



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
- Planning and Development Board Historic Preservation Board Special Exception
- City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: _____

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

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of 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 al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes No Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant Representative Tenant

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



GENERAL APPLICATION

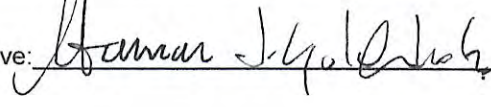
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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: Avihu Nahari Date: _____

Signature of Consultant/Representative:  Date: 1/16/2025

PRINT NAME: Itamar Goldenholz Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: N/A Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

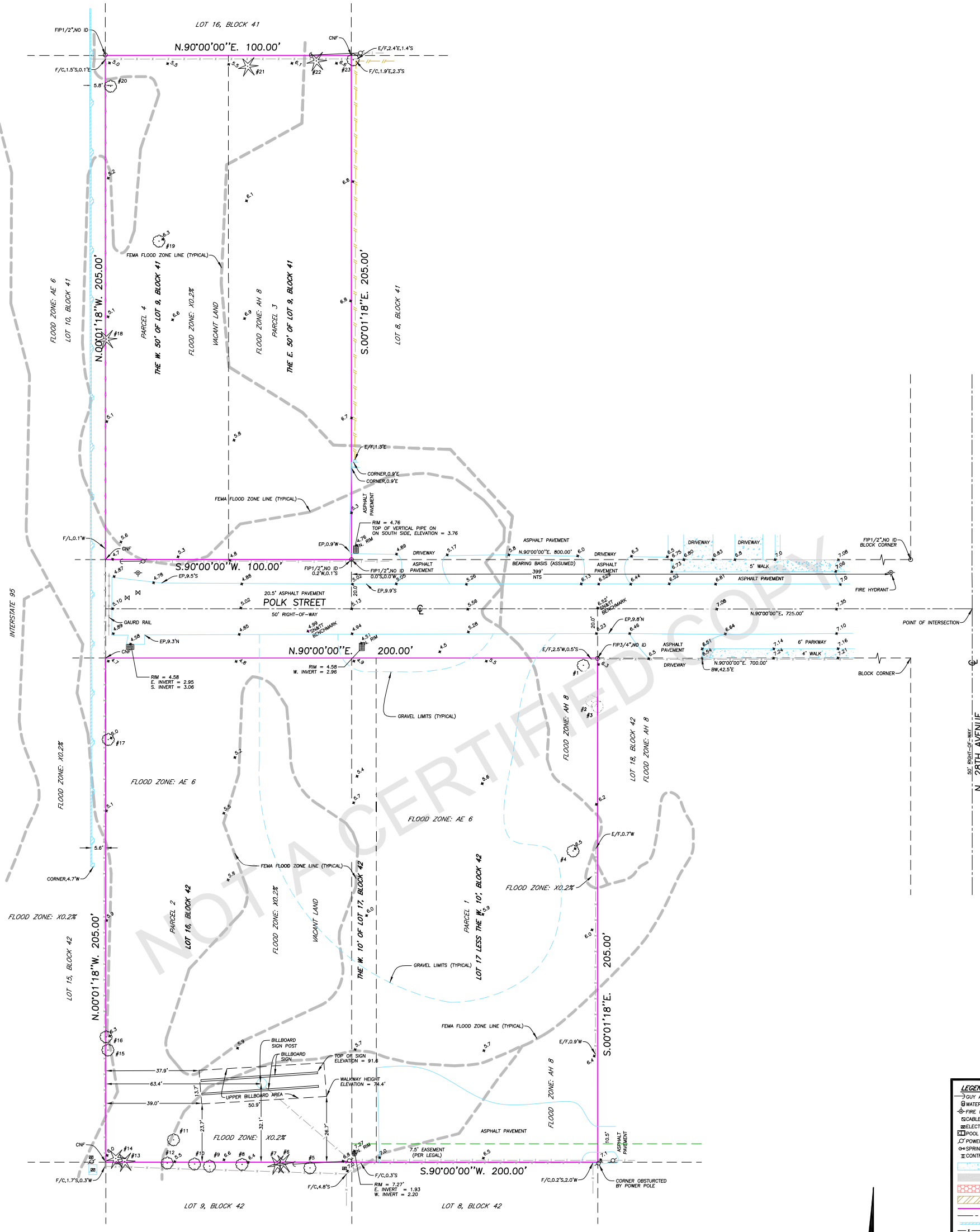
Signature of Current Owner

Notary Public
State of Florida

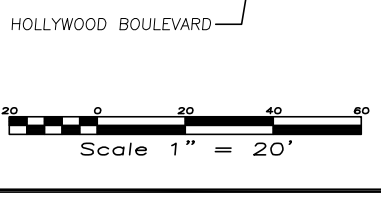
Print Name

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

ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION
PARCEL 1
LOT SEVENTEEN (17) LESS THE WEST TEN (10) FEET THEREOF, BLOCK FOURTY-TWO (42), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, SUBJECT TO AN EASEMENT ACROSS S 7.5 FEET OF SAID LOT.
PARCEL 2
ALL OF LOT SIXTEEN (16) AND THE WEST TEN (10) FEET OF LOT SEVENTEEN (17), IN BLOCK FOURTY-TWO (42), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 3
THE EAST 50 FEET OF LOT 9, BLOCK FOURTY-ONE (41), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL 4
THE WEST FIFTY (50) FEET OF LOT NINE (9), BLOCK FOURTY-ONE (41), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

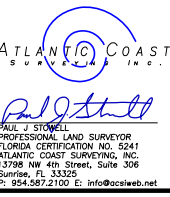


LEGEND
Symbol descriptions for various survey features including utility lines, fences, and pavement types.

ABBREVIATIONS
List of abbreviations used throughout the survey map with their corresponding full names.

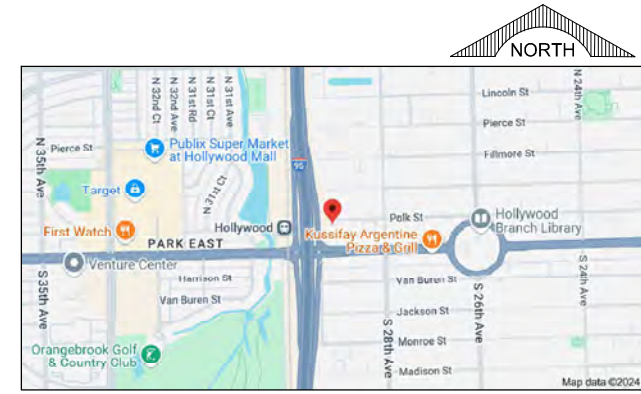
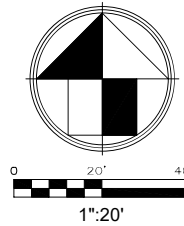
TREE TABLE
Table with columns: NUMBER, TYPE, SIZE. Lists trees such as Gumbo Limbo, Oak, Sable Palm, etc.

SURVEYOR'S CERTIFICATE
This is to certify that this map or plot 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 include items 1, 2, 3, 4, 6, 7A, 8, 14, 16, 20 of Table A thereof. The field work was completed on November 06, 2024. Date of Plot or Map: November 07, 2024.
SURVEYOR'S NOTES
1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOD ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS.
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

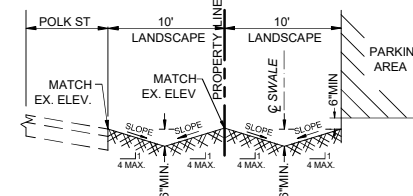
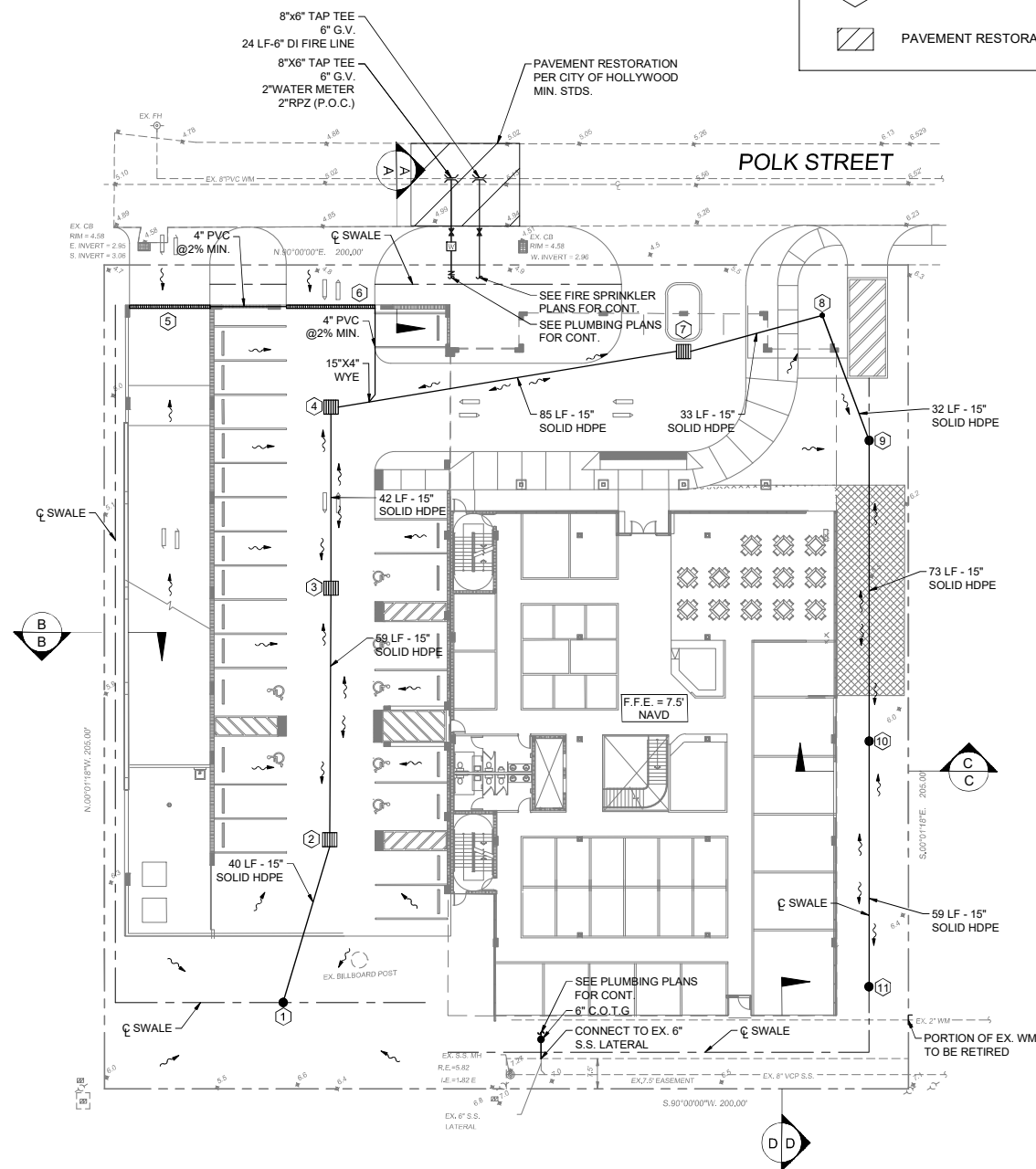


DRAINAGE STRUCTURE TABLE							
STR. No.	DESCRIPTION	RIM ELEVATION	INVERT ELEV. NORTH	INVERT ELEV. SOUTH	INVERT ELEV. EAST	INVERT ELEV. WEST	PRB (POLLUTION RETARDANT BAFFLE)
1	24" NYLOPLAST FIELD DRAIN						
2	TYPE "D" INLET						
3	TYPE "D" INLET						
4	TYPE "D" INLET						
5	ACO BRICK TRENCH						
6	ACO BRICK TRENCH						
7	TYPE "D" INLET						
8	12" NYLOPLAST FIELD DRAIN						
9	24" NYLOPLAST FIELD DRAIN						
10	24" NYLOPLAST FIELD DRAIN						
11	24" NYLOPLAST FIELD DRAIN						

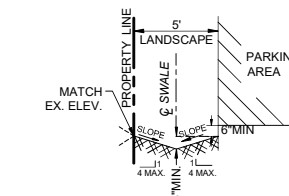
LEGEND	
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
→	DIRECTION OF OVERLAND FLOW
F.F.E. =	FINISHED FLOOR ELEVATION
X.XX	EXISTING ELEVATIONS
(X.XX)	PROPOSED ELEVATION
[X.XX]	PROPOSED CONCRETE ELEVATION
[W]	EXISTING WATER METER
[W]	PROPOSED WATER METER
---	PROPERTY LINE
○	DRAINAGE STRUCTURE NUMBER
[Hatched]	PAVEMENT RESTORATION



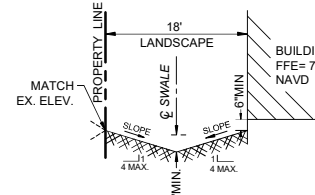
LOCATION MAP
N.T.S.



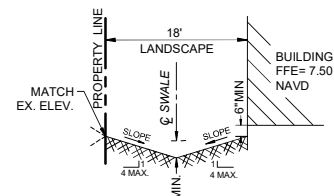
SECTION "A-A"
N.T.S.



SECTION "B-B"
N.T.S.



SECTION "C-C"
N.T.S.



SECTION "D-D"
N.T.S.

GENERAL NOTES:

- SEE ARCHITECTURAL PLAN FOR ALL SITE DIMENSIONS AND SET-BACKS.
- SEE ARCHITECTURAL SITE PLAN FOR SITE PAVING MARKINGS.
- SEE PLUMBING PLANS FOR SANITARY, DOMESTIC WATER SERVICE & FIRE SERVICE.
- PHYSICAL SEPARATION BETWEEN THE BUILDING AND THE WATER AND SEWER SERVICE LINES IS REQUIRED PRIOR TO BUILDING DEMO, SCHEDULE INSPECTIONS ACCORDINGLY.

WATER AND SEWER DEMAND

261 UNITS x 250 GPD/UNIT=65,250 GPD

FIRE NOTES:

- UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II OR V LICENSE AS PER FS 633.102
- NO FIRE PUMP IS REQUIRED.
- PER NFPA 1, 12.3.2 "A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

FIRE FLOW CALCULATION:

CODE: F.F.P.C. 2017 EDITION & NFPA 220

BUILDING TYPE: 1
TOTAL AREA: 32,953 S.F.
TYPE OF OCCUPANCY: APARTMENT BUILDING
AS PER SECTION 18.4.5.2 FOR NON-ONE & TWO-FAMILY DWELLING.

TABLE 18.4.5.1.2 - 48,301-59,000 S.F. = 2,500 GPM FOR A DURATION OF 2 HOURS A REDUCTION OF 75% SHALL BE PERMITTED TO BE APPLIED. MINIMUM FLOW: 1,000 GPM STANDARD SPRINKLERS OR 600 GPM QUICK RESPONSE.

1,500 GPM x .25 = 375 GPM (USE MINIMUM QUICK RESPONSE = 600 GPM @ 20 PSI).

FLOW TEST RESULTS:

STATIC = PSI

RESIDUAL = PSI

TOTAL FLOW = 1,060 + 920 GPM = 1,980 GPM

NOTE:

F.F.E. WAS PROVIDED BY OTHERS

NOTE:

ALL EXISTING AND PROPOSED GRADES REFER TO 1988 NAVD DATUM

REVISIONS
1
2
3
4
5
6
7
8

CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINE ISLAND ROAD,
SUNRISE, FLORIDA 33351

PROJECT:
2910 POLK STREET
HOLLYWOOD
FLORIDA

TASK:
CIVIL ENGINEERING PLAN

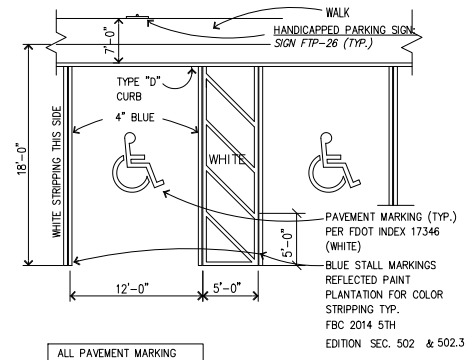
GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 38256
2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312
Phone: (954) 986-6655
Phone: (954) 986-9899

DATE: 12/11/24
DESIGNED BY: B.J.R.
SCALE: 1"=20'
DRAWN BY: J.A.

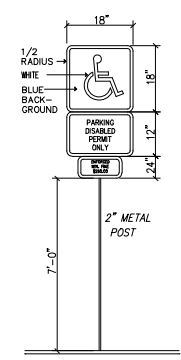
PROJECT NO.
24-0330

SHEET
C-1





HANDICAP PARKING STALL DETAIL
N.T.S.

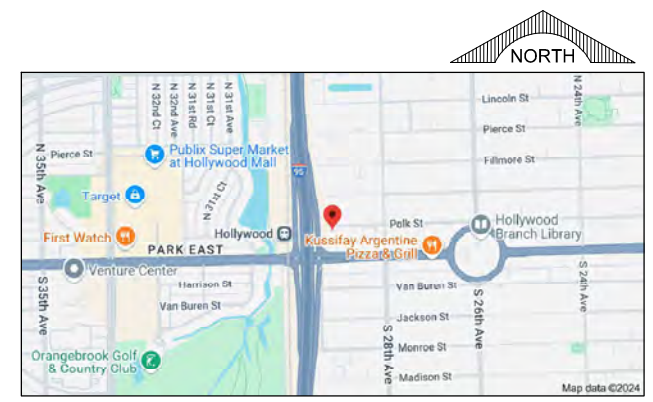
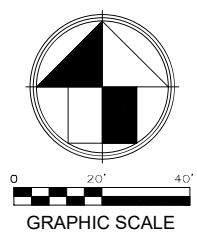


NOTES:
THE TOP PORTION OF FTP-26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOLS AND BORDER.

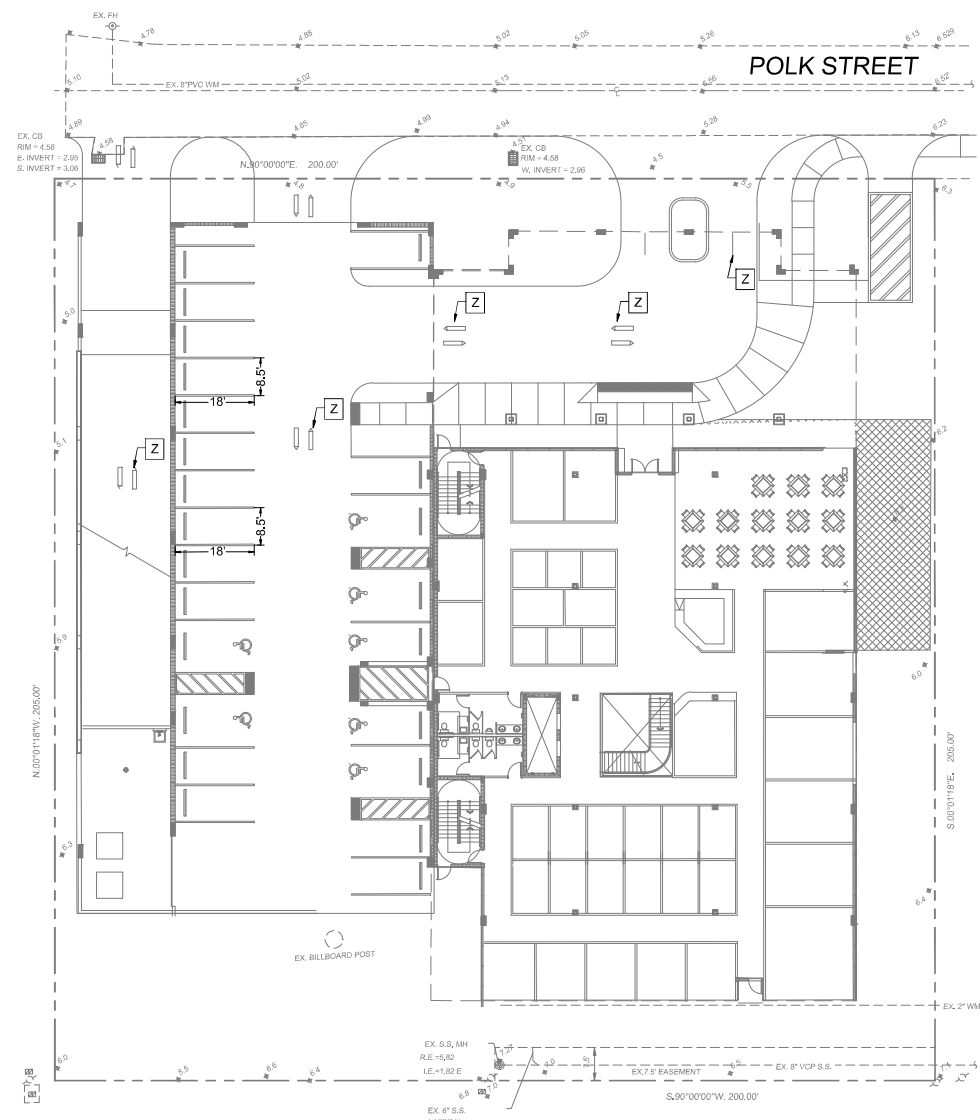
NOTES:
1. DISABLE SIGN WILL BE OF F.D.O.T. (BLUE) COLOR.
2. PAINT BORDER LINES (ONE ON EACH) OF THE DISABLE SPACE WILL BE OF A BLUE COLOR OF A QUALITY EQUIVALENT TO SUPER STRIP TRAFFIC PAINT SOLD BY FOX VALLEY SYSTEM, INC. OF CARY, ILLINOIS. PHONE 1-800-323-4770. SHALL BE STRIPED ON THE WEARING SURFACE OF EACH SPACE DESIGNED FOR THE DISABLE PARKING SPACE. ORDINANCE NO. 1550
3. ALL LETTERS IN MIDDLE OF PORTION OF SIGN ARE 1.5" SERIES AT 1.5" SPACING.
4. ALL LETTERS IN BOTTOM OF PORTION OF SIGN ARE 1" SERIES AT 1" SPACING.
5. MINIMUM FINE SHALL BE \$250.00 PER ORDINANCE 2149.

LEGEND AND STRIPING KEY

- A = 6" SOLID WHITE
- B = 12" SOLID WHITE CROSSWALK
- C = 8" SOLID WHITE
- D = 18" SOLID WHITE
- E = 24" SOLID WHITE
- F = 6" SKIP WHITE TYP (10' - 30')
- G = 6" SKIP WHITE TYP (6' - 10')
- H = 6" SKIP WHITE TYP (2' - 4')
- I = 6" SOLID YELLOW
- J = 18" SOLID YELLOW
- K = 6" DOUBLE YELLOW
- L = AMBER/AMBER RPM'S @ 1' C.C.
- M = 6" SKIP YELLOW TYP (6' - 10')
- N = 6" SKIP YELLOW TYP (2' - 4')
- P = R3-SR RIGHT TURN ONLY SIGN
- Q = R3-1 NO RIGHT TURN SYMBOL
- R = TYPE 'D' CURB
- S = TYPE 'F' CURB AND GUTTER
- T = TYPE 'D' MOUNTABLE CURB
- U = WHITE PAINTED HC SYMBOL
- V = HANDICAP W/ VAN ACCESSIBLE (R7-8P)
- W = R1-1 STOP SIGN
- X = W4-1 DEAD END SIGN
- Y = RS-1 DO NOT ENTER SIGN
- Z = WHITE DIRECTIONAL ARROWS
- ADA SYMBOL



LOCATION MAP
N.T.S.



REVISIONS

1	
2	
3	
4	
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6	
7	
8	

CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINE ISLAND ROAD,
SUNRISE, FLORIDA 33351

PROJECT:
2910 POLK STREET
HOLLYWOOD FLORIDA

TASK:
PAVING, MARKING AND SIGNAGE PLAN

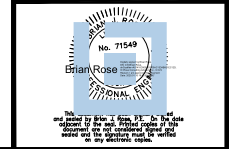
GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 38256
2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312
Phone: (954) 966-9899

DATE: 12/11/24
SCALE: 1"=20'

DESIGNED BY: B.J.R.
DRAWN BY: J.A.

PROJECT NO.
24-0330

SHEET
C-2



GENERAL NOTES

- THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED WITH THE ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS.
- UNDER FLORIDA STATUTES, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY OPERATION WHICH WOULD "PERCE" THE EARTH'S SURFACE" WITH THE WORK STARTED WITHIN FIVE WORKING DAYS AFTER ALL UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED. THE NOTIFICATION NUMBER IS A ONE CALL SYSTEM STATEWIDE AT (800) 432-4770. FAILURE TO COMPLY COULD RESULT IN FINES AND DAMAGES.

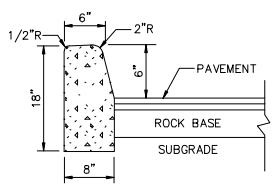
UNIVERSAL COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

RED ELECTRIC
YELLOW GAS-OIL
ORANGE WATER COMMUNICATION, CATV
BLUE WATER
GREEN SEWER
PINK SURVEY MARKINGS
WHITE PROPOSED EXCAVATION
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES:

FLORIDA POWER AND LIGHT COMPANY
BELL SOUTH
COMCAST CATV
CITY OF HOLLYWOOD
- ALL ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
- THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED TO CITY OF HOLLYWOOD FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY.
- THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND CONDUIT REQUIRED FOR F.P.A.L., BELL SOUTH, IRRIGATION SYSTEM, ETC. PRIOR TO BEGINNING SUBGRADE. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.
- ALL EXISTING UTILITIES SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS, INCLUDING VALVE BOXES, JUNCTION BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN AREAS OF CONSTRUCTION. ALL ADJUSTMENTS TO BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY.
- THE CONTRACTOR SHALL OBTAIN ANY NECESSARY TREE REMOVAL PERMITS FROM THE CITY OF HOLLYWOOD PRIOR TO COMMENCING WORK.
- PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD WITH THE CERTIFICATION THAT ALL CONSTRUCTION AND MATERIALS MEET OR EXCEEDS THE DESIGN AND HAS BEEN INSTALLED PER THE DRAWINGS AND/OR AS-BUILT DRAWINGS.
- COMPLIANCE WITH THE "TRENCH SAFETY ACT" IS REQUIRED FOR ALL EXCAVATIONS IN EXCESS OF 5 FOOT DEPTHS.

PAVEMENT MARKING AND SIGNING NOTES

- THERMOPLASTIC SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SEE SECTION 711-MINIMUM THICKNESS 90 MILS (ALKYD ONLY).
- ALL MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
- THERMOPLASTIC SHALL BE USED IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY CITY OF HOLLYWOOD. ALL ON-SITE PAVEMENT MARKINGS SHALL BE REFLECTORIZED PAINT.
- THESE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.
- ALL REFLECTIVE PAVEMENT MARKERS SHALL BE APPROVED BY CITY OF HOLLYWOOD BEFORE INSTALLATION.
- REFLECTORS SHALL BE EQUALLY SPACED BUT NO MORE THAN 3 FEET APART.
- THREE BLUE REFLECTORS SHALL BE PLACED AT ALL FIRE HYDRANT LOCATIONS.

