

Planning and Development Board

Tuesday, March 14, 2023

6:00 PM

City of Hollywood



Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Room 219

Thank you for demonstrating an interest in the City of Hollywood Planning and Development Board Meeting. The public may view the meeting either in person, virtually <http://hollywoodfl.org/calendar> or on channel 78 for Comcast, channel 99 for AT&T U-Verse.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:

On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board's Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:

Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

<https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal>

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice). If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Previous Meeting Minutes

Attachments: [2023_0124_Minutes.pdf](#)
[2022_0207_Minutes.pdf](#)

4. Additions, Deletions, Withdrawals, and Continuances
5. City Attorney Announcements

Attachments: [Quasi-Judicial Hearing Procedures.pdf](#)
[Witness List.pdf](#)

B. Applications

ITEMS # 1-4 BELOW ARE CONSIDERED QUASI-JUDICIAL

[1. 2023_0314](#)

FILE NO.: 22-V-47
APPLICANT: Craig Chassen / Heidi Humphries
LOCATION: 5405 N Surf Road
REQUEST: Variance to reduce required setbacks, number of parking spaces, and increase allowable height projections

Attachments: [2247_PDB_Staff_Report_2023_0314.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)

[2. 2023_0314](#)

FILE NO.: 22-V-76
APPLICANT: Martin Litman
LOCATION: 308 Balboa Street
REQUEST: Variance to reduce required setbacks, number of parking spaces, and increase allowable height projections

Attachments: [2276_PDB_Staff_Report_2023_0314.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)

[3. 2023_0314](#)

FILE NO.: 21-DP-42
APPLICANT: Buildings & Builders, LLC.
LOCATION: 2634 Pierce Street
REQUEST: Design and Site Plan for an 8-unit residential development (Puerto Bay)

Attachments: [2142_PDB_Staff_Report_2023_0314.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)

[4. 2023 0314](#)

FILE NO.: 21-DP-14
APPLICANT: Fillmore Construction, LLC.
LOCATION: 1932 Fillmore Street
REQUEST: Design and Site Plan for a 14-unit residential development (Fillmore Apartment)

Attachments: [2114_PDB_Staff_Report_2023_0314.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)

[5. 2023 0314](#)

FILE NO.: 23-T-18
APPLICANT: City of Hollywood
LOCATION: The Community Redevelopment Areas, the Broadwalk on the east, Georgia St. on the south, the Intracoastal on the west and Simms St. on the North
REQUEST: Text Amendment to Article 7.4 of the Zoning and Land Development Regulations to amend the Parking Payment in Lieu of Providing Parking Program and to remove payments, fines and fees for this Program and establish them by Resolution

Attachments: [2318_PDB_Staff_Report_2023_0314.pdf](#)
[Attachment A_Existing_Text.pdf](#)

C. Old Business

-Rules of Procedure update

D. New Business

1. Review of projects before the Technical Advisory Committee
2. Summary of City Commission Actions

E. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice). If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Agenda Date: 3/14/2023

Agenda Number:

To: Planning and Development Board

Title:

**SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD
CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020**

A. ADMINISTRATIONS

1. Pledge of Allegiance

2. Roll Call

The meeting of the Planning and Development Board was called to order by Diana Pittarelli on Tuesday, **January 24th, 2023 at 6:02 P.M.** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Ken Crawford
Nancy Gaggino
Richard Blattner
David McLeod

Diana Pittarelli
Joseph Stadlen
Andrew Yanowitz

Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett	Assistant Director/Planning Manager
Carmen Diaz	Planning Administrator
Mawusi Watson	Planning Administrator
Tasheema Lewis	Associate Planner

Also Present:

Douglas Gonzales	Deputy City Attorney
James Brako	Senior Assistant City Attorney
Richard Doody	Staff Attorney

3. Approval of the **December 13th, Meeting** Minutes
Approved.

4. Additions, Deletions, Withdrawals, and Continuances
None.

5. City Attorney Announcements
Douglas Gonzales informed the Board of Quasi-Judicial Proceedings.

B. APPLICATIONS

- 1. **FILE NO.:** 22-V-73
APPLICANT: AAA Property Management, INC.
LOCATION: 338 Oak Street
REQUEST: Variance to reduce required setback, number of parking, and maximum height encroachment

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Tasheema Lewis, Associate Planner, made a presentation and answered questions from the Board.

David Caamano, Applicant and Steve Brandt, Applicant's Architect were present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Craig Chassen and Eric Gaudette commented. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY ANDREW YANOWITZ TO APPROVE THE VARIANCE ONE REQUEST. MOTION PASSED BY ROLL VOICE VOTE.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY RICHARD BLATTNER TO APPROVE THE VARIANCE TWO REQUEST. MOTION PASSED BY ROLL VOICE VOTE, WITH THE CONDITION THAT NO BALCONIES ARE TO BE INSTALLED AT THE REAR OF THE HOME.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY RICHARD BLATTNER TO APPROVE THE VARIANCE THREE REQUEST. MOTION PASSED BY ROLL VOICE VOTE

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE VARIANCE FOUR REQUEST. MOTION PASSED UNANIMOUSLY BY ROLL VOICE VOTE

- 2. **FILE NO.:** 22-DPV-04
APPLICANT: 2035 Monroe St, LLC.
LOCATION: 2035 Monroe Street
REQUEST: Design, Site Plan and Variance for a 34-unit residential development (Monroe Residential)

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planning Administrator, made a presentation and answered questions from the Board.

Luis LaRosa, Applicant’s architect was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE VARIANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE SITE PLAN WITH THE CONDITION TO THE APPLICANT SHALL APPLY FOR THE PARKING IN LIEU PROGRAM FOR THE REMAINING PARKING SPACES BASED ON SECTION 7.4 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS BEFORE BUILDING PERMIT ISSUANCE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

3. **FILE NO.:** 22-DP-36
APPLICANT: VRD at Hollywood, LLC.
LOCATION: 901 S State Road 7
REQUEST: Design and Site Plan for an approximately 30,000 sq. ft. of retail and distribution center (AutoZone MegaHub).

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Mawusi Watson, Planning Administrator, made a presentation and answered questions from the Board.

Dwayne Dickerson, Legal Representative for the Applicant, was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Jill Weisberg commented. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY NANCY GAGGINO AND SECONDED BY DAVID MCLEOD TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY ROLL VOICE VOTE.

MOTION WAS MADE BY NANCY GAGGINO AND SECONDED BY KEN CRAWFORD TO APPROVE THE SITE PLAN WITH THE CONDITION THE APPLICANT SHALL PROVIDE A COPY OF THE RECORDED PLAT FROM BROWARD COUNTY, PRIOR TO ISSUANCE OF BUILDING PERMIT. MOTION PASSED UNANIMOUSLY BY ROLL VOICE VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

1. Review of projects before the Technical Advisory Committee

Andria Wingett informed the Board of projects before the Technical Advisory Committee.

2. Summary of the City Commission Actions

None.

E. ADJOURNMENT

The meeting adjourned at **8:34 P.M.**

DRAFT

**SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD
CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020**

A. ADMINISTRATIONS

1. Pledge of Allegiance

2. Roll Call

The meeting of the Planning and Development Board was called to order by Diana Pittarelli on Tuesday, **February 7th, 2023 at 6:17 P.M.** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Ken Crawford
Nancy Gaggino
Richard Blattner

Diana Pittarelli
Steve Morales
Andrew Yanowitz

Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett
Carmen Diaz

Assistant Director/Planning Manager
Planning Administrator

Also Present:

James Brako
Richard Doody

Senior Assistant City Attorney
Staff Attorney

3. Approval of the **January 24th, Meeting** Minutes.
Postponed.

4. Review of projects before the Technical Advisory Committee
Andria Wingett informed the Board of projects before the Technical Advisory Committee.

5. Summary of the City Commission Actions
Andria Wingett informed the Board of projects before the City Commission.

6. Additions, Deletions, Withdrawals, and Continuances
None

7. City Attorney Announcements
James Brako informed the Board of Quasi-Judicial Proceedings.

B. APPLICATIONS

- 1. FILE NO.:** 22-DP-48
APPLICANT: Pinnacle 441 Phase 2, LLC.
LOCATION: 6028 Johnson Street
REQUEST: Design and Site Plan for a 100-unit residential development (Pinnacle 441 – Phase II)

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planning Administrator, made a presentation and answered questions from the Board.

Keith Poliakoff, Applicant’s Legal Representative made a presentation and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY RICHARD BLATTNER TO APPROVE THE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY NANCY GAGGINO TO APPROVE THE SITE PLAN WITH THE CONDITION A UNITY OF CONTROL FOR PHASE 1 AND PHASE 2, IN A FORM ACCEPTABLE TO THE CITY ATTORNEY, BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS AND RECORDED IN THE BROWARD COUNTY PUBLIC RECORDS, BY THE CITY OF HOLLYWOOD, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY (C/O) OR CERTIFICATE OF COMPLETION (C/C). MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

- 2. FILE NO.:** 22-DPS-34
APPLICANT: UTXIII Miami Hollywood, LLC.
LOCATION: 500 S State Road 7
REQUEST: Design, Site Plan and Special Exception to allow expansion of a lawful nonconforming use (UTEX Storage)

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planning Administrator, made a presentation and answered questions from the Board.

Justin Barnes, Applicant's Representative was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made.
Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY NANCY GAGGINO TO APPROVE THE SPECIAL EXCEPTION WITH THE CONDITION THE RV PARKING STORAGE WILL BE AN ACCESSORY USE OF THE MAIN PERMITTED USE. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY NANCY GAGGINO TO APPROVE THE Design. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY NANCY GAGGINO TO APPROVE THE SITE PLAN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

- Andria Wingett, provided a brief update on Rules of Procedure.
- Andria Wingett provided an update on the Art in Public Places Initiative.
- Andria Wingett, provided a reminder for Board appointments and expiring terms.

E. ADJOURNMENT

The meeting adjourned at **7:26 P.M.**



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Agenda Date: 3/14/2023

To: Planning and Development Board

Title:

**QUASI-JUDICIAL HEARING PROCEDURES
AND RULES FOR EX-PARTE COMMUNICATIONS**

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission or by any Board or Committee (hereinafter referred to as "Boards") which holds quasi-judicial hearings. The City Attorney shall determine which matters are quasi-judicial in nature and shall direct the City Clerk or Board liaison to designate specially such matters on the agenda.

II. Proceedings. Mayor, Vice Mayor or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney or legal advisor shall represent the City Commission or Board, rule on all evidentiary and procedural issues and objections, and advise the City Commission or Board as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with City Commissioners or Board members in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners or Board members:

1. The substance of any ex parte communication with a City Commissioner or Board member which relates to a quasi-judicial action pending before the Commission or Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A City Commissioner or Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission or Board shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. City Commissioners or Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2 and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are give a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least eight City business days before a quasi-judicial hearing.

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant and the Appellant, if applicable, shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The eight City business day deadline is necessary to ensure the Commission or Board members are given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eight-day City business day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

V. Party Intervenors.

The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least ~~eight~~ three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.

4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

9. The City's staff will make final comments, if any (maximum of five minutes).

10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.

H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor.

Commissioners, Board members and the City Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony is based on actual personal knowledge of the matters which are the subject of the statements.

XI. Continuances and Deferrals. The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

XII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.

XIV. False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

XV. Failure of Applicant to Appear. If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia*.

XVI. Subpoena Power. The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.

**CITY OF HOLLYWOOD
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: October 24, 2022

MEMO NO.: P-22-12

TO: City Clerk

FROM: Andria Wingett, Assistant Director/Planning Manager

SUBJECT: Witness List for Quasi-Judicial Items (Revised)

EXPLANATION:

Following is a list of Technical Advisory Committee members which may serve as witnesses for all **Planning and Development Board, Historic Preservation Board, and City Commission Quasi-Judicial items**. Resumes and credentials on file with the Office of Human Resources. The City may add additional witness for specific items as necessary in conformance with Quasi-Judicial procedures.

Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Raelin Storey	Communications, Marketing, and Economic Development Director
Azita Behmardi	City Engineer
Clarissa Ip	Engineering Support Services Manager
Rick Mitinger	Transportation Engineer
Russell Long	Assistant Chief Building Official
Daniel Quintana	Electrical Plans examiner / Inspector
Jovan Douglas	Parking Administrator
Elaine Franklin	Environmental Sustainability Coordinator
Alicia Vereas-Feria	Engineer, Public Utilities
Giselle Hipolito	Engineer, Public Utilities
Favio Perez	Landscape Inspector / Plans Examiner
Jorge Castano	Fire Marshal / Division Chief
Christine Adamcik	Community Service Officer, Police Department
Doreen Avitabile	Crime Prevention Specialist
Charles Lassiter	Assistant Director, Public Works
Annalie Holmes	Assistant Director, Public Works
David Vazquez	Assistant Director, Parks, Recreation, and Cultural Arts
Andria Wingett	Assistant Director / Planning Manager
Carmen Diaz	Planning Administrator
Mawusi Watson	Planning Administrator
Tasheema Lewis	Associate Planner
Laura Gomez	Assistant Planner



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 1. 2023_0314

Agenda Date: 3/14/2023

To: Planning and Development Board

Title: FILE NO.: 22-V-47
APPLICANT: Craig Chassen / Heidi Humphries
LOCATION: 5405 N Surf Road
REQUEST: Variance to reduce required setbacks, number of parking spaces, and increase allowable height projections

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION**

DATE: March 14, 2023 **FILE:** 22-V-47

TO: Planning and Development Board

VIA: Andria Wingett, Assistant Director of Development Services and Planning Manager

FROM: Tasheema Lewis, Associate Planner

SUBJECT: Heidi Humphries requests Variances for a new single-family home at 5405 N Surf Road.

REQUEST:

1. Variance to reduce the minimum required front setback from 25 feet to 20 feet.
2. Variance to reduce the minimum required rear setback from 15 feet to 5 feet.
3. Variance to reduce the minimum required side setback from 7.5 feet to 5 feet.
4. Variance to reduce the minimum required amount of parking from 5 spaces to 4 spaces.
5. Variance to increase the allowable projections for the partially covered roof deck and the elevator bulkhead from the maximum 25% to 29%.

RECOMMENDATION:

- Variance 1: Approval.
- Variance 2: Approval.
- Variance 3: Approval.
- Variance 4: Approval.
- Variance 5: Approval, with the condition that the covered roof deck cannot exceed 10% of the ground floor area.

BACKGROUND

The subject property is located in the North Beach neighborhood. Because of the unique variation in lot shape and size prevalent throughout the neighborhood, there is a precedent for the approval of certain variances for new construction. The inconsistent lot sizes found throughout North Beach results in circumstances where certain platted lots may easily meet the minimum requirements of the land development regulations whereas other lots, because of their small size, have significant hardship that may render the variances justified. In addition, this project was previously approved pursuant to resolution 18-V-09 for variance to reduce the minimum required front setback from 25 feet to 20 feet, variance to reduce the required minimum rear setback from 15 feet to 10 feet, variance to reduce the minimum required side setback from 7.5 feet to 5

feet, and a variance to increase the allowable projections for the partially covered roof deck and the elevator bulkhead from the maximum 25% to 29%.

REQUEST

The Applicant requests multiple variances for the new construction of a single-family home at 5405 N Surf Road. Specifically, the Applicant is requesting variances to the minimum front, rear, and side setbacks; as well as a vertical encroachment beyond 25 percent of the maximum allowable height for an elevator, height increase to allowable projections for a partially covered deck, and a reduction in the minimum required parking to allow four spaces instead of five.

The 3,146 square foot site has a zoning designation of North Beach Development District – Control Zone (NBDD-CZ) and a Land Use Designation of Medium/High Residential (MHRES). Pursuant to the Zoning and Land Development Regulations, single-family homes are a main permitted use in the NBDD-CZ District. The subject site currently consists of a single-story single-family home. The current size, shape, and dimensions of the site render redevelopment potentially difficult without obtaining variances. As such, the applicant is requesting the above five referenced variances where staff have deemed appropriate and justifiable given the context of the existing conditions found on the site and the surrounding properties.

The North Beach Development District was established with the intention to provide for and encourage appropriate residential, resort, hotel, motel, tourist uses (including ecotourism), and accessory uses within a coastal environment with unique natural, physical, and man-made features. Specifically, the North Beach Development District is intended to facilitate a pattern of development that allows for the reasonable use of land considering the environmental limitations that may constrain development. The NBDD also was established to ensure that the environmental quality of the area is not degraded, while simultaneously encouraging the efficient use of land for quality design and development. The proposed single-family home takes into consideration these intentions of the district as the requested variances are reasonable and justified considering the unique size of the parcel, while also contributing quality design to the neighborhood.

The surrounding neighborhood contains a mixture of housing types including single-family, townhouses, and apartments. Although it is residential in use, the nature of the built environment is more quasi-urban in form than it is suburban. Several properties in this neighborhood have existing buildings with setbacks similar to what is being requested for this new single-family home. The specific setbacks requested are 20 feet in the front yard (instead of the requisite 25 feet), 5 feet in the rear yard (instead of the requisite 15 feet), and 5 feet in the side yard (instead of the requisite 7.5). While each of these proposed setbacks necessitates a variance, the design is presented in a way that the variances will not impose a burden on neighboring property owners while simultaneously contributing unique design that is well integrated and effectually matches the setbacks of adjacent properties.

The building height proposed is approximately 33 feet to the flat portion of the active roof deck, which is permitted in the North Beach Development District. In addition, the Zoning and Land Development Regulations allows certain projections to extend beyond the maximum allowed building height, up to 25 percent, to allow for decorative features and functional elements (e.g. elevator bulkheads, vestibules, etc.). The overall projection as proposed in this design extends to a height above the allowable 25 percent to accommodate the elevator bulkhead and vestibule for access to the rooftop. The covered roof deck shall not exceed the 10% of the ground floor area. The intent of this regulation is to prevent the creation of additional living space beyond the maximum height required.

The requested variances are reflective and comparable to the overall development pattern of the neighborhood. As such, Staff considers the variances requested to be appropriate for this site and recommends approval.

SITE INFORMATION

Owner/Applicant: Heidi Humphries
Address/Location: 5405 N Surf Road
Net Size of Property: 3,146 sq. ft. (0.76 acres)
Land Use: Medium/High Residential (MHRES)
Zoning: North Beach Development District - Control Zone (NBDD-CZ)
Existing Use of Land: Single-family residential
Year Built: 1932 (Broward County Property Appraiser)

ADJACENT LAND USE

North: Medium/High Residential (MHRES)
South: Medium/High Residential (MHRES)
East: Medium/High Residential (MHRES)
West: Medium/High Residential (MHRES)

ADJACENT ZONING

North: North Beach Development District - Control Zone (NBDD-CZ)
South: North Beach Development District - Control Zone (NBDD-CZ)
East: Atlantic Ocean
West: North Beach Development District - Development Zone (NBDD-DZ)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Medium/High Residential Land Use designation, the site is surrounded by Medium/High Residential uses. 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. Development of this site will enable the Applicant to construct a single-family home that will contribute to the enhancement of the surrounding properties in the neighborhood without adversely affecting the character of the neighborhood. The proposed home will provide a unique piece of architecture that will contribute to the interest of the streetscape, while also thoughtfully considering the scale of the existing neighborhood fabric. The project is consistent with the Comprehensive Plan based on the following Objectives and Policies:

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

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

Sub-Area 4, Hollywood Beach, is defined by the Atlantic Ocean to the east, the Intracoastal Waterway to the west, Hallandale Beach Boulevard to the south and Dania Beach Boulevard to the north. The Beach is comprised of three very distinct areas, North Beach (of which this project is located), Central Beach and South Beach. The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principles and Policies:

- *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods.*

Policy 4.1: *Recognize and protect the unique character of Hollywood Beach and each of the three areas that comprise it; north, Central and South Beach; and provide a clear vision for creating a more harmonious and attractive community.*

The proposed single-family home is designed in a manner complementary to the development pattern and unique character of North Beach. This project will help the community by creating a viable development that fits within the context of the neighborhood while simultaneously enhancing the streetscape through creative and unique design.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

VARIANCE 1: To reduce the required 25 feet front setback to allow for 20 feet.
VARIANCE 2: To reduce the required 15 feet rear setback to allow for 12 feet.
VARIANCE 3: To reduce the minimum required side setback from 7.5 feet to 5 feet.

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: The proposed home will have similar setbacks as the properties that are directly adjacent. The intent of the setback regulations is to ensure adequate buffering is maintained between neighboring properties and adjacent areas of public right-of-way. Furthermore, the front setback is still sufficient to adequately fit parking for two vehicles without infringing into the right-of-way. Because the proposed setbacks are consistent with adjacent properties, Staff finds this request as being consistent with the basic intent and purpose of the regulation.

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: One of the objectives of North Beach Development District is *to encourage a*

desirable mix of development uses, types and intensities that are harmonious with each other and with the natural characteristics of the area. Many of the existing front, side, and rear setbacks that occur within the neighborhood are less than the required 25 feet, 7.5 feet, and 15 feet respectively, including properties directly adjacent to this parcel. The proposed project is consistent with the existing development pattern within the neighborhood. Therefore, the requested variance would not be detrimental to the neighborhood.

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: The goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing landowners to maximize the use of their property.* The Applicant's setbacks are reflective of the existing development pattern of the neighborhood.

FINDING: Consistent.

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

ANALYSIS: The need for the Variances is not economically based or self-imposed. The requested setback Variances are predicated on the fact the platted lot dimensions are fairly restrictive in comparison to some of the other lots in the neighborhood and a firm enforcement of the setbacks on a parcel of this size would result in a significant reduction in the amount of developable footprint, rendering the long-term improvement and redevelopment of the property infeasible. The proposed setbacks are comparable to the setbacks of the surrounding properties.

FINDING: Consistent.

CRITERIA 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.

VARIANCE 4: **Variance to reduce the minimum required amount of parking from 5 spaces to 4 spaces.**

CRITERIA 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: The intent of the regulation is to ensure sufficient off-street parking is provided for residences so that there is not a substantial need to rely on public right of way for

overflow parking. Simultaneously, the parking regulations are established so that there is consistency of appearance amongst parking facilities across residential neighborhoods. While the proposed home would be required five spaces based on the overall square footage, the spatial limitations due to the small parcel size do not render a fifth space feasible without substantially reducing the space available for the building footprint or ignoring other regulations relating to the aesthetic consistency of parking facilities (e.g. curb cut width, landscape buffering, etc.). Based on the width of the lot, a driveway width more than 18 feet is not permitted by code, and therefore, the maximum number of parking spaces that can be accommodated side by side is two. Moreover, if a tandem driveway were required in order to accommodate a fifth parking space in the driveway, this would substantially reduce the amount of remaining space that is usable for the actual building footprint, as the driveway would encroach almost 50% of the depth of the parcel. Furthermore, the square footage on the ground floor that triggered the additional parking requirement, as required by Article 7.2, is not livable space. As such, factoring the livable area of the dwelling can still achieve the intent of the regulation.

FINDING: Consistent.

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

ANALYSIS: The proposed project is compatible with the surrounding neighborhood and does not create a detriment to the community. It is consistent with previously approved variances.

FINDING: Consistent.

CRITERIA 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: The goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing landowners to maximize the use of their property*. The reduction in parking and side and rear setbacks allows for the applicant to reasonably maximize the use of the property, given the spatial limitations of the parcel dimensions, while facilitating redevelopment that maintains consistency with the surrounding neighborhood.

FINDING: Consistent.

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

ANALYSIS: The need for the Variance is not economically based or self-imposed. The requested variance is facilitated by the spatial constraints of the small parcel size.

FINDING: Consistent.

CRITERIA 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.

VARIANCE 5: **Variance to vertically extend the upper roof beyond 25% of the allowable maximum height.**

CRITERIA 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: The Zoning and Land Development Regulations allows certain projections to extend beyond the maximum allowed building height, up to 25 percent, to allow for decorative features and functional elements, e.g. elevator bulkheads, vestibules, etc. The overall projection as proposed in this design extends to a height above the allowable 25 percent to 29 percent to accommodate the elevator bulkhead and vestibule for access to the rooftop.

FINDING: Consistent.

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

ANALYSIS: Vertical projections to a smaller degree that are proposed for the purpose of accommodating necessary mechanical equipment for access to an active rooftop deck have been approved and are deemed compatible with the neighborhood.

FINDING: Consistent.

CRITERIA 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: The goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing landowners to maximize the use of their property*. The projection of the roof above maximum building height for the purpose intended is essential to the project remaining compliant with the goals of the comprehensive plan.

FINDING: Consistent.

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

ANALYSIS: The need for the Variance is not self-imposed as the extension required for mechanical equipment is justified.

FINDING: Consistent.

CRITERIA 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.

ATTACHMENTS

ATTACHMENT A: Application Package

ATTACHMENT B: Land Use and Zoning Map

ATTACHMENT A

Application Package

Humphries House
5405 North Surf Road
Hollywood, FL 33019

APPLICATION FOR VARIANCE
COVER PAGE

The following documents are included in this application package:

<u>TOPIC</u>	<u>PAGE</u>
General Application	2-3
Warranty Deed	4-5
Title Search	6-9
Legal description and Project Information	10
Variance requests and Applicable Criteria	11-16
Support Letter	17
Drawing Set	18-32
Site Photos	33-51

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 11/1/22

Location Address: 5405 N. Surf Road, Hollywood

Lot(s): 17 Block(s): 193 Subdivision: _____

Folio Number(s): 5142-01-02-6440

Zoning Classification: _____ Land Use Classification: Residential

Existing Property Use: Single family Sq Ft/Number of 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): OID 18-V-09 → New Project # 22-V-47

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

Explanation of Request: Variance Request (1) Reduce front set back from 25 to 20 ft (2) Reduce side setback from 7.5 to 5 ft (3) Reduce rear setback from 15 to 5 ft (4) To Increase Height of Allowable Projections for partially covered deck + Elevator Building from max 11 ft to 29 ft (5) Reduce Required parking

Number of units/rooms: 25 to 29 Estimated Date of Completion: From 5 to 4 mths

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

Name of Current Property Owner: Heidi Humphrey
Address of Property Owner: 6211 Appalonia Trail SW Ranches FL
Telephone: 954-471-4429 Fax: _____ Email Address: HPRN@ADL.Com

Name of Consultant/Representative/Tenant (circle one): Craig Chasson
Address: 309 Oak Street, Hollywood FL Telephone: 954-699-4105
Fax: _____ Email Address: Diverterac@bellsouth.net

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()
If Yes, Attach Copy of the Contract.

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

PLANNING DIVISION

File No. (internal use only): _____



GENERAL APPLICATION

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: [Signature] Date: 8/5/22

PRINT NAME: Heidi Humphries Date: 8/2/22

Signature of Consultant/Representative: [Signature] Date: 8/2/22

PRINT NAME: Craig Chassen 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 5405 N. Surf Road to my property, which is hereby made by me or I am hereby authorizing Craig Chassen to be my legal representative before the Planning & Development (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 7 day of July 2022

[Signature]
Notary Public
State of Florida

[Signature]
Signature of Current Owner
Heidi Humphries
Print Name

My Commission Expires 6/17/26 (Check One) Personally known to me; OR Produced Identification _____



THIS INSTRUMENT PREPARED BY:

Joseph S. Paglino, Esq.
2131 Hollywood Boulevard, Suite 307
Hollywood, Florida 33020
Parcel No.: 5142-01-02-6440

WARRANTY DEED

(Statutory Form--Section 689.02, F.S.)

THIS INDENTURE, made the 18th day of November 2019, by C&B North Beach, LLC, a Florida limited liability company, whose address is 337 Oak Street, Hollywood, Florida 33019, as Grantor, to Heidi Perlman Humphries as Trustee of the Heidi Perlman Humphries Revocable Family Trust u/a/d 09/14/2016, whose address is 6211 Appaloosa Trail, Fort Lauderdale, Florida 33330, as Grantee.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's heirs and assigns forever, the following described property in Broward County, Florida, to-wit:

Lot 17, Block 193, Hollywood Central Beach, according to the map or plat thereof, as recorded in Plat Book 4, Page 20, Public Records of Broward County, Florida.

a/k/a 5405 N. Surf Road, Hollywood, Florida 33019.

SUBJECT TO: (1) Restrictions, reservations, conditions and easements of record, if any, without intent to reimpose the same; (2) Zoning restrictions imposed by governmental authority; and (3) Real property taxes for the year 2019.

TOGETHER with all tenements, hereditament and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

-2-

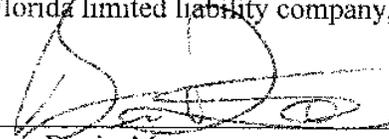
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in the presence of:*

C&B North Beach LLC
a Florida limited liability company, Grantor



Print Name: Joe Paglino



Bruce Davis, Manager

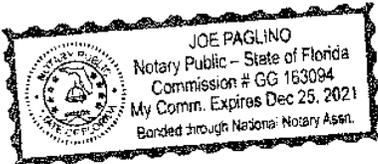


Print Name: Karen Cohen

STATE OF FLORIDA)
) ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 18th day of November 2019, by Bruce Davis, who is or is not personally known to me or who has provided identification in the form of _____ (driver's license, passport etc.).

My Commission Expires:





NOTARY PUBLIC, State of Florida
Print Name: Joe Paglino



PINSKY LAW FIRM, P.A.

1999 N. University Drive, Suite 211
Coral Springs, Florida 33071
pinskylawfirm.com
(954) 893-2300

JOSHUA S. PINSKY, ESQ.
ATTORNEY
(954) 947-5339
josh@pinskylawfirm.com

November 23, 2022

Heidi Humphries
6211 Appaloosa Trail
Southwest Ranches, FL 33330

Re: 5405 Surf Road, Hollywood, FL 33019

Dear Ms. Humphries:

Please find attached hereto a Title Search Report furnished by Attorneys' Title Fund Services, LLC for the above-referenced property. Per said title report, title is vested in Heidi Perlman Humphries, as Trustee of the Heidi Perlman Humphries Revocable Family Trust u/a/d 09/14/2016. Other than the general requirement of real estate taxes, there are no current mortgages or liens recorded against this property.

If you or anyone has any further questions about this property, please do not hesitate to contact our office.

Very truly yours,

JOSHUA S. PINSKY, ESQ.
For the firm

Enc. (as stated)

TITLE SEARCH REPORT

Fund File Number: 1339566

Effective Date of approved base title information: May 23, 2017

Effective Date of Search: November 7, 2022 at 11:00 PM

Apparent Title Vested in:

Heidi Perlman Humphries, as Trustee of the Heidi Perlman Humphries Revocable Family Trust u/a/d 09/14/2016

Description of real property to be insured/foreclosed situated in Broward County, Florida.

Lot 17, Block 193, HOLLYWOOD CENTRAL BEACH, according to the map or plat thereof as recorded in Plat Book [4, Page 20](#), Public Records of Broward County, Florida.

Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:

1. Warranty Deed from John D'Arco, Jr. and Margaret M. Murphy to C&B North Beach, LLC, a Florida limited liability company, recorded June 27, 2017 in Instrument Number [114467610](#), Public Records of Broward County, Florida.
2. Warranty Deed from C&B North Beach, LLC, a Florida limited liability company to Heidi Perlman Humphries, as Trustee of the Heidi Perlman Humphries Revocable Family Trust u/a/d 09/14/2016, recorded November 25, 2019 in Instrument Number [116198475](#), Public Records of Broward County, Florida.

Mortgages, Assignments and Modifications:

1. Nothing Found

Other Property Liens:

1. General or special taxes and assessments required to be paid for the year 2022.

Restrictions/Easements:

1. All matters contained on the Plat of HOLLYWOOD CENTRAL BEACH, as recorded in Plat Book [4, Page 20](#), Public Records of Broward County, Florida.
2. Ordinance No. 0-72-39 of the City of Hollywood recorded in O.R. Book [7489, Page 390](#), Public Records of Broward County, Florida.
3. Ordinance No. 0-82-2 of the City of Hollywood recorded in O.R. Book [10293, Page 334](#), Public Records of Broward County, Florida.

TITLE SEARCH REPORT

Fund File Number: 1339566

4. Ordinance No. 0-82-3 of the City of Hollywood recorded in O.R. Book [10293, Page 345](#), Public Records of Broward County, Florida.
5. Perpetual Beach Storm Damage Reduction Easement recorded in O.R. Book [32599, Page 1510](#), Public Records of Broward County, Florida.
6. Ordinance No. 2005-53 of Broward County recorded in O.R. Book [41179, Page 1696](#), Public Records of Broward County, Florida.
7. Resolution No. 18-V-09 of the City of Hollywood recorded in Instrument Number [115126577](#), as corrected in Instrument Number [115276797](#), and amended in Instrument Number [116878675](#), Public Records of Broward County, Florida.
8. Note: The subject property appears to border on a body of water.

Other Encumbrances:

1. Rights of the lessees under unrecorded leases.

REAL PROPERTY TAX INFORMATION ATTACHED

Proposed Insured:

None

A 20-year name search was not performed on the proposed insured. It is the agent's responsibility to obtain a name search if a loan policy to be issued based on this product is other than a 100% purchase money mortgage.

STANDARD EXCEPTIONS

Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.

1. *General or special taxes and assessments required to be paid in the year 2022 and subsequent years.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*

TITLE SEARCH REPORT

Fund File Number: 1339566

6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
 - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
 - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*
8. *Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.

In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.

Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.

If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.

Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.

Humphries House
5405 North Surf Road
Hollywood, FL 33019

LEGAL DESCRIPTION

LOTS 17, BLOCK 193, OF 'HOLLYWOOD CENTRAL BEACH', ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT INFORMATION

The design intent for this project is to develop a new (3) three Story new home comparable in footprint, massing and height to the recent homes constructed in the immediate area of Surf road. However, this design is more modern, with expressive materials including:

- Smooth architectural finished concrete walls
- Ample glass for thru property transparency
- Stone veneer finish
- Wood garage door
- Dark painted aluminum frames
- Ample landscaping
- Stainless steel railings

The total A/C square footage of the new house is 3,635 square feet split into (3) three floor with the roof to be utilized as a sun deck to take advantage of direct ocean views. The new house is located on the east side of Surf Road directly facing the ocean. The design creates a dynamic structure along Surf Road with well-proportioned interior spaces and allows for the maximum use of the property.



**Humphries Beach House
5405 North Surf Road
Hollywood, FL 33019**

Applicable Criteria

VARIANCE 1 - TO WAIVE 5 FEET OF THE REQUIRED 25 FEET FRONT YARD SETBACK

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. The surrounding buildings have a density greater than this application and closer to the Surf Road. Most of the surrounding homes have (2) two and (3) three stories like this application. All recent homes built in this area have successfully achieved the same or greater front setback variances. The existing adjacent homes to the north and south are much closer to Surf road that the proposed 20'-0" setback for this application. The ground floor garage faced and main entry us set back farther from Surf Road.

CRITERIA 2

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

Analysis:

The proposed design is not only compatible with the surrounding land uses but in fact, provides ample open space. The existing adjacent homes to the north and south are much closer to Surf road that the proposed 20'-0" setback for this application.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 20'-0" front setback is compatible with the recently completed house in the immediate area as well as adjacent. The existing adjacent homes to the north and south are much closer to Surf road that the proposed 20'-0" setback for this application.

CRITERIA 4

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

Analysis:

The primary purpose for this request is to create a dynamic, sculpted massing with well-proportioned interior spaces that is compatible with the surrounding homes. The existing adjacent homes to the north and south are much closer to Surf road that the proposed 20'-0" setback for this application.

CRITERIA 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.

Analysis:

N/A

VARIANCE 2: TO WAIVE 10 FEET OF THE REQUIRED 15 FEET REAR YARD SETBACK

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. In this case the rear façade faces the Atlantic Ocean and beach. Many of the surrounding buildings have a density far greater than this application with much less buffering / open space. The proposed 5'-0" rear setback aligns with the existing houses to the north and south. In addition, the southeast corner of the proposed design has been "carved-out" and pulled back (west) beyond the 5'-0" to match and open up to the northeast corner of the existing south house. It should also be notes that there is only a small area of the rear façade (not including the balconies) at the requested 5'-0" setback. The majority of the façade is 9'-8" or great setback due to the intent to "sculpt" the rear façade while meeting all program/ functional needs of this façade.

CRITERIA 2

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

Analysis:

The proposed design is not only compatible with the surrounding land uses but in fact, provides more open space more than most of the surrounding buildings. The proposed 5'-0" rear setback aligns with the existing house to the north and south. In addition, the southeast corner of the proposed design has been "carved-out" and pulled back (west) beyond the 5'-0" to match and open up to the northeast corner of the existing south house.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 5'-0" rear setback aligns with the existing house to the north and south. In addition, the southeast corner of the proposed design has been "carved-out" and pulled back beyond the 5'-0" to match and open up the to the northeast corner of the existing south house.

CRITERIA 4

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

Analysis:

The proposed 5'-0" rear setback aligns with the existing house to the north and south. In addition, the southeast corner of the proposed design has been "carved-out" and pulled back beyond the 5'-0" to match and open up the northeast corner of the existing south house.

CRITERIA 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.

Analysis:

N/A

VARIANCE 3: TO WAIVE 2.5 FEET OF TGE REQUIRED 7.5 FEET SIDE SETBACK

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. The surrounding existing homes on the north and south have a density and setback equal or less to what we are proposing for this application. The proposed 5'-0" side setbacks equals the side setbacks already in place with the adjacent homes which creates a cohesive level of density not only along Surf Road but also consistent with the entire North Beach Development District . This also provides well-proportioned interior spaces.

CRITERIA 2

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

Analysis:

The proposed design is not only compatible with the surrounding land uses but in fact, provides more open space than most of the surrounding buildings. It should be noted that all adjacent streets require only a 5'-0" side setback rather than the 7'-6", as well as the existing north and south homes, which have side setbacks 5'-0" or less.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land". The proposed 5'-0" side setback allows the creation of well-proportioned interior spaces for the maximum use of the property.

CRITERIA 4

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

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land". The proposed 5'-0" side setback allows the creation of well-proportioned interior spaces for the maximum use of the property.

CRITERIA 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.

Analysis:

N/A

VARIANCE 4 - TO INCREASE THE HEIGHT OF ALLOWABLE PROJECTIONS FOR THE PARTIALLY COVERED DECK AND THE ELEVATOR BULKHEAD FROM THE MAXIMUM 25% TO ALLOW A MAXIMUM PROJECTION OF 29%.

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

While the height of the proposed home meets the maximum height of 33 feet at the roof, the elevator bulkhead extends more that beyond the flat portion of the roof. The intent of this regulation is to allow for mechanical equipment (such as elevators bulkheads) to extend 25% above the maximum height with this zoning district. The applicant has requested a variance from this regulation to allow the elevator bulkhead on the roof.

CRITERIA 2

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

Analysis:

The height variance is necessary to complete the function of the elevator while proposing a dynamic design compatible with overall massing of the recently completed homes in this area of North Beach Development District with very similar elevator bulkheads. As these are found in numerous homes in this

area, the variance will not be detrimental to the community and instead offers a more complete, compatible design to this area.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The proposed design is consistent with the goals, objectives and policies of the adopted comprehensive plan as identified in numerous other similar 3 story buildings in this area that have similar elevator bulkheads.

CRITERIA 4

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

Analysis:

The requested variance is the minimum amount needed to allow for the elevator to function and provide access to the roof. Maintaining a proportionate roof design complies with a number of similar 3 story buildings with roof deck and elevator bulkheads including across the street and in this immediate area of North Beach Development District.

CRITERIA 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.

Analysis:

N/A

VARIANCE 5 - TO REDUCE THE AMOUNT OF REQUIRED PARKING SPACES FROM 5 TO 4.

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The project still provides 4 spaces and the reduction of 1 space does not affect the stability and appearance of the city.

CRITERIA 2

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

Analysis:

This reduction is common in numerous projects in this area, the variance will not be detrimental to the community.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The proposed reduction from 5 to 4 spaces is consistent with the goals, objectives, and policies of the adopted comprehensive plan for this area of Hollywood.

CRITERIA 4

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

Analysis:

The requested variance is not economically based or self-imposed.

CRITERIA 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.

Analysis:

N/A

STEPHEN J. STRALEY
JODI L. STRALEY
5409 NORTH SURF ROAD, HOLLYWOOD, FLORIDA 33019

January 17, 2023

RE: 5405 North Surf Road, Hollywood, FL 33019

To Whom It May Concern:

We are Stephen and Jodi Straley and have lived adjacent to the above referenced property at 5409 North Surf Road, Hollywood, Florida 33019 for approximately 35 years. We are writing to the City of Hollywood to express our support for the proposed project and variance requests for 5405 North Surf Road as we previously did in 2017.

We understand that Heidi Humphries, the current owner, and Craig Chassen, our neighbor, have been working together on this project for the past year. We have had several conversations with Craig pertaining to the vision for the construction of the new residence on the existing lot. We support their variance request for the reduction of the side setback of 7.5 ft to 5 ft on both the north and south property lines based on the current drawings and sketches Craig has provided us. In addition, they have told us they will not build or erect anything more than 10 feet East of the existing house. They have respected our right to privacy and in return have agreed to limit the windows on the North side of the house and make the North roof deck wall solid concrete.

We have known Craig for 15 years. He has been an asset to the revitalization of the North Beach community. He has a wealth of building construction and real estate knowledge and expertise. As a licensed Realtor, he has successfully listed and sold several homes and parcels of land on the barrier island. He also has completed several improvements to his home and even oversaw the construction of a new residential home for his own family. Craig has participated in many different variance requests over the past 10 years and has established relationships with many city officials in the building and zoning divisions and fully understands the variance process. Thank you for your consideration.

Regards,


Stephen & Jodi Straley

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

CLIENT :
CRAIG CHASSEN & BRUCE DAVIS

**5405 N SURF ROAD
 HOLLYWOOD, FLORIDA**

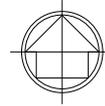
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	04/26/17	SKETCH	GM	REC
ADDED CERTIFICATIONS	04/14/17	SKETCH	JD	REC
ADDED ERROR CONTROL LINE	11/29/18	SKETCH	AM	REC
UPDATE SURVEY	11/29/22	SKETCH	JD	REC

PROJECT NUMBER : 7387-17

SHEET
 1 OF 1
 SHEET

SCALE : 1" = 10'

SKETCH OF SURVEY



LAND DESCRIPTION:
 LOT 17, BLOCK 193 "HOLLYWOOD CENTRAL BEACH",
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT
 BOOK 4, PAGE 20, PUBLIC RECORDS OF BROWARD COUNTY,
 FLORIDA.

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - 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 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - BENCHMARK DESCRIPTION -BROWARD COUNTY BENCHMARK #1282 ELEVATION = 1.14' (NAVD88)
 - THE INFORMATION FOR THE COASTAL CONSTRUCTION CONTROL LINE SHOWN HEREON IS BASED ON CONTROL MONUMENTS T-102 & R-104.
 - ALL HORIZONTAL COORDINATES (PRE 79 ADJUSTMENT OF THE 27 DATUM), BEARINGS AND DISTANCES ARE BASED UPON THE MAP OF RECORD RECORDED IN MISC. BOOK 6, PAGE 10 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (RECORDED 1/11/1981) UNLESS OTHERWISE SHOWN.
 - STATE PLANE COORDINATES SHOWN (*) ARE BASED ON THE HORIZONTAL CONTROL NETWORK NAD 83 (90), (NAD 83 (90) IS DEFINED AS THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 1990). (STATE PLANE COORDINATES ARE RELATIVE TO THE FLORIDA EAST ZONE COORDINATE SYSTEM).

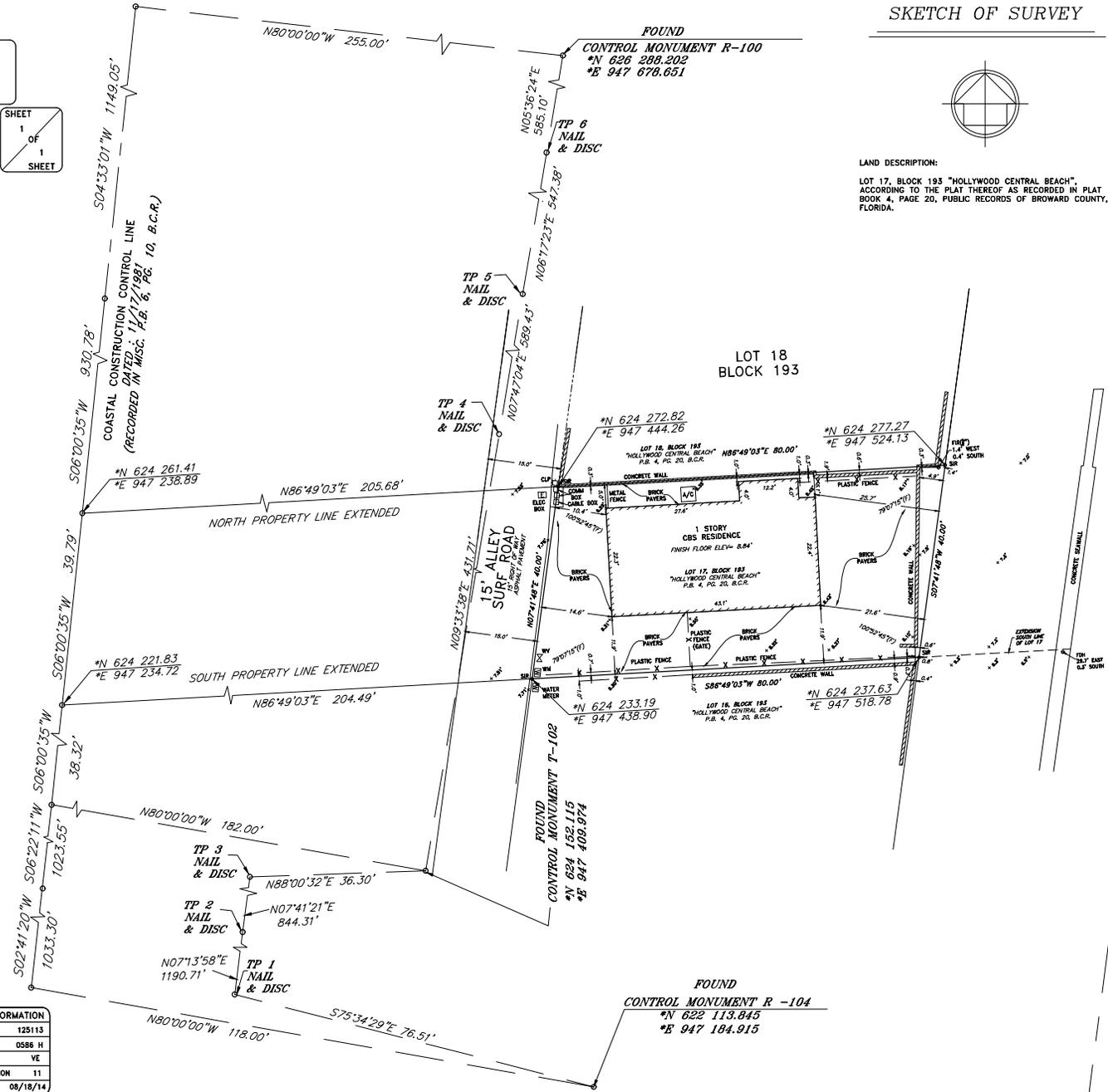
- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNG FOUND NAIL AND CAP
 - FDH FOUND DRILL HOLE
 - P.B. PLAT BOOK
 - CR CABLE RISER
 - SIWIK SIDEWALK
 - B.C.R. BROWARD COUNTY RECORDS
 - ENCR. ENCROACHMENT
 - WM WATER METER
 - CO CLEAN OUT
 - CLP CONCRETE LIGHT POLE
 - WPP WOOD POWER POLE
 - M/LP METAL LIGHT POLE
 - X- CHAIN LINK/ WOOD FENCE
 - ELEV ELEVATION
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - (P) PER PLAT
 - (F) PER FIELD
 - ELEC ELECTRIC
 - COMM COMMUNICATION

CERTIFIED TO:
KRAUSE & BAXTER
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 C&B NORTH BEACH, LLC

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN NOVEMBER, 2022. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4185
 SURVEY DATE: 11/29/22

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0586 H
ZONE	VE
BASE FLOOD ELEVATION	11
EFFECTIVE DATE	08/18/14



EROSION CONTROL LINE
 PREPARED: SEPTEMBER, 1978
 BY: M.E. BERRY & ASSOCIATES

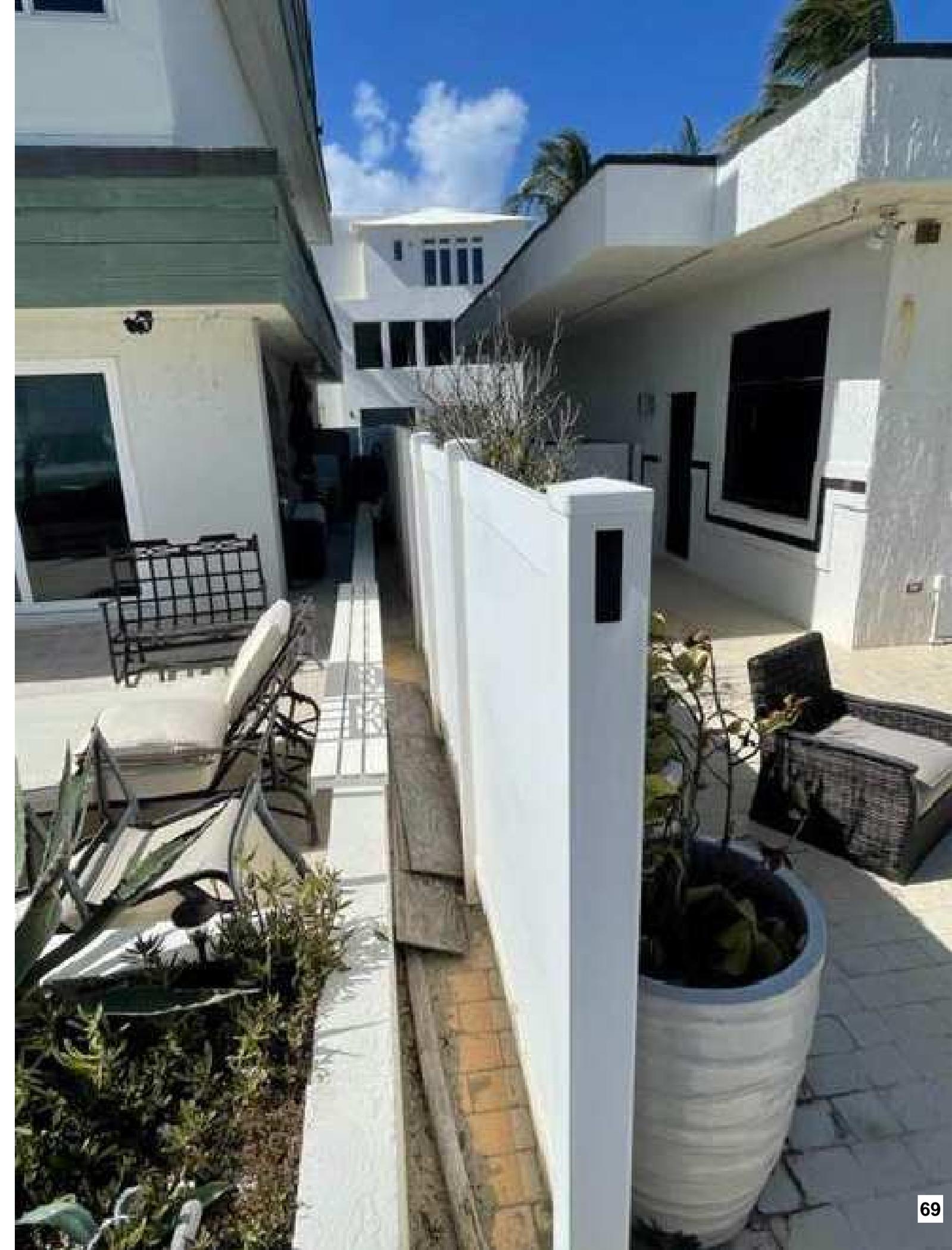






































ATTACHMENT B
Land Use and Zoning Map



**DEVELOPMENT SERVICES
PLANNING AND
URBAN DESIGN**

Legend

- Streets
-  Subject Property
-  Land Use - MHERS
-  Land Use - CONS
-  Land Use - OSR
-  Zoning - ND-2



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 2. 2023_0314

Agenda Date: 3/14/2023 **Agenda Number:**

To: Planning and Development Board

Title: FILE NO.: 22-V-76
APPLICANT: Martin Litman
LOCATION: 308 Balboa Street
REQUEST: Variance to reduce required setbacks, number of parking spaces, and increase allowable height projections

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION**

DATE: March 14, 2023 **FILE:** 22-V-76

TO: Planning and Development Board

VIA: Andria Wingett, Assistant Director of Development Services and Planning Manager

FROM: Tasheema Lewis, Associate Planner

SUBJECT: Daniel Levy requests Variances for a new single-family home at 308 Balboa Street.

REQUEST:

1. Variance to reduce the minimum required front setback from 25 feet to 20 feet.
2. Variance to reduce the minimum required rear setback from 15 feet to 12 feet.
3. Variance to reduce the minimum required amount of parking from 5 spaces to 4 spaces.
4. Variance to increase the allowable projections for the partially covered deck and the elevator bulkhead from the maximum 25% to 29%.

RECOMMENDATION:

- Variance 1: Approval.
Variance 2: Approval.
Variance 3: Approval.
Variance 4: Approval.

BACKGROUND

The subject property is located in the North Beach neighborhood. Because of the unique variation in lot shape and size prevalent throughout the neighborhood, there is a precedent for the approval of certain variances for new construction. The inconsistent lot sizes found throughout North Beach results in circumstances where certain platted lots may easily meet the minimum requirements of the land development regulations whereas other lots, because of their small size, have significant hardship that may render the variances justified.

REQUEST

The Applicant requests multiple variances for the new construction of a single-family home at 308 Balboa Street. Specifically, the Applicant is requesting variances to the minimum front and rear setbacks, a vertical encroachment beyond 25 percent of the maximum allowable height for an elevator bulkhead and vestibule, and a reduction in the minimum required parking to allow four spaces instead of five.

The 3,146 square foot site has a zoning designation of North Beach Development District – Development Zone (NBDD-DZ) and a Land Use Designation of Medium/High Residential (MHRES). Pursuant to the Zoning and Land Development Regulations, single-family homes are a main permitted use in the NBDD-DZ District. The subject site currently vacant. The current size, shape, and dimensions of the site render redevelopment potentially difficult without obtaining variances. As such, the applicant is requesting the above four referenced variances where staff have deemed appropriate and justifiable given the context of the existing conditions found on the site and the surrounding properties.

The North Beach Development District was established with the intention to provide for and encourage appropriate residential, resort, hotel, motel, tourist uses (including ecotourism), and accessory uses within a coastal environment with unique natural, physical, and man-made features. Specifically, the North Beach Development District is intended to facilitate a pattern of development that allows for the reasonable use of land considering the environmental limitations that may constrain development. The NBDD also was established to ensure that the environmental quality of the area is not degraded, while simultaneously encouraging the efficient use of land for quality design and development. The proposed single-family home takes into consideration these intentions of the district as the requested variances are reasonable and justified considering the unique size of the parcel, while also contributing quality design to the neighborhood.

The surrounding neighborhood contains a mixture of housing types including single-family, duplex, and motels. Although it is residential in use, the nature of the built environment is more quasi-urban in form than it is suburban. Several properties in this neighborhood have existing buildings with setbacks similar to what is being requested for this new single-family home. The specific setbacks requested are 20 feet in the front yard (instead of the requisite 25 feet) and 12 feet in the rear yard (instead of the requisite 15 feet). While each of these proposed setbacks necessitates a variance, the design is presented in a way that the variances will not impose a burden on neighboring property owners while simultaneously contributing unique design that is well integrated and effectually matches the setbacks of adjacent properties.

The building height proposed is approximately 33 feet to the flat portion of the active roof deck, which is permitted in the North Beach Development District. In addition, the Zoning and Land Development Regulations allows certain projections to extend beyond the maximum allowed building height, up to 25 percent, to allow for decorative features and functional elements (e.g. elevator bulkheads, vestibules, etc.). The overall projection as proposed in this design extends to a height above the allowable 25 percent to accommodate the elevator bulkhead and vestibule for access to the rooftop. The covered roof deck shall not exceed the 10% of the ground floor area. The intent of this regulation is to prevent the creation of additional living space beyond the maximum height required.

The requested variances are reflective and comparable to the overall development pattern of the neighborhood. As such, Staff considers the variances requested to be appropriate for this site and recommends approval.

SITE INFORMATION

Owner/Applicant:	Daniel Levy
Address/Location:	308 Balboa Street
Net Size of Property:	3,146 sq. ft. (0.76 acres)
Land Use:	Medium/High Residential (MHRES)
Zoning:	North Beach Development District - Development Zone (NBDD-DZ)
Existing Use of Land:	Vacant Lot
Year Built:	N/A (Broward County Property Appraiser)

ADJACENT LAND USE

North:	Medium/High Residential (MHRES)
South:	Medium/High Residential (MHRES)
East:	Medium/High Residential (MHRES)
West:	Medium/High Residential (MHRES)

ADJACENT ZONING

North:	North Beach Development District - Development Zone (NBDD-DZ)
South:	North Beach Development District - Development Zone (NBDD-DZ)
East:	North Beach Development District - Development Zone (NBDD-DZ)
West:	North Beach Development District - Development Zone (NBDD-DZ)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Medium/High Residential Land Use designation, the site is surrounded by Medium/High Residential uses. 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 land owners to maximize the use of their property. Development of this site will enable the Applicant to construct a single family home that will contribute to the enhancement of the surrounding properties in the neighborhood without adversely affecting the character of the neighborhood. The proposed home will provide a unique piece of architecture that will contribute to the interest of the streetscape, while also thoughtfully considering the scale of the existing neighborhood fabric. The project is consistent with the Comprehensive Plan based on the following Objectives and Policies:

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

Policy 4.9: *Place a priority on protecting, preserving, and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

Sub-Area 4, Hollywood Beach, is defined by the Atlantic Ocean to the east, the Intracoastal Waterway to the west, Hallandale Beach Boulevard to the south and Dania Beach Boulevard to the north. The Beach is comprised of three very distinct areas, North Beach (of which this project is located), Central Beach and South Beach. The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principles and Policies:

- *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods.*

Policy 4.1: *Recognize and protect the unique character of Hollywood Beach and each of the three areas that comprise it; north, Central and South Beach; and provide a clear vision for creating a more harmonious and attractive community.*

The proposed single-family home is designed in a manner complementary to the development pattern and unique character of North Beach. This project will help the community by creating a viable development that fits within the context of the neighborhood while simultaneously enhancing the streetscape through creative and unique design.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Variance as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

VARIANCE 1: **To reduce the required 25 feet front setback to allow for 20 feet.**
VARIANCE 2: **To reduce the required 15 feet rear setback to allow for 12 feet.**

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: The proposed home will have similar setbacks as the properties that are directly adjacent. The intent of the setback regulations is to ensure adequate buffering is maintained between neighboring properties and adjacent areas of public right-of-way. Furthermore, the front setback is still sufficient to adequately fit parking for two vehicles without infringing into the right-of-way. Because the proposed setbacks are consistent with adjacent properties, Staff finds this request as being consistent with the basic intent and purpose of the regulation.

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: One of the objectives of North Beach Development District is *to encourage a desirable mix of development uses, types and intensities that are harmonious with each other and with the natural characteristics of the area.* Many of the existing front and rear setbacks that occur within the neighborhood are less than the required 25 feet and 15 feet respectively, including properties directly adjacent to this parcel. The proposed project is consistent with the existing development pattern within the neighborhood. Therefore, the requested variance would not be detrimental to the neighborhood.

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: The goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing landowners to maximize the use of their property*. The Applicant's setbacks are reflective of the existing development pattern of the neighborhood.

FINDING: Consistent.

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

ANALYSIS: The need for the Variances is not economically based or self-imposed. The requested setback Variances are predicated on the fact the platted lot dimensions are fairly restrictive in comparison to some of the other lots in the neighborhood and a firm enforcement of the setbacks on a parcel of this size would result in a significant reduction in the amount of developable footprint, rendering the long-term improvement and redevelopment of the property infeasible. The proposed setbacks are comparable to the setbacks of the surrounding properties.

FINDING: Consistent.

CRITERIA 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.

VARIANCE 3: **Variance to reduce the minimum required amount of parking from 5 spaces to 4 spaces.**

CRITERIA 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: The intent of the regulation is to ensure sufficient off-street parking is provided for residences so that there is not a substantial need to rely on public right of way for overflow parking. Simultaneously, the parking regulations are established so that there is consistency of appearance amongst parking facilities across residential neighborhoods. While the proposed home would be required five spaces based on the overall square footage, the spatial limitations due to the small parcel size do not render a fifth space feasible without substantially reducing the space available for the building footprint or ignoring other regulations relating to the aesthetic consistency of parking facilities (e.g. curb cut width, landscape buffering, etc.). Based

on the width of the lot, a driveway width more than 18 feet is not permitted by code, and therefore, the maximum number of parking spaces that can be accommodated side by side is two. Moreover, if a tandem driveway were required in order to accommodate a fifth parking space in the driveway, this would substantially reduce the amount of remaining space that is usable for the actual building footprint, as the driveway would encroach almost 50% of the depth of the parcel. Furthermore, the square footage on the ground floor that triggered the additional parking requirement, as required by Article 7.2, is not livable space. As such, factoring the livable area of the dwelling can still achieve the intent of the regulation.

FINDING: Consistent.

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

ANALYSIS: The proposed project is compatible with the surrounding neighborhood and does not create a detriment to the community. It is consistent with previously approved variances.

FINDING: Consistent.

CRITERIA 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: The goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing landowners to maximize the use of their property*. The reduction in parking and side and rear setbacks allows for the applicant to reasonably maximize the use of the property, given the spatial limitations of the parcel dimensions, while facilitating redevelopment that maintains consistency with the surrounding neighborhood.

FINDING: Consistent.

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

ANALYSIS: The need for the Variance is not economically based or self-imposed. The requested variance is facilitated by the spatial constraints of the small parcel size.

FINDING: Consistent.

CRITERIA 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.

VARIANCE 4: Variance to vertically extend the upper roof beyond 25% of the allowable maximum height.

CRITERIA 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: The Zoning and Land Development Regulations allows certain projections to extend beyond the maximum allowed building height, up to 25 percent, to allow for decorative features and functional elements, e.g. elevator bulkheads, vestibules, etc. The overall projection as proposed in this design extends to a height above the allowable 25 percent to 29 percent to accommodate the elevator bulkhead and vestibule for access to the rooftop.

FINDING: Consistent.

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

ANALYSIS: Vertical projections to a smaller degree that are proposed for the purpose of accommodating necessary mechanical equipment for access to an active rooftop deck have been approved and are deemed compatible with the neighborhood.

FINDING: Consistent.

CRITERIA 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: The goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing landowners to maximize the use of their property.* The projection of the roof above maximum building height for the purpose intended is essential to the project remaining compliant with the goals of the comprehensive plan.

FINDING: Consistent.

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

ANALYSIS: The need for the Variance is not self-imposed as the extension required for mechanical equipment is justified.

FINDING: Consistent.

CRITERIA 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.

ATTACHMENTS

- ATTACHMENT A: Application Package
- ATTACHMENT B: Land Use and Zoning Map

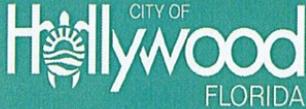
PLANNING DIVISION



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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 12/6/2022

Location Address: 308 Balboa St. Hollywood, FL, 33019

Lot(s): 25 Block(s): 198 Subdivision: 4-20 B

Folio Number(s): 5142 01 02 7520

Zoning Classification: NBDD-DZ Land Use Classification: MHRES-MHRES

Existing Property Use: Single Family Sq Ft/Number of Units: 3248 sqft / 1 unit

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): _____

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

Explanation of Request: 4 variances: 1)reduce parking, 5 to 4 spaces, 2)reduce front setback 25' to 20' 3)reduce rear setback 15' to 12' and 4)request elevator over run bulkhead height

Number of units/rooms: 1 unit / 3 rooms Sq Ft: 3248 sqft

Value of Improvement: \$700,000.00 Estimated Date of Completion: March 2024

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

Name of Current Property Owner: Daniel Levy

Address of Property Owner: 1180 S BEVERLY DRIVE SUITE 301 LOS ANGELES CA 90035

Telephone: 310-717-000 Fax: _____ Email Address: ddlevy@live.com

Name of Consultant/Representative/Tenant (circle one): Martin Litman

Address: 20900 NE 30th Ave #1001 Aventura, FL, 33180 Telephone: 305-401-2223

Fax: _____ Email Address: martinl@tomadesigngroup.com

Date of Purchase: 12-16-2021 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



File No. (internal use only): _____

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 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: 12-6-22

PRINT NAME: Daniel Levy Date: 12-6-22

Signature of Consultant/Representative: Date: 12-6-22

PRINT NAME: Martin Litman Date: 12-6-22

Signature of Tenant: N/A 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 VARIANCE to my property, which is hereby made by me or I am hereby authorizing MARTIN LITMAN to be my legal representative before the FEBRUARY (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

SEE ATTACHED

Notary Public
State of Florida

DANIEL LEVY
Print Name

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

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me
 on this 8th day of DECEMBER, 2022,
 by _____
 Date Month Year



(1) DANIEL LEVY
 (and (2) _____),
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature [Signature]
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

ACTION TITLE COMPANY

Ownership and Encumbrance Report

This is to certify this company has caused to be made a search of the Public Records of file in the Office of the Clerk of the Circuit Court of **BROWARD** County, Florida, as provided by title computers available to the company, from the time of the prior title policy tendered in this transaction and said search reveals the following:

1. The last deed of record purports to vest title in:

DANIEL LEVY AND STEPHANIE LEVY, HUSBAND AND WIFE

2. The legal description of the land covered by this report is:

LOT 25, BLOCK 198, HOLLYWOOD CENTRAL BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this report appear of record:

NONE

4. Taxes:

a) Folio Number: 514201-02-7520

b) Taxes are paid for the year 2022 in the amount of \$14,305.77, gross amount is \$14,901.84.

This report is prepared for informational purposes and the responsibility hereunder is limited to the party for whom it is compiled. Acceptance of this report shall evidence agreement with the undersigned that **NO TITLE INSURANCE IS TO BE ISSUED THEREON**, and that in consideration of the limited charges therefore, the liability of the undersigned for any negligence, errors or omissions with respect to the content hereof is limited to the amount charged. This report undertakes only to show the records and does not attempt to pass opinion upon the validity of title shown.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE OR PREPARATION FOR LITIGATION.

Dated December 5, 2022.

ACTION TITLE COMPANY
2699 STIRLING ROAD, SUITE C-204
FT. LAUDERDALE, FL 33312
(954) 962-3138

By: _____
Stephen J. Straley
Authorized Officer or Agent

toma design group inc.

20900 N.E. 30th Ave, Suite # 1001, Aventura, FL, 33180
T. 786-206-7290 / F. 1305 425 0327 / info@tomadesigngroup.com

December 12th, 2022

Via Electronic Mail

City of Hollywood
Division of Planning and Urban Design
Department of Development Services

RE: LEVY Residence – 308 Balboa Dr. – Hollywood, FL, 33019
Criteria Statement Letter

VARIANCE 1 -TO WAIVE 5 FEET OF THE REQUIRED 25 FEET FRONT YARD SETBACK

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. The surrounding buildings have a density greater than this application and closer to the Surf Road. Most of the surrounding homes have (2) two and (3) three stories like this application. All recent homes built in this area have successfully achieved the same or greater front setback variances. The existing adjacent homes to the West and South are much closer to road than the proposed 20'-0" setback for this application, at least at 20'-0".

CRITERIA 2

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

Analysis:

The proposed design is not only compatible with the surrounding land uses but in fact, provides ample open space. The existing adjacent homes to the west and south are much closer to the road thnt the proposed 20'-0" setback for this application.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 20'-0" front setback is compatible with the recently completed house in the immediate area as well as adjacent. The existing adjacent homes to the west and south are much closer to the road that the proposed 20'-0" setback for this application or at least equal.

CRITERIA 4

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

Analysis:

The primary purpose for this request is to create a dynamic, sculpted massing with well-proportioned interior spaces that is compatible with the surrounding homes. The existing adjacent homes to the west and south are much closer to the road that the proposed 20'-0" setback for this application or equal.

CRITERIA 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.

Analysis:

N/A

VARIANCE 2: TO WAIVE 3 FEET OF THE REQUIRED 15 FEET REAR YARD SETBACK

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

The intent of this regulation is to ensure adequate buffering between properties. In this case the rear façade faces south. Many of the surrounding buildings have a density far greater than this application with much less buffering / open space. The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood. The majority of the rear façade is setback due to the intent to "sculpt" the rear f façade while meeting all program/ functional needs of this façade.

CRITERIA 2

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

Analysis:

The proposed design is compatible with the surrounding land uses but in fact, provides more open space more than most of the new surrounding buildings. The proposed 12'-0" rear setback aligns with the other existing houses in the neighborhood.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The city's Comprehensive Plan addresses "a property owner's ability to maximize the use of their land. The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood.

CRITERIA 4

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

Analysis:

The proposed 12'-0" rear setback aligns with other existing houses in the neighborhood.

CRITERIA 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.

Analysis:

N/A

VARIANCE 3: -TO INCREASE THE HEIGHT OF ALLOWABLE PROJECTIONS FOR THE PARTIALLY COVERED DECK AND THE ELEVATOR BULKHEAD FROM THE MAXIMUM 25% TO ALLOW A MAXIMUM PROJECTION OF 29%.

CRITERIA 1

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as if affects the stability and appearance of the city.

Analysis:

While the height of the proposed home meets the maximum height of 33 feet at the roof, the elevator bulkhead extends more that beyond the flat portion of the roof. The intent of this regulation is to allow for mechanical equipment (such as elevators bulkheads) to extend 25%

above the maximum height with this zoning district. The applicant has requested a variance from this regulation to allow the elevator bulkhead on the roof.

CRITERIA 2

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

Analysis:

The height variance is necessary to complete the function of the elevator while proposing a dynamic design compatible with overall massing of the recently completed homes in this area of North Beach Development District with very similar elevator bulkheads. As these are found in numerous homes in this area, the variance will not be detrimental to the community and instead offers a more complete, compatible design to this area.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The proposed design is consistent with the goals, objectives and policies of the adopted comprehensive plan as identified in numerous other similar 3 story buildings in this area that have similar elevator bulkheads already approved in other variances in the past.

CRITERIA 4

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

Analysis:

The requested variance is the minimum amount needed to allow for the elevator to function and provide access to the roof, specially noting this is a 3 story home. Maintaining a proportionate roof design complies with a number of similar 3 story buildings with roof deck and elevator bulkheads including across the street and in this immediate area of North Beach Development District.

CRITERIA 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.

Analysis:

N/A

toma design group inc.

20900 N.E. 30th Ave, Suite # 1001, Aventura, FL, 33180

T. 786-206-7290 / F. 1305 425 0327 / info@tomadesigngroup.com

VARIANCE 4 - TO REDUCE THE AMOUNT OF REQUIRED PARKING SPACES FROM 5 TO 4.

CRITERIA 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:

The project still provides 4 spaces and the reduction of 1 space does not affect the stability and appearance of the city.

CRITERIA 2

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

Analysis: This reduction is common in numerous projects in this area, the variance will not be detrimental to the community.

CRITERIA 3

That the requested Variance is consistent with and in furthermore 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 plan adopted by the city.

Analysis:

The proposed reduction from 5 to 4 spaces is consistent with the goals, objectives, and policies of the adopted comprehensive plan for this area of Hollywood.

CRITERIA 4

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

Analysis:

The requested variance is not economically based or self-imposed.

CRITERIA 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.

Analysis:

N/A

Thank you for your consideration and we look forward to answering any questions or requests for additional information.

Sincerely,



Martin Litman - Toma Design Group Inc.

PROPERTY ADDRESS: 308 Balboa St.

LEGAL DESCRIPTION

LOT 25, BLOCK 198 OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

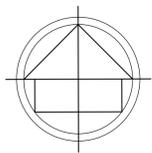
PROJECT INFORMATION

The design intent of this project is to develop a new (3) story home comparable in foot print, massing and height to the surrounding constructed homes in the immediate area of surf round and surroundings. However, we think this design is more sophisticated and has the intention of creating a residential private home type design as opposed to other examples of existing 3 story homes that convey an image of a multifamily building, that is why the design of this modern project does not have repetitive design intent on all stories of the 3-floor building, it is a play of volumes that has a sophistication not commonly seen in the area. Warm materials, modern design and an intention to search for Ocean views drive this projects aesthetic and functional design.

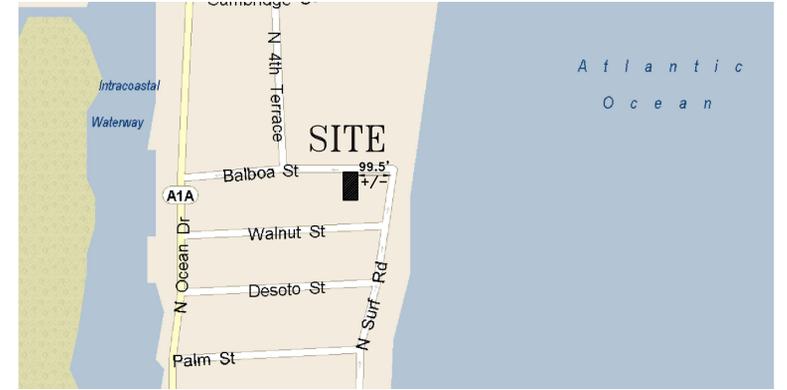
The total A/C square footage of the new house is 3,684 square feet split into (3) three floors with the roof to be utilized as a sun deck to take advantage of direct ocean views. The new house is located on a perpendicular street to the east surf road, where the front of this home is facing North. The design creates a dynamic structure for the neighborhood with well-proportioned interior spaces and allows for the maximum use of the property.



SPECIFIC PURPOSE SURVEY



LOCATION MAP (NTS)



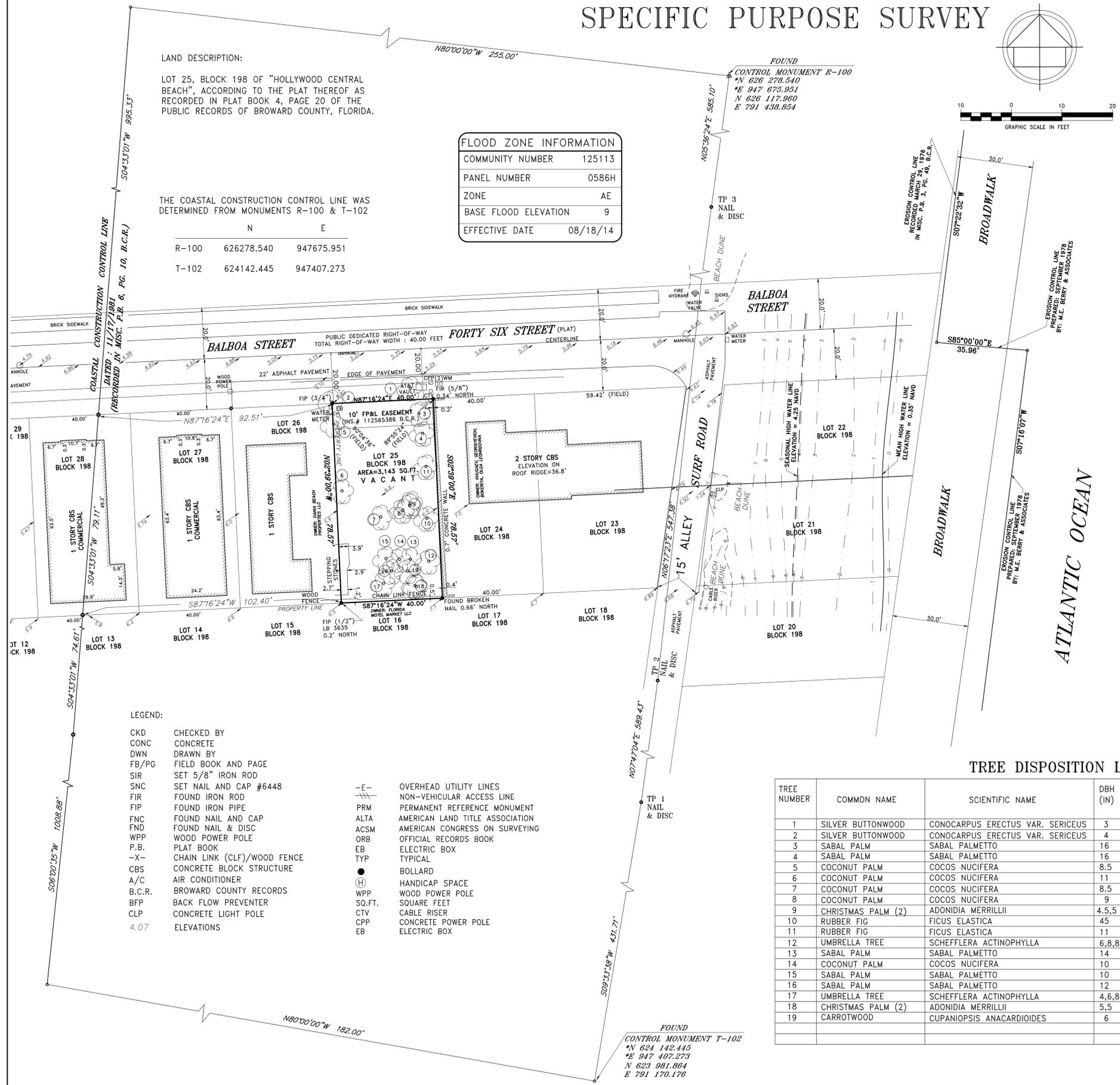
LAND DESCRIPTION:

LOT 25, BLOCK 198 OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE COASTAL CONSTRUCTION CONTROL LINE WAS DETERMINED FROM MONUMENTS R-100 & T-102

	N	E
R-100	626278.540	947675.951
T-102	624142.445	947407.273

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0586H
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	08/18/14



NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 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 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 1282 ELEVATION=2.65'(NGVD29), ELEVATION= 1.14'(NAVD88)
- REQUESTED HEIGHTS:
 - (a) ELEVATION ON THE EAST BUILDING ROOF RIDGE : 36.79'
 - (b) ELEVATION ON TOP OF COPING OF GARAGE STRUCTURE (RENAISSANCE) : 32.09'
- BEARINGS SHOWN HEREON ARE ASSUMED, THE NORTH LINE OF LOT 25, BLOCK 198 "HOLLYWOOD CENTRAL BEACH", P.B. 4, PG. 20, B.C.R. BEARS N87°16'24"E.
- ZONING : NBDD-DZ - NORTH BEACH DEVELOPMENT DISTRICT - DEVELOPMENT ZONE
- NO STRIPED PARKING
- SET BACKS REQUIREMENTS:

MINIMUM FRONT SETBACK	25.0'
SIDE INTERIOR YARD SETBACK:	5.0'
REAR SETBACK:	15.0'
- THE INFORMATION FOR THE COASTAL CONSTRUCTION CONTROL LINE SHOWN HEREON IS BASED ON CONTROL MONUMENTS T-102 & R-104.
- ALL HORIZONTAL COORDINATES (PRE 79 ADJUSTMENT OF THE 27 DATUM), BEARINGS AND DISTANCES ARE BASED UPON THE MAP OF RECORD RECORDED IN MISC. BOOK 6, PAGE 10 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (RECORDED 11/17/81) UNLESS OTHERWISE SHOWN.
- STATE PLANE COORDINATES SHOWN (*) ARE BASED ON THE HORIZONTAL CONTROL NETWORK NAD 83 (90). (NAD 83 (90) IS DEFINED AS THE NORTH AMERICAN DATUM OF 1983 WITH A SUBSEQUENT RE-ADJUSTMENT DONE IN 1990). (STATE PLANE COORDINATES ARE RELATIVE TO THE FLORIDA EAST ZONE COORDINATE SYSTEM).

TREE DISPOSITION LIST

TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	CANOPY SPREAD (FT)	CONDITION	DISPOSITION	NATIVE?
1	SILVER BUTTWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	3	10	12	FAIR	REMOVE	YES
2	SILVER BUTTWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	4	12	12	GOOD	REMOVE	YES
3	SABAL PALM	SABAL PALMETTO	16	20	14	FAIR	REMOVE	YES
4	SABAL PALM	SABAL PALMETTO	16	20	14	FAIR	REMOVE	YES
5	COCONUT PALM	COCOS NUCIFERA	8.5	25	16	FAIR	REMOVE	NO
6	COCONUT PALM	COCOS NUCIFERA	11	30	18	GOOD	REMOVE	NO
7	COCONUT PALM	COCOS NUCIFERA	8.5	30	16	FAIR	REMOVE	NO
8	COCONUT PALM	COCOS NUCIFERA	9	30	12	POOR	REMOVE	NO
9	CHRISTMAS PALM (2)	ADONIDIA MERRILLII	4,5.5	15	8	FAIR	REMOVE	NO
10	RUBBER FIG	FICUS ELASTICA	45	16	20	POOR	REMOVE	NO
11	RUBBER FIG	FICUS ELASTICA	11	28	35	FAIR	REMOVE	NO
12	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	6,8.8	16	5	POOR	REMOVE	INVASIVE
13	SABAL PALM	SABAL PALMETTO	14	14	12	FAIR	REMOVE	YES
14	COCONUT PALM	COCOS NUCIFERA	10	30	18	FAIR	REMOVE	NO
15	SABAL PALM	SABAL PALMETTO	10	15	10	POOR	REMOVE	YES
16	SABAL PALM	SABAL PALMETTO	12	16	12	FAIR	REMOVE	YES
17	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	4,6.8	18	14	FAIR	REMOVE	INVASIVE
18	CHRISTMAS PALM (2)	ADONIDIA MERRILLII	5,5	12	8	FAIR	REMOVE	NO
19	CARROTWOOD	CUPANIOPSIS ANACARDIODES	6	15	10	FAIR	REMOVE	INVASIVE

I HEREBY CERTIFY THAT THE "SPECIFIC PURPOSE SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JUNE, 2020. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

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

SURVEY DATE : 06/16/20

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/OWNER:

CRAIG CHASSEN

308 BALBOA STREET HOLLYWOOD,
FLORIDA

REVISIONS

BOUNDARY AND IMPROVEMENTS SURVEY	DATE	FB/PG	DWN	CKD
REVISED PER ASSUMED BEARING	02/28/08	133/16-18	AV	REC
ALTA/ACSM LAND TITLE SURVEY	03/20/08	-----	AV	REC
DEP COASTAL CONSTRUCTION SURVEY	01/03/14	-----	JD	REC
UPDATE SURVEY	04/10/14	DATA/COLL	JD	REC
ADDED FP&L EASEMENT	06/16/20	SKETCH	JD	REC
	06/26/20	SKETCH	JD	REC

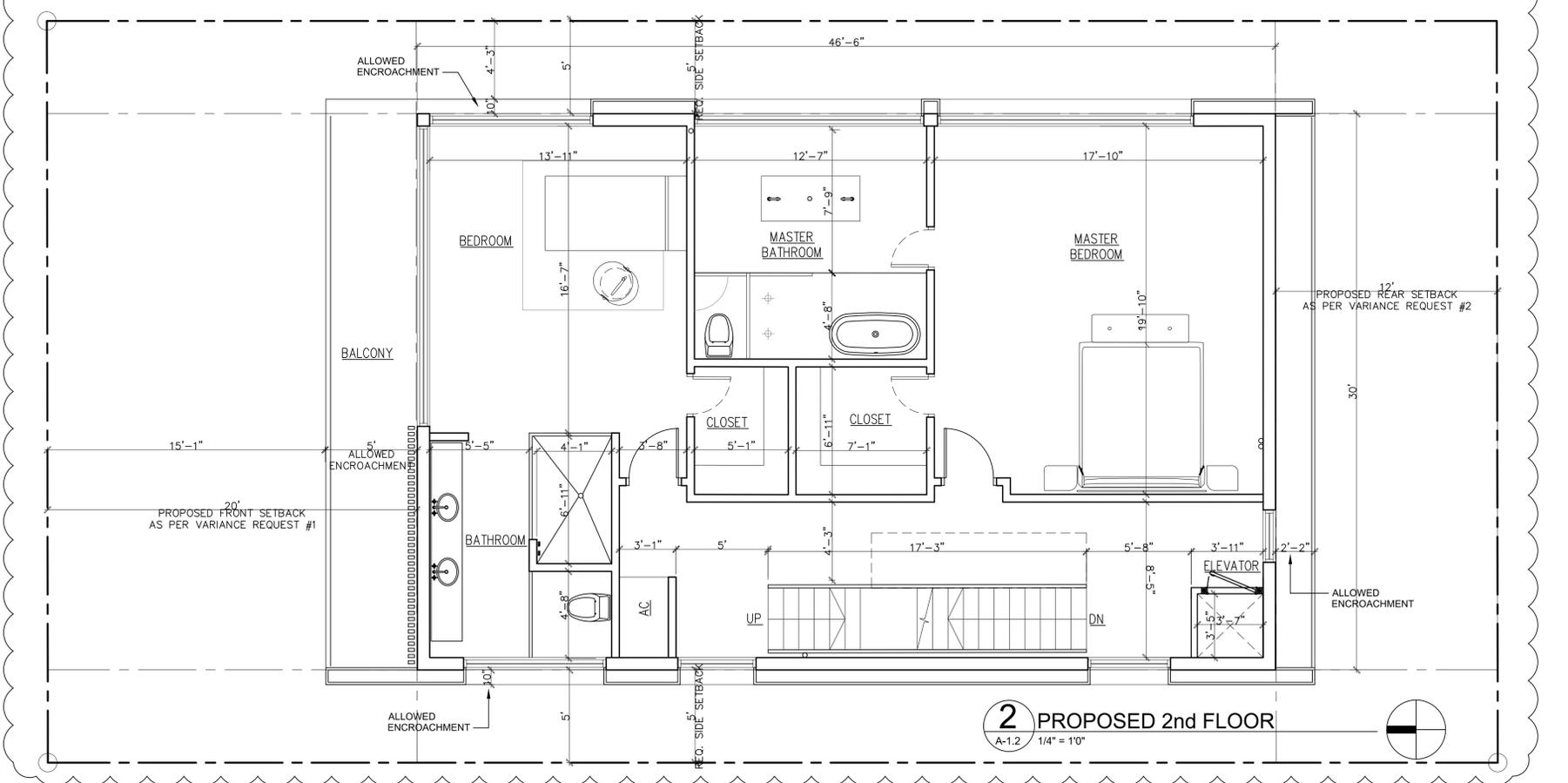
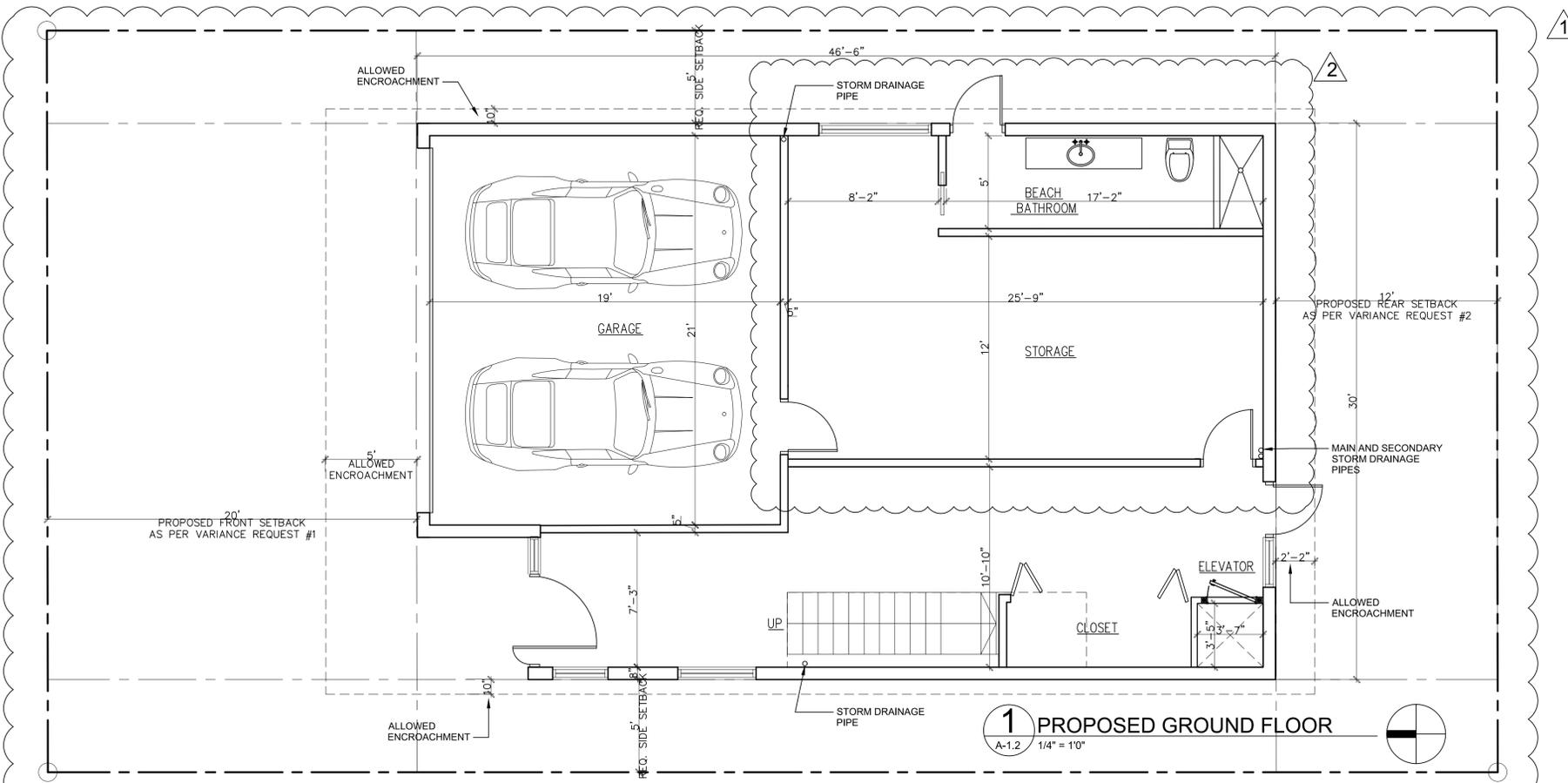
REVISIONS

ADDED TREE DISPOSITION LIST	DATE	FB/PG	DWN	CKD
	07/09/20	----	AM	REC

PROJECT NUMBER : 6073-08

SCALE : 1" = 10'

SHEET
1
OF
2
SHEETS



Revisions		
No.	Date	Description
1-12-23		DRB COMMENTS
2-9-23		DRB COMMENTS

OSVALDO MARRERO
ARCHITECT
AIA • NCARB

AR0015952
A226003029

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TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 433 FLORIDA STATUTES, CHAPTER 1105.13.4.4 OF (FLORIDA BUILDING CODE 2020)

Project: **LEVY RESIDENCE
308 BALBOA ST
HOLLYWOOD, FL**

Sheet Title: **PROPOSED FIRST FLOOR**

TOMA DESIGN GROUP INC.

