

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: _____

Location Address: 2215 Hollywood Boulevard

Lot(s): See attached Block(s): See attached Subdivision: See attached

Folio Number(s): 514216013080, 514216013100, 514216013090, 514216013110, 514216013120, 514216013121, 514216013140

Zoning Classification: RC-1 Land Use Classification: RAC

Existing Property Use: Office/Retail Sq Ft/Number of Units: 180 units/298,516 sf

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): N/A

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

Explanation of Request: Request for site plan approval to construct a 7 story, 180 unit multi-family residential building with ground floor commercial.

Number of units/rooms: 180 units Sq Ft: 9,604 SF

Value of Improvement: \$22 million Estimated Date of Completion: Winter 2020

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

Name of Current Property Owner: See attached

Address of Property Owner: 1300 Brickell Bay Dr. CU-7, Miami FL 33131

Telephone: See Representative info below Fax: See Representative info below Email Address: See Representative info below

Name of Consultant/Representative/Tenant (circle one): Tracy Lautenschlager, Greenberg Traurig, PA

Address: 401 E. Las Olas Blvd., Suite 2000, Ft Lauderdale, FL 33301 Telephone: 954.768.8236

Fax: n/a Email Address: lautenschlager@gtlaw.com

Date of Purchase: Multiple 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: Reinaldo Borges

Borges Architects + Associates Address: 999 Brickell Avenue, Suite 700

Miami, Florida, USA 33131 Email Address: rborges@borgesarchitects.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: _____

PRINT NAME: See attached owner signature page Date: _____

Signature of Consultant/Representative: Tracy H. Lautenschlager Date: _____

PRINT NAME: Tracy H. Lautenschlager Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: N/A 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 _____

Notary Public
State of Florida

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

See attached

Signature of Current Owner

Print Name

LEGAL DESCRIPTION:

The West 1/2 of Lot 2, all of Lots 3, 4 and 5 and the East 1/2 of Lot 6, LESS the South 30 feet thereof for Right-of-Way purposes, in Block 7 of "AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES", according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

SAID PROPERTY OTHERWISE DESCRIBED AS FOLLOWS:

2219 HOLLYWOOD BOULEVARD PARCEL

Lot 3, Block 7, and the East 1/2 of Lot 4, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida, less the South 30.00, for road right-of-way, and less the South 160.00' of the West 27.13' of Lot 3, Block 7, and less the South 160.00' of the East 1/2 of Lot 4, Block 7.

AND

The South 160.00 feet of the West 27.13 feet of Lot 3, Block 7, and the East 1/2 of the South 160.00' of Lot 4, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded In Plat Book 1, Page 26, Public Records of Broward County, Florida, less the South 30.00' for road right-of way.

AND

2231 HOLLYWOOD BOULEVARD PARCEL

West 1/2 of Lot 4, Block 7, Hollywood Little Ranches Amended Plat, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida, less the South 30.00 for road right of way.

AND

2233 HOLLYWOOD BOULEVARD PARCEL

Lot 5, less the West 44 feet thereof, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

AND

2239 HOLLYWOOD BOULEVARD PARCEL

The West 44 feet of Lot 5, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

AND

Non-exclusive easement for ingress and egress for the benefit of Parcel 1 described above, as contained in that certain grant of Easement from Candid Camera of Florida, Inc., to Dr. Robert M. Cornfeld, dated April 5, 1974, and recorded April 25, 1974 in O.R. Book 5732, Page 694, of the Public Records of Broward County, Florida.

AND

The East 1/2 of Lot 6, Less the South 30 feet thereof for road-of-way, Block 7, of AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the plat thereof, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

AND

2215 HOLLYWOOD BOULEVARD PARCEL

West one-half (1/2) of Lot 2 of Block Seven (7) of HOLLYWOOD LITTLE RANCHES, being a subdivision of all of Section 16, Township 51 South, Range 42 East, and Block 96 of the original plat of Hollywood, according to the amended plat of Hollywood Little Ranches, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida, excepting therefrom the South thirty (30) feet.

List of Owners

2215 Hollywood Investments Corp.

2219 Hollywood Investments Corp.

2231 Hollywood Investments Corp.

2233 Hollywood Investments Corp.

2239 Hollywood Investments Corp.

JUAN DELGADO
1331 BRICKELL BAY DR. STE 4607
MIAMI, FL 33131

DATE 08/15/19 PMP

PAY TO THE ORDER OF City Of Hollywood \$ 23,578.64
twenty three thousand five hundred seventy eight and 64/100 DOLLARS ← Heat Reactive Ink

J.P.Morgan

J.P. MORGAN CHASE BANK, N.A.

MEMO Proyecto Hollywood

⑆ 267084131⑆

75836830710177

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

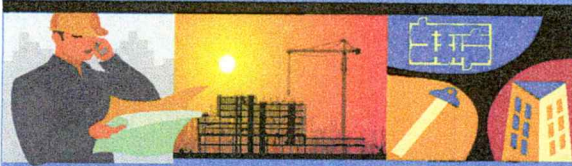
RECEIVED

AUG 22 2019

**CITY OF HOLLYWOOD
PLANNING DIVISION**

PLANNING DIVISION

RECEIVED



File No. (internal use only): _____

AUG 22 2019

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CITY OF HOLLYWOOD
PLANNING DIVISION

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: *Juan Jose Rendon*

Date: 08/15/2019

PRINT NAME: JUAN JOSE RENDON

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

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.

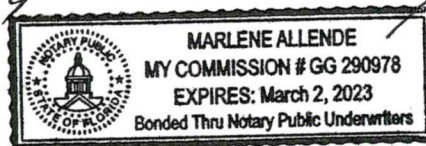
Sworn to and subscribed before me
this 15th day of AUGUST 2019

Marlene Allende

Notary Public

State of Florida

My Commission Expires 3/02/19 (Check One) ☐ Personally known to me; OR ☒ Produced Identification



* *Juan Jose Rendon*
Signature of Current Owner

JUAN JOSE RENDON

Print Name

FL. DRIVER'S LICENSE
12535-430-64-027-0

**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.

RECEIVED

AUG 22 2019

CITY OF HOLLYWOOD
PLANNING DIVISION

(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.


Date: _____

By: Juan Rendon

Titles: President of 2215 Hollywood Investments Corp.
President of 2219 Hollywood Investments Corp.
President of 2231 Hollywood Investments Corp.
President of 2233 Hollywood Investments Corp.
President of 2239 Hollywood Investments Corp.

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 SITE PLAN APPROVAL to my property, which is hereby made by me or I am hereby authorizing TRACY H. LAUTENSCHLAGER to be my legal representative before the TECHNICAL ADVISORY COMMITTEE (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 15th day of 8, 2019
Current Owner

Signature of

Marlene Allende

Notary Public

Hollywood Investments Corp.

State of Florida

Hollywood Investments Corp.

My Commission Expires: 3/02/2023

2231 Hollywood Investments Corp.

Investments Corp.

Investments Corp

Juan Rendon
President of 2215

President of 2219

President of

President of 2233 Hollywood

President of 2239 Hollywood

RECEIVED

AUG 22 2019

CITY OF HOLLYWOOD
PLANNING DIVISION

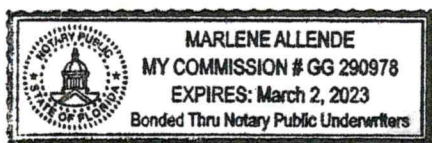
(Check One)

☒

Personally known to me; OR

Produced Identification FL. DRIVERS LICENSE

12535-430-64-027-0



[Signature]

Project: **Hollywood Mixed Use Apartments** 2233 Hollywood Boulevard, Hollywood, FL
File Number: 19-DP-57

Responses to Preliminary TAC Comments

A. APPLICATION SUBMITTAL 08.24.2020

#	Comment Description	Reviewer	Responses
1	Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC, submittal of County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.	ALEX	Noted. Refer to the plat determination letter attached.
2	Ownership & Encumbrance Report: a. Shall indicate it was searched from the time of platting or 1953 (earliest of the two). b. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.		Refer to attached O&E report performed by Surveyors.
3	Has a market feasibility study been conducted for the Live-Work Units along Hollywood Boulevard?		Yes. Refer to market study prepared by Colliers International.
4	The ALTA Survey shall be based on O&E with a note indicating as such and vice versa.		Refer to revised ALTA Survey
5	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/new/growthmanagement/docs/PublicSchoolImpactApplication.pdf		The application is prepared and will be submitted prior to Board consideration
6	Staff encourages Applicant to meet with surrounding homeowner's associations prior to submitting for any Boards. Provide update with next submittal.		Noted. The Design Team has contacted the North Central Civic Association and due to Covid-19 the association has canceled all meetings and will not hold any virtual presentations until further notice. However, Patricia Antrican, has stated that she is in full support of the project.
7	Additional comments may be forthcoming.		Noted.
8	Provide written responses to all comments with next submittal.		Noted and provided.

B. ZONING 08.24.2020

#	Comment Description	Reviewer	Responses
1	Elevators shall count towards the FAR.	ALEX	Refer to revised A-015 incorporating elevator areas toward FAR calcs. Residential units have been adjusted to accommodate Far maximum.

C. ARCHITECTURE AND URBAN DESIGN 08.24.2020

#	Comment Description	Reviewer	Responses
1	Ensure that renderings reflect actual proposed landscape material. Work with the City's Landscape Architect to ensure species proposed are appropriate.	ALEX	Refer to revised renderings with updated landscape material on sheets A-000, A-001, & A-002

D. SIGNAGE 08.24.2020

#	Comment Description	Reviewer	Responses
1	For review, full signage package shall be provided.	ALEX	Full signage package to be provided at a later stage through a separate permit. Refer to new note on A-200.
2	Include note indicating all signage shall be in compliance with the Zoning and Land Development Regulations.		Noted. Refer to new note on A-200.
3	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.		Noted. Refer to new note on A-200.

Project: **Hollywood Mixed Use Apartments** 2233 Hollywood Boulevard, Hollywood, FL
File Number: 19-DP-57

Responses to Preliminary TAC Comments

E. LIGHTING

08.24.2020

#	Comment Description	Reviewer	Responses
1	Include note on Site Plan stating the maximum foot-candle level at all property lines, not just residential (maximum 0.5 allowed).	ALEX	Refer to revised SITE NOTE #1 on sheet A-010.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

08.24.2020


#	Comment Description	Reviewer	Responses
1	Indicate on the site plan the third party green building certification that this project is seeking.	FRANKLIN	Refer to "GREEN BLDG & ENV. SUSTAINABILITY NOTES" on A-010 indicating USGBC'S LEED certification as minimum standard.
2	Provide bike racks for patrons and a long-term, covered bicycle storage area for employees and residents that would protect bikes from the elements and theft. Indicate their locations on the site plan.		Refer to A-010 for bicycle rack count, 47 bike racks provided. Refer to revised A-010, A-102, A-103 with additional bike racks for patrons. 3 bike racks provided at main lobby entrance. 3 bike racks provided at garage entrance adjacent to elevator core #1. 12 bike racks provided on west side of building adjacent to Stair #1. Bicycle racks provided at garage entrances adjacent to each elevator core entrance.
3	Indicate in the note on the site plan that solar panels will be installed on the roof, reinforcing their inclusion on the roof drawings on A-106.		Refer to added SITE NOTE #3 on sheet A-010.
4	Consider installing canopies on the pool deck that are equipped with solar panels to charge electronic devices and/or power lights or other fixtures.		Noted, to be considered.
5	Use lighter colors on the outside walls, especially on the east, south and west facing walls to reduce heat gain.		Refer to revised renderings on sheets A-001 - A-005 with lighter colors and A-203 for revised paint swatch color.
6	Relocate the water heaters to be closer to the hot water uses like the shower and sinks in the bathroom and kitchen. In some units they appear to be closely located, but in others they are not.		Noted, to be considered. The location of the water heaters will be dictated by thorough coordination with other trades yielding the most efficient layout and location as possible.
7	Relocate and design at least one of the stairwells to make it an appealing alternative to using the elevators.		Noted, to be considered.
8	Recycle waste materials from demolition and construction to the greatest extent possible. Florida's goal is a 75% recycling rate by 2020, which includes construction and demolition debris.		Noted, to be considered and coordinated with/by selected contractor.
9	Ensure the trash rooms on each floor accommodate recycling bins and indicate their locations on the plans.		Refer to revised A-710 with recycling bin location on the ground level and trash chute door detail for each floor.
10	Replace Japanese privet with Florida privet (<i>Forestiera segregata</i>) and some of the nonnative ferns with native fern species.		Refer to landscape sheets for tree species.

Project: **Hollywood Mixed Use Apartments** 2233 Hollywood Boulevard, Hollywood, FL
File Number: 19-DP-57

Responses to Preliminary TAC Comments

G. ENGINEERING

08.24.2020

#	Comment Description	Reviewer	Responses
1	Unity of Title will be required at the time of City Building Permit review.	LOPEZ, GARCIA, MITINGER	Noted, unity of title will be precured at time of building permit.
2	Traffic impact analysis is required, coordinate with Rick Mitinger, Transportation Engineer, 954-921-3900 or rmitinger@hollywoodfl.org.		Refer to Traffic Impact Memo attached. Per City Engineer, Azita Behmardi, the traffic impact analysis can be conducted after Final TAC but will be required prior to the project receiving sign-off.
3	At least one parking space must be van-accessible ADA parking. Identify in the plan.		Parking accessible spaces have been identified in the plans using the International Symbol of Access 
4	Show on plans how ADA accessibility requirements are met. ADA accessible route is required between accessibility parking and building access as well as accessible route to the public rights-of-way.		Refer to sheet A-010 for ADA accessible ramps. Accessible Route signage will be provided in full signage package.
5	Indicate and provide minimum 14' vertical clearance at the garage entrance for the loading spaces and van accessible ADA parking.		Refer to revised A-301 depicting clearances for loading and van accessible spaces.
6	Provide cross-section details for the parking, drive aisles, proposed swales, etc. Be sure to include swale grading slopes.		Refer to C-102 for revised sections.
7	Provide cross-section details for the parking, drive aisles, proposed swales, etc. Be sure to include swale grading slopes.		Refer to C-102 for revised sections.
8	Provide floor plans for each floor of the building including the garage. Include exterior doors and building access locations. For the parking garage, indicate items such as but not limited to all parking and drive aisle dimensions, vehicle turning radii, traffic control markings and signage for vehicular traffic circulation and flow, ADA accessibility, and location of building structural columns. Columns shall not be within 3 feet of the entrance of a parking stall.		Floor plans have been included in this application package. Please refer to the plans with all required dimensions.
9	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.		Parking spaces are typical and are dimensioned in the referenced details. Parking stalls with any adjacent obstructions are a minimum 9.5' refer to plans with added parking dimensions.
10	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.		Parking spaces are typical and are dimensioned in the referenced details. Parking stalls with any adjacent obstructions are a minimum 9.5' refer to plans with added parking dimensions.
11	Provide civil plans for the proposed work. Provide and indicate items such as but not limited, curbing, all vehicle turning radii, vehicular sight triangles, pavement marking and signage plans and details. Indicate and show all change in elevations. Show any utility work within City rights-of-way for utility connection, indicate any pavement restoration. Full road width pavement restoration required, provide pavement restoration detail.		Refer to sheet C-101 for paving marking plan. Refer to arch. sheets A-800 & A-801 for turning radii. study. Refer to A-100 for proposed pavement markings under building footprint.
12	Indicate location of loading areas as required by the City's Zoning and Land Development Regulations, Article 7.		Refer to A-010 depicting two 10'-6" x 25'-0" loading areas with a vertical clearance of 14'.
13	Provide curb ramp with detectable warnings at all accessible crossing. Provide detail for detectable warnings.		Refer to C-102 for revised sections and details.
14	Park impact fees requirements will be required to be satisfied at the time of City building permit.		Noted. Park impact fees have been procured and will be satisfied at the time of building permit.
15	More comments may follow upon review of the requested information.		Noted.

Project: **Hollywood Mixed Use Apartments** 2233 Hollywood Boulevard, Hollywood, FL
File Number: 19-DP-57

Responses to Preliminary TAC Comments

H. LANDSCAPING

08.24.2020

#	Comment Description	Reviewer	Responses
1	As per submitted survey there are several trees in conflict with building construction activities in all individual lots. Provide a detailed tree disposition plan and landscape plan by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, utility lines, lot dimensions, center line and monument line, street names and comply with all planning and development board and historic preservation board requirements and irrigation plans. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR and section 6 landscape Plan details and specifications for technical review process as applicable. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type and what is provided for tree mitigation if any. Mitigation for trees is inch by inch for hardwoods and 1:1 for all palm tree species with replacement species approved by the city of Hollywood. As per submitted there are palms and trees that are in conflict with new construction that will be removed and that need to be mitigated on site. Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. All palm trees for code or mitigation to be of the city of Hollywood approved significant species as trees: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, Foxtails and Coconut. Minimum height requirements for all palms at planting is 8" of GW or CT revise and update the provided landscape plans accordingly. As per submitted only code trees have been provided with no clear definition for mitigation for trees and palms if unable to mitigate on site clear monetary tree trust fund contribution will be required. Contact landscape plan reviewer for requirements.	ZALAZAR	Refer to revised sheets L-100, L-101, L-200, &L-201 for tree count.Revised mitigation table provided on L-101, see table for trust fun contribution total.
2	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 new Irrigation sheets (IR) for proposed sytem.
3	No tree removals without a tree removal sub- permit. Supplemental arborist report might be required as needed to approve any tree removal permit. Applicant to submit a complete Broward County Uniform Building Application and separate application for tree removal and planting sub-permit. Submit approved and signed total final landscape installation estimate from Landscape contractor/installer for two separate sub-permits in separate to comply with existing pending city code tree planting and removal requirements.	ZALAZAR	Refer to L-200 & L-201 for planting schedules.
4	Courtesy comment: Please contact Guillermo Salazar Landscape plan reviewer for any further questions or clarifications at gsalazar@hollywoodfl.org		Noted.
5	Additional comments may be forthcoming at Building permit submittal.		Noted.

Project: **Hollywood Mixed Use Apartments** 2233 Hollywood Boulevard, Hollywood, FL
File Number: 19-DP-57

Responses to Preliminary TAC Comments

I. UTILITIES 08.24.2020

#	Comment Description	Reviewer	Responses
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. The FFE = 10.10' NAVD 88. Verify. Finished floor elevation may be lowered if the engineer of record deems it acceptable to allow for proper transition grading.	Verea-Feria	FFE has been modified to 10.10' NAVD. Refer to A-010 for all FFE at ground level areas.
2	Provide FFE for all proposed enclosed areas on the ground floor.		Refer to A-101 for all FFE at ground level areas.
3	Indicate how the roof drainage will be connected to the proposed system.		Roof drainage proposed system will be provided at time of permit.
4	Provide additional perimeter cross sections on the south side including sidewalk transition areas meeting Hollywood Blvd traffic lane. All stormwater must be retained onsite.		Refer to civil cross sections, sidewalk transitions provided.
5	Will require permits from outside agencies (ie FDOT, BC SWML, etc.) at time of permitting.		Noted.
6	Additional comments may follow upon further review.		Noted.

J. BUILDING 08.24.2020

#	Comment Description	Reviewer	Responses
1	Per correspondence with Russel Long, Building Department has no issues at this time.	Russel Long	Noted.

K. FIRE 08.24.2020

#	Comment Description	Reviewer	Responses
1	Water supply must meet NFPA 1, 18.4.5.2. In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., 954-921-3046. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.1.2 showing that the project meets the minimum fire flow requirements.	WASHBURN, CASTANO	Refer to attached Fire Flow Report, refer to attached drainage report provided by civil engineer.
2	Provide a note on civil drawings that underground fire main work will be completed by a contractor holding a Class I, II, or V license per FS 633.102.		Refer to added note on sheet C-300
3	NFPA 1:11.10, 2015 edition, requires minimum radio signal strength for fire department communications to be maintained at a level determined by the AHJ for all new and existing buildings including complying with NFPA 72, 2013 edition. A pre-heat map plan, conceptual drawings and cut sheets are required to be submitted with the main set of architectural drawings for the BDA System. These plans are required to gain approval by Broward County at the number listed above prior to being submitted to the City of Hollywood for review.		To be addressed by electrical engineer at permit.

L. PUBLIC WORKS 08.24.2020

#	Comment Description	Reviewer	Responses
1	Provide trash room details	Charles Lassiter	Refer to A-710 with added trash room details.

Project: **Hollywood Mixed Use Apartments** 2233 Hollywood Boulevard, Hollywood, FL
File Number: 19-DP-57

Responses to Preliminary TAC Comments

M. PARKS, RECREATION AND CULTURAL ARTS

08.24.2020

#	Comment Description	Reviewer	Responses
1	A completed Park Impact Fee application is needed for Parks and Recreation sign off.	David Vazquez	The application is prepared and will be submitted prior to Board consideration

N. COMMUNITY DEVELOPMENT

08.24.2020

#	Comment Description	Reviewer	Responses
1	Are units rental or for purchase?	BELTRAN	This project is a rental community.
2	If rental, what are the proposed rents by unit size?		This is yet to be finalized as developer has to finalize proforma and market conditions and costs of construction will affect rent rates. We will provide as soon as we have this finalized.
3	If ownership, what are the proposed sales prices?		Not applicable.
4	Are any units proposed to be "Affordable Units". Affordable to persons and households whose income does not exceed 120% of the Area Median Income.		Not at the moment. These are market rate rental units.
5	Recommend presenting proposed construction to North Central Civic Association Patricia Antrican, President meetings 4th Tuesday of each month @ 7:00 PM Fred Lippman Multi-Purpose Center 2030 Polk Street, Room 11	BELTRAN	Noted. The Design Team has contacted the North Central Civic Association, and is in the process of scheduling a presentation meeting. Due to Covid-19 the association has canceled all meetings and will not hold any virtual presentations until further notice.

