

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 8/15/19

Location Address: 1818 Madison Street, Hollywood, FL 33020

Lot(s): 20, 21 Block(s): 35 Subdivision: _____

Folio Number(s): 5142 15 01 6970

Zoning Classification: FH2 Land Use Classification: Mixed Use District

Existing Property Use: Residential Sq Ft/Number of Units: 8,180 Sq.ft / 2 units

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

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

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

Explanation of Request: _____

Number of units/rooms: 15 Sq Ft: 19,744 sf.

Value of Improvement: 2.2 M Estimated Date of Completion: 2021

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

Name of Current Property Owner: 1818 Madison LLC

Address of Property Owner: 21150 Point Place, #2702, Aventura, FL 33180

Telephone: 917-515-7165 Fax: _____ Email Address: agoihman@gmail.com

Name of Consultant/Representative/Tenant (circle one): Ari Sklar. Sklarchitecture

Address: 2310 Hollywood Blvd. Hollywood, FL 33020 Telephone: 954-925-9292

Fax: 954-925-6292 Email Address: ari@sklarchitect.com & info@sklarchitect.com

Date of Purchase: SEPT. 2018 Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 08/15/19

PRINT NAME: Alex Gohman / 1818 Madison LLC

Date: 08/15/19

Signature of Consultant/Representative: _____

Date: 8/15/19

PRINT NAME: Ari Sklar

Date: 8/15/19

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

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

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☒ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: 1818 Madison LLC
2. Project Name: 1818 Madison
3. Project Address: 1818 Madison St, Hollywood, FL
4. Contact person: Alex Gohman
5. Contact number: 9175157165
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 15
8. Unit Fee per residential dwelling based on sq. ft.: 9 x (\$1875) + 6 x (\$2175)
9. Unit Fee per hotel/motel room: \$1,250.00
10. Total Park Impact Fee: \$29,925.00 Date: 08/01/19

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

CITY OF HOLLYWOOD
PARK IMPACT FEE SCHEDULE

<u>Land Use Type</u>	<u>Fee</u>
Residential Dwelling Unit (single or multi-family)	
Less than 500 sq. ft. ¹	\$1,650.00
501 to 1,000 sq. ft	\$1,875.00
1,001 to 1,500 sq. ft.	\$2,175.00
1,501 to 2,000 sq. ft.	\$2,375.00
2,001 to 2,500 sq. ft.	\$2,525.00
2,501 to 3,000 sq. ft.	\$2,625.00
3,001 to 3,500 sq. ft.	\$2,725.00
3,501 to 4,000 sq. ft.	\$2,825.00
More than 4,000 sq. ft.	\$2,900.00
Hotel / Motel Room	\$1,250.00

¹ Square feet, as used in this section, refers to enclosed, gross floor area excluding parking garages, screened enclosures and unfinished attics.

Hydrant Flow Test Procedure



Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

1818 Madison St

Date: Dec. 11, 2018	Time: 9:45 AM	Static Pressure -		64	
Residual/Static Hydrant		Address/Location		Residual Pressures	
P - Hydrant	500 South Fed Hwy	F-1 Only		F-2 Only	
		57		60	
		F-1& F-2		 49	
Flow Hydrants		Address/Location		Flow Rate	
F-1 Hydrant (Individual)	1800 Jackson	GPM			
		960			
F-2 Hydrant (Individual)	700 South Fed Hwy	GPM			
		1130			
F-1 Hydrant (Both Flowing)		GPM			
		920			
F-2 Hydrant (Both Flowing)		GPM			
		1060			



TECHNICAL ADVISORY COMMITTEE REPORT

May 6, 2019

1818 Madison LLC.
21150 Point Place, #2702
Aventura, FL 33180

FILE NUMBER: 19-DP-28

SUBJECT: Site Plan Review for a mixed-use development including 12 residential units and retail space (Madison Apartments).

SITE DATA

Owner/Applicant:	1818 Madison LLC.
Address/Location:	21150 Point Place, #2702
Gross Area of Property:	TBD
Net Area of Property:	TBD
Land Use:	Regional Activity Center
Zoning:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
Existing Use of Land:	Residential

ADJACENT LAND USE

North:	Regional Activity Center
South:	Regional Activity Center
East:	Regional Activity Center
West:	Regional Activity Center

ADJACENT ZONING

North:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
South:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
East:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
West:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

A. APPLICATION SUBMITTAL

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. Provide project data and green practices on Site Plan, not on cover sheet.
2. Indicate meeting dates (not submittal dates), and subsequent revision dates on Cover Sheet and Title Blocks on all sheets.
3. Survey shall be based on the current title work (O&E), dated within 30 days of submittal. Such date shall be noted on the survey document.
4. On survey provide the net and gross size of the property.
5. Ensure that O&E Report, Survey, and Site Plan are consistent.
6. Work with Building and Fire regarding the openings at the zero lot line .
7. Work with the Engineering Division to ensure the survey includes the appropriate elements such as, abutting and internal streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet are included.
8. Work with Public Works and Engineering Division to ensure adequate and safe access is provided for garbage truck to access garbage and recycling area.
9. Provide details and height of all proposed walls, fences, screening, and gates. All fencing shall be decorative. This includes balconies.
10. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website:
http://www.broward.k12.fl.us/propertymgmt/Growth_Management/meetings/Docs/PublicSchoolImpactApplication.pdf
11. Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.
12. Additional comments may be forthcoming.
13. Provide written responses to all comments with next submittal.

B. ZONING

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02.
2. Provide Balcony setback dimensions on Site Plan.

C. ARCHITECTURE AND URBAN DESIGN

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. Application is substantially compliant.

2. Additional comments may be forth coming.

D. SIGNAGE

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.
2. All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.

E. LIGHTING

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

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

1. Indicate on the site plan where the infrastructure necessary for future installation of an electric vehicle-charging station will be located, (See Ordinance O-2016-02).
2. Recycle materials from demolition of the existing structures to the greatest extent possible. Recycle waste materials from construction as well. Florida's goal is a 75% recycling rate by 2020, which includes construction and demolition debris.
3. Make recycling as easy as possible for residential and retail tenants. Ensure that the kitchens have space for recycle bins. Include recycle bins on each floor. Florida's goal is a 75% recycling rate by 2020.
4. Ensure the trash room space accommodates recycling bins.
5. Use sustainable building materials.
6. Use low VOC materials.
7. Consider relocating the kitchen sinks. Cluster the plumbing more closely with the use of hot water in the bathrooms. Alternatively, situate them on the exterior walls to have a window above the sink and allow more natural light in the space. Some of the kitchens appear to be laid out this way, but not all.
8. All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.
9. Install energy efficient light fixtures, Energy Star or water sense certified appliances, and programmable thermostats.
10. Install an Energy Star certified or Cool Roof Council rated roof. Or consider a green roof, which would reduce stormwater runoff and increase energy efficiency, benefiting the tenants. Have you considered installing solar panels?
11. Retain rainwater on site for irrigation and non-potable water uses in the building.

12. Consider replacing the nonnative Liriope muscarie with native dwarf lantana (Lantana depressa) or another native groundcover.

G. ENGINEERING

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

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

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

1. Provide certified signed and sealed ALTA survey of the property.
2. On Site Plan and on floor plans, fully dimension (depth and width) all parking stalls. Indicate width of all spaces adjacent to any obstruction, i.e. stairwells. Parking stalls with obstruction on one side shall be minimum 9.5' wide and 10.5' wide with obstruction on both sides.
3. Building structural columns shall not be within 3 feet of the entrance of a parking stall, please provide dimension and indicate on Site Plan and floor plans.
4. Indicate ADA compliant accessible route to the building's lobby and retail area and clearly provide all dimensions and details on plan to show how accessibility compliance has been met.
5. On Site Plan, indicate property line and any applicable setback required. Suggestion: Provide Site Plan and Ground Floor Plan as separate plan sheets.
6. Will there be a trash chute or access to the Trash Room from the parking area?
7. Indicate vertical clearance of the parking Entrance/Exit on elevations.
8. South Elevation on Sheet A200 and rendering shows gated driveway opening. Clarify and indicate use of the south driveway opening on plans. Full building parking access connection to alley is not permitted.
9. On civil plans, indicate area of pavement restoration on plans. Pavement resurfacing covering full alley width along the width of the property's lot will be required. Include pavement restoration detail.
10. Updated sidewalk construction details will be required. Please contact Engineering Division.
11. Review for park impact fees is required. Park impact fees are due prior to issuance of City Building Permit.
12. All outside agency permits must be obtained prior to issuance of building permit.
13. More comments may follow upon review of the requested information.

H. LANDSCAPING

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

1. Provide landscape plan and tree disposition plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, planning and development board and historic preservation board and irrigation. Landscape plan should comply with all the requirements according to

City of Hollywood Landscape manual, chapter 155.52, Article 9 Land development regulations. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. As per submitted clarity is required in terms of amount of inches of DBH for trees proposed to be removed and their mitigation for DBH and 1:1 for all palms.

2. Provide a revised tree disposition plan LA1.1 accounting for the total of twenty five (25) inches of DBH been removed and four (4) palm trees for a total mitigation owed on site of thirteen (13) 2" DBH 12' HT min and four (4) palms at 8'CT new mitigation trees in addition to code required trees.
3. Increase landscape trees to provide clear tree mitigation and list on plant material list on landscape plan LA1.0 in separate from the code required trees.
4. Substitute the following species for substantial medium canopy trees: Simpson stoppers of proposed 10' oa to be substituted for minimum code required 12' oa 2" DBH (Ex Crape Myrtle Natchez, etc) and replace Veitchia palms for palm species of 8'CT from our approved list of palms described in comments below. All proposed trees to show dimensions in feet and in DBH not caliper. Provide bushes for buffer along parking lot areas as per perimeter screening requirements article 9 -9.5 as applicable.
5. Provide irrigation plans for an automatic underground irrigation system for the project. Irrigation plans shall be prepared, signed and sealed by a registered professional licensed to do such design under State of Florida Statute 481.303(6)(c) or as otherwise prescribed under Florida Statutes.
6. Provide note as part of General notes on LA1.0 that states that all plant material to be planted on site will be maintained in a condition that meets or exceeds Florida Grade #1 and has 1 year replacement warranty period.
7. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. No tree removals without an approved tree removal permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal requirements. Applicant to submit tree removal permit along with landscape plans before granting landscape discipline final approval at building permit time and before demolition is approved.
8. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual. Shade trees to be installed at a minimum size of 2" caliper/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements or mitigation on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Approved palm species for code or mitigation to be Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, Foxtails, and Coconut. Minimum height requirements for all palms at planting is 8' of GW or CT.
9. Courtesy comment: Coordinate meeting with Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at gsalazar@hollywoodfl.org

I. UTILITIES

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

Alicia Vereia-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

1. Per City Ordinance Chapter 154.50, for new multifamily residential + commercial construction, the FFE should be a minimum of 6-inches above the highest point of the crown of the adjacent road = 7.09' NAVD 88 + 0.5' = 7.59' NAVD 88.

2. Provide FFE for all proposed enclosed areas on the ground floor.
3. Show perimeter cross sections including swale transition areas meeting adjacent property elevations. All stormwater must be retained onsite.
4. Permits from outside agencies will be required prior to issuance of a building permit.
5. Update plans to Include the City's latest standard water and sewer details. These can be obtained from Mike Zaske at 954-921-3930 or mzaske@hollywoodfl.org
6. Drainage calculations (Page 18 of 36), referencing MDC Average October Water table Elev and Pinecrest precipitation. Please clarify.
7. Additional comments may follow upon further review.

J. BUILDING

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

1. No comments received.

K. FIRE

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

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.
2. Pg. C300, it's unclear if the fire main is being proposed to run under the building as there is no fire main line from the DDDV side of drawing to the city main. If so, this is not a good practice due to potential maintenance issues, and difficulty visualizing for inspection purposes. Please clarify.
3. Water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements for the building. Please note, the civil drawings did not show any new or existing fire hydrants.
4. As a result of the hydrant flow test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.
5. Provide a note on civil drawings that underground fire main work will need to be completed by a contractor holding a Class I, II, or V license per FS 633.102.
6. A Knox box will be required at the main entrance. Please show on the next submittal.

L. PUBLIC WORKS

Charles Lassiter, Environmental Services Supervisor (classiter@hollywoodfl.org) 954-967-4207

1. No comments received.

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. Park Impact Fee application is required.

N. COMMUNITY DEVELOPMENT

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

1. No comments received.

O. ECONOMIC DEVELOPMENT

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

1. Please provide additional information on the screening for the ground floor parking area. What is the treatment of this? Is the alleyway intended as an egress for the parking garage?

P. POLICE DEPARTMENT

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

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

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

1. Application is substantially compliant.

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

CPTED Strategies

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

External Lighting

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

a. Parking Lots	3-5	foot candles
b. Walking Surfaces	3	foot candles
c. Recreational Areas	2-3	foot candles
d. Building Entryways	5	foot candles

4. These levels may be subject to reduction in specific circumstances where after hours use is restricted.
5. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
6. Exterior lighting should be controlled by automatic devices (preferably by photocell).
7. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
8. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.

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

Landscaping:

10. Make sure all landscaping is trimmed and well maintained.
11. Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
12. Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
13. Plants/Shrubbery should not be more than 2ft in height.
14. Tree canopies should not be lower than 6ft in height.

Building(s) Perimeter Doors

15. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
16. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.
17. Garage should have a gate accessible to residents/guests only.
18. Garage gating should be slatted so people can see in/out of the parking garage.
19. Lobby should be accessible to residents/guests only.
20. Automatic Sliding Door should be available to those with permissions (employees, residents, guests, etc...)
21. Laundry/Trash room should be accessible to residents only.

Internal Circulation and Control

22. There should not be recessed areas in corridors that could be used for hiding or loitering.
23. Convex mirrors should be used in corners and in stairwells.
24. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.
25. Glass elevator is recommended so residents can see out/in.

Corridors

26. Corridors should be well-lighted with no dark areas.
27. Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

Fencing

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

Non-Pedestrian Building Entry Points

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

30. Locations where gas and electric utilities enter buildings should be well lighted.
31. Electrical service disconnects and gas valves should be equipped with locking devices.

Signage

32. Have adequate signage posted.

Notes

33. Bicycle storage observed.
34. Where is rooftop entrance?

Q. DOWNTOWN AND BEACH CRA

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

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

1. No comments received.

R. PARKING

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

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

1. Application is substantially compliant.

S. ADDITIONAL COMMENTS

Alexandra Guerrero, Principal Planner (aquerrero@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations. Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,



Alexandra Guerrero
Principal Planner

C: Ari Sklar via email arisklar@sklarchitect.com
Adina Kaufman via email adina@sklarchitect.com

August 15th, 2019

1818 Madison LLC.
21150 Point Place, #2702
Aventura, FL 33180

FILE NUMBER: 19-DP-28

SUBJECT: Site Plan Review for a residential development including 15 residential units
(Madison Apartments).

SITE DATA

Owner/Applicant: 1818 Madison LLC.
Address/Location: 21150 Point Place, #2702
Gross Area of Property: TBD
Net Area of Property: TBD
Land Use: Regional Activity Center
Zoning: Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
Existing Use of Land: Residential

ADJACENT LAND USE

North: Regional Activity Center
South: Regional Activity Center
East: Regional Activity Center
West: Regional Activity Center

ADJACENT ZONING

North: Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
South: Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
East: Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
West: Federal Highway Medium-High Intensity Mixed-Use District (FH-2)

A. APPLICATION SUBMITTAL

1. *"Provide project data and green practices on Site Plan, not on cover sheet."*
 - **See Sheet 100**
2. *Indicate meeting dates (not submittal dates), and subsequent revision dates on Cover Sheet and Title Blocks on all sheets.*
 - **Meeting dates and Revisions indicated on all Architectural Plans**
3. *Survey shall be based on the current title work (O&E), dated within 30 days of submittal. Such date shall be noted on the survey document.*
 - **Survey revised with updated dates**
4. *On survey provide the net and gross size of the property.*
 - **Survey revised to include areas.**
5. *Ensure that O&E Report, Survey, and Site Plan are consistent.*
 - **Done**
6. *Work with Building and Fire regarding the openings at the zero lot line and the egress stairs exiting under a roof.*
 - **Meeting with Fire Department was done and windows and openings on zero lot lines were removed.**
7. *Work with the Engineering Division to ensure the survey includes the appropriate elements such as, abutting and internal streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet are included.*
 - **Done**
8. *Work with Public Works and Engineering Division to ensure adequate and safe access is provided for garbage truck to access garbage and recycling area.*
 - **Done**
9. *Provide details and height of all proposed walls, fences, screening, and gates. All fencing shall be decorative. This includes balconies.*
 - **Heights and designs are shown on all plans.**
10. *Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration.*
 - **Done**
11. *Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.*
 - **Owner submitted a copy of the plans to Lynn Smith President of the Downtown Parkside Royal Poinciana Civic Association on June 07 2019.
Received A Response on July 24 2019 Saying: "We have reviewed plans and would like to know where you are in your project. No Decision yet. Just wanted to know if you are ready to go to P&D board."
Also met with Ken Crawford from the Parkside Civic Association. Good Feedback they liked the project. Got some ideas from the meeting regarding future prevision for Lift Elevators for garage.**
12. *Additional comments may be forthcoming.*

13. *Provide written responses to all comments with next submittal.*

- **Done**

B. ZONING

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. *Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02.*

- **See Sheet A100**

2. *Provide Balcony setback dimensions on Site Plan.*

- **See Sheet A100**

C. ARCHITECTURE AND URBAN DESIGN

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. *Application is substantially compliant.*

2. *Additional comments may be forth coming.*

D. SIGNAGE

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. *Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.*
 - **See Sheet A000**
2. *All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.*
 - **See Sheet A000**

E. LIGHTING

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. *Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).*
 - **See Sheet A100**

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

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

1. *Indicate on the site plan where the infrastructure necessary for future installation of an electric vehicle-charging station will be located, (See Ordinance O-2016-02).*
 - **See Sheet A100**
2. *Recycle materials from demolition of the existing structures to the greatest extent possible. Recycle waste materials from construction as well. Florida's goal is a 75% recycling rate by 2020, which includes construction and demolition debris.*
 - **See Sheet A100**
3. *Make recycling as easy as possible for residential and retail tenants. Ensure that the kitchens have space for recycle bins. Include recycle bins on each floor. Florida's goal is a 75% recycling rate by 2020.*
 - **See Sheets A100 to A103**
4. *Ensure the trash room space accommodates recycling bins.*
 - **See Sheets A100 to A103**
5. *Use sustainable building materials.*
 - **Note added on Sheet A100**
6. *Use low VOC materials.*
 - **Note added on Sheet A100**
7. *Consider relocating the kitchen sinks. Cluster the plumbing more closely with the use of hot water in the bathrooms. Alternatively, situate them on the exterior walls to have a window above the sink and allow more natural light in the space. Some of the kitchens appear to be laid out this way, but not all.*
 - **See Sheets A101 to A103**

8. *All external lighting should be fully shielded and meet the requirements of the International Dark Sky Association.*
 - **Note added on Sheet A100**
9. *Install energy efficient light fixtures, Energy Star or water sense certified appliances, and programmable thermostats.*
 - **Note added on Sheet A100**
10. *Install an Energy Star certified or Cool Roof Council rated roof. Or consider a green roof, which would reduce stormwater runoff and increase energy efficiency, benefiting the tenants. Have you considered installing solar panels?*
 - **Note added on Sheet A104**
 - **Owner will consider the installation of solar panels.**
11. *Retain rainwater on site for irrigation and non-potable water uses in the building.*
 - **Note added on Sheet A100**

12. Consider replacing the nonnative *Liriope muscarie* with native dwarf lantana (*Lantana depressa*) or another native groundcover.

