

**CITY OF HOLLYWOOD, FLORIDA
INTER-OFFICE MEMORANDUM
OFFICE OF PLANNING**

DATE: March 10, 2011

FILE: 10-DPVS-57

TO: Development Review Board

VIA: Andria Wingett, Planning Manager *aw*

FROM: Leander Hamilton, Planning & Development Services Administrator *LH*

SUBJECT: Variance, Design and Site Plan approval for an approximate 2,800 square foot addition and Special Exception for an associated parking lot at an existing doctor's office located at 3800, 3802 & 3810 Johnson Street.

REQUEST

Variance, Design and Site Plan Approval for a 2,800 square foot addition at 3800 Johnson Street and Special Exception for an associated parking lot at 3802 & 3810 Johnson Street.

RECOMMENDATION

Special Exception: Approval.

Variance to waive the maximum wall/gate height of 4-6 feet to provide to 8 feet along the west property line: Approval.

Design Review: Approval, if the Special Exception is granted.

Site Plan: Approval, if the Design and Special Exception are granted and with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

REQUEST

The applicant is requesting Design and Site Plan approval for an addition to an existing doctor's office and a Special Exception for an associated parking lot. Currently, the office and associated parking are located on an assemblage of several parcels at 3800 Johnson Street. Two additional parcels to the west, 3802 and 3810 Johnson Street have been purchased by the property owner and will be converted into an at-grade parking lot.

The original building was approved in 2002 with several variances related to the building and parking. Following the proposed 2,800 square foot addition, the building will then be approximately 24,000 square feet. This addition will be placed beneath the existing building where there is currently office parking. The driveway which accessed these spaces will be shifted to the west where clientele will then have access to the proposed new 37-space parking lot. A total of 81 spaces will be provided for the entire site. The building height will remain at 33 feet and will maintain all current setbacks.

As the parking lot requires a Special Exception it may be appropriate to take additional measures to improve its compatibility with the surrounding residential uses. As such, to further improve its appearance and create an association with the existing development, the applicant will be using stained concrete at the entrance driveway to match the existing parking lot. Landscaping within the vehicular use area and the remainder of the site will contain a variety of native trees and shrubs to enhance the overall development. These materials will also line the perimeters of the lot to provide adequate screening and to improve the aesthetics of this site. Overall, approximately 65% pervious space will be provided within the completed development.

The original development was created with a continuous 6 foot CBS wall and landscaping along the south, east, and west property lines to create a buffer between surrounding uses. This wall and landscaping will be extended along the south property line and again wrap around the west side to shield the parking lot. However, in working with the neighbors to the west, the applicant has decided to enhance the buffer in this area and is therefore requesting a Variance to raise the wall along the west property line from 4-6 feet to 8 feet. Included in this request are two 5 foot aluminum gates which will be placed at the north and south ends of the western wall to prevent use of the buffer area in this location as a pathway.

Since this development is located on multiple lots, staff is recommending the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

SITE INFORMATION

Owner/Applicant: Spacemanage, Inc.
Address/Location: 3800, 3802 & 3810 Johnson Street
Net Size of Property: 1.22 acres (approximately)
Future Land Use: Office/Low Residential (0-5) units/acre
Zoning: Light Intensity Office (O-1)
One Single-family Detached Dwelling per Site
Existing Use of Land: Doctor's Office/Single Family

ADJACENT FUTURE LAND USE

North: Community Facility
South: Low Residential (0-5 units/acre)
East: Office
West: Low Residential (0-5 units/acre)

ADJACENT ZONING

North: Hospital District (HD)/ One Single-family Detached Dwelling per Site
South: One Single-family Detached Dwelling per Site (RS-5)
East: Light Intensity Office (O-1)
West: One single family detached dwelling per site (RS-5)

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

This property is located in Sub-Area 6, West-Central Hollywood, which includes the residential neighborhoods of Hollywood Hills, Park East and Hillcrest. This Sub-Area is defined by I-95 to the

east, Pembroke Road to the south, Sheridan Street to the north and 56th Avenue to the west. This sub-area is a mix of residential, commercial, office, institutional and industrial uses. Of these uses, there are a number of sub-sectors that function relatively independently. There are several activity centers with West-Central Hollywood which include the Hollywood Mall, the Memorial Regional Hospital and the Tri-Rail Stations.

CW.44: Foster economic development through creative land use, zoning and development regulations, City services and City policies.

The doctor's office is located south of Memorial Regional Hospital on the south side of Johnson Street and west of 35th Avenue. The proposed addition is contained within the existing raised footprint and therefore will have minimal impact on surrounding properties. A Special Exception is proposed for the associated at-grade parking lot which will be screened from the surrounding neighborhood with a continuous 6 foot CBS wall (8 feet tall adjacent to residential development on the west side) and landscaping to match what exists. This use will act as a buffer between the medical offices to the east and the abutting residential properties to the west. It is also consistent with the surrounding uses which include a parking garage to the northwest.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed project is located in Office and Residential Land Use areas. The goal of the Land Use Element is to "promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property."

Land Use Element:

Objective 4: Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.

Policy 4.13: Encourage mixed-use overlay districts, expanding uses and increasing heights, as well as, more intense office, commercial and mixed-use. (CWMP Policy 3.9)

Policy 5.16: Foster Economic Development through creative land use, zoning and development regulations, City Services, and City Policies.

Like the City-Wide Master Plan, the Comprehensive Plan challenges City Staff with protecting neighborhoods while also allowing for a creative mix of uses to support the economic vitality of Hollywood. The proposed building addition is located within the existing building footprint and does not have any impact on the current setbacks or building height. The associated parking lot provides needed parking for the existing and future medical practices and provides a transition into the residential neighborhood. A continuous CBS wall and 5 foot landscape buffer add screening between the residential and office uses.

CONSISTENCY WITH THE NEIGHBORHOOD MASTER PLAN

Historically, residents of Park East have been concerned about growth and expansion of Memorial Regional Hospital and surrounding office uses and their impacts on the residential community. In correlation with this, one of the Master Plan objectives for this neighborhood is to *preserve the residential character of Hollywood Hills*. The proposed development consists of an infill building addition and associated parking lot. These uses will be screened from the adjacent neighborhood with a continuous CBS wall and landscape buffer consisting of trees and shrubs on the interior and

exterior. In addition to acting as a screen, these provisions will help maintain a pleasant streetscape and overall aesthetics of the neighborhood.

ANALYSIS OF CRITERIA AND FINDINGS FOR SPECIAL EXCEPTION

Analysis of Criteria and Finding for Special Exception as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.3(G)(2). Approval, Approval with Conditions, or Denial will be based on the following criteria:

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

ANALYSIS: The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property. The proposed parking lot is consistent with the City's Comprehensive Plan as it allows the applicant to maximize use of their property and maintains massing on the eastern lots away from residential development to the west. The applicant has worked with staff to provide shrubs which exceed the required size at planting to help screen the use and create a fuller buffer along all the property lines. Additionally, the applicant is requesting a Variance to raise the CBS wall/gate in this area from the permitted 4-6 feet to 8 feet.

As stated by the architect, "The proposed parking lot addition to an existing medical office building is consistent with the comprehensive plan. The area for parking lots is designated on the Comprehensive plan "Land Use" map LU-2 as Residential. Development of the property as a parking lot is a permitted use in Residential."

FINDING: Consistent.

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

ANALYSIS: Parking lots are permitted within Residential areas as a Special Exception as they are typically viewed as an accessory use and may be appropriate depending on the mix of surrounding uses. While it is surrounded by residential on the west and south, immediately east are more office uses. As well, it is located just south of Memorial Regional Hospital on Johnson Street, making it consistent with the predominantly office atmosphere in this area. As explained by the architect, "The new lot will act as a buffer between the 2-story building and the residential properties west of the new lot. In addition, Memorial Regional Hospital and one of its parking garages is northeast of the parking lot, immediately across Johnson Street from the medical office building."

As mentioned earlier in this report, this parking lot would be a Special Exception and as such it may be appropriate to take additional measures to improve its compatibility with the surrounding residential uses. Therefore, to further improve the appearance of this parking lot and to create an association with the existing development, the applicant will be using stained concrete for the new lot's entrance driveway material to match the existing parking lot. Additionally, it is also proposed

the wall be permitted to be raised on the west side to create a total height of 8 feet, thereby creating an enhanced buffer.

FINDING: Consistent

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

ANALYSIS: "The new parking lot addition to the medical office building will provide relief to the limited parking now available on the office site. The new parking lot is contiguous with the existing parking lot, allowing traffic flow between parking areas," describes the architect.

As a result of the addition an existing driveway will be closed off and replaced with one which gives immediate access to the proposed parking lot. As such, both areas will be improved to include connection to the existing sidewalk for clear and safe pedestrian movement. Additionally, at the recommendation of staff, landscaping has been strategically placed in the area of the previous driveway to prevent confusion for clientele. The new driveway will also be gated to restrict access after-hours and alert the public this is a private parking lot. Furthermore, to create an association with the existing development, the applicant will be using stained concrete for the new lot's entrance driveway material to match the existing parking lot.

As a result of the new parking lot, the head-in/back-out parking directly onto Johnson Street which is associated with the single-family homes will be eliminated. Therefore, traffic will then circulate internally providing for safer traffic movement on premises and on Johnson Street.

FINDING: Consistent.

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

ANALYSIS: All required setbacks have been provided on all sides of the proposed parking lot. These areas include a continuous CBS wall with 5 feet of landscaping on the interior and exterior sides. The Cocoplum hedge provided exceeds the size of what is typically required at planting to help ensure an adequate buffer and soften the massing of the wall. Additionally, there will be 15 trees along with south and west property lines to provide shade and screening at a higher level than the hedge. These provisions along with an increased wall height on the west side will help mitigate any potential impacts on nearby properties.

FINDING: Consistent.

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

ANALYSIS: "The proposed parking lot is not detrimental to the health, safety or appearance of the neighborhood. Well landscaped, it will act as a buffer between the existing two medical buildings east of the parking lot and the residential district to the west."

As previously mentioned the proposed parking lot is designed with two types of screening – concrete wall and landscaping – and is a transition from the surrounding office uses to residential. The applicant has put features into place, such as a gate, to prevent automobiles from parking in this location after hours. In addition to acting as a screen to the parking lot, the proposed landscaping is aesthetically pleasing and will help enhance the streetscape. To further improve the appearance of this parking lot and create uniformity with the existing development, the applicant is using stained concrete at the entrance to the new parking lot to match what exists.

In working with the neighbor to the west, the applicant is also taking measures to ensure safety is maintained. This includes connecting the CBS wall along the west property line to the adjacent property owner's chain link fence with locked gates (north and south ends) to prevent pedestrians from using the 5 foot setback area as a cut through between the alley/neighborhood to the south and corridor to the north.

FINDING: Consistent.

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

ANALYSIS: The subject properties which are just under half of an acre combined will be converted to an at-grade parking lot and will accommodate 37 spaces. All setbacks (10 feet on the north, south and west) have been met, as well as the required open space. The applicant has worked with Engineering to create a layout for safe vehicular circulation and pedestrian movement.

FINDING: Consistent.

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

ANALYSIS: A Special Exception is defined as a use not generally appropriate in a district, but would be appropriate if consistent with review criteria listed for Special Exceptions. As noted above, the proposed parking lot is consistent with all required criteria. Furthermore, it is consistent with all zoning and land development regulations as set forth in the appropriate documents.

FINDING: Consistent.

VARIANCE

Variance to waive the maximum wall/gate height of 4-6 feet to allow 8 feet along the west property line.

The following criteria are listed in the Zoning and Land Development Regulations Section 5.6 J (1) and are utilized in evaluating Variances:

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

ANALYSIS: This request is to reduce the maximum 4-6 foot wall height in residential districts to provide 8 feet on the west side. The purpose of the restriction on height is to maintain the residential character of neighborhoods rather than creating a more commercial feel. However, in this instance, the residential neighbor to the west has requested a higher wall to enhance the buffer between the uses and maintain his property's privacy. Providing an increased height on only one side satisfies the neighbor's concerns and has minimal impact on the neighborhood. The applicant will also be placing 5 foot gates at the north and south side of the wall in this area to connect to the neighbor's fence and prevent usage of the space in between as a pathway. The applicant expresses, "As the Code requires installation of a six foot (6') high wall to separate O-1 zoning from residential property, raising the wall and adding the gates at the north end of the wall are consistent with that requirement."

FINDING: Consistent.

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

ANALYSIS: "Raising the wall provides added privacy to the residential properties west of the new parking lot. Adding the gates at each end of the wall provides additional security to the neighborhood by not allowing persons to walk through the five foot (5') space between the wall and adjacent property." The requested Variance allows the applicant to maximize the use of this property while creating a needed and desired buffer to the abutting single-family home. This additional measure further helps to separate the uses and maintain the residential integrity of the surrounding community.

FINDING: Consistent.

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

ANALYSIS: Each of the plans noted earlier in the report share an interest in the implementation of creative land uses and regulations which allow property owners to develop and redevelop their land to obtain the highest and best use to suit their needs while also keeping in mind surrounding residential communities. The request to raise the wall an additional two feet allows the

proposed parking lot to exist without compromising the privacy of the abutting home. This Variance creates an enhanced physical buffer and is at the request of the homeowner.

FINDING: Consistent.

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

ANALYSIS: "The Variance request is in direct response to the concerns of the neighborhood and if granted will in fact be more costly to construct than the six foot (6') wall," expresses the applicant. The applicant is increasing the wall height in this area to at the request of the residential neighbor who expressed concerns about maintaining privacy of their property. Rather than being less expensive, this accommodation will come at a higher cost to the applicant.

FINDING: Consistent.

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

FINDING: Not applicable.

DESIGN REVIEW

Analysis of Criteria and Findings for Design Review as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6). Approval with Conditions or Denial will be based on the following criteria:

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

ANALYSIS: This project proposes a 2,800 square foot addition to an existing 21,155 square foot doctor's office. The addition will be located on the first floor beneath the existing 2 story building. Architectural treatments will match the traditional stucco material which is there today. "The materials used and detailing are consistent with the materials and detailing of the existing building," expresses the applicant. This is consistent with the Design Guidelines which state that *all projects should consider the overall form, pattern and detail of the building.*

Also included in the scope of work is a new at-grade parking lot to the west which will contain 37 spaces for a total of 81 spaces overall. To further improve its appearance and create an association with the existing development, the applicant will be using stained concrete at the entrance driveway to match the existing parking lot. Further, the new driveway will be gated to restrict access after-hours and alert traffic this is a private parking lot.

FINDING: Consistent.

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

ANALYSIS: The applicant explains, "Since the addition is to be constructed within the footprint of the existing 2-story medical building using the same materials and detailing, it will be virtually unnoticed when complete. [It] will appear as though it had always been there." The proposed addition is within the existing building footprint and will be set back approximately four feet further from the property line than the existing building. It will also incorporate the Mediterranean style and colors.

FINDING: Consistent.

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

ANALYSIS: The proposed addition will be within the existing building footprint and will not impact existing setbacks. Additionally, since it is located beneath an existing second story, it will not have any impact on the building height. Further, the addition is less than a quarter of the existing building, thus minimizing the impact on existing scale and massing.

FINDING: Consistent.

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

ANALYSIS: As described by the Design Guidelines, *landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall Site Plan Design.* The applicant has worked with staff to provide adequate landscaping to match what exists and provide proper screening on all sides. A variety of native and exotic trees, shrubs and ground covers are being used, which include, but are not limited to Pigeon Plum and Mahogany trees along with Cocoplum, Wax Jasmine and Giant Lirope. These materials are arranged in a manner to compliment the building's architecture as well as provide a buffer for the associated parking lot. The applicant goes on to explain, "New landscaping on the site follows the basic design of the original office building's landscaping, using the same species wherever possible, maintaining design, massing of materials, etc." The applicant is working with staff for proper mitigation of existing trees on the two residential parcels.

In addition to the complimentary landscaping, the applicant is proposing to use stained concrete at the entrance of the new parking lot to create a connection with the existing lot and further enhance the site's aesthetics.

FINDING: Consistent.

SITE PLAN

A final site plan was reviewed by the Technical Advisory Committee (TAC) and comments were made by members of the TAC in a staff report dated December 20, 2010. The comments were addressed by the applicant, who then obtained the signature of each TAC member signifying the site plan's compliance with all regulations as set forth in Chapter 162 of the Hollywood Code of Ordinances, if Design is granted and with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

STAFF'S RECOMMENDATION

Special Exception: Approval.