Tel: (305) 471-2223
2300 NE 20th Ave #101
Miami, FL 33137

Fax: (305) 468-4277
1307 E Palmetto Drive
Buckhead, FL 33130

Date	12/8/22
Drawn by	M.T.
Checked by	ML
Scale	AS SHOWN

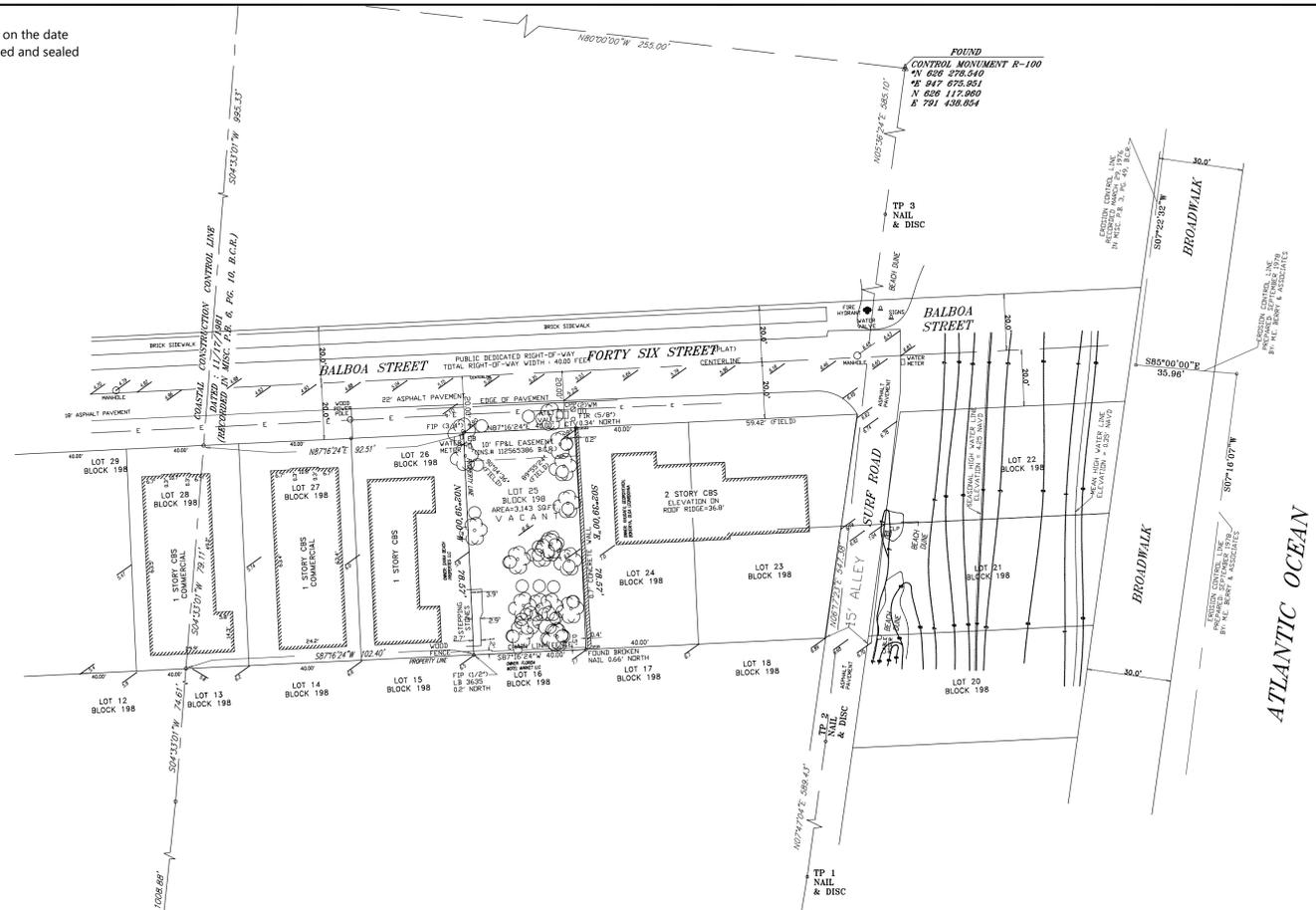
Sheet: **A-1.2**

CAD D.

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal. Printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.

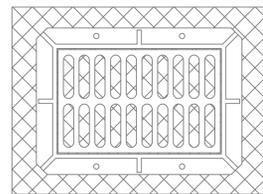
EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
2. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER).
3. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
4. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
5. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
6. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
7. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.
8. SILT FENCES SHALL BE USED ALONG THE PROPERTY LINES TO MINIMIZE OFFSITE SILTATION MITGRATION.
9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
11. FILER FABRIC SHALL BE INSTALL UNDER INLET GRATES AND EXTEND A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. IF MORE THAN ONE STRIP OF FABRIC IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED 1 FOOT.
12. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL AND AS NEEDED.
13. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
14. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
15. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMAMENT VEGETATIVE COVER IS ESTABLISHED.
16. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
19. FLOATING TURBIDITY BARRIERS WILL BE PLACED OFF SET FROM THE SEAWALL ADJACENT TO THE PROPERTY. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL ALSO BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
20. ALL DEATERING, EROSION, AND SEDIMENT CONTROL SHALL REMAIN IN PLACE UNTIL AFTER COMPLETION OF CONSTRUCTION AND SHALL BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.

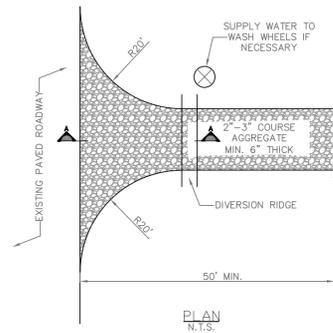


EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=30'



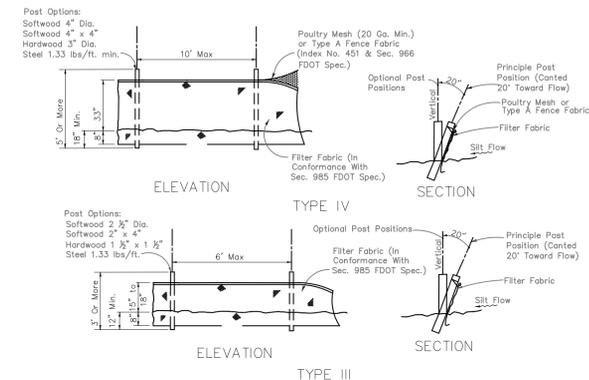
INLET PROTECTION
N.T.S.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

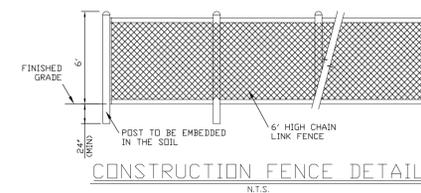
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



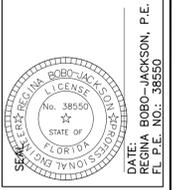
NOTE: FOR SLIT FENCE APPLICATIONS AND NOTES, SEE SHEET 3 OF 3 FDOT INDEX No. 102.

SILT FENCE DETAIL
N.T.S.



CONSTRUCTION FENCE DETAIL
N.T.S.

GATOR ENGINEERING ASSOCIATES, INC.
11380 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230



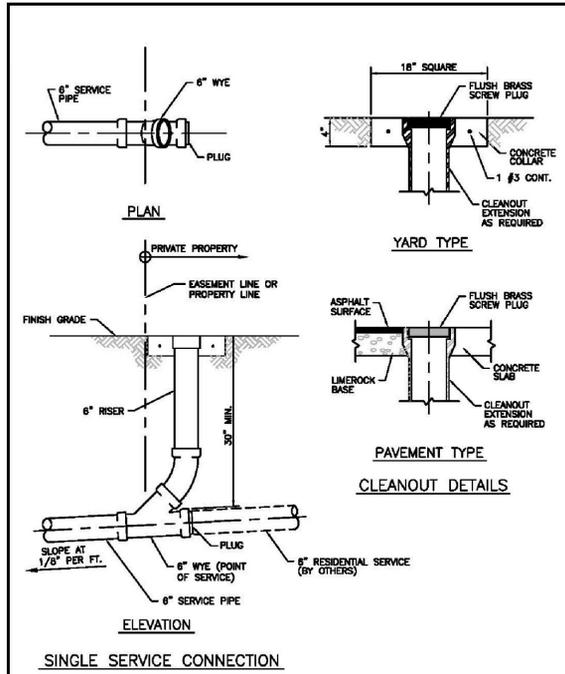
LEVY RESIDENCE
308 BALBOA STREET
HOLLYWOOD, FL 33019

NO.	DATE	DESCRIPTION

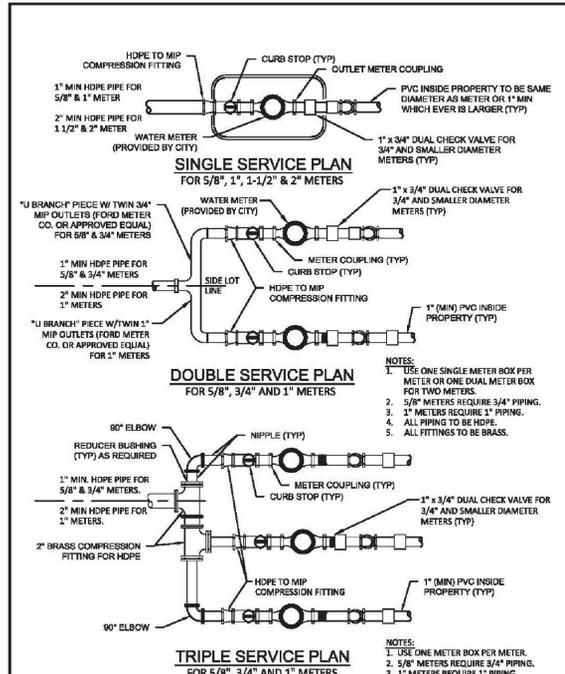
GEA PROJECT NO.: 22109
DATE: 11-18-2022
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

SHEET TITLE
EROSION & SEDIMENT CONTROL PLAN

C1 OF 3



	ISSUED: 03/10/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/10/2014
	DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
	APPROVED: XXX		

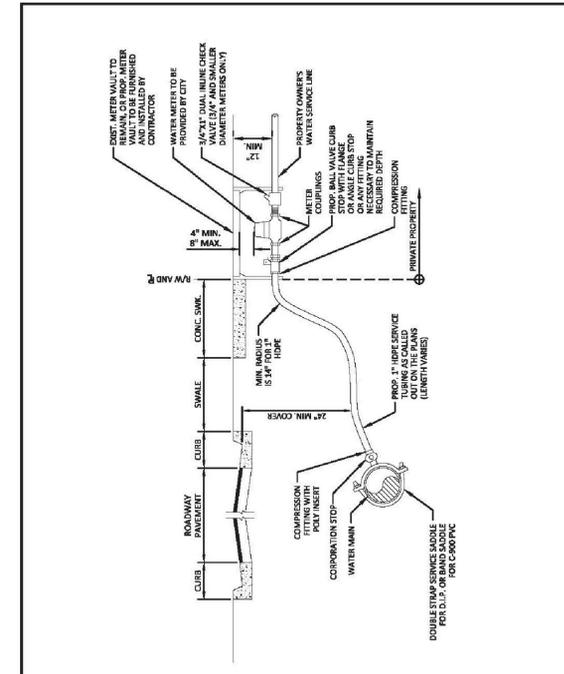


	ISSUED: 03/10/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	TYPICAL 5/8" 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
	APPROVED: XXX		

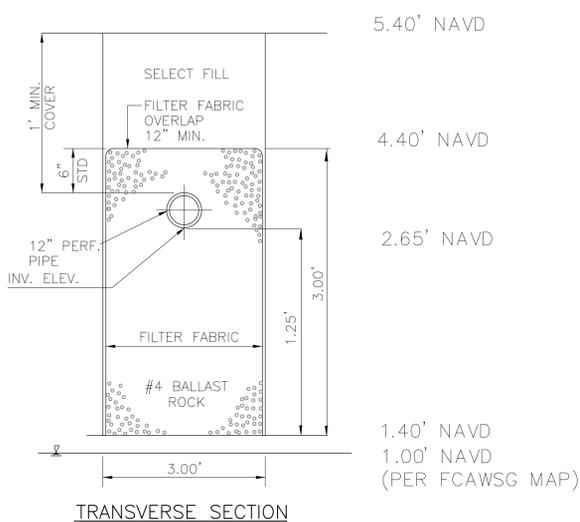
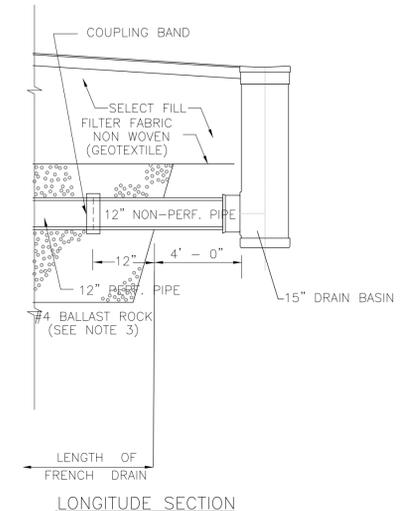
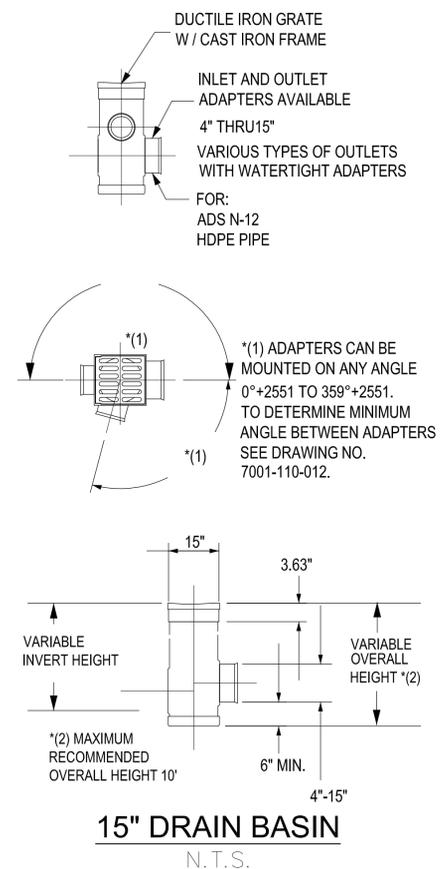
WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C301, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/4" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

	ISSUED: 03/10/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
	APPROVED: XXX		



	ISSUED: 03/10/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	TYPICAL 1" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS	DRAWING NO. W-08
	APPROVED: XXX		



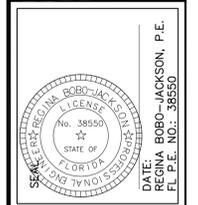
- NOTES:
- FILTER FABRIC PER F.D.O.T. STD. INDEX # 285 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.
 - AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

EXFILTRATION TRENCH DETAIL

N.T.S.

This item has been digitally signed and sealed by Regina Bobo-Jackson, P.E. on the date adjacent to the seal. Printed copies of this document is not considered signed and sealed and the signature must be verified on any electronic copies.

GATOR ENGINEERING ASSOCIATES, INC.
 11380 TEMPLE STREET
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 TEL: (954) 434-5905 FAX: (954) 434-5904
 CERTIFICATE OF AUTHORIZATION NUMBER 30230



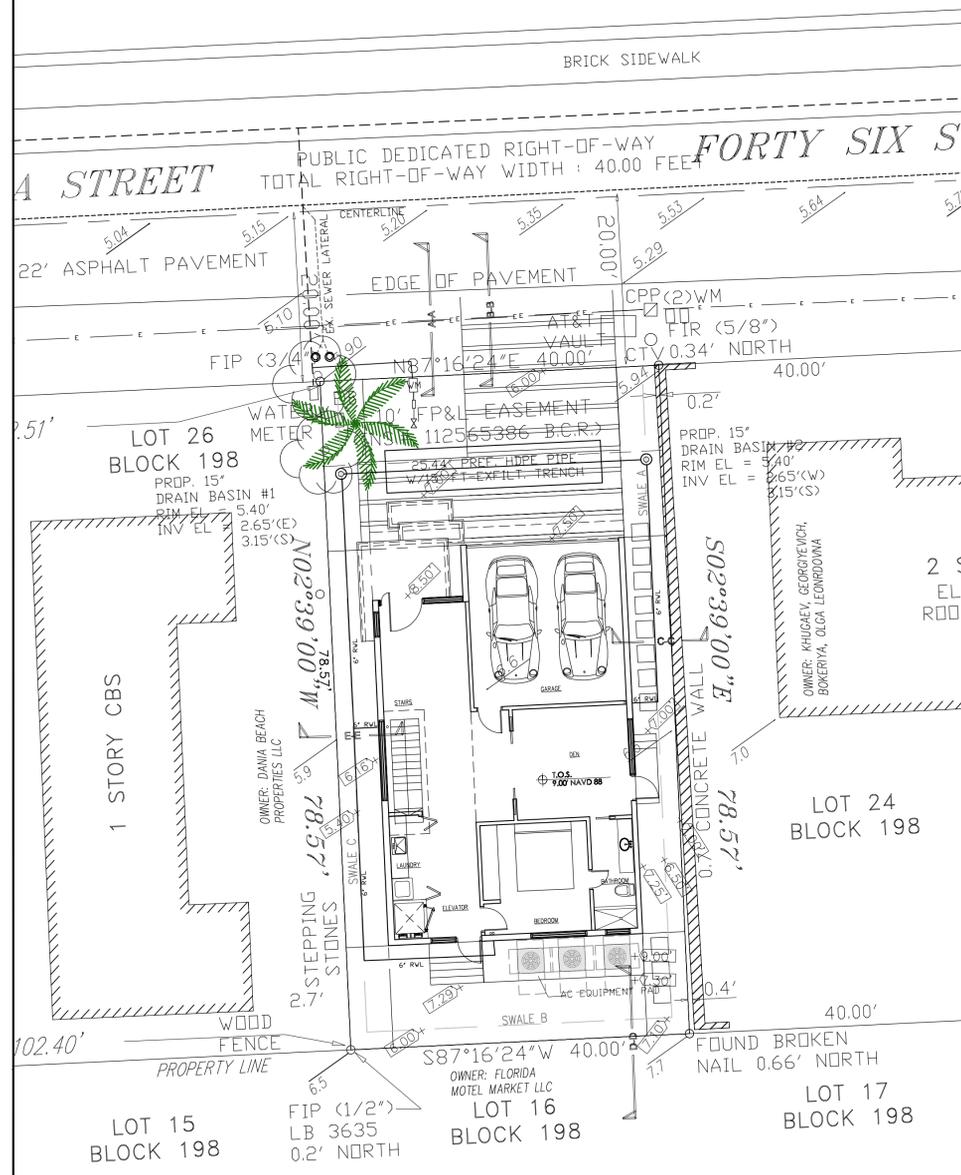
LEVY RESIDENCE
308 BALBOA STREET
HOLLYWOOD, FL 33019

NO.	DATE	DESCRIPTION

GEA PROJECT NO.: 22109
DATE: 11-18-2022
SCALE: AS SHOWN
DESIGNED BY: R.B.J.
DRAWN BY: L.B.
CHECKED BY: R.B.J.
APPROVED BY: R.B.J.

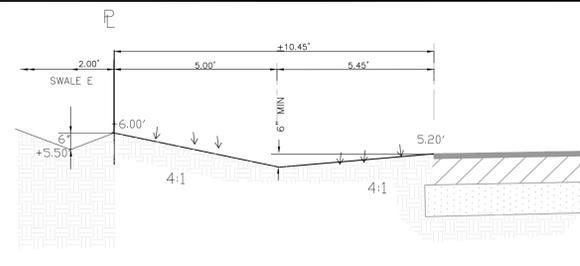
SHEET TITLE
DETAILS
C3 OF 3

LEGEND	
	EXISTING GRADE
	PROPOSED GRADE
	EX. WATER METER
	PROP. WATER METER
	W/SHUT-OFF VALVE
	PROPOSED SEWER CLEAN OUT
	EX. SEWER MAIN
	EX. WATER MAIN
	PROPERTY LINE

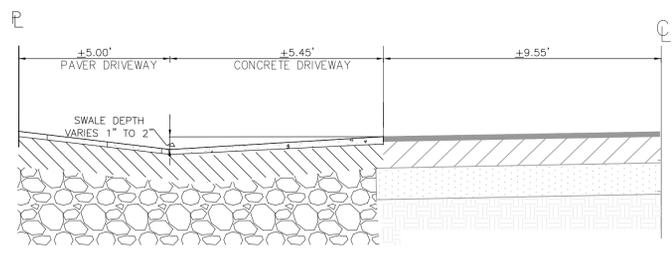


CIVIL PLAN
SCALE: 1"= 10'

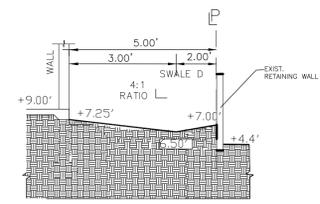
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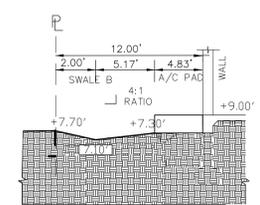
SECTION A-A
NTS



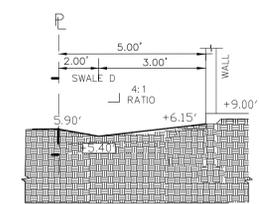
SECTION B-B
NTS



SECTION C-C
NTS



SECTION D-D
NTS



SECTION E-E
NTS

LEGAL DESCRIPTION:

LOT 25, BLOCK 198 OF "HOLLYWOOD CENTRAL BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL NOTES:

1. BASE LAYOUT WAS OBTAINED FROM A SURVEY PREPARED BY COUSINS SURVEYORS & ASSOCIATES, INC..
2. ALL ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.).
3. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.

SPECIFIC NOTES:

1. ALL STORM WATER RUNOFF MUST REMAIN ONSITE DURING CONSTRUCTION. THE NEW CONSTRUCTION SHALL HAVE NO DRAINAGE IMPACTS TO ADJACENT PROPERTIES, SURROUNDING RIGHT OF WAYS, STORMWATER FACILITIES AND NEIGHBORING WATER BODIES.
2. PROPERTY WILL BE SLOPED AWAY FROM PROPERTY LINE AT THE BEGINNING OF CONSTRUCTION TO MAINTAIN ALL DIRT AND DEBRIS ON SITE.
3. DRAINAGE SYSTEM AND SWALES SHALL BE INSTALLED AS DETAILED.
4. COORDINATE THE GRADING AND DRAINAGE ON THIS PLAN WITH THE LANDSCAPE PLANS.
5. NEW WATER SERVICES CONNECTIONS 2 INCH AND SMALLER WILL BE INSTALLED BY THE CITY OF HOLLYWOOD IN ACCORDANCE WITH CITY STANDARDS. COORDINATE ALL NEW UTILITY WORK WITH THE UTILITIES DEPARTMENT.
7. PLEASE BE ADVISED THAT ANY ROAD CUTS FOR UTILITIES OR CURB CUTS WITHIN 50-FT. IN THE CITY RIGHT OF WAY SHALL BE RESTORED TO FULL LANE WIDTH, AND PROVIDE FINAL RESURFACE OF 25-FT. IN EACH DIRECTION OF CUT, PER CITY CODE OF ORDINANCES SECTION 25-108 AND IN ACCORDANCE WITH THE CITY'S RESTORATION STANDARDS DETAIL. THIS APPLIES TO ALL ROAD CUTS FOR SEWER LATERALS AND WATER SERVICE LINES.
8. A 5 FEET MINIMUM SEPARATION SHOULD BE PROVIDED BETWEEN ANY EXISTING OR PROPOSED UTILITY AND TREE, COORDINATE WITH LANDSCAPING PLAN SHEET L1.

SITE CALCULATIONS:

BUILDING FOOTPRINT	1,333 SQ FT
DRIVEWAY, ENTRYWAYS & PADS	709 SQ FT
LANDSCAPE AREA	1,101 SQ FT
TOTAL AREA	3,143 SQ FT
TOTAL PERVIOUS AREA	1,101 SQ FT
TOTAL IMPERVIOUS AREA	2,042 SQ FT

DRAINAGE CALCULATIONS:

SITE SHALL RETAIN 1" RUNDFF OVER ENTIRE SITE OR 2 1/2" OVER IMPERVIOUS AREAS (WHICHEVER IS GREATER).

3,143 SQ.FT. X 0.0833 FT = 261.81 CU. FT. (N/A)
2,042 SQ.FT. X 0.2083 FT = 425.35 CU. FT. (REQUIRED)

SWALE A = (70.00' X 5/2 X 0.5') = 87.50 CU. FT.
SWALE B = (30.00' X 7.17/2 X 0.5') = 53.78 CU. FT.
SWALE C = (70.00' X 5/2 X 0.5') = 87.50 CU. FT.

TOTAL SWALES = 228.78 CU. FT.

EXFILTRATION TRENCH:
BALANCE OF VOLUME REQUIRED: 196.57 CU.FT. / (43,560 AC/FT X 12 IN/FT) = 0054-IN

COMPUTATION OF TRENCH VOLUME

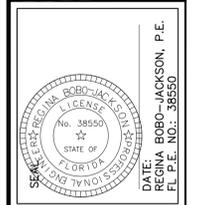
$$L = \sqrt{(K(H_2^2 DU + 2H_2 DU - DU^2 + 2H_2 DS) + (1.39 \times 10^{-4} \times WDU)) \text{ WHEN } DS < DU$$

$$L = \sqrt{(0.054 \times (1.13 \times 10^{-4} \times (4.00 \times 3.00) + 2(4.00 \times 3.00) - (3.00 \times 3.00) + 2(4.00 \times 0.00)) + 1.39 \times 10^{-4} \times 4(3.00 \times 3.00))}$$

V = 0.054 AC-IN
W = 3.00 FT
K = 1.13 X 10⁻⁴ (ASSUMED)
H2 = 4.00 FT
DU = 3.00 FT
DS = 0.00 FT

L = 12.55 LF; 25.44 LF USED (625.90 CU. FT.)

TOTAL VOLUME PROVIDED: = 625.90 CU. FT. > 425.35 CU. FT. (REQUIRED)



LEVY RESIDENCE
308 BALBOA STREET
HOLLYWOOD, FL 33019

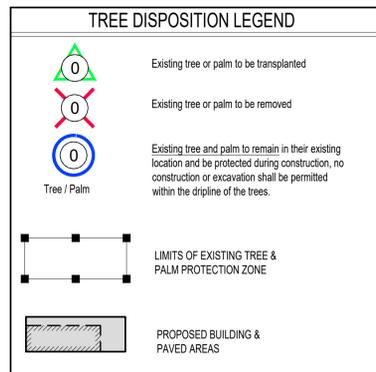
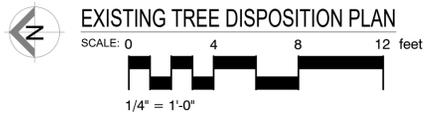
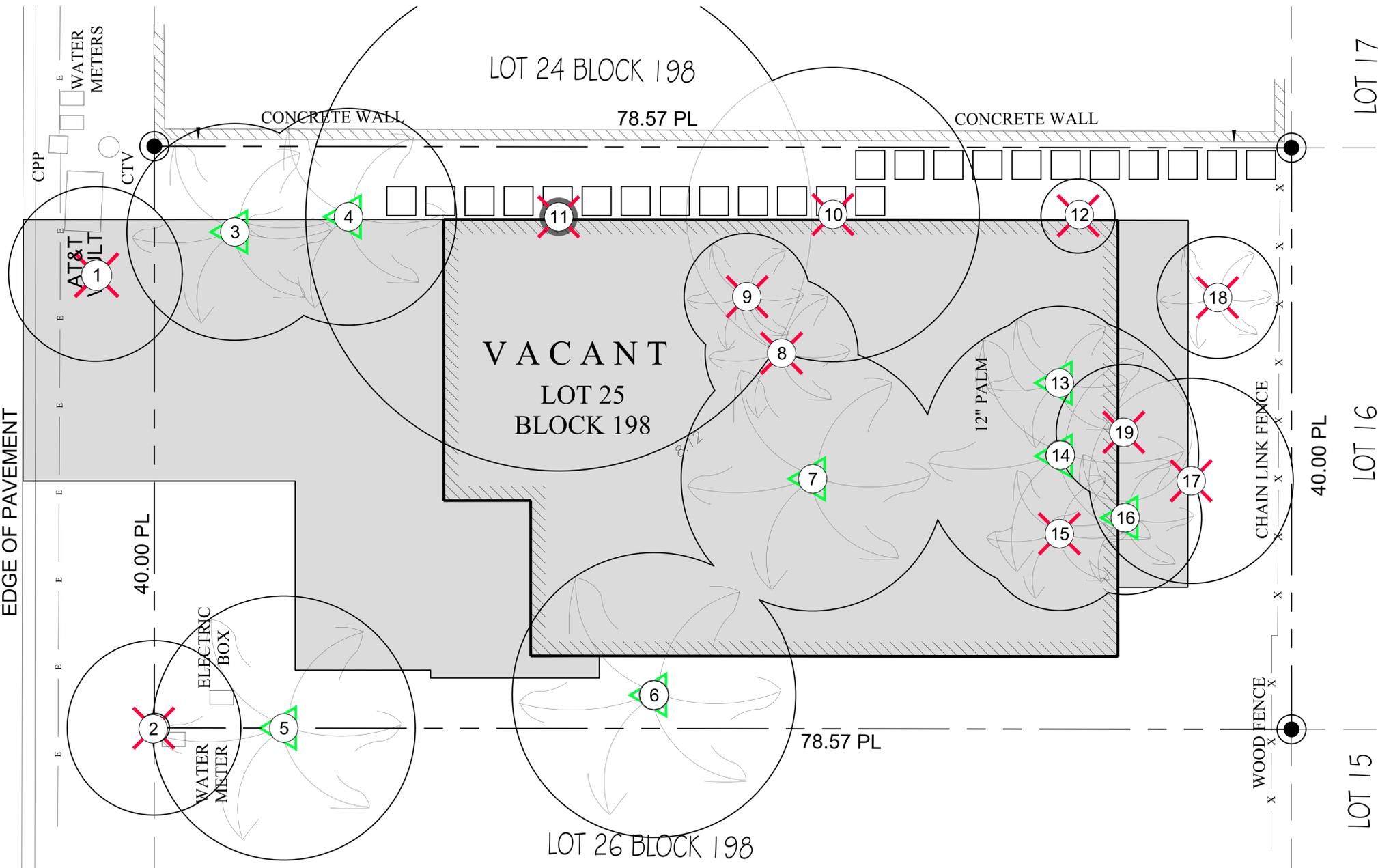
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SHEET TITLE
CIVIL PLAN
C2 OF 3

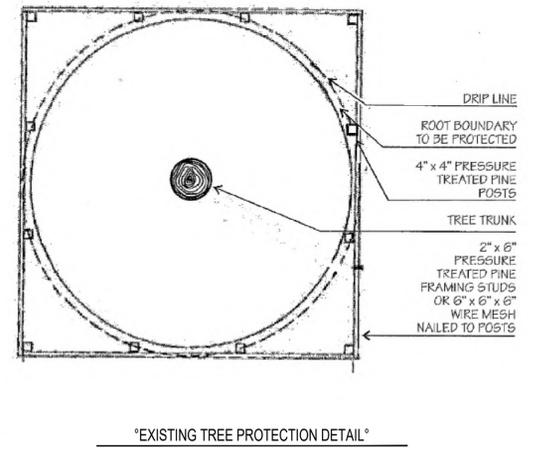
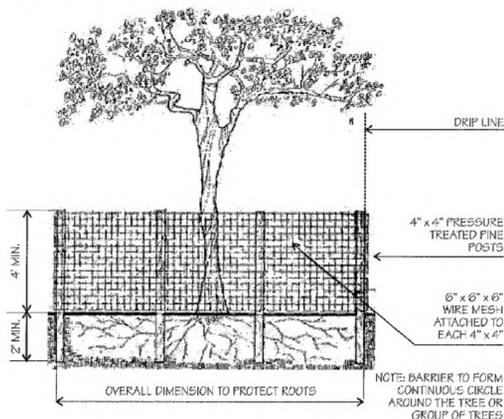
BALBOA STREET

EDGE OF PAVEMENT



EXISTING TREE DISPOSITION LIST										
No.	Common Name	Scientific Name	Diameter DBH (in)	DBH (in) Mitigation	Height (ft)	Spread (ft)	Condition	Disposition	Comments	
1	Silver Buttonwood	<i>Conocarpus erectus sericeus</i>	3	3	10	12	Fair	Remove		
2	Silver Buttonwood	<i>Conocarpus erectus sericeus</i>	4	4	12	12	Good	Remove		
3	Sabal palm	<i>Sabal palmetto</i>	16		20	14	Fair	Transplant		
4	Sabal palm	<i>Sabal palmetto</i>	16		20	14	Fair	Transplant		
5	Coconut Palm	<i>Cocos nucifera</i>	8.5		25	16	Fair	Transplant		
6	Coconut Palm	<i>Cocos nucifera</i>	11		30	18	Good	Transplant		
7	Coconut Palm	<i>Cocos nucifera</i>	8.5		30	16	Fair	Transplant		
8	Coconut Palm	<i>Cocos nucifera</i>	9	1 Tree / Palm	30	12	Poor	Remove		
9	Christmas palm (2)	<i>Adonia Merrillii</i>	4.5, 5	1 Tree / Palm	15	8	Fair	Remove		
10	Ruber Fig	<i>Ficus elastica</i>	45	45	18	20	Poor	Remove		
11	Ruber Fig	<i>Ficus elastica</i>	11	11	28	35	Fair	Remove		
12	Umbrella tree	<i>Shefflera actinophylla</i>	6.8, 8		16	5	Poor	Remove	Invasive	
13	Sabal palm	<i>Sabal palmetto</i>	14		14	12	Fair	Transplant		
14	Coconut Palm	<i>Cocos nucifera</i>	10		30	18	Fair	Transplant		
15	Sabal palm	<i>Sabal palmetto</i>	10	1 Tree / Palm	15	10	Poor	Remove		
16	Sabal palm	<i>Sabal palmetto</i>	12		16	12	Fair	Transplant		
17	Umbrella tree	<i>Shefflera actinophylla</i>	4.6, 8		18	14	Fair	Remove	Invasive	
18	Christmas palm (2)	<i>Adonia Merrillii</i>	5.5	1 Tree / Palm	12	8	Fair	Remove		
19	Carrotwood	<i>Cupaniopsis anacardioides</i>	6		15	10	Fair	Remove	Invasive	
Total mitigation			83' + 4 Palms / Trees							
Total mitigation			24' (4 trees of 4" DBH - 16' OA Pigeon Plum) + (2 Tree of 4" DBH - 16' OA Sea Grape) + 4 palms							
19.5 = 20 trees (2" DBH - 12' OA) can not be reasonably replaced on the property.										
* Tree Trust Fund contribution of \$7,000 (20 trees x \$350) will be required for the mitigation deficit *										

IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



Revisions		
No.	Date	Description
1	01-23-23	City Comments
2	02-09-23	City Comments

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Project: LEVY RESIDENCE
308 BALBOA ST
HOLLYWOOD, FL

Sheet Title: EXISTING TREE DISPOSITION

TOMA DESIGN GROUP INC.

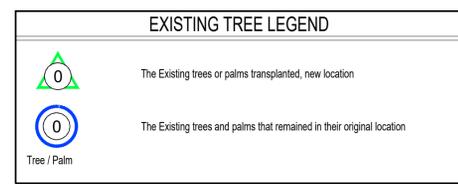
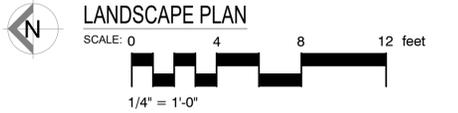
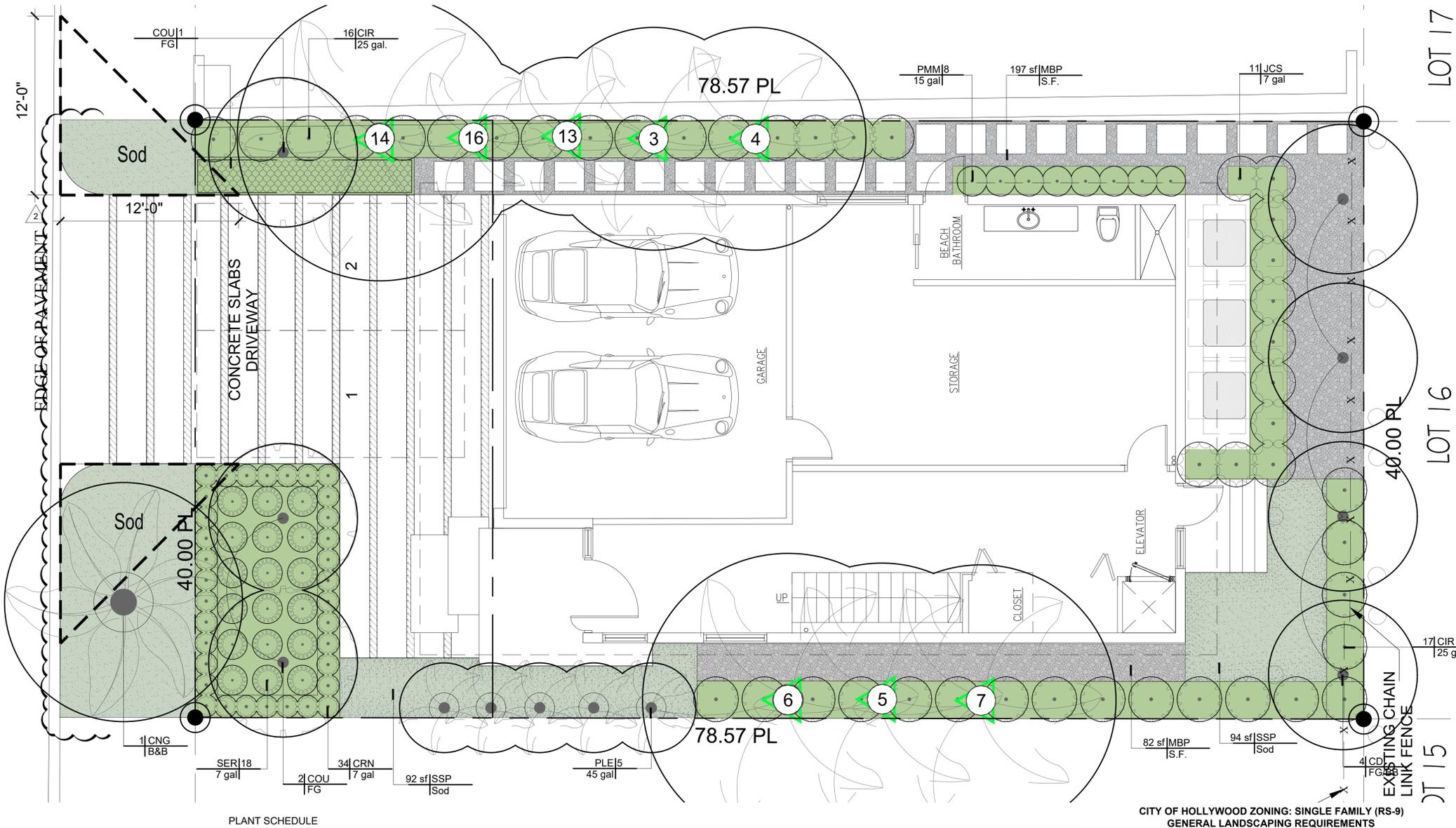
Tel: (305) 401-2223 Fax: (305) 466-4077
2000 NE 30th Ave #101 13875 E Palmetto Drive
Aventura, FL 33180 South Beach, FL 33500

Date: 8/26/22
Drawn by: M.T.
Checked by: M.L.
Scale: AS SHOWN

Sheet No: L-01
CAD ID:



BALBOA STREET



No.	Common Name	Scientific Name
3	Sabal palm	<i>Sabal palmetto</i>
4	Sabal palm	<i>Sabal palmetto</i>
5	Coconut Palm	<i>Cocos nucifera</i>
6	Coconut Palm	<i>Cocos nucifera</i>
7	Coconut Palm	<i>Cocos nucifera</i>
13	Sabal palm	<i>Sabal palmetto</i>
14	Coconut Palm	<i>Cocos nucifera</i>
16	Sabal palm	<i>Sabal palmetto</i>

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HGT	SRD	REMARKS
CDI	4	<i>Coccoloba diversifolia</i>	Pigeon Plum	FG/BB	4"	16' OA	6"	STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant - Miami Beach Replacement Tree Category 2
COU	3	<i>Coccoloba uvifera</i>	Sea Grape	FG	4"	16' OA	6"	STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HGT	SRD	REMARKS
CNG	1	<i>Cocos nucifera</i> 'Green Malayan'	Coconut Palm	B&B	10"	14'-16" GW	18"	Curved, Jamaican Certified
PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HGT	SRD	REMARKS
PLE	8	<i>Pychosperma elegans</i>	Alexander Palm	45 gal	3"	12' - 14' OA	8"	Miami-Dade Landscape Manual - Single 8" CT
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	REMARKS
CIR	34	<i>Chrysobalanus icaco</i>	Green Cocoplum	25 gal.	3'-4"	2'		Florida Native
CRN	34	<i>Clusia rosea</i> 'Nana'	Dwarf Pitch Apple	7 gal	1.5'	2'		Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
JCS	11	<i>Juniperus chinensis</i> 'Spartan'	Spartan Juniper	7 gal	4'-5"	3'		Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
NFI	9	<i>Neoregelia Fireball</i>	Bromeliad	1 gal.	1.5'	1.5'		
PMM	8	<i>Podocarpus macrophyllus</i> 'Maki'	Shrubby Yew	15 gal	5'-6" OA	2'		
SER	22	<i>Serenoa repens</i>	Saw Palmetto	7 gal	18"-24" OA	18"-24"		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	WATER USE	REMARKS
PES	14	<i>Pennisetum setaceum</i> 'Alba'	White Leaved Fountain Grass	3 gal	2'	2'		Drought Tolerant - Miami-Dade Landscape Manual
TFL	15	<i>Tripsacum floridanum</i>	Florida Gamagrass	3 gal	2'	2'		Native - Alt: Silver Saw Palmetto
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	DT	REMARKS
ARG	485	<i>Arachis glabrata</i>	Perennial Peanut	1 gal	6" OA	6"		
MBP	279 sf	<i>Mexican Black Pebbles</i>	Black Pebbles	S.F.				
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	DT	REMARKS
SSP	186 sf	<i>Stenotaphrum secundatum</i> 'Palmetto'	Palmetto St. Augustine Grass	Sod				Shade tolerant

Lot area: **3,143 S.F.**

PERIMETER LANDSCAPE (STREET TREES):
 One street tree (min. 12' ht x 2" DBH) per 50 L.F. of street frontage of property
 REQ.: 1 Trees
 PROV.: 1 palm

OPEN SPACE (LOT TREES):
 A minimum of one tree per 1,250 s.f. of pervious area of property (1,312 s.f.)
 REQ.: 1 Trees
 PROV.: 1 Trees + (6 mitigation tree)

TOTAL TREES REQUIRED: 2 Trees
TOTAL TREES PROVIDED: 7 Trees (Additional trees for mitigation)

NATIVE TREES:
 A minimum of 60% of required trees shall be native species.
 REQ.: 2 Tree
 PROV.: 7 Tree

SHRUBS:
 10 for each required tree
 REQ.: 20 Shrubs
 PROV.: 118 Shrubs

NATIVE SHRUBS:
 A minimum of 50% of required shrubs shall be native species.
 REQ.: 10 Shrubs
 PROV.: 90 Shrubs

100% irrigation coverage will be provided by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the Regulations of the South Florida Water Management District or apply xeriscape principles. (See the City of Hollywood Landscape Manual).

Revisions		
No.	Date	Description
1	01-23-23	City Comments
2	02-09-23	City Comments

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Project: LEVY RESIDENCE
308 BALBOA ST
HOLLYWOOD, FL

Sheet Title: LANDSCAPE PLAN

TOMA DESIGN GROUP INC.

Tel: (305) 401-2223 Fax: (305) 466-4077
 20000 NE 30th Ave #101 13875 E Palmetto Drive
 Aventura, FL 33180 Southwest Ranches, FL 33330

Date	8/26/22
Drawn by	M.T.
Checked by	M.L.

Scale: AS SHOWN

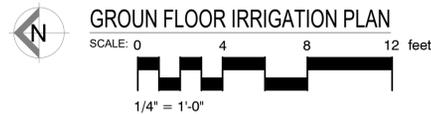
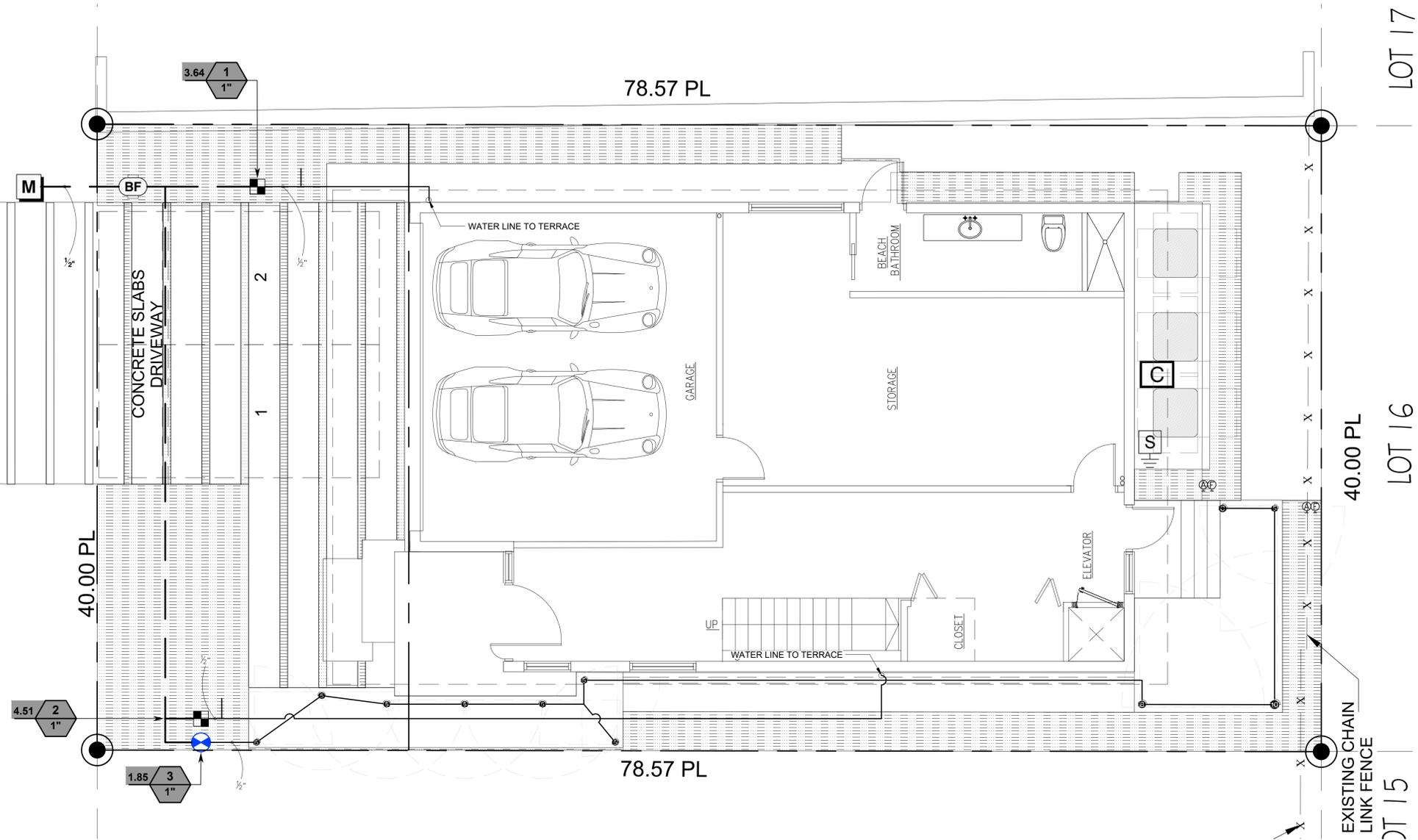
Sheet No: **L-02**

CAD ID:



BALBOA STREET

EDGE OF PAVEMENT



GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE 8" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

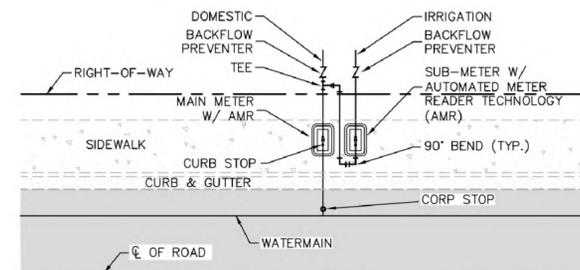
CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.



NOTES:

- MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
- MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
- MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
- MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
- SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

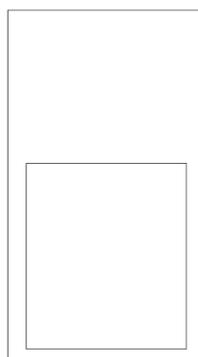
2 SUB-METER INSTALLATION DETAIL
SCALE: N.T.S.

1 IRRIGATION NOTES
SCALE: N.T.S.

NOTES:

- THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
- GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
- THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
- PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASSO CONSTRUCTION SPECIFICATIONS FOR DOMESTIC WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASSO.
- THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
- SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

Revisions		
No.	Date	Description



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LEVY RESIDENCE
308 BALBOA ST
HOLLYWOOD, FL

Project:

Sheet Title:
GROUND FLOOR IRRIGATION PLAN
NOTES & DETAIL

TOMA DESIGN GROUP INC.

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Aventura, FL 33180 Southwest Ranches, FL 33330

Date	8/26/22
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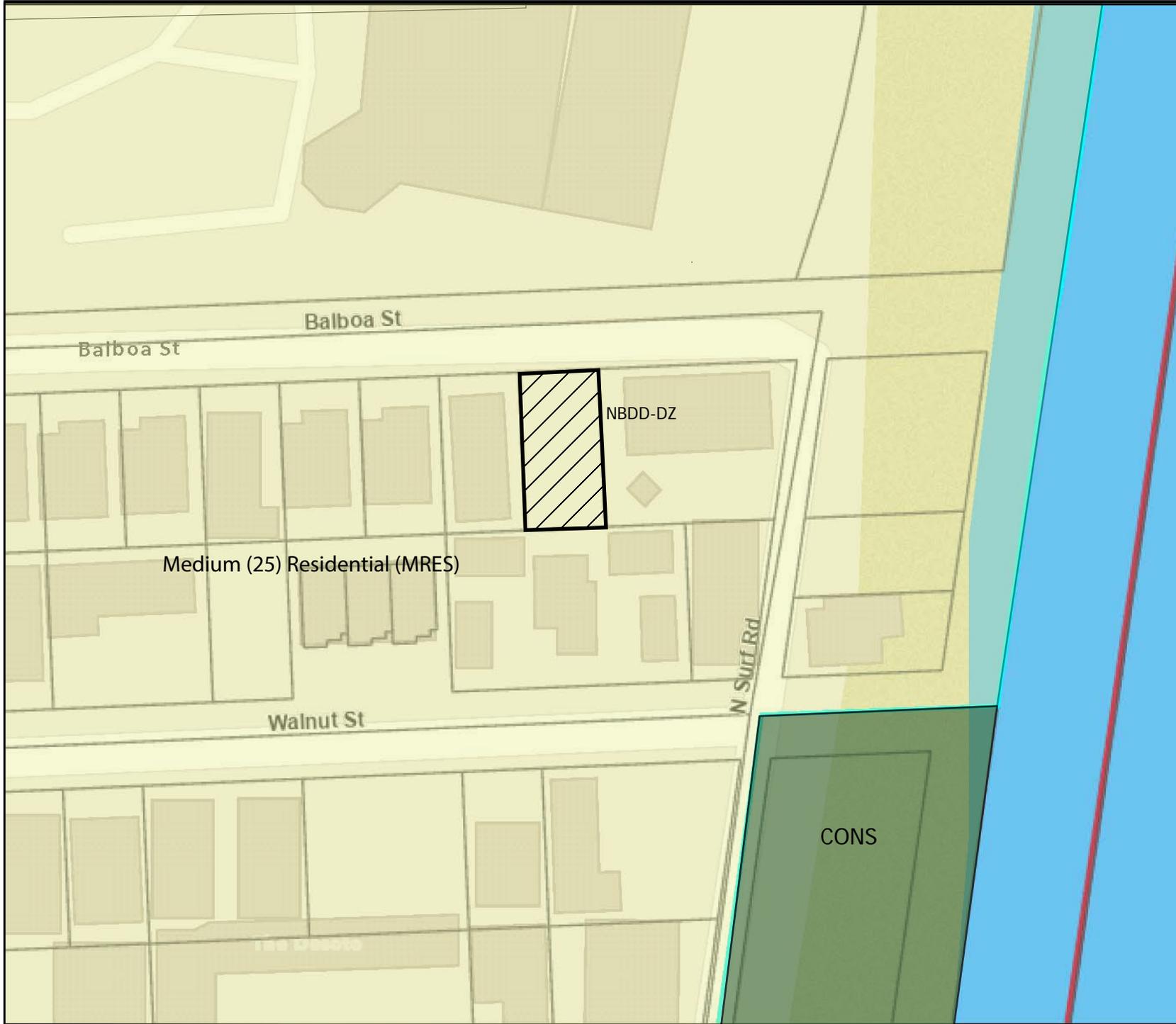
Sheet N:
IR-01

CAD ID:



ALL LANDSCAPE DATA INC.
www.alllandscapedata.net & .com
Ph: 305.303.7059

ATTACHMENT B
Land Use and Zoning Map



Legend

- Streets
-  Subject Property
-  Land Use - MHERS
-  Land Use - CONS
-  Zoning - NBDD-DZ



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 3. 2023_0314

Agenda Date: 3/14/2023

To: Planning and Development Board

Title: FILE NO.: 21-DP-42
APPLICANT: Buildings & Builders, LLC.
LOCATION: 2634 Pierce Street
REQUEST: Design and Site Plan for an 8-unit residential development (Puerto Bay)

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: March 14, 2023 **FILE: 21-DP-42**

TO: Planning and Development Board

VIA: Andria Wingett, Assistant Director

FROM: Carmen Diaz, Planning Administrator

SUBJECT: Building & Builders LLC requests Design and Site Plan for an 8-unit residential development (Puerto Bay).

REQUEST:

Design and Site Plan for an 8-unit residential development (Puerto Bay).

RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if the Design is granted.

REQUEST

The Applicant requests Design and Site Plan for an 8-unit residential development. The subject property is zoned Medium-High Density Multiple Family (RM-18) and has a land use designation of Medium Residential (MRES). The property is approximately 0.47 acres in area with frontage to Pierce Street.

The proposed development consists of eight 1-bedroom units in four separate buildings. Three new buildings will be two stories in height and each unit will be duplex style, with walk up access on the first floor and the bedroom on the second floor. The existing one-story building will also be converted for use as two dwelling units. Access will be via Pierce Street, with parking provided at the front of the property.

Architectural elements of the contemporary design consist primarily of stucco finish with wood tile or synthetic green wall features, aluminum railings around balconies and concrete eyebrows adding to the design. The landscape plan incorporates a variety of native materials. The Applicant has worked with Staff to ensure that all applicable regulations are met. Development of this site enhances the neighborhood and encourages redevelopment of the area.

SITE INFORMATION

Owner/Applicant:	Building & Builders LLC
Address/Location:	2634 Pierce Street
Net Area of Property:	20,500 sq. ft. (0.47 acres)
Land Use:	Medium Residential (MRES)
Zoning:	Medium-High Density Multiple Family (RM-18)
Existing Use of Land:	Residential

ADJACENT LAND USE

North:	Medium Residential (MRES)
South:	Low Residential (LRES)
East:	Medium Residential (MRES)
West:	Medium Residential (MRES)

ADJACENT ZONING

North:	Medium-High Density Multiple Family (RM-18)
South:	Single-Family District (RS-3)
East:	Medium-High Density Multiple Family (RM-18)
West:	Medium-High Density Multiple Family (RM-18)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject site is surrounded by residential uses. 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 intent of the Medium Residential (MRES) land use designation is to facilitate opportunities for development of medium density residential uses in appropriate locations. Development of this site enhances the neighborhood, encourages redevelopment of the area, and is consistent with the intent of the MRES land use designation. The project is consistent with the Comprehensive Plan based on the following Goals and Objectives:

Goal: *Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 3, geographically defined by Dixie Highway to the east, I-95 to the west, Stirling Road to the north and Pembroke Road to the south. This area includes residential neighborhoods and the commercial corridor of Hollywood Boulevard. The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods.*

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

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed development offers a design that can be seen as a positive example of the vision for the area. The contemporary design is represented by a series of buildings with contrasting volumes, utilizing concrete eyebrows, aluminum balconies, and stucco finish with additional synthetic wall and wood tile panels as design features.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition 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; and with the established and adopted vision for the area.

ANALYSIS: The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the surrounding neighborhood. The architectural styles of the surrounding community vary. The design is not intrusive and introduces a fresh look to the neighborhood that helps to propel a sense of community.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries 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.

ANALYSIS: The Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to height, FAR, setbacks, parking, and landscape requirements. The proposed scale and height are consistent with the vision of the area.

FINDING: Consistent.

CRITERIA 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: The Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed buildings. The landscape plan incorporates an array of native trees, palms, and shrubs.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations, on January 26th, 2023. Therefore, Staff recommends approval.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

- A. *Natural Environment.* All proposed development shall be designed in such a manner as to preserve, perpetuate, and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.
- B. *Open space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.
 - 1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking.* All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities.* All proposed developments shall be designed and located in such a manner as to ensure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all persons within the project.

E. *Building and other structures.* All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner ensuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards.* For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

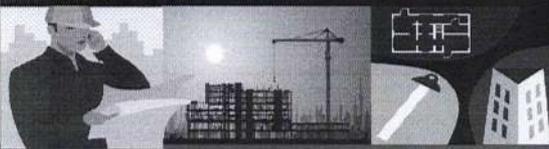
G. *Other requirements.* Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Map

ATTACHMENT A
Application Package

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 01/24/23

Location Address: 2634 Pierce Street, Hollywood FL 33020

Lot(s): Lot 22. Block(s): 34. Subdivision: Hollywood Little Ranches.

Folio Number(s): 514216024670

Zoning Classification: RM-18. Land Use Classification: Residential

Existing Property Use: Residential Sq Ft/Number of Units: 750SF each/ 8 unit. 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): _____

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

Explanation of Request: _____

Number of units/rooms:(8) (750 SF Ea)= 6.000SF. Value of Improvement: \$ 1,020,000.00.
Estimated Date of Completion:1Year after approval permit. Will Project be Phased? () Yes (x) No
If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: BUILDINGS & BUILDERS LLC
Address of Property Owner: 2200 N Commerce PKWY Suite 200 Weston FL 33326. Telephone: 7863029728 Fax: _____ Email Address: eliasbruzual@bruzuallaw.com Name of Consultant/(Representative)/Tenant (circle one): ELIAS JOSE BRUZUAL
Address: 2813 Kinsington Cr Weston FL 33332. Telephone: 7863029728 Fax: _____
Email Address: ejbruzual@hotmail.com Date of Purchase: 6/21/2019 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



File No. (internal use only): _____

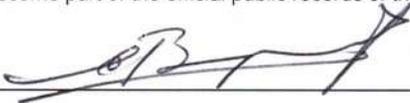
2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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 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: 01/24/2023

PRINT NAME: BUILDING & BUILDERS LLC. Manager/ ELIAS BRUZUAL Date: 01/24/2023

Signature of Consultant/Representative: _____ Date: 01/24/2023

PRINT NAME: JDC ARCHITECT INC JUAN C. DAVID Date: 01/24/2023

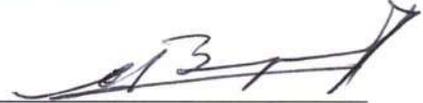
Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

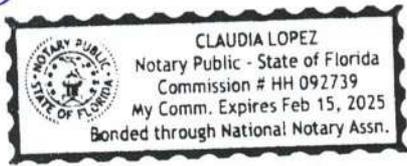
Current Owner Power of Attorney

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

Sworn to and subscribed before me this 24 day of Jan. 2023


Signature of Current Owner

Notary Public
State of Florida



by Buildings & Builders LLC Elias Bruzual
Print Name

My Commission Expires: 2/15/25 (Check One) Personally known to me; OR Produced Identification FL D.L.



October 18, 2021

VIA ELECTRONIC SUBMISSION

Deandrea Moise
City of Hollywood
The Division of Planning & Urban Design
2600 Hollywood Blvd., Suite 315
Hollywood, FL 33022

RE: Community Outreach Summary – Puerto Bay File No. 21 – DP – 42

Dear Deandrea,

Please read below for the City’s Community Outreach Ordinance, this letter serves to confirm the summary of community outreach in reference to File No. 21 – DP – 42.

Before beginning this process, we ensured all bases were covered. After an extremely helpful virtual meeting with you, Deandrea, we were able to get the ball rolling and our community outreach process going.

During one of our first steps, we reached out to several public hearing notification companies from a list we received from the City of Hollywood. These companies quoted us for their mail-out services. We chose to work with Diana at RDR who was of great assistance and a pleasure to work with!

While RDR worked on getting a mailing list ready, we reached out to the President of our only corresponding civic association, Ms. Patricia Antrican of the North Central Hollywood Civic Association, via email to ask her if she had any suggestions for a meeting space that the association thought would be most convenient for the community. After a few back-and-forth emails, and learning that all recent NCHCA meetings had been hosted virtually, we chose a virtual meeting due to current circumstances.

After setting a meeting time and link, we sent RDR the notice to send out. On the last Monday and Tuesday of September 2021, RDR mailed out the respective notice to the corresponding civic associations and to all the properties within 500 feet of each one of the property lines and posted the property. The notice informed the neighbors of the site about a virtual meeting to be

held on Thursday, October 14th at 3:00pm with the links and contract information in case of any questions or needed assistance. Below, you'll find a copy of the notice that was mailed out and proof of posting below.

On the afternoon of October 14th, 2021, our Public Participation Outreach Meeting was held. We had six total participants, three project members, two members of the NCHCA, and a site neighbor. At the beginning of the call, we ensured that everyone was properly connected. The neighbor who was on the call had dialed-in without video access -- to provide a fair experience, we ensured thorough and clear explanations and provided her a recording of the full Zoom meeting afterwards. Once the presentation began, the project's architect presented the project with site plans, renderings, and detailed explanations. After the presentation was completed, the architect listened to the community's comments and questions. Questions touched on different topics including parking, tenant occupancy, sidewalks, effects on the neighbors. The main questions regarded the landscaping and mailbox placement. After discussing the two matters, both the architect and community felt comfortable with the conclusion that both sides want what's best for the community – something visually appealing with a consideration for sustainability. Overall, the community participants were all pleased with the presentation and project. We were so pleased to hear the North Central Hollywood Civic Association call the project “lovely” and “one of the better ones.”

The Puerto Bay project appreciates the guidance you've provided us with throughout this process. We are excited to continue developing in such a welcoming community.

Should you have any questions or concerns, please do not hesitate to contact me at the below information.

Adriana Roca

Email: adrianar@sorealusa.com

Phone: (954) 793-1342

Sincerely,
Adriana Roca



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

September 28, 2021

City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33020

Re: Property owners within 500 feet of:

SUBJECT: 2634 Pierce Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 16 02 4670

ABBREV. LEGAL DESCRIPTION: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 22 BLK 34

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 9/24/2021.

I affirm the notices for the attached Public Outreach Meeting were mailed to all property owners as noted above, to the Division of Planning, as well as to registered civic and neighborhood associations as provided by the applicant, and the site was posted on 9/28/21.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed pieces: **140, including 3 international**

(This includes the Division of Planning and registered civic and neighborhood association(s) as provided by the applicant)



S O R E A L

SOPHISTICATED REAL ESTATE

1825 Main St. Suite #7

Weston, Fl. 33326

Office: + 954 773 9923



@soreal.usa

www.sorealusa.com

To Whom it May Concern:

Our firm is representing a client who is developing Multi-Family Apartments in the City of Hollywood. On behalf of our client, we would like to invite you to attend a Virtual Community Meeting to talk about our upcoming projects.

Project Name:

Puerto Bay

Project Address:

2634 Pierce St. Hollywood, FL 33020

Owner:

Builders & Buildings, LLC

FILE NUMBER:

21-DP-42

The hearing is being held to offer the community a preview of what is being designed and to obtain feedback on the project. All interested parties are encouraged to participate in the virtual meeting. We will be presenting this proposed project and immediately following the presentation will be a time to address any questions or concerns that you may have.

MEETING TO BE HELD ON: Thursday, October 14th, 2021 at 3:00 PM EST

FOR FURTHER INFORMATION CONTACT: adrianar@sorealusa.com

If you have questions regarding the proposed project or need assistance to access the Zoom application, we request that you please send via email in advance of the meeting.

To participate, you must access the link provided below via the Zoom Application.

Link to Join Zoom Meeting: <https://us02web.zoom.us/j/5248275800>

Meeting ID:524 827 5800

One Tap Mobile:

+16468769923,,5248275800# US (New York)

Find your local number: <https://us02web.zoom.us/u/kv1A2oEZ3>

Thank you,

SOREAL

Name 1	Name 2	Address	City	State	Zip	Country
BERLAND, JEAN CLAUDE		1020 RUE DES CHEVALIERS	PREVOST QC		JOR 1T0	CANADA
GARCIA, EMILCE LIDIA		ARRECIFES 1215 CASTELAR	BUENOS AIRES 1712			ARGENTINA
UBEDA, RAQUEL		URB SANTA ROSA C/ ROSA BL C2-2C	TORROX COSTA MALAGA		29793	SPAIN
2719/2631 LINCOLN STREET INC		2634 JOHNSON ST #72	HOLLYWOOD	FL	33020	USA
ABREU, CAROLINA DE	SANABRIA, ASDRUBAL GARCIA	2965 NE 185 ST #1516	AVENTURA	FL	33180	USA
AGRIESTI, JOSHUA L		520 N 26 AVE	HOLLYWOOD	FL	33020	USA
ALFANO, JORGE		2612 LINCOLN ST	HOLLYWOOD	FL	33020	USA
ALFANO, JORGE		2618 LINCOLN ST	HOLLYWOOD	FL	33020	USA
ALI, SHARON	WIMP, HENRY E	530 N 26 AVE	HOLLYWOOD	FL	33020	USA
ALLO, MATTEO & DOMINGA	ALLO, JOSEPH DAVID ETAL	24397 CALAVERAS RD	HAYWARD	CA	94545	USA
ALTLAND, KENNETH EST		2651 TAYLOR ST	HOLLYWOOD	FL	33020	USA
ARRIAGA, FRANCISCO & GLORIA		2710 PIERCE ST	HOLLYWOOD	FL	33020	USA
AURIGEMMA, LOUIS C		2638 LINCOLN ST	HOLLYWOOD	FL	33020	USA
AZIZ, AMEERAN D		2633 PIERCE ST #201	HOLLYWOOD	FL	33020	USA
BANKS, KENNETH W		2623 FILLMORE ST	HOLLYWOOD	FL	33020	USA
BARBIER, CHRISTOPER &	CASSO, LENNI FELIZ	416 N 26 AVE	HOLLYWOOD	FL	33020	USA
BATHERWICH, MICHAEL		2640 PIERCE ST # 1	HOLLYWOOD	FL	33020	USA
BEARZI, FERNANDO		2620 PIERCE ST #B4	HOLLYWOOD	FL	33020	USA
BEDOYA, MARIA EMMA		2628 LINCOLN ST	HOLLYWOOD	FL	33020	USA
BELMASOV, ALEX	BELMASOVA, ELENA	2614 PIERCE ST	HOLLYWOOD	FL	33020	USA
BERLIN, MICHAEL J		2704 PIERCE ST #9	HOLLYWOOD	FL	33020	USA
BRUMMER, JOHN H		1112 POLK ST	HOLLYWOOD	FL	33019	USA
BUILDINGS & BUILDERS LLC		2875 NE 191 ST STE 500	AVENTURA	FL	33180	USA
BURNS, JUDITH		602 N 26 AVE	HOLLYWOOD	FL	33020	USA
CAICO FAM TR	CAICO, ANDREW TRS ETAL	187 PARKVIEW PL	MOUNT KISCO	NY	10549	USA
CANAS, OSCAR R		2704 PIERCE ST #11	HOLLYWOOD	FL	33020	USA
CARABALI, HERMAN II		2627 FILLMORE ST	HOLLYWOOD	FL	33020	USA
CARMENATE, CARLOS & YANIRIT T		2638 FILLMORE ST	HOLLYWOOD	FL	33020	USA
CASAS RODRIGUEZ, CARLOS	DIAZ QUINTANTA, YUDISLEIDYS	2703 TAYLOR ST	HOLLYWOOD	FL	33020	USA
CAULFIELD, VIRGINIA		3205 MCKINLEY ST	HOLLYWOOD	FL	33021	USA
CHAQUI, JORGE	CHAQUI, SUSAN	20500 SW 49 CT	SOUTHWEST RANCHES	FL	33332	USA
CHEUNG, CHEE YUE & HE HUI HUA		7516 SW 26 CT	DAVIE	FL	33314	USA
CHIRILEANU, VLADIMIR		4512 ALTON RD	MIAMI BEACH	FL	33140	USA
CHRISTIAN, CLIFTON & LINNETTE		1721 N 54 AVE	HOLLYWOOD	FL	33021	USA
CIOBANU, VLADIMIR		2001 ATLANTIC SHORES BLVD #204	HALLANDALE BEACH	FL	33009	USA
CITY OF HOLLYWOOD	DEV SVCS-DIV OF PLANNING	2601 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
COLLINWOOD INVESTMENTS INC		9091 CHAMBERS ST	TAMARAC	FL	33321	USA
COLPANI, GIOVANNI	COLPANI, JONATHAN	4301 TAYLOR ST	HOLLYWOOD	FL	33021	USA
COMPANIONI, MARIA D		2643 PIERCE ST	HOLLYWOOD	FL	33020	USA
CONCETTA DE LUCA REV LIV TR	DE LUCA, CONCETTA TRS	601 EDWIN PL	HOLLYWOOD	FL	33020	USA
CURTIS, BARBARA A		2722 PIERCE ST	HOLLYWOOD	FL	33020	USA
DELUCA, CONCETTA	CONCETTA DE LUCA REV LIV TR	601 EDWIN ST	HOLLYWOOD	FL	33020	USA

DELUCA, STEFANO	DELUCA, DEBBIE	4501 PIERCE ST	HOLLYWOOD	FL	33021	USA
DUCHESNE, MARIA ELENA		2633 PIERCE ST UNIT 202	HOLLYWOOD	FL	33020	USA
ERRECA, JUAN PEDRO		5421 LINCOLN ST	HOLLYWOOD	FL	33021	USA
EVANGELISTI, ANDREW PETER		1332 NE 1 AVE	FORT LAUDERDALE	FL	33304	USA
FALCON-ABAD, FRANK		2645 SCOTT ST	HOLLYWOOD	FL	33020	USA
FIGUEROA, WANDA		2610 FILLMORE ST	HOLLYWOOD	FL	33020	USA
FINK, MARY	MIMIDES, KIM	2622 LINCOLN ST	HOLLYWOOD	FL	33020	USA
FONTENAY LLC	%MARKS KIM CPA	2136 NE 123 ST	NORTH MIAMI	FL	33181	USA
FORREST, PATRICIA T		2639 FILLMORE ST	HOLLYWOOD	FL	33020	USA
FRANCO, ARMANDO F		2700 FILLMORE ST	HOLLYWOOD	FL	33020	USA
GANDARA CASTELLANOS, EDUARDO		2709 TAYLOR ST	HOLLYWOOD	FL	33020	USA
GENERATE REALTY GROUP LLC		8150 SW 72 AVE #1644	MIAMI	FL	33143	USA
GRANA PEREZ, CARLOS EBERTO		2614 FILLMORE ST	HOLLYWOOD	FL	33020	USA
GRANT, FREDERICK JR EST		508 N 26 AVE	HOLLYWOOD	FL	33020	USA
GUEVARA, DARWIN	GUEVARA, NELLY	622 MONROE ST APT B	HOBOKEN	NJ	07030	USA
GUILARTE, JOSE		2451 LINCOLN ST #4	HOLLYWOOD	FL	33020	USA
GURDYAL, AWAD & NALINIE	GURDYAL, NATASHA	2706 FILLMORE ST	HOLLYWOOD	FL	33020	USA
HAGOPIAN, MARY		2611 FILLMORE ST	HOLLYWOOD	FL	33020	USA
HD GROUP INC		2534 SHERMAN ST	HOLLYWOOD	FL	33020	USA
HEADINGS, ERNESTINE		2630 PIERCE ST	HOLLYWOOD	FL	33020	USA
HOPFMANN, GARY &	PINEO, JOAN M	616 EDWIN ST	HOLLYWOOD	FL	33020	USA
HOPFMANN, GARY M		616 EDWIN ST	HOLLYWOOD	FL	33020	USA
HOSEIN, SHAZIM & SATAWATEE		418 N 26 AVE	HOLLYWOOD	FL	33020	USA
IANNI, MARCO		2633 PIERCE ST #208	HOLLYWOOD	FL	33020	USA
IONESCU, MARIA &	FARCAS, GEORGE	1025 NE 8 ST	HALLANDALE BEACH	FL	33009	USA
ISAIAH JOSHUA CELESTIN IRREV TR	COSTANTINO, GLORIA TRS	13674 78 PL NORTH	WEST PALM BEACH	FL	33412	USA
ISHAIRZAY, RAJ	ISHAIRZAY, VED	2702 PIERCE ST #5	HOLLYWOOD	FL	33020	USA
JANICE GLORINE GRANT REV TR		500 N 26 AVE	HOLLYWOOD	FL	33020	USA
JOHN & ANGELINA WINTERS LLC		1282 NE 163 ST	NORTH MIAMI BEACH	FL	33162	USA
JOHNSON, DONNA L		2646 FILLMORE ST	HOLLYWOOD	FL	33020	USA
JOHNSON, KAREN ANDREA		1141 PRESIDENT ST #4D	BROOKLYN	NY	11225	USA
JONES, PETER H/E	RAMIREZ, MAXIMO EST	609 N 26 AVE	HOLLYWOOD	FL	33020	USA
JORGE, TANIA M		2710 FILLMORE ST	HOLLYWOOD	FL	33020	USA
JUNCO, GILBERT &	RODRIGUEZ, JESSICA	2615 FILLMORE ST	HOLLYWOOD	FL	33020	USA
JUSTICE, BOB T H/E	JUSTICE, WILLIAM	2704 PIERCE ST #12	HOLLYWOOD	FL	33020	USA
JUVENCIO PEREIRA REV TR	PEREIRA, JUVENCIO TRS	2633 PIERCE ST #101	HOLLYWOOD	FL	33020	USA
KEMPES, ROSS J & SUSAN L		2635 TAYLOR ST	HOLLYWOOD	FL	33020	USA
KERR, TIMOTHY H/E	KERR, MELISSA	2726 PIERCE ST	HOLLYWOOD	FL	33020	USA
KOEHL, PRESTON		2710 LINCOLN ST	HOLLYWOOD	FL	33020	USA
KUKTA, MONTE P		2714 FILLMORE ST	HOLLYWOOD	FL	33020	USA
LEMUS, CESAR &	PINILLOS, CATHERINE	2543 ADAMS ST	HOLLYWOOD	FL	33020	USA
LEZIN, ROBERTHA H/E	TOUSSAINT, ROSELIN	2703 PIERCE ST	HOLLYWOOD	FL	33020	USA
LINK, KHELGA EST		1020 NW 70 AVE	HOLLYWOOD	FL	33024	USA

M2 LINCOLN LLC		1519 HARRISON ST	HOLLYWOOD	FL	33020	USA
MALDONADO, ROSEMARY		2645 FILLMORE ST	HOLLYWOOD	FL	33020	USA
MALE, CARLOS R		641 SW 94 AVE	PEMBROKE PINES	FL	33025	USA
MASLAJCZUK, WIRA		2633 PIERCE ST # 205	HOLLYWOOD	FL	33020	USA
MASO LLC		15421 W DIXIE HWY #2	NORTH MIAMI BEACH	FL	33162	USA
MATERA HC LLC	%HON CAPITAL LLC	3400 HOLLYWOOD BLVD STE 415	HOLLYWOOD	FL	33021	USA
MCCREADY, JUANA	LEGAULT, MARIA	1057 SW DALTON AVE	PORT SAINT LUCIE	FL	34953	USA
MCGOEY, MONICA		2727 FILLMORE ST	HOLLYWOOD	FL	33020	USA
MENASCHE, MORRIS		570 STONEMONT DR	FORT LAUDERDALE	FL	33326	USA
MERINO, ALEJANDRO		5421 LINCOLN ST	HOLLYWOOD	FL	33021	USA
MERINO, ALEJANDRO CARLOS		2640 PIERCE ST #3	HOLLYWOOD	FL	33020	USA
MESTA, JUAN A H/E	CORREA-MESTA, ISABEL	2610 PIERCE ST	HOLLYWOOD	FL	33020	USA
MUNIZ, NELSON ADRIAN		2635 FILLMORE ST	HOLLYWOOD	FL	33020	USA
MURILLO, IVETTE H/E	MURILLO, ANDRES ERNESTO	2719 FILMORE ST	HOLLYWOOD	FL	33020	USA
ONE WAY GROUP LLC		1565 NE 118 TER	NORTH MIAMI	FL	33161	USA
ORTEGA, RAFAEL C		2631 TAYLOR ST	HOLLYWOOD	FL	33020	USA
PADOVA, PAUL J JR		2647 TAYLOR ST	HOLLYWOOD	FL	33020	USA
PAGAN, LIGIA		355 8 AVE #4-D	NEW YORK	NY	10001	USA
PANCHON, CELESTE A		2633 PIERCE ST UNIT 207	HOLLYWOOD	FL	33020	USA
PARK COLE GROUP LP		1720 HARRISON ST STE 17A	HOLLYWOOD	FL	33020	USA
PENA, LESER ANTWAN & YADIRA A		2643 TAYLOR ST	HOLLYWOOD	FL	33020	USA
PEREIRA, JUVENCIO H/E	PEREIRA, ANGELA & PEREIRA, J SR	2633 PIERCE ST APT 101	HOLLYWOOD	FL	33020	USA
PEREZ-PERERA, ARLINA M EST		4257 PINE RIDGE CT	WESTON	FL	33331	USA
PPRRK INC		2640 PIERCE ST #4	HOLLYWOOD	FL	33020	USA
PPRRK INC		5421 LINCOLN ST	HOLLYWOOD	FL	33021	USA
PUBLIC LAND % CITY OF HOLLYWOOD	OFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	USA
RAMOS, ROSA	NUNEZ, FELIX R	2702 PIERCE ST #8	HOLLYWOOD	FL	33020	USA
RH INVESTMENT HOLDINGS LLC		3241 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
ROBERTS, CHARLES R	CHARLES RICHARD ROBERTS LIV TR	511 N 26 AVE	HOLLYWOOD	FL	33020	USA
ROBINO, ANTHONY M & ARIANN EVANS		615 N 26 AVE	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, EDY CAROLINA		2633 PIERCE ST UNIT 104	HOLLYWOOD	FL	33020	USA
ROE, LUBA		2620 PIERCE ST #A4	HOLLYWOOD	FL	33020	USA
SALTOS, ELVIRA I EST	%ERWIN F SALTOS	18181 NE 31 CT #T307	AVENTURA	FL	33160	USA
SCHIANO-MORIELLO, AUGUSTO JR		2715 FILLMORE ST	HOLLYWOOD	FL	33020	USA
SHEFNER, DEBORAH H/E	VAN HORN, RONALD	2703 FILLMORE STREET	HOLLYWOOD	FL	33020	USA
SMETANA, JOHN		606 N 26 AVE	HOLLYWOOD	FL	33020	USA
SORRENTOCOAST LLC		1770 W FLAGLER ST #5	MIAMI	FL	33135	USA
TAVERAS, ADAM GABRIEL		2627 TAYLOR ST	HOLLYWOOD	FL	33020	USA
TCWH LLC	RODRIGUEZ, ELSA ALVAREZ	5421 LINCOLN ST	HOLLYWOOD	FL	33021	USA
TWENTY TWO R E LLC		2817 VAN BUREN ST APT 3	HOLLYWOOD	FL	33020	USA
VEGA, FLOR MARINOS	PINILLOS, CATHERINE E	2543 ADAMS ST	HOLLYWOOD	FL	33020	USA
VICTORIA I TOWNHOMES ASSN INC		2100 NE 15 AVE	WILTON MANORS	FL	33305	USA
VIKINNIEMI, HEIKKI &	ELO, SARIANNA	2640 PIERCE ST UNIT 2	HOLLYWOOD	FL	33020	USA

VYTHOULKAS, ROSARIO		2718 FILLMORE ST	HOLLYWOOD	FL	33020	USA
WEBB, MICHAEL G &	CARTER-WEBB, DIA D	2617 FILLMORE ST	HOLLYWOOD	FL	33020	USA
WEISBROT, DANA		521 N 26 AVE	HOLLYWOOD	FL	33020	USA
WERDENE, ALFREDO	% JOHN EDWARDS	1771 E EVELYN AVE	HAZEL PARK	MI	48030	USA
WHALLEY, JOHN T		2542 LINCOLN ST	HOLLYWOOD	FL	33020	USA
WHARTON, JOANNA		2642 FILLMORE ST	HOLLYWOOD	FL	33020	USA
WOLFE, SHERRY S	WOLFE, DARIN & WOLFE, DANIEL	2622 FILLMORE ST	HOLLYWOOD	FL	33020	USA
WOOD, ARTRILLAS		2615 TAYLOR ST	HOLLYWOOD	FL	33020	USA
WOODS, ATRILLAS		2619 TAYLOR ST	HOLLYWOOD	FL	33020	USA
ZEHNER, FRANK P H/E	ZEHNER, VANESA S	501 N 26 AVE	HOLLYWOOD	FL	33020	USA
ZULUAGA, ANTHONY		2620 PIERCE ST #A-2	HOLLYWOOD	FL	33020	USA
NORTH CENTRAL HOLLYWOOD CIVIC ASSOC.	C/O PATRICIA ANTRICAN, PRES.	2534 FILLMORE ST	HOLLYWOOD	FL	33020	USA

