

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 8/13/21

Location Address: 2855 Pierce Street
Lot(s): 6 Block(s): 38 Subdivision: Holly Little Ranches
Folio Number(s): See Attached 14 Folio Numbers
Zoning Classification: RM-18 Land Use Classification: Res Multi-Family
Existing Property Use: Vacant Sq Ft/Number of Units: 13 units

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

Has this property been presented to the City before? If yes, check all that apply and provide File

Number(s) and Resolution(s): TAC 20-DE-49

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

Explanation of Request: Final Technical Advisory Review of a new 13 unit 3 story townhome Project.

Number of units/rooms: 13 units Sq Ft: 1,850 +/- sq ft.

Value of Improvement: 3 million Estimated Date of Completion: Feb 2023

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

Name of Current Property Owner: Housing Programs Inc.
Address of Property Owner: 16499 NE 19th Avenue Unit #201 N.M. 6 33162
Telephone: 305-218-1395 Fax: 305-218-1160 Email Address: lsm@hshon.com
Name of Consultant/Representative/Tenant (circle one): Joseph B. Kauer, Architect
Address: 3417 Hollywood Blvd Hollywood Telephone: 954-920-5446
Fax: 954-920-2849 Email Address: Joseph@kauerarchitects.com
Date of Purchase: 8/13/20 Is there an option to purchase the Property? Yes () No (x)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



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Hollywood, FL 33022

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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: 8/13/21

PRINT NAME: _____

Isaac Simhon

Date: 8/13/21

Signature of Consultant/Representative: _____

Joseph B. Kaller

Date: 8-23-21

PRINT NAME: _____

JOSEPH B. KALLER

Date: 8-23-21

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 Final IAC Review to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the Technical Advisory (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 13 day of August, 2021

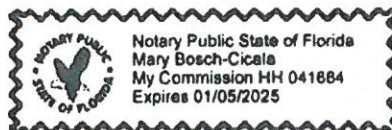
Isaac Simhon

Signature of Current Owner

Notary Public

State of Florida

My Commission Expires: 1/5/25 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Isaac Simhon

Print Name

TOWN HOMES AT

2855 PIERCE STREET HOLLYWOOD FL 33020

PROJECT INFO:

3 STORY 13 UNITS TOWNHOME RESIDENTIAL
MULTI-FAMILY BUILDING

LEGAL DESCRIPTION:

THE WEST 80 FEET OF THE SOUTH 90 FEET OF LOT 6, AND THE EAST 80 FEET OF THE SOUTH 90 FEET OF LOT 7, BLOCK 38, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AND THE WEST 5 FEET OF THE NORTH 90 OF LOT 5; LOT 6, LESS THE WEST 80 FEET OF THE SOUTH 90 FEET THEREOF; LOT 7, LESS THE EAST 80 FEET OF THE SOUTH 90 FEET THEREOF; AND THE EAST 5 FEET OF THE NORTH 90 FEET OF LOT 8, BLOCK 38, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AND AN EASEMENT FOR THE PARKING AND ACCESS OVER THE FOLLOWING DESCRIBED LAND CREATED AND EVIDENCED BY THAT CERTAIN GRANT OF EASEMENT RECORDED IN O.R. BOOK 39650, PAGE 1227, AND BY THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT FOR KING'S WAY MASTER ASSOCIATION, INC., RECORDED IN O.R. BOOK 39650, PAGE 661, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA: THE WEST 80 FEET OF THE SOUTH 90 FEET OF LOT 6, AND THE EAST 80 FEET OF THE SOUTH 90 FEET OF LOT 7, BLOCK 38, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

August 23rd, 2021

TECHNICAL ADVISORY COMMITTEE

City of Hollywood

2600 Hollywood Blvd

Hollywood, Florida 33020

Housing Programs Inc.

2855 Pierce Street

Hollywood, FL 33020

FILE NUMBER:20-DP-49

SUBJECT: Final TAC review for a 13-unit residential development
(Pierce Street Affordable Townhomes)

(Response in bold letters)

A. APPLICATION SUBMITTAL

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Applicant shall meet with staff before resubmitting for Preliminary TAC.
This will be done as requested.

1. General Application

- a. Application shall include all owners. There are two different owners for this project. Both of them shall be on the application.
Owner to address this matter as to why only one owner listed.
- b. Provide all folio numbers that are part of the project.
All folio numbers are listed as requested on sheet T-1.0.

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

- a. O&E is Insufficient, unable to complete review of O&E.
- b. O&E report shall provide a list and copy of all recorded and unrecorded encumbrances (with O.R. or plat book(s) or page number(s) provided) lying within/on the property boundaries (i.e. easements, rights of way, non-vehicular access lines, etc.)
O&E UPDATED AS REQUESTED.
- c. Names of all current owners shall be on the O&E.

Owner to address this matter as to why only one owner listed.

- d. Names of all outstanding mortgage holders or a no lien affidavit.

This is noted as requested.

- e. Listing and copy of any type of encumbrances abutting the property boundary necessary for legal access to the property (if none, state so).

This is noted as requested.

- f. There is an existing covenant restriction which states that the subject land shall be recreational. Applicant will need to amend this declaration of covenant restriction to continue with the project.

Declaration of covenant restriction attached.

3. Alta Survey:

- a. Alta survey shall provide net size and gross size of property.
- b. Alta survey shall include the front lot facing Pierce Street.
- c. The square footage the Alta Survey shows, does not match the Site Plan data.
- d. Alta survey mentioned Old Republic National Title Insurance however the O&E report does not mention the same. Revise accordingly.
- e. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

All the above items are corrected on the Survey.

4. Cover Sheet:

- a. Indicate current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e., TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

This is noted on the cover sheet (T-1.0) as requested.

2. Site Plan:

- a. Legal description on Site Plan shall match Alta survey and O&E exactly.
- b. Land use designation shall be Medium Residential (MRES).
- c. Lot area on Site Plan does not match Alta survey. Please revise accordingly.
- d. Provide the site data on the Site Plan sheet.
- e. Provide the required and provided minimum and average unit size.
All the above request has been updated as requested.
- f. Provide the square footage per floor air-conditioned and non-air-conditioned areas separately.
This is noted on the sheets (A-1, A-2 and A-3) as requested.
- g. Clearly distinguish pervious vs impervious areas in square footage and percentage.
See sheet SP-1 under site info for pervious vs impervious areas.
- h. Indicate curbing "D" or "F" for all vehicular impact points instead of wheel stops.
This is noted on the sheet SP-1 as requested.
- i. Provide method of mail delivery.
There will be mailboxes in one location at curb side for each unit.
- j. How do residents access dumpster area? How do garbage truck access the dumpster area? You may need to provide the dumpster area closer to the driveway and create a walkway for residents.
There are proposed walkways to each dumpster from the East and West locations of the buildings. Dumpster enclosure will be provided as noted. Garbage truck access the dumpster from building #2905 driveway for the one on the West side, and the East dumpster is access from building #2837 driveway.
- k. Will recycling containers be in the same area as dumpster area?
Recycling containers will be in the same location.
- l. Include note on Site Plan indicating that all changes to the design will require planning review and may be subject to Board approval.
Recycling containers will be in the same location.
- m. Site plan shall illustrate planned right of way/swale improvements, including sidewalk, curb cuts, street trees, etc.
This is done as requested.
- n. Provide renderings for the next submittal.

A color rendering is attached.

5. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Website:
<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication.pdf>

This is done as requested.

6. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal 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.

This is done as requested.

7. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Board or City Commission meetings and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

This was done as requested.

8. Additional comments may be forthcoming.

Noted.

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

Attached as noted.

B. ZONING

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Indicate the location of the future electric vehicle charging station on Site Plan.

See sheet SP-1 where EVU is noted.

2. Provide a pedestrian connection between the buildings and the sidewalk.

Attached as noted.

3. New construction of, and a major renovation to a structure shall include a minimum of

ten green building practices.

This will be done as requested.

4. Provide a roof plan with next submittal.

See attached plan as requested.

5. Identify locations of existing and proposed fire-hydrants on site or the closest off-site locations.

This is noted on sheet SP-1.

6. Work with the City's Landscape Reviewer to ensure that all landscape requirements are met. There are a number of existing trees on site. Coordinate appropriate mitigation strategy

This will be done; see attached landscape plans.

C. ARCHITECTURE AND URBAN DESIGN

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide side elevations for the two unit and nine-unit buildings.

Side elevations are noted on sheets A-5 and A-6.

2. Provide a main front elevation from Pierce Street.

This is noted on sheet A-6.

3. Provide roof height on the elevations.

This is noted on elevations as requested.

4. Variation of materials shall be introduced into the design. Elevations note a "stucco finish" for most of the walls. Incorporate a stone cladding, wood veneer, or other similar material on the facade. Solely utilizing stucco, either smooth or scored, is insufficient.

Variation of materials added as requested.

5. Floor plans shall provide more dimensions

Noted as requested.

6. Provide color samples and materials with future submittals.

See attached color samples.

D. SIGNAGE

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Include note on Site Plan, all signage shall be in compliance with the Zoning and Land Development Regulations.

This is noted on sheet SP-0 where signs for the building is noted.

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

This will be noted.

E. LIGHTING

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

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

Noted on site plan as requested.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

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

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle- charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it in space #41 adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.

Noted on site plan as requested.

2. Provide a shared covered bicycle storage area or covered outdoor space with a securing structure at each unit to protect bikes from the elements and theft.

Bikes area will be provided, and a covered area will be taken in consideration.

3. Consider retaining rainwater on site for irrigation and non-potable water uses.

This will be taken in consideration.

4. Consider installing the pavers with proper drainage below to increase stormwater infiltration and recharge our groundwater.

This will be taken in consideration.

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

This will be done as requested

6. Recycle materials from demolition and construction to the greatest extent possible. These materials constitute part of Florida's 2020 recycling goal.

This will be taken in consideration.

7. Consider moving the 3rd floor master bathrooms in the long building to stack over the 2nd floor bathrooms to reduce plumbing and water use. The WIC could be swapped to the other side and an entrance to the bathroom could be where the wall adjacent to the tub is.

This will be taken in consideration.

8. In the duplexes consider reconfiguring the bathrooms a bit to allow access to the WIC separately from the bathroom so that tenants don't have to walk through the bathroom to reach the WIC.

This will be taken in consideration.

G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251

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

Jose Garcia, Engineer, (jgarcia@hollywoodfl.org) 954-921-3900

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

1. Provide parking stall width for parking 14-25.

This is done as requested.

2. Show on plans for existing sidewalk on Pierce Street to be replaced with new 5' wide sidewalk.

This is done as requested.

3. Indicate location for mail services and trash receptacles.

This is noted on sheet SP-1

4. Provide plat determination letter from the Broward County Planning Council.

This is attached as requested.

5. Show location of existing water and sewer lines and any connection to the city system on civil plans. For water and sanitary sewer connection in the rights-of-way, show any pavement restoration and details required for connections within City rights-of-way. Full width pavement resurfacing will be required.

This is noted on sheet C-5 Civil plan.

6. Prior to Building Permit submittal, address request submittal to Planning and Urban Design Division will be required.

Noted.

7. Park impact fees requirements will be required to be satisfied at the time of City building permit.

This will be done as requested.

8. Permits and approval from outside agencies are required prior to City building permit issuance.

Noted.

9. More comments may follow upon review of the requested information.

Noted.

H. LANDSCAPING

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

1. Provide official tree survey signed and sealed by surveyor not older than 6 months for existing trees on site including swale trees on a separate table include: location, species, estimated ht./spread, and /DBH diameter of trunks in inches as per provided survey no trees were shown and there are existing trees onsite on the site perimeter and street.

New survey is attached as requested.

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. --Provide tabular data chart on plan that identifies City of Hollywood landscape requirements and how they are being met for Perimeter landscape, Species diversity requirements, Interior landscape for at grade parking lots and vehicular use areas, open space, view triangle, overhead and underground utilities, Center line, monument line, lot dimensions, and adjacent street names and shall comply with all planning and development board and historic preservation board individual requirements when applicable. Landscape plan should comply with all the requirements according to City of Hollywood Landscape manual, chapter 155.52, Article 9 LDR. Landscape plan set to include and clarify what is been provided as per city code requirements for landscape for project type. Landscape plans submitted shall clearly define which trees have been provided as required in terms of amount of inches of DBH for trees proposed to be removed and trees required to be planted per landscape code per zoning district. All trees and palms provided should meet City of Hollywood minimum height or DBH requirements at planting. If any trees are to be remain in close proximity to building construction activities to be clearly shown on plans with tree protection barriers with standard CRZ protection of a minimum of one (1) foot of radius per inch of tree trunk diameter.

See landscape plan attached sheet L-2.

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

See irrigation plan attached sheet L-3.

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

Noted.

5. 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.

This will be done as required.

6. Additional comments may be forthcoming at Building permit submittal.

Noted.

I. UTILITIES

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

1. Submit civil engineering plans indicating existing and proposed water, sewer and drainage for initial review.

This is noted on sheet C-5 Civil plan.

2. Show Water and Sewer demand calculations on proposed utilities plans.

See attached Civil plans.

3. Clarify how the existing sewer is serviced for this property.

The property is vacant.

4. Include the City's latest applicable standard water and sewer details. The details can be requested from Mike Zaske via email at mzaske@hollywoodfl.org.

This is noted in the civil plans.

5. This site resides within FEMA Flood Zone AH5 and AE6. The Finished Floor Elevations (FFE) must conform with section 154.50 of the City's Code of Ordinances where the minimum FFE for residential shall be, at a minimum, 1-foot above the Base Flood Elevation (BFE) = 5' NAVD 88 + 1' = 6' NAVD 88.

6. Per Preliminary Flood Maps 12/31/2019, the proposed BFE for Zone AE will be 6' NAVD88.

FFE will need to be elevated to 7' NAVD88 to remain in compliance and reduce flood insurance premium impact.

This is noted in the civil plans.

7. Indicate FFE for all enclosed areas on ground floor.

This is noted in the civil plans.

8. Update the survey with the correct Flood Zone information. Flood panel should be 568H, not 569. Community number is 125113, not 125112. Include both Flood Zones AH5 and AE5. Show the delineation on the plan view.

Noted.

9. Show perimeter cross sections across all property limits including transition areas meeting adjacent property grades.

This is noted in the civil plans (sheet C-2).

10. Ensure all stormwater is retained onsite.

This is noted in the civil plans.

11. Indicate how roof drainage will be collected and connected to the on-site drainage system.

This is noted in the civil plans (sheet C-2 and C-3).

12. Provide preliminary drainage calculations.

See attached drainage calculations.

13. Permit approval from outside agencies will be required.

Noted.

14. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.

This was done, see landscape plans.

15. Additional comments may follow upon further review of requested items.

Noted.

J. **BUILDING**

Russell Long, Assistant Building Official (rlong@hollywoodfl.org) 954-921-3490

1. No comments received.

Noted.

K. **FIRE**

Jorge Castano, Deputy Fire Marshal / Battalion Chief (jcastano@hollywoodfl.org) 954-967-4404

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

2. Since these are proposed townhomes, Fire will not be involved in the plan review of the structure themselves. However, Fire will be involved in the plan review process and field inspections of fire alarm stated on page SP-0.
3. Fire will also be involved in the plan review process and field inspections if the Florida Building Code requires a fire sprinkler system.

Noted.

L. PUBLIC WORKS

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

1. No comments received.

Noted.

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. Application is substantially compliant.

Noted.

N. COMMUNITY DEVELOPMENT

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. The following Civic Associations are located within 500 feet project site:
 - a. North Central Civic Association. Patricia Antrincan, President, ann2can@bellsouth.net Meetings are on the 4th Tuesday of each month at 7:00 pm at Fred Lippmann Multi-Purpose Center, 2030 Polk Street, room 11.

Refer to Planning comments to ensure compliance with Public Participation requirements.

This was done.

O. ECONOMIC DEVELOPMENT

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

1. Application is substantially compliant.

Noted.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org)

954-967-4371 Steven Bolger, Police

(sbolger@hollywoodfl.org) 954-967-4500 Doreen

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

1. ***Note: Application is substantially compliant.

Noted.

Note: Crime Prevention Recommendations: The following are the reviews and recommendations for the CPTED review of the blueprints for "2855 Pierce St. - Hollywood, Florida" - Preliminary

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

CPTED Strategies

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

2. External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" level 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 |



KallerArchitecture

- d. -Building Entryways 5-foot candles
- e. These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- f. The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- g. Exterior lighting should be controlled by automatic devices (preferably by photocell).
- h. Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- i. Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- j. Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

All comments are noted and will be considered in the overall project.

Landscaping

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

Noted.

Building(s) Perimeter Doors

8. Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
9. Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.

Internal Circulation and Control

10. There should not be recessed areas in corridors that could be used for hiding or loitering.
11. Convex mirrors should be used in corners and in stairwells.
12. Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.
13. Parking area should be well lit.
14. Parking lot should be accessible to residents only.
15. Hallways/walkways should be well lit.