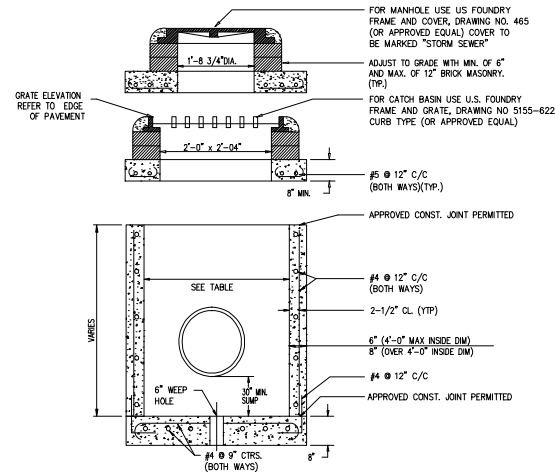


TYPE "D" CURB
NOTE: PLACES WHERE TYPE "D" CURB ARE UTILIZED IN LIEU OF WHEELSTOPS, THE STANDARD VERTICAL HEIGHT OF 6" SHALL BE MODIFIED TO 5"

PAVING, GRADING AND DRAINAGE NOTES

- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARPAN, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 1' LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.

FOR MANHOLE USE US FOUNDRY FRAME AND COVER, DRAWING NO. 465 (OR APPROVED EQUAL) COVER TO BE MARKED "STORM SEWER"
ADJUST TO GRADE WITH MIN. OF 6" AND MAX. OF 12" BRICK MASONRY (TYP.)
FOR CATCH BASIN USE U.S. FOUNDRY FRAME AND GRATE, DRAWING NO. 5155-6224 CURB TYPE (OR APPROVED EQUAL)
- ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1 FOOT. ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR TO BE ADJUSTED SHALL BE SO DESIGNATED ON THE DRAWINGS.
- FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, OR A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
- 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 ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LIME/ROCK UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
- ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
- WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
- ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
- SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1 FOOT OF THE REQUIRED ELEVATION AND ALL AREAS SHALL BE GRADED TO DRAIN.
- ALL SUBGRADE SHALL HAVE AN LBR OF 40, UNLESS OTHERWISE NOTED, AND SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
- ALL LIME/ROCK SHALL BE COMPACTED TO 98% PER AASHTO T-160 AND HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM AND MAGNESIUM, UNLESS OTHERWISE DESIGNATED. ALL LIME/ROCK SHALL BE PRIME.
- ASPHALT SHALL BE OF THE TYPE DESIGNATED ON THE DRAWINGS.
- PLASTIC FILTER FABRIC SHALL BE MIRA1, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FOOT STANDARD SPECIFICATIONS.
- CONCRETE SIDEWALK SHALL BE 4 INCHES THICK ON COMPACTED SUBGRADE, WITH 1/2 INCH EXPANSION JOINTS PLACED AT A MAXIMUM OF 75 FEET. CRACK CONTROL JOINTS SHALL BE 5 FEET ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY UNLESS OTHERWISE SPECIFIED BY LOCAL CODES, OR SHOWN ON THE DRAWINGS. ALL CONCRETE SIDEWALKS THAT CROSS DRAINWAYS SHALL BE 6 INCHES THICK WITH 6" X 6" (OC) WELDED WIRE MESH REINFORCEMENT.
- PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:
RCP = REINFORCED CONCRETE PIPE, ASTM DESIGNATION C-76, CLASS III, WALL THICKNESS "B", LATEST EDITION.
CMP = CORRUGATED METAL (ALUMINUM) PIPE, ASTM DESIGNATION M-196 CMP (SMOOTH LINED) = CORRUGATED METAL ALUMINUM PIPE (SMOOTH LINED), ASTM DESIGNATION M-196
SOP = SLOTTED CONCRETE PIPE, FDOT SECTIONS 941 AND 942.
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPEP = SMOOTH LINED HIGH DENSITY POLYETHYLENE, AASHTO M 294 TYPE S
- ASPHALTIC CONCRETE TYPE S-H SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 333-1 THROUGH 333-6 OF F.D.O.T. STANDARD SPECIFICATIONS. ASPHALTIC CONCRETE TYPE S-1 SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 333-1 THROUGH 333-6 OF F.D.O.T. STANDARD SPECIFICATIONS.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
- CONCRETE FOR PRECAST MANHOLE AND CATCH BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO ASTM SPECIFICATION A-615 AND A-305, LATEST REVISION.
- ALL RE-BAR SPLICES IN CONCRETE STRUCTURES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS.
- ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATER TIGHT.
- ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2:1 CEMENT MORTAR.
- JOINTS IN CORRUGATED ALUMINUM PIPE SHALL EMPLOY CORRUGATED METAL BANDS OF SIMILAR METAL AND CORRUGATIONS WITH NEOPRENE, RAM-NEK, OR BUTYLMASTIC GASKETS INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
- REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION, AND AS MODIFIED BY SECTION 941 OF THE FLORIDA DOT STANDARD SPECIFICATIONS, LATEST REVISION.
- ALL HANDICAP SPACES, RAMPS, AND ACCESS AREAS SHALL COMPLY IN STRICT ACCORDANCE WITH THE "AMERICAN DISABILITY ACT" (ADA) (28 CFR PART 36), AND "ACCESSIBILITY BY HANDICAPPED PERSONS", CHAPTER 563, PART V, FLORIDA STATUTES. ANY DISCREPANCY SHALL BE CALLED TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
- JOINTS IN HDPE PIPE SHALL BE ADS PRO LINK ST. HANCO SURVEYOR OR APPROVED EQUAL.



DRAINAGE STRUCTURES

TABLE OF INSIDE DIMENSIONS FOR RECTANGULAR STRUCTURES

STRUCTURE TYPE	INLET	MANHOLE
A	3'-0" x 3'-0"	3'-0" x 3'-0"
B	3'-0" x 4'-0"	3'-0" x 4'-0"
C	3'-0" x 4'-0"	3'-0" x 4'-0"
D	3'-0" x 5'-0"	3'-0" x 5'-0"
E	4'-0" x 4'-0"	4'-0" x 4'-0"
F	4'-0" x 5'-0"	4'-0" x 5'-0"
G	5'-0" x 5'-0"	5'-0" x 5'-0"
H	5'-0" x 6'-0"	5'-0" x 6'-0"
I	6'-0" x 6'-0"	6'-0" x 6'-0"
J	4'-0" x 6'-0"	4'-0" x 6'-0"
K	3'-0" x 6'-0"	3'-0" x 6'-0"
L	5'-0" x 5'-0"	5'-0" x 5'-0"
M	5'-0" x 5'-0"	5'-0" x 5'-0"

DRAINAGE STRUCTURES SECTION DETAILS

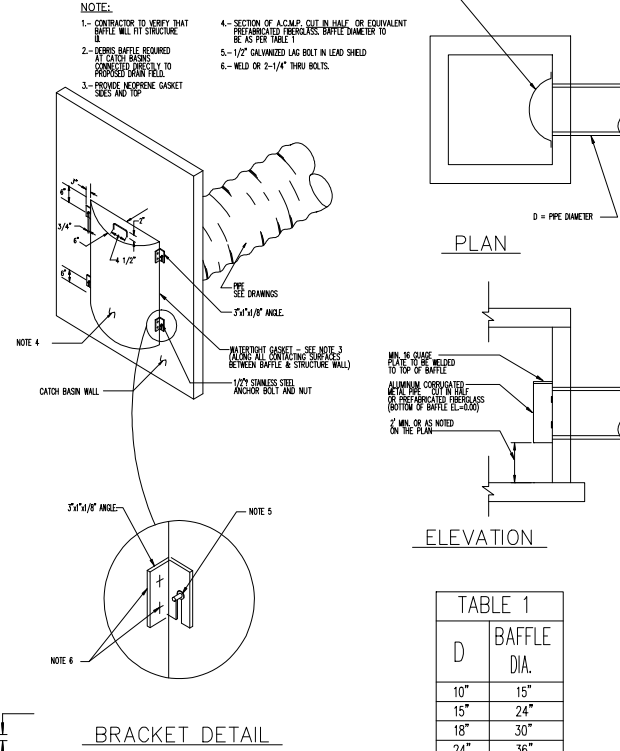
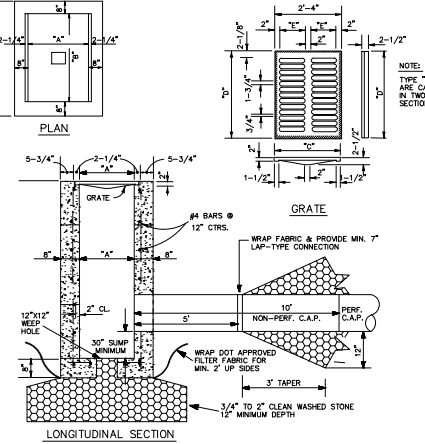


TABLE 1

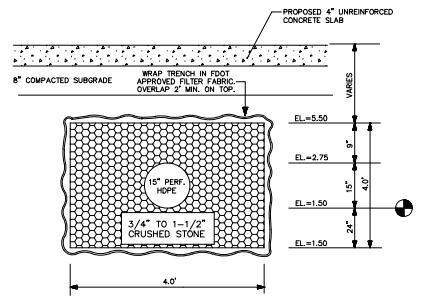
D	BAFFLE DIA.
10"	15"
15"	24"
18"	30"
24"	36"
30"	48"
36"	54"

TYPE INLET DIMENSIONS

TYPE INLET	"A"	"B"	"C"	"D"	"E"	"A"	"B"
"C"	2'-0"	3'-1"	2'-4"	3'-0"	11"	18"	30"
"D"	3'-0"	4'-6"	3'-4"	4'-4"	1'-5"	30"	48"



EXFILTRATION TRENCH



TRENCH CROSS SECTION

INLET NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
GRATES: CAST IRON IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. TYPE "E" MUST BE A TYPE "C" TURNED 90° TO RECEIVE WELLS UP TO 48" DIAMETER. INLETS RECEIVING PIPE LARGER THAN 48" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS. SEE F.D.O.T. STANDARD INDEXES 200, 201, & 232.
MATERIAL: INLET WALLS AND BASES MAY BE EITHER CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 P.S.I. CONCRETE.
POLLUTION CONTROL DEVICES: "SPECIAL" INLETS SHALL HAVE POLLUTION CONTROL DEVICE INSTALLED, CONSISTING OF HALF-ROUND GALVANIZED STEEL PLATE, OPEN AT THE BOTTOM, WELDED CLOSED AT TOP (OPTIONAL).
LOCKDOWN: PROVIDE EYEBOLT PER F.D.O.T. STANDARD INDEX 201.
BACKFILL NOTES
COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 95% OF MAX. DRY DENSITY PER ASTM D-1557.

REVISIONS

NO.	DATE	DESCRIPTION
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8		

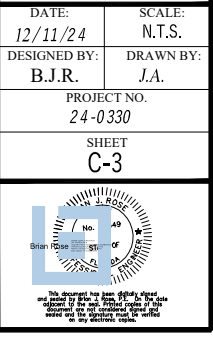
CLIENT:
POLK OFFICE BUILDING
HOLLYWOOD FLORIDA

TASK:
GENERAL NOTES & CONSTRUCTION DETAILS

PROJECT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINE ISLAND ROAD,
SUNRISE, FLORIDA 33351

GGB Engineering
CIVIL AND FORENSIC ENGINEERS & LAND PLANNERS
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DATE: 12/11/24
SCALE: N.T.S.
DESIGNED BY: B.J.R.
DRAWN BY: J.A.
PROJECT NO. 24-0330
SHEET C-3



WATER SYSTEM:

ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO STANDARDS OF THE LOCAL MUNICIPALITY AND APPLICABLE DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES STANDARDS. NO PHYSICAL CONNECTION OF NEW WATER MAINS TO ACTIVE WATER MAINS SHALL BE MADE UNTIL SUCH TIME THAT THE NEW MAINS ARE CONFIRMED TO BE BACTERIOLOGICALLY SAFE AND THE HEALTH DEPARTMENT RELEASE HAS BEEN OBTAINED. TEMPORARY CONNECTIONS OF NEW MAINS TO ACTIVE MAINS FOR THE PURPOSE OF FILLING AND FLUSHING SHALL BE MADE BY A METHOD DEEMED ACCEPTABLE TO THE UTILITY PROVIDING SERVICE.

ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE COMPRESSION TYPE BELL AND SPOIGOT JOINTS.

THE WATER SYSTEM SHALL BE HYDROSTATICALLY PRESSURE TESTED AND DISINFECTED PER AWWA / ANSI C651/05 AND TESTED FOR A PERIOD OF 2 HOURS AT NOT LESS THAN 150 PSI IN ACCORDANCE WITH ANSI / AWWA STANDARD C600-05 WITH AN ALLOWABLE LEAKAGE AS DETERMINED BY THE FOLLOWING FORMULA:

$L = S D P^{0.5} / 148,000$ WHERE:
L = ALLOWABLE LEAKAGE IN GALLONS / HOUR
S = PIPE LENGTH IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE IN PSI

TEST PRESSURE SHALL NOT VARY MORE THAN 5 PSI THROUGHOUT THE TEST. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE BASED ON A MAXIMUM 2000 FEET WHEN THE LENGTH OF PIPE TESTED EXCEEDS 2000 FEET. THRUST BLOCKS AS SHOWN ON THE DETAIL SHEETS SHALL BE PROVIDED AT ALL BENDS UNLESS NOTED OTHERWISE ON PLANS. IF RESTRAINT JOINT PIPE IS SPECIFIED ON THE PLANS, IT SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE PIPE MANUFACTURER AND THE UTILITY DEPARTMENT. CONCRETE THRUST BLOCKS WILL BE ALLOWED EXCEPT FOR FIRE HYDRANTS.

BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA / ANSI C651-05 LATEST REVISION.

PVC WATER MAIN PIPE (BLUE) SHALL MEET THE REQUIREMENTS OF AWWA C-900.97 POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, CLASS 150 PIPE SHALL CONFORM TO REQUIREMENT OF SDR 18.

ALL PVC PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH AN ELASTOMERIC RING AND CONTRACTION BELLS. EACH JOINT SHALL BE MADE UP OF AN INTEGRAL WALL SECTION WITH AN ELASTOMERIC RING WHICH MEETS THE REQUIREMENTS OF ASTM F-477 STANDARD SPECIFICATIONS FOR ELASTOMERIC SEALS (GASKETS FOR JOINTING PLASTIC PIPE). THE WALL THICKNESS IN THE BELL SECTION SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3139.

PVC PIPE SHALL BE DELIVERED TO THE JOB SITE FROM THE FACTORY AND STORED AT THE JOB SITE IN PALLETIZED UNITS OR BUNDLES TO PREVENT UNNECESSARY DEFLECTION FROM INSTALLATION. EACH PALLETIZED UNIT SHALL BE SIZED TO LIMIT THE STACKING OF PIPE NOT MORE THAN SIXTY (60) INCHES HIGH OR AS APPROVED BY THE ENGINEER.

CARE SHALL BE TAKEN DURING THE TRANSPORTING OF THE PIPE TO INSURE THAT THE BENDING AND THE DOWN METHODS DO NOT DAMAGE OR DEFLECT THE PIPE IN ANY MANNER. PIPE BENT, DEFLECTED, OR OTHERWISE DAMAGED DURING SHIPPING WILL BE REJECTED.

PVC MAINS SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER.

FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON PRESSURE CLASS 350 THROUGH 12". ALL FITTINGS SHALL BE CEMENT MORTAR LINED AND SEALED THE SAME AS PIPE IN ACCORDANCE WITH AWWA/ANSI C110/A21.10-03.

PVC AND D.I.P. PIPE SHALL BE DEFLECTED NO MORE THAN ONE HALF(1/2) THE MANUFACTURERS RECOMMENDATION.

JOINTS FOR BELL AND SPOIGOT PVC/DIP PIPE AND FITTINGS SHALL BE MECHANICAL OR RUBBER GASKET (EITHER ON SPOIGOT OR IN BELL) COMPRESSION TYPE AS SPECIFIED IN ACCORDANCE WITH AWWA/ANSI STANDARD C111/A21.11-00. SPECIAL FITTINGS AND JOINTS SHALL BE CONSIDERED FOR SPECIFIC INSTALLATION.

ALL WATER MAINS SHALL HAVE CONTINUOUS DETECTOR TAPE 18 INCHES BELOW GRADE ALONG ALL WATER MAINS. DETECTOR TAPE SHALL HAVE BLUE SIDE-UP. A 14 GAUGE MULTI STRAND WIRE SHALL BE ATTACHED TO ALL NON-CONDUCTIVE WATER MAIN TO FACILITATE FUTURE LOCATION. AN EXTRA 4" OF WIRE SHALL BE PROVIDED AT BLOWOFFS, FIRE HYDRANTS, ETC.

POLYETHYLENE ENCASEMENT/WRAP SHALL BE INSTALLED ON ALL IRON PIPES INCLUDING VALVES, FITTINGS, HYDRANTS, ETC. POLYWRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM ANSI/AWWA C105/A21.5-05 STANDARDS.

DUCTILE IRON WATER MAIN SEALCOAT SHALL BE COAL TAR EPOXY OR ASPHALT.

DUCTILE IRON PIPE JOINTS SHALL BE PUSH-ON TYPE AND RESTRAINED A MINIMUM DISTANCE AS SPECIFIED IN RESTRAINED DETAIL ON APPLICABLE DETAIL SHEET, USING MEGA-LOG OR APPROVED EQUAL USING TR-FLEX U.S. PIPE OR FLEX RING BY AMERICAN PIPE.

WATER MAIN STUBS FOR FUTURE EXTENSION INCLUDING ALL FITTINGS BACK TO TEE IF STUB LENGTHS IS LESS THAN TWO PIPE LENGTHS WILL BE RESTRAINT JOINT PIPE FOR THE LAST TWO LENGTHS. (AS REQUIRED BY ENGINEER OR UTILITY DEPT.)

DUCTILE IRON PIPE SHALL BE CLASS 350 AND SHALL BE CEMENT LINED AND SEALCOATED IN ACCORDANCE WITH AWWA / ANSI STANDARD C151/A21.51-02. WATER MAINS SHALL BE LAID WITH A MINIMUM 36" CLEAR COVER. DUCTILE IRON FITTINGS SHALL BE CLASS 350 THROUGH 12" AND CLASS 250 IN SIZES 16" AND LARGER. ALL FITTINGS SHALL BE CEMENT LINED AND SEALCOATED THE SAME AS PIPE IN ACCORDANCE WITH AWWA / ANSI STANDARDS C104/A21.4-03 AND C153/A21.53-00. NEOPRENE GASKETS SHALL BE USED.

ALL WATER MAINS SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAILS.

CONTRACTOR IS RESPONSIBLE FOR THE EXISTING ON-SITE WATER SYSTEM UNTIL FINAL INSPECTION, CERTIFICATION AND APPROVAL BY THE UTILITY.

CONTRACTOR IS RESPONSIBLE WHETHER, OR NOT NOTED ON PLANS FOR RAISING OR LOWERING OF EXISTING GATE VALVE BOXES, METER BOXES, ETC. THAT MAY NEED ADJUSTMENT TO MEET PROPOSED FINISH GRADES.

ALL EXISTING WATER MAINS AND COMPONENTS DESIGNATED FOR REMOVAL ARE THE PROPERTY OF THE UTILITY. MATERIALS SHALL BE REMOVED FROM THE GROUND AS CAREFULLY AS POSSIBLE AND SALVAGED FOR UTILITY SHOULD UTILITY REUSE SAID WATER COMPONENTS. THEN THE CONTRACTOR WILL BE RESPONSIBLE FOR OFF-SITE DISPOSAL.

CONTRACTOR TO REFER TO ARCHITECTURAL (PLUMBING) PLANS TO CONFIRM LOCATIONS AND ELEVATIONS OF ALL WATER FIRE AND SEWER BUILDING CONNECTIONS.

DEVELOPER IS RESPONSIBLE TO DEDICATE UTILITY EASEMENTS TO THE UTILITY FOR ALL PUBLIC WATER MAINS THAT ARE TO BE ULTIMATELY OWNED AND MAINTAINED BY THE UTILITY. EASEMENTS TO BE GRANTED UPON THE CONCLUSION OF THE WORK FROM AS-BUILT PIPE LOCATIONS, UNLESS OTHERWISE REQUIRED BY THE UTILITY.

CONTRACTOR IS RESPONSIBLE TO DELIVER AS-BUILT WATER PLANS, MYLAR, AND COMPUTER DISK TO THE ENGINEER OF RECORD PRIOR TO FINAL CERTIFICATION TO THE UTILITY. AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED FLORIDA SURVEYOR.

MAINTAIN A 10-FOOT HORIZONTAL CLEARANCE BETWEEN ALL UTILITIES AND BUILDING STRUCTURES, UNLESS OTHERWISE SHOWN ON THE PLANS.

LANDSCAPING SHALL NOT BE INSTALLED WITHIN 6' OF ALL WATER MAINS AND SERVICES OR WITHIN A 5' RADIUS OF ALL FIRE HYDRANTS, UNLESS APPROVED BY THE ENGINEER.

WATER MAINS SHALL BE DEFLECTED OVER DRAINAGE AT ALL CONFLICTS.

ALL WATER SERVICES SHALL TERMINATE A MINIMUM OR 5' FROM BUILDING.

UNDERGROUND WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL PRIOR TO BUILDING CONSTRUCTION AS REQUIRED BY THE LOCAL FIRE DEPARTMENT AND THE SOUTH FLORIDA BUILDING CODE, LATEST REVISION.

ALL WATER MAIN INSTALLATION SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-300.20 F.A.C.

WATER SERVICE LINES:

WATER SERVICES SHALL BE POLYETHYLENE TUBING (PE 3408) COMPLYING WITH APPLICABLE REQUIREMENTS FOR PE AWWA C500-02 HIGH MOLECULAR WEIGHT PLASTIC MATERIAL ASTM D-2666, 250 PSI RATING (CTS-OD) SDR 9. SERVICE PIPE SHALL BE INSTALLED AS A SINGLE RUN WITHOUT UNIONS.

JOINTS FOR TUBING SHALL BE OF THE COMPRESSION TYPE UTILIZING A TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. STAINLESS STEEL TUBE STIFFENER INSERTS SHALL ALSO BE USED FOR TUBING SERVICES.

SERVICE LINES SHALL BE MARKED WITH 2" X 4" POST PAINTED BLUE.

ALL WATER SERVICES SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAIL.

PIPE DEFLECTION SHALL BE NO MORE THAN ONE HALF OF THE MANUFACTURERS RECOMMENDATION.

MINIMUM COVER SHALL BE 24".

ALL WATER SERVICE LINES UNDER PAVED AREAS SHALL BE SLEEVED IN SCHEDULE 40 PVC AND SHALL BE OF ONE SINGLE LENGTH WITHOUT UNIONS. FORD STAINLESS INSERTS ARE REQUIRED FOR PLASTIC PIPE.

GATE VALVES:

GATE VALVES 4" AND LARGER SHALL BE MECHANICAL JOINT TYPE AND COMPLY WITH AWWA / ANSI STANDARD C509-01.

MECHANICAL JOINTS SHALL CONFORM TO AWWA / ANSI C111/A21.11-00

ALL GATE VALVES ARE TO BE IRON BODY, BRONZE MOUNTED, DOUBLE DISK, NON-RISING STEM, RESILIENT SEAT TYPE, OPENING LEFT (COUNTER CLOCKWISE) THE INTERIOR LINING SHALL BE FUSION BONDED EPOXY ACCORDING TO AWWA 550-80 AND AN EXTERIOR EPOXY COAT (BOTH 40 MILLS DFT).

GATE VALVES 4" TO 12" SHALL HAVE A MAXIMUM WORKING PRESSURE OF 200 PSI AND BE TESTED AT 400 PSI. GATE VALVES SHALL BE RESILIENT SEATED MUELLER, GLOW RESILIENT WEDGE, M & H, OR APPROVED EQUAL, WITH RESTRAINT JOINTS.

GATE VALVES UNDER 4" IN SIZE SHALL BE BRONZE GATE VALVES CONFORMING TO MSS STANDARD PRACTICE SP-37. THEY SHALL BE DOUBLE DISK, NON-RISING STEM, OPEN LEFT (COUNTER CLOCKWISE) WITH OPERATING WHEEL, FEWTER AND POT METAL OPERATING WHEELS SHALL NOT BE PERMITTED. GATE VALVES SHALL MEET AWWA C500-02 STANDARDS. VALVE BOXES SHALL BE CAST IRON EXTENSION TYPE WITH NOT LESS THAN 5-1/4" DIAMETER SHAFT AND WITH COVERS MARKED "WATER", PAINTED BLUE. USF 7500 OR APPROVED EQUAL.

GATE VALVES 18" AND LARGER WILL BE SUBSTITUTED WITH BUTTERFLY VALVES AS MANUFACTURED BY PRATT, DEZURK, CLOW, OR APPROVED EQUAL.

BUTTERFLY VALVES ARE TO BE CAST OR DUCTILE IRON BODY; ALLOY CAST IRON OR DUCTILE IRON DISK BODY MOUNTED ADJUSTABLE SEAT; ONE-PIECE STAINLESS STEEL SHAFT; SHORT OR LONG BODY TYPE; WITH THE VALVE CLASS, SHAFT SIZE AND OTHER SPECIAL REQUIREMENTS SELECTED IN ACCORDANCE WITH THE SPECIFIC DESIGN; AND ARE TO COMPLY WITH THE PROVISIONS OF AWWA C504-00, "RUBBER SEATED BUTTERFLY VALVES."

VALVE OPERATION IS TO BE APPROVED GEAR ACTUATORS, WITH SEALED ENCLOSURES FOR BURIED OR SUBMERGED SERVICE. POSITION INDICATORS WILL BE FURNISHED AS REQUIRED. UNITS ARE TO BE EQUIPPED WITH 2" ACTUATING NUTS, CAST IRON HANDWHEELS, OR CHAIN OPERATORS, WITH GALVANIZED STEEL CHAINS, AS APPROPRIATE FOR THE INSTALLATION. APPURTENANCES ARE TO BE FURNISHED BY THE VALVE MANUFACTURER.

WATER SERVICE FITTINGS:

METER VALVES (ASTM B-62 LATEST) SHALL BE FORD ANGLE STOPS MODEL #V42-542W FOR SINGLE SERVICE AND FORD MODEL #UV63-42W FOR DOUBLE SERVICES OR APPROVED EQUAL.

CURB STOPS SHALL BE OF THE INVERTED KEY TYPE WITH TEE-HEAD SHUT OFF. CURB STOPS SHALL BE MADE OF BRASS ALLOY IN ACCORDANCE WITH ASTM SPECIFICATION B62-82A.

METER VALVES AND CORPORATION STOPS (FORD BALL CORP. NO. FC 202) SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM SPECIFICATION B62-82A WITH EPOXY COATED DUCTILE IRON BODY STAINLESS STEEL SERVICE SADDLES BY FORD.

INLET THREAD FOR METER VALVES AND CURB STOPS SHALL BE AWWA TAPER THREAD IN ALL SIZES IN ACCORDANCE WITH ANSI / AWWA STANDARD C800-05. OUTLET CONNECTIONS SHALL HAVE A COMPRESSION TYPE FITTING SAME AS VALVES.

CONTRACTOR TO REVIEW WATER DETAILS TO DETERMINE EXTENT OF JURISDICTION OF WATER SERVICE AND METER MATERIALS (METERS, ETC.) SUPPLIED AND INSTALLED BY UTILITY.

FIRE HYDRANTS:

ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA / ANSI STANDARD C502-05 AND THE FOLLOWING DESIGN STANDARDS:

THE FIRE HYDRANTS SHALL BE OF THE COMPRESSION TYPE, OPENING AGAINST THE PRESSURE AND CLOSING WITH THE LINE PRESSURE WITH (1)-5" VALVE OPENING THE HYDRANT SHALL BE EQUIPPED WITH (2)-2" HOSE NOZZLES AND (1)-5" PUMPER NOZZLE.

