

SITE DATA - PHASE I & PHASE II (AS APPROVED)

LAND USE DESIGNATION	MEDIUM RESIDENTIAL 11-16 UNITS PER ACRE	
EXISTING ZONING DESIGNATION	PLANNED DEVELOPMENT (PD)	
GROSS SITE AREA	13.2 ACRES/574,992 SQUARE FEET	
NET SITE AREA	12.5 ACRES/544,500 SQUARE FEET	
PHASE I	11.53 ACRES/502,266.80 SQUARE FEET	
PHASE II	0.65 ACRES/28,314.00 SQUARE FEET	
50' R.O.W	0.32 ACRES/13,939.20 SQUARE FEET	
EXISTING USES	190 UNITS MULTI-FAMILY RESIDENTIAL	
PHASE I (BUILT AS APPROVED)	LIBERIA ECONOMIC & DEVELOPMENT SERVICES CENTER (LES)	
GROSS FLOOR AREA	BLDG. A - 32,564 S.F., BLDG. B - 22,336 S.F.	
APARTMENT BUILDINGS	3,996 S.F.	
CLUBHOUSE	2,500 S.F.	
LES		
BUILDING STORIES	3 STORIES	
NUMBER OF BUILDINGS	10	
HEIGHT OF BUILDINGS	31.75'	
TYPE A & B	14.67'	
CLUBHOUSE	13.8'	
LES		
DENSITY PERMITTED	12.30*16= 196 UNITS	
PROVIDED	190 MULTIFAMILY UNITS	
PHASE II (CURRENTLY VACANT)	6 SINGLE FAMILY RESIDENTIAL UNITS	
LOT SIZE	RANGING FROM 4,320 S.F. - 5,735 S.F.	
MAX. BUILDING HEIGHT	30/2 STORIES	
DENSITY PERMITTED	.88*16= 14 UNITS	
PROVIDED	6 SINGLE FAMILY UNITS	
BUILDING SETBACKS	PROVIDED	
PHASE I		
FRONT (N. 24TH STREET)	RANGING FROM 28' - 102'	
SIDE (50' ROW)	25'	
REAR (LAKE)	18'	
SIDE (MLK COMMUNITY CENTER)	7'	
PHASE II	PROPOSED	
FRONT (50' ROW)	25'	
SIDE (N. 24TH STREET)	25'	
SIDE	0'	
REAR	16'	
OPEN SPACE CALCULATION	PROVIDED	
PHASE I		
PERVIOUS	SQUARE FEET	PERCENT
IMPERVIOUS	216,239.26	43.05
	286,007.54	56.95
PHASE II	PROPOSED	
PERVIOUS	SQUARE FEET	PERCENT
IMPERVIOUS	14,342	50.73
	13,928	49.27
PARKING CALCULATIONS	PROVIDED	
PHASE I		
MULTI-FAMILY TOTAL	301	
LES	14	
PHASE II	PROPOSED	
SINGLE FAMILY RESIDENCES	2 SPACES/UNIT	

NOTE:
 PHASE II TO BE DEVELOPED IN ACCORDANCE WITH SINGLE-FAMILY RESIDENTIAL DEVELOPMENT REGULATIONS WITH THE FOLLOWING EXCEPTIONS:
 - ZERO LOT LINE DEVELOPMENT TO BE PERMITTED FOR PRINCIPLE STRUCTURE.
 - BUILDING ENVELOPE NOT TO EXCEED 2000 S.F.
 - ACCESSORY STRUCTURES TO BE LOCATED AT A MINIMUM OF 3' FROM SIDE AND REAR YARDS.
 LANDSCAPING TO CONFORM TO CITY'S DEVELOPMENT REGULATIONS.