Corridors

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

Fencing

18. (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.

All comments are noted and will be considered in the overall project.

Non-Pedestrian Building Entry Points

19. Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
20. Locations where gas and electric utilities enter buildings should be well lighted.
21. Electrical service disconnects and gas valves should be equipped with locking devices.
22. Fire command center should be kept locked and free off clutter.
All comments are noted and will be done in the overall project.

Signage

1. Have adequate signage posted.
Noted.

Q. DOWNTOWN AND BEACH CRA

*Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org)
954-924-2980 Susan Goldberg, Deputy Director
(sgoldberg@hollywoodfl.org) 954-924-2980*

1. Not applicable.
Noted.

R. PARKING

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

1. Application is substantially compliant.
Noted.

S. ADDITIONAL COMMENTS

Carmen Diaz, Associate Planner (cdiaz@hollywoodfl.org) 954-921-3471

1. Applicant shall meet with staff before resubmitting for Preliminary TAC.
Noted.



KallerArchitecture

May 4, 2021

City of Hollywood
Department of Planning & Urban Development
2600 Hollywood Boulevard
Hollywood, Florida 33020

Re: Community Meeting
2855 Pierce Street
Hollywood, Florida
Architect's Project #20109

To Whom It May Concern:

Our Office had a Virtual Community Meeting on Wednesday, November 2, 2020 at 6:00 PM regarding the above referenced Project. We completed a presentation showing the Project and Rendering on the computer and then went into a time of questions and answers. There were a few questions concerning the Project as follows:

- The first question the neighbors wanted to know about was rainwater retention. It was relayed that all water retention will be on Site and water will not affect the neighboring homes.
- The second question was about the view from their windows, whether they will see concrete wall or landscape. The Neighbors view will be lush landscape with trees and shrubs along with the building.
- The neighbors also wanted to know if the Units were for sale or rent. These Units will be for sale.

To the best of our knowledge all questions were addressed and satisfied during the meeting.

Please feel free to contact our office with any questions you may have.

Sincerely,
Kaller Architecture

Joseph B. Kaller, AIA, LEED AP BD+C
President



April 13, 2021

Joseph B. Kaller, AIA, LEED AP BD+C, President
Kaller Architecture
2417 Hollywood Boulevard
Hollywood, Florida 33020

Via Email Only

Dear Mr. Kaller:

Re: Platting requirements for a parcel legally described as the West 5 feet of the North 90 feet of Lot 5, all of Lots 6 and 7, and the East 5 feet of the North 90 feet of Lot 8, Block 38, "Hollywood Little Ranches," according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. This parcel is generally located on the north side of Pierce Street, between North 28 Avenue and Interstate 95, 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 multi-family residential 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.

Joseph B. Kaller
April 13, 2021
Page Two

The subject parcel is less than 10 acres (approximately 0.96 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.

Planning Council staff notes that when a specifically delineated parcel (i.e. Lots 6 and 7) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the West 5 feet of the North 90 feet of Lot 5 and the East 5 feet of the North 90 feet of Lot 8), 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 concerning the Broward County Land Use Plan's platting requirements, please contact Julie M. Bernal at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:JMB

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

Shiv Newaldass, Director, Development Services
City of Hollywood



The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN
SBBC-2964-2020
Municipality Number: TBD
Pierce Street Townhomes

October 30, 2020



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: October 30, 2020	Single-Family:		Elementary: 2
Name: Pierce Street Townhomes	Townhouse: 13		Middle: 1
SBBC Project Number: SBBC-2964-2020	Garden Apartments:		
County Project Number: N/A	Mid-Rise:		High: 1
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Housing Programs Inc.	Mobile Home:		Total: 4
Jurisdiction: Hollywood	Total: 13		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Oakridge	721	721	510	-211	-10	70.7%	3
Olsen	1,125	1,238	657	-581	-26	53.1%	15
South Broward	2,289	2,518	2,354	-164	-8	93.5%	20

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Oakridge	513	-208	71.2%	491	503	514	516	508
Olsen	672	-566	54.3%	667	678	682	691	689
South Broward	2,374	-144	94.3%	2,338	2,272	2,286	2,300	2,314

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Alpha International Academy	384	86	-298	86	86	86
Avant Garde Academy	750	884	134	884	884	884
Avant Garde K-8 Broward	1.050	1.014	-36	1.014	1.014	1.014
Ben Gamla Charter	625	509	-116	509	509	509
Hollywood Academy 6_8	400	469	69	469	469	469
Hollywood Academy K_5	1.100	1.100	0	1.100	1.100	1.100

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Oakridge	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Olsen	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
South Broward	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The application proposes 13 (three or more bedroom) townhouse units, which will generate 4 (2 elementary 1 middle and 1 high school) students.

Please be advised that this application was reviewed utilizing 2019/20 school year data because the current school year (2020/21) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year include Oakridge Elementary, Olsen Middle, and South Broward High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the impacted schools are operating below the adopted Level of Service (LOS), which is established as the higher of: 100% gross capacity or 110% permanent Florida Inventory of School Houses (FISH) capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2019/20- 2021/22), these schools are projected to operate below the adopted LOS through the 2021/22 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

Additionally in the 2019/20 school year, the charter schools located within a two-mile radius of the site and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2020/21 to 2024/25 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid for 180 days for a maximum of 13 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on April 27, 2021. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-2964-2020 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

10/30/2020

Date

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title

TOWN HOMES AT

2855 PIERCE STREET HOLLYWOOD FL 33020



PIERCE STREET LOOKING NORTHEAST



PIERCE STREET LOOKING EAST



PIERCR STREET LOOKING SOUTH



PIERCR STREET LOOKING NORTH

TOWN HOMES AT

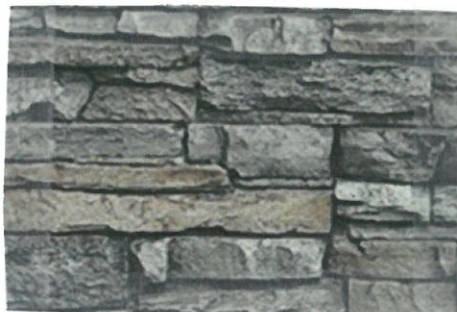
2855 PIERCE STREET HOLLYWOOD FL 33020

**MAIN BUILDING COLOR:
BENJAMIN MOORE
PEARL RIVER 871**

**SCORED STUCCO LINE and LOW PARAPET LINE
BENJAMIN MOORE
LA PALOMA GRAY 1551**



**STONE PANEL
NATURAL SPRING SLATE**



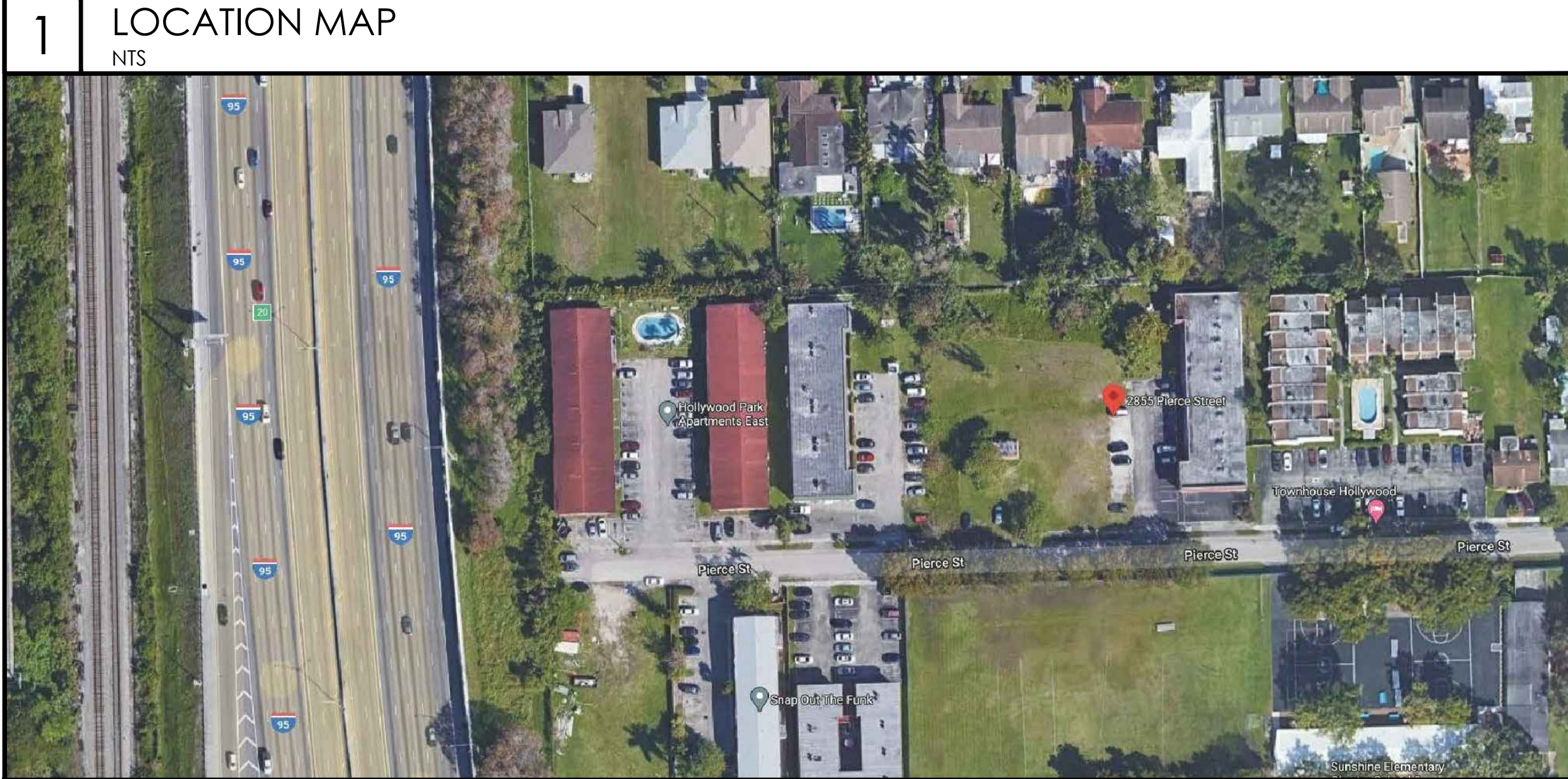
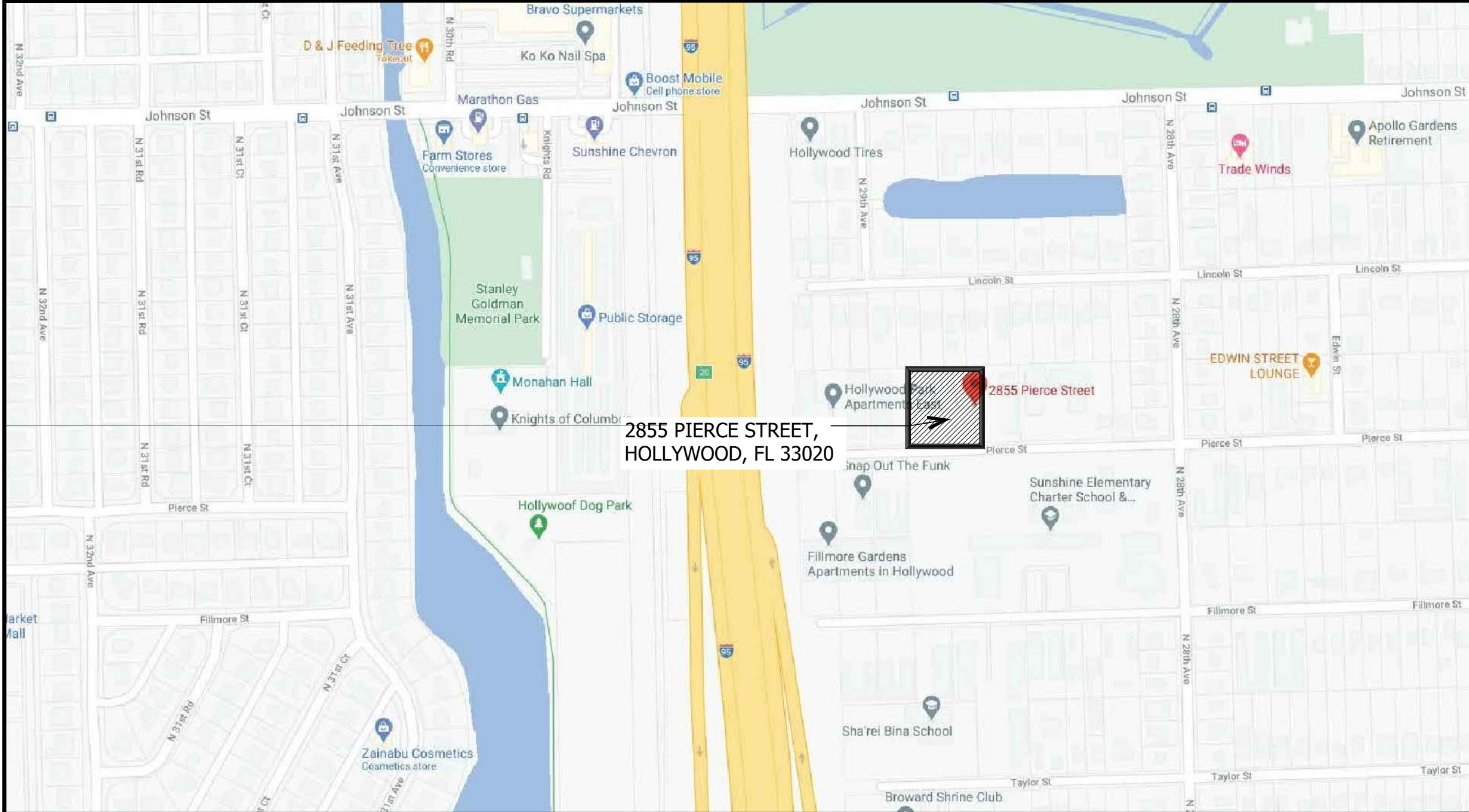


PRELIMINARY TAC

PIERCE STREET AFFORDABLE TOWNHOMES

2855 PIERCE STREET, HOLLYWOOD, FLORIDA 33020

P.A.C.O. - SEPTEMBER 8, 2020
PRELIMINARY TAC - OCTOBER 19, 2020



LEGAL DESCRIPTION

THE WEST 80 FEET OF THE SOUTH 90 FEET OF LOT 6, AND THE EAST 80 FEET OF THE SOUTH 90 FEET OF LOT 7, BLOCK 38, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AND
THE WEST 5 FEET OF THE NORTH 90 OF LOT 5, LOT 6, LESS THE WEST 80 FEET OF THE SOUTH 90 FEET THEREOF; LOT 7, LESS THE EAST 80 FEET OF THE SOUTH 90 FEET THEREOF; AND THE EAST 5 FEET OF THE NORTH 90 FEET OF LOT 8, BLOCK 38, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AND
AN EASEMENT FOR THE PARKING AND ACCESS OVER THE FOLLOWING DESCRIBED LAND CREATED AND EVIDENCED BY THAT CERTAIN GRANT OF EASEMENT RECORDED IN O.R. BOOK 39650, PAGE 1227, AND BY THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT FOR KING'S WAY MASTER ASSOCIATION, INC., RECORDED IN O.R. BOOK 39650, PAGE 661, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA: THE WEST 80 FEET OF THE SOUTH 90 FEET OF LOT 6, AND THE EAST 80 FEET OF THE SOUTH 90 FEET OF LOT 7, BLOCK 38, HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FOLIO

5142 16 40 0080 # 5142 16 40 0090 # 5142 16 40 0100 # 5142 16 40 0110 # 5142 16 40 0120 # 5142 16 40 0130 # 5142 16 40 0140
5142 16 40 0010 # 5142 16 40 0020 # 5142 16 40 0030 # 5142 16 40 0040 # 5142 16 40 0050 # 5142 16 40 0060 # 5142 16 40 0070

PROPERTY ADDRESSES

2855 PIERCE STREET
HOLLYWOOD, FL 33020

SITE INFORMATION

EXISTING ZONING: RM-18 - MULTI-FAMILY MF DISTRICT
LAND USE DESIGNATION: MEDIUM RESIDENTIAL (MRES)
NET LOT AREA: 41,900 SQUARE FEET (0.96 ACRES +/-)
GROSS LOT AREA: 45,900 SQUARE FEET (1.054 ACRES +/-)
PERVIOUS AREA: 16,857 SQ. FT. (37%)
IMPERVIOUS AREA: 29,043 SQ. FT. (63%)