Variance: Approval.

Design Review: Approval, if the Special Exception is granted.

Site Plan: Approval, if the Design and Special Exception are granted and with the condition a Unity of Title, in a form acceptable to the City Attorney, be submitted prior to the issuance of permits and recorded in the Broward County Public Records prior to Certificate of Occupancy (C/O).

ATTACHMENTS

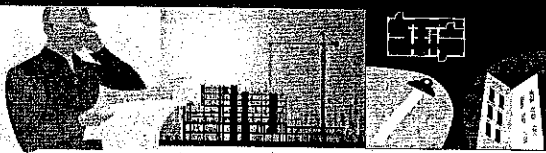
ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning District Map

Attachment A

Application Package

OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): _____

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/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

- Development Review Board Historic Preservation Board
- Planning and Zoning Board Technical Advisory Committee
- City Commission

Date of Application: 1/10/11

Location Address: 3800 Johnson Street, Hollywood, FL/3802 and 3810 Johnson Street

Lot(s): 33,34 & 35 and 28-32 Block(s): 81 Subdivision: Hollywood Hills

Folio Number(s): _____

Zoning Classification: RS-5 & O-1 Land Use Classification: Residential

Existing Property Use: Vacant Resident/Ofc Bldg Sq Ft/Number of Units: 2 units 1800sf +/-

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Yes, TAC 10-DP-57 approval on 12/20/10

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

Explanation of Request: Parking lot addition to 3800 Johnson Street

Number of units/rooms: N/A Sq Ft: 2,780

Value of Improvement: \$100,000 Estimated Date of Completion: 7-2011

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

Name of Current Property Owner: Spacemanage LLC

Address of Property Owner: 3800 Johnson Street, Hollywood, FL 33021

Telephone: (954) 962-4700 Fax: (954) 962-1707 Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Charles A. Michelson, AIA

Address: 3501 Griffin Road, Ft. Lauderdale, FL 33312 Telephone: (954) 266-2700

Fax: (954) 266-2701 Email Address: cmichelson@saltzmichelson.com

Date of Purchase: 12/06 Is there an option to purchase the Property? Yes () No (✓)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning 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: [Signature] Date: 1/31/2011

PRINT NAME: Herbert Shick Date: _____

Signature of Consultant/Representative: [Signature] Date: 1/31/11

PRINT NAME: Charles A. Michelson Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Parking Lot Addition to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Charles A. Michelson to be my legal representative before the Development Review (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 31 day of January 2011

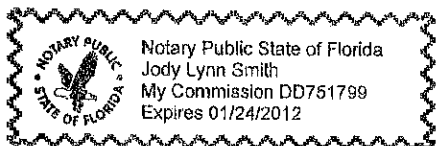
[Signature]
Notary Public State of Florida

[Signature]

SIGNATURE OF CURRENT OWNER

Herbert L. Shick, M.D.
PRINT NAME

My Commission Expires: 1/24/2012 (Check One) Personally known to me; OR _____





January 10, 2011

City of Hollywood
Office of Planning
2600 Hollywood Blvd., Suite 315
Hollywood, FL 33020
Attn: Leander Hamilton
Planning and Development Services Administrator

RE: TAC 10-DP-57
Spacemanage, Parking Lot Addition
3800 Johnson Street, Hollywood, FL

Dear Ms. Hamilton:

Following are our responses to the Special Exception Criteria and the Design Review Criteria:

A. SPECIAL EXCEPTION CRITERIA

Criteria 1:

The proposed use must be consistent with the principles of the City's Comprehensive Plan

Response: The proposed parking lot addition to an existing medical office building is consistent with the comprehensive plan. The area for the parking lots is designated on the Comprehensive Plan (C.P.) "Land Use" map LU-2 as Residential. Development of the property as a parking lot is a permitted use in Residential Areas as described in "Land Use", page LU-50 & LU-51 of the comprehensive plan, Item #3 and Item #10, which allows medical office buildings in residential areas.

Criteria 2:

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

Response: The proposed use as a parking lot is consistent with the existing and future land use patterns in the area. The parking lot is to provide additional parking for the existing 2-story medical office building on its east side. The new lot will act as a buffer between the 2-story building and the residential properties west of the new lot. In addition, Memorial Regional Hospital and one of its parking garages is northeast of the parking lot, immediately across Johnson Street from the medical office building.

Criteria 3:

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

3501 GRIFFIN ROAD, FORT LAUDERDALE, FL 33312-5444
(954) 266-2700 FAX: (954) 266-2701

www.saltzmichelson.com • e-mail: sma@saltzmichelson.com

AA-0002897



100% POST CONSUMER RECYCLED

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

Response: Since the addition is to be constructed within the footprint of the existing 2-story medical building using the same materials and detailing, it will be virtually unnoticed when complete. The addition will appear as though it had always been there. The existing building's architectural character is consistent with the residential look of the neighborhood.

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

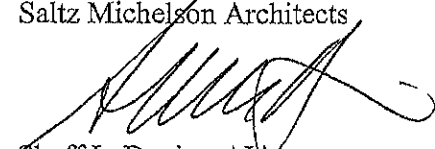
Again, since the addition is to be constructed underneath the 2nd floor within the footprint of the existing 2-story medical office building, it will have very little effect on the scale and massing of structures along the street. The new parking lot provides a buffer of approximately 160 feet between the medical office building and the houses west of the lot, thus reducing the impact of the office building's scale and massing on the street.

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

New landscaping on the site follows the basic design of the original office building's landscaping, using the same species wherever possible, maintaining design, massing of materials, etc. The existing trees on the site are to be removed as they are either unknown exotic species or fruit trees not compatible with a parking lot.

If you have any questions, please do not hesitate to call me.

Very truly yours,
Saltz Michelson Architects



Sheff L. Devier, AIA
Architect/ Senior Project Manager

SLD:rmn
encl.

2010-160\City Spec Except Ltr 2011-01-10





February 23, 2011

City of Hollywood
Office of Planning
2600 Hollywood Blvd., Suite 315
Hollywood, FL 33020
Attn: Leander Hamilton
Planning and Development Services Administrator

RE: **Site Plan Number 10-DP-57**
Spacemanage, Parking Lot Addition
3800 Johnson Street, Hollywood, FL

Dear Ms. Hamilton:

We are requesting a variance for the above project to construct the required concrete masonry (cmu) screen wall along the west side of the property to a height of eight feet (8') instead of the required six foot (6') height. We are asking for this variance as a result of meetings with the surrounding neighbors.

Our responses to the Variance Criteria are listed below:

	Variance Criteria	Response
a.	That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.	<i>The variance is basically to increase the height of one wall along the west side of the property two feet (2') for a total height of eight feet (8') at the request of the adjacent neighborhood. The wall along the south property line will remain six feet (6') high. As the code requires installation of a six foot (6') high wall to separate 0-1 zoning from residential property, raising the wall to eight feet (8') is consistent with that requirement.</i>
b.	That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.	<i>Raising the wall provides added privacy to the residential properties west of the new parking lot. Adding gates at each end of the wall will provide additional security to the neighborhood by not allowing persons to walk through the five foot (5') space between the wall and the adjacent property. And placing the north end of the wall in-line with the</i>

3501 GRIFFIN ROAD, FORT LAUDERDALE, FL 33312-5444
(954) 266-2700 FAX: (954) 266-2701

www.saltzmichelson.com • e-mail: sma@saltzmichelson.com

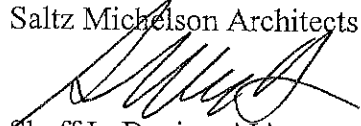
AA-0002897



		<i>existing chainlink fence to the west side creates a uniform appearance along Johnson Street.</i>
c.	That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.	<i>The variance request is consistent with the goals of the Comprehensive Plan and neighborhood plans. Raising the height of the concrete masonry wall along the west side of the property to eight feet (8') from six feet (6') creates a physical and visual demarcation line separating the residential properties to the west along Johnson Street and the office properties to the east. The new parking lot also helps create that same demarcation between the two uses.</i>
d.	That the need for the requested Variance is not economically based or self-imposed.	<i>The variance request is in direct response to the concerns of the neighborhood and if granted will in fact be more costly to construct than the six foot (6') wall.</i>

If you have any questions with regards to the above, please do not hesitate to call me.

Very truly yours,
Saltz Michelson Architects



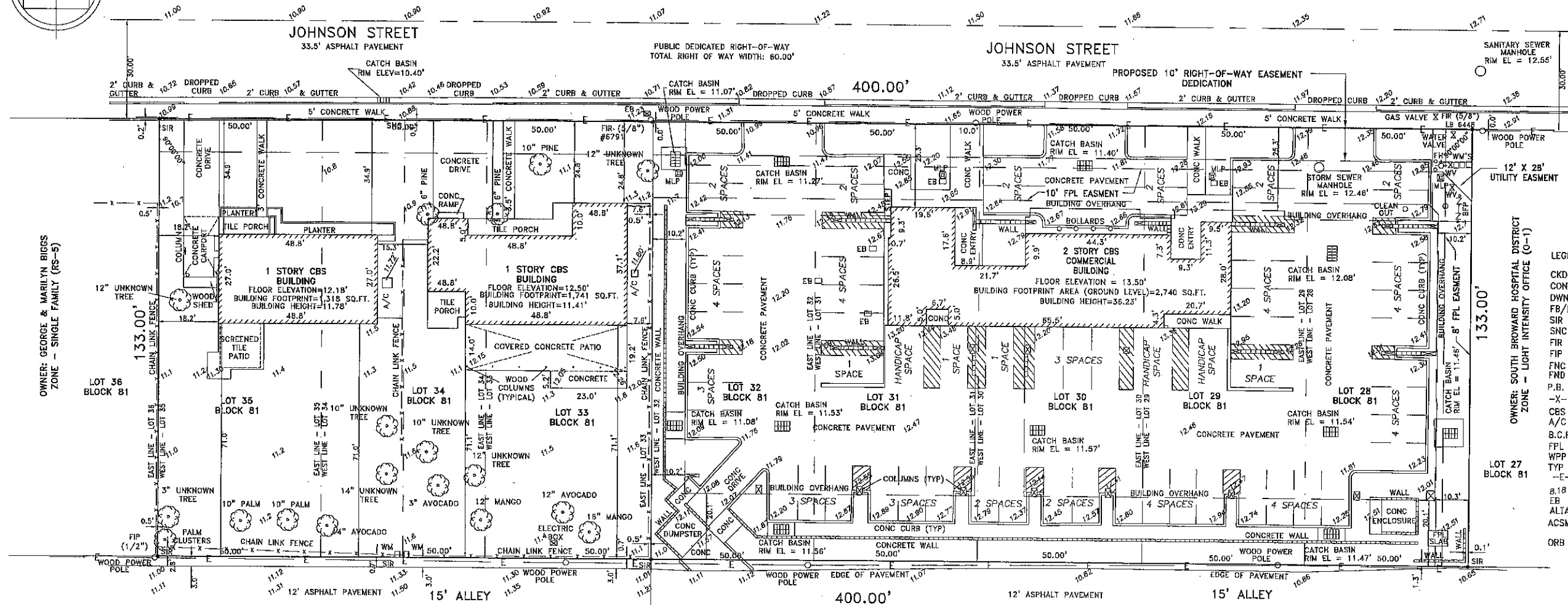
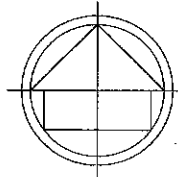
Sheff L. Devier, AIA
Architect/ Senior Project Manager

SLD:rnmm

2010-160\City Variance Ltr 2011-02-23



ALTA/ACSM LAND TITLE SURVEY



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
-X-	CHAIN LINK/ WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
WPP	WOOD POWER POLE
TYP	TYPICAL
-E-	OVERHEAD UTILITY LINES
ELEVATIONS	ELEVATIONS
EB	ELECTRIC BOX
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
ORB	OFFICIAL RECORDS BOOK

ZONING : RS 5 - SINGLE FAMILY DISTRICT
 SETBACK: FRONT 25.00'
 INTERIOR SIDE 7.5'
 REAR 15.00'

ZONING : RS 5 ZONING : O-1

ZONING : O-1 LIGHT INTENSITY OFFICE DISTRICT
 SETBACK: FRONT 25.00'
 INTERIOR SIDE 10.00'
 REAR 20.00'

PARKING SPACES: 58 REGULAR SPACES
 4 HANDICAP SPACES
 62 TOTAL PARKING SPACES

NET AREA=53,200 SQ.FT. LESS 10' R/O/W DEDICATION= 49,200 SQ.FT.
 GROSS AREA=65,200 SQ.FT.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113
PANEL NUMBER	0316 F
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	10/02/97

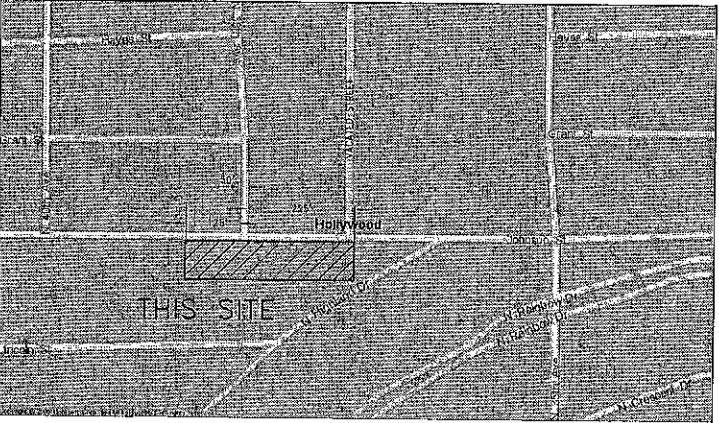
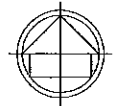
- NOTES :**
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - BENCHMARK REFERENCE : CITY OF HOLLYWOOD BENCHMARK @ LINCOLN STREET & HIGHLANDS DRIVE. ELEVATION = 11.32'

LAND DESCRIPTION :

LOT 33 AND THE EAST 1/2 OF LOT 34, BLOCK 81 "HOLLYWOOD HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE WEST 1/2 OF LOT 34 AND ALL OF LOT 35, BLOCK 81 "HOLLYWOOD HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 28, 29, 30, 31 AND 32, BLOCK 81 "HOLLYWOOD HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP (NTS)

AS TO LOTS 28, 29, 30, 31 AND 32, BLOCK 81:
 THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC. FUND FILE NUMBER : 10-2010-9501-A1. EFFECTIVE DATES FROM: FEBRUARY 21, 1931 TO DECEMBER 15, 2010.

AS TO THE WEST 1/2 OF LOT 34 AND ALL OF LOT 35, BLOCK 81:
 THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC. FUND FILE NUMBER : 10-2010-9598-A1. EFFECTIVE DATES FROM: FEBRUARY 21, 1931 TO DECEMBER 15, 2010.

AS TO LOT 33 AND THE EAST 1/2 OF LOT 34, BLOCK 81:
 THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY ATTORNEYS' TITLE FUND SERVICES, LLC. FUND FILE NUMBER : 10-2010-9600-A1. EFFECTIVE DATES FROM: FEBRUARY 21, 1931 TO DECEMBER 15, 2010.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14 AND 16 OF TABLE A THEREOF AND TO THE EXTENT POSSIBLE, SHOWS THE LOCATION OF ALL SETBACK LINES LISTED PURSUANT TO ITEM 6 OF TABLE A. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED: 10/14/10 FOR THE FIRM BY:
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION No. 4188.

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

CLIENT :
 SPACEMANAGE, LLC.