TYPE OF OWNERSHIP BROWARD COUNTY HOUSING AUTHORITY

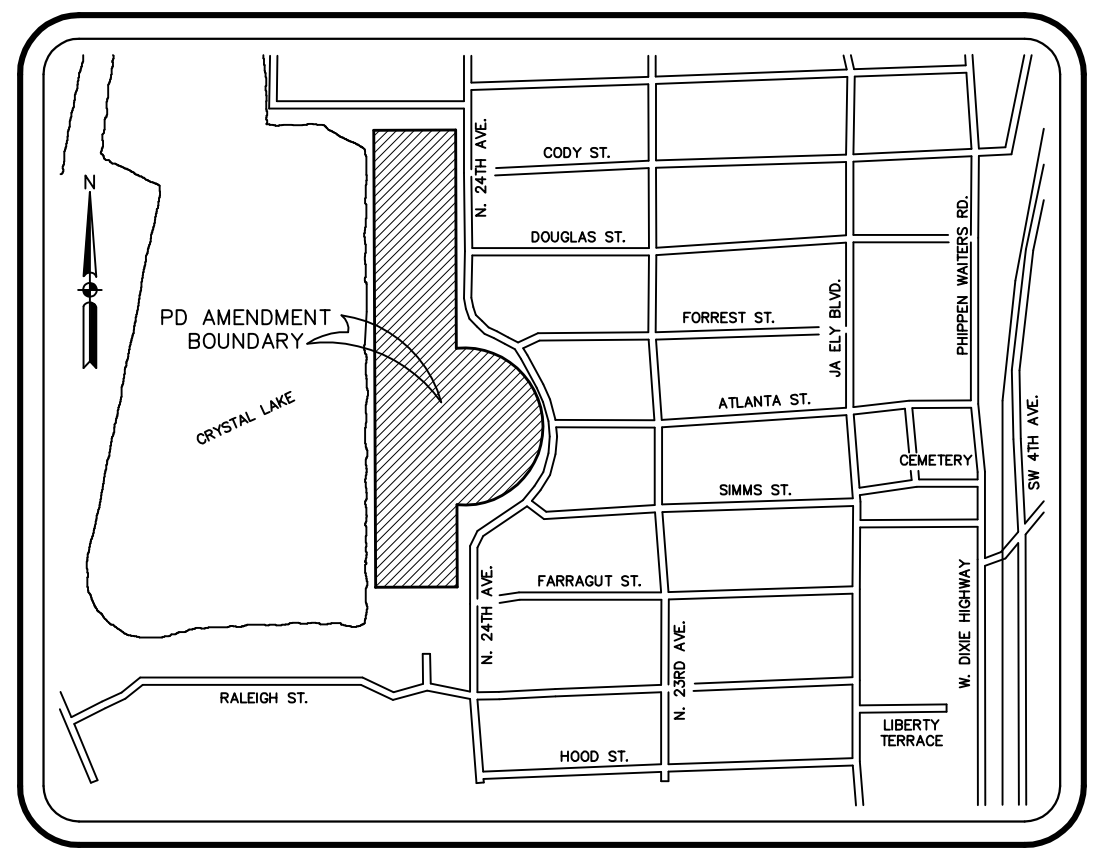
SITE DATA - PHASE II (PROPOSED)

LAND USE DESIGNATION	MEDIUM RESIDENTIAL 11-16 UNITS PER ACRE		
EXISTING ZONING DESIGNATION	PLANNED DEVELOPMENT (PD)		
GROSS SITE AREA	0.88 ACRES/ 38,396 SQUARE FEET		
NET SITE AREA	0.65 ACRES/28,186 SQUARE FEET		
EXISTING USE	VACANT LOT		
PROPOSED USE	10 TOWNHOUSE UNITS		
GROSS FLOOR AREA	10,240.00 S.F.		
SQUARE FOOTAGE CALCULATION			
	2-BEDROOM UNIT AREA CALCULATION	3-BEDROOM UNIT AREA CALCULATION	
1ST FLOOR U/A	658 S.F.	634 S.F.	
2ND FLOOR U/A	720 S.F.	902 S.F.	
TOTAL U/A	1,378 S.F.	1,536 S.F.	
GARAGE	284 S.F.	277 S.F.	
COVERED ENTRY	72 S.F.	53 S.F.	
COVERED PATIO	41 S.F.	37 S.F.	
TOTAL	1,775 S.F.	1,903 S.F.	
BUILDING STORIES	2 STORIES		
NO. OF BUILDINGS	2		
HEIGHT OF BUILDINGS	30' (MEAN ROOF HEIGHT)		
DENSITY PERMITTED	0.88 X 16 = 14 UNITS		
PROPOSED	10 UNITS		
BUILDING SETBACKS	REQUIRED	PROVIDED	
FRONT (24TH STREET)	25'	25.3'	
FRONT (50' ROW)	20'	20.3'	
SIDE (LAKE)	0'	6.5'	
REAR	0'	26.8'	
OPEN SPACE CALCULATION	SQUARE FEET	PROPOSED ACERAGE	PERCENT
PERVIOUS AREA	11,361.84 S.F.	.28 ACRES	41%
IMPERVIOUS AREA	16,824.16 S.F.	.37 ACRES	59%
BUILDING FOOTPRINT	10,240.00 S.F.	.23 ACRES	36%
VEHICULAR AREA	2,734.00 S.F.	.06 ACRES	9.7%
SIDEWALKS	2,823.02 S.F.	.05 ACRES	7.3%
POOL	1,827.14 S.F.	.04 ACRES	6%
INTERIOR LANDSCAPING	REQUIRED	25% OF VEHICULAR AREA = 683.5 S.F.	
PROPOSED		2,725 S.F. (MORE THAN 25%)	
PARKING CALCULATION	REQUIRED	2 SPACES PER UNIT = 20 SPACES, PLUS 1 GUEST PARKING PER EVERY 5 UNITS = 2 SPACES	
PROVIDED		2 SPACES PER UNIT PLUS = 20 SPACES 2 GUEST PARKING SPACES = 2 SPACES 22 SPACES	

