particularly, pedestrians. In this case, Property is accessed from a local road on which traffic is minimal compared to collector and arterial thoroughfares which the subject regulation is more appropriate applied. The automated parking system proposed will provide additional parking spaces which will sate the much needed parking demand on the barrier island that is resulting from CRA driven right-of-way improvements that are eliminating nonconforming parking stalls, dense new development, and a booming economy. Due to site constraints and requirements of the City's Zoning and Land Development Regulations, Code of Ordinances and the Florida Building Code, waiving of the required curb-cut has been requested in order to accommodate pick-up and drop-off areas for vehicles as well as a standard and accessible entrance to the building's lobby. As such, **Staff recommends the front yard utilize pervious material to provide adequate on-site retention and permeation of water.**

**FINDING:** Consistent, with the imposition of Staff's condition.

**CRITERION 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

**ANALYSIS:** As mentioned previously, new development regulations were established creating a maximum amount of parking spaces allowed for residential and motel/hotel uses. The intent of the regulations is to protect the character of the Beach so as to not inundate the area with excessive at-grade parking lots. Parking will be maintained on-site wholly enclosed within the building; however, adequate area for standard parking stalls and an accessible parking stall is required for a drop-off and pick-up area whilst providing an accessible entrance to the building's lobby as well. Due to site constraints, a variance is necessitated. In addition, the pattern of development along Minnesota is comprised of primarily

on-street parking, where no parking is provided for uses located on the block. As such, the requested Variance is compatible with surrounding uses and is not detrimental to the community.

FINDING: Consistent.

**CRITERION 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.

ANALYSIS: The goal of the Land Use Element is to *promote a distribution of land uses enhancing and improving the residential, business, resort, and natural communities while allowing land Applicants to maximize the use of their property.* Furthermore, Objective 4 of the Land Use Element states to *maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.* The requested Variance will allow the property Applicants to build an economically feasible development while taking into consideration the surrounding uses, upholding public interest of the neighboring properties and the surrounding community, and meet the basic intent of local and state development regulations. The subject currently contains two, one-story antiquated multiple-family buildings which provide no off-street parking. This development will enhance the appearance of the site, the surrounding areas, as well as improve the community.

FINDING: Consistent.

**CRITERION 4:** That the need for requested Variance is not economically based or self-imposed.

ANALYSIS: This request is derived from the Applicant's desire to provide appropriate parking for this type of development. Typically, Zoning and Land Development Regulations require a minimum amount of parking for any use; however, the project is located within the Beach CRA and the Beach CRA Master Plan gives careful consideration to recommendations for appropriate amounts of parking in each area of the beach. In order to accommodate the needs of the surrounding community, the automated parking system will require two access points for drop-off and pick-up of vehicles stored on-site.

The requested Variance is not economically based. As stated by the Applicant, "the requested Variance will actually add expense to the overall cost of the project, and as such it is not economically based." It is about producing a development that is compatible with the land development regulations of the City's Code of Ordinances and engineering standards whilst remaining an asset to the neighborhood and surrounding community that will encourage other developers to invest in the Central Beach area.

FINDING: Consistent.

**CRITERION 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

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

**CRITERION 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:** The proposed design is contemporary, employing architectural elements to create depth with textures and colors to establish difference in massing of the façade. Materials and architectural details include large windows and doors, faux balconies, and various shades of blue lending itself to being structure easily identifiable as a landmark and for wayfinding. On the ground floor, prominent entrance to the building lobby is proposed and designed to promote unrestricted pedestrian movement and connectivity to and from the site and neighboring properties.

**FINDING:** Consistent.

**CRITERION 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:** The proposed design is contemporary featuring simple rectilinear forms. Proposed design elements, detailing, and color pallet are consistent with the desired character of Central Beach. The surrounding neighborhood consists primarily of modest motel/hotel and condominiums of varying sizes, styles and materials. The project's massing, scale, rhythm, and architectural elements are compatible with the envisioned development in Hollywood's Central Beach area.

The proposed design supports the Hollywood Beach CRA Master Plan strategy to create pedestrian friendly streets by *distinguishing and enhancing the visitor experience of the Beach*. Therefore, the proposed design is compatible with both the building pattern and characteristics of the surrounding neighborhood.

**FINDING:** Consistent.

**CRITERION 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 project proposes a five-story building at 50-feet, 62-feet including permitted vertical projections. The building mass reflects a simple composition of basic architectural elements and detailing. Street-facing facades are articulated with large windows, accented geometric elements that create depth, and a unique color palette. Other exterior building materials include smooth stucco and various metal elements.

**FINDING:** Consistent.

**CRITERION 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:** Due to site constraints, limited landscape material is proposed at the ground floor; however, Applicants are proposing a green roof system, which will alleviate in the heat island effect and may provide habitat for local wildlife. The landscape design enhances the design of the buildings while adding visual appeal to the neighborhood. The CRA has improved Minnesota Street; on which the landscape island is being relocated and enlarged with a coconut palm remaining. Ultimately, all landscape plans shall be in accordance with the Landscape Manual and in a form acceptable to the City's Landscape Architect.

**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 December 6, 2016. Staff recommends approval if Variances and Design are granted with the aforementioned conditions.

## **ATTACHMENTS**

Attachment A:	Application Package
Attachment B:	Land Use & Zoning Map
Attachment C:	CRA Letter of Support



# VEEarchitecture corp.

**VICTOR ELIAS EISENSTEIN, AIA, RA, USGBC**

**A R C H I T E C T**

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The council of Engineers and Architects of the State of Israel.- #41149

The National Board of Architects of the Republic of Colombia.- #1258

The DBPR State of Florida, Board of Architecture.- #AR92121

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Miami-Dade County Small Business Development #12911

Miami-Dade County Public Schools #6518331

Miami-Dade County Community Business Enterprise

CBE cat.14 Architecture

CBE cat.18 Architectural construction management

CBE cat. 4(4-02) Aviation systems



Member of  
The American  
Institute of Architects



May 9th. 2017

To:  
City of Hollywood  
Planning & Development Board  
2600 Hollywood Boulevard, room 419  
Hollywood, Fla. 33022

## REF: DEVELOPMENT BOARD REVISION NARRATIVE

The Blue Building  
320-324 Minnesota Street  
Hollywood, Fla. 33019

## BOARD MEMBERS OVERALL COMMENTS

Following recommendations from the Planning Department at the last Blue Building submittal of April 13th. 2017, the Development Board concurred for "continuance" and to allow the Owner to review the argumentative criticism of the design intent and similitude, to copying other existing buildings developments, as well as to propose a beach proximity compatible project with existing distinctive elements of Hollywood Beach and the function of the project

## THE OWNERS DIRECTIVES TO ADDRESS THE COMMENTS ON THIS REVISED SUBMITTAL

## TO REVISE THE BUILDING APPEARENCE

In order to accomplish the compliance with the Board comments, the following revisions were re-studied with the Owner consent and after considering that there's no wrong doing on taking design ideas and inspiration from other existing Buildings, as well as the Architect design capabilities and

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project orientation that are methodically applied therefore, accomplishing the Owner's acceptance of the end result of the BLUE building project submittal, with a new appearance and as follows:

- Considering that there are not existing valuable and distinctive Architectural design features in Hollywood Beach, the Owner requested the Architect to simplify the basic design lines of the project, still following "modernistic" lines featuring attractive and impressive volumetric elements, protruding balconies from the glass façade of the building facing the Minnesota Street
- The compliance with the required 10'-0" front yard with no building extensions overhanging over the front-yard and except, for balconies that are allowed 25% = 2'-6" overhang therefore, eliminating the previous Variance requested
- The creation of a distinctive balconies at the front and side elevations of the Building that provides shadows and continuous volumetric movement
- The incorporation of distinctive modeled elements within the side and rear facades of the building, creating visual attention of artistic interest
- The use of coordinated different materials at all 4 sides of the Building as, exposed smooth concrete; grey tinted as well as clear glass windows; aluminum reflective panels; stainless steel bands; smooth and textured stucco finish and LED accent illumination features
- The use of the previously approved color palette, featuring a range of tone colors from intensive Blue grading down to White, dark grey and Black
- Pop out windows from the hotel and office floors to give depth and shadows on the East side façade.
- Increased use of glass on the building to give a more modern feel on the front elevation, east side elevation and rear elevation of the building with an attractive view of the automated robotic parking system at work. This element provides an added depth to the building due to its openness to the inside elements.

#### **TO ADDRESS THE COLOR CONCERNS**

- Coordinated the use of different materials based on the previously approved color palette, featuring a range of tone colors from intensive Blue grading down to White, dark grey and Black on all 4 sides of the Building including but not limited to:
  - i. exposed smooth concrete
  - ii. different color glass windows
  - iii. aluminum reflective panels at side distinctive tower element
  - iv. stainless steel stair guardrails
  - v. smooth and textured stucco finish
  - vi. pervious floor brick pavers at vehicular garage entrance
  - vii. LED accent-line indirect illumination features
  - viii. Exposed brushed concrete at main entrance stairs

#### **END OF PROJECT REVISION NARRATIVE**

With great respect to the members of the Development Review Board (DRB) and the criteria used for the requested approval and based on my responsive support description of all pertinent issues to this project, I remain confident to receive your fair and balanced decision that will allow the continuation with the development of this project.

Thank you for your attention,



Thank you for your attention,  
Sincerely,

**VEEarchitecture corp**

**VICTOR ELIAS EISENSTEIN, AIA / RA / USGBC**

A R C H I T E C T

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# THE BLUE BUILDING COLOR PALETTE

ALL COLOR PAINT, EXTERIOR USE MANUFACTURED BY "SHERWIN WILLIAMS"



CONCRETE STRUCTURE CLADED WITH  
REFLECTIVE ALUMINUM PANELS COLOR  
SW-6958 DYNAMIC BLUE .- PANTONE PM6 293

**SW-6958  
DYNAMIC BLUE**



TEXTURED STUCCO SURFACE FINISH.- SW-D354  
PRESTON

**SW-D354  
PRESTON**



SMOOTH STUCCO SURFACE FINISH.- SW-7006  
EXTRA WHITE

**SW-7006  
EXTRA WHITE**



ALUMINUM GRILL SW-7075 WEB GRAY  
PANTONE PM6 431

**SW-7075  
WEB GREY**

**VEE**  
VICTOR ELIAS BREHMEIN, AKA  
A R C N I T E C T  
ON THE WING OF A LAMB, BORN OF A BIRD  
PREFERS ARCHITECTURE, A LAMB OF GOD  
VICTORVEEARCH.COM  
1111 PARK CENTRE BLVD #600-B  
MIAMI GARDENS, FLA 33140  
Office: 305.456.4667 web: 305.576.4343



**SEAL: VENDOR AND MANUFACTURER: 200**

**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:

**SUBMITTAL:**  
**DEVELOPMENT**  
**BOARD**  
**SUBMITTAL**

SCALE: AS INDICATE

DATE:	5-09-2017
PROJECT No:	

DRAWN BY:	CHECKED:

NATALIE P.	VEE
PAGE No:	

# A C

# 1



**ARCHITECT  
OF RECORD**

**VEE ARCHITECTURE CORP**  
VICTOR ELIAS EINENSTEIN, AIA, RA, UOBC  
11111 PARK CENTRE BLVD.  
SUITE 104-B  
MIAMI GARDENS, FLA. 33169  
OFFICE: 305-623-0007  
CELL: 786-220-1316  
VICTOR@VEEARCH.COM

**OWNER**

**DR. AYLEE HALLAK**  
101 NE 102 STREET  
NORTH MIAMI BEACH, FLA. 33161  
AYLEE@HALLAK@HOTMAIL.COM

## MECHANICAL ENGINEER

**ASD CONSULTANT E**  
FERNANDO AZCURE, PE  
7328 SW 142 PLACE  
MIAMI, FLA. 33177  
786-321-3863  
E-MAIL: FERNANDO.AZCURE@ASD.COM

## STRUCTURAL ENGINEER

**BOTANICAL VISIONS INC.**  
WILLIAM REEVE  
4661 NORTH DIXIE HIGHWAY  
BOCA RATON, FLA. 33431  
954-383-6677  
954-383-6764 CELL  
WREVE@BOTANICALVISIONS.COM

LANDSCAPE ARCHITECT

**HSQ GROUP INC.**  
NOUR SHEHADIEN, PE  
JAY HUEBNER, PE  
1400 W. PALMETTO PARK ROAD  
SUITE 340  
BOCA RATON, FLA. 33408  
861-362-0221  
NOUR@HSQGROUP.NET