O. ECONOMIC DEVELOPMENT

08.24.2020

#	Comment Description	Reviewer	Responses
1	No comments to address.	Raelin Storey	Noted.

Project: **Hollywood Mixed Use Apartments** 2233 Hollywood Boulevard, Hollywood, FL
File Number: 19-DP-57

Responses to Preliminary TAC Comments

P. POLICE DEPARTMENT

08.24.2020

#	Comment Description	Reviewer	Responses
1	Application is substantially compliant. Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.	ADAMCIK	Noted.
2	CPTED Strategies: Examples of clear border definition may include fences, shrubbery of signs in exterior areas.		Noted. Refer to landscape drawings with defined shrubbery and border definition techniques.
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 ; a. Building Entryways = 5 foot candles		Noted. Refer to landscape drawings with defined shrubbery and border definition techniques. We will insure that final permit plans are in compliance with all minimum foot candles noted. Refer to POLICE DEPARTMENT NOTES on new sheet LS-100.
4	These levels may be subject to reduction in specific circumstances where after hours use is restricted.		Noted. Refer to POLICE DEPARTMENT NOTES on new sheet LS-100.
5	The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.		Noted. Refer to POLICE DEPARTMENT NOTES on new sheet LS-100.
6	Exterior lighting should be controlled by automatic devices (preferably by photocell).		Noted. Refer to POLICE DEPARTMENT NOTES on new sheet LS-100.
7	Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.		Noted and to be coordinated when final specification is selected.
8	Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.		Noted. Landscaping is not interfering with 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).		Noted. Refer to POLICE DEPARTMENT NOTES on new sheet LS-100.
10	Make sure all landscaping is trimmed and well maintained.		Noted. Refer to POLICE DEPARTMENT NOTES on new sheet LS-100.
11	Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.		Noted. Refer to POLICE DEPARTMENT NOTES on new sheet LS-100.
12	Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.		Noted. Refer to POLICE DEPARTMENT NOTES on new sheet LS-100.
13	Plants/Shrubbery should not be more than 2ft in height.		Noted. Refer to landscape drawings reflecting tree canopies and height.
14	Tree canopies should not be lower than 6ft in height.		Noted. Refer to landscape drawings reflecting tree canopies and height.
15	Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.		Noted by owner and maintenance team. Refer to POLICE DEPARTMENT NOTES on new sheet LS-100.
16	Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.		Noted. Coordination with owner and operations team is on-going and to be coordinated with low-voltage and door hardware manufacturer.
17	Garage should have a gate accessible area for resident only.		Noted. To be coordinated with building mangment and owner.
18	Garage gating should be slatted so people can see in/out of the parking garage. Does the mesh screen block natural surveillance?		Noted and provided. Mesh screen does not block natural surveillance.
19	Lobby should be accessible to residents only.		Noted by owner and maintenance team. To be included in final signage package at time of permit.
20	Laundry/Trash room should be accessible to residents only.		Noted by owner and maintenance team. To be included in final signage package at time of permit.

Project: **Hollywood Mixed Use Apartments** 2233 Hollywood Boulevard, Hollywood, FL
 File Number: 19-DP-57

Responses to Preliminary TAC Comments		
21	Employee parking area should be close to storefronts	ADAMCIK Noted by owner. Parking designation to be included in final signage package at time of permit.
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.	
26	Pool area should have some type of key card access.	
27	Parking garage should have separate areas for residents and store employees/patrons	
28	Apartment elevators should be used for Residents only.	
29	Corridors should be well-lighted with no dark areas.	
30	Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.	
31	(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.	
32	Pool area should be enclosed.	
33	Sturdy fencing should enclose locations where gas and electric utilities enter buildings.	
34	Locations where gas and electric utilities enter buildings should be well lighted.	
35	Electrical service disconnects and gas valves should be equipped with locking devices.	
36	Rooftop with AC units should be kept locked	
37	Fire command center should be kept locked and free off clutter.	
38	Have adequate signage posted.	
39	Pool hours should be posted.	
40	Post whether or not a lifeguard will be on-duty.	
41	Post fitness center hours.	
		Noted.
		Noted. Refer to POLICE DEPARTMENT NOTES on new sheet LS-100.
		Noted, stairs at ground level are enclosed.
		Noted, to be considered.
		Noted by owner and to be coordinated with building management.
		Noted by owner and to be coordinated with building management.
		Noted by owner and to be coordinated with building management.
		Noted.
		Noted.
		Noted. Wrought iron not used in project.
		Noted. Pool area is enclosed.
		Noted and provided.
		Noted and provided.
		Noted. Refer to POLICE DEPARTMENT NOTES on new sheet LS-100.
		Noted by owner and operator.
		Noted by owner and operator.
		Noted by owner and operator. To be included in final signage package at time of permit.
		Noted by owner and operator. To be included in final signage package at time of permit.
		Noted by owner and operator. To be included in final signage package at time of permit.
		Noted by owner and operator. To be included in final signage package at time of permit.

Project: **Hollywood Mixed Use Apartments** 2233 Hollywood Boulevard, Hollywood, FL
File Number: 19-DP-57

Responses to Preliminary TAC Comments			

Q. DOWNTOWN AND BEACH CRA	08.24.2020
----------------------------------	------------

#	Comment Description	Reviewer	Responses
1	Not applicable.		

R. PARKING	08.24.2020
-------------------	------------

#	Comment Description	Reviewer	Responses
1	Application is substantially compliant.	KING	Noted.
2	Consideration should be given for additional parking in the development as the area is already parking impacted on-street for local businesses and parking provided for living units is at minimum. 71 2 bedroom units are being proposed with only 1 parking space per unit and the project is only 12 spaces over the minimum number of spaces required. Also, on-street parking spaces cannot be used in the parking calculation.		Noted. On-street parking was not used in the calculation to meet code and has been removed from the documents for further clarification.

S. ADDITIONAL COMMENTS	08.24.2020
-------------------------------	------------

#	Comment Description	Reviewer	Responses
1	None		None.



August 29, 2019

Cushla E. Talbut
Greenberg Traurig, P.A.
401 East Las Olas Boulevard, Suite 2000
Fort Lauderdale, Florida 33301

Dear Ms. Talbut:

Re: Platting requirements for a parcel legally described as the West ½ of Lot 2, all of Lots 3, 4 and 5, and the East ½ of Lot 6, Block 7, "Hollywood Little Ranches", according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida, less a portion for right-of-way purposes. This parcel is generally located on the north side of Hollywood Boulevard, between Dixie Highway and North 24 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Planning Council staff has determined that replatting would not be required by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 1.9 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Cushla E. Talbut
August 29, 2019
Page Two

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 3-5) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the West ½ of Lot 2 and the East ½ of Lot 6), Policy 2.13.1 of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:CME

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

Shiv Newaldass, Director, Development Services
City of Hollywood



From: Julian Gdaniec <JGDANIEC@hollywoodfl.org>
Sent: Tuesday, June 2, 2020 11:14 AM
To: Javier Fornaris Pau <jfornarispau@borgesarchitects.com>
Subject: FW: [EXT]RE: Hollywood Apartments - 19-DP-57

Good morning Javier,

Please see below response from the City Engineer regarding the traffic study. As per her comment, the study can be conducted after Final TAC but will be required prior to the project receiving sign-off. Let me know if you have any questions.

Kind regards,
Julian

From: Azita Behmardi
Sent: Tuesday, June 2, 2020 10:29 AM
To: Julian Gdaniec <JGDANIEC@hollywoodfl.org>
Cc: Leslie A. Del Monte <LDELMONTE@hollywoodfl.org>; Clarissa Ip <CIP@hollywoodfl.org>
Subject: FW: [EXT]RE: Hollywood Apartments - 19-DP-57

Hi Julian.

A traffic impact analysis should still be required (as Luis had requested for it). The study should have an analysis of the multimodal in the area.

We have reviewed the preliminary TAC plans. The site is abutted to an adjacent property to the east, west and north. The only street access for the site is Hollywood Boulevard within the City's urban, downtown core. This roadway has been reconstructed. Phase one of the project included installation of bike lanes, sidewalks, lighting and pedestrian crossings and has been completed recently. Phase two is going to be underway this year and will include landscape, irrigation and street furnishings for the roadway.

The results of the traffic study/impact analysis of the area's roadway network would likely not affect the onsite features of the project's Site Plan. As such, the traffic study may be submitted prior to TAC sign-off.

We anticipate the project impact to involve the side streets and intersections in the area, and an increase in the various modes of transportation along Hollywood Blvd and vicinity. A review of the multimodal transportation measures for the project should be included in the traffic study. Contribution to promote urban modes of transportation is recommended.

Regards,

Azita Behmardi, P.E.
City Engineer
City of Hollywood
Department of Development Services

P.O. Box 229045
Hollywood, FL 33022-9045
Office: 954-921-3251
E-mail: ABEHMARDI@hollywoodfl.org



Notice: Florida has a broad public records law. All correspondence sent to the City of Hollywood via e-mail may be subject to disclosure as a matter of public record.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Julian Gdaniec
Sent: Thursday, May 21, 2020 3:46 PM
To: Clarissa Ip <CIP@hollywoodfl.org>; Azita Behmardi <ABEHMARDI@hollywoodfl.org>
Cc: Jose Garcia <JGARCIA@hollywoodfl.org>; Alexandra Guerrero <AGUERRERO@Hollywoodfl.org>
Subject: RE: [EXT]RE: Hollywood Apartments - 19-DP-57

See attached pdf.

From: Clarissa Ip
Sent: Thursday, May 21, 2020 1:09 PM
To: Julian Gdaniec <JGDANIEC@hollywoodfl.org>; Azita Behmardi <ABEHMARDI@hollywoodfl.org>
Cc: Jose Garcia <JGARCIA@hollywoodfl.org>; Alexandra Guerrero <AGUERRERO@Hollywoodfl.org>
Subject: RE: [EXT]RE: Hollywood Apartments - 19-DP-57

Julian,
Could you provide the plans for this project. PTAC was reviewed by Jose with Luis a little while back and I still cannot locate the plans.
Typically, for Engineering, without the requested traffic study, we will not be able to move forward to the sign-off stage and you are correct, the site plan may be impacted by the results of the traffic study. The Applicant would need to understand such risks if they choose to move forward with the project and site plan development without a traffic impact analysis. I am not sure if a hold harmless to City would be necessary.
We will be able to provide a better response after we review what is being proposed and the magnitude of the project.

From: Julian Gdaniec
Sent: Wednesday, May 20, 2020 11:01 AM
To: Clarissa Ip <CIP@hollywoodfl.org>
Cc: Jose Garcia <JGARCIA@hollywoodfl.org>; Alexandra Guerrero <AGUERRERO@Hollywoodfl.org>
Subject: Fw: [EXT]RE: Hollywood Apartments - 19-DP-57

Hey Clarissa,

Could you please take a look at the below email and let me know your thoughts. I understand where they're coming from in that the traffic numbers would not be accurate if they perform the study now, however I'd hate to delay further if they are ready to submit when TAC re-commences. I also understand that the results of the traffic study have the potential to influence or affect the site plan, so maybe we let them know that if we were to accept the study after FTAC during sign-offs, depending on the results, if significant changes to the site are required then they would have to go back to FTAC. Just a thought. Let me know, thanks!

- Julian

From: Javier Fornaris Pau <jfornarispau@borgesarchitects.com>
Sent: Tuesday, May 19, 2020 10:16 AM
To: Julian Gdaniec <JGDANIEC@hollywoodfl.org>
Cc: Alexandra Guerrero <AGUERRERO@Hollywoodfl.org>; Benjamin Oliver <BOLIVER@hollywoodfl.org>; Reinaldo Borges <rborges@borgesarchitects.com>; Emilia Garcia <egarcia@borgesarchitects.com>
Subject: RE: [EXT]RE: Hollywood Apartments - 19-DP-57

Hi Julian,

We have been advised by our traffic engineer to postpone the traffic study until things “normalize”. Due to the pandemic, if they go out and get traffic counts, the results will not yield accurate counts, as schools are not open, offices are closed, and traffic has obviously been affected.

With that said, is there a possibility that we turn in our TAC responses for review without the traffic analysis, noting that it will be submitted at a later date? Please confirm when you get a chance.

Thanks,

Javier Fornaris Pau, AIA, NCARB | V.P. Director of Operations + Design



architecture urban planning interior design

Recipient of the AIA Miami Architect of the Year Award 2016

Email: jfornarispau@borgesarchitects.com
999 Brickell Avenue, Suite 700 | Miami, Florida, USA 33131
T 305 374 9216 x 135 **F** 305 374 9217 **C** 787 298 3404
www.borgesarchitects.com
AA26000765

The information contained in this email transmission is privileged and confidential. If you are not the intended recipient, nor the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this transmission (including any attachments) is strictly prohibited. If you have received this E-mail in error, please notify the sender by email reply.

From: Julian Gdaniec <JGDANIEC@hollywoodfl.org>
Sent: Tuesday, April 28, 2020 4:32 PM
To: Javier Fornaris Pau <jfornarispau@borgesarchitects.com>
Cc: Alexandra Guerrero <AGUERRERO@Hollywoodfl.org>; Benjamin Oliver <BOLIVER@hollywoodfl.org>; Reinaldo Borges <rborges@borgesarchitects.com>; Emilia Garcia <egarcia@borgesarchitects.com>
Subject: RE: [EXT]RE: Hollywood Apartments - 19-DP-57

Good afternoon Javier,

As it stands TAC has been indefinitely postponed with no date yet confirmed for it to resume. That being said, we are accepting digital TAC submittals in the meantime that staff will review in the interim. We will *not* provide comments or feedback on the project until an official agenda is set, however this will guarantee a project is placed on the agenda for the first TAC meeting to occur whenever the meetings are set to resume. If you would like to pursue this option let me know and I'll provide more info on how to go about submitting digitally. Otherwise, as soon as a date has been determined for the recommencing of TAC meetings I'll be sure you're the first to know and you can submit at that time.

Regards,

Julian

From: Javier Fornaris Pau [<mailto:jfornarispau@borgesarchitects.com>]

Sent: Tuesday, April 28, 2020 3:49 PM

To: Julian Gdaniec <JGDANIEC@hollywoodfl.org>

Cc: Alexandra Guerrero <AGUERRERO@Hollywoodfl.org>; Benjamin Oliver <BOLIVER@hollywoodfl.org>; Reinaldo Borges <rborges@borgesarchitects.com>; Emilia Garcia <egarcia@borgesarchitects.com>

Subject: RE: [EXT]RE: Hollywood Apartments - 19-DP-57

Hi Julian,

I hope all is well.

Could you kindly provide an update (if any) to the TAC schedule and submission process? Are you guys accepting applications? If so, please let us know if there's any procedural updates for us to follow. Any information at this point is welcomed.

Thanks,

Javier

Javier Fornaris Pau, AIA, NCARB | V.P. Director of Operations + Design

DRAINAGE REPORT

FOR

HOLLYWOOD MIX-USE APARTMENTS

@ 2233 Hollywood Blvd
Hollywood, Fl

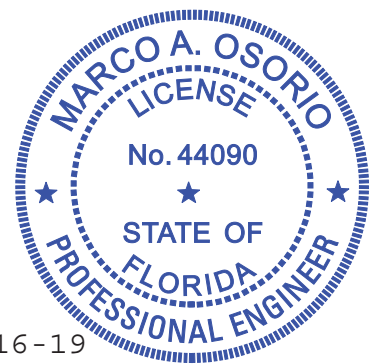
Prepared by:



Florida Certificate of Authorization No: 27209

4011 West Flagler Street, Ste 404
Miami, Florida 33134

August 15, 2019



08-16-19

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY MARCO A. OSORIO ON THE DATE
ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

Table of Contents

- **EXECUTIVE SUMMARY**
 - **LAND USE INFORMATION AND DESIGN CRITERIA**
 - **CONCLUSIONS**
 - **WATER QUALITY CALCULATIONS**
 - **STAGE x EXFILTRATION, DRAINAGE MAP, SOIL TEST**
 - **EXHIBIT A: HYDROCAD REPORT – 5y-1h & 5y-1d**
 - **EXHIBIT B: PRE-DEVELOPMENT HYDROCAD REPORT – 25Y-3d & 100y-3d**
 - **EXHIBIT C: POST-DEVELOPMENT HYDROCAD REPORT – 25Y-3d & 100y-3d**
-

EXECUTIVE SUMMARY

The proposed project consists of redeveloping the existing site with a seven story mixed-use apartment building that will have 180 apartment units and two retail spaces. The objective of the on-site storm water management system is to make sure that it meets the stormwater retention requirements of the City of Hollywood, and the Broward County Surface Water Management Program.

The drainage system uses an exfiltration trench system to retaining the entire runoff volume generated by the 5-year, 1-day storm on-site. Additionally, the system shall also provide water quality treatment for the first inch of runoff or 2.5 inches times the percentage of imperviousness, whichever is greater, and also make sure that post-development runoff doesn't exceed the pre-development runoff for the 25 year and the 100 year three day storm events.

We are using HydroCAD to perform the flood routing for each of the design storms. We are also using a spreadsheet to calculate the site stage vs storage and stage vs. exfiltration rate based on the proposed length of exfiltration trench. The flood routing data input and results for all the design storms are included in this report.



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

LAND USE INFORMATION AND DESIGN CRITERIA

		POST-DEV	PRE-DEV
Total Site Area	=	70,000 sq. ft. = 1.607 Acres	70,000 sq. ft. = 1.607 Acres
Total Bldg Roof Area	=	49,464 sq. ft. = 1.136 Acres	24,331 sq. ft. = 0.559 Acres
Total Impervious Area	=	16,219 sq. ft. = 0.372 Acres	28,588 sq. ft. = 0.656 Acres
Total Pervious Area	=	4,317 sq. ft. = 0.099 Acres	17,081 sq. ft. = 0.392 Acres

Assumptions:

Assumed Water Table = 1.50' NAVD

5 year - 1 hour Storm >> = 3.28"

5 year - 24 hour Storm >> = 7.00"

25 Year - 72 Hour Storm

Total 25Y-3D Rainfall = 14.25 inches, take credit of 3.28" for the use of exfiltration trench

Total 25Y-3D Rainfall = 14.25 - 3.28 = 10.97"

100 Year - 72 Hour Storm

Total 100Y-3D Rainfall = 17 inches, take credit of 3.28" for the use of exfiltration trench

Total 100Y-3D Rainfall = 17 - 3.28 = 13.72"

CONCLUSIONS:

Based on the flood routing and spreadsheets presented, the following are the resulting numbers:

5Y-1H & 1D STORM:

5Y-1H maximum stage = 8.51' NAVD

5Y-1D maximum stage = 7.71' NAVD

25Y-3D STORM:

Pre-Development maximum stage = 10.18' NAVD

Post-Development maximum stage = 9.71' NAVD

100Y-3D STORM:

Pre-Development maximum stage = 10.52' NAVD

Post-Development maximum stage = 9.87' NAVD

WATER QUALITY:

First Inch of runoff: 0.134 ac. ft. = 5,837 cu. ft.

2.5" x Percent of imperviousness: 0.264 ac. ft. = 11,519 cu. ft.

The length of exfiltration trench required to treat the water quality volume is 116 l.f. and the project is proposing to construct a total of 282 l.f. of exfiltration trench and therefore we meet the water quality requirement.

Exf. trench length provided = 282 l.f >>> Water quality exf. trench length required = 116 l.f.





Made by: M,A,O,
Checked by: _____

Date: 08/15/19

HOLLYWOOD MIX-USE APARTMENTS

WATER QUALITY CALCULATIONS

Total Drainage Area =	1.607	acres.		
Bldg Roof Area =	1.136	acres.		
Impervious Area =	0.372	acres.	(C =	0.95)
Pervious Area =	0.099	acres.	(C =	0.25)

POST-DEVELOPMENT

WATER QUALITY CALCULATIONS per SFWMD

Site Area for water quality = 0.471 acres.
Impervious area for water quality = 0.372 acres.
QUALITY TREATMENT VOLUME = 2.5" x %impervious AREA or 1" x AREAtotal
2.50 inch VOLUME = 0.264 ac.-ft.
1 inch VOLUME = 0.134 ac.-ft.

REQUIRED WATER QUALITY VOLUME =	0.264	ac.-ft. =	11,519	cu. Ft.
--	--------------	------------------	---------------	----------------



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209



Made by: D.J.S.
Checked by: M.A.O.

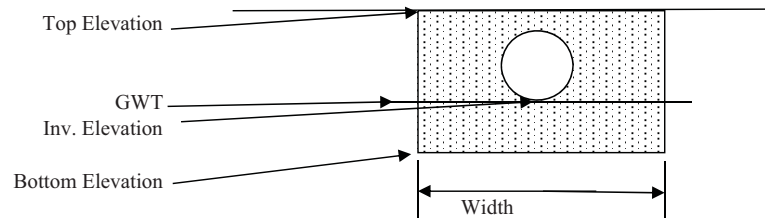
Date: 08/15/19

HOLLYWOOD MIX-USE APARTMENTS

EXFILTRATION TRENCH CALCULATIONS

Total Drainage Area = **1.607** acres.
Impervious Area = **1.508** acres. (C = **0.95**)
Pervious Area = **0.099** acres. (C = **0.25**)

Lowest Grnd. Elev. for Prop. Exfil. Trench = **8.50** ft. NAVD.