- Done, see Landscape Plans

G. ENGINEERING

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

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

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

1. No comments received.

H. LANDSCAPING

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

1. Provide landscape plan and tree disposition plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, planning and development board and historic preservation board and irrigation. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 Land development regulations. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. As per submitted clarity is required in terms of amount of inches of DBH for trees proposed to be removed and their mitigation for DBH and 1:1 for all palms.

- See Landscape Plans

2. Provide a revised tree disposition plan LA1.1 accounting for the total of twenty five (25) inches of DBH been removed and four (4) palm trees for a total mitigation owed on site of thirteen (13) 2" DBH 12' HT min and four (4) palms at 8'CT new mitigation trees in addition to code required trees.

- See Landscape Plans

3. Increase landscape trees to provide clear tree mitigation and list on plant material list on landscape plan LA1.0 in separate from the code required trees.

- See Landscape Plans

4. Substitute the following species for substantial medium canopy trees: Simpson stoppers of proposed 10' oa to be substituted for minimum code required 12' oa 2" DBH (Ex Crape Myrtle Natchez, etc) and replace Veitchia palms for palm species of 8'CT from our approved list of palms described in comments below. All proposed trees to show dimensions in feet and in DBH not caliper. Provide bushes for buffer along parking lot areas as per perimeter screening requirements article 9 -9.5 as applicable.

- See Landscape Plans

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

- See Irrigation Plans

6. Provide note as part of General notes on LA1.0 that states that all plant material to be planted on site will be maintained in a condition that meets or exceeds Florida Grade #1 and has 1 year replacement warranty period.

- **See Landscape Plans**

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

plans before granting landscape discipline final approval at building permit time and before demolition is approved.

- **Will do**

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

- **See Landscape Plans**

9. Courtesy comment: Coordinate meeting with Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at gsalazar@hollywoodfl.org

- Landscape Architect H. L Martin communicated with Landscape Plan Reviewer Guillermo Salazar.

I. UTILITIES

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

Alicia Vereia-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

1. Per City Ordinance Chapter 154.50, for new multifamily residential + commercial construction, the FFE should be a minimum of 6-inches above the highest point of the crown of the adjacent road = 7.09' NAVD 88 + 0.5' = 7.59' NAVD 88.

- **See Sheet A100**

2. Provide FFE for all proposed enclosed areas on the ground floor.

- **See Sheet A100**

3. Show perimeter cross sections including swale transition areas meeting adjacent property elevations. All stormwater must be retained onsite.

- **See Civil Engineering Plans**

4. Permits from outside agencies will be required prior to issuance of a building permit.

- **Will do.**

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

- **See Civil Engineering Plans**

6. Drainage calculations (Page 18 of 36), referencing MDC Average October Water table Elev and Pinecrest precipitation. Please clarify.

- **See Civil Engineering Plans**

7. Additional comments may follow upon further review.

J. BUILDING

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

1. No comments received.

K. FIRE

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

1. *Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.*
2. *Pg. C300, it's unclear if the fire main is being proposed to run under the building as there is no fire main line from the DDDV side of drawing to the city main. If so, this is not a good practice due to potential maintenance issues, and difficulty visualizing for inspection purposes. Please clarify.*
 - **Fire connection is located on Madison St front set back and there is a Fire line on the St.**

3. *Water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements for the building. Please note, the civil drawings did not show any new or existing fire hydrants.*

- **Fire hydrants are now shown on Survey and Civil Plans**

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

- **Fire hydrants are now shown on Survey and Civil Plans**
- **Civil Plans were updated with the required info.**

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

- **No fire main lines under the building.**

6. *A Knox box will be required at the main entrance. Please show on the next submittal.*

- **Done**

L. PUBLIC WORKS

Charles Lassiter, Environmental Services Supervisor (lassiter@hollywoodfl.org) 954-967-4207

1. *No comments received.*

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. *Park Impact Fee application is required.*

N. COMMUNITY DEVELOPMENT

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

1. *No comments received.*

O. ECONOMIC DEVELOPMENT

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

1. *Please provide additional information on the screening for the ground floor parking area. What is the treatment of this? Is the alleyway intended as an egress for the parking garage?*

- **There is a fixed metal screen on the back to the parking area to provide light and air. Is not intended for vehicle circulation.**

P. POLICE DEPARTMENT

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

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

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

1. *No comments received.*

Q. DOWNTOWN AND BEACH CRA

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

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

1. *No comments received.*

R. PARKING

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

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

1. *No comments received.*

S. ADDITIONAL COMMENTS

Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

August 15, 2019

City of Hollywood
The Division of Planning and Urban Design
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33022-9045

Ref: File # 19-DP-28
1818 Madison Street, Hollywood, FL 33020

Dear Building Department,

APPLICATION SUBMITTAL: Alexandra Guerrero, Principal Planner
(aguerrero@hollywoodfl.org) 954-921-3471

1. Provide project data and green practices on Site Plan, not on cover sheet.

R: See sheet A100.

2. Indicate meeting dates (not submittal dates), and subsequent revision dates on Cover Sheet and Title Blocks on all sheets.

R: Meeting dates and revisions indicated on all Architectural Plans.

3. Survey shall be based on the current title work (O&E), dated within 30 days of submittal. Such date shall be noted on the survey document.

R: Survey revised with updated dates.

4. On survey provide the net and gross size of the property.

R: Survey revised to include areas.

5. Ensure that O&E Report, Survey, and Site Plan are consistent.

R: Coordinated.

6. Work with Building and Fire regarding the openings at the zero lot line .

R: Met with Fire Department and as a result the windows and openings on the lot lines were removed.

7. Work with the Engineering Division to ensure the survey includes the appropriate elements such as, abutting and internal streets and their widths, including existing curb-cuts/driveways to surrounding properties within 100 feet are included.

R: Coordinated.

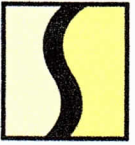
8. Work with Public Works and Engineering Division to ensure adequate and safe access is provided for garbage truck to access garbage and recycling area.

R: Coordinated.

9. Provide details and height of all proposed walls, fences, screening, and gates. All fencing shall be decorative. This includes balconies.

R: Heights and designs are shown on all plans.

SKLARArchitecture



ARCHITECTURE
Commercial
& Residential

Interior
Architecture
& Design

Urban
Renovation

Architectural
Design of
Children's
Environments

Development
Consulting

2310 Hollywood Blvd.

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

email:

mail@sklarchitect.com

WEBSITE:

www.sklarchitect.com

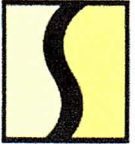
AA 0002849

IB 0000894

NCARB CERTIFIED



Ari Sklar, A.I.A.
Oscar Sklar, A.I.A.



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

R: Completed, see attached.

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

R: Owner submitted a copy of the plans to Lynn Smith President of the Downtown Parkside Royal Poinciana Civic Association on June 07, 2019.

Received a response on July 24th, 2019 saying: "We have reviewed plans and would like to know where you are in your project. No decision yet. Just wanted to know if you are ready to go to P&D Board."

Also met with Ken Crawford from the Parkside Civic Association. Good feedback they liked the project. Got some ideas from the meeting.

12. Additional comments may be forthcoming.

R: Understood.

13. Provide written responses to all comments with next submittal.

R: See here with & attached.

ZONING: Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. Project is required to install electric vehicle charging station infrastructure, please see Ordinance O-2016-02.

R: Provided, see sheet A100.

2. Provide Balcony setback dimensions on Site Plan.

R: Provided, see sheet A100.

ARCHITECTURE AND URBAN DESIGN: Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. Application is substantially compliant.

R: Understood.

2. Additional comments may be forth coming.

R: Understood.

SIGNAGE: Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

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

R: Note provided, see sheet A000.

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

R: No illuminated signage for this project, see sheet A000.

LIGHTING: Alexandra Guerrero, Principal Planner (aguerrero@hollywoodfl.org) 954-921-3471

1. Include note on Site Plan stating the maximum foot-candle level at all property lines (maximum 0.5 if adjacent to residential).

R: Noted, see sheet A100.



GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY:

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

1. Indicate on the site plan where the infrastructure necessary for future installation of an electric vehicle charging station will be located, (See Ordinance O-2016-02).

R: Indicated, see sheet A100.

2. Recycle materials from demolition of the existing structures to the greatest extent possible. Recycle waste materials from construction as well. Florida's goal is a 75% recycling rate by 2020, which includes construction and demolition debris.

R: Demolition materials will be recycled, see notes on sheet A100.

3. Make recycling as easy as possible for residential and retail tenants. Ensure that the kitchens have space for recycle bins. Include recycle bins on each floor. Florida's goal is a 75% recycling rate by 2020.

R: Recycle bins provided in kitchens, see notes & updated plans on sheets A100 to A103.

4. Ensure the trash room space accommodates recycling bins.

R: Provided, see sheets A100 to A103.

5. Use sustainable building materials.

R: Will use sustainable materials as required, note added on sheet A100.

6. Use low VOC materials.

R: Will use Low VOC materials, note added on sheet A100.

7. Consider relocating the kitchen sinks. Cluster the plumbing more closely with the use of hot water in the bathrooms. Alternatively, situate them on the exterior walls to have a window above the sink and allow more natural light in the space. Some of the kitchens appear to be laid out this way, but not all.

R: Kitchen plans have been updated to cluster plumbing better, see sheets A101 to A103.

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

R: Lighting is shielded, note added on sheet A100.

9. Install energy efficient light fixtures, Energy Star or water sense certified appliances, and programmable thermostats.

R: Energy efficient light fixture are incorporated, note added on sheet A100.

10. Install an Energy Star certified or Cool Roof Council rated roof. Or consider a green roof, which would reduce stormwater runoff and increase energy efficiency, benefiting the tenants. Have you considered installing solar panels?

R: Cool Roof will be installed, note added on sheet A104. Owner will consider the installation of solar panels.



11. Retain rainwater on site for irrigation and non-potable water uses in the building.

R: Rainwater retention will be considered when civil engineering is further developed, note added on sheet A100.

12. Consider replacing the nonnative Liriope muscarie with native dwarf lantana (Lantana depressa) or another native groundcover.

R: Replaced, see updated Landscape Plans.

LANDSCAPING: Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

1. Provide landscape plan and tree disposition plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, planning and development board and historic preservation board and irrigation. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 Land development regulations. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. As per submitted clarity is required in terms of amount of inches of DBH for trees proposed to be removed and their mitigation for DBH and 1:1 for all palms.

R: See updated Landscape Plans.

2. Provide a revised tree disposition plan LA1.1 accounting for the total of twenty five (25) inches of DBH been removed and four (4) palm trees for a total mitigation owed on site of thirteen (13) 2" DBH 12' HT min and four (4) palms at 8'CT new mitigation trees in addition to code required trees.

R: See updated Landscape Plans.

3. Increase landscape trees to provide clear tree mitigation and list on plant material list on landscape plan LA1.0 in separate from the code required trees.

R: See updated Landscape Plans.

4. Substitute the following species for substantial medium canopy trees: Simpson stoppers of proposed 10' OA to be substituted for minimum code required 12' OA 2" DBH (Ex Crape Myrtle Natchez, etc.) and replace Veitchia palms for palm species of 8'CT from our approved list of palms described in comments below. All proposed trees to show dimensions in feet and in DBH not caliper. Provide bushes for buffer along parking lot areas as per perimeter screening requirements article 9 -9.5 as applicable.

R: See updated Landscape Plans.

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

R: See updated Irrigation Plans.



6. Provide note as part of General notes on LA1.0 that states that all plant material to be planted on site will be maintained in a condition that meets or exceeds Florida Grade #1 and has 1 year replacement warranty period.

R: See updated Landscape Plans.

7. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. No tree removals without an approved tree removal permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal requirements. Applicant to submit tree removal permit along with landscape plans before granting landscape discipline final approval at building permit time and before demolition is approved.

R: Noted, will do.

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

R: See updated Landscape Plans.

9. Courtesy comment: Coordinate meeting with Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at gsalazar@hollywoodfl.org

R: See updated Landscape Plans.

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

Alicia Vereia-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

1. Per City Ordinance Chapter 154.50, for new multifamily residential + commercial construction, the FFE should be a minimum of 6-inches above the highest point of the crown of the adjacent road = $7.09' \text{ NAVD } 88 + 0.5' = 7.59' \text{ NAVD } 88$.

R: Elevations updated, see sheet A100.

2. Provide FFE for all proposed enclosed areas on the ground floor.

R: FFE updated, see sheet A100.

3. Show perimeter cross sections including swale transition areas meeting adjacent property elevations. All stormwater must be retained onsite.

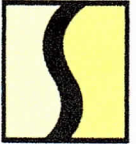
R: See updated Civil Engineering Plans.

4. Permits from outside agencies will be required prior to issuance of a building permit.

R: Permits from outside agencies will be obtained.

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

R: See updated Civil Engineering Plans.



6. Drainage calculations (Page 18 of 36), referencing MDC Average October Water table Elev and Pinecrest precipitation. Please clarify.

R: See updated Civil Engineering Plans

7. Additional comments may follow upon further review.

R: Understood.

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

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. A complete architectural review will be completed during formal application of architectural plans to the building department.

R: Noted

2. Pg. C300, it's unclear if the fire main is being proposed to run under the building as there is no fire main line from the DDDV side of drawing to the city main. If so, this is not a good practice due to potential maintenance issues, and difficulty visualizing for inspection purposes. Please clarify.

R: Fire main has been relocated because fire connection is now located on Madison Street, so we have updated the plans accordingly.

3. Water supply must meet NFPA 1, 18.4.5.3. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2. showing that the project meets the minimum fire flow requirements for the building. Please note, the civil drawings did not show any new or existing fire hydrants.

R: Fire Flow test has been ordered, also fire hydrants are now shown on Survey and Civil Plans.

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

R: Fire hydrants are now shown on Survey and Civil Plans. Civil Plans were updated with the required info.

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

R: No fire main lines under the building, see updated civil drawings.

6. A Knox box will be required at the main entrance. Please show on the next submittal.

R: Knox Box is noted on updated plans, see sheet A100.

PARKS, RECREATION AND CULTURAL ARTS: David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Park Impact Fee application is required.

R: Park impact application provided.



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

1. Please provide additional information on the screening for the ground floor parking area. What is the treatment of this? Is the alleyway intended as an egress for the parking garage?

R: There is a fixed aluminum screen on the back to the parking area to provide light and air. Is not intended for vehicle circulation.

Should you have any questions please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, consisting of a large, fluid, and somewhat abstract scribble that appears to be the name 'Ari L. Sklar'.

Ari L. Sklar, AIA, NCARB
President

ALTA/NSPS LAND TITLE SURVEY



TREE LIST

TREE NO.	NAME	TRUNK DIA. AT BREAST HEIGHT INCHES	TREE HEIGHT FEET	CANOPY SPREAD FT2
1	PALM	12	9	5
2	PALM	12	8	5
3	PALM	12	12	7
4	PALM	18	22	10
5	OAK	30	40	55
6	UNKNOWN	5	9	3

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
CO	CLEAN OUT
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
PM	PARKING METER
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
5.40	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

LAND DESCRIPTION:

LOT 20 AND THE EAST ONE-HALF OF LOT 21, BLOCK 35 OF
"HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA.

COUSINS SURVEYORS & ASSOCIATES, INC.



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

PROJECT NUMBER : 8787-18

CLIENT :

ALEX GOIHMAN

REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	09/07/18	SKETCH	AM	REC
ADDED TREES AND NOTE #2A	12/17/18	SKETCH	AM	REC

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

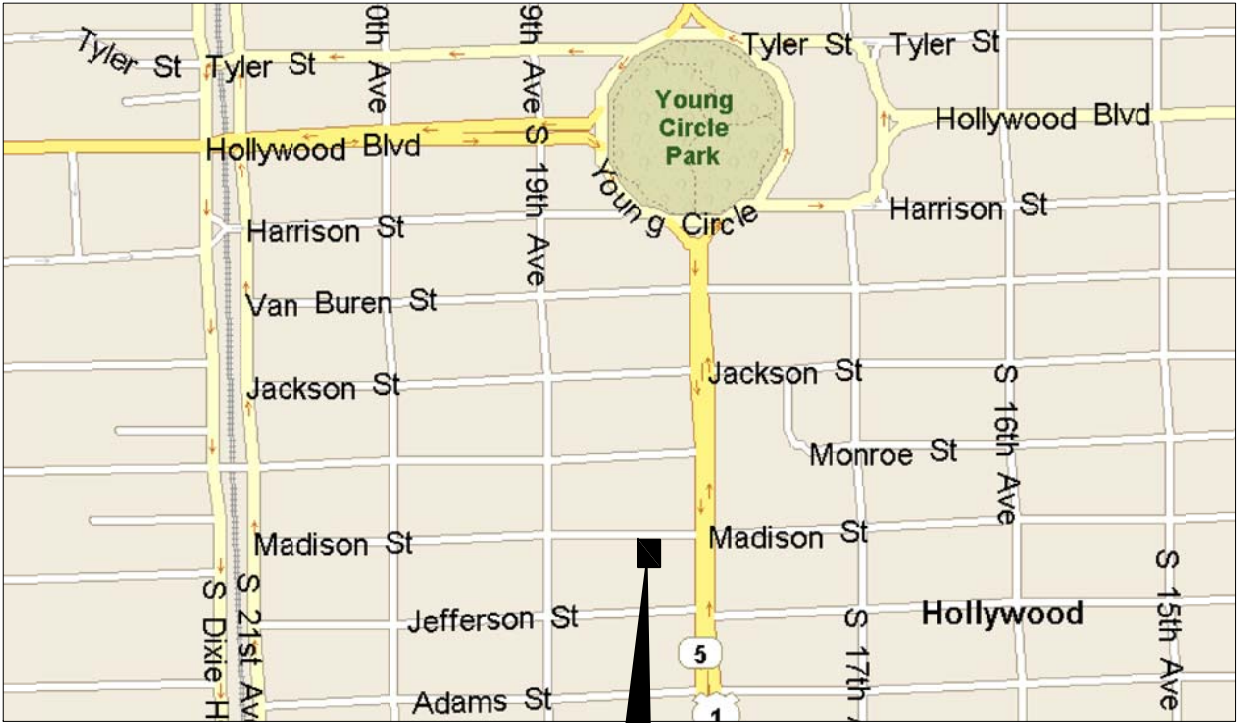
PROPERTY ADDRESS :
1818 MADISON STREET

SCALE: 1"= 16'

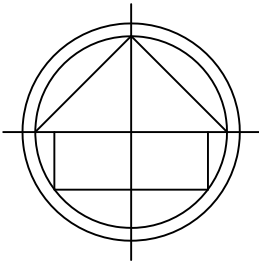
SHEET 2 OF 2

ALTA/NSPS LAND TITLE SURVEY

LOCATION MAP (NTS)



THIS SITE



NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. EFFECTIVE DATE: 08/22/2018. ORDER NO.: 631263
NO PLOTTABLE EXCEPTIONS.
- 2.A THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP & ENCUMBRANCE REPORT PREPARED BY ADELSON LAW FIRM, COVERING THE PERIOD FROM THE BEGINNING TO NOVEMBER 30, 2018.
NO PLOTTABLE EXCEPTIONS.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK # 1896
ELEVATION = 9.42' (NAVD88)
8. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
9. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
10. THE PROPERTY HAS DIRECT ACCESS TO MADDISON STREET A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 21, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
11. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
12. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
13. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
14. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
15. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18 AND 19 (NONE DISCLOSED) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED 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.
THE FIELD WORK WAS COMPLETED ON SEPTEMBER 07, 2018.