DENSITY:	ALLOWED	PROVIDED
	18 UNITS PER ACRE	13 UNITS PER ACRE
PROPOSED NO. OF UNITS:	18	13 UNITS
PARKING:	REQUIRED	PROVIDED
UNITS	2 PER UNIT = 26 SPACES	26 SPACES
GUESTS	1 PER 5 UNITS MIN. = 3 SPACES	3 SPACES
TOTAL	= 29 SPACES	43 SPACES INCLD. 2 HC SPACES
LOADING:	REQUIRED	PROVIDED
	NOT REQ. LESS THAN 50 UNITS	0 SPACE
SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (PIERCE ST)	20'-0"	96'-3"
(b) SIDE INTERIOR (WEST)	21'-0"	21'-1"
(c) SIDE INTERIOR (EAST)	21'-0"	21'-1"
(d) REAR	30'-9"	30'-9"
LANDSCAPE OPEN SPACE:	REQUIRED	PROVIDED
	16,670 (40.00%)	18,220 (43.48%)

BUILDING SUMMARY

	ALLOWED	PROVIDED
BUILDING HEIGHT: MAIN BUILD.	4 STORIES/ 45'-0"	3 STORIES/ 29'-10"
GROSS BUILDINGS A, B & C AREA:		
FIRST FLOOR	7,903 SF	
SECOND FLOOR	7,903 SF	
THIRD FLOOR	7,903 SF	
TOTAL	23,709 SF	

HOUSING PROGRAMS INC.
16499 NORTHEAST 19TH AVE.
UNIT 201
NORTH MIAMI BEACH, FL 33162
P.305.218.1395
F.305.688.1620
ISAACSIMMON@HOTMAIL.COM

JOSEPH B. KALLER +
ASSOCIATES P.A.
(O) JOSEPH B. KALLER
2417 HOLLYWOOD BLVD
HOLLYWOOD, FLORIDA 33020
TEL: 954.920.5746
joseph@kallerarchitects.com

OWNER	ARCHITECT
360 SURVEYING AND MAPPING, LLC OSCAR E BAEZ LAND SURVEYORS - LAND PLANNERS 2000 S.W. 83RD COURT MIAMI, FL 33155 Office: (954) 265-1002	THHOMAS WHITE, ASLA-ISA LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST 2600 NE 27TH AVENUE FORT LAUDERDALE, FL 33306 TEL: 954.253.2253 tcawhite@bellsouth.net
SURVEYORS	LANDSCAPE ARCHITECT
ZE ZEPHYR ENGINEERING WILFORD ZEPHYR, P.E. HOLLYWOOD FL 33020 wzephyreng@gmail.com Office: (786) 302-7693	

4 PROJECT TEAM
NTS

REVISION NO					SHEET NO	DISCIPLINE / DRAWING TITLE
5	4	3	2	1		STRUCTURAL
					T-1	COVER SHEET
					-	SURVEY
					SP-0	GREEN BUILDING NOTES and SIGNAGE
					SP-1	PROPOSED SITE PLAN
					SP-2	PARKING SPACE DETAILS AND NOTES
					A-1	PROPOSED FIRST FLOOR PLAN
					A-2	PROPOSED SECOND FLOOR PLAN
					A-3	PROPOSED THIRD FLOOR PLAN
					A-4	PROPOSED FRONT ELEVATIONS
					A-5	PROPOSED REAR and SIDES ELEVATIONS
					A-6	PROPOSED MAIN FRONT ELEVATION
					A-7	ROOF PLAN and CONTEXTUAL ELEVATION
						CIVIL
					C-1	EROSION AND SEDIMENT CONTROL PLAN
					C-2	PAVING AND DRAINAGE
					C-3	CIVIL DETAILS
					C-4	PAVEMENT MARKING AND SIGNAGE
					C-5	WATER AND SEWER PLAN
					C-6	WATER AND SEWER DETAILS
					C-7	WATER AND SEWER DETAILS II
						LANDSCAPING
					L-1	TREE SURVEY AND DISPOSITION
					L-2	LANDSCAPE PLAN
					L-3	IRRIGATION PLAN

5 DRAWING INDEX
NTS

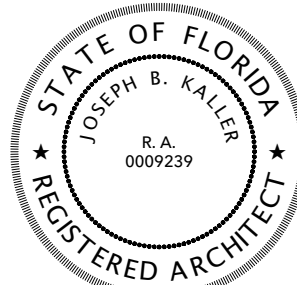
KA

KallerArchitecture

AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SEAL



JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PIERCE ST AFFORDABLE
TOWNHOMES
2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE
TITLE SHEET
PROJECT INFORMATION
DRAWING INDEX

REVISIONS		
No.	DATE	DESCRIPTION
1	10.19.20	PRELIM TAC

PROJECT No.: 20109
DATE: 08.22.2021
DRAWN BY: MJB
CHECKED BY: JBK

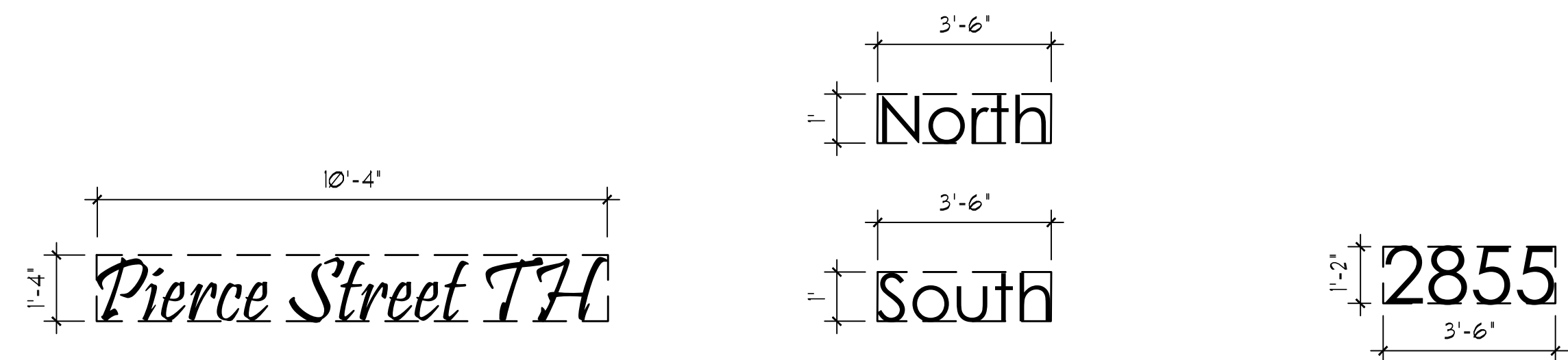
SHEET

T-1.0

UNITY OF TITLE:
A UNITY OF TITLE, IN A FORM ACCEPTABLE TO THE CITY OF HOLLYWOOD CITY ATTORNEY'S OFFICE, SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, BY THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

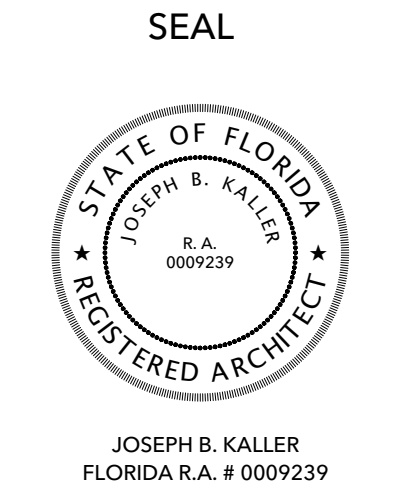
1. ICYNENE SOY BASED CLOSED CELL SPRAY INSULATION
2. ELECTRIC VEHICLE-CHARGING-STATION.
3. COOL ROOF
4. HIGHLY REFLECTIVE PAVEMENT

NOTE:
ALL CHANGES TO THE DESIGN
REQUIRE PLANNING REVIEW AND MAY
BE SUBJECT TO BOARD APPROVAL.



NUMBER SIZE = 4.10 SF.
FONT STYLE - CENTURY GOTHIC

NOTE:
A SEPARATE SIGN PERMIT IS REQUIRED FOR EACH SIGN.
A SEPARATE ELECTRICAL PERMIT IS REQUIRED FOR
SIGNS REQUIRING ILLUMINATION.



PIERCE ST AFFORDABLE
TOWNHOMES
2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

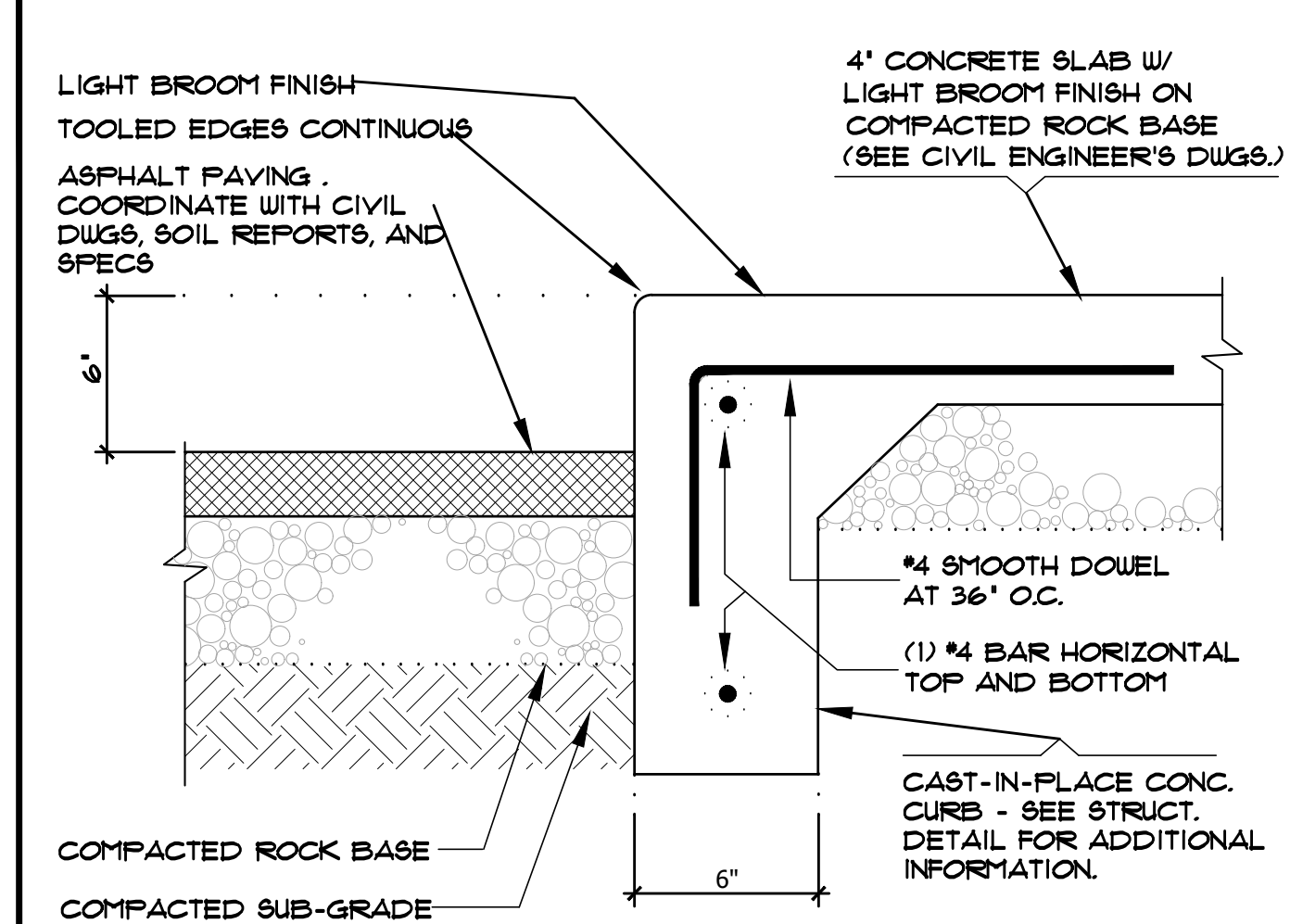
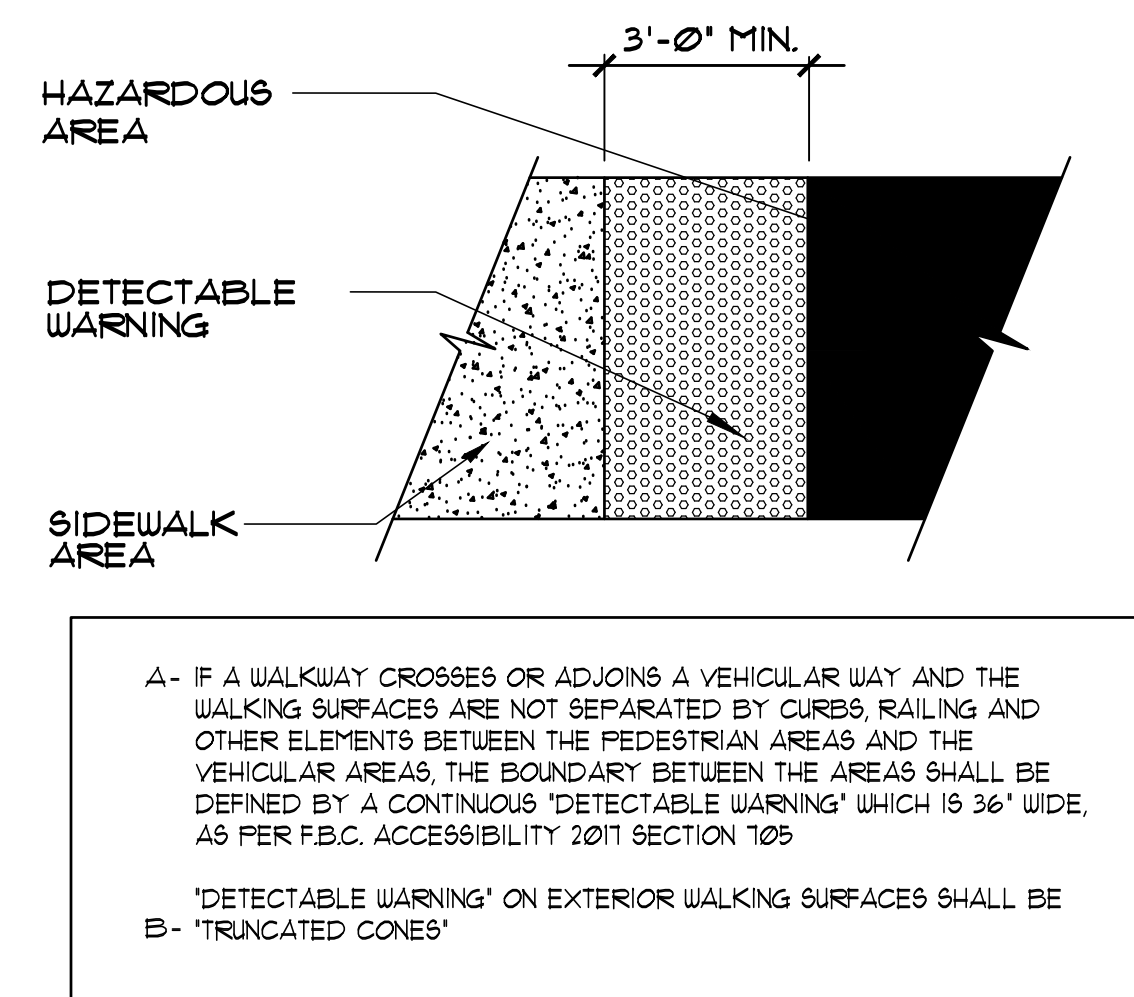
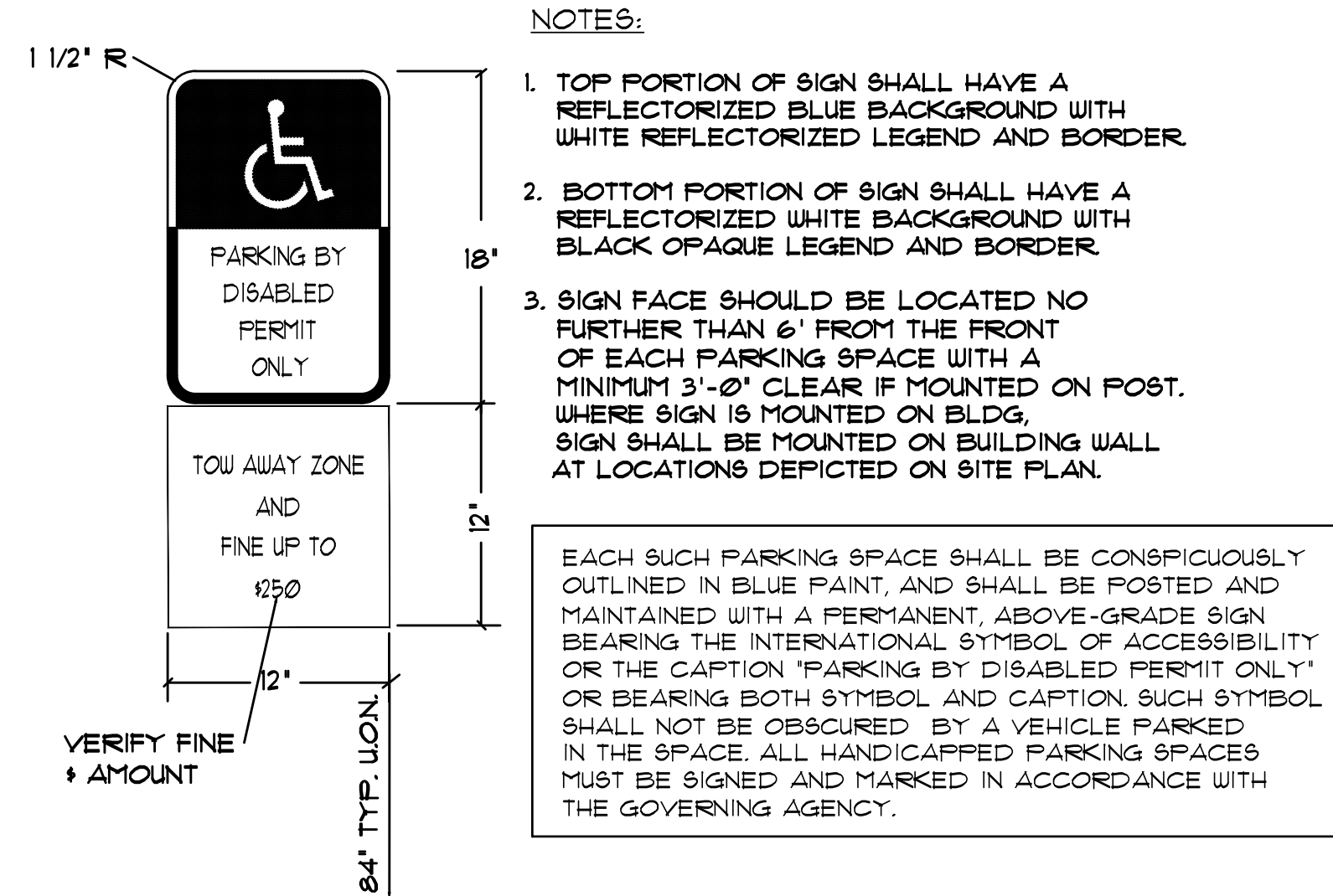
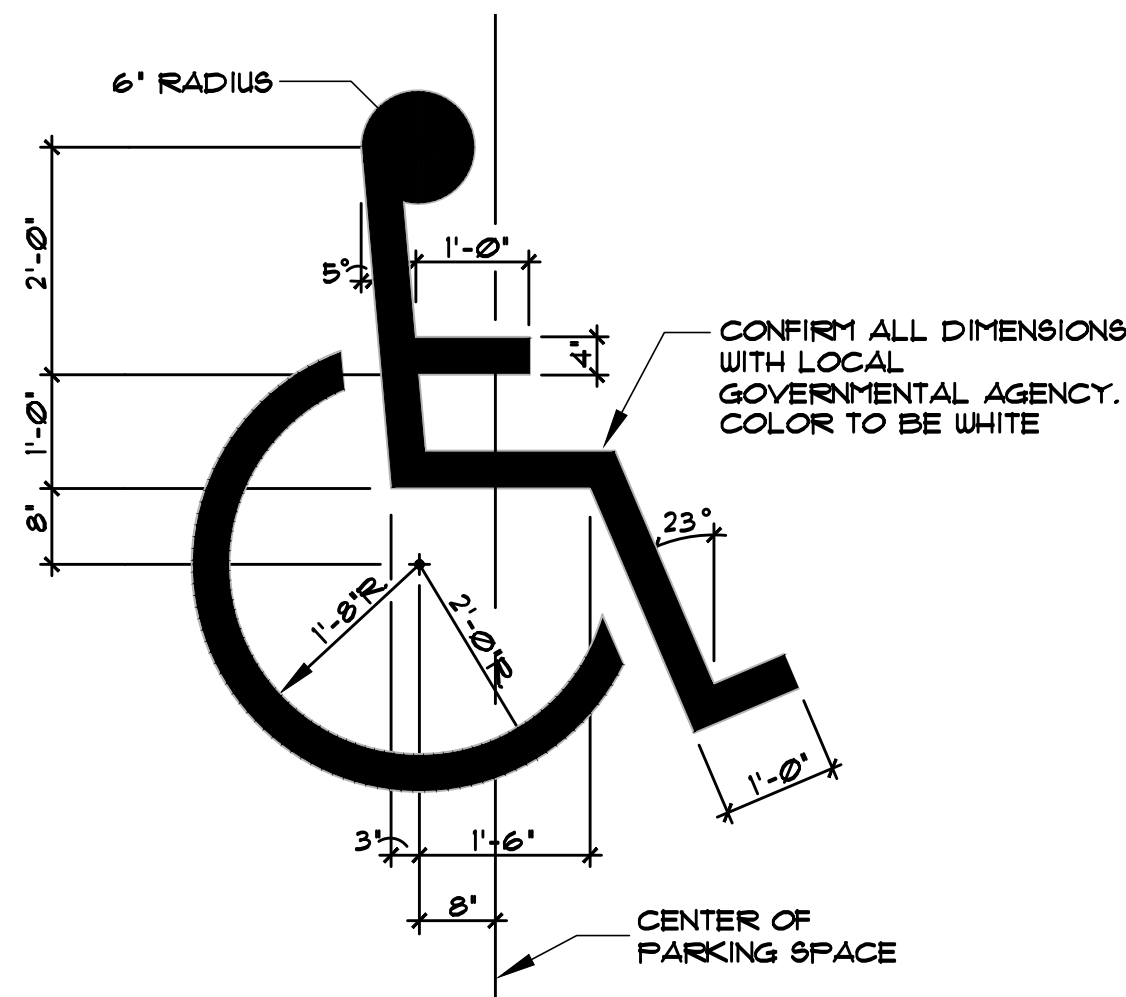
[GET TITLE](#)
[NOTES](#)
[SIGNAGE NOTES](#)
[GREEN BUILDING NOTES](#)