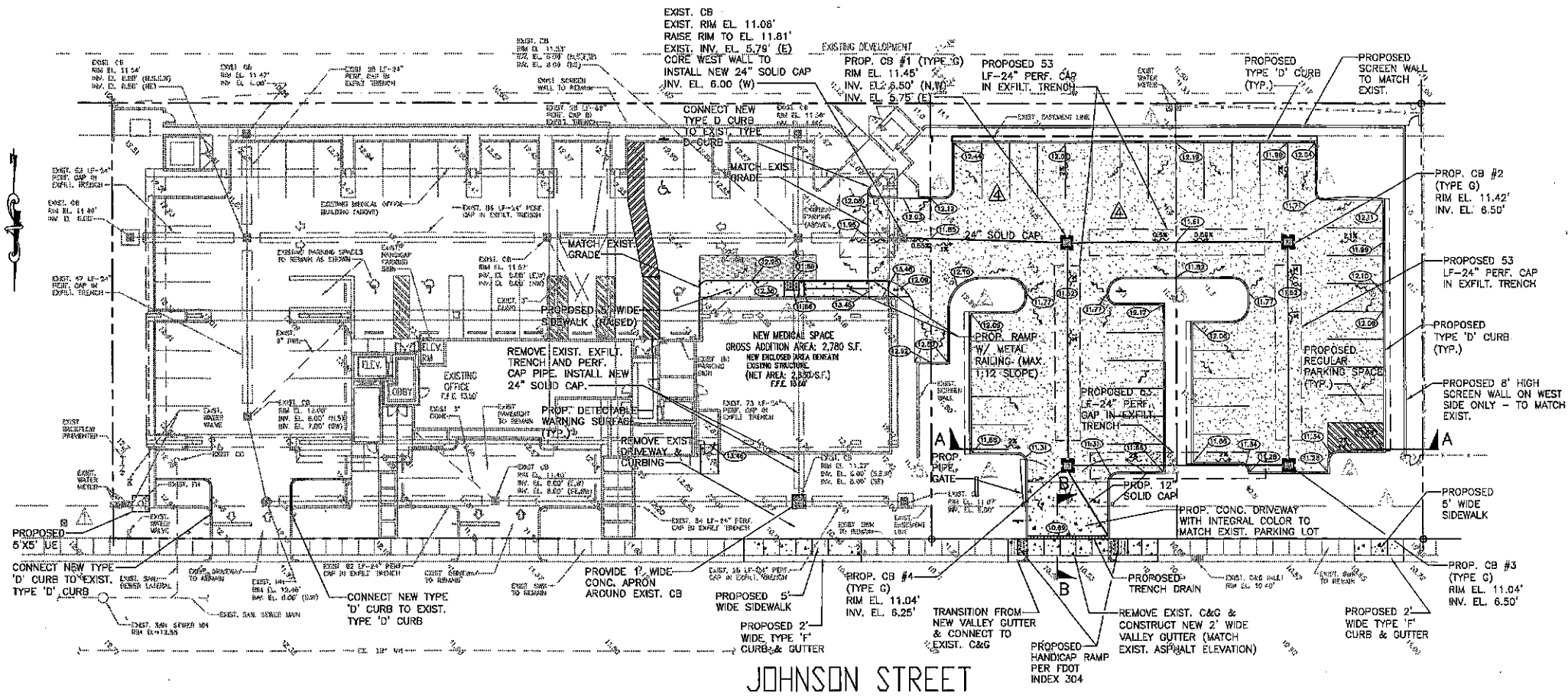
3800, 3802 & 3810 JOHNSON STREET
 HOLLYWOOD, FLORIDA 33021

ALTA/ACSM LAND TITLE SURVEY

REVISIONS

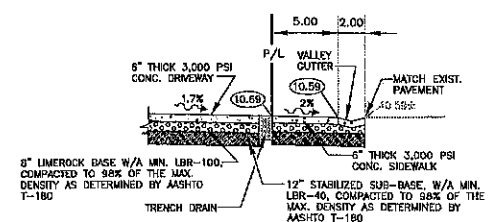
DATE	FB/PG	DWN	CKD
10/14/10	DATA/COUL	AV	REC
11/05/10		AV	REC
01/06/10		AV	REC

PROJECT NUMBER : 5171-05
 SHEET 1 OF 1 SHEET
 SCALE : 1" = 16'



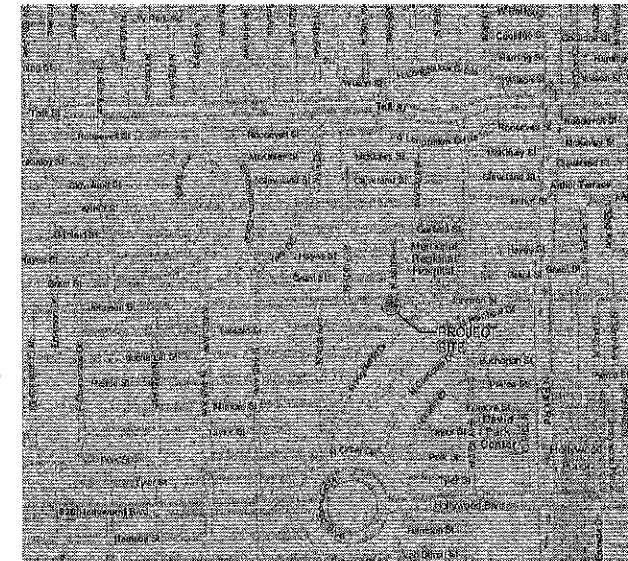
JOHNSON STREET

SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=20'



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

LOT 33, LOT 34 & LOT 35, BLOCK 81, "HOLLYWOOD HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THERE WILL BE NO NEW WATER & SEWER CONNECTIONS FOR THIS PROJECT

WATER DEMAND CALCULATIONS

#5 FULL TIME EQUIVALENT EMPLOYEES (FTE)	#2 PRACTITIONERS
(15 GPD/FTE) X (5 FTE) = 75 GPD	(250 GPD/PRACTITIONER) X (2 PRACTITIONER) = 500 GPD
TOTAL WATER DEMAND = 575 GPD	

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROP. ASPHALT TO TRANSITION TO GRADE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED SIGN (AS INDICATED)
- EXISTING RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING ELEVATION
- EXISTING WATER METER

HOLLAND ENGINEERING INC.

3900 HOLLYWOOD BLVD, STE. 303 - HOLLYWOOD - FL - 33021
 (954)367-0371 . (954)367-0372 Fax
 SUSAN C. HOLLAND, PE
 Reg. no. 41831
 EB 7325

MEDICAL OFFICE BUILDING
 3800 JOHNSON STREET
 HOLLYWOOD, FLORIDA

SALTZ MICHELSON
 ARCHITECTS

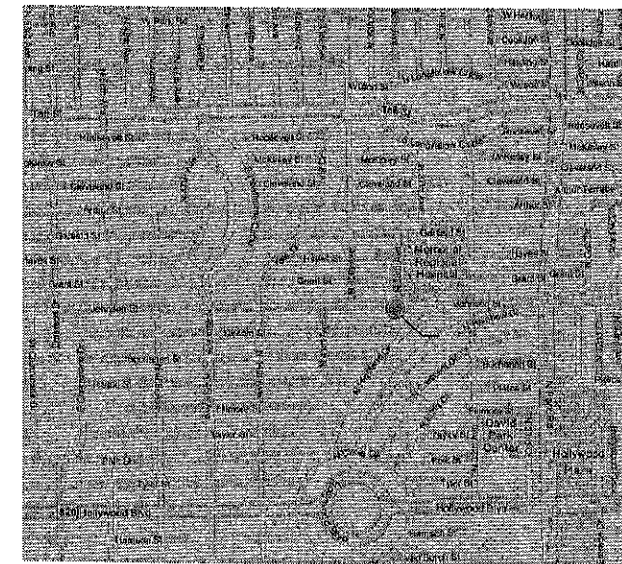
1800 Australian Avenue South
 Suite 102
 West Palm Beach, Florida 33409
 (561) 689-1870 Fax: (561) 689-0129
 sm@saltzmichelson.com
 AA-0002897

Charles Michelson AR0009976

Project No.: 2010-137
 Drawn By: JN, PK
 Checked By: CM
 DATE: 07-07-10

- REVISIONS
- CITY COMMENTS 11-02-10
 - CITY COMMENTS 01-10-11
 - CITY COMMENTS 01-24-11
 - CITY COMMENTS 01-31-11

Date: 07-07-10
 Drawn by: JN, PK
 Checked by: CM
 Project: 2010-137
 Title: PAVING, GRADING & DRAINAGE PLAN



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

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SALTZ MICHELSON ARCHITECTS

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AA-002897

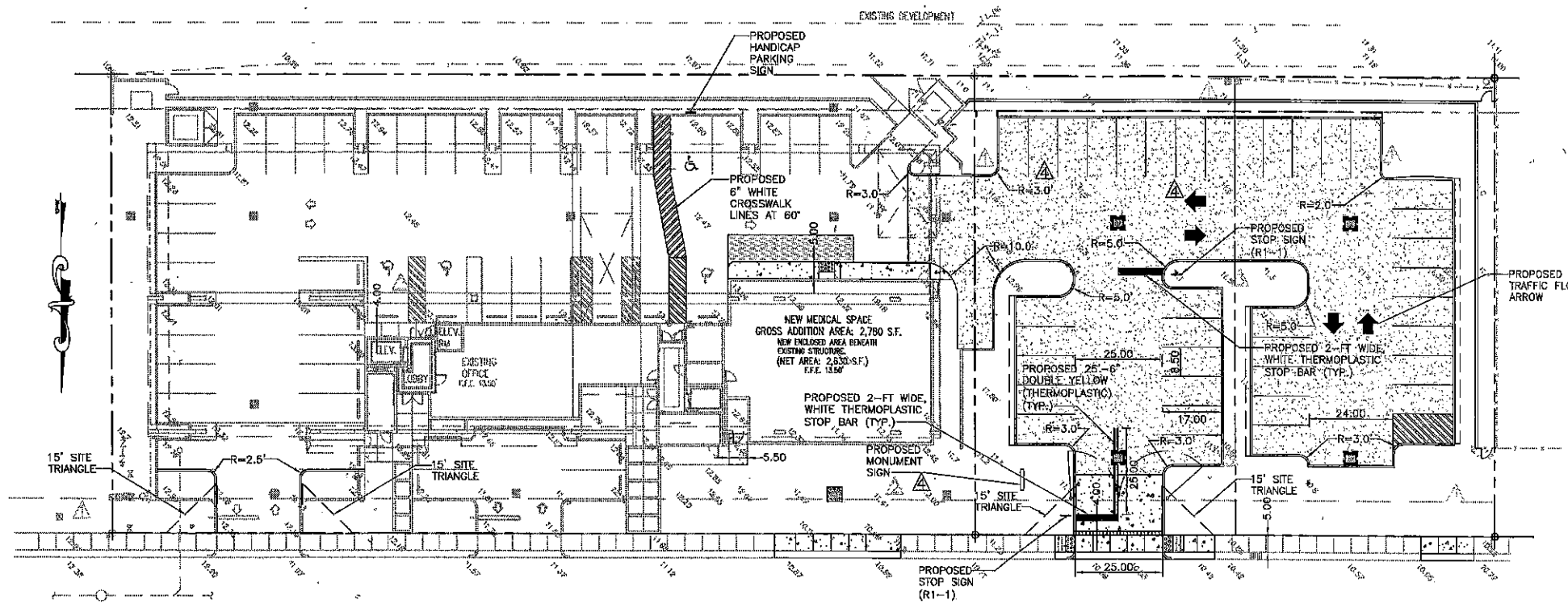
Charles Michelson AR0009976

Project No.: 2010-137
Drawn By: JN, PK
Checked By: CM
DATE: 07-07-10

REVISIONS

- ▲ CITY COMMENTS 01-19-11
- ▲ CITY COMMENTS 01-24-11
- ▲ CITY COMMENTS 01-31-11

Drawing name: S:\2010\2010-137-PAV\PAV.dwg User: JN Date: 07-07-10 11:30am



LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROP. ASPHALT TO TRANSITION TO GRADE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- EXISTING RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING ELEVATION
- EXISTING WATER METER

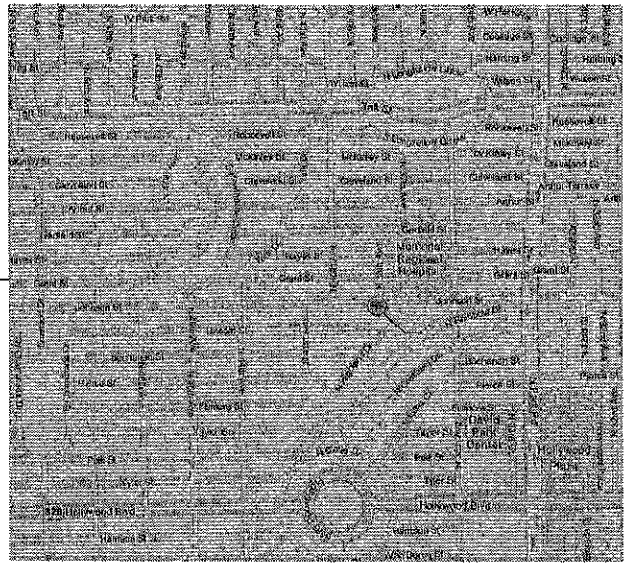
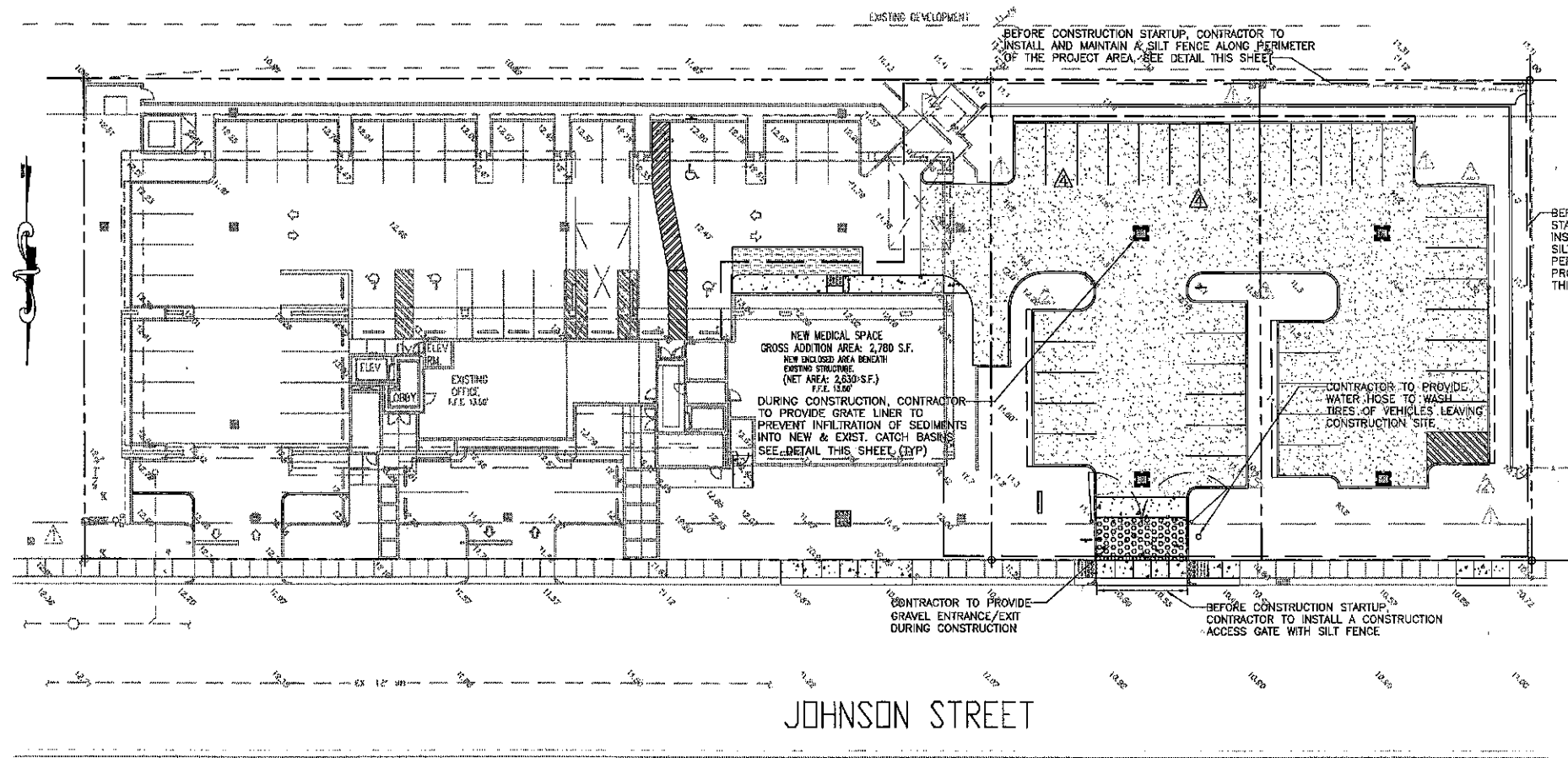
HOLLAND ENGINEERING INC.