## CIVIL ENGINEER

CITY OF HOLLYWOOD, FLA

**CITY HALL**  
600 HOLLWOOD BLVD.  
SUITE 300  
HOLLWOOD, FLA. 34408  
LDGINFO@HOLLWOODFL.ORG

954-921-3264  
954-921-3233  
954-907-4339  
954-907-4348  
954-907-4355  
954-907-4355

WATER SERVICE  
EQUIPMENT INSPECTION  
PUBLIC WORKS  
FIRE RESCUE  
POLICE  
EMERGENCY

911





A-CP1

PAGE 100

DATE: 01-01-2011

PROJECT NO: 1000000000

SCALE: AS INDICATED

SUBMITTAL: DEVELOPMENT BOARD SUBMITTAL

REVISIONS: TAC & PDS

THE BLUE BUILDING  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

SCALE: 1/8" = 1'-0"



VEE  
VICTOR ELIAS SIMENTEN, AIA  
ARCHITECT  
11111 PINE GROVE BLVD. SUITE 100  
HOLLYWOOD, FLA. 33019  
TEL: 305-944-1111  
WWW.VEEARCHITECT.COM



SCALE: 1/8" = 1'-0"

**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:  
TAG & PDS

SUBMITTED:  
DEVELOPMENT  
BOARD  
SUBMITTAL

SCALE: AS INDICATED

DATE: 9-09-2017

PROJECT NO:

DRAWN BY: ENGAGED BY:

NASTALE P. VEE

PAGE: 100

**A-CP2**



REAR AND WEST SIDE ELEVATION



EAST SIDE AND FRONT ELEVATION



SEAL: 

**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVIEWS:

**SUBMITTAL:-**  
**DEVELOPMENT**  
**BOARD**  
**SUBMITTAL**

SCALE: AS INDICATED

DATE: 5-09-2017

PROJECT NO:	CHECKED BY:
DRAWN BY:	

NATALIE P.	VEE
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2

A-0

ACCURATE LAND SURVEYORS, INC.  
L.B. #3635

1150 E. ATLANTIC BLVD.  
FLORENCE BEACH, FLORIDA 33060  
TEL. (954) 782-1441  
FAX (954) 782-1442

TEL (954) 782-1441  
FAX (954) 782-1442

# ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY



LOCATION SKETCH NOT TO SCALE

#### LEGEND OF ABBREVIATIONS:

**KNOWN EASEMENTS:**

**OBSERVED ENCROACHMENTS:**

Concrete in road right of way along the North boundary.

**CERTIFY TO:**

Marilyn Gallego  
Aylee Hallak

**CERTIFICATION:**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 7a, 8, 9, 11, 13, 14 and 16 of Table A thereof. Pursuant to the Accuracy Standards as specified by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Not valid without  
the signature and the  
original raised seal of  
a Florida Licensed  
Surveyor  
and Mapper.

ROBERT L. THOMPSON (PRESIDENT) PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA	FIELD BOOK A15-C11-15-2748	GRAPHIC SCALE
--	-------------------------------	---------------

GRAPHIC SCALE

## PROPERTY LEGAL DESCRIPTION

LOT 23, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION,  
ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT  
BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA."

PROPERTY ADDRESS:  
120 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

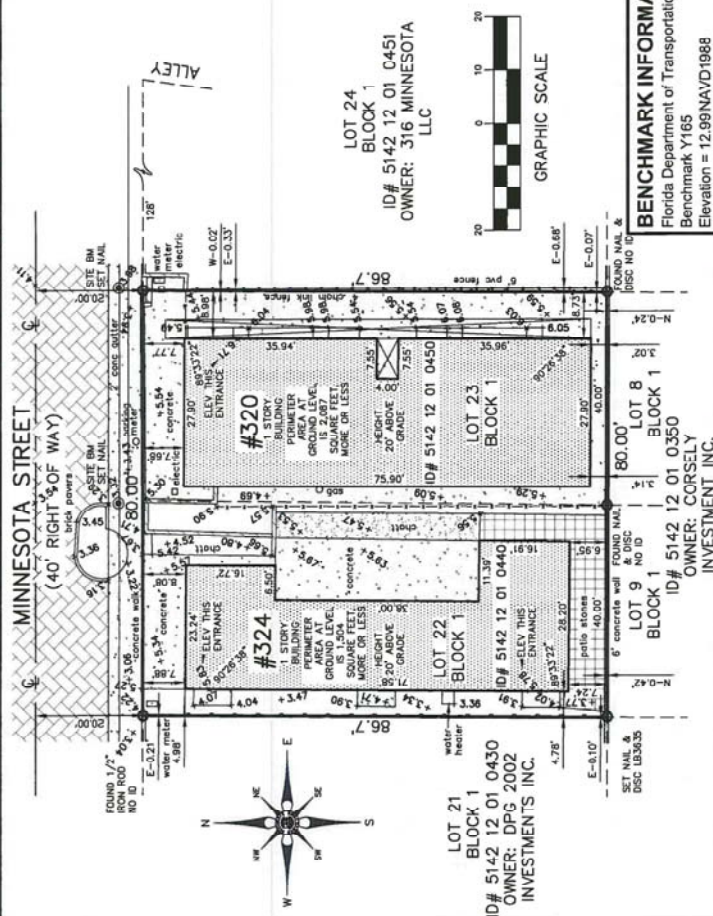
PROPERTY OWNER:  
ARILYN GALLEGO

## PROPERTY LEGAL DESCRIPTION

LOT 22, BLOCK 1, HOLLYWOOD BEACH FIRST ADDITION, ACCORDING TO THE PLAT THERE AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:  
34 MINNESOTA STREET, HOLLYWOOD, FLA. 33019

PROPERTY OWNER:  
RAYLEE HALLAK  
ONE 162 STREET, MIAMI, FLA. 33162



### BENCHMARK INFORMATION:

Florida Department of Transportation  
Benchmark Y165  
Elevation = 12.99NAVD1988

**NOTES:**

1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a bearing of N/A.
3. The lands shown hereon are not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
7. This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.
8. This survey reflects all obtainable, legible, plottable, recorded matters of survey per Town and County Title Guaranty of Hollywood, Ownership and Encumbrance Reports File No. 320 MINNESOTA STREET, effective August 4, 2016 at 5:16 pm., and File No. 324 MINNESOTA, effective August 28, 2014.
9. Perimeter area of the subject property is 6,935 square feet, more or less.

## STREET ADDRESS:

3320 & 324 Minnesota Street, Hollywood, Florida  
33019

**LEGAL DESCRIPTION:**

Lots 22 and 23, Block 1, HOLLYWOOD BEACH  
FIRST ADDITION, according to the Plat thereof,  
was recorded in Plat Book 1, Page 31, of the Public  
Records of Broward County, Florida.

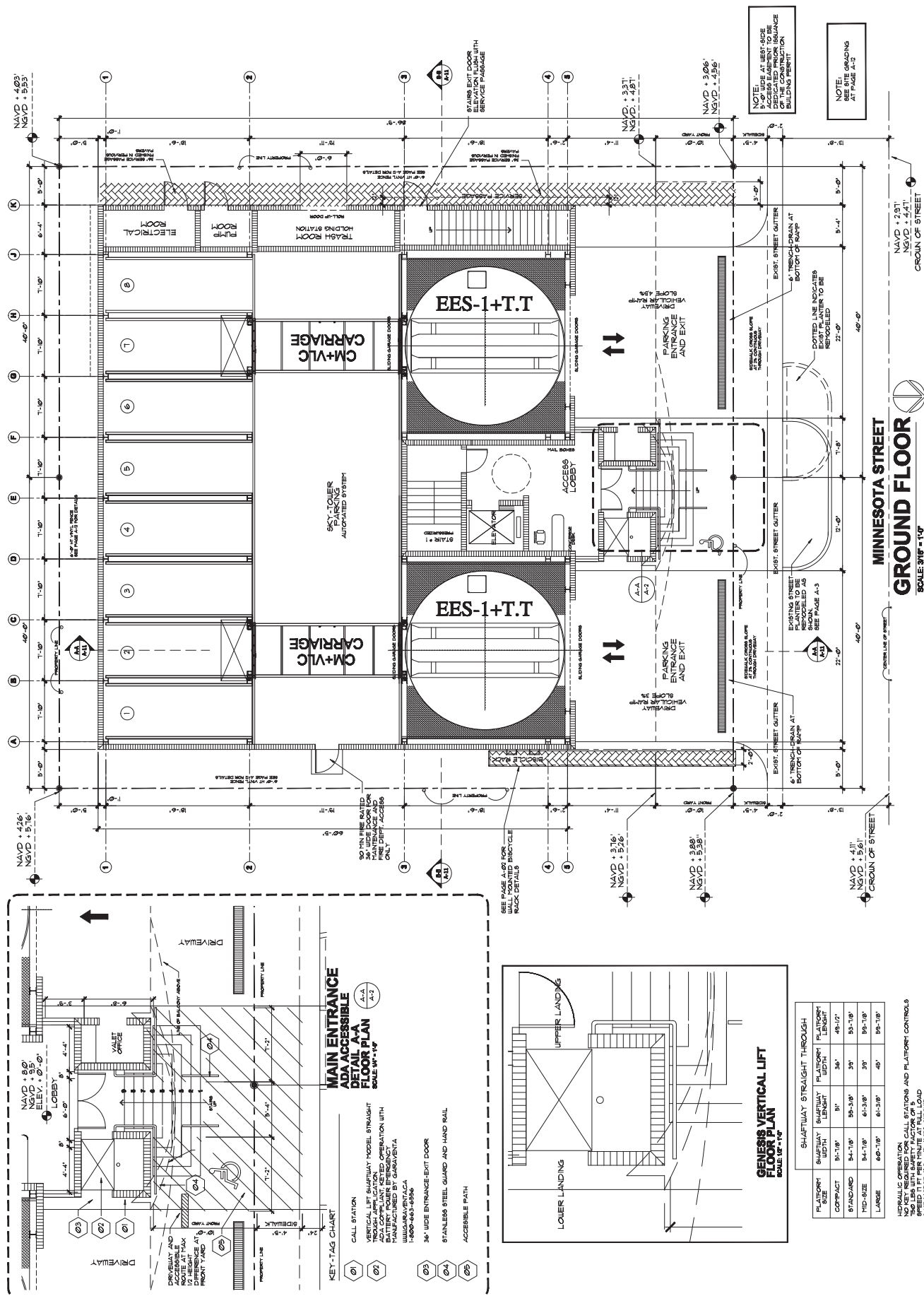
**FLOOD INFORMATION:**

Community name and number: Hollywood 125113  
Map and panel number: 12011C0588H  
Panel date: 08-18-14  
Index date: 08-18-14  
Flood zone: "AE"  
Base flood elevation: 7'NAVD1988



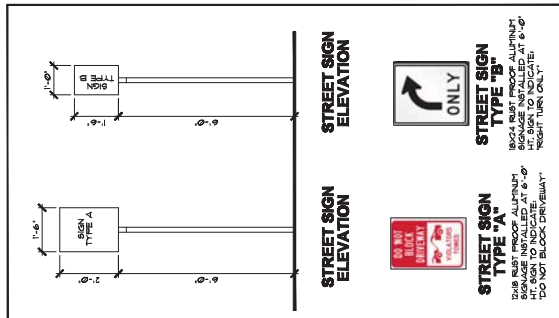








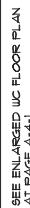
THE VALET SERVICE PROVIDES THE NECESSARY SUPPORT TO THE HANDICAPPED VISITORS TO PARK OR TO RETRIEVE THEIR VEHICLES FROM THE ROBOTIC SYSTEM. THE NUMBER OF THE VALET ATTENDANTS WILL BE ADJUSTED TO MAINTAIN TRAFFIC FLOW AND KEEP THE STREET CLEAR AT ALL TIMES, SERVICING 7 DAYS PER WEEK, 24 HOURS.