[illegible]

PROJECT No.: 20109
DATE: 08.22.2021
DRAWN BY: MJB
CHECKED BY: JBK

SHEET

SP-0



ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH FOLLOWING:

SLOPE AND RISE -
THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:2. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN.

CLEAR WIDTH -
1. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 44" CLEAR
2. RAMPS THAT ARE PART OF A REQUIRED MEANS OF EGRESS SHALL BE NOT LESS THAN 44 INCHES CLEAR

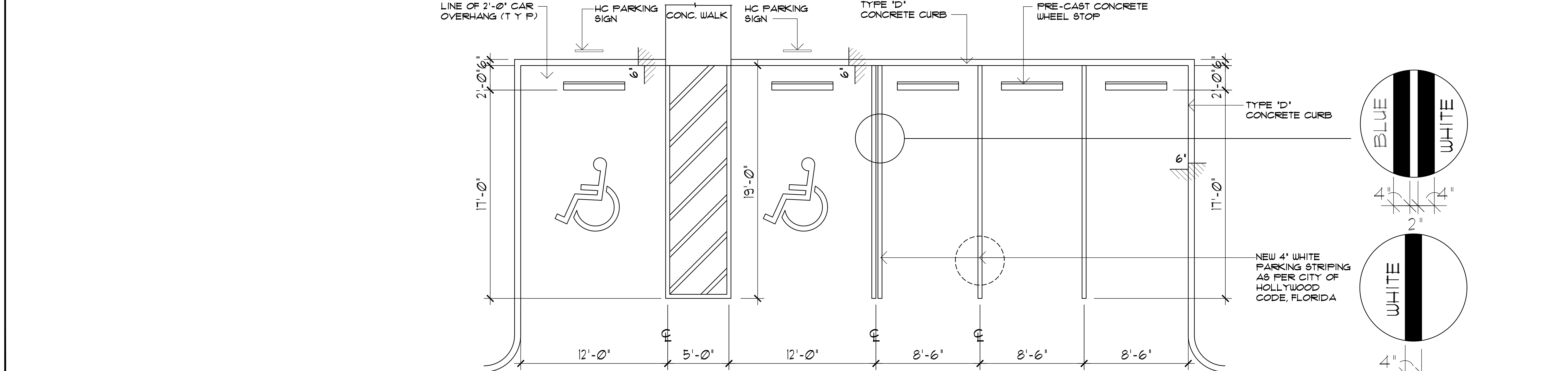
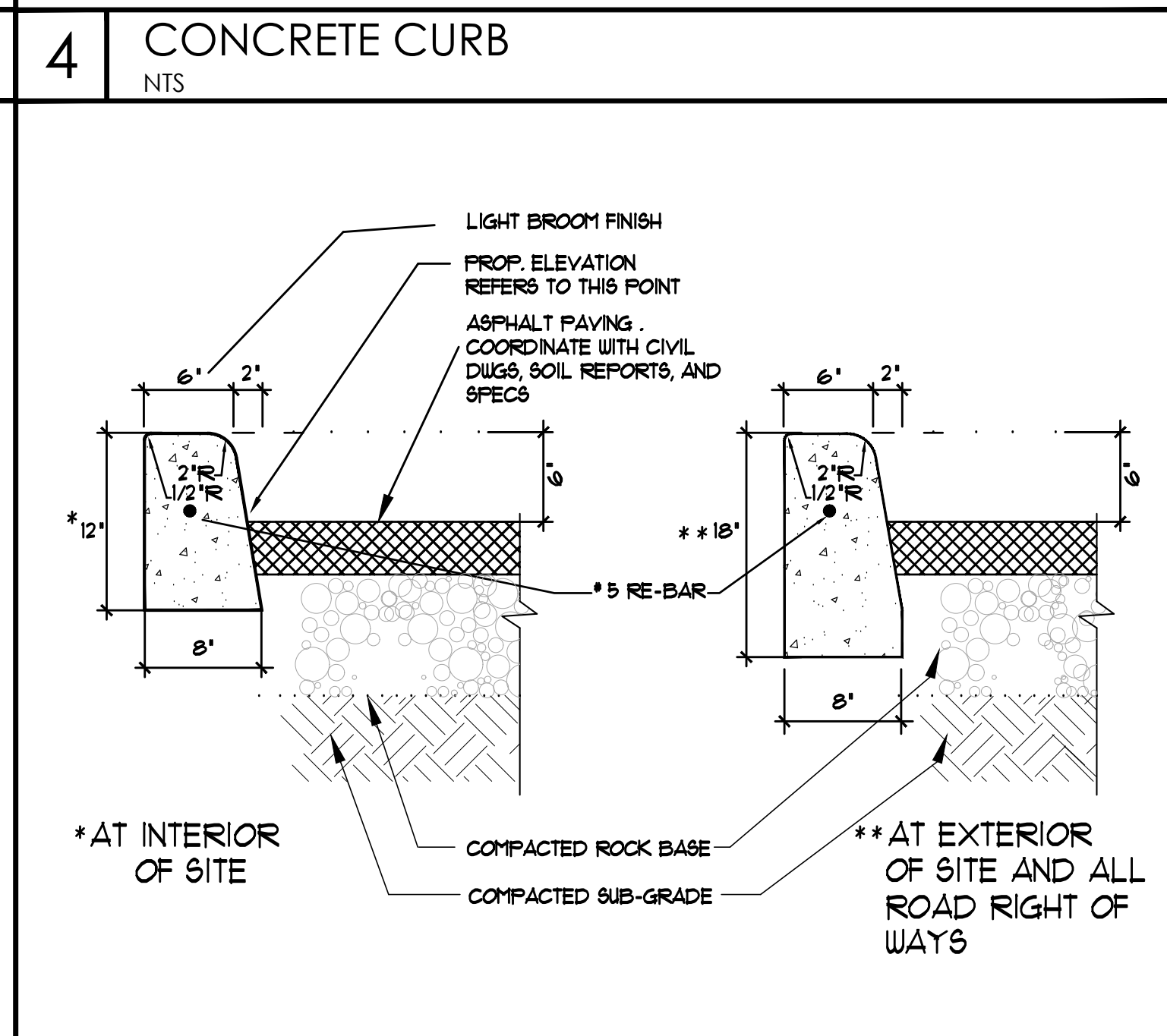
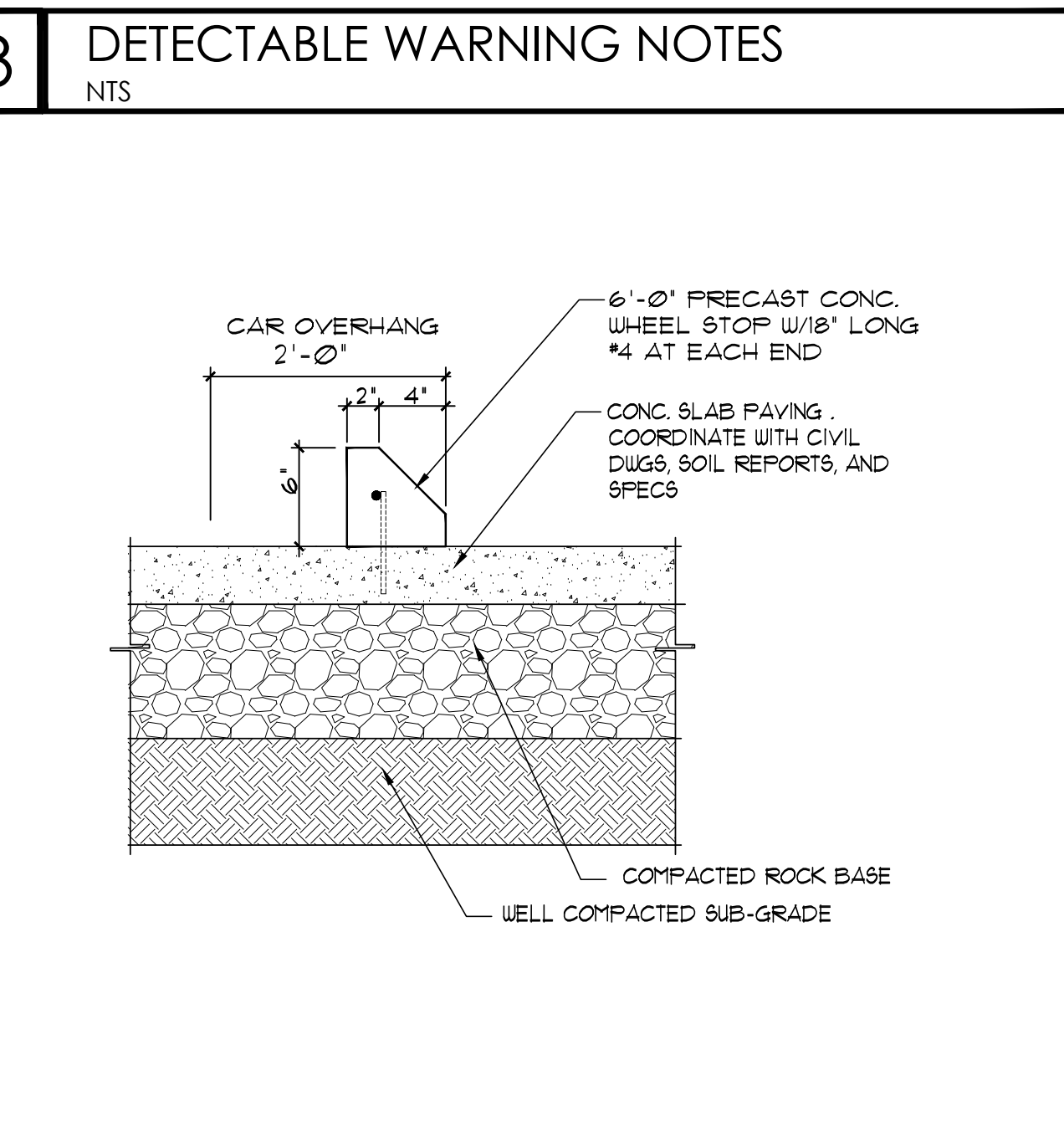
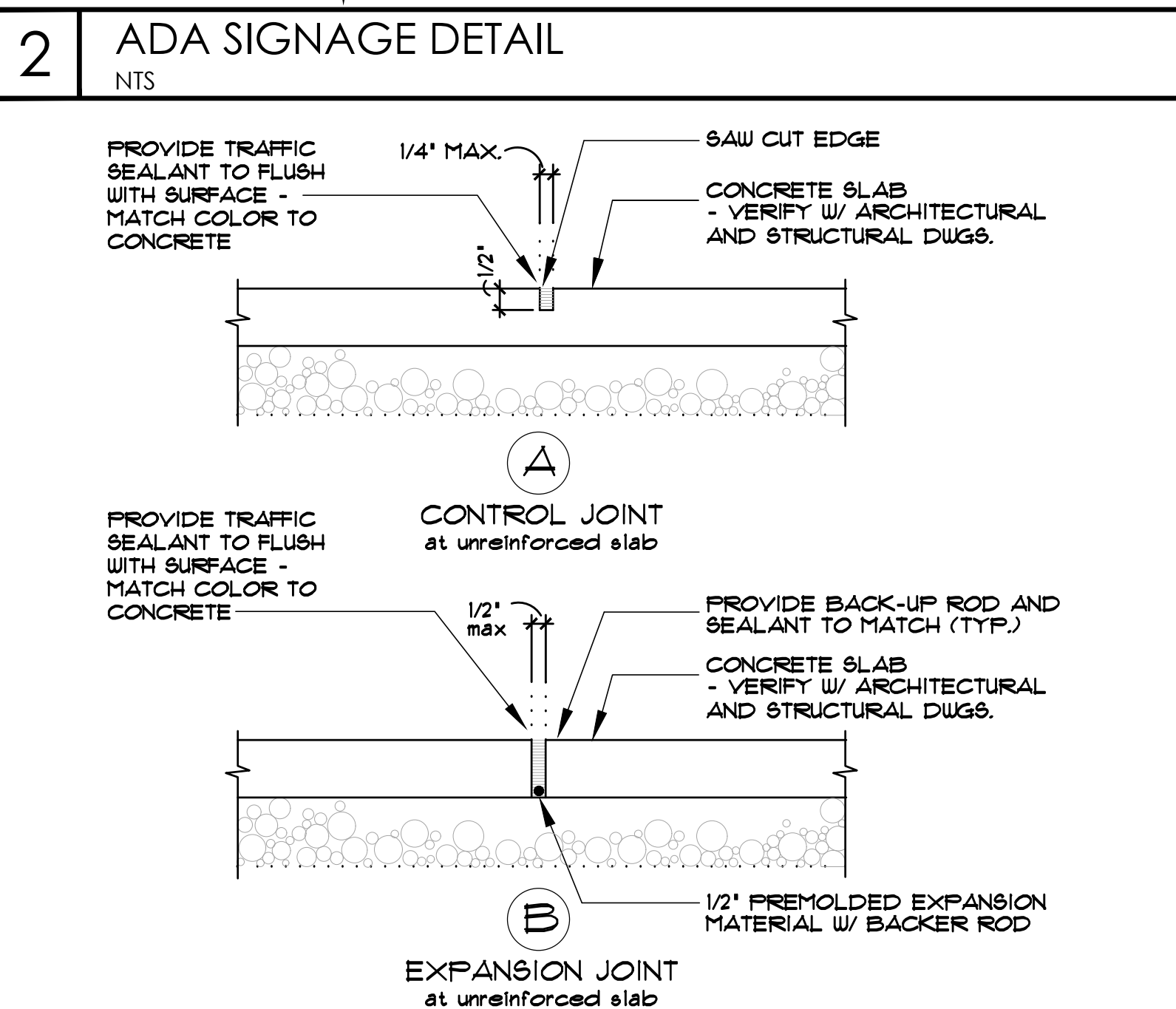
LANDINGS -
RAMPS SHALL HAVE LEVEL LANDINGS AT BOTTOM AND TOP OF EACH RAMP AND EACH RAMP RUN. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:
1. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.
2. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60 INCHES BY 60 INCHES
3. IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH ACCESSIBILITY 201