FIRE HYDRANTS SHALL BE FURNISHED WITH A SEALED OIL OR GREASE RESERVOIR LOCATED IN THE BONNET SO THAT ALL THREADED AND BEARING SURFACES ARE AUTOMATICALLY LUBRICATED WHEN THE HYDRANT IS OPERATED. THE HYDRANT WILL BE DESIGNED FOR DISASSEMBLY BY USE OF A SHORT DISASSEMBLY WRENCH OR THE HYDRANT SHOULDER SHALL HAVE INTEGRAL CAST THE BACK LUGS ON THE MAIN VALVE TO PERMIT THE MAIN VALVE ASSEMBLY AND VALVE SEAT TO BE REMOVED WITHOUT DIGGING EARTH OR DISASSEMBLING THE HYDRANT BARREL.

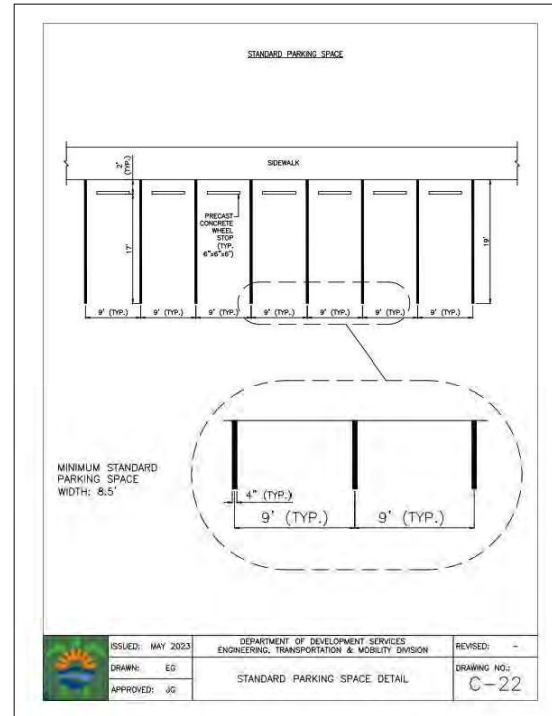
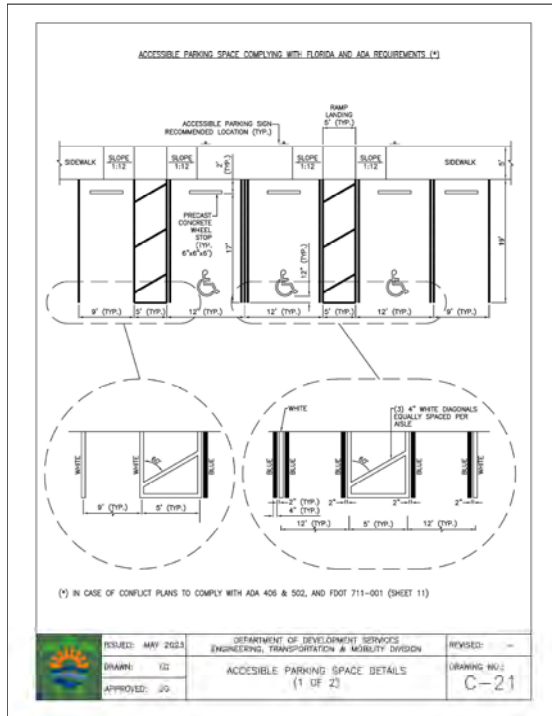
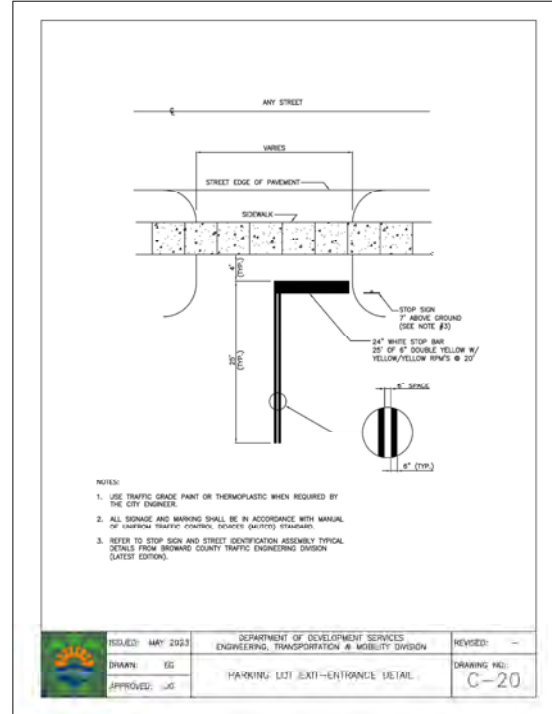
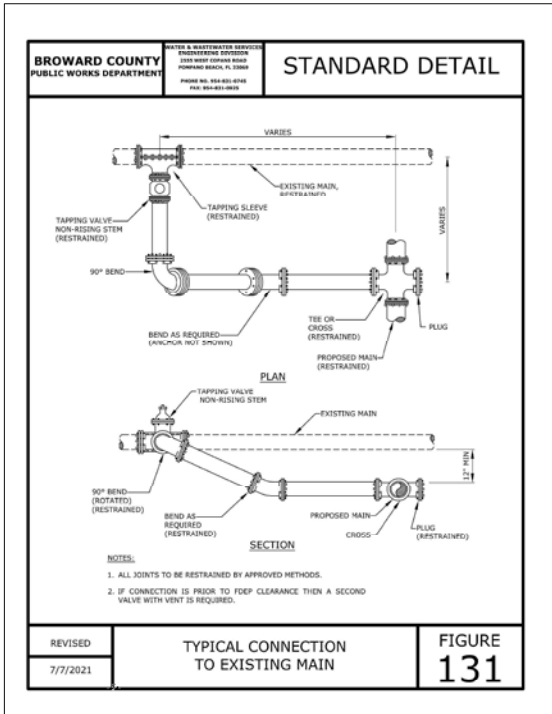
FIRE HYDRANTS SHALL BE FURNISHED WITH A BREAKABLE FEATURE THAT WILL BREAK CLEANLY UPON IMPACT. THIS SHALL CONSIST OF A TWO PART BREAKABLE SAFETY FLANGE WITH A BREAKABLE STEM COUPLING. THE UPPER AND LOWER BARRELS SHALL BE FLUTED AND RIBBED ABOVE AND BELOW THE SAFETY FLANGE OR HAVE AN EXTRA STRENGTH LOWER BARREL.

THE FIRE HYDRANT INTERNAL VALVE SHALL BE 5" MINIMUM. THE PENTAGONAL OPERATING NUTS AND THE CAP NUTS SHALL BE 1" POINT TO FLAT. DRAIN VALVE OUTLETS FOR THE HYDRANTS SHALL BE PLUGGED OR OMITTED. THE HYDRANTS SHALL OPEN COUNTER CLOCKWISE AND THE DIRECTION OF OPENING SHALL BE CAST ON THE TOP. THE BURLY LENGTH, MEASURED FROM THE BOTTOM OF THE CONNECTING PIPE TO THE GROUND LINE AT THE HYDRANT SHALL BE THREE FEET SIX INCHES (42") MINIMUM OR AS REQUIRED BY PLAN.

THE HYDRANT SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.

FIRE HYDRANTS SHALL BE MUELLER PAINTED TRAFFIC RED OR AS OTHERWISE SPECIFIED ON PLANS, OR AS REQUIRED BY THE LOCAL UTILITY COMPANY.

REFER TO WATER DETAILS FOR OTHER REQUIREMENTS / INFORMATION RELATED TO FIRE HYDRANTS.



REVISIONS

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
CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINE ISLAND ROAD,
SUNRISE, FLORIDA 33351

PROJECT:
POLK OFFICE BUILDING
HOLLYWOOD
FLORIDA

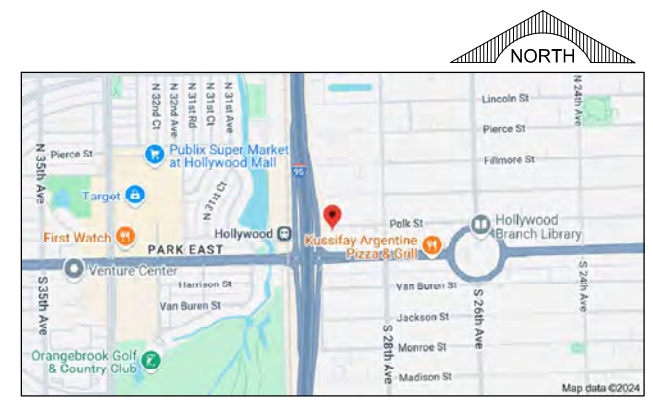
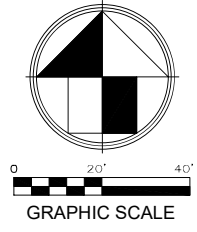
TASK:
CONSTRUCTION DETAILS

DATE: 12/11/24
SCALE: N.T.S.
DESIGNED BY: B.J.R.
DRAWN BY: J.A.
PROJECT NO. 24-0330
SHEET C-4

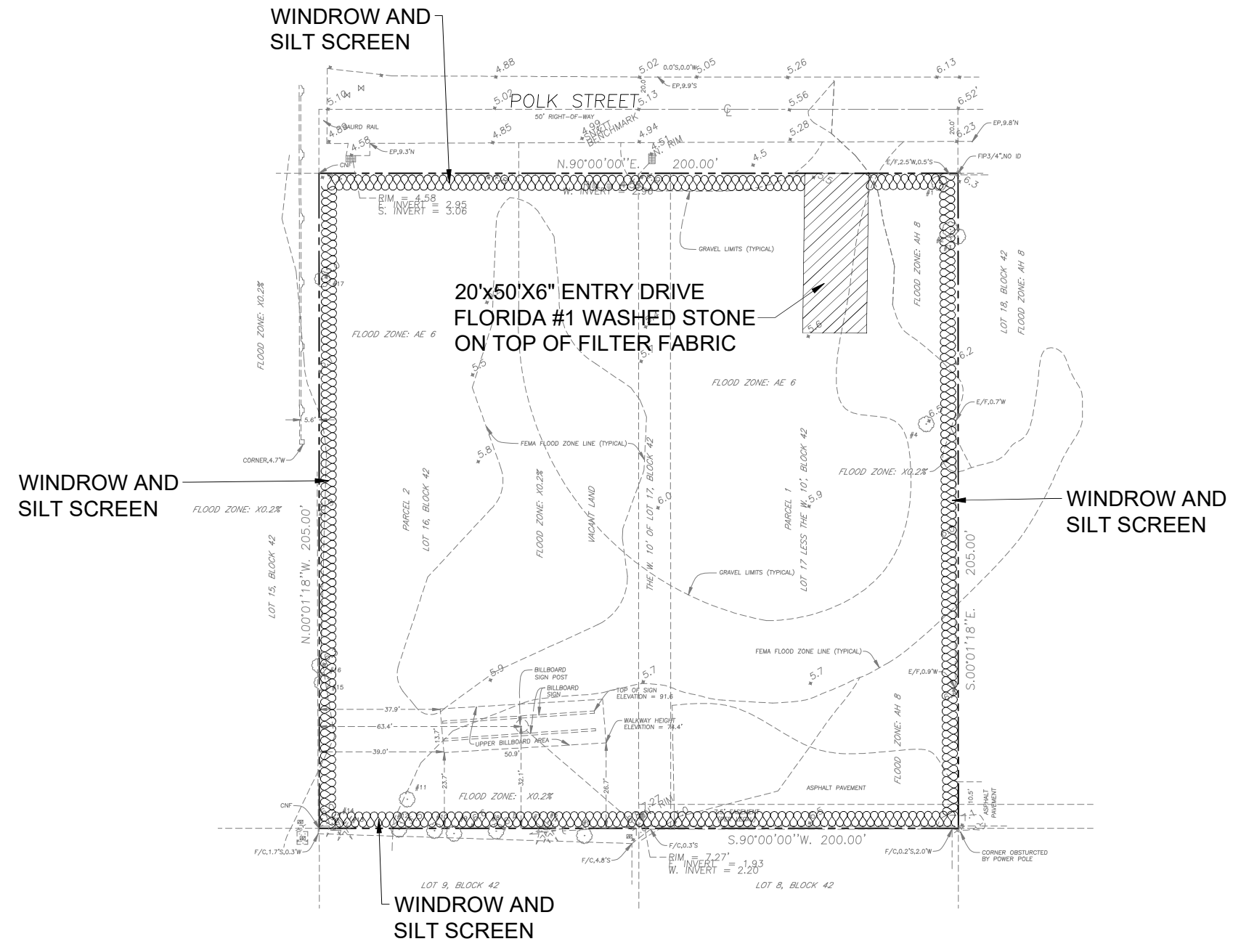
LEGEND



DENOTES WINDROW AND SILT SCREEN ALONG PROPERTY LINE DURING CONSTRUCTION OF GRADING AND DRAINAGE



LOCATION MAP
N.T.S.



REVISIONS

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CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINE ISLAND ROAD,
SUNRISE, FLORIDA 33351

PROJECT:
POLK OFFICE BUILDING
HOLLYWOOD FLORIDA

TASK:
EROSION AND SEDIMENT CONTROL PLAN



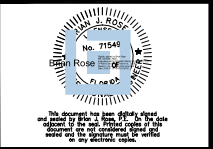
GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 38256
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 966-9899

DATE: 12/11/24
DESIGNED BY: B.J.R.

SCALE: 1"=20'
DRAWN BY: J.A.

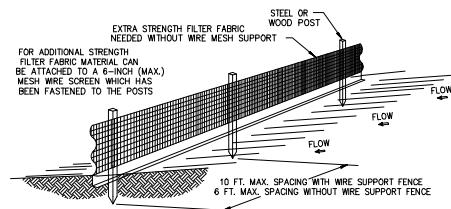
PROJECT NO.
24-0330

SHEET
C-5



- THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
- APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
- INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
- KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF BELIEVED NECESSARY BY ON-SITE INSPECTION.
- FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
- DRAINAGE DITCHES SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
- ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
- EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
- ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
- DISCHARGE FROM DETERIORATING OPERATIONS SHALL BE RETAINED ON-SITE IN A CONTAINMENT AREA.

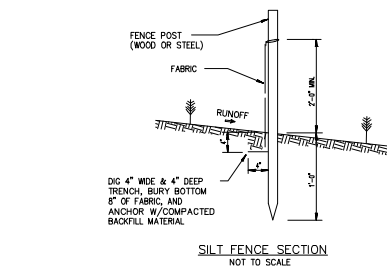
EROSION CONTROL NOTES DETAIL D9.1



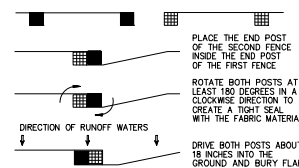
NOTES:

- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL OUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, THE WIRES, OR HOE RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
- ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
- ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2

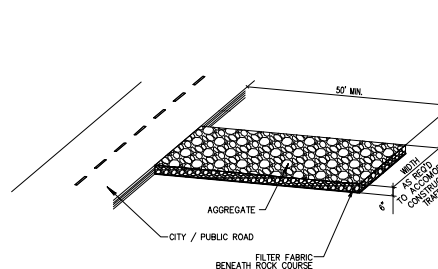


SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

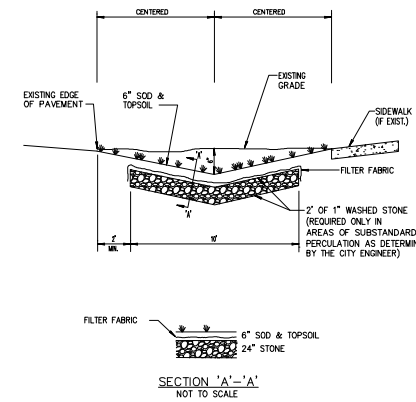
SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



NOTE:

A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (DOT AGGREGATE NO. 1), AT LEAST 6-INCHES THICK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C



NOTE:

- CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY IN SWALES DAMAGED DURING CONSTRUCTION.

SWALE REPLACEMENT DETAIL D10.1

PROJECT: _____

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF
A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS: _____

DATE SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL: _____ INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST RAINFALL	DATE OF LAST INSPECTION	STABILIZED WITH (CHECK AND)	STABILIZED WITH (CHECK AND)	CONDITION

STABILIZATION REQUIRED: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 1 OF 4

PROJECT: _____

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
SEGMENT BASH

DEPTH OF SEGMENT IN BASH	DEPTH OF SEGMENT OUT BASH	ANY EVIDENCE OF OVERFLOWING OF THE SEGMENT?	CONDITION OF OUTFALL FROM SEGMENT BASH

MAINTENANCE REQUIRED FOR SEGMENT BASH: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS

DOES EACH SEGMENT SET BRIDGE ON TO ROAD?	IS THE GRAVEL CLEAR OR IS IT FILLED WITH DEBRIS?	DOES EACH SEGMENT SET LEAVE THE SITE?	IF THE SEGMENT BRIDGE ON TO ROAD, IS THE GRAVEL CLEAR OR IS IT FILLED WITH DEBRIS?

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCES: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 3 OF 4

PROJECT: _____

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
STRUCTURAL CONTROLS

DATE: _____

DATE OR SINCE	FROM	TO	IS DATE/SINCE STABILIZED?	IS THERE EVIDENCE OF BRACKLE OR OVERTOPPING?

MAINTENANCE REQUIRED FOR EARTH DRAIN/WALLE: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CATCH BASIN/SWALE INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/OUTFALL IN PLACE	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF GROUND/WASHOUT OF BRICKWORK?	ARE TURBIDITY CONTROLS IN NEED OF REPAIRS?	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROLS?

MAINTENANCE REQUIRED FOR CATCH BASIN/SWALE INLET/OUTFALL TURBIDITY CONTROLS: _____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 2 OF 4

PROJECT: _____

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN

REASONS FOR CHANGES: _____

1. I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY SUPERVISION OR IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY KNOWLEDGE OF THE RECORD OR RECORDS WHO MAINTAIN THE RECORD, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR OBTAINING THE INFORMATION. THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR FEDERAL VIOLATIONS.

SIGNATURE: _____

DATE: _____

PAGE 4 OF 4

NOTE TO CONTRACTOR:

THIS IS THE CONTRACTOR'S CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES). STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

REVISIONS

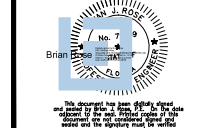
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CLIENT: GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINE ISLAND ROAD,
SUNRISE, FLORIDA 33351

PROJECT: POLK OFFICE BUILDING
HOLLYWOOD FLORIDA
TASK: STORMWATER POLLUTION PREVENTION DETAILS AND NOTES

GGB Engineering
CIVIL AND FORENSIC ENGINEERS & LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION NO. 38256
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 966-6655
Fax: (954) 966-9899

DATE: 12/11/24
SCALE: N.T.S.
DESIGNED BY: B.J.R.
DRAWN BY: J.A.
PROJECT NO. 24-0330
SHEET C-6



STORM WATER POLLUTION PREVENTION PLAN

<p style="text-align: center;">SITE DESCRIPTION</p>	<p style="text-align: center;">GENERAL</p> <p>THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.</p>	<p>3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.</p> <p>4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL UP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.</p> <p>5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.</p> <p>6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.</p> <p>7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.</p> <p>8. DUST CONTROL: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.</p> <p>9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.</p> <p>10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.</p> <p>11. TEMPORARY REGRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSING AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.</p> <p>12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.</p> <p>13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.</p> <p>14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEED AND MULCHED OR SODDED.</p>	<p>HAZARDOUS PRODUCTS</p> <p>THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.</p> <p>* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT REUSABLE.</p> <p>* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.</p> <p>* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.</p> <p>PRODUCT SPECIFIC PRACTICES</p> <p>THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:</p> <p>PETROLEUM PRODUCTS</p> <p>ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.</p> <p>FERTILIZERS</p> <p>FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.</p> <p>PAINTS</p> <p>ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.</p> <p>CONCRETE TRUCKS</p> <p>CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.</p>	<p>* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.</p> <p>* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES TO PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.</p> <p>* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.</p> <p>* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.</p> <p>* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.</p> <p>THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.</p> <p>THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.</p> <p>* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.</p> <p>* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.</p> <p>NON-STORM WATER DISCHARGES</p> <p>IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:</p> <p>* WATER FROM WATER LINE FLUSHING</p> <p>* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).</p> <p>* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).</p> <p>ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.</p> <p style="text-align: center;">CONTRACTOR'S CERTIFICATION</p> <p>I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.</p>														
<p style="text-align: center;">CONTROLS</p> <p>THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF. AN EROSION PROTECTION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTOR'S RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.</p>	<p style="text-align: center;">SEQUENCE OF MAJOR ACTIVITIES:</p> <p style="text-align: center;">SEQUENCE OF MAJOR ACTIVITIES:</p> <ol style="list-style-type: none"> INSTALL EROSION AND SEDIMENT CONTROL MEASURES. DEMO AND CLEAR SITE INSTALL UNDERGROUND UTILITIES. COMPLETE FINAL GRADING OPERATIONS. CONTINUE WITH EAS CONTROL MEASURES. START BUILDING FOUNDATION. CONTINUE WITH EAS CONTROL MEASURES. COMPLETE BUILDING CONSTRUCTION. CONTINUE WITH EAS CONTROL MEASURES. COMPLETE CURB AND SIDEWALK CONSTRUCTION REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM. 	<p style="text-align: center;">OTHER CONTROLS</p> <p style="text-align: center;">WASTE DISPOSAL (IF APPLICABLE):</p> <p>WASTE MATERIALS</p> <p>ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.</p> <p>HAZARDOUS WASTE</p> <p>ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.</p> <p>SANITARY WASTE</p> <p>ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.</p> <p>OFFSITE VEHICLE TRACKING</p> <p>A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPULAIN.</p>	<p style="text-align: center;">SPILL CONTROL PRACTICES</p> <p>IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:</p> <p>MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.</p> <p>MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SANDWAT, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.</p> <p>ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.</p> <p>THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.</p> <p>SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.</p> <p>THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.</p> <p>THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.</p>															
<p style="text-align: center;">CONTROLS</p> <p>IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.</p> <p>_____</p> <p>_____</p>	<p style="text-align: center;">TIMING OF CONTROLS/MEASURES</p> <p>AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTIONS OF THE SITE. AS CONSTRUCTION PROCEEDS, THE CONTRACTOR MUST BE DILIGENT TO UN-INSTALL AND RE-INSTALL PORTIONS OF ALL OF THE SILT FENCE OR HAY BALES OR TAKE OTHER MEASURES NECESSARY TO MAINTAIN THE SYSTEM IN ACCORDANCE WITH ALL REGULATIONS.</p>	<p style="text-align: center;">INVENTORY FOR POLLUTION PREVENTION PLAN</p> <p>THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:</p> <table border="0" style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Concrete</td> <td><input checked="" type="checkbox"/> Fertilizers</td> <td><input checked="" type="checkbox"/> Wood</td> </tr> <tr> <td><input checked="" type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Petroleum Based Products</td> <td><input checked="" type="checkbox"/> Masonry Blocks</td> </tr> <tr> <td><input checked="" type="checkbox"/> Tar</td> <td><input checked="" type="checkbox"/> Cleaning Solvents</td> <td><input checked="" type="checkbox"/> Roofing Materials</td> </tr> <tr> <td><input checked="" type="checkbox"/> Detergents</td> <td><input checked="" type="checkbox"/> Paints</td> <td><input checked="" type="checkbox"/> Metal Studs</td> </tr> <tr> <td><input type="checkbox"/> _____</td> <td><input type="checkbox"/> _____</td> <td><input type="checkbox"/> _____</td> </tr> </table>	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Fertilizers	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Petroleum Based Products	<input checked="" type="checkbox"/> Masonry Blocks	<input checked="" type="checkbox"/> Tar	<input checked="" type="checkbox"/> Cleaning Solvents	<input checked="" type="checkbox"/> Roofing Materials	<input checked="" type="checkbox"/> Detergents	<input checked="" type="checkbox"/> Paints	<input checked="" type="checkbox"/> Metal Studs	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<p style="text-align: center;">SPILL PREVENTION</p> <p>MATERIAL MANAGEMENT PRACTICES</p> <p>THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.</p> <p>GOOD HOUSEKEEPING</p> <p>THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.</p> <ul style="list-style-type: none"> * AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB. * ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE. * PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL. * SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. * WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER. * MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED. * THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.
<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Fertilizers	<input checked="" type="checkbox"/> Wood																
<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Petroleum Based Products	<input checked="" type="checkbox"/> Masonry Blocks																
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<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____																
<p style="text-align: center;">POLLUTION PREVENTION PLAN CERTIFICATION</p> <p>I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.</p>	<p style="text-align: center;">ENDANGERED SPECIES AND CRITICAL HABITAT</p> <p>1. ARE THERE ENDANGERED SPECIES ON SITE? <u>NO.</u></p> <p>2. ARE THERE CRITICAL HABITAT ON SITE? <u>NO.</u></p> <p>IF YES TO EITHER QUESTION, PLEASE EXPLAIN.</p> <p>_____</p> <p>_____</p>	<p style="text-align: center;">STRUCTURAL PRACTICES (IF APPLICABLE):</p> <p>1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.</p> <p>2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.</p> <p>THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:</p> <p>A. BLOCK & GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.</p> <p>B. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE KNOWLEDGE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.</p> <p>C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (0 < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.</p> <p>3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.</p> <p>4. SEDIMENT BASIN: (NOT APPLICABLE)</p>	<p style="text-align: center;">MAINTENANCE/INSPECTION PROCEDURES</p> <p>EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.</p> <p>NO MORE THAN 5 ACRES OF THE SITE WILL BE DENUED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.</p> <p>ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.</p> <p>ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.</p> <p>BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.</p>															

REVISIONS
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

CLIENT:

POLK OFFICE BUILDING

HOLLYWOOD FLORIDA

PROJECT:

STORMWATER POLLUTION PREVENTION DETAILS AND NOTES

TASK:

GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINE ISLAND ROAD,
SUNRISE, FLORIDA 33351

GGB Engineering

CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS

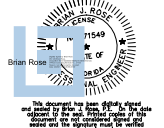
FLORIDA REGISTRATION NO. 38256
2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312
Fax: (954) 986-6655
Phone: (954) 986-9889

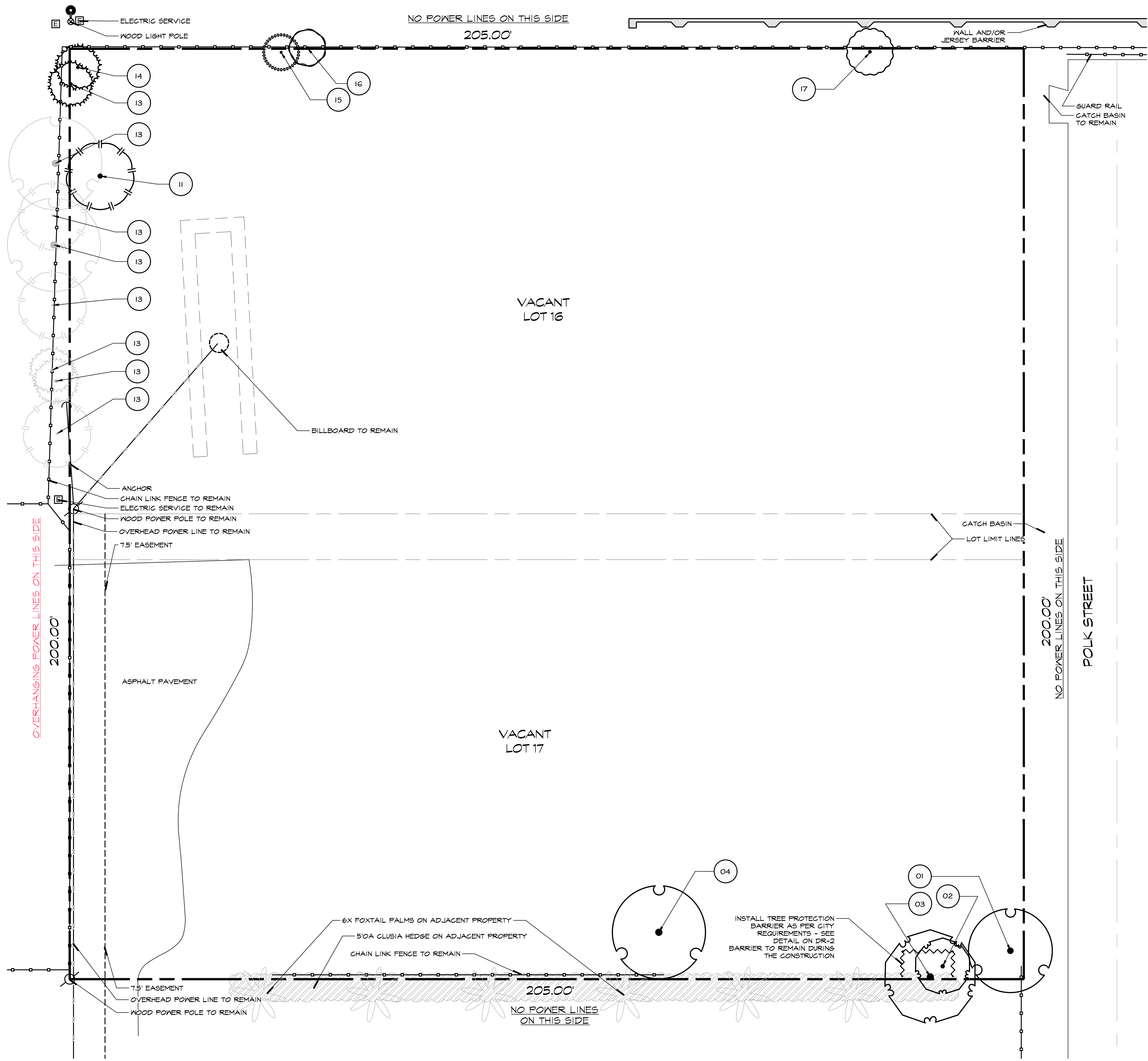
DATE: 12/11/24 SCALE: N.T.S.