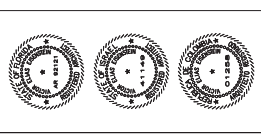


**STREET SIGN  
TYPE "A"**

18X24 RUST PROOF ALUMINUM  
SIGNAGE INSTALLED AT 6'-0"  
HT. SIGN TO INDICATE:  
"DO NOT BLOCK DRIVEWAY"







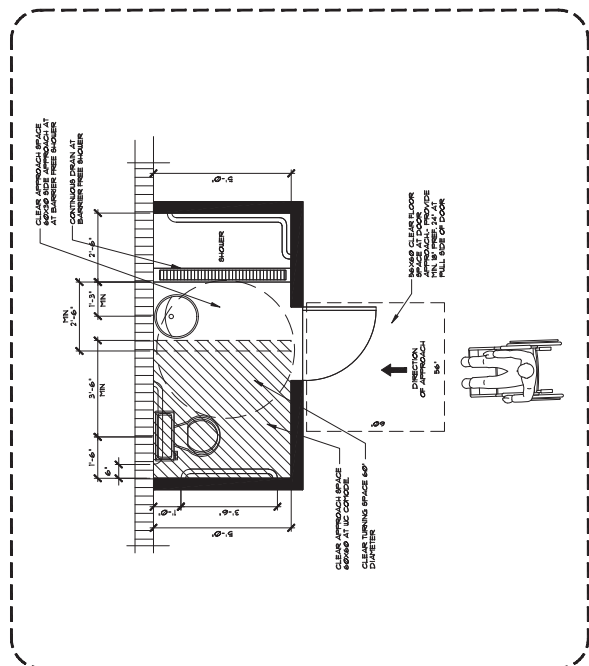
SCALE: UNLESS OTHERWISE NOTED

**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:  
TAC & PEB

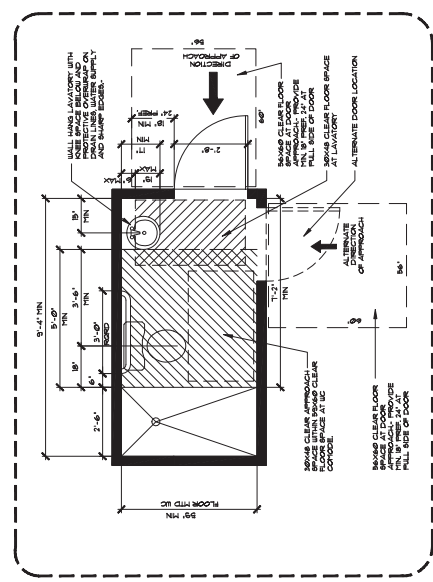
SUBMITTAL:  
DEVELOPMENT  
BOARD  
SUBMITTAL  
SCALE: AS INDICATED  
DATE: 9-09-10PT  
PROJECT NO:  
DRAWN BY: ENCKED BY:  
NATALLIE P. VEE  
PAGE NO:

**A-4-1**



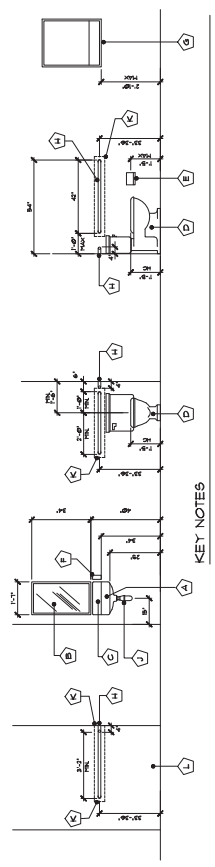
**REQUIRED MIN. FREE FLOOR SPACE**  
**HOTEL ROOMS TYPE "A" ADA ACCESSIBLE**

**TYPICAL WC. DETAIL**  
NOT TO SCALE



**REQUIRED MIN. FREE FLOOR SPACE**  
**HOTEL ROOMS TYPE "B"**

**TYPICAL WC. DETAIL**  
NOT TO SCALE



**KEY NOTES**

- A WALL MOUNTED LAVATORY 8"X10" OR COUNTER NO HIGHER THAN 34" ABOVE THE FINISH FLOOR.
- B MIRROR SHALL BE MOUNTED SLANTED OVER THE LAVATORY AND THE BOTTOM EDGE OF THE MIRROR SHALL BE NO LOWER THAN 48" ABOVE THE FINISH FLOOR.
- C 2004 FBC 609-3.1 VALVES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO MORE THAN 5 LBS.
- D HANDICAP TOILET WITH TOP OF THE SEAT BETWEEN 17" AND 19" AFF.
- E SURFACE MOUNTED TOILET TISSUE DISPENSER
- F LIQUID SOAP DISPENSER
- G SEAT COVER DISPENSER
- H STAINLESS STEEL GRAB BAR 3/4"X1 1/2" TO 1 1/2"X1 1/2" GRAB BAR SHALL BE 1 1/2" GRAB BAR SHALL BE 1 1/2" GRAB BAR SHALL NOT ROTATE WITHIN THEIR PERMITTED.
- I HOT WATER AND DRAIN PIPES UNDER THE LAVATORIES SHALL BE INSULATED OR OTHERWISE PROTECTED TO PREVENT BURNING TO THE USER THERE SHALL BE NO SHARP OR ABRASIVE EDGES OR CORNERS.
- J 2004 FBC 609-3.1
- K REINFORCED AREAS INSIDE PARTITION WALLS FOR 2004 FBC 609-3
- L 2004 FBC 609-3
- M CONTINUOUS DRAIN BARRIER FREE SHOWER



SEAL: [Signature]

**THE BLUE BUILDING**  
 EXECUTIVE HOTEL SUITE AND OFFICE  
 320-324 MINNESOTA STREET  
 HOLLYWOOD, FLA. 33019

REVISIONS:  
 TAC & PDS

SUBMITTED:  
 DEVELOPMENT  
 BOARD  
 SUBMITTAL

SCALE: AS INDICATED

DATE: 9-09-07

PROJECT NO:

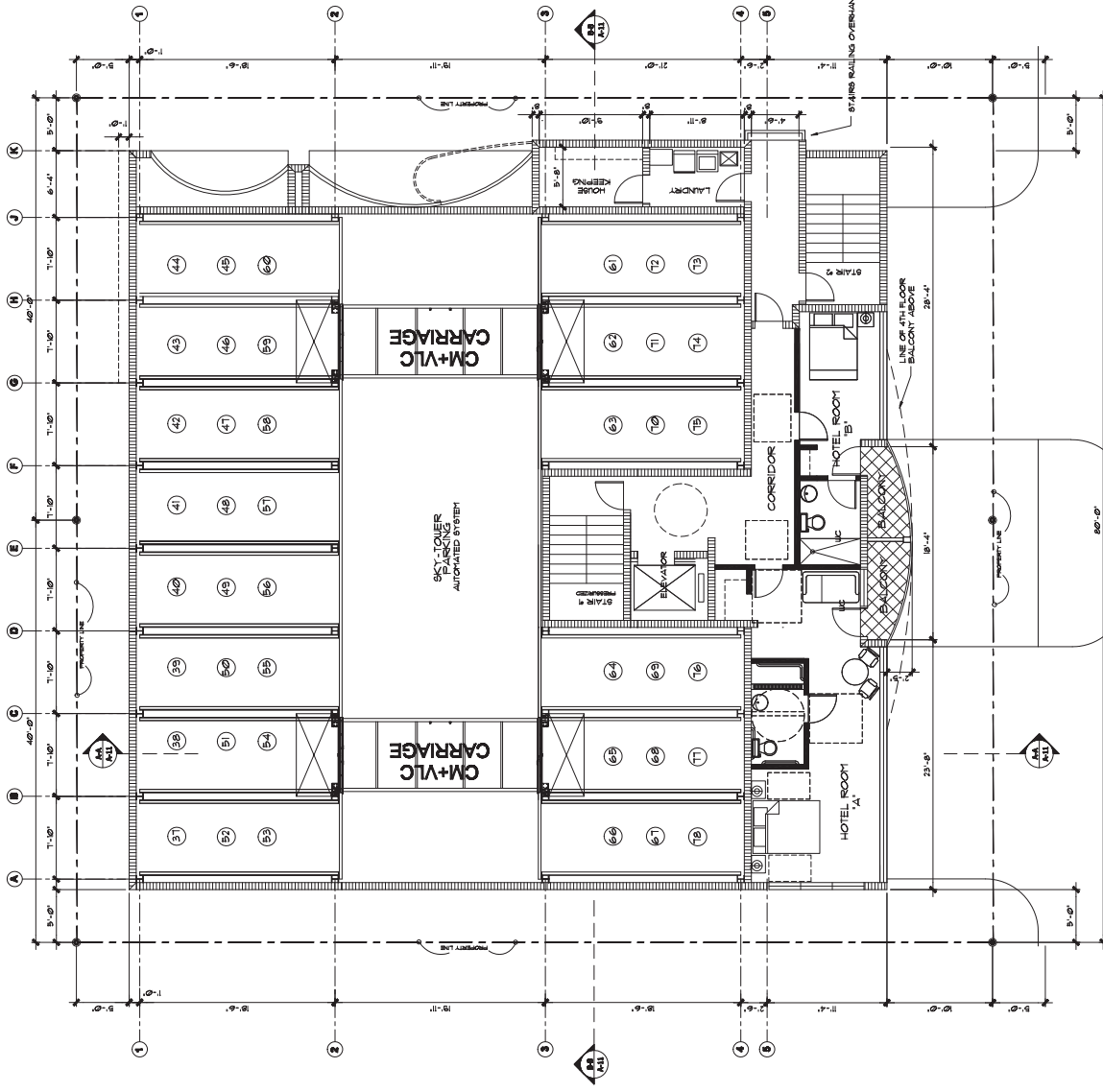
DRAWN BY: [Signature]

CHECKED BY: [Signature]

NATURAL P. VEE

PAGE NO.

**A-5**



**HOTEL FLOORS**  
 SCALE 3/16" = 1'-0"

4TH FLOOR  
 3RD FLOOR

ELEV. +271'-6"  
 4TH FLOOR  
 ELEV. +19'-6"  
 3RD FLOOR

MINNESOTA STREET

**ADA GENERAL NOTE**  
 ALL NEW AND EXISTING BUILDINGS SHALL COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBILITY. BUILDING CODES SHALL BE USED TO DETERMINE THE MINIMUM REQUIREMENTS FOR ACCESSIBILITY. SEE SECTION 22-2.2 AND 22-2.4.

**HOTEL ROOMS**  
 APPLIANCES  
 FEATURE A 42" HT. SERVICE COUNTER ONE MICROWAVE OVEN AND ONE REFRIGERATOR COUNTER REFRIGERATOR

**ALLOWED PROJECTIONS AND OVERHANGS**  
 MAX PROJECTION AT 10'-0" FRONT YARD OF BUILDING  
 ALLOWED: 20% x 2'-6"  
 PROVIDED: 20% x 2'-6"  
 MAX PROJECTION AT 10'-0" SIDE YARD OF BUILDING  
 ALLOWED: 20% x 1'-3"  
 PROVIDED: 20% x 1'-3"



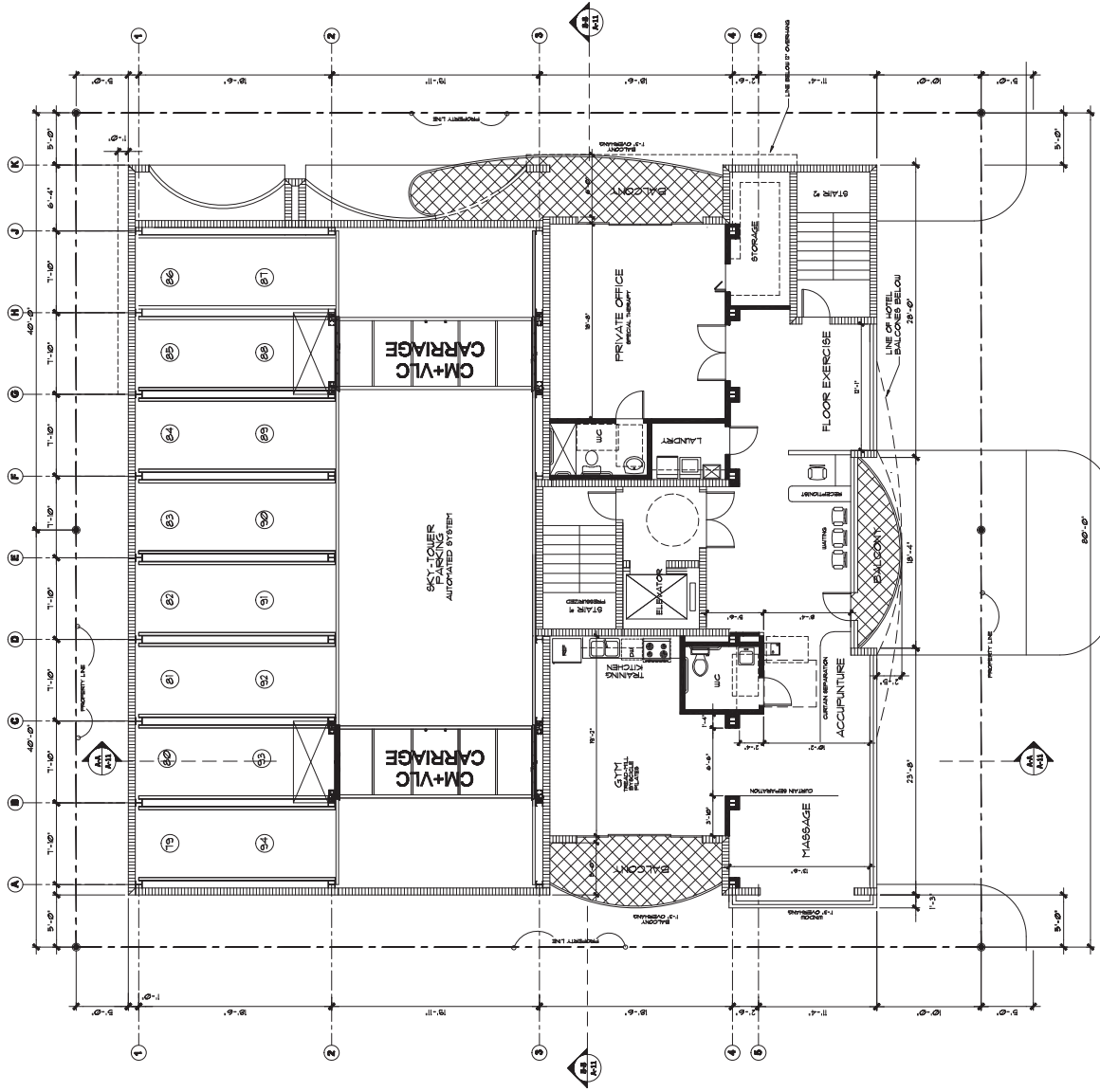
SEAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:  
TAC & PBS