HANDRAILS -
1. A RAMP RUN SHALL HAVE A RISE GREATER THAN 6 IN OR A HORIZONTAL PROJECTION GREATER THAN 12 IN THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS OR ADJACENT TO SEATING IN ASSEMBLY AREAS. HANDRAILS SHALL COMPLY WITH 426 OF THE ADA CODE AND SHALL HAVE THE FOLLOWING FEATURES:
2. HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS. THE INSIDE HANDRAIL ON SWITCHBACK RAMPED RAMP SHALL ALWAYS BE CONTINUOUS
3. HANDRAILS ON RAMPS WHICH ARE NOT CONTINUOUS SHALL EXTEND NOT LESS THAN 1' BEYOND THE SLOPED SEGMENT AT BOTH THE TOP AND BOTTOM, AND SHALL BE PARALLEL TO THE FLOOR OR GROUND SURFACE.
4. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1/2 INCH
5. GRIPPING SURFACES SHALL BE CONTINUOUS
6. TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES.
7. ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST
8. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

CROSS SLOPE SURFACES -
THE CROSS SLOPE OR RAMP SURFACES SHALL BE NO STEEPER THAN 1:48. RAMP SURFACES SHALL COMPLY WITH CHAPTER 4 OF FBC 2011 ACCESSIBILITY CODE.

EDGE PROTECTION -
RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURBS SHALL BE A MINIMUM OF 2 IN HIGH

OUTDOOR CONDITIONS -
OUTDOOR RAMPS AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES.



PROJECT TITLE

PIERCE ST AFFORDABLE
TOWNHOMES

2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE	PARKING DETAILS	PARKING NOTES	PARKING SPACES DETAILS
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[illegible]

PROJECT No.: 20109
DATE: 08.22.2021
DRAWN BY: MJB
CHECKED BY: JBK

SHEET

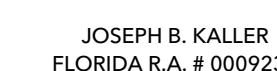
SP-2



AA# 26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
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SEAL



PIERCE STREET AFFORDABLE
TOWNHOMES

2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

PROPOSED FIRST FLOOR PLAN

REVISIONS

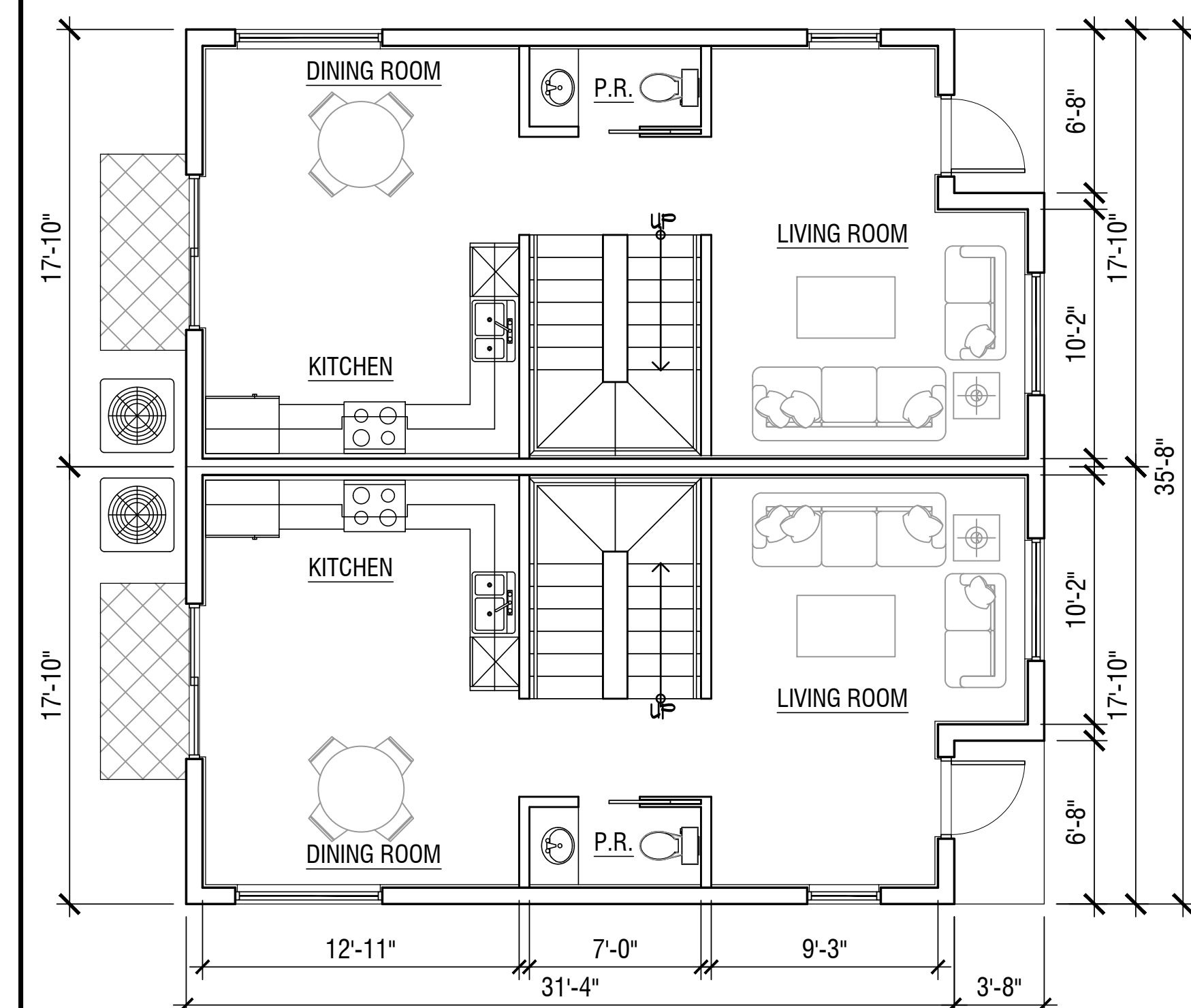
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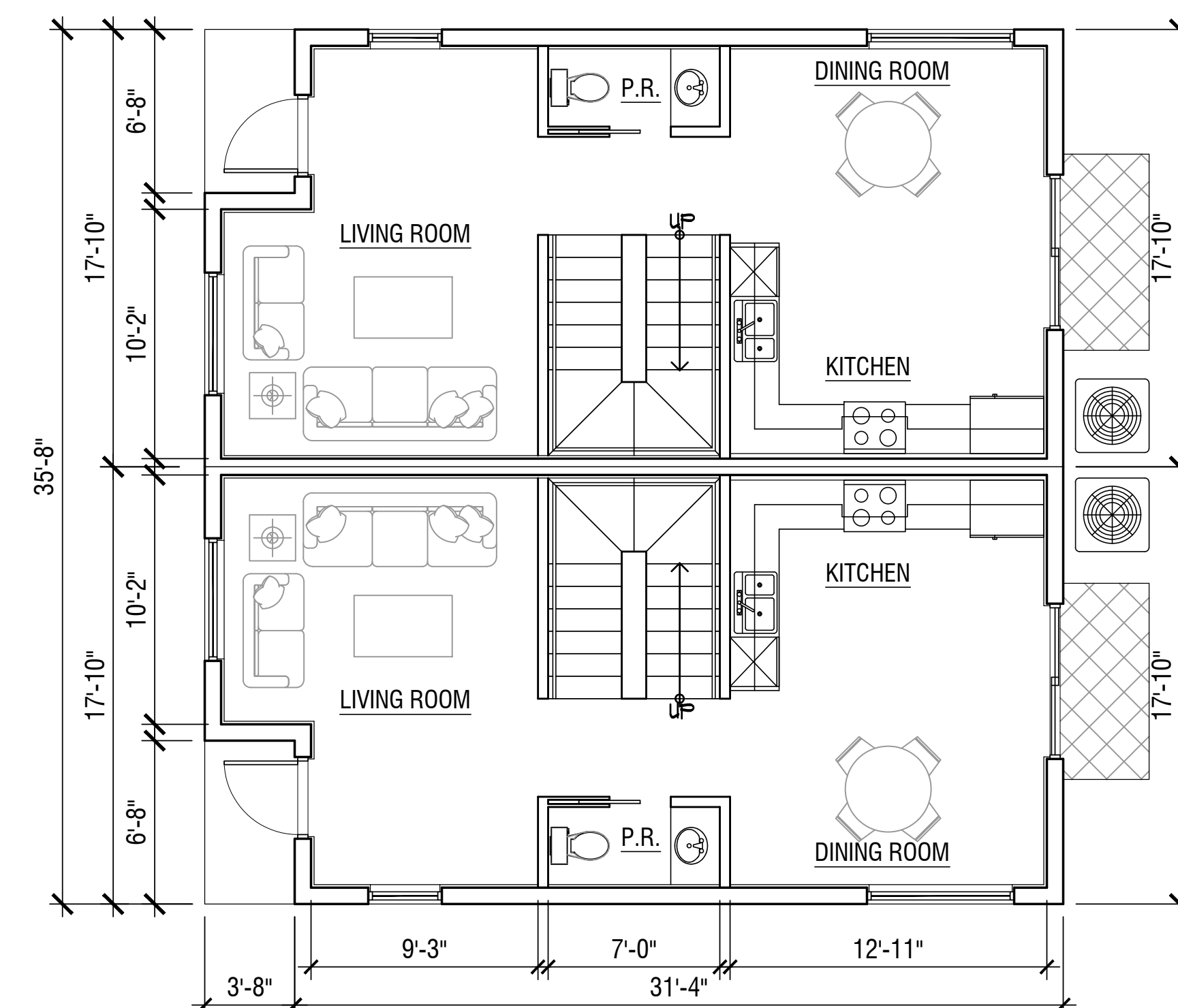
PROJECT No.: 20109
DATE: 08.22.2021
DRAWN BY: MJB
CHECKED BY: JBK

SHEET

A-1



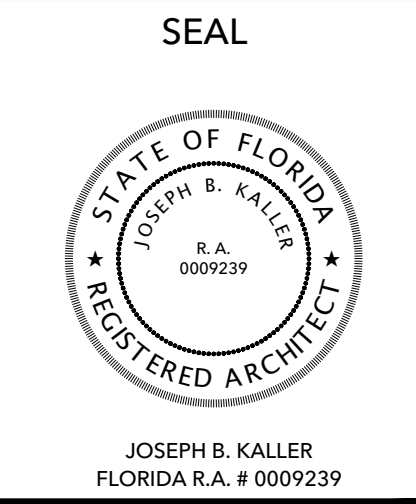
FIRST FLOOR 600 S.F. A/C
PATIO / BALCONY 52 S.F.



1	FIRST FLOOR PLAN 3/16" = 1'-0"
---	-----------------------------------



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**PIERCE ST AFFORDABLE
TOWNHOMES**
2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