BERLAND, JEAN CLAUDE
1020 RUE DES CHEVALIERS
PREVOST QC JOR 1T0
CANADA

GARCIA, EMILCE LIDIA
ARRECIFES 1215 CASTELAR
BUENOS AIRES 1712
ARGENTINA

UBEDA, RAQUEL
URB SANTA ROSA C/ ROSA BL C2-2C
TORROX COSTA MALAGA 29793
SPAIN

2719/2631 LINCOLN STREET INC
2634 JOHNSON ST #72
HOLLYWOOD, FL 33020

ABREU, CAROLINA DE
SANABRIA, ASDRUBAL GARCIA
2965 NE 185 ST #1516
AVENTURA, FL 33180

AGRIESTI, JOSHUA L
520 N 26 AVE
HOLLYWOOD, FL 33020

ALFANO, JORGE
2612 LINCOLN ST
HOLLYWOOD, FL 33020

ALFANO, JORGE
2618 LINCOLN ST
HOLLYWOOD, FL 33020

ALI, SHARON
WIMP, HENRY E
530 N 26 AVE
HOLLYWOOD, FL 33020

ALLO, MATTEO & DOMINGA
ALLO, JOSEPH DAVID ETAL
24397 CALAVERAS RD
HAYWARD, CA 94545

ALTLAND, KENNETH EST
2651 TAYLOR ST
HOLLYWOOD, FL 33020

ARRIAGA, FRANCISCO & GLORIA
2710 PIERCE ST
HOLLYWOOD, FL 33020

AURIGEMMA, LOUIS C
2638 LINCOLN ST
HOLLYWOOD, FL 33020

AZIZ, AMEERAN D
2633 PIERCE ST #201
HOLLYWOOD, FL 33020

BANKS, KENNETH W
2623 FILLMORE ST
HOLLYWOOD, FL 33020

BARBIER, CHRISTOPER &
CASSO, LENNI FELIZ
416 N 26 AVE
HOLLYWOOD, FL 33020

BATHERWICH, MICHAEL
2640 PIERCE ST # 1
HOLLYWOOD, FL 33020

BEARZI, FERNANDO
2620 PIERCE ST #B4
HOLLYWOOD, FL 33020

BEDOYA, MARIA EMMA
2628 LINCOLN ST
HOLLYWOOD, FL 33020

BELMASOV, ALEX
BELMASOVA, ELENA
2614 PIERCE ST
HOLLYWOOD, FL 33020

BERLIN, MICHAEL J
2704 PIERCE ST #9
HOLLYWOOD, FL 33020

BRUMMER, JOHN H
1112 POLK ST
HOLLYWOOD, FL 33019

BUILDINGS & BUILDERS LLC
2875 NE 191 ST STE 500
AVENTURA, FL 33180

BURNS, JUDITH
602 N 26 AVE
HOLLYWOOD, FL 33020

CAICO FAM TR
CAICO, ANDREW TRS ETAL
187 PARKVIEW PL
MOUNT KISCO, NY 10549

CANAS, OSCAR R
2704 PIERCE ST #11
HOLLYWOOD, FL 33020

CARABALI, HERMAN II
2627 FILLMORE ST
HOLLYWOOD, FL 33020

CARMENATE, CARLOS & YANIRIT T
2638 FILLMORE ST
HOLLYWOOD, FL 33020

CASAS RODRIGUEZ, CARLOS
DIAZ QUINTANTA, YUDISLEIDYS
2703 TAYLOR ST
HOLLYWOOD, FL 33020

CAULFIELD, VIRGINIA
3205 MCKINLEY ST
HOLLYWOOD, FL 33021

CHAQUI, JORGE
CHAQUI, SUSAN
20500 SW 49 CT
SOUTHWEST RANCHES, FL 33332

CHEUNG, CHEE YUE & HE HUI HUA
7516 SW 26 CT
DAVIE, FL 33314

CHIRILEANU, VLADIMIR
4512 ALTON RD
MIAMI BEACH, FL 33140

CHRISTIAN, CLIFTON & LINNETTE
1721 N 54 AVE
HOLLYWOOD, FL 33021

CIOBANU, VLADIMIR
2001 ATLANTIC SHORES BLVD #204
HALLANDALE BEACH, FL 33009

CITY OF HOLLYWOOD
DEV SVCS-DIV OF PLANNING
2601 HOLLYWOOD BLVD #315
HOLLYWOOD, FL 33020

COLLINWOOD INVESTMENTS INC
9091 CHAMBERS ST
TAMARAC, FL 33321

COLPANI, GIOVANNI
COLPANI, JONATHAN
4301 TAYLOR ST
HOLLYWOOD, FL 33021

COMPANIONI, MARIA D
2643 PIERCE ST
HOLLYWOOD, FL 33020

CONCETTA DE LUCA REV LIV TR
DE LUCA, CONCETTA TRS
601 EDWIN PL
HOLLYWOOD, FL 33020

CURTIS, BARBARA A
2722 PIERCE ST
HOLLYWOOD, FL 33020

DELUCA, CONCETTA
CONCETTA DE LUCA REV LIV TR
601 EDWIN ST
HOLLYWOOD, FL 33020

DELUCA, STEFANO
DELUCA, DEBBIE
4501 PIERCE ST
HOLLYWOOD, FL 33021

DUCHESNE, MARIA ELENA
2633 PIERCE ST UNIT 202
HOLLYWOOD, FL 33020

ERRECA, JUAN PEDRO
5421 LINCOLN ST
HOLLYWOOD, FL 33021

EVANGELISTI, ANDREW PETER
1332 NE 1 AVE
FORT LAUDERDALE, FL 33304

FALCON-ABAD, FRANK
2645 SCOTT ST
HOLLYWOOD, FL 33020

FIGUEROA, WANDA
2610 FILLMORE ST
HOLLYWOOD, FL 33020

FINK, MARY
MIMIDES, KIM
2622 LINCOLN ST
HOLLYWOOD, FL 33020

FONTENAY LLC
%MARKS KIM CPA
2136 NE 123 ST
NORTH MIAMI, FL 33181

FORREST, PATRICIA T
2639 FILLMORE ST
HOLLYWOOD, FL 33020

FRANCO, ARMANDO F
2700 FILLMORE ST
HOLLYWOOD, FL 33020

GANDARA CASTELLANOS, EDUARDO
2709 TAYLOR ST
HOLLYWOOD, FL 33020

GENERATE REALTY GROUP LLC
8150 SW 72 AVE #1644
MIAMI, FL 33143

GRANA PEREZ, CARLOS EBERTO
2614 FILLMORE ST
HOLLYWOOD, FL 33020

GRANT, FREDERICK JR EST
508 N 26 AVE
HOLLYWOOD, FL 33020

GUEVARA, DARWIN
GUEVARA, NELLY
622 MONROE ST APT B
HOBOKEN, NJ 07030

GUILARTE, JOSE
2451 LINCOLN ST #4
HOLLYWOOD, FL 33020

GURDYAL, AWAD & NALINIE
GURDYAL, NATASHA
2706 FILLMORE ST
HOLLYWOOD, FL 33020

HAGOPIAN, MARY
2611 FILLMORE ST
HOLLYWOOD, FL 33020

HD GROUP INC
2534 SHERMAN ST
HOLLYWOOD, FL 33020

HEADINGS, ERNESTINE
2630 PIERCE ST
HOLLYWOOD, FL 33020

HOPFMANN, GARY &
PINEO, JOAN M
616 EDWIN ST
HOLLYWOOD, FL 33020

HOPFMANN, GARY M
616 EDWIN ST
HOLLYWOOD, FL 33020

HOSEIN, SHAZIM & SATAWATEE
418 N 26 AVE
HOLLYWOOD, FL 33020

IANNI, MARCO
2633 PIERCE ST #208
HOLLYWOOD, FL 33020

IONESCU, MARIA &
FARCAS, GEORGE
1025 NE 8 ST
HALLANDALE BEACH, FL 33009

ISAIAH JOSHUA CELESTIN IRREV TR
COSTANTINO, GLORIA TRS
13674 78 PL NORTH
WEST PALM BEACH, FL 33412

ISHAIRZAY, RAJ
ISHAIRZAY, VED
2702 PIERCE ST #5
HOLLYWOOD, FL 33020

JANICE GLORINE GRANT REV TR
500 N 26 AVE
HOLLYWOOD, FL 33020

JOHN & ANGELINA WINTERS LLC
1282 NE 163 ST
NORTH MIAMI BEACH, FL 33162

JOHNSON, DONNA L
2646 FILLMORE ST
HOLLYWOOD, FL 33020

JOHNSON, KAREN ANDREA
1141 PRESIDENT ST #4D
BROOKLYN, NY 11225

JONES, PETER H/E
RAMIREZ, MAXIMO EST
609 N 26 AVE
HOLLYWOOD, FL 33020

JORGE, TANIA M
2710 FILLMORE ST
HOLLYWOOD, FL 33020

JUNCO, GILBERT &
RODRIGUEZ, JESSICA
2615 FILLMORE ST
HOLLYWOOD, FL 33020

JUSTICE, BOB T H/E
JUSTICE, WILLIAM
2704 PIERCE ST #12
HOLLYWOOD, FL 33020

JUVENCIO PEREIRA REV TR
PEREIRA, JUVENCIO TRS
2633 PIERCE ST #101
HOLLYWOOD, FL 33020

KEMPES, ROSS J & SUSAN L
2635 TAYLOR ST
HOLLYWOOD, FL 33020

KERR, TIMOTHY H/E
KERR, MELISSA
2726 PIERCE ST
HOLLYWOOD, FL 33020

KOEHL, PRESTON
2710 LINCOLN ST
HOLLYWOOD, FL 33020

KUKTA, MONTE P
2714 FILLMORE ST
HOLLYWOOD, FL 33020

LEMUS, CESAR &
PINILLOS, CATHERINE
2543 ADAMS ST
HOLLYWOOD, FL 33020

LEZIN, ROBERTHA H/E
TOUSSAINT, ROSELIN
2703 PIERCE ST
HOLLYWOOD, FL 33020

LINK, KHELGA EST
1020 NW 70 AVE
HOLLYWOOD, FL 33024

M2 LINCOLN LLC
1519 HARRISON ST
HOLLYWOOD, FL 33020

MALDONADO, ROSEMARY
2645 FILLMORE ST
HOLLYWOOD, FL 33020

MALE, CARLOS R
641 SW 94 AVE
PEMBROKE PINES, FL 33025

MASLAJCZUK, WIRA
2633 PIERCE ST # 205
HOLLYWOOD, FL 33020

MASO LLC
15421 W DIXIE HWY #2
NORTH MIAMI BEACH, FL 33162

MATERA HC LLC
%HON CAPITAL LLC
3400 HOLLYWOOD BLVD STE 415
HOLLYWOOD, FL 33021

MCCREADY, JUANA
LEGAULT, MARIA
1057 SW DALTON AVE
PORT SAINT LUCIE, FL 34953

MCGOEY, MONICA
2727 FILLMORE ST
HOLLYWOOD, FL 33020

MENASCHE, MORRIS
570 STONEMONT DR
FORT LAUDERDALE, FL 33326

MERINO, ALEJANDRO
5421 LINCOLN ST
HOLLYWOOD, FL 33021

MERINO, ALEJANDRO CARLOS
2640 PIERCE ST #3
HOLLYWOOD, FL 33020

MESTA, JUAN A H/E
CORREA-MESTA, ISABEL
2610 PIERCE ST
HOLLYWOOD, FL 33020

MUNIZ, NELSON ADRIAN
2635 FILLMORE ST
HOLLYWOOD, FL 33020

MURILLO, IVETTE H/E
MURILLO, ANDRES ERNESTO
2719 FILMORE ST
HOLLYWOOD, FL 33020

ONE WAY GROUP LLC
1565 NE 118 TER
NORTH MIAMI, FL 33161

ORTEGA, RAFAEL C
2631 TAYLOR ST
HOLLYWOOD, FL 33020

PADOVA, PAUL J JR
2647 TAYLOR ST
HOLLYWOOD, FL 33020

PAGAN, LIGIA
355 8 AVE #4-D
NEW YORK, NY 10001

PANCHON, CELESTE A
2633 PIERCE ST UNIT 207
HOLLYWOOD, FL 33020

PARK COLE GROUP LP
1720 HARRISON ST STE 17A
HOLLYWOOD, FL 33020

PENA, LESER ANTWAN & YADIRA A
2643 TAYLOR ST
HOLLYWOOD, FL 33020

PEREIRA, JUVENCIO H/E
PEREIRA, ANGELA & PEREIRA, J SR
2633 PIERCE ST APT 101
HOLLYWOOD, FL 33020

PEREZ-PERERA, ARLINA M EST
4257 PINE RIDGE CT
WESTON, FL 33331

PPRRK INC
2640 PIERCE ST #4
HOLLYWOOD, FL 33020

PPRRK INC
5421 LINCOLN ST
HOLLYWOOD, FL 33021

PUBLIC LAND % CITY OF HOLLYWOOD
OFFICE OF BUSINESS & INTL TRADE
2600 HOLLYWOOD BLVD #212
HOLLYWOOD, FL 33020

RAMOS, ROSA
NUNEZ, FELIX R
2702 PIERCE ST #8
HOLLYWOOD, FL 33020

RH INVESTMENT HOLDINGS LLC
3241 SW 44 ST
FORT LAUDERDALE, FL 33312

ROBERTS, CHARLES R
CHARLES RICHARD ROBERTS LIV TR
511 N 26 AVE
HOLLYWOOD, FL 33020

ROBINO, ANTHONY M & ARIANN EVANS
615 N 26 AVE
HOLLYWOOD, FL 33020

RODRIGUEZ, EDY CAROLINA
2633 PIERCE ST UNIT 104
HOLLYWOOD, FL 33020

ROE, LUBA
2620 PIERCE ST #A4
HOLLYWOOD, FL 33020

SALTOS, ELVIRA I EST
%ERWIN F SALTOS
18181 NE 31 CT #T307
AVENTURA, FL 33160

SCHIANO-MORIELLO, AUGUSTO JR
2715 FILLMORE ST
HOLLYWOOD, FL 33020

SHEFNER, DEBORAH H/E
VAN HORN, RONALD
2703 FILLMORE STREET
HOLLYWOOD, FL 33020

SMETANA, JOHN
606 N 26 AVE
HOLLYWOOD, FL 33020

SORRENTOCOAST LLC
1770 W FLAGLER ST #5
MIAMI, FL 33135

TAVERAS, ADAM GABRIEL
2627 TAYLOR ST
HOLLYWOOD, FL 33020

TCWH LLC
RODRIGUEZ, ELSA ALVAREZ
5421 LINCOLN ST
HOLLYWOOD, FL 33021

TWENTY TWO R E LLC
2817 VAN BUREN ST APT 3
HOLLYWOOD, FL 33020

VEGA, FLOR MARINOS
PINILLOS, CATHERINE E
2543 ADAMS ST
HOLLYWOOD, FL 33020

VICTORIA I TOWNHOMES ASSN INC
2100 NE 15 AVE
WILTON MANORS, FL 33305

VIKINNIEMI, HEIKKI &
ELO, SARIANNA
2640 PIERCE ST UNIT 2
HOLLYWOOD, FL 33020

VYTHOULKAS, ROSARIO
2718 FILLMORE ST
HOLLYWOOD, FL 33020

WEBB, MICHAEL G &
CARTER-WEBB, DIA D
2617 FILLMORE ST
HOLLYWOOD, FL 33020

WEISBROT, DANA
521 N 26 AVE
HOLLYWOOD, FL 33020

WERDENE, ALFREDO
% JOHN EDWARDS
1771 E EVELYN AVE
HAZEL PARK, MI 48030

WHALLEY, JOHN T
2542 LINCOLN ST
HOLLYWOOD, FL 33020

WHARTON, JOANNA
2642 FILLMORE ST
HOLLYWOOD, FL 33020

WOLFE, SHERRY S
WOLFE, DARIN & WOLFE, DANIEL
2622 FILLMORE ST
HOLLYWOOD, FL 33020

WOOD, ARTRILLAS
2615 TAYLOR ST
HOLLYWOOD, FL 33020

WOODS, ATRILLAS
2619 TAYLOR ST
HOLLYWOOD, FL 33020

ZEHNER, FRANK P H/E
ZEHNER, VANESA S
501 N 26 AVE
HOLLYWOOD, FL 33020

ZULUAGA, ANTHONY
2620 PIERCE ST #A-2
HOLLYWOOD, FL 33020

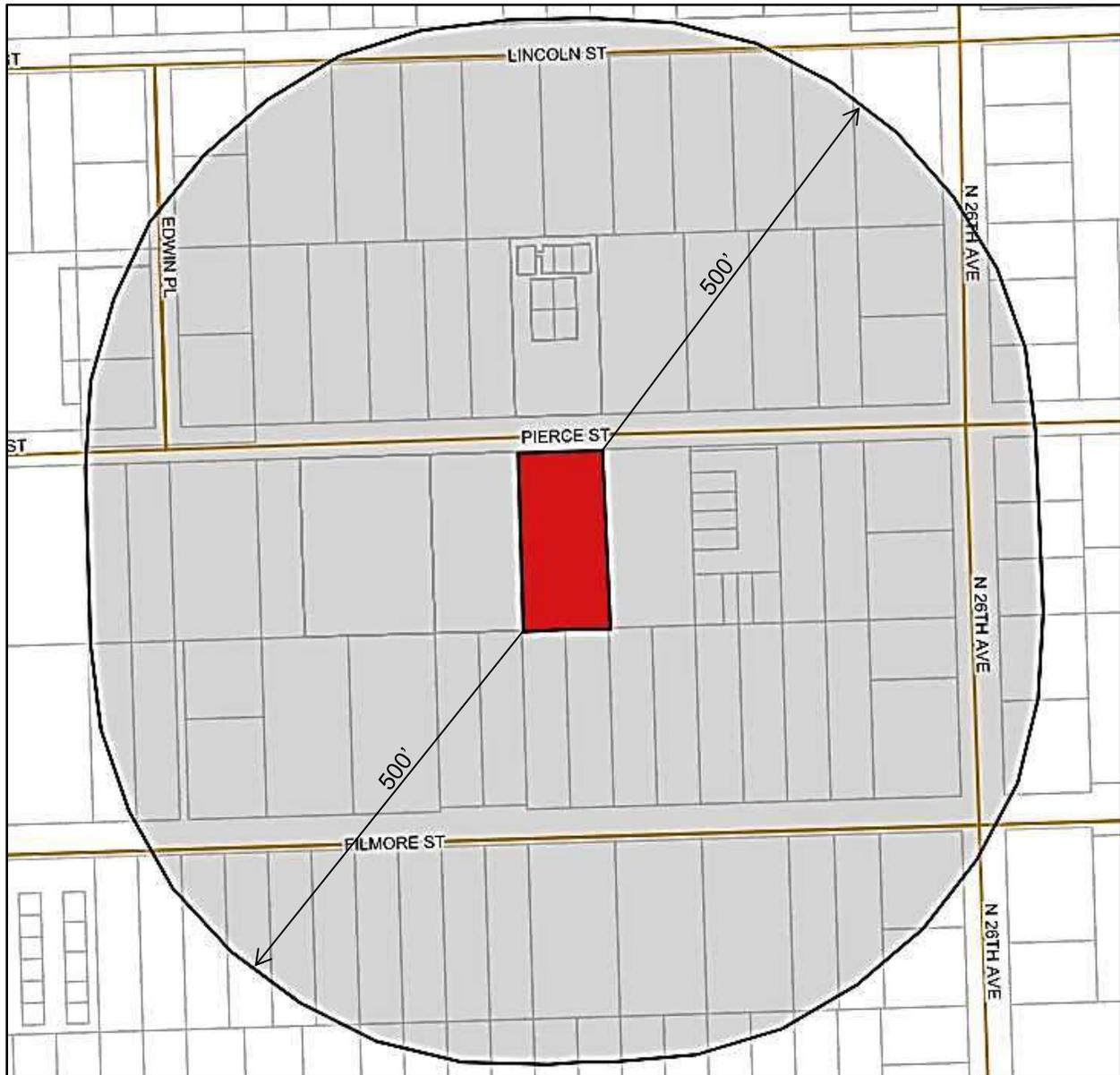
NORTH CENTRAL HOLLYWOOD CIVIC ASSOC.
C/O PATRICIA ANTRICAN, PRES.
2534 FILLMORE ST
HOLLYWOOD, FL 33020

SITE POSTED 9/28/2021





500' RADIUS MAP



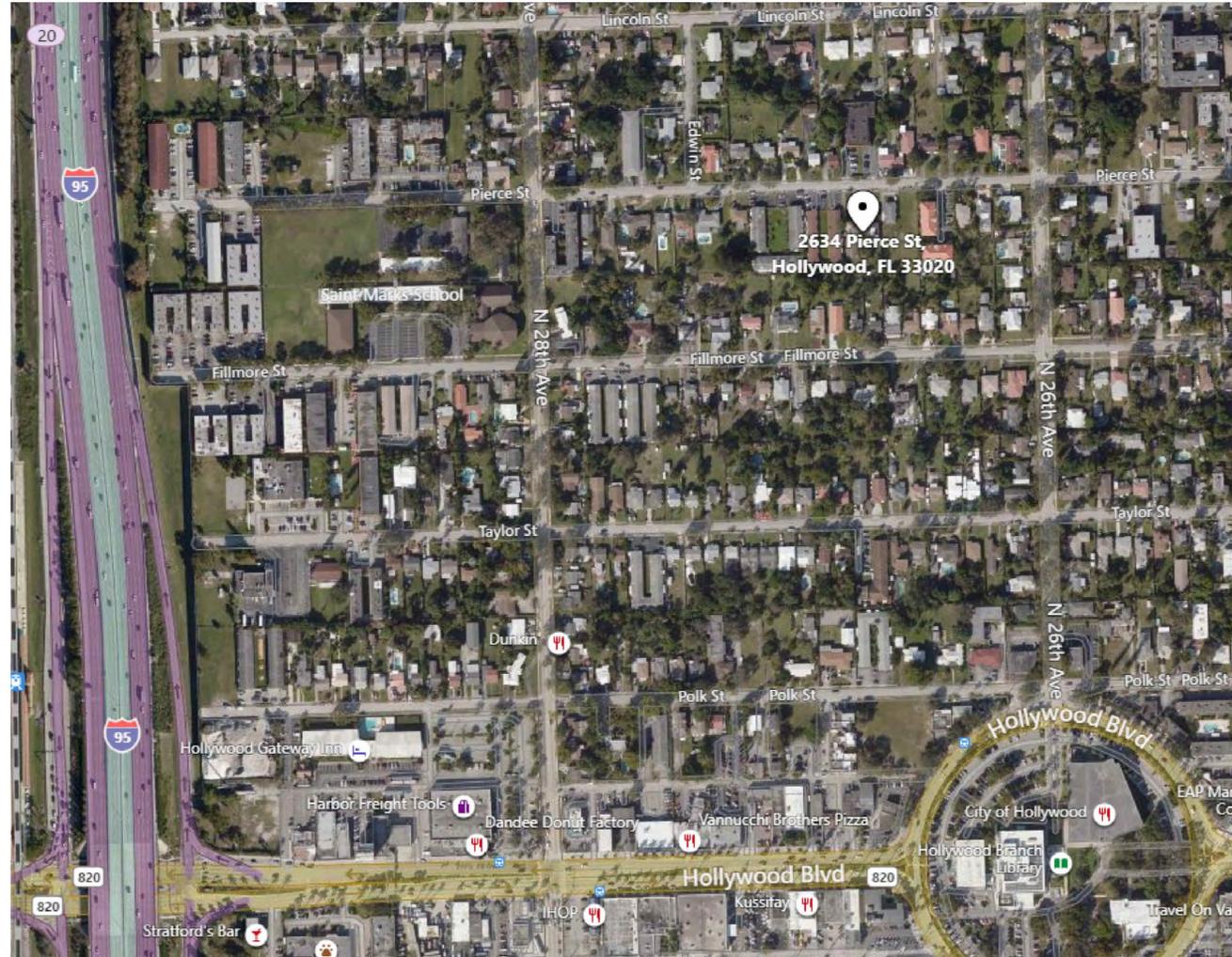
SUBJECT: 2634 Pierce Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 16 02 4670

ABBREV. LEGAL DESCRIPTION: HOLLYWOOD LITTLE RANCHES 1-26 B LOT 22 BLK 34

BUILDINGS & BUILDER, LLC.

2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020



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ARCHITECTURAL PLANS

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- A-0 SITE PLAN
- A-1 FLOOR PLAN - BUILDING 1
- A-2 ELEVATIONS - BUILDING 1
- A-3 FLOOR PLAN - BUILDING 2
- A-4 ELEVATIONS - BUILDING 2
- A-5 FLOOR PLANS - BUILDING 3
- A-6 ELEVATIONS - BUILDING 3

LANDSCAPING PLANS

- L-1 TREE DISPOSITION PLAN
- L-2 EXISTING TREE NOTES
- L-3 EXISTING TREE NOTES & DETAILS
- LP-1 PLANTING PLAN
- LP-2 PLANTING NOTES & DETAILS
- IR-1 IRRIGATION PLAN
- IR-2 IRRIGATION NOTES & DETAILS

Revisions

- 06.07.21 1ST ISSUE

INT. & EXT. BLDG. RENOVATION

BUILDINGS & BUILDER, LLC.
2634 PIERCE STREET
HOLLYWOOD FLORIDA 33020

JCD ARCHITECT, Inc.
JUAN C. DAVID R.A. #0015344
Design & Development
LEED ACCREDITED PROFESSIONAL



Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
COVER

1588 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 286-4543 Fax: (305) 286-4330
 Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg. codes, and the like. These plans are and shall remain the property of JCD ARCHITECT, Inc. as addressed prior to submission of any phase for bid or construction.

PROPERTY ADDRESS:
2634 PIERCE STREET, HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION:
LOT 22, BLOCK 34 "HOLLYWOOD LITTLE RANCHES"; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SCOPE OF WORK:

- INTERIOR AND EXTERIOR RENOVATIONS TO EXISTING BUILDINGS 1 & 2.
- NEW BUILDING #3 WITH NEW PARKING BASED ON TOTAL UNITS.
- WE HAVE USED THE EXIST PARKING & WE BLENDED IT WITH NEW PARKING - TO RE-USE/RECYCLE.
- ADD INT. WALKWAYS TO CONNECT ALL AREAS, SERV. DUMPSTER, ETC

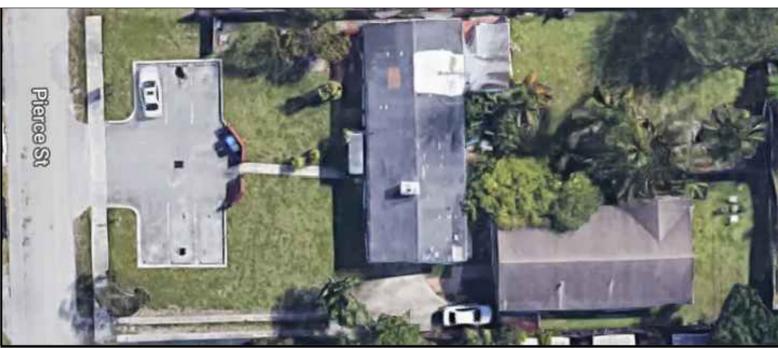
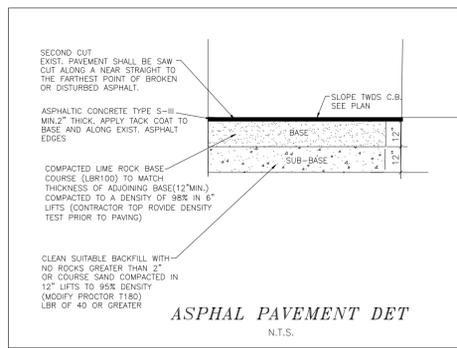
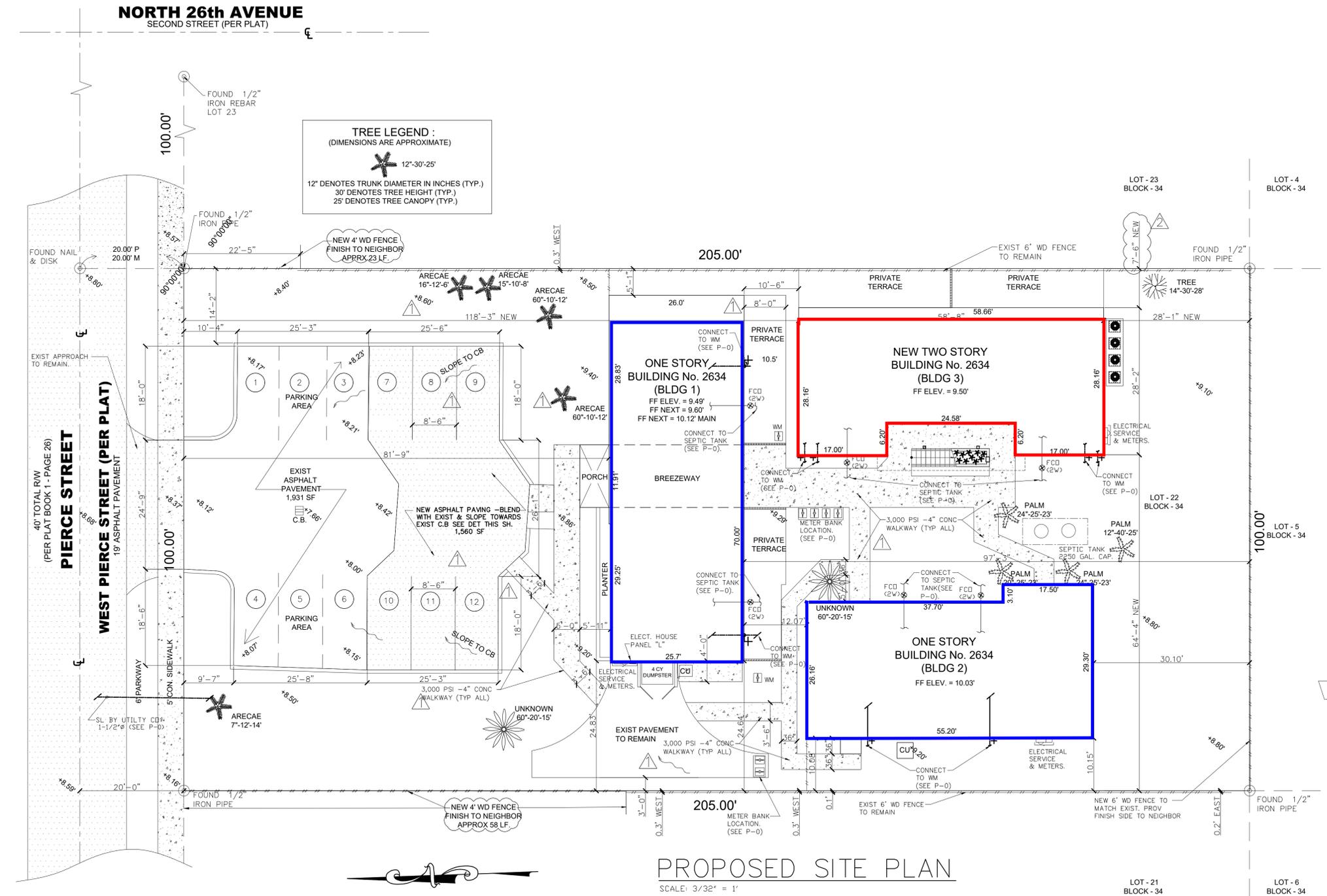
- GENERAL NOTES**
1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017-6th EDITION AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
 3. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
 4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
 5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
 6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
 7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
 8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
 9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
 10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
 11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
 12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
 13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

ZONING INFO.

ZONING = RM-18

LOT SIZE . 100.0' X 205.0'

	REQUIRED	PROVIDED
LANDSCAPE/OPEN SPACE	8,200.0 SF (40%)	10,010.0 SF (48.8%)
SETBACKS (BUILDING 1)	ALLOWED	PROVIDED
Front	20.00'	81.75'
Rear	20.00'	97.25'
Side Interior	20.00' (SUM)	5.08' + 24.64'
SETBACKS (BUILDING 2)	ALLOWED	PROVIDED
Front	20.00'	119.83'
Rear	20.00'	30.10'
Side Interior	20.00' (SUM)	10.08' + 60.58'
SETBACKS (BUILDING 3)	ALLOWED	PROVIDED
Front	20.00'	118.25'
Rear	20.00'	28.08'
Side Interior	20.00' (SUM)	7.50' + 64.33'
PARKING	REQUIRED	PROVIDED
8 APARTMENTS X 1.5 =	12	12



Revisions

- 12.04.20 1ST ISSUE
- 11.02.21 City Comm
- 05.10.21 PAC PRSTN

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Job No. _____
Date _____
Scale **SHOWN**

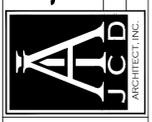
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AA-26001560
Sheet No.
A-0

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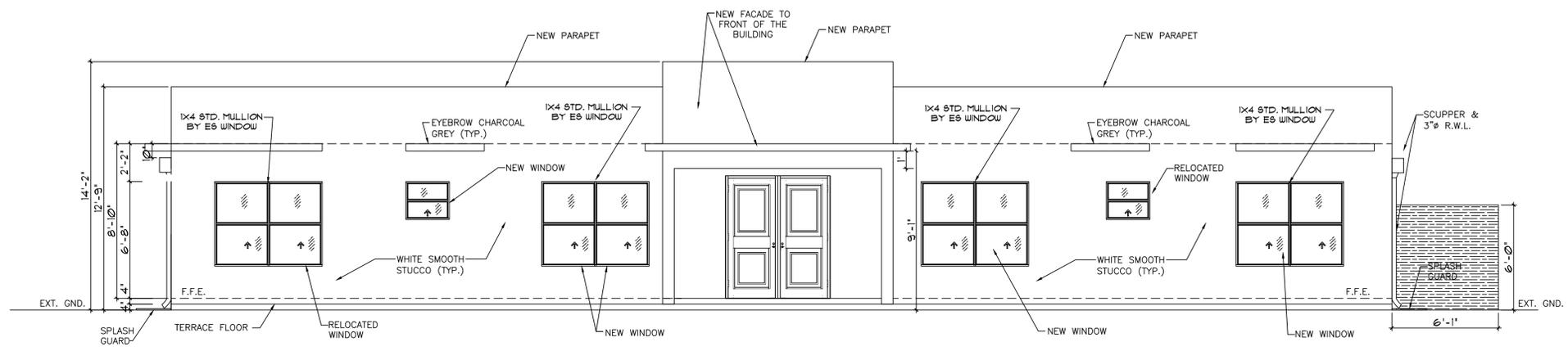
Revisions	
△	05.10.21 1ST ISSUE
△	
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MULTI-FAMILY -8 UNITS
 BUILDINGS & BUILDER, LLC
 2634 PIERCE STREET
 HOLLYWOOD, FLORIDA 33020

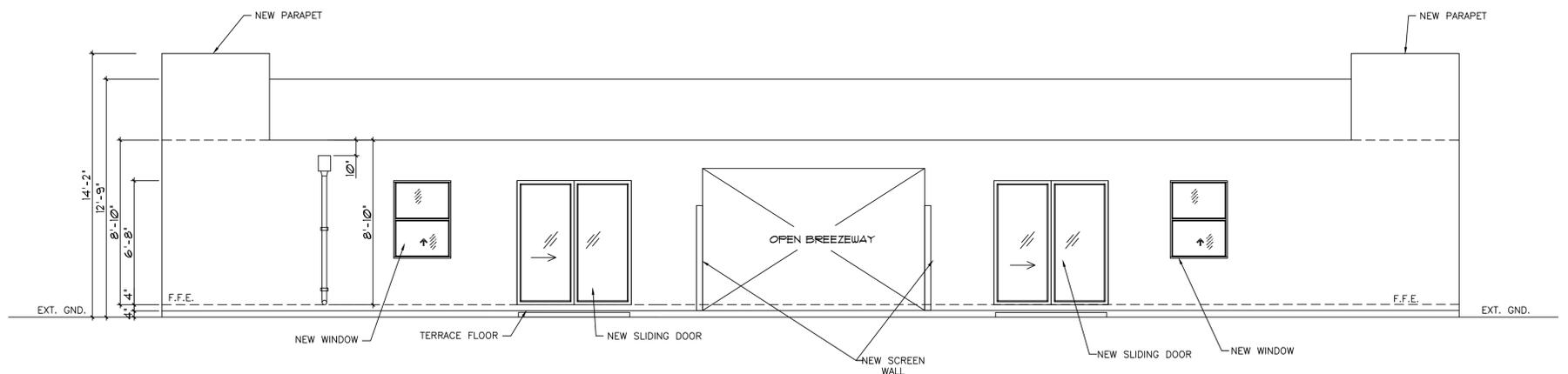
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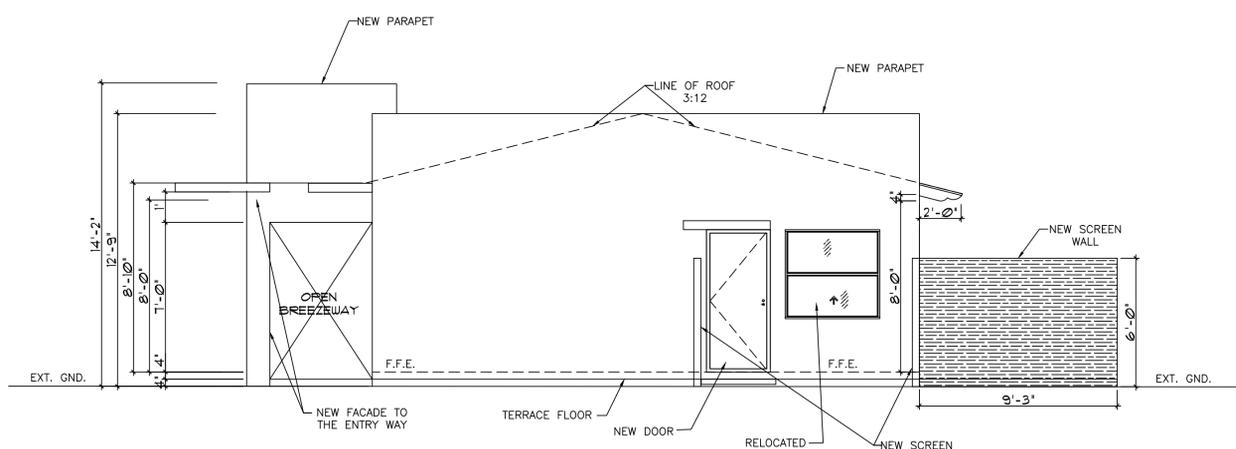
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Sheet No.	A-2



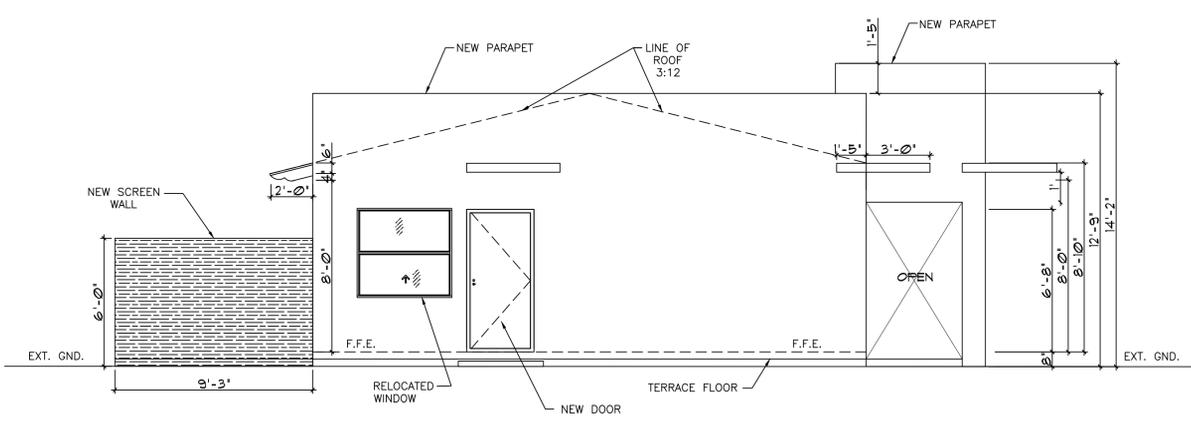
PROPOSED NORTH ELEVATION (FRONT) (BUILDING 1)
 SCALE: 1/4" = 1'



PROPOSED SOUTH ELEVATION (REAR) (BUILDING 1)
 SCALE: 1/4" = 1'

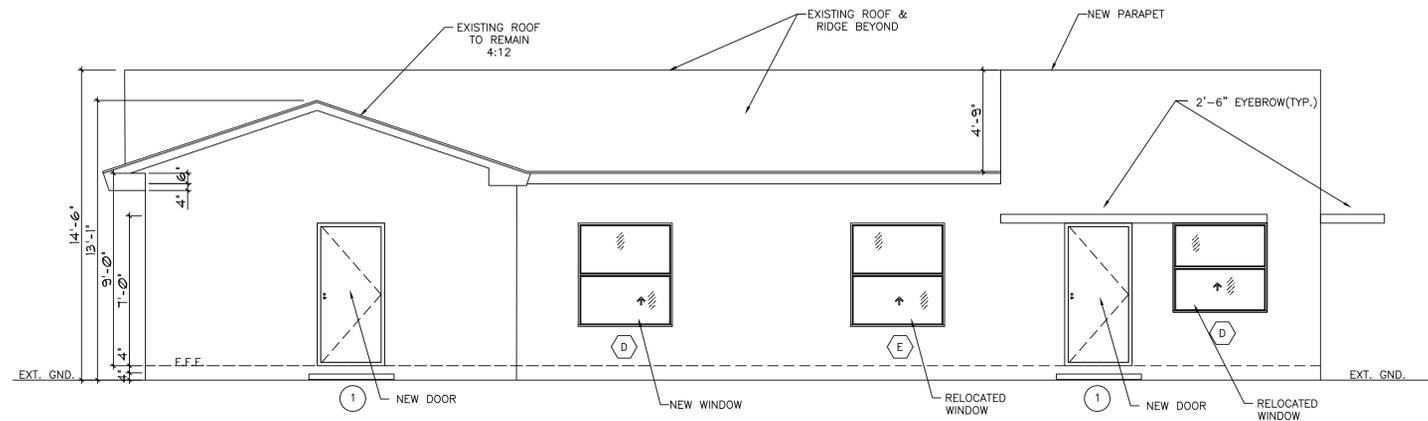


PROPOSED WEST ELEVATION (BUILDING 1)
 SCALE: 1/4" = 1'

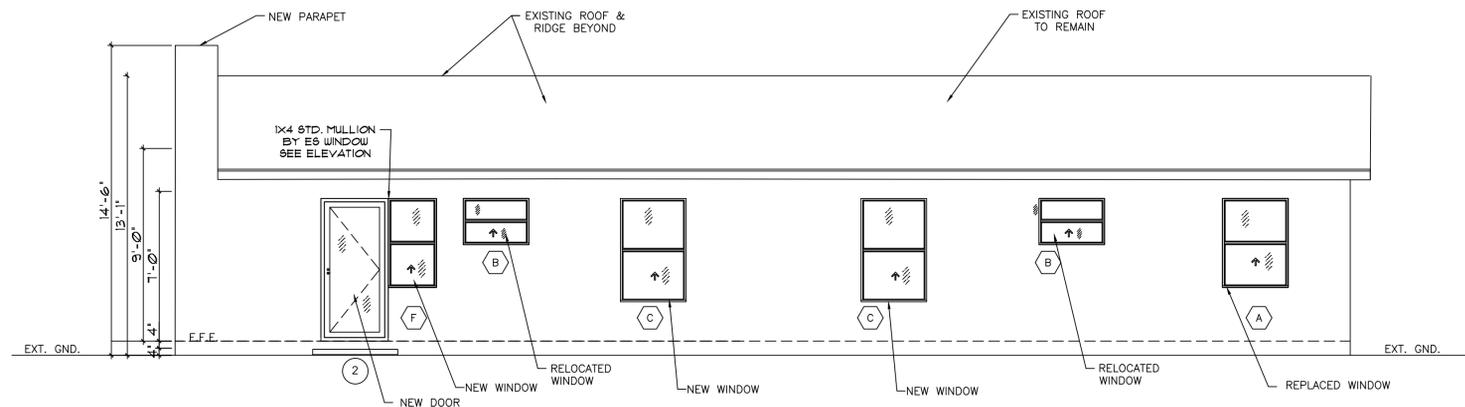


PROPOSED EAST ELEVATION (BUILDING 1)
 SCALE: 1/4" = 1'

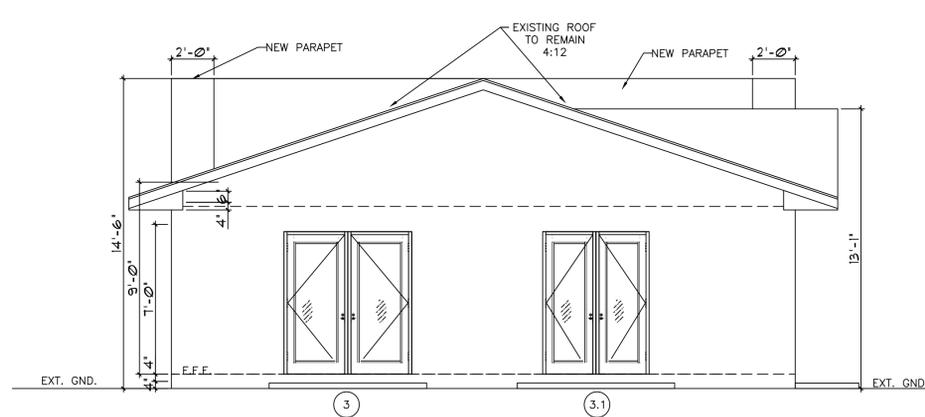
BLDG #1



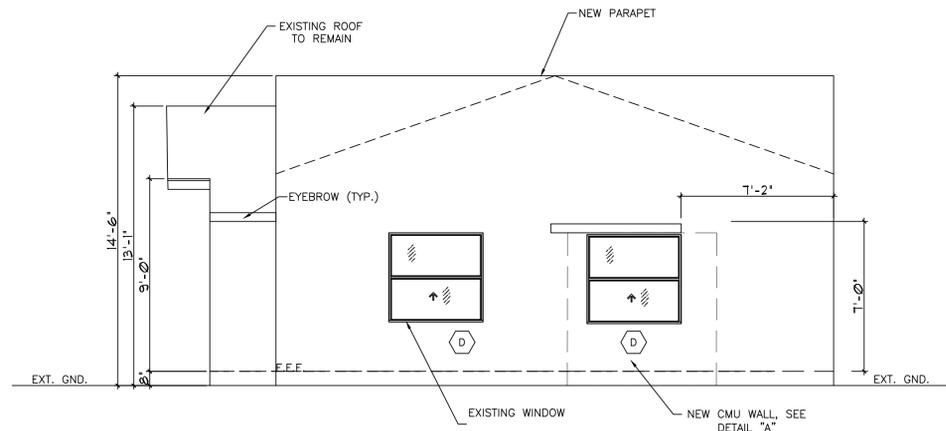
PROPOSED EAST ELEVATION (LEFT) (BUILDING 2)
SCALE: 1/4" = 1'



PROPOSED WEST ELEVATION (RIGHT) (BUILDING 2)
SCALE: 1/4" = 1'



PROPOSED SOUTH ELEVATION (REAR) (BUILDING 2)
SCALE: 1/4" = 1'



PROPOSED NORTH ELEVATION (FRONT) (BUILDING 2)
SCALE: 1/4" = 1'

BLDG #2

Revisions	
△	05.10.21 1ST ISSUE
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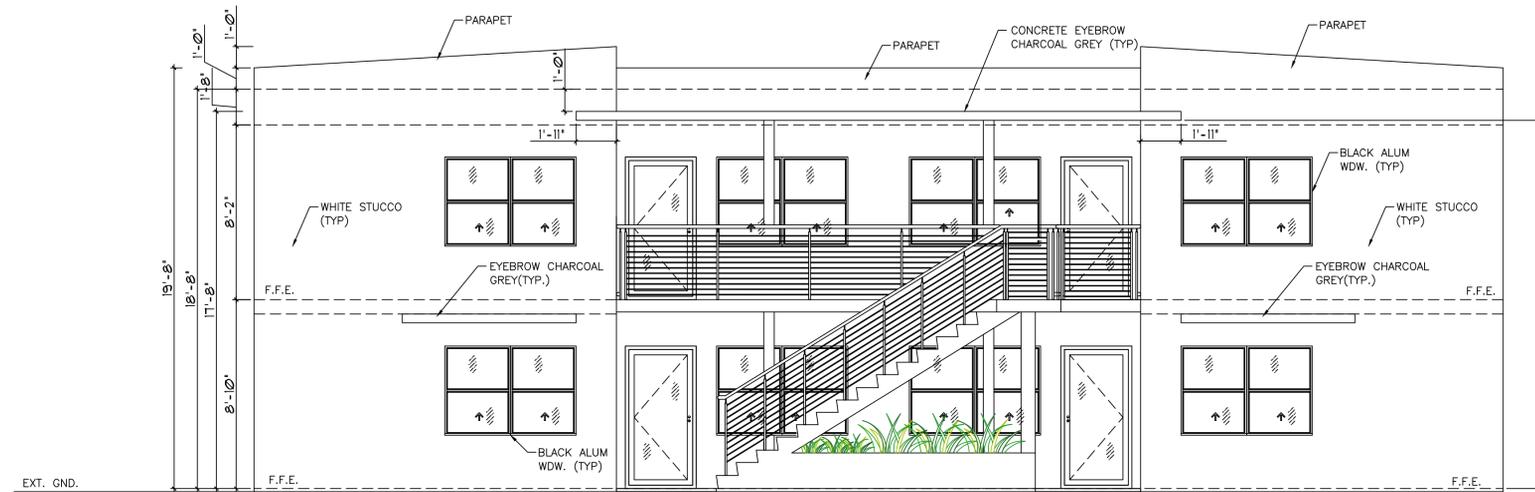
MULTI-FAMILY -8 UNITS
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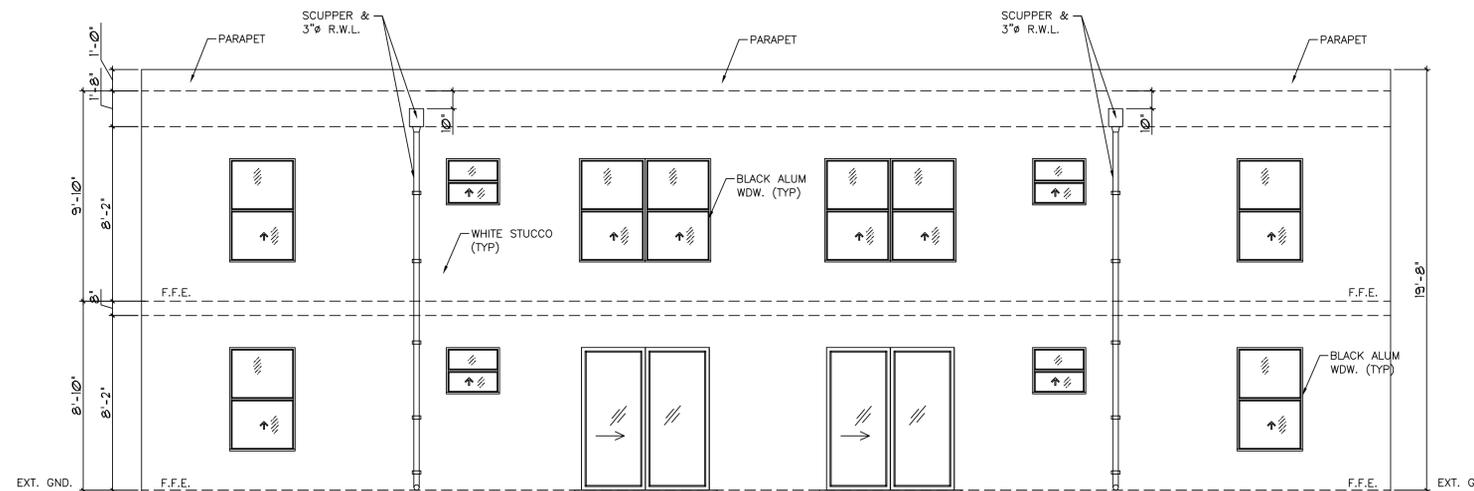
Job No.
Date
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AA-26001560
Sheet No.
A-4



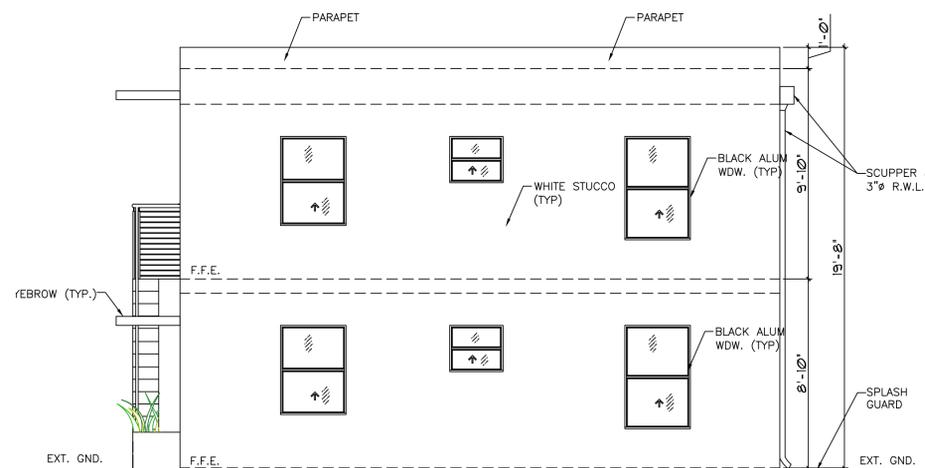
PROPOSED WEST ELEVATION (BUILDING 3) (FRONT)

SCALE: 1/4" = 1'



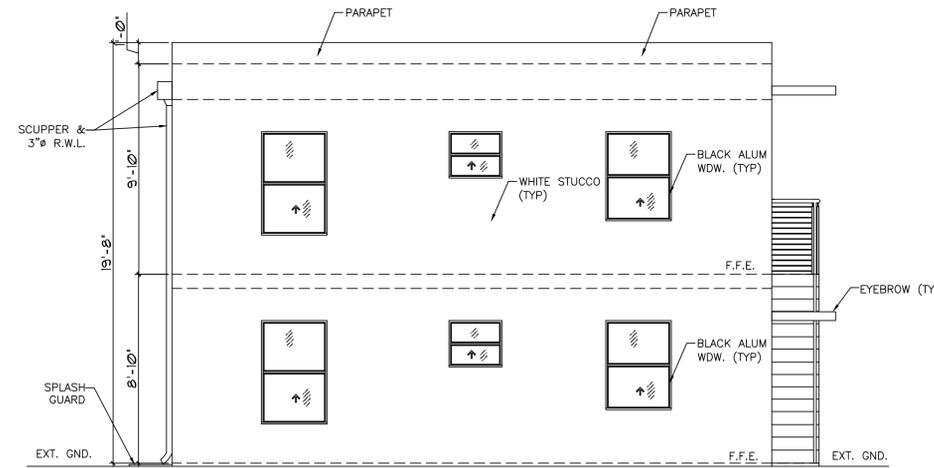
PROPOSED EAST ELEVATION (BUILDING 3) (REAR)

SCALE: 1/4" = 1'



PROPOSED SOUTH ELEVATION (BUILDING 3) (RIGHT)

SCALE: 1/4" = 1'



PROPOSED NORTH ELEVATION (BUILDING 3) (LEFT)

SCALE: 1/4" = 1'

Revisions	
△	05.10.21 1ST ISSUE
△	
△	
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MULTI-FAMILY - 8 UNITS
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A-6







RENDERING #1

Revisions	
05.10.21	1ST ISSUE
10.18.21	TAC FINAL
09.09.22	TAC REV

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A-7

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Puerto Bay's Meeting Attendees summary

Meeting date:

October 14, 2021, 3:00pm EST

Meeting Duration:

51min13sec

Number of attendees:

7

Meeting ID:

Details:

Name	Join time	Leave time	Time in session
Juan Carlos David	3:00 pm	3:51 pm	51 min
Elias Bruzual	3:00 pm	3:51 pm	51 min
Haimar Hernaiz	3:00 pm	3:51 pm	51 min
Adriana Roca	3:00 pm	3:51 pm	51 min
Patricia Antrican	3:00 pm	3:51 pm	51 min
Karen Caputo	3:00 pm	3:51 pm	51 min
Rebeca	3:07 pm	3:51 pm	44 min

"PUERTO BAY"

2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020



INDEX OF PLANS

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- A-0 SITE PLAN
- D-0 DEMO PLANS
- A-0.1 SITE DETAILS
- A-0.2 EXISTING FLOOR PLAN - BUILDING 2
- A-0.3 EXISTING ELEVATION - BUILDING 2
- A-1 PROPOSED FLOOR PLAN - BUILDING 1 AND 3
- A-2 PROPOSED ELEVATIONS - BUILDING 1 AND 3
- A-3 PROPOSED FLOOR PLAN - BUILDING 2
- A-4 PROPOSED ELEVATIONS - BUILDING 2
- A-5 PROPOSED FLOOR PLAN - BLDG 4
- A-6 PROPOSED ELEVATIONS - BUILDING 4
- A-7 RENDERING #1
- A-8 RENDERING #2
- A-9 RENDERING #3
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- A-11 NEIGHBORHOOD CONTEXT

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- LS-0 LIFE SAFETY SITE PLAN

PLUMBING PLANS

- P-0 SITE PLAN PLUMBING
- P-0.1 STANDARD WATER DETAILS

LANDSCAPING PLANS

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- L-2 EXISTING TREE NOTES
- L-3 EXISTING TREE NOTES & DETAILS
- LP-1 PLANTING PLAN
- LP-2 PLANTING NOTES & DETAILS
- IR-1 IRRIGATION PLAN
- IR-2 IRRIGATION NOTES & DETAILS

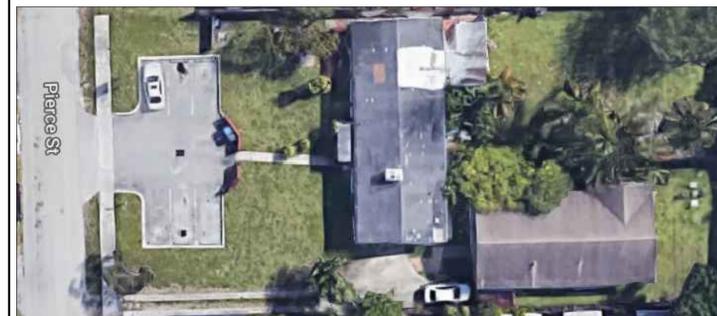
DRAINAGE PLANS

- SD-1 SITE PLAN DRAINAGE
- SD-2 DRAINAGE DETAILS

GREEN PRACTICES

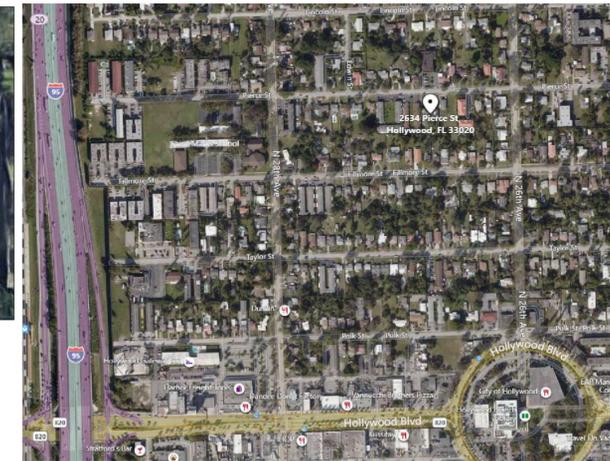
PER ORD 0-2011-06

- 1- NO GARBAGE DISPOSAL.
- 2- ALL ENERGY STAR APPLIANCES.
- 3- ONE SHOWER HEAD PER SHOWER.
- 4- RECYCLING/GARBAGE PULL OUT DRAWER IN THE KITCH & RECYCLING BIN OUTSIDE.
- 5- RADIANT BARRIER IN ATTIC SPACE.
- 6- SOLAR ATTIC VENTS.
- 7- ENERGY STAR ROOFING MATERIAL.
- 8- PROGRAMMABLE T-STATS.
- 9- OCCUPANCY/VACANCY SENSORS.
- 10- DUAL FLUSH TOILETS.



LOCATION MAP

N.T.S.



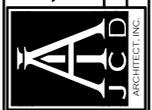
PRELIMINARY TAC SUBMITTAL - JULY 6th, 2021
PUBLIC PARTICIPATION OUTREACH MEETING - OCTOBER 13TH, 2021
FINAL TAC SUBMITTAL - OCTOBER 18TH, 2021

Revisions	
▲	06.07.21 1ST ISSUE
▲	10.18.21 TAC FINAL
▲	09.09.22 TAC REV.
▲	01.17.23 TAC REV.
▲	
▲	

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC.
2634 PIERCE STREET
HOLLYWOOD FLORIDA 33020

JCD ARCHITECT, Inc.
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COVER

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PROPERTY ADDRESS
2634 PIERCE STREET, HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION

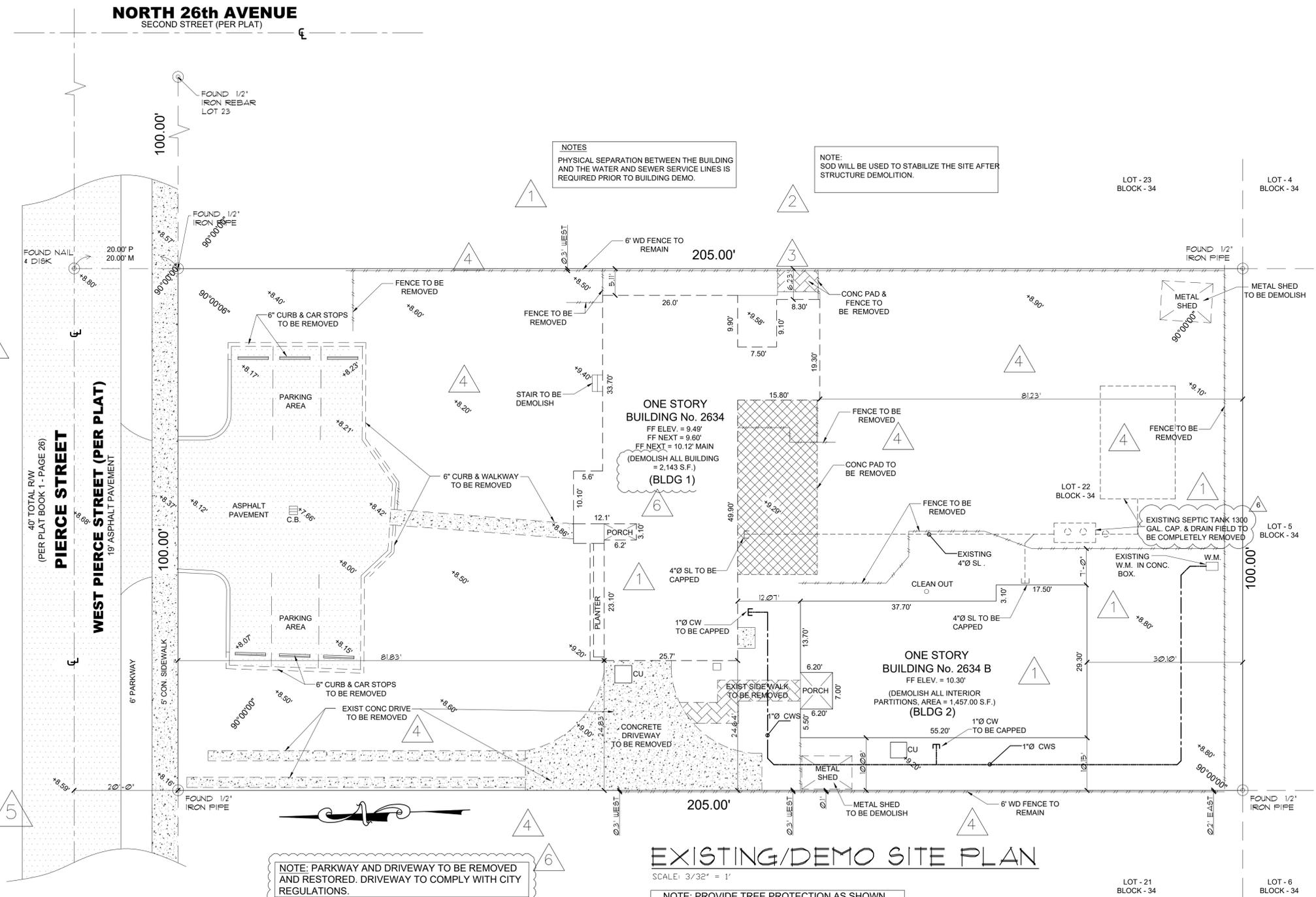
LOT 22, BLOCK 34 'HOLLYWOOD LITTLE RANCHES' ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

DEMOLITION SCOPE OF WORK:

- EXISTING CONTINUOUS CURBING AND CAR STOPS IN EXISTING PARKING TO BE REMOVED AS SHOWN IN PLAN.
- EXISTING CONCRETE DRIVE WAY TO BE REMOVED ON WEST SIDE OF PROPERTY AS SHOWN.
- EXISTING WALK WAYS TO BE REMOVED AS SHOWN
- EXISTING METAL SHEDS TO BE DEMOLISHED ON WEST AND EAST SIDE OF PROPERTY AS SHOWN.
- DEMOLITION OF ENTIRE BUILDING #1 (2,143 S.F.) INCLUDING ALL CONCRETE SLABS, STAIRS, STEPS, PLANTERS, ETC.
- FENCES ON SITE TO BE REMOVED AS SHOWN
- DEMOLITION OF ALL INTERIOR PARTITIONS (1,457.0 S.F.) IN BUILDING #2
- APRON & PARKWAY TO BE REMOVED AND RESTORED

DEMOLITION NOTES

- 1 GENERAL CONTRACTOR SHALL VISIT THE SITE & FAMILIARIZE HIM/HERSELF W/ ALL EXIST. CONDITIONS & THE JOBSITE & ALSO, COORDINATE W/ APPROVED PLANS & W/ ARCHITECT ABOUT WORK TO BE DONE.
- 2 ALL AREAS ADJACENT TO DEMO/REMOVED WORK SHALL BE LEFT IN SUCH A CONDITION- EQUAL TO THAT OF ADJACENT AREAS- READY TO APPLY FINISH.
- 3 ELECTRICAL CONTRACTOR TO REMOVE EXISTING RECEPTACLES, TELEPHONE SWITCHES, AND ANY OTHER ELECTRICAL DEVICES AS INDICATED ON ELECT. PLAN OR AS REQUIRED BY DRAWINGS. PROVIDE THE ARCHITECT/ENGINEER WITH A AS-BUILT SCHEMATIC DRAWINGS OF FINAL INSTALLATION FOR RECORD PURPOSES.
- 4 CONTRACTOR IS NOTIFIED THAT NOT ALL EXISTING DEVICES MAY NOT HAVE BEEN INDICATED ON THE DRAWINGS AND THAT SOME EXISTING ELECTRICAL DEVICES MAY NOT HAVE BEEN SHOWN IN THEIR ACTUAL LOCATION. CONTRACTOR IS REQUIRED TO VISIT SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO DETERMINING THE WORK THAT NEEDS TO BE ACCOMPLISHED AS PART OF HIS/HER BID.
- 5 THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS TOGETHER WITH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE ARCHITECT PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORT.
- 6 ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL OF ANY PIECE OF EQUIPMENT SHALL BE AS DIRECTED BY ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.
- 7 WHEN ELECTRICAL DEVICES ARE INSTALLED IN PARTITIONS OR CEILING TO BE REMOVED, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO THE PANELBOARD. IF EXISTING TO REMAIN OUTLETS ARE FED THROUGH DEMOLISHED PARTITIONS OR CEILINGS, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT REUSED.
- 8 ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE TO BE REMOVED. ACCESSIBLE RACEWAYS, WIRES, BOXES, SWITCHES, AND OTHER ELECTRICAL ITEMS ASSOCIATED WITH WORK SHALL BE REMOVED IF NOT REQUIRED.
- 9 ALL MATERIAL REMOVED SHALL BE RECYCLED AS TO THE MAX EXTENT AS DIRECTED BY OWNER.
- 10 PLUMBING FIXTURES TO BE REMOVED & DISPOSED AS DIRECTED BY OWNER.
- 11 ALL WATER & SEWER LINES TO BE CAPPED & ABANDONED -SEE D-0
- 12 ALL A/C COND. DUCTS & ELECTRICAL CONNECTIONS TO BE DISCONNECTED



LOCATION MAP
N.T.S.

Revisions

1	0.16.19 1ST ISSUE
2	02.26.20 CITY COMM
2	05.27.20 CITY COMM
3	06.23.20 CITY COMM
4	02.03.21 CITY COMM
5	10.18.21 TAC FINAL
6	11.14.22 TAC REV# 3.

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC.
2634 PIERCE STREET
HOLLYWOOD FLORIDA 33020

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Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
D-0

PROPERTY ADDRESS:
2634 PIERCE STREET, HOLLYWOOD, FLORIDA 33020

LEGAL DESCRIPTION:
LOT 22, BLOCK 34 "HOLLYWOOD LITTLE RANCHES"; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SCOPE OF WORK:

- COMPLETE DEMOLITION OF EXISTING BUILDING #1
- INTERIOR AND EXTERIOR RENOVATIONS TO EXISTING BUILDING #2.
- 3 NEW BUILDINGS W/2-STORY DUPLEXES (BUILDINGS #1, #3 & #4)
- NEW PARKING BASED ON TOTAL UNITS WITH EXTENDED FIRE TRUCK LANE TO AVOID SPRINKLERS. WE HAVE USED THE EXIST PARKING & WE BLENDED IT WITH NEW PARKING TO REUSE/RECYCLE.
- ADDED INTERIOR WALKWAYS TO CONNECT ALL AREAS, PARKING, DUMPSTER, BIKE AREA, ETC.
- NEW WOOD FENCE ON WEST SIDE OF PROPERTY (58.0 LF.) AND ON EAST SIDE OF PROPERTY (23.0 LF.)
- STREET SHALL BE "RE-MILLED" IN FULL LOT WIDTH.
- SIDEWALK SHALL BE REPLACED WHERE DAMAGED BY CONSTRUCTION. SEE SIDEWALK DET. ON SH SD-2

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017-6th EDITION AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE JURISDICTION, OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

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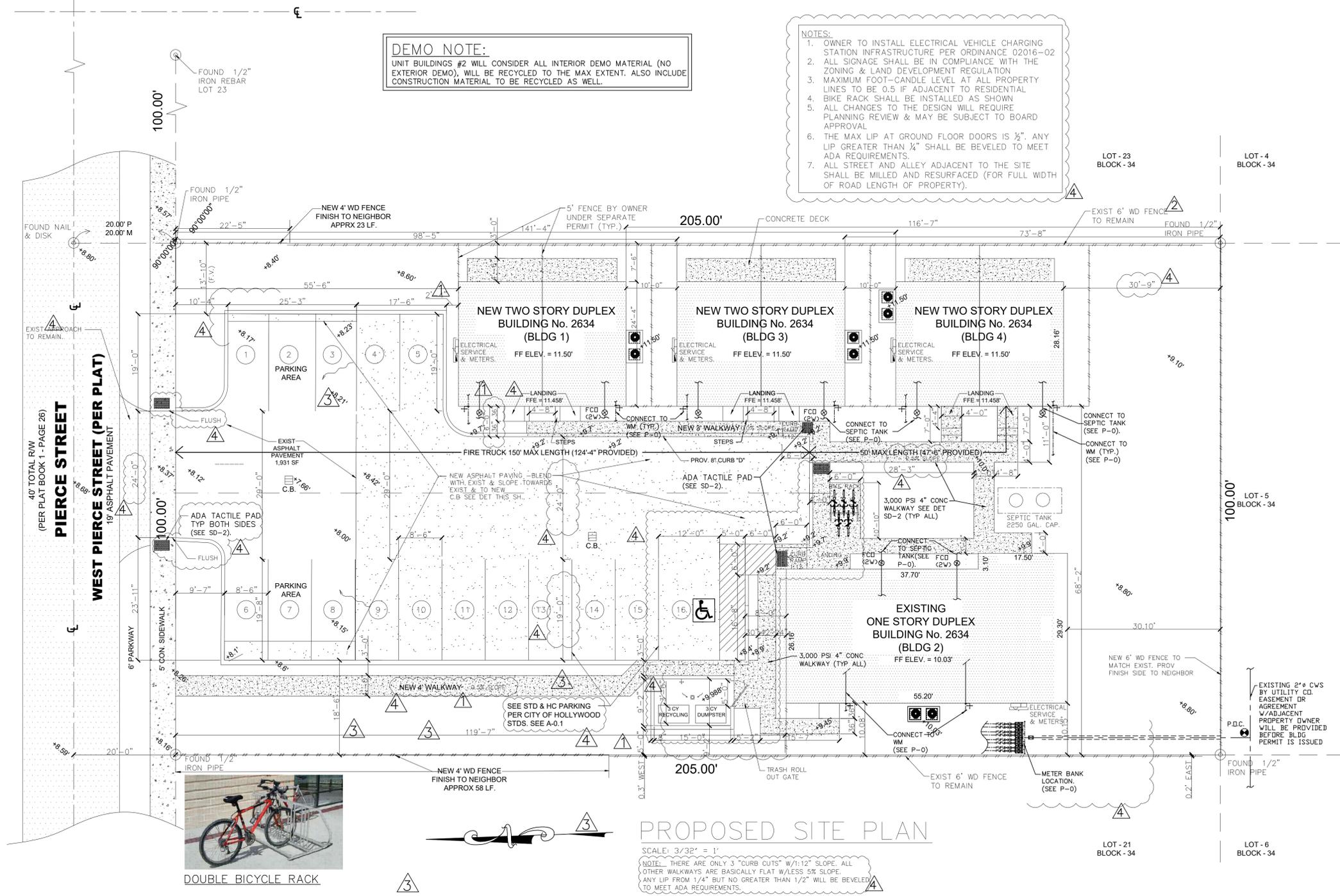
ZONING = RM-18 - RESIDENTIAL

LOT SIZE . 100.0' X 205.0'

AREA
20,500.00 S.F.

	REQUIRED	PROVIDED
LANDSCAPE/OPEN SPACE	8,200.0 SF (40%)	10,010.0 SF (48.8%)
SETBACKS (BUILDING 1)	ALLOWED	PROVIDED
Front	20.00'	58.17'
Rear	30.75'(15% LOT LENGTH)	116.58'
Side Interior	20.00' (SUM)	7.5' + 68.17'
SETBACKS (BUILDING 2)	ALLOWED	PROVIDED
Front	20.00'	119.83'
Rear	20.00'	30.10'
Side Interior	20.00' (SUM)	10.08' + 60.58'
SETBACKS (BUILDING 3)	ALLOWED	PROVIDED
Front	20.00'	101.08'
Rear	30.75'(15% LOT LENGTH)	73.67'
Side Interior	20.00' (SUM)	7.5' + 68.17'
SETBACKS (BUILDING 4)	ALLOWED	PROVIDED
Front	20.00'	144.0'
Rear	30.75'(15% LOT LENGTH)	30.75'
Side Interior	20.00' (SUM)	7.5' + 68.17'
PARKING	REQUIRED	PROVIDED
8 -1 BDRM APTS X 1.5 =12 (INCL. H.C.) + 1 VISIT=13	16	

NORTH 26th AVENUE



PROPOSED SITE PLAN

SCALE: 3/32" = 1'
NOTE: THERE ARE ONLY 3 "CURB CUTS" W/1:12" SLOPE. ALL OTHER WALKWAYS ARE BASICALLY FLAT W/LESS 5% SLOPE. ANY LIP FROM 1/4" BUT NO GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

SITE DATA:

UNIT COUNT
EXISTING UNITS: 2
NEW UNITS: 6
TOTAL UNITS: 8

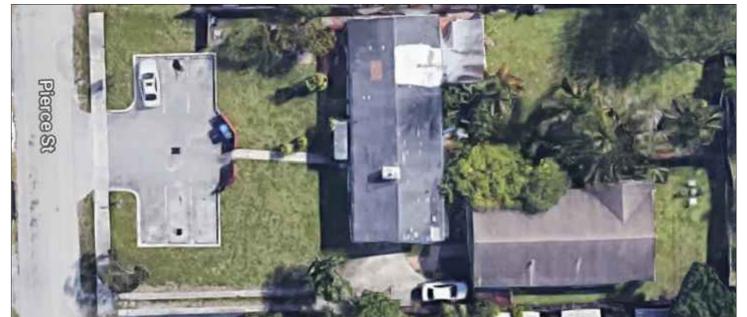
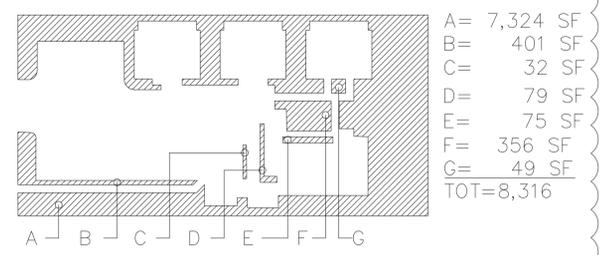
DENSITY CALCULATION
NET SITE AREA = 20,500 S.F. = 0.47 Ac.
GROSS SITE AREA = 22,500 S.F. = 0.52 Ac.
RM-18= 18u/Ac.= 18x0.52(GROSS AREA) = 9.36u ALLOWED
8u PROVIDED

UNIT BREAKDOWN PER BUILDING
BUILDING 1: 2 UNITS - UNITS E & F 750SF/EACH, 1 BEDROOM
BUILDING 2: 2 UNITS - UNITS C & D 750SF/EACH, 1 BEDROOM
BUILDING 3: 2 UNITS - UNITS G & H 750SF/EACH, 1 BEDROOM
BUILDING 4: 2 UNITS - UNITS I & J 750SF/EACH, 1 BEDROOM

TOTAL: 8 UNITS - 6000 SF

VEHICULAR/LANDSCAPE AREA CALCULATION
25% OF TOTAL SF TO BE LANDSCAPED
3,491SF X 25% = 872.75SF REQUIRED.
875 SF PROVIDED. SEE LANDSCAPE

GREEN OPEN AREA DIAGRAM



Revisions

1	12.04.20	1ST ISSUE
2	02.03.21	CITY COMM
3	05.10.21	PAC PRSTN
4	10.18.21	TAC REV
5	11.23.21	TAC REV.#3

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC.
2634 PIERCE STREET
HOLLYWOOD FLORIDA 33020

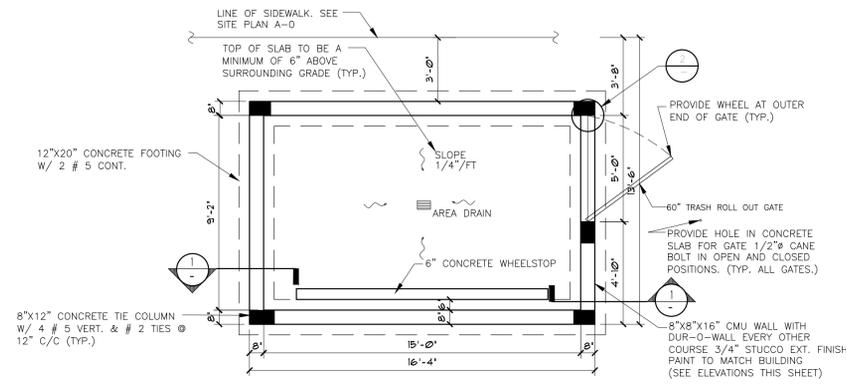
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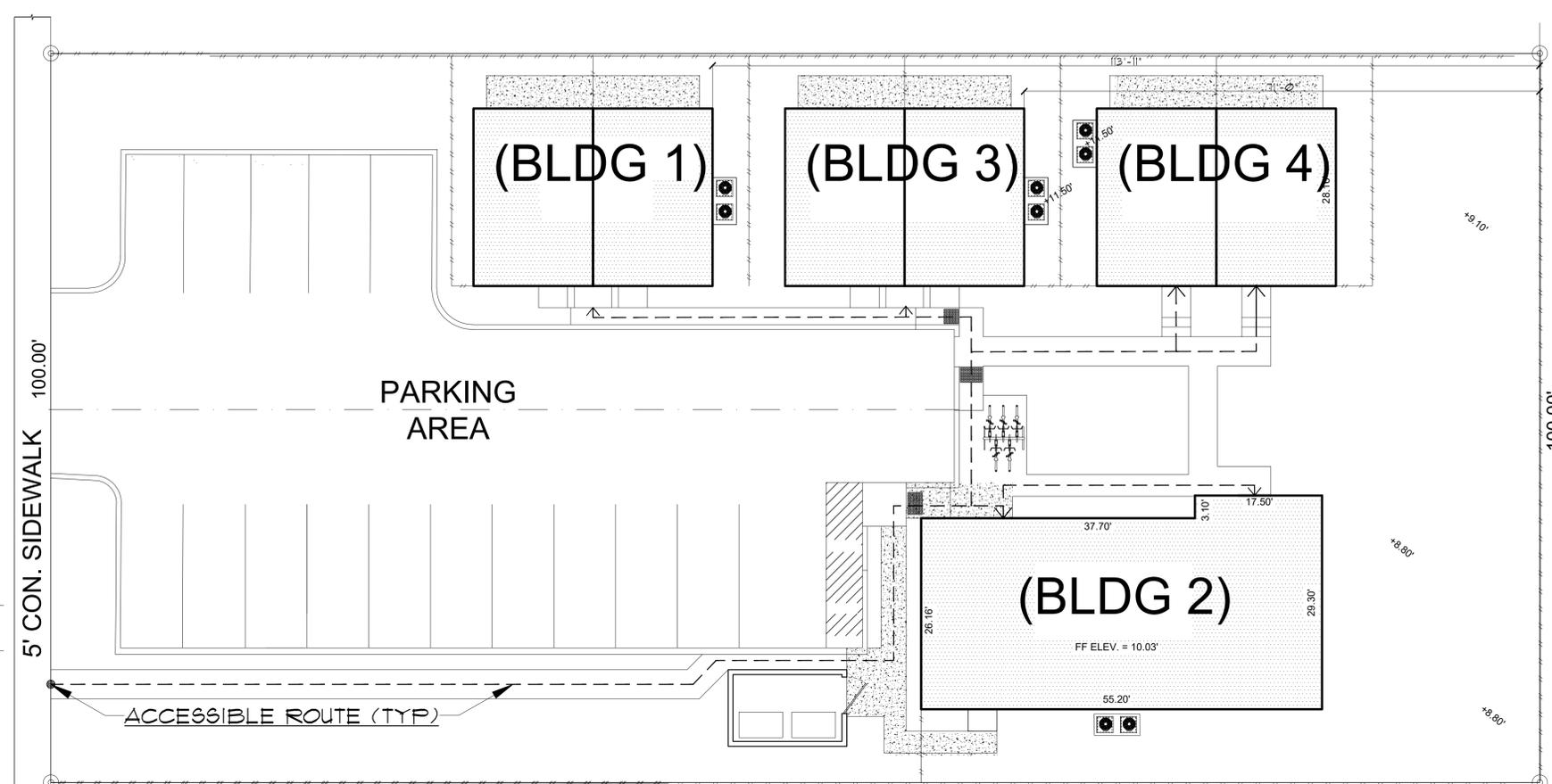
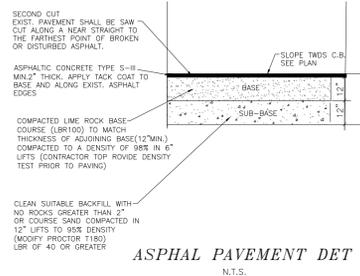
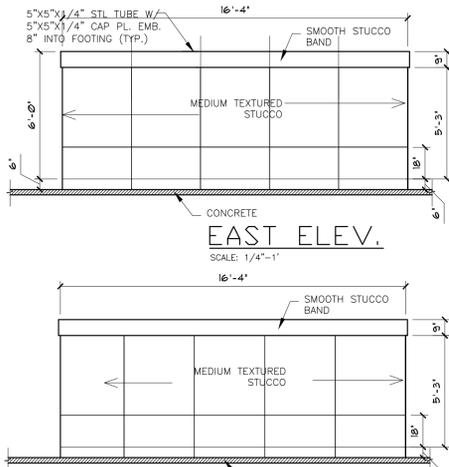
Job No.
Date
Scale SHOWN

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AA-26001560
Sheet No.
A-0



DUMPSTER & RECYCLING ENCLOSURE PLAN

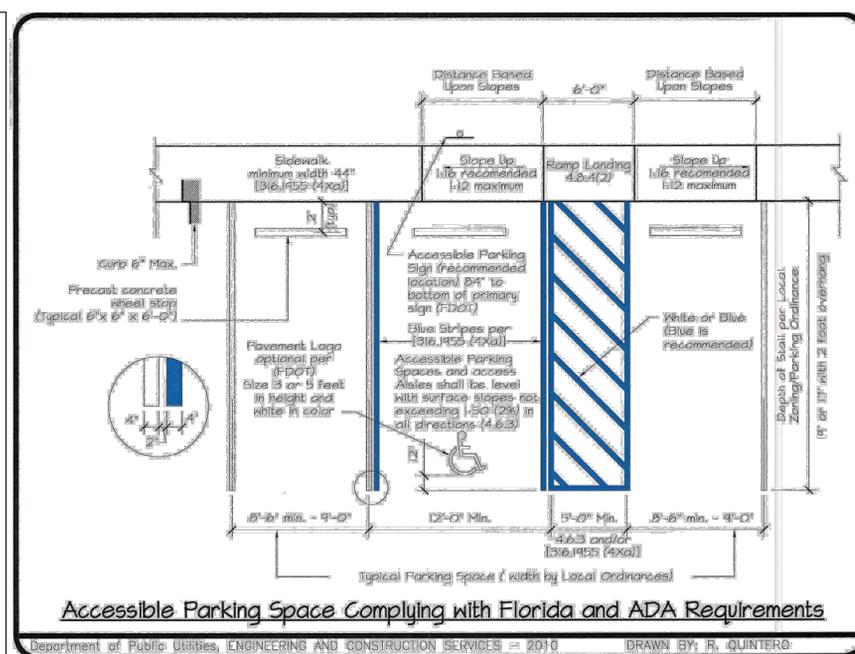
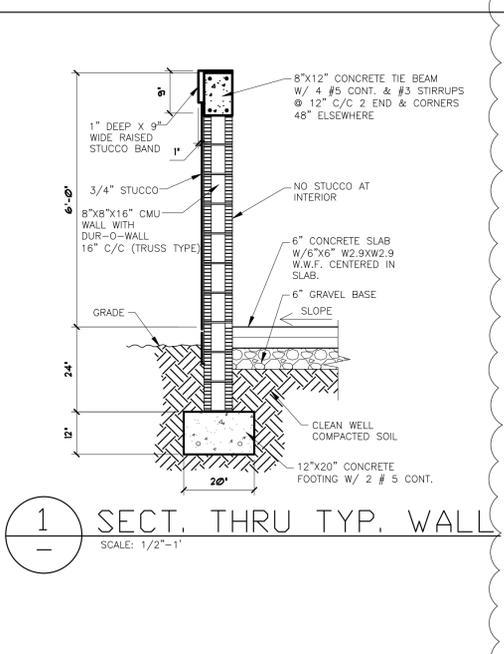
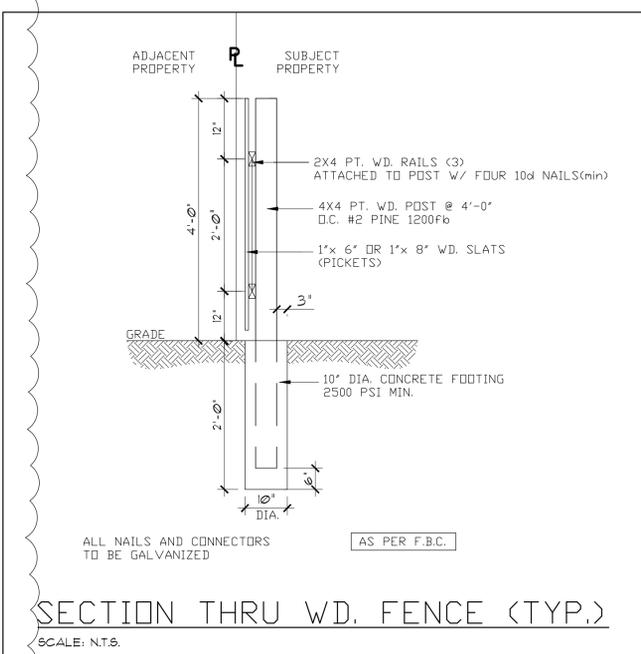
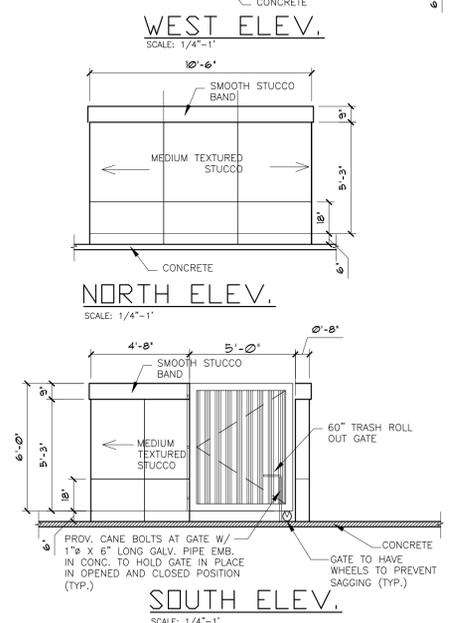
SCALE: 1/4"=1'



ACCESSIBLE PATH DIAGRAM

N-T-S

NOTE: ALL WALKWAYS ARE BASICALLY FLAT -SEE SITE PLAN A-0 ONLY 3 CURB CUTS PROPOSED TO ACCESS PARKING LEVEL. BLDG #2± UNITS #1 & #2 ARE ADA ACCESSIBLE WITH FLUSH DOORS. BLDGS #1, #3 & #4 ARE ACCESSED VIA 3 RISERS.

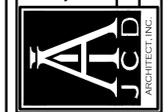


Revisions

10.18.21 1ST ISSUE
10.18.21 TAC REV.
01.17.23 TAC REV.

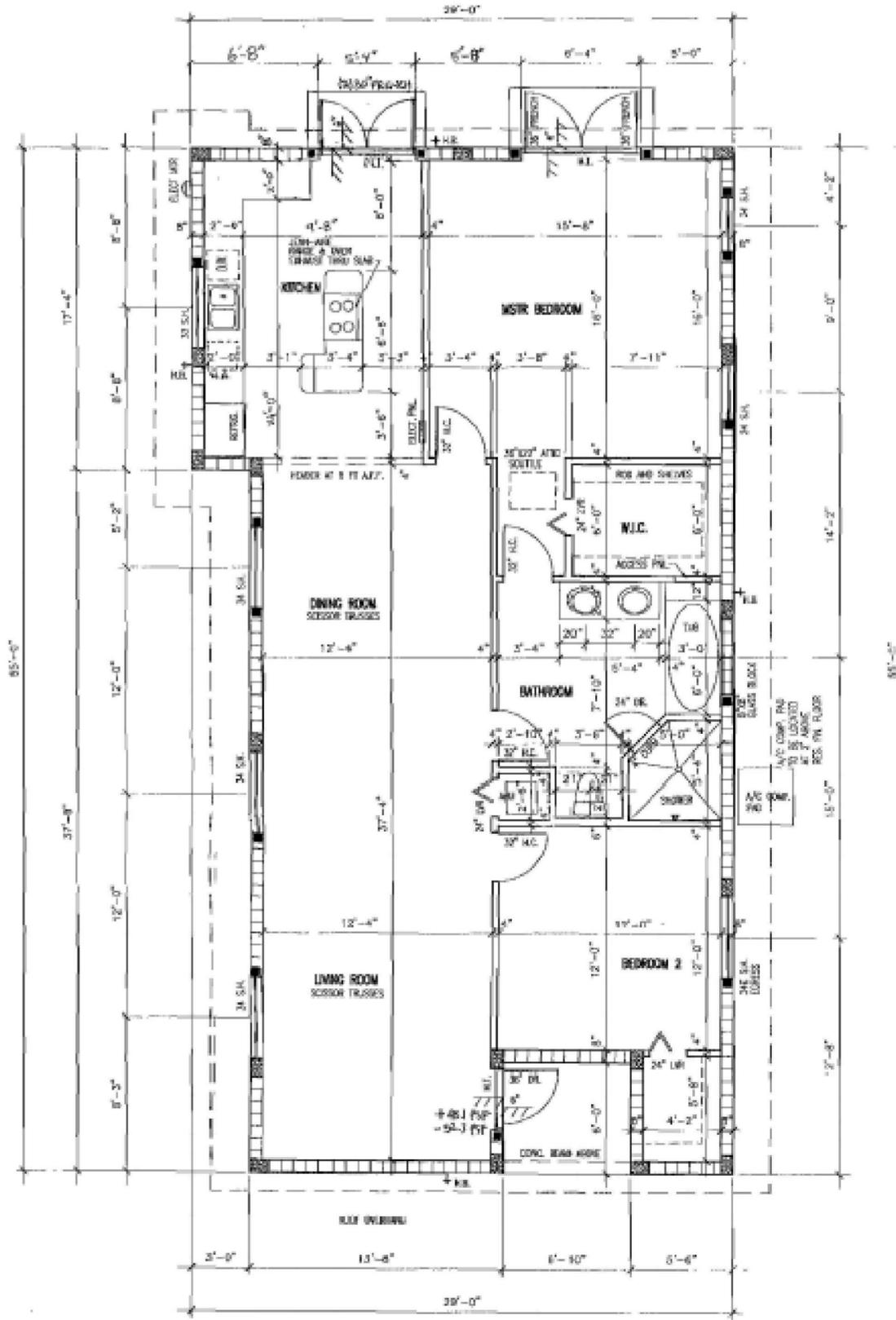
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EXISTING BUILDING 2 FLOOR PLAN

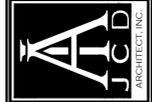
SCALE 1/4"=1'-0"
 GROUP B-3
 TYP. W. UNFD.