SUBMITTAL: DEVELOPMENT BOARD SUBMITTAL	SCALE: AS INDICATED
DATE: 9-09-07	PROJECT NO:
DRAWN BY: _____	CHECKED BY: _____
NATURAL P.S. VEE	PAGE NO.:

**A-6**



**NOTICE:**  
THE DEPICTED KITCHEN AND ALL OF ITS APPLIANCES  
EQUIPMENT AND FIXTURES ARE NOT TO BE  
TRAINING PURPOSES. ALTHOUGH EQUIPMENT IS  
INDICATED, BUT NO COOKING IS PART OF THE THERAPY  
PROVIDED.

**ALLOWED PROJECTIONS AND OVERHANGS**  
MAX PROJECTION AT 9'-0" FRONT YARD OF BUILDING  
ALLOWED: 25% x 2'-0"  
MAX PROJECTION AT 9'-0" SIDE YARD OF BUILDING  
ALLOWED: 25% x 1'-0"  
MAX PROJECTION AT 9'-0" REAR YARD OF BUILDING  
ALLOWED: 25% x 1'-0"

**OFFICE FLOOR**  
SCALE: 3/16" = 1'-0"  
ELEV. + 31'-0" 5TH FLOOR

MINNESOTA STREET





SEAL: [Blank]

**THE BLUE BUILDING**  
 EXECUTIVE HOTEL SUITE AND OFFICE  
 320-324 MINNESOTA STREET  
 HOLLYWOOD, FLA. 33019

REVISIONS:  
 TAC & PDS

SUBMITTAL:  
 DEVELOPMENT BOARD  
 SUBMITTAL

SCALE: AS INDICATED

DATE: 9-09-10T

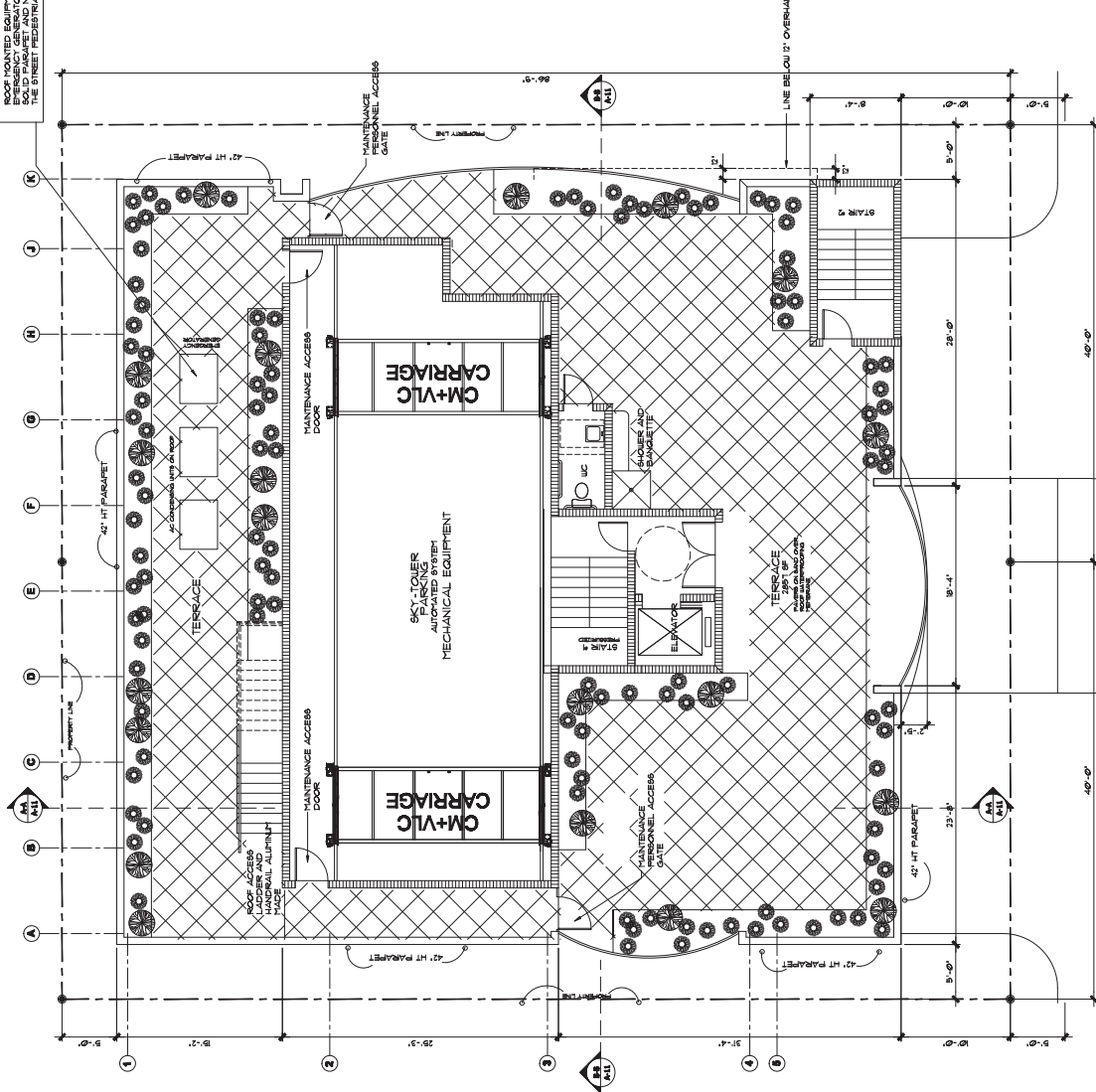
PROJECT NO:

DRAWN BY: ENGGD BN  
 NATALE P. VEE

PAGE NO:

**A-7**

NOTE  
 ROOF MOUNTED EQUIPMENT AND 42" HT. PARAPET SHALL BE HIDDEN BEHIND SOLID PARAPET AND NOT VISIBLE FROM THE STREET PEDESTRIAN LEVEL.



**TERRACE FLOOR**

SCALE: 3/8" = 1'-0"

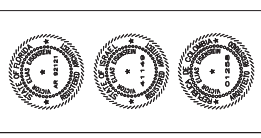
ELEV. + 50'-0"

TERRACE FLOOR

MINNESOTA STREET



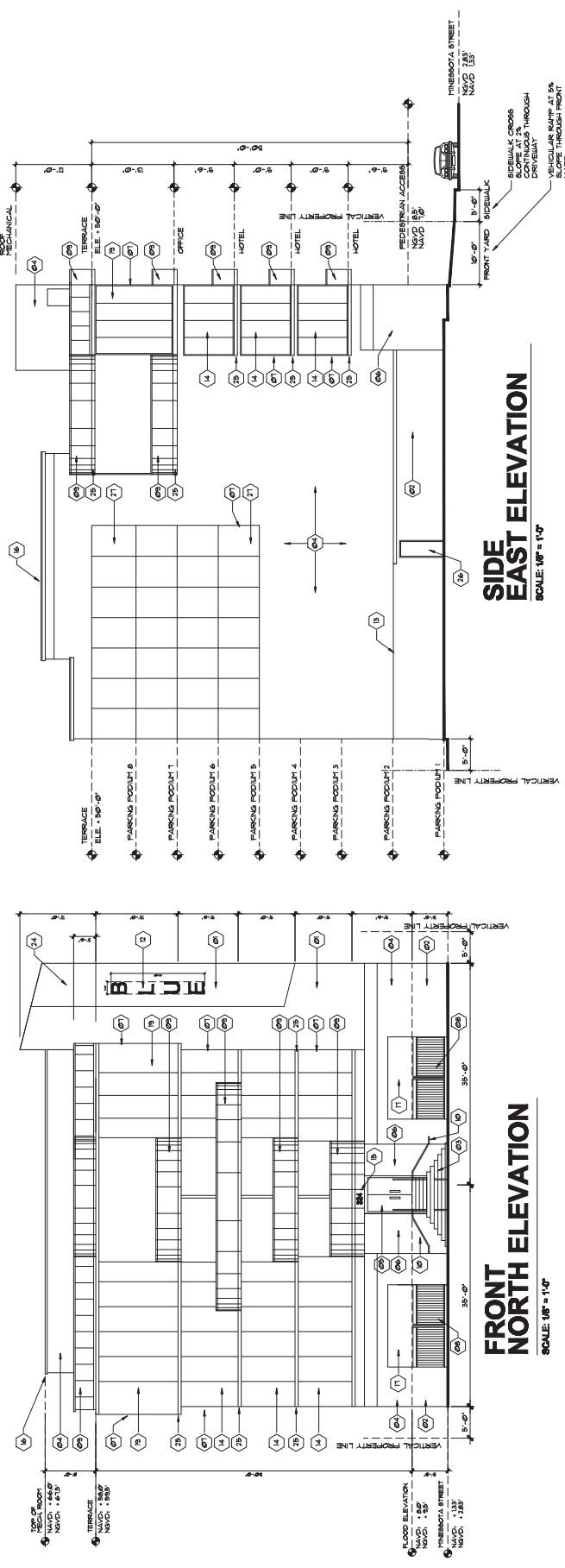
MINNESOTA STREET



SCALE: 1/8" = 1'-0"

THE BLUE BUILDING  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:	TAC & PDS
SUBMITTAL:	DEVELOPMENT REVISION SUBMITTAL
SCALE:	AS INDICATED
DATE:	9-09-07
PROJECT NO:	
DRAWN BY:	ENGGD BY:
CHECKED BY:	DATE:
DATE:	



SIDE EAST ELEVATION  
SCALE: 1/8" = 1'-0"

FRONT NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

SIGNAGE DESIGN CRITERIA

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS. SIGNAGE SHALL BE DESIGNED TO BE NEARLY INVISIBLE WHEN VIEWED FROM THE STREET. SIGNAGE SHALL BE DESIGNED TO BE NEARLY INVISIBLE WHEN VIEWED FROM THE STREET. SIGNAGE SHALL BE DESIGNED TO BE NEARLY INVISIBLE WHEN VIEWED FROM THE STREET.