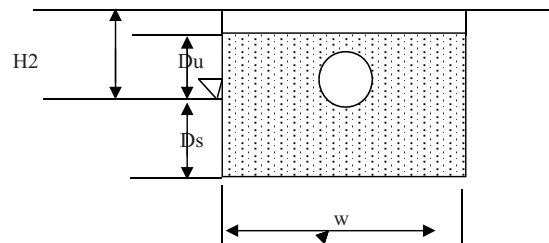
Proposed Exfiltration Trench:

Top Elevation = **7.50** navd
GWT = **1.50** navd
Pipe Diameter = **15** inches
Inv. Elevation = **5.00** navd
Bottom Elevation = **2.50** navd
Width = **4.00** feet.
k = **4.15E-04** cfs/sf-ft of head.

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

If $D_s \leq D_u$ Use: $L = \text{Volume} / [k / SF \times (H_2 \times W + 2 \times H_2 \times D_u - D_u^2 + 2 \times H_2 \times D_s) + (1.39 \times 10^{-4}) \times (W \times D_u)]$
If $D_s > D_u$ Use: $L = \text{Volume} / [k / SF \times (2 \times H_2 \times D_u - D_u^2 + 2 \times H_2 \times D_s) + (1.39 \times 10^{-4}) \times (W \times D_u)]$

Volume = Total 5Y-1h Runoff
k = Hyd. Conductivity (cfs/sf - ft)
H2 = Depth to the Water Table (ft)
W = Trench width (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)
SF = Safety Factor
PS = Pipe Storage (ft.^3)



Required Water Quality Volume = **11,519** (ft.^3)

Required Retention Volume = **0.264** ac-ft.
Volume = **3.173** ac-in.
k = **0.000415** cfs/sf-ft
H2 = **6.00** ft.
W = **4.00** ft.
Du = **5.00** ft.
Ds = **0.00** ft.

L Required for Quality = 116.38 feet

L Provided = 282.00 feet



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

STAGE x EXFILTRATION TABLES

DRAINAGE MAP

SOIL TEST



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

SITE STAGE STORAGE TABLE
(PRE-DEVELOPMENT CONDITION)

TOTAL AREA= 1.04800 AC (Total -Bldg=70,000-24,331= 45,669 SF = 1.048 AC)

Lowest Elev = 8.00 Ft.

Highest Elev = 9.25 Ft.

	<u>STAGE</u>		<u>AREA</u> <u>(AC.)</u>		<u>SITE VOLUME</u> <u>(AC.FT.)</u>		<u>SITE VOLUME</u> <u>(C. FT.)</u>	
ELEVATION	7.00 FT.	=	0.00	=	0.0000	Ac-Ft	-	CF
ELEVATION	8.00 FT.	=	0.00	=	0.0000	Ac-Ft	-	CF
ELEVATION	8.50 FT.	=	0.419	=	0.1048	Ac-Ft	4,565	CF
ELEVATION	9.00 FT.	=	0.838	=	0.4192	Ac-Ft	18,260	CF
ELEVATION	9.25 FT.	=	1.048	=	0.6550	Ac-Ft	28,532	CF
ELEVATION	9.50 FT.	=	1.258	=	0.9170	Ac-Ft	39,945	CF
ELEVATION	10.50 FT.	=	2.096	=	1.9650	Ac-Ft	85,595	CF

SITE STAGE STORAGE TABLE
(POST-DEVELOPMENT CONDITION)

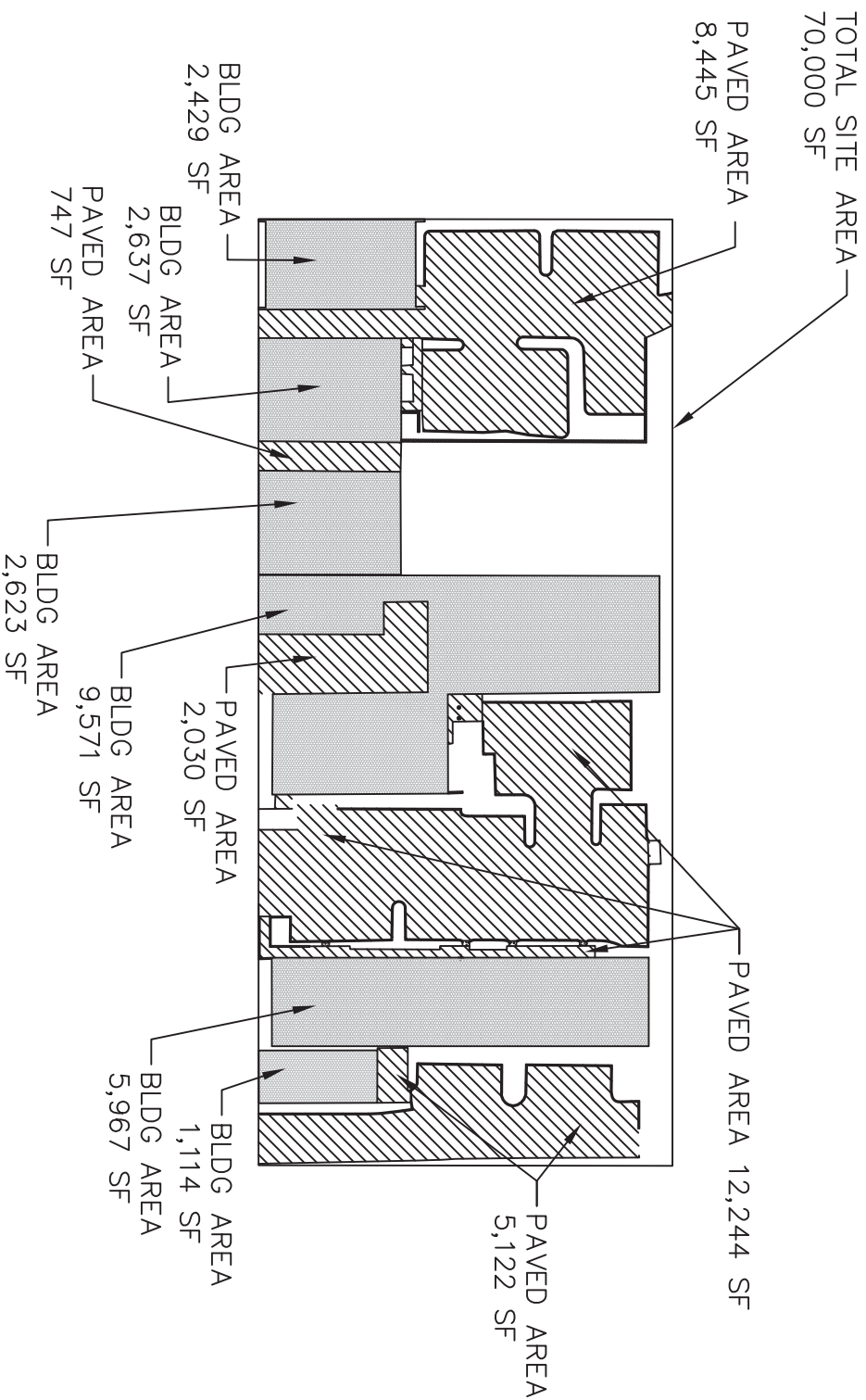
TOTAL AREA= 1.17700 AC (Total -Bldg=70,000-18,714= 51,286 SF = 1.177 AC)

Lowest Elev = 8.50 Ft.

Highest Elev = 9.15 Ft.

	<u>STAGE</u>		<u>AREA</u> <u>(AC.)</u>		<u>SITE VOLUME</u> <u>(AC.FT.)</u>		<u>SITE VOLUME</u> <u>(C. FT.)</u>	
ELEVATION	8.50 FT.	=	0.000	=	0.0000	Ac-Ft	-	CF
ELEVATION	9.00 FT.	=	0.905	=	0.2263	Ac-Ft	9,860	CF
ELEVATION	9.50 FT.	=	1.811	=	0.9054	Ac-Ft	39,439	CF
ELEVATION	10.00 FT.	=	2.716	=	2.0371	Ac-Ft	88,737	CF
ELEVATION	10.10 FT.	=	2.897	=	2.3178	Ac-Ft	100,963	CF
ELEVATION	10.50 FT.	=	3.622	=	2.7886	Ac-Ft	121,471	CF

DRAINAGE MAP (PRE-DEV. CONDITION)

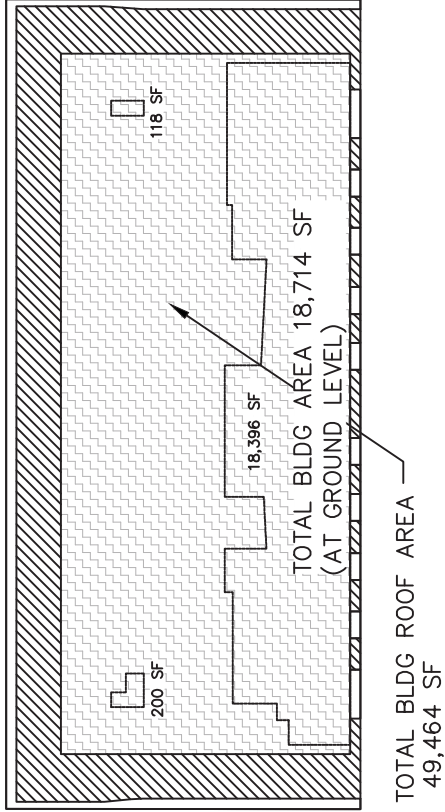
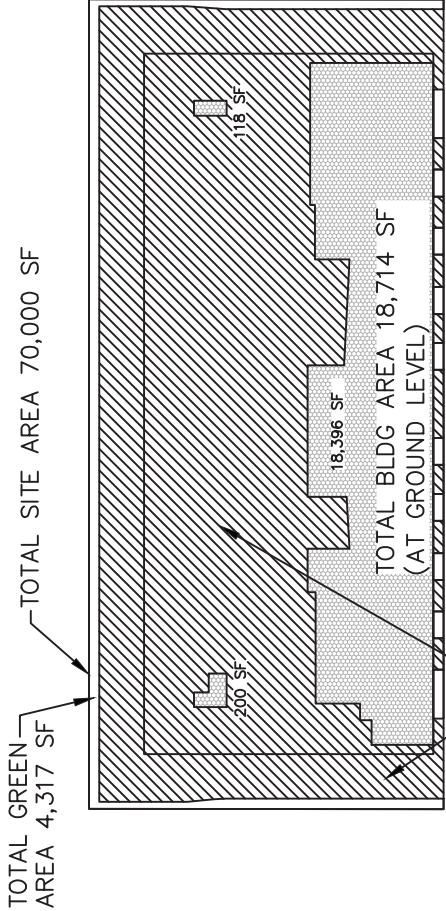


TOTAL BLDG AREA 24,331 SF
TOTAL PAVED AREA 28,588 SF
TOTAL IMPERVIOUS AREA 52,919 SF

TOTAL PERVIOUS AREA 17,081 SF
TOTAL AREA 70,000 SF

DRAINAGE MAP

(POST-DEV. CONDITION)



WINGERTER LABORATORIES, INC.

Engineering Testing & Inspection Services
1820 NE 144 Street, North Miami, FL 33181
Phone: (305) 944-3401 Fax: (305) 949-8698

REPORT: SOIL PERMEABILITY TEST
S.F.W.M.D./D.O.T PERCOLATION EXFILTRATION
USUAL CONDITION TEST METHOD

CLIENT: Hollywood Station Investments, LLC
PROJECT: H3 Condominium
PROJECT LOCATION: 2165 Van Buren Street, Hollywood, Florida
TEST LOCATION: SW Corner of Property (S.22 Ave & Van Buren St.)
REPORTED TO: LB Construction of South Florida, Inc.
Attn: Joel Perez
1990 N.E. 149th Street
North Miami, Florida 33181

DATE: 9/11/2015
TEST NO: P-1
W.O. NO: 15-1304

Permeability test was performed by initially drilling the test hole to a depth of 6 feet. At this depth, water was added to the test hole at an average stabilized rate of 8.7 gallon per minute (gpm) for a period of 5 minutes in order to maintain a constant head at the ground surface level. The Hydraulic Conductivity was calculated as follows:

$$H = \text{Depth to Groundwater Level: } 6. \text{ Ft}$$
$$d = \text{Diameter of Test Hole: } 8 \text{ Inches}$$
$$K = \text{Hydraulic Conductivity} = \frac{4Q}{\pi d(2H^2 + 4HDs + dH)} \frac{1}{448.8 \text{ (Conversion Factor gpm to cfs)}}$$

Depth of Test Hole	Saturated Depth (Ds)	Stabilized Flow Rate (Q)	Hydraulic Conductivity (K)
6.0 Ft	0.0 Ft	8.74 Gal/Min	4.89E-04 cfs/ft ² per foot of head

SUBSURFACE PROFILE :

Depth	Soil Description
0" - 2'	Gray silica sand
2' - 6'	Tan silica sand

Field Technician: JC/ET

Respectfully Submitted,
WINGERTER LABORATORIES, INC.

Robert H. Schuler, P.E.
Florida Registration No. 34715

WINGERTER LABORATORIES, INC.

Engineering Testing & Inspection Services
1820 NE 144 Street, North Miami, FL 33181
Phone: (305) 944-3401 Fax: (305) 949-8698

REPORT: **SOIL PERMEABILITY TEST**
S.F.W.M.D./D.O.T PERCOLATION EXFILTRATION
USUAL CONDITION TEST METHOD

CLIENT: Hollywood Station Investments, LLC
PROJECT: H3 Condominium
PROJECT LOCATION: 2165 Van Buren Street, Hollywood, Florida
TEST LOCATION: SE Corner - East Side of Property (Alley)
REPORTED TO: LB Construction of South Florida, Inc.
Attn: Joel Perez
1990 N.E. 149th Street
North Miami, Florida 33181

DATE: 9/11/2015
TEST NO: P-2
W.O. NO: 15-1304

Permeability test was performed by initially drilling the test hole to a depth of 6 feet. At this depth, water was added to the test hole at an average stabilized rate of 6.8 gallon per minute (gpm) for a period of 5 minutes in order to maintain a constant head at the ground surface level. The Hydraulic Conductivity was calculated as follows:

$$\begin{aligned} H &= \text{Depth to Groundwater Level:} && 6. \text{ Ft} \\ d &= \text{Diameter of Test Hole:} && 8 \text{ Inches} \\ K &= \text{Hydraulic Conductivity} = && \frac{4Q}{\pi d(2H^2 + 4HDs + dH)} \frac{1}{448.8} \end{aligned}$$

(Conversion Factor gpm to cfs)

<u>Depth of Test Hole</u>	<u>Saturated Depth (Ds)</u>	<u>Stabilized Flow Rate (Q)</u>	<u>Hydraulic Conductivity (K)</u>
6.0 Ft	0.0 Ft	6.77 Gal/Min	3.79E-04 cfs/ft ² per foot of head

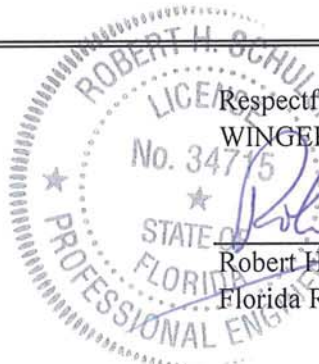
SUBSURFACE PROFILE :

<u>Depth</u>	<u>Soil Description</u>
0" - 2'	Gray silica sand and limestone fill
2' - 4'	Tan silica sand and limestone fill
4' - 6'	Tan silica sand

Field Technician: JC/ET

Respectfully Submitted,
WINGERTER LABORATORIES, INC.

Robert H. Schuler, P.E.
Florida Registration No. 34715



WINGERTER LABORATORIES, INC.

Engineering Testing & Inspection Services
1820 NE 144 Street, North Miami, FL 33181
Phone: (305) 944-3401 Fax: (305) 949-8698

REPORT: **SOIL PERMEABILITY TEST**
S.F.W.M.D./D.O.T PERCOLATION EXFILTRATION
USUAL CONDITION TEST METHOD

CLIENT: Hollywood Station Investments, LLC
PROJECT: H3 Condominium
PROJECT LOCATION: 2165 Van Buren Street, Hollywood, Florida
TEST LOCATION: NW Corner of Property - (S.22 Ave & E- W alley)
REPORTED TO: LB Construction of South Florida, Inc.
Attn: Joel Perez
1990 N.E. 149th Street
North Miami, Florida 33181

DATE: 9/11/2015
TEST NO: P-3
W.O. NO: 15-1304

Permeability test was performed by initially drilling the test hole to a depth of 6 feet. At this depth, water was added to the test hole at an average stabilized rate of 6.7 gallon per minute (gpm) for a period of 5 minutes in order to maintain a constant head at the ground surface level. The Hydraulic Conductivity was calculated as follows:

$$\begin{aligned} H &= \text{Depth to Groundwater Level:} & 6. \text{ Ft} \\ d &= \text{Diameter of Test Hole:} & 8 \text{ Inches} \\ K &= \text{Hydraulic Conductivity} = & \frac{4Q}{\pi d(2H^2 + 4HDs + dH)} \frac{1}{448.8} \text{ (Conversion Factor gpm to cfs)} \end{aligned}$$

<u>Depth of Test Hole</u>	<u>Saturated Depth (Ds)</u>	<u>Stabilized Flow Rate (Q)</u>	<u>Hydraulic Conductivity (K)</u>
6.0 Ft	0.0 Ft	6.72 Gal/Min	3.76E-04 cfs/ft ² per foot of head

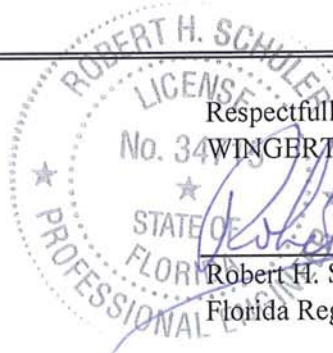
SUBSURFACE PROFILE :

<u>Depth</u>	<u>Soil Description</u>
0" - 2'	Gray silica sand
2' - 6'	Tan silica sand

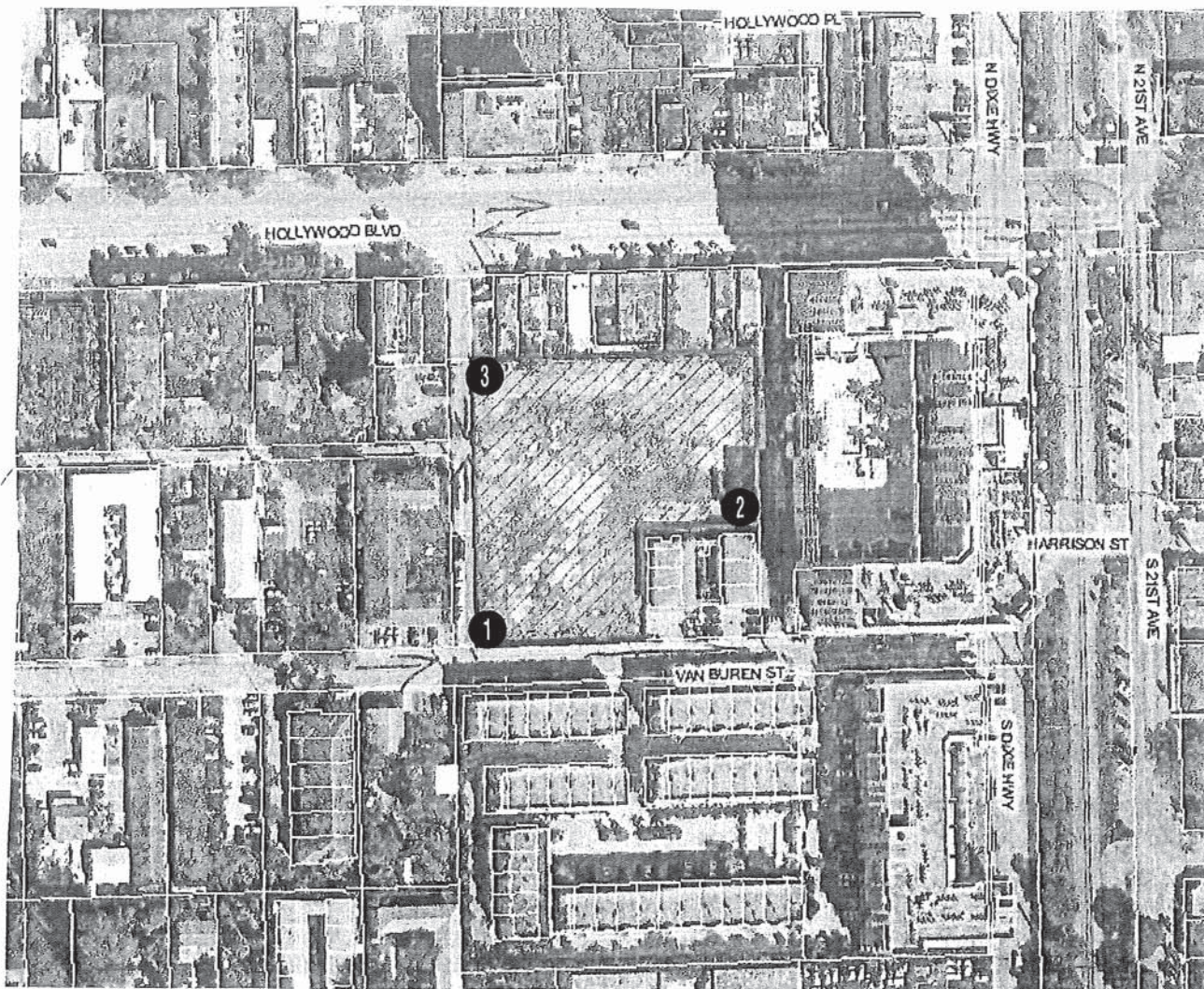
Field Technician: JC/ET

Respectfully Submitted,
WINGERTER LABORATORIES, INC.