Revisions	
▲	10.18.21 1ST ISSUE
▲	10.18.21 TAC FINAL
▲	
▲	
▲	
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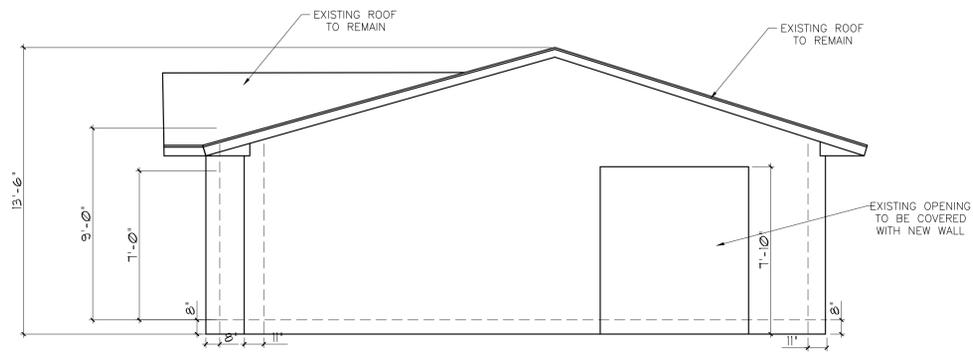
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Job No.
 Date
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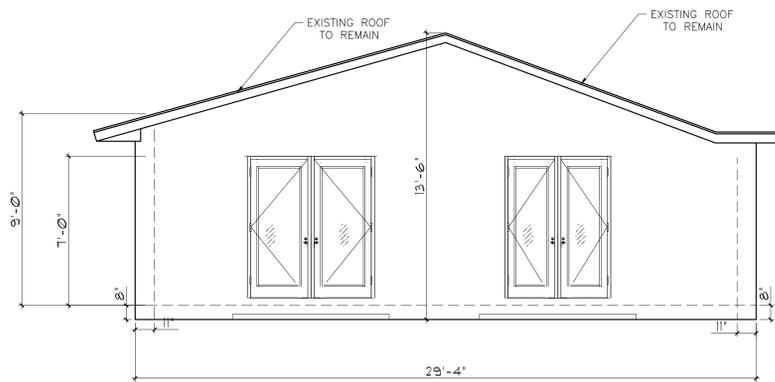
Seal
 AA-26001560
 Sheet No.
A-0.2

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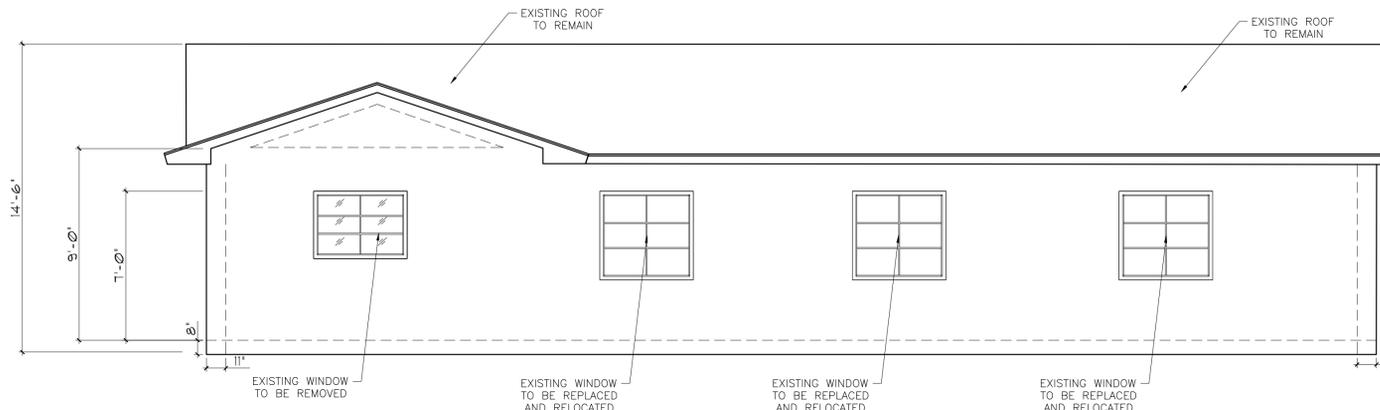
EXISTING NORTH ELEVATION (FRONT)

SCALE: 1/4" = 1'



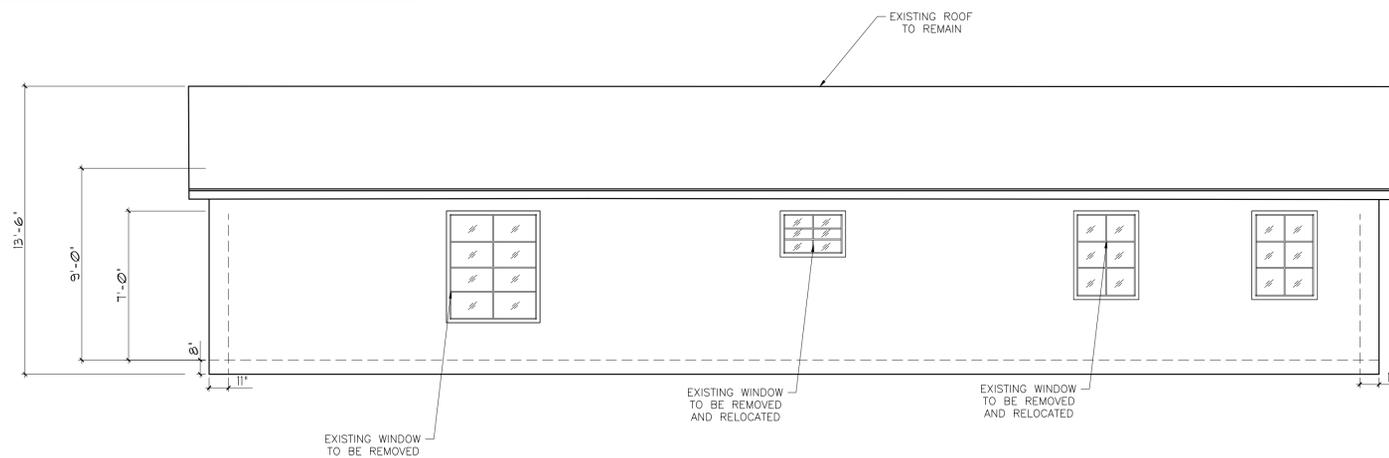
EXISTING SOUTH ELEVATION (REAR)

SCALE: 1/4" = 1'



EXISTING EAST ELEVATION (LEFT)

SCALE: 1/4" = 1'



EXISTING WEST ELEVATION (RIGHT)

SCALE: 1/4" = 1'

Revisions

05.10.21 1ST ISSUE

MULTI-FAMILY -8 UNITS
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Job No.

Date

Scale SHOWN

Seal

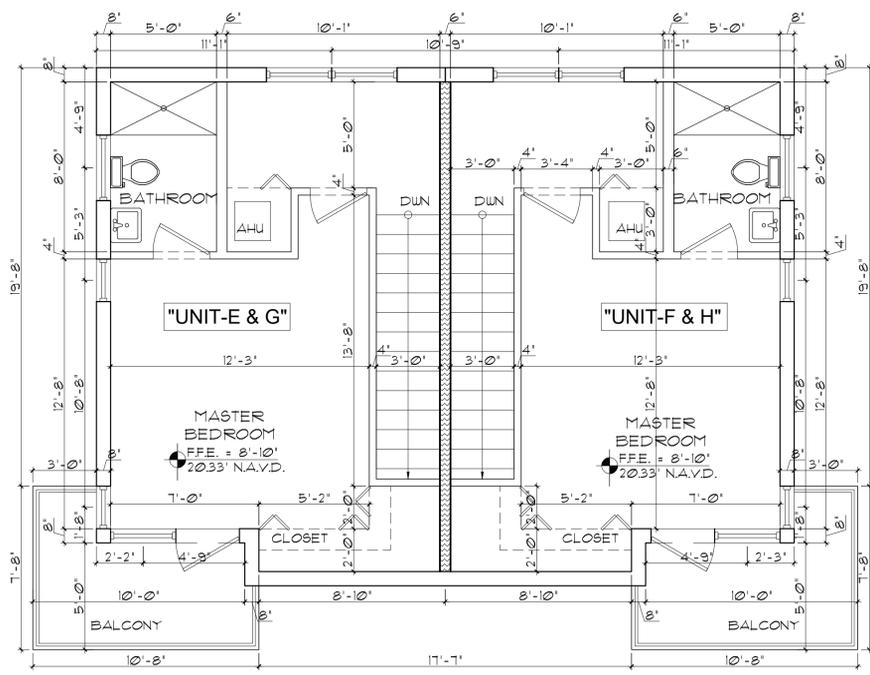
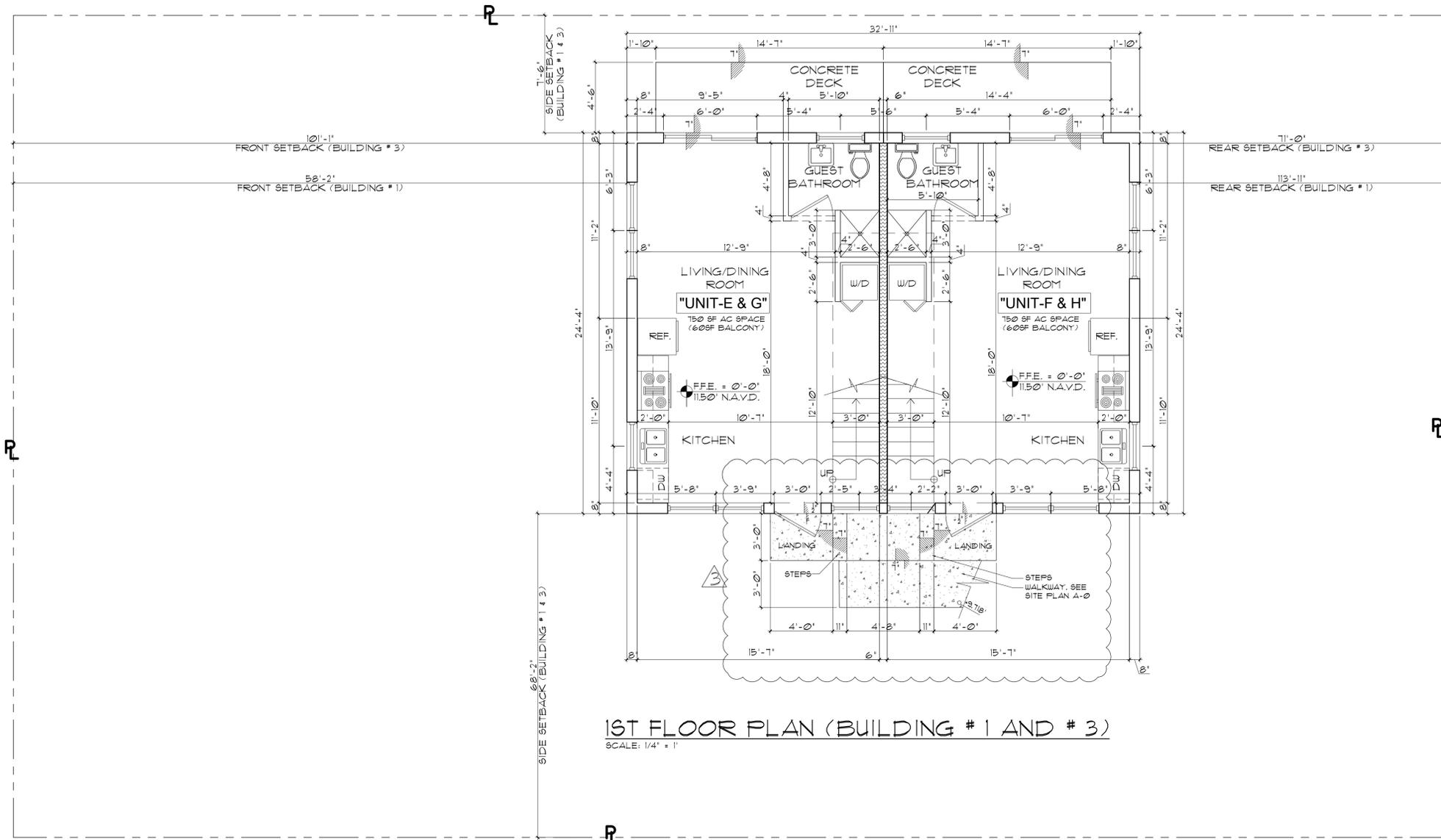
AA-26001560

Sheet No.

A-0.3

BUILDING #2

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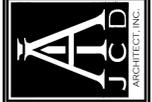


BUILDING # 1 & # 3

Revisions	
1	12.04.20 1ST ISSUE
2	10.18.21 TAC FINAL
3	09.09.22 TAC REV
4	11.14.22 TAC REV

MULTIFAMILY - 8 UNITS
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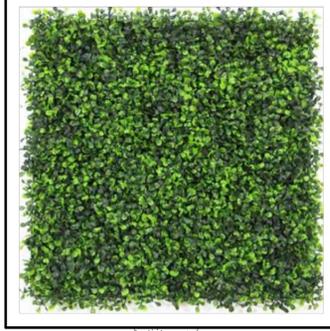
Job No.
 Date
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Seal
 AA-26001560
 Sheet No.
 A-1

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WOOD TILE FINISH



SYNTHETIC GREEN FINISH



ALUM RAILING

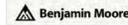


EYEBROW FINISH (COLOR)

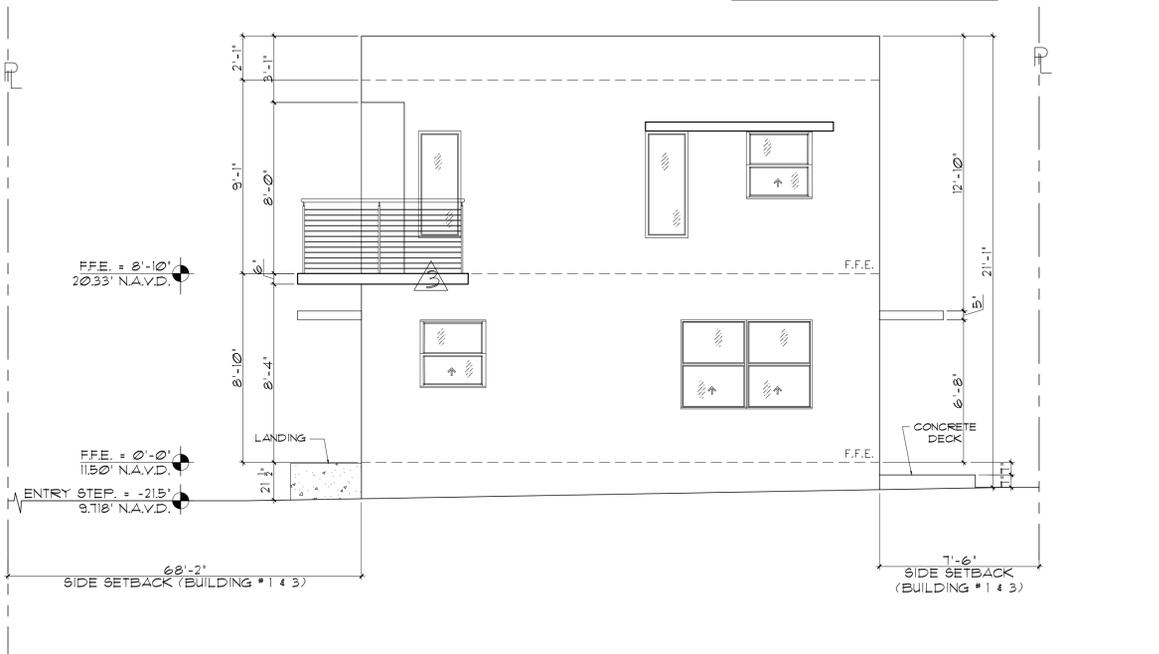
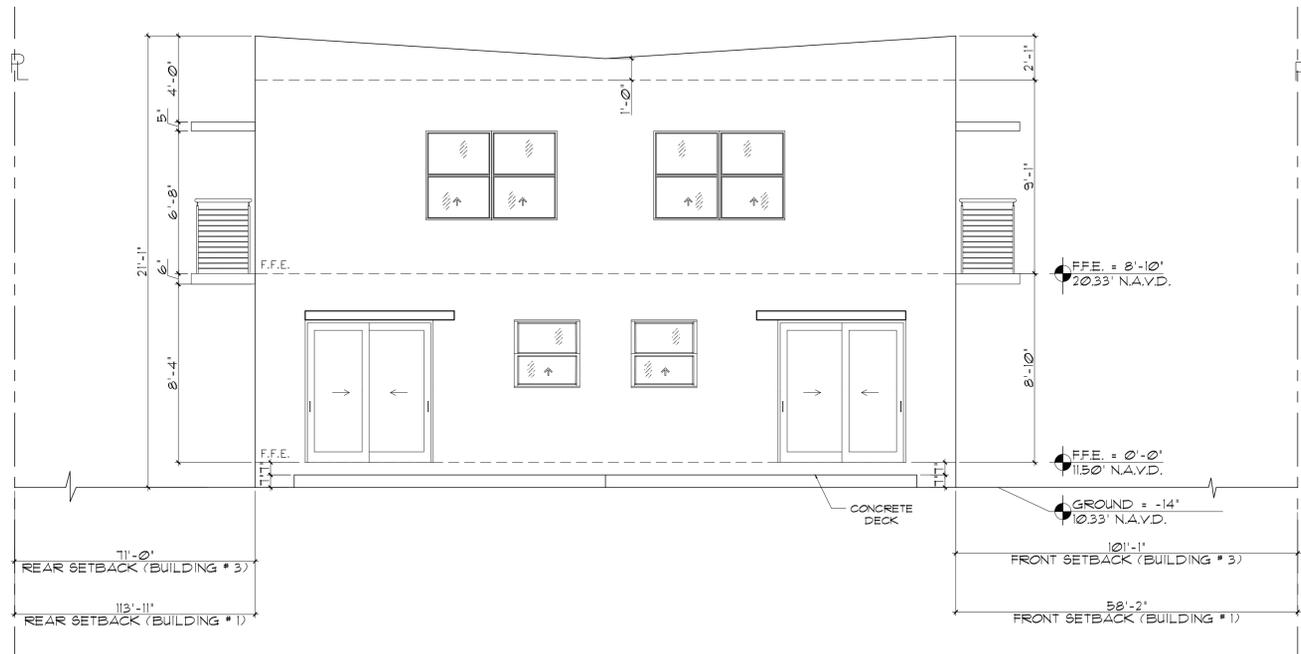
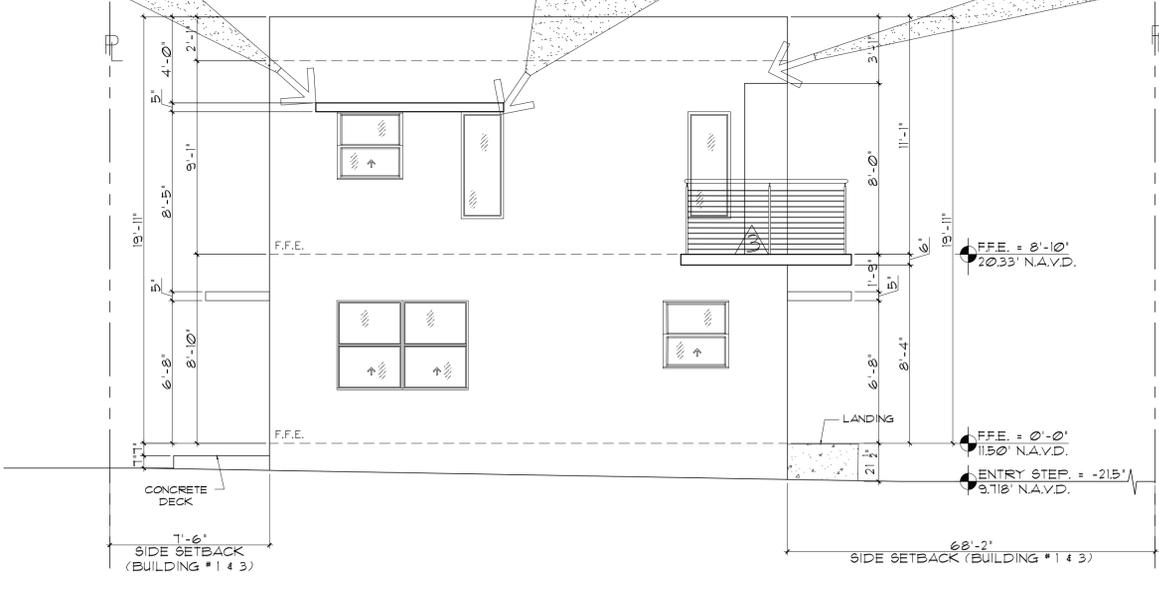
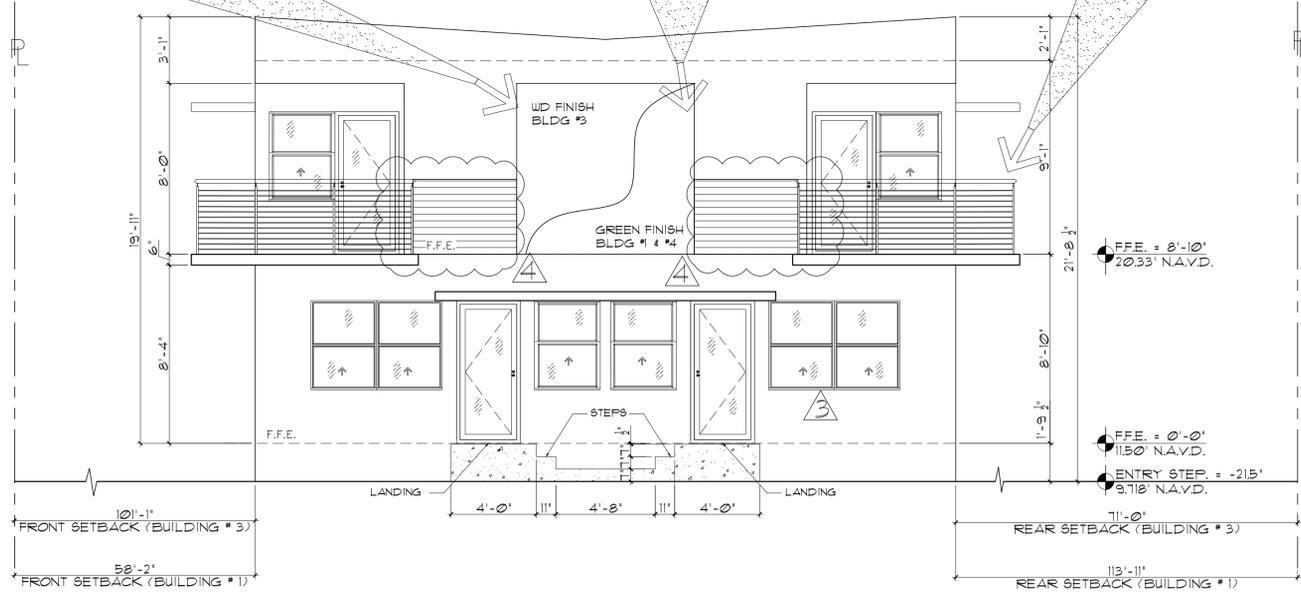


WHITE ALUM FINISH

Chantilly Lace
2121-70



OFF-WHITE STUCCO



SIGNAGE NOTE:
ALL BUILDING SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS

(TYPICAL FINISHES FOR BUILDINGS # 1, # 3 & # 4)

BUILDING # 1 & # 3

Revisions	
2.04.20	1ST ISSUE
0.18.21	TAC FINAL
09.09.22	TAC REV.
1.14.22	TAC REV.
02.21.22	TAC REV.

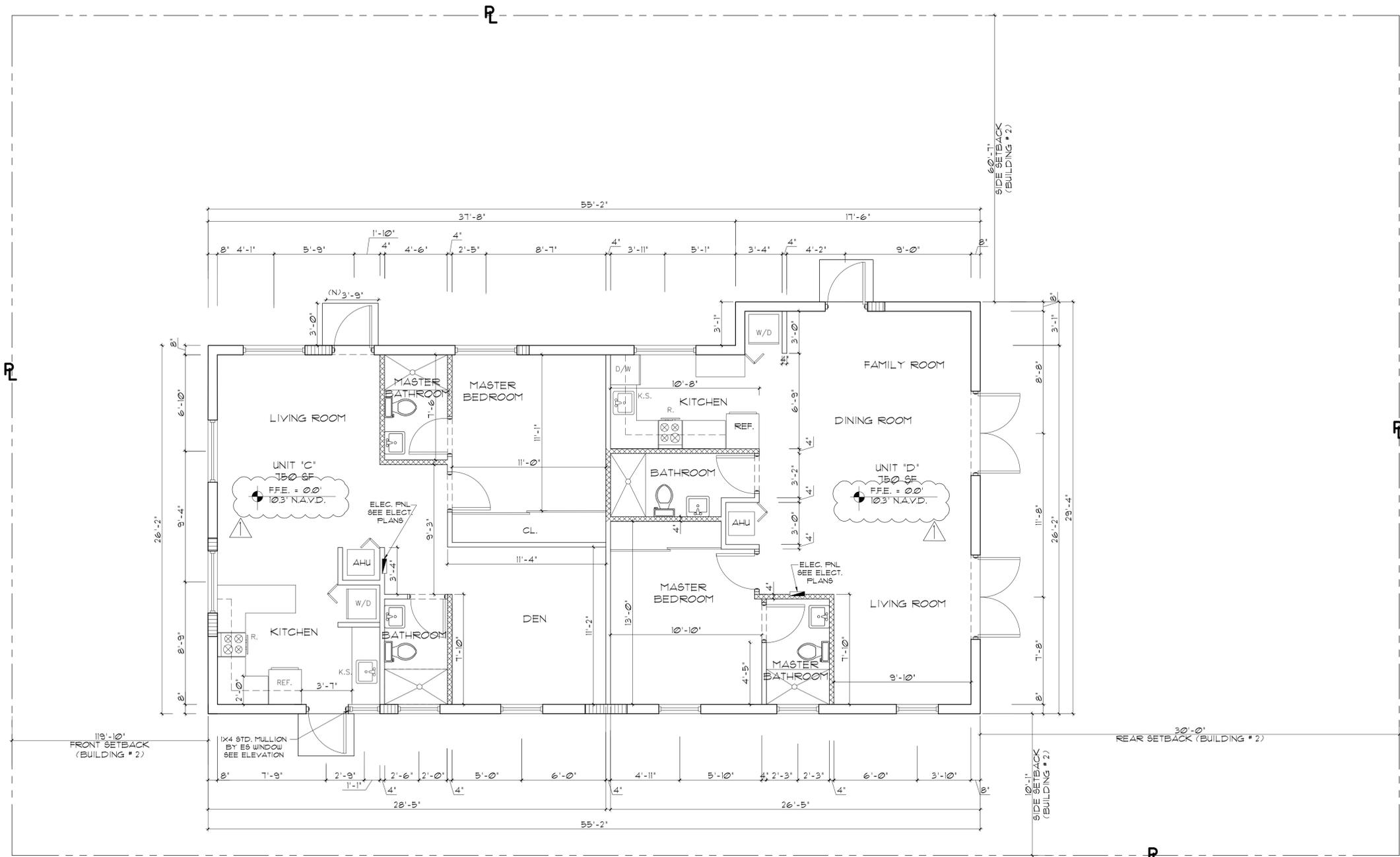
MULTIFAMILY - 8 UNITS
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Scale SHOWN

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Sheet No.
A-2



PROPOSED FLOOR PLAN (BUILDING 2)
SCALE: 1/4" = 1'



Revisions	
12.04.20	1ST ISSUE
10.18.21	TAC FINAL
09.09.22	TAC REV.

INT. & EXT. BLDG. RENOVATION
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Date
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AA-26001560
Sheet No.

A-3

BUILDING #2

Change set subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable codes, and the like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes req'd by actual measurements, etc. as shown prior to submission of any plans for bid or construction.

Revisions	
1	12.04.20 1ST ISSUE
2	10.18.21 TAC FINAL
3	09.09.22 TAC REV
4	01.17.23 TAC REV

MULTIFAMILY - 8 UNITS
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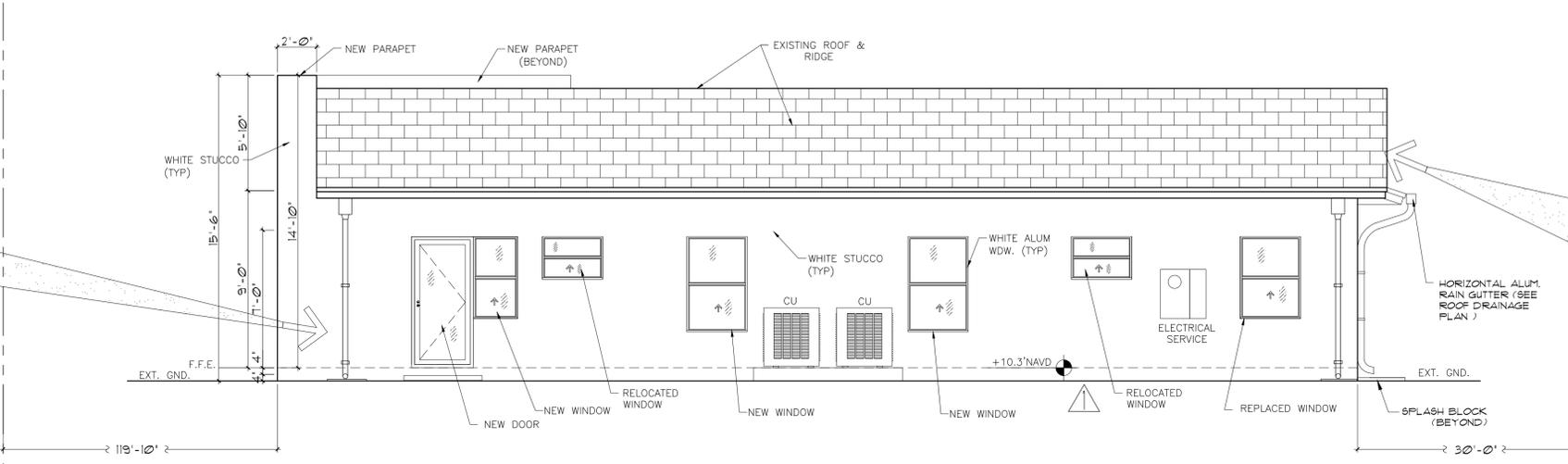


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OFF-WHITE STUCCO

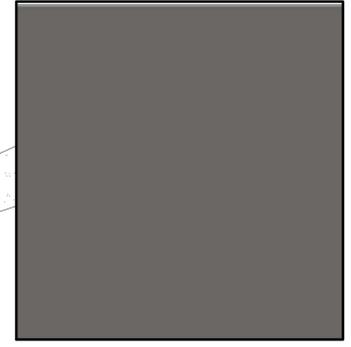


PROPOSED WEST ELEVATION (REAR) (BUILDING 2)

SCALE: 1/4" = 1'



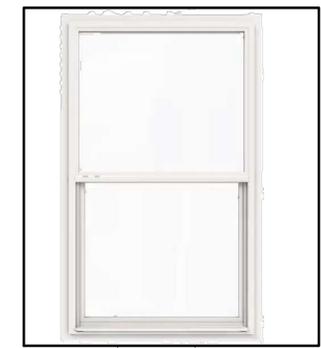
GRAY SHINGLE



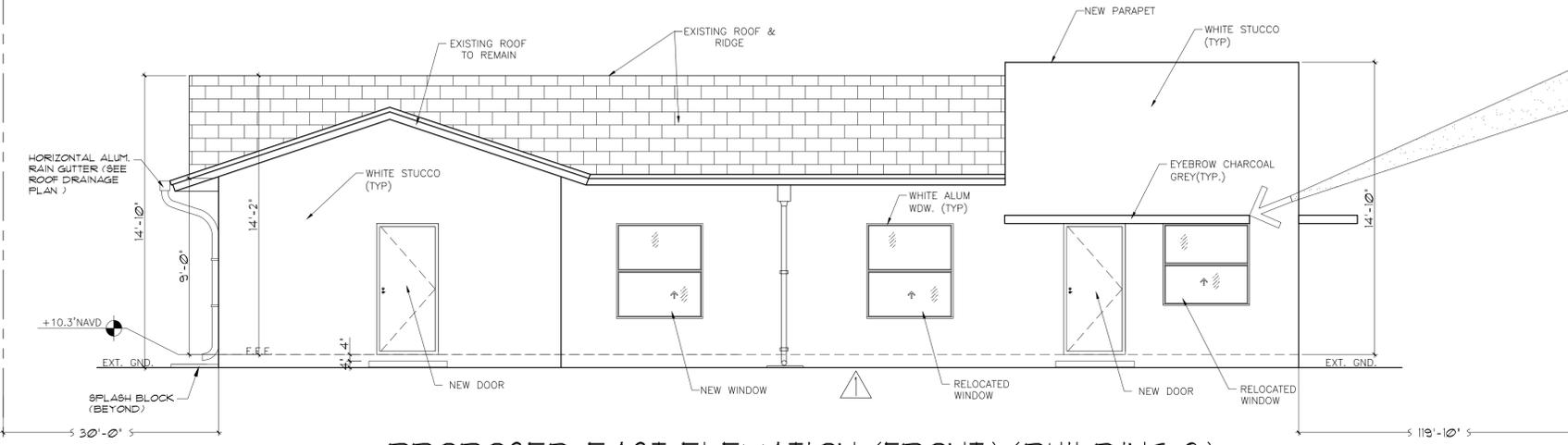
CHARCOAL EYEBROW



WOOD TILE FINISH



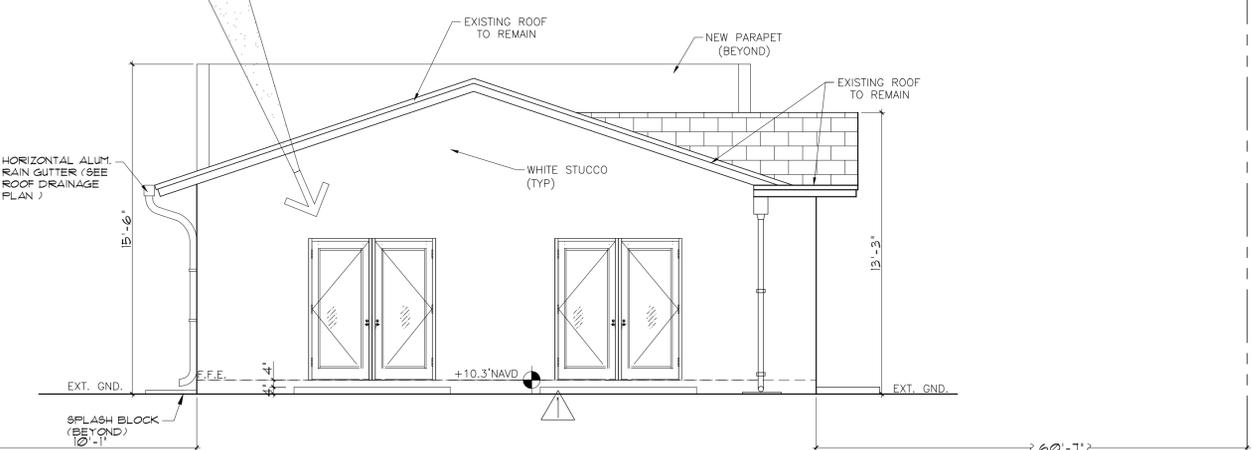
WHITE ALUM DOOR/WDW



PROPOSED EAST ELEVATION (FRONT) (BUILDING 2)

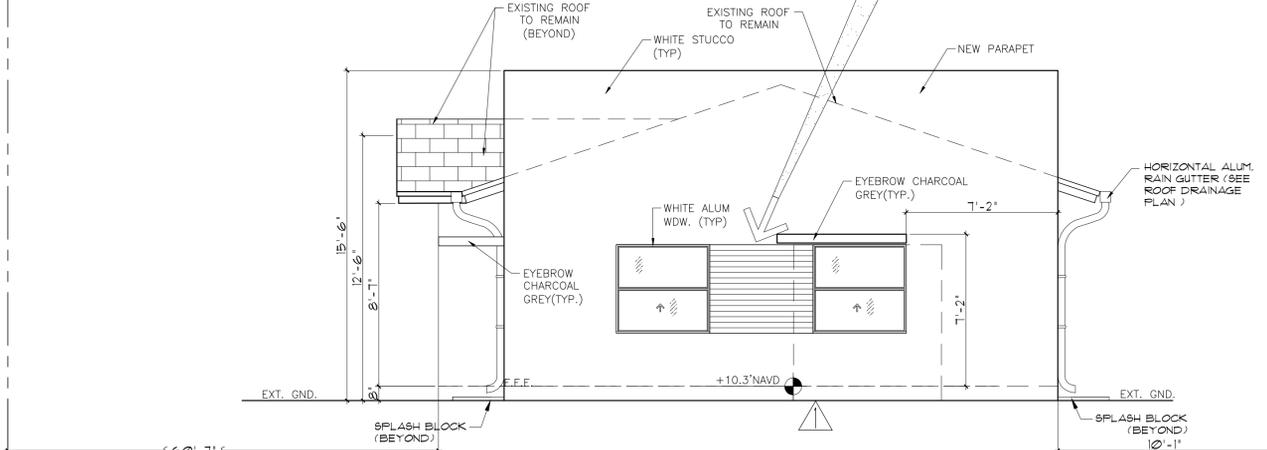
SCALE: 1/4" = 1'

SIGNAGE NOTE:
 ALL BUILDING SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS



PROPOSED SOUTH ELEVATION (LEFT) (BUILDING 2)

SCALE: 1/4" = 1'

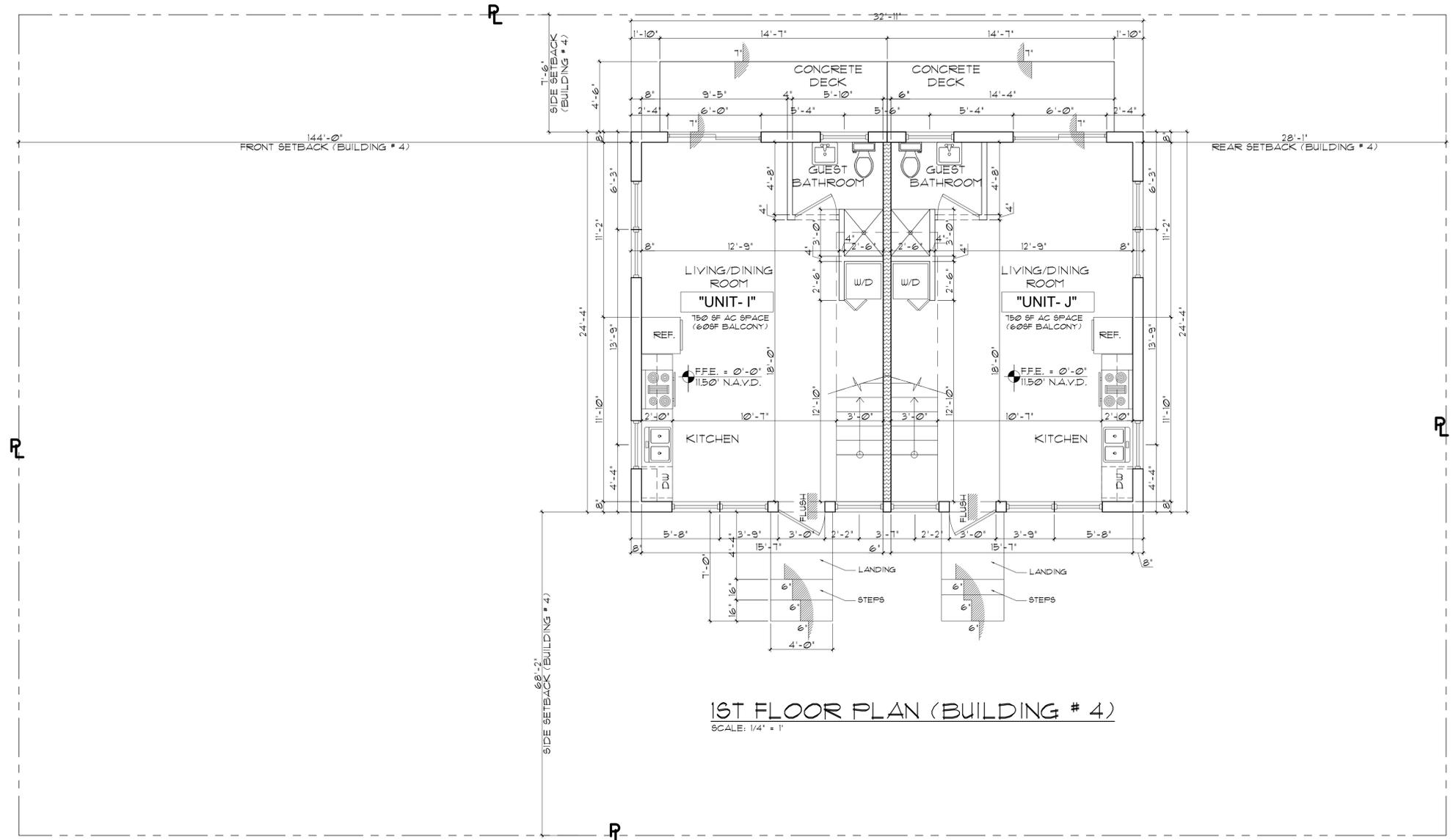


PROPOSED NORTH ELEVATION (RIGHT) (BUILDING 2)

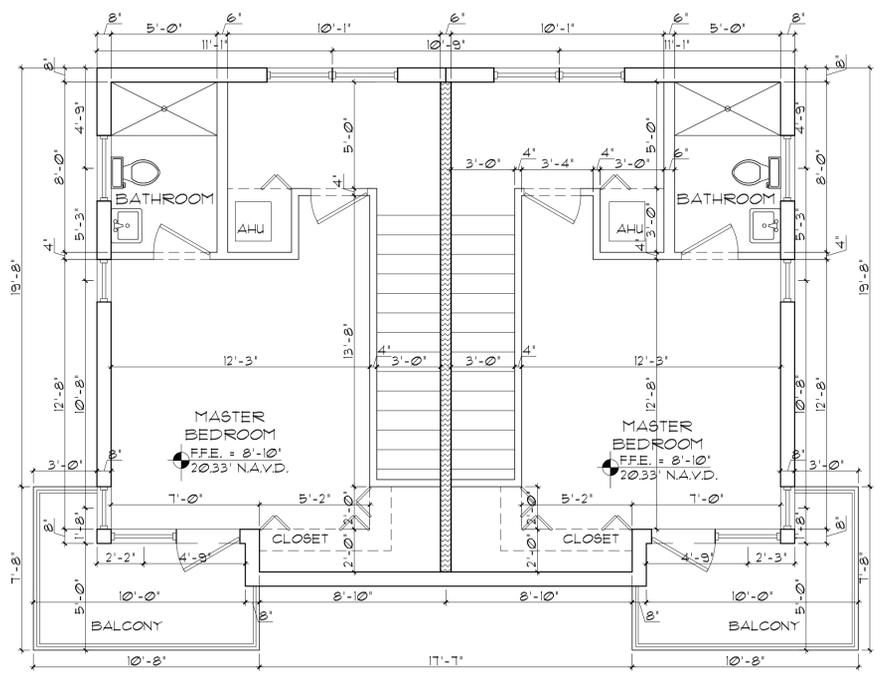
SCALE: 1/4" = 1'

BUILDING #2 FINISHES

BUILDING #2



1ST FLOOR PLAN (BUILDING # 4)
SCALE: 1/4" = 1'



2ND FLOOR PLAN (BUILDING # 4)
SCALE: 1/4" = 1'

BUILDING # 4

Revisions	
12.04.20	1ST ISSUE
10.18.21	TAC FINAL
09.09.22	TAC REV.

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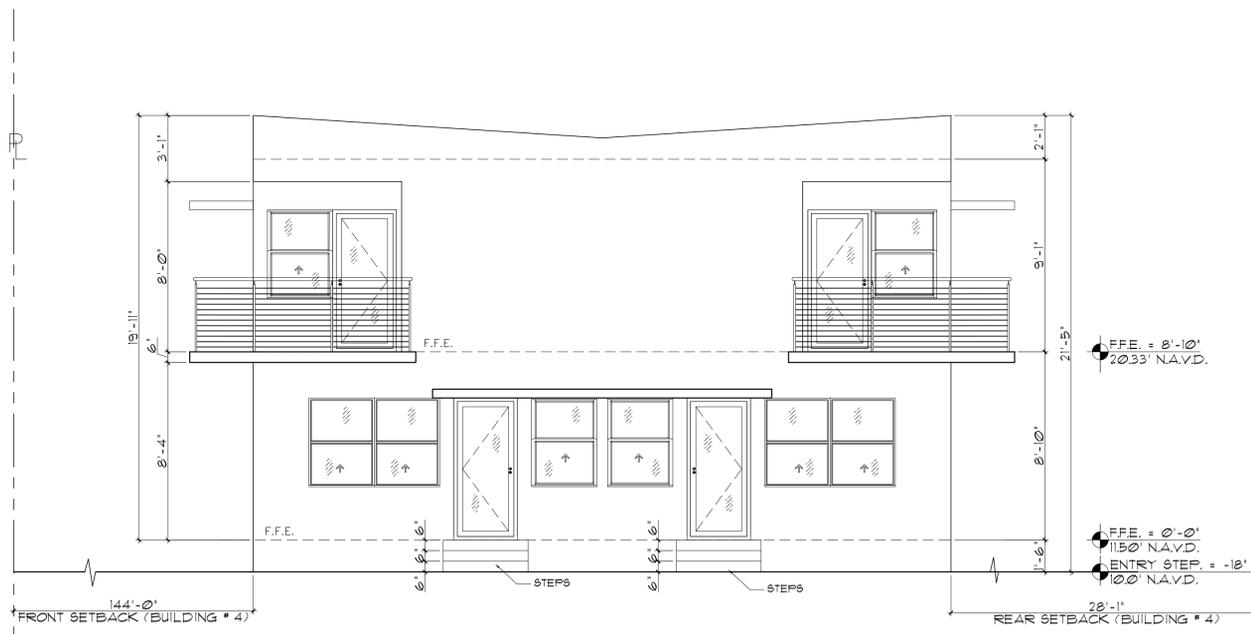
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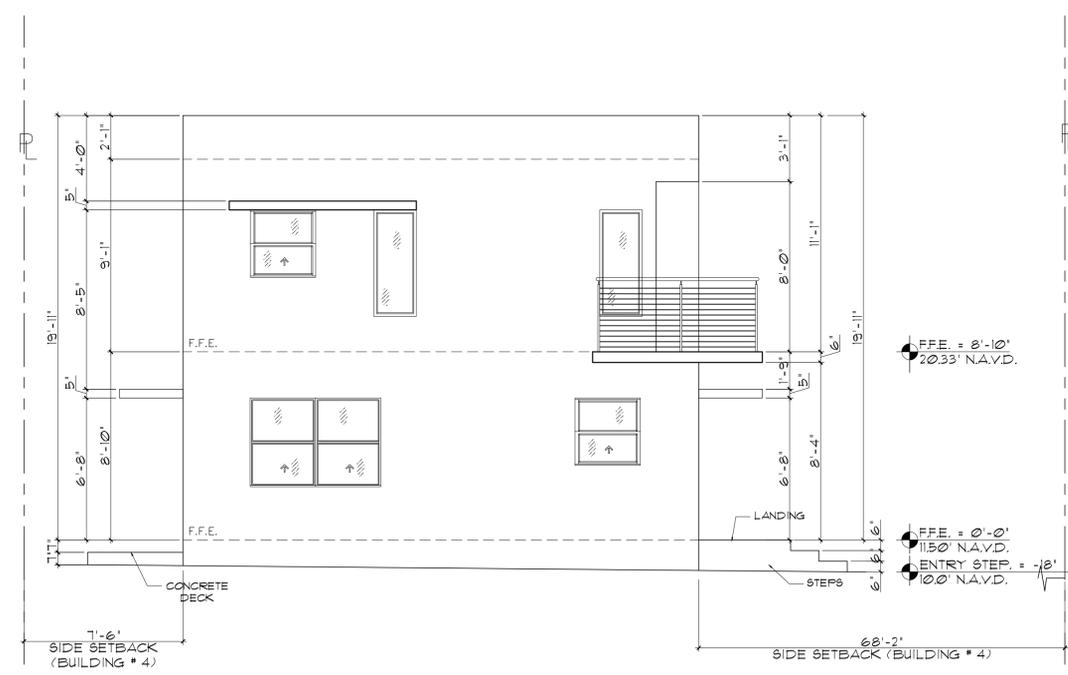
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Date	
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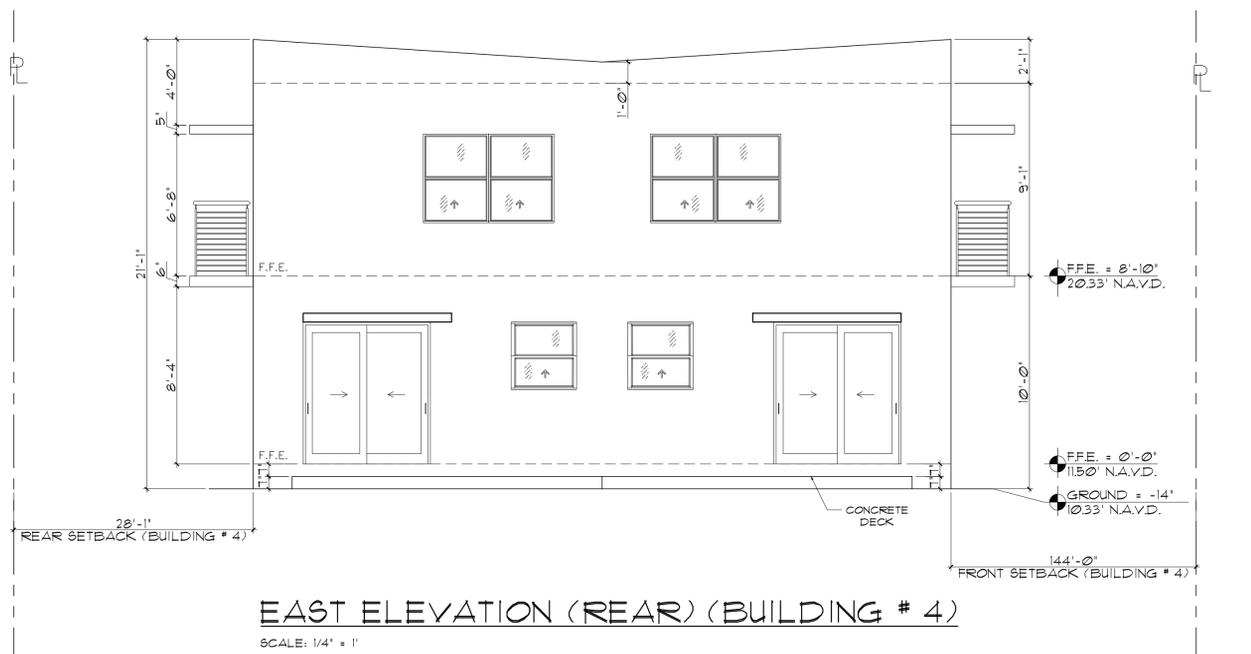
WEST ELEVATION (FRONT) (BUILDING # 4)

SCALE: 1/4" = 1'



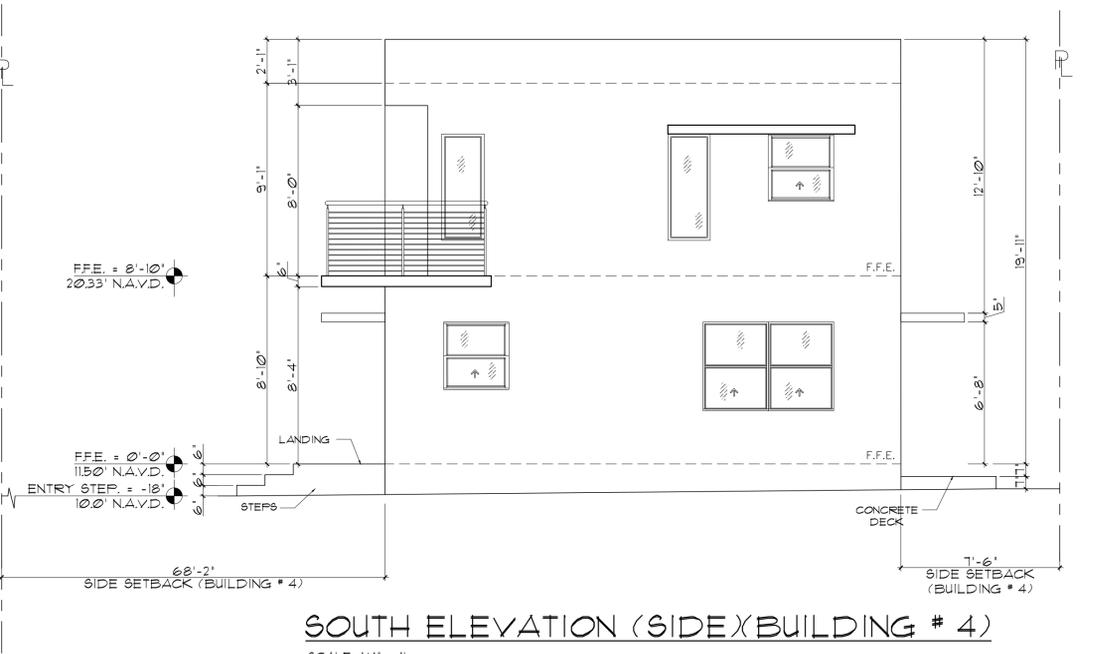
NORTH ELEVATION (SIDE) (BUILDING # 4)

SCALE: 1/4" = 1'



EAST ELEVATION (REAR) (BUILDING # 4)

SCALE: 1/4" = 1'



SOUTH ELEVATION (SIDE) (BUILDING # 4)

SCALE: 1/4" = 1'

BUILDING # 4

Revisions	
▲	12.04.20 1ST ISSUE
▲	10.18.21 TAC FINAL
▲	09.09.22 TAC REV.
▲	
▲	

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A-6

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RENDERING #1

Revisions	
05.10.21	1ST ISSUE
10.18.21	TAC FINAL
09.09.22	TAC REV

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 Sheet No.
A-7

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RENDERING #2

Revisions
05.10.21 1ST ISSUE
10.18.21 TAC FINAL
09.09.22 TAC REV

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Job No.

Date

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Seal

AA-26001560

Sheet No.

A-8

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RENDERING #3

Revisions	
△	05.10.21 1ST ISSUE
△	10.18.21 TAC FINAL
△	09.09.22 TAC REV
△	
△	

MULTI-FAMILY -8 UNITS
 BUILDINGS & BUILDER, LLC
 2634 PIERCE STREET
 HOLLYWOOD, FLORIDA 33020

JCD ARCHITECT, Inc.
 JUAN C. DAVID R.A. #0015344
 Design & Development
 LEED ACCREDITED PROFESSIONAL
 Architecture Interiors Planning Construction
 1385 Coral Way, Suite 404 Miami, Florida 33145 Phone: (305) 285-4343 Fax: (305) 285-4330



Job No.
 Date
 Scale SHOWN

Seal
 AA-26001560
 Sheet No.
 A-9

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NORTH STREET PROFILE PLAN
SCALE: 3/32" = 1'



SOUTH STREET PROFILE PLAN
SCALE: 3/32" = 1'

Revisions	
▲	10.18.21 1ST ISSUE
▲	09.09.22 TAC REV
▲	01.17.23 TAC REV
▲	
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#2643
#2647



#2633



#2631



#2640



#2630



#2634
BLDG #1



#2634
BLDG #2

NEIGHBORHOOD CONTEXT

Revisions	
Δ	01.17.23 1ST ISSUE
Δ	
Δ	
Δ	
Δ	
Δ	
Δ	

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 A-11

EXISTING BUILDING NOTES:

116.12
APPROVED, EXISTING WALKING SURFACES SHALL BE PERMITTED.

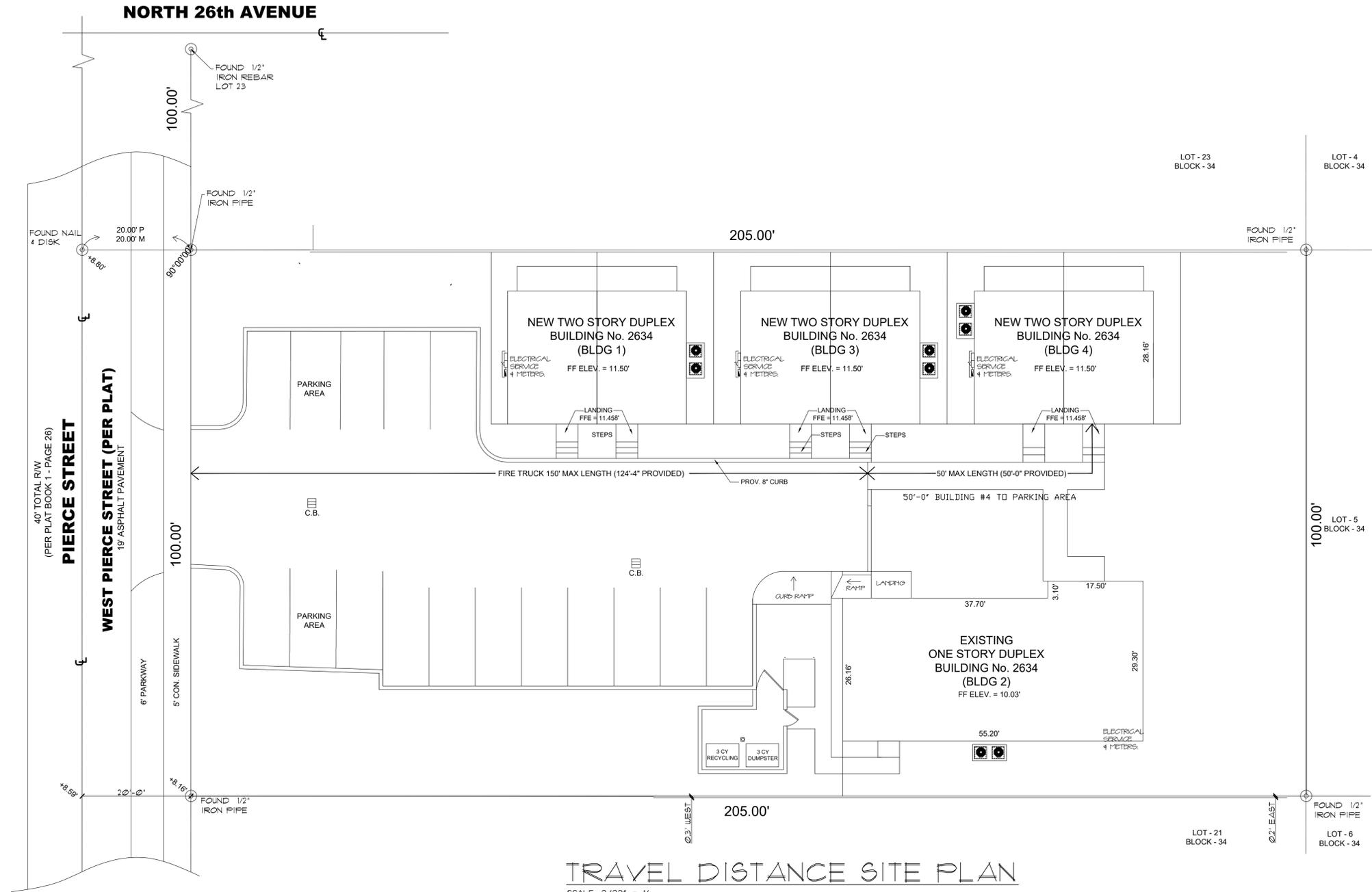
1213.5
IN EXISTING BUILDINGS WHERE THE DOOR DISCHARGES TO THE OUTSIDE OR TO AN EXTERIOR BALCONY OR EXTERIOR EXIT ACCESS, THE FLOOR LEVEL OUTSIDE THE DOOR SHALL BE PERMITTED TO BE ONE STEP LOWER THAN THAT OF THE INSIDE, BUT SHALL BE NOT MORE THAN 9IN LOWER.

MEANS OF EGRESS:

302.6.3.3
THE TRAVEL DISTANCE FROM A DWELLING UNIT (APARTMENT) ENTRANCE DOOR TO THE NEAREST EXIT SHALL NOT EXCEED 200 FT (61 M) FOR EXTERIOR WAYS OF EXIT ACCESS ARRANGED IN ACCORDANCE WITH 7.3.3.

TRAVEL DISTANCE (302.6.3.3):

BUILDING # 4	PROVIDED	MAX
	50'-0"	200'-0"



TRAVEL DISTANCE SITE PLAN
SCALE: 3/32" = 1'

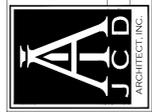
Revisions

△	09.09.22 TAC REV
△	
△	
△	
△	
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LS-0

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EXISTING BUILDING NOTES:

11.6.12 APPROVED, EXISTING WALKING SURFACES SHALL BE PERMITTED.

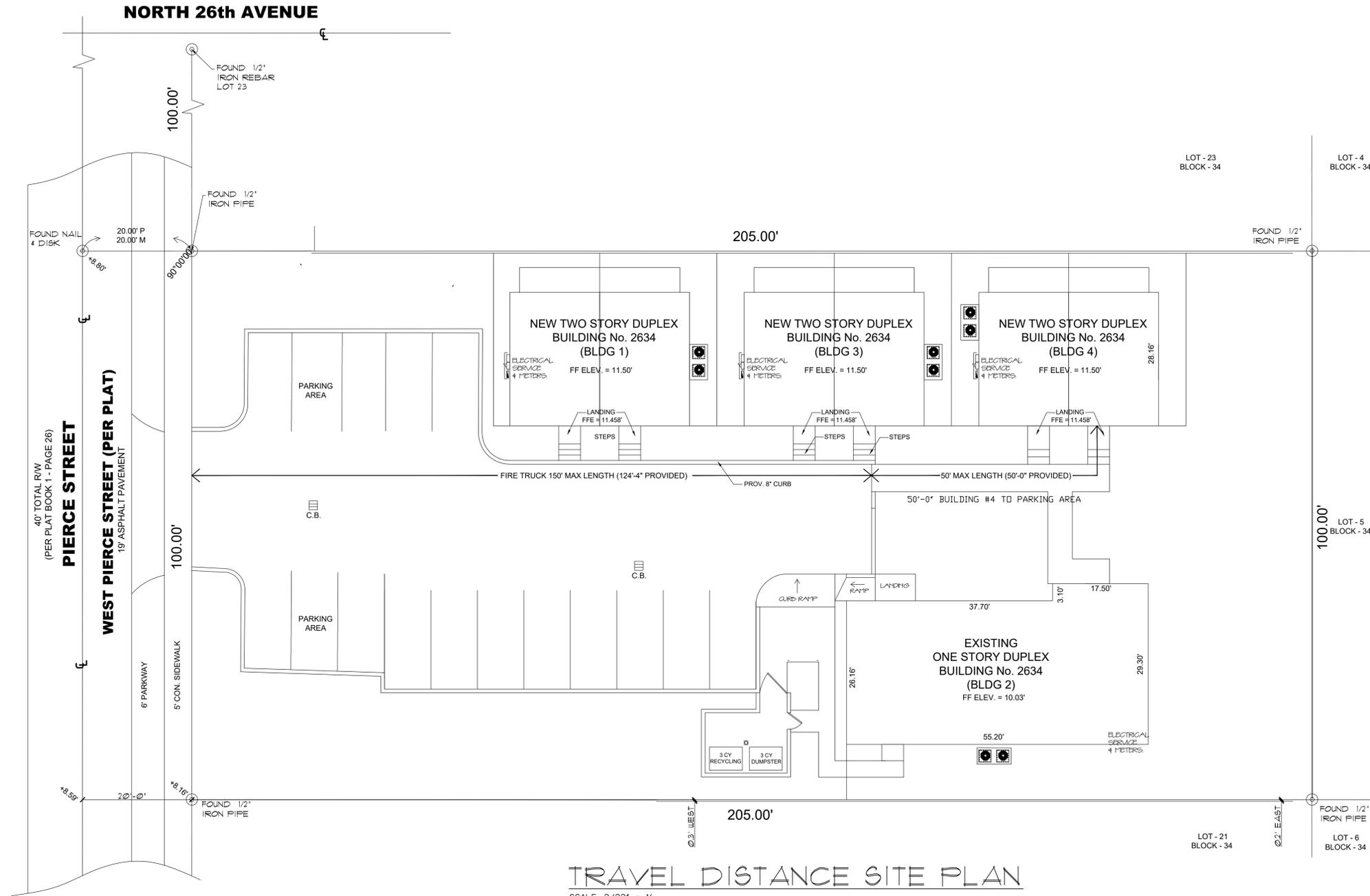
12.13.5 IN EXISTING BUILDINGS WHERE THE DOOR DISCHARGES TO THE OUTSIDE OR TO AN EXTERIOR BALCONY OR EXTERIOR EXIT ACCESS, THE FLOOR LEVEL OUTSIDE THE DOOR SHALL BE PERMITTED TO BE ONE STEP LOWER THAN THAT OF THE INSIDE, BUT SHALL BE NOT MORE THAN 9IN LOWER.

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TRAVEL DISTANCE (302.6.3.3):

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TRAVEL DISTANCE SITE PLAN
SCALE: 3/32" = 1'

Revisions

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ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM CALCULATION

BUILDING #1, #3, #4: 1500 SF, 6 UNITS 1 BEDROOM & 750 SF BUILDING AREA EACH UNIT=600 GPD
 BUILDING #2: 1500 SF, 2 UNITS 1 BEDROOM & 750 SF BUILDING AREA EACH UNIT=200 GPD
 TOTAL GPD= 800 GPD

DRAINFIELD SIZE = 800 GPD/0.8 GPD PER SF = 1000 SF INSTALLED IN TRENCH CONFIGURATION
 REQUIRING 66.667 ARC 24 CHAMBERS (67 ARC 24 CHAMBERS PROVIDE PER DOH INTEROFFICE
 MEMORANDUM DCEH 13-001). 500 SF RESERVE AREAREPRESENTED BY THE 2 FT SPACES BETWEEN
 TRENCHES PROVIDED.

MINIMUM SEPTIC TANK SIZE = 2250 GALLONS PER 64E-6.08, TABLE II.

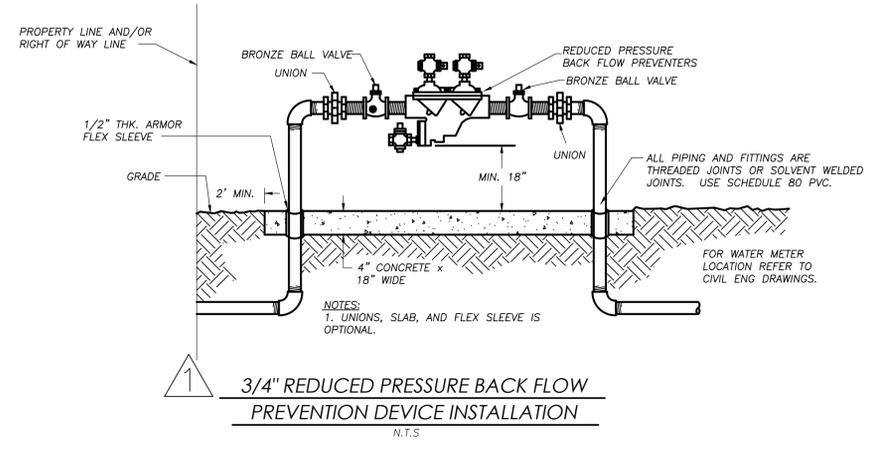
SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE
 SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM
 OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT
 MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR
 REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS,
 SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF
 WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF
 WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION OF ROUTING OR OR CONSTRUCTIONS
 SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES.
 THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED
 AT NO ADDITIONAL COST TO THE OWNER, IGNORANCE ON THE PART OF THE CONTRACTOR WILL
 IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS
 CONTRACT.

NOTE:
 SEPTIC TANK SHALL BE TRAFFIC RATE (4-10).

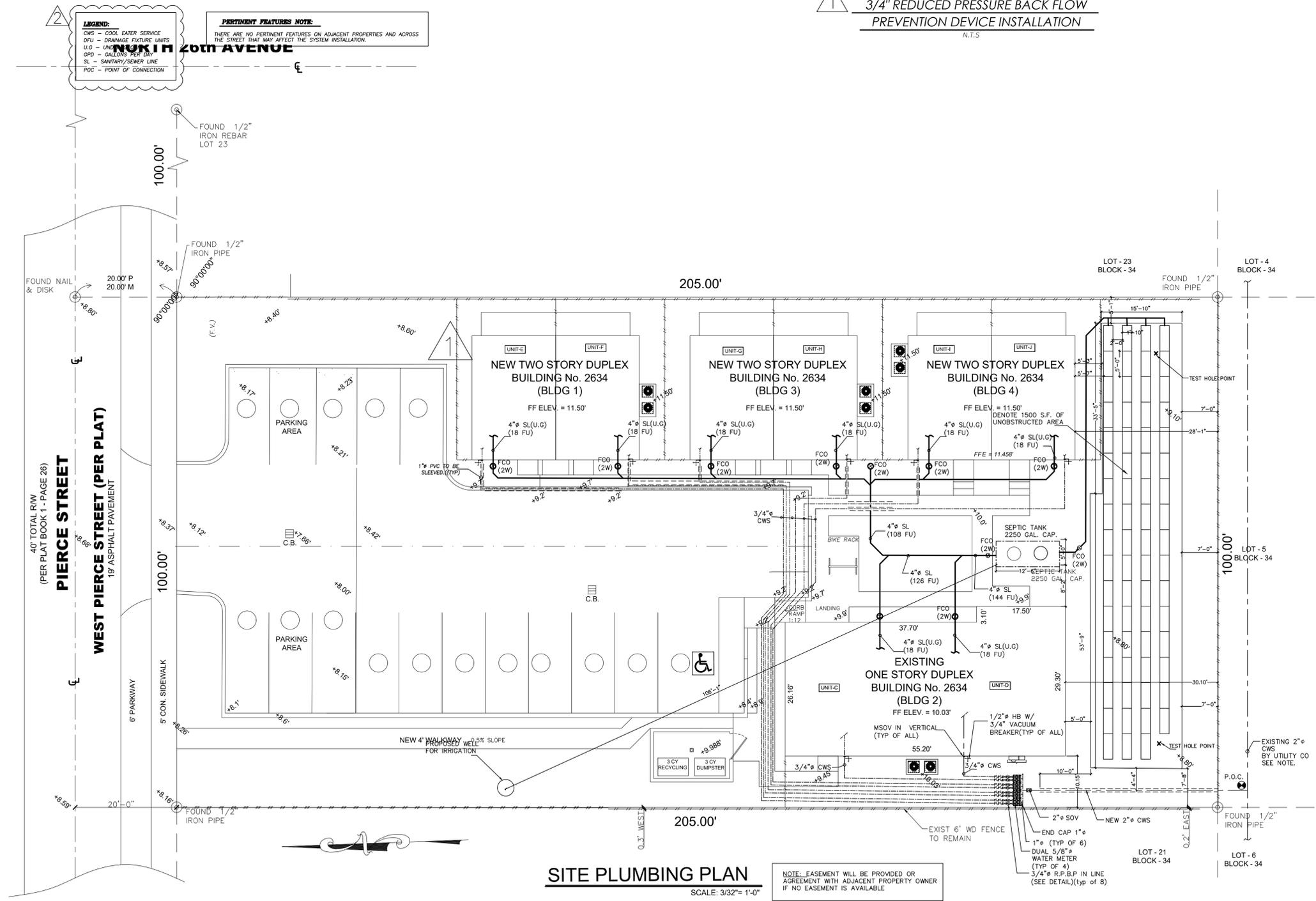
LOT ANALYSIS:
 20500 SF LOT = 0.4706 AC
 43560 SF/AC
 0.4706 AC x 2500 GPD=1176.5 GPD MAX.

SCOPE OF WORK:
 - EXISTING/REMODELING BUILDINGS 2 (UNDER THIS PERMIT)
 - NEW CONSTRUCTION BUILDINGS 1, 3 & 4
 - NEW SEPTIC SYSTEM PROPOSED AS SHOWN ON PLAN.



BUILDING #1 (2 UNITS)		
UNIT	DFU	CWS
E	18	3/4"ø
F	18	3/4"ø
BUILDING #2 (2 UNITS)		
C	18	3/4"ø
D	18	3/4"ø
BUILDING #3 (2 UNITS)		
G	18	3/4"ø
H	18	3/4"ø
BUILDING #4 (2 UNITS)		
I	18	3/4"ø
J	18	3/4"ø

WATER AND SEWER CALCULATIONS EXHIBIT "B" AGREEMENT	
8 UNITS X 150 GPD/UNIT	
TOTAL DEMAND:	1200 GPD



SITE PLUMBING PLAN
 SCALE: 3/32"= 1'-0"

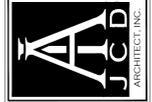
NOTE: EASEMENT WILL BE PROVIDED OR
 AGREEMENT WITH ADJACENT PROPERTY OWNER
 IF NO EASEMENT IS AVAILABLE

Revisions

1	12.04.20 TAC FINAL
1	09.09.22 TAC REV.
2	11.14.22 TAC B.D.C

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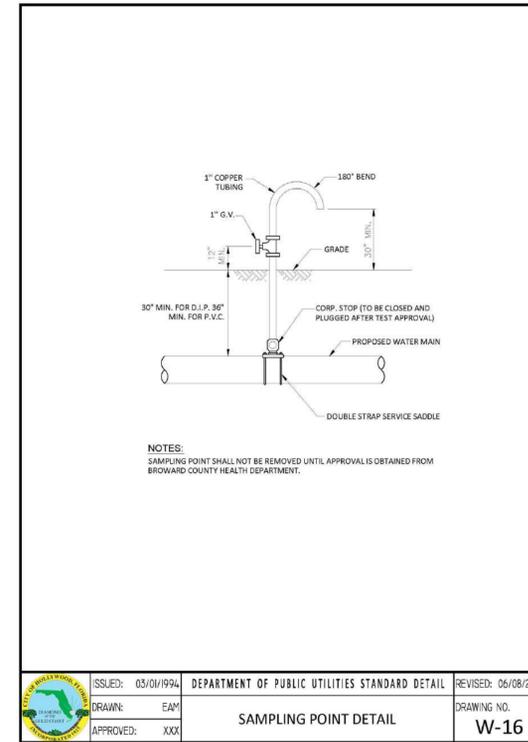
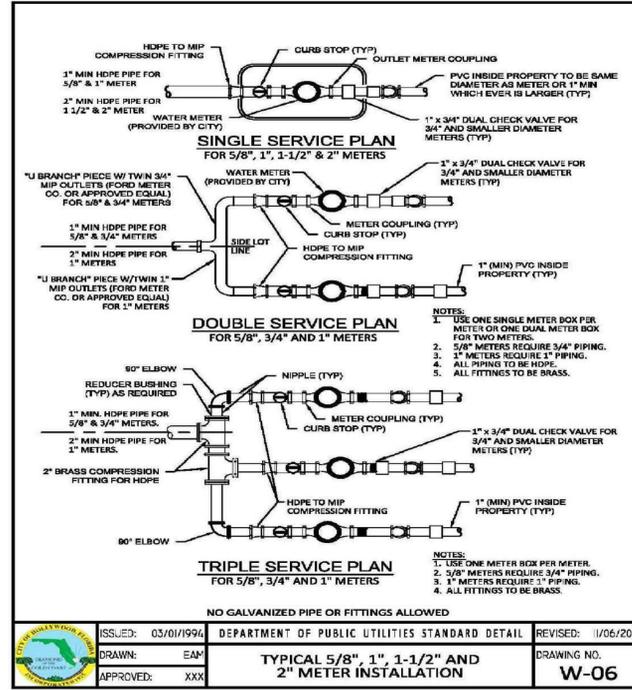
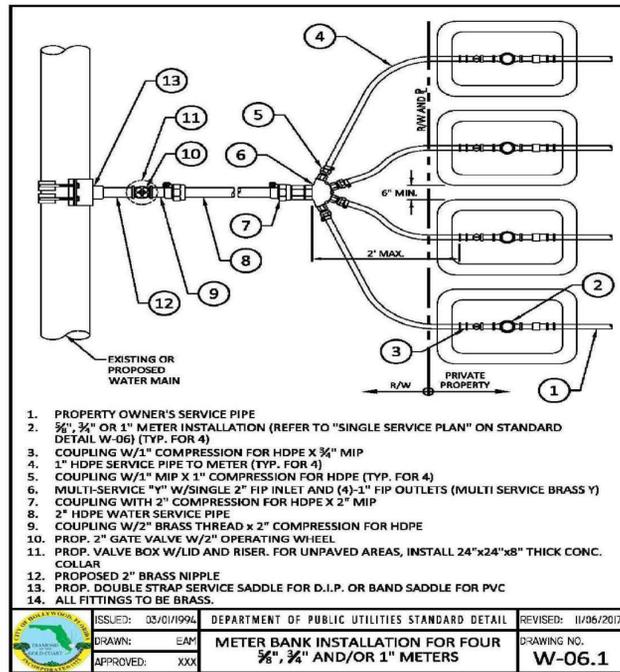
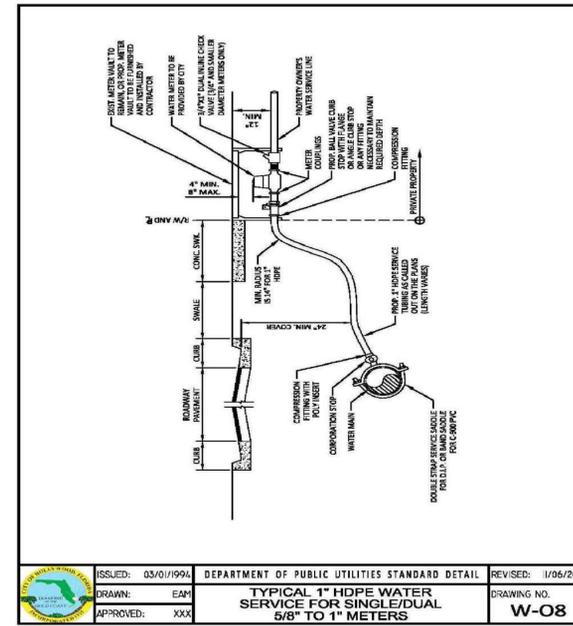
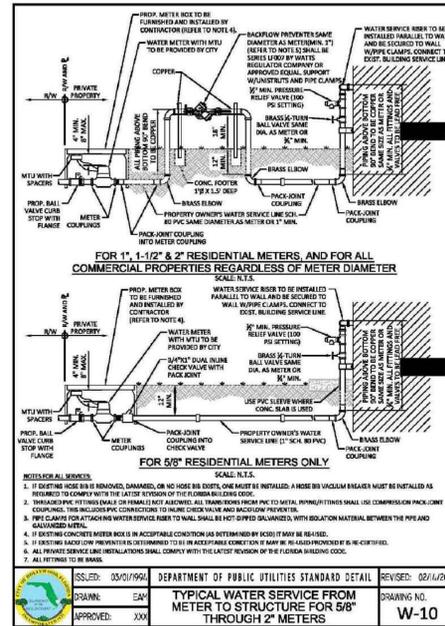
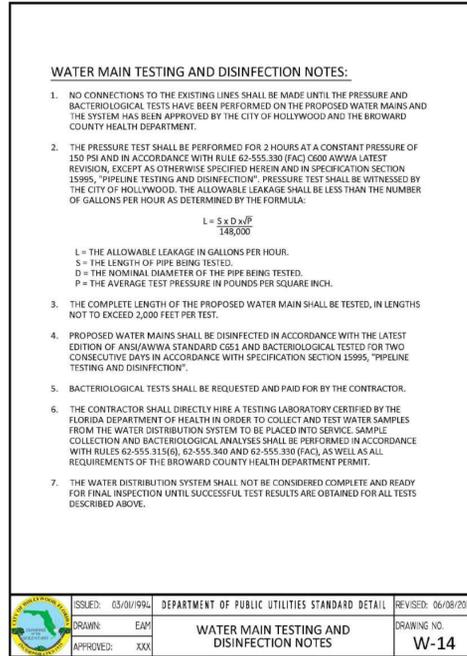
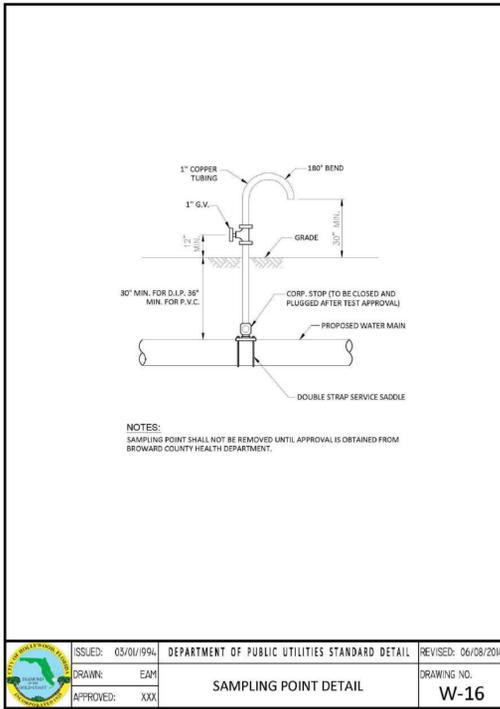
J.C.D. ARCHITECT INC
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STANDARD WATER DETAILS
N.T.S.

Revisions

12.04.20 TAC FINAL
09.09.22 TAC REV

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PROPOSED LAND USE: Date: 03/01/22

Impervious Areas (SF)	PerVIOUS Areas (SF)	Total Areas (SF)	20,500
Building: 3,300	Green Areas: 9,307		
Paver/Concrete/Asphalt: 7,293	Permeable Decks: 0		
Pool & Decks: 0			
Total Impervious Areas: 11,193	Total PerVIOUS Areas: 9,307		

STORAGE REQUIRED

The Volume that is needed within property (V) is equal to total Site Areas per the Accumulated Direct Runoff in feet: $V=A \cdot Q \cdot T^2$

Accumulated Direct Runoff (C)= (P-0.2S)²/(P+0.8S)
Where:
P= 5 inches
S=(Total PerVIOUS/Total Site Area)*Compacted Water Storage
Total PerVIOUS Area SF= 9,307
Total Site Area SF= 20,500

Depth to Water Table	Compacted Water Storage (in.)
0 FT	0.45
2 FT	1.88
3 FT	4.95
4 FT	8.18

Average Water Table Elevation: 4.00 FT NAVD
Average Finished Site Grade from pervious areas: 8.5 FT NAVD
Depth to Water Table: 4.5
Compacted Water Storage: 8.18
S= 3.71372
Accumulated Direct Runoff (C)= 2.27 in

Volume of Runoff (V)

The Volume of runoff generated during a 5 years 24 hrs. storm (V) must be contained within the property boundaries, $V=A \cdot Q \cdot T^2$

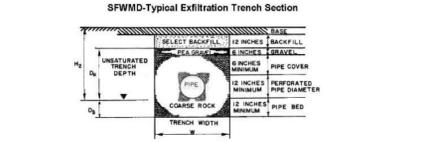
Volume of Runoff (V)= 3879.63357 **3,880** c.f.

Swale	Top Area (sf)	Bottom Area (sf)	Average Area (sf)	Height (ft)	Volume (c.f.)
South(4)	670	406	513.00	0.66	339
East(3)	975	700	737.50	0.66	500
West(1,2)	1,978	1,882	1,780.20	0.66	1,175
Total Swale Areas=					2,033

TRENCH CALCULATION FOR THE STANDARD SFWMD TRENCH Date: 03/01/22

Project: Building & Builder LLC Location: 2634 Pierce St Hollywood
 Exfiltration Trench Calculations:
 H2= 4.50 FT
 D2= 3.5 FT
 D3= 10.5 FT
 W= 4 FT
 K(D2)3= 2.20E-04
 Depth of Trench: 15 FT

Propose Condition:
 Water Table Elev = 4.00 FT
 Average Finished Site Grade= 8.5 FT



SFWMD- Length of Trench Required

Ext. when Ds<Du 0.026971 using $K(H^2 \cdot D_u \cdot D_s^2 + 2 \cdot H^2 \cdot D_s) + (1.38e - 4) \cdot W \cdot D_u$
 Ext. when Ds<Du 0.030931 using $K(H^2 \cdot W \cdot 2 \cdot H^2 \cdot D_u \cdot D_s^2 + 2 \cdot H^2 \cdot D_s) + (1.38e - 4) \cdot W \cdot D_u$
 I will use a Ext. of 0.030931
 Required retention Volume in (cf) 2,033
 Required retention Volume in (ac-in) 0.640
 Required L.F. of French Drain= 18,10863 Feet
 Required length = 19 Feet
 Provided length = 19 x 200% = 40 Feet

RUNOFF CALCULATIONS.

PERCOLATION TEST
USUAL OPEN HOLE - CONSTANT HEAD

DATE: 8/3/21 Test Number: P-1
 CLIENT: JCD Architect
 CLIENT ADDRESS: 1385 Coral Way, Suite #404, Miami, FL 33145
 PROJECT: Multi-Family Residence
 PROJECT ADDRESS: 2634 Pierce Street
 LOCATION OF TEST: North Side

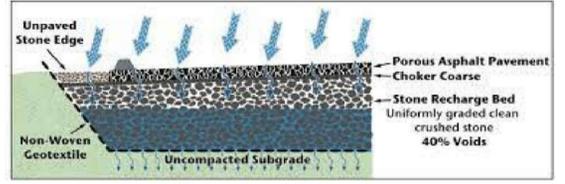
INTERVAL	ELAPSED TIME (MINUTES)	GPM
1	1:00	15
2	1:00	15
3	1:00	10
4	1:00	10
5	1:00	10
6	1:00	10
7	1:00	10
8	1:00	10
9	1:00	10
10	1:00	10

DEPTH OF HOLE: 15 feet DIA. OF HOLE: 0.5 feet PERC. RATE: 11.0 GPM
 DEPTH OF WATER TABLE BELOW GROUND SURFACE: 9 feet STABILIZED FLOW RATE: 0.024508
 SATURATED HOLE DEPTH: 9 feet STABILIZED FLOW RATE: 0.024508
 K-VALUE: 2.20E-04

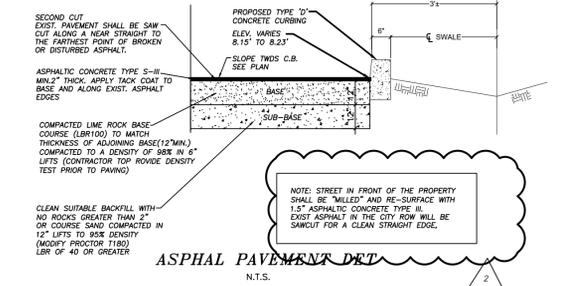
SUBSURFACE INVESTIGATION

Depth Below Ground Surface	Soil Description
0" to 2'-0"	Dark Gray Sand with White Sand inclusions
2'-0" to 7'-0"	White Hard Pan Sand
7'-0" to 15'-0"	Dark Brown Hard Pan Sand

Field Technician: TH
 Typed by: AS
 John Buschme #41814
 All State Engineering & Testing Consultants, Inc.