PROPOSED 3RD FLOOR PLAN

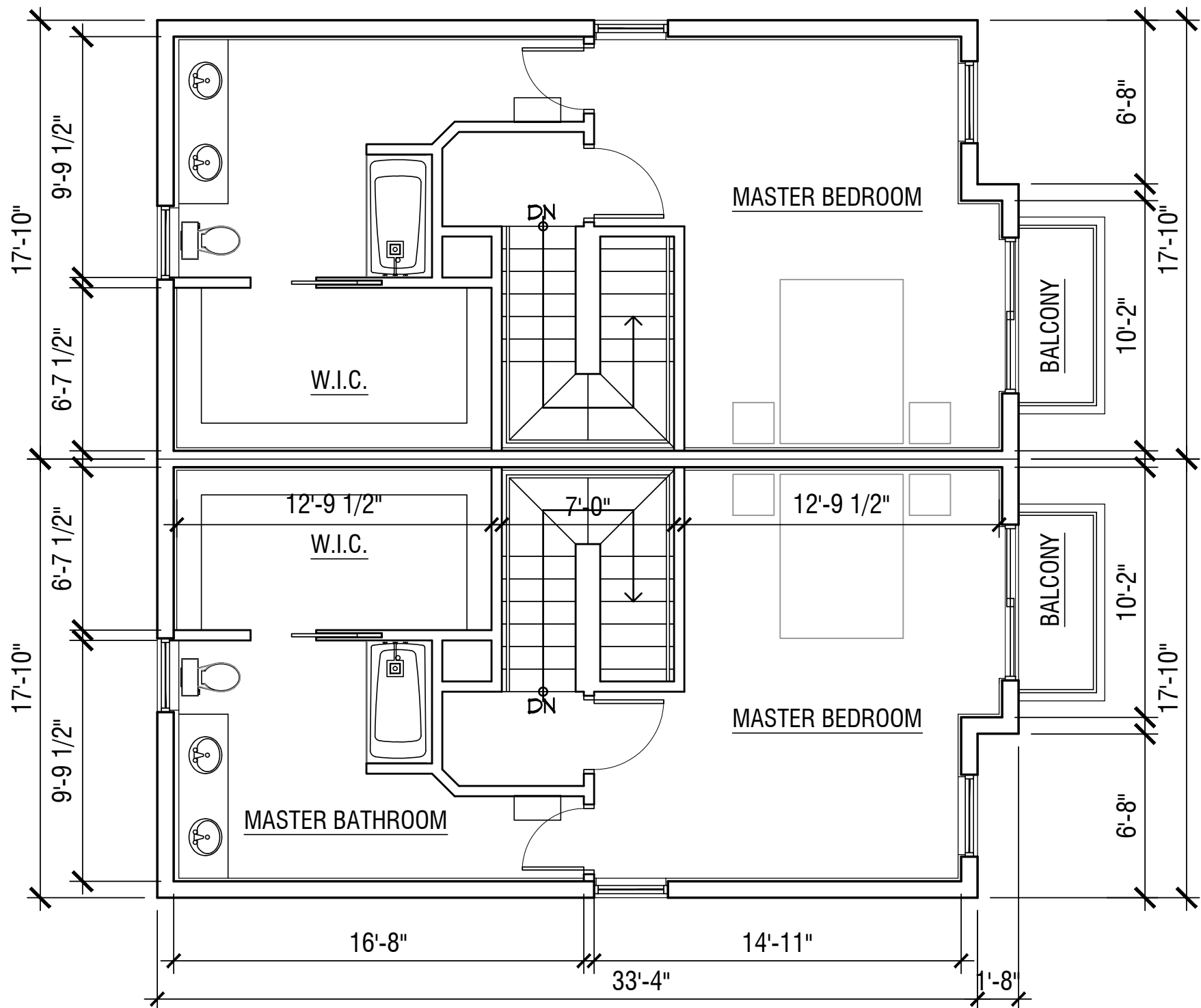
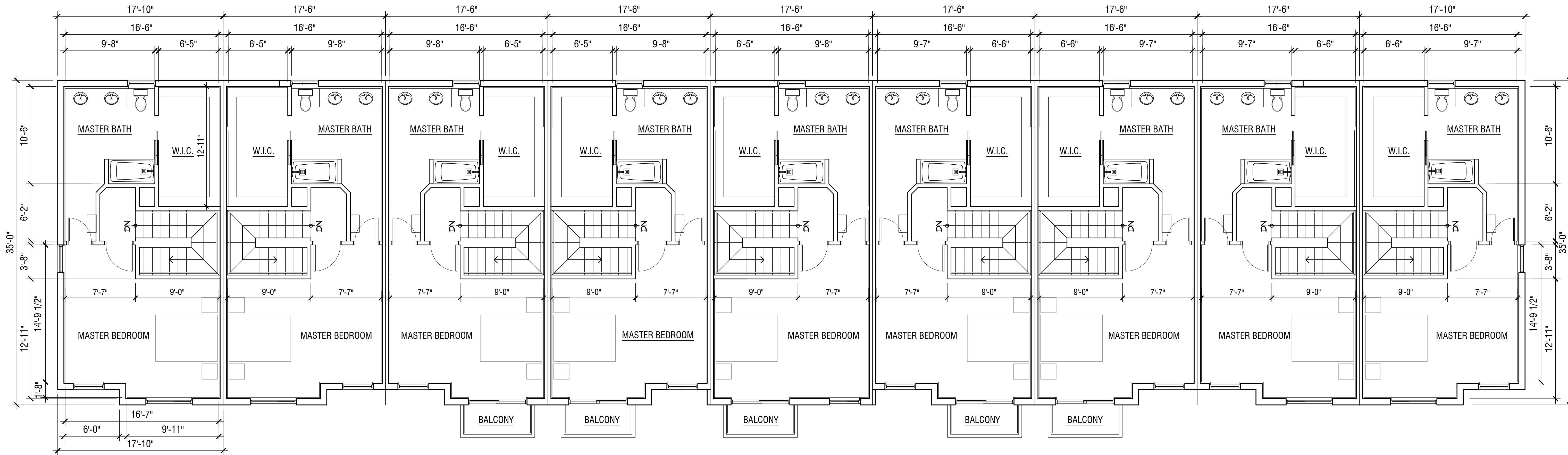
REVISIONS		
No.	DATE	DESCRIPTION
1	10.19.20	PRELIM TAC

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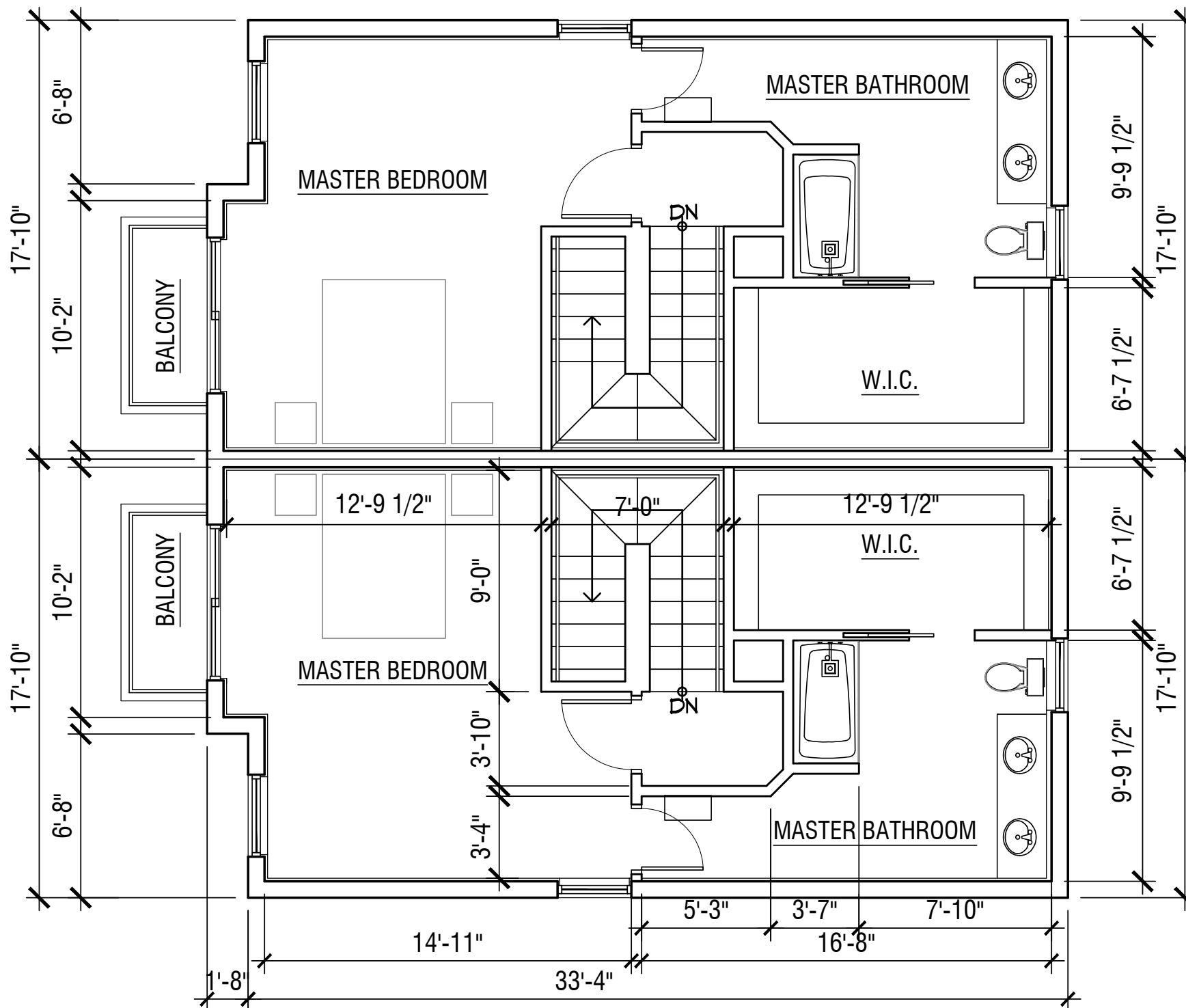
PROJECT No.: 20109
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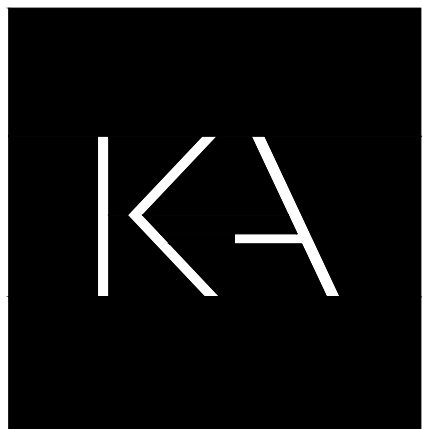
SHEET

A-3



THIRD FLOOR 556 S.F. A/C
BALCONY 28 S.F.



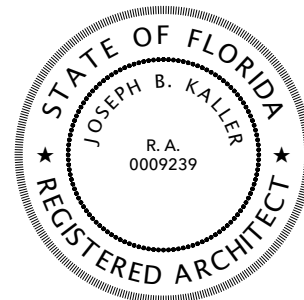


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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
**PIERCE ST AFFORDABLE
TOWNHOMES**
2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

PROJECT TITLE

SHEET TITLE

PROPOSED
FRONT ELEVATIONS

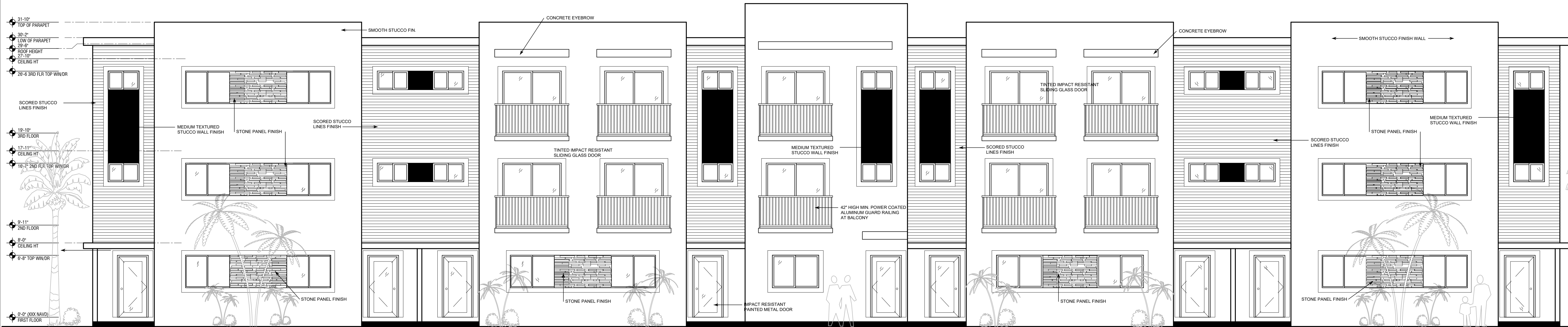
REVISIONS		
No.	DATE	DESCRIPTION
1	10.19.20	PRELIM TAC

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SHEET

A-4



1 PROPOSED FRONT ELEVATION (9-UNIT)
3/16" = 1'-0"

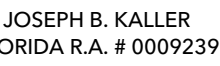


2 PROPOSED FRONT ELEVATION (2-UNIT)
3/16" = 1'-0"



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PROJECT TITLE

SHEET TITLE

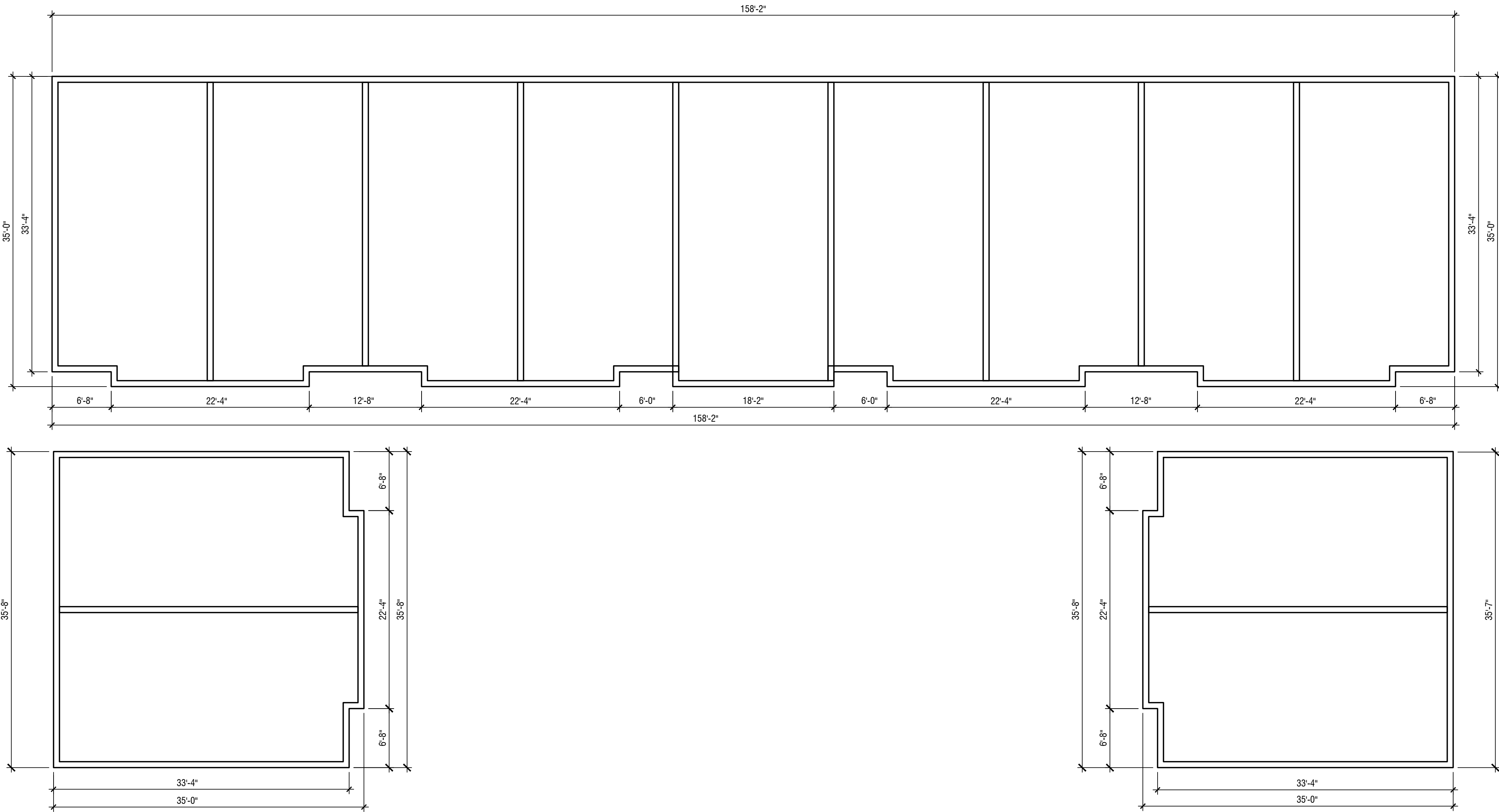
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HEET

A-6

1

PROPOSED MAIN FRONT ELAVATION
3/16" = 1'-0"



1

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



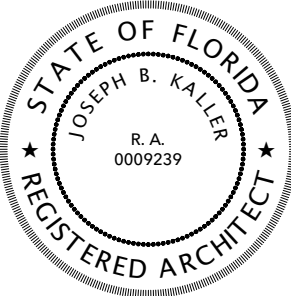
2

CONTEXTUAL ELEVATION FROM PIERCE STREET
SCALE: 1/16" = 1'-0"



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JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE

PIERCE ST AFFORDABLE
TOWNHOMES
2855 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE

CONTEXTUAL
STREET ELEVATION

REVISIONS		
No.	DATE	DESCRIPTION
1	10.19.20	PRELIM TAC

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PROJECT No.: 20109
DATE: 08.22.2021
DRAWN BY: MJB
CHECKED BY: JBK

SHEET

A-7

REPORT OF
STANDARD PENETRATION BORING TEST
&
FOUNDATION RECOMMENDATION

SITE AT

Vacant Lot
@ 2090 Pierce Street
Hollywood, FL 33020

CERTIFIED TO

Housing Programs, Inc.
@ 683 N. Biscayne River Drive
Miami, FL 33169

U.S. SOUTH
ENGINEERING & TESTING LAB., INC.

14400 NW 77th COURT, SUITE #201,
MIAMI LAKES, FLORIDA 33016
TELEPHONE: (305) 558-2588
FAX: (305)362-4669

June 2020

USSE PROJECT #20-0087



June 18th, 2020

Housing Programs, Inc.
@ 683 N. Biscayne River Drive
Miami, FL 33169

Re: Subsurface Investigation and Soil Bearing Capacity Verification

Vacant Lot @ 2090 Pierce Street, Hollywood, FL 33020

USSE Project Number: 20-0087

Dear Sir/Madam:

Representatives of **U.S. South Engineering and Testing Lab., Inc.** have performed geotechnical explorations for the above reference site. The purpose of these explorations is to obtain subsurface conditions to provide site preparations and foundation design recommendations to support the **proposed two-story residential structures**. This report presents our findings and recommendations.

Project Information

To explore the subsurface soil strata within proposed improvement sites, our personnel performed four (4) standard penetration boring tests to the depths of twenty-six (26') & twenty-eight (28') feet. Representatives of U.S. South Engineering and Testing Lab., Inc. observed present site conditions at the time during our field exploration. The existing ground surface elevations at the boring/test locations were not determined and we consider being at the elevation zero.