Robert H. Schuler, P.E.
Florida Registration No. 34715



SOIL PERMEABILITY TESTING LOCATION MAP



● Testing Location



Professional Engineering & Testing

1820 N.E. 144th Street, North Miami, Florida 33181

Client: Hollywood Station Investments, LLC

Project: H3 Condominium

Location: 2165 Van Buren Street
Hollywood, Florida

WLI W.O. #15-1304

EXHIBIT A

HYDROCAD REPORT

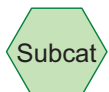
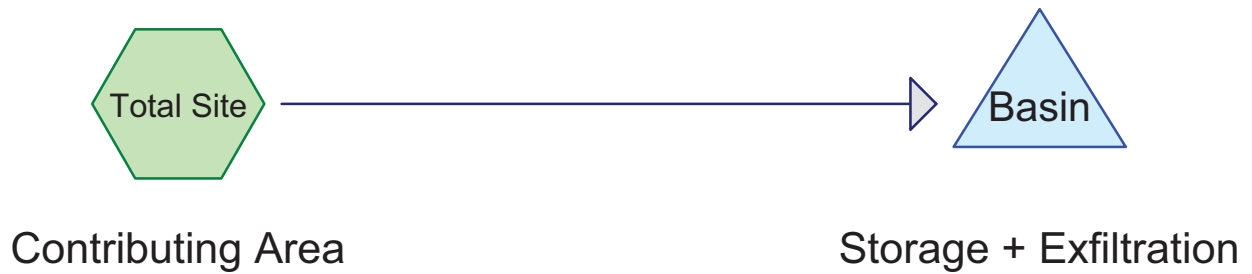
5y-1h & 5y-1d



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

POST-DEVELOPMENT CONDITION

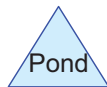
(5Y-1H)



Subcat



Reach



Pond



Link

Routing Diagram for 190529 POST 5y-1h & 1d STORM

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

190529 POST 5y-1h & 1d STORM

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
4,317	39	>75% Grass cover, Good, HSG A (Total Site)
46,969	98	Paved parking, HSG A (Total Site)
18,714	98	Roofs, HSG A (Total Site)



190529 POST 5y-1h &1d STORM

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
FDOT 1-hr SFWMD 5y-1h Rainfall=3.28"

Page 3

Summary for Subcatchment Total Site: Contributing Area

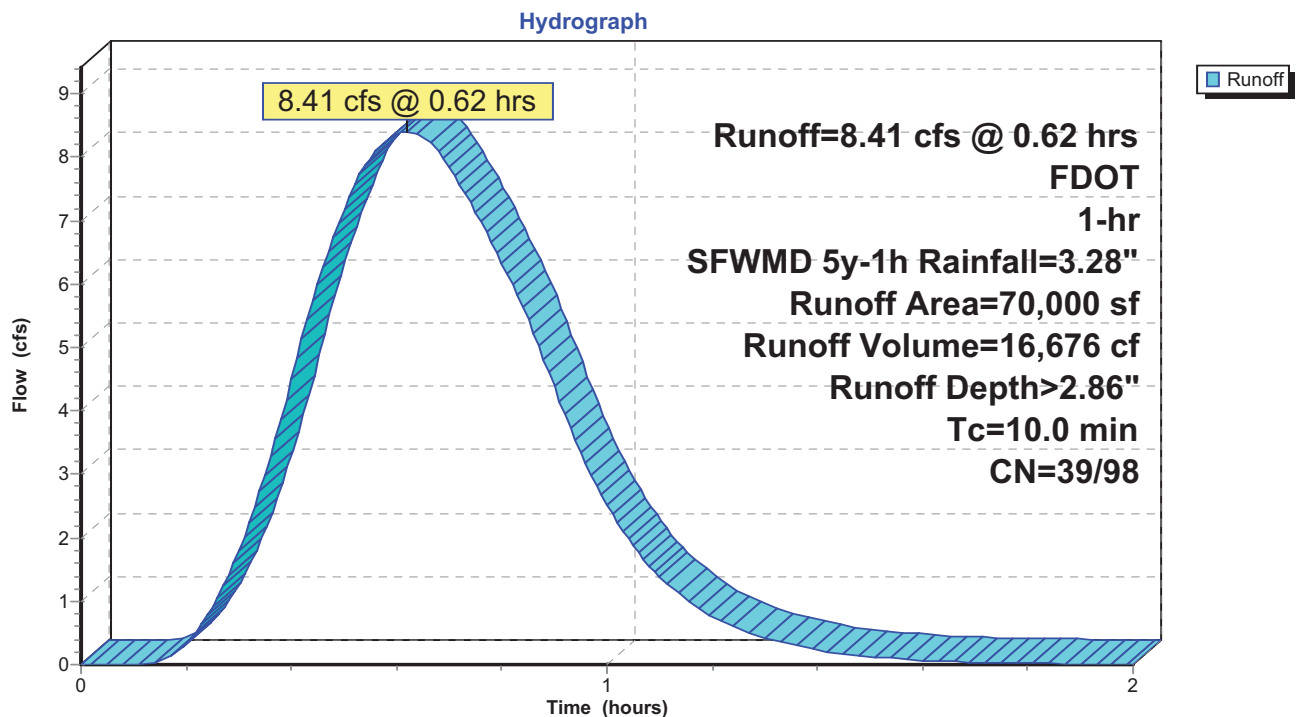
Runoff = 8.41 cfs @ 0.62 hrs, Volume= 16,676 cf, Depth> 2.86"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-2.00 hrs, dt= 0.01 hrs
FDOT 1-hr SFWMD 5y-1h Rainfall=3.28"

Area (sf)	CN	Description
46,969	98	Paved parking, HSG A
18,714	98	Roofs, HSG A
4,317	39	>75% Grass cover, Good, HSG A
70,000	94	Weighted Average
4,317	39	6.17% Pervious Area
65,683	98	93.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Total Site: Contributing Area



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

190529 POST 5y-1h & 1d STORM

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS

FDOT 1-hr SFWMD 5y-1h Rainfall=3.28"

Page 4

Summary for Pond Basin: Storage + Exfiltration

Inflow Area = 70,000 sf, 93.83% Impervious, Inflow Depth > 2.86" for SFWMD 5y-1h event
 Inflow = 8.41 cfs @ 0.62 hrs, Volume= 16,676 cf
 Outflow = 6.92 cfs @ 0.76 hrs, Volume= 16,675 cf, Atten= 18%, Lag= 8.6 min
 Discarded = 6.92 cfs @ 0.76 hrs, Volume= 16,675 cf

Routing by Stor-Ind method, Time Span= 0.00-2.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 8.51' @ 0.76 hrs Surf.Area= 1,290 sf Storage= 4,225 cf

Flood Elev= 10.10' Surf.Area= 1,241 sf Storage= 43,528 cf

Plug-Flow detention time= 9.3 min calculated for 16,675 cf (100% of inflow)

Center-of-Mass det. time= 9.3 min (50.4 - 41.1)

Volume	Invert	Avail.Storage	Storage Description
#1	2.50'	2,647 cf	4.00'W x 282.00'L x 5.00'H Exf. Trench (Prismatoid) 5,640 cf Overall - 346 cf Embedded = 5,294 cf x 50.0% Voids
#2	5.00'	346 cf	15.0" Round Exf. Pipe Storage Inside #1 L= 282.0'
#3	5.00'	133 cf	15.0" Round Flat Solid 15" Pipe Storage L= 108.0'
#4	5.00'	341 cf	15.0" Round Sloping Solid 15" Pipe Storage L= 278.0' S= 0.0100 '/'
#5	3.00'	484 cf	4.00'D x 5.50'H 4' Dia Structures Vertical Cone/Cylinderx 7
#6	3.00'	138 cf	4.00'D x 5.50'H 6' Dia Structures Vertical Cone/Cylinderx 2
#7	8.50'	39,439 cf	Custom Stage Data Listed below
		43,528 cf	Total Available Storage

Elevation (feet)	Cum.Store (cubic-feet)
8.50	0
9.00	9,860
9.50	39,439

Device	Routing	Invert	Outlet Devices
#1	Discarded	1.50'	STAGE EXFILTRATION Elev. (feet) 1.50 8.00 8.50 9.00 9.50 10.00 10.50 Disch. (cfs) 0.000 6.086 6.905 7.724 8.543 9.362 10.182

Discarded OutFlow Max=6.92 cfs @ 0.76 hrs HW=8.51' (Free Discharge)↑**1=STAGE EXFILTRATION** (Custom Controls 6.92 cfs)

4011 West Flagler Street, Suite 404
 Miami, FL 33134, (305) 499-5010
 CA No. 27209

190529 POST 5y-1h &1d STORM

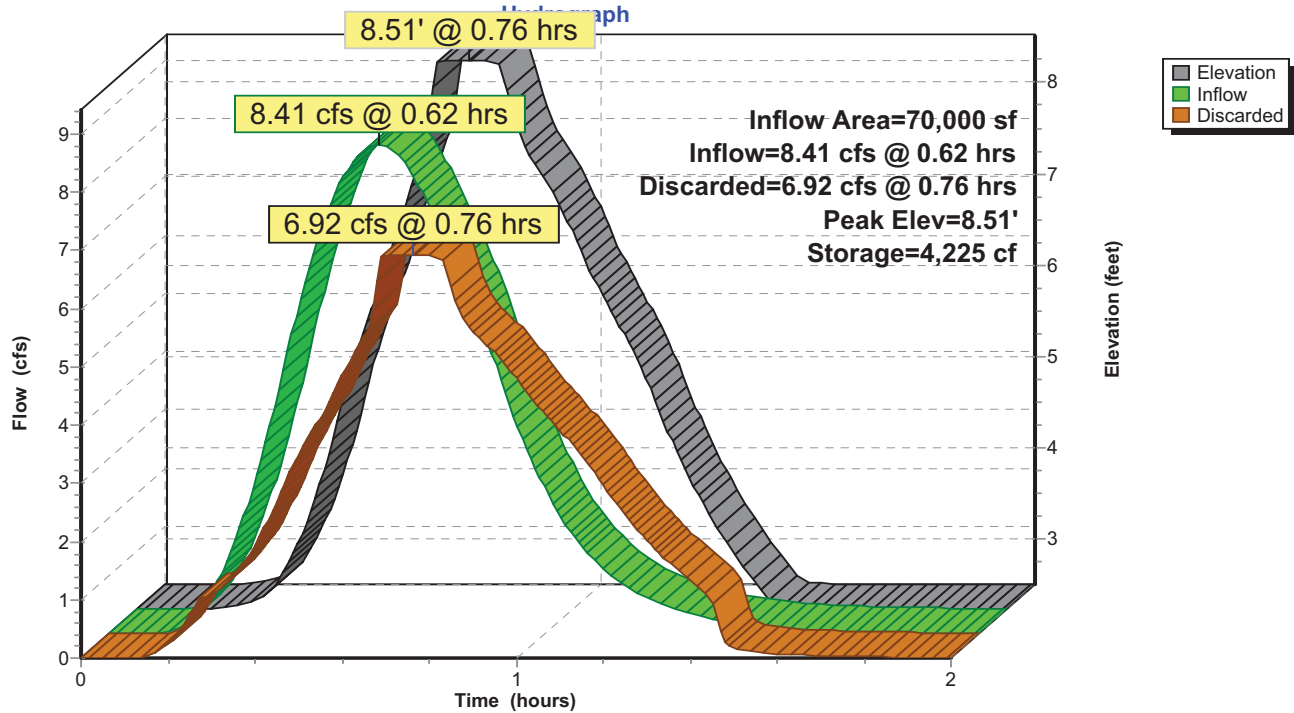
Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

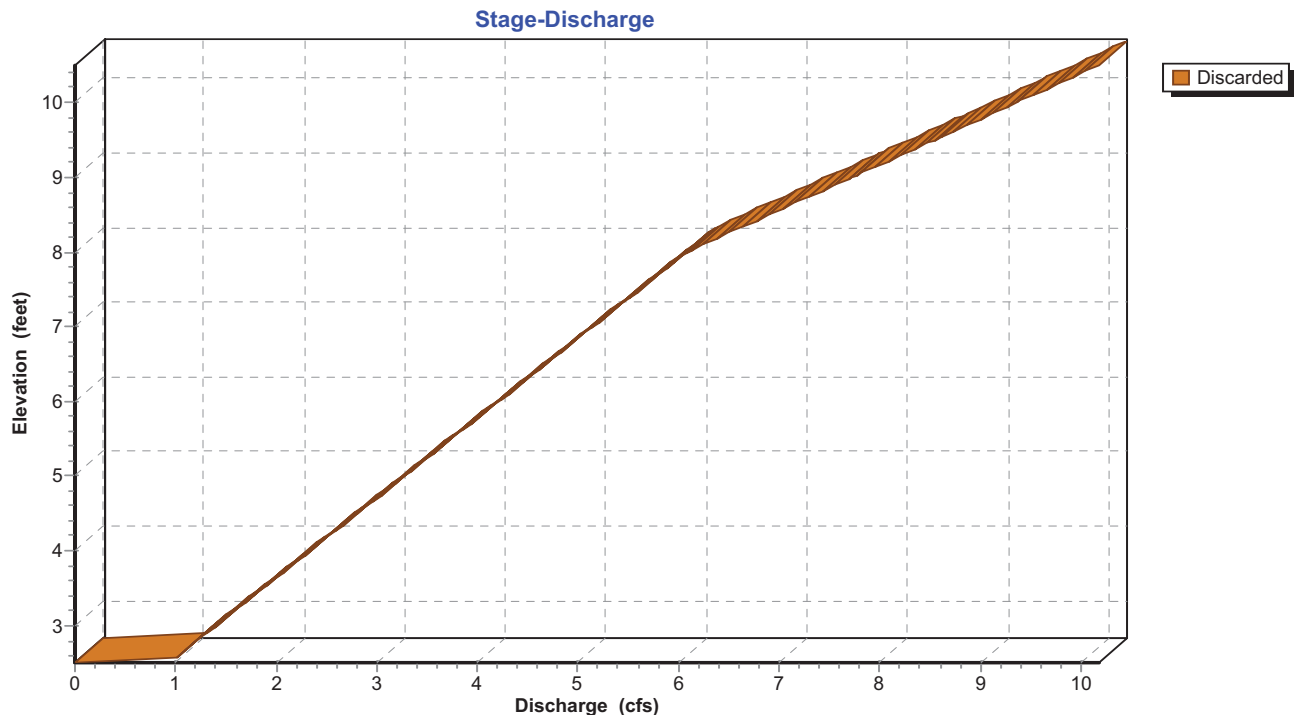
HOLLYWOOD MIX-USE APARTMENTS
FDOT 1-hr SFWMD 5y-1h Rainfall=3.28"

Page 5

Pond Basin: Storage + Exfiltration



Pond Basin: Storage + Exfiltration



190529 POST 5y-1h & 1d STORM

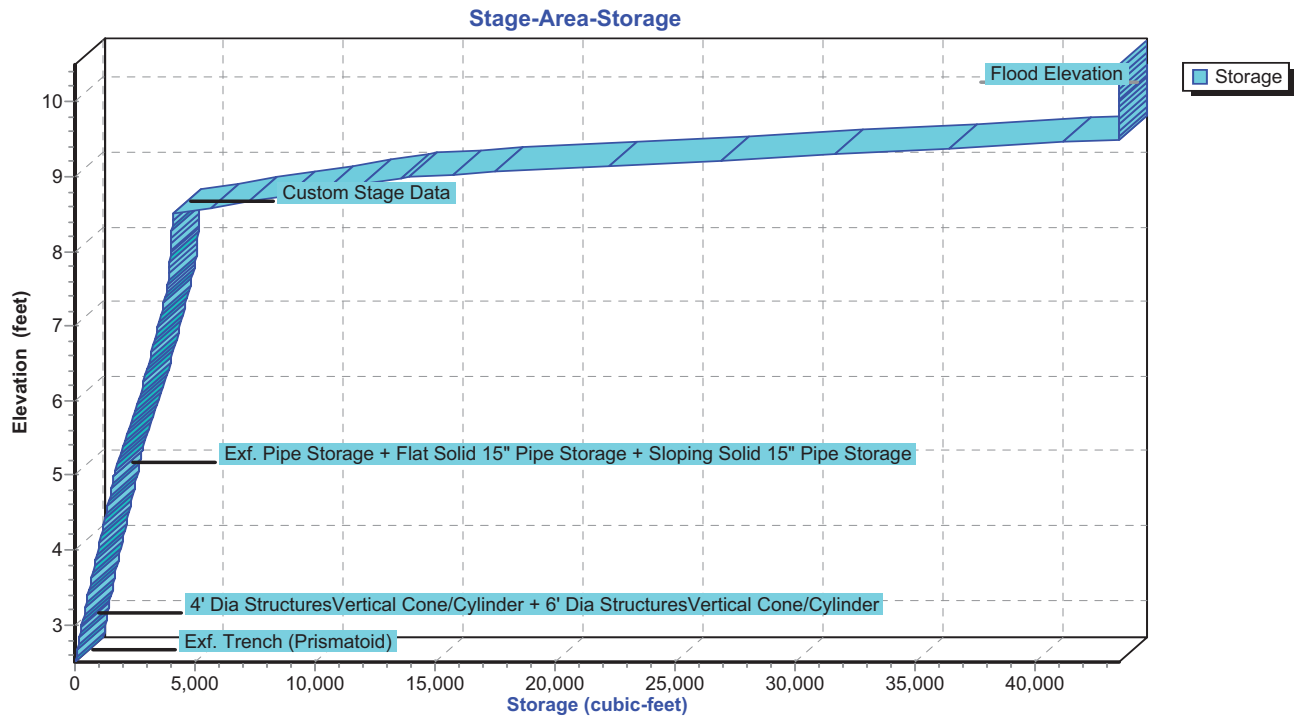
Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
FDOT 1-hr SFWMD 5y-1h Rainfall=3.28"

Page 6

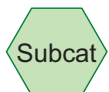
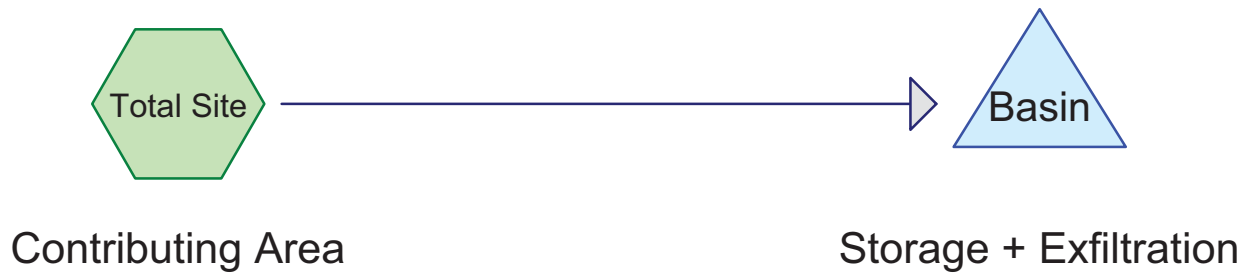
Pond Basin: Storage + Exfiltration



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

POST-DEVELOPMENT CONDITION

(5Y-1D)



Subcat



Reach



Pond



Link

Routing Diagram for 190529 POST 5y-1h & 1d STORM

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

190529 POST 5y-1h & 1d STORM

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
4,317	39	>75% Grass cover, Good, HSG A (Total Site)
46,969	98	Paved parking, HSG A (Total Site)
18,714	98	Roofs, HSG A (Total Site)



190529 POST 5y-1h &1d STORM

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
SFWMD 24-hr SFWMD 5y-1d Rainfall=7.00"