PERVIOUS ASPHALT DETAIL



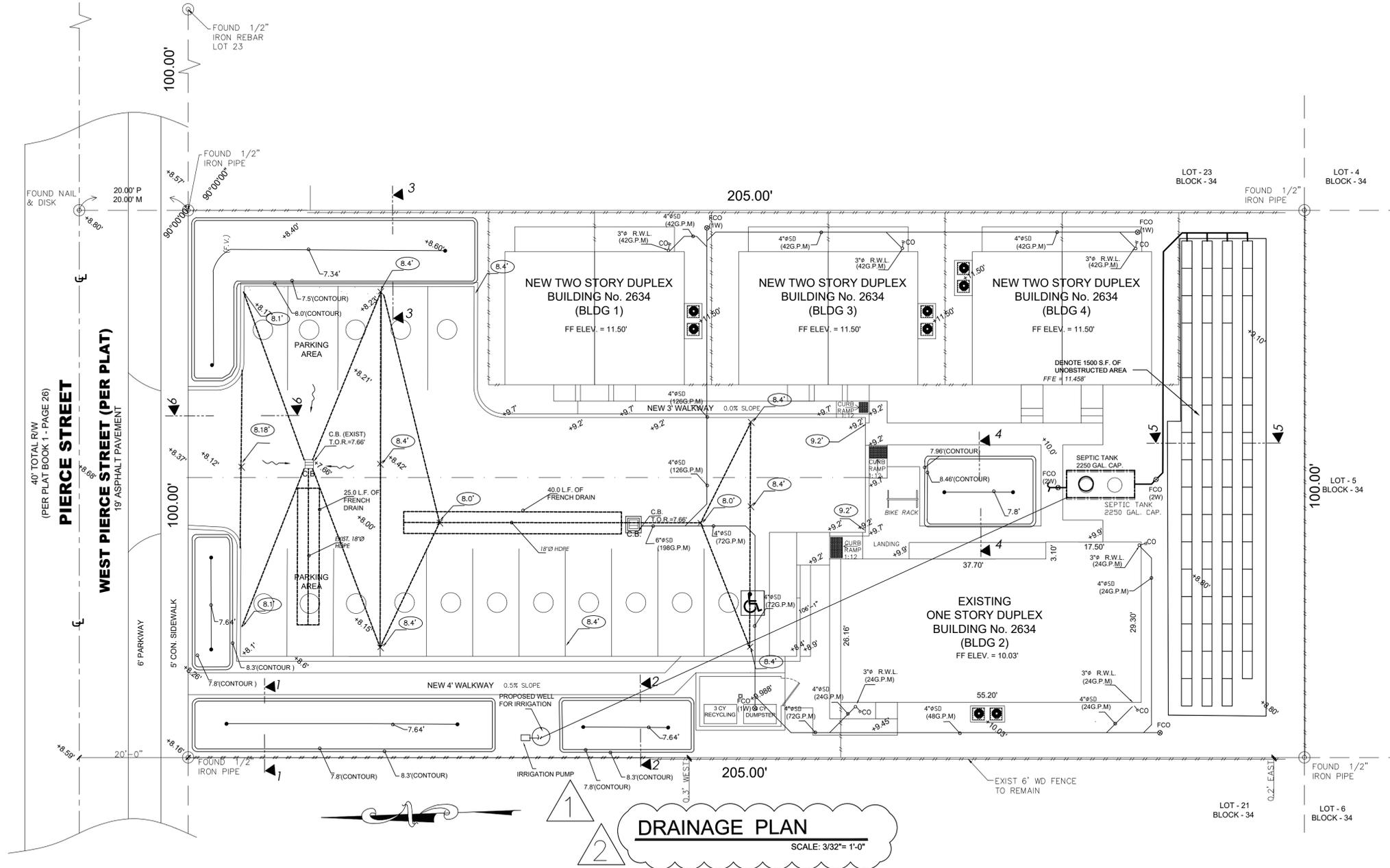
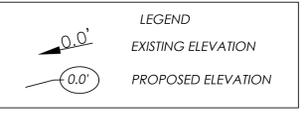
ASPHAL PAVEMENT DETAIL

SITE INVESTIGATION NOTE

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TABULATION:

EXIST. EXFILTRATION TRENCH OF 25 L.F. @ 50% = 12.5
 REQ'D 33 L.F. PER CALCULATION = 20.5 L.F. ARE REQUIRED.
 CONSEQUENTLY, PROPOSE 60% OF SAFETY FACTOR = (20.5)(1.6) = 32.8 L.F.
 PROVIDE 40L.F. OF FRENCH DRAIN.



DRAINAGE PLAN

SCALE: 3/32" = 1'-0"

Revisions

1	10.18.21 TAC FINAL
1	09.09.22 TAC REV.
2	11.14.22 TAC Comm

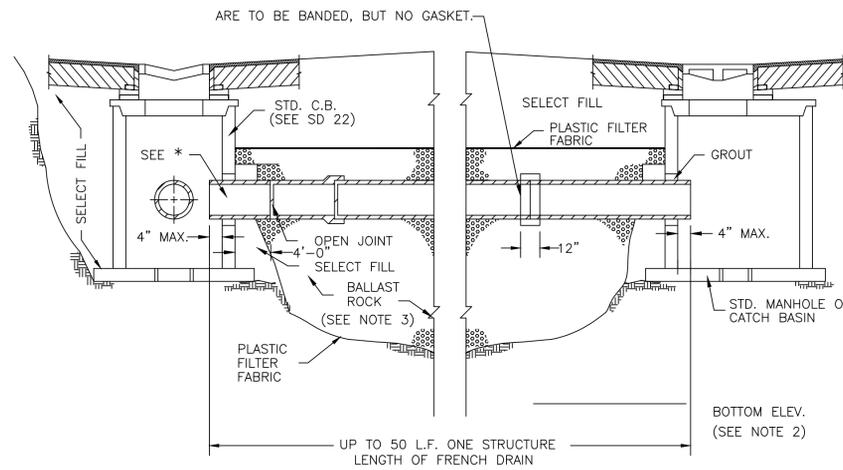
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 Architecture
 Interiors
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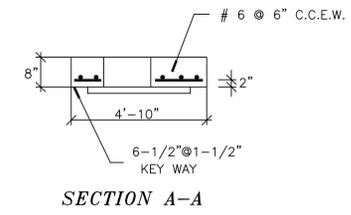


LONGITUDINAL SECTION
EXFILTRATION DETAIL
N.T.S.

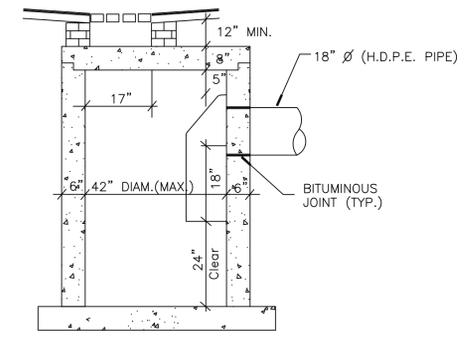
* NO SLOTS OR PERFORATIONS ON THIS LENGTH OF PIPE

- NOTES:**
1. PLASTIC FILTER FABRIC (AT EA. SIDE) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
 2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 15'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
 3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
 4. INVERT ELEVATION TO BE AS SHOWN IN W.C. 2.2 (AVG. OCTOBER GROUND WATER LEVEL). FOR PERFORATED HDPE, PIPE JOINTS

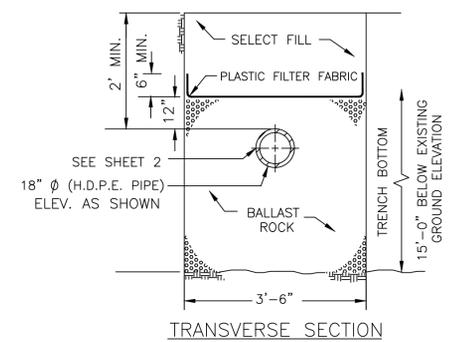
NOTE: IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN W.C. 2.2; IF PRETREATMENT HAS BEEN PROVIDED THRU OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN W.C. 2.2.



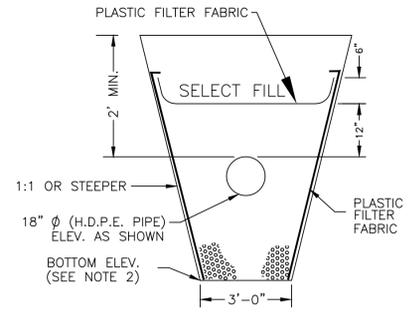
SECTION A-A



INTERIOR CATCH BASIN DETAIL

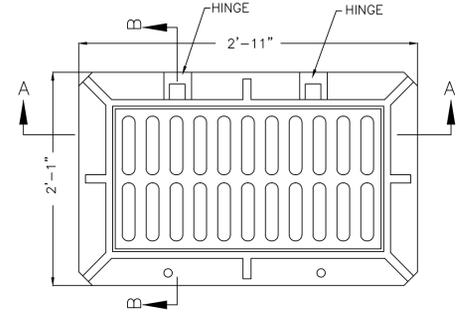


TRANSVERSE SECTION

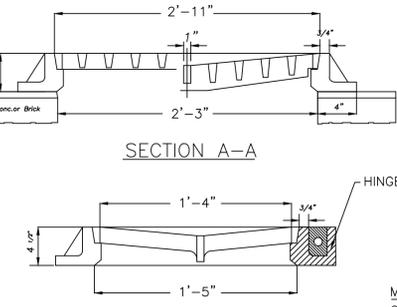


ALT. TRANS. SECTION

MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT STAND VERTICAL, OR WHERE CAVE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR. TO BE USED AT THE ENGINEER'S DISCRETION.



SECTION A-A



SECTION B-B

CATCH BASIN FRAME AND HINGE GRATE DETAIL
USF 4700-6223
N.T.S.

MIN WEIGHTS
GRATER: 153 LBS
FRAME: 215 LBS

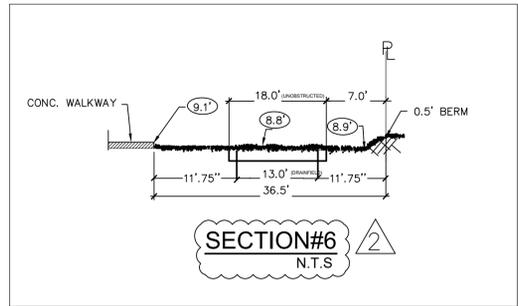
TYPE	LOCATIONS
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
"B"	DISTANCE 'D' CENTER TO CENTER ON SIDEWALKS.
"C"	*WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

LOCATIONS	"T"
NON-VEHICULAR AREAS	4"
DRIVEWAYS	6"

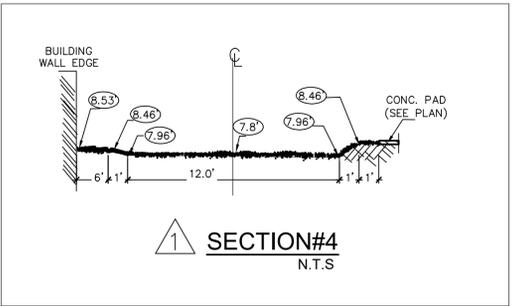
NOTE: CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI.

THICKENED EDGE, REFER TO DETAIL THIS SHEET.

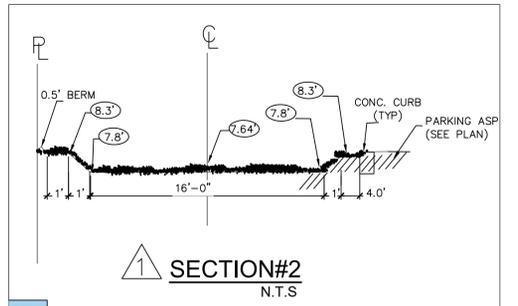
JOINTS
N.T.S.



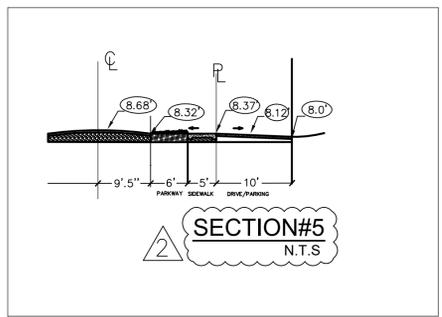
SECTION#6
N.T.S.



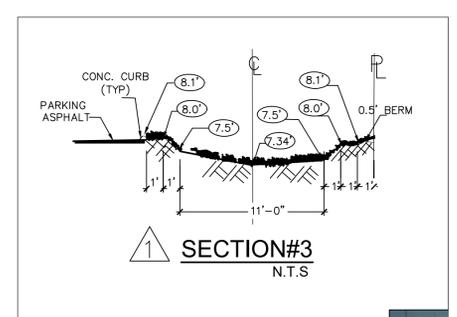
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N.T.S.



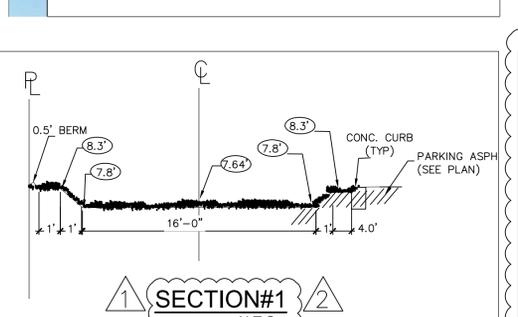
SECTION#2
N.T.S.



SECTION#5
N.T.S.



SECTION#3
N.T.S.



SECTION#1
N.T.S.



ULTRATECH ADA PAD 0753-2

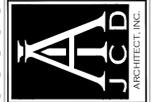
PAVING & DRAINAGE DETAILS
N.T.S.

Revisions

1	10.18.21 TAC FINAL
1	09.09.22 TAC REV.
2	11.14.22 TAC Comm

MULTIFAMILY - 8 UNITS
BUILDINGS & BUILDER, LLC
2634 PIERCE STREET
HOLLYWOOD, FLORIDA 33020

J.C.D. ARCHITECT INC
JUAN C. DAVID A.R.#0015344
LEED ACCREDITED PROFESSIONAL
Design & Development
Architecture
Interiors
Planning
Construction

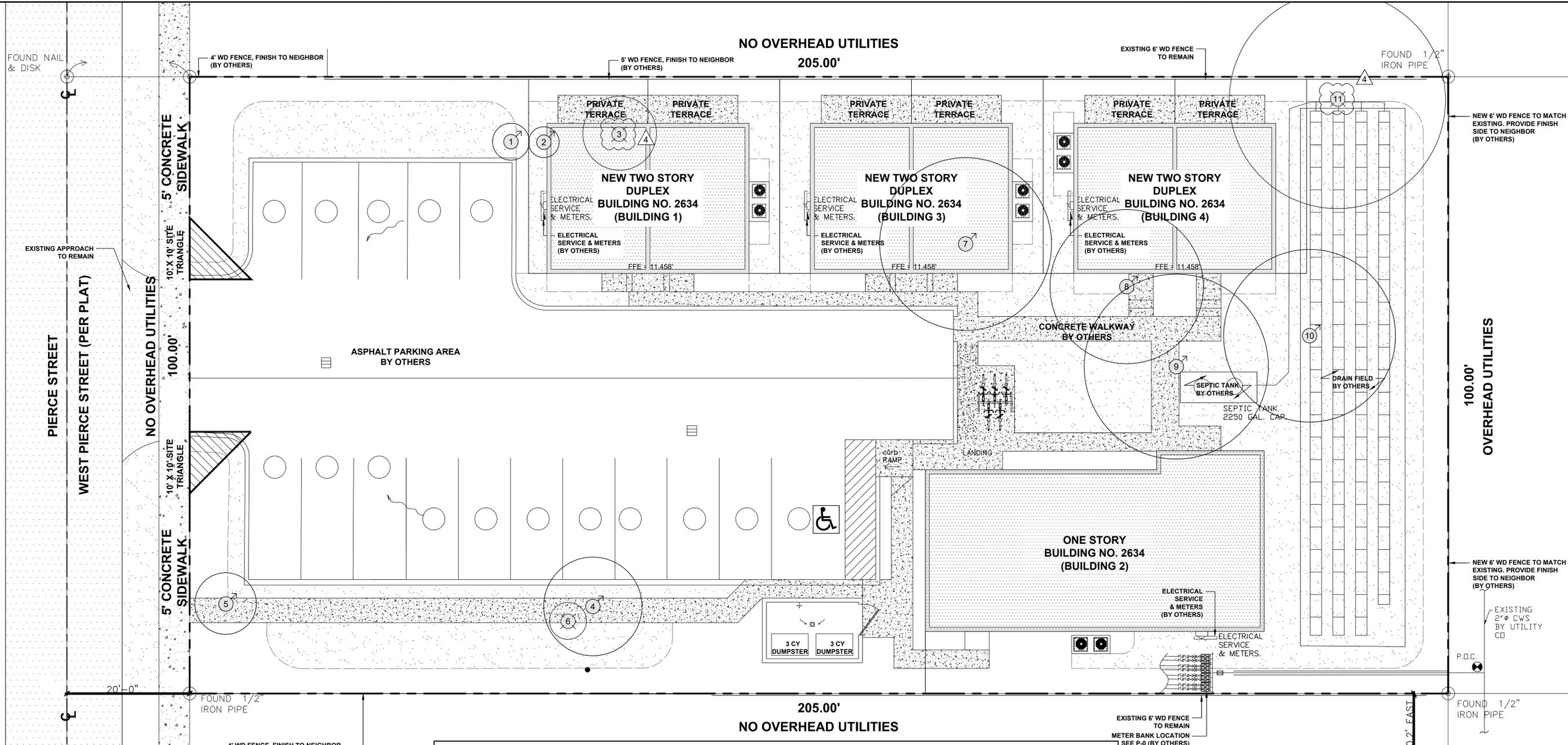


Job No.
Date
Scale SHOWN

Seal
AA-26001560
Sheet No.
SD-2

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1	02/28/2022
2	05/16/2022
3	09/07/2022
4	11/27/2022



2634 PIERCE STREET - EXISTING TREE INVENTORY

SURVEY NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HT (FT.)	SP. (FT.)	CONDITION	NOTES	DISPOSITION	PROPOSED DBH (INCHES) REMOVAL OR PALM
1	<i>Dypsis lutescens</i>	Quad Areca Palm	2 (4)	15	6	Fair	Remove Chain from around trunk.	Relocate	
2	<i>Dypsis lutescens</i>	Quad Areca Palm	2 (3)	15	5	Fair		Relocate	
3	<i>Dypsis lutescens</i>	10 Stem Areca Palm	1.5 (10)	15	12	Poor		Remove	1 PALM
4	<i>Strelitzia nicolai</i>	White Bird of Paradise	6 (10)	16	16	Fair	White Bird of Paradise needs to be trimmed under the supervision of a certified arborist.	Relocate	
5	<i>Bursera simaruba</i>	Gumbo Limbo	7	12	10	Fair	Clean sooty mold from Gumbo Limbo and remove signs screwed directly into the tree trunk.	Relocate	
6	<i>Pandanus utilis</i>	Pandanus	6	10	4	Poor		Remove	6
7	<i>Cocos nucifera</i>	Coconut Palm	14	38	28	Fair	In conflict with proposed structure.	Relocate	
8	<i>Cocos nucifera</i>	Coconut Palm	8	26	25	Fair	In conflict with proposed structure./Remove screws drilled into trunk.	Relocate	
9	<i>Phoenix canariensis</i>	Canary Island Date Palm	24	24	30	Fair	In conflict with proposed structure./Canary Date Palm needs to be trimmed under the supervision of a certified arborist.	Relocate	
10	<i>Cocos nucifera</i>	Coconut Palm	10	38	28	Fair	In conflict with proposed structure.	Relocate	
11	<i>Ficus aurea</i>	Strangler Fig	24	25	35	Fair	In conflict with proposed drainfield.	Remove	24

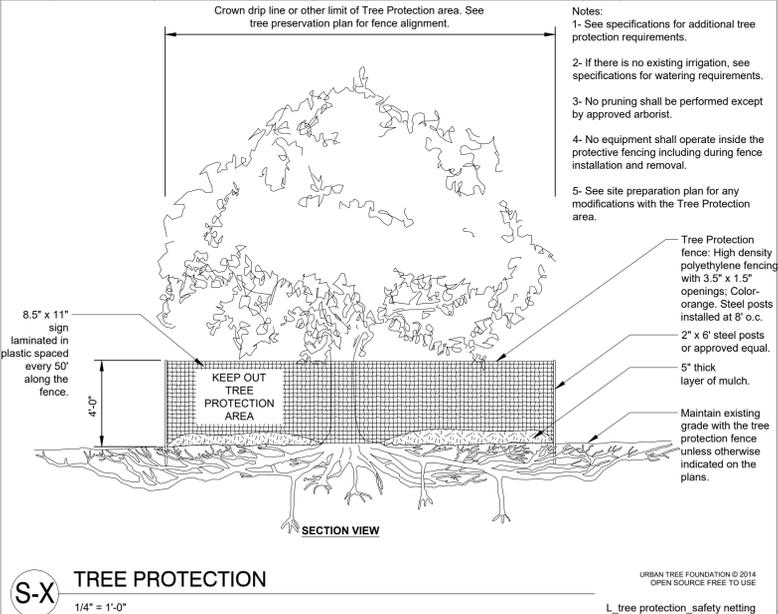
EXISTING TREE & PALM LEGEND

- # REMAIN
- # RELOCATE
- # REMOVE
- # TPZ PER ARBORIST REPORT

NOTES:

- LANDSCAPE CONTRACTOR SHALL HAVE THE UTILITIES LOCATED BEFORE COMMENCING WORK.
- LANDSCAPE CONTRACTOR SHALL PULL A TREE REMOVAL/RELOCATION PERMIT BEFORE COMMENCING WORK.
- LANDSCAPE CONTRACTOR SHALL RELOCATE PALMS UNDER THE SUPERVISION OF AN ARBORIST.

EXISTING TREE DISPOSITION



TREE PROTECTION

MITIGATION REQUIRED 30" OF DBH AND 1 PALM OF MITIGATION REQUIRED

TREE / PALM PROTECTION NOTES

1. CONTRACTOR QUALIFICATIONS

- 1.1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.
- 1.2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.
- 1.3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.
- 1.4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF.

2. CONTRACTOR REQUIREMENTS

- 2.1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.
- 2.2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.
- 2.3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
- 2.4. CONTRACTOR MUST DESIGNATE A COMPETENT, ENGLISH-SPEAKING SUPERVISOR OR FOREMAN TO OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
- 2.5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. EVEN TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME; THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.
- 2.6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OR FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
- 2.7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (E.G., BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.
- 2.8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.
- 2.9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATIONS FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
- 2.10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.
- 2.11. CONTRACTOR MUST ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
- 2.12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
- 2.13. CONTRACTOR MUST REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.
- 2.14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.
- 2.15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4" X 4" POSTS INSERTED AROUND THE PERIMETER OF THE DRILINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- 2.16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
- 2.17. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGED DURING RELOCATION, AT THE CONTRACTOR'S EXPENSE, WITH THE SAME OR SIMILAR SPECIES, SIZE, AND QUALITY. REPLACEMENT TREES OR PALMS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION, AND/OR INSTALLATION. REPLACEMENT TREES AND PALMS MUST BE INSTALLED WITHIN 60 DAYS OF NOTICE.
- 2.18. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTEE MUST INCLUDE TREE HEALTH AND SETTLING.
- 2.19. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING, ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

3. ROOT PRUNING SPECIFICATIONS

- 3.1. GENERAL
 - 3.1.1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
 - 3.1.2. EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
 - 3.1.3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
 - 3.1.4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.
 - 3.1.5. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL

SOIL PRIOR TO BACKFILLING AS PER MANUFACTURER'S RECOMMENDATIONS.

- 3.1.6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
- 3.1.7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

3.2. TREES

- 3.2.1. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.
- 3.2.2. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREST HEIGHT (DBH) OF THE TREE BY A FACTOR OF 10 OR ALLOWING A MINIMUM OF 9"-12" OF ROOTBALL FOR EVERY 1" OF TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA:

CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1 - 4	3	12 - 14	8
4 - 5	4	15 - 17	10
6 - 7	5	18 - 24	12 - 15
8 - 9	6	25 - 30	15 - 25
10 - 11	7	30 +	as needed

- 3.2.3. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
- 3.2.4. MINIMUM ROOTBALL DEPTH MUST BE 24"-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.
- 3.2.5. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
- 3.2.6. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
- 3.2.7. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - AVOCADO (*PERSEA AMERICANA*)
 - BLACK OLIVE (*BUCIDA BUCERAS*)
 - BRIDALVEIL (*CAESALPINIA GRANADILLO*)
 - CASSIAS (ALL SPECIES OF *CASSIA*)
 - LIGNUM VITAE (*GUAIAACUM SANCTUM & G. OFFICINALE*)
 - PODOCARPUS (*PODOCARPUS* SP.)
 - LIVE OAK (*QUERCUS VIRGINIANA*)
 - MAHOGANY (*SWIETENIA MAHAGONI*)
 - MANGO (*MANGIFERA INDICA*)
 - PIGEON PLUM (*COCCOLOBA DIVERSIFOLIA*)
 - SWEET ACACIA (*ACACIA FARNESIANA*)
 - VERAWOOD (*BULNESIA ARBOREA*)
 - WILD TAMARIND (*LYSILOMA LATISILYQUUM & L. SABICU*)

FOR THESE TREES, THE MINIMUM ROOT PRUNE TIMES DISCUSSED IN SECTIONS 3.2.5 AND 3.2.6 ABOVE MAY BE INSUFFICIENT. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

3.1. PALMS

- 3.1.1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA:

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL / CABBAGE PALM	36" diameter
QUEEN & FOXTAIL PALMS	12" from trunk in all directions
ROYAL & COCONUT PALMS	18 - 24" from trunk in all directions
CANARY DATE PALM	24" from trunk in all directions
SLOW-GROWING PALMS (see sec. 3.3.4)	24" from trunk in all directions

- 3.1.2. PALM ROOTBALLS MUST BE A MINIMUM OF 24" DEEP. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
- 3.1.3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF

THE OTHER TWO SIDES DONE A MINIMUM OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4-5-6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.

- 3.1.4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- ALL SPECIES OF *ARCHONTOPHOENIX*
- ALL SPECIES OF *CORYPHA*
- AMERICAN OIL PALMS (ALL SPECIES OF *ATTALEA*)
- BISMARCK PALM (*BISMARCKIA NOBILIS*)
- CUBAN & CARIBBEAN *COPERNICIA*
- CUBAN BELLY PALM (*GASTROCOCOS CRISPA*)
- GINGERBREAD/DOUM PALMS (ALL SPECIES OF *HYPHAENE*)
- PALMYRA PALMS (ALL SPECIES OF *BORASSUS*)
- SATAKE PALM (*SATAKENTIA LIUKIUNENSIS*)
- SAW PALMETTO (*SERENOA REPENS*)
- SILVER PALM (*COCCOTHRINAX ARGENTATA*)
- ZOMBIE PALM (*ZOMBIA ANTILLARUM*)

FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

4. CANOPY PRUNING SPECIFICATIONS

4.1. TREES

- 4.1.1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING, DEAD, DISEASED, BROKEN, AND LOW-HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.
- 4.1.2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT; HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREE MUST BE PRESERVED.
- 4.1.3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY LARGE BRANCHES AS POSSIBLE AND TO PRESERVE AS MUCH OF THE SHAPE, FORM, AND CHARACTER OF THE TREE AS POSSIBLE TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.
- 4.1.4. ALL CANOPY PRUNING MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
- 4.1.5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

4.2. PALMS

- 4.2.1. IT IS WELL KNOWN THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (E.G., CABBAGE PALM, *SABAL PALMETTO*), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (E.G., COCONUT PALM, *COCOS NUCIFERA*), BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- 4.2.2. PALM LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
- 4.2.3. PALM TRUNKS SHALL ONLY BE 'CLEANED UP' ACCORDING TO THE LANDSCAPE ARCHITECT'S SPECIFICATIONS SPECIFIC TO EACH PALM.

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DRAWN: D.R.C

CHECKED: A.P.

CADD FILE:

DRAWING TITLE:

EXISTING TREE NOTES

SHEET NO.

L-2

6. MAINTENANCE SPECIFICATIONS

6.1. GENERAL

- 6.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
- 6.1.2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.
- 6.1.3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH; THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE. WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER (I.E., A 10' DIAMETER ROOTBALL WILL REQUIRE A MINIMUM OF 100 GALLONS PER WATERING EVENT). WATERING FREQUENCY MUST BE EVERY DAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6-8 WEEKS.
- 6.1.4. WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
- 6.1.5. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.
- 6.1.6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.
- 6.1.7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

SHADE TREES

- 6.1.8. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
- 6.1.9. FOLIAR FEED FOUR TIMES PER YEAR.

6.2. FLOWERING TREES

- 6.2.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 5-10-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
- 6.2.2. FOLIAR FEED FOUR TIMES PER YEAR.

6.3. PALMS

- 6.3.1. STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.
- 6.3.2. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 8-4-12 GRANULAR PALM FERTILIZER WITH MINORS MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
- 6.3.3. FOLIAR FEED SIX TIMES PER YEAR.

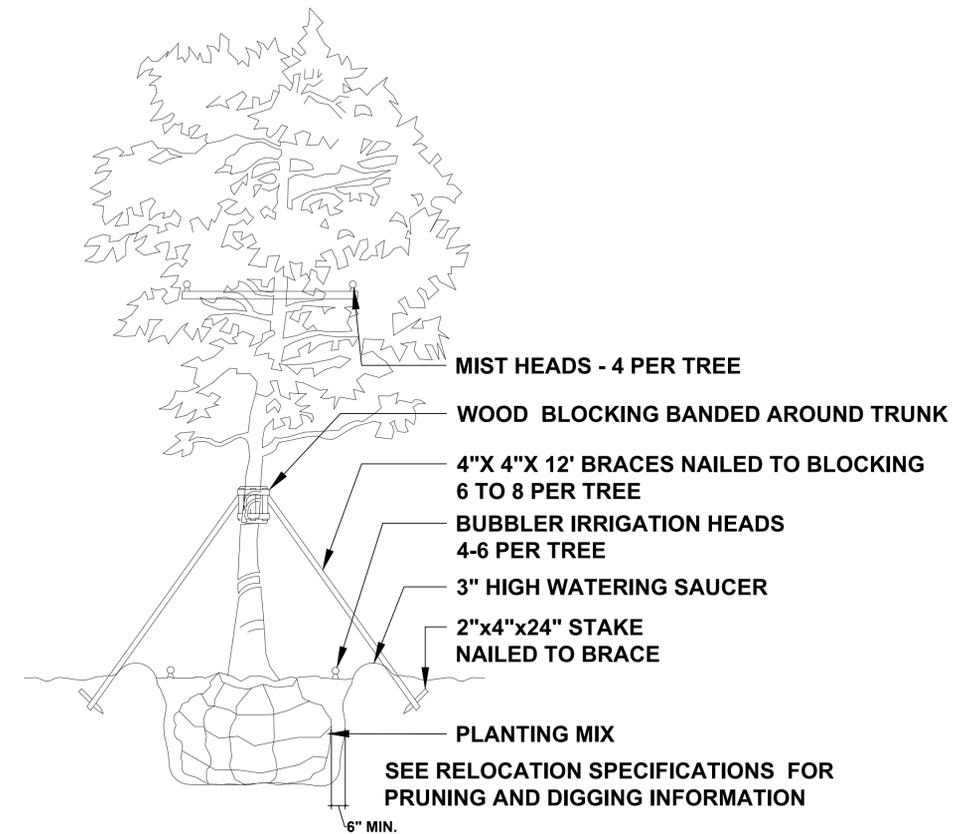
7. WARRANTY

- 7.1. ALL RELOCATED TREES AND PALMS MUST BE GUARANTEED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
- 7.2. IF A TREE OR PALM DIES WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- 7.3. IF A TREE OR PALM PERFORMS POORLY WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE DECISION TO REPLACE BASED ON POOR HEALTH IS AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- 7.4. IF A TREE OR PALM SETTLES TO AN UNHEALTHY DEPTH WITHIN THE 1-YEAR WARRANTY PERIOD, AS DETERMINED BY THE LANDSCAPE ARCHITECT, IT MUST BE RAISED TO THE CORRECT GRADE AT CONTRACTOR'S EXPENSE.

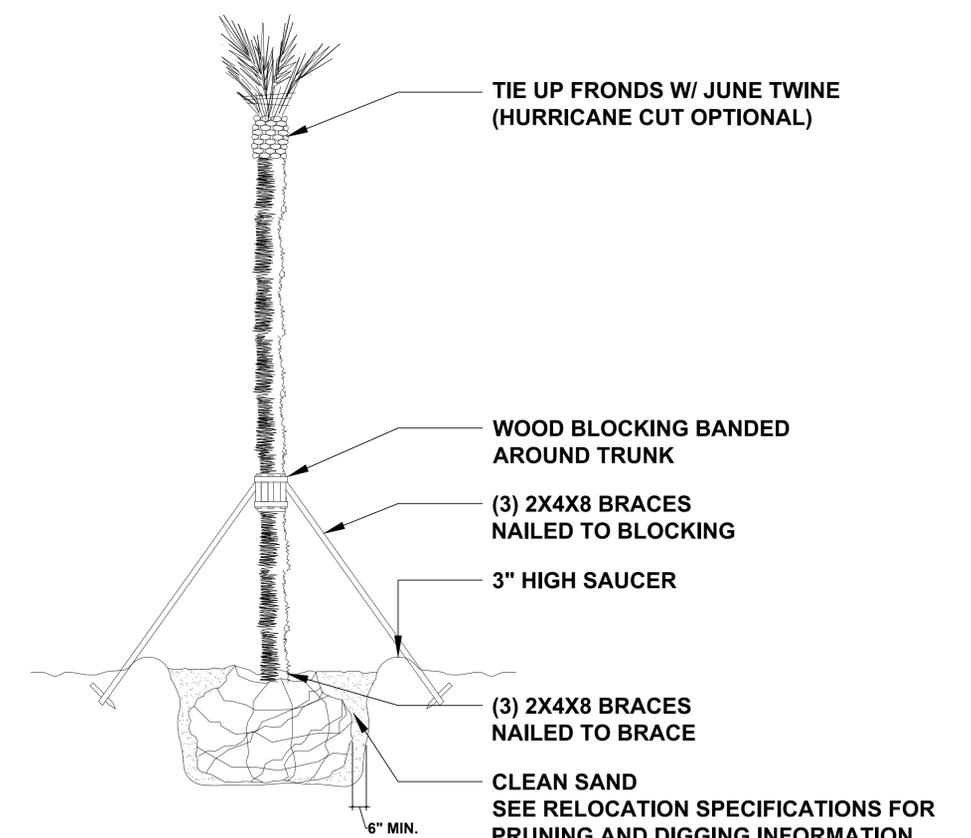
5. RELOCATION SPECIFICATIONS

5.1. GENERAL

- 5.1.1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REVIEW.
 - 5.1.2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
 - 5.1.3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THEN TIGHTLY WIRE-WRAPPED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIMESTONE MUST BE DUG AND RELOCATED WITH THE ROOTS ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL, SUCH THAT THE ROOTS REMAIN INTACT. ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
 - 5.1.4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP ON THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING CANOPY, TRUNK, AND ROOTBALL) MUST BE COVERED WITH A BREATHABLE TARP (E.G., SHADE CLOTH) DURING TRANSPORT.
 - 5.1.5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM ITS CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL, SUCH THAT THE FINAL ELEVATION OF THE TOP OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 2' HIGHER) FINAL GRADE.
 - 5.1.6. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED (LENGTH AND STRENGTH) LIFTING STRAPS OR CHAINS. DURING LIFTING, THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP ON THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME. AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 30-60 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.
 - 5.1.7. TREES AND PALMS MUST BE LIFTED WITH A CRANE OR BACKHOE APPROPRIATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL INSTALL LOCATION OR TRANSPORT TRAILER.
 - 5.1.8. ONCE LIFTING BEGINS, ANY UNROOTED ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.
 - 5.1.9. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1" TRUNK CALIPER PRIOR TO BACKFILLING.
 - 5.1.10. MYCORRHIZA (ROOTS® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
 - 5.1.11. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 80:20 (DOT SAND:MUCK) SOIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUDDY SOIL AS BACKFILL. (SEE 5.2.2 BELOW FOR SPECIAL CONDITIONS REGARDING DATE PALM BACKFILL SPECIFICATIONS.)
 - 5.1.12. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 4" X 4" WOODEN BRACES ATTACHED TO 2" X 4" WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE 6" X 6" WOODEN POSTS OR EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOPPLING DURING WIND EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK. NO BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING, BUT SEVERAL LAYERS OF BURLAP SHOULD BE LEFT UNDER THE WOODEN BATTENS WHEN BRACING PALMS. NAILS SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.
 - 5.1.13. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
 - 5.1.14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN.
 - 5.1.15. ROOTBALLS MUST BE THOROUGHLY WATERED IN USING A HOSE AND A JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL AND SWUNG BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN ONE WEEK AFTER RELOCATION, AND AGAIN IF ANY SIGNS OF STRESS BECOME APPARENT.
 - 5.1.16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4" OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6" OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
 - 5.1.17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANED OF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
 - 5.1.18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM TIME OF SUBSTANTIAL COMPLETION.
- 5.2. SPECIAL CONDITIONS
- 5.2.1. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.
 - 5.2.2. PLANTING PITS FOR EDIBLE DATE PALMS (*PHOENIX DACTYLIFERA*) MUST BE BACKFILLED WITH PURE DOT SILICA SAND.



TREE RELOCATION DETAILS



PALM RELOCATION DETAILS

EXISTING TREE NOTES AND DETAILS

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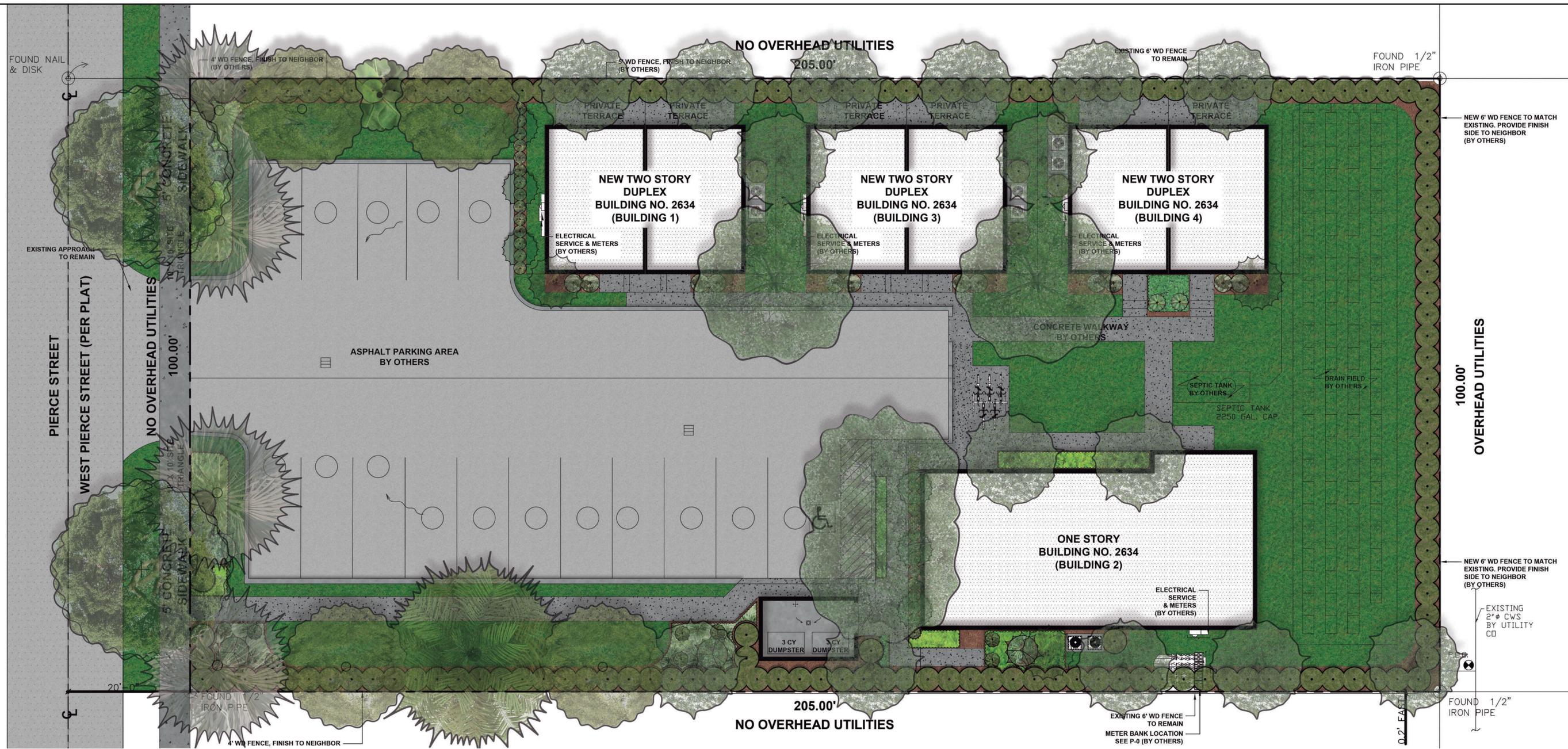
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Revisions:

SEAL:

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 SCALE: 1/8" = 1'-0"
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 DRAWN: D.R.C.
 CHECKED: A.P.
 CADD FILE:
 DRAWING TITLE:
 EXISTING TREE NOTES AND DETAILS

SHEET NO.
L-3



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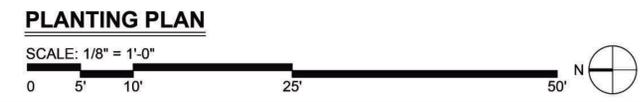
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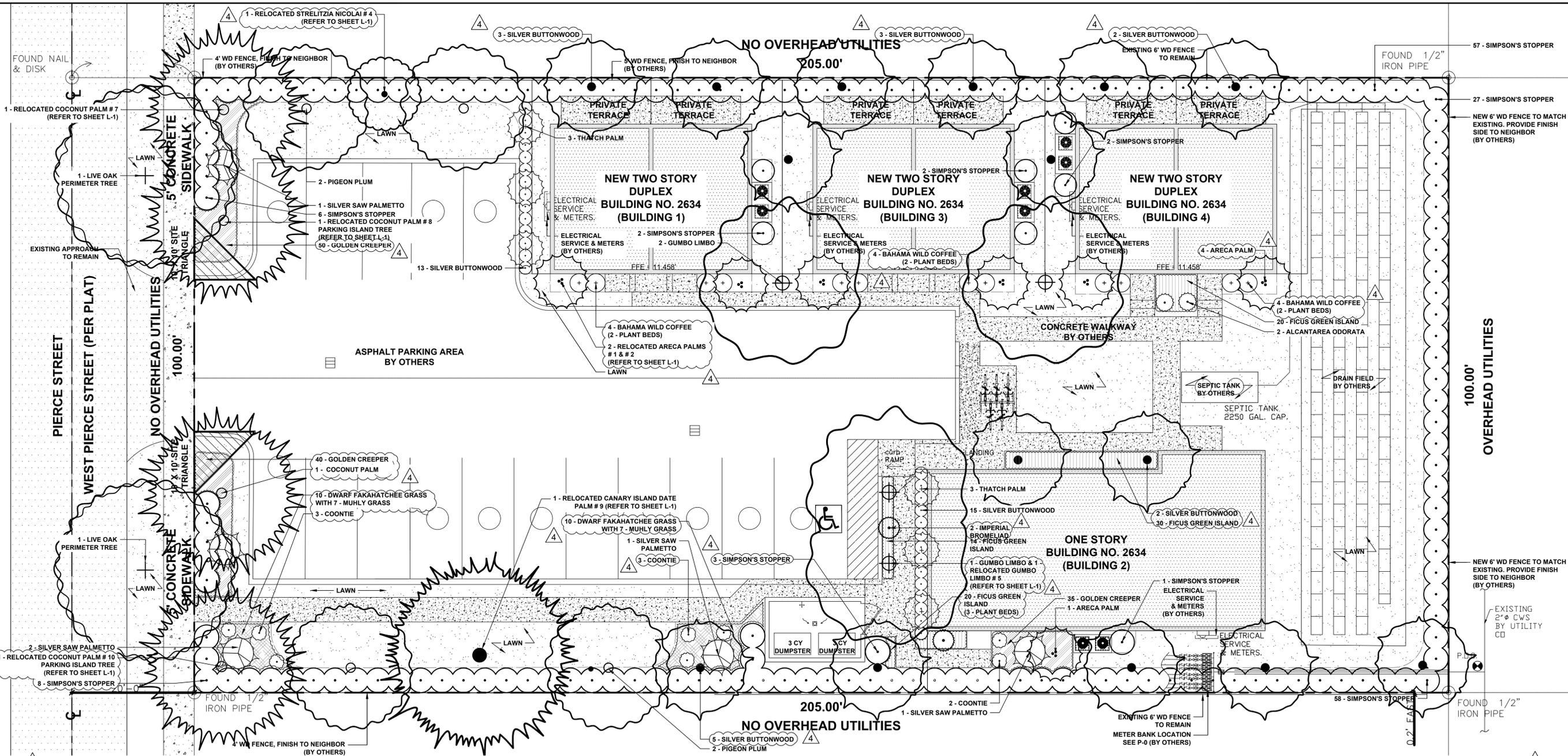
Revisions:	
1	02/28/2022
2	05/16/2022
3	09/01/2022

SEAL:

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 PLANTING PLAN

SHEET NO.
LP-1





2634 PIERCE STREET - EXISTING TREE INVENTORY

SURVEY NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HT (FT.)	SP. (FT.)	CONDITION	NOTES	DISPOSITION
1	<i>Dyopsis lutescens</i>	Quad Areca Palm	2 (4)	15	6	Fair	Remove Chain from around trunk.	Relocate
2	<i>Dyopsis lutescens</i>	Quad Areca Palm	2 (3)	15	5	Fair		Relocate
4	<i>Strelitzia nicolai</i>	White Bird of Paradise	6 (10)	16	16	Fair	White Bird of Paradise needs to be trimmed under the supervision of a certified arborist.	Relocate
5	<i>Bursera simaruba</i>	Gumbo Limbo	7	12	10	Fair	Clean sooty mold from Gumbo Limbo and remove signs screwed directly into the tree trunk.	Relocate
7	<i>Cocos nucifera</i>	Coconut Palm	14	38	28	Fair	In conflict with proposed structure.	Relocate
8	<i>Cocos nucifera</i>	Coconut Palm	8	26	25	Fair	In conflict with proposed structure./Remove screws drilled into trunk.	Relocate
9	<i>Phoenix canariensis</i>	Canary Island Date Palm	24	24	30	Fair	In conflict with proposed structure./Canary Date Palm needs to be trimmed under the supervision of a certified arborist.	Relocate
10	<i>Cocos nucifera</i>	Coconut Palm	10	38	28	Fair	In conflict with proposed structure.	Relocate

11/27/2022 2634 PIERCE STREET

OVERALL PLANT LIST

Qty.	Botanical Name	Common Name	Specifications
TREES AND PALMS			
4	<i>Bursera simaruba</i>	Gumbo Limbo	1 Existing, Refer to L-1 Sheet and 3 Proposed @16' HT. x 8' SP., 4" DBH
4	<i>Coccoloba diversifolia</i>	Pigeon Plum	12' HT., 2" Caliper
3	<i>Cocos nucifera</i>	Existing Coconut Palms	7,8, & 10 Refer to L-1 Sheet
2	<i>Quercus virginiana</i>	Live Oak	16' HT. x 8' SP., 4" DBH
1	<i>Phoenix canariensis</i>	Canary Date Palm	1 Existing, Refer to L-1 Sheet.
6	<i>Thrinax radiata</i>	Green Thatch Palm	6' HT., 45 Gal.
SHRUBS AND GROUND COVERS			
2	<i>Alcantarea imperialis</i>	Imperial Bromeliad	24" HT. X 24" SP., 7 Gal.
2	<i>Alcantarea odorata</i>	Odorata Bromeliad	24" HT. X 24" SP., 7 Gal.
34	<i>Conocarpus erectus</i>	Silver Buttonwood	36" HT. X 24" SP., 7 Gal.
6	<i>Dyopsis lutescens</i>	Areca Palm	2 Existing to be relocated and 4 Proposed at 25 Gallon, 6' HT.. Refer to L-1 Sheet.
126	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal., 12" HT. x 12" SP.
84	<i>Ficus microcarpa</i> "Green Island"	Green Island Ficus	3 Gal., 18" HT. x 18" SP.
14	<i>Muhlenbergia capillaris</i>	Muhly Grass	3 Gal., 36" HT. x 24" SP.
166	<i>Myrcianthes fragrans</i>	Simpson's Stopper	36" HT. X 24" SP., 7 Gal.
12	<i>Psychotria ligustrifolia</i>	Bahama Wild Coffee	7 Gal., 36" HT. x 36" SP.
5	<i>Serenoa repens</i> "Cinera"	Silver Saw Palmetto	25 Gal., 36" HT. x 36" SP.
20	<i>Tripsacum dactyloides</i>	Dwarf Fakahatchee Grass	3 Gal., 36" HT. x 24" SP.
8	<i>Zamia pumila</i>	Coontie	7 Gal., 36" HT. x 36" SP.
MISC.			
6382	Palmetto Sod		Square Feet

11/27/2022 2634 PIERCE STREET

MITIGATION PLANT LIST

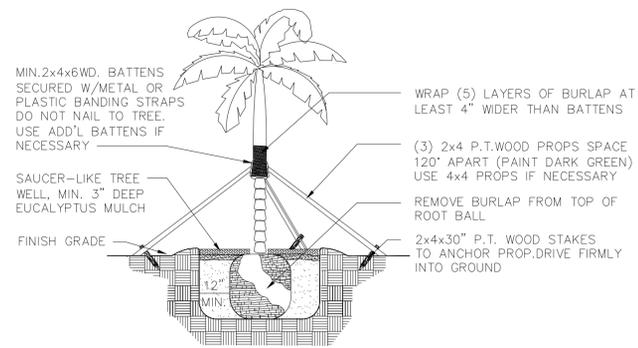
Qty.	Botanical Name	Common Name	Specifications
TREES AND PALMS			
15	<i>Conocarpus erectus</i>	Silver Buttonwood	12' HT., 2" DBH
1	<i>Cocos nucifera</i>	Coconut Palm	10' GW, Minimum



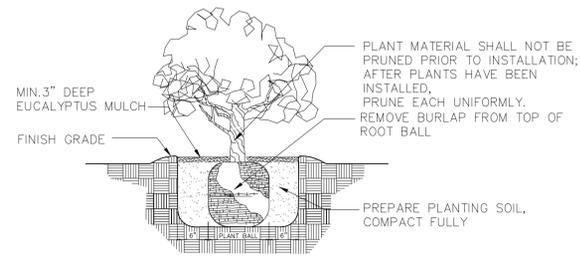
- NOTES:**
- LANDSCAPE CONTRACTOR SHALL HAVE THE UTILITIES LOCATED BEFORE COMMENCING WORK.
 - LANDSCAPE CONTRACTOR SHALL PULL A TREE REMOVAL/RELOCATION PERMIT BEFORE COMMENCING WORK.
 - LANDSCAPE CONTRACTOR SHALL RELOCATE PALMS UNDER THE SUPERVISION OF AN ARBORIST.

PLANTING PLAN



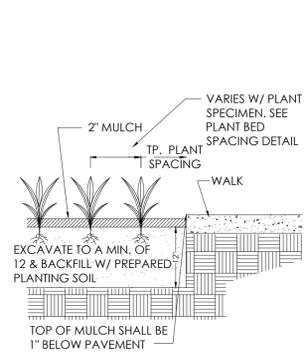
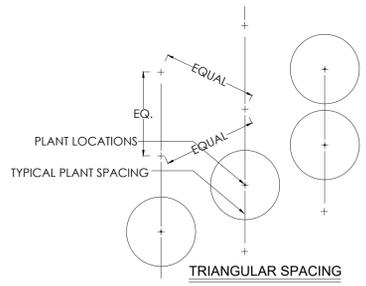
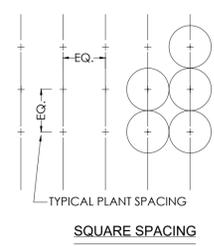


SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL

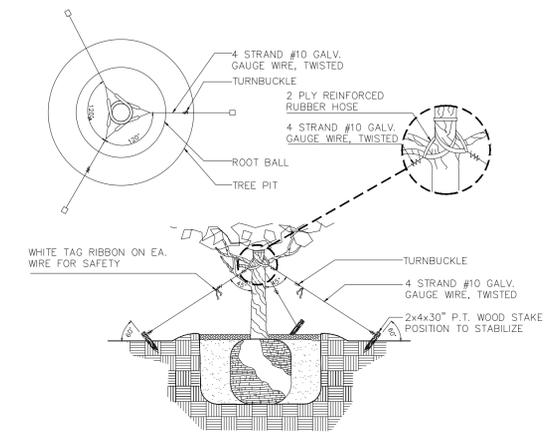


TYPICAL SHRUB PLANTING DETAIL

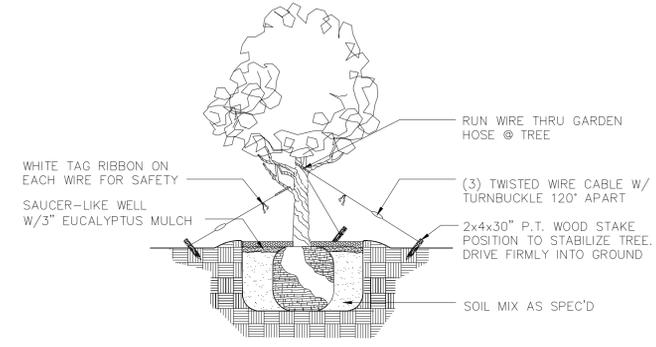
NOTE
IN MOST CASES TRIANGULAR SPACING IS
PREFERRED, USE SQUARE SPACING ONLY
IN SMALL RECTILINEAR AREAS.



PLANTING DETAIL



TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL

GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
- ALL PLANTING BEDS TO BE TOPPED WITH 2" MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS.)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS)
- SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECS)
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR TWELVE MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
- ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
- ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL.) (SEE SPEC)
- PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
- ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN.)
- ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS.)
- CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
- LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.

- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN.)
- ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
- AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
- ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2' IN DIAMETER TYPICAL.
- ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
- ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

TREE BRACING NOTES:

- 2" AND LARGER CALIPER TREES BRACED BY GUYING -
- CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
- CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
- SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
- PLACE THE HOSE AROUND THE TREE TRUNK JUST ABOVE THE LOWEST BRANCH.
- THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
- TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
- PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
- THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
- FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
- GUY ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

2634 PIERCE STREET - LANDSCAPE REQUIREMENTS				
ZONING		RM-9		
AREA		20,500.00 SQUARE FEET = .47 ACRES		
1	PERIMETER LANDSCAPE	1 - 12' HT STREET TREE PER 50 LINEAR FEET	100 LINEAR FEET OF FRONTAGE	2 STREET TREES REQUIRED 2 STREET TREES PROVIDED
2	PERIMETER LANDSCAPE	FOR AT-GRADE PARKING LOTS, A PERIMETER LANDSCAPE BUFFER MUST BE INCLUDED WITHIN THE REQUIRED SETBACK AREA.		THE LOT HAS AN AT-GRADE PARKING LOT, WHICH HAS A PERIMETER LANDSCAPE BUFFER IN THE SETBACK AREA.
3	INTERIOR LANDSCAPE FOR VEHICULAR USE AREA	TERMINAL ISLANDS SHALL BE INSTALLED AT EACH END OF ALL ROWS OF VEHICULAR USE AREA PARKING SPACES. EACH ISLAND SHALL CONTAIN A MINIMUM OF 190 S.F. OF PERVIOUS AREA AND SHALL MEASURE THE SAME LENGTH AS THE ADJACENT PARKING STALL. EACH ISLAND SHALL CONTAIN AT LEAST ONE TREE.	4 TERMINAL LANDSCAPE ISLANDS REQUIRED, 760 S.F. OF PERVIOUS AREA REQUIRED, & 4 TREES REQUIRED	4 TERMINAL LANDSCAPE ISLANDS PROVIDED, 760 S.F. OF PERVIOUS PARKING LOT PROVIDED, 3 RELOCATED PALMS FROM ON-SITE AND 1 PROPOSED PALM
4	INTERIOR LANDSCAPE FOR VEHICULAR USE AREA	LOTS WITH A WIDTH OF 50 FT. OR LESS: 15% OF THE TOTAL SQUARE FOOTAGE OF PAVED VEHICULAR USE AREA SHALL BE LANDSCAPED.	NOT APPLICABLE	NOT APPLICABLE
5	INTERIOR LANDSCAPE FOR VEHICULAR USE AREA	LOTS WITH A WIDTH OF 50 FT. OR MORE: 25% OF THE TOTAL SQUARE FOOTAGE OF PAVED VEHICULAR USE AREA SHALL BE LANDSCAPED.	1,417 S.F. OF LANDSCAPED AREA REQUIRED	3,110 S.F. OF LANDSCAPED AREA PROVIDED
6	OPEN SPACE	A MINIMUM OF 40% OF THE TOTAL SITE AREA MUST BE LANDSCAPED OPEN SPACE INCLUDING LANDSCAPED OPEN SPACE LOCATED AT-GRADE OR AT HIGHER ELEVATIONS SUCH AS ON POOL DECKS, ROOF DECKS, ETC.	8,200 S.F. REQUIRED	9,307 S.F. PROVIDED
7	OPEN SPACE	MINIMUM OF ONE TREE PER 1,000 S.F. OF PERVIOUS AREA OF PROPERTY.	8 TREES REQUIRED (ADDITIONAL TO PARKING LOT TREES)	2 EXISTING TREES PROVIDED WITH 7 PROPOSED TREES PROVIDED
9	DESIGN REVIEW AND HISTORIC PRESERVATION BOARD	IF WITHIN A HISTORIC PRESERVATION DISTRICT, LANDSCAPING SHALL COMPLY WITH THE HISTORIC PRESERVATION BOARD REVIEW REQUIREMENTS	NOT APPLICABLE	NOT APPLICABLE
10	VIEW TRIANGLE	FOR CORNER LOTS, A SIGHT DISTANCE TRIANGLE MUST BE PROVIDED.	NOT APPLICABLE	NOT APPLICABLE
11	IRRIGATION	PROVIDE 100% IRRIGATION COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD CODE OF ORDINANCES AND REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.	IRRIGATION PLAN REQUIRED	IRRIGATION PLAN PROVIDED

3 2

09/01/2022 2634 PIERCE STREET			
OVERALL PLANT LIST			
Qty.	Botanical Name	Common Name	Specifications
TREES AND PALMS			
4	<i>Bursera simaruba</i>	Gumbo Limbo	1 Existing, Refer to L-1 Sheet and 3 Proposed @16' HT. x 8" SP., 4" DBH
4	<i>Coccoloba diversifolia</i>	Pigeon Plum	12' HT., 2" Caliper
3	<i>Cocos nucifera</i>	Existing Coconut Palms 7, 8, & 10	Refer to L-1 Sheet
2	<i>Quercus virginiana</i>	Live Oak	16' HT. x 8" SP., 4" DBH
1	<i>Pheonix canariensis</i>	Canary Date Palm	1 Existing, Refer to L-1 Sheet.
6	<i>Thrinax radiata</i>	Green Thatch Palm	6' HT., 45 Gal.
SHRUBS AND GROUND COVERS			
1	<i>Alcantarea imperialis</i>	Imperial Bromeliad	24" HT. X 24" SP., 7 Gal.
6	<i>Alcantarea odorata</i>	Odorata Bromeliad	24" HT. X 24" SP., 7 Gal.
47	<i>Conocarpus erectus</i>	Silver Buttonwood	36" HT. X 24" SP., 7 Gal.
4	<i>Dyopsis lutescens</i>	Areca Palm	3 Existing and 2 Proposed at 25 Gallon, 6' HT.. Refer to L-1 Sheet.
95	<i>Ernodea littoralis</i>	Golden Creeper	1 Gal., 12" HT. x 12" SP.
81	<i>Ficus microcarpa</i> "Green Island"	Green Island Ficus	3 Gal., 18" HT. x 18" SP.
17	<i>Muhlenbergia capillaris</i>	Muhly Grass	3 Gal., 36" HT. x 24" SP.
175	<i>Myrcianthes fragrans</i>	Simpson's Stopper	36" HT. X 24" SP., 7 Gal.
5	<i>Serenoa repen</i> "Cmetra"	silver Saw Palmetto	25 Gal., 36" HT. x 36" SP.
72	<i>Tripsacum dactyloides</i>	Dwarf Fakahatchee Grass	3 Gal., 36" HT. x 24" SP.
14	<i>Zamia pumila</i>	Coontie	7 Gal., 36" HT. x 36" SP.
MISC.			
6382	Palmetto Sod		Square Feet
	Grey Granite Gravel		3/8 in Diameter

PLANTING NOTES & DETAILS

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landscape
architecture
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CONSULTANT:

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2634 PIERCE STREET
HOLLYWOOD, FL 33020

PROJECT NAME:
PROJECT ADDRESS:

Revisions:
2 05/16/2022
3 09/07/2022

SEAL:

PROJECT NO:
SCALE: 1/8" = 1'-0"
DATE: 06/07/2021
DRAWN: D.R.C
CHECKED: A.P.
CADD FILE:

DRAWING TITLE:
PLANTING
NOTES & DETAILS

SHEET NO.
LP-2

Revisions:

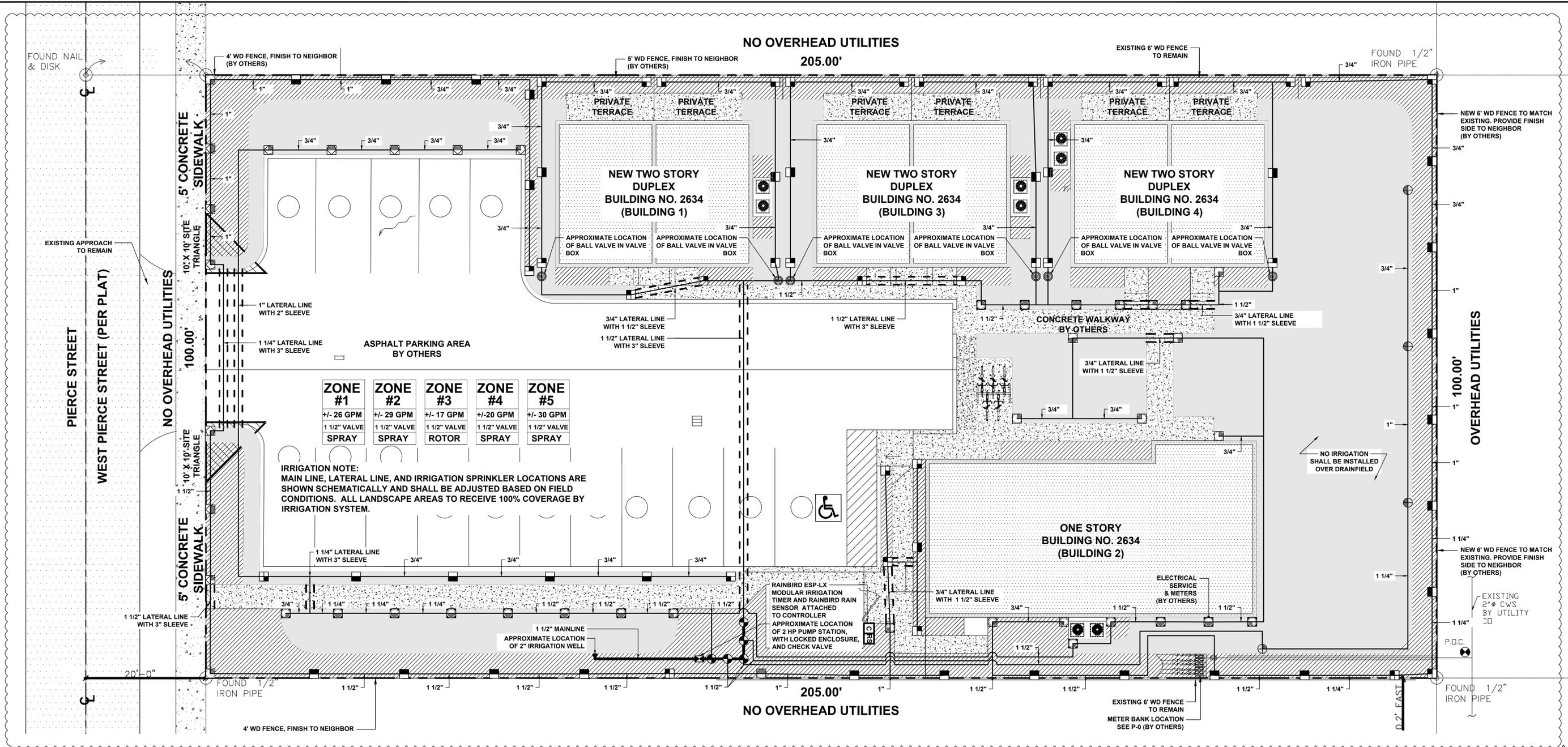
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3	09/07/2022
4	11/27/2022

SEAL:

PROJECT NO:
SCALE: 1/8" = 1'-0"
DATE: 06/07/2021
DRAWN: D.R.C
CHECKED: A.P.
CADD FILE:

DRAWING TITLE:
IRRIGATION PLAN

SHEET NO.
IR-1

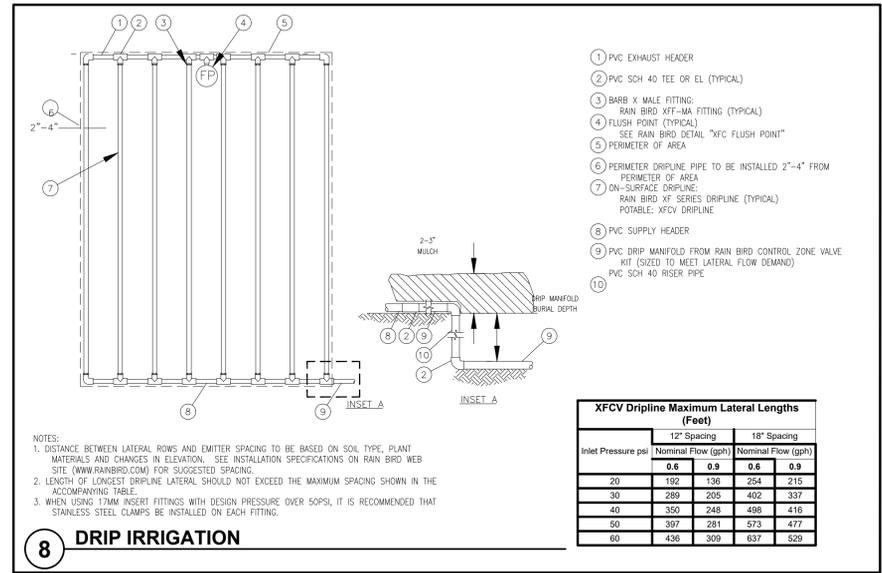
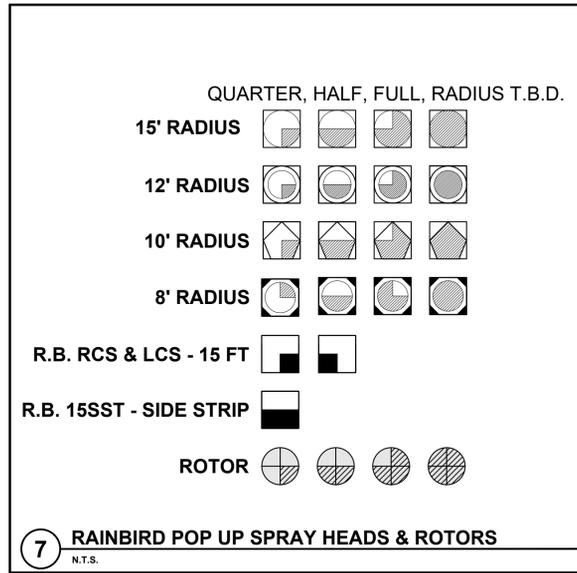
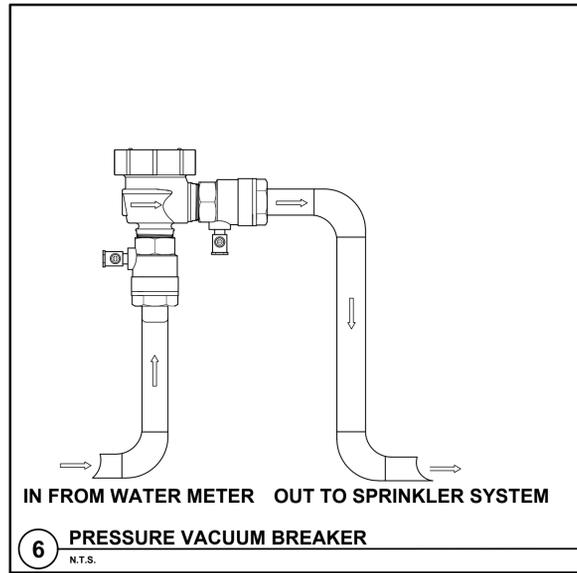
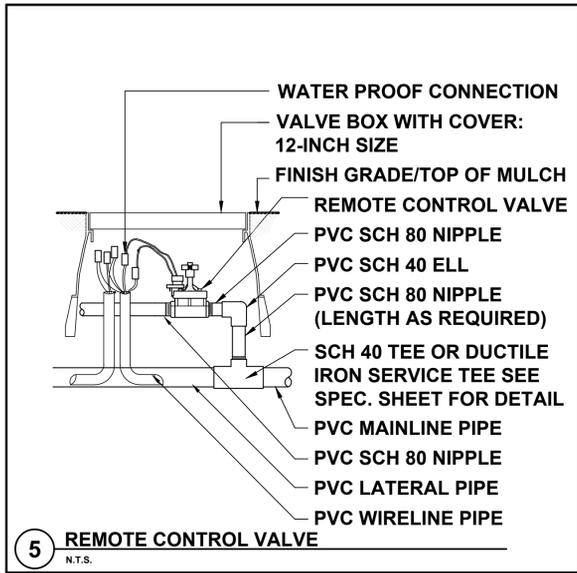
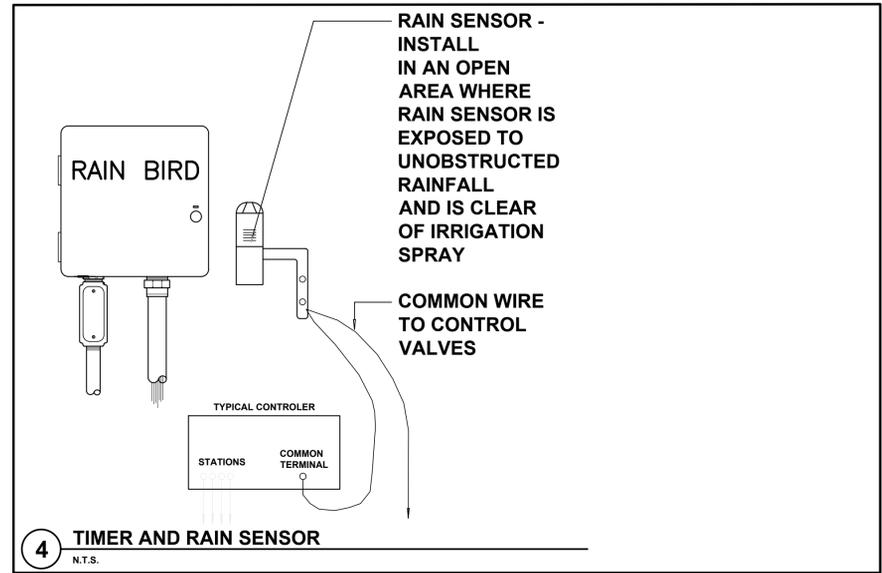
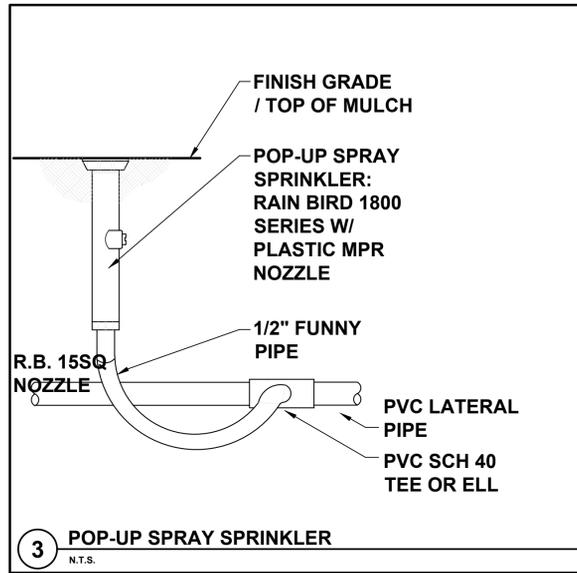
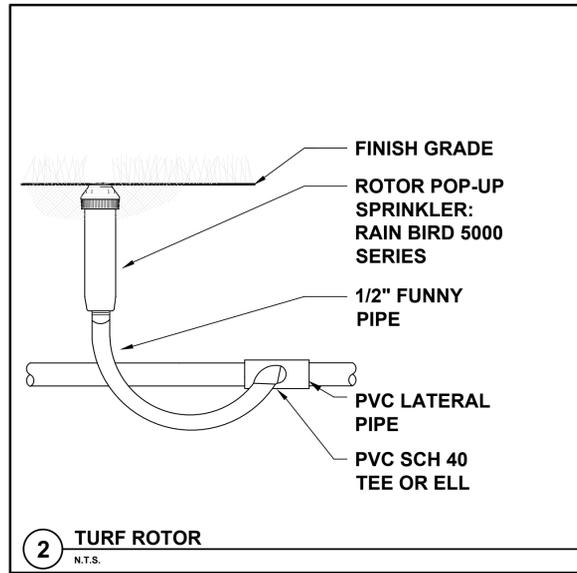
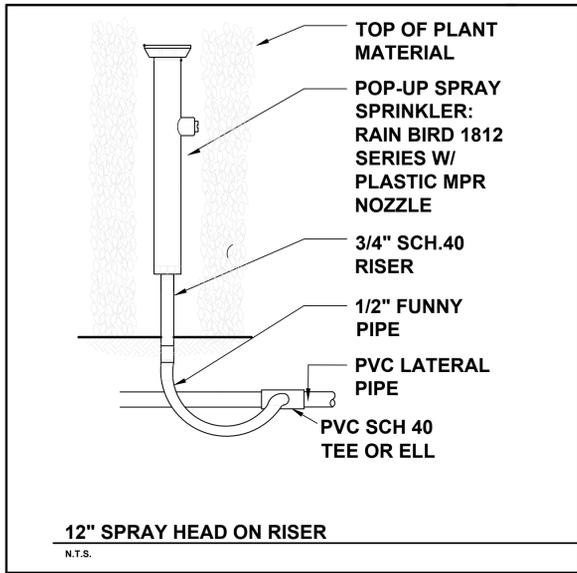


ZONE #1	ZONE #2	ZONE #3	ZONE #4	ZONE #5
+/- 26 GPM	+/- 29 GPM	+/- 17 GPM	+/- 20 GPM	+/- 30 GPM
1 1/2" VALVE				
SPRAY	SPRAY	ROTOR	SPRAY	SPRAY

IRRIGATION NOTE:
MAIN LINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPE AREAS TO RECEIVE 100% COVERAGE BY IRRIGATION SYSTEM.

- NOTES:**
- LANDSCAPE CONTRACTOR SHALL HAVE THE UTILITIES LOCATED BEFORE COMMENCING WORK.
 - LANDSCAPE CONTRACTOR SHALL PULL AN IRRIGATION PERMIT BEFORE COMMENCING WORK.



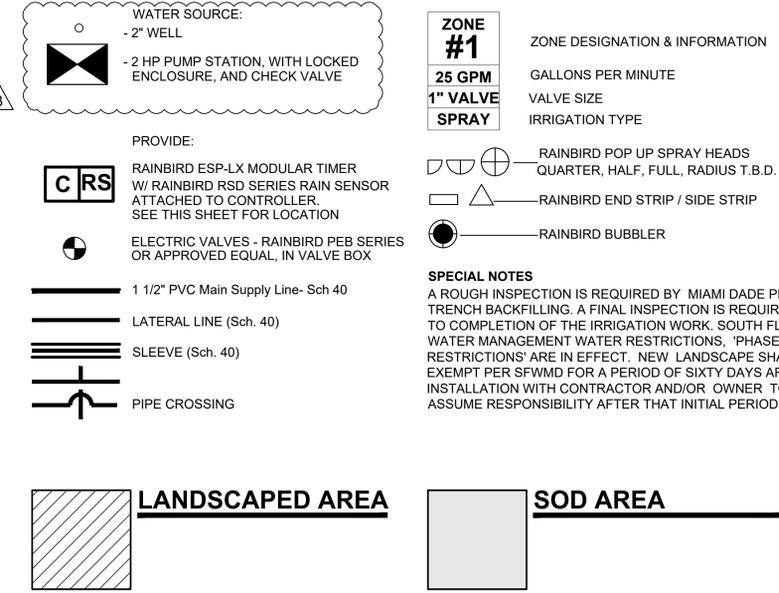


IRRIGATION NOTES

- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.

- Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- All control wires shall be installed in PVC conduit.
- All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.

IRRIGATION LEGEND



FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"

NON-TRAFFIC AND NON-CULTIVATED AREAS

PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	6" TO 12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F

LANDSCAPE and IRRIGATION NOTE
1. THE PROPOSED LANDSCAPE and IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
3. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. SEE THIS SHEET FOR IRRIGATION LAYOUT.

IRRIGATION NOTES & DETAILS

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PROJECT NAME:
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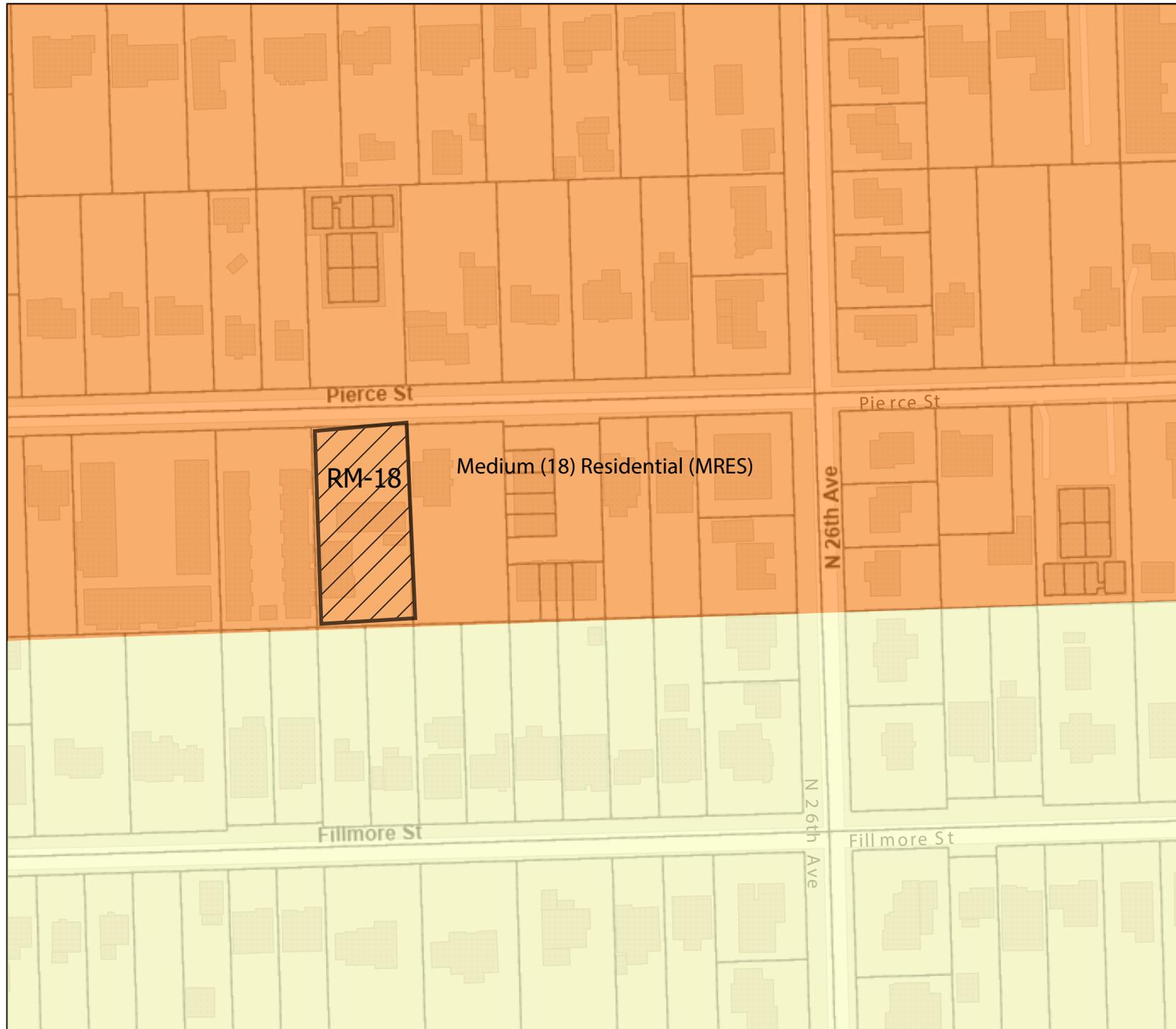
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3/09/07/2022

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DRAWING TITLE:
IRRIGATION NOTES & DETAILS

SHEET NO.
IR-2

ATTACHMENT B
Land Use and Zoning Map



Legend

- Streets
-  Subject Property
-  Land Use - MRES
-  Land Use - LRES
-  Zoning - ND-2



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 4. 2023_0314

Agenda Date: 3/14/2023 **Agenda Number:**

To: Planning and Development Board

Title: FILE NO.: 21-DP-14
APPLICANT: Fillmore Construction, LLC.
LOCATION: 1932 Fillmore Street
REQUEST: Design and Site Plan for a 14-unit residential development (Fillmore Apartment)

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: March 14, 2023 **FILE: 21-DP-14**

TO: Planning and Development Board

VIA: Andria Wingett, Assistant Director

FROM: Carmen Diaz, Planning Administrator

SUBJECT: Fillmore Construction LLC requests Design and Site Plan for a 14-unit residential development (Fillmore Apartments).

REQUEST:

Design and Site Plan for a 14-unit residential development (Fillmore Apartments).

RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if the Design is granted.

REQUEST

The Applicant requests Design and Site Plan for a 14-unit residential development. The subject property is zoned North Downtown Medium Intensity Mixed-Use District (ND-2) and has a land use designation of Regional Activity Center (RAC). The property is approximately 0.25 acres in area with frontage to Fillmore Street to the north, as well as alley access at the rear.

The proposed five-story residential development, at approximately 55 feet in height, is comprised of 14 one-bedroom residential units with a partly covered terrace on the fifth floor. Primary access will be to Fillmore Street, with a secondary pedestrian access and trash collection to the alley in the rear. Amenities on the first floor include the entry lobby, with bike racks in the parking garage.

Architectural elements of the contemporary design provide depth and articulation accentuated by a soft color scheme with multiple colors of stucco, with wood-style exterior panels framing the lobby entrance on the first floor. Balconies are presented with a variety of widths with glass railing systems. Window styles and sizes are varied in height and width, particularly fronting the street. The facade fronting Fillmore Street comprises architectural framing around the balconies at each level to provide for variety in the built form, whilst the balconies on the north-east corner wrap around the corner of the building, providing further visual interest. The landscape plan incorporates a variety of native materials. The

building meets all building and parking setbacks. The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center.

The Applicant has worked with Staff to ensure that all applicable regulations are met. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for development within the community.

SITE INFORMATION

Owner/Applicant:	Fillmore Construction LLC
Address/Location:	1932 Fillmore Street
Net Area of Property:	10,895 sq. ft. (0.25 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	North Downtown Medium Intensity Mixed-Use District (ND-2)
Existing Use of Land:	Vacant

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	North Downtown Medium Intensity Mixed-Use District (ND-2)
South:	North Downtown High Intensity Mixed Use District (ND-3)
East:	North Downtown Medium Intensity Mixed-Use District (ND-2)
West:	North Downtown Medium Intensity Mixed-Use District (ND-2)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential uses. 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 intent of the Regional Activity Center land use designation is to *encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: *Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.*

Objective 6: Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 2, defined by the Intracoastal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the south. This area includes the residential neighborhood of the Lakes, West Lake, and the residential areas between Federal and Dixie Highways. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

Guiding Principle: Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.

Policy CW.15: Place a priority on protecting, preserving, and enhancing residential neighborhoods.

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

Policy 2.10: Encourage high-density residential development in the Downtown.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. The contemporary design is represented by a series of contrasting volumes, created by recessed walls and balconies, architectural projections framing the façade, balconies wrapping the corner of the building and use of a variety of materials to create an aesthetic vision that serves as a catalyst for future development in the area.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition 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; and with the established and adopted vision for the area.

ANALYSIS: The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the surrounding neighborhood. The architectural styles of the surrounding community vary. The design is not intrusive and introduces a fresh look to the neighborhood that helps to propel a sense of community.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries 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.

ANALYSIS: The Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to height, FAR, setbacks, parking, and landscape requirements. The proposed scale and height are consistent with the vision of the Regional Activity Center and zoning district.

FINDING: Consistent.

CRITERIA 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: The Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscape plan incorporates an array of native trees, palms, and shrubs.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations, on January 26th, 2023. Therefore, Staff recommends approval.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

- A. *Natural Environment.* All proposed development shall be designed in such a manner as to preserve, perpetuate, and improve the existing natural character of the site. Existing trees and

other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

- B. *Open space.* Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

- C. *Circulation and parking.* All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.
- D. *Community services and utilities.* All proposed developments shall be designed and located in such a manner as to ensure the adequate provision, use and compatibility of necessary community services and utilities.
1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.
 2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.
 3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all persons within the project.
- E. *Building and other structures.* All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:
1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.
 2. All buildings and structures shall be designed and oriented in a manner ensuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.
 3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.
- F. *Level of service standards.* For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.
- G. *Other requirements.* Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Map

ATTACHMENT A
Application Package

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
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: _____

Location Address: 1932 Fillmore Street, Hollywood FL33020
 Lot(s): 23 and 24 Block(s): 21 Subdivision: Hollywood I-21B
 Folio Number(s): 514215013790
 Zoning Classification: ND-2 Land Use Classification: _____
 Existing Property Use: Vacant Land Sq Ft/Number of Units: 12600 SF/ 14 Units
 Is the request the result of a violation notice? () Yes No If yes, attach a copy of violation.
 Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): 21-DP-14

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

Explanation of Request: _____

Number of units/rooms: 14 Units / One Bedroom Sq Ft: 12600 SF of Units
 Value of Improvement: 1,386,000 Estimated Date of Completion: 2 Years
 Will Project be Phased? () Yes No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Fillmore Construction LLC
 Address of Property Owner: 1930 N. Commerce Parkway, Suite 1
 Telephone: 7542164163 Fax: _____ Email Address: info@conengineers.com
 Name of Consultant/Representative/Tenant (circle one): Jaime Ocampo
 Address: 19480 S. Coquina Way, Weston FL 33332 Telephone: 954-849-7322
 Fax: _____ Email Address: jaimeocampo@conengineers.com
 Date of Purchase: 01/21/2022 Is there an option to purchase the Property? Yes () No
 If Yes, Attach Copy of the Contract.