FOR THE FIRM BY: _____

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

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

PROJECT NUMBER : 8787-18

CLIENT :
ALEX GOIHMAN

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	09/07/18	SKETCH	AM	REC
ADDED TREES AND NOTE #2A	12/17/18	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEV	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
1818 MADISON STREET

SCALE: N/A

SHEET 1 OF 2

NEW RESIDENTIAL BUILDING
1818 MADISON LLC

1818 MADISON STREET #1-2
HOLLYWOOD, FL 33020

PROJECT TEAM

SKLARchitecture
DESIGN ASSOCIATES

ARCHITECT:
SKLARCHITECTURE
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

CIVIL ENGINEER:
OCEAN ENGINEERING
Walter Lugo, P.E.
8101 Biscayne Blvd.
Unit 508
Miami, FL 33138
(786) 253-5252 (Cell)
(786) 518-2038 (Office)
wlugo@oceanengineeringinc.com

LANDSCAPE ARCHITECT
H.L. MARTIN
H.L. Martin, Landscape Architect, PA
(305) 790-4372
himartinufo@bellsouth.net

PROPERTY OWNER:
1818 MADISON LLC
ALEX GOIHMAN
21150 POINT PLACE #2702
AVENTURA, FL. 33180
PH: (917) 515-7185
EMAIL: AGOIHMAN@OCEANBUILDERS18.COM

PROJECT RENDERING



DRAWING INDEX

ARCHITECTURAL

A000 COVER PAGE
A100 SITE PLAN
A101 2ND FLOOR
A102 3RD FLOOR
A103 4TH FLOOR
A104 ROOF PLAN
A200 ELEVATIONS SOUTH
A201 ELEVATION EAST
A202 ELEVATION WEST
A203 ELEVATION NORTH
A300 SECTIONS 1 & 3
A301 SECTION 2
A400 3D VIEWS

CIVIL

C100 GENERAL NOTES AND SPECIFICATIONS
C101 WATER AND SEWER DETAILS AND NOTES
C200 PAVING, GRADING AND DRAINAGE PLAN
C300 WATER AND SEWER PLAN
C400 DRAINAGE DETAIL

LANDSCAPE

LA1.0 LANDSCAPE PLAN
LA1.1 TREE SURVEY/DISPOSITION
LA1.2 IRRIGATION PLAN

SURVEY

MEETING DATES

PACO 11/19/18
TAC #1 05/06/19

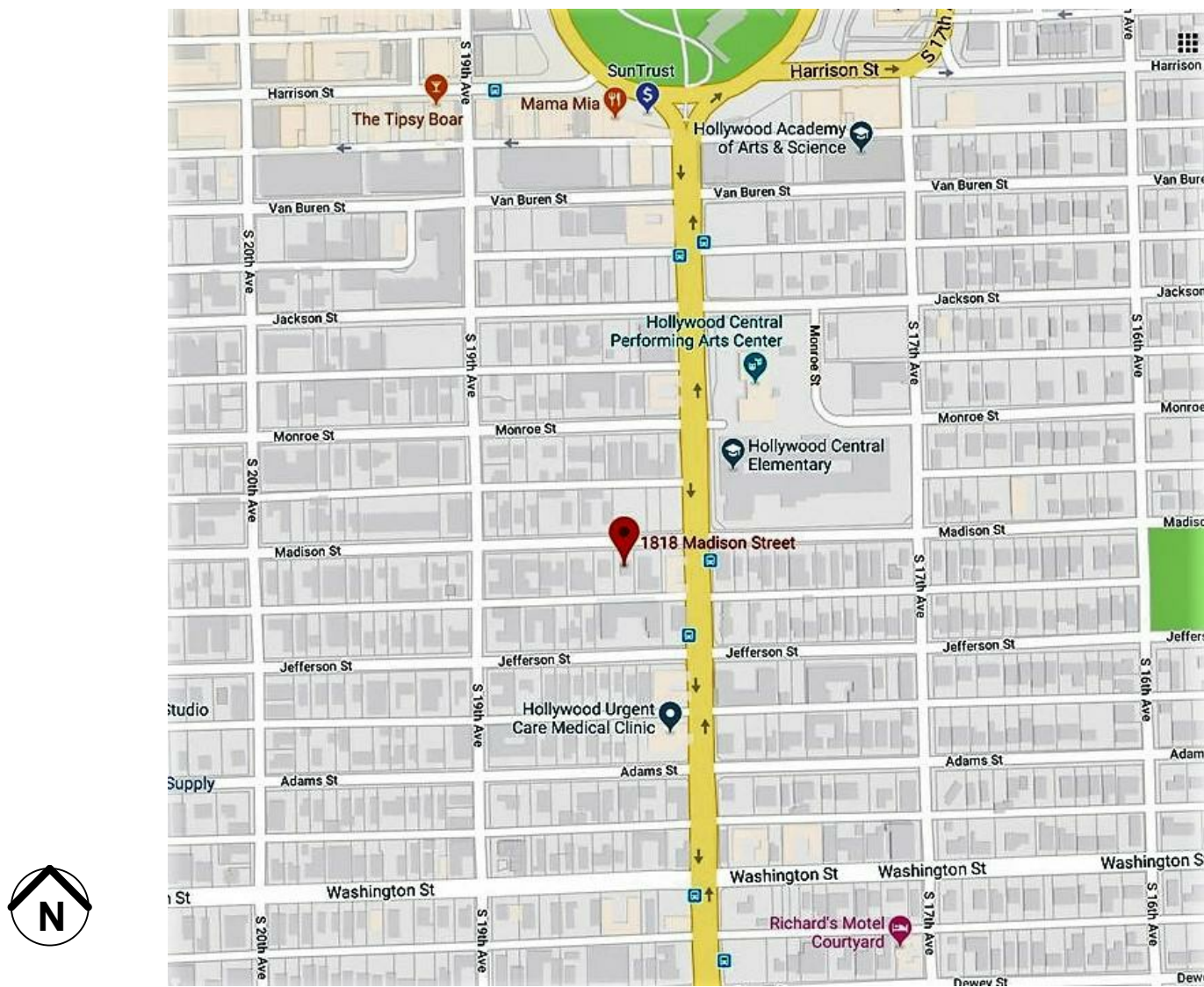
AREA CHART

LEVEL	PARKING SPACES	GARAGE	SERVICE	COMMON AREAS	UNITS	UNITS BALCONIES	TOTALS	FAR
GROUND	17	5,720.00	273.00	861.00				
Sub Totals	17	5,720.00	282.00	861.00	-	-	6,863.00	6,581.00
2ND FLOOR			186.00	1,006.00				
UNIT #201					669.00	292.00	961.00	
UNIT #202					614.00	353.00	967.00	
UNIT #203					757.00	191.00	948.00	
UNIT #204					1,050.00	390.00	1,440.00	
UNIT #205					1,156.00	405.00	1,561.00	
Sub Totals		-	186.00	1,006.00	4,246.00	1,631.00	5,877.00	5,252.00
3RD FLOOR			186.00	1,035.00				
UNIT #301					669.00	140.00	809.00	
UNIT #302					614.00	50.00	664.00	
UNIT #303					757.00	57.00	814.00	
UNIT #304					1,050.00	113.00	1,163.00	
UNIT #305					1,156.00	150.00	1,306.00	
Sub Totals		-	186.00	1,035.00	4,246.00	510.00	4,756.00	5,281.00
4TH FLOOR			186.00	1,035.00				
UNIT #401					669.00	140.00	809.00	
UNIT #402					614.00	50.00	664.00	
UNIT #403					757.00	57.00	814.00	
UNIT #404					1,050.00	113.00	1,163.00	
UNIT #405					1,156.00	150.00	1,306.00	
Sub Totals		-	186.00	1,035.00	4,246.00	510.00	4,756.00	5,281.00
ROOF								
TOTAL RENTABLE					12,738.00	2,651.00	15,389.00	
TOTAL GROSS		5,720.00	840.00	3,937.00	12,738.00	2,651.00	20,946.00	
	17 SPACES				15 UNITS			22,395.00
UNIT AVERAGE					849.20			
*17 Parking Spaces Required: 15 (units) + 2 (visitors)								

NOTES

- 1.- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- 2.- ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMIT FOR EACH SIGN.

LOCATION MAP



SCALE: N.T.S.

SCOPE OF WORK

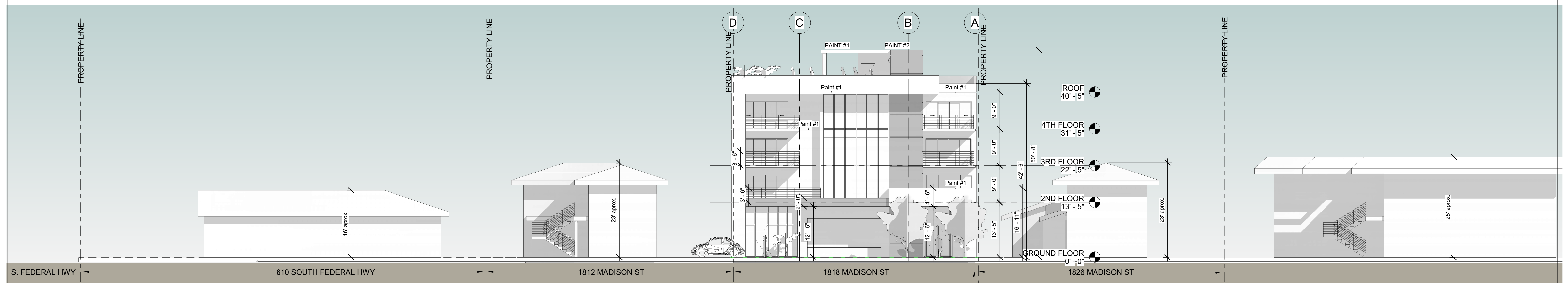
NEW RESIDENTIAL BUILDING WITH 15 UNITS

12,738 Sf. Residential

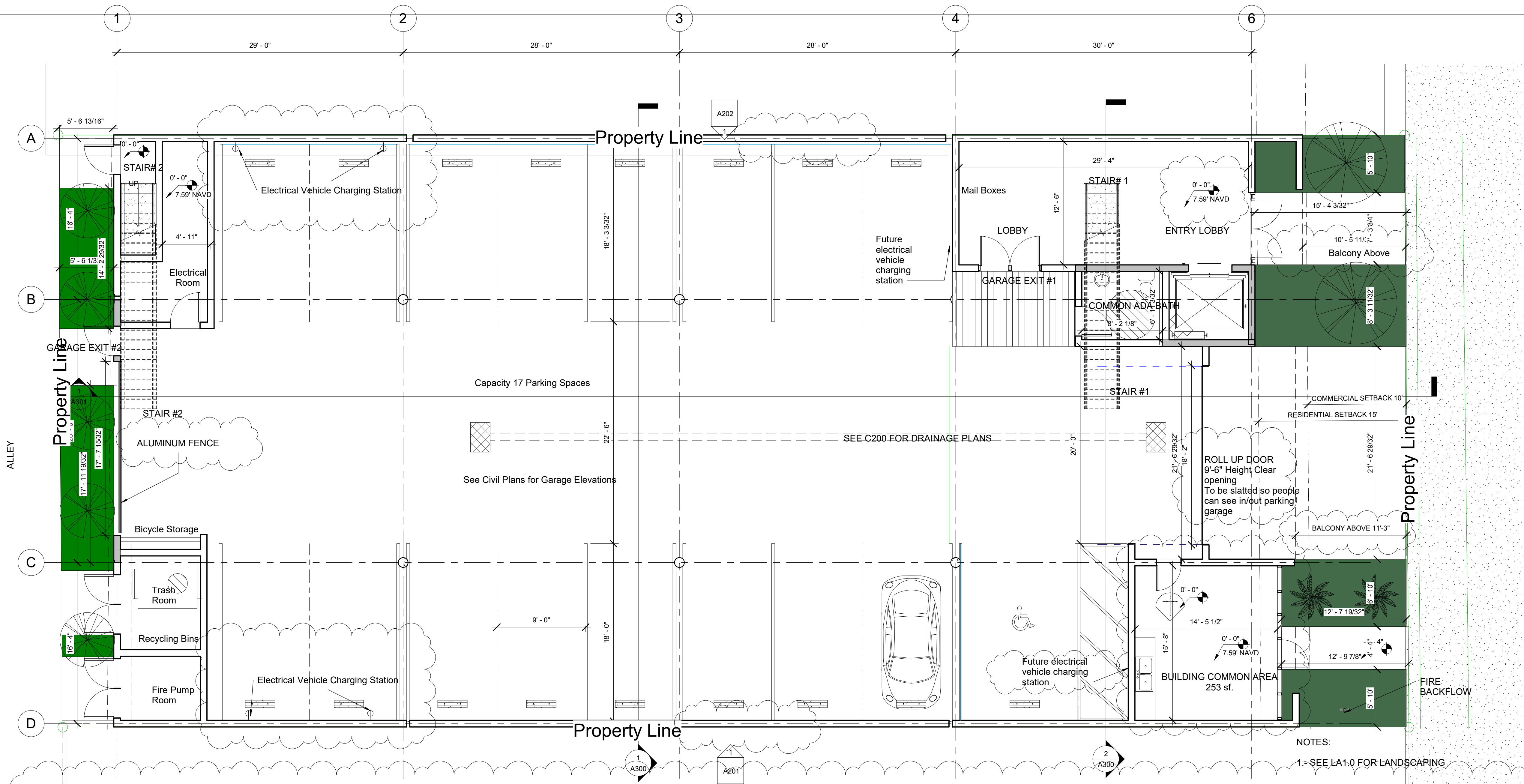
APROX. 22,395 TOTAL SQ. FT.

LEGAL DESCRIPTION & ADDRESS

1818 MADISON ST. #1-2 HOLLYWOOD, FL. 33020
HOLLYWOOD 1-21 B LOT 20,21 E1/2 BLK 35



① S. MADISON ST PROFILE
3/32" = 1'-0"

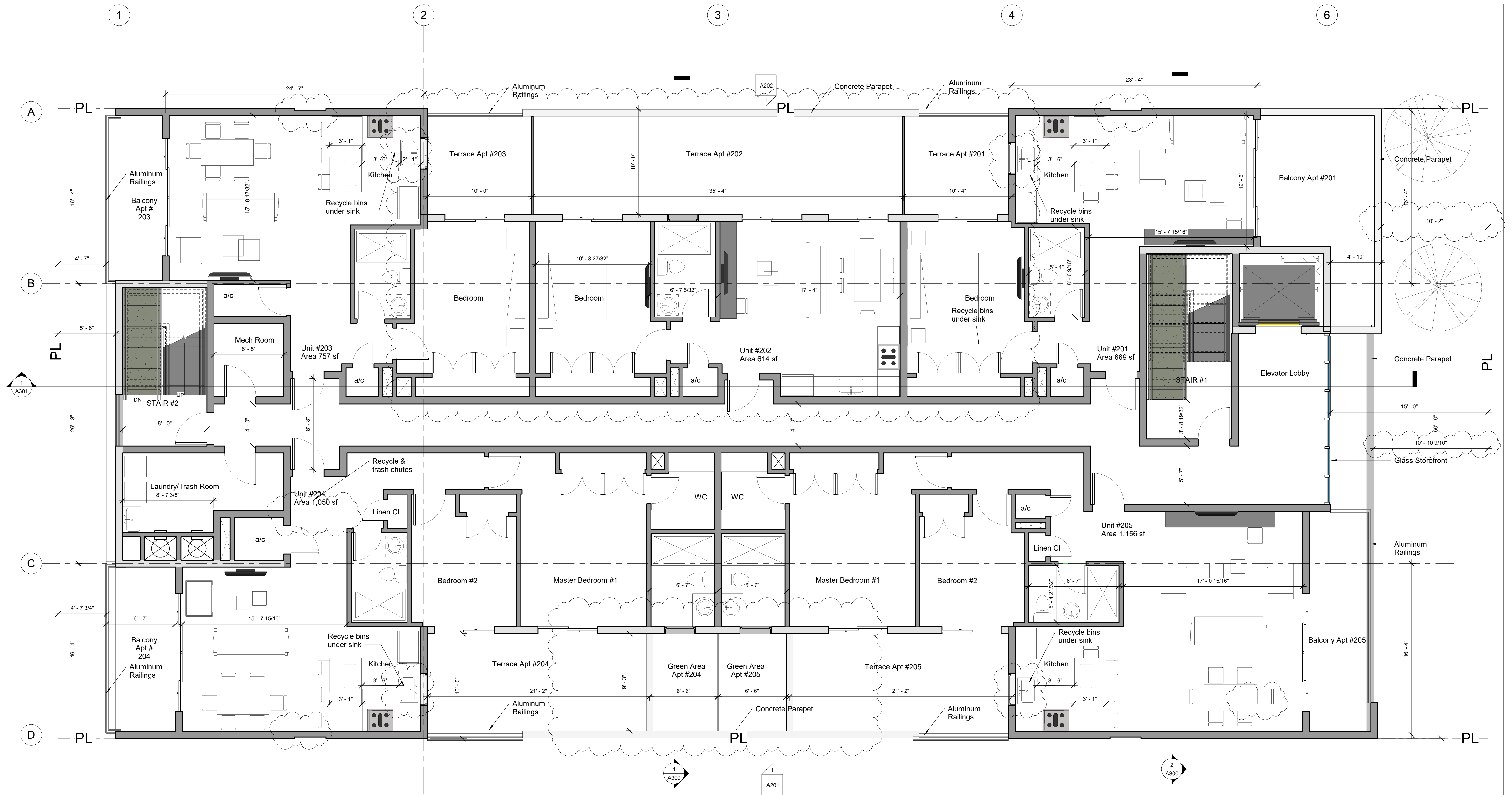


- GREEN PRACTICES**
- THE BUILDING WILL STRIVE TO ACHIEVE THE HIGHEST FGBC DESIGNATION POSSIBLE FOR THIS TYPE OF BUILDING
- 1.- RECYCLE MATERIALS FROM DEMOLITION OF EXISTING STRUCTURES TO THE GREATEST EXTENT POSSIBLE. RECYCLE WASTE MATERIALS FROM CONSTRUCTION AS WELL.
 - 2.- KITCHENS WILL PROVIDE SPACE FOR RECYCLE BINS
 - 3.- ALL EXTERNAL LIGHTS SHOULD BE FULLY SHIELDED AND MEET REQUIREMENTS OF THE INTERNATIONAL DARK SKY ASSOCIATION.
 - 4.- ENERGY STAR CERTIFIED OR COOL ROOF COUNCIL ROOD SYSTEM TO BE USED.
 - 5.- LOW VOC MATERIALS TO BE USED ON THIS PROJECT.
 - 6.- WILL USE ENERGY EFFICIENCY LIGHT FIXTURES, ENERGY STAR OR WATER SENSE CERTIFIED APPLIANCES AND PROGRAMMABLE THERMOSTATS.
 - 7.- USE SUSTAINABLE BUILDING MATERIALS
 - 8.- ALL EXTERNAL LIGHTING SHOULD BE FULLY SHIELDED AND MEET INTL. DARK SKIES ASSO.