DESIGNED BY: B.J.R. DRAWN BY: J.A.

PROJECT NO. 24-0330

SHEET C-7





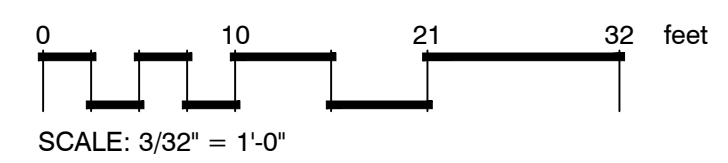
TREES #5, #6, #7, #8, #9, #10, AND #12 ON SURVEY ARE OUT OF PROPERTY LINE

NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.

TOT. OF 38" HARDWOOD DBH38"/2=19
 MITIGATION TO BE PAID 19 x 250 = \$ 4,750.00

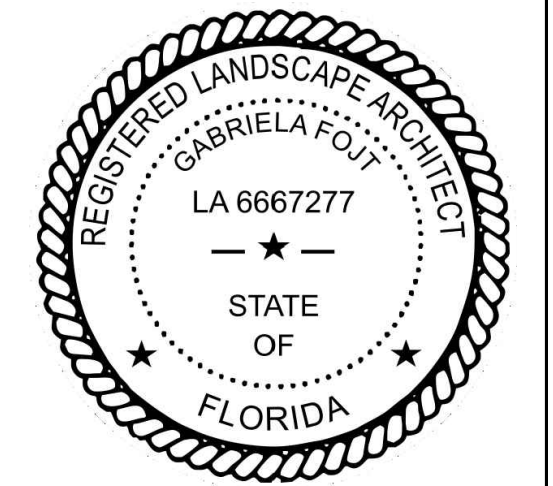
SEE DT-2 FOR EXISTING TREES LIST

A GENERAL LAYOUT
 scale 3/32" = 1'-0"

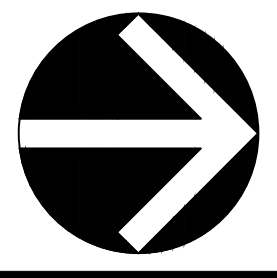


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 SUNSHINE STATE ONECALLING OF FLORIDA, INC.
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NOTE:
 INDICATED UTILITIES ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY FOR UTILITY DAMAGE.



The Mirror of Paradise
 Gabriela Fojt
 LA 6667277
 ISA FL-10207A
 2700 E Oakland Park Blvd
 Suite C
 Fort Lauderdale
 FL 33306
 c (954) 478 3064
 www.florida-landscape.com
 gabriela@themirrorofparadise.com



SCALE	3/32"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	

2910 POLK STREET
 HOLLYWOOD
 FL 33020

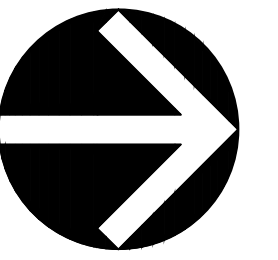
REMOVAL PLAN



The Mirror of Paradise

Gabriela Fojt
LA 6667277
ISA FL-10207A

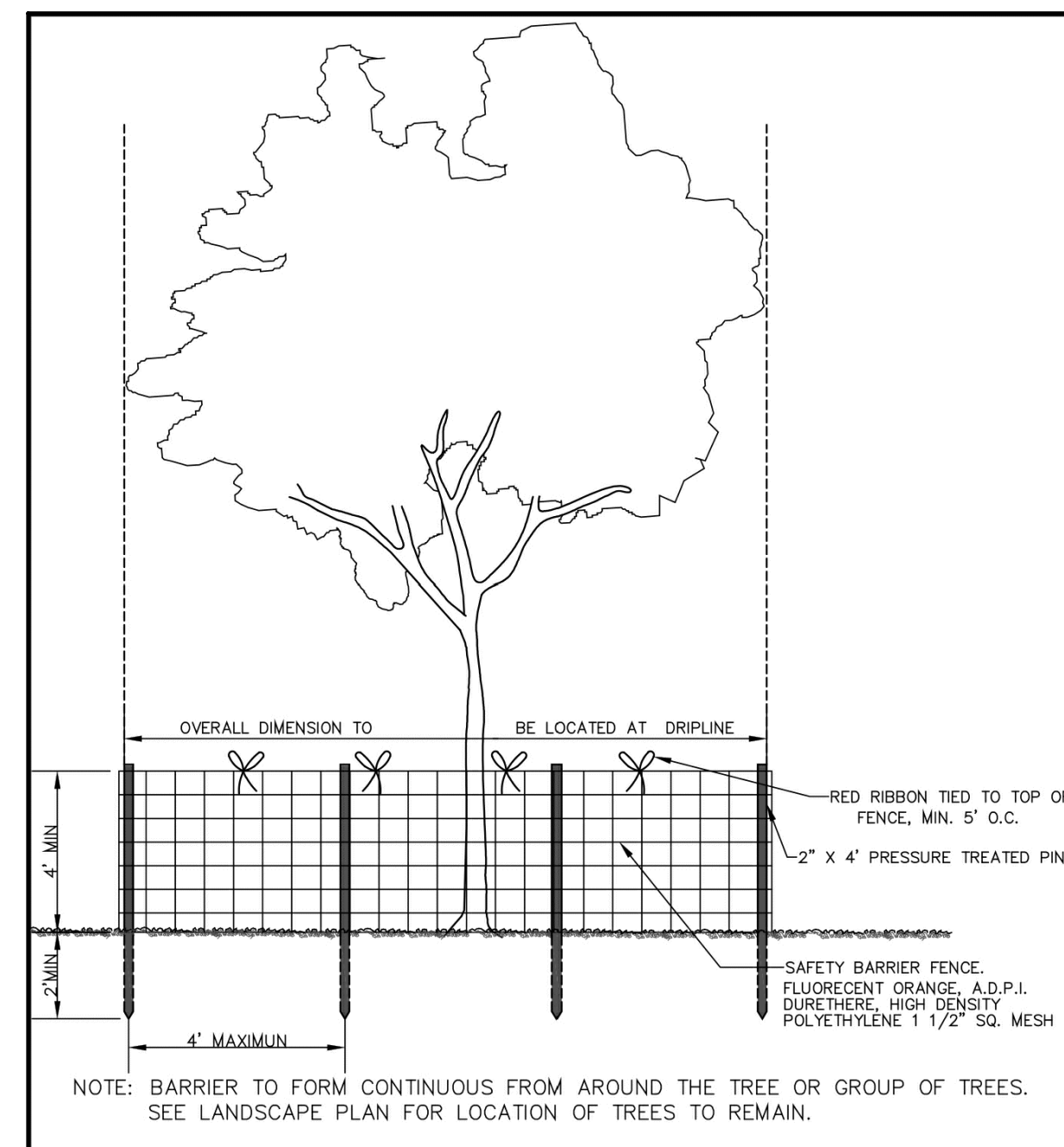
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gabriela@themirrorofparadise.com



SCALE	AS NOTED
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	

EXISTING TREES LIST

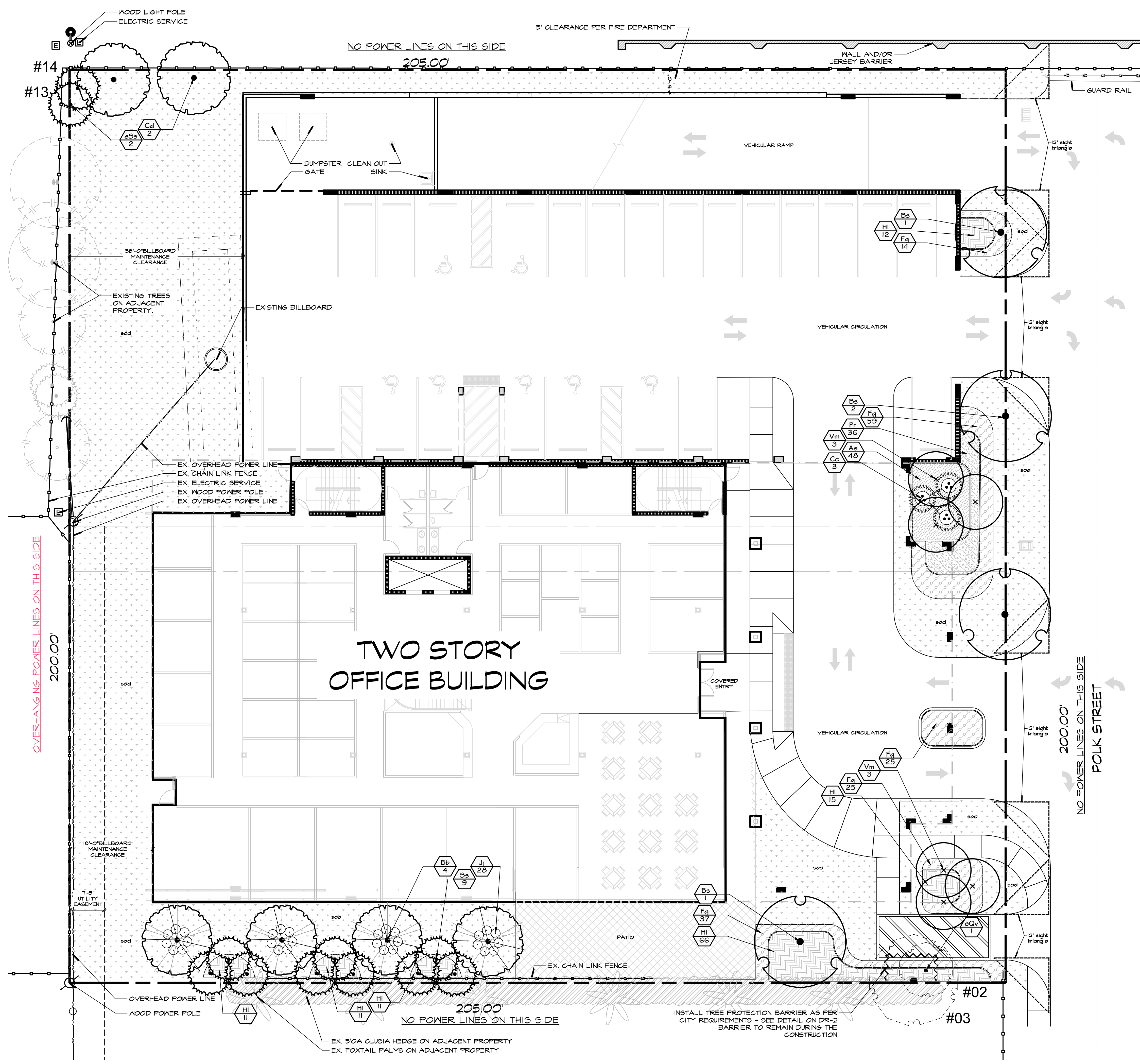
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES									
	01	Bursera simaruba	Gumbo Limbo	11.5"	20x18'	18'	Good		REMOVE
	02	Quercus virginiana	Southern Live Oak	7"	20x12'	12'	Poor	co-canopy	TO REMAIN
	03	Quercus virginiana	Southern Live Oak	18"	20x20'	20'	Fair	co-canopy	TO REMAIN
	04	Bursera simaruba	Gumbo Limbo	11"	20x15'	20'	Poor	multiple trunk scars	REMOVE
	11	Schinus terebinthifolia	Brazilian Pepper Tree	N/A	N/A	N/A	N/A	INVASIVE	REMOVE
	13	Sabal palmetto	Cabbage Palmetto	N/A	6' CT	10'	Fair	NOT QUALIFYING AS TREE	TO REMAIN
	14	Sabal palmetto	Cabbage Palmetto	N/A	4' CT	10'	Fair	NOT QUALIFYING AS TREE	TO REMAIN
	15	Schefflera actinophylla	Schefflera	N/A	8' OA	8'	N/A	INVASIVE	REMOVE
	16	Ficus aurea	Ficus	3"+3.5"	8' OA	8'	Poor	VOLUNTEER	REMOVE
	17	Lysiloma latisiliquum	False Tamarind	9"	20x20'	10'	Very poor	heavy leaning, almost no canopy, rot	REMOVE



A TREE PROTECTION
not to scale

2910 POLK STREET
HOLLYWOOD
FL 33020

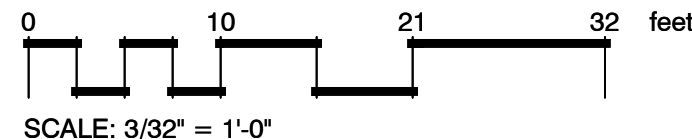
EXISTING TREES LIST, TREE PROTECTION DETAIL



SEE LP-2 FOR PLANTING SCHEDULE & CODE CHART

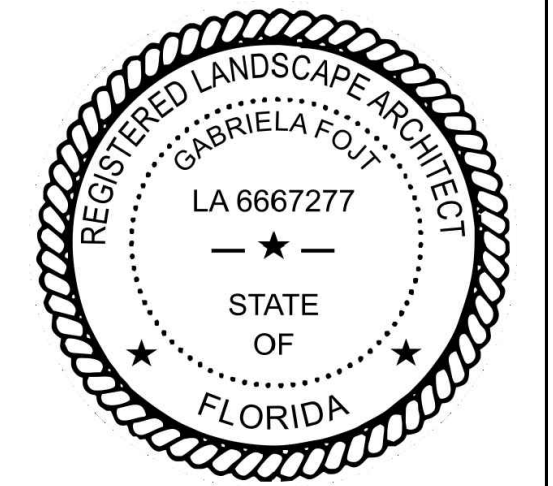
IRRIGATION PLAN WILL BE PROVIDED WITH BUILDING PERMIT APPLICATION

A GENERAL LAYOUT
scale 3/32" = 1'-0"



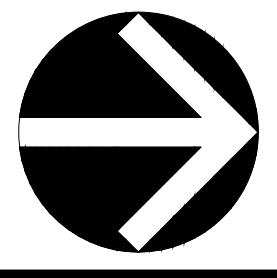
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SCALE	3/32"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	

2910 POLK STREET
HOLLYWOOD
FL 33020

LANDSCAPE PLAN

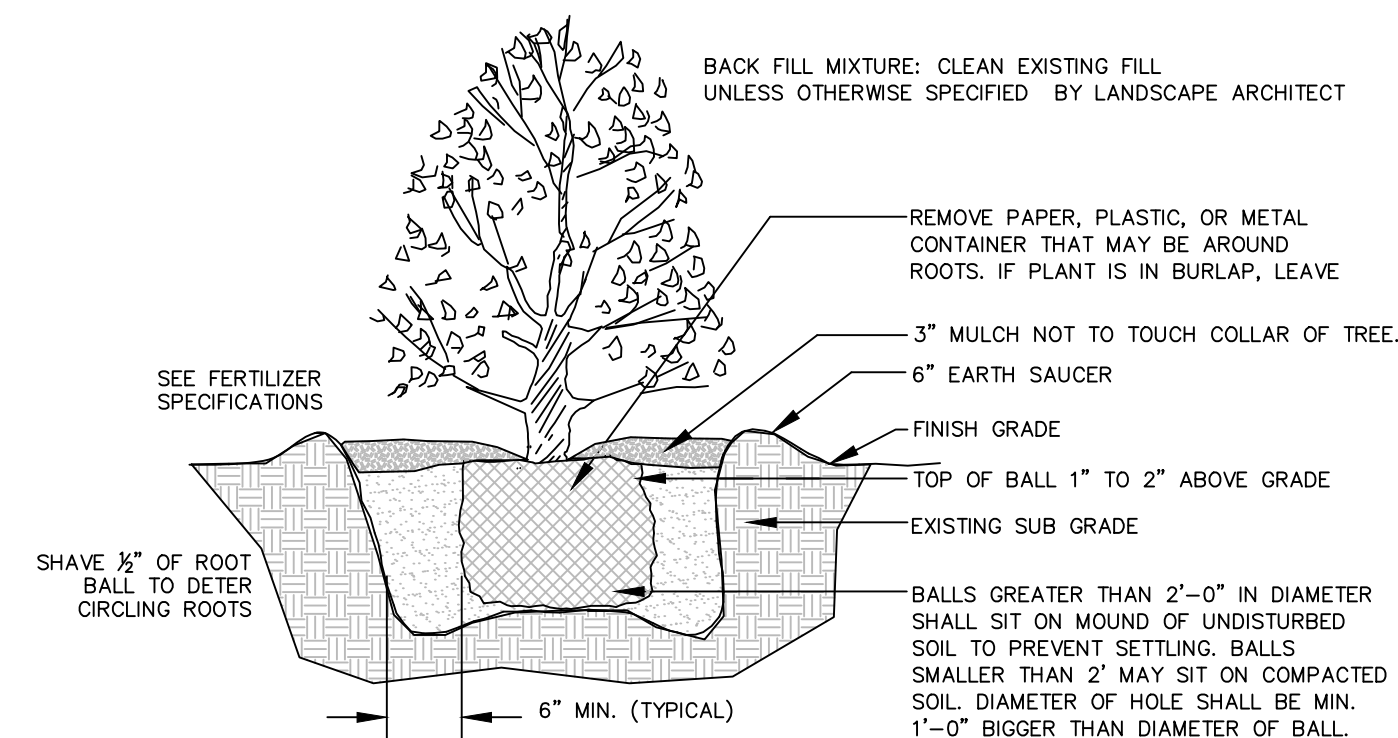
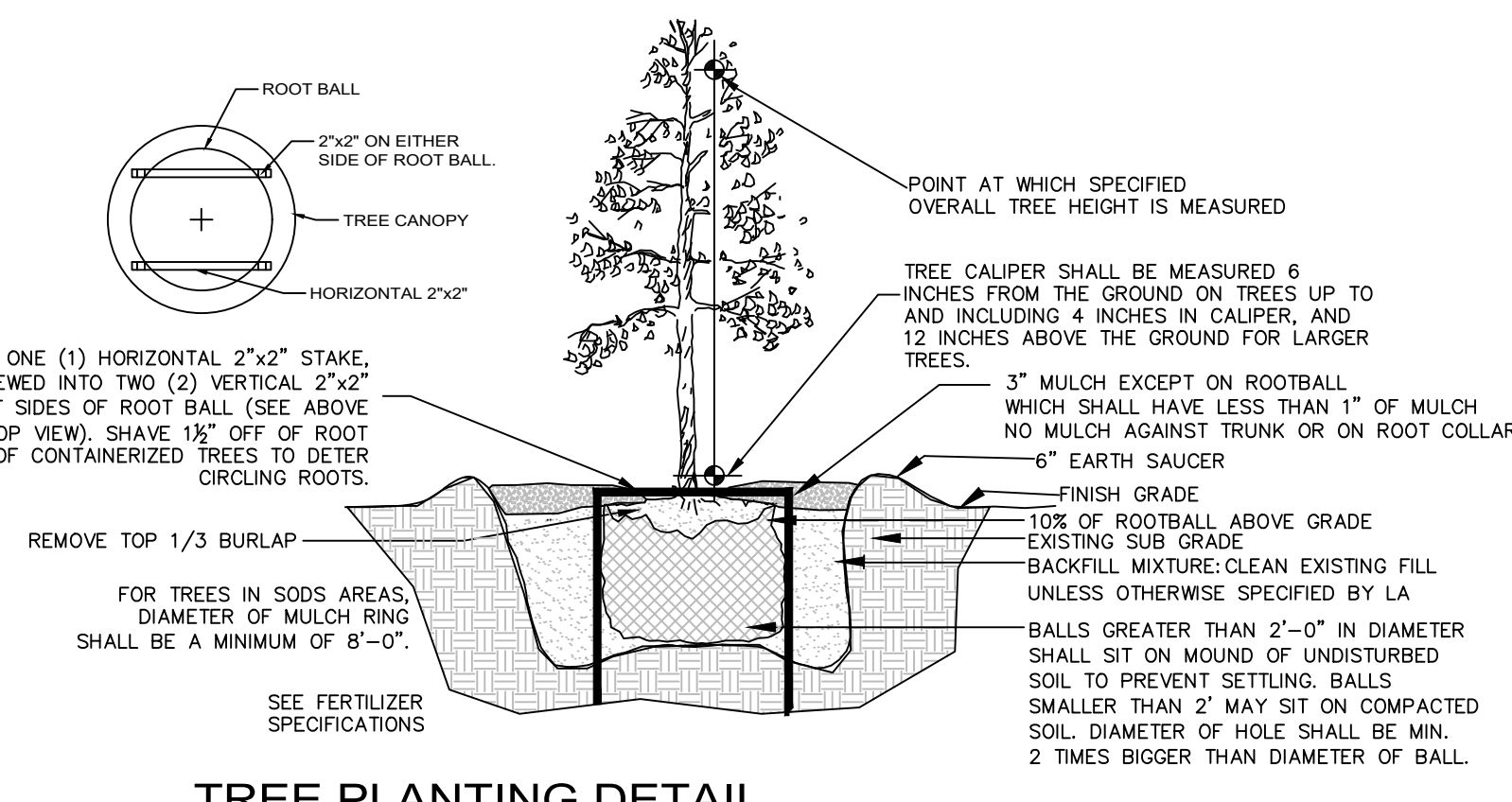
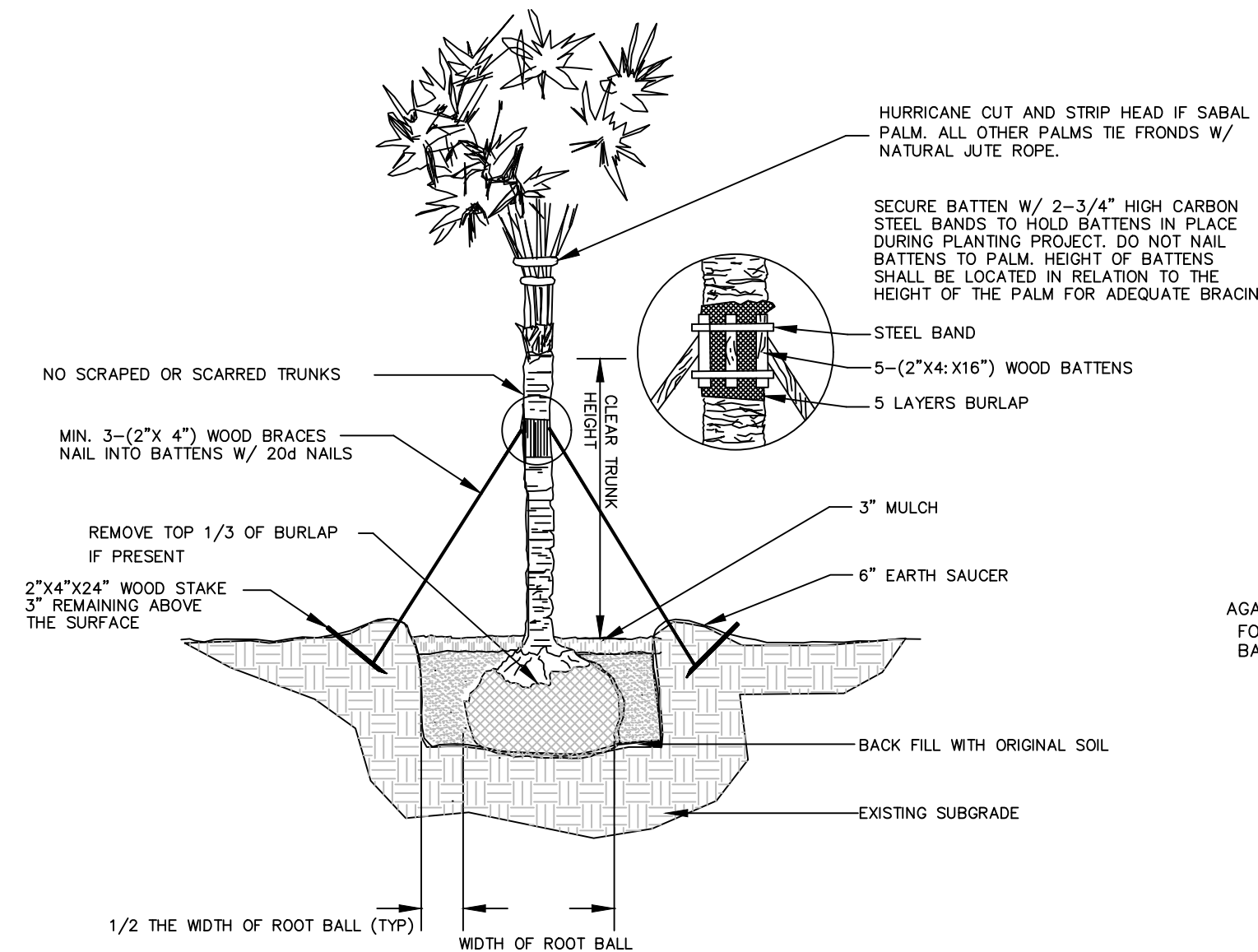
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Bb	4	Bauhinia x blakeana	Hong Kong Orchid Tree	12' OA 2"dbh	AS SHOWN	NO	HIGH
	Bs	4	Bursera simaruba	Gumbo Limbo	12' OA, 2"dbh, matched	AS SHOWN	YES	HIGH
	Cd	2	Coccoloba diversifolia	Pigeon Plum	min. 12' OA, 2"dbh	AS SHOWN	YES	HIGH
	Ss	9	Sabal palmetto	Cabbage Palmetto	8' CT	AS SHOWN	YES	HIGH
	Vm	6	Veitchia montgomeryana	Montgomery Palm	8'-20'CT, staggered	AS SHOWN	NO	HIGH
EXISTING TREES & PALMS								
	eQv	2	Quercus virginiana	Southern Live Oak	See DT-1 & 2	EXISTING	YES	HIGH
	eSs	2	Sabal palmetto	Cabbage Palmetto	See DT-1 & 2	EXISTING	YES	HIGH
SHRUBS								
	Cc	3	Chamaedorea cataractarum	Cascade Palm	6'-7'OA, full	AS SHOWN	NO	MODERATE
	Jj	28	Jasminum volubile	Wax Jasmine	3 gal, full	24"OC	NO	HIGH
SHRUB AREAS								
	Ae	48	Aspidistra elatior	Cast Iron Plant	3 gal, full	24"OC	NO	MODERATE
	Fg	160	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal, full	24"OC	NO	HIGH
	Hl	126	Hymenocallis latifolia	Spider Lily	3 gal, full	24"OC	NO	HIGH
	Pr	36	Philodendron x 'Hope'	Hope Philodendron	3 gal, full	24"OC	NO	MODERATE
GROUND COVERS								
	Sa	9,919 sf	Sod	Sod	sod			

- NOTES:**
- SOD AS INDICATED.
 - MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

CODE REQUIREMENT TC-1

Code requirement	Required	Existing	Proposed	Provided
Perimeter landscape				
Street tree - one 12'oa tree/each 30 lf of street frontage (200.00'/30=6.6)	7 trees	2 Oaks	3 Gumbo Limbo, 6 Montgomery palms (3:1=2 trees)	7 provided
Residential buffer	N/A			N/A
Open space				
1 tree per 1000sf of pervious site area (9,446sqft/1,000=9.4)	10 trees		4 Honk Kong Orchid trees, 9 Sabals (3:1=3 trees), 2 Pigeon plum, 1 Gumbo limbo	10 provided
min. 25% lot space as open/landscape (40,990sqft x.25=10,247sqft)	Min. 25%		10,804 sqft (26.4%)	26.4 %provided
60% of required trees to be native	Min. 11 native trees	2 Oaks	4 Gumbo Limbo, 2 Pigeon, 9 Sabals (3:1=3 trees)	11 provided
No more than 50% of trees to be palms (3:1 count)	Max. 9 trees as palms		9 Sabals (3:1=3 trees), 6 Montgomery palms (3:1=2 trees)	5 provided



JOB CONDITIONS:

Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.

Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.

Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:

Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.

All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have tops which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.

Site water shall be verified by Contractor prior to submission of bids. The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting. At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud. Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4".

Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material. Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves. 10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

MULTIPLE TRUNK TREES:

Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

IRRIGATION

Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:

Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6" above grade. Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass. Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head. Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:

100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:

All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:

Mulch shall not contain sticks 1/4" in diameter or stones. Apply 3" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:

All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:

Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:

Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval. Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis. Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations. All shall comply with the State of Florida fertilizer laws.

CLEANUP:

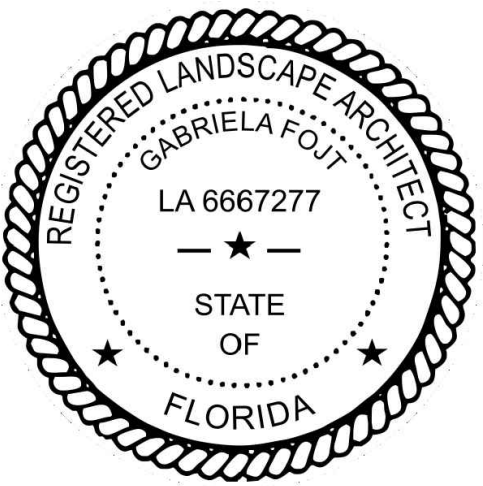
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:

Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:

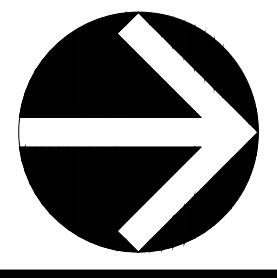
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



The Mirror of Paradise

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ISA FL-10207A

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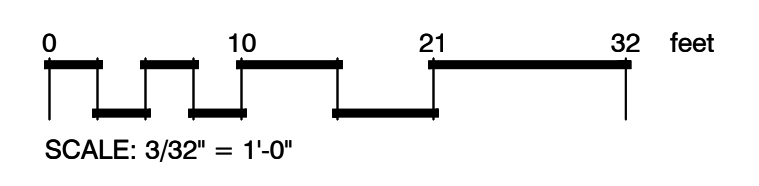


SCALE	AS NOTED
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	

2910 POLK STREET
HOLLYWOOD
FL 33020
PLANT SCHEDULE, CODE CHART, NOTES & DETAILS



A GENERAL LAYOUT
 scale 3/32" = 1'-0"



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 SUNSHINE STATE ONECALLING
 OF FLORIDA, INC.
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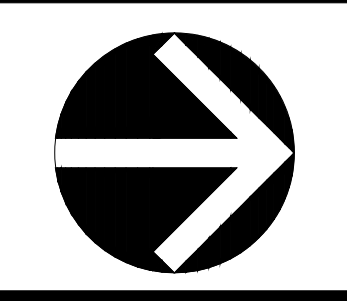
**NOTE:
 INDICATED UTILITIES ARE APPROXIMATE.
 CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
 OF ALL UTILITIES ON SITE PRIOR TO
 COMMENCEMENT OF ANY WORK.
 LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
 FOR UTILITY DAMAGE.**



The Mirror of Paradise

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SCALE	3/32"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	

**2910 POLK STREET
 HOLLYWOOD
 FL 33020**

COLORED LANDSCAPE PLAN



LOCATION MAP



INDEX OF DRAWINGS:

ARCHITECTURAL:

- T-1 TITLE SHEET AND INDEX OF DRAWINGS
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- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD FLOOR PLAN
- A-4 FOURTH FLOOR PLAN
- A-5 ROOF PLAN
- A-6 NORTH & WEST BUILDING ELEVATIONS
- A-7 SOUTH & EAST BUILDING ELEVATIONS
- A-8 BUILDING COLOR ELEVATIONS

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- SURVEY

CIVIL:

- C-1 CIVIL ENGINEERING PLAN
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- C-3 GENERAL NOTES & CONSTRUCTION DETAILS
- C-4 CONSTRUCTION DETAILS
- C-5 EROSION & SEDIMENT CONTROL PREVENTION DETAILS & NOTES
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LANDSCAPE:

- DT-1 REMOVAL PLAN
- DT-2 EXISTING TREES LIST, TREE PROTECTION PLAN
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- LP-2 PLANT SCHEDULE, CODE CHART, NOTES & DETAILS
- LP-3 COLORED SITE PLAN

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA

CIVIL ENGINEER
 GGB ENGINEERING INC.
 2699 STIRLING ROAD, SUITE C-202
 FORT LAUDERDALE, FL 33312
 TEL. (954) 986-9899
 Email: ricardo@ggbeng.com

SURVEYOR
 ATLANTIC COAST SURVEYING INC.
 13798 NW 4TH STREET, SUITE 306
 SUNRISE, FL 33325
 TEL. (954) 587-2100
 Email: INFO@SCSIWEB.NET

LANDSCAPE ARCHITECT
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 FORT LAUDERDALE, FL 33306
 TEL. (954) 581-1110
 Email: gabriela@themirrorofparadise.com

PACO MEETING: 4/3/2023

TAC MEETING: / /2025

GOLDENHOLZ & ASSOCIATES ARCHITECTS & PLANNERS P.A.

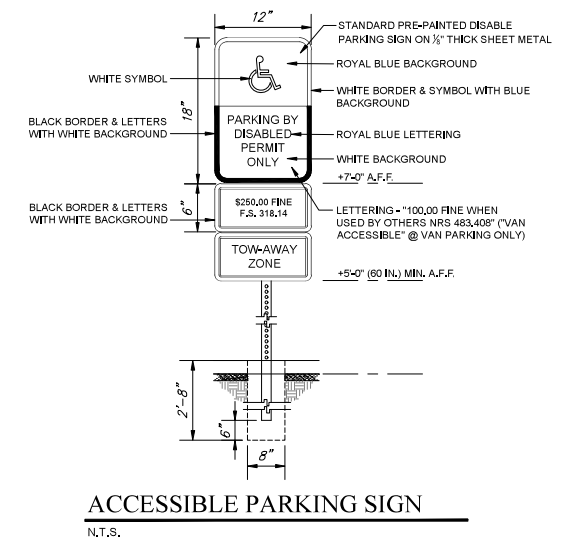
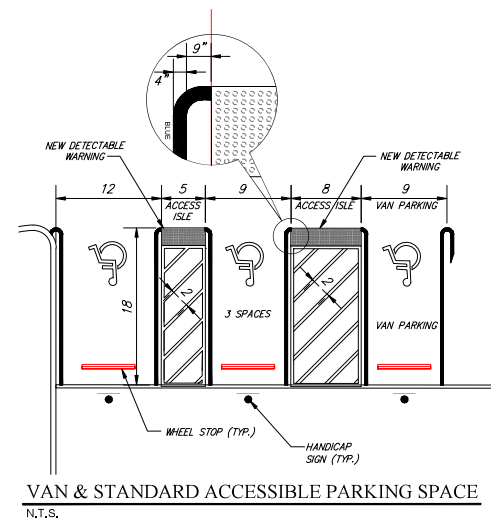
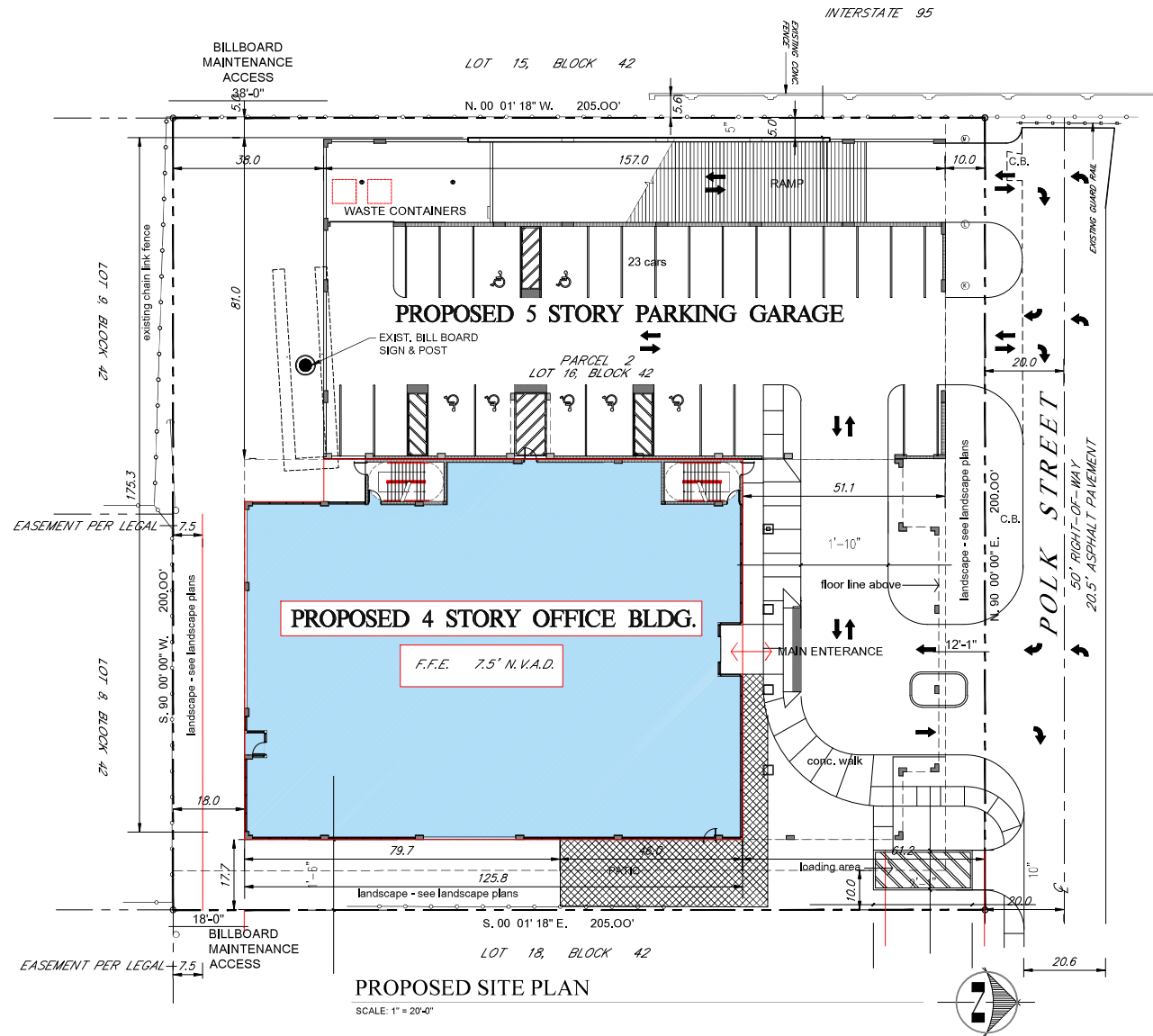
3122 NORTH PINE ISLAND ROAD, SUNRISE, FLORIDA 33351 TEL. (954) 742-0797 FAX (954) 742-3093

Email: Itamar@goldenholz.com

ITAMAR J. GOLDENHOLZ
 FL. LIC. AR0007817



DATE: 1-15-2025 TAG
 PROJECT No. 22036
 SHEET NO. T-1



SCOPE OF WORK

PROPOSED FOUR STORY OFFICE BUILDING AND 5 STORY PARKING GARAGE ON AN EXISTING VACANT LOT

LEGAL DESCRIPTION

PARCEL 1
LOT SEVENTEEN (17) LESS THE WEST TEN (10) FEET THEREOF, BLOCK FOURTY-TWO (42), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. SUBJECT TO AN EASEMENT ACROSS S 7.5 FEET OF SAID LOT.

PARCEL 2
ALL OF LOT SIXTEEN (16) AND THE WEST TEN (10) FEET OF LOT SEVENTEEN (17), IN BLOCK FOURTY-TWO (42), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: ALL EXISTING SITE PLAN DATA TAKEN FROM A SURVEY BY ATLANTIC COAST SURVEYING INC., 13798 NW 4TH STREET, SUITE 306, SUNRISE, FL 33325. JOB # 42161

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113 0588H
PANEL NUMBER	0145 H
ZONE	AE 6 AND X0,2%
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

SITE DATA :

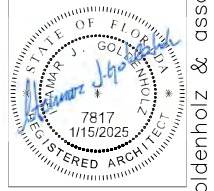
EXISTING ZONING	TC-1 (TRANSITIONAL CORRIDOR)
FLOOD ZONE	AH & AE
LAND AREA	41,000 S.F. = 0.94 ACRES
CURRENT LAND USE	VACANT
PROPOSED LAND USE	OFFICE
MAXIMUM LOT COVERAGE:	N/A
RESIDENTIAL DENSITY:	N/A
FLOOR AREA RATIO:	1.50
MINIMUM OPEN SPACE REQUIRED:	0%
OPEN SPACE PROVIDED:	X%
TOTAL PERVIOUS AREA:	XXX S.F. +/- (XX%)
TOTAL IMPERVIOUS AREA:	XXX S.F. +/- (XX%)
	<u>ALLOWED:</u> <u>PROVIDED:</u>
MAXIMUM BUILDING FOOTPRINT:	12,998 S.F. 12,455 S.F.
MAXIMUM BUILDING HEIGHT:	50 FT. 50 FT.
MAXIMUM HEIGHT - STORIES:	4 4 & 5
VARIANCE #1 REQUESTED:	5 LEVELS OF GARAGE WITHIN THE 50 FT HEIGHT PERMITTED
BUILDING SETBACKS:	<u>REQUIRED:</u> <u>PROVIDED:</u>
MIN. PRIMARY FRONTAGE (NORTH):	10.00 FT. 10.00 FT.
MIN. SECONDARY FRONTAGE SETBACK (EAST):	10.00 FT. 17.00 FT.
MIN. SIDE GROUND SETBACK (WEST):	10.00 FT. 5.00 FT.
MIN. REAR GROUND SETBACK (SOUTH):	10.00 FT. 18.00 FT.
VARIANCE #2 REQUESTED:	5 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED
MAX. FLOOR AREA OF BUILDING	(SITE AREA) x FAR = 61,500 S.F. (205 FT. x 200 FT.) x 1.5 = 61,500 S.F.
PROVIDED FLOOR AREA OF OFFICE BUILDING (130 FT. x 95 FT.) x 5	= 61,750 S.F.
RESTROOMS	XXX S.F.
POWER EQUIPMENT & METER ROOMS	XXX S.F.
PARKING PER ARTICLE 4.6 OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:	
OFFICE 2.5 SPACES PER 1,000 S.F. MIN. (2.5 x 61,750 / 1,000)	Minimum: Maximum: Proposed:
OFFICE 5 SPACES PER 1,000 S.F. MAX. (5 x 61,750 / 1,000)	155 309
PARKING	STANDARD HANDICAP
1ST FLOOR	23 28
2ND FLOOR	28 28
3RD FLOOR	28 28
4TH FLOOR	28 28
5TH FLOOR	28 28
ROOF	67 67
TOTAL	202 TOTAL 7

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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE: **PROPOSED SITE PLAN**

4-04-2024



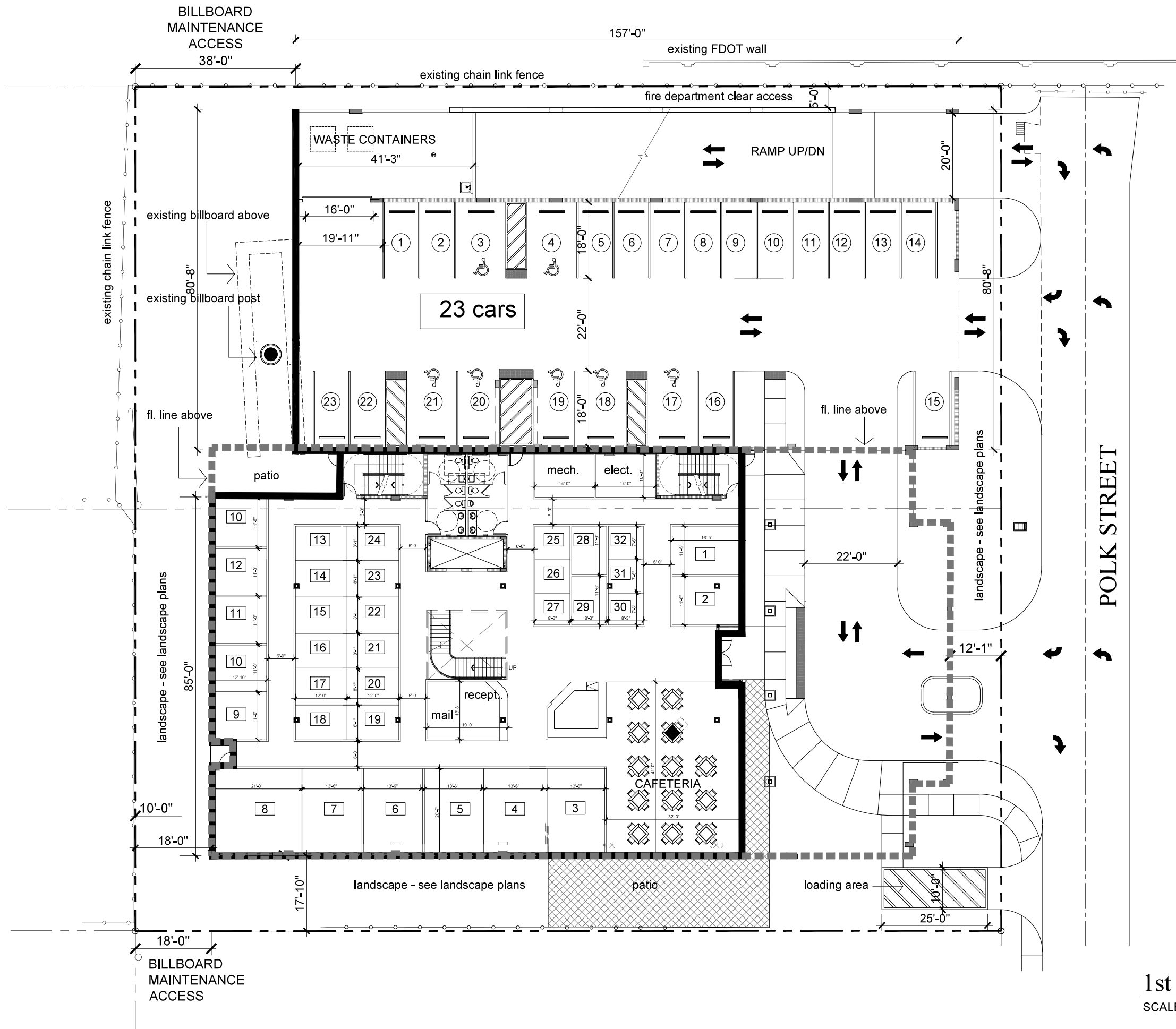
ITAMAR GOLDENHOLZ
FL. LIC. AR0007817



SP-1

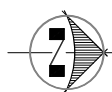
p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



1st FLOOR PLAN

SCALE: 3/32 = 1'-0"



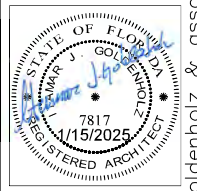
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 2910 POLK STREET
 HOLLYWOOD, FLORIDA 33020

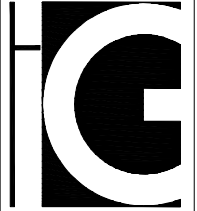
FIRST FLOOR PLAN

4-4-2024
7-18-24 4 STORY OFFICE
9-19-2024
11-27-2024
1-15-2025

TAC

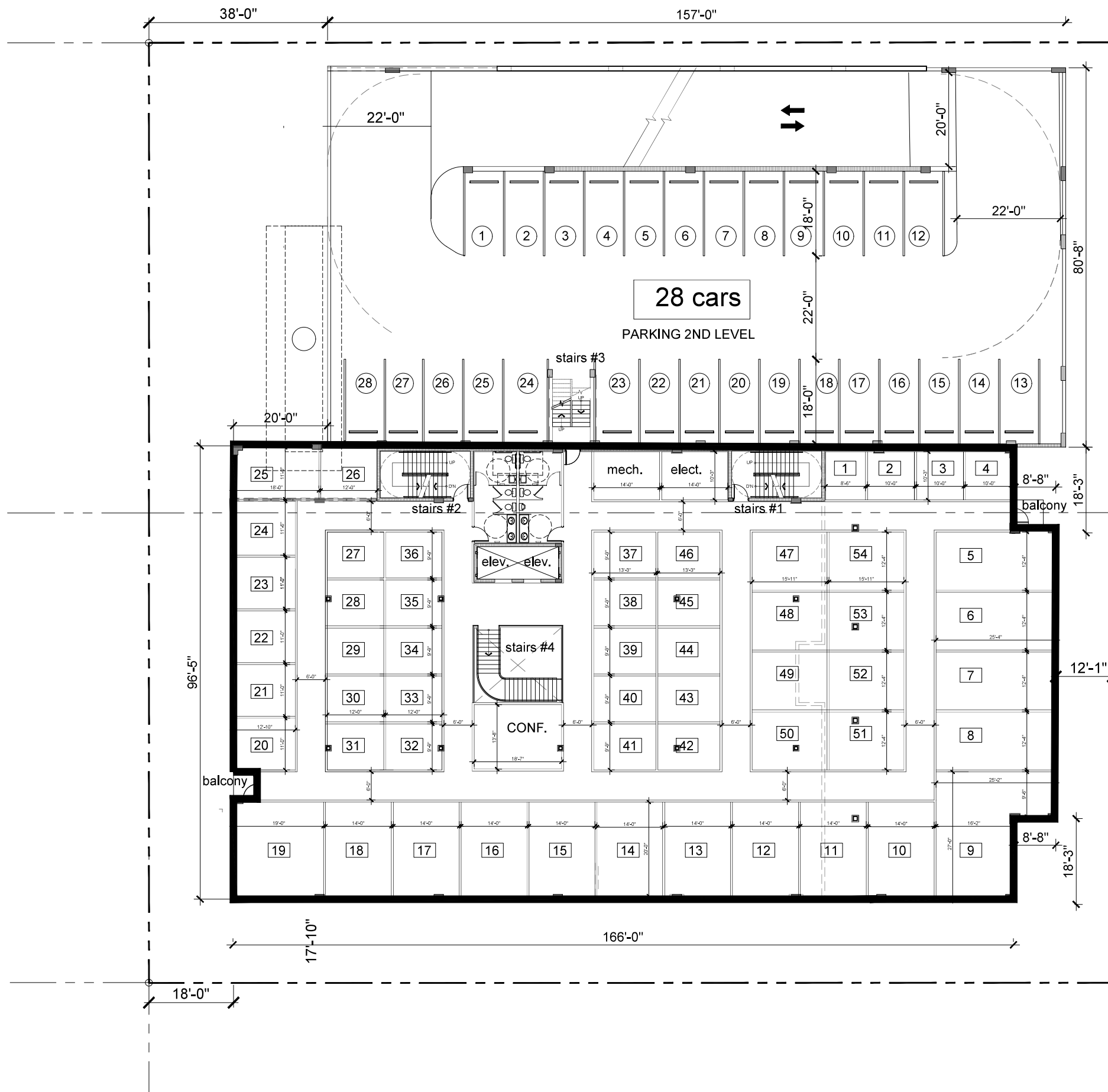


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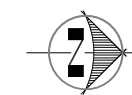


A-1

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2nd FLOOR PLAN
SCALE: 3/32 = 1'-0"

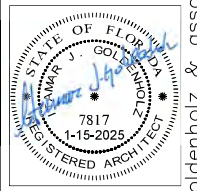


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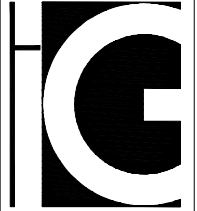
POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN

11-27-2024
1-15-2025



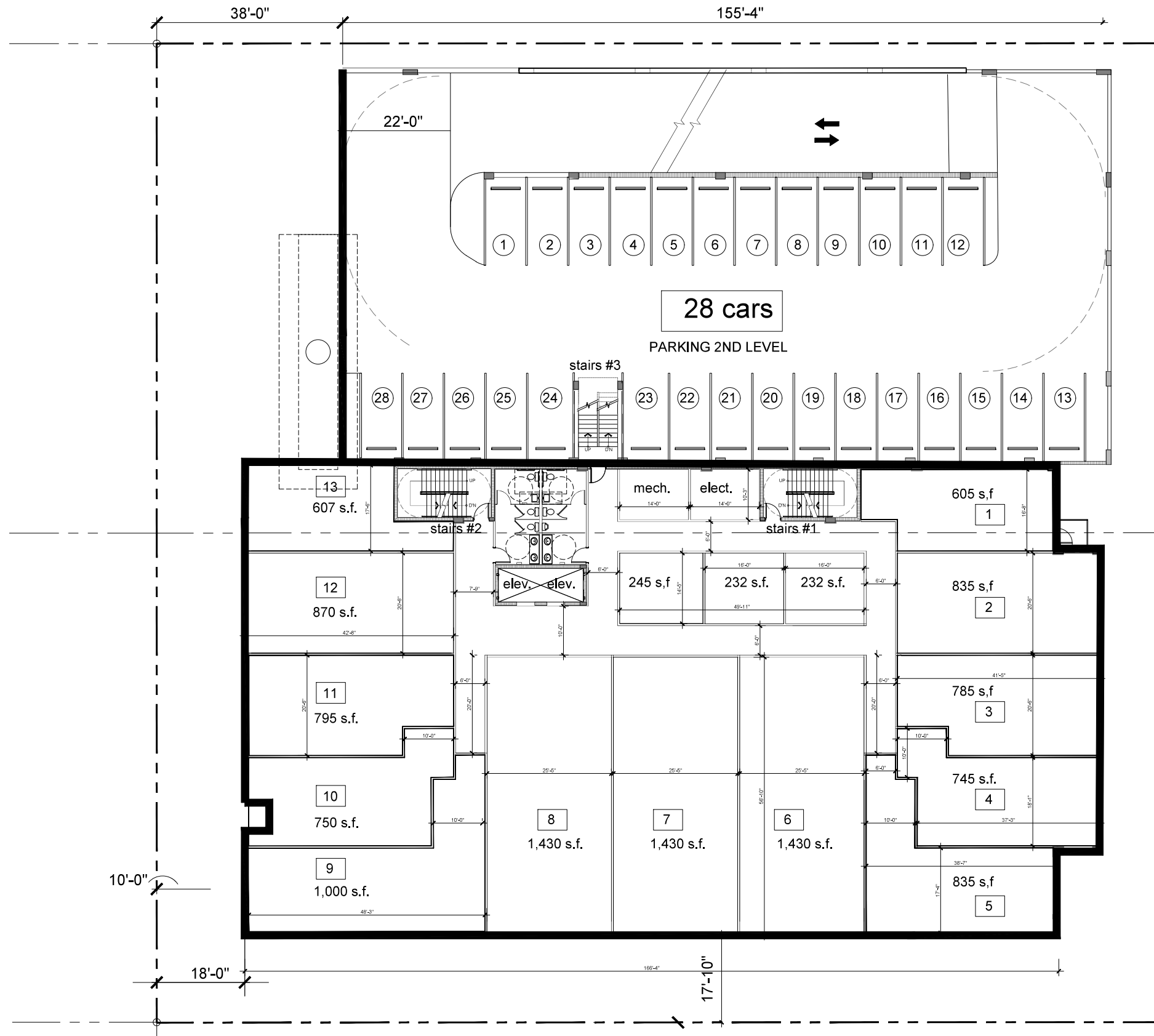
ITAMAR GOLDENHOLZ
FL. LIC. AR0007817



A-2

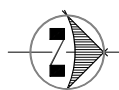
p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



3rd FLOOR PLAN

SCALE: 3/32" = 1'-0"

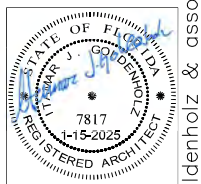


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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN

11-27-2024
1-15-2025



ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

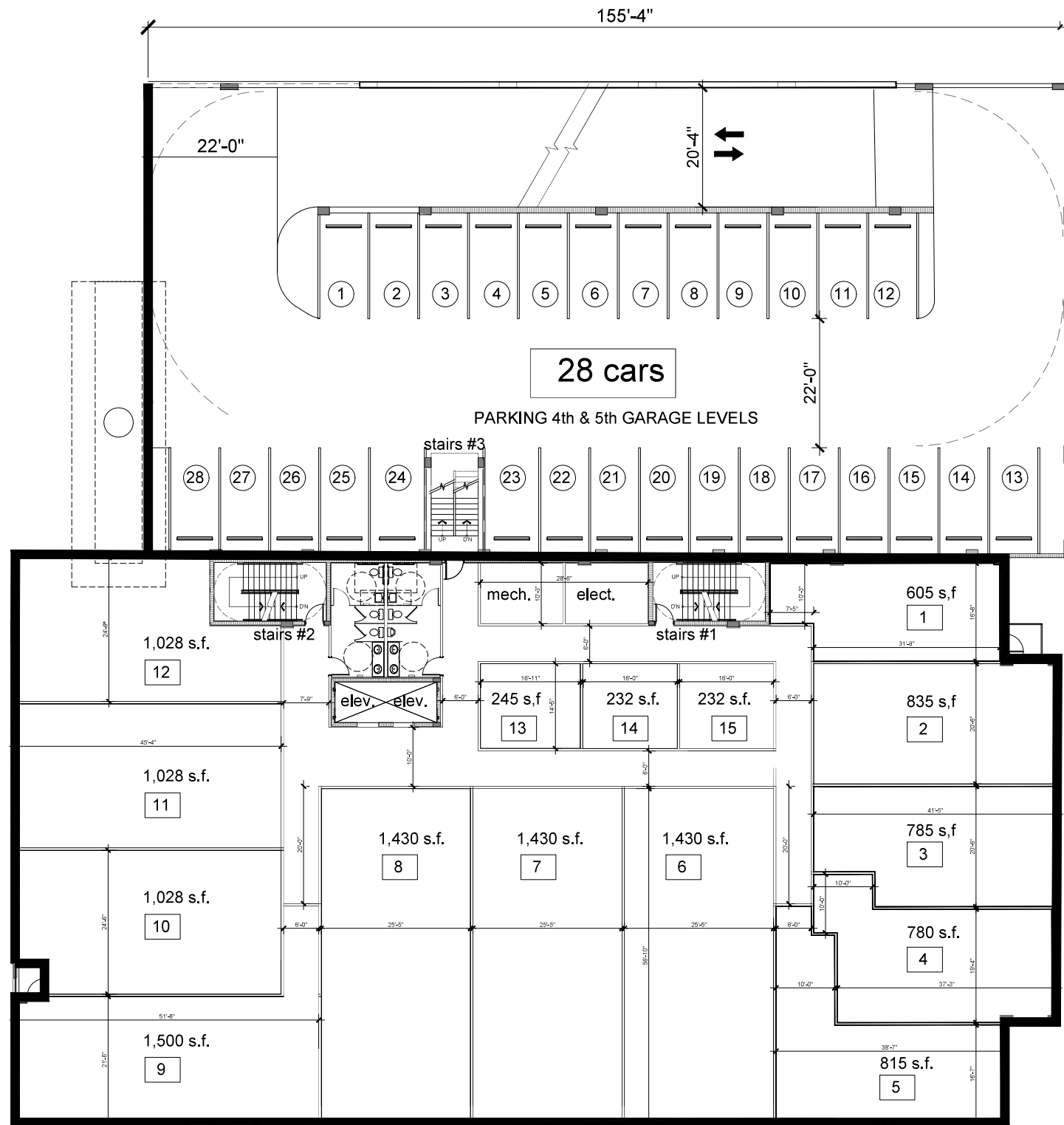


A-3

p.n. 22036

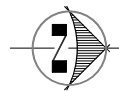
TAC

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



4th FLOOR PLAN

SCALE: 3/32 = 1'-0"

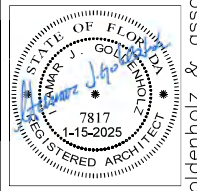


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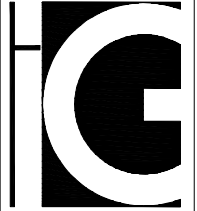
POLK OFFICE BUILDING
 2910 POLK STREET
 HOLLYWOOD, FLORIDA 33020
 FIRST FLOOR PLAN

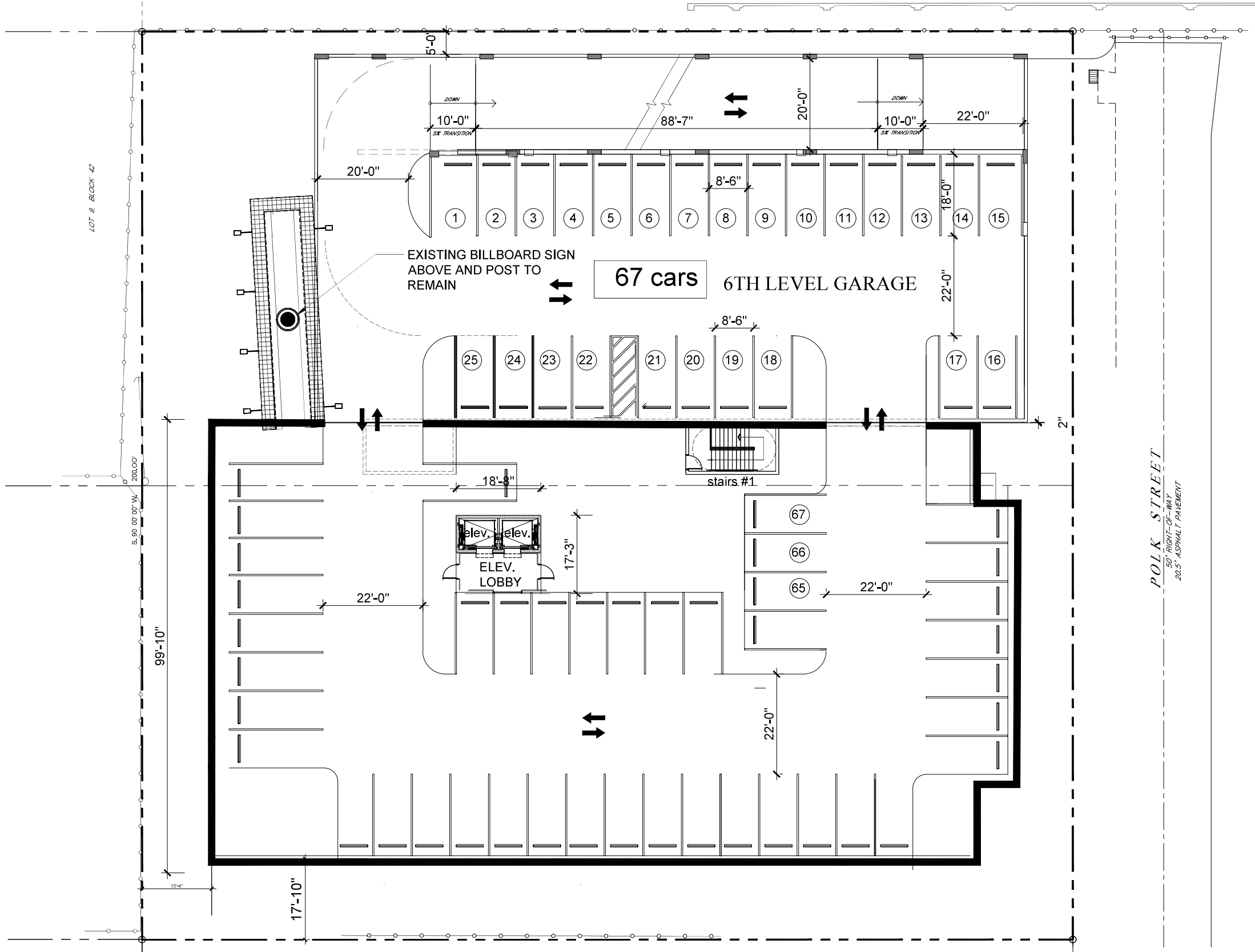
TAC

11-27-2024
1-15-2025



ITAMAR GOLDENHOLZ
 FL. LIC. AR0007817



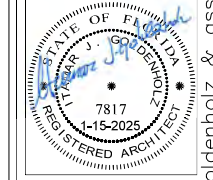


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POLK OFFICE BUILDING
 2910 POLK STREET
 HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN

11-27-2024	TAC
1-15-2025	



ITAMAR GOLDENHOLZ
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A-5

OFFICE ROOF / 6TH LEVEL GARAGE PLAN
 SCALE: 3/32 = 1'-0"



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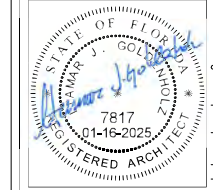
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POLK OFFICE BUILDING
 2910 POLK STREET
 HOLLYWOOD, FLORIDA 33020

NORTH & EAST ELEVATIONS

SHEET TITLE

1-15-2025 TAC



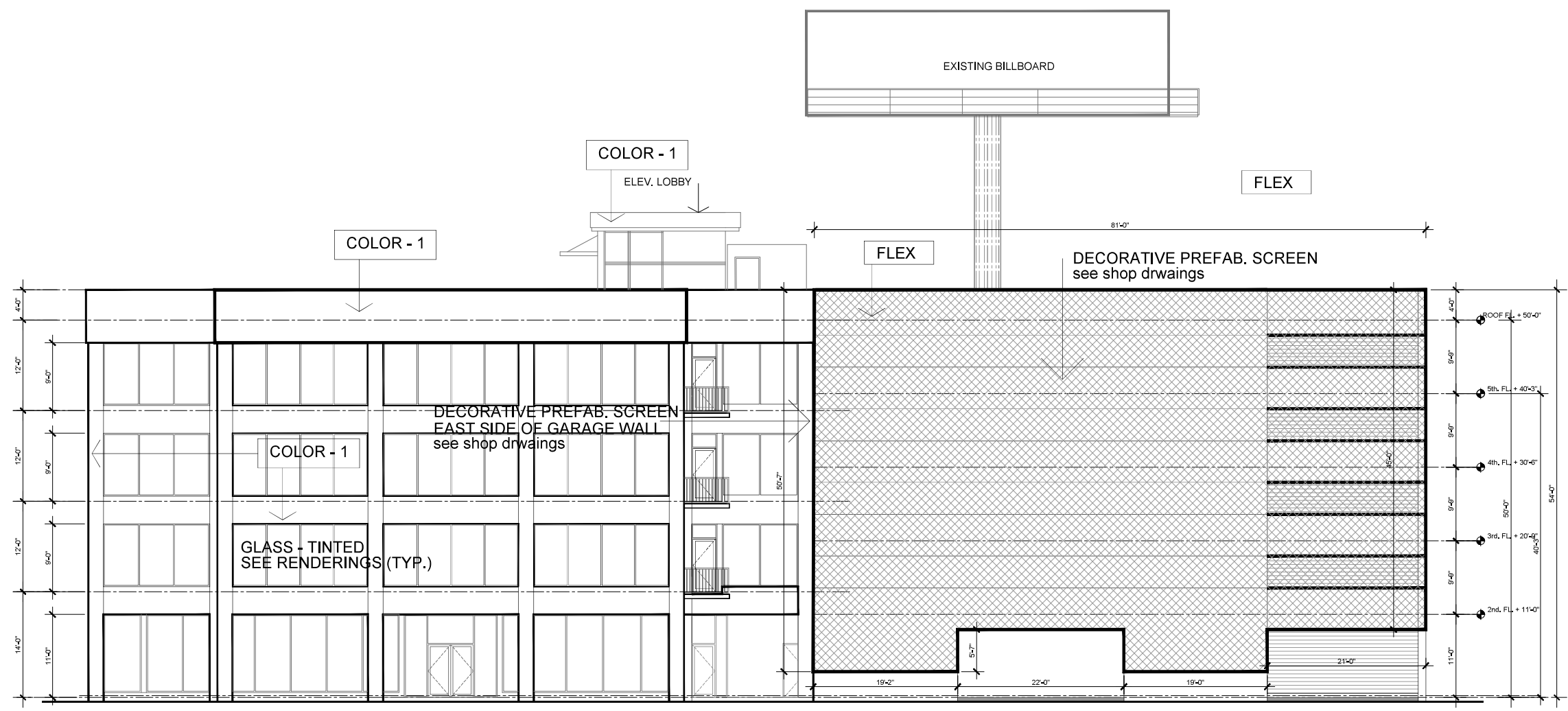
ITAMAR GOLDENHOLZ
 FL. LIC. AR0007817



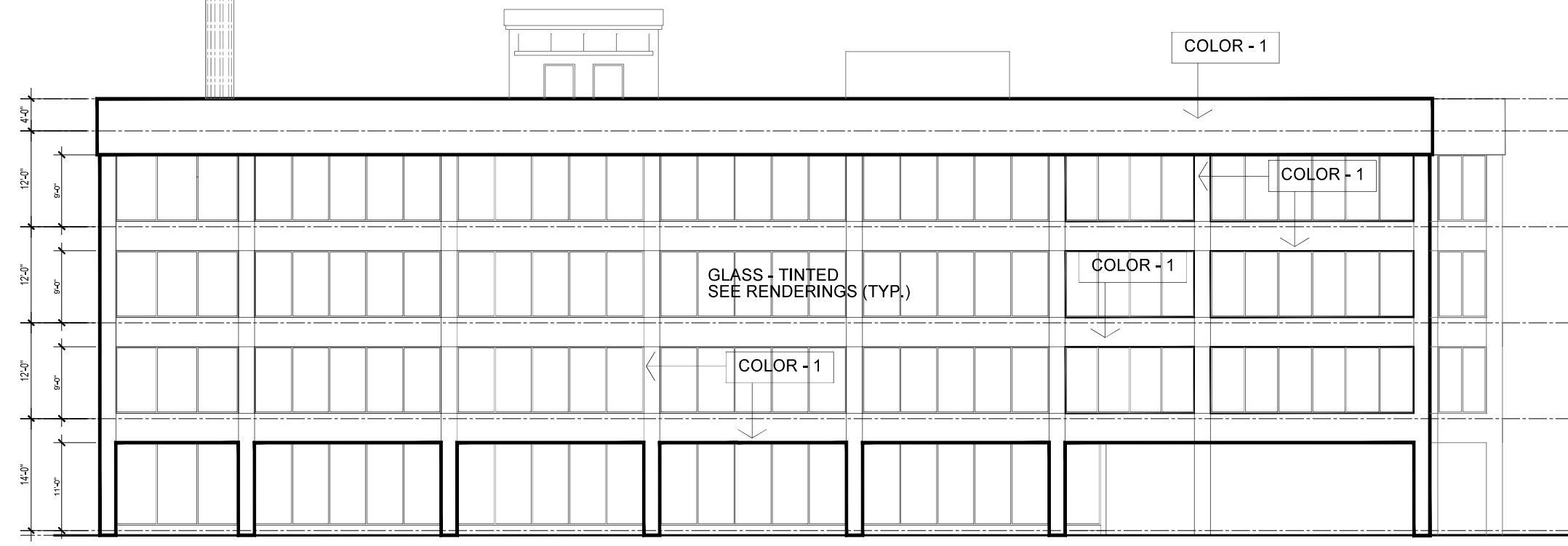
A-6

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



NORTH ELEVATION
 SCALE: 3/32" = 1'-0"

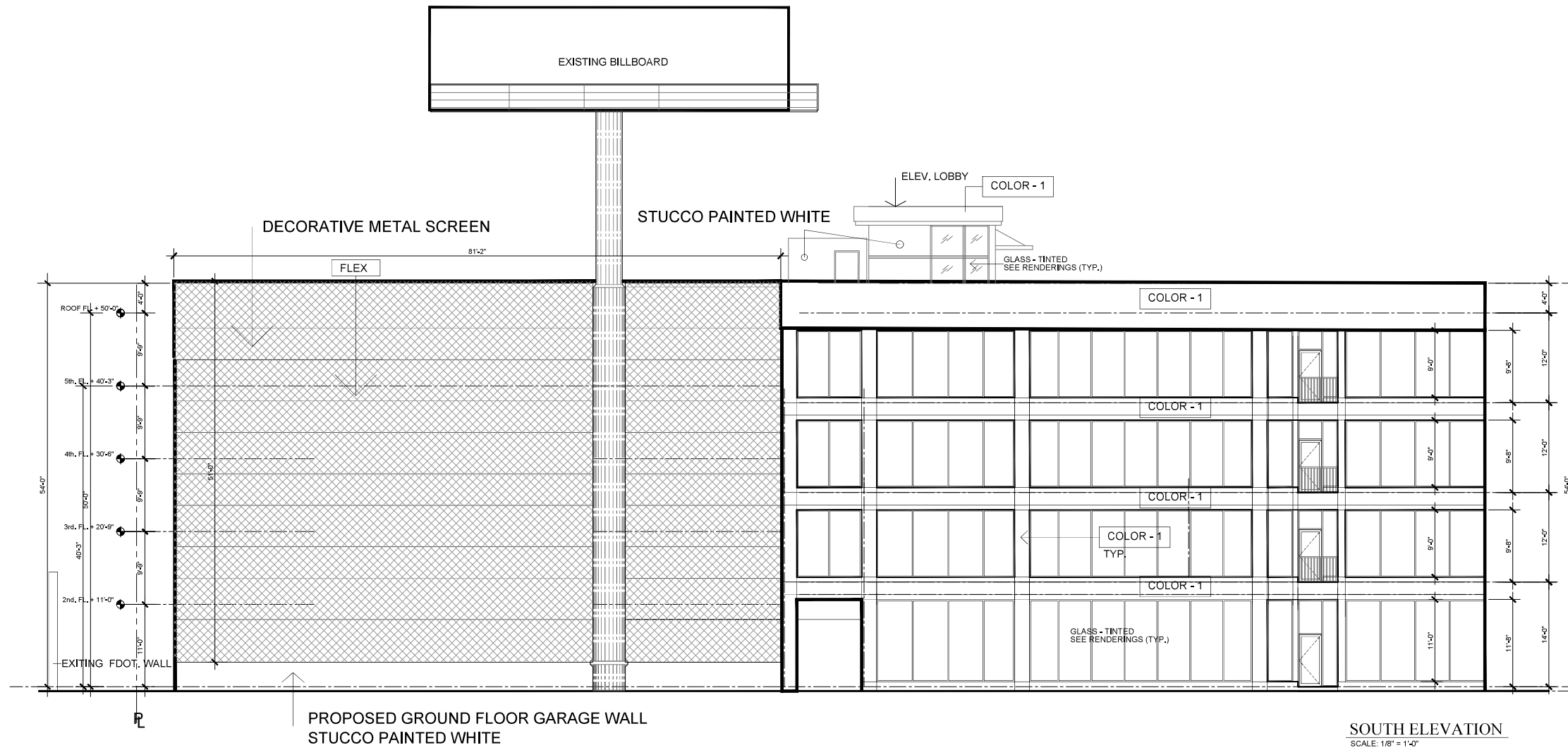


EAST ELEVATION
 SCALE: 3/32" = 1'-0"

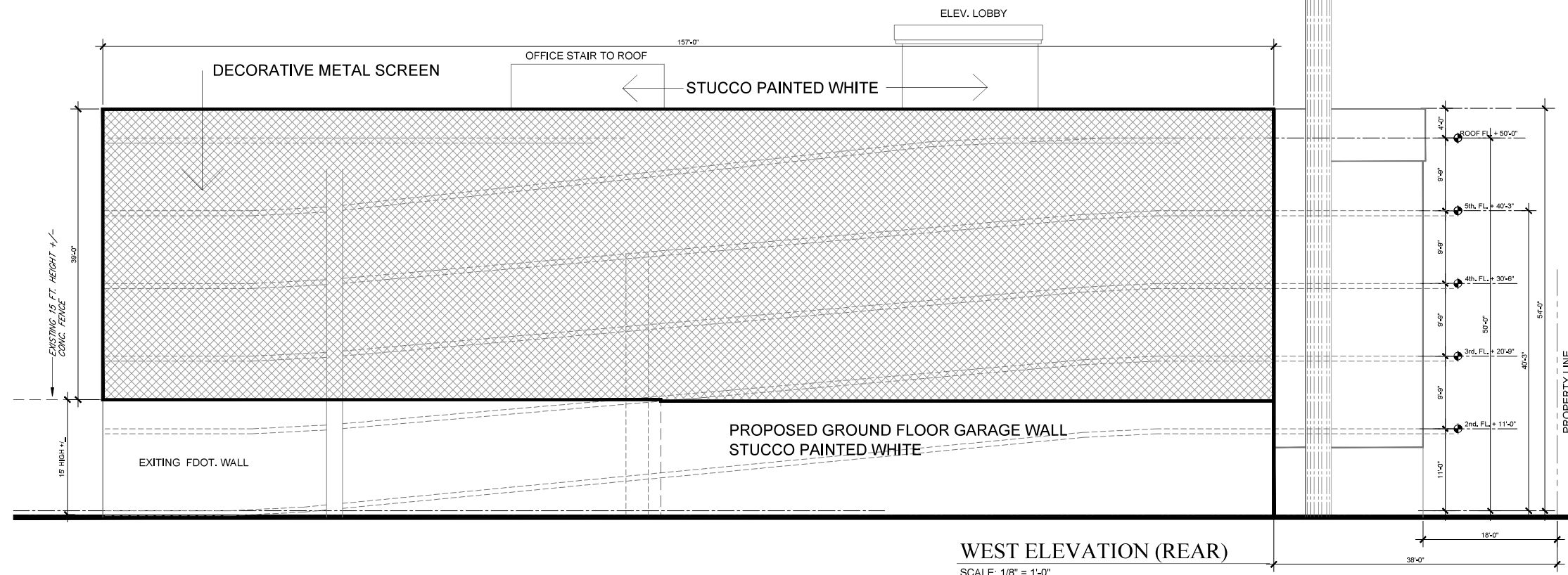
EXTERIOR COLOR CHART

COLOR - 1

FLEX



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



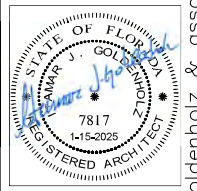
WEST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"

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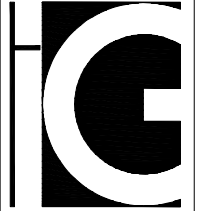
POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

OFFICE BUILDING ELEVATIONS

4-4-2024
7-18-24 4 STORY OFFICE
2-18-2024
12-23-2024
1-15-2025



ITAMAR GOLDENHOLZ
FL. LIC. AR0007817



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p.n. 22036

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BUILDING EAST ELEVATION



BUILDING NORTH ELEVATION



BUILDING SOUTH ELEVATION



BUILDING WEST ELEVATION

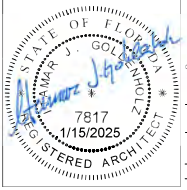
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POLK OFFICE BUILDING

2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

BUILDING COLOR ELEVATIONS

1/15/2025 TAC



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BUILDING EAST ELEVATION



BUILDING NORTH ELEVATION



BUILDING SOUTH ELEVATION



BUILDING WEST ELEVATION

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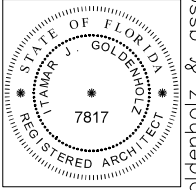
POLK OFFICE BUILDING

2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE BUILDING COLOR ELEVATIONS

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1/16/2025 TAC



ITAMAR GOLDENHOLZ
FL. LIC. AR0007817



A-9

Record and Return to:

The Lieberman Law Firm, P.A.
20801 Biscayne Boulevard
Suite 304
Aventura, Florida 33180

Prepared by:

Bruce J. Smoler, Esq.
Smoler & Associates, P.A.
2611 Hollywood Boulevard
Hollywood, Florida 33020

Folio No.: 5142-16-02-6800 5142-16-02-6520
 5142-16-02-6810 5142-16-02-6530

Property Address: Vacant parcels located on Polk Street
Hollywood, Florida 33020

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21 day of August, 2023 between **SP TOWERS FLORIDA LLC**, a Delaware limited liability company, whose post office address is 323 Sunny Isles Boulevard, Suite 501, Sunny Isles Beach, Florida 33160 ("Grantor") and **BSD 23 DEVELOPMENT LLC**, a Florida limited liability company, whose post office address is 2144 Johnson Street, Hollywood, Florida 33020 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantees" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with 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; that the grantor 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, 2022**.