Subsurface Exploration/General Subsurface Conditions

SUBSURFACE SOIL EXPLORATION

The sub-surface conditions at the site were explored with four (4) standard penetration boring tests dated June 10th, 2020. The results of the classification and stratification are shown on pages entitled Soil Standard Penetration Test Results in this report. It should be noted that soil conditions may vary between soil boring and the stratum interfaces which are shown. The soil standard penetration data reflects information from the specific test location only.

Our personnel using paced and taped measurement from the boundary lines to establish the field test locations. The boring locations, as shown on the field exploration plan, were taken in the areas that were accessible and should be considered approximate.

GROUNDWATER

The groundwater level measured at the standard penetration test standard penetration locations at the time of drilling range from approximately three feet and three inches (3'-3") to three feet and eleven inches (3'-11") below the existing ground surface. Fluctuation in the observed groundwater levels should be expected due to seasonal climatic changes.



Analysis and Recommendations

GEOTECHNICAL SITE SUITABILITY

Based on a review of subsoil profiles developed from the engineering standard penetration test boring's we recommend that the subsoil condition **is not suitable** for the proposed residential structures without improvements.

Before undergoing development, preparations need to be made including removal & clearing of any unwanted organic material (If any), topsoils, or construction debris. After removal, follow the ground works procedure under the section entitled as **site preparations** requires to achieve the designed bearing capacity. Sub-grade preparation fill placement and foundation construction should be completed in accordance with the recommendations presented in this report.

FOUNDATION DESIGN

After the proposed areas have been prepared in accordance with the foundation preparation recommendations noted at the end of the report, the site should be suitable for supporting the proposed structure on a conventional shallow foundation. The shallow foundations must bear on compacted surface area (elevation) with bearing capacity value of not less than 20 blow counts per foot where the bottom of footers (foundation system) is rested. We recommend that the footings be designed using an allowable bearing stress of **2,500 pounds per square foot**, or less based on total loads.

To provide an adequate safety factor against shearing failure in the sub soils, the bottoms of conventional spread footings should be based not less than **sixteen (16") inches** below final grades. We recommend a minimum width of **sixteen (16) inches** for continuous footings and **thirty-six (36") inches** for individual footings, even though the soil bearing pressure may not be fully developed in all cases. (Foundation to be designed by a **professional structural engineer** and the size shall be recommended by the same engineer.)

FOUNDATION SETTLEMENT

Shallow foundations designed and constructed in accordance with the recommendations of this report are estimated to sustain a maximum total settlement in the approximate range of 0.50 to 0.75 inches, which correspond to the lightest and heaviest column loading, respectively. Settlement of the foundations will occur as an elastic response of the soil to the building loads applied. In this case, nearly all the settlement of the foundations due to dead loads is expected to take place during construction. The portion of the settlement due to the live load of the structure will generally take place soon after the first application of this load. Differential settlement between adjacent foundations should be approximately one-half of the total settlement. Distortions that occur along the wall footings due to differential settlement should not to be more than 1 in 500.

FLOOR SLAB

It is our opinion that the floor slab system may be constructed as a slab on grades. We recommend that a vapor barrier be placed between the soil and the concrete. We also recommend that the bottom reinforcing steel be placed for tensile support in the ground floor slab.



SITE PREPARATION

Our observations, explorations, and evaluation supplemented by a review of subsoil profiles developed from the soil engineering standard penetration tests boring indicated that the subsoil conditions at the site **are not capable** of providing support of shallow spread footing. Therefore, we recommend the following foundation preparation is needed to reduce excessive settlements to acceptable engineering standards:

- 1) Locate each individual building area plus five (5') feet outside the foot print of the new building site and remove any organic materials and construction debris and all other organic materials, grass, roots, weeds, **construction debris** and other obstructions (if any) resting on/and protruding under the building area.

NOTE: Sometimes the depth of the existing materials, which should be removed, will vary to some degree. Some localized areas may require more than other section of stripping to remove the significant organic and/or topsoils materials, whereas other areas may require less.

- 2) In addition, remove and save the top five (5') feet of the existing loose soil materials (free of any organic materials) and stockpile for future use as backfill materials. Excavate the site down to one (1') foot below the water table and then the backfilling process can commence. Prior to any backfilling process, proof roll the excavated site under the entire development site. The existing excavated site under the proposed structure requires a **compaction of 100%** of the dry density value obtained from the Modified Proctor testing -- ASTM D-1557 unless noted. (The bottom of the excavated site should be one foot above the water table).
- 3) Proof roll and commence the compaction procedure at the bottom of the excavated area following the next section (4) for proper compaction and verification.
- 4) After the proof roll is completed, the five (5') feet of excavated fill materials (Stock pile soil) can be re-used to back fill the site with an approval of geotechnical engineer as a "re-use materials" and must comply with the following section entitled as "FILL PLACEMENT & BACKFILL REQUIREMENT". The fill material shall consist of the mixture of stockpile materials (If it is free of any organic materials) and lime rock and lime sand (with the largest dimension not greater than three (3") inches) and placed in lifts not greater than twelve (12") inches of loose thickness. The material, in general, shall be compacted by heavy vibratory roller to a **minimum of 95%** of the dry density value obtained from the Modified Proctor testing ASTM D-1557 unless noted. Preparation of each lift must be repeated with the above procedure up to the finished elevation for the site preparation prior to first floor concrete slab pour elevation.

The last two feet of the back-fill materials underneath the foundation must be consisted of lime rock and lime sand (with the largest dimension not greater than three (3") inches) and placed in lifts not greater than twelve (12") inches of loose thickness. These last two lifts must be compacted to a minimum of 100% of the dry density value obtained from the Modified Proctor testing ASTM D-1557.

NOTE: Prior to commencing compaction, the moisture content of the fill material shall be adjusted to within plus/minus two (2%) percent of the optimum moisture determined by ASTM D-1557; by so wetting or drying the fill material, the amount of compactive energy required to



US South

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14400 NW 77 CT, Miami Lakes, FL 33016, Suite #201
Phone: 305.558.2588 | Fax: 305.362.4669

attain compaction is minimized. Attempted compaction of fill material which is more than 5 percent below or three (3%) percent above optimum moisture will generally yield unsatisfactory results. (NOTE: adding moisture after compaction has no effect upon the compaction test results.)

- 5) Verify all densification procedures by taking one (1) field density test probing twelve (12") inches into the underlying soils for every 2000 square feet but shall not be less than three (3) tests per lift of fill material, one (1) field test for every fifty (50) LF for the trench area and one (1) test for every column pad (if any).

FILL PLACEMENT & BACKFILL REQUIREMENT

All fill material will be free of organic matter, debris, or clay balls, with a maximum size not exceeding 3 inches. Structural fill will also have a Plastic Index of less than 10, a Liquid Limit of less than 10, and a maximum fine content (passing the 200 sieve) of 5 percent. Granular, uniformly graded material with a maximum aggregate size of 0.5 inch may be used for pipe bedding. Structural fill will be compacted to at least 95 percent of the maximum dry density as determined by American Society for Testing and Materials (ASTM) D-1557 when used for raising the grade in lifts not greater than twelve (12") inches thick throughout the site, below footings or for rough grading. Fill placed behind retaining structures may be compacted to 90 percent of the maximum dry density as determined by ASTM D-1557. Initially, structural fill will be placed in lifts not exceeding 12-inches loose thickness. Thicker lifts may be used pursuant to approval based on results of field compaction performance. The moisture content of all compacted fill will fall within 2 percentage points of the optimum moisture content measured by ASTM D-1557.

Verify all densification procedures by taking one (1) field density test probing twelve (12") inches into the underlying soils for every 2000 square feet of compacted surface but will not be less than three (3) tests per lift of fill material, one (1) field test for every fifty (50) LF for the trench area and one (1) tests for every column pad (if any).

FOUNDATION CONSTRUCTION

Following proposed construction as discussed above, the foundation area should be excavated, and the footings formed. As mentioned previously, the foundations should be based on stabilized lime sand and lime rock back fill material formation. The excavation bottom should be inspected a Geotechnical engineer from this office to verify the integrity of the lime rock and lime sand. If pockets of loose or soft soils or solution features in the form of slots or chimneys are found in the carbonate rock formation, they should be excavated to a depth of three (3) times the feature width or diameter and backfilled with lean concrete.

GROUNDWATER CONDITIONS

We do not anticipate groundwater control for foundation construction excavations less than three (3) feet at this site. If required due to heavy rainfall conditions or temporarily perched water, pumping from sumps located in ditches or pits can probably control groundwater.



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LIMITATIONS

The findings and recommendations provided in this report are based on our soil boring data and information collected from the test boring locations. Uniformity of soil strata in the immediate vicinity may be assumed, however, it is not guaranteed, and this office assumes no responsibility of areas other than those where the subsoil investigation was made and reported herein. Experienced geotechnical personnel should observe and document the construction procedures used, and the conditions encountered. Unanticipated conditions and inadequate procedures should be reported to the design team along with timely recommendation to solve the problem. We recommend that the owner retain **U.S. South Engineering and Testing Lab., Inc.** to provide these services based on our familiarity with the project, the subsurface conditions, and the intent of recommendations and design.

The information presented in this report is intended for the exclusive use of **Housing Programs, Inc.** and/or their assign, **U.S. South Engineering and Testing Laboratory, Inc.** will not be responsible for conclusions, opinions, or recommendations made by others based on data presented herein. If deviations from the noted conditions are encountered during remedial application, they should be brought to **U.S. South Engineering and Testing Laboratory, Inc.**'s attention.

General Information

The contractor should exercise CAUTION while clearing and excavating the site. If conditions are encountered which are not consistent with the findings presented in this report, or if proposed construction is moved from the location investigated, this office will be notified immediately so that the condition or change can be evaluated, and appropriate action taken.

Attached is a copy of our full report for your review.

U.S. South Engineering and Testing Laboratory, Inc. appreciate the opportunity of assisting you in this project. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,

U.S. SOUTH
Engineering and Testing Lab., Inc.


7/16/2020

Eduardo Rodriguez, Jr., P.E. # 56197
Project Manager

Re: Subsurface Investigation and Soil Bearing Capacity Verification

Vacant Lot @ 2090 Pierce Street, Hollywood, FL 33020

USSE Project Number: 20-0087

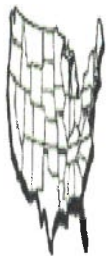


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SOIL STANDARD PENETRATION TEST RESULTS

The penetration testing and soil sampling are accomplished simultaneously using procedures in general accordance with ASTM D-1586, the Standard Penetration Test (SPT). A 2-inch O.D. by 1.4-inch I.D. split-spoon samplers is driven with a 140 pounds' hammer falling 30 inches. The number of hammer blows required to drive the sampler is recorded on the borehole logs, which are shown as Soil Standard Penetration Test Results. Where possible, the sampler is driven 24 inches, with the hammer blows being recorded for each of four 6-inch intervals. The "Penetration Resistance" or "N" value is the sum of the blows recorded for the second and third six-inch intervals. This value is widely accepted by geotechnical engineer as an indication of the relative density and strength of the soil being sampled.

SITE PLAN



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Phone: 305.530.2680 | Fax: 305.362.4553

Client No.; 20-0087
Housing Programs, Inc.
Vacant Lot
@ 2090 Pierce Street
Hollywood, FL 33020

Legend:



**-Approximate Boring
Test Location**

TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT						
Client:	Housing Programs, Inc.				Order No.	20-0087
Project:	Vacant Lot				Report No.	Br#1
Site Address	@ 2090 Pierce Street, Hollywood, FL 33020				Hole No.	Br#1
Test Location	see site plan				Start date	06-10-20
Driller:	A.A. & J.B. Jr				Finish date	06-10-20
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
01	From 0'-0" to 1'-0" Brown medium sand with some rock	S - 1	3	3	7	0 - 2
02	From 1'-0" to 4'-0" Tan lime sand with some rock		4	6		
03		S - 2	6	5	7	2 - 4
04			2	2		Water Table @ 3'-11"
05	From 4'-0" to 9'-0" Dark brown medium sand	S - 3	2	1	2	4 - 6
06			1	2		
07		S - 4	2	3	6	6 - 8
08			3	8		
09	From 9'-0" to 18'-0" Brown medium sand	S - 5	6	6	8	8 - 10
10			2	1		
11		S - 6	1	1	2	10 - 12
12			1	1		
13		S - 7	1	1	2	12 - 14
14			1	1		
15		S - 8	1	3	6	14 - 16
16			3	5		
17		S-9	5	8	18	16-18
18			10	12		
19	From 18'-0 to 26'-0" Light brown medium sand with coarse sand	S-10	18	15	34	18-20
20			19	18		

As further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

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ENGINEERING & TESTING LAB., INC.
14400 NW 77th Court, Suite #201, Miami-Lakes, FL 33016
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TEST BORING REPORT						
Client:	Housing Programs, Inc.	Order No.	20-0087			
Project:	Vacant Lot	Report No.	Br#1			
Site Address	@ 2090 Pierce Street, Hollywood, FL 33020	Hole No.	Br#1			
Test Location	see site plan	Start date	06-10-20			
Driller:	A.A. & J.B. Jr	Finish date	06-10-20			
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
21		S - 11	20	18	36	20 - 22
22			18	18		
23		S - 12	23	20	45	22 - 24
24			25	31		
25		S - 13	36	30	65	24 - 26
26			35	42		
27	Boring Terminated @ 26'-0"	S - 14				26 - 28
28						28 - 30
29						
30						
31		S - 16			30 - 32	
32						
33		S - 17			32 - 34	
34						
35		S - 18			34 - 36	
36						
37		S - 19			36 - 38	
38						
39		S - 20			38 - 40	
40						

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TEST BORING REPORT							
Client:	Housing Programs, Inc.				Order No.	20-0087	
Project:	Vacant Lot				Report No.	Br#2	
Site Address	@ 2090 Pierce Street, Hollywood, FL 33020				Hole No.	Br#2	
Test Location	see site plan				Start date	06-10-20	
Driller:	A.A. & J.B. Jr				Finish date	06-10-20	
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)	
01	From 0'-0" to 1'-0" Brown medium sand with rock	S - 1	4	4	8	0 - 2	
02	From 1'-0" to 3'-0" Tan lime sand with some rock		4	5			
03	From 3'-0" to 5'-0" Dark brown medium sand	S - 2	4	3	11	2 - 4	
04			8	7		Water Table @ 3'-8"	
05	From 5'-0" to 10'-0" Dark brown medium sand	S - 3	3	2	4	4 - 6	
06			2	2			
07		S - 4	3	2	6	6 - 8	
08			4	4			
09		S - 5	5	5	7	8 - 10	
10			2	2			
11		From 10'-0" to 18'-0" Brown medium sand	S - 6	2	2	4	10 - 12
12				2	2		
13	S - 7		1	1	2	12 - 14	
14			1	1			
15	S - 8		2	2	4	14 - 16	
16			2	3			
17	S-9		4	6	17	16-18	
18			11	10			
19	From 18'-0" to 26'-0" Light brown medium sand with coarse sand	S-10	9	9	21	18-20	
20			12	14			

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TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT						
Client:	Housing Programs, Inc.			Order No.	20-0087	
Project:	Vacant Lot			Report No.	Br#2	
Site Address	@ 2090 Pierce Street, Hollywood, FL 33020			Hole No.	Br#2	
Test Location	see site plan			Start date	06-10-20	
Driller:	A.A. & J.B. Jr			Finish date	06-10-20	
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
21		S - 11	15	18	36	20 - 22
22			18	21		
23		S - 12	23	24	44	22 - 24
24			20	26		
25		S - 13	31	40	82	24 - 26
26			42	50		
27	Boring Terminated @ 26'-0"	S - 14				26 - 28
28						28 - 30
29						
30						
31		S - 16				30 - 32
32						
33		S - 17				32 - 34
34						
35		S - 18				34 - 36
36						
37		S - 19				36 - 38
38						
39		S - 20				38 - 40
40						

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TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT							
Client:	Housing Programs, Inc.	Order No.	20-0087				
Project:	Vacant Lot	Report No.	Br#3				
Site Address	@ 2090 Pierce Street, Hollywood, FL 33020	Hole No.	Br#3				
Test Location	see site plan	Start date	06-10-20				
Driller:	A.A. & J.B. Jr	Finish date	06-10-20				
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)	
01	From 0'-0" to 1'-0" Light brown medium sand with some rock	S - 1	2	2	4	0 - 2	
02	From 1'-0" to 4'-0" Dark tan medium sand with some rock		2	3			
03		S - 2	3	5	10	2 - 4	
04			5	5		Water Table @ 3'-8"	
05	From 4'-0" to 5'-0" Dark tan medium sand	S - 3	4	5	7	4 - 6	
06	From 5'-0" to 10'-0" Dark brown medium sand		2	2			
07		S - 4	2	1	3	6 - 8	
08			2	3			
09		S - 5	3	6	12	8 - 10	
10			6	5			
11	From 10'-0" to 21'-0" Brown medium sand	S - 6	4	2	3	10 - 12	
12			1	1			
13		S - 7	1	1	3	12 - 14	
14			2	2			
15		S - 8	2	2	4	14 - 16	
16			2	3			
17		S - 9	3	6	16	16-18	
18			10	10			
19		S - 10	12	11	26	18-20	
20			15	18			
<p>***As further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.***</p>							