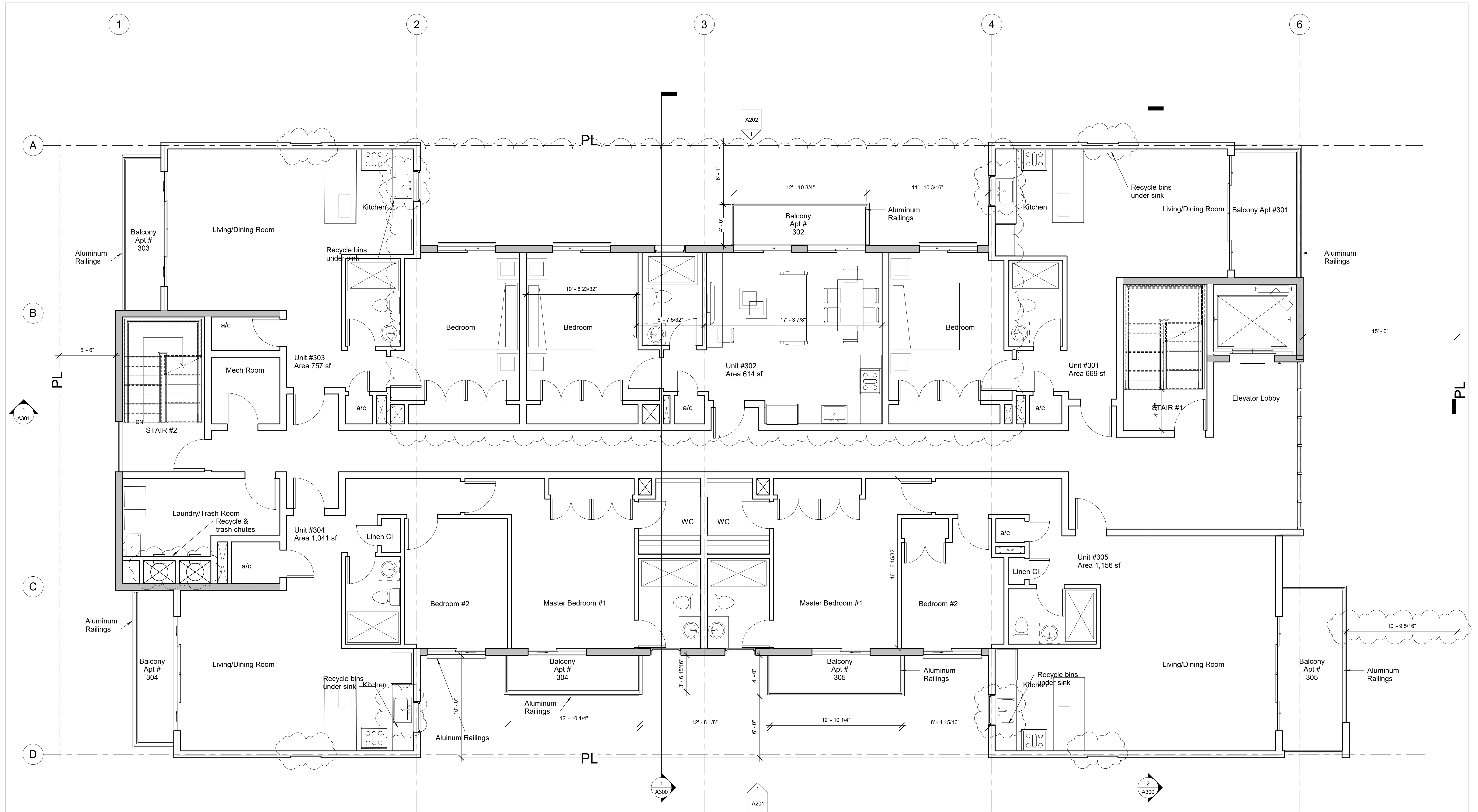
- NOTES**
1. MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
 2. RECYCLE MATERIALS FROM DEMOLITION OF THE EXISTING STRUCTURES TO THE GREATEST EXTENT POSSIBLE.
 3. RECYCLE WASTE MATERIALS FROM CONSTRUCTION AS WELL. FLORIDA'S GOAL IS A 75% RECYCLING RATE BY 2020, WHICH INCLUDES CONSTRUCTION AND DEMOLITION DEBRIS.
 4. RETAIN RAINWATER ON SITE FOR IRRIGATION AND NON-POTABLE WATER USES IN THE BUILDING.

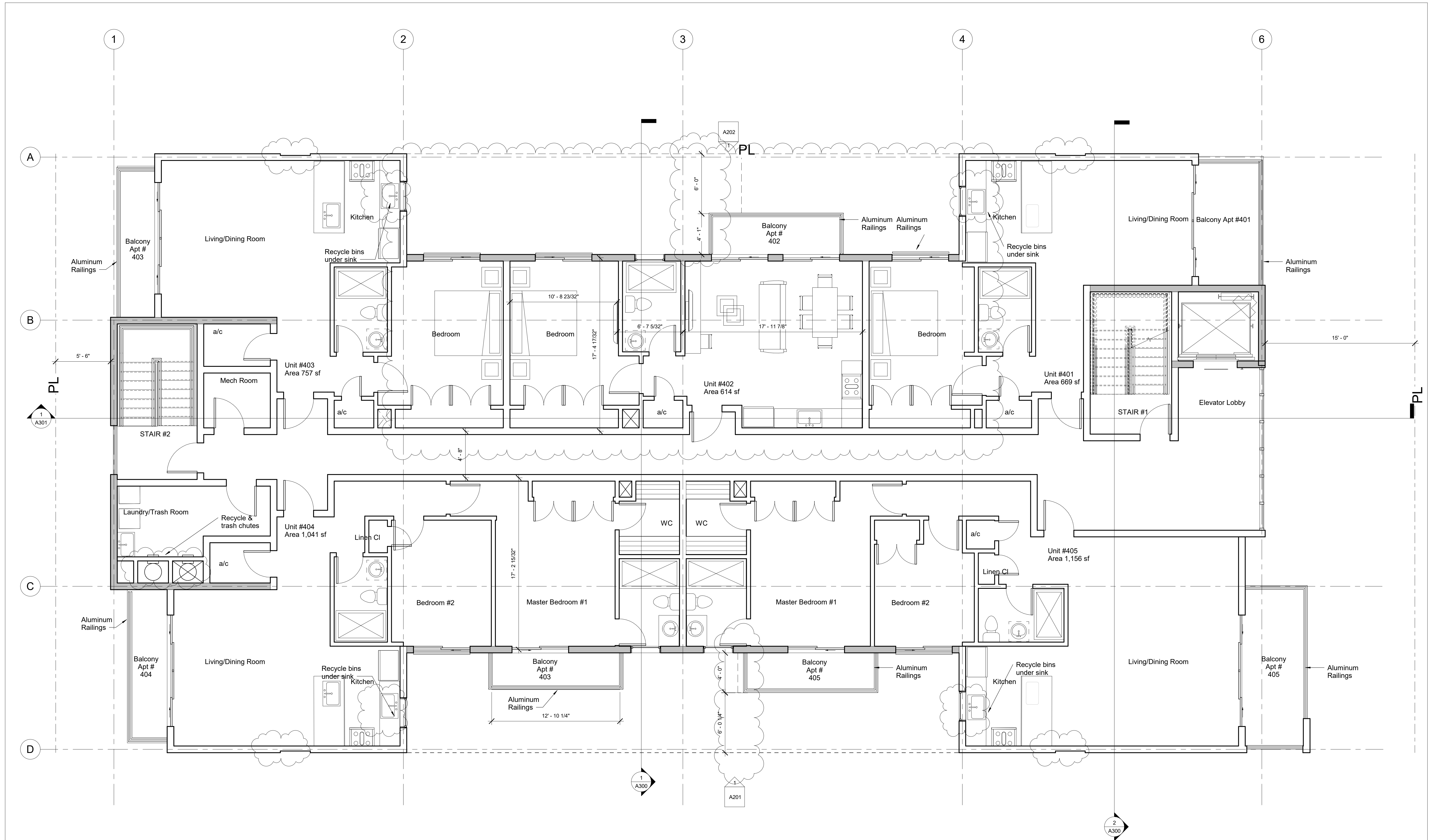
PROJECT DATA		
GENERAL	REQUIRED	PROPOSED
ZONING DISTRICT	FH-2 (FED HWY MEDIUM-HIGH INTENSITY MU)	FH-2
LAND USE	MULTIFAMILY RESIDENTIAL & COMMERCIAL	MULTIFAMILY RESIDENTIAL
FLOOD ZONE		X
LOT SIZE		8,180 S.F
OPEN SPACE	N/A	
HEIGHT	140 FT MAX 10 STORIES	41 FT. - 4 STORIES
MAX F.A.R.	3.00	2.73
	24,540 SF.	22,395 SF.
MIN DWELLING SIZE SF.	400 SF.	614 SF.
MIN CUMULATIVE DWELLING SIZE SF	650 SF.	849 SF.
ALL FRONTAGES	NON RESIDENTIAL: 10 FT. RESIDENTIAL: 15 FT.	10 FT. MINIMUM 15 FT. MINIMUM
SIDE INTERIOR	0 FT	0 FT/12 FT
ALLEY	5 FT.	5 FT. MINIMUM
PARKING REQUIREMENTS	REQUIRED	PROPOSED
MULTIFAMILY RESIDENTIAL	1 SPACE PER UNIT (15 UNITS = 15 SPACES) 1 SPACE PER 10 UNITS FOR GUEST PARKING (15/10 UNITS= 1.5 SP) TOTAL REQUIRED= 17 SPACES	15 SPACES 2 SPACES TOTAL PROPOSED= 17 SPACES

1 GROUND FLOOR
3/16" = 1'-0"

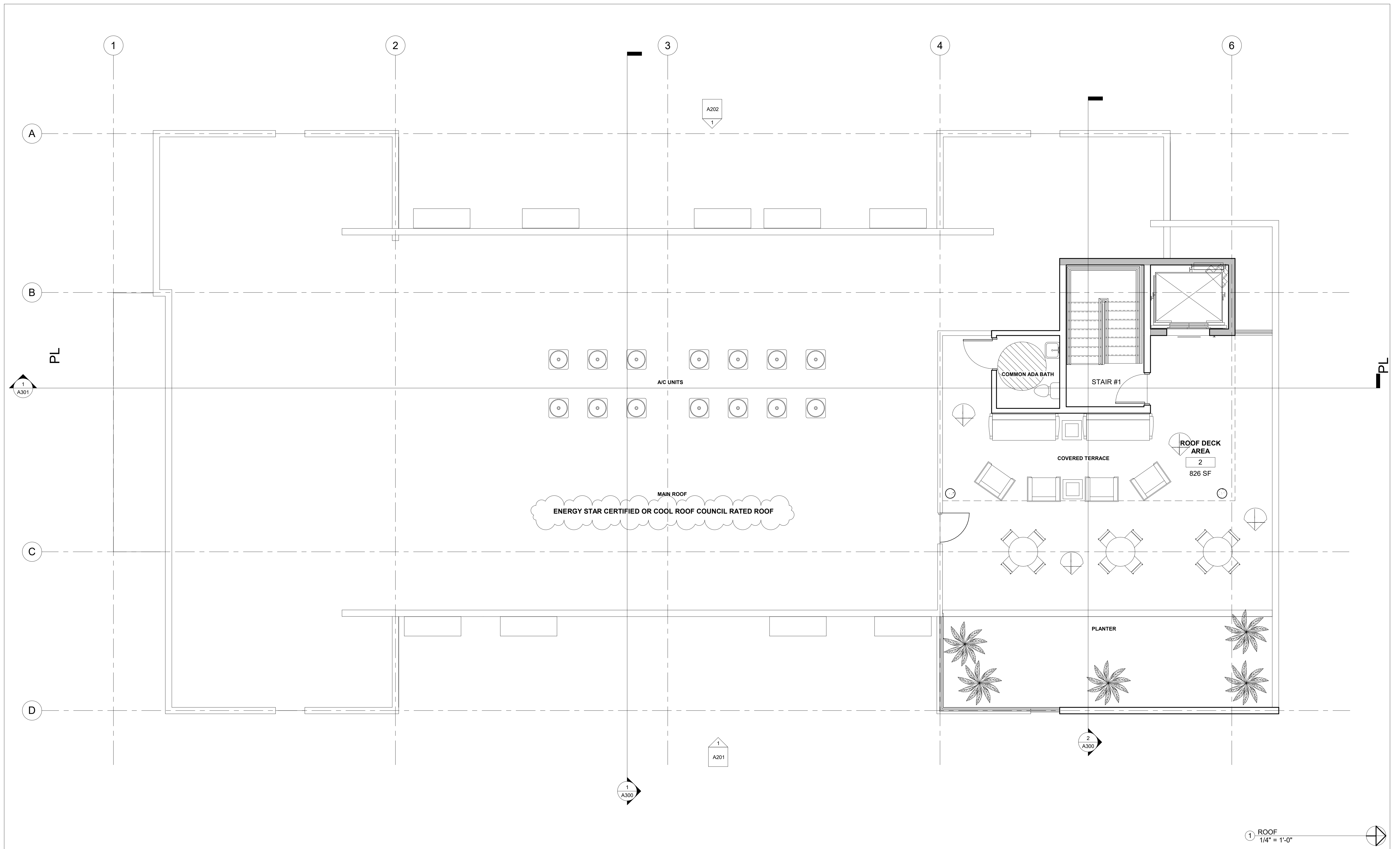


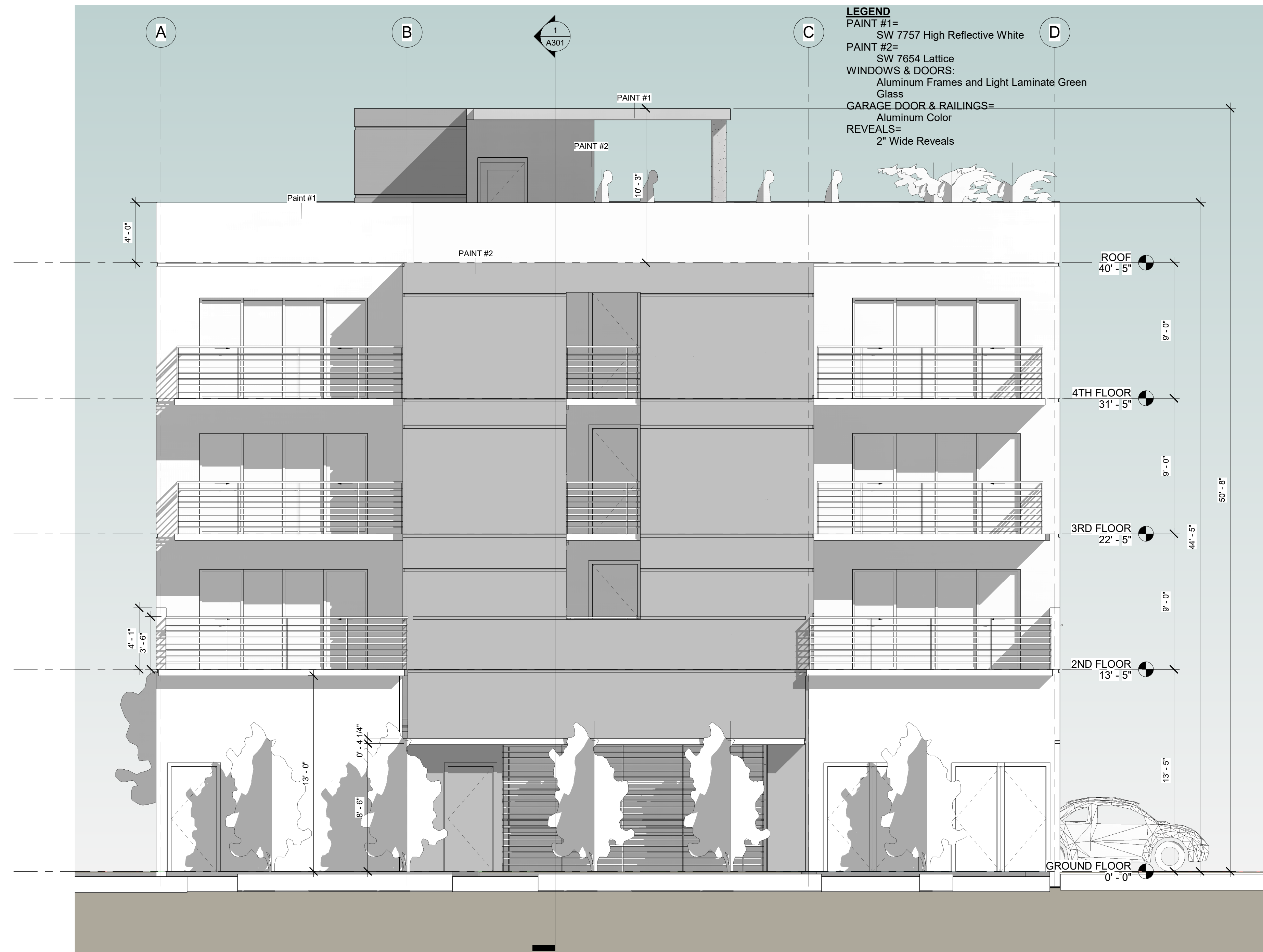
1 2ND FLOOR
1/4" = 1'-0"





1 4TH FLOOR
1/4" = 1'-0"





② SOUTH ELEVATION
 1/4" = 1'-0"

SW 7757
High Reflective White
Material
Location Number: 236-C1

SW 7654
Lattice
Material: Lattice
Location Number: 236-C2

- LEGEND**
PAINT #1=
SW 7757 High Reflective White
PAINT #2=
SW 7654 Lattice
WINDOWS & DOORS:
Aluminum Frames and Light Laminate Green
Glass
GARAGE DOOR & RAILINGS=
Aluminum Color
REVEALS=
2" Wide Reveals