AREA	28.50 SF	ALLOWED	30 SF
HEIGHT	38'-4"	ABOVE SIDEWALK	
TYPE	INDIVIDUAL CARVED LETTERS		
MATERIALS	CONCRETE		
	ILLUMINATED		

SIGNAGE IS SUBJECT TO A SEPARATE PERMIT BY THE SIGNAGE CONTRACTOR



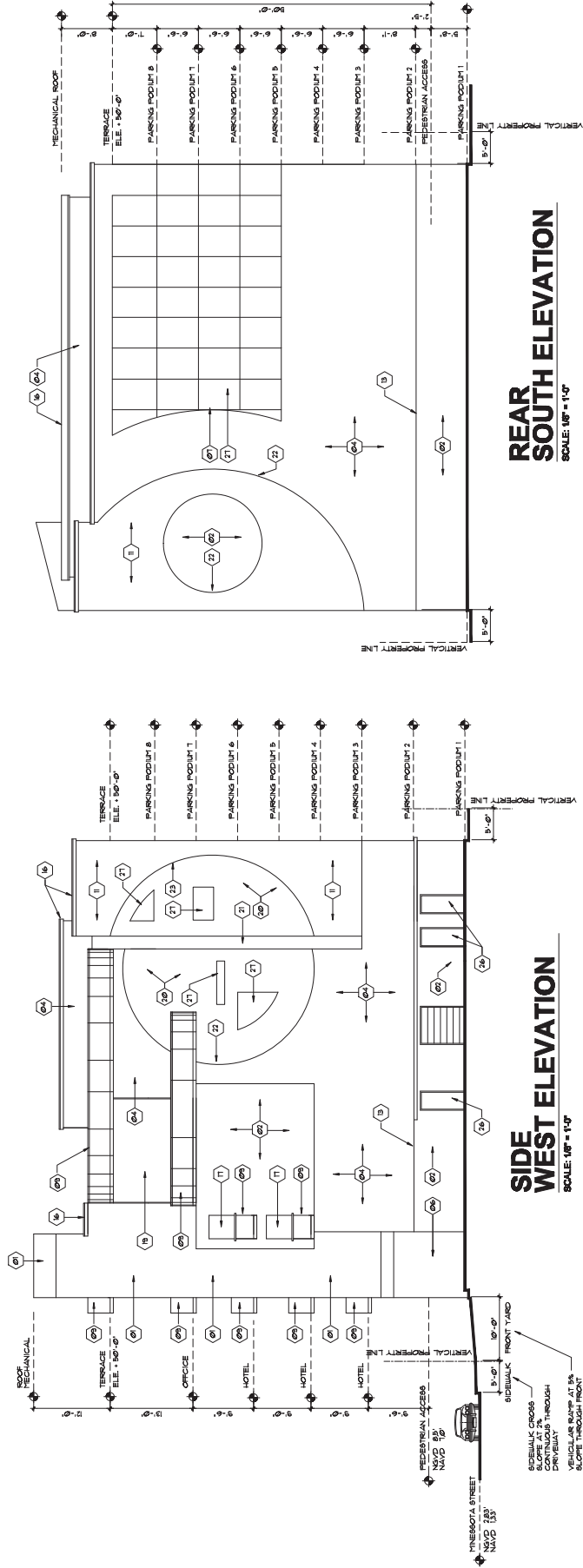
COLOR COORDINATION CHART:  
MATERIALS AND FINISH TEXTURES:  
ALL COLORS BY BENNETT WILLIAMS EXTERIOR USE  
PAINTS OR EQUIVALENT

GLAZED GLASS DARK GRAY TINTED  
UNCOLORED GLASS DARK GRAY TINTED  
HOTEL ENTRANCE STAINLESS STEEL PLATE AND  
HOTEL ENTRANCE STAINLESS STEEL PLATE AND  
HOTEL ENTRANCE STAINLESS STEEL PLATE AND

12" SCORE LINES ON STUCCO AS NEEDED  
HOTEL ENTRANCE STAINLESS STEEL PLATE AND  
HOTEL ENTRANCE STAINLESS STEEL PLATE AND  
HOTEL ENTRANCE STAINLESS STEEL PLATE AND

RECESSED SEPARATION SPACE BETWEEN  
HOTEL ENTRANCE STAINLESS STEEL PLATE AND  
HOTEL ENTRANCE STAINLESS STEEL PLATE AND  
HOTEL ENTRANCE STAINLESS STEEL PLATE AND

HIGH-WIND RESISTANT GLASS  
ALL GLASS DOORS UNCOLORED AND BEYOND OF THIS  
PROJECT TO BE UNCOLORED LIGHT UNCOLORED  
UNCOLORED LIGHT UNCOLORED LIGHT UNCOLORED  
UNCOLORED LIGHT UNCOLORED LIGHT UNCOLORED



**REAR  
SOUTH ELEVATION**

**SIDE  
WEST ELEVATION**

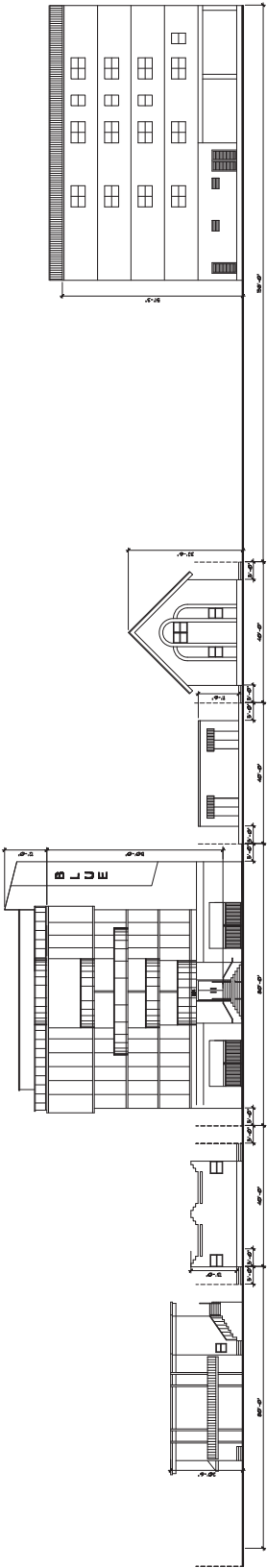
- ## HIGH-WIND RESISTANT GLASS

- |    |   |
|----|---|
| 6  | ALL COLORS BY MERRILL WILLIAMS EXTERIOR USE PAINTS OR GUILAR                          |
| 62 | CONCRETE STRUCTURE CLADDED WITH SUE-668 DYNAMIC BLUE - PATONCE PMS 353                |
| 63 | SUE-669 TOP SURFACE FINISH- SUI-1078 LIES GREAT PATONCE PMS 431                       |
| 64 | EXPLORED CONCRETE ENAMELED FINISH AND ENRICHED COLOR EACH STEP AT MAIN ENTRANCE GLASS |
| 64 | SMOOTH TOP SURFACE FINISH- SUI-1006 EXTRA WHITE                                       |
| 65 | EXTERIOR USE ALUMINUM GLASS DOOR AND FRAME  |

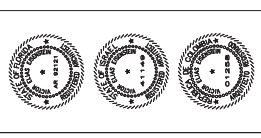
- |    |  |
|----|--|
| 6a | CLOSED GLASS DARK GRAY TINTED<br>WOODS LAMINE TRIPACT RESISTANT  |
| 6b |  |
| 6c | ULTRIX FIBERGLASS GARAGE ALIDING GATE<br>9U-10TS USED GRAY<br>PANTONE PMS 431  |
| 6d | ULTRIX FIBERGLASS RAILING 9U-10TS USED<br>PANTONE PMS 431<br>ULTRIX LARGE TRIPACT RESISTANT                                    |
| 6e | MARINE TYPE STAINLESS STEEL HAND RAILING   |
| 6f | SMOOTH CONCRETE FINISH NATURAL COLOR<br>GREY   |
| 6g | 23.50 SQ LAMING 6'-6" X 1'-0" INDIVIDUAL<br>SQUARED LAMING 6'-6" X 1'-0" INDIVIDUAL<br>SQUARED LAMING 6'-6" X 1'-0" INDIVIDUAL |

- |    |  |
|----|--|
| 17 | 1/2" SCORE LINES ON STUCCO AS NEEDED   |
| 18 | HOTEL UNDOO GLASS DARK GRAY TINTED<br>UNDOO RESISTANT STAIN PROOF  |
| 19 | MAIN ENTRANCE OF ANALISE STEEL PLACID A<br>ADDRESS NUMBER  |
| 20 | KEYSTONE HOLDING SMOOTH FINISH<br>EMPTY SPACE  |
| 21 | SPHERICAL ALUMINUM AND LIGHT BLUE-TINTED<br>UNDOO RESISTANT STAIN PROOF 1/2"<br>OVERLAPS                     |
| 22 | OFFICE UNDOO GLASS SMOCKED BLACK TINT<br>UNDOO RESISTANT STAIN PROOF<br>UNDOO LARGE MESSILE IMPACT RESISTANT |
| 23 | RECESSED ALUMINUM SHAPE PAINTED GRAY<br>CONCRETE NATURAL COLOR   |

- 21 RECESSED SEPARATION JOIST BETWEEN SPHERES FINISH IN TEXTURED GULFCOAT PAINTED COLOR 60-1017 AND GRAY PATCO PHS 431
- 22 HALF-PHON PENETRATER RECEIVED LIGHT LIME-PHONTE COLOR WHITE
- 23 HALF-PHON PENETRATER LIGHT LIGHT LIME-PHONTE AMBER COLOR
- 24 NO CRACKS OR BULGED SURFACE FOR CURVED LETTERS OF MESSAGE
- 25 EXPOSED CONCRETE SLAB ALLOWED OVERHANG MAX 2'-3"
- 26 EXTERIOR RETAIL DOOR FRAME AND DOOR PAINT COLOR WHITE
- 27 MARKING CLEAR GLASS UNUSUAL LARGE MINOR IMPACT RESISTANT



**STREET PROFILE**  
SCALE: 1/16" = 1'-0"



SCALE: 1/8" = 1'-0"

**THE BLUE BUILDING**  
 EXECUTIVE HOTEL SUITE AND OFFICE  
 320-324 MINNESOTA STREET  
 HOLLYWOOD, FLA. 33019

REVISIONS:

NO.	DATE	DESCRIPTION
1	10-15-10	ISSUED FOR PERMIT

TAC & PDS

SUBMITTAL: DEVELOPMENT BOARD SUBMITTAL

SCALE: AS INDICATED

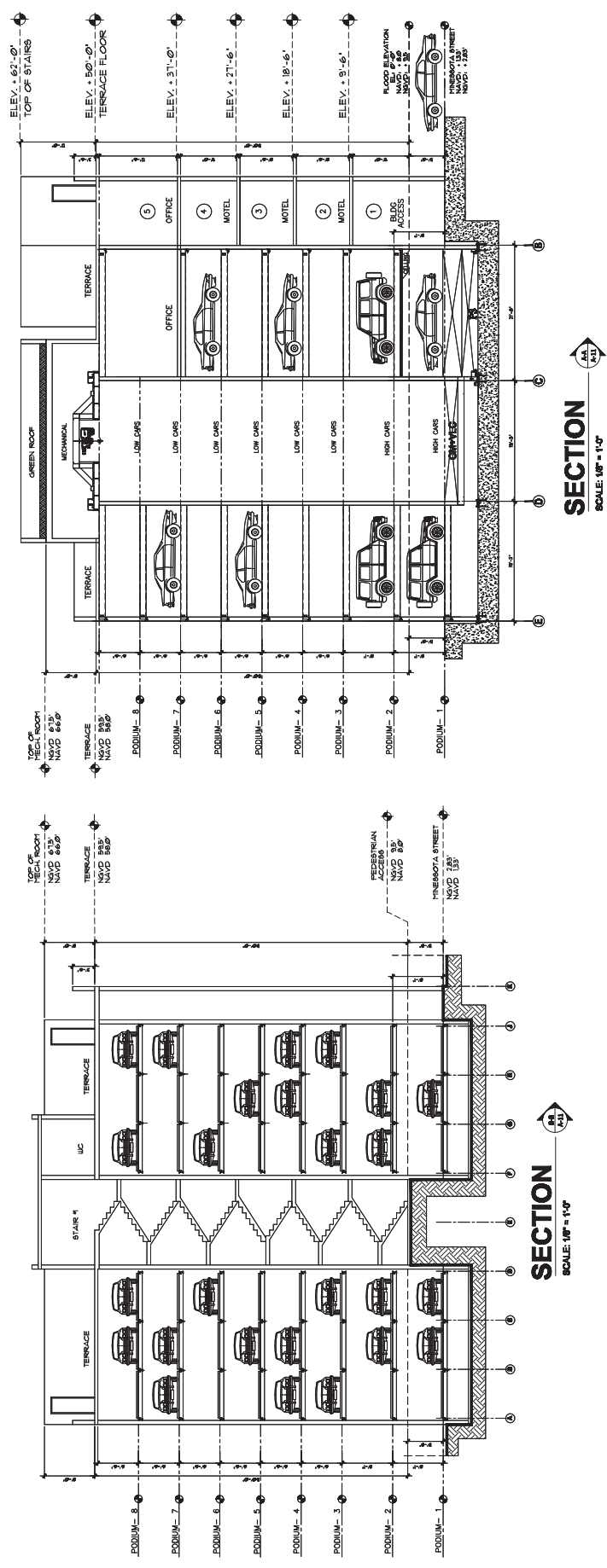
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PROJECT NO:

DRAWN BY: ENCLD BY: NAYALEE P. VEE

PAGE NO:

**A-11**

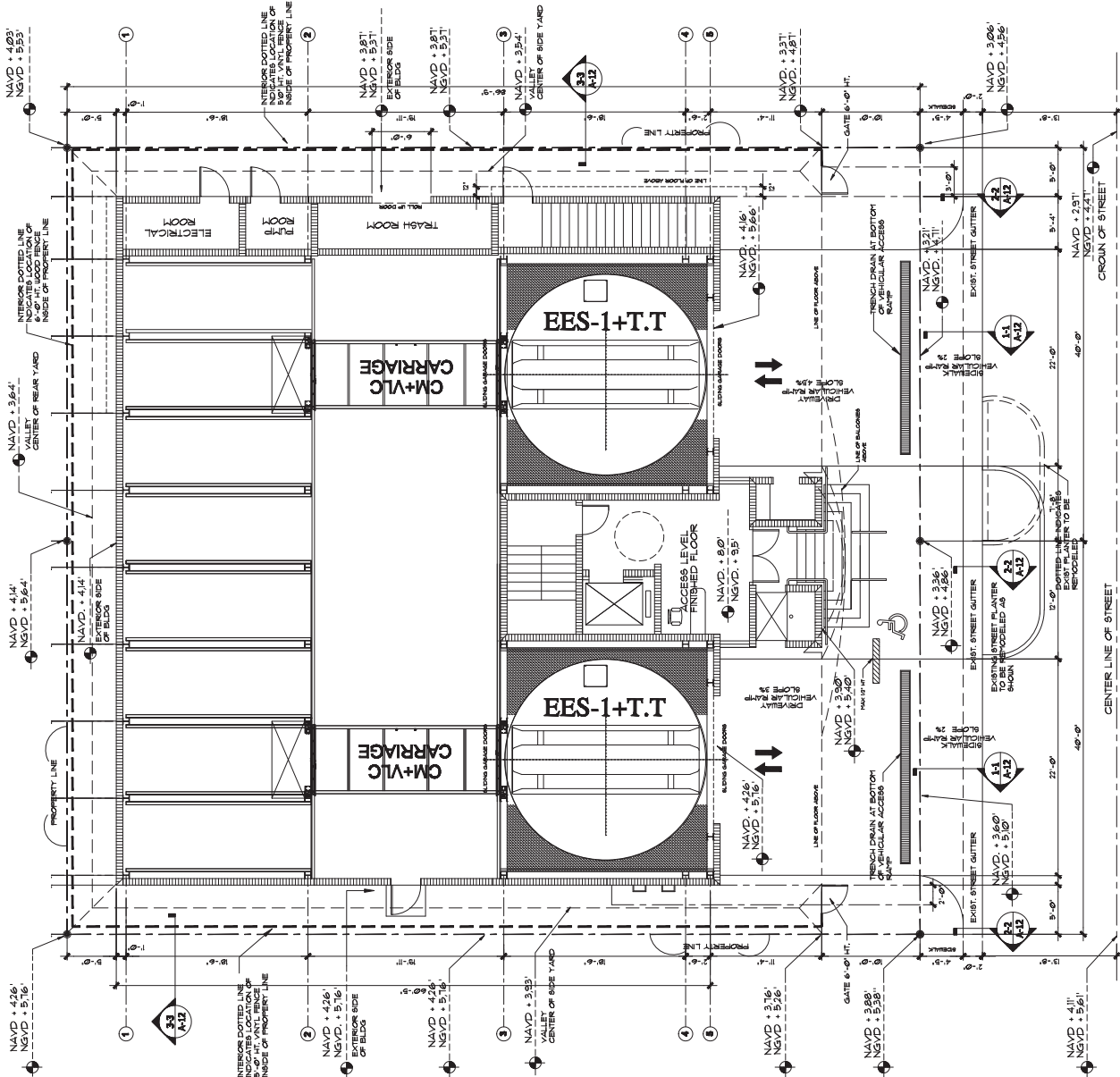


ROBOTIC PARKING SYSTEM FEATURES  
 2000-2500 TON TURN TABLE AT GROUND LEVEL  
 2000-2500 TON TURN TABLE AT GROUND LEVEL  
 TOTAL ON-SITE PARKING CAPACITY: 94 SPACES  
 ALL SPACES ARE AVAILABLE FOR PARKING  
 PARKING WITH MIN. CLEARANCE REQUIRED BY CODE

PARKING COUNT:

PODIUM 1	8
PODIUM 2	14
PODIUM 3	14
PODIUM 4	14
PODIUM 5	14
PODIUM 6	14
PODIUM 7	14
PODIUM 8	8
<b>TOTAL</b>	<b>94</b>

- PARKING GARAGE NOTES**
- PARKING GARAGE TOWER IS FIRE RESISTANT CONSTRUCTION COVERING EACH VEHICLE STALL.
  - METAL STRUCTURAL COMPONENTS ARE BRACED WITH 1 HOUR FIRE RATED 2X6" EPKOT ZINC PHOSPHATE PREPARED.
  - HOT-DIP GALVANIZED OF ALL STRUCTURAL COMPONENTS THAT DO NOT REQUIRE PAINTING.
  - STAINLESS-STEEL MOVABLE COMPONENTS.
  - ZINC-PLATED FINISH FOR ALL STEEL COMPONENTS EXCEPT WHERE NOTED OR NOT STAINLESS STEEL OR NOT GALVANIZED.
  - CLOSED GARAGE**
  - NOTIONALLY THE PARKING TOWER IS COVERED WITH A 1 HOUR FIRE RATED EXHAUST VENTILATION IS PROVIDED.
  - CONSIDERING THE PROXIMITY TO THE HIGHWAY, THE PARKING TOWER IS PROVIDED WITH A 1 HOUR FIRE RATED EXHAUST VENTILATION IS PROVIDED TO THE ENTIRE PARKING GARAGE STRUCTURE CONFORM TO METAL COMPONENTS.
  - ELECTRIC VEHICLE CHARGING STATION**
  - IN COMPLIANCE WITH CITY ORDINANCES, THE PARKING GARAGE STRUCTURE IS PROVIDED AT THE GROUND LEVEL OF THE BUILDING.
  - SEE PAGE A-1 FOR DETAILED NARRATIVE
- PARKING STRUCTURE**
- LIFE SAFETY DEVICES
  - AUTOMATIC FIRE SUPPRESSION SYSTEM
  - SMOKE DETECTORS
  - FIRE ALARM
  - SMOKE LIGHT HORN CORRELATION
  - SMOKE EVACUATION MECHANICAL SYSTEM
  - EMERGENCY BATTERY BACK-UP LIGHTING
  - AUTOMATIC SHUT-OFF OPERATION BY INFLAMED DETECTION OF MOVEMENT
  - SMOKE DETECTORS
  - PARKING GARAGE OVERLIES 1 HR FIRE RATED BARRIER NOT THE REST OF THE BUILDING

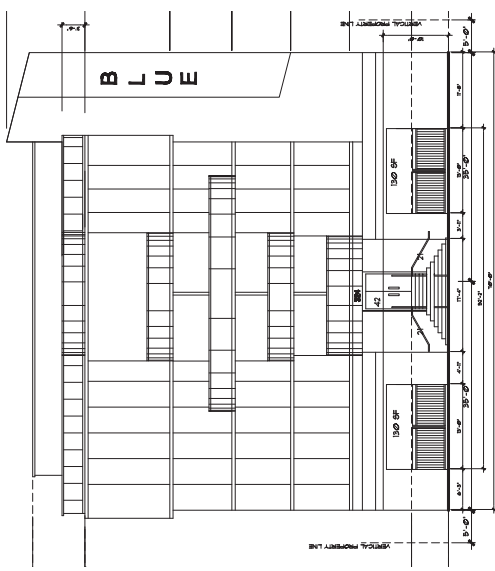
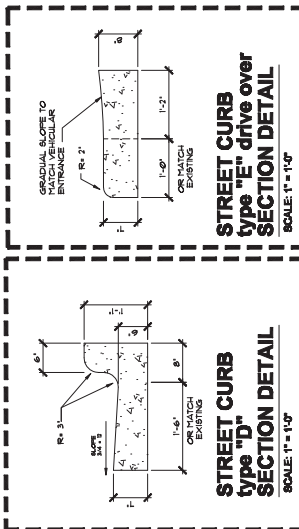
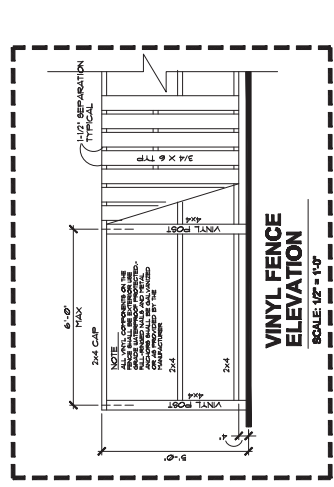


**MINNESOTA STREET  
SITE GRADING**  
RAINWATER IS KEPT INSIDE THE PROPERTY  
SCALE: 3/8" = 1'-0"

RAINWATER IS KEPT INSIDE THE PROPERTY

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"



## ACTIVE LINER8

BUILDING FRONTAGE

60% REQUIRED =

PROVIDED ■

**ACTIVE | INERS TRANSPARENCY**

0	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	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
---	---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

BUILDING FROM AGE  
52-2 X 10-  
2408 GE

30% REQUIRED = 200.5  
PROVIDED = 302.9F

[illegible]

BUILDING FROM AGE  
FOR REBORN.  
52'-2" X 10'-0" Ht. = 521 sq.  
760 sq. ft.

PROVIDED = 302 9#



**REAL: variable information- related**

**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

**EMISIONS:**

**TAC & PDB**

**SUBMITTAL:**  
**DEVELOPMENT**  
**BOARD**  
**SUBMITTAL**

SCALE: AS INDICATED

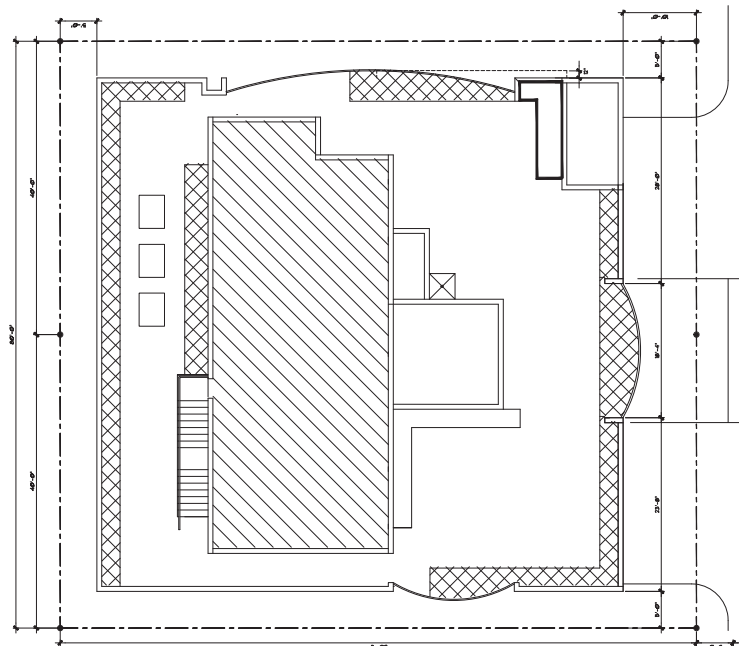
DATE: 5-09-2017

PROJECT No:

DRAWN BY: NATALIE P.	CHECKED BY: VEE
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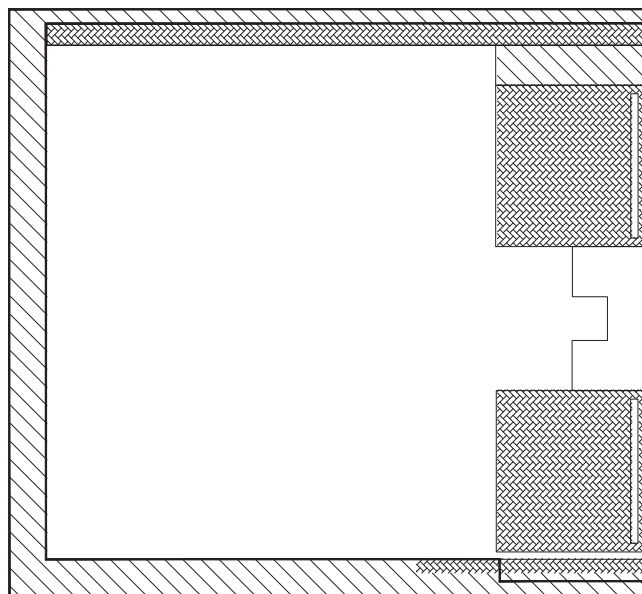
PAGE No.