Warranty Deed Page 1

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SP TOWERS FLORIDA LLC,
a Delaware limited liability company

[Signature]
Joseph Tempelberg

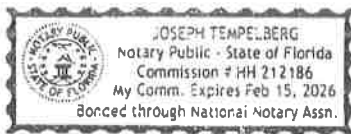
By: [Signature]
Joseph Isaacoff, Manager

[Signature]
ARACEL PEREZ

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 21st day of August, 2023 by X physical presence; or _____ online notary, by Joseph Isaacoff, Manager of SP Towers Florida LLC, a Delaware limited liability company. He is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Joseph Tempelberg

My Commission Expires: 2/15/2026

EXHIBIT "A"

Legal Description

The West 50 feet of Lot 9, Block 41, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 5142 16 02 6530

The East 50 feet of Lot 9, Block 41, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 5142 16 02 6520

Lot 16 and the West 10 feet of Lot 17, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 514216026800

Lot 17, less the West 10 feet thereof, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 514216026810

This instrument prepared by:

RECORD & RETURN TO

The Lieberman Law Firm P.A.
20801 Biscayne Blvd #304
Aventura FL 33180

THIS IS A BALLOON FIRST MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$800,000.00, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

FLORIDA MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE is executed this August 21, 2023 by and between **BSD 23 DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is **2144 Johnson Street, Hollywood, Florida 33020**, (hereinafter referred to as the "**Mortgagor**") and **JEFFREY BECK**, whose address is **11205 S.W. 57 Ct., Miami, Florida 33156**, (hereinafter referred to as the "**Mortgagee**").

WITNESSETH:

For good and valuable consideration and to secure the payment of an indebtedness in the aggregate sum of **Eight Hundred Thousand and no/100ths Dollars (\$800,000.00)** or so much thereof as may be advanced, to be paid in full within 10 months from the execution date in accordance with a promissory note in the amount of \$800,000.00 of even date herewith made by Mortgagor payable to Mortgagee (hereinafter referred to as the "Note") together with interest thereon and any and all other notes secured by this Mortgage and all sums due or which may become due from Mortgagor to Mortgagee and any renewals, extensions, consolidations or modifications of all of the foregoing, Mortgagor does grant, mortgage and convey unto Mortgagee, its successors and assigns, in fee simple, all of that certain tract of land of which Mortgagor is now seized and possessed and in actual possession, which is more fully described in **Exhibit "A"** attached hereto and made a part hereof, together with the buildings and improvements thereon erected or to be erected (all hereinafter referred to as the "Premises");

TOGETHER with the following property and rights:

(a) All right, title and interest of Mortgagor in and to all leases or subleases covering the Premises or any portion thereof now or hereafter existing or entered into, and all right, title and interest of Mortgagor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

Initials AN

Page -1-

(b) All right, title and interest of Mortgagor in and to all options to purchase or lease the Premises or any portion thereof or interest therein, and any greater estate in the Premises owned or hereafter acquired;

(c) All interests, estate or other claims, both in law and in equity, which Mortgagor now has or may hereafter acquire in the Premises;

(d) All easements, rights-of-way and rights used in connection therewith or as a means of access thereto and all tenements, hereditaments and appurtenances thereof and thereto, all right, title and interest of Mortgagor in and to any streets and roads abutting said Premises to the center lines thereof and in and to any strips or gores of land therein, all water, sanitary and storm systems that are now or hereafter located on or adjacent to the Premises and all gas and oil rights, mineral rights, timber rights and riparian and littoral rights pertaining to the Premises;

(e) All machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, now owned or hereafter owned by Mortgagor and which is now or will hereafter be located in or upon the Premises, or any part thereof, and used or usable in connection with the use and operation of buildings or for use in any construction being conducted on the Premises, (hereinafter called the "Building Equipment"), it being understood and agreed that all Building Equipment is part and parcel of the Premises and appropriated to the use thereof and, whether affixed or annexed to the Premises or not, shall for the purpose of this Mortgage be deemed conclusively to be real estate and mortgaged hereby; and Mortgagor agrees to execute and deliver, from time to time, such further instruments as may be requested by Mortgagee to confirm the lien of this Mortgage on any Building Equipment;

(f) All awards and proceeds to which Mortgagor is entitled by virtue of any taking of all or any part of the Premises by condemnation or exercise of the right of eminent domain or other taking, as hereinafter more particularly set forth; and

(g) All rents, issues and profits of the Premises and all estate, right, title and interest of every nature whatsoever of Mortgagor in and to the same, as hereinafter more particularly set forth;

The Premises and all of the property, rights, privileges and franchises granted herein by Mortgagor to Mortgagee are collectively referred to as the "Mortgaged Property."

TO HAVE AND TO HOLD all and singular the Mortgaged Property hereby conveyed, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and all estate, right, title, interest, property, possession, claim and demand whatsoever as well in law, as in equity of the Mortgagor in and to the same and every part and parcel thereof unto the said Mortgagee in fee simple.

PROVIDED, HOWEVER, that these presents are upon the condition that if Mortgagor shall pay or cause to be paid to Mortgagee the principal and interest payable in respect to the Note

Initials A, N

Page -2-

and all amounts and any other promissory note secured by this Mortgage, at the times and in the manner stipulated therein and herein, all without any deduction or credit for taxes or other similar charges paid by Mortgagor, and shall keep, perform and observe all and singular the covenants and promises in the Note, and any renewal, extension, consolidation or modification thereof, and in this Mortgage expressed to be kept, performed and observed by and on the part of Mortgagor, all without fraud or delay, then this Mortgage and all properties, interest and rights granted, mortgaged and conveyed shall cease, terminate and be void but until same shall occur, this Mortgage shall otherwise remain in full force and effect.

**ARTICLE 1
COVENANTS AND AGREEMENTS OF MORTGAGOR**

To protect the security of this Mortgage, Mortgagor further covenants, warrants and agrees with Mortgagee as follows:

1.01 Payment of Secured Obligations. Mortgagor shall pay within five (5) days of when due the principal and interest on the indebtedness evidenced by the Note, charges, fees and principal of, and interest on, any future advances secured by this Mortgage and shall otherwise comply with all the terms of the Note and this Mortgage.

1.02 Title Warranties and Representations. Mortgagor hereby covenants with Mortgagee that Mortgagor is (a) indefeasibly seized of the Premises in fee simple; (b) Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; (c) that it shall be lawful for Mortgagor at all times to peaceably and quietly enter upon, hold, occupy and enjoy said Premises and every part thereof; (d) that Mortgagor will make such further assurances to perfect the fee simple title to said Premises in Mortgagee, as may reasonably be required; (e) that the Mortgaged Property is free of all liens and encumbrances except as reflected in the title insurance policy issued in connection herewith and taxes for the current year; and (f) Mortgagor does hereby fully warrant title to the Mortgaged Property and every part thereof and will defend same against the lawful claims of all persons whomsoever.

1.03 Required Insurance. Mortgagor will, at Mortgagor's sole cost and expense, maintain or cause to be maintained with respect to the Mortgaged Property, and each part thereof, the following insurance: (a) At all times: (i) Insurance against loss or damage to the building improvements on the land and the Building Equipment (hereinafter referred to as the "Improvements") by fire and any of the risks covered by insurance of the type known as "all-risk" including, without limitation windstorm and/or hail damage. Coverage shall be in an amount not less than the full replacement cost of the Improvements but not less than an amount equal to the amount of the loans secured hereby; (ii) Income insurance is required if the Mortgaged Property is rental property. Such amount to be equal to the projected rents as reasonably determined by the Mortgagee; and (iii) General public liability insurance in which both the Mortgagor and Mortgagee are named as insured in such amounts and for such periods as may be required by Mortgagee; (b) Flood insurance is required if at any time the encumbered land is designated a flood prone or flood

Initials AN

risk area, pursuant to the Flood Disaster Protection Act of 1973, as amended or supplemented; and (c) Such other insurance and in such amounts as Mortgagee may reasonably require from time to time including but not limited to builder's risk, if applicable, and in accordance with local insurance practice. Notwithstanding anything else written herein, failure to maintain insurance on the property at all times will trigger an automatic default of this mortgage without any notice requirement.

1.04 Delivery of Policies, Payment of Premiums. All policies of insurance shall be issued by companies and in amounts satisfactory to Mortgagee. The original policies and renewals shall be held by Mortgagee or if acceptable to Mortgagee, a certificate of insurance for each such policy setting forth coverage, limits of liability, name of carrier, policy number, and expiration date. All such policies shall contain a provision that such policies will not be cancelled or materially amended, which term shall include any reduction in the scope or limits of coverage, without at least thirty (30) days prior written notice to Mortgagee.

1.05 Insurance Proceeds. After the happening of any casualty to the Mortgaged Property or any part thereof, Mortgagor shall give prompt written notice thereof to Mortgagee; and (a) in the event of damage to or destruction of the Improvements, Mortgagee shall have the option, in its sole discretion, of applying or paying all or part of the insurance proceeds (i) to any indebtedness secured hereby and in such order as Mortgagee may determine, or (ii) to the restoration of the Improvements, or (iii) to Mortgagor; (b) Mortgagee agrees not to unreasonably withhold consent to the use of insurance proceeds for restoration of the Improvements following a partial casualty loss, subject to (i) Mortgagor maintaining the Mortgage free from default at all times; (ii) Mortgagor providing evidence that adequate funds are available to restore the Improvements and advancing any additional funds required prior to the disbursement of insurance proceeds; (iii) all tenants at the Premises acknowledging their leases remain valid and in full force; and (iv) Mortgagee retaining control of insurance proceeds prior to use for restoration; (c) Mortgagee is hereby authorized and empowered by Mortgagor to settle, adjust or compromise any claims for loss, damage or destruction under any policy or policies of insurance; (d) nothing herein contained shall be deemed to excuse Mortgagor from repairing or maintaining the Mortgaged Property as provided in this Mortgage or restoring all damage or destruction to the Mortgaged Property, regardless of whether or not there are insurance proceeds available or whether any such proceeds are sufficient in amount, and the application or release by Mortgagee of any insurance proceeds shall not cure or waive any default or notice of default under this Mortgage or invalidate any act done pursuant to such notice; and, (e) nothing herein shall relieve Mortgagor from making the payments required by the Note and any other obligation of Mortgagor secured hereby.

1.06 Assignment of Policies Upon Foreclosure. In the event of foreclosure of this Mortgage or other transfer of title or assignment of the Mortgaged Property in extinguishment, in whole or in part of the debt secured hereby, all right, title and interest of Mortgagor in and to all policies of insurance required by this Section shall inure to the benefit of and pass to the successor in interest to Mortgagor or the purchaser or grantee of the Mortgaged Property.

Initials A/N

Page -4-

1.07 Indemnification. If Mortgagee is made a party defendant to any litigation (including without limitation, any litigation brought by Mortgagor whether initially or by counterclaim) concerning this Mortgage or the Mortgaged Property or part thereof or interest therein, or occupancy thereof by Mortgagor, then Mortgagor shall indemnify, defend and hold Mortgagee harmless from all liability by reason of said litigation, including reasonable attorneys' fees and expenses incurred by Mortgagee in any such litigation, whether or not such litigation is prosecuted to judgment.

1.08 Taxes, Utilities and Impositions. Mortgagor will pay, or cause to be paid and discharged, on or before the last day on which they may be paid without penalty or interest, all such duties, taxes, sewer rents, charges for water, or for setting or repairing meters, and all other utilities in the Improvements or on the Premises or any part thereof, and any assessments and payments which shall be imposed upon or become due and payable or become a lien upon the Premises or any part thereof.

1.09 Deposits of Taxes and Insurance Premiums. In order to more fully protect the security of this Mortgage and the fulfillment by Mortgagor of the obligations and undertakings contained in Sections 1.03, 1.04 and 1.08 hereof and, solely as additional security to Mortgagee, Mortgagor shall, if requested by Mortgagee, pay monthly to Mortgagee or its designated representative, on the date set in this Mortgage for payment of principal and interest, an amount which shall be equal to one-twelfth (1/12th) of the annual Impositions that may become due during the year and an amount which shall be equal to one-twelfth (1/12th) of the annual insurance premiums with respect to insurance coverage Mortgagor is required to maintain pursuant to the provisions of this Mortgage (all as estimated by Mortgagee, or its representative). If Mortgagee exercises its rights under this Section, Mortgagor shall cause all bills, statements or other documents relating to Impositions or payment of insurance premiums to be sent or mailed directly to Mortgagee or its designated representative.

It is the intention of this Section 1.09 that there shall be sufficient monies on deposit with Mortgagee so that when such payments are due to any taxing authority or insurance carrier, there will be sufficient money held by Mortgagee to make such payments on their due dates. If said deposits are insufficient to pay the Impositions and insurance premiums in full as the same become payable, the Mortgagor will deposit with the Mortgagee such additional sum or sums as may be required in order for the Mortgagee to pay such Impositions and insurance premiums in full. Mortgagee or its designated representative may co-mingle such monies with its own funds and Mortgagor shall not be entitled to interest thereon. Upon any default hereunder, or under the Note, the Mortgagee may, at its option, apply any money held by Mortgagee resulting from said deposits to the payment of the indebtedness secured hereby in such manner as it may elect.

1.10 Maintenance, Repairs, Alterations. Mortgagor will keep the Mortgaged Property, or cause same to be kept in good condition, repair and fully protected from the elements to the satisfaction of Mortgagee and Mortgagor will not do or suffer to do anything which will increase the risk of fire or other hazard to the Premises or any part thereof. Mortgagor will commit or permit

Initials A/N

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no waste thereon and will do or permit no act by which the Mortgaged Property shall become less valuable. Mortgagor will not remove, demolish or structurally alter any of the Improvements (except such alterations as may be required by laws, ordinances or regulations) without prior written permission of Mortgagee.

1.11 Eminent Domain.

(a) Should the Mortgaged Property or any part thereof or interest therein, be taken or damaged by reason of any public use or improvement or condemnation proceeding, or in any other manner ("Condemnation") or should Mortgagor receive any notice or information regarding such Condemnation, Mortgagor shall give prompt written notice thereof to Mortgagee; (b) Mortgagee shall be entitled to all awards, compensation, and other payment or relief granted in connection with such Condemnation and shall be entitled, at its option, to appear in its own name or the Mortgagor's name, in any action or proceeding relating thereto. All compensation, awards, damages, rights of action and proceeds awarded to Mortgagor (the "Proceeds") are hereby assigned to Mortgagee and Mortgagor agrees to execute such further assignments of the Proceeds as Mortgagee may require; (c) In the event any portion of the Mortgaged Property is so taken or damaged, Mortgagee shall have the option in its sole and absolute discretion to apply all such Proceeds, after deducting therefrom all costs and expenses, including attorneys' fees incurred by it in connection with such Proceeds, upon any indebtedness secured hereby, or apply all such Proceeds to the restoration of the Mortgaged Property upon such conditions as Mortgagee may determine. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice; and (d) Any amounts received by Mortgagee hereunder (after payment of any costs in connection with obtaining same) shall, if retained by Mortgagee, be applied in payment of any accrued interest and then in reduction of the then outstanding principal sum of the Note secured hereby, notwithstanding that same may not then be due and payable.

1.12 Action of Mortgagee to Preserve Security of this Mortgage. In the event Mortgagee is called upon to pay any sums of money to protect this Mortgage and the Note secured hereby as aforesaid, all monies advanced or due hereunder shall become immediately due and payable together with interest at the maximum rate permitted by Florida law computed from the date of such advance to the date of the actual receipt of payment thereof by Mortgagee.

1.13 Inspections. Mortgagee, its agents, representatives, or workmen are authorized to enter at any and all reasonable times upon or in any part of the Premises for the purpose of inspecting same and performing any of the acts it is authorized to perform under the terms of this Mortgage. Mortgagor agrees to reimburse Mortgagee for reasonable out-of-pocket expenses incurred by it in connection with such inspections.

1.14 Liens. Mortgagor will not permit any liens, encumbrances, mechanics', laborer's, statutory or other lien and charges upon the Mortgaged Property, and shall pay and promptly discharge, at Mortgagor's cost and expense, all such liens, encumbrances and charges upon the

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Mortgaged Property or any part thereof or interest therein. All assessments (of any nature) due to any applicable condominium or property owner's associations shall be paid on a timely basis.

1.15 Hazardous Waste.

(a) Mortgagor expressly represents to Mortgagee that the Mortgaged Property or any part thereof has not in the past been used, is not now being used, nor will in the future be used for handling, storage, transportation, or disposal of hazardous or toxic materials. Mortgagor shall not use, generate, manufacture, store or dispose of, on, under or about the Mortgaged Property or transport to or from the Mortgaged Property any flammable explosives, radioactive materials, including any substances defined as or included in the definition of "hazardous substances, hazardous waste, hazardous materials, and toxic substances" (including asbestos, PCB=s or lead paint, in any form) under any applicable federal or state laws or regulations in effect during the term of this Mortgage (collectively, the "Hazardous Materials").

(b) Mortgagor, after thorough investigation warrants and represents to Mortgagee that: (i) the Premises is now and at all times hereafter will continue to be in full compliance with all federal, state and local environmental laws and regulations, including but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Federal Water Pollution and Control Act, the Federal Clean Water Act, the National Environmental Policy Act, the Resource Conservation and Recovery Act of 1976 ("RCRA"), the Hazardous Material Transportation Act, the Federal Clean Air Act, Chapters 376 ("Pollutant Discharge Prevention and Removal"), 377 ("Energy Resources"), and 403 ("Environmental Control") of Florida Statutes, and rules related thereto including Chapters 17, 27, and 40 of the Florida Administrative Code, (hereinafter together with any amendments thereto "Environmental Laws");

(c) Mortgagor hereby agrees to indemnify Mortgagee and hold Mortgagee harmless from and against any and all claims, losses, damages, liabilities, fines, penalties, charges, administrative and judicial proceedings and orders, judgments, remedial action requirements, enforcement actions of any kind, and all costs and expenses incurred in connection therewith (including but not limited to attorneys' fees, paralegal charges and expenses), arising directly or indirectly, whole or in part, out of (i) the presence on or under the Mortgaged Property of any Hazardous Materials or releases or discharges of Hazardous Materials on, under or from the Mortgaged Property, (ii) any activity carried on or undertaken on or off the Mortgaged Property, whether prior to or during the term of the Mortgage, and whether by Mortgagor or any predecessor in title or any employees, agents, contractors or subcontractors of Mortgagor or any predecessor in title, or third persons at any time occupying or present on the Mortgaged Property in connection with the treatment, decontamination, handling, removal, storage, clean-up, transport or disposal of any Hazardous Materials at any time located or present on or under the Mortgaged Property; and (iii) any breach of the covenants contained in this Section 1.15. The foregoing indemnity shall further apply to any residual contamination on or under the Mortgaged Property or affecting any natural resources, any contamination of any property or natural resources arising in connection with the generation, use, handling, storage, transport or disposal of any such Hazardous Materials, and irrespective of whether any such activities were or will be undertaken in accordance with

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applicable laws, regulations, codes and ordinances. The obligation of Mortgagor to indemnify and hold harmless under this Section 1.15 shall survive any foreclosure of this Mortgage or any transfer of the Mortgaged Property by deed in lieu of foreclosure or sale or other means. Mortgagee shall have the right to arrange for or conduct environmental inspections from time to time at the expense of the Mortgagor.

1.16 Transfer of Mortgaged Property. It is understood and agreed by Mortgagor that as part of the inducement to Mortgagee to make the loan evidenced by the Note and secured by this Mortgage, Mortgagee has relied upon the creditworthiness and reliability of Mortgagor. Mortgagor shall not sell, convey, transfer, lease (other than a space lease) or further encumber any interest in or any part of the Mortgaged Property without the prior written consent of the Mortgagee having been obtained. Any such sale, conveyance, transfer, pledge, lease (other than a space lease) or encumbrance made without the Mortgagee's prior written consent shall constitute an Event of Default hereunder. Any sale, conveyance or transfer of any interest in the Mortgaged Property to any other entity, individual, firm, partnership or corporation without the Mortgagee's prior written consent shall constitute a transfer pursuant to the provisions of this section and an Event of Default under this Mortgage. A contract to deed or agreement for deed or assignment of beneficial interest in any trust shall constitute a transfer pursuant to the provisions of this Section and an Event of Default under this Mortgage. If any person or entity should obtain any interest in all or any part of the Mortgaged Property, pursuant to execution or enforcement of any lien, security interest or other right whether superior, equal or subordinate to this Mortgage or the lien hereof, such event shall be deemed to be a transfer by Mortgagor and an Event of Default under this Mortgage.

1.17 Other Mortgage Liens. Mortgagor represents and warrants that it will perform and promptly fulfill all of the covenants contained in any superior or inferior mortgages on any and all of the Premises encumbered hereby. In the event Mortgagor shall fail to do so, Mortgagee may, in addition to the rights otherwise granted Mortgagee hereunder, at its election, perform or fulfill such covenants of any such superior or inferior mortgages without affecting its option to foreclose any of the rights hereunder, and the cost thereof, together with interest from the date of payment at the highest rate permitted by Florida law from the date incurred until paid by Mortgagor, shall be secured hereby.

ARTICLE 2 ASSIGNMENT OF LEASES, SUBLEASES, FRANCHISES, RENTS, ISSUES AND PROFITS

2.01 Assignment of Rents. Mortgagor hereby assigns and transfers to Mortgagee all leases, subleases, franchises, rents, issues and profits of the Mortgaged Property as additional security for repayment of the Note and all other sums that may be due to Mortgagee under the terms of this Mortgage. Mortgagor irrevocably appoints Mortgagee its true and lawful attorney-in-fact, at the option of Mortgagee at any time and from time to time to demand, receive and enforce payment, give receipts, releases and satisfactions, and to sue, in the name of Mortgagor or Mortgagee, for all such rents, issues and profits. Mortgagor, however, shall have the right to collect such rents,

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issues and profits (but not more than two [2] months in advance) prior to or at any time there is not an Event of Default under this Mortgage.

2.02 Collection Upon Default. Upon any Event of Default under this Mortgage, Mortgagee may at any time without notice either in person, by agent or by a receiver appointed by court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of the Mortgaged Property or any part thereof. Mortgagee may in its own name, sue for or otherwise collect such rents, issues, and profits, including past due and unpaid, and apply same less costs and expenses of operation and collection, including attorneys' fees, upon any indebtedness secured hereby and in such order as Mortgagee may determine. The collection of such rents, issues and profits or the entering upon and taking possession of the Mortgaged Property, or application thereof as aforesaid shall not cure or waive any default or notice of default hereunder or invalidate any act done in response to such default or pursuant to such notice of default. In addition, (and not as an election of remedies) upon occurrence of an Event of Default, Mortgagee may apply for a court order requiring Mortgagor to deposit all rents in the court registry or other depository as the court may direct pursuant and in accordance with Florida Statute 697.07, as amended. Mortgagor hereby consents to entry of such an order upon the sworn ex parte motion of Mortgagee that an Event of Default has occurred hereunder.

2.03 Directions to Tenants to Pay Rents to Mortgagee Mortgagor does hereby authorize and direct the tenants to pay such rents as may be due from time to time to Mortgagee, upon written demand of Mortgagee. Mortgagor covenants and agrees that an affidavit, certificate letter or written statement of any officer or agent of Mortgagee stating that rents are to be paid to Mortgagee shall be conclusive evidence of Mortgagee's rights to collect such rents and the tenant upon payment of rents to Mortgagee shall be released from any and all liability to Mortgagor for the amount of such rents paid to Mortgagee.

ARTICLE 3 SECURITY AGREEMENT

3.01 Creation of Security Interest. Mortgagor hereby grants to Mortgagee a security interest in the Building Equipment located on or at the Premises for the purpose of securing all obligations of Mortgagor set forth in this Mortgage. A security interest is granted Mortgagee in all rental and security deposits collected by Mortgagor from tenants in the premises. A security interest is also granted to Mortgagee in any sums held by Mortgagee or its loan servicing agent pursuant to the provisions of this Mortgage, or other collateral agreements or any agreements between Mortgagor, Mortgagee and any escrow agent holding loan proceeds pending disbursements as provided in such agreements where such sums are held for the benefit of Mortgagee.

3.02 Warranties, Representations and Covenants of Mortgagor. Mortgagor hereby warrants, represents and covenants as follows: (a) The Building Equipment will be kept on or at the Premises and Mortgagor will not remove the Building Equipment from the Premises without the prior written consent of Mortgagee, except such portions or items of Building Equipment which are consumed or worn-out in ordinary usage, all of which shall be promptly replaced by Mortgagor

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with new items of equal or greater quality; (b) Mortgagee may record one or more financing statements and renewals without signature of Mortgagor and Mortgagee and will pay the cost of filing same in all public offices wherever necessary; and (c) This Section 3 of the Mortgage shall constitute a Security Agreement as that term is used in the Uniform Commercial Code of Florida.

ARTICLE 4
EVENT OF DEFAULT AND REMEDIES UPON DEFAULT

4.01 Event of Default. The term "Event of Default" wherever used in the Mortgage, shall mean any one or more of the following events:

(a) Failure by Mortgagor to pay within five (5) days of when due, and after the expiration of any grace period, any installments of principal or interest under the Note, or any other future advance secured by this Mortgage, or to pay any other sums to be paid by Mortgagor hereunder, or to make any deposits for taxes and assessments or insurance premiums due hereunder, if required.

(b) Other than as provided in paragraph (a) above, failure by Mortgagor to duly keep, perform and observe any other covenant, condition or agreement in this Mortgage, or any other instrument securing the Note or any other instrument or agreement collateral to the Note or executed in connection with the sums secured hereby. Mortgagor acknowledges and agrees that it expressly waives any right to notice and an opportunity to cure relating to compliance with Sections 1.03, 1.04 and 1.08 above. Failure to comply with the requirements of such Sections shall constitute an Event of Default without notice.

(c) If Mortgagor or any present or future endorser, guarantor or surety of the Note shall file a voluntary petition in bankruptcy or be adjudicated a bankrupt or insolvent, or file any petition or answer seeking any reorganization, arrangement, composition, readjustment, liquidation, assignment for the benefit of creditor's, receivership, wage earner's plan, dissolution or similar relief under any present or future Federal Bankruptcy Code or any other present or future applicable federal, state or other statute or law; or shall seek or consent to or acquiesce in the appointment of any trustee, receiver or liquidator of Mortgagor or all or any part of the properties of Mortgagor or of any guarantor or endorser of the Note; or if within thirty (30) days after commencement of any proceeding against Mortgagor or any guarantor or endorser of the Note, seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, debtor relief or similar relief under any present or future Federal Bankruptcy Code, or of any other present or future federal, state or other statute or law, such proceeding shall not have been dismissed, or stayed on appeal or otherwise; or if, within the thirty (30) days after the appointment, without consent or acquiescence of Mortgagor or of any endorser or guarantor of the Note, or any trustee, receiver, or liquidator of Mortgagor or any endorser or guarantor of the Note, or of all or any portion of the Mortgaged Property, such appointment shall not have been vacated or stayed on appeal or otherwise; or if within ten (10) days after the expiration of any such stay, such appointment shall not have been vacated.

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(d) Any default under any mortgage superior or inferior to the Mortgage, or an event that but for the passage of time or giving of notice would constitute an event of default, in no manner should this provision be construed to allow such superior or subordinate mortgage to encumber the Mortgaged Property, except for the mortgages, if any, as reflected in the title insurance policy issued in connection herewith.

(e) If foreclosure proceedings should be instituted on any mortgage inferior or superior to the Mortgage, or if any foreclosure proceeding is instituted on any lien of any kind which is not dismissed or transferred to a bond within twenty (20) days of the service of foreclosure proceedings on the Mortgagor.

(f) Any breach of any warranty or material untruth or any material representation of Mortgagor contained in the Note, this Mortgage or any other instrument securing or evidencing the Note, or in any other instrument given with respect to the sums secured hereby.

(g) If the Improvements on said Premises are not maintained in reasonably good repair.

(h) The transfer, sale, or conveyance of the Mortgaged Property or any interest therein without prior written consent of Mortgagee in violation of the provisions of Section 1.16. Mortgagee, however, shall be under no obligation to approve any transfer.

(i) The further encumbrance of the Mortgaged Property without prior written consent of Mortgagee.

(j) If Mortgagor, pursuant to Florida Statutes 697.04(1)(b), as amended from time to time, shall file an instrument of record limiting the maximum amount which may be secured by this Mortgage.