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

PLANNING DIVISION



File No. (internal use only): _____

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 and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: _____ Date: _____

PRINT NAME: Jaime Ocampo Date: 11/28/2022

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Jaime Ocampo Date: 11/28/2022

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

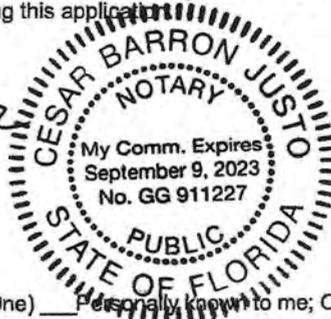
Current Owner Power of Attorney

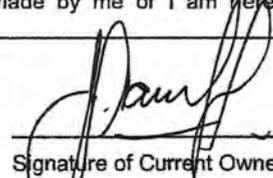
I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning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

Sworn to and subscribed before me
this 28 day of November 2022



Notary Public
State of Florida





Signature of Current Owner

Jaime Ocampo

Print Name

My Commission Expires: sep 9, 2023 (Check One) Personally known to me; OR Produced Identification FLD

Project: Fillmore Apartments

Address: 1932 Fillmore Street. Hollywood Florida 33020

Legal Description: Lots 23 and 24, Block 21, of “Hollywood”, according to the plat thereof, as recorded in Plat Book 1, page 21, to the public records of Broward County, Florida.

Project information:

5-Floor Multifamily apartment building.

14 units/ One bedroom.

The project requires 14 parking spaces and is provided 16 parking spaces conveniently arranged to minimize the surrounding neighborhood parking impact. The project provides 2 handicapped ramps, and it incorporates sustainable and environmentally friendly practices, including an electric charging station, enclosed trash, recycle bins according to city guidelines, pervious pavement zones and bicycles racks. The site has been provided with an interior catch basin to accommodate efficient site drainage and prevent overflowing.

Occupancy Classification: RESIDENTIAL GROUP R-2 (NEW APARTMENT BUILDING)

Date: September 20, 2022
Project Address: 1932 Fillmore Street, Hollywood, FL 33020
File Number: 21-DP-14
Project Details: New 5-Story, 14 units, Residential Building
Customer: COENGINEERS BUILDERS LLC.
Regarding: Design Criteria

DESIGN CRITERIA

Note:

The project design is based on the owner's requirements and needs. Owner requested 14 one-bedroom units and 14 required parking spaces. The building aesthetics was a major issue, wanting a contemporary architectural design style and intended not to over-build the site. The architect received owner's approval and signature approving the building and site design.

1. Architectural and Design Components

A. Site Design

- a. The site design and building layout are efficient arrangements of land use. The site has a perimeter landscape of five (5) foot landscape buffer, about 14% of the site. A 25% percent of the paved vehicular area (5,220.84 S.F.) is required, with a landscape equaling 1,305.21 S.F. The landscape provided is 1,403.27 S.F. The open space 20% minimum landscape area required is 2,179 S.F., and 2,943.35 S.F. provided. The setbacks provide landscaped view corridors to the adjacent existing buildings.
- b. The site design accounts for safety and crime control. The site includes a six (6) foot-high perimeter fence with controlling gates at three (3) different locations: one (1) high in the rear adjacent to the existing alley. And two metal gates, one (1) to the northwest and the other at the northeast, provide an emergency life safety exit path and pedestrian movement.
- c. The perimeter fence is provided with a two (2) foot horizontal cross metal plate to diminish the light emittance to the adjacent sites. The landscape also has been designed to aid in this task and minimize glare and reflection on neighboring properties.
- d. The site requires (14) parking spaces; it provides sixteen (16) parking spaces conveniently arranged to minimize the surrounding neighborhood parking impact. The parking area is accessed thru a two-car rolling metal gate, permitting vehicles a rapid and safe ingress and egress from the north side of

the road. Towards the south, adjacent to the existing alley, there is space for vehicle turn-around.

- e. Site-designed component includes ADA accessibility that provides two handicapped ramps. It incorporates sustainable and environmentally friendly practices, including an electric vehicle (EV) charging station, enclosed trash, recycling bins according to city guidelines, pervious pavement zones, and bicycle racks.
- f. Trash dumpster of CMU and stucco enclosure has been provided and coordinated with Republic Services for trash and recycle bins pickup and enclosure size needed. Republic Services also recommended that the trash enclosure be located to the rear of the property adjacent to alley for pickup.
- g. The site has been provided with an interior catch basin to accommodate efficient site drainage and prevent overflowing.

B. Building

- a. The architecture is a contemporary style, intended not to over-build the site. The architectural aesthetic appearance of the exterior building surfaces is composed of traditional stucco material. The stucco surfaces are painted in three (3) colors: [1] the primary building color is Pure White SW 7005. [2] The medium tone color is Classic French Gray SW 7007, used to accent certain vertical masing for façade elegance. [3] The dark tone color is Caviar SW 6990, used to accent a few secondary walls to help accent the design of the gray composition color scheme. [4] The building's exterior entrance is accented with a new metal panel wood accenting the front entrance. The trellis at the 5th-floor recreational deck is an aluminum powder coat finish color Pure White SW 7005.
- b. The building's balcony railings are aluminum powder coat finish, silver color with clear glass.
- c. The northeast façade exterior emergency stair is provided with metal louvers to break up the giant wall mass.
- d. The building design does not take most of the allowable buildable space. Instead, it is designed with a generous rear distance to the alley to prevent the 5-story building over imposing on the existing alley way. This approach helps with the aesthetics of the interior of the site giving it a garden feel to the space.
- e. All building units are designed with an open concept, with large fenestrations

allowing natural lighting into the interior spaces.

- f. All permanent unit appliances are energy-star rated.
- g. A five-story electric elevator is provided for vertical circulation that is sized to accommodate ambulance stretcher service.
- h. All air handling units will be accommodated at the roof level away from the perimeter walls thus helping hide the equipment from the street public view.

2. Compatibility

- a. Located in a multifamily district (nd-2), the adjacent structures are one-story CBS buildings, being the first intervention in this part of the neighborhood.
- b. The surrounding neighborhood buildings are of traditional architectural characteristics. Most adjacent neighborhood buildings are one-story, and a few are two story apartment buildings.
- c. The proposed apartment building design is innovative, but it is mostly of stucco finish on CMU which relates to the neighborhood pattern adjacent structures.

3. Scale/Massing

- 1. This five-story building has 14 one-bedroom apartments, each with one and a half baths, ranging in size from 660 to 920 S.F. All units have balconies, and an upper-level recreational deck complements the open space. The ground level includes partially covered parking surrounded by landscaping.
- 2. Façades were redesigned, using window openings, glass railing at balconies, and a new color scheme.
- 3. The lobby was reworked to achieve the required elevation according to Conditions 100-year Flood Map 2060, Elev.=11.0'NAVD. As a result of this intervention, the ramps were lengthened, and a corner storefront in the lobby was achieved.

4. Landscaping

- a. Integrated landscape design considers the natural environment, the urban surroundings, and the residents to create a beautiful and functional site that

supports the new rezoning community development plan.

- b. Using native, drought tolerant, and low maintenance materials, the landscape is sustainably designed, combining a contemporary aesthetic – marrying nature and modernity together to impact the environment, residents, and the community positively.
- c. Existing mature Royal Poinciana will be reserved.
- d. The parking area and driveway are heavily landscaped along the Perimeter.
- e. All landscape plans reflect 100% property wide irrigation.
- f. The landscape design articulates and enhances the architecture of the building design. The landscape design was heavily coordinated with the architectural design to have a harmonious complimentary rhythm.
- g. Light fixtures in parking lot have a maximum height in proportion to the size of the parking lot with no exposed bulbs to control site light pollution.

Rams & Pupo Architects, Inc.

ARCHITECTURE, INTERIOR DESIGN AND PLANNING

254 SW Natura Ave, Deerfield Beach, FL 33441
786.715-2977

gonzalezarchitect@gmail.com



August 17, 2021

VIRTUAL COMMUNITY MEETING:

Our firm is representing a client who is developing a Multi-Family Apartments in 1932 Fillmore Street, Hollywood, FL 33020. On behalf of my client, we would like to invite you to attend a Virtual Community Meeting to talk about our upcoming project.

The property is as follows:

1. *Project Address: 1932 Fillmore Street
Hollywood, FL 33020
Owner: USA BUILDING LLC*

The hearing is being held to offer the community a preview of what is being designed and to obtain feedback on the project. All interested parties are encouraged to participate in the virtual meeting. We will be presenting this proposed project and immediately following the presentation will be a time to address any questions or concerns you may have.

MEETING TO BE HELD ON: Tuesday, September 7, 2021 09:00 AM Eastern Time (US and Canada)

FOR FURTHER INFORMATION CONTACT: gonzalezarchitect@gmail.com

If you have questions regarding the proposed project or need assistance to access the Zoom application, we request that you please send them via e-mail prior to the meeting.

To participate, you must access the link provided below via the Zoom Application.

Join Zoom Meeting - <https://zoom.us/j/97278096203?pwd=N0cvUVJocHVpOVJ3Y2NkeTlvRjU5Zz09>

Meeting ID: 972 7809 6203

Passcode: 024044

One tap mobile:

+13126266799,,97278096203#,,,,*024044# US (Chicago)

+16465588656,,97278096203#,,,,*024044# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 972 7809 6203

Passcode: 024044

Find your local number: <https://zoom.us/u/arQjaPmmM>

Carlos Gonzalez, A.I.A.



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 19, 2021

City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33020

Re: Property owners within 500 feet of:

SUBJECT: 1932 Fillmore Street, Hollywood, FL 33020

FOLIO: 5142 15 01 3790

ABBREV. LEGAL DESCRIPTION: HOLLYWOOD 1-21 B LOT 23, 24 BLK 21

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 8/2/2021.

I affirm the notices for the attached Public Outreach Meeting were mailed to all property owners as noted above, to the Division of Planning, as well as to registered civic and neighborhood associations as provided by the applicant, and the site was posted on 8/19/21.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed pieces: **147, including 5 international**

(This includes the Division of Planning and 4 registered civic and neighborhood association(s) as provided by the applicant)

CANHOME TR
GAO, XIAOJUAN JAN TRSTEE ETAL
3269 CARRIAGE HILL PL
OTTAWA ON K1T 3X6
CANADA

COMFORTHUT TR
GAO, XIAOYANG TRS ZHANG, S TRSTEE
3 WYNRIDGE PL
OTTAWA ON K2M 2S9
CANADA

EASTLAND TR
LAM, MAN KWAN TRSTEE ETAL
11B BLK 7 ENNA BLVD RIVA
YUEN LONG NT
HONG KONG

GALLO, JUAN RICARDO MONTES
LIERENA, GIOVANNA
27 CHAMPLAIN AVE
WELLAND ON L3C 2L6
CANADA

ROSSI, MARIO A
CORREA, VANESSA A ETAL
23-456 RARLTON ST
ST CATHERINES ON L2N 6R1
CANADA

1 FILLMORE LLC
1980 NW 81 AVE
CORAL SPRINGS, FL 33071

1061 SHIRA GROUP LLC
2999 NE 191 ST STE 403
AVENTURA, FL 33180

1910 FILLMORE REALTY LLC
550 OCEAN BLVD
GOLDEN BEACH, FL 33160

1915 TRUST NO 1302013
ZBT LLC TRSTEE
4539 ROYAL PALM AVE
MIAMI BEACH, FL 33140

1927 TAYLOR INC
2447 MONROE ST
HOLLYWOOD, FL 33020

ALONSO, ALEJANDRO M
13342 SW 152 ST #2708
MIAMI, FL 33177

AMIRKHANIAN, CLAUDE
504 N 20 AVE
HOLLYWOOD, FL 33020

ANDRADE, GRETA GANOZA
2010 TAYLOR ST #6B
HOLLYWOOD, FL 33020

ANTHONY V IOVINO REV TR
IOVINO, ANTHONY V TRSTEE
2470 N PARK RD APT 119
HOLLYWOOD, FL 33021

AQUINO, WILFREDO
2010 FILMORE ST UNIT 304
HOLLYWOOD, FL 33020

ARCHBISHOP OF THE ARCHDIOCESE OF
MIAMI & WENSKI, THOMAS G
9401 BISCAYNE BLVD
MIAMI, FL 33138

ARCHDIOCESE OF MIAMI
CHURCH OF THE LITTLE FLOWER
9401 BISCAYNE BLVD
MIAMI SHORES, FL 33138

ARD FLORIDA PROPERTIES LLC
16137 BISCAYNE BLVD
AVENTURA, FL 33160

BAGIOTTI, CHARLOTTE M H/E
BAGIOTTI, CHRISTINE ETAL
1929 PIERCE ST
HOLLYWOOD, FL 33020

BASSING, PAMELA JUNE SMITH
4201 N OCEAN DR APT 306
HOLLYWOOD, FL 33019

BECERRA DENTAL CORP INC
471 STONEWOOD ST
DOWNEY, CA 90241

BERGER, ROSS
3630 SIMMS ST
HOLLYWOOD, FL 33021

BERRIO, CARLOS E &
BERRIO, LISA D
7741 NW 46 CT
LAUDERHILL, FL 33351

BETYS & SONS LLC
2945 NE 185 ST #1410
AVENTURA, FL 33180

BOAS, ROGER W
1952 FILLMORE ST
HOLLYWOOD, FL 33021

BOGLIOLI, LOUIS H/E
BOGLIOLI, RUTH
1949 TAYLOR ST UNIT 12
HOLLYWOOD, FL 33020

BOHLER, BARBARA A
2010 FILLMORE ST #303
HOLLYWOOD, FL 33020

BROWARD EQUITIES LLC
19220 NE 19 PL
MIAMI, FL 33179

BUCCIARI, JOAN
1612 DEVONSHIRE LN
SHOREWOOD, IL 60404

BUHAGIAR, NOEL
4506 PIERCE ST
HOLLYWOOD, FL 33021

BUTEAU, CHRISTINE
FILENI, ROBERT GIOVANNI ETAL
1201 S OCEAN DR APT 1412N
HOLLYWOOD, FL 33019

CALLAHAN, DANIEL A H/E
SOMMERHALTER, CONSTANCE ETAL
1949 TAYLOR ST #7
HOLLYWOOD, FL 33020

CB TAYLOR LLC
2250 SW 3 AVE #100
MIAMI, FL 33129

CITY OF HOLLYWOOD
DEPT OF COMMUNITY & ECONOMIC DEV
2600 HOLLYWOOD BLVD #206
HOLLYWOOD, FL 33020

CITY OF HOLLYWOOD
DEV SVCS-DIV OF PLANNING
2601 HOLLYWOOD BLVD #315
HOLLYWOOD, FL 33020

CLEAVER, MARION
GREENBERG, ALLAN
2630 CROPSEY AVE #5D
BROOKLYN, NY 11214

COLLINS, TIMOTHY W &
COLLINS, JULIE C
2415 WASHINGTON ST
HOLLYWOOD, FL 33020

COWLEY, SCOTT D
13175 EMERALD DR APT 3
NORTH MIAMI, FL 33181

CRAWFORD, DANIEL C
5100 ROOSEVELT ST
HOLLYWOOD, FL 33021

CUPO, JOSEPHINE
CUPO, SALVATORE SR
126 LINCOLN AVE
WOOD RIDGE, NJ 07075

DEEL INVESTMENT GROUP INC
8726 NW 26 ST UNIT 11
DORAL, FL 33172

DEEL INVESTMENT GROUP INC
6520 LAKE COMO TER
MIAMI LAKES, FL 33014

DIEGUEZ, LEIDA R
DIEGUEZ, LOUIS ETAL
331 TRAVERS PL
LYNDHURST, NJ 07071

DKFAB ENTERPRISES, LLC
1820 NE JENSEN BCH BLVD STE 514
JENSEN BEACH, FL 34957

DURANGO & SAA INVESTMENTS LLC
PO BOX 220553
HOLLYWOOD, FL 33022

EASTLAND TR
DENG, RU BIN TRSTEE ETAL
2000 TAYLOR ST #4A
HOLLYWOOD, FL 33020

EDELMAN, CRAIG
EDELMAN, MONICA
7122 NW 48 WAY
COCONUT CREEK, FL 33073

EDUARDO VICTORIA GABRIEL LLC
2019 TAYLOR ST
HOLLYWOOD, FL 33020

EVA BLUE LLC
4561 SW 25 AVE
FORT LAUDERDALE, FL 33312

FALOWSKI, EDWARD J
CAMELO, ISABEL
2010 FILMORE ST #301
HOLLYWOOD, FL 33020

FENIMORE, KENNETH ALBERT
GONZALEZ, CARMEN
601 S CRESCENT DR
HOLLYWOOD, FL 33021

FOLKES, CARMEN
SMITH, MADELINE EST
1524 S 24 TER
HOLLYWOOD, FL 33020

GAMIZ, CARLOS
11750 NW 6 ST
PLANTATION, FL 33325

GAMIZ, LIZA
11750 NW 6 ST
PLANTATION, FL 33325

GIROUD, NESTOR
GIROUD, MARIA ELISA
2818 FILLMORE ST APT A
HOLLYWOOD, FL 33020

GRAND SOUTH REALTY LLC
C/O OCTAZON MANAGEMENT LLC
633 NE 167 ST #701
NORTH MIAMI BEACH, FL 33162

GUTIERREZ, BRUNA
GUTIERREZ, DEREK
1033 NE 17 WAY #1503
FORT LAUDERDALE, FL 33304

GUTIERREZ, FERNANDO
10 SW SOUTH RIVER DR UNIT 906
MIAMI, FL 33130

GUTIERREZ, FERNANDO
9964 PINES BLVD
PEMBROKE PINES, FL 33024

HAJJAR, RAFIK Y
509 BRUNSWICK PIKE
LAMBERTVILLE, NJ 08530

HANNA, NARMAR G
200 LESLIE DR # 710
HALLANDALE BEACH, FL 33009

HANNA, PETER &
HANNA, NARMAR
200 LESLIE DR #710
HALLANDALE BEACH, FL 33009

HARCHAVA LLC
4539 ROYAL PALM AVE
MIAMI BEACH, FL 33140

HAWKINS, TRICIA L
312 TALBOT RD
STEVENSVILLE, MD 21666

HEDGEROW 10-A FL LLC
3623 N ANDREWS AVE
OAKLAND PARK, FL 33309

HERNANDEZ, MARIA OLGA
2010 FILLMORE ST #406
HOLLYWOOD, FL 33020

HERRIN, KRISTEN & ALEXANDER
1949 PIERCE ST
HOLLYWOOD, FL 33020

HERTEGOVICI, RELU & TEREZA
2010 FILLMORE STREET #308
HOLLYWOOD, FL 33020

HICKS, NICOLE A
77 E HIDDEN BAY DR
S DARTMOUTH, MA 02748

HOLLYWOOD INVESTMENTS GROUP INC
1900 TAYLOR ST
HOLLYWOOD, FL 33020

HOLLYWOOD INVESTMENTS LLC
815 N NORTHLAKE DR
HOLLYWOOD, FL 33019

INTREPID REALTY GROUP LLC
1205 LINCOLN RD STE 211
MIAMI BEACH, FL 33139

J&R INVESTORS LLC
12935 IXORA RD
NORTH MIAMI, FL 33181

JESP LIVING LLC
1020 GRAND CONCOURSE #8G
BRONX, NY 10451

JINIVIZIAN, BARKEVE & SILVA
12 CEDAR CT
NORTH HALEDON, NJ 07508

JL 2020 TR
LANGER, JEFFREY TRSTEE
956 HARRISON ST
HOLLYWOOD, FL 33019

KARMON GROUP LLC
5207 SW 90 TERR
COOPER CITY, FL 33328

KHACHANEH, FAISSAL
3276 BOSTON RD
WILBRAHAM, MA 01095

KIRKPATRICK, DAVID L
1348 ADAMS STREET
HOLLYWOOD, FL 33019

KLEIN, LAURA J
1959 PIERCE ST
HOLLYWOOD, FL 33020

KONDOROSI, LIVIA JUDIT
KONDOROSI, CSABA LASZLO
1947 TAYLOR ST # 6
HOLLYWOOD, FL 33020

KOOSER, MARGARET
1924 PIERCE ST
HOLLYWOOD, FL 33020

KUZMICKI, JANET H/E
CLARK, JACK A
1915 PIERCE ST
HOLLYWOOD, FL 33020

LANSFORD, CECILIA D
2010 FILLMORE ST #307
HOLLYWOOD, FL 33020

LAPORTE, MELANIE M
2010 FILLMORE ST #202
HOLLYWOOD, FL 33020

LAPSHIN, ANNA
LAPSHIN, IGOR
2010 FILLMORE ST #404
HOLLYWOOD, FL 33020

LARES, ANDRES ROBERTO
2010 TAYLOR ST APT 5B
HOLLYWOOD, FL 33020

LEBBAD, MADELEINE
2010 FILLMORE ST #310
HOLLYWOOD, FL 33020

LEITE, ELIZABETH
6888 NW 30 AVE
FORT LAUDERDALE, FL 33309

LEVY, ITAY
5048 PALOMAR DR
TARZANA, CA 91356

LEWIS, THOMAS W
1949 TAYLOR ST # 8
HOLLYWOOD, FL 33020

LUM YOU, KEITH R
3525 E HAMPTON CIR
ALVA, FL 33920

MAHLER, KRISTA
LAVENKA, SARA
2420 HAYES ST UNIT 2
HOLLYWOOD, FL 33020

MARUDEL LLC
3125 NE 163 ST
NORTH MIAMI BEACH, FL 33160

MAZUFRI, GEORGE H
1851 FILLMORE ST
HOLLYWOOD, FL 33020

MEC INVESTMENT INC
18079 NW 90 AVE
MIAMI, FL 33018

MIDTOWN AL PROPCO LLC
2001 POLK ST
HOLLYWOOD, FL 33020

MORALES, MICHAEL L
1949 FILLMORE ST
HOLLYWOOD, FL 33020

MOSELEY, RICHARD TODD
4050 SW 136 AVE
MIRAMAR, FL 33027

NAUTH, ALLAN
1904 TAYLOR ST
HOLLYWOOD, FL 33020

NEWBERG, SHERRON J
1522 W CLEGHORN
SANTA ANA, CA 92704

ONORATI, ANN MARIE
750 N OCEAN BLVD #1009
POMPANO BEACH, FL 33062

PACE, PETER H/E
PACE, CLEMENT
2018 FILLMORE ST
HOLLYWOOD, FL 33020

PARNASA57 LLC
3801 S OCEAN DR APT 4P
HOLLYWOOD, FL 33019

PAZ, MARIA
2010 FILLMORE ST #302
HOLLYWOOD, FL 33020

PENATE, MARCOS R & JUDITH
460 TAMARIND DR
HALLANDALE BEACH, FL 33009

PEREZ, DOROTHY
PEREZ, LARRY
1830 RADIUS DR #1224
HOLLYWOOD, FL 33020

PINES PALM INVESTMENTS
WEST LLC
1912 TAYLOR ST
HOLLYWOOD, FL 33020

POLK MART INC
1515 RODMAN ST
HOLLYWOOD, FL 33020

RAMOS, MIGUEL ERNESTO
RAMOS, CARLOS A
1857-1859 FILLMORE ST
HOLLYWOOD, FL 33020

REIGLE, BARBARA
2010 FILLMORE ST #203
HOLLYWOOD, FL 33020

ROBAINA, CEFERINA CARMEN
ROBAINA, RODOLFO CESAR
1500 S OCEAN DR #4J
HOLLYWOOD, FL 33019

RUBINSTEIN, LINDA L
2010 FILLMORE ST #408
HOLLYWOOD, FL 33020

SAMMON, JOHN F
SAMMON FAM TR
2010 FILLMORE ST #210
HOLLYWOOD, FL 33020

SAMPAT, ROY
1950 PIERCE ST
HOLLYWOOD, FL 33020

SANDALWOOD 600 LLC
1205 LINCOLN RD #211
MIAMI BEACH, FL 33139

SEAY, WILLIAM G
2020 TAYLOR ST UNIT 2-C
HOLLYWOOD, FL 33020

SHAYAN SAMEER FAROOQ
PROPERTIES LLC
6432 SW 55 PL
DAVIE, FL 33314

SIBAJA, DENISSE ZENAIDA
SIBAJA, ISAIAS
1906 TAYLOR ST
HOLLYWOOD, FL 33020

SIRIPOL, ARAYA &
SIRIPOL, PREECHA
4850 S SHERWOOD FOREST BLVD
BATON ROUGE, LA 70816

STARKWEATHER, CHRISTINE C
1947 TAYLOR ST APT 5
HOLLYWOOD, FL 33020

STORY, TIMOTHY O
150 STIRLING RD # 207
DANIA BEACH, FL 33004

STUBELJ, HILDA S
851 THREE ISLANDS BLVD #412
HALLANDALE BEACH, FL 33009

SUNVERVE PROPERTIES LLC
% IVAN SCHERTZER ESQ
16211 NE 18 AVE #100
NORTH MIAMI BEACH, FL 33162

TARDIFF, ROBERT P
ROBERT P TARDIFF REB LIV TR
1933 FILLMORE ST
HOLLYWOOD, FL 33020

TAVAREZ, HERMAS
2010 FILLMORE ST #201
HOLLYWOOD, FL 33020

TOMISACA INVESTMENT BUSINESS LLC
2648 NE 188 ST
MIAMI, FL 33180

TORRES, ANGELO & CARMEN
402 N 20 AVE
HOLLYWOOD, FL 33020

UNITED STATES POSTAL SERVICE
PO BOX 667180
DALLAS, TX 75266

USA BUILDING LLC
700 PARK REGENCY PL NE #807
ATLANTA, GA 30326

VICTORIA GARDENS OF HOLLYWOOD
LLC
521 N 20 AVE #1
HOLLYWOOD, FL 33020

VIERNES INC
2049 S OCEAN DR #504E
HALLANDALE BEACH, FL 33009

VIGOURT, JEAN-CLAUDE
2010 FILLMORE ST #204
HOLLYWOOD, FL 33020

VILLARROEL, PAULA
CRUZ, RICHARD JOSEPH
2000 TAYLOR ST #2A
HOLLYWOOD, FL 33020

W REALTY INVEST LLC
1200 BRICKELL AVE #1960
MIAMI, FL 33131

WALSH, MARY ANN
2010 FILLMORE ST #205
HOLLYWOOD, FL 33020

WASZKOWSKI, DENISE YVETTE
TADROSS, NASEEF N BESHAY
2010 FILLMORE ST #407
HOLLYWOOD, FL 33020

WHALE POND LLC
2025 TYLER ST
HOLLYWOOD, FL 33020

WILLIAMS, HUGH T III
5941 CORNWALL LN
DAVIE, FL 33331

WILLIAMS, RANDY D
1933 TAYLOR ST
HOLLYWOOD, FL 33020

WOODS, JOHN
1921 PIERCE STREET
HOLLYWOOD, FL 33020

YOUSSEF, FARIDA R
2010 FILLMORE ST #309
HOLLYWOOD, FL 33020

ZOPPI, MAURICE
1220 BUCHANAN ST
HOLLYWOOD, FL 33019

DOWNTOWN PARKSIDE ROYAL POINCIANA
CIVIC ASSOC
C/O LYNN SMITH, PRES.
PO BOX 223697
HOLLYWOOD, FL 33022

HOLLYWOOD LAKES CIVIC ASSOC INC
C/O TERRY CANTRELL, PRES.
PO BOX 223922
HOLLYWOOD, FL 33019

NORTH CENTRAL CIVIC ASSOC
C/O PATRICIA ANTRICAN, PRES.
2534 FILLMORE ST
HOLLYWOOD, FL 33020

PARKSIDE CIVIC ASSOC
C/O KENNETH CRAWFORD, PRES.
2018 FLETCHER ST
HOLLYWOOD, FL 33020

NAME 1	NAME 2	ADDRESS	CITY	STATE	ZIP	COUNTRY
CANHOME TR	GAO, XIAOJUAN JAN TRSTEE ETAL	3269 CARRIAGE HILL PL	OTTAWA ON		K1T 3X6	CANADA
COMFORTHUT TR	GAO, XIAOYANG TRS ZHANG, S TRSTEE	3 WYNRIDGE PL	OTTAWA ON		K2M 2S9	CANADA
EASTLAND TR	LAM, MAN KWAN TRSTEE ETAL	11B BLK 7 ENNA BLVD RIVA	YUEN LONG NT			HONG KONG
GALLO, JUAN RICARDO MONTES	LIERENA, GIOVANNA	27 CHAMPLAIN AVE	WELLAND ON		L3C 2L6	CANADA
ROSSI, MARIO A	CORREA, VANESSA A ETAL	23-456 RARLTON ST	ST CATHERINES ON		L2N 6R1	CANADA
1 FILLMORE LLC		1980 NW 81 AVE	CORAL SPRINGS	FL	33071	USA
1061 SHIRA GROUP LLC		2999 NE 191 ST STE 403	AVENTURA	FL	33180	USA
1910 FILLMORE REALTY LLC		550 OCEAN BLVD	GOLDEN BEACH	FL	33160	USA
1915 TRUST NO 1302013	ZBT LLC TRSTEE	4539 ROYAL PALM AVE	MIAMI BEACH	FL	33140	USA
1927 TAYLOR INC		2447 MONROE ST	HOLLYWOOD	FL	33020	USA
ALONSO, ALEJANDRO M		13342 SW 152 ST #2708	MIAMI	FL	33177	USA
AMIRKHANIAN, CLAUDE		504 N 20 AVE	HOLLYWOOD	FL	33020	USA
ANDRADE, GRETA GANOZA		2010 TAYLOR ST #6B	HOLLYWOOD	FL	33020	USA
ANTHONY V IOVINO REV TR	IOVINO, ANTHONY V TRSTEE	2470 N PARK RD APT 119	HOLLYWOOD	FL	33021	USA
AQUINO, WILFREDO		2010 FILMORE ST UNIT 304	HOLLYWOOD	FL	33020	USA
ARCHBISHOP OF THE ARCHDIOCESE OF	MIAMI & WENSKI, THOMAS G	9401 BISCAYNE BLVD	MIAMI	FL	33138	USA
ARCHDIOCESE OF MIAMI	CHURCH OF THE LITTLE FLOWER	9401 BISCAYNE BLVD	MIAMI SHORES	FL	33138	USA
ARD FLORIDA PROPERTIES LLC		16137 BISCAYNE BLVD	AVENTURA	FL	33160	USA
BAGIOTTI, CHARLOTTE M H/E	BAGIOTTI, CHRISTINE ETAL	1929 PIERCE ST	HOLLYWOOD	FL	33020	USA
BASSING, PAMELA JUNE SMITH		4201 N OCEAN DR APT 306	HOLLYWOOD	FL	33019	USA
BECERRA DENTAL CORP INC		471 STONEWOOD ST	DOWNEY	CA	90241	USA
BERGER, ROSS		3630 SIMMS ST	HOLLYWOOD	FL	33021	USA
BERRIO, CARLOS E &	BERRIO, LISA D	7741 NW 46 CT	LAUDERHILL	FL	33351	USA
BETYS & SONS LLC		2945 NE 185 ST #1410	AVENTURA	FL	33180	USA
BOAS, ROGER W		1952 FILLMORE ST	HOLLYWOOD	FL	33021	USA
BOGLIOLI, LOUIS H/E	BOGLIOLI, RUTH	1949 TAYLOR ST UNIT 12	HOLLYWOOD	FL	33020	USA
BOHLER, BARBARA A		2010 FILLMORE ST #303	HOLLYWOOD	FL	33020	USA
BROWARD EQUITIES LLC		19220 NE 19 PL	MIAMI	FL	33179	USA
BUCCIERI, JOAN		1612 DEVONSHIRE LN	SHOREWOOD	IL	60404	USA
BUHAGIAR, NOEL		4506 PIERCE ST	HOLLYWOOD	FL	33021	USA
BUTEAU, CHRISTINE	FILENI, ROBERT GIOVANNI ETAL	1201 S OCEAN DR APT 1412N	HOLLYWOOD	FL	33019	USA
CALLAHAN, DANIEL A H/E	SOMMERHALTER, CONSTANCE ETAL	1949 TAYLOR ST #7	HOLLYWOOD	FL	33020	USA
CB TAYLOR LLC		2250 SW 3 AVE #100	MIAMI	FL	33129	USA
CITY OF HOLLYWOOD	DEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	DEV SVCS-DIV OF PLANNING	2601 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
CLEAVER, MARION	GREENBERG, ALLAN	2630 CROSEY AVE #5D	BROOKLYN	NY	11214	USA
COLLINS, TIMOTHY W &	COLLINS, JULIE C	2415 WASHINGTON ST	HOLLYWOOD	FL	33020	USA
COWLEY, SCOTT D		13175 EMERALD DR APT 3	NORTH MIAMI	FL	33181	USA
CRAWFORD, DANIEL C		5100 ROOSEVELT ST	HOLLYWOOD	FL	33021	USA
CUPO, JOSEPHINE	CUPO, SALVATORE SR	126 LINCOLN AVE	WOOD RIDGE	NJ	07075	USA
DEEL INVESTMENT GROUP INC		8726 NW 26 ST UNIT 11	DORAL	FL	33172	USA
DEEL INVESTMENT GROUP INC		6520 LAKE COMO TER	MIAMI LAKES	FL	33014	USA

DIEGUEZ, LEIDA R	DIEGUEZ, LOUIS ETAL	331 TRAVERS PL	LYNDHURST	NJ	07071	USA
DKFAB ENTERPRISES, LLC		1820 NE JENSEN BCH BLVD STE 514	JENSEN BEACH	FL	34957	USA
DURANGO & SAA INVESTMENTS LLC		PO BOX 220553	HOLLYWOOD	FL	33022	USA
EASTLAND TR	DENG, RU BIN TRSTEE ETAL	2000 TAYLOR ST #4A	HOLLYWOOD	FL	33020	USA
EDELMAN, CRAIG	EDELMAN, MONICA	7122 NW 48 WAY	COCONUT CREEK	FL	33073	USA
EDUARDO VICTORIA GABRIEL LLC		2019 TAYLOR ST	HOLLYWOOD	FL	33020	USA
EVA BLUE LLC		4561 SW 25 AVE	FORT LAUDERDALE	FL	33312	USA
FALOWSKI, EDWARD J	CAMELO, ISABEL	2010 FILMORE ST #301	HOLLYWOOD	FL	33020	USA
FENIMORE, KENNETH ALBERT	GONZALEZ, CARMEN	601 S CRESCENT DR	HOLLYWOOD	FL	33021	USA
FOLKES, CARMEN	SMITH, MADELINE EST	1524 S 24 TER	HOLLYWOOD	FL	33020	USA
GAMIZ, CARLOS		11750 NW 6 ST	PLANTATION	FL	33325	USA
GAMIZ, LIZA		11750 NW 6 ST	PLANTATION	FL	33325	USA
GIROUD, NESTOR	GIROUD, MARIA ELISA	2818 FILLMORE ST APT A	HOLLYWOOD	FL	33020	USA
GRAND SOUTH REALTY LLC	C/O OCTAZON MANAGEMENT LLC	633 NE 167 ST #701	NORTH MIAMI BEACH	FL	33162	USA
GUTIERREZ, BRUNA	GUTIERREZ, DEREK	1033 NE 17 WAY #1503	FORT LAUDERDALE	FL	33304	USA
GUTIERREZ, FERNANDO		10 SW SOUTH RIVER DR UNIT 906	MIAMI	FL	33130	USA
GUTIERREZ, FERNANDO		9964 PINES BLVD	PEMBROKE PINES	FL	33024	USA
HAJJAR, RAFIK Y		509 BRUNSWICK PIKE	LAMBERTVILLE	NJ	08530	USA
HANNA, NARMAR G		200 LESLIE DR # 710	HALLANDALE BEACH	FL	33009	USA
HANNA, PETER &	HANNA, NARMAR	200 LESLIE DR #710	HALLANDALE BEACH	FL	33009	USA
HARCHAVA LLC		4539 ROYAL PALM AVE	MIAMI BEACH	FL	33140	USA
HAWKINS, TRICIA L		312 TALBOT RD	STEVENSVILLE	MD	21666	USA
HEDGEROW 10-A FL LLC		3623 N ANDREWS AVE	OAKLAND PARK	FL	33309	USA
HERNANDEZ, MARIA OLGA		2010 FILLMORE ST #406	HOLLYWOOD	FL	33020	USA
HERRIN, KRISTEN & ALEXANDER		1949 PIERCE ST	HOLLYWOOD	FL	33020	USA
HERTEGOVICI, RELU & TEREZA		2010 FILLMORE STREET #308	HOLLYWOOD	FL	33020	USA
HICKS, NICOLE A		77 E HIDDEN BAY DR	S DARTMOUTH	MA	02748	USA
HOLLYWOOD INVESTMENTS GROUP INC		1900 TAYLOR ST	HOLLYWOOD	FL	33020	USA
HOLLYWOOD INVESTMENTS LLC		815 N NORTHLAKE DR	HOLLYWOOD	FL	33019	USA
INTREPID REALTY GROUP LLC		1205 LINCOLN RD STE 211	MIAMI BEACH	FL	33139	USA
J&R INVESTORS LLC		12935 IXORA RD	NORTH MIAMI	FL	33181	USA
JESP LIVING LLC		1020 GRAND CONCOURSE #8G	BRONX	NY	10451	USA
JINIVIZIAN, BARKEVE & SILVA		12 CEDAR CT	NORTH HALEDON	NJ	07508	USA
JL 2020 TR	LANGER, JEFFREY TRSTEE	956 HARRISON ST	HOLLYWOOD	FL	33019	USA
KARMON GROUP LLC		5207 SW 90 TERR	COOPER CITY	FL	33328	USA
KHACHANEH, FAISSAL		3276 BOSTON RD	WILBRAHAM	MA	01095	USA
KIRKPATRICK, DAVID L		1348 ADAMS STREET	HOLLYWOOD	FL	33019	USA
KLEIN, LAURA J		1959 PIERCE ST	HOLLYWOOD	FL	33020	USA
KONDOROSI, LIVIA JUDIT	KONDOROSI, CSABA LASZLO	1947 TAYLOR ST # 6	HOLLYWOOD	FL	33020	USA
KOOSER, MARGARET		1924 PIERCE ST	HOLLYWOOD	FL	33020	USA
KUZMICKI, JANET H/E	CLARK, JACK A	1915 PIERCE ST	HOLLYWOOD	FL	33020	USA
LANSFORD, CECILIA D		2010 FILLMORE ST #307	HOLLYWOOD	FL	33020	USA
LAPORTE, MELANIE M		2010 FILLMORE ST #202	HOLLYWOOD	FL	33020	USA

LAPSHIN, ANNA	LAPSHIN, IGOR	2010 FILLMORE ST #404	HOLLYWOOD	FL	33020	USA
LARES, ANDRES ROBERTO		2010 TAYLOR ST APT 5B	HOLLYWOOD	FL	33020	USA
LEBBAD, MADELEINE		2010 FILLMORE ST #310	HOLLYWOOD	FL	33020	USA
LEITE, ELIZABETH		6888 NW 30 AVE	FORT LAUDERDALE	FL	33309	USA
LEVY, ITAY		5048 PALOMAR DR	TARZANA	CA	91356	USA
LEWIS, THOMAS W		1949 TAYLOR ST # 8	HOLLYWOOD	FL	33020	USA
LUM YOU, KEITH R		3525 E HAMPTON CIR	ALVA	FL	33920	USA
MAHLER, KRISTA	LAVENKA, SARA	2420 HAYES ST UNIT 2	HOLLYWOOD	FL	33020	USA
MARUDEL LLC		3125 NE 163 ST	NORTH MIAMI BEACH	FL	33160	USA
MAZUFRI, GEORGE H		1851 FILLMORE ST	HOLLYWOOD	FL	33020	USA
MEC INVESTMENT INC		18079 NW 90 AVE	MIAMI	FL	33018	USA
MIDTOWN AL PROPCO LLC		2001 POLK ST	HOLLYWOOD	FL	33020	USA
MORALES, MICHAEL L		1949 FILLMORE ST	HOLLYWOOD	FL	33020	USA
MOSELEY, RICHARD TODD		4050 SW 136 AVE	MIRAMAR	FL	33027	USA
NAUTH, ALLAN		1904 TAYLOR ST	HOLLYWOOD	FL	33020	USA
NEWBERG, SHERRON J		1522 W CLEGHORN	SANTA ANA	CA	92704	USA
ONORATI, ANN MARIE		750 N OCEAN BLVD #1009	POMPANO BEACH	FL	33062	USA
PACE, PETER H/E	PACE, CLEMENT	2018 FILLMORE ST	HOLLYWOOD	FL	33020	USA
PARNASA57 LLC		3801 S OCEAN DR APT 4P	HOLLYWOOD	FL	33019	USA
PAZ, MARIA		2010 FILLMORE ST #302	HOLLYWOOD	FL	33020	USA
PENATE, MARCOS R & JUDITH		460 TAMARIND DR	HALLANDALE BEACH	FL	33009	USA
PEREZ, DOROTHY	PEREZ, LARRY	1830 RADIUS DR #1224	HOLLYWOOD	FL	33020	USA
PINES PALM INVESTMENTS	WEST LLC	1912 TAYLOR ST	HOLLYWOOD	FL	33020	USA
POLK MART INC		1515 RODMAN ST	HOLLYWOOD	FL	33020	USA
RAMOS, MIGUEL ERNESTO	RAMOS, CARLOS A	1857-1859 FILLMORE ST	HOLLYWOOD	FL	33020	USA
REIGLE, BARBARA		2010 FILLMORE ST #203	HOLLYWOOD	FL	33020	USA
ROBAINA, CEFERINA CARMEN	ROBAINA, RODOLFO CESAR	1500 S OCEAN DR #4J	HOLLYWOOD	FL	33019	USA
RUBINSTEIN, LINDA L		2010 FILLMORE ST #408	HOLLYWOOD	FL	33020	USA
SAMMON, JOHN F	SAMMON FAM TR	2010 FILLMORE ST #210	HOLLYWOOD	FL	33020	USA
SAMPAT, ROY		1950 PIERCE ST	HOLLYWOOD	FL	33020	USA
SANDALWOOD 600 LLC		1205 LINCOLN RD #211	MIAMI BEACH	FL	33139	USA
SEAY, WILLIAM G		2020 TAYLOR ST UNIT 2-C	HOLLYWOOD	FL	33020	USA
SHAYAN SAMEER FAROOQ	PROPERTIES LLC	6432 SW 55 PL	DAVIE	FL	33314	USA
SIBAJA, DENISSE ZENAIDA	SIBAJA, ISAIAS	1906 TAYLOR ST	HOLLYWOOD	FL	33020	USA
SIRIPOL, ARAYA &	SIRIPOL, PREECHA	4850 S SHERWOOD FOREST BLVD	BATON ROUGE	LA	70816	USA
STARKWEATHER, CHRISTINE C		1947 TAYLOR ST APT 5	HOLLYWOOD	FL	33020	USA
STORY, TIMOTHY O		150 STIRLING RD # 207	DANIA BEACH	FL	33004	USA
STUBELJ, HILDA S		851 THREE ISLANDS BLVD #412	HALLANDALE BEACH	FL	33009	USA
SUNVERVE PROPERTIES LLC	% IVAN SCHERTZER ESQ	16211 NE 18 AVE #100	NORTH MIAMI BEACH	FL	33162	USA
TARDIFF, ROBERT P	ROBERT P TARDIFF REB LIV TR	1933 FILLMORE ST	HOLLYWOOD	FL	33020	USA
TAVAREZ, HERMAS		2010 FILLMORE ST #201	HOLLYWOOD	FL	33020	USA
TOMISACA INVESTMENT BUSINESS LLC		2648 NE 188 ST	MIAMI	FL	33180	USA
TORRES, ANGELO & CARMEN		402 N 20 AVE	HOLLYWOOD	FL	33020	USA

UNITED STATES POSTAL SERVICE		PO BOX 667180	DALLAS	TX	75266	USA
USA BUILDING LLC		700 PARK REGENCY PL NE #807	ATLANTA	GA	30326	USA
VICTORIA GARDENS OF HOLLYWOOD	LLC	521 N 20 AVE #1	HOLLYWOOD	FL	33020	USA
VIERNES INC		2049 S OCEAN DR #504E	HALLANDALE BEACH	FL	33009	USA
VIGOURT, JEAN-CLAUDE		2010 FILLMORE ST #204	HOLLYWOOD	FL	33020	USA
VILLARROEL, PAULA	CRUZ, RICHARD JOSEPH	2000 TAYLOR ST #2A	HOLLYWOOD	FL	33020	USA
W REALTY INVEST LLC		1200 BRICKELL AVE #1960	MIAMI	FL	33131	USA
WALSH, MARY ANN		2010 FILLMORE ST #205	HOLLYWOOD	FL	33020	USA
WASZKOWSKI, DENISE YVETTE	TADROSS, NASEEF N BESHAY	2010 FILLMORE ST #407	HOLLYWOOD	FL	33020	USA
WHALE POND LLC		2025 TYLER ST	HOLLYWOOD	FL	33020	USA
WILLIAMS, HUGH T III		5941 CORNWALL LN	DAVIE	FL	33331	USA
WILLIAMS, RANDY D		1933 TAYLOR ST	HOLLYWOOD	FL	33020	USA
WOODS, JOHN		1921 PIERCE STREET	HOLLYWOOD	FL	33020	USA
YOUSSEF, FARIDA R		2010 FILLMORE ST #309	HOLLYWOOD	FL	33020	USA
ZOPPI, MAURICE		1220 BUCHANAN ST	HOLLYWOOD	FL	33019	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC	C/O LYNN SMITH, PRES.	PO BOX 223697	HOLLYWOOD	FL	33022	USA
HOLLYWOOD LAKES CIVIC ASSOC INC	C/O TERRY CANTRELL, PRES.	PO BOX 223922	HOLLYWOOD	FL	33019	USA
NORTH CENTRAL CIVIC ASSOC	C/O PATRICIA ANTRICAN, PRES.	2534 FILLMORE ST	HOLLYWOOD	FL	33020	USA
PARKSIDE CIVIC ASSOC	C/O KENNETH CRAWFORD, PRES.	2018 FLETCHER ST	HOLLYWOOD	FL	33020	USA

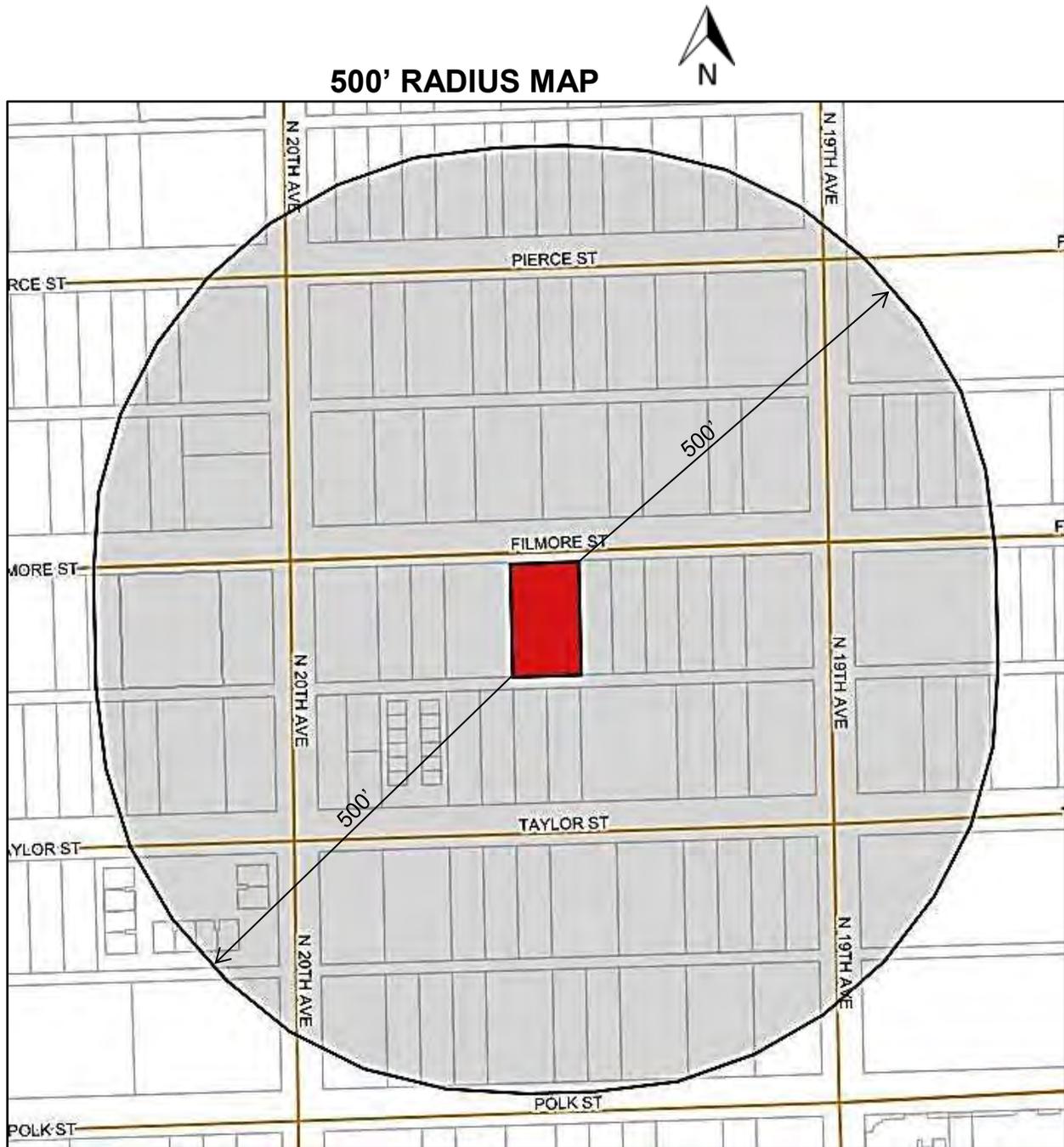
SITE POSTED ON 8/19/2021



SIGN FACING FILLMORE STREET



SIGN FACING THE REAR ALLEY



SUBJECT: 1932 Fillmore Street, Hollywood, FL 33020

FOLIO: 5142 15 01 3790

ABBREV. LEGAL DESCRIPTION: HOLLYWOOD 1-21 B LOT 23, 24 BLK 21



Date: February 14, 2023 VS2

Project Address: 1932 Fillmore Street, Hollywood, FL 33020
File Number: 21-DP-14
Regarding: SITE PICTURES



LOCATION MAP



1932 FILLMORE STREET, HOLLYWOOD FL 33020 - (NORTH FRONT VIEW)



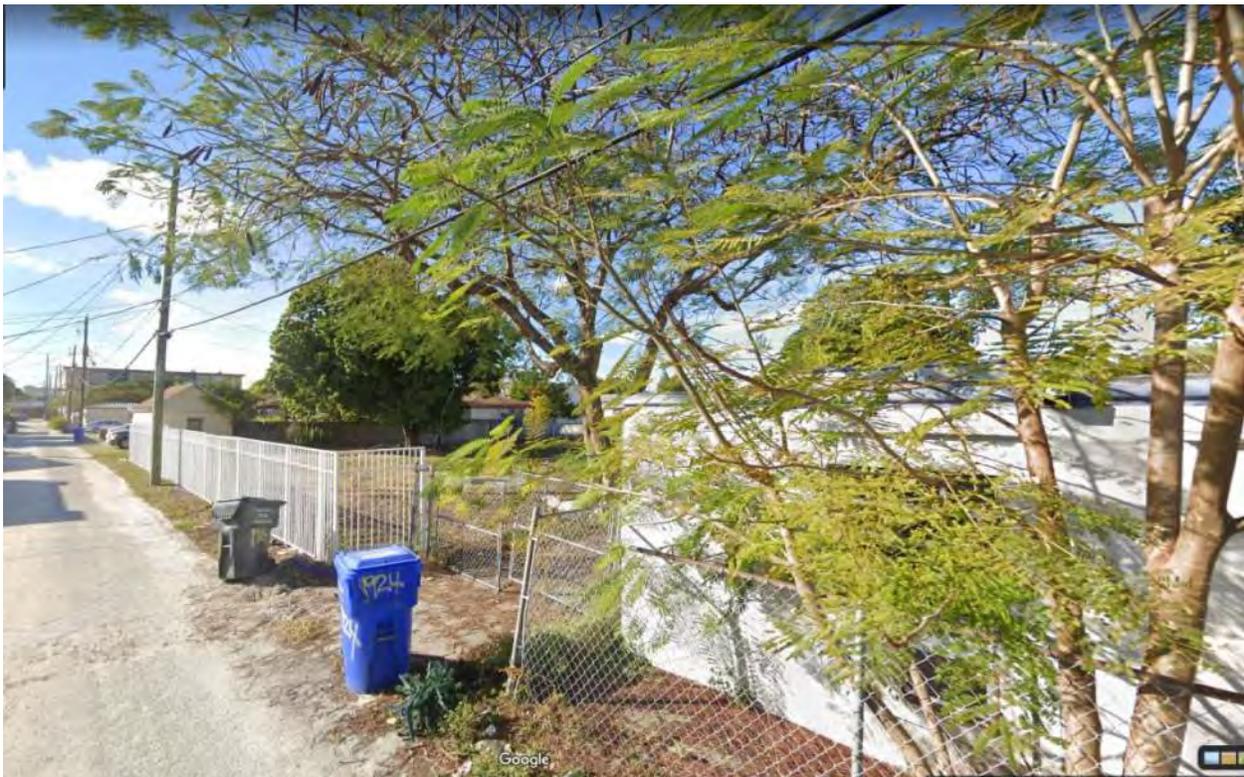
1932 FILLMORE STREET, HOLLYWOOD FL 33020 - (NORTH FRONT VIEW)



1932 FILLMORE STREET, HOLLYWOOD FL 33020 - (NORTHEAST VIEW)



1932 FILLMORE STREET, HOLLYWOOD FL 33020 - (NORTHWEST VIEW)



1932 FILLMORE STREET, HOLLYWOOD FL 33020 - (ALLEY SOUTH-VIEW)



RAMS + PUPO ARCHITECTURE, INC.



1932 FILLMORE STREET, HOLLYWOOD FL 33020 - (ALLEY SOUTHEAST VIEW)



1938 FILLMORE STREET #1-5, HOLLYWOOD FL 33020 - (PROPERTY WEST SIDE VIEW)



RAMS + PUPO ARCHITECTURE, INC.



1924 FILLMORE ST #1-3 HOLLYWOOD FL 33020 - (PROPERTY EAST SIDE VIEW)



1948-1950 FILLMORE STREET, HOLLYWOOD FL 33020 - (STREET NORTHWEST VIEW)



RAMS + PUPO ARCHITECTURE, INC.



HOUSES IN FRONT OF THE PROPERTY – **(FILLMORE NORTH VIEW)**

1941/1933/ 1929/ 1923 FILLMORE STREET, HOLLYWOOD FL 33020

FILLMORE APARTMENTS

1932 FILLMORE STREET, HOLLYWOOD, FL 33020



PROPERTY OWNER: FILLMORE CONSTRUCTION LLC 1930 N COMMERCE PARKWAY SUITE 1 WESTON, FL 33326	CONTRACTOR TBD	ARCHITECT: RAMS + PUPO ARCHITECTURE, INC. CARLOS GONZALEZ, A.I.A. 1193 W NEWPORT CENTER DRIVE DEERFIELD BEACH, FL 33442 PH. 754.715.2977
SURVEYOR	CIVIL: *ZEPHYR ENGINEERING WILFORD ZEPHYR, PE HOLLYWOOD, FL PH. 786.302.7693	LANDSCAPE ARCHITECT: *LANDSCAPE ARCHITECTURAL SERVICES, LLC. BRANDON WHITE 1708 SE JOY HAVEN STREET PORT ST LUCIE, FL 34983 PH. 772.834.1357
STRUCTURAL * ECONS ENGINEERING 320 SW 55 Ave. Coral Gables Fl 33134.	MEP * M&M BEST DESIGN, INC 4356 NW 103RD AVE. SUNRISE FL 33351 EDUARDO A. BARRETO PE NO 69677 PH. 786-239-1808	

* **NOTE:**
CONSULTANTS ARE DIRECTLY HIRED BY OWNER AND DO NOT WORK DIRECTLY UNDER ARCHITECT OF RECORD.

PROJECT:

FILLMORE APARTMENTS
1932 FILLMORE STREET
HOLLYWOOD, FL 33020

PROJECT OWNER :

FILLMORE CONSTRUCTION LLC
MAILING ADDRESS :
1930 N COMMERCE PARKWAY SUITE 1
WESTON, FL 33326

ARCHITECT OF RECORD:

RAMS+PUPO ARCHITECTURE, INC.



1193 W NEWPORT CENTER DR.
DEERFIELD BEACH, FL 33442
754.715.2977
AA26003731 002

DRAWING CONTENTS

PRELIMINARY DRAWINGS | NOT FOR CONSTRUCTION

COVER SHEET

SIGNATURE / DATE / SEAL



CARLOS A. GONZALEZ
Registered Architect
State of Florida # AR95883

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REVISIONS

REV.	Issue Date / DESCRIPTION	TAC COMMENTS
10.01.2021	TAC COMMENTS	
01.17.2022	TAC COMMENTS	
09.05.2022	TAC SUBMITTAL	
12.08.2022	TAC COMMENTS	



LOCATION MAP

SCALE: N.T.S

DATE: 10.01.2021

DRAWN: R+P Architecture Inc.

APPROVED BY:

PROJECT NO: 2020-06

PHASE:

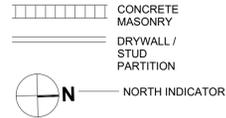
SHEET NO.

G-0.0

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SYMBOLS AND ABBREVIATIONS

FLOOR PLAN TAG



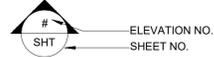
ROOM /SPACE TAG



BUILDING SECTION TAG



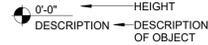
EXTERIOR ELEVATION TAG



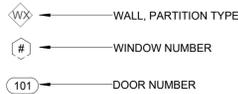
INTERIOR ELEVATION TAG



POINT ELEVATION TAG



DETAIL TAG



CIVIL*

*FOR INFORMATION ONLY UNDER SEPARATE CONTRACT

SHEET NUMBER	SHEET NAME
C1	EROSION AND SEDIMENT CONTROL PLAN
C2	PAVING, GRADING & DRAINAGE PLAN
C3	CIVIL DETAILS
C4	PAVEMENT MARKINGS AND SIGNAGE PLAN
C5	WATER & SEWER PLAN & DETAILS
C6	WATER & SEWER DETAILS

LANDSCAPE*

*FOR INFORMATION ONLY UNDER SEPARATE CONTRACT

SHEET NUMBER	SHEET NAME
LS-1	GROUND LEVEL- SITE PLAN NOTES & DATA
LS-2	SUN DECK LANDSCAPE PLAN / PLAN SCHEDULE
LS-3	EXISTING TREES DISPOSITION & MITIGATION PLAN
LS-4	LANDSCAPE DETAILS AND SPECIFICATIONS

DRAWING INDEX

GENERAL

SHEET NUMBER	SHEET NAME
G-0.0	COVER
G-0.1	DRAWING INDEX GRAPHIC SYMBOLS & ABBREVIATIONS

ARCHITECTURE

Sheet Number	Sheet Name
A-0.0	SITE DATA & GENERAL CODE INFORMATION SHEET
A-0.1	REGULATING PLANS
A-0.2	GREEN AREA CALCULATION DIAGRAMS
A-0.3	AREA CALCULATION
A-0.4	FAR CALCULATION
A-1.0	SITE PLAN / LEVEL ONE
A-1.01	COLOR SITE PLAN
A-1.1	SITE DETAILS - PARKING
A-1.2	SITE DETAILS - VEHICULAR GATE
A-1.3	SITE DETAILS - DUMSTER
A-1.4	SITE DETAILS - PERIMETER FENCE
A-1.5	INTERIOR SIGNAGE DETAILS
A-2.1	PLAN LEVEL 2
A-2.2	PLAN LEVEL 3
A-2.3	PLAN LEVEL 4
A-2.4	PLAN LEVEL 5
A-2.5	PLAN ROOF LEVEL
A-3.0	COLOR ELEVATION
A-3.1	ELEVATIONS
A-4.1	ENLARGE LOBBY/MAIL ROOM

PRELIMINARY DRAWINGS | NOT FOR CONSTRUCTION

PROJECT:

FILLMORE APARTMENTS
1932 FILLMORE STREET
HOLLYWOOD, FL 33020

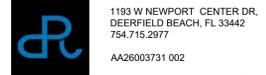
PROJECT OWNER :

FILLMORE CONSTRUCTION LLC

MAILING ADDRESS :
1930 N COMMERCE PARKWAY SUITE 1
WESTON, FL 33326

ARCHITECT OF RECORD:

RAMS+PUPO ARCHITECTURE, INC.



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INDEX SHEET

SIGNATURE / DATE / SEAL



CARLOS A. GONZALEZ
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DATE: 10.01.2021

DRAWN: R+P Architecture Inc.

APPROVED BY:

PROJECT NO: 2020-06

PHASE:

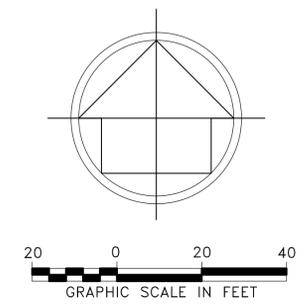
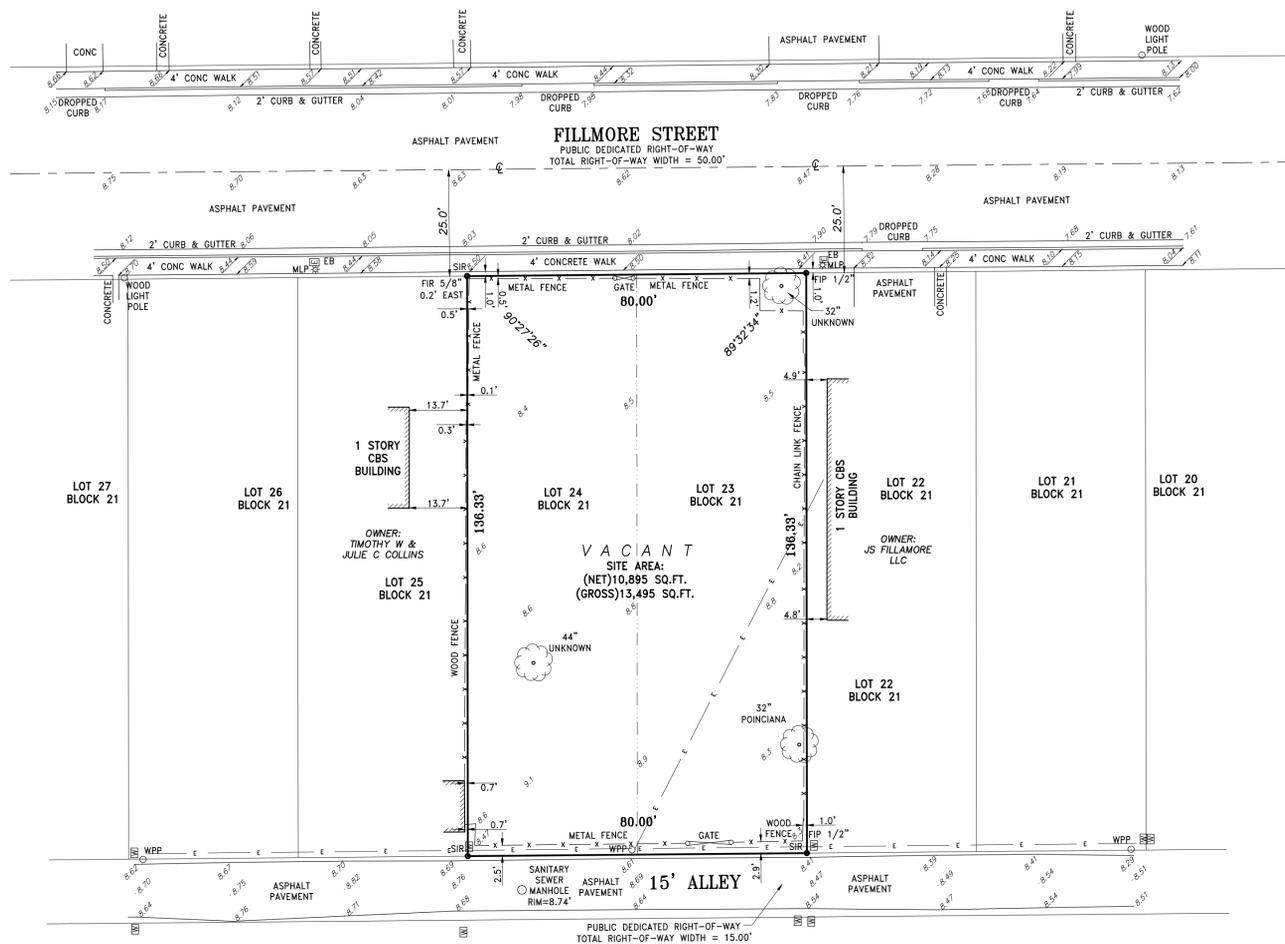
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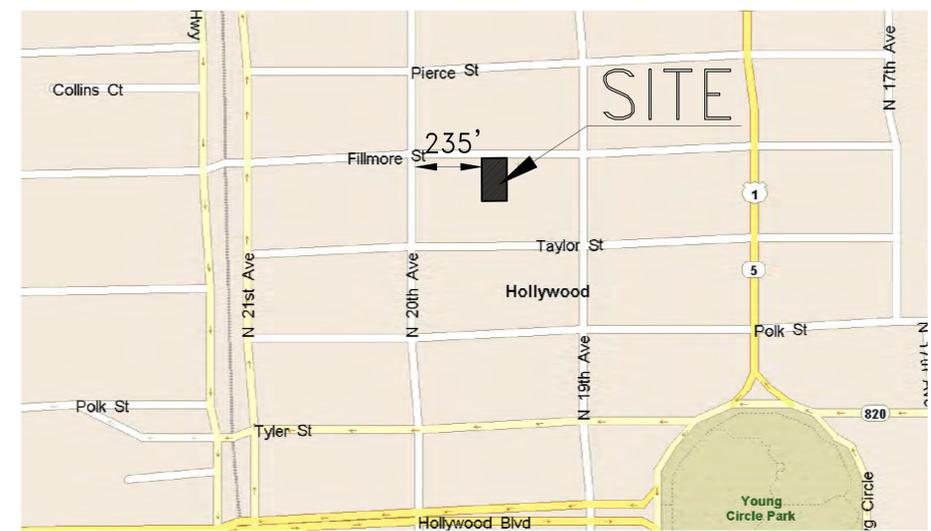
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MEETING DATES	Date
4	TAC SITE PLAN REVIEW - NEW OWNER /COMMENTS 11/07/2022 12/08/2022
3	TAC PRELIMINARY - COMMENTS ANSWERS 1/17/2022
2	TAC PRELIMINARY - COMMENTS ANSWERS 10/18/2021
1	TAC PRELIMINARY 01/03/2021
	PACO - 2ND Round 11/30/2020
	PACO - 1st Round 07/12/2020

ALTA/NSPS LAND TITLE SURVEY



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



LOCATION MAP (NTS)

LAND DESCRIPTION:

LOTS 23 AND 24, BLOCK 21, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

RESTRICTIONS/EASEMENTS:

- ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AFFECTS/NOTHING PLOTTABLE)
- ORDINANCE NO. 0-81-26 RECORDED IN O.R. BOOK 9637, PAGE 836, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 2005-18 RECORDED IN O.R. BOOK 40082, PAGE 1783, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- ORDINANCE NO. 2005-19 RECORDED IN O.R. BOOK 40082, PAGE 1789, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A) AND (B), 7 (A), (B) AND (C), 8, 9, 10, 11 (AS TO UTILITIES, SURFACE MATTERS ONLY), 13, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 04, 2021.

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

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 1988 (NAVD88).
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #1896, ELEVATION=9.42' (NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE, AUTHORIZED SIGNATORY: SAMUEL BUCHER, AGENT FILE NO.: AT-C-211720 FILE NO: 22146952, PERIOD SEARCHED: FROM FEBRUARY 1, 2022 TO NOVEMBER 30, 2022 @ 8:00AM. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO FILLMORE STREET A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 21, SAME BEING A PAVED AND DEDICATED PUBLIC ROADWAY MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0569H, WITH A DATE OF IDENTIFICATION OF 08/18/14, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

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 & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
BFP	BACK FLOW PREVENTER
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET
UNK	UNKNOWN TREE
NTS	NOT TO SCALE

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
EMAIL: OFFICE@CSASURVEY.NET

CLIENT :
FILLMORE CONSTRUCTION
LLC.

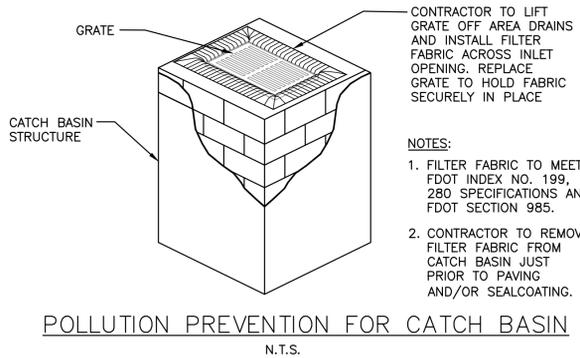
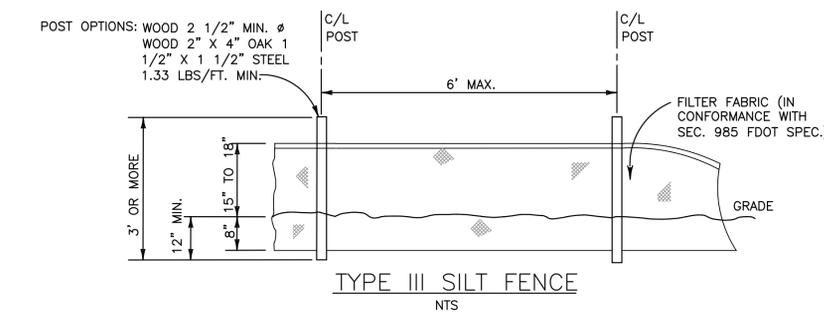
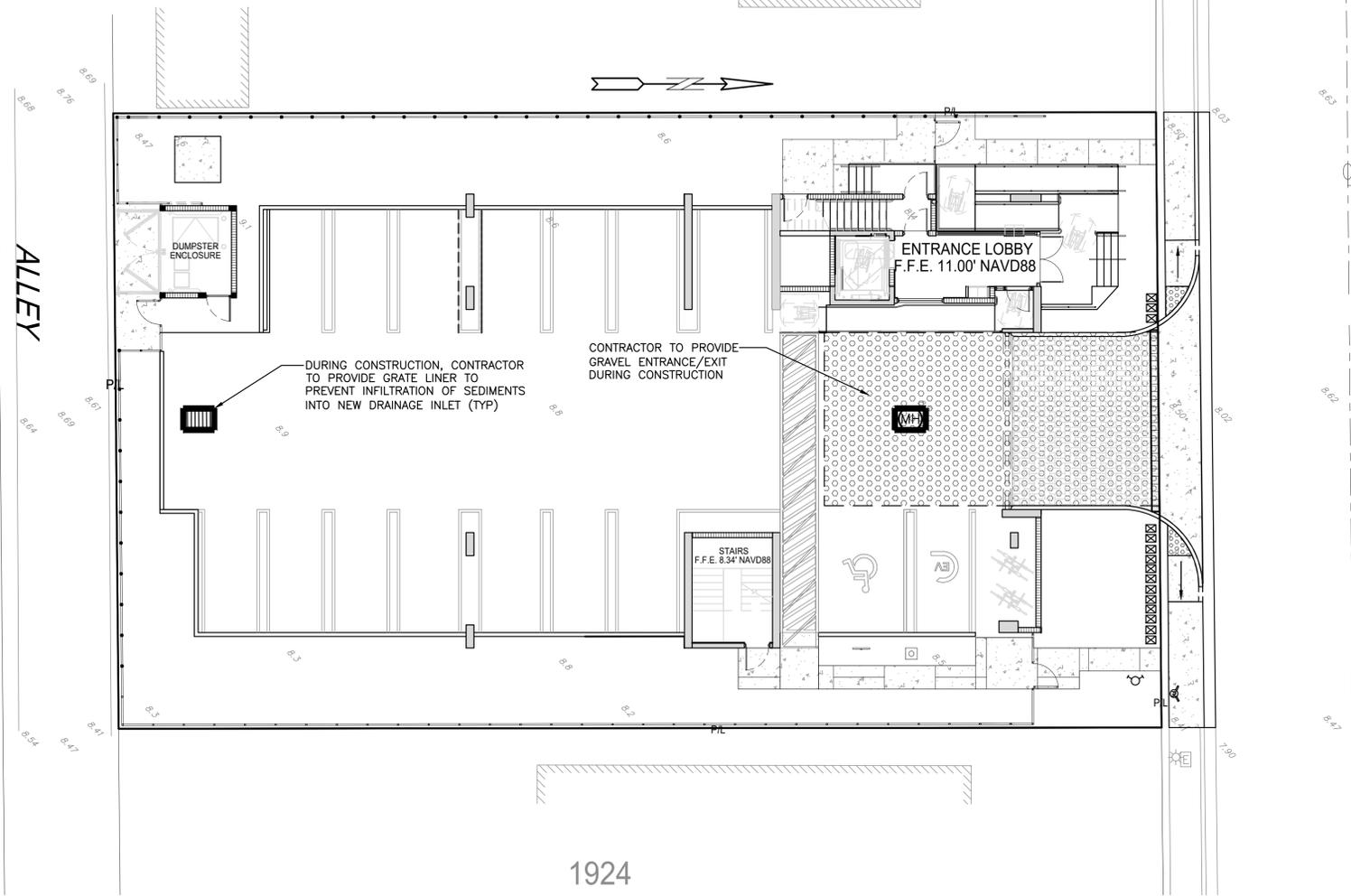
1932 FILLMORE STREET
HOLLYWOOD, FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY	11/23/19	SKETCH	JD	REC.
UPDATE SURVEY WITH ADDITIONAL RIGHT-OF-WAY INFORMATION	01/04/21	SKETCH	JD	REC.
UPDATE SURVEY TO ALTA/NSPS LAND TITLE SURVEY	03/08/21	SKETCH	AM	REC.
UPDATE PER OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT	01/24/23	SKETCH	AM	REC.

REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER: 9116-19
SCALE : 1" = 20'
SHEET 1 OF 1 SHEET

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

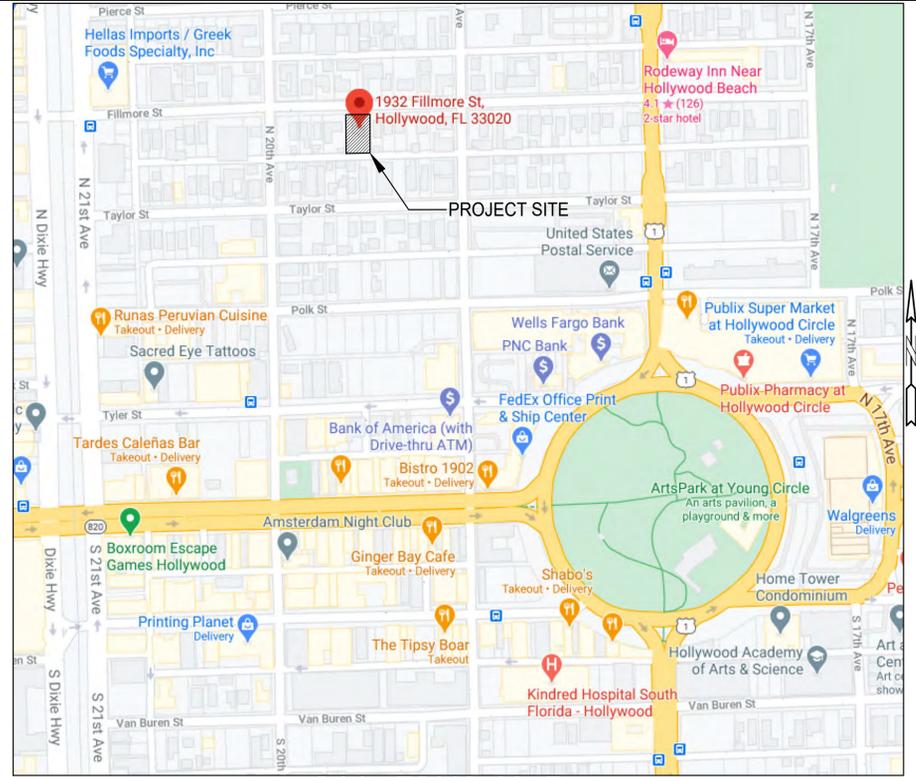


LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'



LOCATION MAP
NOT TO SCALE

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND CUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

- 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.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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

REVISIONS

NO.	DATE	DESCRIPTION
1	1-16-22	TAC REVIEW COMMENTS

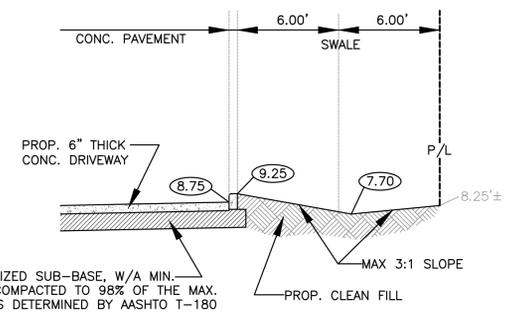
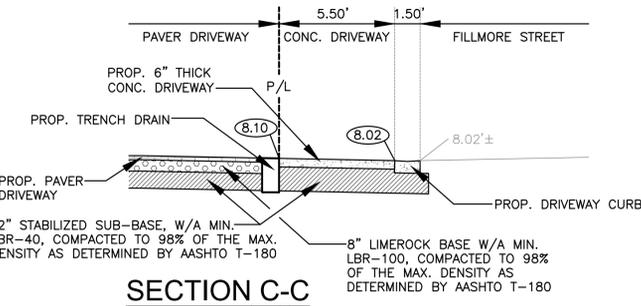
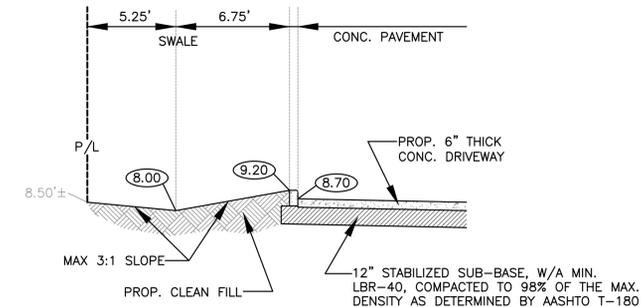
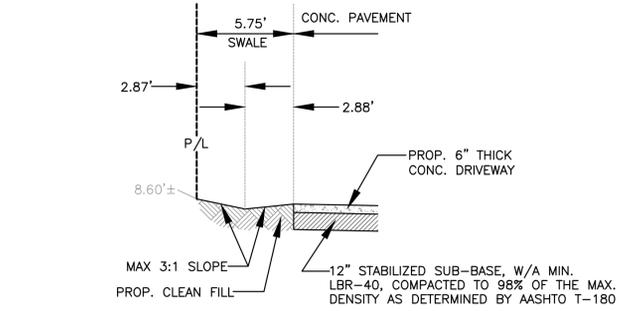
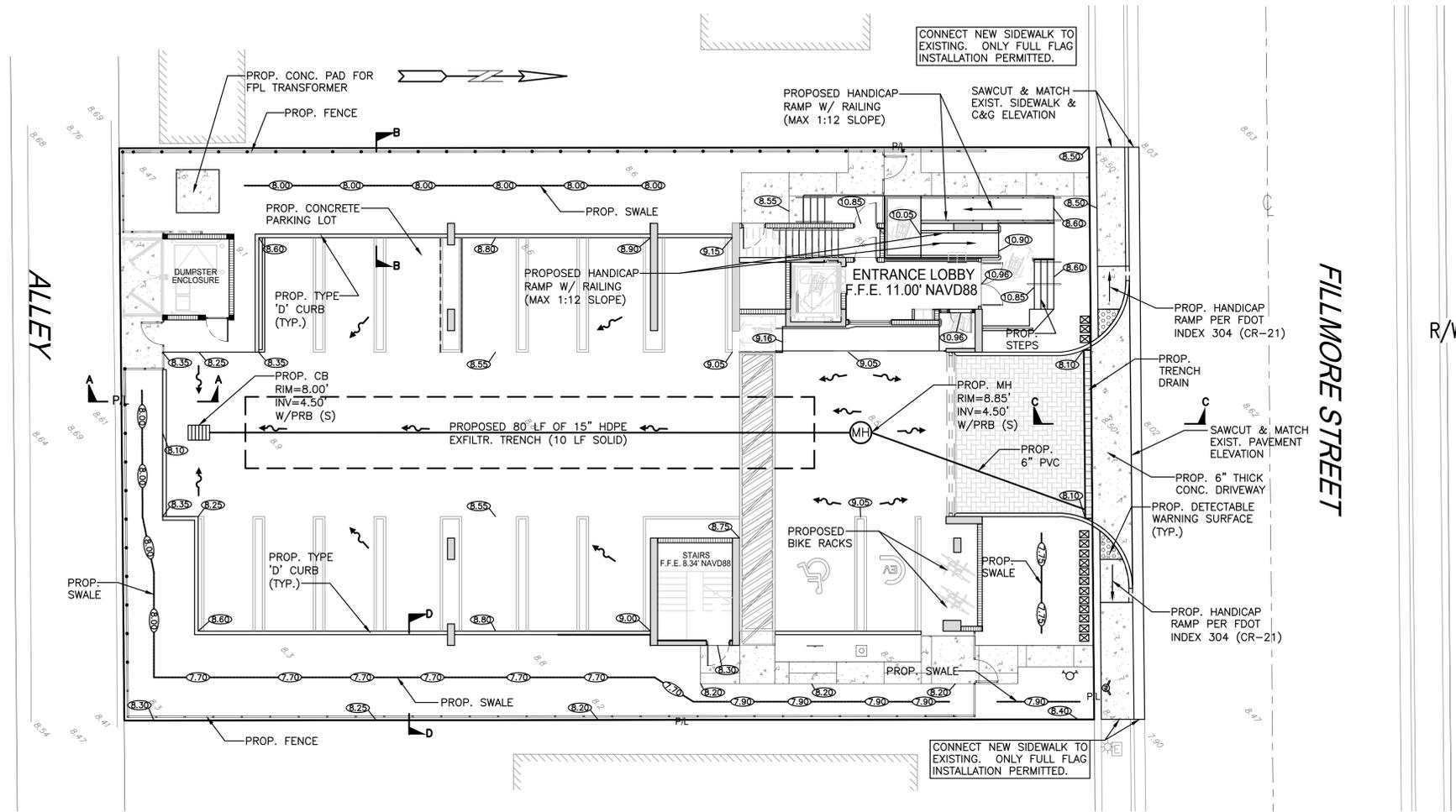
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HOLLYWOOD, FL
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wzephyreng@gmail.com
CA#: 31158



VICTORINO APARTMENTS
1932 FILLMORE STREET
HOLLYWOOD, FL 33020

P.E.#: 76036
DATE: 1/6/21
SCALE: 1"=10'
SHEET NO.: C1
1 OF 6
PROJECT NO.: 20-87

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



- NOTES:
- 1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
 - 2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
 - 3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
 - 4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
 - 5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
 - 6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
 - 7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

REVISIONS	
NO.	DESCRIPTION
1	1-14-22 TAC REVIEW COMMENTS
2	8-17-22 TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
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 (786) 302-7693
 wzephyreng@gmail.com
 CA#: 31158

ZE

VICTORINO APARTMENTS
 1932 FILMORE STREET
 HOLLYWOOD, FL 33020



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PAVING, GRADING & DRAINAGE PLAN
 SCALE: 1"=10'

P.E.#: 76036
 DATE: 1/6/21
 SCALE: 1"=10'
 SHEET NO.: C2
 2 OF 6
 PROJECT NO.: 20-87

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

FLORIDA POWER & LIGHT CO., CONSTRUCTION BELLSOUTH COMCAST TECO LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

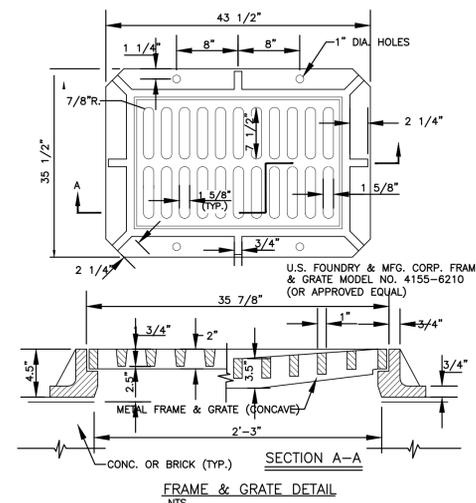
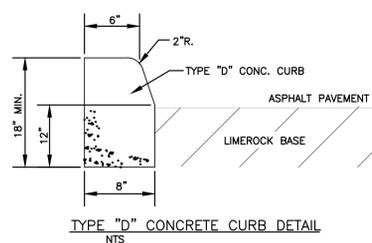
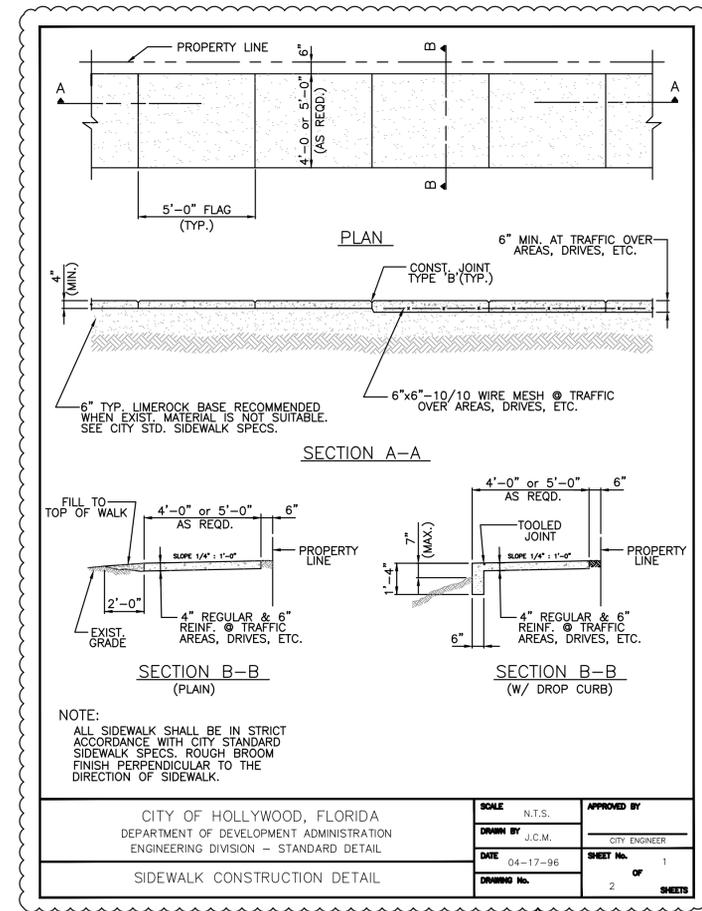
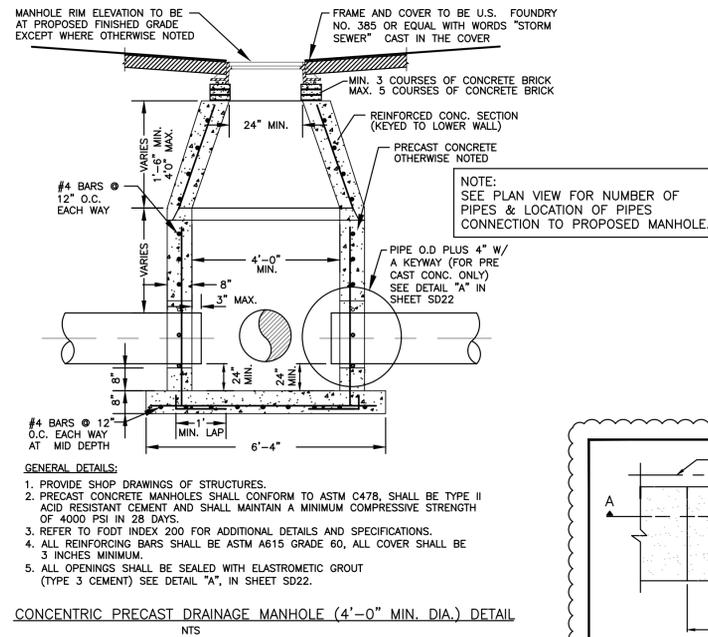
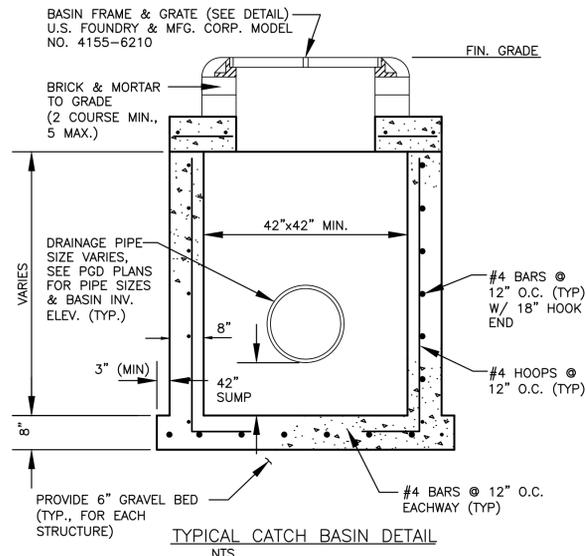
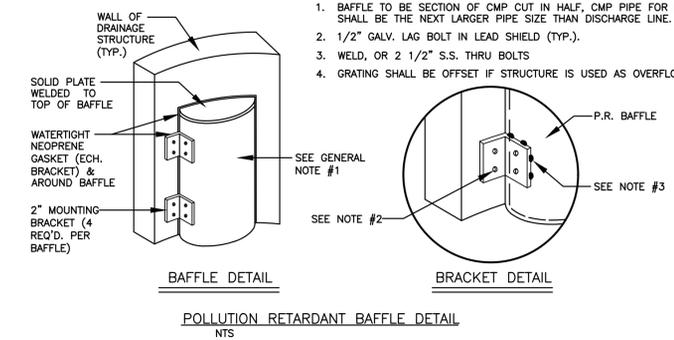
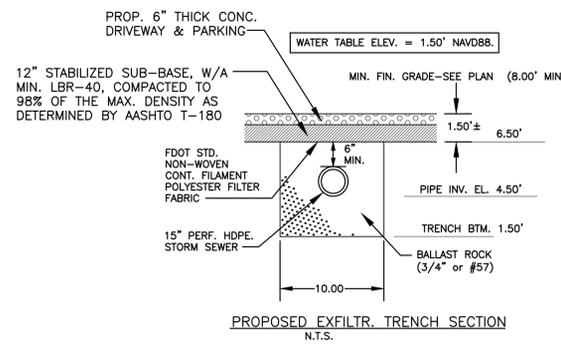
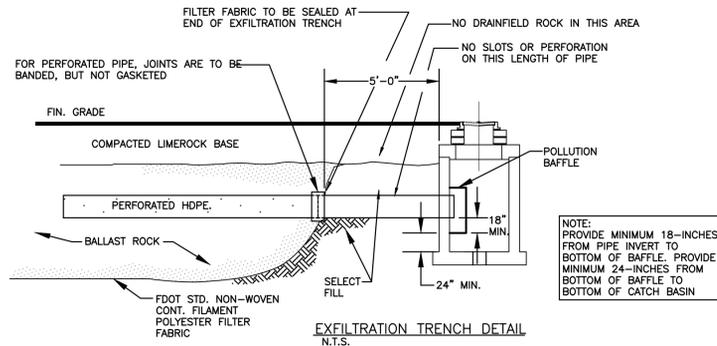
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL, DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 80% OF CARBONATE CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
 RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
 CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
 CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
 SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
 PVC = POLYVINYLCHLORIDE PIPE
 PCMP = PERFORATED CMP, FDOT SECTION 945
 DIP = DUCTILE IRON PIPE
 HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT -
 BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
 PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND FBC TYPICAL T-P-06-001.