**A-13**



## TERRACE AND ROOF PERVIOUS AREAS

SCALE: 1/8" = 1'-0"



## GROUND FLOOR PERVIOUS AREAS

SCALE: 1/8" = 1'-0"

NOTE: SEE PAGE A-14 FOR PERVIOUS AREAS CALCULATIONS AT GROUND AND ROOF FLOOR



PERVIN PAVERA



GREEN 800





SCALE: 1/8" = 1'-0"

**THE BLUE BUILDING**  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:  
TAG & PDS

SUBMITTED TO:  
DEVELOPMENT BOARD  
CITY OF MIAMI

SCALE: AS INDICATED

DATE: 9-09-07

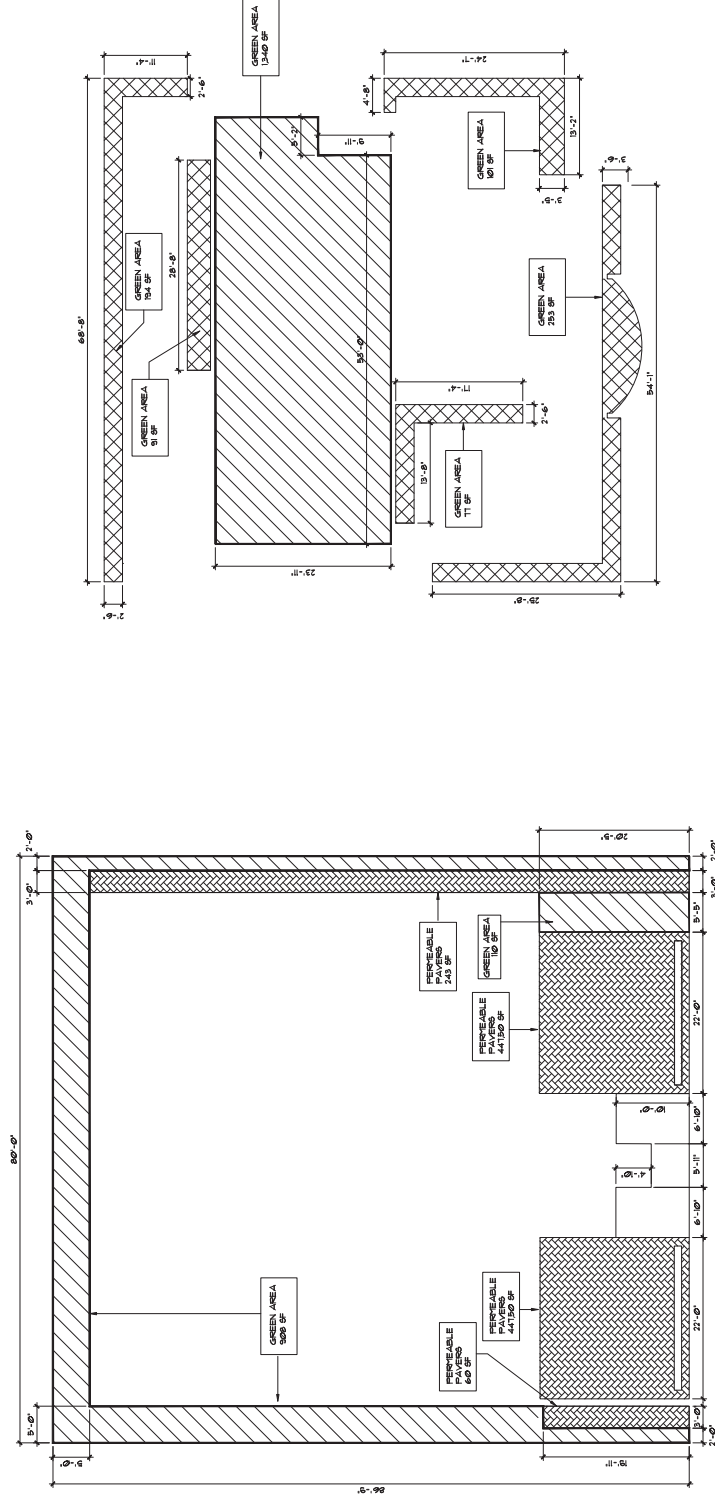
PROJECT NO:

DRAWN BY: CENCOO BR

CHECKED BY: VEE

PAGE NO:

**A-14**



## GROUND FLOOR PERVIOUS AREAS

SCALE: 1/8" = 1'-0"

## TERRACE AND ROOF PERVIOUS AREAS

SCALE: 1/8" = 1'-0"  
ELEV. +30'-0"  
TERRACE FLOOR

### GROUND FLOOR PERVIOUS AREA CALCULATION

LOT AREA	6,936 SF
GREEN AREA	1,018 SF 14.61 %
PERVIOUS PAVERS	1,798 SF 17.21 %
GROUND FLOOR TOTAL	2,816 SF 31.94 %

### TERRACE AND ROOF PERVIOUS AREA CALCULATION

LOT AREA	6,936 SF
PLANTERS	716 SF 10.32 %
ROOF GREEN AREA	1,340 SF 19.31 %
TERRACE	2,056 SF 29.63 %
GRAN TOTAL PERVIOUS AREAS	4,272 SF 61.59 %

### IRRIGATION NOTES

AS PER THE CITY OF HOLLYWOOD LANDSCAPE MANUAL, PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM. IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

KEY NOTES:

	PERVIOUS PAVERS
	GREEN ROOF LAWN
	PLANTERS





SEAL: [Signature]

THE BLUE BUILDING  
EXECUTIVE HOTEL SUITE AND OFFICE  
320-324 MINNESOTA STREET  
HOLLYWOOD, FLA. 33019

REVISIONS:  
TAC & PDS

SUBMITTAL:  
DEVELOPMENT  
BOARD  
SUBMITTAL

SCALE: AS INDICATED

DATE: 9-09-2017

PROJECT NO:

DRAWN BY:

CHECKED BY:

DATE: 9-09-2017

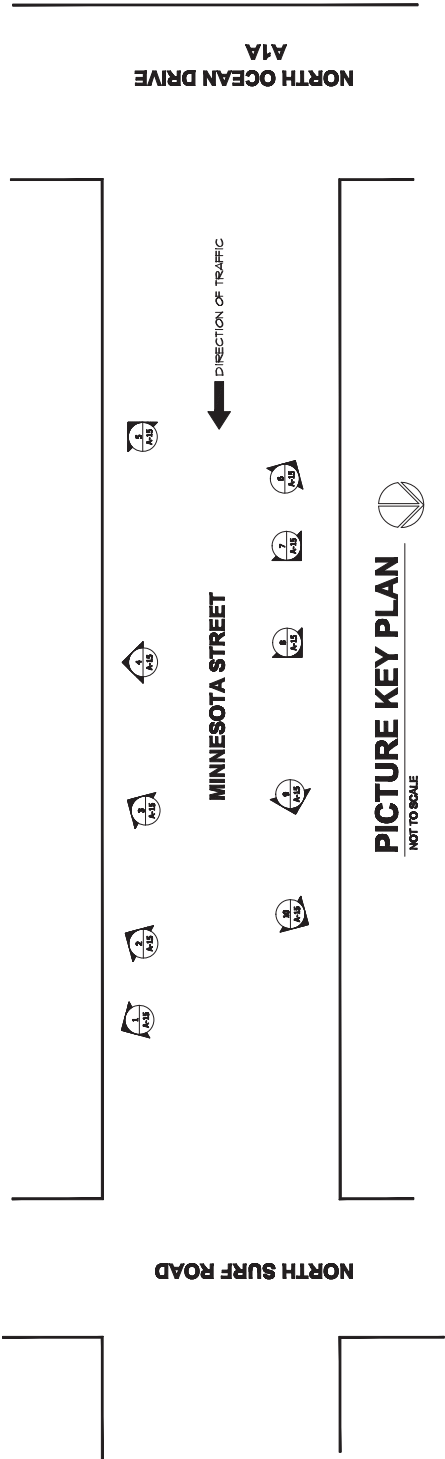
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DRAWN BY:

CHECKED BY:

DATE: 9-09-2017

A-15



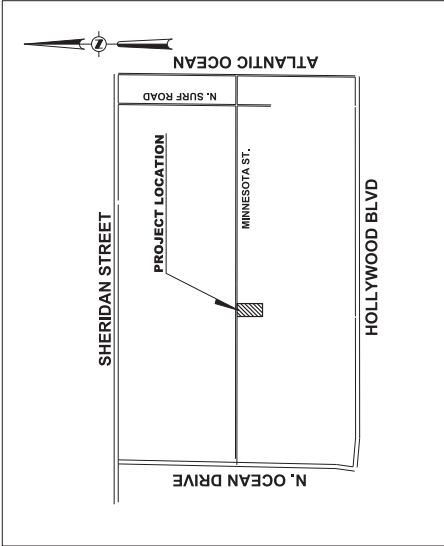
# THE BLUE BUILDING

## CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

### HALLACK, INC.

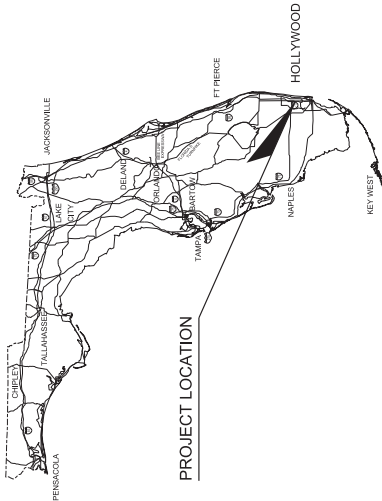
#### INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
CS-1	COVER SHEET
GE-1	CONCEPTUAL ENGINEERING PLAN
GD-1	CONCEPTUAL ENGINEERING DETAILS



**LOCATION MAP**  
324 MINNESOTA STREET  
HOLLYWOOD, FL 33019

## CIVIL PLANS



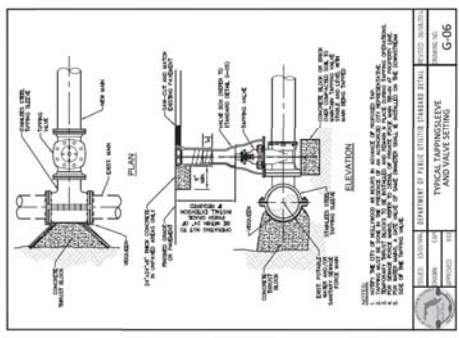
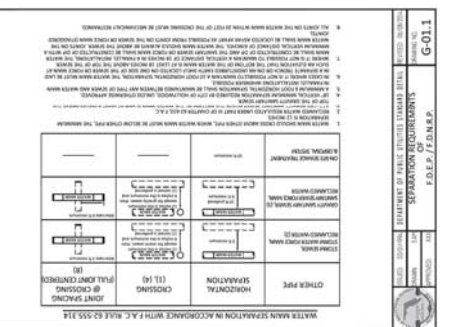
**ENGINEER'S CERTIFICATION**  
THESE PLANS WERE PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTENT OF THE MANUAL OF PRACTICE FOR THE DESIGN AND CONSTRUCTION OF STREETS AND HIGHWAYS AS ADOPTED BY THE STATE OF FLORIDA, LEGISLATURE, CHAPTER 72-308 F.S.