Page 3

Summary for Subcatchment Total Site: Contributing Area

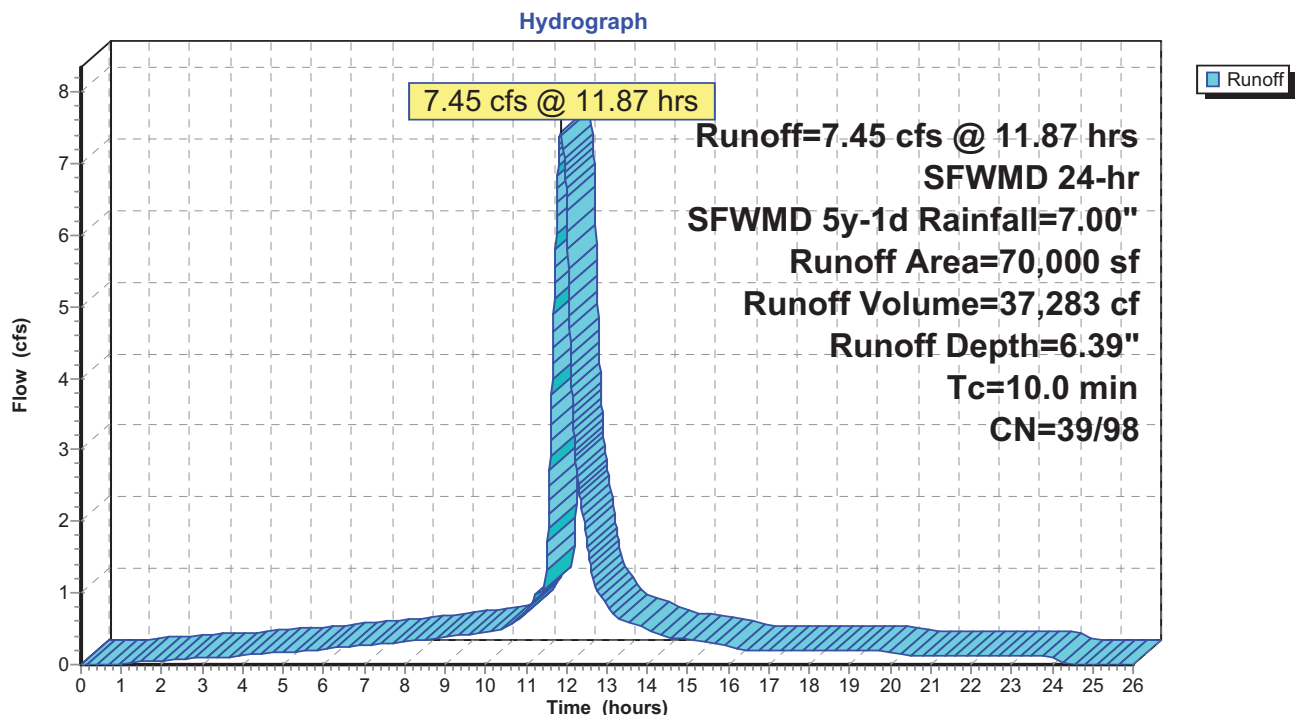
Runoff = 7.45 cfs @ 11.87 hrs, Volume= 37,283 cf, Depth= 6.39"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
SFWMD 24-hr SFWMD 5y-1d Rainfall=7.00"

Area (sf)	CN	Description
46,969	98	Paved parking, HSG A
18,714	98	Roofs, HSG A
4,317	39	>75% Grass cover, Good, HSG A
70,000	94	Weighted Average
4,317	39	6.17% Pervious Area
65,683	98	93.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Total Site: Contributing Area



190529 POST 5y-1h &1d STORMHOLLYWOOD MIX-USE APARTMENTS
SFWMD 24-hr SFWMD 5y-1d Rainfall=7.00"

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

Page 4

Summary for Pond Basin: Storage + Exfiltration

Inflow Area = 70,000 sf, 93.83% Impervious, Inflow Depth = 6.39" for SFWMD 5y-1d event
 Inflow = 7.45 cfs @ 11.87 hrs, Volume= 37,283 cf
 Outflow = 5.82 cfs @ 12.03 hrs, Volume= 37,283 cf, Atten= 22%, Lag= 9.7 min
 Discarded = 5.82 cfs @ 12.03 hrs, Volume= 37,283 cf

Routing by Stor-Ind method, Time Span= 0.00-26.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 7.71' @ 12.03 hrs Surf.Area= 1,364 sf Storage= 3,914 cf

Flood Elev= 10.10' Surf.Area= 1,241 sf Storage= 43,528 cf

Plug-Flow detention time= 4.6 min calculated for 37,269 cf (100% of inflow)

Center-of-Mass det. time= 4.6 min (742.7 - 738.0)

Volume	Invert	Avail.Storage	Storage Description
#1	2.50'	2,647 cf	4.00'W x 282.00'L x 5.00'H Exf. Trench (Prismatoid) 5,640 cf Overall - 346 cf Embedded = 5,294 cf x 50.0% Voids
#2	5.00'	346 cf	15.0" Round Exf. Pipe Storage Inside #1 L= 282.0'
#3	5.00'	133 cf	15.0" Round Flat Solid 15" Pipe Storage L= 108.0'
#4	5.00'	341 cf	15.0" Round Sloping Solid 15" Pipe Storage L= 278.0' S= 0.0100 '/'
#5	3.00'	484 cf	4.00'D x 5.50'H 4' Dia StructuresVertical Cone/Cylinderx 7
#6	3.00'	138 cf	4.00'D x 5.50'H 6' Dia StructuresVertical Cone/Cylinderx 2
#7	8.50'	39,439 cf	Custom Stage Data Listed below
		43,528 cf	Total Available Storage

Elevation (feet)	Cum.Store (cubic-feet)
8.50	0
9.00	9,860
9.50	39,439

Device	Routing	Invert	Outlet Devices
#1	Discarded	1.50'	STAGE EXFILTRATION Elev. (feet) 1.50 8.00 8.50 9.00 9.50 10.00 10.50 Disch. (cfs) 0.000 6.086 6.905 7.724 8.543 9.362 10.182

Discarded OutFlow Max=5.81 cfs @ 12.03 hrs HW=7.71' (Free Discharge)↑**1=STAGE EXFILTRATION** (Custom Controls 5.81 cfs)
 4011 West Flagler Street, Suite 404
 Miami, FL 33134, (305) 499-5010
 CA No. 27209

190529 POST 5y-1h &1d STORM

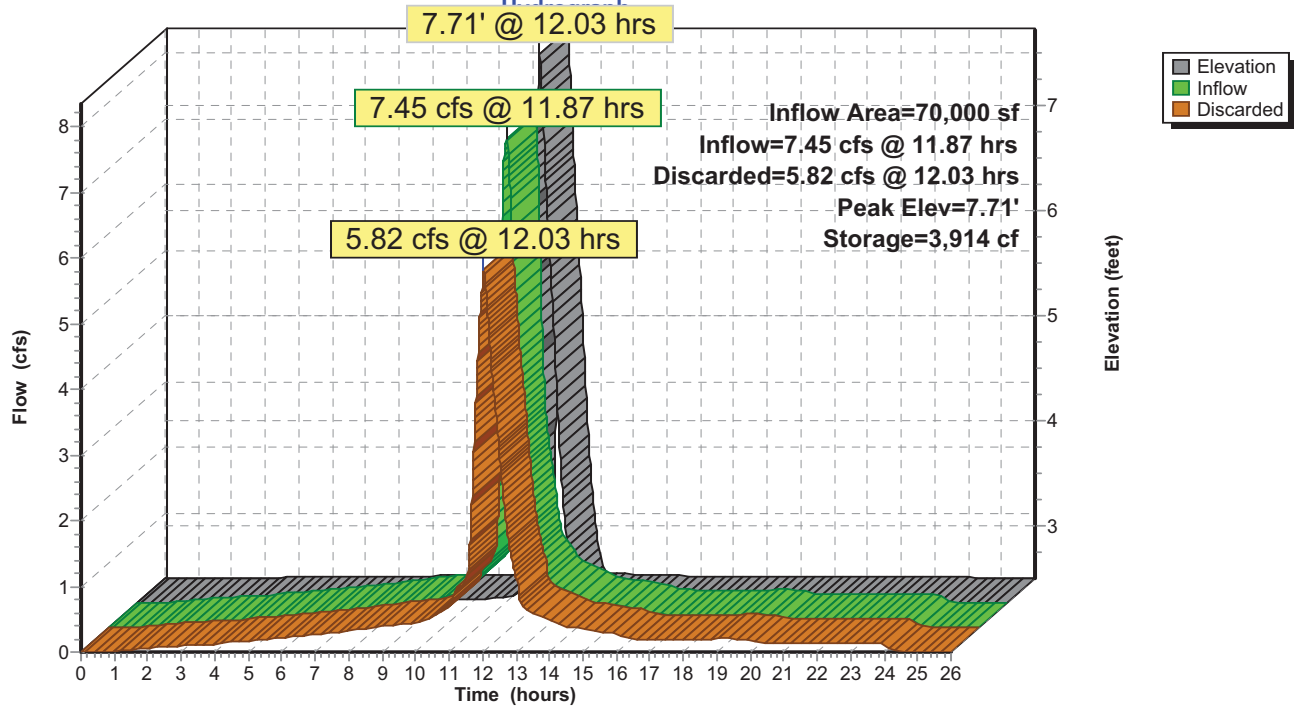
Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
SFWMD 24-hr SFWMD 5y-1d Rainfall=7.00"

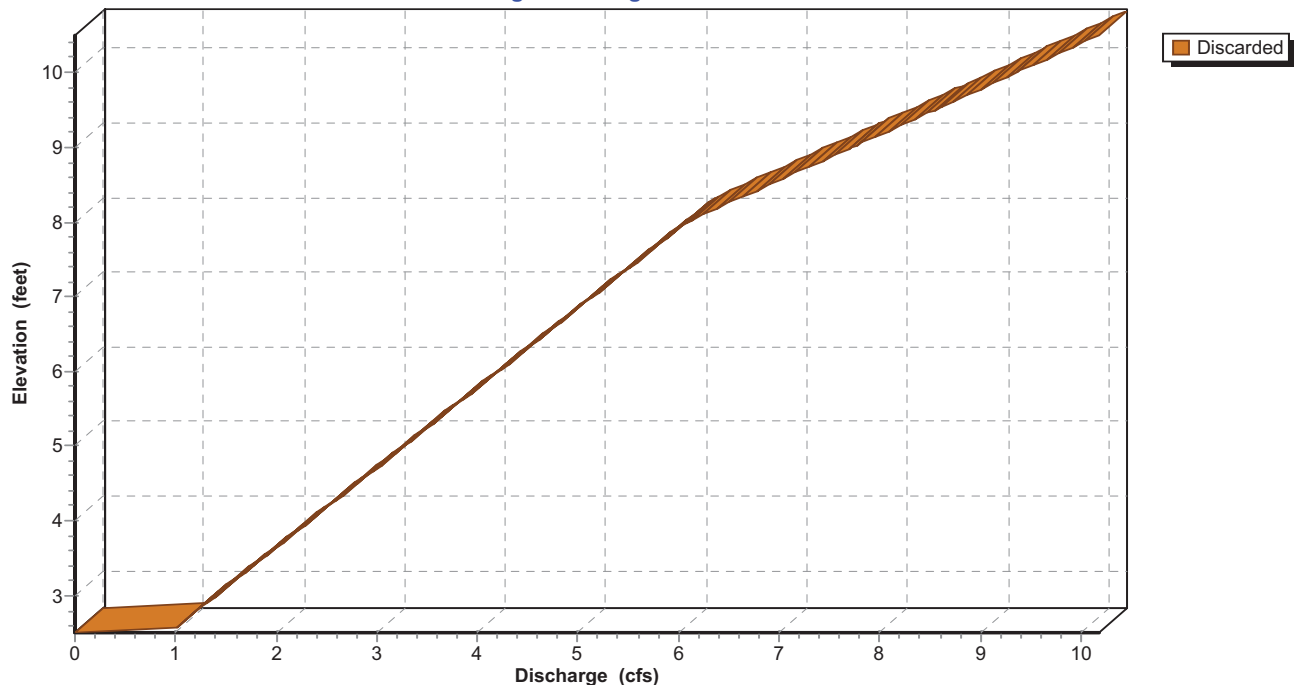
Page 5

Pond Basin: Storage + Exfiltration



Pond Basin: Storage + Exfiltration

Stage-Discharge



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

190529 POST 5y-1h &1d STORM

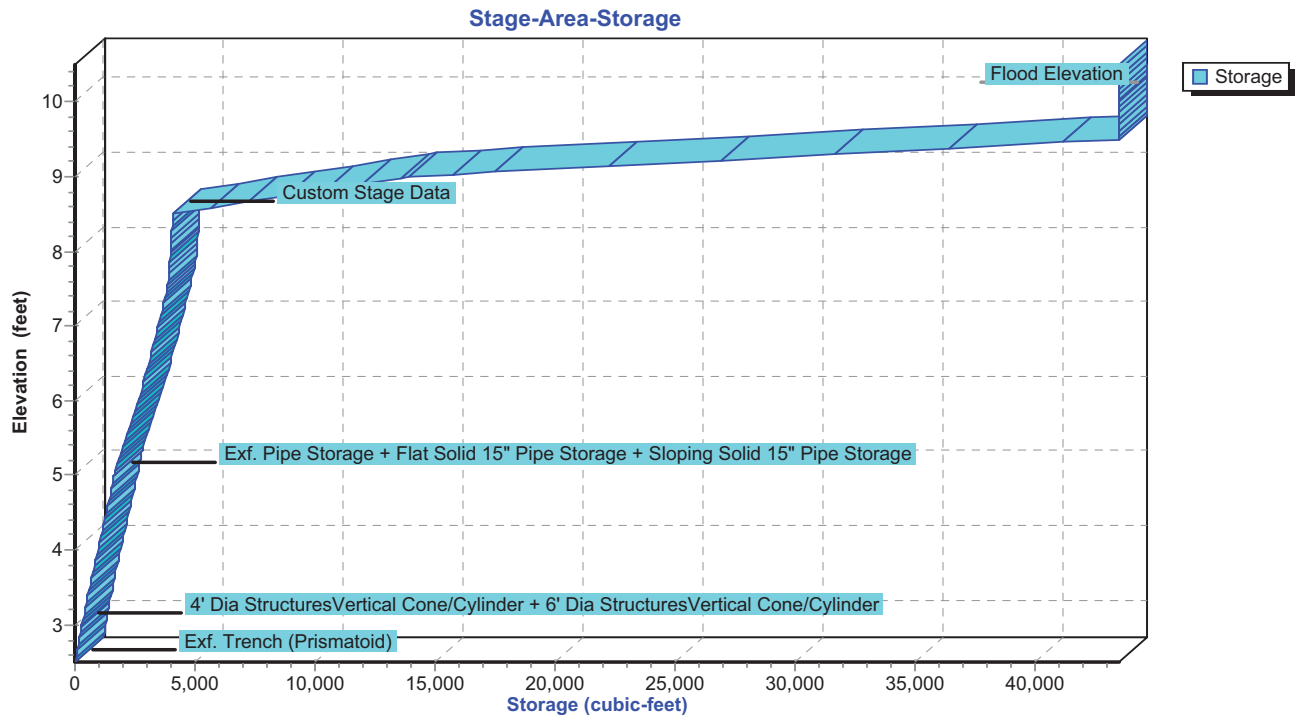
Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
SFWMD 24-hr SFWMD 5y-1d Rainfall=7.00"

Page 6

Pond Basin: Storage + Exfiltration



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

EXHIBIT B

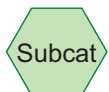
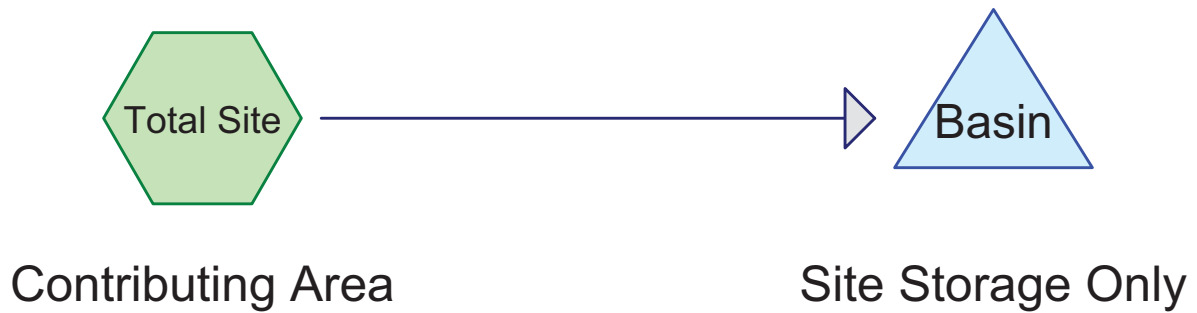
PRE-DEVELOPMENT

HYDROCAD REPORT

25y-3d & 100y-3d

PRE-DEVELOPMENT CONDITION

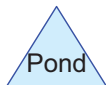
(25Y-3D & 100Y-3D)



Subcat



Reach



Pond



Link

Routing Diagram for 190529 PRE 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

190529 PRE 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
17,081	49	50-75% Grass cover, Fair, HSG A (Total Site)
28,588	98	Paved parking, HSG A (Total Site)
24,331	98	bldg areas (Total Site)



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

190529 PRE 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
SFWMD 72-hr 25y-3d PRE Rainfall=14.25"

Page 3

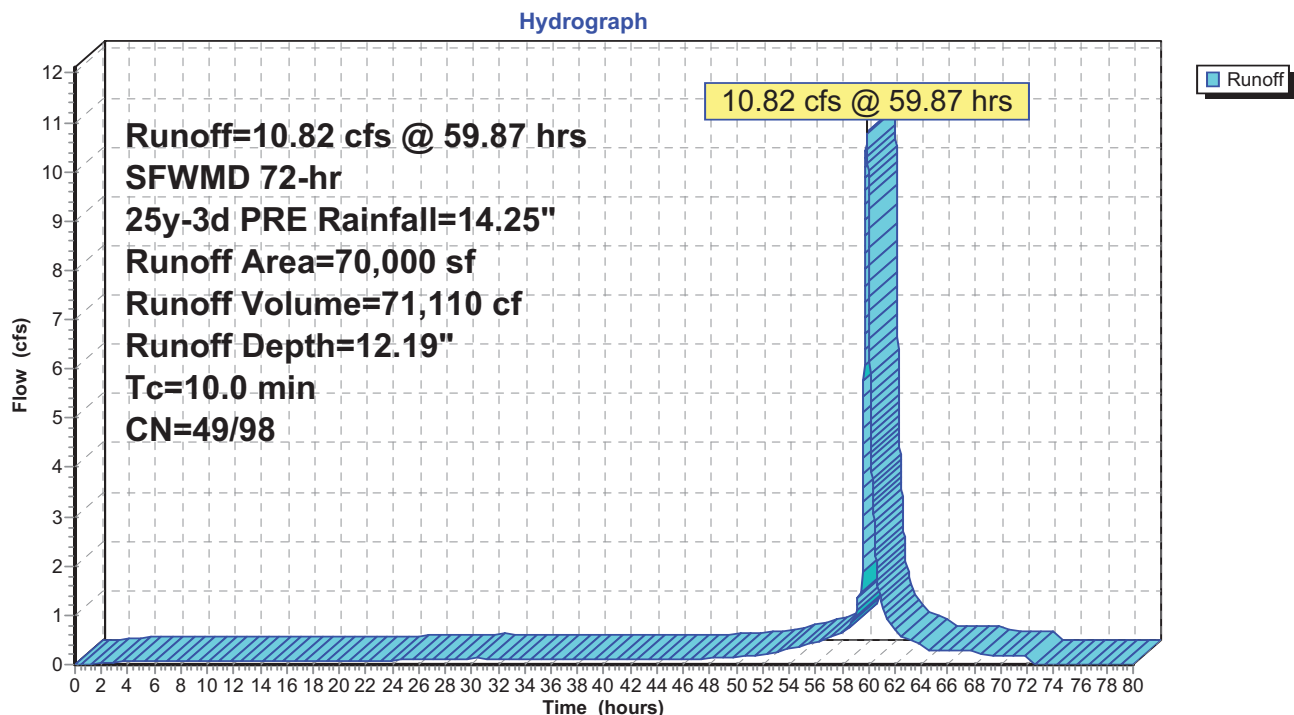
Summary for Subcatchment Total Site: Contributing Area

Runoff = 10.82 cfs @ 59.87 hrs, Volume= 71,110 cf, Depth=12.19"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-80.00 hrs, dt= 0.01 hrs
SFWMD 72-hr 25y-3d PRE Rainfall=14.25"

	Area (sf)	CN	Description
*	24,331	98	bldg areas
	28,588	98	Paved parking, HSG A
	17,081	49	50-75% Grass cover, Fair, HSG A
	70,000	86	Weighted Average
	17,081	49	24.40% Pervious Area
	52,919	98	75.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Total Site: Contributing Area

190529 PRE 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
SFWMD 72-hr 25y-3d PRE Rainfall=14.25"

Page 4

Summary for Pond Basin: Site Storage Only

Inflow Area = 70,000 sf, 75.60% Impervious, Inflow Depth = 12.19" for 25y-3d PRE event
 Inflow = 10.82 cfs @ 59.87 hrs, Volume= 71,110 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-80.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 10.18' @ 76.50 hrs Surf.Area= 0 sf Storage= 71,110 cf