3900 HOLLYWOOD BLVD, STE. 303 - HOLLYWOOD - FL - 33021
(954)367-0371 • (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831
EB 7325

PAVEMENT MARKINGS, SIGNAGE & DIMENSIONS PLAN

SCALE: 1"=20'



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION
LOT 33, LOT 34 & LOT 35, BLOCK 81, "HOLLYWOOD HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

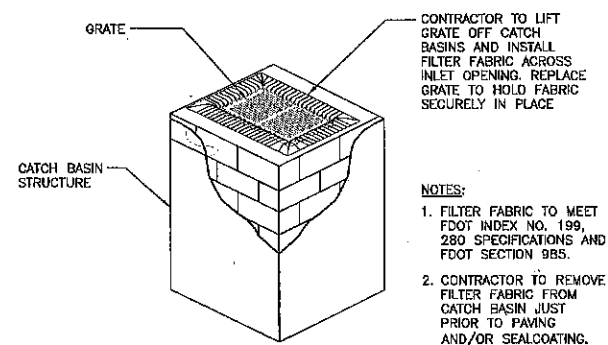
MEDICAL OFFICE BUILDING
3800 JOHNSON STREET
HOLLYWOOD, FLORIDA

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West Palm Beach, Florida 33409
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sma@saltzmichelson.com

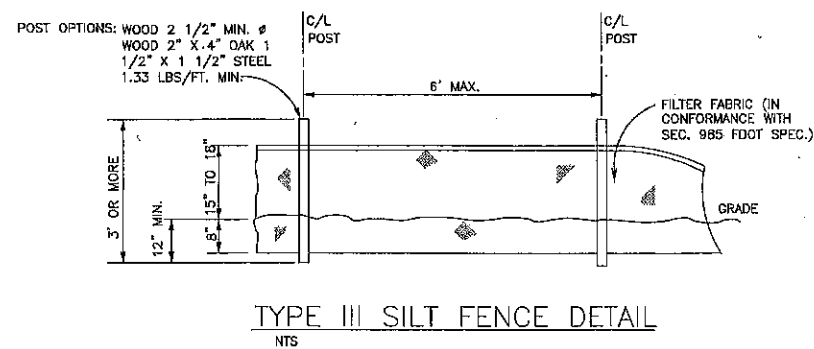
AA-0002897

JOHNSON STREET



- NOTES:
1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
 2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION
FOR CATCH BASIN
N.T.S.



TYPE III SILT FENCE DETAIL
N.T.S.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PRDP. ASPHALT TO TRANSITION TO GRADE
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED SIGN (AS INDICATED)
- PROPOSED CLEANOUT
- EXISTING RPZ BACKFLOW PREVENTER
- PROPOSED PIPING
- EXISTING PIPING AND APPURTENANCES
- EXISTING ELEVATION
- EXISTING WATER METER

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EB 7325

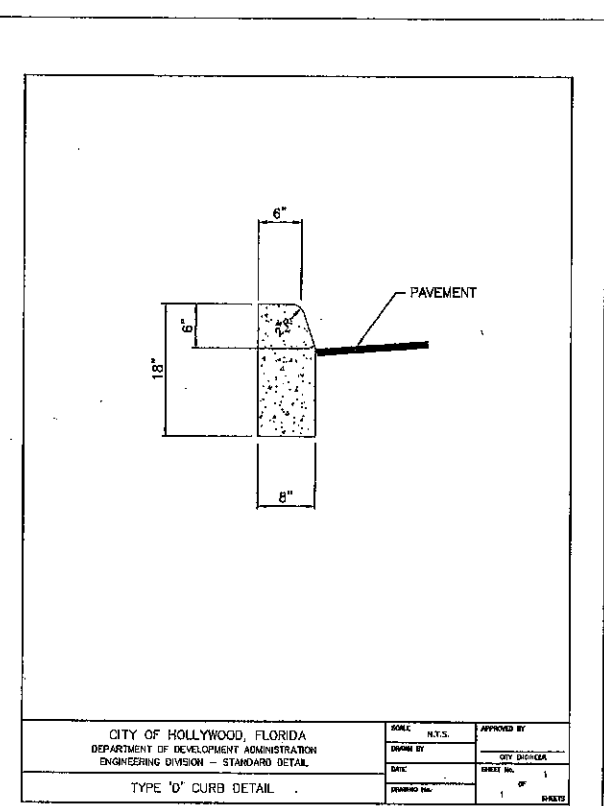
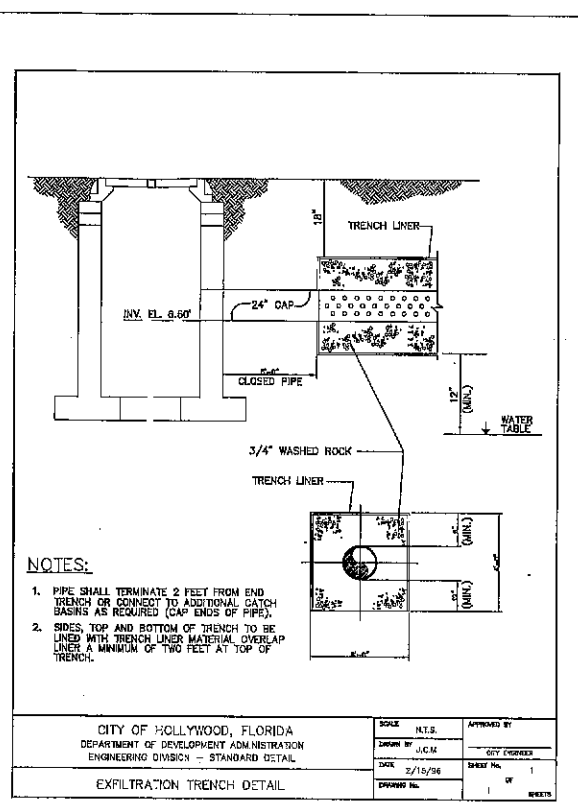
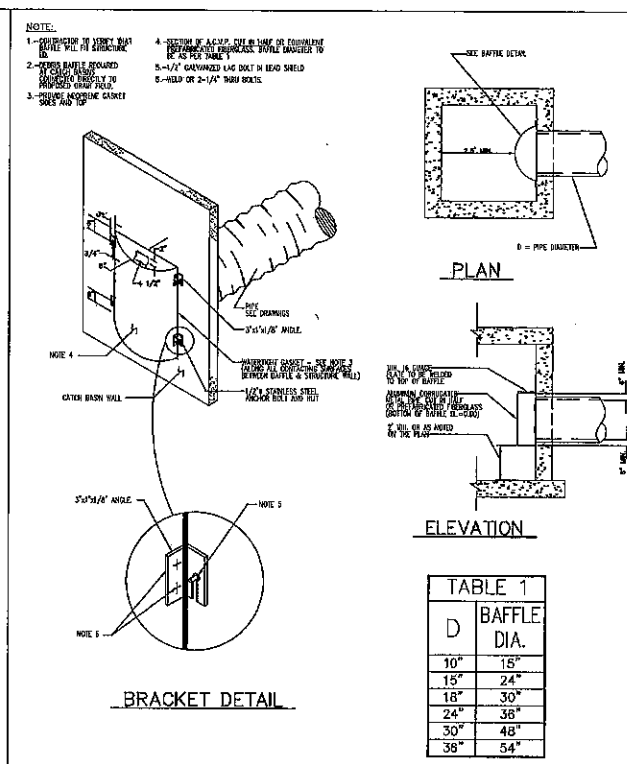
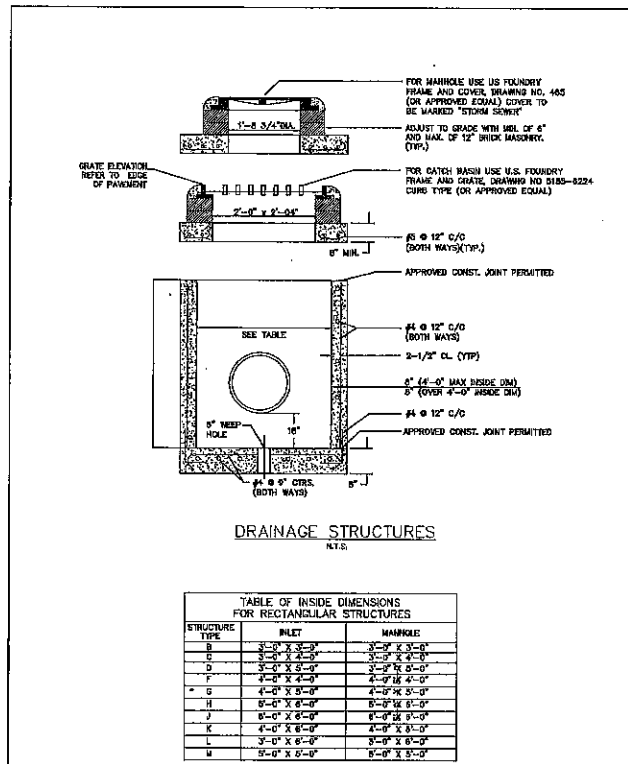
POLLUTION PREVENTION PLAN

SCALE: 1"=20'

Project No.:
2010-137
Drawn By:
JN, PK
Checked By:
CM
DATE:
07-07-10

REVISIONS

- CITY COMMENTS 01-10-11
- CITY COMMENTS 01-24-11
- CITY COMMENTS 01-31-11



DATE: 01/28/97
DRAWN: R.A.Q.
APPROVED: [Signature]

CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL

REVISIONS: [Blank]

DRAWING No. STM-01

DRAINAGE STRUCTURES SECTION DETAILS

DATE: 01/29/97
DRAWN: R.A.Q.
APPROVED: [Signature]

CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL

REVISIONS: [Blank]

DRAWING No. STM-04

POLLUTION RETARDANT BASIN DEBRIS BAFFLE DETAIL

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION - STANDARD DETAIL

SCALE: N.T.S.

APPROVED BY: [Signature]

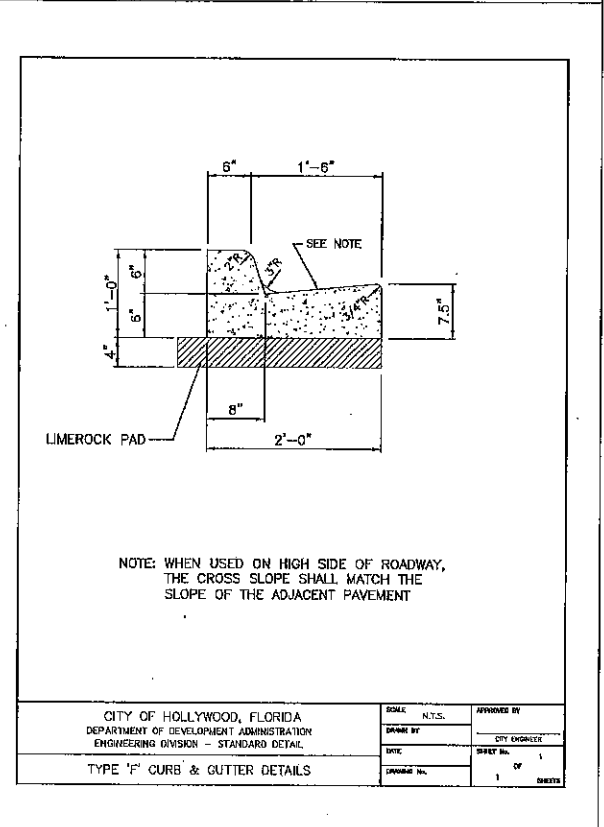
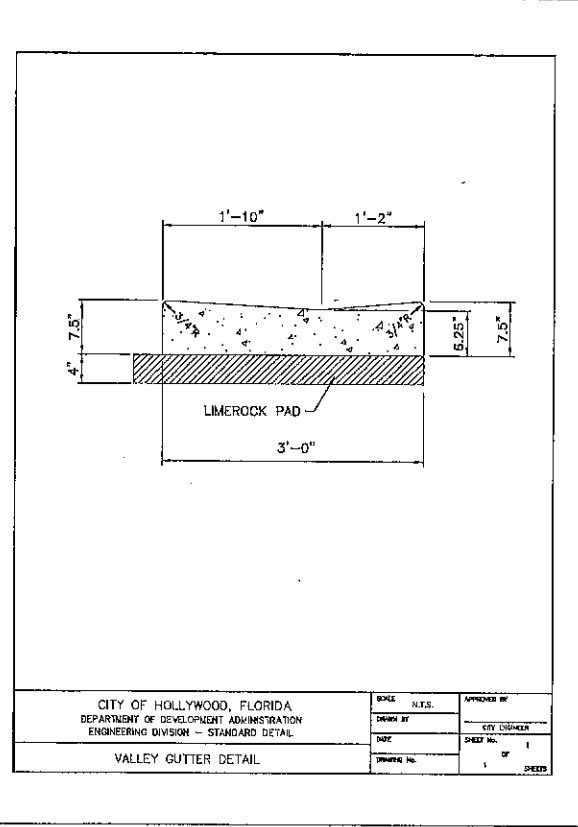
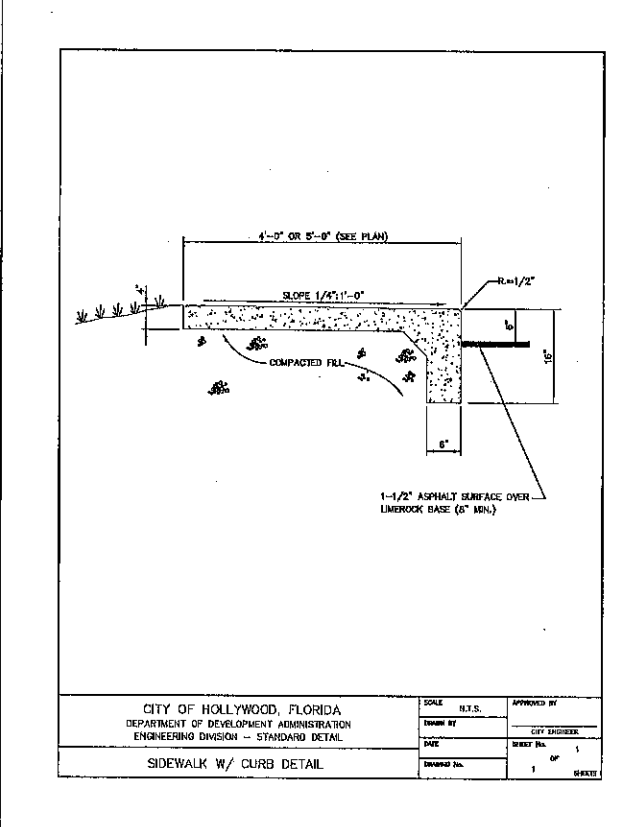
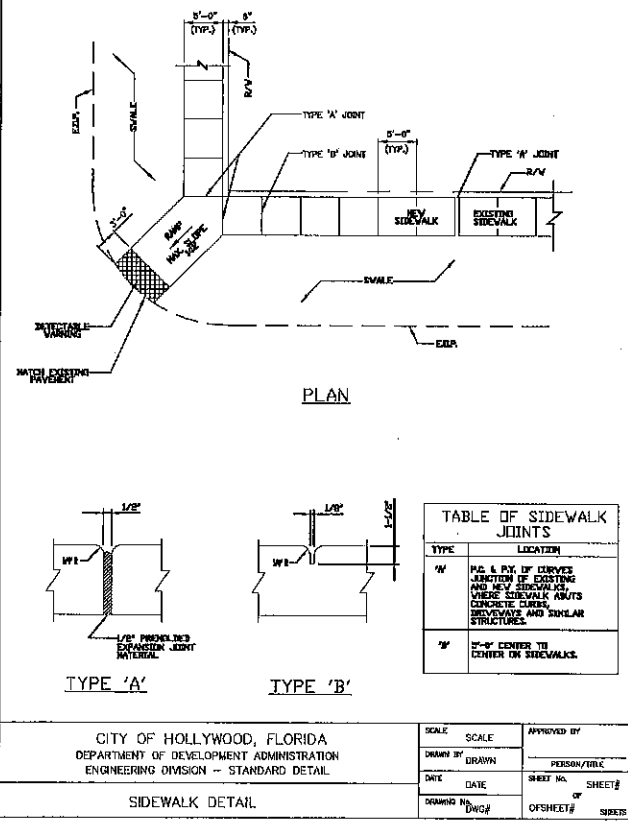
DATE: 2/15/96

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION - STANDARD DETAIL

SCALE: N.T.S.