Date: 8/30/2016  
Approved by: JAY HUEBNER  
Registered Engineer Number: 54615  
State of Florida

**HSQ GROUP, INC.**  
Engineers · Planners · Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 · 561.392.0221  
CA26258 · LB7924



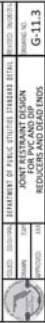


[illegible]



2. MECHANICAL STEEL REINFORCES (FOR E, F, I, J, K, L, O, P, Q, R, V, W, X, Y, Z) SHALL BE MANUFACTURED AS MANUFACTURED BY STEEL CORP. OF AMERICA.
3. DUCTILE IRON FITTINGS UP TO 30 INCHES IN DIAMETER SHALL BE OBTAINED BY MECHANICAL MANUFACTURING.
4. DUCTILE IRON FITTINGS 34 INCHES IN DIAMETER AND ABOVE SHALL BE OBTAINED BY MECHANICAL MANUFACTURING.
5. ALL THRUFAST BOLDS AND ANCHORS ARE TO BE DESIGNED BY THE ENGINEER OF RECORD. (SEE SECTION 05100) AND JOINTS ARE TO BE WELDED TO THE CITY OF CHICAGO STANDARD FOR INSTALLATION.
6. THRUFAST BOLDS CONSTRUCTED POWER-IN-PLACE CONCRETE SHALL HAVE A MINIMUM

	FOR PVC AND DIP THRUST RESTRAINT NOTES	G-11
---	---	------



Designed by: <u>JH</u>	Date: <u>9/16</u>
Drawn by: <u>AZ</u>	Date: <u>9/16</u>
Checked by: <u>JH</u>	Date: <u>9/16</u>



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 • 561.392.0221  
Circle 13 on Reader Service Card

## THE BLUE BUILDING

SCALE:  
NTS

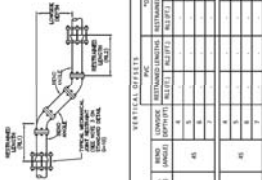
PROJECT NUMBER:  
1007-14

SHEET NUMBER:  
CD-3

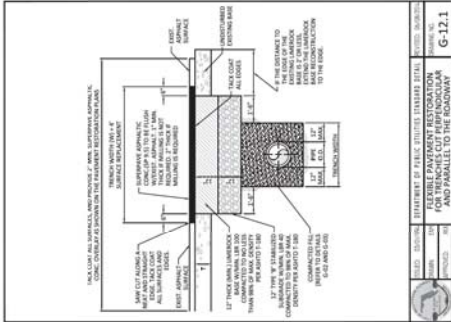
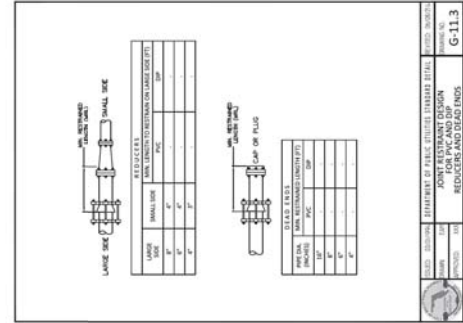
Figure 1 consists of two schematic diagrams, (a) and (b), representing transmission line stages. Diagram (a) shows a single stage with a series inductor labeled  $L$  and a shunt capacitor labeled  $C$ . The input and output ports are labeled  $V_{in}$  and  $V_{out}$  respectively. Diagram (b) shows a two-stage configuration where two identical stages are connected in series. Each stage has a series inductor  $L$  and a shunt capacitor  $C$ . The input and output ports are labeled  $V_{in}$  and  $V_{out}$  respectively. The two stages are connected such that the output of the first stage is the input to the second stage.

TIEE AND TAPPING SIEVES				
NO. DIA. (INCHES)	BRANCH DIA. (INCHES)	MIN. RESTRAINED LENGTH ALONG SUCK (FT.)	MIN. LENGTH TO RESTRAIN ALONG BRANCH (FT.)	
			PVC	TUB
18"	18"	-	-	-
8"	8"	-	-	-
8"	8"	-	-	-
8"	8"	-	-	-
8"	8"	-	-	-

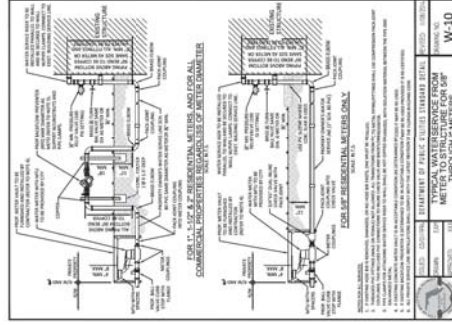
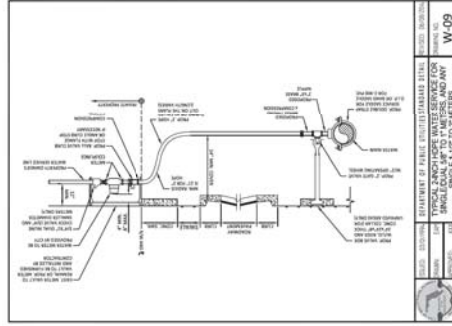
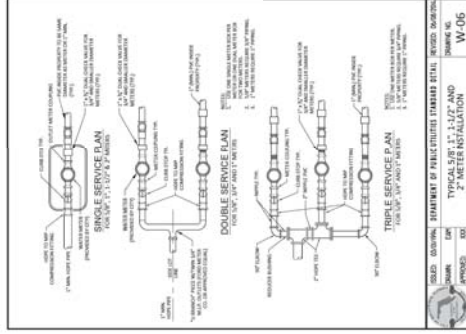
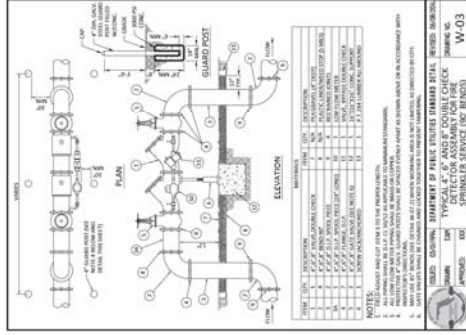
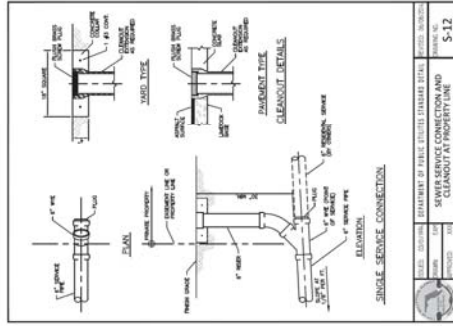
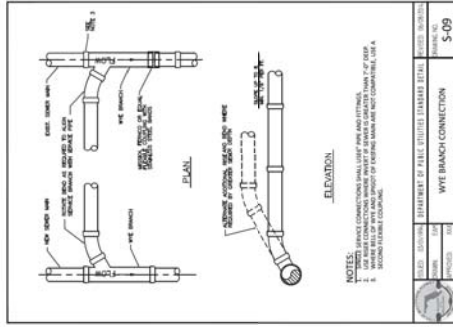
	AMERICAN CHEMICAL SOCIETY	HORIZONTAL BLINDS AND TILES	NO. 3000100
---	------------------------------	-----------------------------	-------------

[illegible]

	FOR PVC AND DIP VERTICAL OFFSETS	<b>G-11.2</b>
	APPROVED BY THE BOARD OF DIRECTORS DATE: 11/11/11	11/11/11

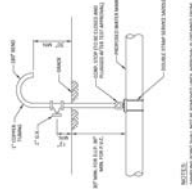


	TITLE (1)	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06-08-2014
	PROJECT (2)	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. <b>G-12.1</b>



WATER MAIN TESTING AND DISINFECTION NOTES:

3. NO CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING AND ANALYSIS OF WATER SAMPLES TAKEN FROM THE TREATMENT PLANT OR FROM ANY OTHER SOURCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING AND ANALYSIS OF WATER SAMPLES TAKEN FROM THE TREATMENT PLANT OR FROM ANY OTHER SOURCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING AND ANALYSIS OF WATER SAMPLES TAKEN FROM THE TREATMENT PLANT OR FROM ANY OTHER SOURCE.



**NOTES:** \_\_\_\_\_

**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 • 561.392.0221  
Circle 1 on Reader Service Card



## THE BLUE BUILDING

SCALE	NTS
PROJECT NUMBER	1007-1
SHEET NUMBER	C/D-4

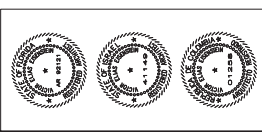
Date: \$DATE\$  
 Drawn by: ALBERTO ZUMGA, P.E.  
 Registered Engineer No.: 45156  
 State of Florida

[illegible]

SCALE:  
NTS

PROJECT NUMBER:  
1007-14

SHEET NUMBER:  
CD-4



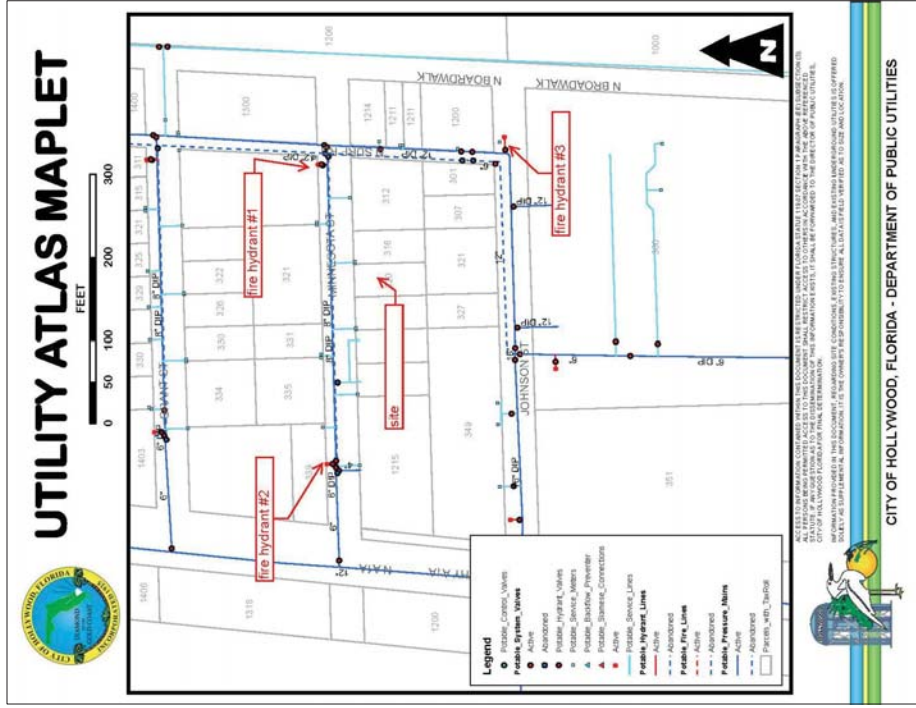
SEAL: **MINNESOTA** **VEE**

**THE BLUE BUILDING**  
 EXECUTIVE HOTEL SUITE AND OFFICE  
 320-324 MINNESOTA STREET  
 HOLLYWOOD, FLA. 33019

REGIONS:  
**TAC & PDS**

SUBMITTAL  
 DEVELOPMENT  
 PRELIMINARY  
 SUBMITTAL  
 SCALE: AS INDICATED  
 DATE: 12-17-2006  
 PROJECT NO:  
 DRAWN BY: NATALIE P. VEE  
 CHECKED BY:  
 PAGE NO:

**C-5**



Hydrant Flow Test Procedure			
<p>Procedure for One &amp; Two Flow Hydrant Test:</p> <ul style="list-style-type: none"> <li>Establish hydrants closest to location and associated water main(s).</li> <li>Static/Residual hydrant (P) should be located close to location (preferably off same main as to provide future water source).</li> <li>Flow hydrant(s) (F) should be located off same main up and down stream from residual hydrant.</li> <li>Mid-point test (static residual) (P) should be taken before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)</li> <li>Flow F1 hydrant and record GPM and residual off P hydrant.</li> <li>Flow F2 hydrant and record GPM and residual off P hydrant.</li> <li>Flow F1 &amp; F2 simultaneously and record GPM separately from F1 and F2 and record P hydrant residual.</li> </ul>			
<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>● Potable Control Valves</li> <li>● Potable System Valves</li> <li>● Abandoned</li> <li>● Potable Hydrant Valves</li> <li>● Potable Service Mains</li> <li>● Potable Service Lateral</li> <li>● Potable Service Connections</li> <li>● Active</li> <li>● Potable Service Lines</li> <li>● Potable Hydrant Lines</li> <li>● Abandoned</li> <li>● Potable Fire Lines</li> <li>● Abandoned</li> <li>● Potable Pressure Mains</li> <li>● Active</li> <li>● Abandoned</li> <li>● Potable Water Tables</li> </ul>			
<p><b>Notes:</b> F1 &amp; F2 Designation shall represent first and second flowed hydrants respectively. Designation shall represent each hydrant for static and residual distribution system pressures.</p>			
<p><b>HQS GROUP, INC.</b> CORNER OF MINNESOTA ST. &amp; SURF RD.</p>			
Date: 10/2/16	Time: 8:15 A.M.	Static Pressure	63
Residual/Static Hydrant	P - Hydrant	Address/Location	Residual Pressures
			F-1 QPV F-2 QPV
	FH003442	312 Minnesota St.	62 62
Flow Hydrants	F-1 Hydrant (Individual)	Address/Location	Flow Rate
			GPM
	FH003444	1200 N Surf Rd.	1190
	F-2 Hydrant (Individual)		GPM
	FH003443	339 Minnesota St.	1130
	F-1 Hydrant (Both Flowing)		GPM
			1190
	F-2 Hydrant (Both Flowing)		GPM
			1130





GROUND COVER PLANTING DETAIL