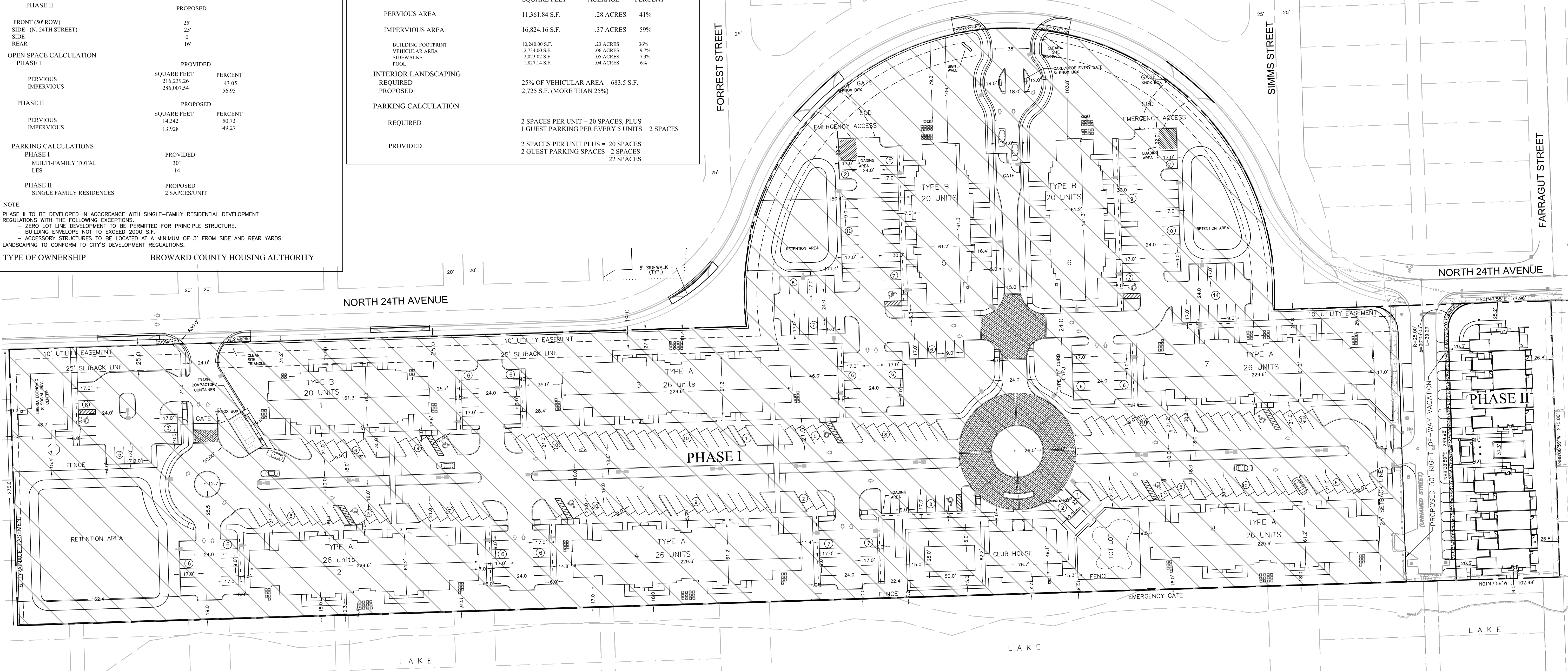
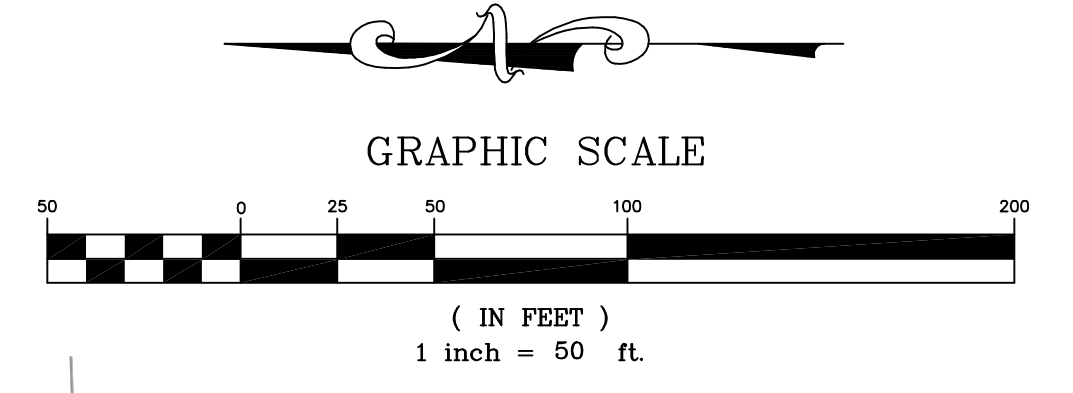
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DESCRIPTION:
 HOLLYWOOD CRYSTAL LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 72 AND 73 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH:
 A PORTION OF LOTS 1 THROUGH 7, BLOCK 24, LIBERIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 34, TOGETHER WITH A PORTION OF ABANDONED FARRAGUT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 4586, PAGE 271, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF PARCEL A, HOLLYWOOD CRYSTAL LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGES 72 AND 73, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE SOUTH 01°47'58" EAST, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL A, 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°08'59" EAST, ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL A, 249.98 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°03'03", AN ARC DISTANCE OF 39.29 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 1, BLOCK 24, OF SAID LIBERIA PLAT; THENCE SOUTH 01°47'58" EAST, ALONG SAID EAST LOT LINE, 77.96 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 2, OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120, PAGE 45, OF SAID PUBLIC RECORDS; THENCE SOUTH 88°08'59" WEST, ALONG THE NORTH LINE OF LOTS 4 THROUGH 7, BLOCK 2, OF SAID OAKWOOD HILLS, 275.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 01°47'58" WEST, ALONG SAID SOUTHERLY EXTENSION, 102.98 FEET TO THE POINT OF BEGINNING.
 SAID LANDS LYING IN THE CITY OF HOLLYWOOD FLORIDA, CONTAINING 12.50 ACRES OR 544,498 SQUARE FEET, MORE OR LESS.