APPROVED BY: [Signature]

DATE: [Blank]



MEDICAL OFFICE BUILDING
3800 JOHNSON STREET
HOLLYWOOD, FLORIDA

SALTZ MICHELSON
ARCHITECTS

1800 Australian Avenue South
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smta@saltzmichelson.com

AA-0002897

Charles Michelson AR0009976

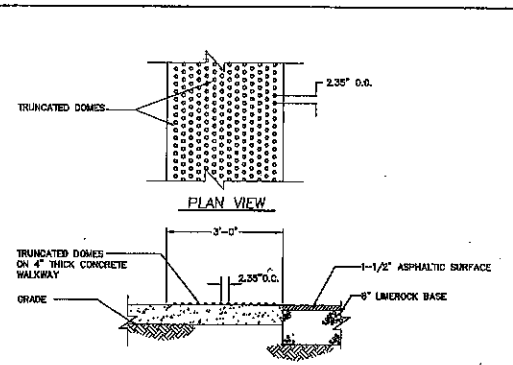
Project No:
2010-137
Drawn By:
JN, PK
Checked By:
CM
DATE:
07-07-10

REVISIONS

HOLLAND ENGINEERING INC.

3900 HOLLYWOOD BLVD., STE. 303 - HOLLYWOOD - FL - 33021
(954)367-0371 . (954)367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831
EB 7325



ALTERNATE "A" TRUNCATED DOMES

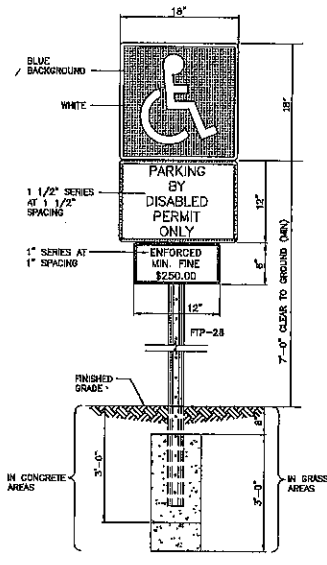
TACTILE SURFACE SHALL BE AS DESCRIBED IN STANDARD INDEX 304 OF FLORIDA DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS, JANUARY 1992. RAMP SHALL HAVE A TACTILE SURFACE TEXTURE TO A DEPTH NOT EXCEEDING 1/8" BY USE OF A TAMP OR ROLLER FABRICATED WITH AN IMPRINTING SURFACE OF EITHER 1" MESH 0.250 WIRE CLOTH (PLAIN WEAVE, CONVENTIONAL CRMP), 1-1/2" #8 EXPANDED METAL (STANDARD) OR 3 LB. EXPANDED METAL GRATING.

ALTERNATE "B" TACTILE SURFACE
DETECTABLE WARNINGS
NEXT TO VEHICULAR WAY

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT ADMINISTRATION
ENGINEERING DIVISION - STANDARD DETAIL

DOMES

SCALE	N.T.S.	APPROVED BY	
DRAWN BY		CHK. ENGINEER	
DATE		SHEET NO.	1 OF 1
EXPIRES			

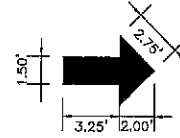


FTP-28 HANDICAP PARKING SIGN WITH SUPPLEMENTAL
12" x 6" MINIMUM FINE \$250.00 SIGN

NOTES:

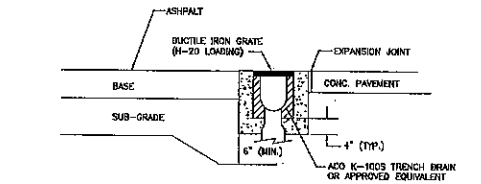
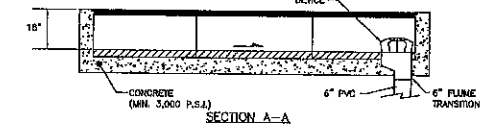
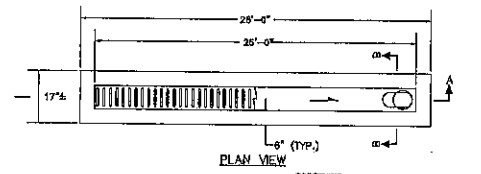
- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
- BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING SPACE, WHERE APPLICABLE.

HANDICAP PARKING SIGN DETAIL
N.T.S.



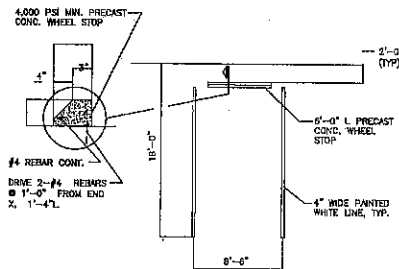
PAVEMENT ARROW
DETAIL
N.T.S.

MIN. 2-COATS OF FDOT
APPROVED PAINT
COLORS:
WHITE- ASPHALT AREAS

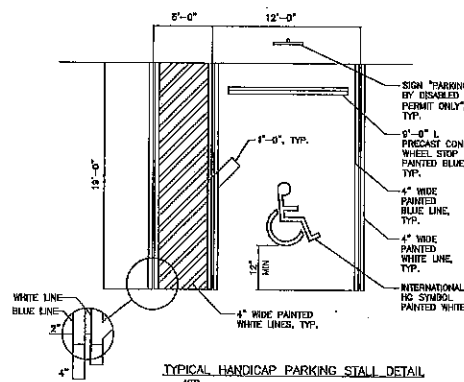


- NOTES:
- SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (ASTM D-1587)
 - CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:
ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.
ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

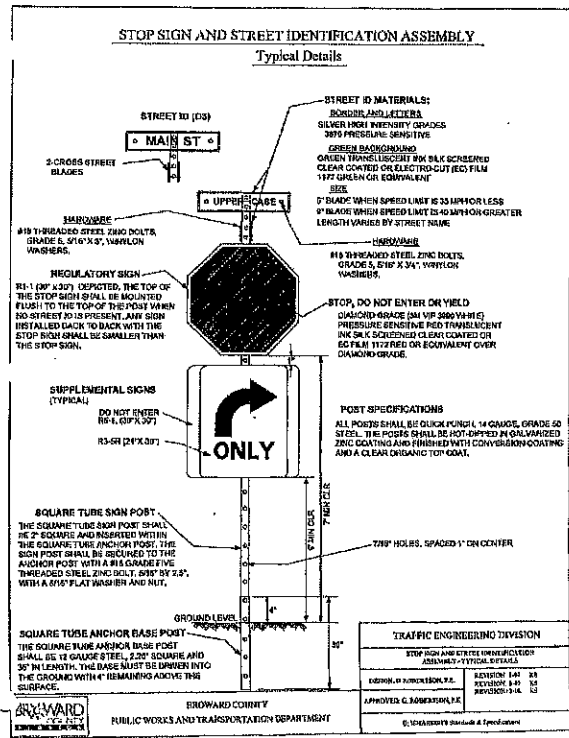
TRENCH DRAIN
N.T.S.



TYPICAL REGULAR PARKING STALL DETAIL
N.T.S.



TYPICAL HANDICAP PARKING STALL DETAIL
N.T.S.



STOP SIGN AND STREET IDENTIFICATION ASSEMBLY
Typical Details

STREET ID MATERIALS:
SILVER HIGH REFLECTIVE COPPER 30% PRESSURE SENSITIVE GREEN BACKGROUNDING GREEN THERMOPLASTIC INK BULK SCREENED CLEAR COATED OR ELECTRO-CURED FIM 100' GREEN OR EQUIVALENT
#10 TREADED STEEL ZINC BOLTS, GRADE 5, 5/16" X 3/4" W/FLYCOIL WASHERS
#10 TREADED STEEL ZINC BOLTS, GRADE 5, 5/16" X 3/4" W/FLYCOIL WASHERS
STOP, DO NOT ENTER OR YIELD
STOP, DO NOT ENTER OR YIELD
DUAL-COAT GRADE (MIN. VSP 3000 VAW) PRELUMINOUS REFLECTIVE PAVEMENT INK OR K SCREENED CLEAR COATED OR FIM FILM TYPED OR EQUIVALENT OVER DIAMOND GRADE.
POST SPECIFICATIONS
ALL POSTS SHALL BE QUICK-FITTING 1 1/2" O.D. GRADE 50 STEEL. THE POSTS SHALL BE HOT-DIPPED IN GALVANIZED ZINC COATING AND FINISHED WITH CONDUIT COATING AND A CLEAR ORGANIC TOP COAT.
TRAFFIC ENGINEERING DIVISION
STOP SIGN AND STREET IDENTIFICATION ASSEMBLY
REVISION 1: 11/11/11
REVISION 2: 11/11/11
REVISION 3: 11/11/11
APPROVED: C. MICHOLSON
DATE: 11/11/11

MEDICAL OFFICE BUILDING
3800 JOHNSON STREET
HOLLYWOOD, FLORIDA

SALTZ MICHELSON
ARCHITECTS

1800 Australian Avenue South
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West Palm Beach, Florida 33409
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sms@saltzmichelson.com

AA-0002897

Charles Michelson AR0009976

Project No.:
2010-137
Drawn By:
JN, FK
Checked By:
CM
DATE:
07-07-10

REVISIONS
CITY COMMENTS
11-02-10

HOLLAND ENGINEERING INC.

3800 HOLLYWOOD BLVD., STE. 303 - HOLLYWOOD - FL - 33021
(954) 367-0371 . (954) 367-0372 Fax

SUSAN C. HOLLAND, PE
Reg. no. 41831

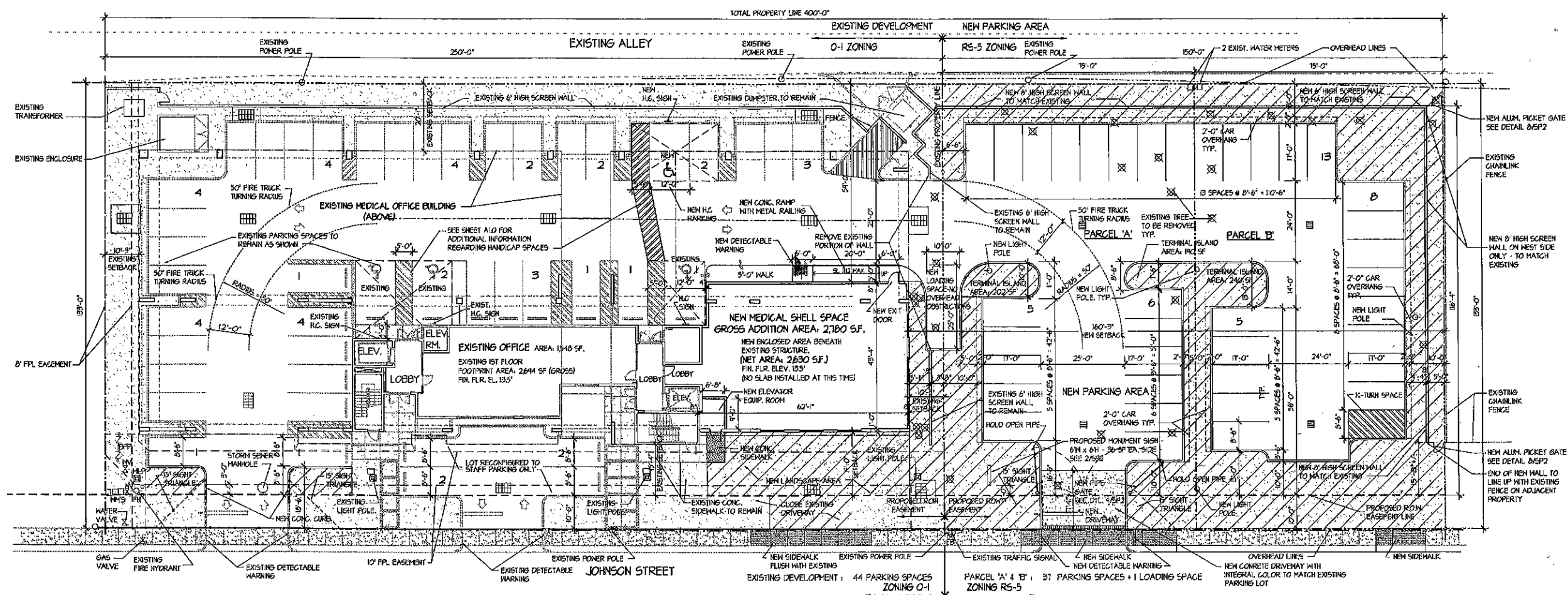
EB 7325

MEDICAL OFFICE BUILDING
 3800 JOHNSON STREET
 HOLLYWOOD, FLORIDA

SALTZ MICHELSON
 ARCHITECT

3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 266-2700 Fx: (954) 266-270
 sma@saltzmichelson.com

AA-0002897



ALL SIGNS UNDER SEPARATE PERMIT

LIGHTING LEVELS WILL NOT EXCEED 0.5 FOOT-CANDLES AT ANY PROPERTY LINES ADJACENT TO RESIDENTIAL DEVELOPMENT.

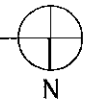
GOVERNING CODE
 FLORIDA BUILDING CODE 2001 EDITION WITH 2004 UPDATE AND BROWARD COUNTY AMENDMENTS, EFFECTIVE MARCH 1, 2004

EXISTING BUILDING PREVIOUSLY RECEIVED A VARIANCE FOR PARKING FOR THE TOTAL REQUIRED AMOUNT OF 62 SPACES.

EXISTING BUILDING PREVIOUSLY RECEIVED A VARIANCE FOR BUILDING SETBACKS AND BUILDING HEIGHT.

FIRST FLOOR PLAN / SITE PLAN

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



LEGEND	
	EXISTING TREE TO BE REMOVED
	NEW LIGHT POLE
	NEW LANDSCAPE AREAS
	NEW SIDEWALK

Charles Michelson AR0009976

Project No.: 2010-160
 Drawn By: JN, PK
 Checked By: CM
 DATE: 07-07-10

- REVISIONS
- ▲ T.A.C. COMMENTS 10/22/10
 - ▲ DRB SUBMITTAL 01/27/11
 - ▲ DRB SUBMITTAL 01/27/11
 - ▲ DRB COMMENTS 01/28/11
 - ▲ DRB COMMENTS 02/14/11