1 EAST ELEVATION
1/4" = 1'-0"

SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklararchitect.com

NEW RESIDENTIAL DEVELOPMENT
1818 MADISON ST HOLLYWOOD FLORIDA 33020

PACO 11/19/18
TAC #1 05/06/19

ELEVATION EAST

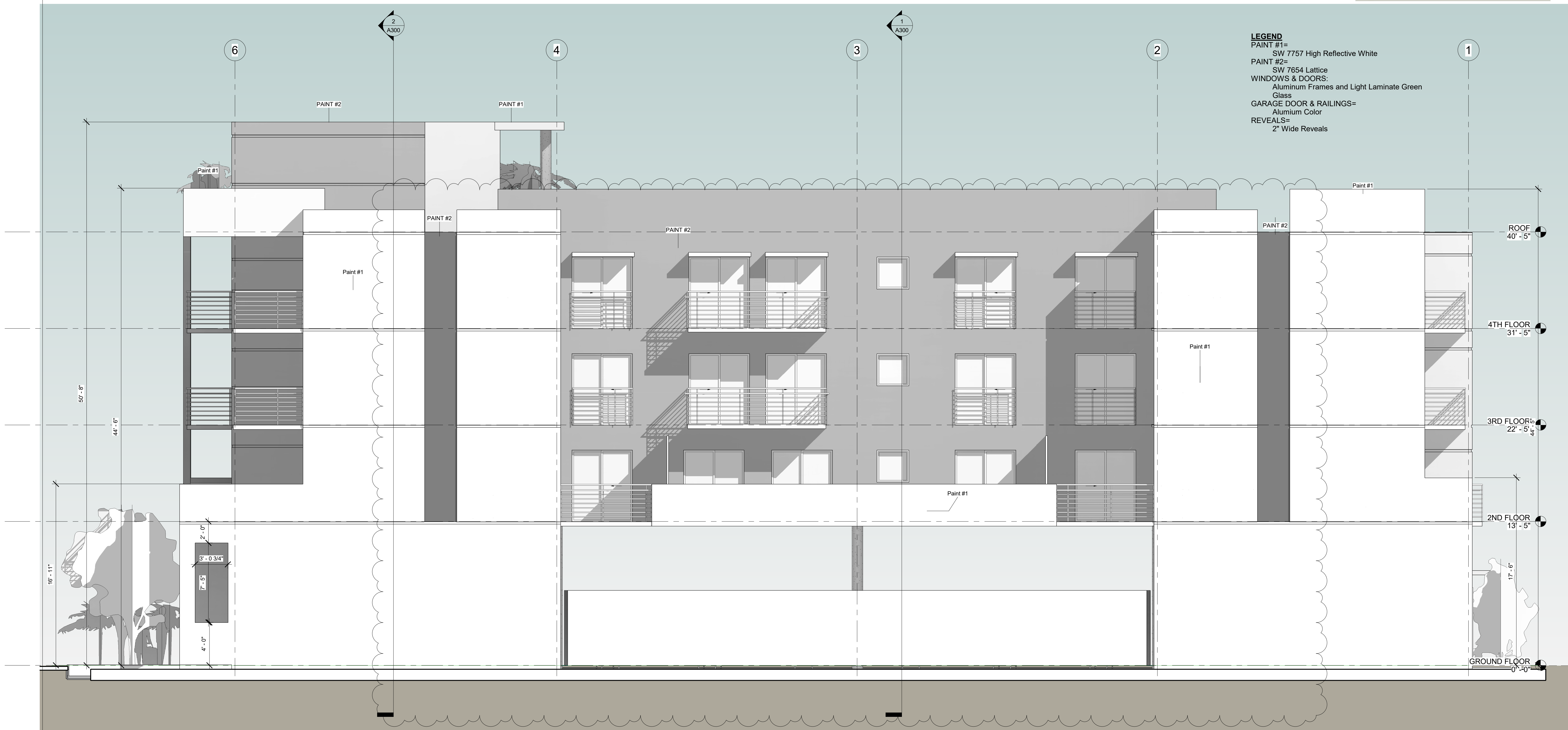
Project# 18-015

A201

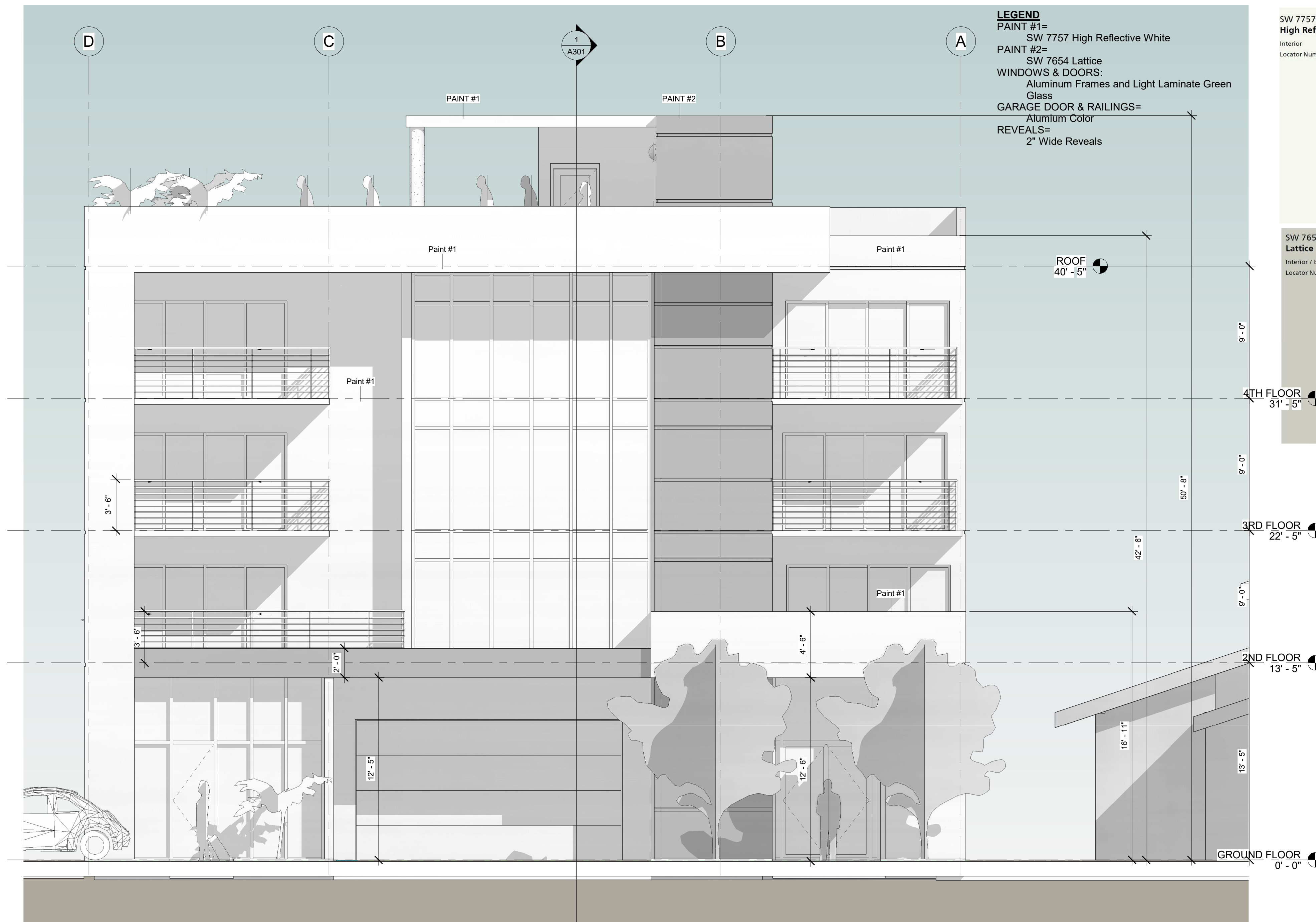
SW 7757
High Reflective White
Interior
Locator Number: 256-C1

SW 7654
Lattice
Interior / Exterior
Locator Number: 239-C2

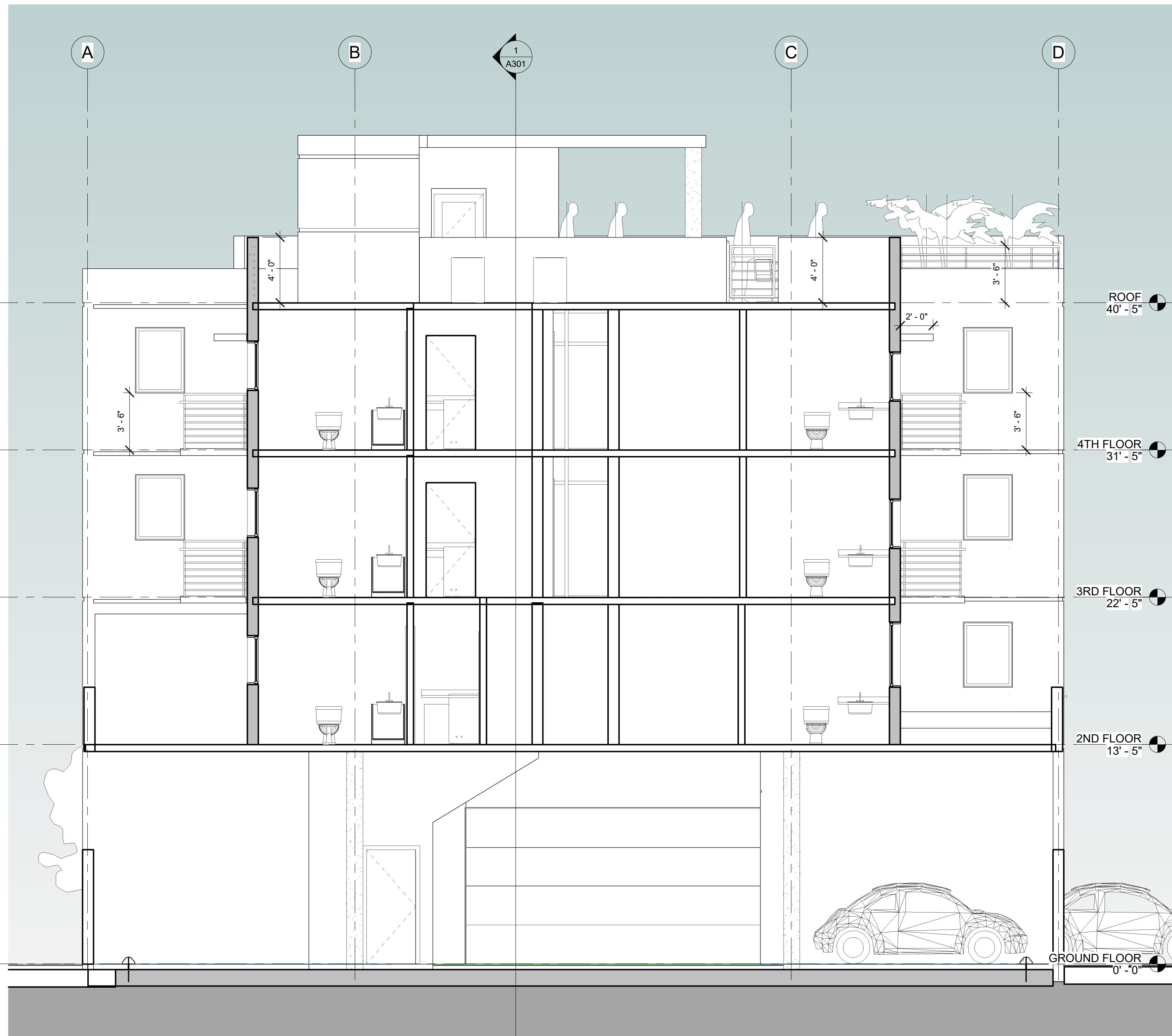
LEGEND
PAINT #1= SW 7757 High Reflective White
PAINT #2= SW 7654 Lattice
WINDOWS & DOORS: Aluminum Frames and Light Laminate Green Glass
GARAGE DOOR & RAILINGS= Aluminum Color
REVEALS= 2" Wide Reveals



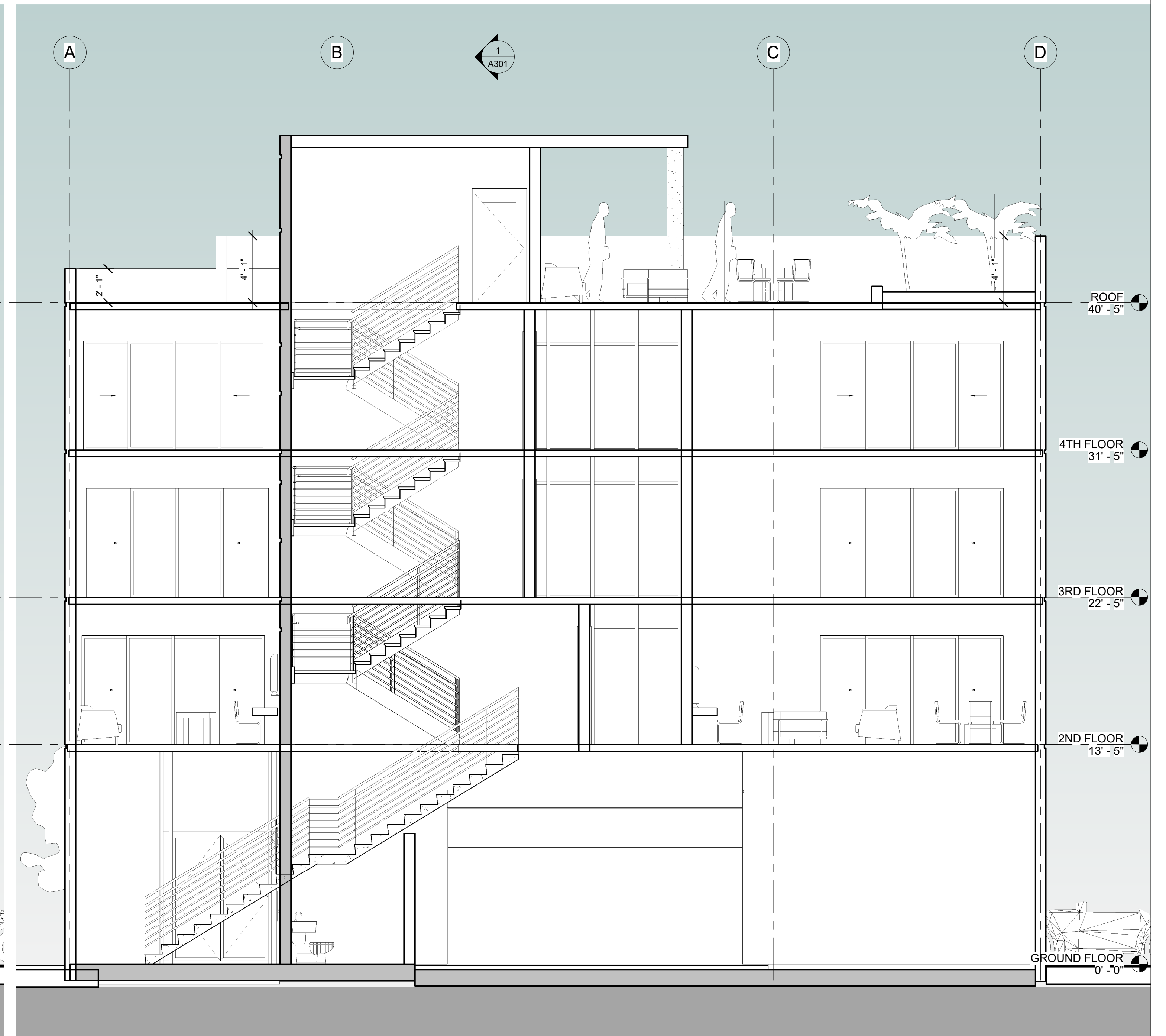
1 WEST ELEVATION
1/4" = 1'-0"



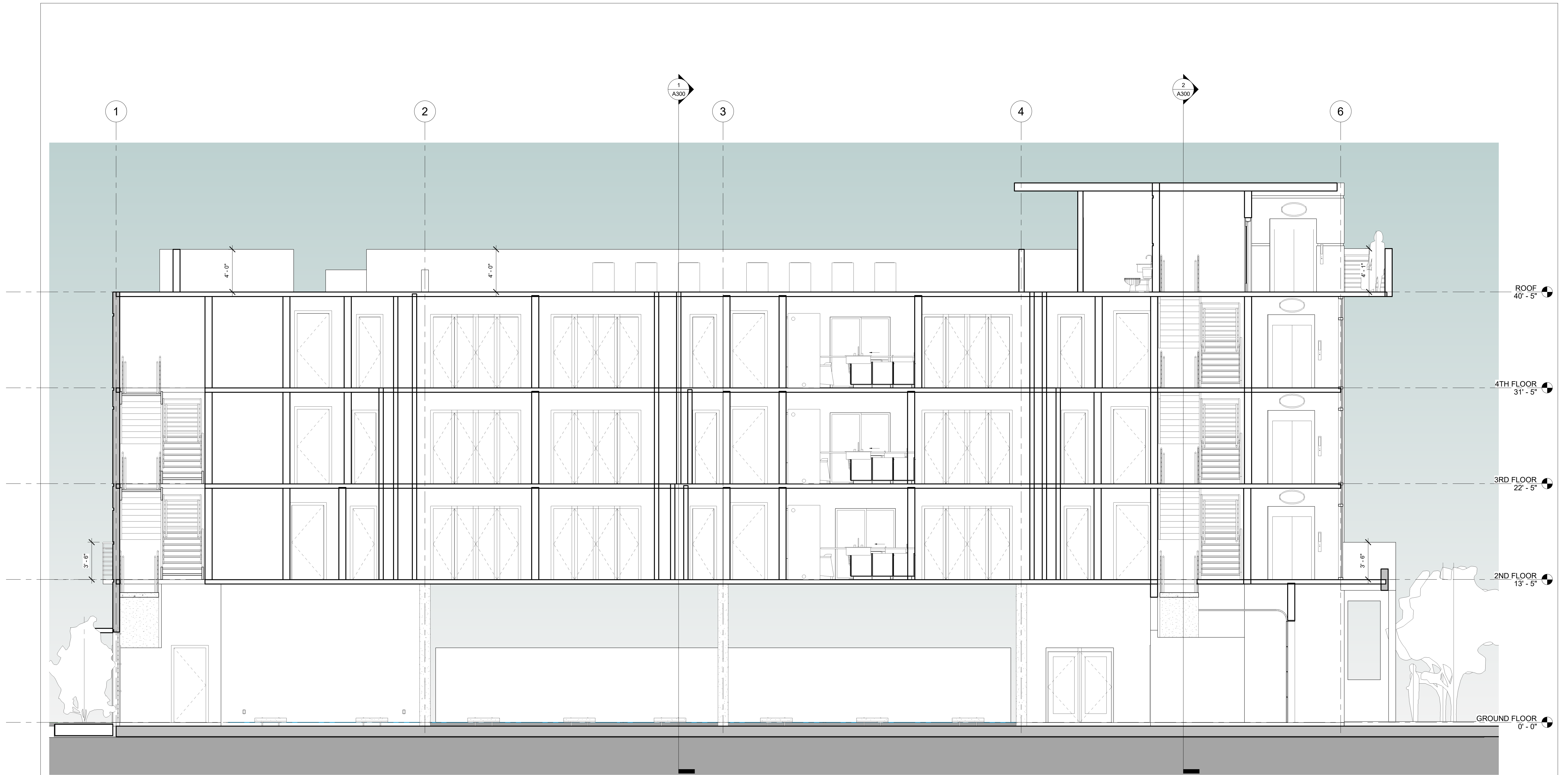
① NORTH ELEVATION
 1/4" = 1'-0"



① Section 1
1/4" = 1'-0"



② Section 3
1/4" = 1'-0"



① Section 2
1/4" = 1'-0"