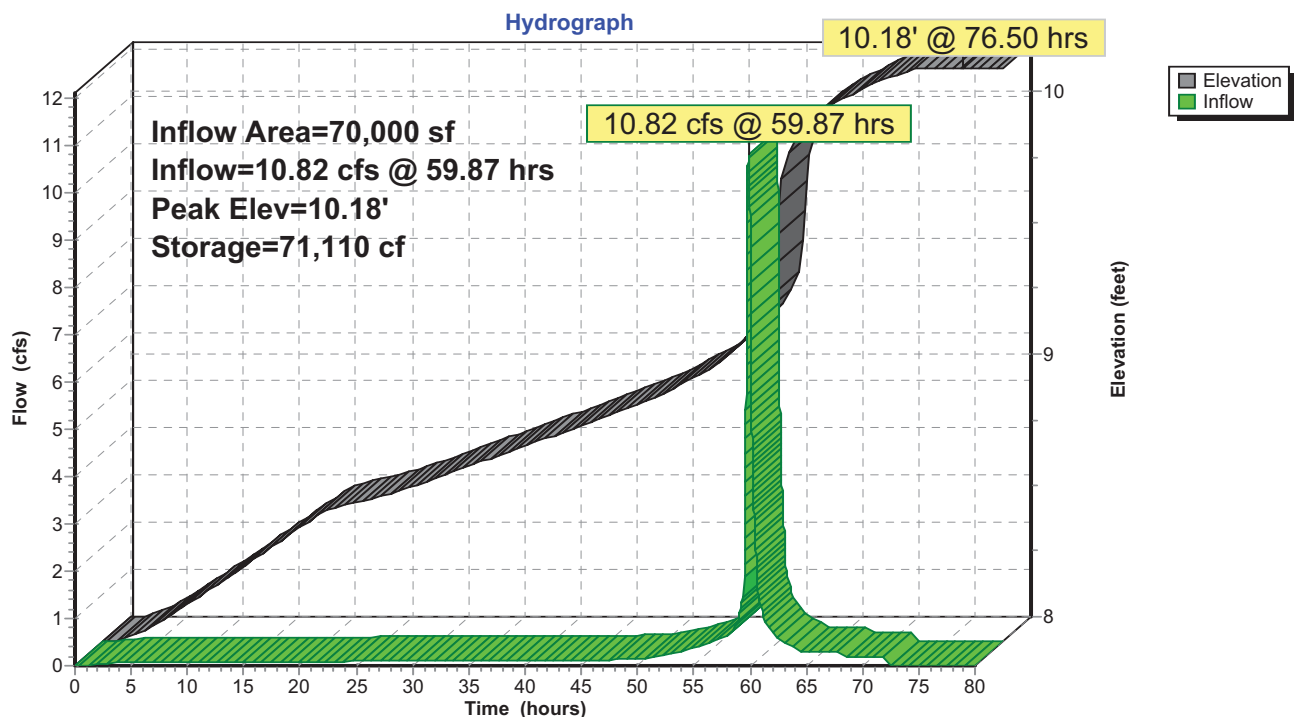
Flood Elev= 10.10' Surf.Area= 0 sf Storage= 67,335 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

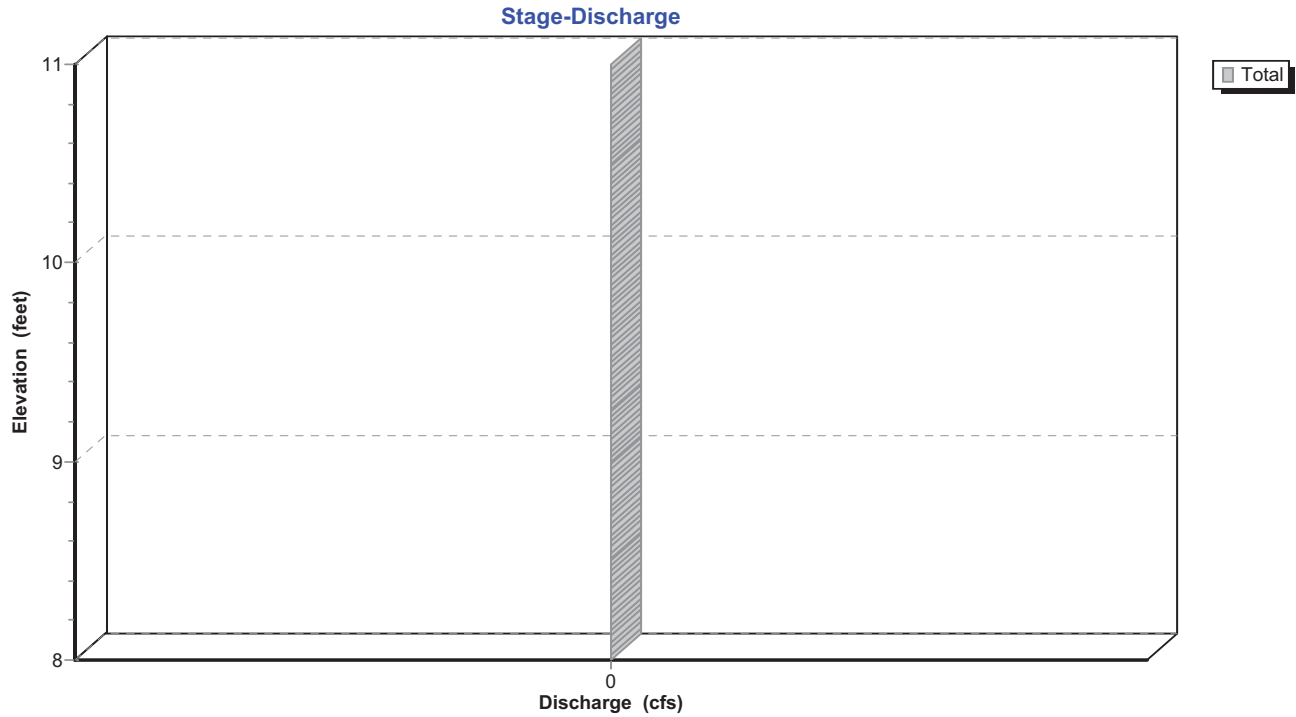
Volume	Invert	Avail.Storage	Storage Description
#1	8.00'	108,421 cf	PRE-DEV Site Storage Listed below

Elevation (feet)	Cum.Store (cubic-feet)
8.00	0
8.50	4,565
9.00	18,260
9.25	28,532
9.50	39,945
10.50	85,595
11.00	108,421

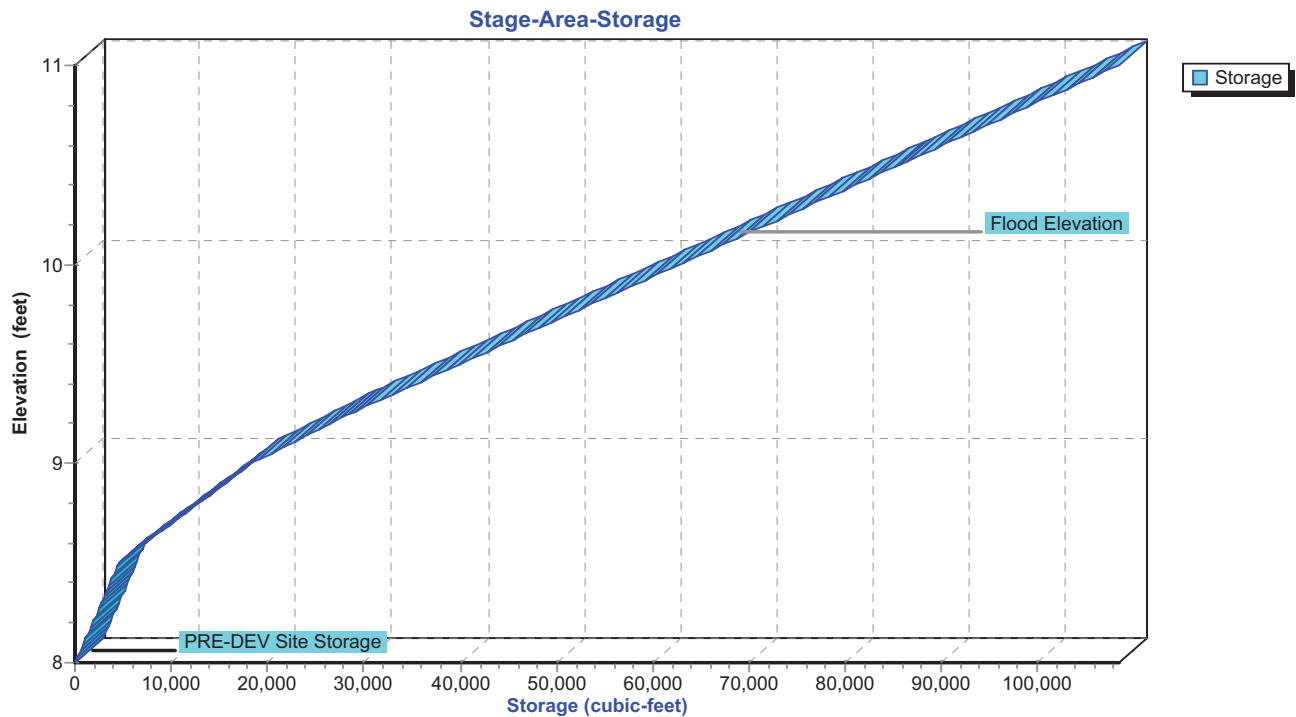
Pond Basin: Site Storage Only

4011 West Flagler Street, Suite 404
 Miami, FL 33134, (305) 499-5010
 CA No. 27209

Pond Basin: Site Storage Only



Pond Basin: Site Storage Only



190529 PRE 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
SFWMD 72-hr 100y-3d PRE Rainfall=17.00"

Page 6

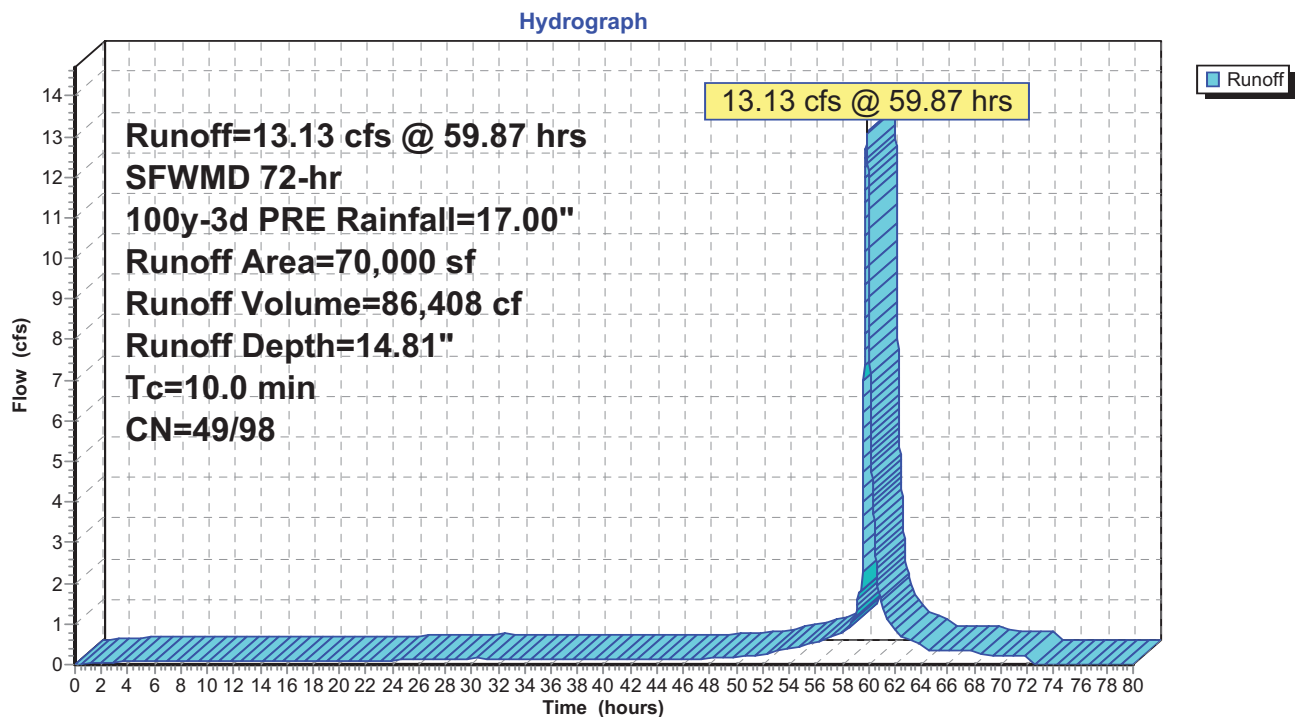
Summary for Subcatchment Total Site: Contributing Area

Runoff = 13.13 cfs @ 59.87 hrs, Volume= 86,408 cf, Depth=14.81"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-80.00 hrs, dt= 0.01 hrs
SFWMD 72-hr 100y-3d PRE Rainfall=17.00"

	Area (sf)	CN	Description
*	24,331	98	bldg areas
	28,588	98	Paved parking, HSG A
	17,081	49	50-75% Grass cover, Fair, HSG A
	70,000	86	Weighted Average
	17,081	49	24.40% Pervious Area
	52,919	98	75.60% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Total Site: Contributing Area

190529 PRE 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
SFWMD 72-hr 100y-3d PRE Rainfall=17.00"

Page 7

Summary for Pond Basin: Site Storage Only

Inflow Area = 70,000 sf, 75.60% Impervious, Inflow Depth = 14.81" for 100y-3d PRE event
Inflow = 13.13 cfs @ 59.87 hrs, Volume= 86,408 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-80.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 10.52' @ 76.52 hrs Surf.Area= 0 sf Storage= 86,408 cf

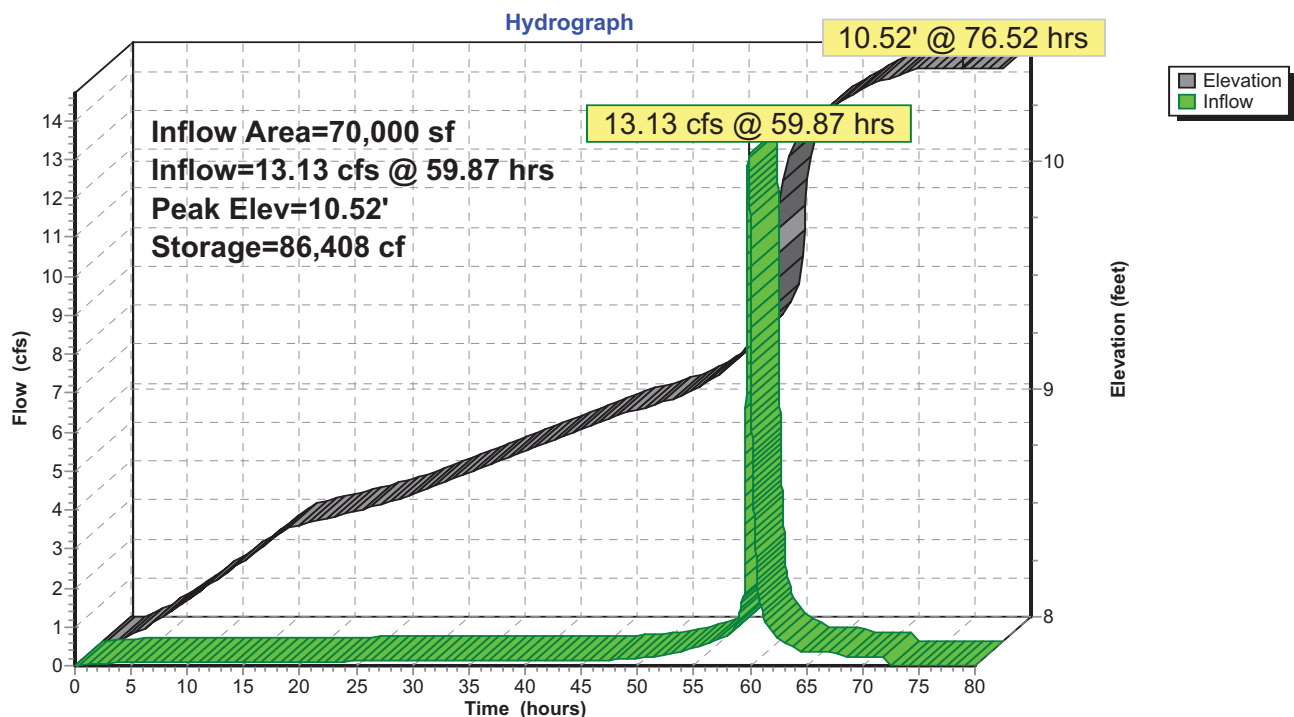
Flood Elev= 10.10' Surf.Area= 0 sf Storage= 67,335 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

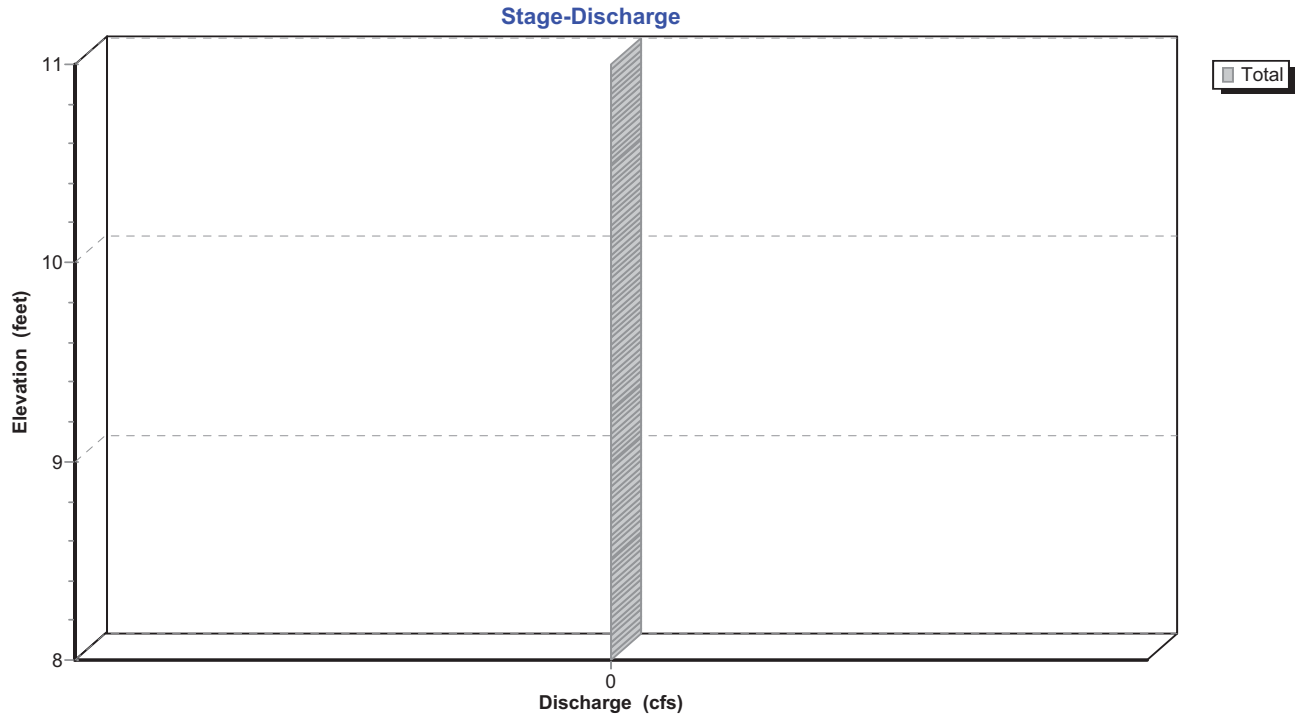
Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	8.00'	108,421 cf	PRE-DEV Site Storage Listed below

Elevation (feet)	Cum.Store (cubic-feet)
8.00	0
8.50	4,565
9.00	18,260
9.25	28,532
9.50	39,945
10.50	85,595
11.00	108,421

Pond Basin: Site Storage Only4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

Pond Basin: Site Storage Only



Pond Basin: Site Storage Only

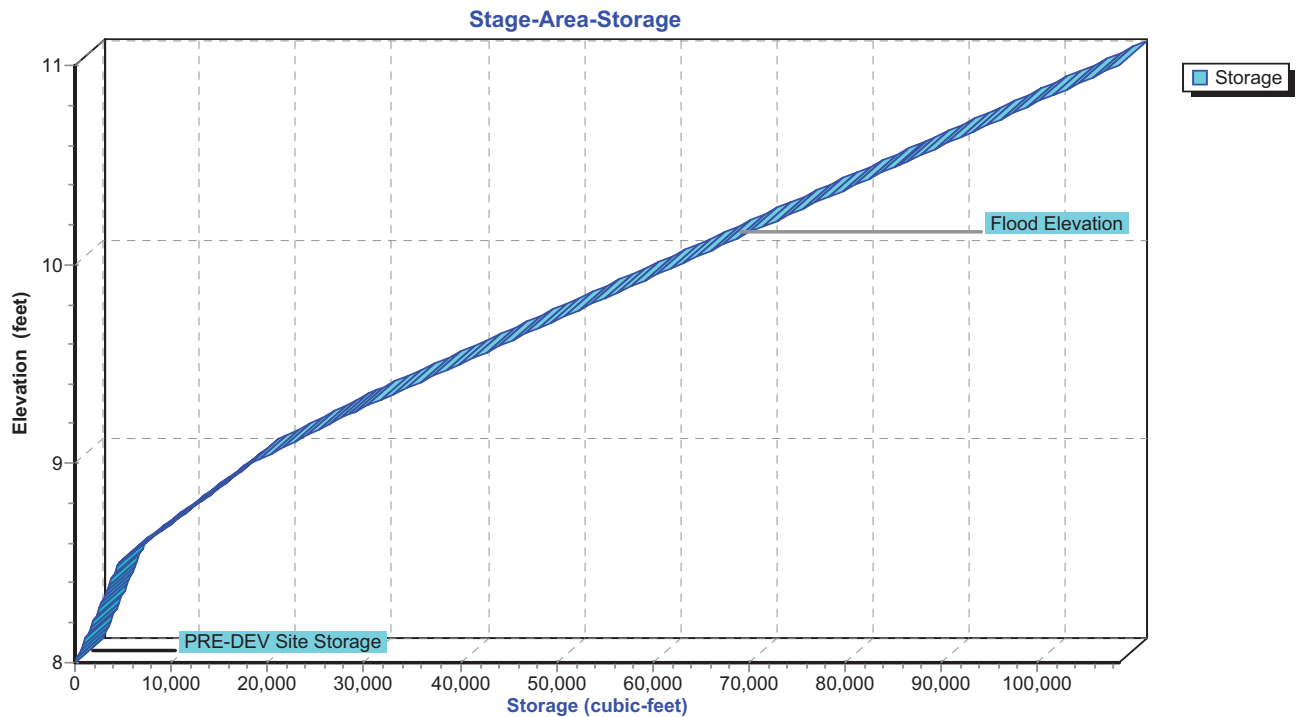


EXHIBIT C

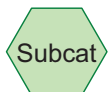
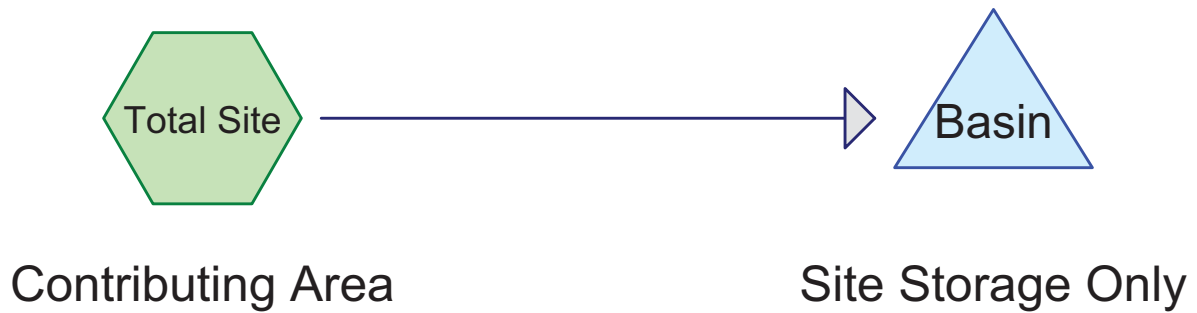
POST-DEVELOPMENT