NOTE:
 WITHIN PLANNED DEVELOPMENT, ALL UTILITIES INCLUDING TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND. PRIMARY FACILITIES PROVIDING SERVICE TO THE SITE MAY BE EXEMPTED FROM THIS REQUIREMENT. LARGE TRANSFORMERS SHALL BE PLACED ON THE GROUND AND CONTAINED WITHIN PAD MOUNTS, ENCLOSURES OR VAULTS. THE DEVELOPER SHALL PROVIDE ADEQUATE LANDSCAPING WITH SHRUBS AND PLANTS TO SCREEN ALL UTILITY FACILITIES PERMITTED ABOVE GROUND.



VICINITY MAP (NOT TO SCALE)



DATE:	APRIL 6, 2009
SCALE:	1" = 50'
DRAWN BY:	D.C.
DESIGN BY:	S.B.
CHECKED BY:	R.M.

REVISION	
REVISED PER PRELIMINARY	
TAC COMMENTS	
DATE	8/11/09

ROBERT MCSWEENEY, P.E.
 FLORIDA REG. NO. 47506
 (FOR THE FIRM)

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 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER - 7928

CRYSTAL LAKES MASTER PLAN AMENDMENT
 HOLLYWOOD CRYSTAL LAKE (P.B. 175, PGS. 72 & 73, B.C.R.) AND A PORTION OF LOTS 1-7, BLOCK 24, LIBERIA (P.B. 1, PG. 34, B.C.R.) AND A PORTION OF ABANDONED FARRAGUT STREET (O.R.B. 4586, PG. 271, B.C.R.)
 CITY OF HOLLYWOOD
 BROWARD COUNTY, FLORIDA

SHEET NO. **MP-1**

PROJECT NO. **07296.02**

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