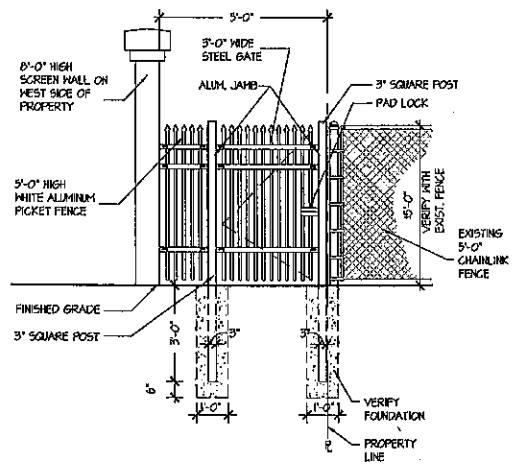
SITE DATA - EXISTING AND NEW BUILDING ADDITION				UPDATED		
DESCRIPTION	ZONING	USE OF THE BUILDING	OFFICE	PARKING REQUIRED	REQUIRED	PROVIDED
PROPERTY	O-1 - PARKING RS5	BUILDING AREA - GROSS		EXISTING BUILDING	62 SPACES *	63 SPACES
ADJACENT NORTH	HD	FIRST FLOOR - EXISTING	2644 S.F.	NEW ADDITION	11 SPACES	10 SPACES
ADJACENT SOUTH	RS5	SECOND FLOOR - EXISTING	18,461 S.F.	TOTAL PARKING	73 SPACES	81 SPACES
ADJACENT EAST	O-1	GROSS BUILDING AREA - EXISTING	21,105 S.F.			
ADJACENT WEST	RS5	GROSS BUILDING AREA - NEW	2,180 S.F.			
SITE CALCULATIONS:		TOTAL NEW GROSS BUILDING AREA:				
SITE AREA - EXISTING:	38,250 S.F.	0.763 ACRES		BREAKDOWN FOR SPACES PROVIDED		
NEW SITE ADDITION:	19,450 S.F.	0.456 ACRES		9'-6" x 19'-0" PARKING SPACES		
TOTAL SITE AREA (INCLUDING R.O.W.):	57,700 S.F.	1.22 ACRES		12'-0" x 19'-0" H.C. PARKING SPACES		
R.O.W. EXISTING (2500 S.F.) + NEW (1500 S.F.):	4,000 S.F.	0.09 ACRES		LOADING SPACE REQUIRED		
NET SITE AREA (INCL. R.O.W.):	44,200 S.F.	1.029 ACRES		LOADING SPACE PROVIDED		
EXISTING BUILDING SETBACKS (FROM ORIGINAL PROPERTY LINE)		REQUIRED		PROVIDED		
FRONT	EXISTING 15'-0"	NEW ADDITION 15'-4"		* BY PREVIOUSLY GRANTED VARIANCE.		
FRONT	NEW ADDITION 15'-0"	EXISTING 19'-0"				
REAR	EXISTING 20'-0"	NEW ADDITION 20'-1"				
INTERIOR SIDES	EXISTING 10'-0"	NEW WEST - 160'-3"				
HEIGHT	EXISTING 30'-0"	NEW WEST - 33'-0"				
		36'-0" TOP OF PARAPET				
IMPERVIOUS SURFACE NOT INCLUDING DEDICATED R.O.W.		TOTAL IMPERVIOUS AREA:		24,160 SF		
PERVIOUS SURFACE NOT INCLUDING DEDICATED R.O.W. (2'-0" CAR OVERHANGS)		NEW PERVIOUS AREA:		7,548 SF		
		TOTAL PERVIOUS AREA:		16,612 SF = 65% OF IMPERVIOUS AREA.		
		REQUIRED VEHICULAR LANDSCAPE AREA:		25% OF IMPERVIOUS AREA = 7,140 SF.		
		TOTAL PERVIOUS AREA ON SITE (INCLUDING R.O.W.):		24,811 SF = 46.75% OF SITE AREA		

EXISTING LEGAL DESCRIPTION	
LOTS 28, 29, 30, 31 AND 32, BLOCK 01, "HOLLYWOOD HILLS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
LEGAL DESCRIPTION - NEW LOT	
PARCEL 'A': HOLLYWOOD HILLS 6-22 B LOT 33, 34 E 1/2, BLK 01, BROWARD COUNTY	
PARCEL 'B': HOLLYWOOD HILLS 6-22 B LOT 34 N 1/2, 35, BLK 01, BROWARD COUNTY	

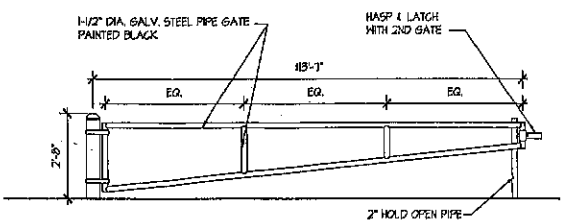
DEMOLITION NOTE

ALL IMPROVEMENTS ON THE RESIDENTIAL SITE SHALL BE DEMOLISHED AND REMOVED PRIOR TO THE COMMENCEMENT OF THIS PROJECT, INCLUDING ALL ABOVE GROUND AND UNDERGROUND IMPROVEMENTS. REMOVE ALL SEPTIC TANKS & DRAINFIELDS. VERIFY LOCATIONS.

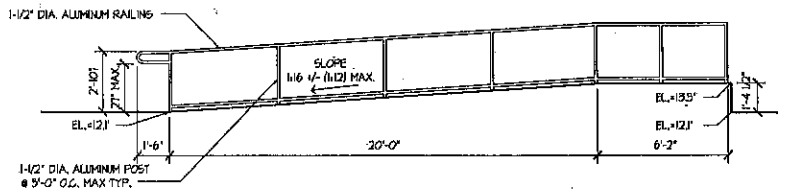
SP1



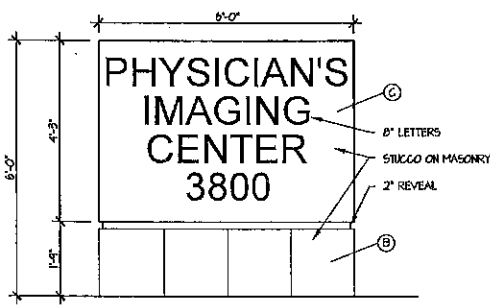
2 WALL GATE ELEV.
SCALE: 3/8" = 1'-0"



3 PIPE GATE ELEVATION (2 REQUIRED)
SCALE: 3/8" = 1'-0"

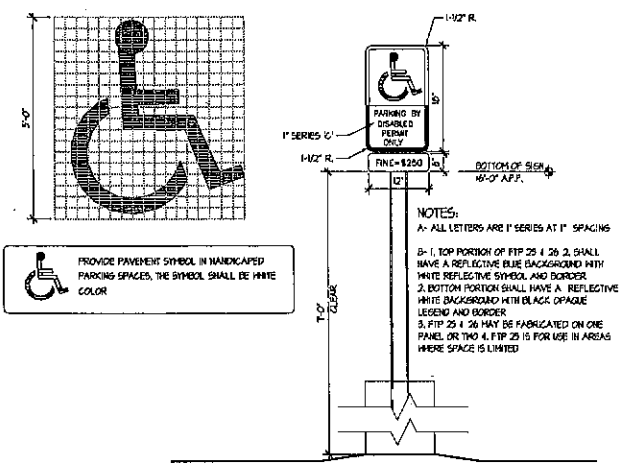


1 RAMP ELEVATION
SCALE: 1/4" = 1'-0"

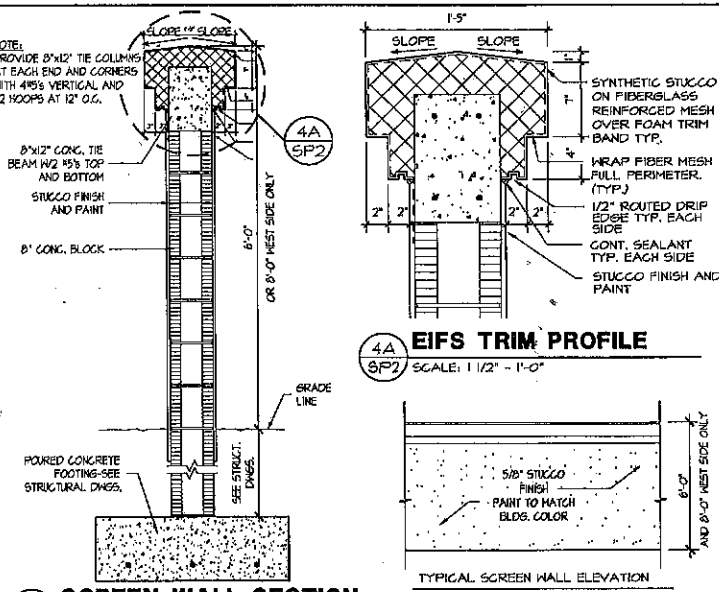


COLORS FOR NEW ADDITION AND SIGN SHALL MATCH COLOR SCHEME OF EXISTING BUILDING COLORS
(A) BENJAMIN MORE PAINT 12151-40 BEESWAX
(B) BENJAMIN MORE PAINT 12018-60 LIGHTROSE
(C) BENJAMIN MORE PAINT 12018-60 LIGHTROSE

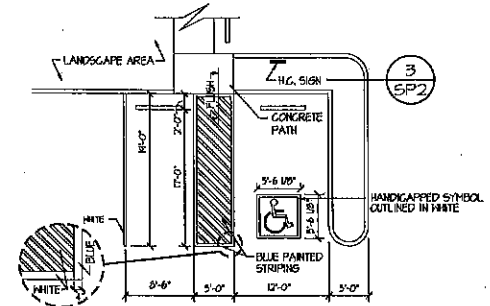
2 MONUMENT SIGN DETAIL
SCALE: NTS



3 HANDICAPPED SIGNAGE DETAIL
SCALE: NTS

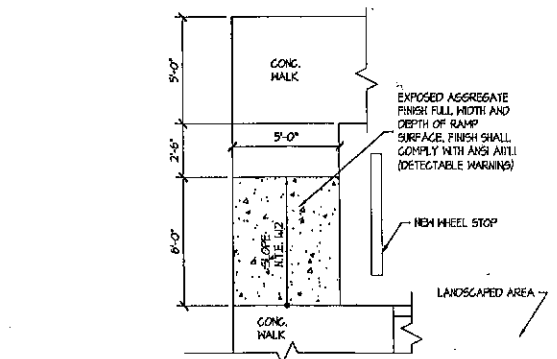


4 SCREEN WALL SECTION
SCALE: NTS



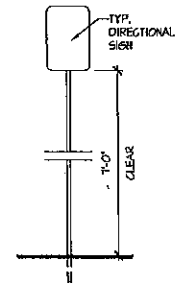
NOTE: HANDICAP PARKING SPACES SHALL BE 12' WIDE X 11' LONG
 EACH SIGN PARKING SPACE SHALL BE PROMINENTLY OUTLINED WITH PAINT AND POSTED WITH A FIXED POLE SIGN (BOTTOM OF SIGN AT 6'-0" AFF.) CLEARLY MARKED "HANDICAPPED ONLY" OR "HANDICAPPED PARKING" OR THE INTERNATIONAL WHEELCHAIR SYMBOL AND CAPTION PARKING BY DISABLED PERMIT ONLY - 4250 FINE. PROVIDE 4" BLUE STRIPES AS INDICATED.

5 HANDICAPPED PARKING SPACE
SCALE: NTS



CONTRACTOR TO COORDINATE GRADING TO ACHIEVE THE FOLLOWING:
 1. THE MAXIMUM SLOPE FOR ANY HC CURB RAMP SHALL NOT EXCEED 1/2
 2. CURB GUTTERS ADJACENT TO HC RAMP AND ALL AREAS WITH HC PAVEMENT STRIPING SHALL NOT EXCEED A SLOPE OF 1:20 PATH DIRECTION AND 1:50 CROSS SLOPE.
 3. ALL HANDICAP RAMP SHALL MEET ADA CODE AND SHALL BE BUILT TO FOOT INDEX FROM SPECIFICATIONS INCLUDING TACTILE SURFACE AS SPECIFIED. SYMBOL TO BE PLACED IN LOWER 1/3 OF STALL.

6 HANDICAPPED RAMP DETAIL
SCALE: NTS



7 TYPICAL DIRECTIONAL SIGN
SCALE: NTS

GOVERNING CODE
 FLORIDA BUILDING CODE 2007 EDITION WITH 2009 UPDATE AND
 ORCHARD COUNTY AMENDMENTS, EFFECTIVE MARCH 1, 2009

MEDICAL OFFICE BUILDING
 3800 JOHNSON STREET
 HOLLYWOOD, FLORIDA

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Charles Michelson AR0009976

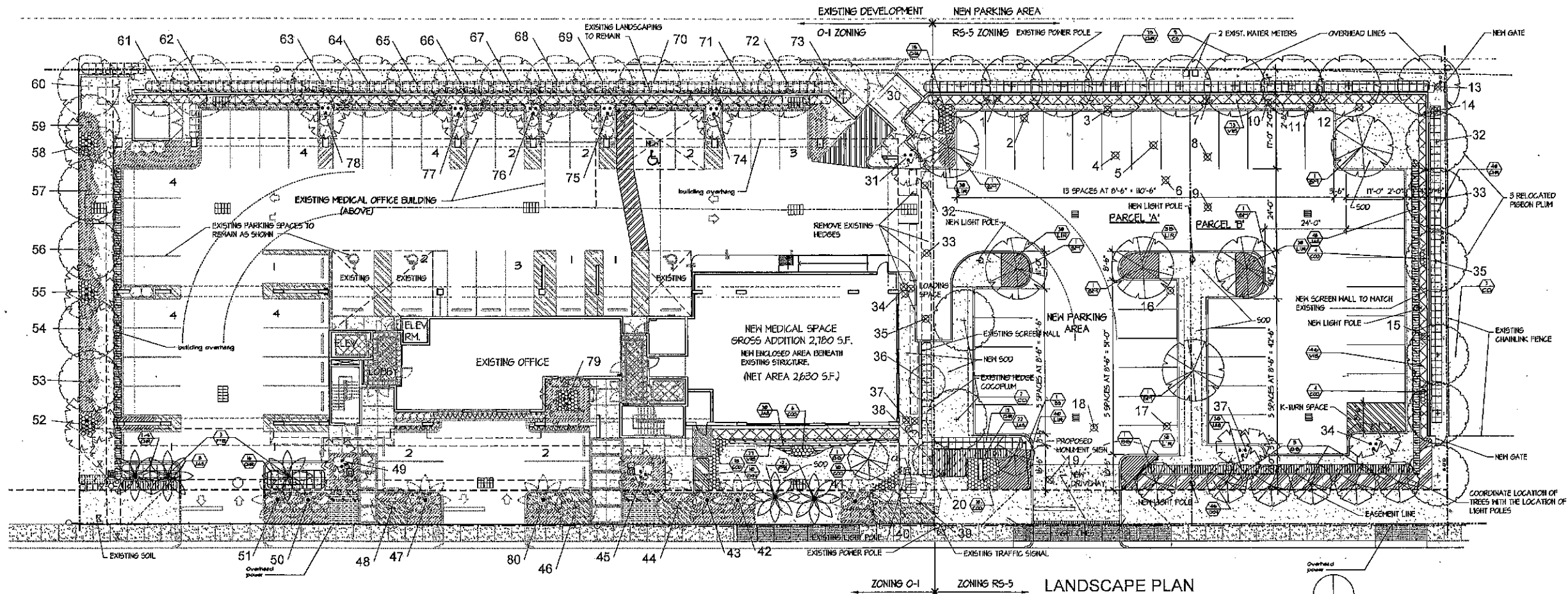
Project No.:
 2010-160
 Drawn By:
 JN, PK
 Checked By:
 CM
 DATE:
 07-07-10

REVISIONS
 T.A.C. COMMENTS
 NO210
 DRB SUBMITTAL
 Q101M
 DRB SUBMITTAL
 Q214M

Drawn by: JN, PK
 Checked by: CM
 Date: 07-07-10
 Project No.: 2010-160
 Scale: NTS
 Title: HANDICAPPED PARKING SPACE
 File: 2010-160-01.dwg
 Plot Date: 07-07-10
 Plot Time: 10:00 AM
 Plot Path: \\server\plotters\plotter1\plotter1.dwg
 Plot Device: HP DesignJet 2400

SP2

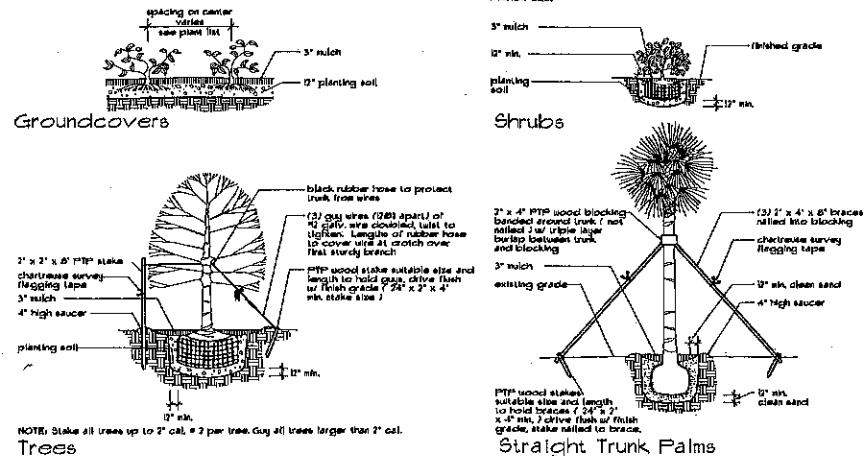
NOTES
 1. SHRUBS AND GROUNDCOVERS SHALL NOT BE PLANTED WITHIN A 3' RADIUS OF TREES AND PALMS.
 2. MULCH SHALL NOT BE INSTALLED WITHIN A 6' RADIUS OF TREE AND PALM TRUNKS.
 3. TREES SHALL BE FIELD ADJUSTED SO AS NOT TO INTERFERE WITH STOP SIGNS.