HYDROCAD REPORT

25y-3d & 100y-3d

POST-DEVELOPMENT CONDITION

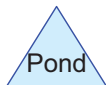
(25Y-3D & 100Y-3D)



Subcat



Reach



Pond



Link

Routing Diagram for 190529 POST 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

190529 POST 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

Page 2

Area Listing (all nodes)

Area (sq-ft)	CN	Description (subcatchment-numbers)
4,317	49	50-75% Grass cover, Fair, HSG A (Total Site)
46,969	98	Paved parking, HSG A (Total Site)
18,714	98	bldg area (Total Site)



190529 POST 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
SFWMD 72-hr 25y-3d Rainfall=10.97"

Page 3

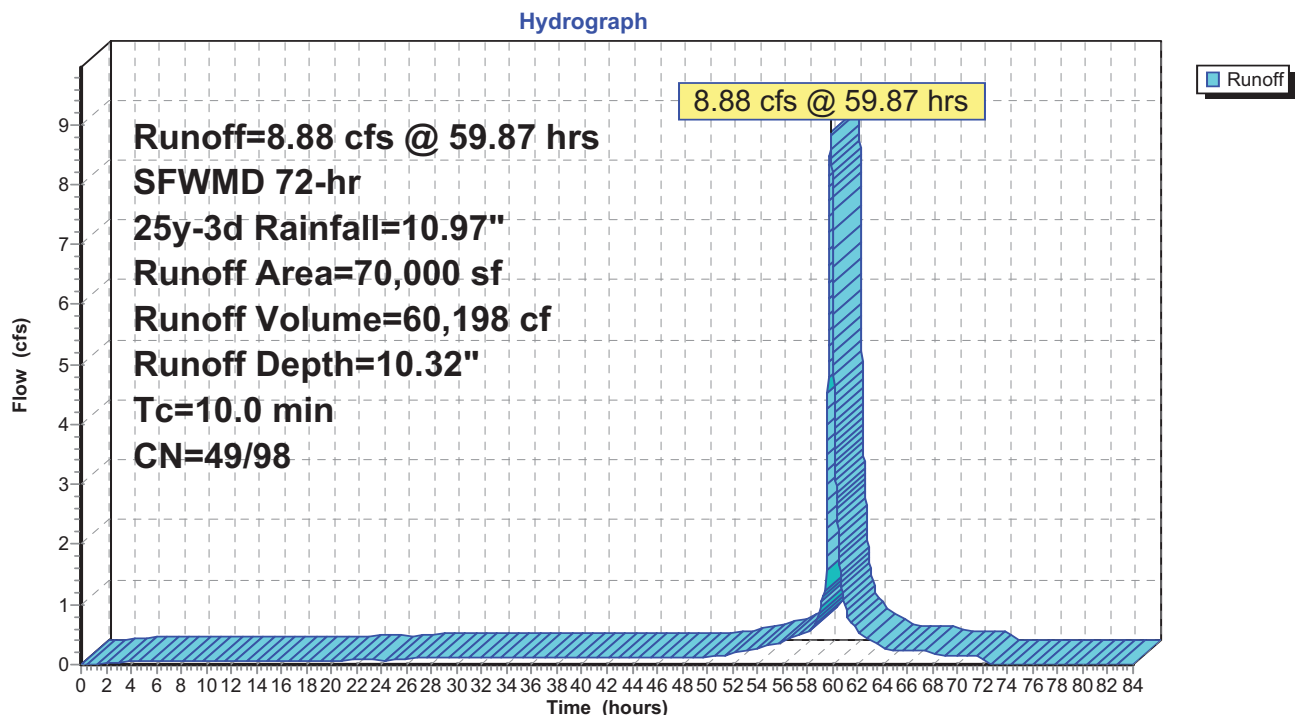
Summary for Subcatchment Total Site: Contributing Area

Runoff = 8.88 cfs @ 59.87 hrs, Volume= 60,198 cf, Depth=10.32"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-84.00 hrs, dt= 0.01 hrs
SFWMD 72-hr 25y-3d Rainfall=10.97"

	Area (sf)	CN	Description
*	18,714	98	bldg area
	46,969	98	Paved parking, HSG A
	4,317	49	50-75% Grass cover, Fair, HSG A
	70,000	95	Weighted Average
	4,317	49	6.17% Pervious Area
	65,683	98	93.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Total Site: Contributing Area4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

190529 POST 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
SFWMD 72-hr 25y-3d Rainfall=10.97"

Page 4

Summary for Pond Basin: Site Storage Only

Inflow Area = 70,000 sf, 93.83% Impervious, Inflow Depth = 10.32" for 25y-3d event
 Inflow = 8.88 cfs @ 59.87 hrs, Volume= 60,198 cf
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-84.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 9.71' @ 76.47 hrs Surf.Area= 0 sf Storage= 60,198 cf

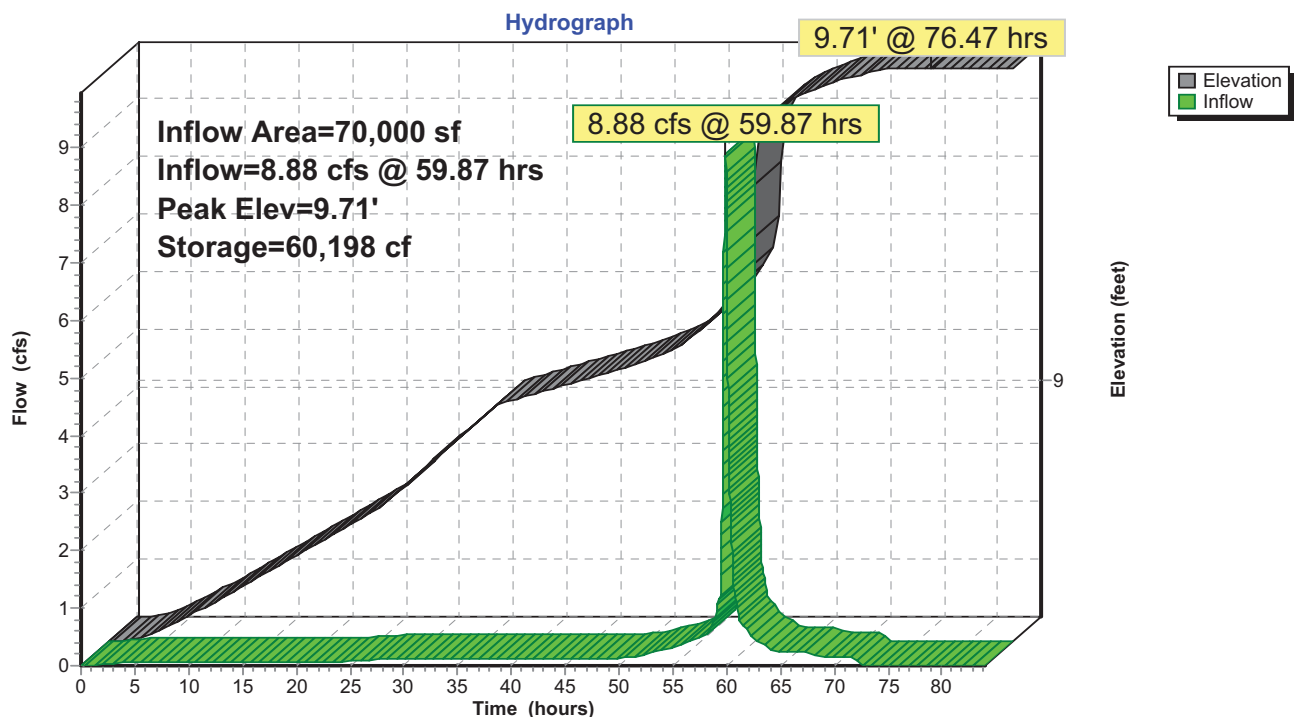
Flood Elev= 10.10' Surf.Area= 0 sf Storage= 100,963 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	8.50'	172,741 cf	PRE-DEV Site Storage Listed below

Elevation (feet)	Cum.Store (cubic-feet)
8.50	0
9.00	9,860
9.50	39,439
10.00	88,737
10.10	100,963
10.50	121,471
11.50	172,741

Pond Basin: Site Storage Only

4011 West Flagler Street, Suite 404
 Miami, FL 33134, (305) 499-5010
 CA No. 27209

190529 POST 25-100y-3d

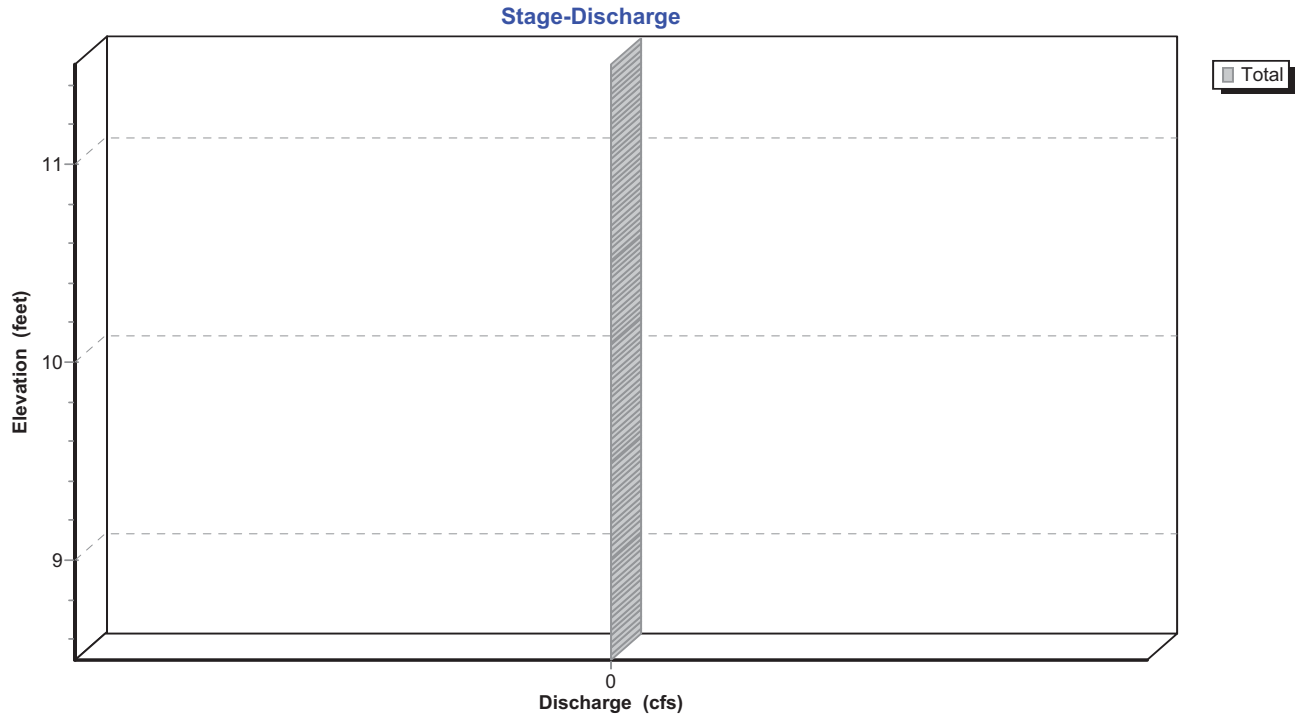
Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

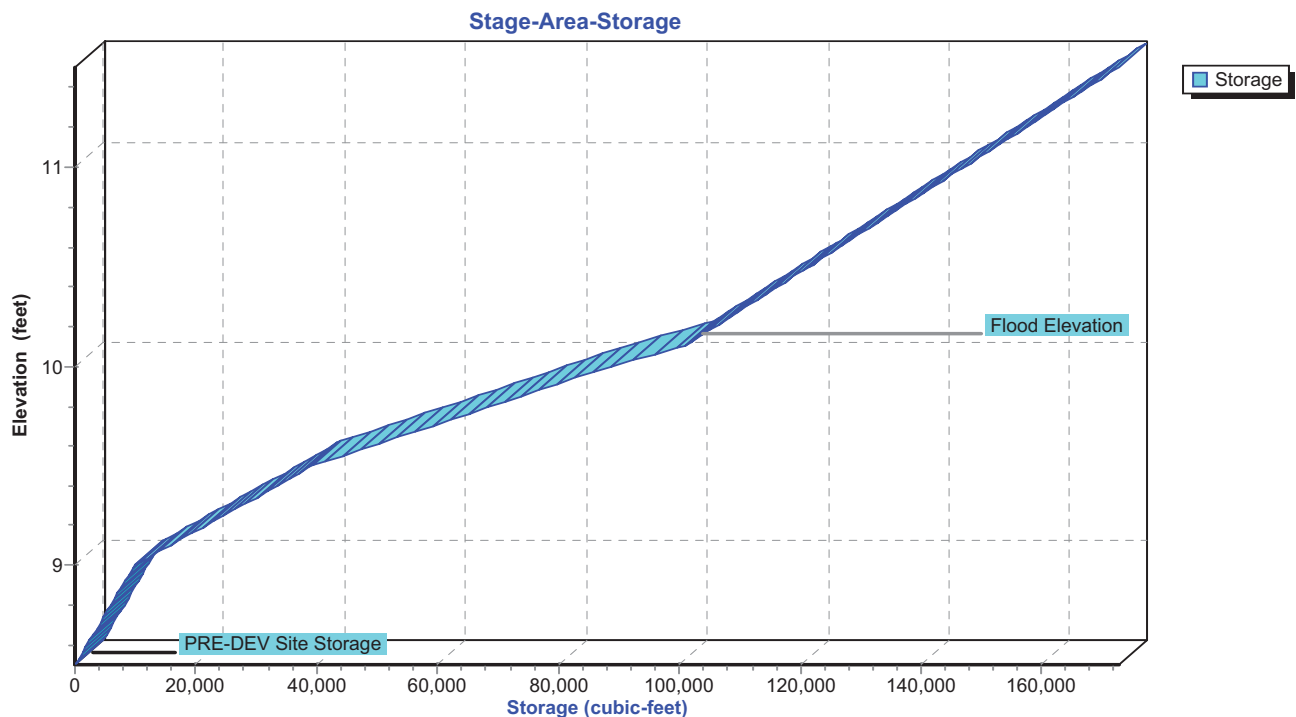
HOLLYWOOD MIX-USE APARTMENTS
SFWMD 72-hr 25y-3d Rainfall=10.97"

Page 5

Pond Basin: Site Storage Only



Pond Basin: Site Storage Only



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

190529 POST 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
SFWMD 72-hr 100y-3d Rainfall=13.72"

Page 6

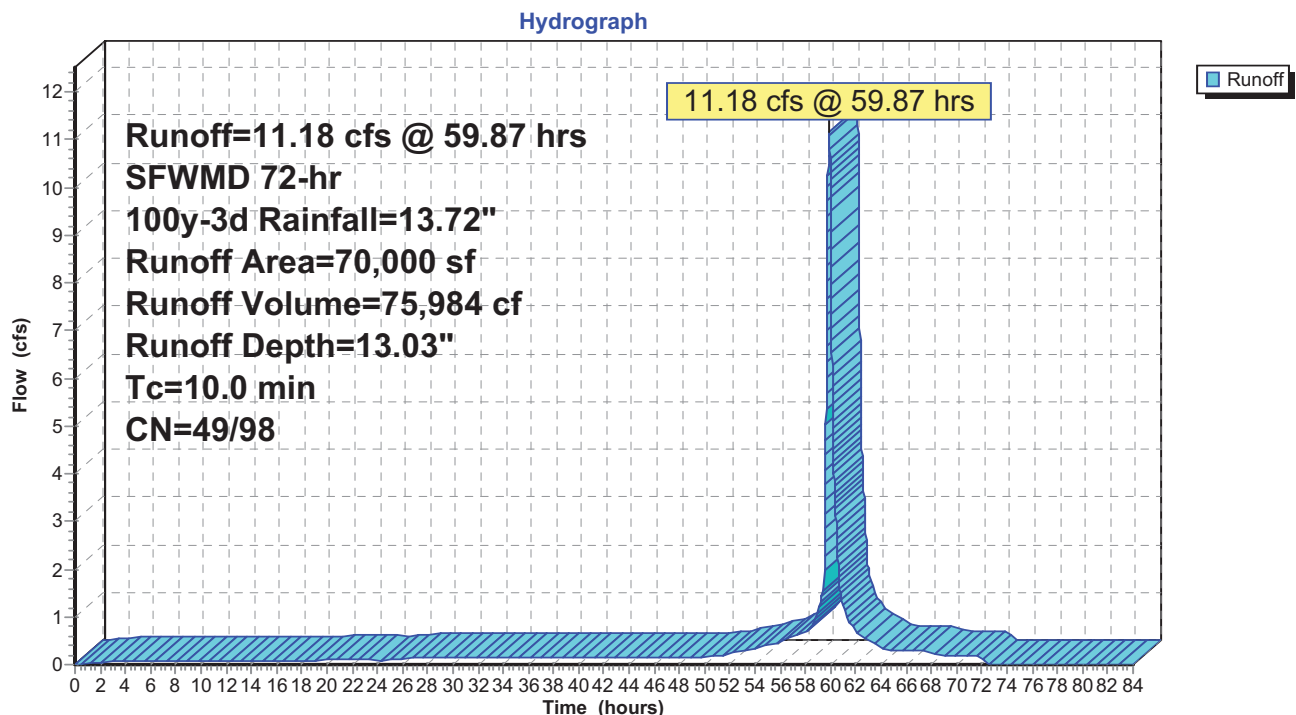
Summary for Subcatchment Total Site: Contributing Area

Runoff = 11.18 cfs @ 59.87 hrs, Volume= 75,984 cf, Depth=13.03"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-84.00 hrs, dt= 0.01 hrs
SFWMD 72-hr 100y-3d Rainfall=13.72"

	Area (sf)	CN	Description
*	18,714	98	bldg area
	46,969	98	Paved parking, HSG A
	4,317	49	50-75% Grass cover, Fair, HSG A
	70,000	95	Weighted Average
	4,317	49	6.17% Pervious Area
	65,683	98	93.83% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

Subcatchment Total Site: Contributing Area4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

190529 POST 25-100y-3d

Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

HOLLYWOOD MIX-USE APARTMENTS
SFWMD 72-hr 100y-3d Rainfall=13.72"

Page 7

Summary for Pond Basin: Site Storage Only

Inflow Area = 70,000 sf, 93.83% Impervious, Inflow Depth = 13.03" for 100y-3d event
Inflow = 11.18 cfs @ 59.87 hrs, Volume= 75,984 cf
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0 cf, Atten= 100%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-84.00 hrs, dt= 0.01 hrs / 2