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NO.	DATE	DESCRIPTION	TAC REVIEW COMMENTS
1	1-16-22		

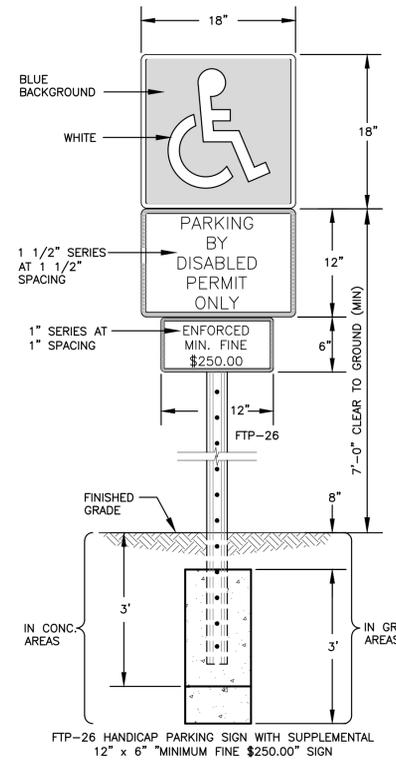
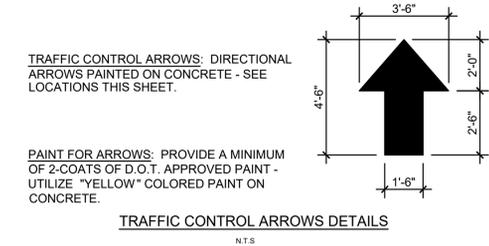
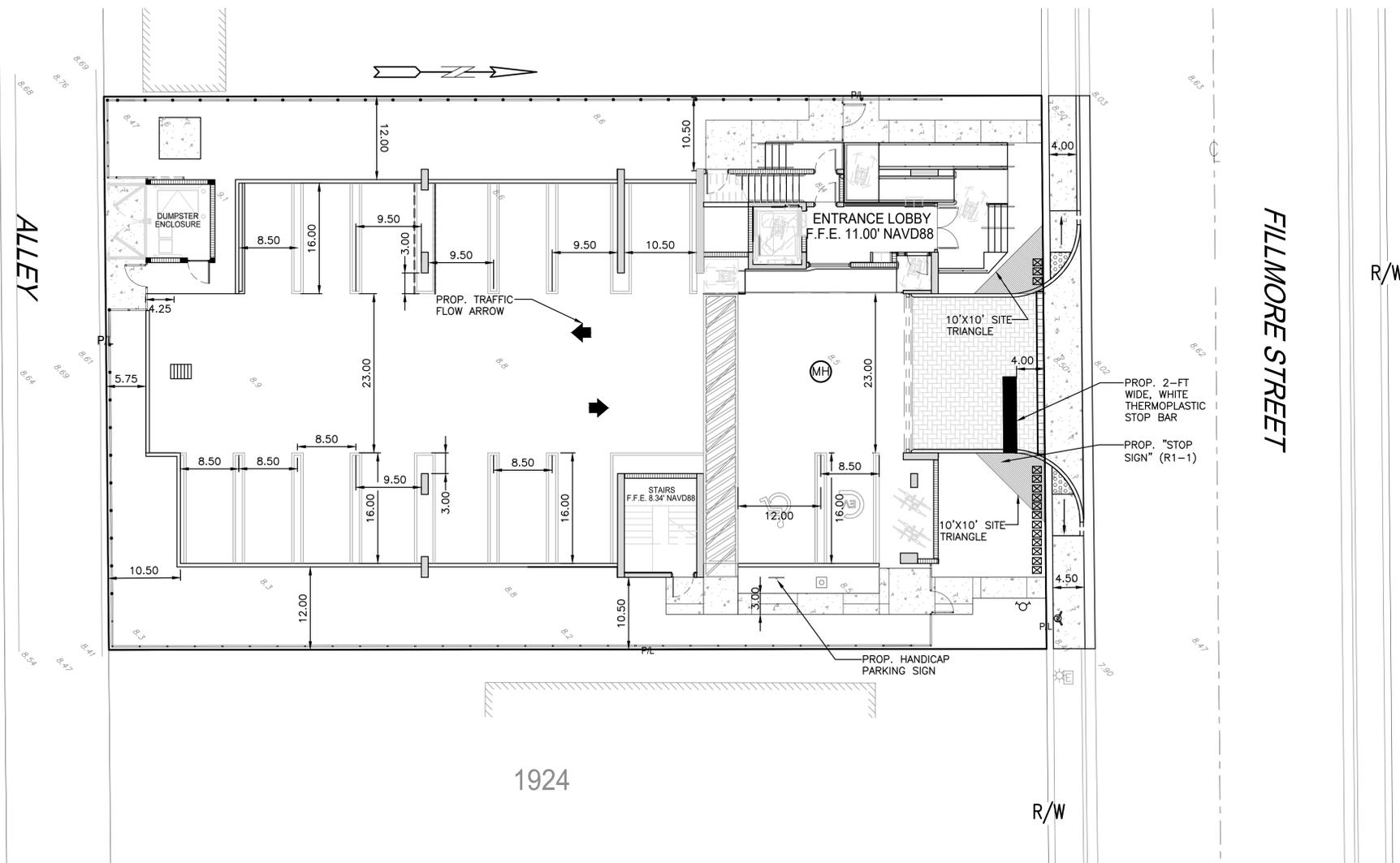
ZEPHYR ENGINEERING
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ZE

VICTORINO APARTMENTS
 1932 FILLMORE STREET
 HOLLYWOOD, FL 33020

P.E.#: 76036
 DATE: 1/6/21
 SCALE: N.T.S.
 SHEET NO.: C3
 3 OF 6
 PROJECT NO.: 20-27

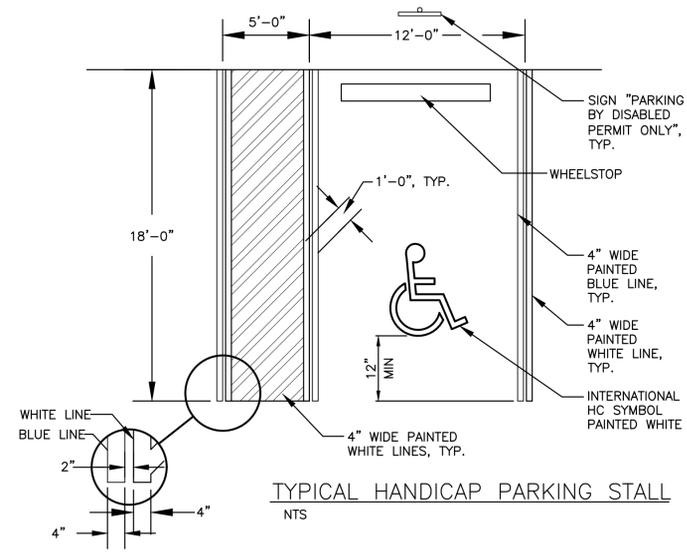
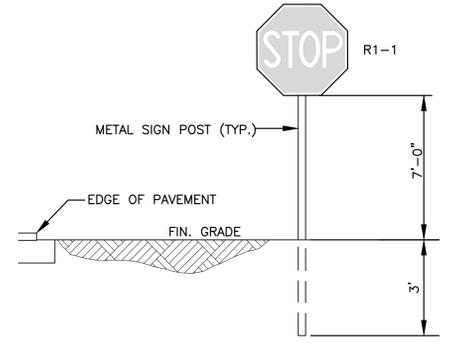
CIVIL DETAILS
 SCALE: N.T.S.



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

HANDICAP PARKING SIGN DETAIL

NTS



- LEGEND
- PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED GRADE
 - EXISTING ELEVATION
 - PROPOSED CATCH BASIN
 - EXISTING CATCH BASIN
 - PROPOSED WATER METER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - PROPOSED BFP DEVICE
 - EXISTING SAN. SEWER MH
 - EXISTING FIRE HYDRANT



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PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION	TAC REVIEW COMMENTS
1	1-14-22		

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
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wzephyr@zephyr.com
CA#: 31158

ZE

VICTORINO APARTMENTS
1932 FILMORE STREET
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 1/6/21

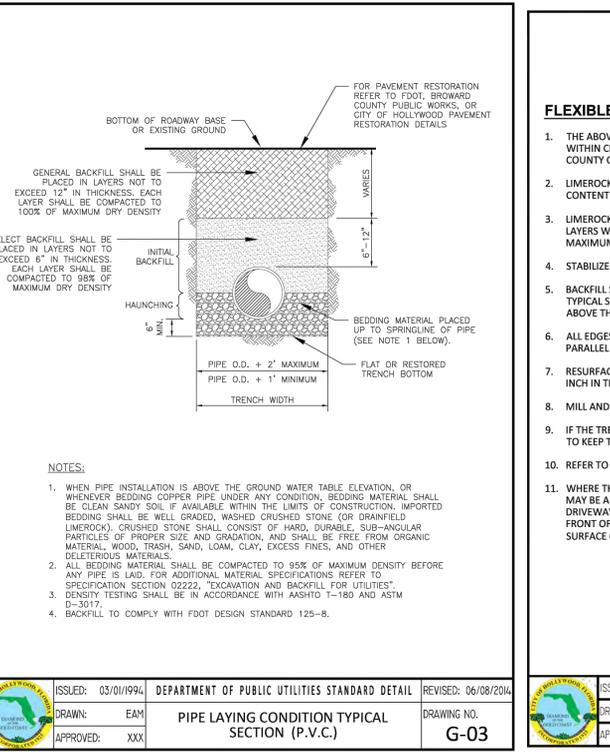
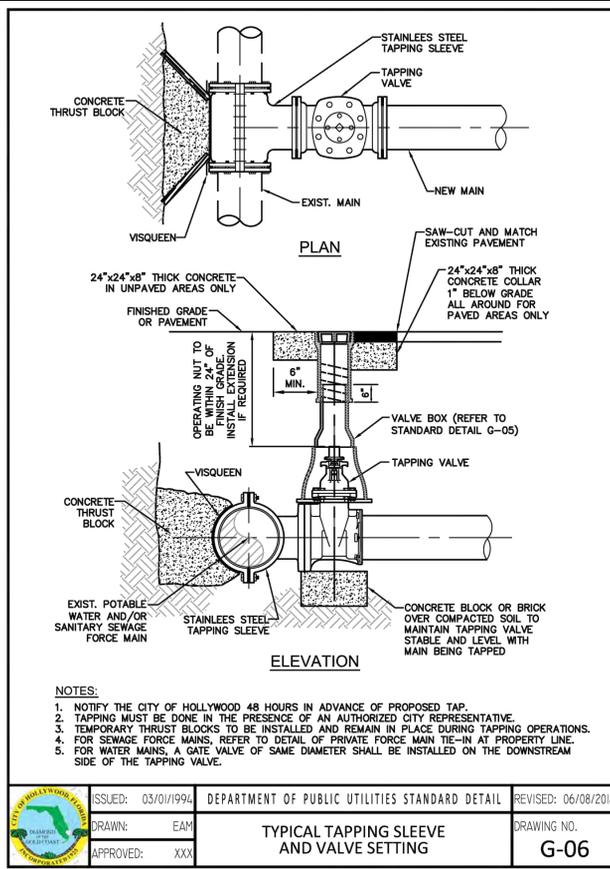
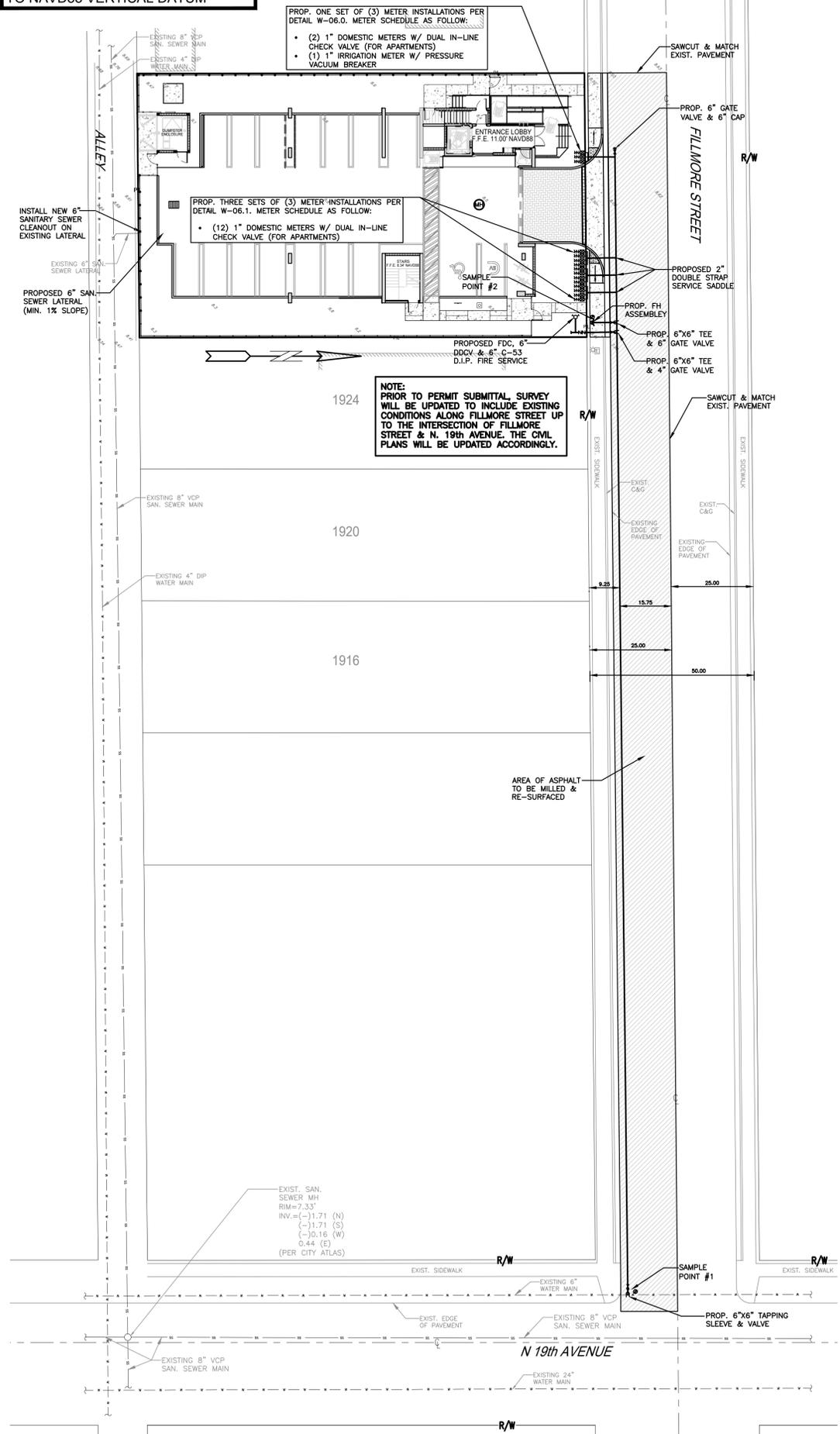
SCALE: 1"=10'

SHEET NO.: C4

4 OF 6

PROJECT NO.: 20-87

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



WATER & SEWER DEMAND CALCULATIONS:

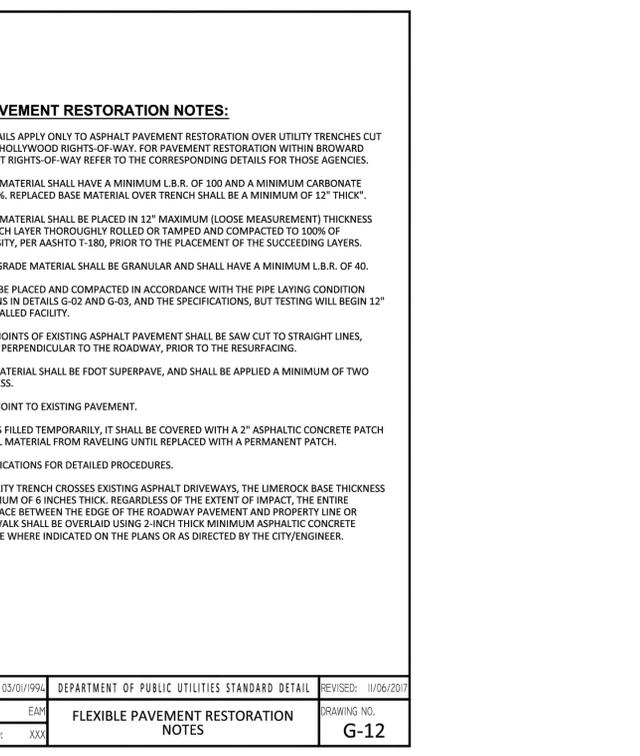
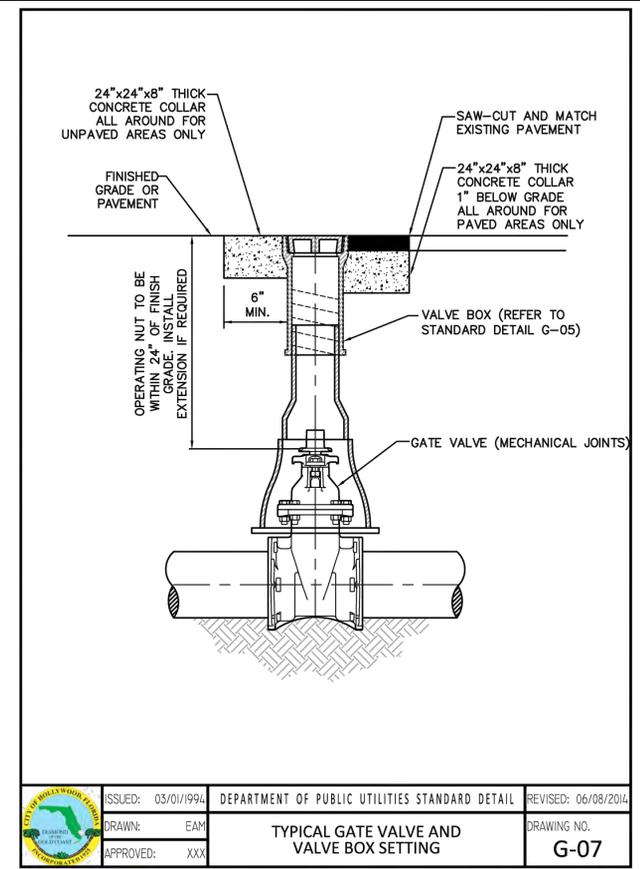
PROJECT INFO:

- 14 RESIDENTIAL UNITS

WATER DEMAND
 (14 RESIDENTIAL UNITS) X (141 GPD/UNIT) = 1,974 GPD

WASTEWATER DEMAND
 (14 RESIDENTIAL UNITS) X (100 GPD/UNIT) = 1,400 GPD

(PER BROWARD COUNTY WATER & WASTEWATER ENGINEERING DIVISION'S GUIDELINE FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE AND EQUIVALENT RESIDENTIAL UNIT FACTORS)



WATER & SEWER PLAN & DETAILS

SCALE: 1"=20'

DATE: 1/6/21

SCALE: 1"=20'

SHEET NO.: C5

5 OF 6

PROJECT NO.: 20-87

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED GRADE
	EXISTING ELEVATION
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	PROPOSED WATER METER
	EXISTING WATER METER
	EXISTING WATER VALVE
	PROPOSED BFP DEVICE
	EXISTING SAN. SEWER MH
	EXISTING FIRE HYDRANT

REVISIONS

NO.	DATE	DESCRIPTION
1	1-16-21	TAC REVIEW COMMENTS

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 WILFORD ZEPHYR, P.E.
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 1932 FILLMORE STREET
 HOLLYWOOD, FL 33020

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SCALE: 1"=20'

SHEET NO.: C5

5 OF 6

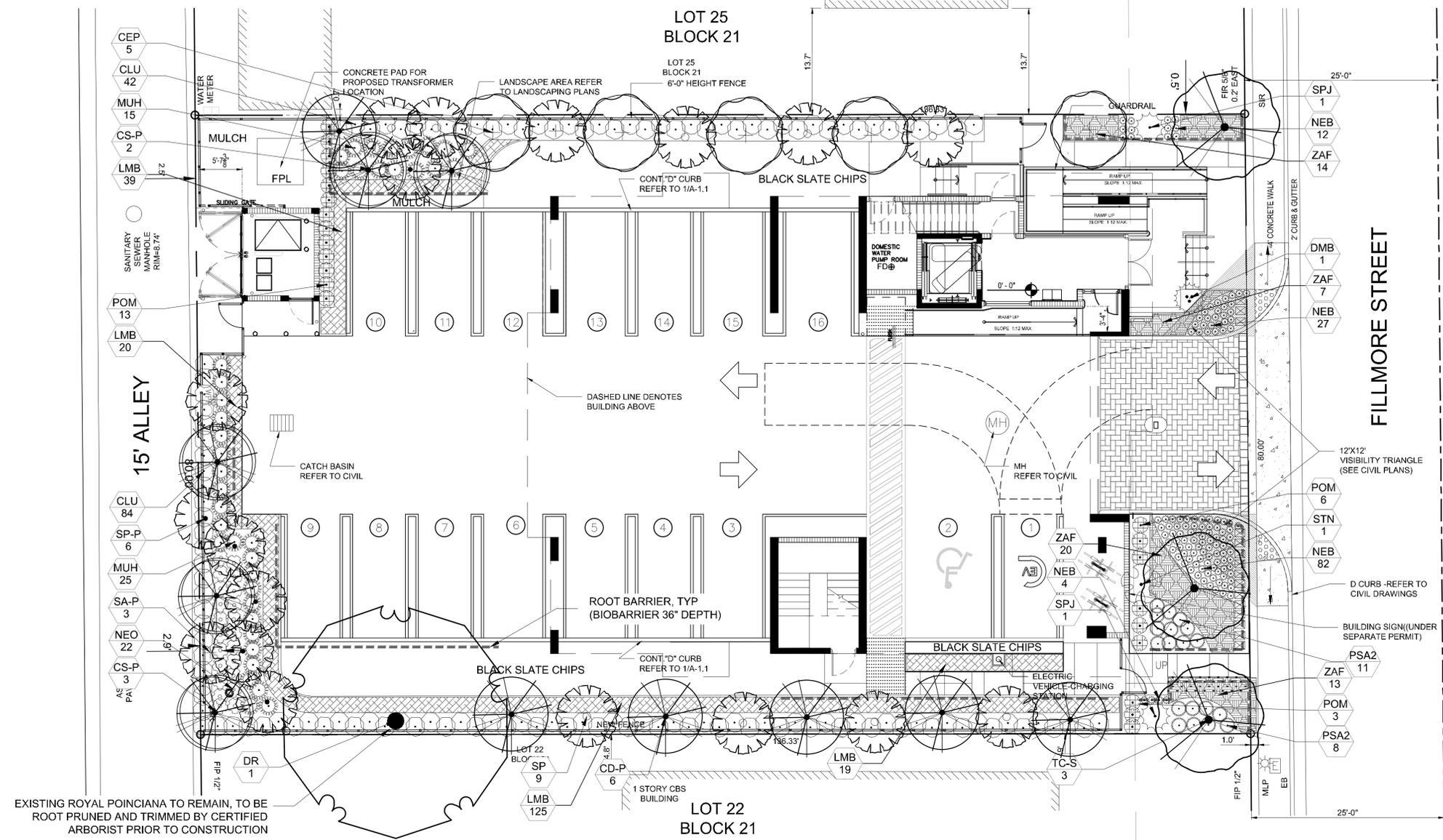
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NOTE: UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS III, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.



Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com

Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, FL 34983

Owner / Applicant:

CONENGINEERS Builders LLC
1930 North Commerce Parkway,
Suite 1,
Weston, Florida 33326

Fillmore Apartments
1932 FILLMORE STREET, HOLLYWOOD, FL 33020
Landscape Plan

Revisions		
Date	Init.	Description
01.04.21	BW	Initial Submittal
01.27.21	BW	1st Revision
04.29.21	BW	2nd Revision
07.22.21	BW	3rd Revision
10.11.21	BW	4th Revision
10.18.21	BW	5th Revision
01.14.22	BW	TAC 2 Submittal
08.01.22	BW	Revised per Site
12.16.22	BW	Revised per Site



Drawn By: BW
Checked By: PG
Municipal Project:
Scale:

SCALE: 1" = 8'

LS-1

Landscape Data:

ND-2 – North Downtown Medium Intensity Multi-Family District	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	3 Trees (80/30)	3 Trees (See Plant Schedule)
Provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	18 Trees (355.62/20)	18 Trees (See Plant Schedule)
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Terminal islands shall be installed at each end of all rows of Vehicular Use Area parking spaces. Each island shall contain a minimum of 190 s.f. of pervious area and shall measure the same length as adjacent parking stall. Each island shall contain at least one tree. Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	2 Trees (2 Terminal Islands) 1,357 sf Landscape (5,428 sf x .25)	2 Trees (See Plant Schedule) 1,474 sf Landscape
Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.	3 Trees (3,030 sf)	3 Trees (See Plant Schedule)
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	16 Trees (60%)	22 Native Trees (85%)

Landscape Notes:

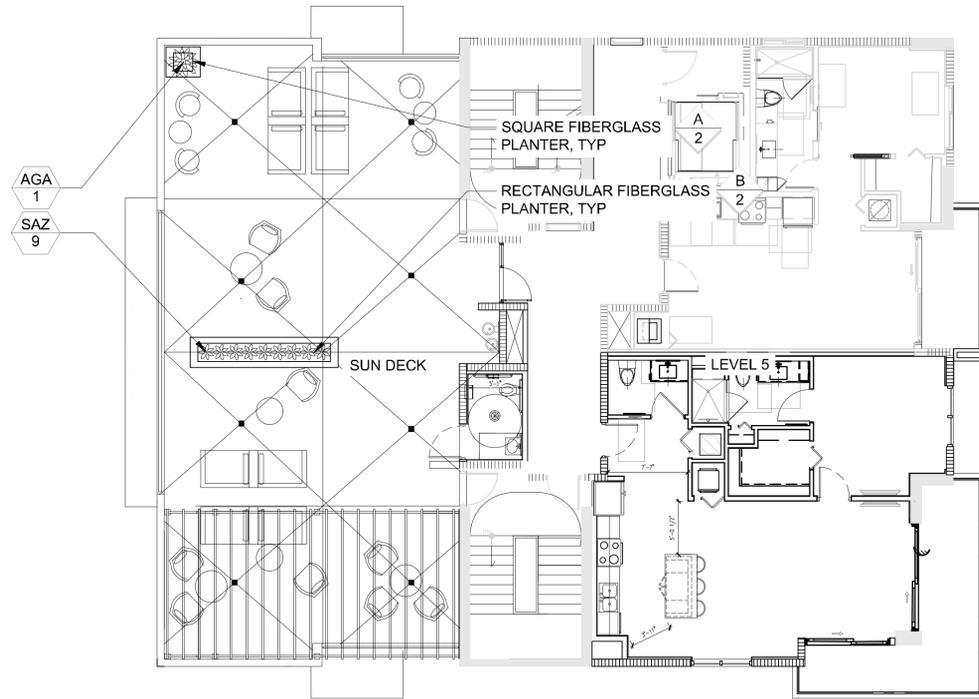
- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- City assumes liability and maintenance of trees placed outside of property line.
- Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

Sheet Index:

Landscape Plan and Calculations.....	LS-1
Sun Deck Landscape Plan.....	LS-2
Plant Schedule.....	LS-2
Existing Tree Disposition & Mitigation Plan.....	LS-3
Landscape Details & Specifications.....	LS-4



Level 5 Sun Deck Landscape Plan:



NOTE: PLANTER CONSTRUCTION DETAILS TO BE PROVIDED BY OTHERS, INCLUDING BUT NOT LIMITED TO DRAINAGE, WATERPROOFING, ANCHORING/ATTACHMENT, AND STRUCTURAL ENGINEERING. PLANTERS TO DRAIN INTO SHOWER DRAINS ON DECK, BY OTHERS.



A 2 SQUARE FIBERGLASS PLANTER
 PLANTERS UNLIMITED, MODERN LOW BOWL FIBERGLASS PLANTER, SKU# F1-MOD-S3636
 SIZE: 36" D x 36" H, COLOR: WHITE MATTE, QTY: 6
 ADD DRAINAGE HOLES (OR APPROVED EQUAL)
 (SEE DETAIL, SHEET LS-4, FOR PLANTER SOIL INSTALLATION)



B 2 RECTANGULAR FIBERGLASS PLANTER
 PLANTERS UNLIMITED, MODERN FIBERGLASS RECTANGULAR PLANTER, SKU# F1-MOD-REC-1
 SIZE: 3' W x 14' L, COLOR: WHITE MATTE, QTY: 1
 ADD DRAINAGE HOLES (OR APPROVED EQUAL)
 (SEE DETAIL, SHEET LS-4, FOR PLANTER SOIL INSTALLATION)

Plant Schedule:

PARKING LOT TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	SP-P	6	Sabal palmetto	Sabal Palm	FG, 8'-12- CT, HVY C, SP	Yes	
PERIMETER TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	CD-P	6	Coccoloba diversifolia	Pigeon Plum	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	
	CEP	5	Conocarpus erectus	Green Buttonwood	CG, 12' HT x 6" SPR, 2" DBH MIN, SP	Yes	
	CS-P	5	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT x 6" SPR, 2" DBH MIN, ML, SP	Yes	
	DR	1	Delonix regia	Existing Royal Poinciana	Existing to Remain	No	
	SA-P	3	Sabal palmetto	Cabbage Palm	FG, 8'-12- CT, HVY C, SP	Yes	
CODE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	SP	9	Sabal palmetto	Sabal Palm	FG, 8'-12- CT, HVY C, SP	Yes	
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	TC-S	3	Tabebuia caraiba	Silver Trumpet	FG, 12' HT, 2" DBH MIN, STD, SP	No	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	CLU	126	Clusia guttifera	Small Leaf Clusia	3G, 24" OA, F,	No	
	DMB	1	Dracaena marginata 'Tricolor'	Tricolor Dracaena	45G, 10' OA, STMP, CH, SP	No	
	MUH	40	Muhlenbergia capillaris	Pink Muhly Grass	3G, 24" OA, F	Yes	
	NEB	125	Neoregelia x 'Bossa Nova'	Bossa Nova Bromeliad	8" POT, 12" OA, SP	No	
	NEO	22	Nerium Oleander 'Ice Pink'	Ice Pink Oleander	3G, 24" OA, F	No	
	PSA2	19	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3G, 18" OA, F,	No	
	POM	22	Podocarpus macrophyllus	Podocarpus	7G, 4' HT, FTB	No	
	STN	1	Strelitzia nicolai	White Bird of Paradise	7G, 5' HT, 5PP, SP, CH	No	
	SPJ	2	Strelitzia parvifolia juncea	Narrow-Leafed Bird of Paradise	7G, 3' OA, SP	No	
SUN DECK SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	AGA	1	Agave attenuata	Soft Tip Agave	7G, 30" OA, SP	No	
	SAZ	9	Sansevieria zeylanica	Mother-in-law Tongue	3G, 18" OA, F,	No	
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
	ZAF	54	Zamia floridana	Coontie Palm	3G, 18" OA, F	Yes	24" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
	LMB	203	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F, SP	No	18" o.c.

Project Team
 Landscape Architect:
 LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Brandon White | Owner 772-834-1357 | brandon@las-fl.com
 Paul Goulas | Owner 772-631-8400 | paul@las-fl.com
 1708 SE Joy Haven Street
 Port St. Lucie, FL 34983
 Owner / Applicant:
CONENGINEERS Builders LLC
 1930 North Commerce Parkway, Suite 1,
 Weston, Florida 33326

Fillmore Apartments
 1932 FILLMORE STREET, HOLLYWOOD, FL 33020
Landscape Plan

Revisions		
Date	Init.	Description
01.04.21	BW	Initial Submittal
01.27.21	BW	1st Revision
04.29.21	BW	2nd Revision
07.22.21	BW	3rd Revision
10.11.21	BW	4th Revision
10.18.21	BW	5th Revision
01.14.22	BW	TAC 2 Submittal
08.01.22	BW	Revised per Site
12.16.22	BW	Revised per Site

REGISTERED LANDSCAPE ARCHITECT

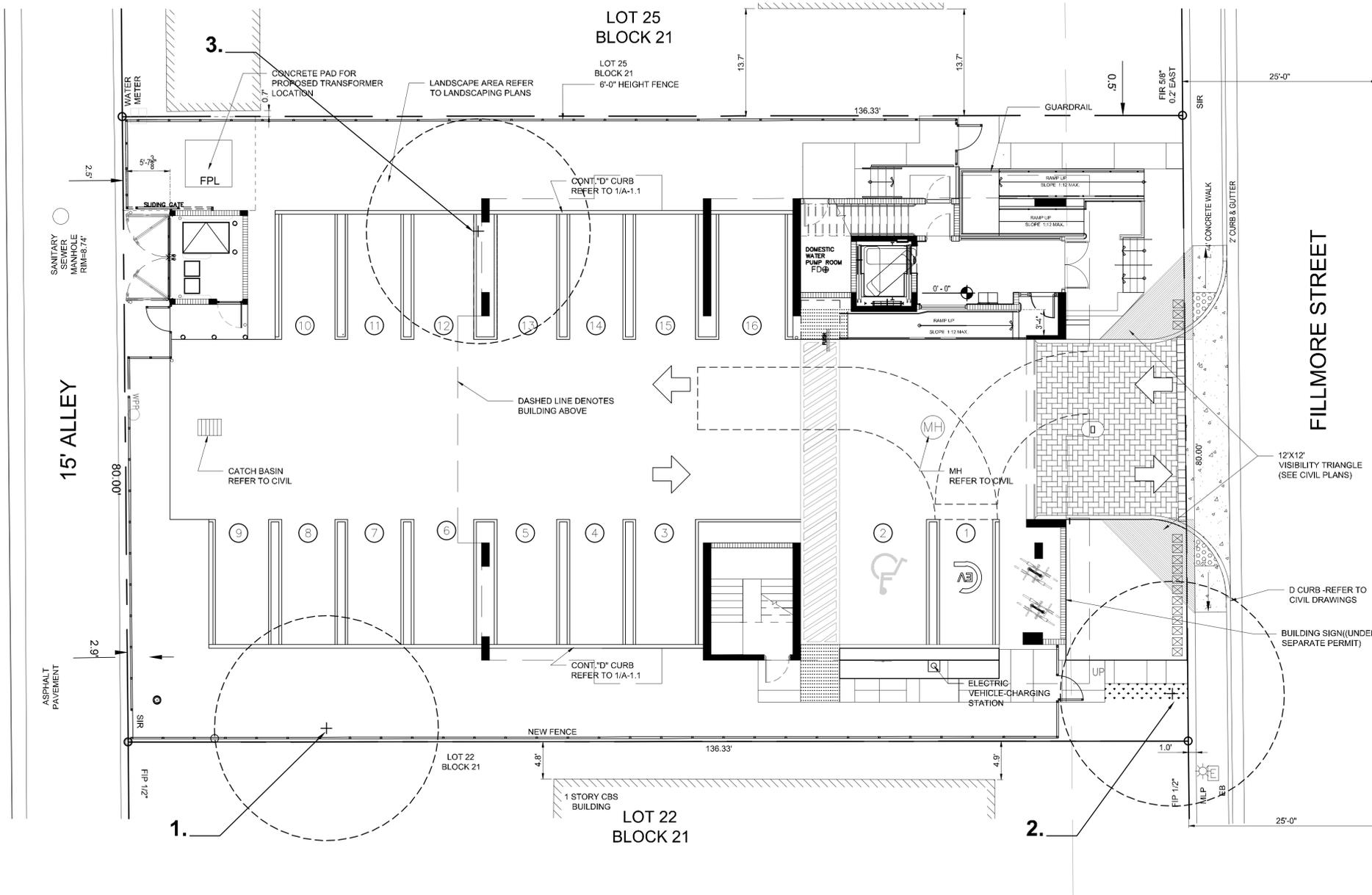
 PAUL GOULAS, RLA
 FLORIDA REG. # LA666807

Drawn By: BW
 Checked By: PG
 Municipal Project:
 Scale:

 SCALE: 1" = 8'

LS-2





Existing Trees to Remain:

1. *Delonix regia*, Royal Poinciana, 35-40' Height, 30' Spread, 32" DBH

Existing Trees to be Removed:

2. *Manilkara zapata*, Sapodilla, 30' Height, 20' Spread, 32" DBH
3. *Manilkara zapata*, Sapodilla, 35-40' Height, 25' Spread, 44" DBH

Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
<i>Manilkara zapata</i> , Sapodilla, 30' Height, 20' Spread, 32" DBH	Exempt from Mitigation (Invasive Exotic, City of Hollywood Prohibited Species)
<i>Manilkara zapata</i> , Sapodilla, 35-40' Height, 25' Spread, 44" DBH	Exempt from Mitigation (Invasive Exotic, City of Hollywood Prohibited Species)
No mitigation is required for the existing trees to be removed, per City of Hollywood Landscape Manual.	

*Note: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.

Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
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1708 SE Joy Haven Street
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Owner / Applicant:

CONENGINEERS Builders LLC
1930 North Commerce Parkway,
Suite 1,
Weston, Florida 33326

Fillmore Apartments
1932 FILLMORE STREET, HOLLYWOOD, FL 33020
Existing Tree Disposition

Revisions

Date	Init.	Description
01.04.21	BW	Initial Submittal
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04.29.21	BW	2nd Revision
07.22.21	BW	3rd Revision
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12.16.22	BW	Revised per Site



Drawn By: BW
Checked By: PG
Municipal Project:
Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

LS-3



LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
 A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
 A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
 A. The Landscape Contractor shall personally examine the site and fully acquaint himself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint himself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
 A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
 B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
 C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
 A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
 B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
 C. The Landscape Contractor shall be available for all meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
 A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

- 1.07 CHANGES AND EXTRAS:
 A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

- 1.08 GUARANTEE:
 A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

- 1.09 CARE AND MAINTENANCE:
 A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
 B. The Owner agrees to execute the instructions for such care and maintenance.

- 1.10 SAFETY:
 A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
 B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

- 1.11 CONTRACTOR QUALIFICATION:
 A. The Owner may require the apparent contractor (s) to qualify himself to be a responsible entity by furnishing any or all of the following documentary data:
 1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

- 1.12 INSURANCE AND BONDING:
 A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

- 1.13 PERMITS AND CERTIFICATES:
 A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:
 A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
 B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
 C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
 D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current edition and Grades and Standards for Nursery Plants, most current edition.
 E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
 F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION:
 A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
 A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
 B. Plants with broken, damaged or insufficient rootballs will be rejected.
 C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
 D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

- 2.04 STORAGE:
 A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
 B. No plant material shall be stored longer than seventy-two (72) hours unless approved by the Landscape Architect and/or owner.
 C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
 D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

- 2.05 PROTECTION DURING PLANTING:
 A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girding or bark slippage by means of burlap, wood batens or other approved methods. Batens shall NOT be attached to the tree with nails.
 B. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
 C. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

- 2.06 PLANTING SOIL:
 A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
 B. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:
 1 gallon container 1 tablet
 3 gallon container 2 tablets
 5 gallon container 3 tablets
 7 gallon 5 tablets

- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.
 C. Much material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress 4' Red mulch is prohibited.
 D. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION

- 3.01 DIGGING:
 A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
 B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

- 3.02 GRADING:
 A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
 B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
 C. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be outlined in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
 D. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
 E. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
 1 Gallon material (1 gal.): 12" x 12" x 12" min.
 3 Gallon material (3 gal.): 20" x 20" x 18" min.
 5 Gallon material (5 gal.): 30" x 30" x 24" min.
 Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
 H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
 I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
 J. All flagging ribbon shall be removed from trees and shrubs before planting.
 K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

- L. All paths shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering. Saucer areas shall be top-dressed two (2") inches deep with topsoil and left in a neat, clean manner.
 3.04 PRUNING:
 A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
 B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
 C. Trees shall not be poled or topped.
 D. Remove all trimmings from site.

- 3.05 GUYING:
 A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
 B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crochets apart.
 C. Stake & Brace all trees larger than 12" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
 D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
 3.06 WATER:
 A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
 B. See General Notes of Landscape Plan for water source.

- 3.07 SOD:
 A. The Landscape Contractor shall sod all areas indicated on the drawings.
 B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
 C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
 D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
 E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
 F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
 G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

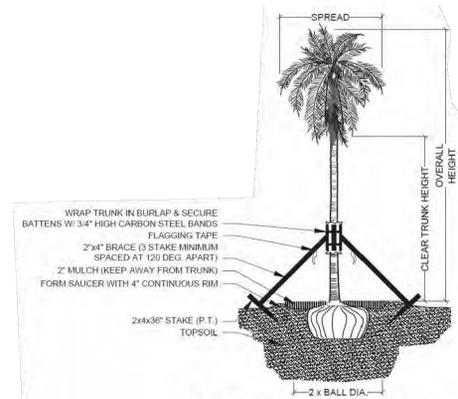
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.
 3.08 SEEDING:
 A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
 B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
 C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
 D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

- 3.09 CLEANING UP:
 A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "room clean" when completed with his work.
 3.10 MAINTENANCE:
 A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
 B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
 C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lightning, or hurricane force winds, until final acceptance.
 D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
 E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

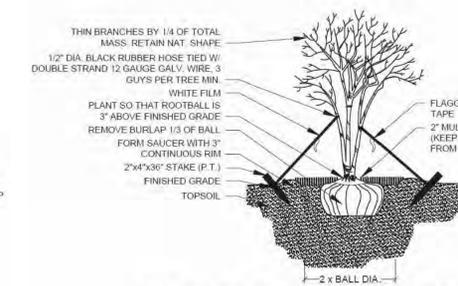
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
 A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
 B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
 C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
 D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL SELECTION FOR TESTING PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

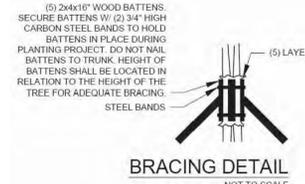
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
 B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
 C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
 D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
 E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



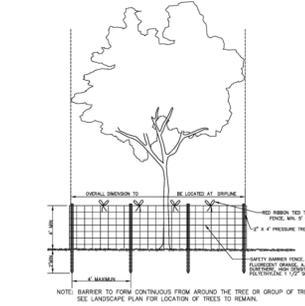
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



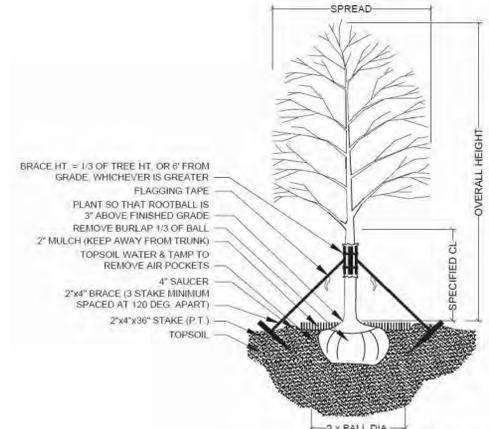
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



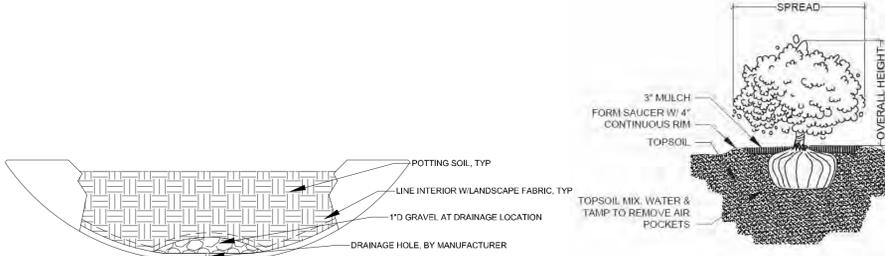
BRACING DETAIL
NOT TO SCALE



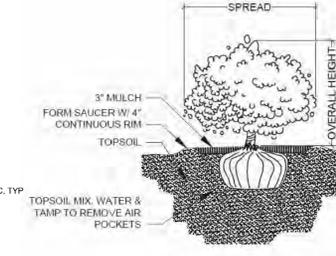
TREE PROTECTION DETAIL
NOT TO SCALE



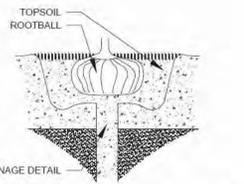
TREE PLANTING & STAKING
NOT TO SCALE



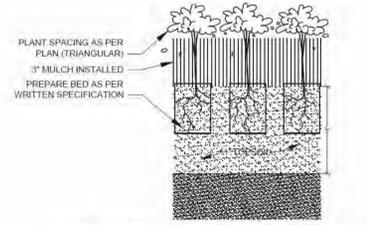
PLANTER SOIL DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



DRAINAGE TESTING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team

Landscape Architect:

LS LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
 Paul Goulas | Owner
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REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
 FLORIDA REG. # LA6666807

Drawn By: BW
 Checked By: PG
 Municipal Project:

Scale:

NORTH

SCALE: 1" = 0'

0 0 0 0

LS-4

PROJECT DATA & CODE ANALYSIS

SITE DATA

OWNER/APPLICANT: FILLMORE CONSTRUCTION LLC
1930 N COMMERCE PKWY STE 1 WESTON FL 33326
SITE ADDRESS: 1932 FILLMORE STREET, HOLLYWOOD, FL 33020

FOLIO: 5142-15-01-3790

SITE AREA: NET SIZE OF PROPERTY: 10,895 SQ. FT. (0.25 ACRES)
GROSS SIZE OF PROPERTY 13,495 SQ. FT. (0.31 ACRES)

LEGAL DESCRIPTION LOTS 23 AND 24, BLOCK 21, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PRESENT USE OF LAND: VACANT

OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-2 (NEW APARTMENT BUILDING)

SPRINKLER

BUILDING TYPE: I-B CONSTRUCTION. AS SUCH, ALL BUILDINGS ELEMENTS LISTED ABOVE SHALL BE NON-COMBUSTIBLE MATERIAL EXCEPT AS ALLOWED BY THE FBC SECTION 603. FIRE-RETARDANT-TREATED WOOD SHALL BE PERMITTED IN NONBEARING PARTITIONS WITH FIRE-RESISTANCE RATING IS 2 HOURS OR LESS AND NONBEARING EXTERIOR WALLS WHERE NO FIRE RATING IS REQUIRED. ALL THERMAL AND ACOUSTICAL INSULATION, OTHER THAN FOAM PLASTICS, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25. SEE FBC SECTION 603 FOR MORE DETAILS AND EXCEPTIONS.

FLOOD ELEVATION ZONE: X

BASE FLOOD ELEVATION:

BLDG. FLR. FINISH ELEVATION: 11.00' NAVD88 AT MAIN LOBBY

GOVERNING AGENCY: CITY OF HOLLYWOOD

APPLICABLE CODES: FLORIDA BUILDING CODE, 2020 EDITION
FLORIDA FIRE PREVENTION CODE, 2017
NFPA 101: LIFE SAFETY CODE, 2015 EDITION
FHA GUIDELINES & DESIGN MANUAL, 1998

TABLE 1

SUMMARY OF REGULATIONS	ALLOWED/REQUIRED	PROVIDED
LAND USE	RAC REGIONAL ACTIVITY CENTER	
ZONING DISTRIC:	ND-2 DIXIE HIGHWAY MEDIUM INTENSITY MULTI-FAMILY DISTRICT	
ALLOWABLE USES	PRIMARILY SINGLE FAMILY, MULTIFAMILY AND INCLUDING SOME LIGHT OFFICE, AND LIGHT COMMERCIAL USES	RESIDENTIAL
NET LOTE AREA	10895 SF	10895 SF
MAXIMUM FAR = 2	10895 SF X 2= 21,790 SF MAXIMUM FAR = 2	15,797 SF PROVIDED= 1.45 (REFER TO A-0.4)
MAXIMUM HEIGHT (FEET)	55 FEET	55 FEET
MAXIMUM HEIGHT (STORIES)	5	5
MINIMUM SETBACKS		
MIN. FRONT	15 FEET	15 FEET
MIN. SIDE	10 FEET	10 FEET
MIN. REAR	10 FEET	10'-0" (@ GRADE) 45'-1" (LV2-LV5)
GENERAL DEVELOPMENT REGULATIONS APPLICABLE TO ALL DISTRICTS.		
GROUND FLOOR RESIDENTIAL (MIN. RAISED)	(18) INCHES ABOVE THE SIDEWALK ELEVATION AND FRONT THE RIGHT-OF-WAY.	30 INCHES
MIN. FLOOR TO FLOOR HEIGHT FOR ALL HABITABLE USES	(9) FEET.	(10.5) FEET.
MINIMUM DWELLING UNIT SIZE	650 SF	669.78 SF

ADJACENT LAND USE
NORTH: REGIONAL ACTIVITY CENTER (RAC)
SOUTH: REGIONAL ACTIVITY CENTER (RAC)
EAST: REGIONAL ACTIVITY CENTER (RAC)
WEST: REGIONAL ACTIVITY CENTER (RAC)

ADJACENT ZONING
NORTH: NORTH DOWNTOWN MEDIUM INTENSITY MIXED USE DISTRICT (ND-2)
SOUTH: NORTH DOWNTOWN HIGH INTENSITY MIXED USE DISTRICT (ND-3)
EAST: NORTH DOWNTOWN MEDIUM INTENSITY MIXED USE DISTRICT (ND-2)
WEST: NORTH DOWNTOWN MEDIUM INTENSITY MIXED USE DISTRICT (ND-2)

TABLE 2 PARKING BREAKDOWN

UNIT TYPE	NUMBER OF BEDROOMS	TOTAL NUMBER OF UNITS	PARKING REQ'D BY ZONING CODE	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED
TYPES A,B,C	1 BR	14	1 / UNIT	14	14*
VISITOR (10% OF UNITS)	VISITOR SPACES: 1 SPACE PER 10 UNITS (14 units x 10% = 1 SPACE)			1	1*
TOTAL ACCESSIBLE PARKING BASED ON PARKING	5% OF TOTAL UNITS (14 x 0.05 = 1 ACCESSIBLE SPACES) 1 VAN ACCESSIBLE STALL FOR EVERY 6 ACCESSIBLE			1	1
TOTAL PARKING				16	16

* (90) DEGREE PARKING MINIMUM 8-1/2 feet in width by eighteen (18) feet in length.

TABLE 3 UNITS BREAKDOWN

FLOOR	GROSS S.F. (A,C)	UNIT QUANTITY PER FLOOR					GRAND TOTAL
		A	A-ADA	B	C	D	
		1 BED 1 BATH	1 BED 1 BATH	1 BED 1.5 BATH	1 BED 1.5 BATH	1 BED 1.5 BATH	
	666.86 SF	671.58 SF	919.51 SF	836.27 SF	784.54 SF		
2TH	1	1	2			4	
3TH		1	1	2		4	
4TH		1		2	1	4	
5TH	1		1			2	
TOTAL TYPE	2	2	3	6	1	14	

UNITS NOTE

ALL UNITS SHALL COMPLY WITH FHA GUIDELINES. 5% PERCENT OF UNITS SHALL BE FULLY HANDICAP ACCESSIBLE UNITS, AN ADDITIONAL 2% OF THE UNITS SHALL BE HEARING IMPAIRED UNITS TO COMPLY WITH SECTION 504 OF REHABILITATION ACT OF 1973

TABLE 5 GREEN BUILDING AND ENVIRONMENTAL SUSTAINABILITY

REQUIREMENTS	MANDATORY LEED REQUIRED	PROVIDED
(Ord. O-2011-06) § 151.158 LARGE DEVELOPMENTS. (A) NEW CONSTRUCTION OF, AND A MAJOR RENOVATION TO, A STAND-ALONE BUILDING (OTHER THAN A SINGLE-FAMILY DETACHED DWELLING OR DUPLEX) WITH MORE THAN 20,000 SQUARE FEET OF TOTAL FLOOR AREA SHALL BE CERTIFIED UNDER THE LATEST APPLICABLE VERSION OF THE LEED GREEN BUILDING RATING SYSTEM OF THE USGBC, CERTIFIED BY THE FGBC OR UNDER ANOTHER RECOGNIZED CERTIFICATION PROGRAM APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNEE AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE.	MORE THAN 20,000 S.F. OF TOTAL FLOOR AREA	N/A
SUSTAINABILITY PRACTICES:		
INCLUDED IN THE BUILDING DESIGN: 1. ELECTRIC VEHICLE (EV) CHARGING STATION INCLUDED. 2. RECYCLING PROVIDED THROUGH THE RECYCLING ORDINANCES. 3. BICYCLE RACKS FOR A MINIMUM OF 5% OF BUILDING OCCUPANTS. 4. PERVIOUS PAVEMENT INCLUDED AT PARKING AREA. 5. LANDSCAPE PRACTICES & RAIN WATER MANAGEMENT.		
PROPOSED AT UNITS TO BE APPROVED BY OWNER: 6. ALL PERMANENT APPLIANCES IN THE RESIDENCE ENERGY STAR RATED. 7. TANKLESS WATER HEATER IN LIEU OF A STANDARD TANK WATER HEATER. 8. PROGRAMMABLE THERMOSTATS. 9. CENTRAL AIR CONDITIONER OF 17 SEER OR HIGHER. 10. ENERGY EFFICIENT (LOW E) WINDOWS. ALL WINDOWS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA AS APPROVED BY THE NFRC (NATIONAL FENESTRATION RATING COUNCIL).		

NOTE
MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL)

TABLE 4 LANDSCAPE BREAKDOWN

LANDSCAPE	REQ'D	PROVIDED
LOT NET AREA	10895 SF	
PERIMETER LANDSCAPE: RESIDENTIAL USES SHALL PROVIDE A FIVE (5) FOOT LANDSCAPE BUFFER WITHIN REQUIRED SETBACK AREAS WITH ONE (1) TREE FOR EVERY 20 LINEAR FEET OF REQUIRED BUFFER AREA.		1493.27 SF
PAVED TOTAL	5220.84 SF	
INTERIOR LANDSCAPE FOR AT-GRADE PARKING LOTS AND VEHICULAR USE AREA -LOTS WITH A WIDTH OF MORE THAN 50 FEET: 25 PERCENT OF THE TOTAL SQUARE FOOTAGE OF THE PAVED VEHICULAR USE AREA SHALL BE LANDSCAPED.PERCENTAGE CALCULATION EXCLUDES PERIMETER LANDSCAPED SETBACK AREA.	1305.21 SF	1450.08 SF
VEHICLE PAVED AREA (VUA) EXPOSED TO THE SKY **VUA		1866 SF.
LANDSCAPE AREA ADJACENT TO VUA (LANDSCAPE BUFFER AND PARKING OVERHANG NOT INCLUDED)	25%= 471.5 SF	28.86 %= 544.22 SF
OPEN SPACE (20% SITE AREA) A MINIMUM OF 20% OF THE TOTAL SITE AREA SHALL BE LANDSCAPED OPEN SPACE INCLUDING LANDSCAPED OPEN SPACE LOCATED AT-GRADE OR AT HIGHER ELEVATIONS SUCH AS POOL DECKS, PARKING DECKS, ROOF DECKS ETC. (LANDSCAPE AREAS NOT OPEN TO THE SKY SHALL NOT BE COUNTED TOWARDS THIS CALCULATION.)	2179.00 SF	2943.35 SF

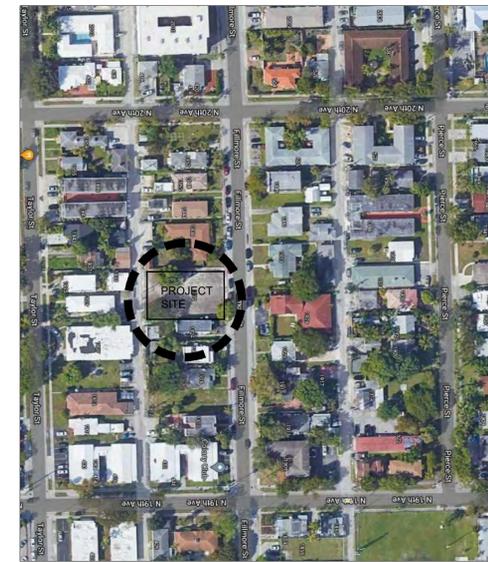
**VUA- REFER TO DRAWING A-0.2 FOR CALCULATIONS.

GENERAL NOTES

- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN, MATERIALS AND LOCATION.
- SEE CIVIL DRAWINGS FOR GRADING, STAKING, AND UTILITY PLANS.
- REFER TO ELECTRICAL AND LANDSCAPE DRAWINGS FOR EXTERIOR BUILDING LIGHTING.
- SIDEWALKS ARE NOT TO HAVE A SLOPE GREATER THAT 5% NOT MORE THAN A 1/2" CHANGE IN ELEVATION.
- ALL COMMON AREAS ARE TO BE HANDICAP ACCESSIBLE.

APPLICATION ENGINEERING NOTES COMMENTS-G3/G28, G4/25/29, G14/31, G21/32, G22/33, G30, G34.

- THIS PROJECT WILL BE SUBJECT TO THE IMPACT FEES (INCLUSIVE OF PARK IMPACT FEE) UNDER THE NEW CITY ORDINANCE PO-2022-17.
- THE CITY, IN CONJUNCTION WITH THE DOWNTOWN COMMUNITY REDEVELOPMENT AGENCY, IS WORKING ON DEVELOPMENT A MANUAL SETTING FORTH REQUIREMENTS FOR RIGHT-OF WAY DESIGN AND IMPROVEMENTS GUIDELINES IN THE RAC AREA. COORDINATION WILL BE REQUIRED.
- MOT PLANS REQUIRED AT TIME OF CITY BUILDING PERMIT REVIEW.
- ALL OUTSIDE AGENCY PERMITS MUST BE OBTAINED PRIOR TO ISSUANCE OF CITY BUILDING PERMIT.
- FOR UTILITIES WORK WITHIN CITY RIGHTS-OF-WAY, ROW PERMIT WILL BE REQUIRED AT TIME OF PERMIT.
- APPLICANT MUST OBTAIN APPROVAL FROM BCTED FOR ANY PAVEMENT MARKINGS TO BE RESTORATION IN THE ROW
- PARK IMPACT FEES REQUIREMENTS WILL BE REQUIRED TO BE SATISFIED AT THE TIME OF CITY BUILDING PERMIT.



1 LOT AERIAL VIEW
A-0.0 SCALE: N.T.S.



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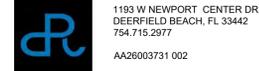
FILLMORE APARTMENTS
1932 FILLMORE STREET
HOLLYWOOD, FL 33020

PROJECT OWNER :

FILLMORE CONSTRUCTION LLC
MAILING ADDRESS :
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WESTON, FL 33326

ARCHITECT OF RECORD:

RAMS+PUPO ARCHITECTURE, INC.



1193 W NEWPORT CENTER DR.
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DRAWING CONTENTS

DATA CODE ANALYSIS

PRELIMINARY DRAWINGS | NOT FOR CONSTRUCTION

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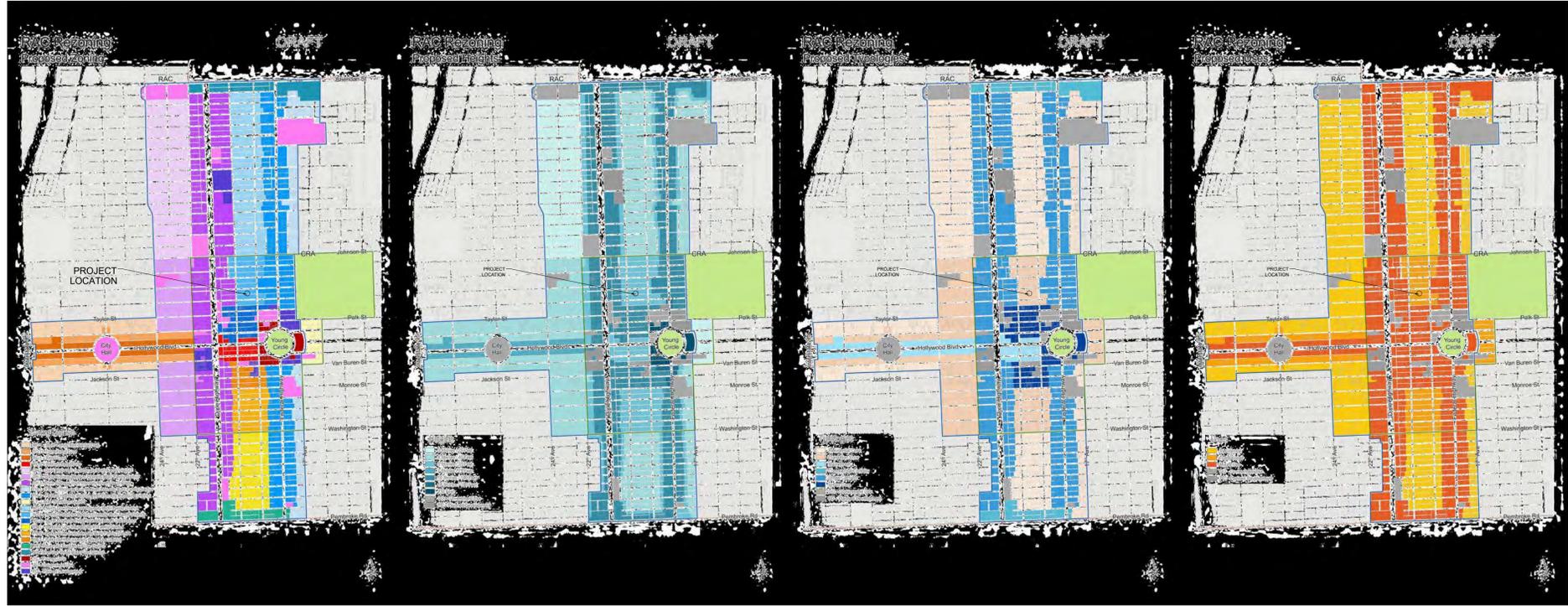
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10.01.2021	TAC COMMENTS
01.17.2022	TAC COMMENTS
09.05.2022	TAC SUBMITTAL
12.08.2022	TAC COMMENTS

COMMENT#

SCALE: N.T.S.
DATE: 10.01.2021
DRAWN: R+P Architecture Inc.
APPROVED BY:
PROJECT NO: 2020-06
PHASE:

SHEET NO.

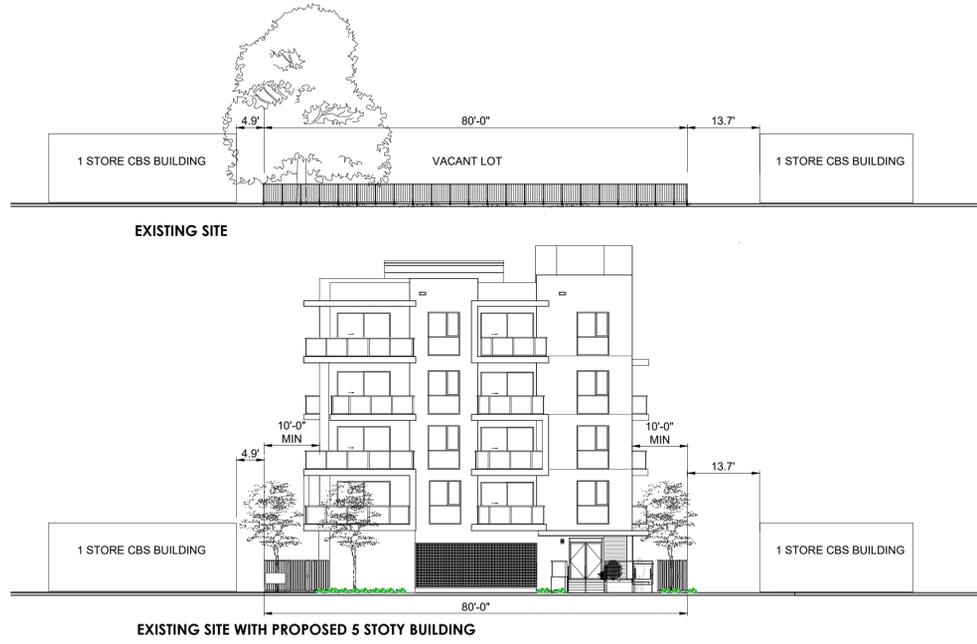
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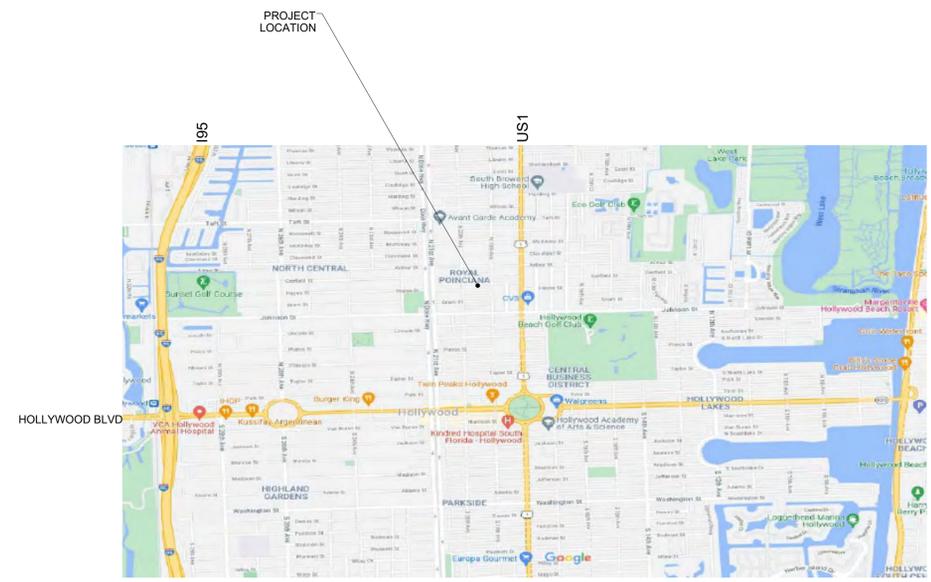
1 REGIONAL ACTIVITY CENTER - REGULATING PLANS
A-0.1 N.T.S.



FILLMORE STREET VIEW
SCALE N.T.S.



2 EXISTING AND PROPOSED CONDITIONS
A-0.1 N.T.S.



3 ACCESS TO THE SITE AND CONNECTIVITY
A-0.1 N.T.S.

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FILLMORE APARTMENTS
1932 FILLMORE STREET
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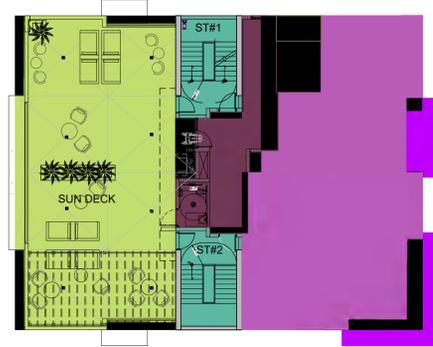
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A-0.1

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5 LEVEL 5
A-0.3 N.T.S.

LEVEL 5-UNITS						
UNITS			BALCONY			
UNIT NAME	# UNITS	AC AREA(S.F)	TOTAL A/C	FRONT	SIDE	TOTAL
UNIT A	1	666.86	666.86	77.98	0.00	77.98
UNIT B	1	919.51	919.51	182.00	0.00	182.00
RESIDENTIAL TOTAL	2		1586.37			259.98

LEVEL 5-COMMON AREAS						
COMMON AREAS		SF	OPEN AREA			
MEP 1	1	40.22				
STAIR #1	1	233.53				
STAIR #2	1	233.55				
ELEVATOR SHAFT	1	81.47		SUN DECK		1733.00
TOTALS		1012.74				1733.00



4 LEVEL 4
A-0.3 N.T.S.

LEVEL 4-UNITS						
UNITS			BALCONY			
UNIT NAME	# UNITS	AC AREA(S.F)	TOTAL A/C	FRONT	SIDE	TOTAL
UNIT A-ADA	1	671.58	671.58	77.98	0.00	77.98
UNIT D	1	784.54	784.54	93.50	0.00	93.50
UNIT C	2	836.27	1672.54	83.50	36.42	239.84
RESIDENTIAL TOTAL	4		3128.66			411.32

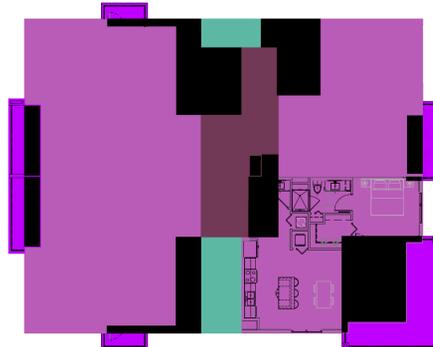
LEVEL 4						
COMMON AREAS		AREA SF.	TOTALS	OPEN AREA		
MEP 1	1	40.22	40.22			
MEP 2	1	104.06	104.06			
STAIR #1	1	226.04	226.04			
STAIR #2	1	226.04	226.04			
ELEVATOR SHAFT	1	81.47	81.47			
TOTALS		1075.31	1075.31			0.00



3 LEVEL 3
A-0.3 N.T.S.

LEVEL 3						
UNITS			BALCONY			
UNIT NAME	# UNITS	AC AREA(S.F)	TOTAL A/C	FRONT	SIDE	TOTAL
UNIT A-ADA	1	671.58	671.58	77.98	0.00	77.98
UNIT B	1	919.51	919.51	182.00	0.00	182.00
UNIT C	2	836.27	1672.54	83.50	36.42	239.84
RESIDENTIAL TOTAL	4		3263.63			499.82

LEVEL 3						
COMMON AREAS		AREA SF.	TOTALS	OPEN AREA		
MEP 1	1	40.22	40.22			
STAIR #1	1	226.04	226.04			
STAIR #2	1	226.04	226.04			
ELEVATOR SHAFT	1	81.47	81.47			
TOTALS		941.11	941.11			0.00



2 LEVEL 2
A-0.3 N.T.S.

LEVEL 2						
UNITS			BALCONY			
UNIT NAME	# UNITS	AC AREA(S.F)	TOTAL A/C	FRONT	SIDE	TOTAL
UNIT A	1	666.86	666.86	77.98	0.00	77.98
UNIT B	1	919.51	919.51	182.00	0.00	182.00
UNIT C	2	836.27	1672.54	83.50	36.42	239.84
RESIDENTIAL TOTAL	4		3258.91			499.82

LEVEL 2						
COMMON AREAS		AREA SF.	TOTALS	OPEN AREA		
MEP 1	0	0.00	0.00			
STAIR #1	1	271.64	271.64			
STAIR #2	1	226.04	226.04			
ELEVATOR SHAFT	1	81.47	81.47			
TOTALS		945.85	945.85			0.00

AREA NAME

- RESIDENTIAL
- ELEVATOR & STAIRS
- BALCONY
- COMMON AREAS
- MEP
- SUN DECK
- TRASH
- PAVED AREA
- VUA-VEHICLE USED AREA (PAVED AREA EXPOSED TO THE SKY)

LEVEL 1	SF	SF
LOT AREA	10895.00	
LOBBY	A/C 165.00	
MEP	82.00	
STAIR #1+elev	151.36	
STAIR #2	187.50	
SUBTOTAL		585.86
PARKING PAVED AREA TOTAL	5220.84	
VUA-VEHICLE USED AREA (PAVED AREA EXPOSED TO THE SKY)	1866	
LANDSCAPED AREA **	3125.13	
DUMPSTER	119.98	
SUBTOTAL		8465.95
COLUMNS, RAMPS, EXT. STAIRS, PEDESTRIAN PATHS, GARAGE ENTRANCE, ETC	1843.19	
SUBTOTAL		1843.19
TOTAL		10895.00

**INCLUDES PARKING OVERHANG. REFER TO A-0.2 FOR LANDSCAPE AREA CALCULATION



1 GROUND FLOOR
A-0.3 N.T.S.

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DRAWING CONTENTS

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AREA CALCULATIONS

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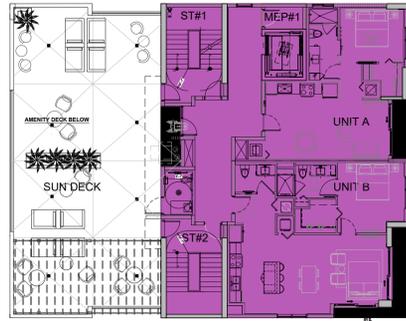
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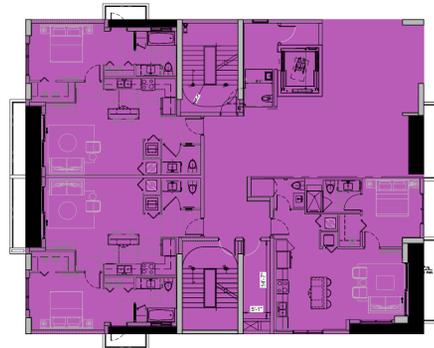
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DATE : 10.01.2021
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APPROVED BY:
PROJECT NO: 2020-06
PHASE:

SHEET NO.

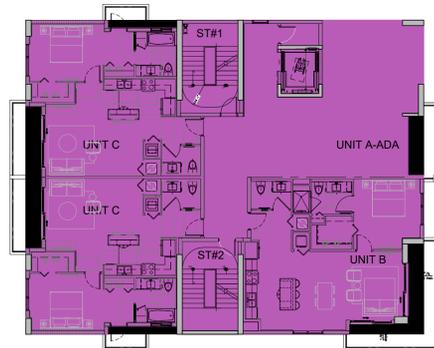
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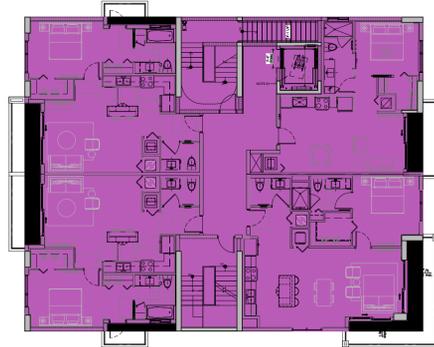
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4 LEVEL 4
A-0.4 N.T.S. F.A.R = 4204 S.F.



3 LEVEL 3
A-0.4 N.T.S. F.A.R = 4204 S.F.



2 LEVEL 2
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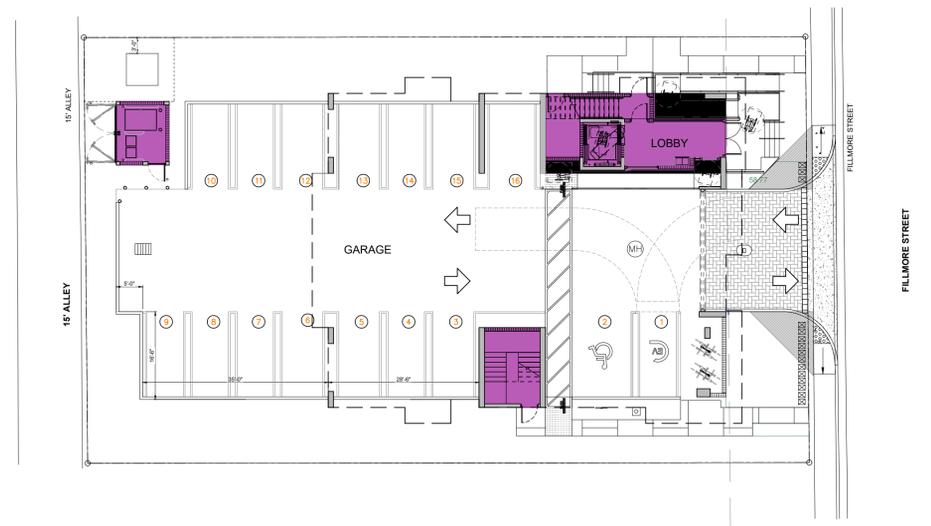
FLOOR AREA RATIO

LEVEL	AREA (SQ. FT)
GROUND FLOOR	586
2ND FLOOR	4204
3RD FLOOR	4204
4TH FLOOR	4204
5TH FLOOR	2599
TOTAL	15,797

FAR = TOTAL BUILDING FLOOR AREA / LOT AREA

FAR = 15,797 SF / 10,895 SF

FAR = 1.45



1 GROUND FLOOR
A-0.4 N.T.S. F.A.R = 586 S.F.

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DATE: 10.01.2021

DRAWN: R+P Architecture Inc.

APPROVED BY:

PROJECT NO: 2020-06

PHASE:

SHEET NO.

A-0.4

OFFICIAL STAMP

PROJECT:

FILLMORE APARTMENTS
1932 FILLMORE STREET
HOLLYWOOD, FL 33020

PROJECT OWNER :

FILLMORE CONSTRUCTION LLC
MAILING ADDRESS :
1830 N COMMERCE PARKWAY SUITE 1
WESTON, FL 33326

ARCHITECT OF RECORD:

RAMS+PUPO ARCHITECTURE, INC.

1193 W NEWPORT CENTER DR,
DEERFIELD BEACH, FL 33442
754.715.2377
AA26003731 002

DRAWING CONTENTS

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PRELIMINARY DRAWINGS | NOT FOR CONSTRUCTION

SITE PLAN

SIGNATURE / DATE / SEAL



CARLOS A. GONZALEZ
Registered Architect
State of Florida # AR95883

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REVISIONS

REV.	Issue Date / DESCRIPTION
10.01.2021	TAC COMMENTS
01.17.2022	TAC COMMENTS
09.05.2022	TAC SUBMITTAL
12.08.2022	TAC COMMENTS

COMMENT

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

DATE: 10.01.2021

DRAWN: R+P Architecture Inc.

APPROVED BY:

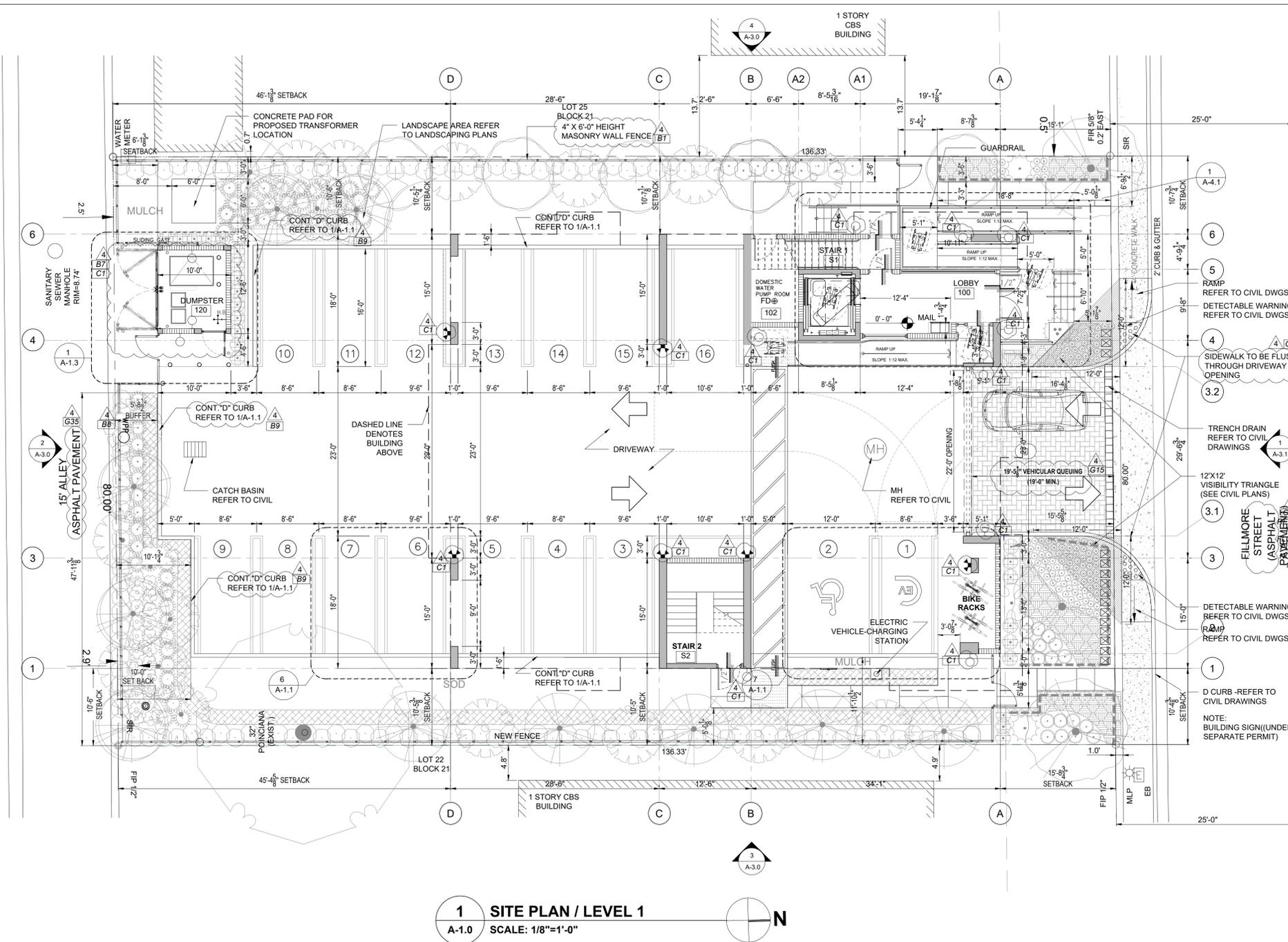
PROJECT NO: 2020-06

PHASE:

SHEET NO.

A-1.0

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1 SITE PLAN / LEVEL 1
A-1.0 SCALE: 1/8"=1'-0"

FLOOR PLAN NOTES

- LOT SHALL BE GRADED TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY. REFER TO CIVIL DRAWINGS.
- ALL GRADE SHALL SLOPE AWAY FROM BUILDING WALLS.
- ALL PEDESTRIAN ROUTES SHALL SLOPE TO MEET AT CROSS WALKS (2% MAX) SLOPE SHALL BE MAINTAINED AT ALL WALKING SURFACES. REFER TO CIVIL DRAWINGS FOR ELEV.
- REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE, LANDSCAPE & IRRIGATION.
- CONTRACTOR SHALL PROVIDE DETECTABLE WARNING MATERIALS WHERE SHOWN. ACTUAL LOCATION FOR DETECTABLE WARNING SHALL BE COORDINATED IN FIELD AND AS PER PREVAILING CODES AND STANDARDS.
- 1/2" MAX THRESHOLD AT ALL EGRESS DOORS (TYP)
- COORDINATE ALL WORK WITH ALL OTHER TRADES
- R = RADIUS TO BE PROVIDED. REFER TO CIVIL DRAWINGS FOR DETAILS.
- SIGNAGE UNDER SEPARATE PERMIT. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATION.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES: 0.5 IF ADJACENT TO RESIDENTIAL.
- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- ALL OUTSIDE AGENCY PERMITS MUST BE OBTAINED PRIOR TO ISSUANCE OF CITY BUILDING PERMIT.
- WHEN LOCATED ON THE GROUND ADJACENT TO A BUILDING, MECHANICAL EQUIPMENT SHALL BE SCREENED BY LANDSCAPING.
- PARK IMPACT FEE (IF REQUIRED) WILL BE REQUIRED TO BE SATISFIED AT THE TIME OF CITY BUILDING PERMIT (BY OWNER)
- SIDEWALK TO BE FLUSH THROUGH DRIVEWAY OPENING. [G24]
- CONCRETE SIDEWALK THROUGH THE DRIVEWAY OPENING PROVIDED. [G26]
- FULL ROAD/ ALLEY WIDTH ASPHALT PAVEMENT OF ALL ROADS AND ALLEYS ADJACENT TO THE PROJECT WILL BE REQUIRED. [G35]

GENERAL NOTES

- THIS DRAWING IS AN ARCHITECTURAL SITE PLAN PROVIDED FOR GENERAL REFERENCE ONLY. REFER TO CIVIL ENGINEERING AND SURVEYS FOR AN ACCURATE PRESENTATION OF BOUNDARY LINES AND SITE GEOMETRY.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR FINAL GRADING, LOCATION OF SITE UTILITIES AND DETAILS, SUCH AS WATER MAINS, METERS POWER, LATERALS, ETC.
- REFER TO DRAWING A-2.4 FOR ROOF PLAN.
- MEANS AND METHODS ARE BY THE GENERAL CONTRACTOR WHO WILL MITIGATE EMPLOYEE PARKING IN THIS NEIGHBORHOOD. THE CONTRACTOR SHALL PERFORM THE WORK USING ITS MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. [R] / 4

LEGEND

- LINE OF SLAB ABOVE
- ⊕ FD FLOOR DRAIN
- █ CONCRETE SHEAR WALL & COLUMN
- ⊕ PRELIMINARY LOCATION
- ⊕ HOSE BIBB. REFER TO MEP DWGS.
- ⊕ WALL MOUNTED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS.
- ⊕ FLOOD LIGHT REFER TO ELECTRICAL DRAWINGS.

OFFICIAL STAMP

PROJECT:
FILLMORE APARTMENTS
 1932 FILLMORE STREET
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PROJECT OWNER:
 FILLMORE CONSTRUCTION LLC
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DRAWING CONTENTS

PRELIMINARY DRAWINGS | NOT FOR CONSTRUCTION

COLOR SITE PLAN

SIGNATURE / DATE / SEAL



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 Registered Architect
 State of Florida # AR95883

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 APPROVED BY:
 PROJECT NO: 2020-06
 PHASE:

SHEET NO.