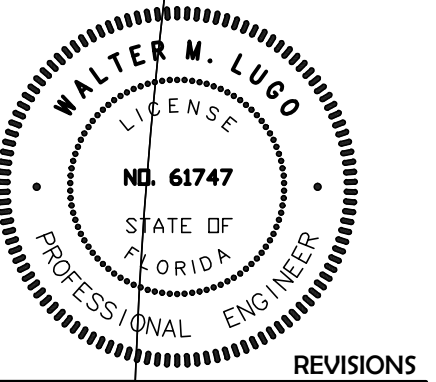
NORTH WEST VIEW



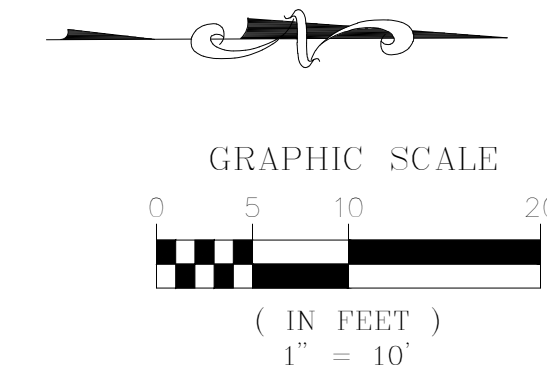
SOUTH EAST VIEW



EAST SIDE VIEW

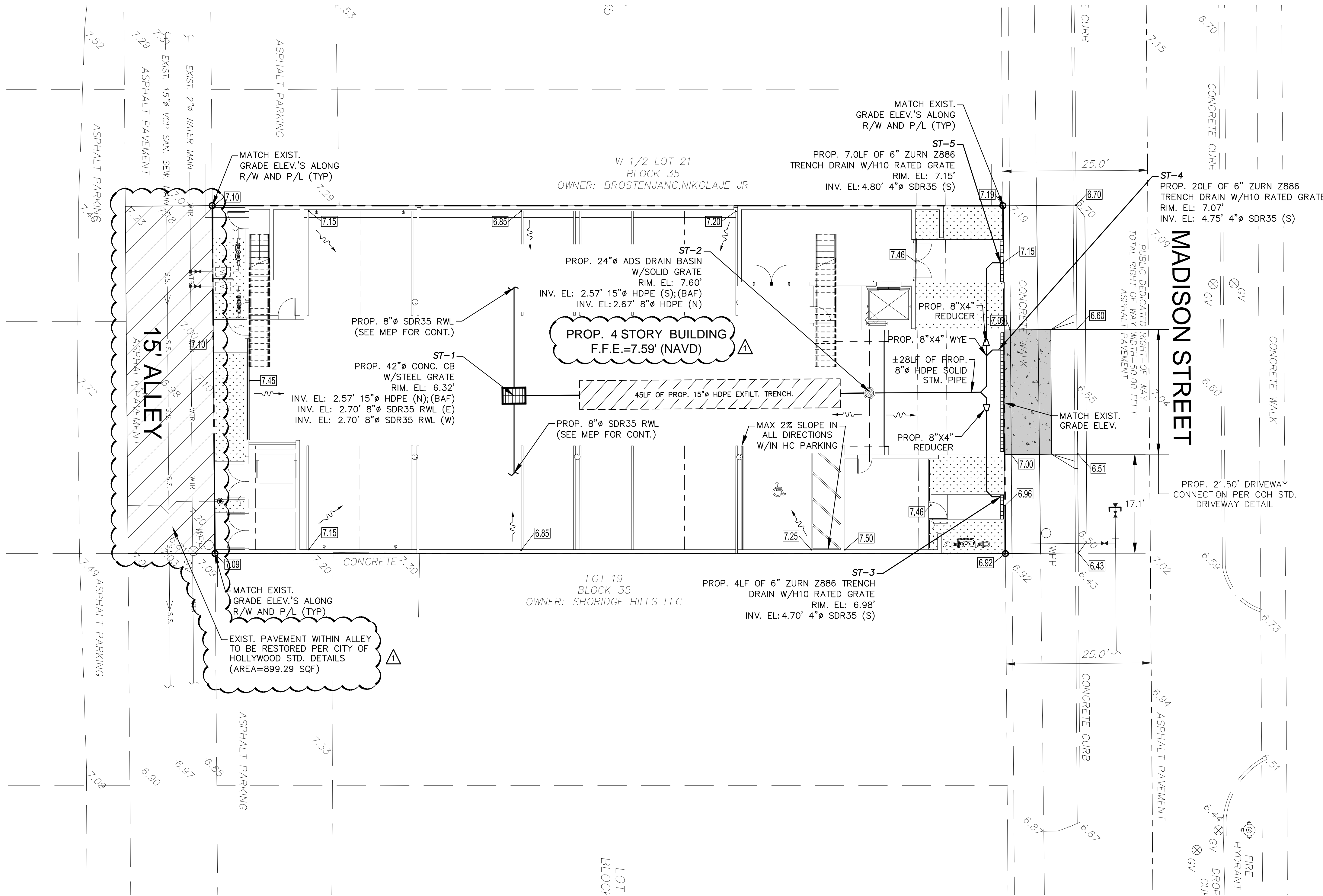


REVISIONS
05.23.2019 CITY COMMENTS



LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- +8.00' EXISTING ELEVATIONS (NGVD)
- DIRECTION OF SURFACE RUNOFF
- 6.10' PROP. GRADE ELEVATION (NGVD)
- PROP. EXFILT. TRENCH (SEE C400 FOR DETAILS)
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.
- PROP. CONCRETE DRIVEWAY PER COH STD'S.
- EXIST. PAVEMENT ALLEY TO BE RESTORED



NEW MULTIFAMILY RESIDENCES WITH RETAIL ON GROUND FLOOR FOR:
1818 MADISON LLC
1818 MADISON STREET #1-2 HOLLYWOOD, FL 33020

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ FINAL SUBMITTAL

SUBMITTAL DATE

DRAWN BY:

CHECKED BY:

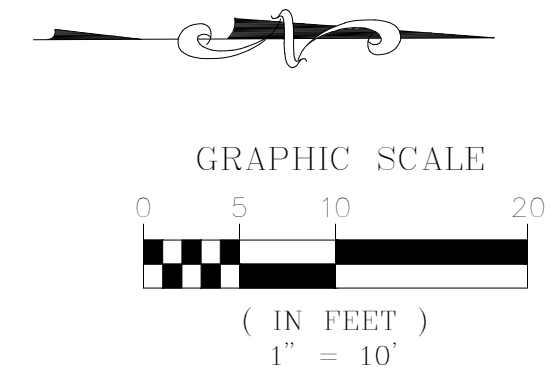
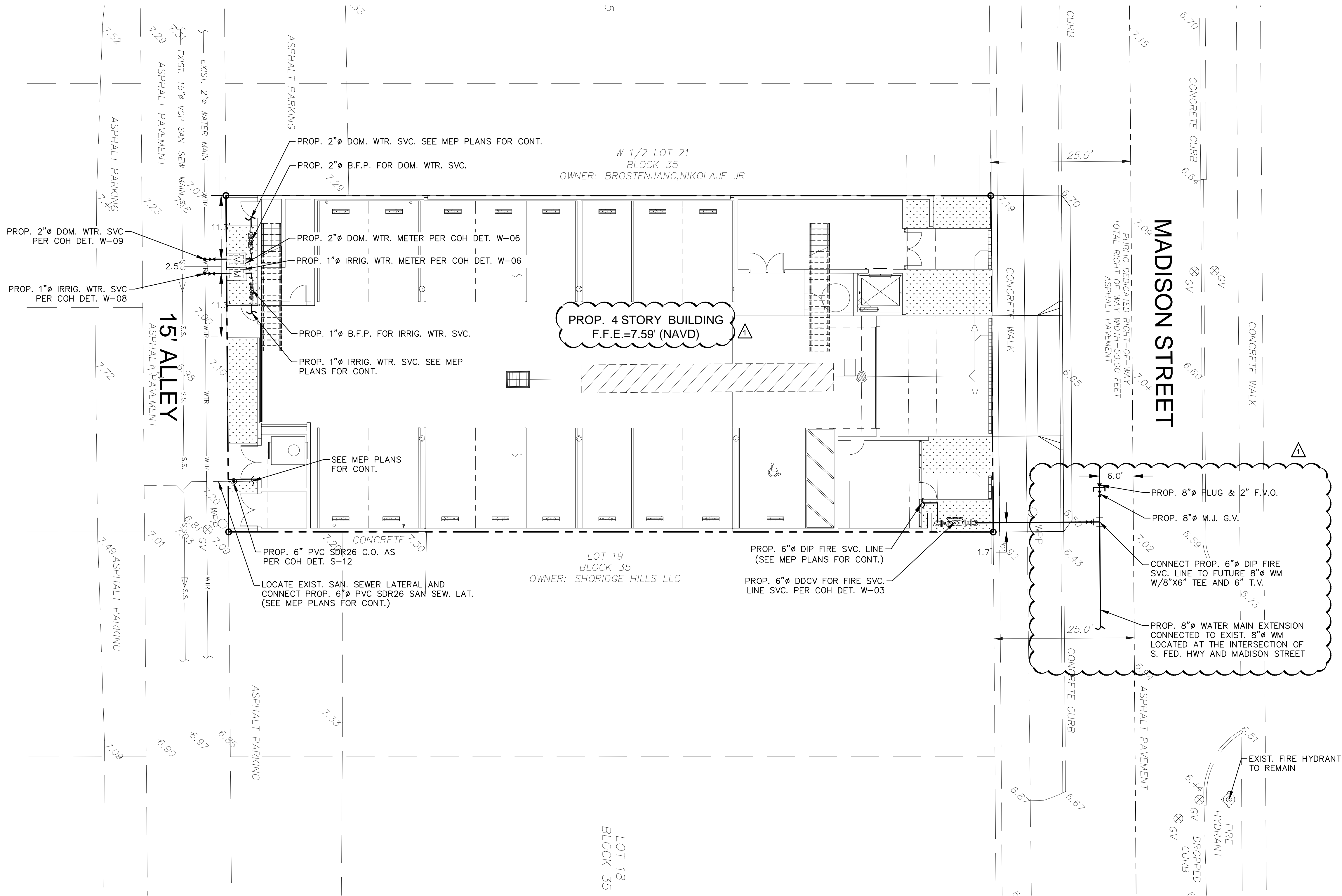
PAVING, GRADING
AND DRAINAGE
PLAN

C200

PROJECT #: 17-0...

DATE : 01-29-18



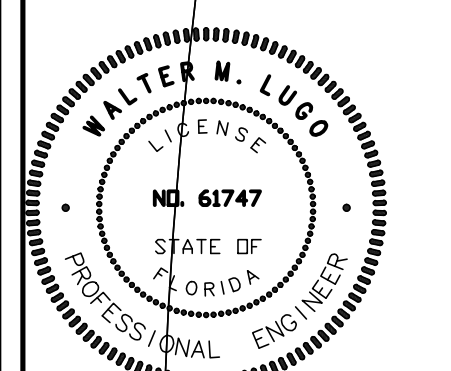


- LEGEND:**
- R/W LINE / PROPERTY LINE
 - CENTER LINE
 - EXISTING CURBING
 - +8.00' EXISTING ELEVATIONS (NGVD)

NOTE:
UNDERGROUND FIRE MAIN WORK WILL NEED TO BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V, LICENSE PER FS 633.102.

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0003849
IB 0000894
NCARB CERTIFIED

WALTER M. LUGO P.E.
FL PE# 61747



REVISIONS
05.23.2019 CITY COMMENTS

NEW MULTIFAMILY RESIDENCES WITH RETAIL ON GROUND FLOOR FOR
1818 MADISON LLC
1818 MADISON STREET #1-2, HOLLYWOOD, FL 33020

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ FINAL SUBMITTAL

SUBMITTAL DATE
DRAWN BY:
CHECKED BY:

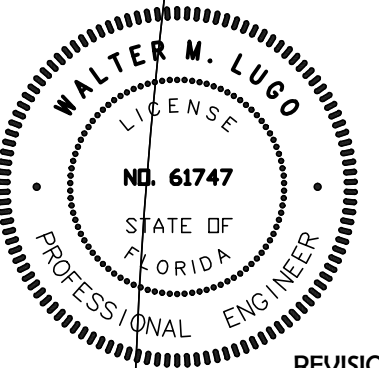
WATER AND SEWER PLAN

C300
PROJECT #: 17-0...

DATE : 01-29-18

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
1818 MADISON STREET, UNIT 1818, HOLLYWOOD, FL 33020
Phone: 954-925-9292 Cell: 954-925-9292
Email: wlp@oceanengineering.com



REVISIONS

05.23.2019 CITY COMMENTS

NEW MULTIFAMILY RESIDENCES WITH RETAIL ON GROUND FLOOR FOR:

1818 MADISON LLC

1818 MADISON STREET #1-2, HOLLYWOOD, FL 33020

- ☐
- REVIEW SET
-
- ☐
- PRELIMINARY
-
- ☐
- NOT FOR CONSTRUCTION
-
- ☐
- DRY RUN PERMIT SET
-
- ☐
- PERMIT SET
-
- ☐
- BID SET
-
- ☐
- FINAL SUBMITTAL

SUBMITTAL DATE

DRAWN BY:

CHECKED BY:

PAVING, GRADING
AND DRAINAGE
PLAN

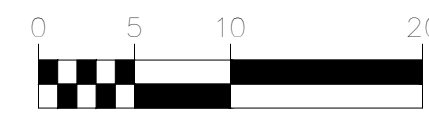
C200

PROJECT #: 17-0...

DATE : 01-29-18



GRAPHIC SCALE

(IN FEET)
1" = 10'

LEGEND:

--- R/W LINE / PROPERTY LINE

--- CENTER LINE

--- EXISTING CURBING

+8.00' EXISTING ELEVATIONS (NGVD)

--- DIRECTION OF SURFACE RUNOFF

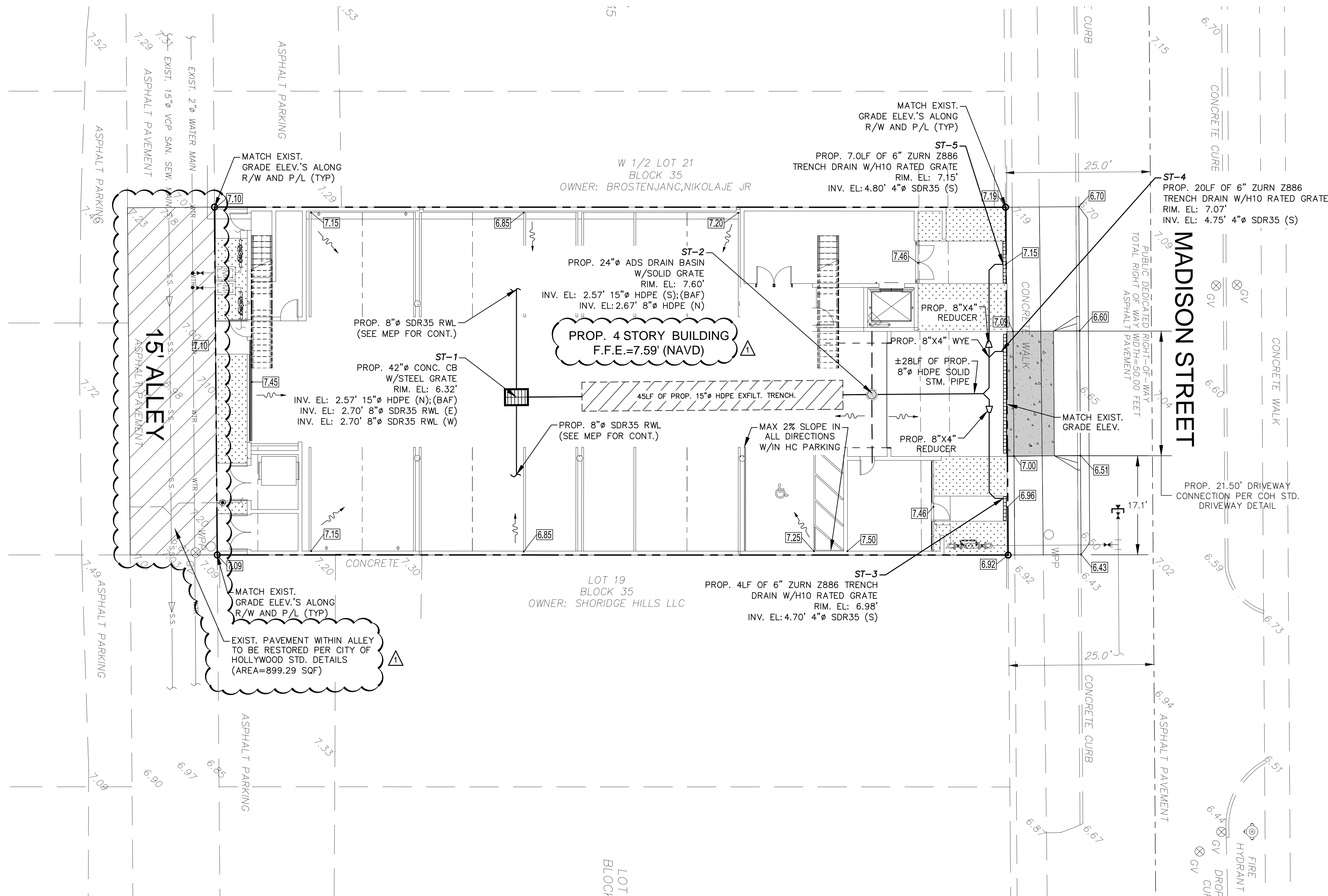
6.10' PROP. GRADE ELEVATION (NGVD)

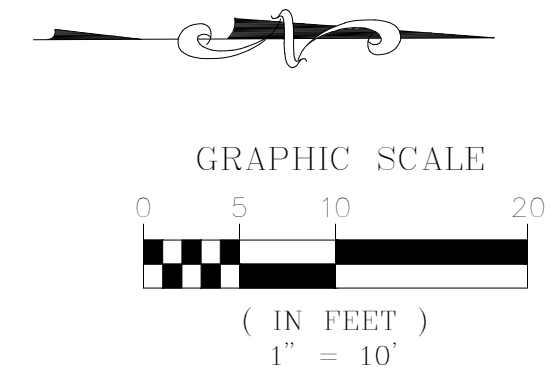
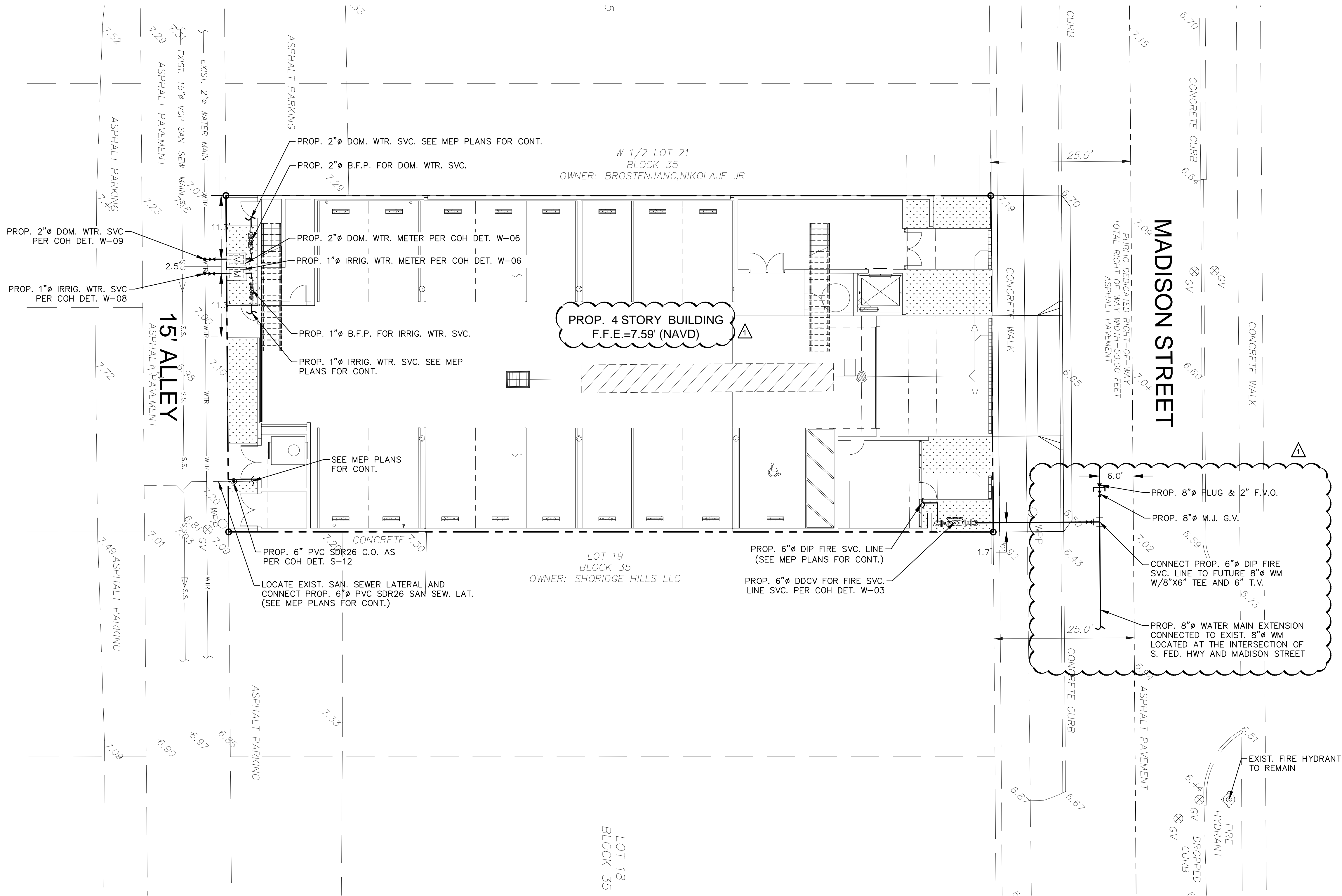
PROP. EXFILT. TRENCH (SEE C400 FOR DETAILS)

PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.