U.S. SOUTH
ENGINEERING & TESTING LAB., INC.
 14400 NW 77th Court, Suite #201, Miami-Lakes, FL 33016
 TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT						
Client:	Housing Programs, Inc.			Order No.	20-0087	
Project:	Vacant Lot			Report No.	Br#3	
Site Address	@ 2090 Pierce Street, Hollywood, FL 33020			Hole No.	Br#3	
Test Location	see site plan			Start date	06-10-20	
Driller:	A.A. & J.B. Jr			Finish date	06-10-20	
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
21	From 21'-0" to 28'-0" Light brown medium sand	S - 11	18	20	45	20 - 22
22			25	20		
23		S - 12	24	24	52	22 - 24
24			28	26		
25		S - 13	26	29	60	24 - 26
26			31	30		
27		S - 14	36	40	82	26 - 28
28			42	45		
29	Boring Terminated @ 28'-0"					28 - 30
30						
31		S - 16				30 - 32
32						
33		S - 17				32 - 34
34						
35		S - 18				34 - 36
36						
37		S - 19				36 - 38
38						
39		S - 20				38 - 40
40						

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TEST BORING REPORT						
Client:	Housing Programs, Inc.				Order No.	20-0087
Project:	Vacant Lot				Report No.	Br#4
Site Address	@ 2090 Pierce Street, Hollywood, FL 33020				Hole No.	Br#4
Test Location	see site plan				Start date	06-10-20
Driller:	A.A. & J.B. Jr				Finish date	06-10-20
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
01	From 0'-0" to 1'-0" Light brown medium sand with some rock	S - 1	2	3	6	0 - 2
02	From 1'-0" to 4'-0" Dark tan medium sand with rock		3	4		
03		S - 2	4	3	7	2 - 4
04			4	4		Water Table @ 3'-3"
05	From 4'-0" to 6'-0" Dark tan medium sand	S - 3	2	2	3	4 - 6
06			1	1		
07	From 6'-0" to 11'-0" Dark brown medium sand	S - 4	1	1	3	6 - 8
08			2	3		
09		S - 5	2	3	7	8 - 10
10			4	4		
11		S - 6	3	3	6	10 - 12
12			3	2		
13		S - 7	1	1	2	12 - 14
14			1	1		
15		S - 8	1	1	2	14 - 16
16			1	1		
17		S-9	5	5	13	16-18
18			8	8		
19		S-10	10	11	22	18-20
20			11	18		

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TEST BORING REPORT						
Client:	Housing Programs, Inc.	Order No.	20-0087			
Project:	Vacant Lot	Report No.	Br#4			
Site Address	@ 2090 Pierce Street, Hollywood, FL 33020	Hole No.	Br#4			
Test Location	see site plan	Start date	06-10-20			
Driller:	A.A. & J.B. Jr	Finish date	06-10-20			
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
21	From 20'-0" to 28'-0" Light brown medium sand with trace of rock	S - 11	18	20	41	20 - 22
22			21	22		
23		S - 12	28	30	63	22 - 24
24			33	30		
25		S - 13	31	28	63	24 - 26
26			35	31		
27		S - 14	38	40	82	26 - 28
28			42	48		
29	Boring Terminated @ 28'-0"					28 - 30
30						
31		S - 16				30 - 32
32						
33		S - 17				32 - 34
34						
35		S - 18				34 - 36
36						
37		S - 19				36 - 38
38						
39		S - 20				38 - 40
40						

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GENERAL NOTES

DRILLING & SAMPLING SYMBOLS:

SS: Split Spoon - 1-3/8" I.D., 2" O.D., unless otherwise noted
 ST: Thin-Walled Tube - 2" O.D., unless otherwise noted
 RS: Ring Sampler - 2.42" I.D., 3" O.D., unless otherwise noted
 DB: Diamond Bit Coring - 4", N, B
 BS: Bulk Sample or Auger Sample

HS: Hollow Stem Auger
 PA: Power Auger
 HA: Hand Auger
 RB: Rock Bit
 WB: Wash Boring or Mud Rotary

The number of blows required to advance a standard 2-inch O.D. split-spoon sampler (SS) the last 12 inches of the total 18-inch penetration with a 140-pound hammer falling 30 inches is considered the "Standard Penetration" or "N-value".

WATER LEVEL MEASUREMENT SYMBOLS:

WL: Water Level	WS: While Sampling	N/E: Not Encountered
WCI: Wet Cave in	WD: While Drilling	ESH: Estimated Seasonal High Groundwater
DCI: Dry Cave in	BCR: Before Casing Removal	ESL: Estimated Seasonal Low Groundwater
AB: After Boring	ACR: After Casing Removal	

Water levels indicated on the boring logs are the levels measured in the borings at the times indicated. Groundwater levels at other times and other locations across the site could vary. In pervious soils, the indicated levels may reflect the location of groundwater. In low permeability soils, the accurate determination of groundwater levels may not be possible with only short-term observations.

DESCRIPTIVE SOIL CLASSIFICATION: Soil classification is based on the Unified Classification System. Coarse Grained Soils have more than 50% of their dry weight retained on a #200 sieve; their principal descriptors are: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are principally described as clays if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse-grained soils are defined on the basis of their in-place relative density and fine-grained soils on the basis of their consistency.

CONSISTENCY OF FINE-GRAINED SOILS

<u>Unconfined Compressive Strength, Qu, psf</u>	<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>Consistency</u>
< 500	0 - 1	Very Soft
500 - 1,000	2 - 4	Soft
1,001 - 2,000	4 - 8	Medium Stiff
2,001 - 4,000	8 - 15	Stiff
4,001 - 8,000	15 - 30	Very Stiff
8,000+	> 30	Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS

<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>Relative Density</u>
0 - 3	Very Loose
4 - 9	Loose
10 - 29	Medium Dense
30 - 49	Dense
> 50	Very Dense

RELATIVE PROPORTIONS OF SAND AND GRAVEL

<u>Descriptive Term(s) of other Constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 15
With	15 - 29
Modifier	> 30

GRAIN SIZE TERMINOLOGY

<u>Major Component of Sample</u>	<u>Particle Size</u>
Boulders	Over 12 in. (300mm)
Cobbles	12 in. to 3 in. (300mm to 75 mm)
Gravel	3 in. to #4 sieve (75mm to 4.75 mm)
Sand	#4 to #200 sieve (4.75mm to 0.075mm)
Silt or Clay	Passing #200 Sieve (0.075mm)

RELATIVE PROPORTIONS OF FINES

<u>Descriptive Term(s) of other Constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 5
With	5 - 12
Modifiers	> 12

PLASTICITY DESCRIPTION

<u>Term</u>	<u>Plasticity Index</u>
Non-plastic	0
Low	1 - 10
Medium	11 - 30
High	> 30

GENERAL NOTES

Description of Rock Properties

WEATHERING

Fresh	Rock fresh, crystals bright, few joints may show slight staining. Rock rings under hammer if crystalline.
Very slight	Rock generally fresh, joints stained, some joints may show thin clay coatings, crystals in broken face show bright. Rock rings under hammer if crystalline.
Slight	Rock generally fresh, joints stained, and discoloration extends into rock up to 1 in. Joints may contain clay. In granitoid rocks some occasional feldspar crystals are dull and discolored. Crystalline rocks ring under hammer.
Moderate	Significant portions of rock show discoloration and weathering effects. In granitoid rocks, most feldspars are dull and discolored; some show clayey. Rock has dull sound under hammer and shows significant loss of strength as compared with fresh rock.
Moderately severe	All rock except quartz discolored or stained. In granitoid rocks, all feldspars dull and discolored and majority show kaolinization. Rock shows severe loss of strength and can be excavated with geologist's pick.
Severe	All rock except quartz discolored or stained. Rock "fabric" clear and evident, but reduced in strength to strong soil. In granitoid rocks, all feldspars kaolinized to some extent. Some fragments of strong rock usually left.
Very severe	All rock except quartz discolored or stained. Rock "fabric" discernible, but mass effectively reduced to "soil" with only fragments of strong rock remaining.
Complete	Rock reduced to "soil". Rock "fabric" not discernible or discernible only in small, scattered locations. Quartz may be present as dikes or stringers.

HARDNESS (for engineering description of rock – not to be confused with Moh's scale for minerals)

Very hard	Cannot be scratched with knife or sharp pick. Breaking of hand specimens requires several hard blows of geologist's pick.
Hard	Can be scratched with knife or pick only with difficulty. Hard blow of hammer required to detach hand specimen.
Moderately hard	Can be scratched with knife or pick. Gouges or grooves to ¼ in. deep can be excavated by hard blow of point of a geologist's pick. Hand specimens can be detached by moderate blow.
Medium	Can be grooved or gouged 1/16 in. deep by firm pressure on knife or pick point. Can be excavated in small chips to pieces about 1-in. maximum size by hard blows of the point of a geologist's pick.
Soft	Can be gouged or grooved readily with knife or pick point. Can be excavated in chips to pieces several inches in size by moderate blows of a pick point. Small thin pieces can be broken by finger pressure.
Very soft	Can be carved with knife. Can be excavated readily with point of pick. Pieces 1-in. or more in thickness can be broken with finger pressure. Can be scratched readily by fingernail.

Joint, Bedding and Foliation Spacing in Rock^a

Spacing		Joints	Bedding/Foliation
Less than 2 in.		Very close	Very thin
2 in. – 1 ft.		Close	Thin
1 ft. – 3 ft.		Moderately close	Medium
3 ft. – 10 ft.		Wide	Thick
More than 10 ft.		Very wide	Very thick

Rock Quality Designator (RQD) ^b		Joint Openness Descriptors	
RQD, as a percentage	Diagnostic description	Openness	Descriptor
Exceeding 90	Excellent	No Visible Separation	Tight
90 – 75	Good	Less than 1/32 in.	Slightly Open
75 – 50	Fair	1/32 to 1/8 in.	Moderately Open
50 – 25	Poor	1/8 to 3/8 in.	Open
Less than 25	Very poor	3/8 in. to 0.1 ft.	Moderately Wide
		Greater than 0.1 ft.	Wide

- a. Spacing refers to the distance normal to the planes, of the described feature, which are parallel to each other or nearly so.
b. RQD (given as a percentage) = length of core in pieces 4 in. and longer/length of run.

References: American Society of Civil Engineers. Manuals and Reports on Engineering Practice - No. 56. Subsurface Investigation for Design and Construction of Foundations of Buildings. New York: American Society of Civil Engineers, 1976.
U.S. Department of the Interior, Bureau of Reclamation, Engineering Geology Field Manual.

UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^A					Soil Classification	
					Group Symbol	Group Name ^B
Coarse Grained Soils: More than 50% retained on No. 200 sieve	Gravels: More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels: Less than 5% fines ^C	$Cu \geq 4$ and $1 \leq Cc \leq 3$ ^E	GW	Well-graded gravel ^F	
			$Cu < 4$ and/or $1 > Cc > 3$ ^E	GP	Poorly graded gravel ^F	
		Gravels with Fines: More than 12% fines ^C	Fines classify as ML or MH	GM	Silty gravel ^{F,G,H}	
			Fines classify as CL or CH	GC	Clayey gravel ^{F,G,H}	
	Sands: 50% or more of coarse fraction passes No. 4 sieve	Clean Sands: Less than 5% fines ^D	$Cu \geq 6$ and $1 \leq Cc \leq 3$ ^E	SW	Well-graded sand ^I	
			$Cu < 6$ and/or $1 > Cc > 3$ ^E	SP	Poorly graded sand ^I	
		Sands with Fines: More than 12% fines ^D	Fines classify as ML or MH	SM	Silty sand ^{G,H,I}	
			Fines classify as CL or CH	SC	Clayey sand ^{G,H,I}	
Fine-Grained Soils: 50% or more passes the No. 200 sieve	Silts and Clays: Liquid limit less than 50	Inorganic:	$PI > 7$ and plots on or above "A" line ^J	CL	Lean clay ^{K,L,M}	
			$PI < 4$ or plots below "A" line ^J	ML	Silt ^{K,L,M}	
		Organic:	Liquid limit - oven dried	< 0.75	OL	Organic clay ^{K,L,M,N}
			Liquid limit - not dried		Organic silt ^{K,L,M,O}	
	Silts and Clays: Liquid limit 50 or more	Inorganic:	PI plots on or above "A" line	CH	Fat clay ^{K,L,M}	
			PI plots below "A" line	MH	Elastic Silt ^{K,L,M}	
		Organic:	Liquid limit - oven dried	< 0.75	OH	Organic clay ^{K,L,M,P}
			Liquid limit - not dried		Organic silt ^{K,L,M,Q}	
Highly organic soils:		Primarily organic matter, dark in color, and organic odor		PT	Peat	

^A Based on the material passing the 3-in. (75-mm) sieve

^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.

^C Gravels with 5 to 12% fines require dual symbols: GW-GM well-graded gravel with silt, GW-GC well-graded gravel with clay, GP-GM poorly graded gravel with silt, GP-GC poorly graded gravel with clay.

^D Sands with 5 to 12% fines require dual symbols: SW-SM well-graded sand with silt, SW-SC well-graded sand with clay, SP-SM poorly graded sand with silt, SP-SC poorly graded sand with clay

$$^E Cu = D_{60}/D_{10} \quad Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

^F If soil contains $\geq 15\%$ sand, add "with sand" to group name.

^G If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.

^H If fines are organic, add "with organic fines" to group name.

^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.

^J If Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.

^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.

^L If soil contains $\geq 30\%$ plus No. 200 predominantly sand, add "sandy" to group name.

^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.

^N $PI \geq 4$ and plots on or above "A" line.

^O $PI < 4$ or plots below "A" line.

^P PI plots on or above "A" line.

^Q PI plots below "A" line.

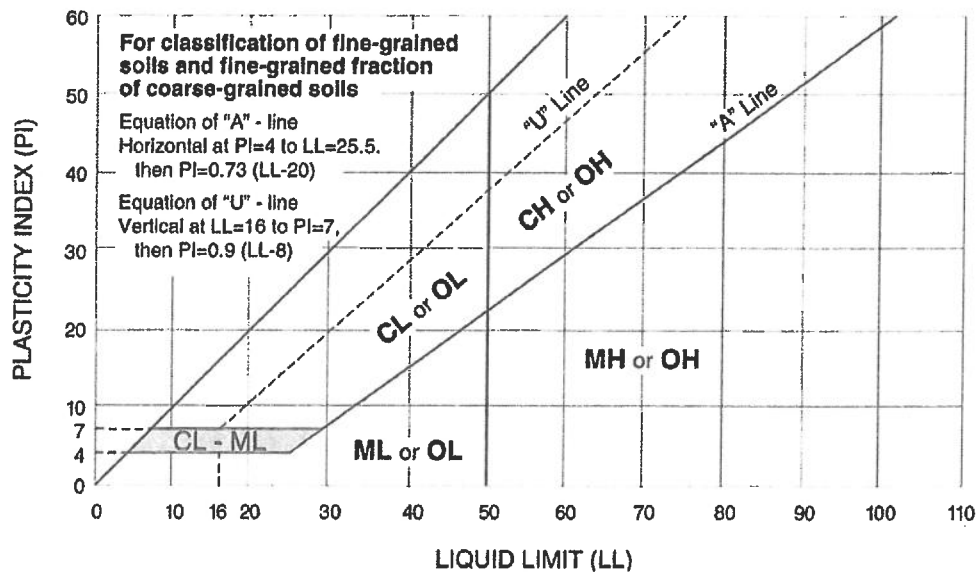


Exhibit C-3

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.

K. Architecture

2855 Pierce St

10/28/2020	8:32am	Static Pressure -		60psi	
Residual/Static Hydrant		Address/Location		Residual Pressures	
P - Hydrant FH003576	2855 Pierce St	F-1 Only		F-2 Only	
		59psi		59psi	
		F-1& F-2		55psi	
Flow Hydrants		Address/Location		Flow Rate	
F-1 Hydrant (Individual) FH001700	2807 Pierce St	GPM			
		1300			
F-2 Hydrant (Individual) FH003577	2925 Pierce St	GPM			
		1130			
F-1 Hydrant (Both Flowing)		GPM			
		1250			
F-2 Hydrant (Both Flowing)		GPM			
		1300			