A-1.01

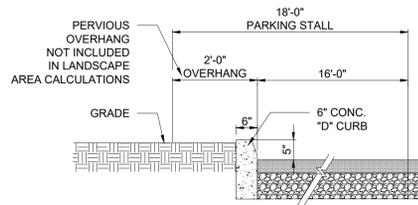
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1 COLOR SITE PLAN / LEVEL 1
 A-1.01 SCALE: 1/8"=1'-0"

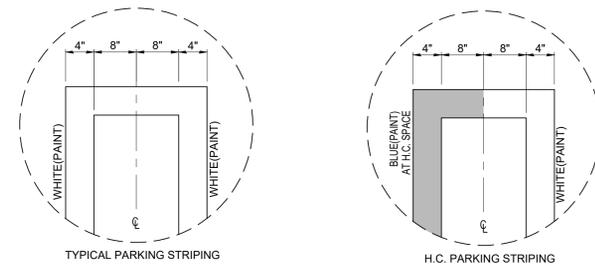
ROYAL POINCIANA TO REMAIN, TO BE PRUNED AND TRIMMED BY CERTIFIED ARBORIST PRIOR TO CONSTRUCTION

REFER TO SITE PLAN A-1.0 FOR INFORMATION

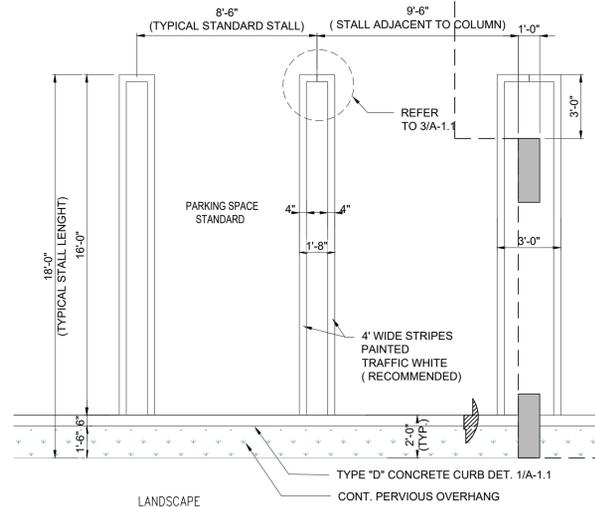


SECTION THRU CONTINUOUS CURBING AT PARKING STALL ADJACENT TO LANDSCAPING
REFER TO CIVIL DRAWINGS

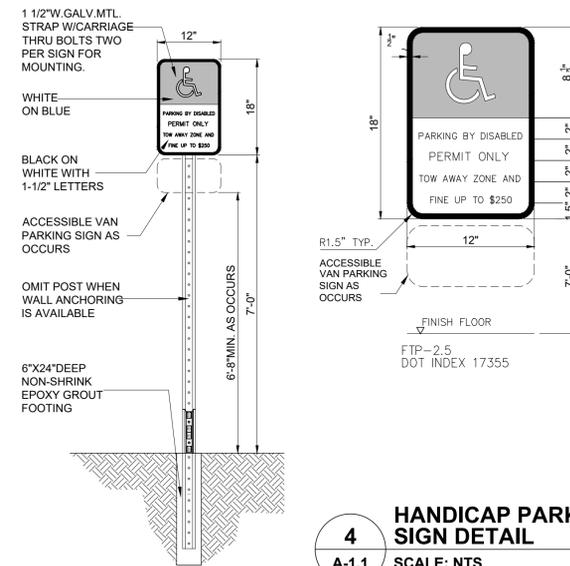
1 CONCRETE WHEEL STOP DETAIL
A-1.1 N.T.S.



3 TYPICAL PARKING STRIPING
A-1.1 N.T.S.

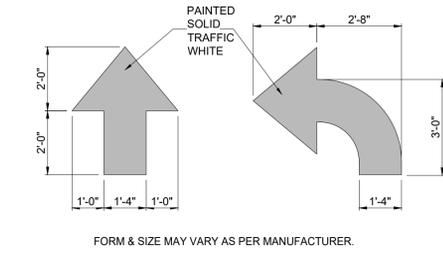


6 TYPICAL PARKING SPACE
A-1.1 SCALE: 1/4=1'-0"

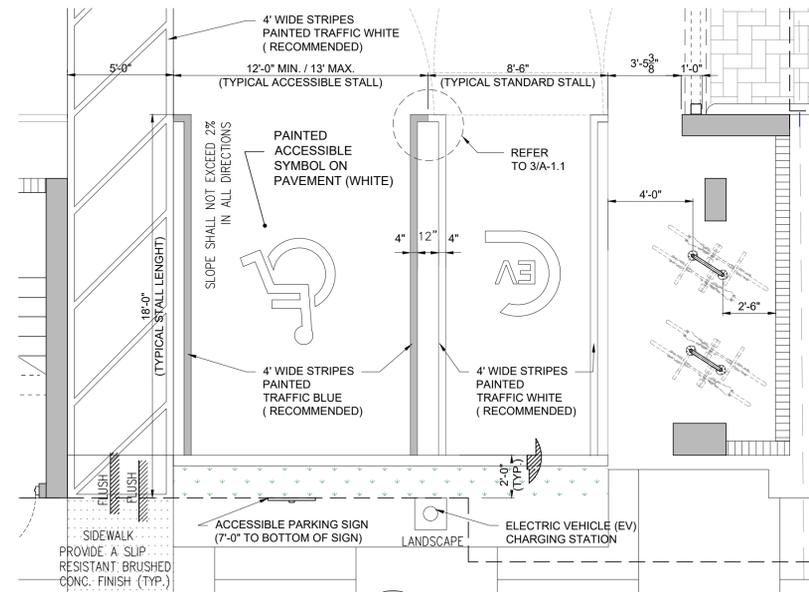


4 HANDICAP PARKING-SIGN DETAIL
A-1.1 SCALE: NTS

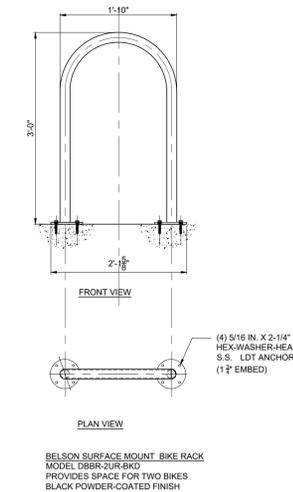
- NOTES:
1. ALL LETTERS ARE 1" SERIES "C"
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.



5 TRAFFIC SIGNAGE
A-1.1 SCALE: NTS



7 TYPICAL PARKING SPACE
A-1.1 SCALE: 1/4=1'-0"



8 BIKE RACKS TYP. DETAIL
A-1.1 SCALE: NTS

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PARKING DETAILS

SIGNATURE / DATE / SEAL



CARLOS A. GONZALEZ
Registered Architect
State of Florida # AR95883

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APPROVED BY:
PROJECT NO: 2020-06
PHASE:

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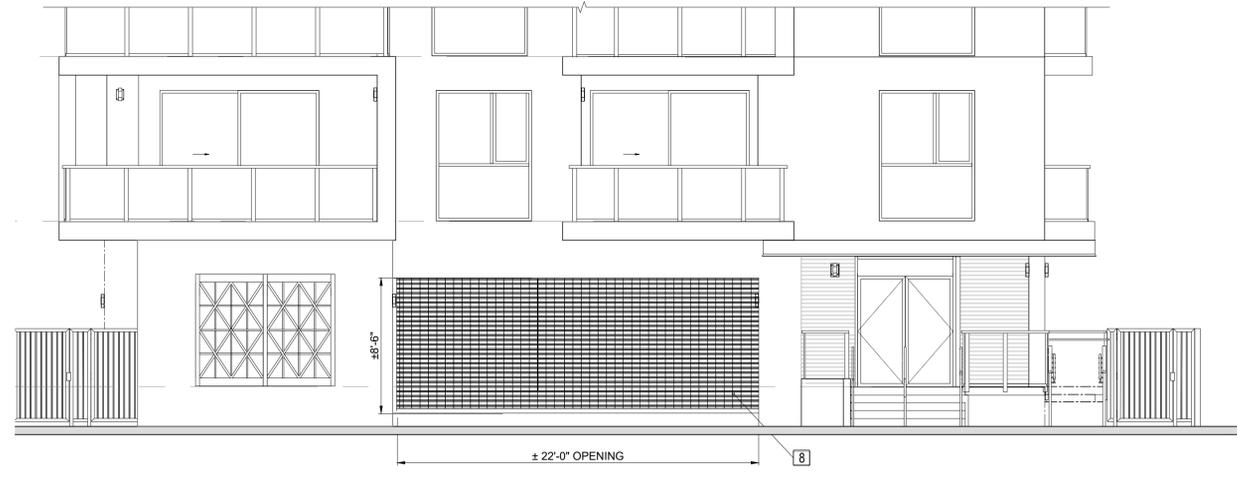
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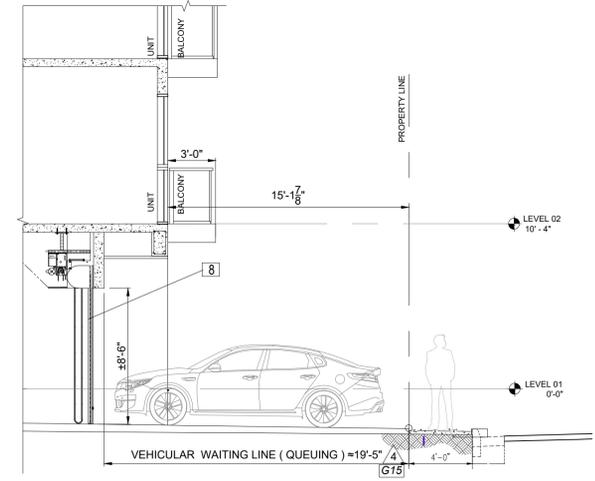
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DRAWING CONTENTS



2 PARTIAL FRONT VIEW
 A-1.2 SCALE: 3/16"=1'-0"

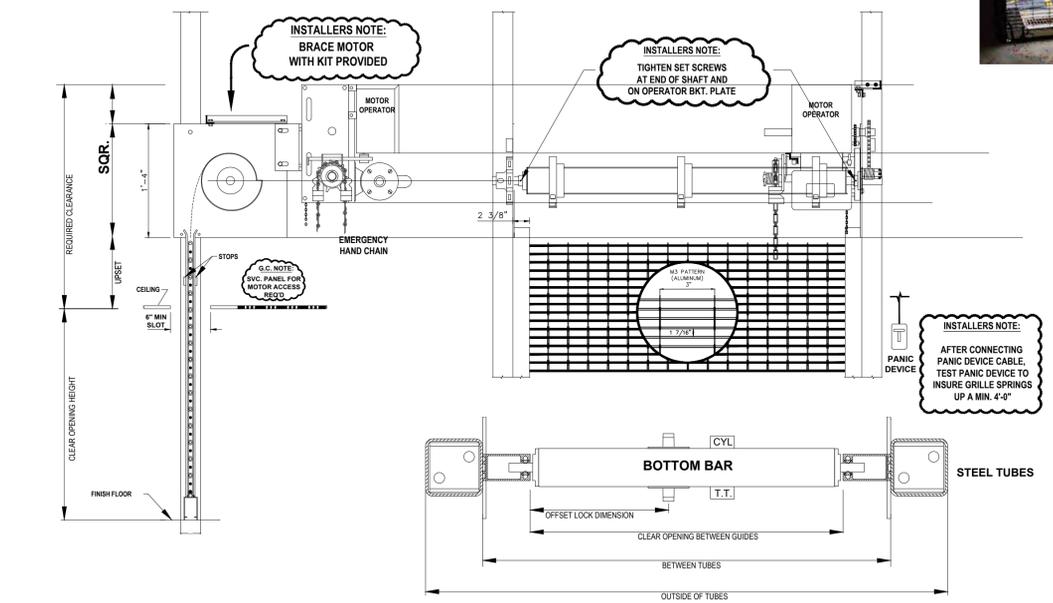


A PARTIAL SECTION
 A-1.2 SCALE: 3/16"=1'-0"

8 OVERHEAD ROLLING GRILLES, ELECTRICALLY OPERATED AS MANUFACTURED BY METRO DOOR OR APPROVED EQUAL. MOTION SENSOR AUTOMATIC DOOR.



PRELIMINARY DETAIL
 M3 - COILING GRILLE BY METRO DOOR

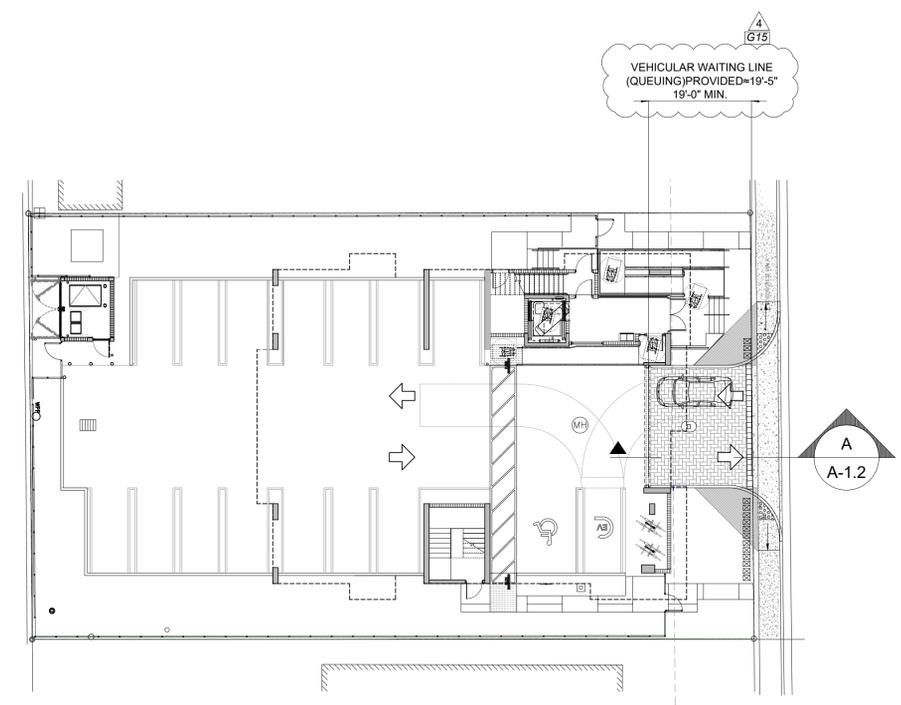


NOTE: HOODS ARE NOT FURNISHED ON ABOVE CEILING INSTALLATION SINCE ACCESS TO CURTAIN AND SHAFT IS NECESSARY. G.C. TO PROVIDE CEILING ACCESS PANELS IN CEILING AT BOTH JAMBS AS SHOWN.

G.C. NOTE: WALL AND CEILING BY OTHERS TO BE INSTALLED AFTER GRILLE IS ERECTED. ALL WIRES, WIRING, MOUNTING OF ELECTRICAL EQUIPMENT AND PANIC DEVICES AND SETTINGS OF LIMITS BY OTHERS.

FINISHES:
 CURTAIN -
 GUIDES -
 BOTTOM BAR -
 FLANGE PLATE -
 TUBES -

LOCKING:
 MOTOR OPERATION:
 TYPE: - VFC
 VOLTAGE: - PHASE:
 KEY SWITCHES:
 INTERLOCK:
 PANIC DEVICE:



1 GROUND FLOOR
 A-1.2 SCALE: 1/16"=1'-0"

PRELIMINARY DRAWINGS | NOT FOR CONSTRUCTION

DOOR DETAILS

SIGNATURE / DATE / SEAL



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 Registered Architect
 State of Florida # AR95883

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 PHASE:

SHEET NO.
A-1.2

OFFICIAL STAMP

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FILLMORE APARTMENTS
 1932 FILLMORE STREET
 HOLLYWOOD, FL 33020

PROJECT OWNER :
 FILLMORE CONSTRUCTION LLC
 MAILING ADDRESS :
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 WESTON, FL 33326

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DRAWING CONTENTS

SITE FENCE DETAILS

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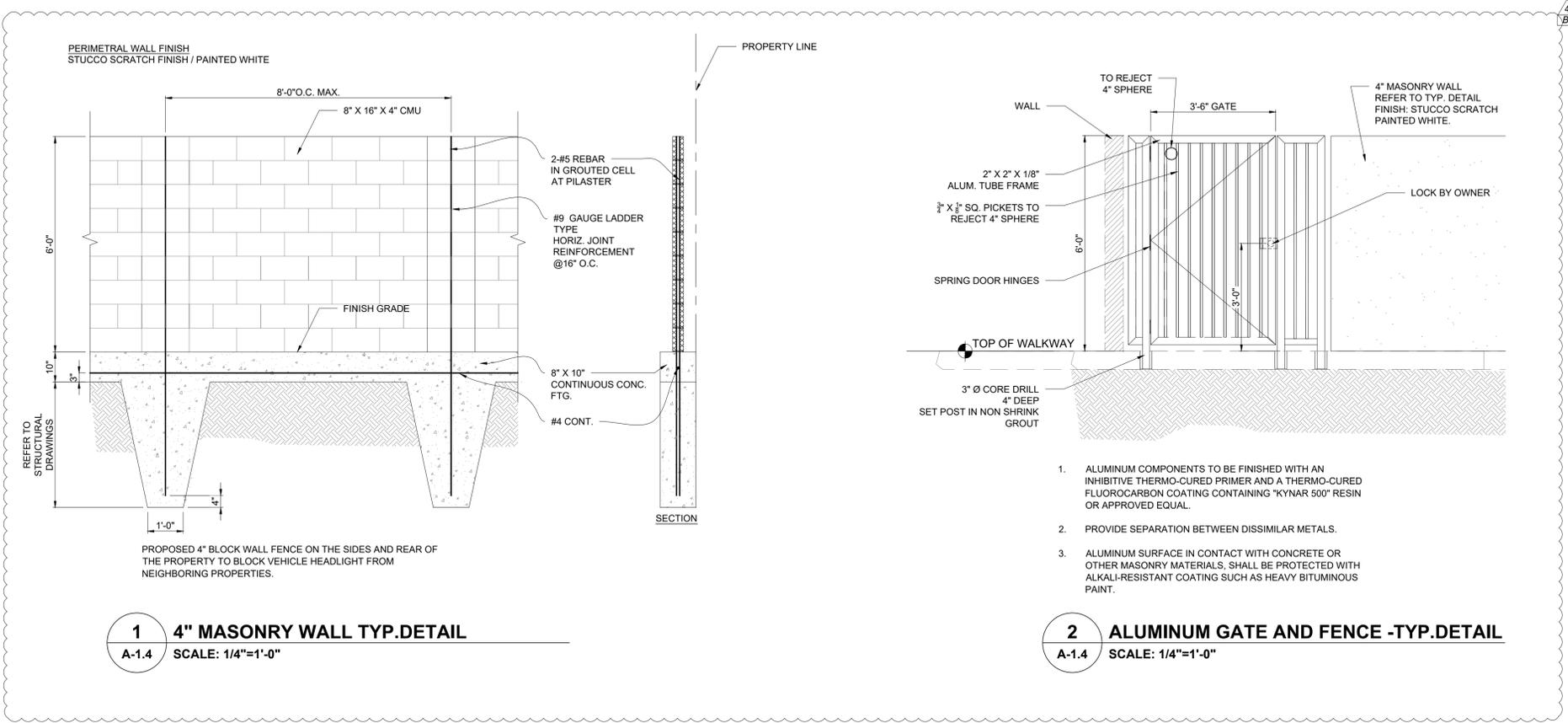
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 APPROVED BY:
 PROJECT NO: 2020-06
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SHEET NO.

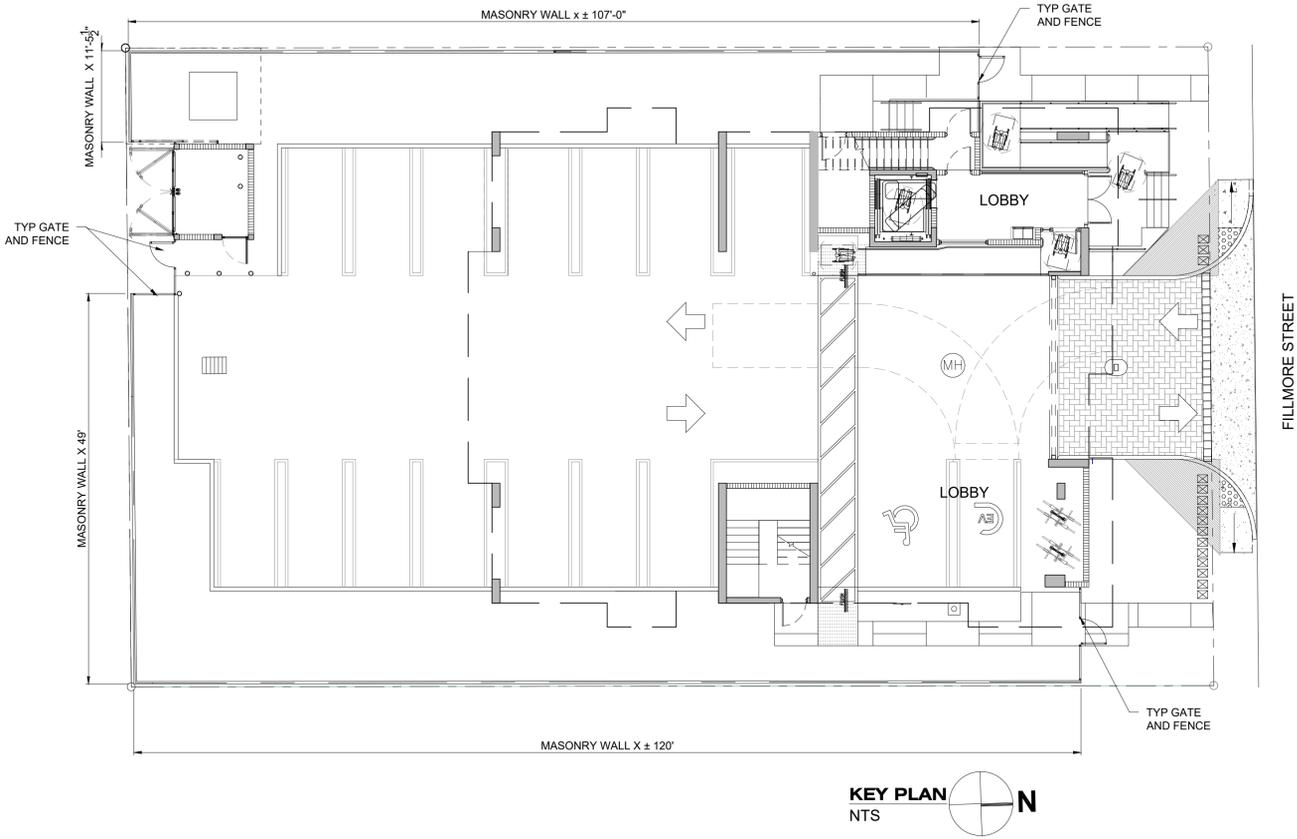
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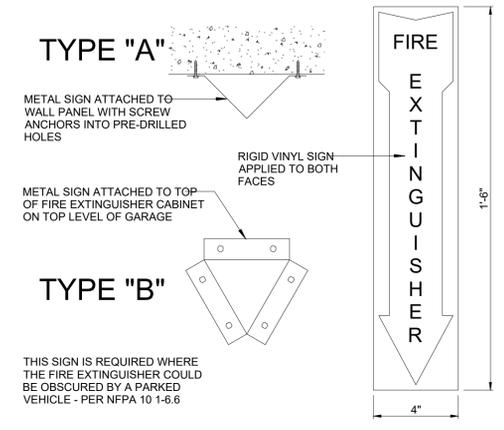


2 ALUMINUM GATE AND FENCE -TYP.DETAIL
 A-1.4 SCALE: 1/4"=1'-0"

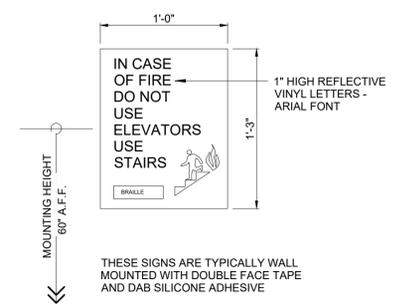
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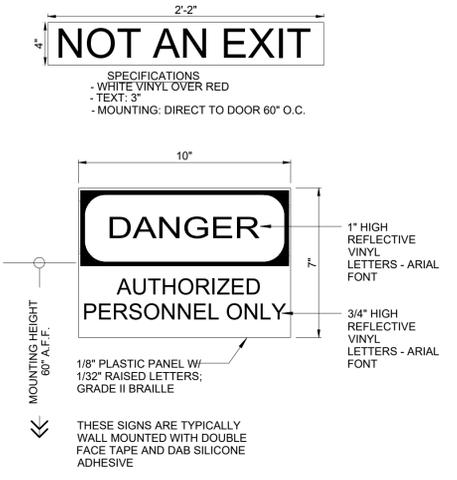
KEY PLAN
 NTS



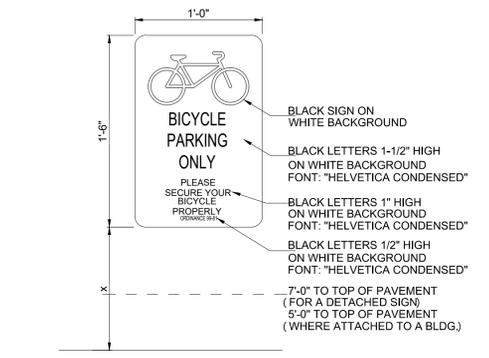
1 WALL - FIRE EXT
A-1.5 1 1/2" = 1'-0"



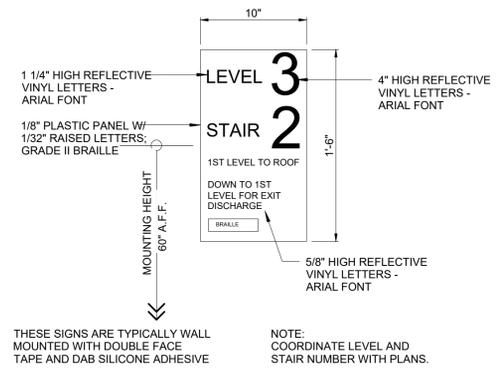
2 WALL - IN CASE OF FIRE
A-1.5 1 1/2" = 1'-0"



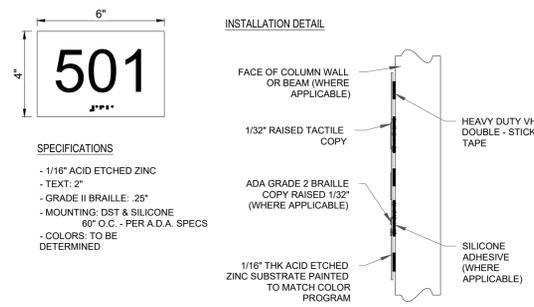
3 NOT AN EXIT AND DANGER SIGN DETAIL
A-1.5 3" = 1'-0"



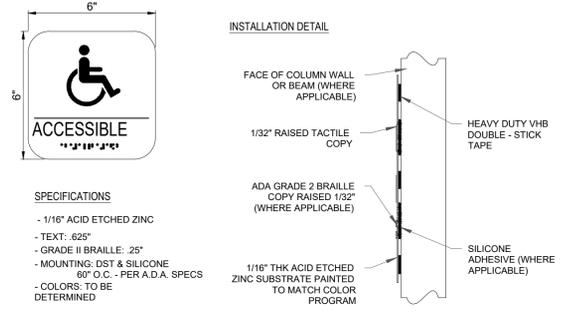
4 WALL - BIKE PARKING
A-1.5 1 1/2" = 1'-0"



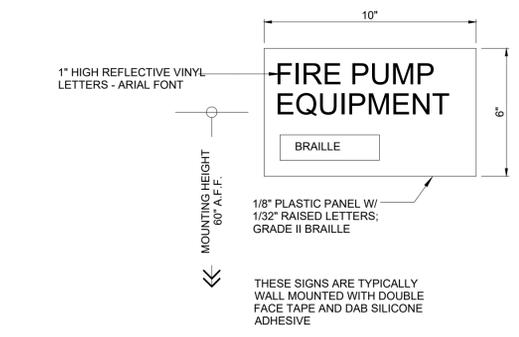
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A-1.5 1 1/2" = 1'-0"



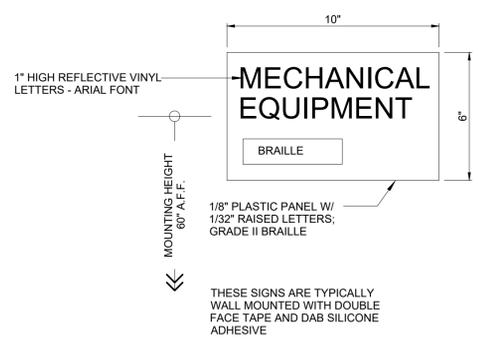
6 INTERIOR RES. ID
A-1.5 3" = 1'-0"



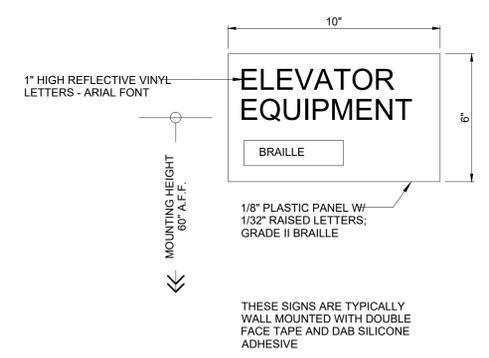
7 IHANDICAP ACCESSIBLE
A-1.5 3" = 1'-0"



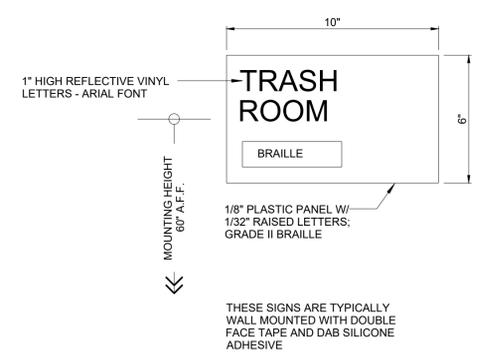
8 WALL - FIRE PUMP
A-1.5 3" = 1'-0"



9 WALL - MECH. EQUIP- (ELEC EQUIP SIMILAR)
A-1.5 3" = 1'-0"



10 WALL - ELEV EQUIP
A-1.5 3" = 1'-0"



11 WALL - TRASH ROOM
A-1.5 3" = 1'-0"

OFFICIAL STAMP

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- NOTES:
- SIGN BACKGROUND COLOR TO BE DETERMINED BY OWNER.
 - SIGN LETTERING COLOR TO BE DETERMINED BY OWNER.
 - TEXT FOR LOCATION SIGNS SHALL BE ADJUSTED TO REFLECT THE ACTUAL LEVEL, STAIR NUMBER OR OTHER LOCATION INFORMATION.
 - SIGN MANUF. TO SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
 - REFER TO SHEET A-xx FOR ADDITIONAL "ADA" SIGNAGE REQUIREMENTS.
 - SIGNS ARE REQUIRED TO BE THE CRITERIA OF FAC 2010, SECTION 216.
 - BUILDING EXTERIOR SIGN UNDER SEPARATE PERMIT.

PRELIMINARY DRAWINGS | NOT FOR CONSTRUCTION

INTERIOR SIGNAGE DETAILS



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LEVEL 2 FLOOR PLAN

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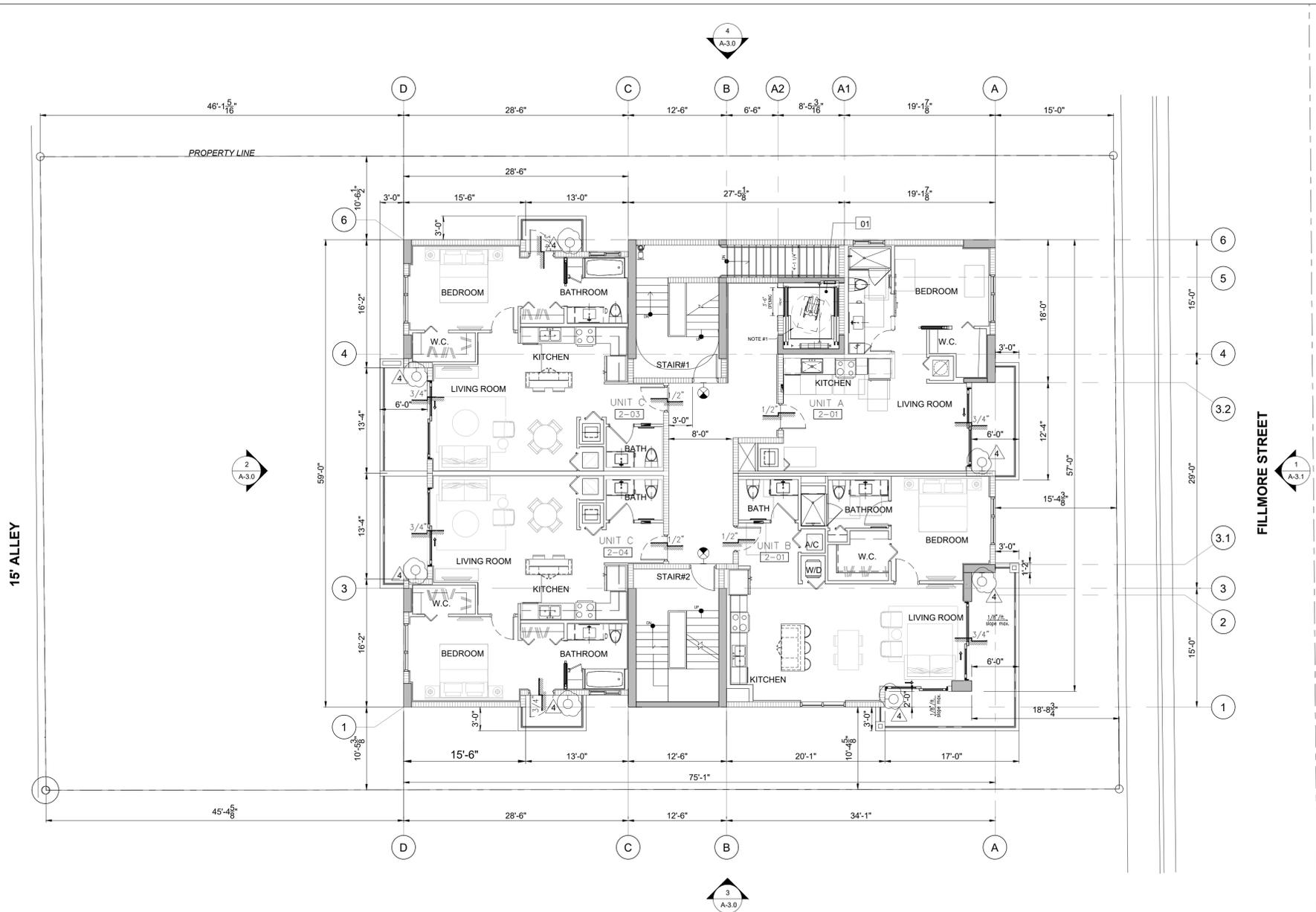
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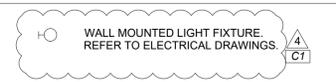


1 LEVEL 2 FLOOR PLAN
 A-2.1 SCALE: 1/8"=1'-0" N

FLOOR PLAN NOTES

[01] 76"x24" AREA TO ACCOMMODATE AN AMBULANCE STRECHER AS PER FBC 3002.4

SYMBOLS



GENERAL NOTES

REFER TO SHEET A-XX FOR WALL ASSEMBLY TYPES
 REFER TO SHEET A-X-X THRU A-X-X FOR INTERIOR DOOR AND EXTERIOR DOOR AND WINDOWS SCHEDULES

EDGE OF ALL DOOR FRAMES ARE TO BE 4" FROM CORNER UNLESS OTHERWISE INDICATED.

REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND PARTITION TYPES.

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 HOLLYWOOD, FL 33020

PROJECT OWNER :
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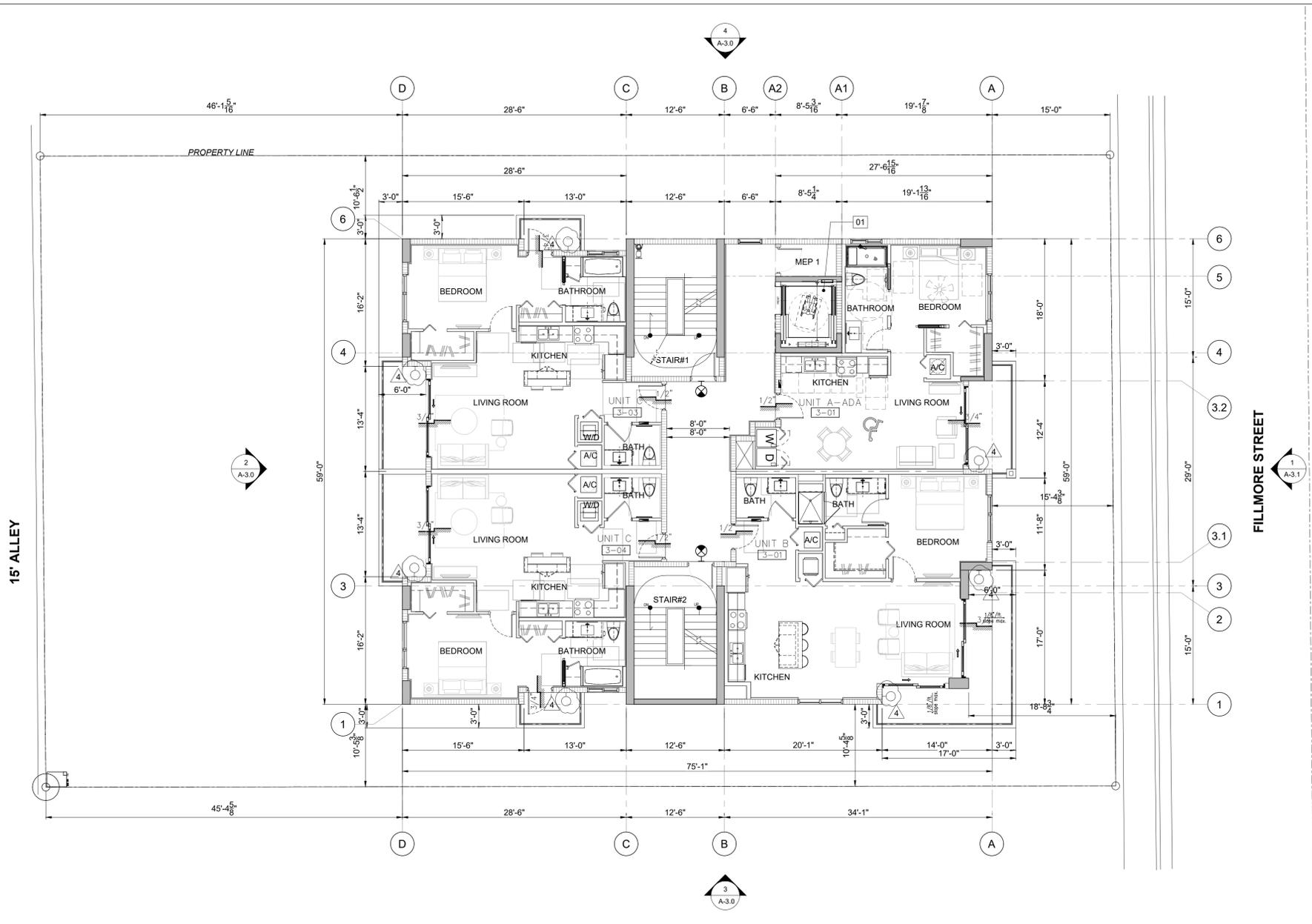
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1 LEVEL 3 FLOOR PLAN
 A-2.2 SCALE: 1/8"=1'-0"

FLOOR PLAN NOTES

[01] 76"x24" AREA TO ACCOMODATE AN AMBULANCE STRECHER AS PER FBC 3002.4

SYMBOLS



GENERAL NOTES

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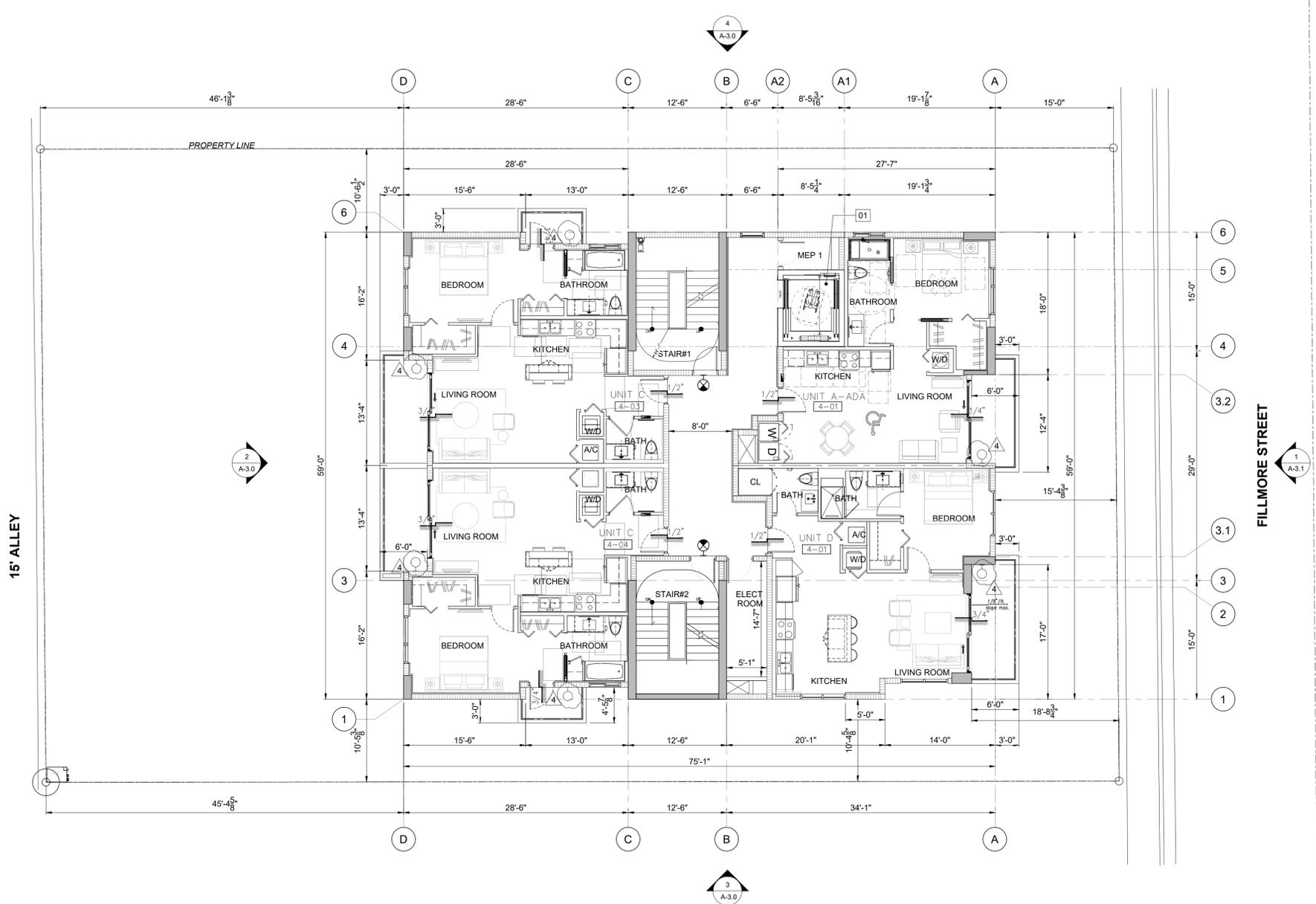
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1 LEVEL 4 FLOOR PLAN
 A-2.3 SCALE: 1/8"=1'-0"

FLOOR PLAN NOTES

[01] 76"x24" AREA TO ACCOMMODATE AN AMBULANCE STRECHER AS PER FBC 3002.4

SYMBOLS



GENERAL NOTES

- REFER TO SHEET A-XX FOR WALL ASSEMBLY TYPES
- REFER TO SHEET A-X-X THRU A-X-X FOR INTERIOR DOOR AND EXTERIOR DOOR AND WINDOWS SCHEDULES
- EDGE OF ALL DOOR FRAMES ARE TO BE 4" FROM CORNER UNLESS OTHERWISE INDICATED.
- REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND PARTITION TYPES.

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 MAILING ADDRESS :
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PRELIMINARY DRAWINGS | NOT FOR CONSTRUCTION

LEVEL 5 FLOOR PLAN

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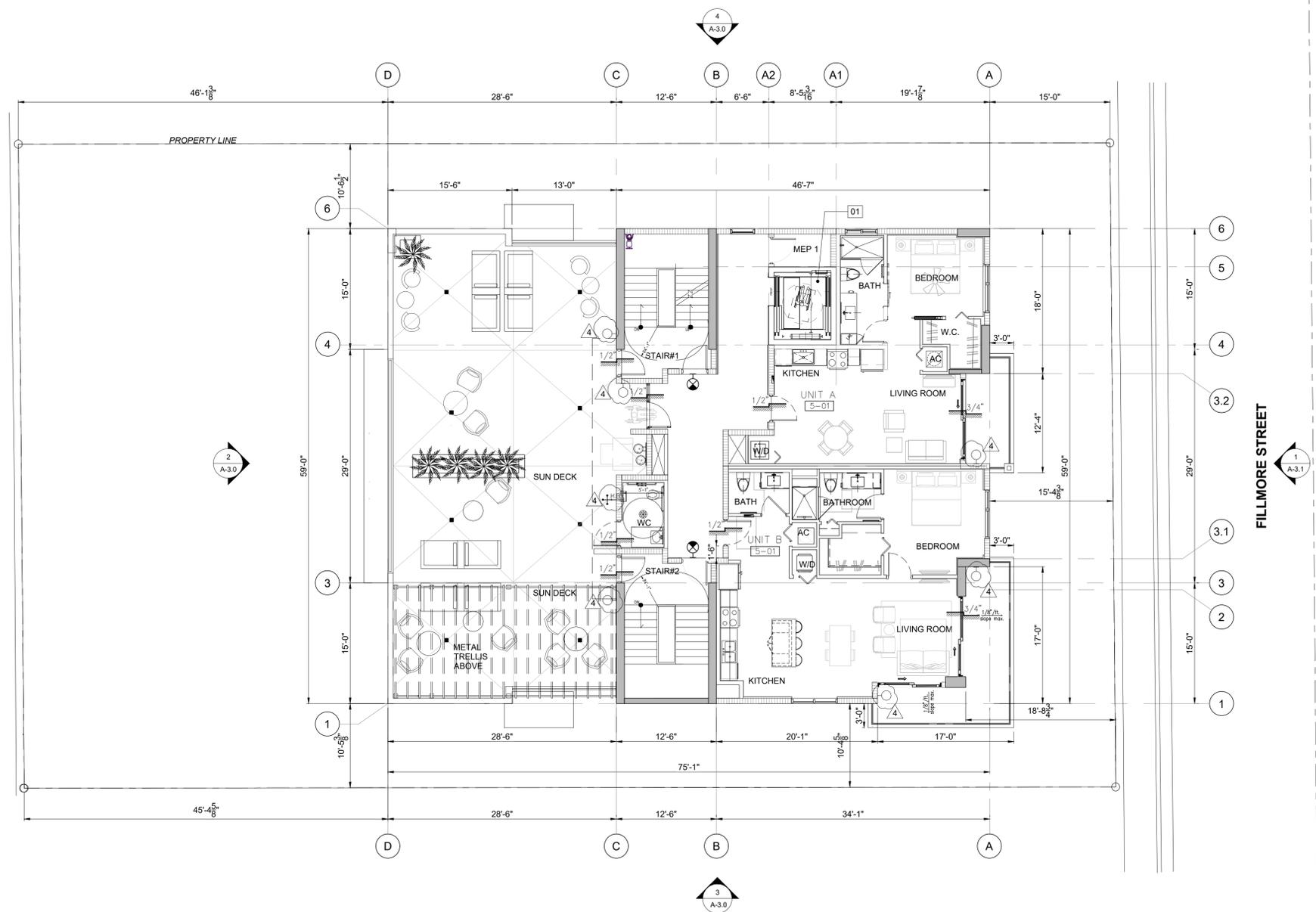
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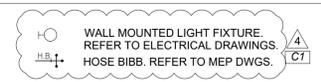


1 LEVEL 5 FLOOR PLAN
 A-2.4 SCALE: 1/8"=1'-0" N

FLOOR PLAN NOTES

[01] 76"X24" AREA TO ACCOMMODATE AN AMBULANCE STRETCHER AS PER FBC 3002.4

SYMBOLS



GENERAL NOTES

REFER TO SHEET A-XX FOR WALL ASSEMBLY TYPES
 REFER TO SHEET A-X.X THRU A-X.X FOR INTERIOR DOOR AND EXTERIOR DOOR AND WINDOWS SCHEDULES
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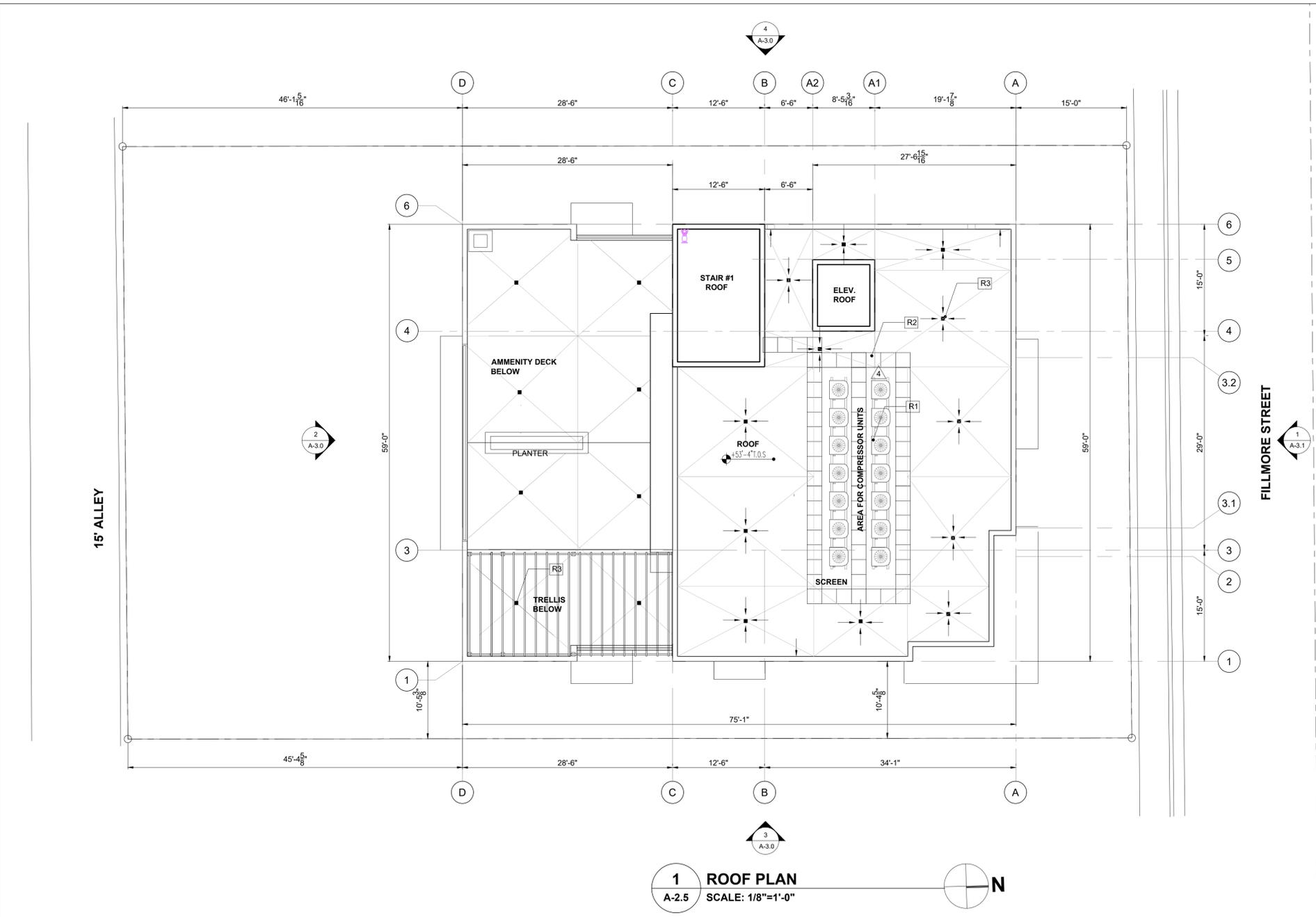
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ROOF PLAN



1 ROOF PLAN
 A-2.5 SCALE: 1/8"=1'-0" N

PLAN NOTES

- R1 CONDENSING UNIT AREA TO BE COORDINATED WITH MECHANICAL EQUIPMENT. Δ
- R2 ROOF TRAFFIC WALKING PAD TO BE COORDINATED WITH MECHANICAL EQUIPMENT.
- R3 4" ROOF DRAIN TYP. TO BE COORDINATED WITH MEP.

GENERAL NOTES

1. REFER TO SHEET G-0.1 FOR ABBREVIATIONS, LEGENDS, AND SYMBOLS.



1 NORTH EAST VIEW-FILLMORE ST.
A-3.0 SCALE: 1/8"=1'-0"



2 NORTH WEST VIEW 1
A-3.0 SCALE: 1/8"=1'-0"



2 NORTH WEST VIEW 2
A-3.0 SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION-ALLEY
A-3.0 SCALE: 1/8"=1'-0"

COLOR SCHEME

PURE WHITE
SW 7005
• BUILDING STUCCO
• LEVEL 5TH TRELLIS
• DUMPSTER GATES

MEDIUM TONE
SW 0077
CLASSIC FRENCH GRAY
• BUILDING STUCCO AND
• DUMPSTER WALLS

DARK TONE
SW 6990
CAVIAR
• BUILDING STUCCO

ACCENTS AT ENTRANCE WALL / BALCONIES:
WOOD LOOK EXTERIOR METAL PANELS SYSTEM
OR TILE WOOD-SIDING

PERIMETRAL FENCE:
4" MASONRY WALL REFER TO A-1.4
STUCCO SCRATCH FINISH / PAINTED WHITE
ALUMINUM GATES 6'-0" H
W/ PICKETS SPACED TO REJECT 4" SPHERE.
DARK GRAY / GRAPHITE COLOR

BALCONY RAILINGS:
CLEAR GLASS
SILVER POWDER COAT
WINDOWS: CLEAR GLASS &
DARK GRAY/GRAPHITE FRAME

PRELIMINARY DRAWINGS | NOT FOR CONSTRUCTION

NOTES:
3D VIEWS (INCLUDING ISOMETRICS, PERSPECTIVES, ETC.) ARE PROVIDED FOR REFERENCE PURPOSES ONLY. IN THE EVENT OF ANY DISCREPANCIES BETWEEN INFORMATION PRESENTED BY BOTH A 3D VIEW AND BY A NON-3D VIEW WITHIN THE CONSTRUCTION DOCUMENTS, THE NON-3D VIEW SHALL GOVERN IN ALL CASES. INFORMATION REPRESENTED BY 3D VIEWS, BUT NOT REPRESENTED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS, IS NOT INTENDED TO BE PART OF THE CONSTRUCTION DOCUMENTS.

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A-3.0

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ELEVATION LEGEND

- 1 5/8" STUCCO WITH PAINT FINISH
EXTERIOR STUCCO SYSTEM TO BE INSTALLED IN COMPLIANCE WITH ASTM C926 & C1063.
- 2 ALUMINUM IMPACT RESISTANT GLASS WINDOW (ANODIZED FINISH) (NOA #)
- 3 LAMINATED GLASS RAILING SYSTEM WITH BUTT GLAZING AT EXTERIOR & ALUMINUM BACK SUPPORT POSTS.
42" A.F.F. MIN. (FROM INTERIOR F.F.)
- 4 CONCRETE SLAB SLOPED 1/8"12" TO EXTERIOR. PROVIDE STUCCO FINISH & PAINT AT ALL EXPOSED UNDERSIDE OF SLABS.
- 5 STAIR METAL GRILLE PANELS SYSTEM. PANELS SHALL BE MOUNTED TO CONCRETE STRUCTURE AND ANY ADDITIONAL SUBSTRUCTURE REQUIRED TO COMPLY WITH WIND LOAD REQUIREMENTS TO BE CALCULATED BY DELEGATED ENGINEER TO MEET LOCAL CODE.
- 6 IMPACT RESISTANT METAL DOOR (NOA #)
- 7 CONTINUOUS SCORE LINE (TYP.) ALL STUCCO LINES SHALL BE UNIFORM AND STRAIGHT.
- 8 OVERHEAD ROLLING GRILLES, ELECTRICALLY OPERATED AS MANUFACTURED BY METRO DOOR OR APPROVED EQUAL.
- 9 OVERFLOW DRAIN.
- 10 CONCRETE SIDEWALK.
- 11 MASONRY PERIMETER WALL 4" X 8" O" H W/ ALUMINUM PICKETS GATES.
- 12 NOT USED
- 13 PROPOSED CANTILEVER METAL CANOPY
- 14 ALUMINUM TRELLIS
- 15 DUMPSTER ENCLOSURE
- 16 NOA APPROVED GLASS STOREFRONT SYSTEM
- 17 WOOD-LOOK METAL PANELS OR TILE WOOD-SIDING
- 18 ARCHITECTURAL METAL GRILLE
- 19 WALL MOUNTED LIGHT FIXTURE.

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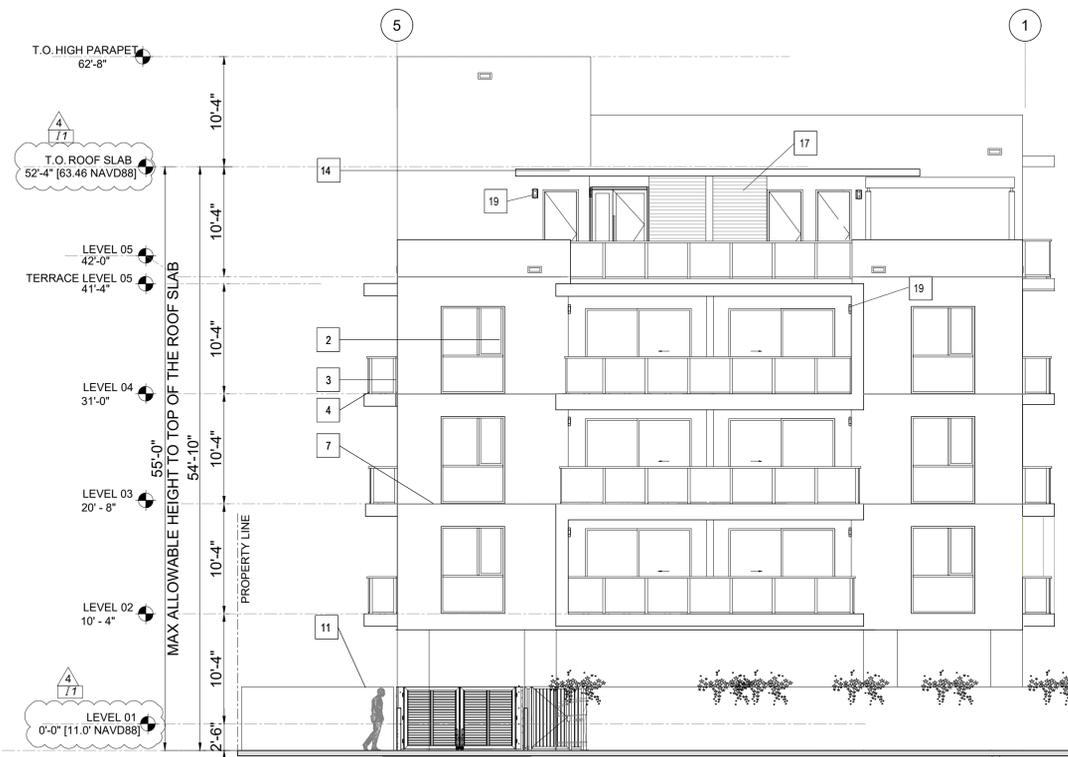
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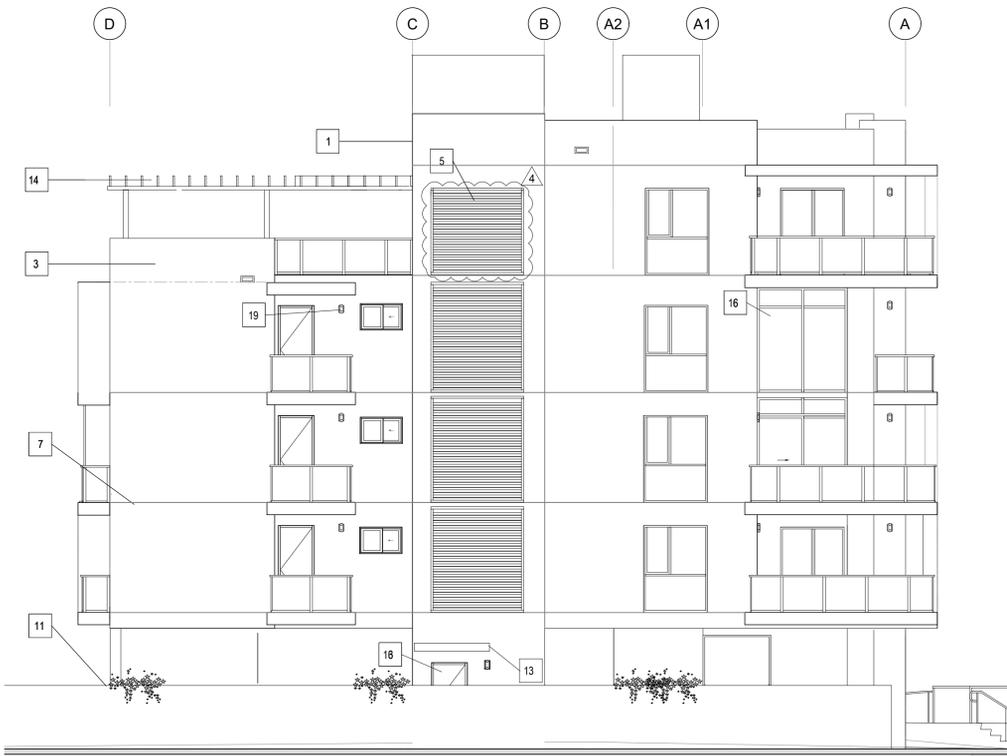
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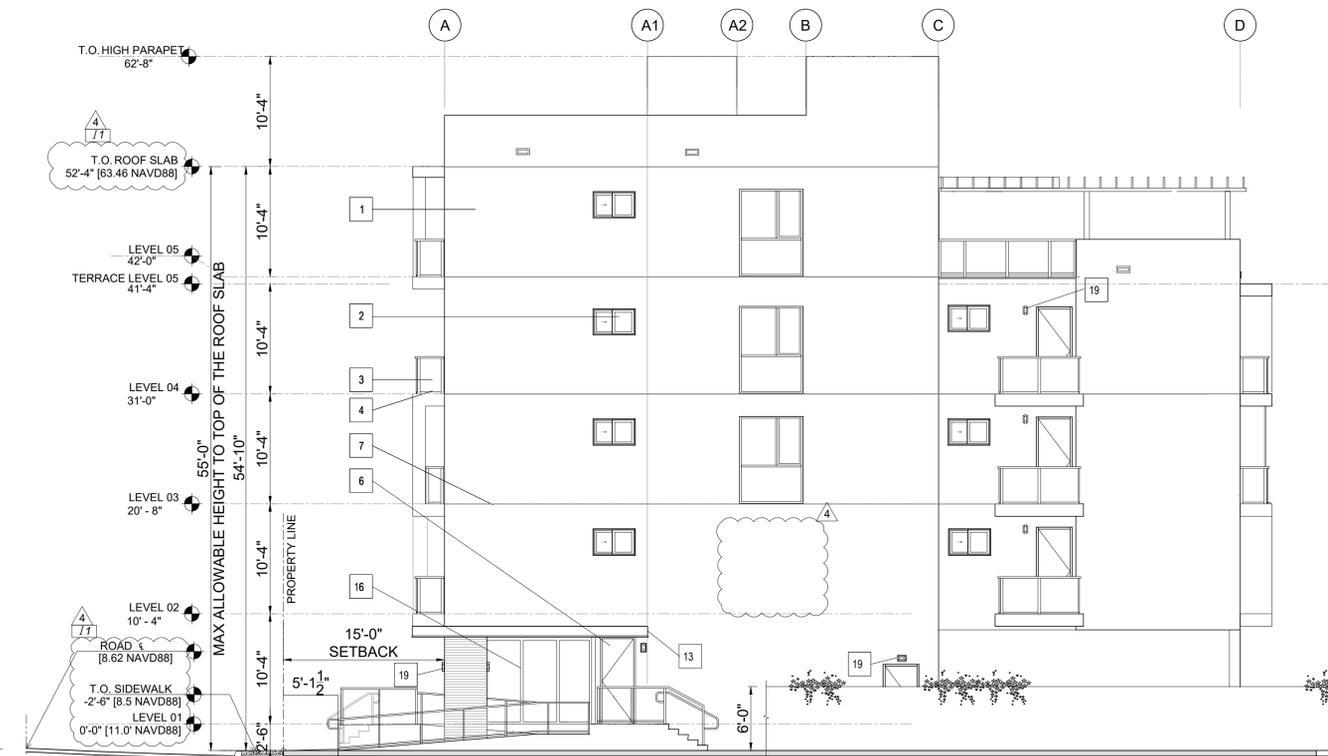
1 NORTH ELEVATION
A-3.1 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
A-3.1 SCALE: 1/8"=1'-0"



3 EAST ELEVATION
A-3.1 SCALE: 1/8"=1'-0"



4 WEST ELEVATION
A-3.1 SCALE: 1/8"=1'-0"

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MAIL MODULE

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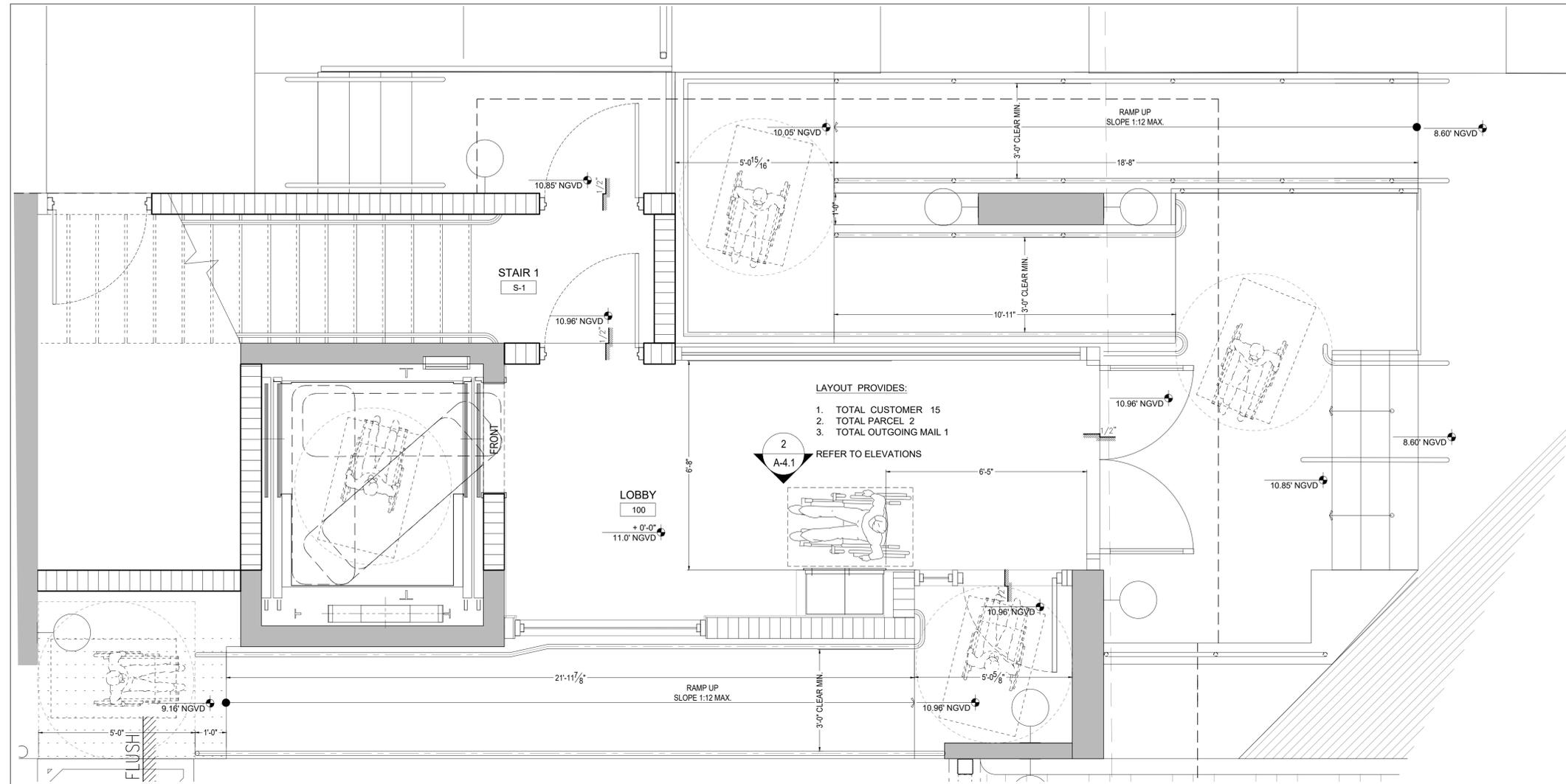
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- LAYOUT PROVIDES:
- TOTAL CUSTOMER 15
 - TOTAL PARCEL 2
 - TOTAL OUTGOING MAIL 1



REFER TO ELEVATIONS

1 LEVEL 1- LOOBY & MAIL PLAN
 A-4.1 SCALE: 1/2"=1'-0"



SYMBOLS



MAIL ROOM - BASIS OF DESIGN

INSTALLATION - REAR LOADED, RECESSED WALL MOUNTED QUANTITY 1 SERIES 4C

MAIL RECEPTACLES SHALL BE DESIGNED FOLLOWING INSTALLATION REQUIREMENTS LISTED BELOW:

- THIS MODULE MEETS THE USPS STD-4C REQUIREMENTS FOR INSTALLATION DEFINED BELOW WHEN THE MAILBOX IS INSTALLED PER THE DIMENSIONS PROVIDED ON THIS DRAWING.
 - AT LEAST ONE CUSTOMER COMPARTMENT SHALL BE POSITIONED LESS THAN 48" ABOVE FINISHED FLOOR (AFF).
 - NO PARCEL LOCKER (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF.
 - NO PATRON (TENANT) LOCK SHALL BE POSITIONED MORE THAN 67" AFF.
 - NO CUSTOMER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.
 - THE USPS ARROW LOCK SHALL BE POSITIONED 36"-48" AFF.
- THE ROUGH OPENING WIDTH FOR MULTI-UNIT 4C INSTALLATIONS = (THE SUM OF ALL ACTUAL UNIT WIDTHS) - 1/8".

COMPARTMENT CHART

DESCRIPTION	COMPARTMENT	COMPARTMENT SIZE	QTY.
MAILBOX	MB1	3" H x 12" W x 15" D	15
OUTGOING MAIL	OM2	6-1/2" H x 12" W x 15" D	1
PARCEL	PL5	17" H x 12" W x 15" D	1
PARCEL	PL6	20-1/2" H x 12" W x 15" D	1

- PARCEL LOCKER TO CUSTOMER COMPARTMENT RATIO: MINIMUM OF ONE FOR EVERY 10 CUSTOMER COMPARTMENTS
- COLLECTION MAIL AND CARRIER ACCESS (FRONT LOADING DESIGNS ONLY)
- MAIL DEPOSIT SLOT 10.75 INCHES WIDE BY .75 INCHES HIGH OUTGOING MAIL PERMANENT MARKING LABELED IN BLACK WITH RECESSED LETTERING 3/8" TO 1/2" HIGH
- MAIL DEPOSIT FRAME SHALL BE HARD MOUNTED TO THE MASTER DOOR STRUCTURE.

H.C. DIAGRAM

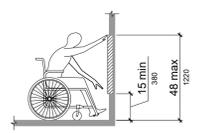


Figure 308.2.1 Unobstructed Forward Reach

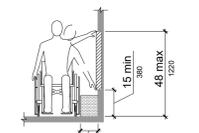
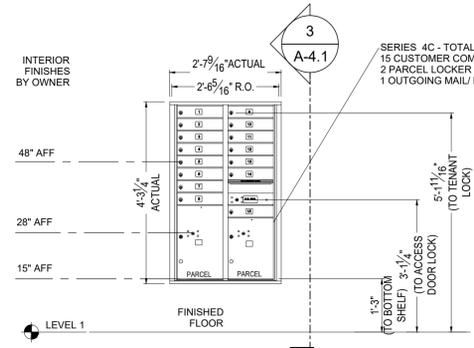
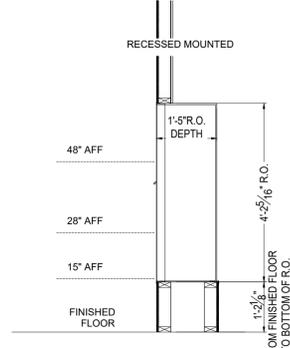


Figure 308.3.1 Unobstructed Side Reach

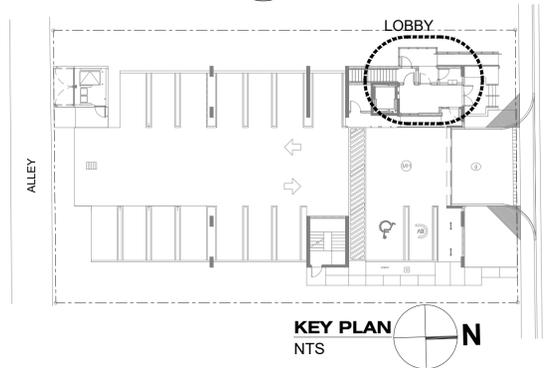
TYPICAL ACCESSIBLE STALL: ACCESSORIES MOUNTING LOCATIONS



2 MAIL ELEVATION
 A-4.1 SCALE: 1/2"=1'-0"



3 MAIL SECTION
 A-4.1 SCALE: 1/2"=1'-0"

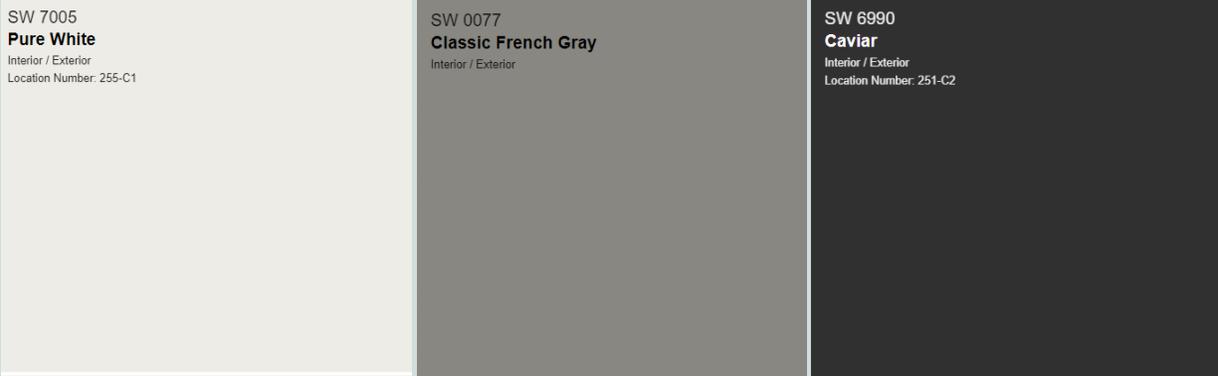


KEY PLAN
 NTS



Project Address: 1932 Fillmore Street, Hollywood, FL 33020
File Number: 21-DP-14
Set of color chips

OPTION #1



OPTION #2



SHERWIN-WILLIAMS.

ATTACHMENT B
Land Use and Zoning Map



Legend

- Streets
-  Subject Property
-  Land Use - RAC
-  Zoning - ND-2





City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 5. 2023_0314

Agenda Date: 3/14/2023

Agenda Number:

To: Planning and Development Board

Title: FILE NO.: 23-T-18
APPLICANT: City of Hollywood
LOCATION: The Community Redevelopment Areas, the Broadwalk on the east, Georgia St. on the south, the Intracoastal on the west and Simms St. on the North
REQUEST: Text Amendment to Article 7.4 of the Zoning and Land Development Regulations to amend the Parking Payment in Lieu of Providing Parking Program and to remove payments, fines and fees for this Program and establish them by Resolution

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: March 14, 2023

FILE: 23-T-18

TO: Planning and Development Board/Local Planning Agency

FROM: Andria Wingett, Deputy Director, Development Services
Jovan Douglas, Parking Administrator

SUBJECT: Text Amendment to Article 7.4 of the Zoning and Land Development Regulations to amend the Parking Payment in Lieu of Providing Parking Program and to remove payments, fines and fees for this Program and establish them by Resolution.

REQUEST:

Text Amendment to Article 7.4 of the Zoning and Land Development Regulations to amend the Parking Payment in Lieu of Providing Parking Program and to remove payments, fines and fees for this Program and establish them by Resolution.

RECOMMENDATION:

The Planning and Development Board, acting as the Local Planning Agency, forward *a recommendation of approval* to the City Commission.

BACKGROUND

The City has an established parking program in the Downtown and Beach Community Redevelopment Agency (CRA) areas and the barrier island (the Broadwalk on the east, Georgia St. on the south, the Intracoastal on the west and Simms St. on the North) called Parking Payment in Lieu of Providing Parking Program (Program). This Program allows for properties that are not able to provide onsite parking to pay into a City fund. This fund is then available for the City to construct new parking spaces for the public that can serve these two geographic areas.

This Program has been available since 1994, and over the years has seldomly been used. Currently, six properties participate in this Program. With the increase of new developments more property owners have started taking advantage of this Program. At the same time, construction and property acquisition costs have steadily increased. While user fees for this Program have not been adjusted since the Program's inception.

REQUEST

The proposed text amendment does not change any logistics/management of the Parking Payment in Lieu of Providing Parking Program. The intent of this amendment is to shift all associated fees to the City's Comprehensive Fee Schedule, and there is some general clean-up of language, including clarification of the geographic areas of the Program.

The Office of Parking manages this Program and has a desire to increase the payments, fees and fines associated with the Program. To accomplish this, Staff proposes to eliminate these payment amounts from the Zoning and Land Development Regulations and have the City Commission adopt these costs by resolution. Incorporating these fees into the City's Comprehensive Schedule of Fees booklet is consistent with all other City fees. Doing this will automatically prompt a regular assessment of the payment structure. As such, on second reading of this ordinance the City Commission will consider a companion resolution establishing updated fees.

When the Program was established in 1994 the Beach Community Redevelopment Agency (BCRA) did not exist, as it was established in 1997. When the BCRA was subsequently established the boundaries ended up being different than what was originally identified in this program. Proposed is to align the geographic areas with both the current Downtown and Beach Community Redevelopment Agency areas so the program can exist beyond the sunset of these agencies, and to be consistent with the original intent of the Program.

SITE INFORMATION

Owner/Applicant: City of Hollywood

Address/Location: The Community Redevelopment Agency areas, including downtown and the beach

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed text amendment is consistent with the Comprehensive Plan, based upon the following:

Goal: *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.*

Objective 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

Transportation Policy 2.1: *The City shall establish parking strategies that will promote transportation goals and objectives.*

The proposed text amendment is consistent with the City's Comprehensive Plan goal to encourage economic development by using creative development strategies.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City. The proposed text amendment is consistent with the City-Wide Master Plan based upon the following Guiding Principle:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Text Amendments as stated in the City of Hollywood’s Zoning and Land Development Regulations, Article 5.

CRITERIA 1: The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time.

ANALYSIS: The proposed text amendment is consistent with the City’s Comprehensive Plan as outlined previously in the Consistency section of this Report. Maintaining the Payment in Lieu of Providing Parking Program and creating for the regular review of associated fees, fines and payments promotes sustainable redevelopment initiatives. Clarification of the Program’s geographical location is also necessary for when the Community Redevelopment Agency sunsets. Both initiatives are consistent with intent of the goals of the Comprehensive Plan.

FINDING: Consistent

CRITERIA 2: That conditions have substantially changed from the date the present zoning regulations were established.

ANALYSIS: The Payment in Lieu of Providing Parking Program has become a more sought out Program as part of the recent development trends. The fees, fines and payments associated with managing this Program are in need of regular review and updating to keep up with construction and property acquisition costs. Generally cleaning up the language associated with this Program including clarifying the locations and removing fees, fines and payments from the Zoning and Land Development Code and adopting them by Resolution promotes better fiscal responsibility.

FINDING: Consistent

ATTACHMENTS

- Attachment A: Existing Zoning and Land Development Regulations
- Attachment B: Proposed Zoning and Land Development Regulations

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN**

DATE: March 14, 2023

FILE: 23-T-18

TO: Planning and Development Board/Local Planning Agency

FROM: Andria Wingett, Deputy Director, Development Services
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FINDING: Consistent

CRITERIA 2: That conditions have substantially changed from the date the present zoning regulations were established.

ANALYSIS: The Payment in Lieu of Providing Parking Program has become a more sought out Program as part of the recent development trends. The fees, fines and payments associated with managing this Program are in need of regular review and updating to keep up with construction and property acquisition costs. Generally cleaning up the language associated with this Program including clarifying the locations and removing fees, fines and payments from the Zoning and Land Development Code and adopting them by Resolution promotes better fiscal responsibility.

FINDING: Consistent

ATTACHMENTS

- Attachment A: Existing Zoning and Land Development Regulations
- Attachment B: Proposed Zoning and Land Development Regulations

ATTACHMENT A
Existing Zoning and
Land Development
Regulations

* * *
* * *

§ 7.4. Parking Payment in Lieu of Providing Parking Program.

A. Where there is inadequate area available on-site, or within 700 ft. of the site in areas set forth in division (B) below, the parking requirement for a given Use may be fulfilled by payment of a fee, as provided herein. However, in no instance shall the substitution of the fee result in a new residential development which provides less than one parking space per unit or hotel development which provides 0.5 space per hotel unit.

B. Properties within the following areas eligible to participate in this program: The Community Redevelopment Area, the Broadwalk on the east, Georgia St. on the south, the Intracoastal on the west and Simms St. on the North.

C. Payment calculation.

1. For New Construction on vacant land and when the area of an addition exceeds the area of the existing building, the payment shall be satisfied by a one-time payment at the time of issuance of a Building Permit of \$5,000 per space or such amount as shall be determined by the City Commission.

2. Existing structures. When alteration or rehabilitation of a structure results in an increased parking demand, the payment shall be satisfied by one of the following:

a. A one time payment as set forth in division 7.4.C.1.

b. A yearly payment in the amount of 5% of the payment required by division 7.4.C.1 which shall continue as long as the Use exists. (The amount of said payment may vary from year to year in accordance with the determination set forth in division 7.4.C.2.b.2) However, in lieu of continued yearly payments, a one-time redemption payment may be made at any time of the full amount due pursuant to division 7.4.C.1; said amount shall be based upon the latest determination made pursuant to division 7.4.C.1 as of the time of the redemption payment rather than upon the amount which would have been due if the fee had been paid at the time the work was done, regardless of the number of yearly payments made previously. However, when new floor area is added to the existing Building, the impact fee shall be as set forth in § 7.4.C.2 above.

D. Fee collection.

1. New construction - one time payment. The impact fee shall be paid in full at the time of application for the Building Permit; said fee shall be refunded if construction does not commence prior to expiration of the Building Permit.

2. Existing structures - yearly payment plan. The first impact fee payment shall be paid prior to the issuance of a Building Permit and shall be applied at the time the Certificate of Occupancy or Completion is issued. If no Building Permit is needed, the first payment shall be due at the time the Business Tax Receipt is issued. The second payment shall be due June 1st following the issuance of the Business Tax Receipt or Certificate of Occupancy, whichever is earlier, and the amount due shall be prorated. Subsequent annual payments shall be paid in full by June 1st as long as the Use exists, the amount of the payment is set forth in § 7.4.C.2 above. The Department of Financial Services shall administer the collection of this fee.

3. Existing structures - one time redemption payment. This payment may be made at any time and shall be in the amount determined by application of the formula for one time payment as set forth in § 7.4.C.1 above.

4. Late payments. Monthly interest shall accrue on unpaid funds due to the city under the Impact Fee Program at the maximum rate permitted by law. Additionally, a fee in the amount of 2% of the total due shall be imposed monthly to cover the city's costs in administering collection procedures.

5. Failure to pay. Any participant in this program who has failed to pay the required fee within 3 months of the date on which it is due shall be regarded as having withdrawn from the program and shall be required to provide all parking spaces required by this section or cease the Use for which said spaces were required. Failure to comply shall subject said participant to enforcement procedures by the city and may result in fines of up to \$250 per day and liens as provided by law and or revocation of the Certificate of Completion or Occupancy whichever is appropriate.

E. Funds generated by this program, including interest on said funds, shall be deposited in a city account specifically established to provide parking and related Improvements in the vicinity of the subject property. The Director shall maintain a map which includes a listing of the districts. The Department of Financial Services shall keep a record of all accounts.

F. Properties which participate in the Payment in Lieu of Providing Parking Spaces Program shall have a covenant recorded in the Public Records of Broward County, Florida on a form approved by the City Attorney.

* * *
* * *

ATTACHMENT B
Proposed Zoning and
Land Development
Regulations

* * *
* * *

§ 7.4. Parking Payment in Lieu of Providing Parking Program.

A. Where there is inadequate area available on-site, or within 700 ft. of the site in areas set forth in division (B) below, the parking requirement for a given Use may be fulfilled by payment of a fee, as provided herein. However, in no instance shall the substitution of the fee result in a new residential development which provides less than one parking space per unit or hotel development ~~which~~ that provides 0.5 space per hotel unit.

B. Properties within the following areas are eligible to participate in this program: The Community Redevelopment Agency geographic areas Area, including downtown and the beach. the Boardwalk on the east, Georgia St. on the south, the Intracoastal on the west and Simms St. on the North.

C. Payment calculation shall be pursuant to the City's Comprehensive Schedule of Fees.

~~1. For New Construction on vacant land and when the area of an addition exceeds the area of the existing building, the payment shall be satisfied by a one-time payment at the time of issuance of a Building Permit of \$5,000 per space as determined by the Schedule of fees or such amount as shall be determined by the City Commission.~~

~~2. Existing structures. When alteration or rehabilitation of a structure results in an increased parking demand, the payment shall be satisfied by one of the following:~~

~~a. A one time payment as set forth in division 7.4.C.1.~~

~~b. A yearly payment, in the amount of 5%, of the payment required by division 7.4.C.1 which shall continue as long as the Use exists. (The amount of said payment may vary from year to year in accordance with the determination set forth in division 7.4.C.2.b.2) However, in lieu of continued yearly payments, a one-time redemption payment may be made at any time of the full amount due pursuant to division 7.4.C.1; said amount shall be based upon the latest determination made pursuant to division 7.4.C.1 as of the time of the redemption payment rather than upon the amount which would have been due if the fee had been paid at the time the work was done, regardless of the number of yearly payments made previously. However, when new floor area is added to the existing Building, the impact fee shall be as set forth in § 7.4.C.2 above.~~

~~D. Fee collection shall be paid at the time of application for the Building Permit; said fee shall be refunded if construction does not commence prior to the expiration of the Building Permit.~~

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payment is set forth in § 7.4.C.2 above. The Department of Financial Services shall administer the collection of this fee.

3. ~~Existing structures – one time redemption payment. This payment may be made at any time and shall be in the amount determined by application of the formula for one time payment as set forth in § 7.4.C.1 above.~~

4. ~~Late payments. Monthly interest shall accrue on unpaid funds due to the city under the Impact Fee Program at the maximum rate permitted by law. Additionally, a fee in the amount of 2% of the total due shall be imposed monthly to cover the city's costs in administering collection procedures.~~

51. Failure to pay. Any participant in this program who has failed to pay the required fee within 3 months of the date on which it is due shall be regarded as having withdrawn from the program and shall be required to provide all parking spaces required by this section or cease the Use for which said spaces were required. Failure to comply shall subject said participant to enforcement procedures by the city and may result in ~~finer of up to \$250 per day~~ finer, pursuant to the City's Comprehensive Schedule of Fees, and liens as provided by law and or revocation of the Certificate of Completion or Occupancy whichever is appropriate.

E. Funds generated by this program, including interest on said funds, shall be ~~deposited in a city account specifically established to provide~~ designated for parking and related Improvements impacts in the area of that district or as to be determined by the Parking Administrator vicinity of the subject property. The ~~Director~~ Office of Parking shall maintain a map ~~which~~ that includes a listing of the districts. The Department of Financial Services shall keep a record of all ~~accounts~~ accounting.

F. Properties which participate in the Payment in Lieu of Providing Parking Spaces Program shall have a covenant recorded in the Public Records of Broward County, Florida on a form approved by the City Attorney.

G. All fees and funds derived under this section 7.4, shall be established and amended by resolution of the City Commission.

* * *
* * *