PLANTING NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER.
2. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT, AND THE CITY LANDSCAPE REVIEWER.
3. ALL LANDSCAPED AREAS TO RECEIVE 60% IRRIGATION COVERAGE BY AN AUTOMATIC SPRINKLER SYSTEM.
4. QUANTITIES ON PLANT MATERIALS ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANTS ARE TO COVER THE PLANT LIST IN ALL CASES. SOO QUANTITY IS TO BE DETERMINED BY CONTRACTOR PRIOR TO BIDDING.
5. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES TO AVOID DAMAGE.
6. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR THE PROPER PLANTING OF ALL TREES, BARRIERS, GROUNDCOVERS, AND GRASS AS SHOWN ON LANDSCAPE ARCHITECT'S PLANTING PLANS.
7. ALL GROUNDCOVER BEDS TO ADJUT PARKING, BUILDINGS, SIDEWALKS, ETC., IN A PERPENDICULAR LINE.
8. ALL TREES AND PALMS TO BE STAKED AND GUYED.
9. ALL PLANTED AREAS ARE TO BE MULCHED WITH 6" DEEP CYPRUS MULCH, GRADE 8 OR BETTER, TO A DEPTH OF 3".
10. ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% CLEAN FLUX AND 50% SAND AND BE FERTILE, AND IRRIABLE.
11. GROUNDCOVER AND SHRUBS TO BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN.
12. THE CONTRACTOR SHALL LAY OUT ON THE GROUND THE LOCATIONS FOR THE PLANTS AND OUTLINES OF AREAS TO BE PLANTED. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE LANDSCAPE ARCHITECT BEFORE EXCAVATION BEGINS. THE LANDSCAPE ARCHITECT MAY ADJUST THE LOCATION OF SPECIFIED PLANT MATERIALS PRIOR TO PLANTING.
13. TREES AND PALMS TO BE GUARANTEED FOR ONE (1) YEAR, BARRIERS AND GROUNDCOVERS TO BE GUARANTEED FOR NINETY (90) DAYS. AFTER FINAL WRITTEN ACCEPTANCE IS GIVEN BY OWNER OR LANDSCAPE ARCHITECT, CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE UNTIL THE TIME OF WRITTEN ACCEPTANCE.
14. LANDSCAPING IN SAFE DISTANCE TRAFFIC SHALL BE MAINTAINED TO PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 7' AND 6' ABOVE FINISHED GRADE.
15. ALL PROHIBITED PLANT SPECIES (AS IDENTIFIED BY THE CITY, COUNTY, STATE) SHALL BE BRIDGICATED FROM THE SITE. THIS INCLUDES BUT IS NOT LIMITED TO: RELAEALCA, BRASSICA, PEPPER AND AUSTRALIAN PINE.
16. ALL TREES REMOVAL TO BE PERMITTED AS REQUIRED BY THE CITY.
17. ALL EXISTING AND NEWLY CREATED PLANTING BEDS TO BE CLEANED AND FREE OF WEEDS AND DEBRIS AND ENCAVATED AS REQUIRED TO FULFILL PLANTING SOIL REQUIREMENTS OF THE PLANTING DETAILS.
18. HILL HOLES UNDER EXISTING TREES OR PLANT MATERIAL HAVE BEEN REMOVED TO PROVIDE LEVEL SURFACE WITH SURROUNDING AREA AND GROUND COVER IF NEW PLANT BEDS ARE NOT TO BE INSTALLED.
19. THIS PLAN PROPOSES PLANT MATERIAL AND COMBINATIONS OF PLANT MATERIAL THAT ARE DROUGHT TOLERANT TO COMPPLY WITH XERISCAPE PRINCIPLES.

PLANTING DETAILS



**Spaceusage, Parking Lot Addition
 @ 3800 Johnson Street
 Hollywood, FL**

January 4, 2011

Tree Common Name	Tree Size	Status
1. Mango	25' h. x 25' spr. x 16" cal.	remove
2. Avocado	30' h. x 20' spr. x 12" cal.	remove
3. Mango	25' h. x 15' spr. x 12" cal.	remove
4. Unknown Exotic (can't verify)	20' h. x 12" cal.	remove
5. Mango	15' h. x 10' spr. x 3" cal.	remove
6. Unknown Exotic (can't verify)	15' h. x 15' spr. x 10" cal.	remove
7. Live Oak	fallen	remove
8. Unknown Exotic (can't verify)	30' h. x 14" cal.	remove
9. Unknown Exotic (can't verify)	25' h. x 10" cal.	remove
10. Avocado	25' h. x 20' spr. x 14" cal.	remove
11. Palm	30' h. x 10" cal.	remove
12. Palm	30' h. x 10" cal.	remove
13. Arec Palm	12' h.	multi trunk remove
14. Arec Palm	12' h.	multi trunk remove
15. Unknown Exotic (can't verify)	35' h. x 25' spr. x 12" cal.	remove
16. Unknown Exotic (can't verify)	12' h. x 15' spr. x 10" cal.	remove
17. Pine (Lobson)	25' h. x 16" cal.	remove
18. Norfolk Island Pine	25' h. x 16" spr. x 6" cal.	remove
19. Norfolk Island Pine	10" cal.	remove
20. Crepe Myrtle Bush	7' x multi branch	remove
21-29. Not Used		
30. Pigeon Plum	12' h. x 5' spr. x 3" cal.	remain
31. Triple Alexander Palm	24' h. x (3) 3" cal.	remain
32. Pigeon Plum	12' h. x 5' spr. x 3" cal.	RELOCATE-NATIVE
33. Pigeon Plum	12' h. x 5' spr. x 3" cal.	RELOCATE-NATIVE
34. Triple Alexander Palm	24' h. x (3) 3" cal.	RELOCATE
35. Pigeon Plum	12' h. x 5' spr. x 3" cal.	RELOCATE-NATIVE
36. Pigeon Plum	12' h. x 5' spr. x 3" cal.	remain
37. Triple Alexander Palm	24' h. x (3) 3" cal.	RELOCATE
38. Pigeon Plum	12' h. x 5' spr. x 3" cal.	remain
39. Glaucaous Cassia	20' h. x 15' spr. x 4" cal.	remain
40. Glaucaous Cassia	20' h. x 15' spr. x 4" cal.	remain
41. Alexander Palm	24' h. x (2) 3" cal.	remain
42. Alexander Palm	24' h. x (2) 4" cal.	remain
43. Alexander Palm	24' h. x (2) 4" cal.	remain
44. Glaucaous Cassia	20' h. x 15' spr. x 4" cal.	remain
45. Triple Alexander Palm	24' h. x (3) 4" cal.	remain
46. Glaucaous Cassia	20' h. x 15' spr. x 4" cal.	remain
47. Alexander Palm	24' h. x (2) 4" cal.	remain
48. Glaucaous Cassia	20' h. x 15' spr. x 4" cal.	remain
49. Triple Alexander Palm	24' h. x (3) 4" cal.	remain
50. Alexander Palm	24' h. x (2) 4" cal.	remain
51. Alexander Palm	24' h. x (2) 4" cal.	remain
52. Triple Alexander Palm	24' h. x (3) 4" cal.	remain
53. Pigeon Plum	12' h. x 5' spr. x 3" cal.	remain
54. Pigeon Plum	12' h. x 5' spr. x 3" cal.	remain

NEW PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY	NATIVE
CD	Coccoloba diversifolia Pigeon Plum	10' h. x 5' spr. 2" cal.	5	?
116G	Conocarpus n. var. bicolor Silver Buttonwood	8' h. x 5' spr. 2" cal.	5	?
81	Quercus laevis White Oak	12' h. x 6-8' spr. 2" cal.	6	?
178	Phycosporopsis elegans Alexander Palm	16' cal. h. straight trunk 2" cal.	5	
66	Senna torontalis Glaucaous Cassia	10' h. x 5' spr. 2" cal. 2" cal.	5	
GR	Oryzobolus laevis Coccoloba Hedge	3 gal. 36" h. x 20" spr. 24" cal.	100	?
GOO	Coccoloba verticillata Honeyey Crotch	3 gal. 18" h. x 18" spr. 18" cal.	71	
104	Isora hirsuta glauca Nara drist flora	3 gal. 24" h. x 18" spr. 24" cal.	56	
JAB	Jasminum volubile Wax Jasmine	3 gal. 18" h. x 18" spr. 24" cal.	158	
LIR	Liriodendron tulipifera Giant Liriodendron	1 gal. 18" spr. 18" cal.	105	
VIS	Vitex vitifera Vitexum Hedge	3 gal. 24" h. x 18" spr. 24" cal.	146	
600	Synotaphus secundatum St. Augustine Roseleaf	full fresh sod	48	reg'd

**Silver buttonwood trees are acceptable under power lines per P.P.L.s
 Right tree, Right Place guidelines.

CODE COMPLIANCE DATA - NEW PARKING LOT

PERMITS/OTHER

1 Tree / 50' x Johnson Street	1 tree required
100' x 50' (Access) / US / 70'	1 trees provided
East Property Line Not applicable	
South Property Line 50' / 70'	8 trees provided
West Property Line 150' / 70' *	1 trees required
(11) Tree / 1000 sq. ft. of previous area free area	8 trees required
1500' x 1000'	10 trees provided

TOTAL TREES
 New Parking Lot: 33 total trees provided including relocated 3 trees and 2 triple palms

NATIVE TREES REQUIRED (50% + 60%)
 15 native required
 20 native provided
 5 native provided

NATIVE SHRUBS REQUIRED 40% OR MORE
 160 shrubs required
 160 shrubs provided

STREET TREES
 No Landscape area in Public ROW
 1 tree / 50' along Johnson Street
 150' / 50' : 3 trees required
 1 trees provided

TREE COUNT

EXISTING TREES TO REMAIN	145
EXISTING TREES/PALMS RELOCATED TO NEW LOT	1
NEW TREES IN NEW LOT	171
EXISTING SITE	
NEW TREES	1
NEW DOUBLE PALMS - 5 BRCH	1
EXISTING TREES TO BE REMOVED	138
8 TREES ARE REPLACEMENT TREES FOR THOSE REMOVED	

NOTES

1. SHRUBS AND GROUNDCOVERS SHALL NOT BE PLANTED WITHIN A 3' RADIUS OF TREES AND PALMS.
2. MULCH SHALL NOT BE INSTALLED WITHIN A 6' RADIUS OF TREE AND PALM TRUNKS.
3. TREES SHALL BE FIELD ADJUSTED SO AS NOT TO INTERFERE WITH STOP SIGNS.
4. EXTEND EXISTING IRRIGATION SYSTEM AND CREATE NEW ZONES CONNECTED TO EXISTING TRIPLE CLOCK.
5. EXISTING TREES IN THE NEW DRIVEWAY CONNECTION TO BE TRANSPLANTED.

MEDICAL OFFICE BUILDING
 3800 JOHNSON STREET
 HOLLYWOOD, FLORIDA

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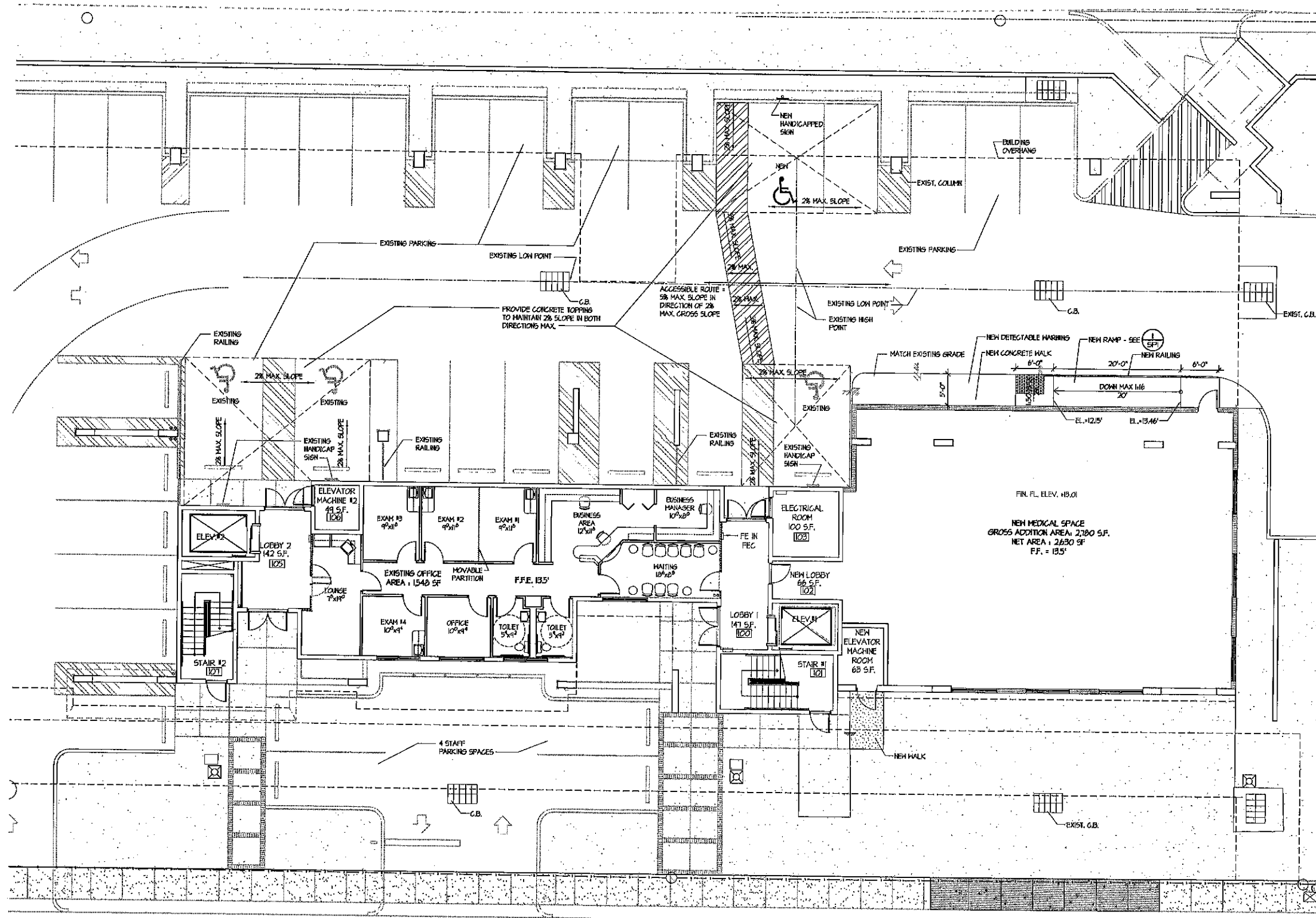
AA-0002897

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Project No.: 2010-160
 Drawn By: JM, PK
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 DATE: 07-07-10

- REVISIONS**
- LAG COMMENTS 10/22/10
 - DRS SUEMITHAL 02/24/11
 - DRS SUEMITHAL 02/24/11
 - DRS COMMENTS 02/24/11
 - DRS COMMENTS 02/24/11

L1.0



MEDICAL OFFICE BUILDING
 3800 JOHNSON STREET
 HOLLYWOOD, FLORIDA

SALTZ MICHELSON
 ARCHITECTS

3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 266-2700 Fx: (954) 266-2701
 sms@saltzmichelson.com

AA-0002897

Charles Michelson AR0009976

Project No.: 2010-160
 Drawn By: JN, PK
 Checked By: CM
 DATE: 07-07-10

REVISIONS
 T.A.C. COMMENTS
 11-02-10
 DRB SUBMITTAL
 01/07/11

FLOOR PLAN
 SCALE 1/8" = 1'-0" AREA: 1,548 SF.