PROP. CONCRETE DRIVEWAY PER COH STD'S.

EXIST. PAVEMENT ALLEY TO BE RESTORED



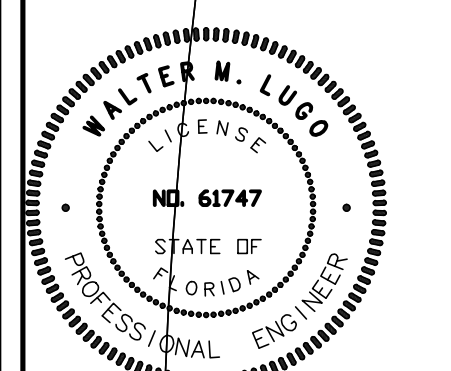


- LEGEND:**
- R/W LINE / PROPERTY LINE
 - CENTER LINE
 - EXISTING CURBING
 - +8.00' EXISTING ELEVATIONS (NGVD)

NOTE:
UNDERGROUND FIRE MAIN WORK WILL NEED TO BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II, OR V, LICENSE PER FS 633.102.

SKLARchitecture
2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
TEL - (954) 925-9292
FAX - (954) 925-6292
www.SKLARchitect.com
AA 0003849
IB 0000894
NCARB CERTIFIED

WALTER M. LUGO P.E.
FL PE# 61747



REVISIONS
05.23.2019 CITY COMMENTS

NEW MULTIFAMILY RESIDENCES WITH RETAIL ON GROUND FLOOR FOR
1818 MADISON LLC
1818 MADISON STREET #1-2, HOLLYWOOD, FL 33020

- ☐ REVIEW SET
- ☐ PRELIMINARY
- ☐ NOT FOR CONSTRUCTION
- ☐ DRY RUN PERMIT SET
- ☐ PERMIT SET
- ☐ BID SET
- ☐ FINAL SUBMITTAL

SUBMITTAL DATE
DRAWN BY:
CHECKED BY:

WATER AND SEWER PLAN

C300
PROJECT #: 17-0...

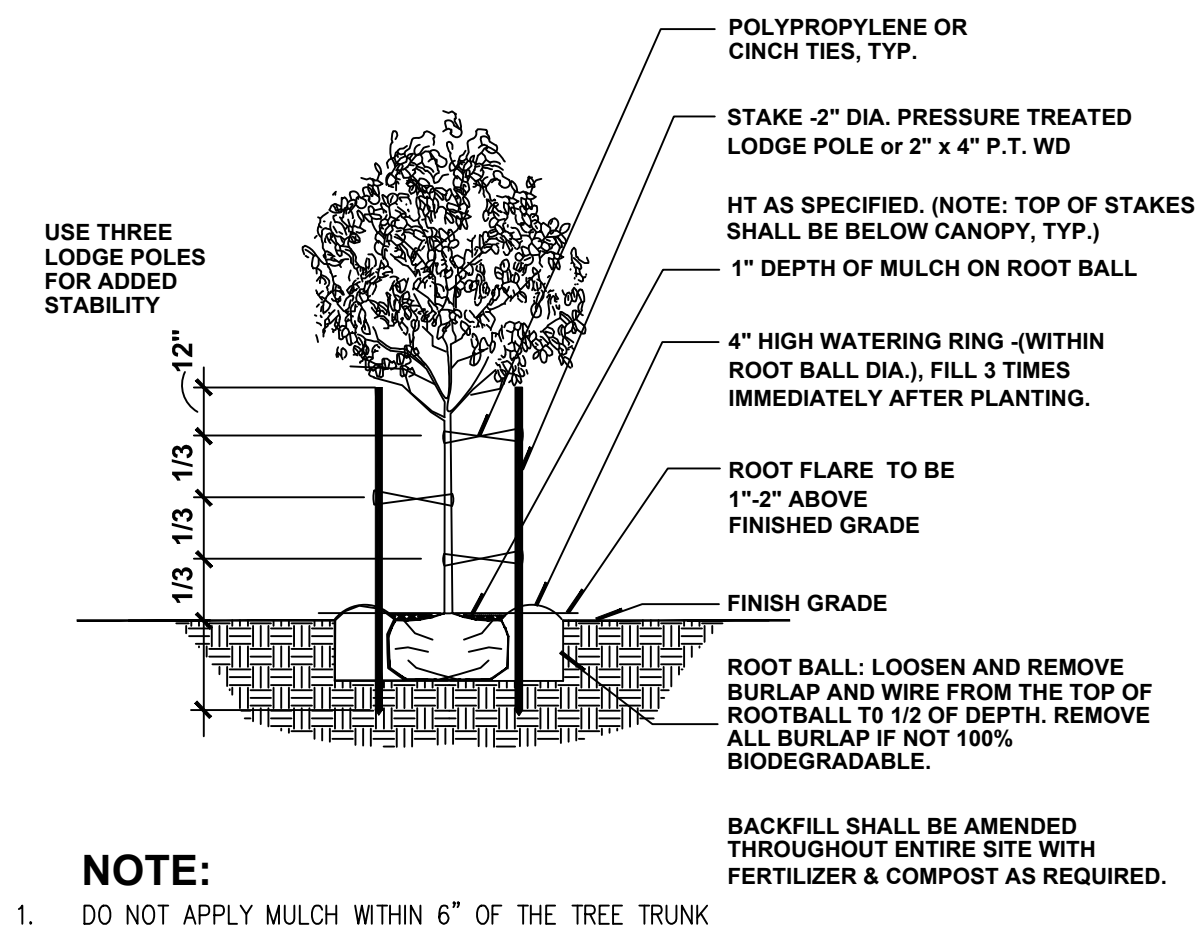
DATE : 01-29-18

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

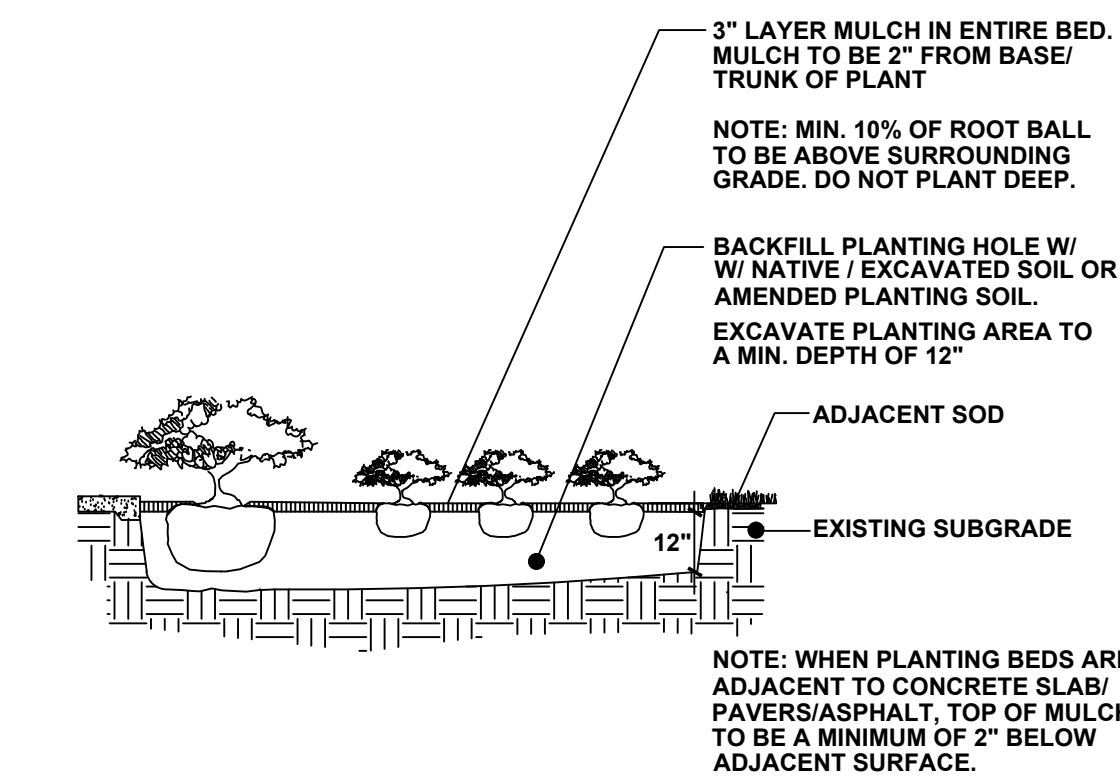
OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
1818 MADISON STREET, UNIT 100, HOLLYWOOD, FL 33020
Phone: 954-925-9292 Cell: 954-925-9292
Email: wlp@oceanengineering.com

LANDSCAPE ARCHITECT'S PLANT / PLANTING NOTES

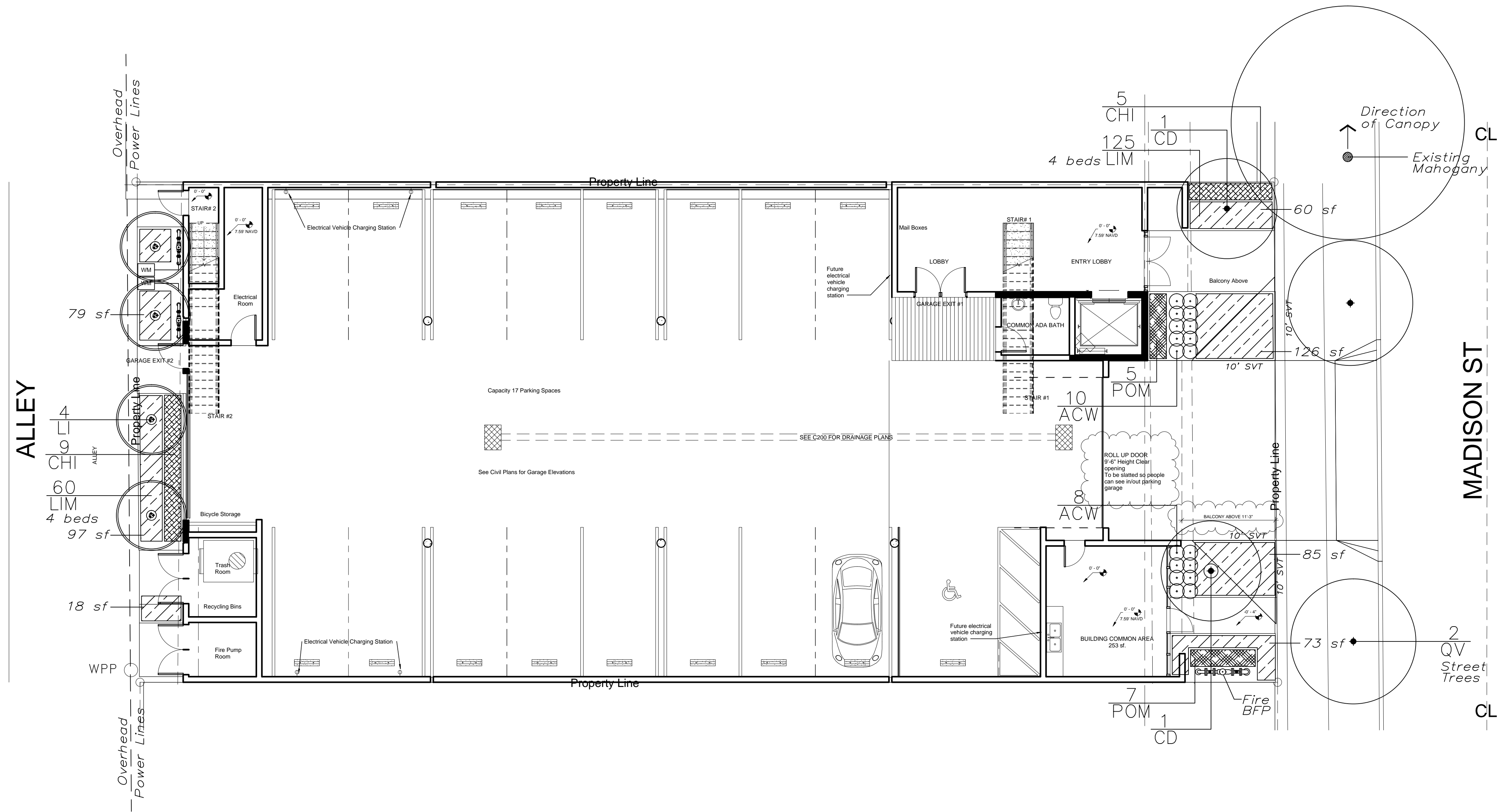
1. ALL PLANT MATERIAL TO BE FLORIDA GRADE NO. 1 (FG #1) OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 5th EDITION: 2015, RESPECTIVELY.
2. TWO MEETINGS, PRE-INSTALLATION & SUBSTANTIAL COMPLETION, SHALL BE REQ'D DURING INSTALLATION/CONSTRUCTION PROCESS. PRE-INSTALLATION MEETING SHALL BE SCHEDULED W/ LANDSCAPE ARCHITECT, TWO WEEKS PRIOR TO INSTALLATION.
3. A MUNICIPALLY APPROVED LANDSCAPE PLAN IS A LEGAL & BINDING DOCUMENT. NO CHANGES SHALL BE MADE WITHOUT PRIOR NOTIFICATION & SUBSEQUENT WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT & GOVERNING MUNICIPALITY. (IF REQ'D)
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL/PERTINENT CODES.
5. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS (PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTOR SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF THE LANDSCAPE PLAN. LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
6. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING, SUNSHINE STATE ONE CALL OF FLORIDA. (800) 432-4770.
7. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED. ALL GUYING & STAKING TO BE REMOVED WITHIN 12 MONTHS AFTER PLANTING.
8. ALL PLANTING BEDS TO BE WEED AND GRASS FREE, AND SHALL BE EXCAVATED TO A DEPTH OF 12" BELOW GRADE. TOP OF BEDS SHALL BE 3" BELOW ADJ. PAVED SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED.
9. ALL INVASIVE EXOTIC PLANTS (CAT.1) TO BE REMOVED FROM SITE, PRIOR TO LANDSCAPE ARCHITECTS' FINAL INSPECTION. REFER TO FLORIDA EXOTIC PEST PLANT COUNCIL (FLEPPC) 2015 LIST OF EXOTIC PLANT SPECIES, CAT.#1, ONLY.
10. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS. SOD SHALL BE LAID OVER A 2" LAYER OF TOPSOIL. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
11. MULCH SHALL BE EUCALYPTUS OR PINE BARK MULCH,(UNLESS OTHERWISE NOTED) APPLIED AT A MIN. DEPTH OF 3" OVER PLANTING BEDS. MULCH SHALL NOT APPLIED OVER ANNUAL PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE & PALM TRUNKS. TOP OF MULCH SHALL NOT EXCEED HEIGHT OF ADJACENT PAVED SURFACES.
12. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED. IRRIGATION SYSTEM TO BE INSTALLED IN COMPLIANCE W/ FLORIDA BUILDING CODE, (FBC), LATEST EDITION. BUBBLERS SHALL BE INSTALLED ON ALL RELOCATED & INSTALLED TREES & PALMS TO AID IN THEIR ESTABLISHMENT. REFER TO LANDSCAPE PLAN.
13. TOPSOIL SHALL BE CLEAN AND REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, AND ROCKS OVER (1) INCH IN DIAMETER. THE PLANTING SOIL FOR ALL PLANTING AREAS SHALL BE COMPOSED OF A MIN. OF 30% MUCK OR HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL WITH 10% ORGANIC MATTER. THE MINIMUM PLANTING SOIL DEPTH SHALL BE FOUR (4) INCHES OF THOROUGHLY AMENDED SOIL FOR LANDSCAPE BEDS AND TWO (2) INCHES FOR SOODED OR SEEDED GRASS AREAS. ALL TREES, SHRUBS AND GROUNDCOVER AREAS MUST USE TOPSOIL SOIL IN INSTALLATION.



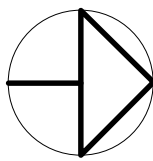
Tree Planting & Bracing Detail With
A Caliper up to 2.5" N.T.S.



Shrub/Groundcover Detail N.T.S.



1 LANDSCAPE PLAN
1/8" = 1'-0"



City of Hollywood, Florida – Landscape Requirements:

Zoning = FH-2, (RM.) Residential Lot Size = 8,180 sf / 0.187 ac	Required	Provided
Open Space Req'd: N/A	N/A	538 sf Prov'd
i. Street Trees, 1/50 lf : 60'	2 (1.2)	2
ii. Lot Trees : (1 per 1000 sf of open space) 538 sf prov'd.	1	2 Prop. Trees + 4 Mitigation Trees
iii. Lot Trees : 60% Native	1	2 Prop. Trees (2 CD)
iv. Species Variety : 1-10 Req'd= 2	2	2 (CD, LI)
v. Palms : 50 % max 4 x .50= 2	2	0
v. Shrubs. (min. ht. of 24")	?	44 Prov'd, 14 Native

City of Hollywood, Florida Note:
All plant material to be planted on site will be maintained in a condition that meets or exceeds Florida Grade #1 and has a 1 year replacement warranty period.