Peak Elev= 9.87' @ 76.49 hrs Surf.Area= 0 sf Storage= 75,984 cf

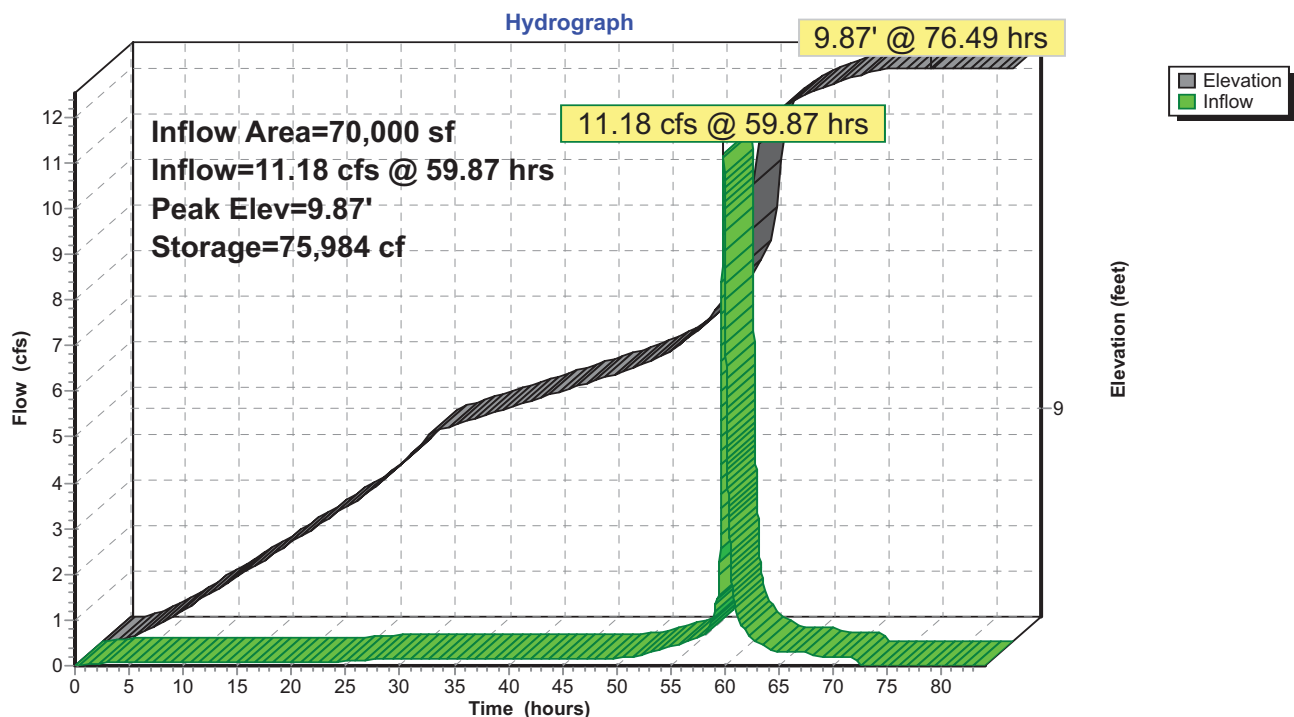
Flood Elev= 10.10' Surf.Area= 0 sf Storage= 100,963 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description
#1	8.50'	172,741 cf	PRE-DEV Site Storage Listed below

Elevation (feet)	Cum.Store (cubic-feet)
8.50	0
9.00	9,860
9.50	39,439
10.00	88,737
10.10	100,963
10.50	121,471
11.50	172,741

Pond Basin: Site Storage Only4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

190529 POST 25-100y-3d

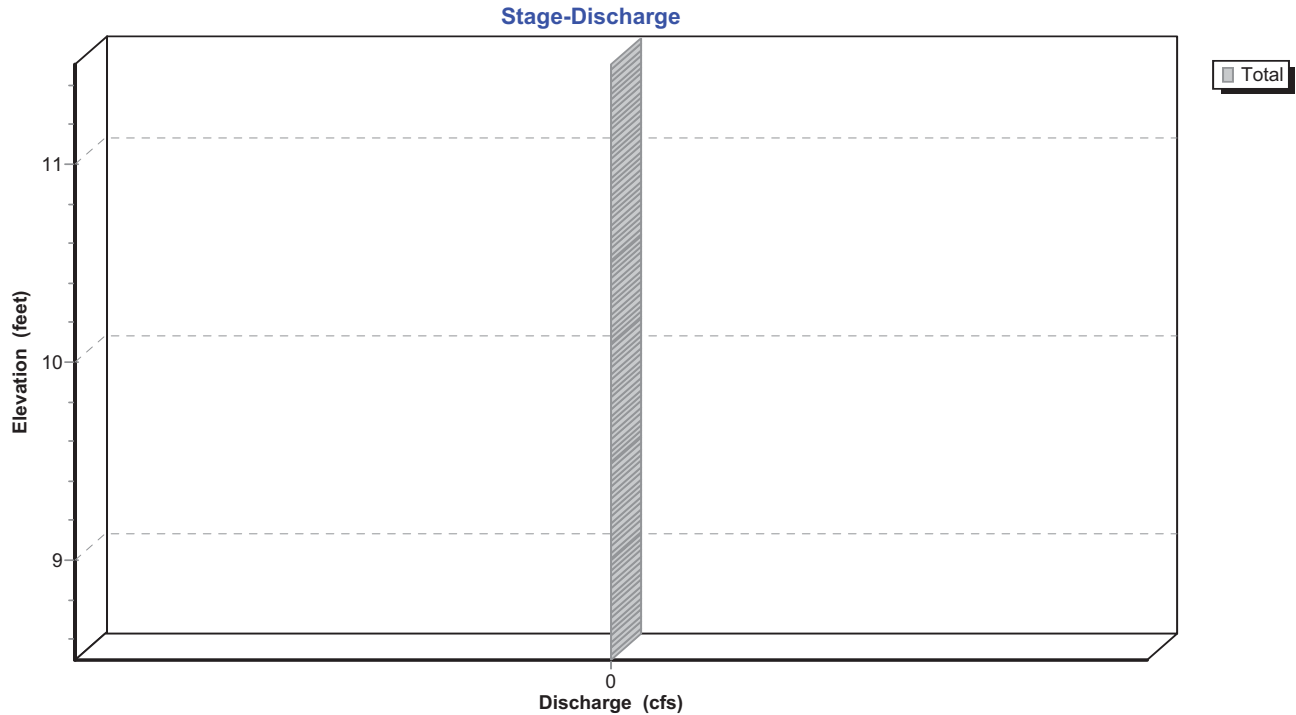
Prepared by Terra Civil Engineering, CA 27209

HydroCAD® 10.00-20 s/n 09486 © 2017 HydroCAD Software Solutions LLC

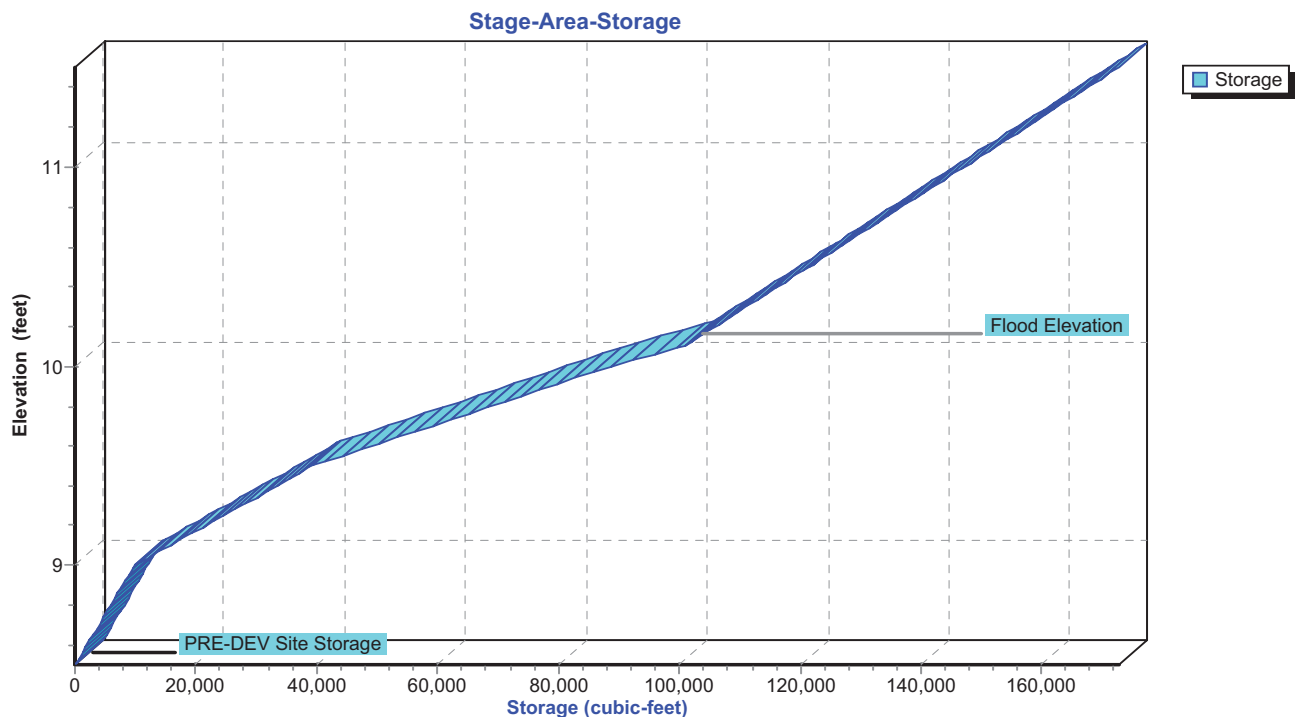
HOLLYWOOD MIX-USE APARTMENTS
SFWMD 72-hr 100y-3d Rainfall=13.72"

Page 8

Pond Basin: Site Storage Only



Pond Basin: Site Storage Only



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

FIRE FLOW REPORT

For

HOLLYWOOD MIX-USE

2233 Hollywood Boulevard Hollywood, FL

(TCE Project #190529)

Prepared by:



Florida Certificate of Authorization No: 27209

**4011 West Flagler Street, Ste 404
Miami, Florida 33126**

August 3, 2020

08-03-2020



THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY MARCO A. OSORIO ON THE DATE
ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

Table of Contents

- I. PROJECT DESCRIPTION
 - II. FIRE FLOW CALCULATIONS
 - EXHIBIT A (UTILITY ATLAS)
 - EXHIBIT B (CITY FIRE FLOW TEST)
 - EXHIBIT C (TABLE 18.4.5.1.2 NFPA 1, FIRE CODE)
-

I. PROJECT DESCRIPTION

The proposed project consists of redeveloping the existing site with a seven story mixed-use apartment building that will have 180 apartment units and two retail spaces.

II. FIRE FLOW CALCULATIONS

These calculations are for the seven story building. The entire building is noncombustible construction.

Fire Flow Area = 309,520 SF

Based on Type II (111) construction. Per NFPA 18.4.5.1.2 Fire Flow Requirements, the fire requirement is 6,000 GPM for 4 hours.

NFPA 18.4 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

$6,000 \text{ GPM} \times 75\% = 4,500 \text{ GPM}$ (fire flow credit)

$6,000 \text{ GPM} - 4,500 \text{ GPM} = 1,500 \text{ GPM}$

The minimum fire flow per NFPA 18.4.5.2.1 is 1,000 GPM

Fire flow required = 1,500 GPM



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

Calculated flow at 20 psi

Flow Test Static (S) = 60 PSI

Flow Test Residual (P1) = 55 PSI

Residual Flow (Q1) = 1,130 GPM

PSI per NFPA (P2) = 20 PSI

Applying the Hazen-Williams formula:

$$Q_2 = Q_1 * \left[\frac{(S - P_2)}{(S - P_1)} \right]^{0.54}$$

$$Q_2 = 1,130 * [(60 - 20)/(60 - 55)]^{0.54}$$

$$Q_2 = 3,473 \text{ gpm at 20 psi}$$

Per the hydrant flow test, 3,473 gpm is available at 20 psi.

Flow provided > Flow required 3,473 gpm > 1500 gpm ok!

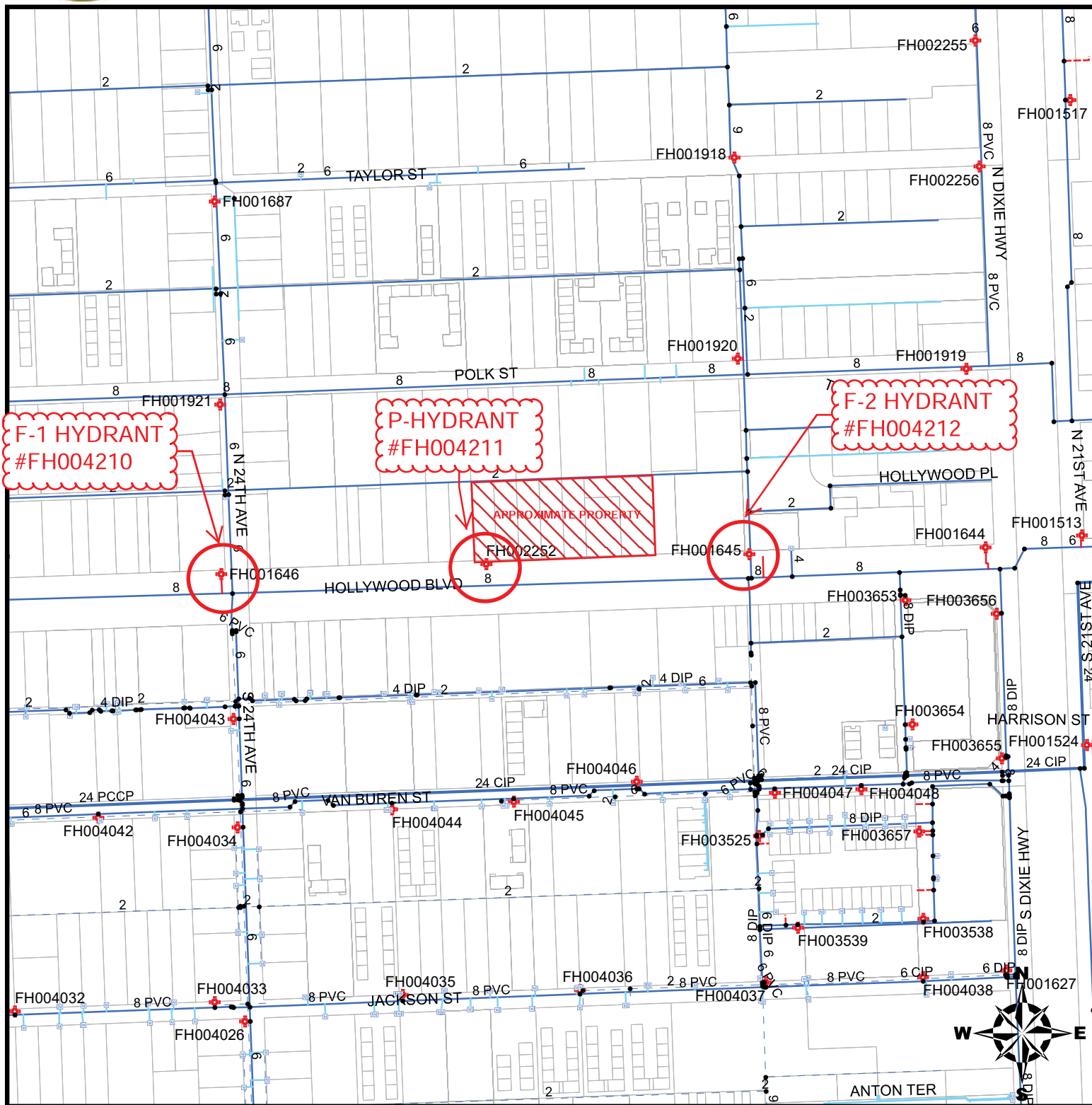


EXHIBIT "A"

UTILITY ATLAS MAPLET

FEET

0 150 300 600 900



ACCESS TO INFORMATION CONTAINED WITHIN THIS DOCUMENT IS RESTRICTED UNDER FLORIDA STATUTE 119.07 SECTION 1 PARAGRAPH (EE) SUBSECTION (3). ALL PERSONS BEING PERMITTED ACCESS TO THIS DOCUMENT SHALL RESTRICT ACCESS TO OTHERS IN ACCORDANCE WITH THE ABOVE REFERENCED STATUTE. IF ANY QUESTION AS TO THE DISSEMINATION OF THIS INFORMATION EXISTS, IT SHALL BE FORWARDED TO THE DIRECTOR OF PUBLIC UTILITIES, CITY OF HOLLYWOOD FLORIDA FOR FINAL DETERMINATION.

INFORMATION PROVIDED IN THIS DOCUMENT, REGARDING SITE CONDITIONS, EXISTING STRUCTURES, AND EXISTING UNDERGROUND UTILITIES IS OFFERED SOLELY AS SUPPLEMENTAL INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE ALL DATA IS FIELD VERIFIED AS TO ELEVATION, SIZE, AND LOCATION.



EXHIBIT "B"

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.

Hollywood Investments Co




Date: 7/7/2020	Time: 8:56am	Static Pressure - 	55psi
Residual/Static Hydrant	Address/Location	Residual Pressures	
P - Hydrant FH004211	2303 Hollywood Blvd	F-1 Only  55psi	F-2 Only  55psi
		F-1& F-2  55psi	
Flow Hydrants	Address/Location	Flow Rate	
F-1 Hydrant (Individual) FH004210	2401 Hollywood Blvd	GPM	
		1250	
F-2 Hydrant (Individual) FH004212	2205 Hollywood Blvd	GPM	
		1160	
F-1 Hydrant (Both Flowing)		GPM	
		1190	
F-2 Hydrant (Both Flowing)		GPM	
		1130	

EXHIBIT "C"**Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings**

Fire Flow Area ft ² (× 0.0929 for m ²)					Fire Flow gpm [†] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	2
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	3
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	
		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

[†]Measured at 20 psi (139.9 kPa).

covered and maintained tight enough to ensure against ignition from external fire sources and the scattering of burning and combustible debris that can come in contact with ignition sources.

19.1.8.2 Transporting burning waste or refuse shall be prohibited.

19.1.8.3 Trucks or automobiles, other than mechanical handling equipment and approved industrial trucks as listed in NFPA 505, *Fire Safety Standard for Powered Industrial Trucks Including Type Designations, Areas of Use, Conversions, Maintenance, and Operations*, shall not enter any fiber storage room or building but shall be permitted to be used at loading platforms.

19.2 Combustible Waste and Refuse.

19.2.1 Rubbish Containers.

19.2.1.1 General. Rubbish containers kept outside of rooms or vaults shall not exceed 40.5 ft³ (1.15 m³) capacity.

19.2.1.1.1 Containers exceeding a capacity of 5¹/₃ ft³ [40 gal (0.15 m³)] shall be provided with lids.



HOLLYWOOD RESIDENTIAL MIXED-USE DEVELOPMENT- AREA TABULATIONS

BLDG - A	RM's	#UNITS	%	AVG. UNIT SF	RENT SF:	GROSS SF:	
RETAIL - LEVEL 1		7		1231	8,616	23,486	
UNIT - LEVEL 2		16		718	11,486	15,368	
UNIT LEVEL - 3					26,666	30,074	
1B	20	69%	803				
2B	9	31%	1068				
TOTAL:	29						
UNIT LEVELS - 4 & 6					53,332	60,148	
1B	44	71%	803				
2B	18	29%	1068				
TOTAL:	62						
UNIT LEVELS - 5 & 7					53,332	60,148	
1B	40	65%	803				
2B	22	35%	1068				
TOTAL:	62						
1B	120	71%					
2B	49	29%					
UNIT LEVELS TOTALS:	169				153,432		

TOTAL BLDG AREA = 23,486 + 15,368 + 30,074 + (60,148 x 4) = 309,520 SF

FAR BLDG -A:	189,224
FAR MAX AVAILABLE:	192,500
EFFICIENCY RENT/FAR:	81.08%
TOTAL SF _ FAR + PARKING :	325,750
EFFICIENCY RENT/TOTAL SF:	47.10%

HOLLYWOOD RESIDENTIAL MIXED-USE DEVELOPMENT - PARKING TABULATIONS

BLDG - A				GROSS SF:	COUNT/FL	
PARKING	LEVEL 1			41,090	106	
	LEVEL 2			47,718	132	
	LEVEL 3			47,718	132	
TOTAL:				136526	370	

BLDG - A	#UNITS	P. RATIO	REQ PARKING	PROVIDED	
RETAIL - LEVEL 1	3	1/250 SF	34		
OFFICES - LEVEL 2	5	1/250 SF	46		
UNIT LEVELS 3-7	169	1.5	253.5		
VISITOR LEVELS 3-7		1/5 UNITS	33.8		
TOTAL:			368	370	

SUMMARY NOTES:

1	TOTAL UNITS
2	TOTAL NET RENTABLE
3	TOTAL FAR
4	TOTAL FAR MAX AVAILABLE
5	TOTAL 1 BEDROOM UNITS
6	TOTAL 2 BEDROOM UNITS
7	TOTAL RETAIL SF
8	TOTAL PARKING SF.
9	TOTAL PARKING SPACES - REQUIRED
10	TOTAL PARKING SPACES - PROVIDED
11	TOTAL BLDG SF

120 + 49 =	169	UNITS
	153,432	SF
	189,224	SF
70,000 x 2.75	192,500	SF
16+20+44+40 =	120	1B UNITS
9+18+22 =	49	2B UNITS
	8,616	SF
	136,526	SF
34+46+253.5+33.8 =	368	P.SPACES
106+132+132 =	370	P.SPACES
189,224+136526 =	325,750	SF

AVE UNIT SIZE: 908 SF

71%
29%



4011 West Flagler Street, Suite 404
Miami, FL 33134, (305) 499-5010
CA No. 27209

SW 7074

Software

Interior / Exterior

Location Number: 235-C5

SW 7073

Network Gray

Interior / Exterior

Location Number: 235-C3

SW 7072

Online

Interior / Exterior

Location Number: 235-C2

SW 7065

Argos

Interior / Exterior

Location Number: 236-C2

SW 7000

Ibis White

Interior / Exterior

Location Number: 260-C2