GOVERNING CODE
 FLORIDA BUILDING CODE 2001 EDITION WITH 2004 UPDATE AND
 BROWARD COUNTY AMENDMENTS, EFFECTIVE MARCH 1, 2004

A1.0

SALTZ MICHELSON
 ARCHITECTS

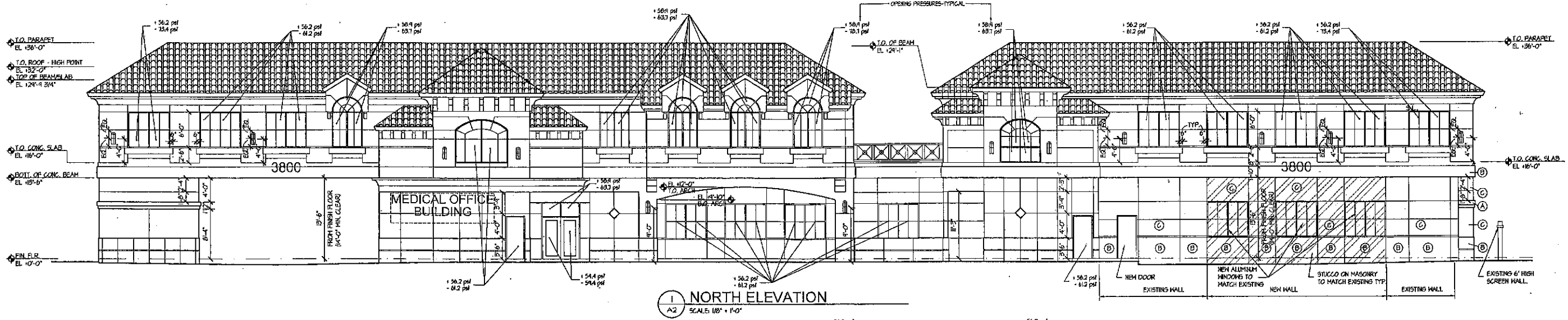
3501 Griffin Road
 Ft. Lauderdale, FL 33312
 (954) 266-2700 Ex: (954) 266-2701
 sma@saltzmichelson.com

AA-0002897

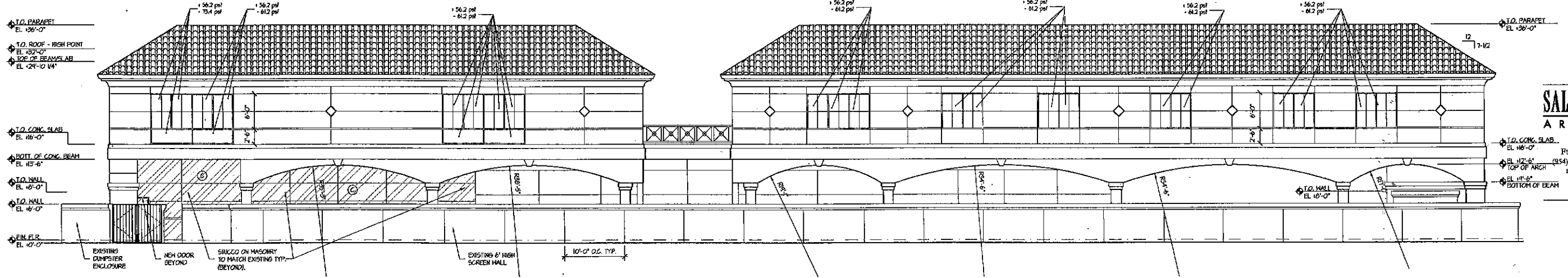
Charles Michelson AR0009976

Project No.: 2010-160
 Drawn By: JN, PK
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 DATE: 01-07-10

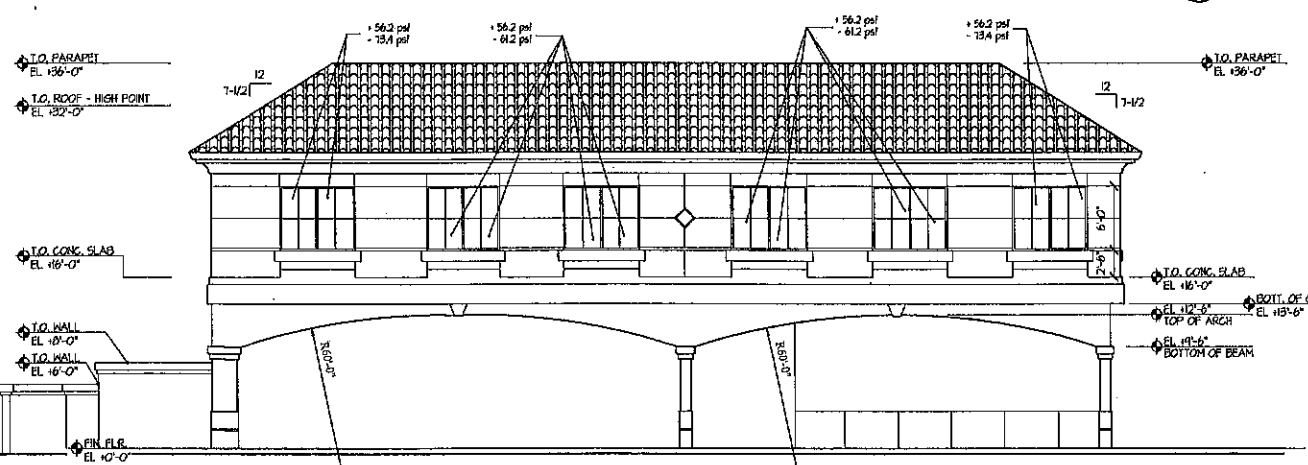
REVISIONS
 TAG COMMENTS
 02/22/10
 DRB COMMENTS
 02/24/10



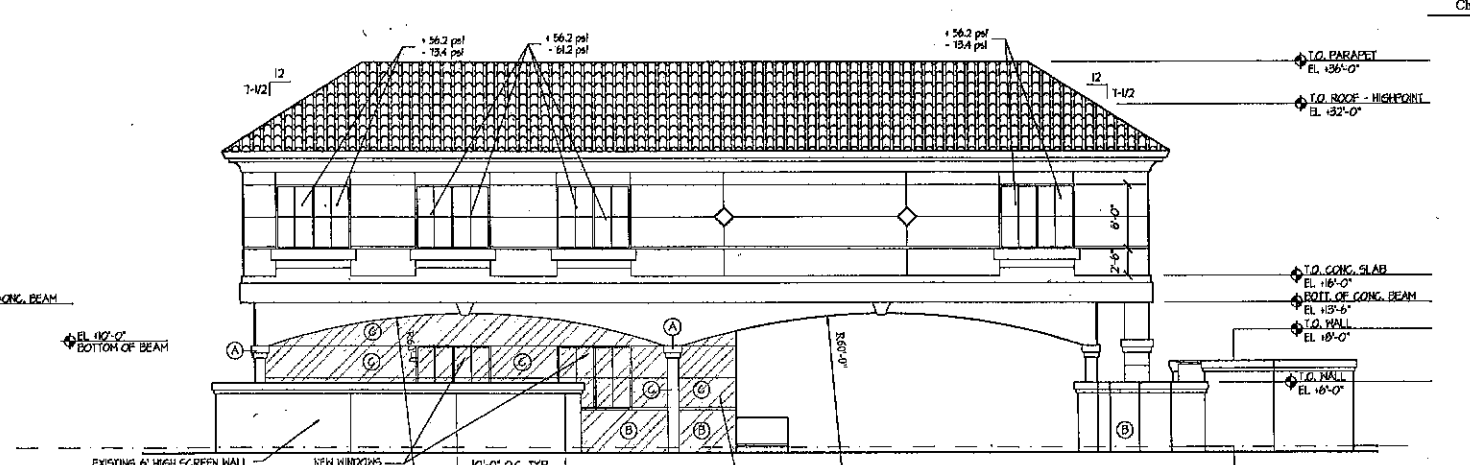
1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



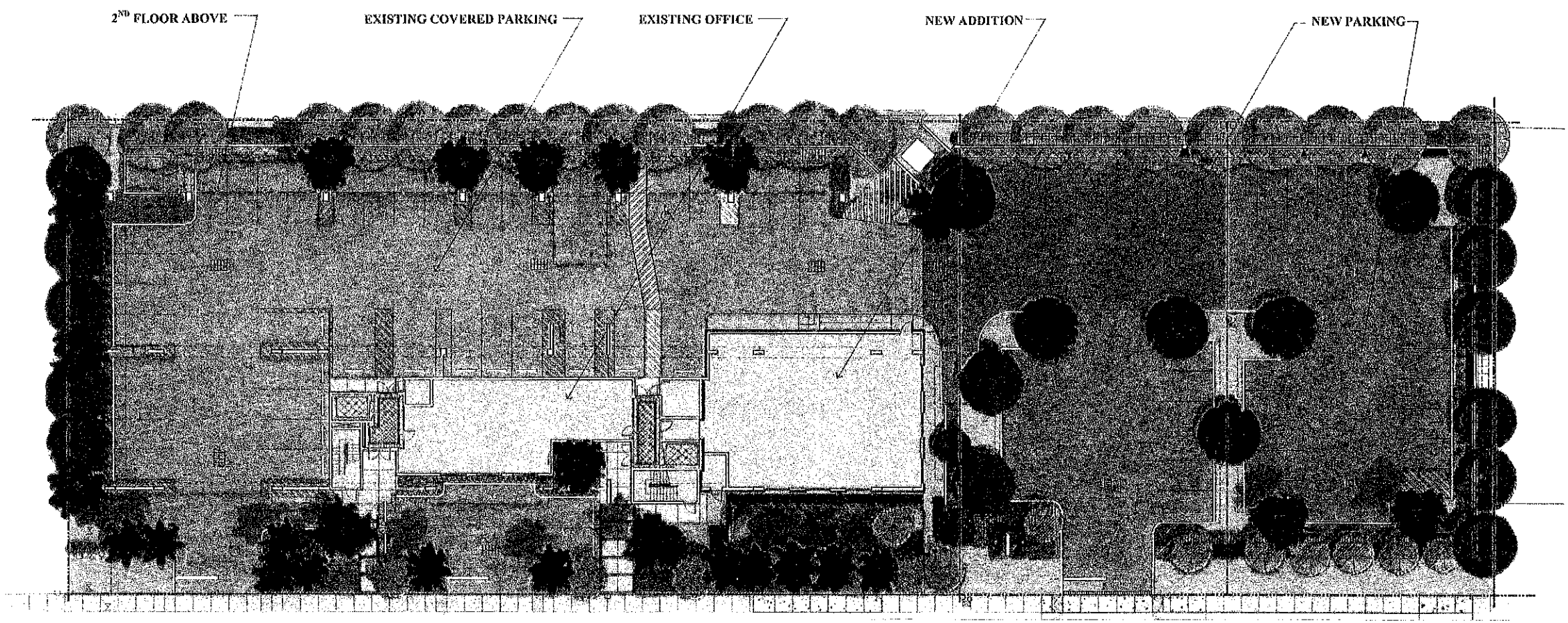
3 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

NEW BUILDING ADDITION

COLORS FOR NEW ADDITION SHALL MATCH COLOR SCHEME OF EXISTING BUILDING COLORS
 (A) BENJAMIN MORE PAINT #251-10 IVORY TONER
 (B) BENJAMIN MORE PAINT #251-40 BEEHIVE
 (C) BENJAMIN MORE PAINT #2010-60 LIGHTHOUSE
 ALUMINUM WINDOWS SHALL MATCH EXISTING WINDOWS, COLOR GREEN FRAMES & GREEN GLASS



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

MEDICAL OFFICE BUILDING
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Project No.:
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 DATE:
 07-07-10

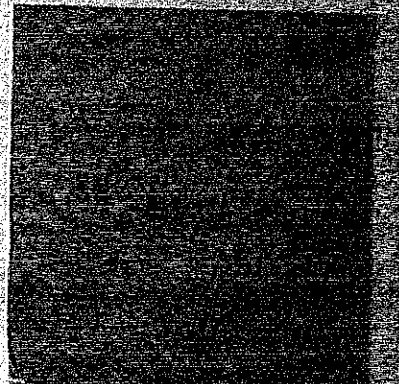
REVISIONS

Project No.: 2010-160
 Date: 07-07-10
 Scale: 1/8" = 1'-0"
 Plot Date: 07-07-10
 Plot Time: 10:00 AM
 Plot Path: C:\Users\jmiche\OneDrive\Desktop\2010-160\2010-160.dwg
 Plot Device: HP DesignJet 2450

SPL1



BENJAMIN MORE PAINT
#2157-70 IVORY TOWER



BENJAMIN MORE PAINT
#2157-40 BEESWAX

BENJAMIN MORE PAINT
#2018-60 LIGHTHOUSE

ALUMINUM WINDOW TO MATCH EXISTING
GLASS & FRAME COLOR GREEN

PARTIAL NORTH ELEVATION

MEDICAL OFFICE BUILDING - 3800 JOHNSON ST. HOLLYWOOD, FLORIDA

SALTZ MICHELSON
ARCHITECTS

Attachment B

Land Use & Zoning District Map


3800, 3802, & 3810 Johnson Street



PLANNING AND
DEVELOPMENT SERVICES

Legend

— Streets

 Subject Properties

Land Use

 LRES

 OFF

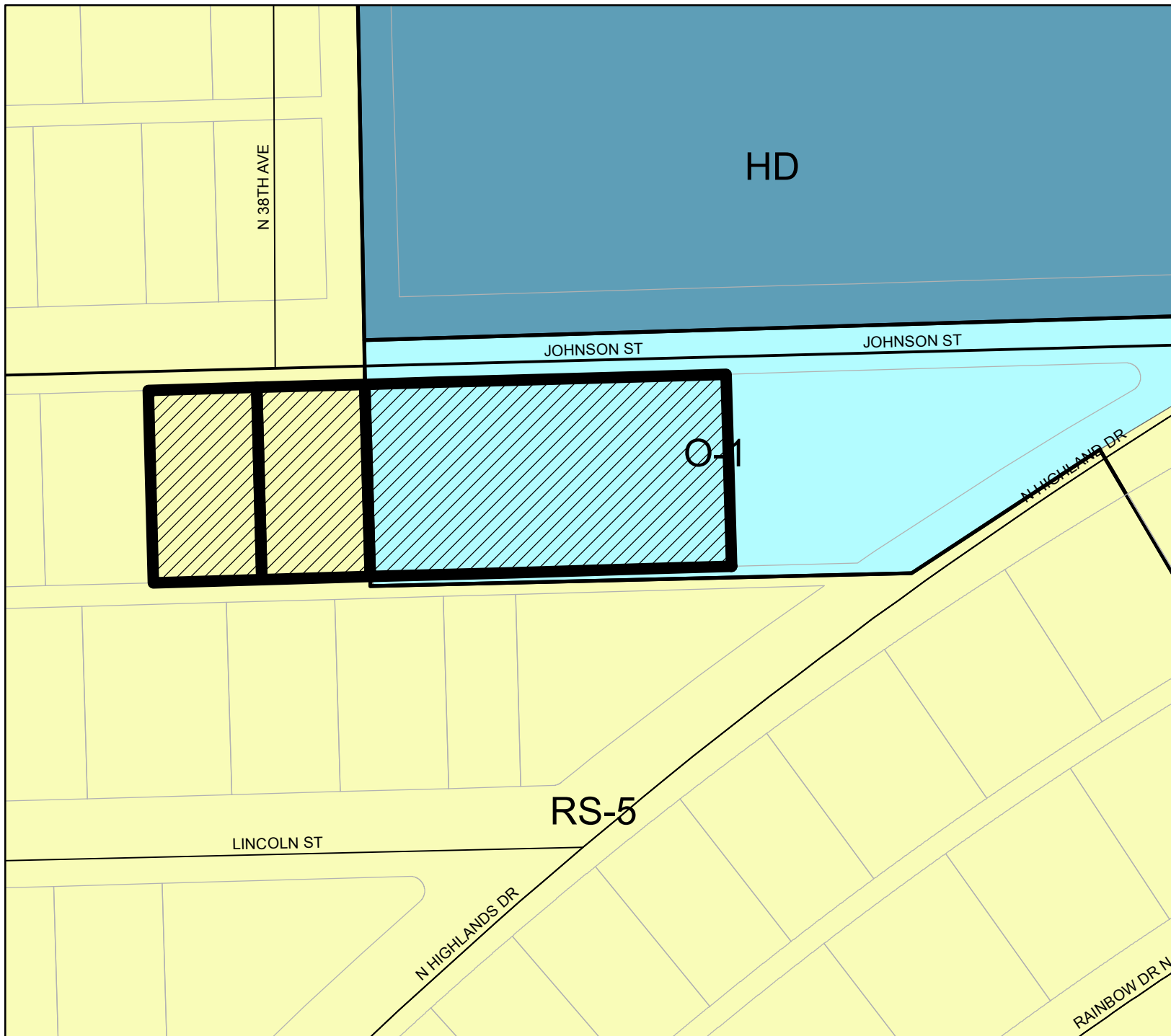
 COMFAC

Zoning

 HD

 O-1

 RS-5



0 25 50 100 Feet