- LA 100 Landscape Plan
- LA 101 2nd Floor Landscape & Irrigation Plans
- LA 102 Roof Landscape & Irrigation Plans
- LA 103 Irrigation Plan
- LA 104 Tree Survey / Disposition Plan

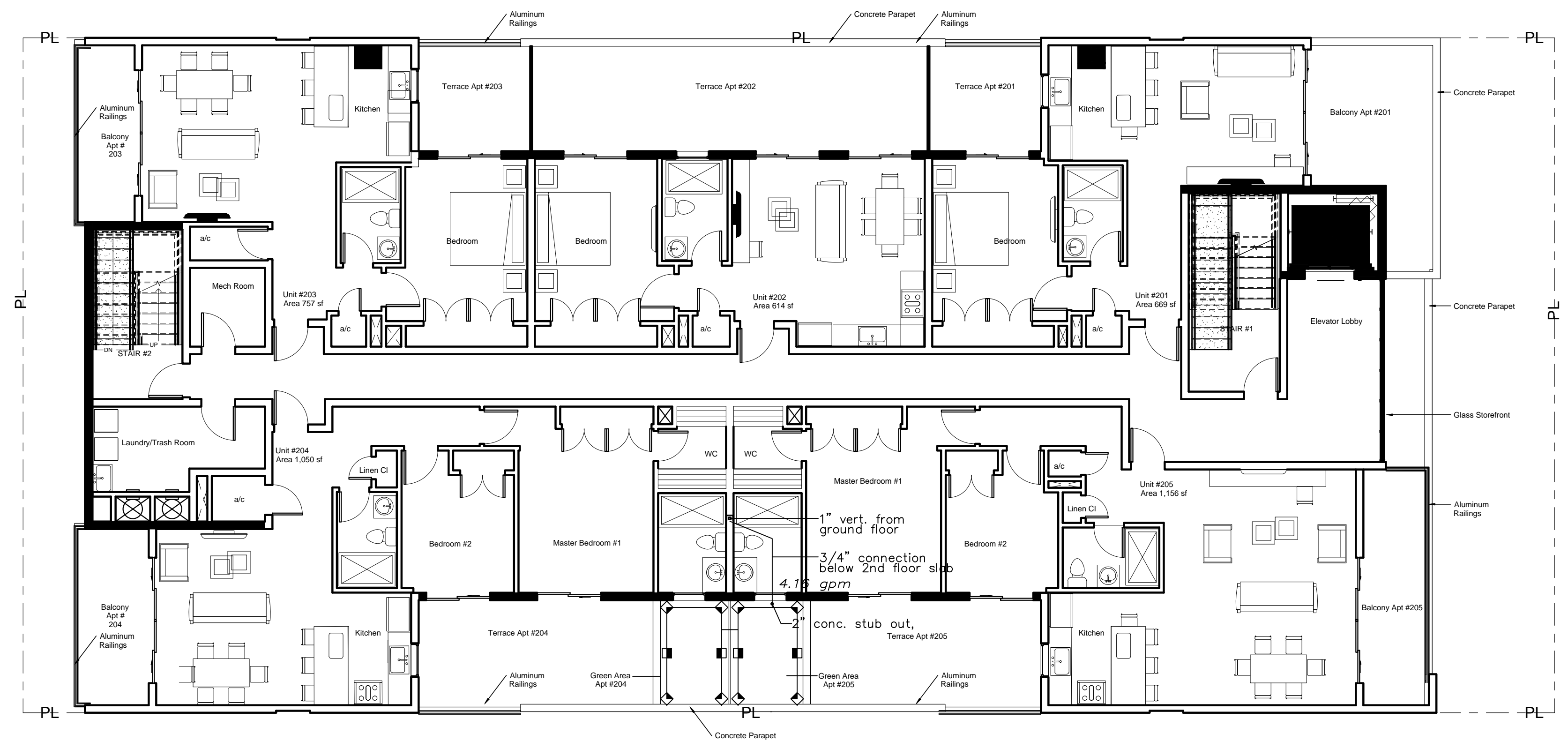
QTY	KEY	Botanical Name / Common Name	Description	Native Yes / No
2	QV	Quercus virginiana / Live Oak	Street Trees & Mitigation	Yes
2	CD	Coccoloba diversifolia / Pigeon Plum	Code Req'd & Mitigation	Yes
4	LI	Lagerstromia indica / Crape Myrtle	Mitigation	No
12	POM	Podocarpus macrophyllus / Podocarpus		No
14	CHI	Chrysobalanus icaco / Red Tip Cocoplum		Yes
18	ACW	Acalypha wilkesiana / Red Leaf Acalypha		No
185	LIM	Liriope muscarie, EG / Evergreen Giant Liriope		No
3	WB	Wodyetia bifurcata / Foxtail Palm	Mitigation	No
2	PHR	Phoenix roebelenii / Pygmy Date Palm, triple	roof top planter	No
36	CES	Conocarpus e. sericeus / Silver Buttonwood	roof top planter	No
65	FIM	Ficus microcarpa / Green Island Ficus	roof top planter	No
36	PGC	Philodendron Green Congo / Green Congo	2nd fl. planter	Yes
64	PHB	Philodendron Burle Marx / Burle Marx Philodendron	2nd fl. planter	No

PACO 11/19/18
TAC #1 05/06/19

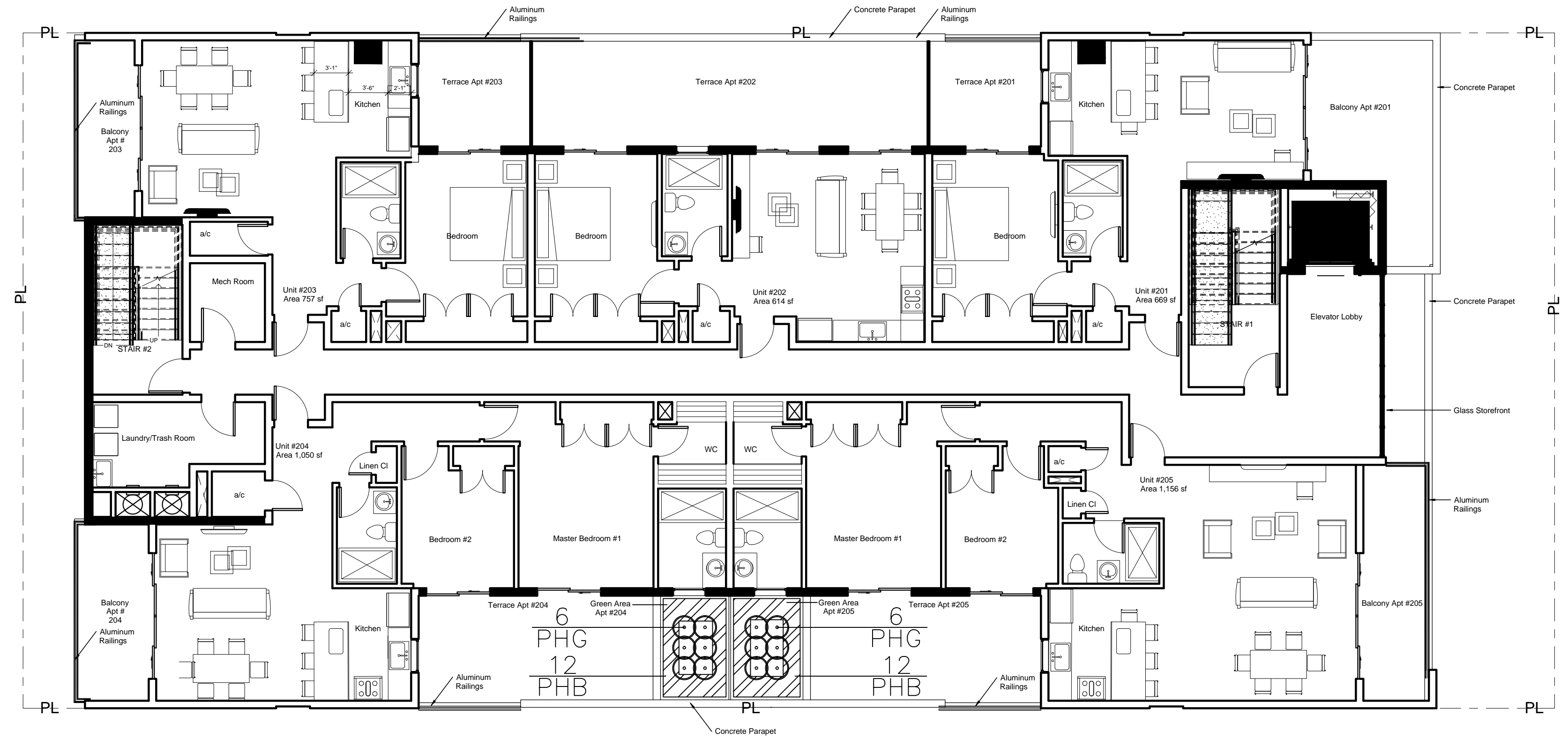
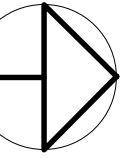
LANDSCAPE PLAN

Project# 18-015

LA 100

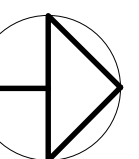


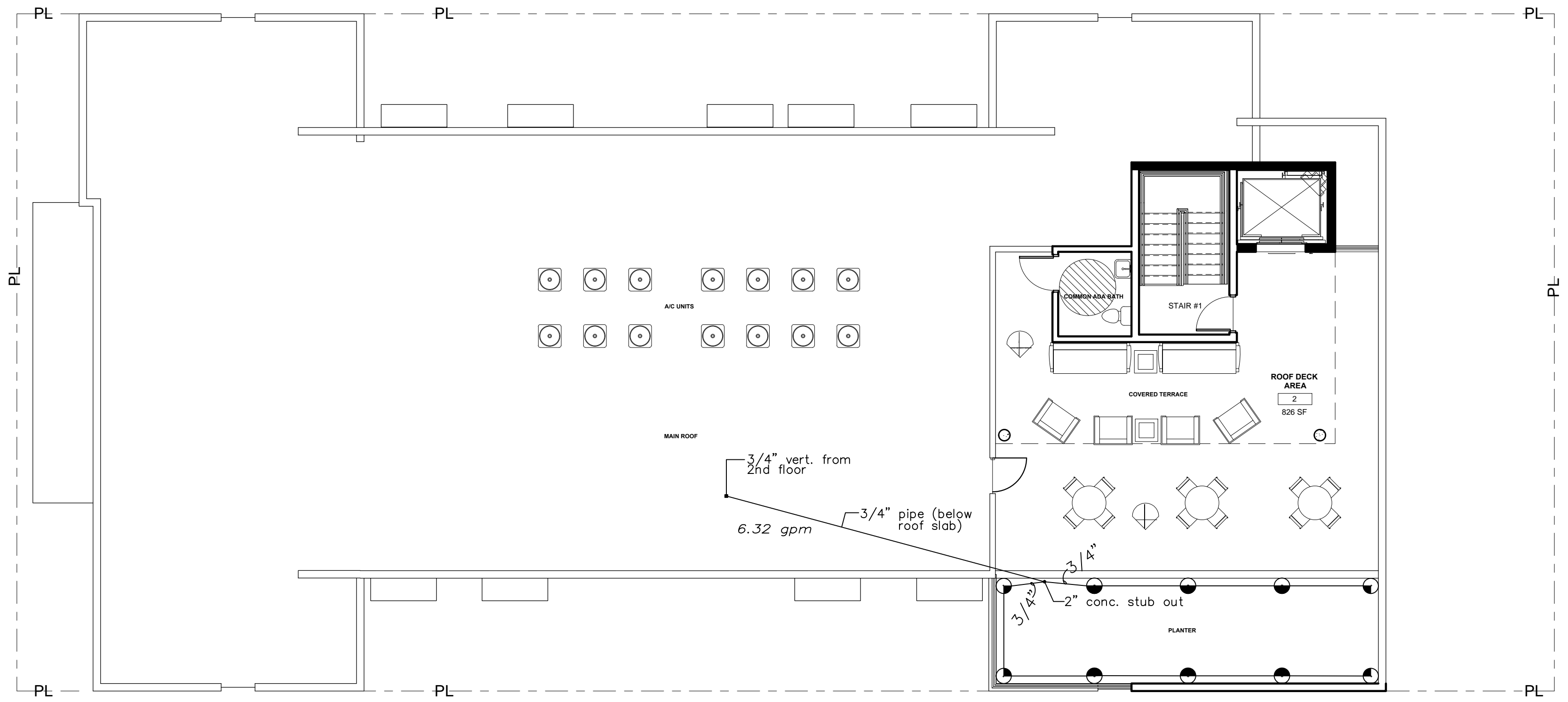
1 IRRIGATION PLAN
1/8" = 1'-0"



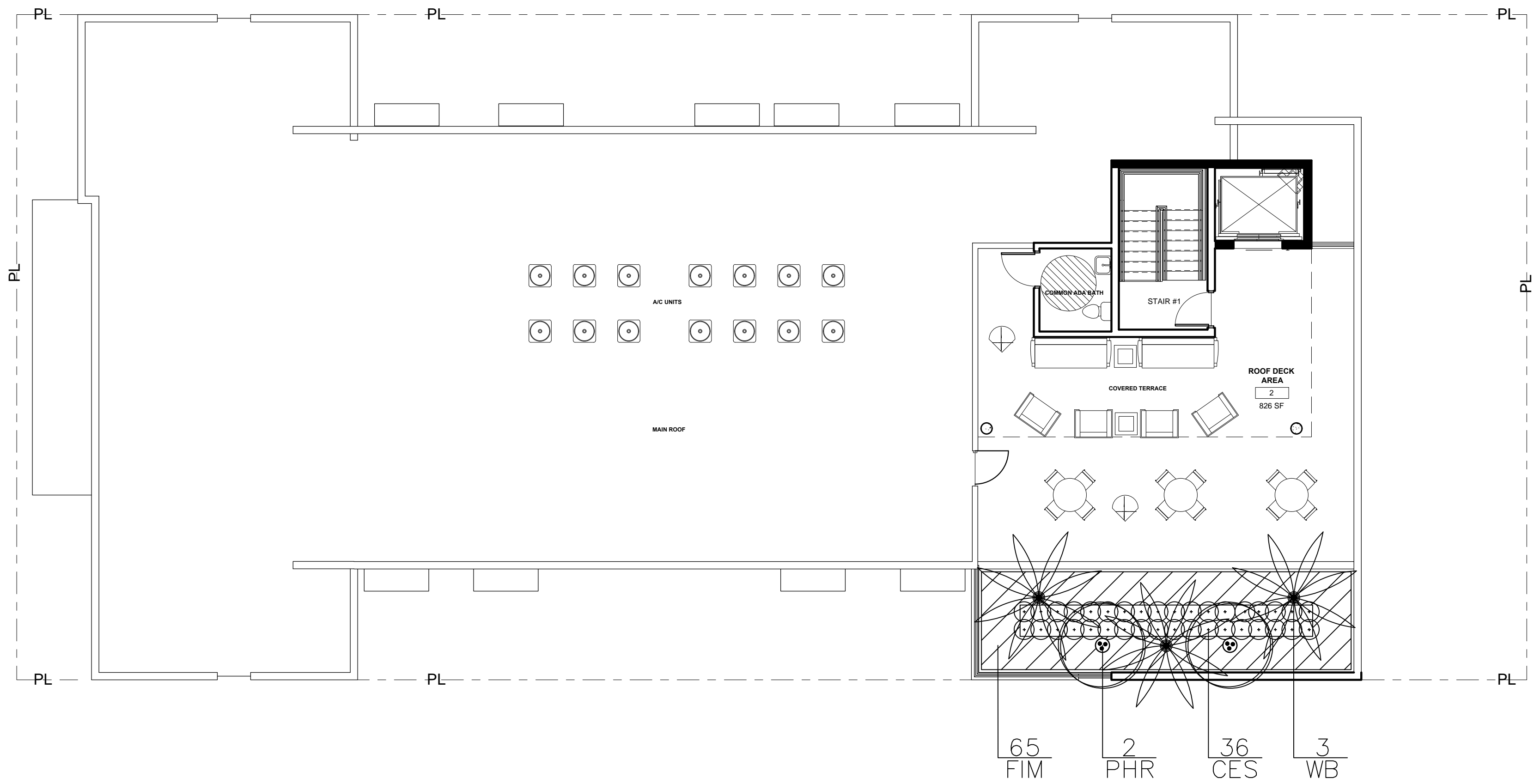
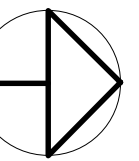
LA 100 Landscape Plan
LA 101 2nd Floor Landscape & Irrigation Plan
LA 102 Roof Landscape & Irrigation Plan
LA 103 Irrigation Plan
LA 104 Tree Survey / Disposition Plan

1 LANDSCAPE PLAN
1/8" = 1'-0"



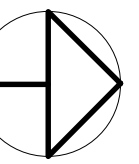


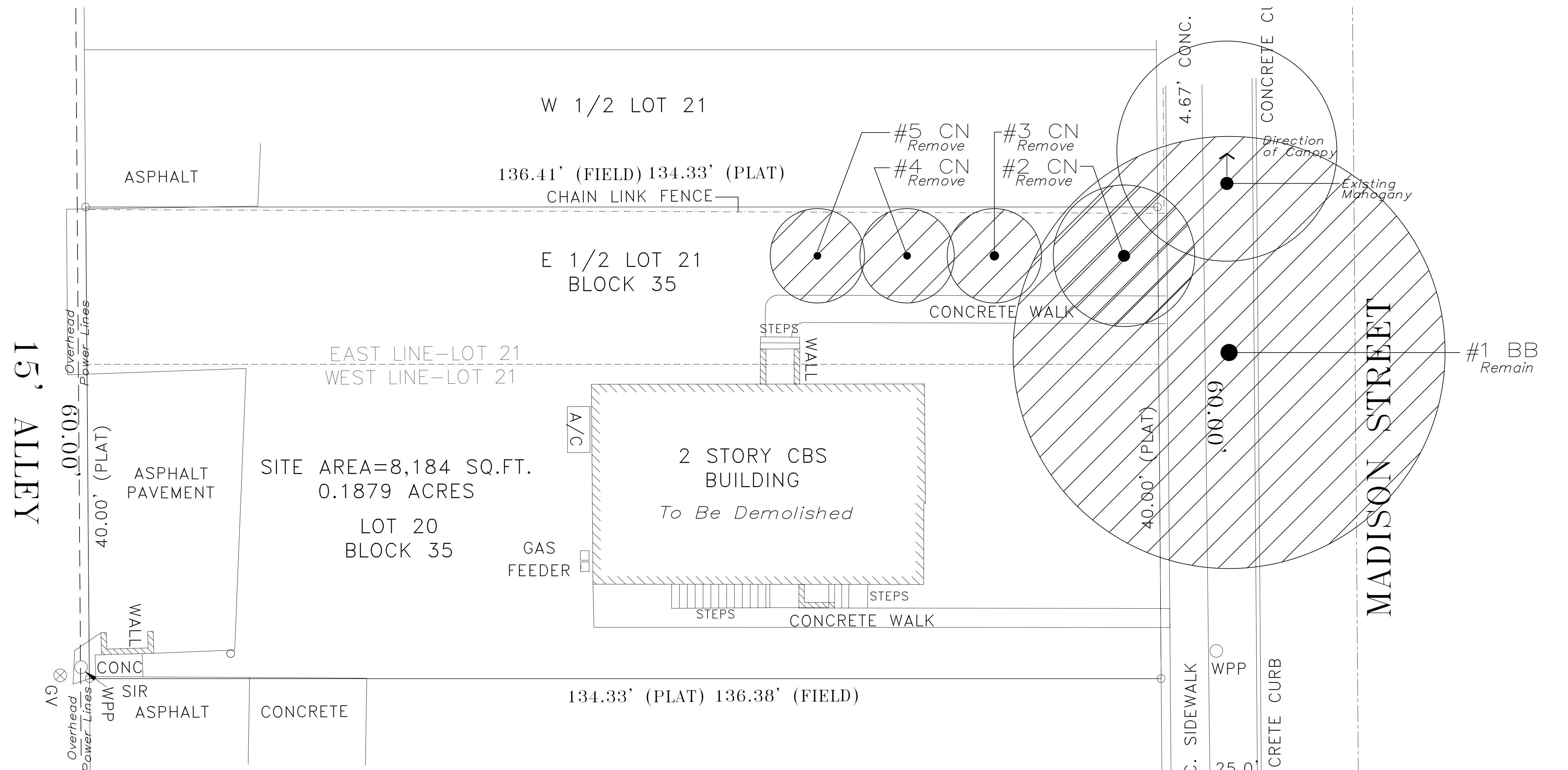
① IRRIGATION PLAN
1/8" = 1'-0"



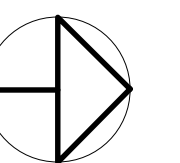
LA 100 Landscape Plan
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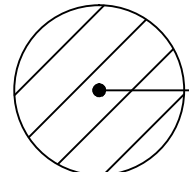
① LANDSCAPE PLAN
1/8" = 1'-0"





1 TREE SURVEY / DISPOSITION PLAN
1/8" = 1'-0"



Tree Survey List						
Num	Botanical / Common Name	Disposition	Description: HT/SPR/DBH/Condition/Notes			
			HT	SPR	DBH	Mitigation
#1 BB	Bucida buceras / Black Olive	-Remove-	40'	55'	25"	Good In R/W 2375 sf
#2 CN	Cocos nucifera / Coconut Palm	-Remove-	24'	15'	17"	Good 177 sf
#3 CN	Cocos nucifera / Coconut Palm	-Remove-	13'	10'	0"	Moderate Small, no visible trunk 79 sf
#4 CN	Cocos nucifera / Coconut Palm	-Remove-	10'	10'	0"	Moderate Small, no visible trunk 79 sf
#5 CN	Cocos nucifera / Coconut Palm	-Remove-	8'	8'	0"	Moderate Small, no visible trunk 50 sf
Total Canopy SF To be removed = 2760 sf						
 Indicates existing tree / palm to be removed.						

LA 100 Landscape Plan
LA 101 2nd Floor Landscape & Irrigation Plan
LA 102 Roof Landscape & Irrigation Plan
LA 103 Irrigation Plan
LA 104 Tree Survey / Disposition Plan