(k) Failure to provide Mortgagee financial information and statements as required herein and, in the Note, and other documents executed in connection herewith.

(l) Failure to pay any and all property owner's or condominium assessments on a timely basis.

(m) Failure to comply with any property owner's or condominium directive which may result in the imposition of a fine or other lien against the property.

4.02 Acceleration Upon Default, Additional Remedies. In the event one or more "Events of Default" as above provided shall occur, the remedies available to Mortgagee shall include, but not necessarily be limited to, any one or more of the following:

(a) Mortgagee may declare the entire unpaid balance of the Note and all other obligations of Mortgagor secured hereby immediately due and payable without further notice.

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(b) Mortgagee may take immediate possession of the Mortgaged Property or any part thereof (which Mortgagor agrees to surrender to Mortgagee) and manage, control or lease same to such person or persons and exercise all rights granted pursuant to Section 2.02. The taking of possession under this Section 4.02 (b) shall not prevent concurrent or later proceedings for the foreclosure sale of the Mortgaged Property as provided elsewhere herein.

(c) Mortgagee may apply, on ex parte motion to any court of competent jurisdiction, for the appointment of a receiver to take charge of, manage, preserve, protect, complete construction of and operate the Mortgaged Property and any business or businesses located thereon, to collect rents, issues, profits and income therefrom; to make all necessary and needed repairs to the Mortgaged Property; to pay all taxes and assessments against the Mortgaged Property and insurance premiums for insurance thereon; and after payment of the expense of the receivership, including reasonable attorneys' fees to the Mortgagee's attorney, and after compensation to the receiver for management and completion of the Mortgaged Property, to apply the net proceeds derived therefrom in reduction of the indebtedness secured hereby or in such manner as such court shall direct. All expenses, fees and compensation incurred pursuant to a receivership approved by such court, shall be secured by the lien of this Mortgage until paid.

(d) Mortgagee shall have the right to foreclose this Mortgage and in case of sale in an action or proceeding to foreclose this Mortgage, Mortgagee shall have the right to sell the Mortgaged Property covered hereby in parts or as an entirety. It is intended hereby to give to Mortgagee the widest possible discretion permitted by law with respect to all aspects of any such sale or sales.

(e) Without declaring the entire unpaid principal balance due, Mortgagee may foreclose only as to the sum past due without injury to this Mortgage or the displacement or impairment of the remainder of the lien thereof and at such foreclosure sale the Mortgaged Property shall be sold subject to all remaining items of indebtedness; and Mortgagee may again foreclose in the same manner as often as there may be any sum past due.

(f) It shall also not be necessary that Mortgagee pay any Impositions, premiums or other charges regarding which Mortgagor is in default before Mortgagee may invoke its rights hereunder.

(g) Exercise all other remedies available at law or equity in such order as Mortgagee may elect.

(h) All such other remedies available to Mortgagee with respect to this Mortgage shall be cumulative and may be pursued concurrently or successively. No delay by Mortgagee in exercising any such remedy shall operate as a waiver thereof or preclude the exercise thereof during the continuance of that or any subsequent default.

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(i) The obtaining of a judgment or decree on the Note, whether in the State of Florida or elsewhere, shall not in anyway affect the lien of this Mortgage upon the Mortgaged Property covered hereby, and any judgment or decree so obtained shall be secured hereby to the same extent as said Note is now secured.

4.03 Repayment of Advances. In the event of any expenditures of funds by Mortgagee to preserve the security of the lien referenced in this Mortgage, such as provisions for payment of taxes or insurance premiums or as otherwise provided for herein, Mortgagor shall repay Mortgagee for such expenditures, together with interest on said sums at the highest interest rate permitted by Florida law, within fifteen (15) days of notice to Mortgagee of such expenditures. These sums shall be secured by this Mortgage. The Mortgagee shall be the sole judge of the legality, validity and priority of any Imposition, obligation and insurance premium, of the necessity for paying such Imposition, obligation and insurance premium and of the amount necessary to be paid in satisfaction thereof.

4.04 Expenses. Mortgagor shall pay, or reimburse Mortgagee for all costs, charges and expenses, including reasonable attorney's fees and paralegal charges, including appellate proceedings, and disbursements, and costs of abstracts of title incurred or paid by Mortgagee in any action, proceeding or dispute in which Mortgagee is made a party or appears as a party plaintiff or party defendant because of the failure of the Mortgagor promptly and fully to perform and comply with all conditions and covenants of this Mortgage and the Note secured hereby, including but not limited to, the foreclosure of this Mortgage, condemnation of all or part of the Mortgaged Property, or any action to protect the security thereof. All costs, charges and expenses so incurred by Mortgagee shall become immediately due and payable whether or not there be notice, demand, attempt to collect or suit pending, together with interest thereon at the highest rate permitted by Florida law from the date incurred until paid by Mortgagor. The amounts so paid or incurred by Mortgagee shall be secured by the lien of this Mortgage. This Mortgage shall also secure all fees, charges, costs, reimbursements and other sums, if any, that are provided for in the Note or other agreement between Mortgagor and Mortgagee, and would be due by Mortgagor to Mortgagee upon prepayment of the Note, whether such prepayment is voluntary or arises from Mortgagee's acceleration of the Note due to a default thereunder or hereunder.

**ARTICLE 5
MISCELLANEOUS PROVISIONS**

5.01 Future Advances/Securing Other Obligations. DELETED.

5.02 Ownership by a Corporation or Partnership. So long as the Mortgaged Property shall be owned or held by a corporation, such corporation shall at all times maintain its corporate existence and shall be fully authorized to do business in the State of Florida and shall maintain in the State of Florida a duly authorized registered agent for service of process. So long as the

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Mortgaged Property is owned by a partnership, such partnership shall maintain its existence and comply with all registration requirements of Florida law. Failure to comply with such obligations shall be a default under this Mortgage.

5.03 Statements by Mortgagor. Mortgagor, within three (3) days after request in person or ten (10) days after request by mail, will furnish to Mortgagee or any person, corporation or firm designated by Mortgagee, a duly acknowledged written statement setting forth the amount of the debt secured by this Mortgage and stating either that no offsets or defenses exist against such debt, or, if such offsets or defenses are alleged to exist, full information with respect to such alleged offsets and/or defenses.

5.04 Survival of Warranties. All representations, warranties and covenants of Mortgagor contained herein or incorporated by reference shall survive the close of escrow and funding of the loan evidenced by the Note and shall remain continuing obligations, warranties and representations of Mortgagor during any time when any portion of the obligations secured by this Mortgage remain outstanding.

5.05 Successors and Assigns. The provisions hereof shall be binding upon and shall inure to the benefit of Mortgagor, its successors and assigns (including without limitation subsequent owners of the Premises) and shall be binding upon and shall inure to the benefit of Mortgagee, its successors and assigns and any future holder of the Note hereby secured, and any successors or assigns of any future holder of the Note.

5.06 Notices. All notices, demands and requests given by either party hereto to the other party shall be in writing. All notices, demands and requests by one party to the other shall be deemed to have been properly given as herein required if sent by (i) United States registered or certified mail, postage prepaid, or (ii) delivered in person, or (iii) sent by overnight courier to the address indicated on page 1 hereof or at such other address as a party may from time to time designate by written notice to the other, any notice delivered to the address set forth in page 1 shall be deemed delivered if delivery thereof is rejected or refused at the address provided.

5.07 Modifications in Writing. This Mortgage may not be changed, terminated or modified orally or in any other manner than by an instrument in writing signed by the party against whom enforcement is sought.

5.08 Captions. The captions or headings at the beginning of each Section hereof are for the convenience of the parties and are not a part of this Mortgage.

5.09 Maximum rate of interest. In no event shall all charges in the nature of interest charged or taken on this Mortgage or the Note exceed the maximum allowed by law and in the event such charges cause the interest to exceed said maximum allowed by law, such interest shall be recalculated, and such excess shall be credited to principal, it being the intent of the parties that under no circumstances shall the Mortgagor be required to pay any charges in the nature of interest in excess of the maximum rate allowed by law.

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5.10 Further Assurances. Mortgagor will execute and deliver promptly to Mortgagee on demand at any time or times hereafter, any and all further instruments reasonably required by Mortgagee to carry-out the provisions of this Mortgage and pay any and all requisite stamp taxes, recording charges, filing fees, intangible taxes and other taxes legally due and required thereon.

5.11 Appraisal. Mortgagee may be required by rule or regulation to obtain one or more appraisals of the Mortgaged Property and if so required, Mortgagor agrees to reimburse Mortgagee for the reasonable costs for such appraisal.

5.12 Costs.

(a) Mortgagor agrees that in the event that the Florida Department of Revenue, or any other governmental agency, should determine at any time that additional documentary stamp taxes or intangible taxes are required incident to the Note, this Mortgage or any additional loans secured hereby, Mortgagor shall agree to indemnify and reimburse Mortgagee forthwith for the costs of any additional documentary stamp taxes and/or intangible taxes, together with any interest or penalty that Mortgagee may be called upon to pay. This indemnity obligation shall survive repayment of the Note and any and all other obligations of Mortgagor secured by this Mortgage.

(b) In the event that Mortgagor shall fail to pay any such additional documentary stamp taxes and/or intangible taxes, same shall constitute an Event of Default hereunder and Mortgagee may pay same, without waiving or affecting any of Mortgagee's other rights and remedies set forth herein. Any such disbursements made by Mortgagee shall bear interest from the date thereof at the highest rate authorized by law, and the Mortgage shall secure repayment of any such disbursements, together with interest accrued thereon.

5.13 Invalid Provisions to Affect No Others. In case any one or more of the covenants, agreements, terms, or provisions contained in this Mortgage or in the Note shall be held or found invalid, illegal, or unenforceable in any respect, the validity of the remaining covenants, agreements, terms, or provisions contained herein and in the Note shall be in no way affected, prejudiced, or disturbed thereby.

5.14 Governing Law and Construction of Clauses. This Mortgage shall be governed and construed by the laws of the State of Florida. No act of Mortgagee shall be construed as an election to proceed under any one provision of the Mortgage or of the applicable statutes of the State of Florida to the exclusion of any other such provision, anything herein or otherwise to the contrary notwithstanding.

5.15 Waiver. No waiver of any covenant herein or in the obligation secured hereby shall at any time hereafter be held to be a waiver of any of the other terms hereof or of the Note secured hereby, or future waiver of the same covenant.

5.16 Gender, Etc. The use of any gender shall include all other genders. The singular shall include the plural.

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5.17 Waiver of Jury Trial. MORTGAGEE AND MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTION OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE MAKING THE LOAN TO MORTGAGOR.

The rest of the page is intentionally left blank. Signatures are on the next page.

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IN WITNESS WHEREOF, Mortgagor has hereunto set its hand and seal all done as of the day and year first hereinbefore written.

Signed, sealed and delivered in the presence of:

MORTGAGOR:



Print Name Mandy Upton



Print Name Merty Segali

BSD 23 DEVELOPMENT LLC, A
FLORIDA LIMITED LIABILITY
COMPANY
BY: 
AVIHU NAHARI AS MANAGER

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 22 day of August, 2023, by AVIHU NAHARI AS MANAGER OF BSD 23 DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, who appeared by physical presence or online notarization and has produced DL as identification.

SEAL



Merty Segali
Comm. #GG957641
Expires: Feb. 12, 2024
Bonded Thru Aaron Notary



Notary Public

Printed Notary Name

My Commission Expires:

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EXHIBIT "A"

Legal Description

Lot 16 and the West 10 feet of Lot 17, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 514216026800

Lot 17, less the West 10 feet thereof, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

FOLIO: 514216026810

This Instrument prepared by:
Mendy Lieberman, Esq.
The Lieberman Law Firm, P.A.
20801 Biscayne Blvd., Suite 304
Miami, Florida 33180
305-912-7789
File Number: 3159.125

Space above this line for recording use only

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS **BSD 23 DEVELOPMENT LLC**, a Florida limited liability company, executed, acknowledged, and delivered to **Jeffrey Beck**, an individual, (“Assignor”) a certain Mortgage, dated **August 24, 2023**, which was recorded in the Office of Clerk of Court in and for **Broward County, Florida**, in **Instrument #119062651** for properties described as:

Parcel 1

Lot 16 and the West 10 feet of Lot 17, Block 42, an Amended Plat of Hollywood Little Ranches, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

Folio: 514216026800

Parcel 2

Lot 17, less the West 10 feet thereof, Block 42, an Amended Plat of Hollywood Little Ranches, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

Folio: 514216026810

WHEREAS, the Mortgage is secured by a promissory note dated **August 21, 2023**, in the original principal amount of **\$800,000.00**, executed by **BSD 23 DEVELOPMENT LLC**, of **Broward County, Florida**, payable to the order of **Jeffrey Beck**, an individual (“Promissory Note”);

WHEREAS, the Assignor is the present legal and equitable owner and holder of the Promissory Note and the Mortgage;

NOW, THEREFORE, in consideration of the sum of **\$10.00** paid to the Assignor by **AAB Revocable Trust** (“Assignee”), the receipt of which is acknowledged by execution of this Assignment, the Assignor grants, bargains, sells, assigns, transfers, and sets over to the Assignee, and to the Assignee’s heirs, successors, and assigns, all of Assignor’s right, title, and interest in, to, and under the Mortgage and the note, bond, or obligation referred to in the Mortgage. This Assignment includes the benefit of any and all warrants of attorney contained in the Mortgage or the note, bond, or obligation referred to in the Mortgage.

File No.: 3159.125

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Deanis Cohen
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Motey Sejall
Witness #2 Printed Name

[Signature]
Jeffrey Beck

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, the 26 day of December 2023 by Jeffrey Beck, who is ~~personally known to me~~ or who has produced as identification and who did did not take an oath.

SEAL



Dennis L. Cohen
Comm.: HH 334265
Expires: February 10, 2027
Notary Public - State of Florida

[Signature]
Notary Public
Dennis Cohen
Printed Notary Name

My Commission Expires:

CITY OF HOLLYWOOD, FLORIDA CLAIM OF LIENS

STATE OF FLORIDA)
 COUNTY OF BROWARD)

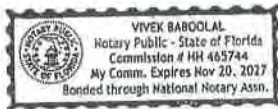
Shawn Burgess, City Treasurer of the CITY OF HOLLYWOOD, a Municipal Corporation organized and existing under the laws of the State of Florida, being duly sworn, attests that the City of Hollywood, Florida, has furnished one or more of the following services to the property owners listed below: LOT MOWING, DEBRIS REMOVAL, COMMINGLED WASTE REMOVAL, REMOVAL OF OVERGROWTH AND/OR OBSTRUCTIONS (FROM THE ALLEY AND/OR THE ADJACENT RIGHT-OF-WAY), SWIMMING POOL SERVICES, SECURING OF PROPERTY AND/OR DEMOLITION OF PROPERTY, THE REMOVAL OF ANY SALVAGE, CONTENTS, DEBRIS AND ABANDONED PROPERTY FROM THE PREMISES AND CONSTRUCTION OR REPAIR OF SIDEWALK UNDER 50/50 SHARED COST SIDEWALK PROGRAM. Said sums are due and owing the City of Hollywood, Florida on the described properties which are located in the City of Hollywood, Broward County, Florida:

LOT	BLOCK	SUBDIVISION	OWNER/ ADDRESS	ORIGINAL AMOUNT \$	DATE OF SERVICE
5	59	HOLLYWOOD HILLS NORTH SEC ONE 66-20 B 514206074520	BALBER, TERRI LYNN 3440 N HILLS DR	140.00	06/22/24
17 E 90	42	HOLLYWOOD LITTLE RANCHES 1-26 514216026810	BSD 23 DEVELOPMENT LLC 2910 POLK ST	476.75	05/15/24
9 E 50	41	HOLLYWOOD LITTLE RANCHES 1-26 B 514216026530	BSD 23 DEVELOPMENT LLC POLK ST	353.78	05/15/24
9 LESS E 50	41	HOLLYWOOD LITTLE RANCHES 1-26 B 514216026520	BSD 23 DEVELOPMENT LLC POLK ST	353.78	05/15/24
3 TO 5	12	HOLLYWOOD SOUTH SIDE ADD NO 2 3-17 B 514222102200	1843 DEWEY LLC 1843 DEWEY ST	1000.00	06/15/24
16,17 W 10	42	HOLLYWOOD LITTLE RANCHES 1-26 B 514216026800	BSD 23 DEVELOPMENT LLC POLK ST	892.25	05/15/24
1 LESS S 65, LOT 2 LESS S 65	116	BELMAR AMENDED 30-40 B 514221031160	SOMARRIBA, CESAR H/E OROZCO, ROSARIO H/E ETAL 2406 WILEY ST	300.00	05/04/24
7	34	HOLLYWOOD LAKES SECTION 1-32 B 514214015840	ROBERT F KIRCHGESSNER REV LIV ANA PAULA S OLIVEIRA REV LIV TR 1131 ADAMS ST	350.00	05/17/24
14	6	HOLLYWOOD PARK 4-19 B 514209050810	DUARTE, JUAN MANUEL 2122 TAFT ST	400.00	05/03/24
8	50	HOLLYWOOD LAKES SECTION 1-32 B 514214020050	TROY TOWER CORP INC 1031 HOLLYWOOD BLVD	184.89	08/05/24

The City of Hollywood, Florida, claims a Lien for each of the above amounts, as provided for in the Municipal Code of Ordinances, Chapter 50, Sections 50.04(A) and 50.09; Chapter 101, Sections 101.05(E) and 101.05(G); Chapter 158, Section 158.06; Chapter 151, Section 151.201 and Chapter 155, Section 155.39. The above amounts shall bear interest as provided for in Section 55.03 of the Florida Statutes. IN WITNESS WHEREOF, the CITY OF HOLLYWOOD, a Municipal Corporation, has caused these amounts to be attested to and executed by its City Treasurer this 12th day of August 2024 .

By: 
 Pamela Harrell, Assistant Director of Financial Services/City Treasurer

SWORN TO AND SUBSCRIBED before me this 12th day of August 2024 is Pamela Harrell, Assistant Director of Financial Services/City Treasurer, who is personally known to me.




 Notary Public

THIS INSTRUMENT WAS PREPARED BY: City Treasurer, CITY OF HOLLYWOOD, P.O. BOX 229045 HOLLYWOOD, FLORIDA 33022-9045. File #: 24-20

Prepared by and return to:

Mendy Lieberman, Esq.
20801 Biscayne Blvd., Suite 304
Miami, Florida 33180
305-912-7789
File Number: 3647.105

[Space Above This Line For Recording Data]

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT,

WHEREAS **BSD 23 Development LLC**, a Florida limited liability company, executed, acknowledged, and delivered to **Jeffrey Beck** ("Assignor") a certain Mortgage, dated **August 21, 2023**, which was recorded in the Office of Clerk of Court in and for **Broward County, Florida**, in Instrument Number 119062651, ("Mortgage");
whereby and whereunder the mortgagor leased and demised unto the Lessee named therein:

Parcel 1

Lot 16 and the West 10 feet of Lot 17, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

and

Parcel 2

Lot 17, less the West 10 feet thereof, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

WHEREAS, the Mortgage is secured by a promissory note dated **August 21, 2023**, in the original principal amount of **\$800,000.00**, executed by **BSD 23 Development LLC, a Florida limited liability company**, of **Broward County, Florida**, payable to the order of **Jeffrey Beck** ("Promissory Note");

WHEREAS, the Assignor is the present legal and equitable owner and holder of the Promissory Note and the Mortgage;

NOW, THEREFORE, in consideration of the sum of **\$800,000.00** paid to the Assignor by **Shmouel Makhoul Lellouche, Danny Mizrahi, Menahem Cohen, and Haim Israel** ("Assignee"), the receipt of which is acknowledged by execution of this Assignment, the Assignor grants, bargains, sells, assigns, transfers, and sets over to the Assignee, and to the Assignee's heirs, successors, and assigns, all of Assignor's right, title, and interest in, to, and under the Mortgage and the note, bond, or obligation referred to in the Mortgage. This Assignment includes the benefit of any and all warrants of attorney contained in the Mortgage or the note, bond, or obligation referred to in the Mortgage.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Motty Segall
Witness #1 Printed Name

20801 Biscayne Blvd # 304 Aventura FL 33180
Witness #1 Address

[Signature] (Seal)
Jeffrey Beck

[Signature]
Witness #2 Signature

Deanna Capron
Witness #2 Printed Name

20801 Biscayne Blvd # 304 Aventura FL 33180
Witness #2 Address

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 17 day of September, 2024, by Jeffrey Beck who is personally known to me or has produced DL as identification.

SEAL



Motty Segall
Comm.: HH 459856
Expires: Feb. 12, 2028
Notary Public - State of Florida

[Signature]
Notary Public

Printed Notary Name

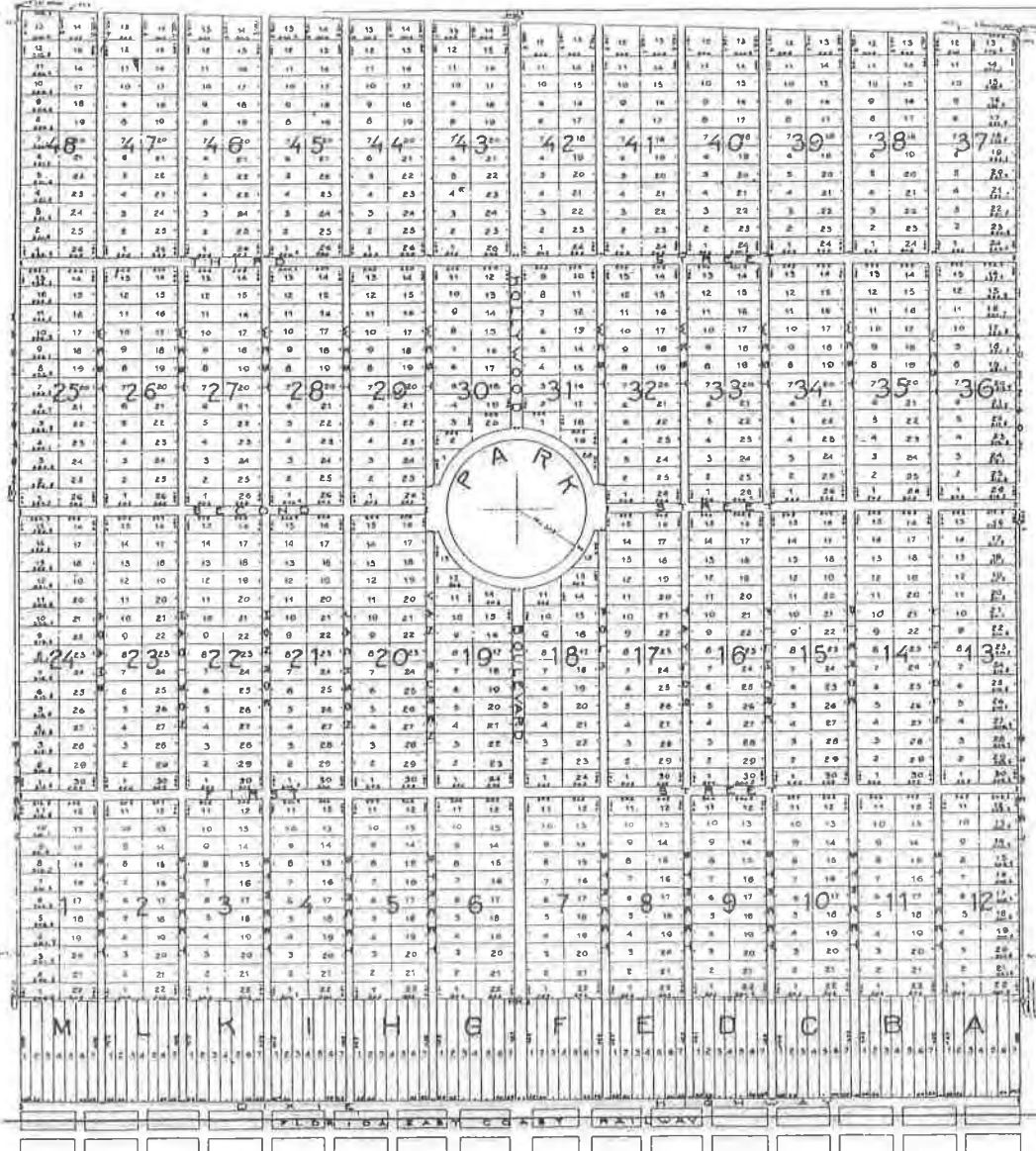
My Commission Expires:

7-18-1922
P. 1/26

160 ft
58 40
Shoof'z
Each side

I, the undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made by me in a recent survey in full conformity to the established boundaries of such lands; that the dimensions shown on the ground and that they are carried on the best of my knowledge and belief.

By *Francis C. Dunbar*
Surveyor No. 272.



HOLLYWOOD LITTLE RANCHES

HOLLYWOOD LAND & WATER COMPANY. RANCHES

A SUBDIVISION OF SECTION SIXTEEN (16), in Township fifty-one (51) South, of Range forty-two (42) East described as follows to-wit:
Beginning at the northwest corner of said section running thence south upon and along the west line of said section, fifty four hundred fifty-two and eight tenths (5452.8) feet to the southwest corner of said section; thence east upon and along the south line of said section, fifty-four hundred twenty-one and eight tenths (5421.8) feet to the southeast corner of said section; thence north upon and along the east line of said section, fifty-four hundred four and eight tenths (5404.8) feet to the northeast corner of said section; thence west upon and along the north line of said section, fifty-three hundred sixteen and four tenths (5316.4) feet to the place of beginning, as shown by the within plat. AND A Subdivision of BLOCK Ninety six (96) of the original plat of Hollywood as recorded in the files of Broward County, Florida, particularly described as follows: to-wit: Beginning at the southwest corner of section fifteen (15), in the township fifty-one (51) South, of Range forty-two (42) East, run northerly upon and along the west boundary of said section, fifty four hundred four and eight tenths (5404.8) feet to the northwest corner of said section; thence easterly upon and along the north line of said section, five hundred twelve (512) feet to a point one hundred (100) feet westerly from the C. of the Florida East Coast Railway, thence easterly parallel to the Florida East Coast Railway, fifty three hundred ninety seven and four tenths (5397.4) feet to the easterly boundary of said section fifteen (15), thence westerly upon and along the southerly boundary of said section, five hundred sixty-nine and one tenth (569.1) feet to the place of beginning.

State of Florida } ss
Broward County,

Know all men by these presents, that the Hollywood Land and Water Company, a corporation under the Laws of Florida, has caused to be made the above plat of "Hollywood Little Ranches" a subdivision of Section sixteen (16) in township fifty-one (51) south, of range forty-two (42) east, and Block ninety-six (96) of the original plat of Hollywood and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways, and walks shown on said plat.

Hollywood Land and Water Company,
By *D. B. Merin* Vice-President
Attest *John A. Allen* Secretary

State of Florida } ss
County of Duval

I, *John A. Allen* a Notary in and for said County and State, do hereby certify that at the date hereof, there personally appeared before me, *D. B. Merin* and *Lillian Allen* both well known to me, respectively the President and Secretary of the Hollywood Land and Water Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, and in person severally acknowledged that they executed the above and foregoing plat of "Hollywood Little Ranches" together with all descriptive matter and reservations thereon set forth, as their free and voluntary act and the free and voluntary act of the said Hollywood Land and Water Company, for the uses and purposes therein set forth.

Witness my hand and notarial seal at Miami, in the said County and State this *Monday* of July A. D. 1922.
My commission expires on the 25 day of *May*, 1926.

1-26
1-26
7-18-22

3 27-1979

79-104017

Revised

ORDINANCE

76
2

PROVIDING FOR THE NAMING OF STREETS, AVENUES AND HIGHWAYS OF THE CITY OF HOLLYWOOD; ~~THE NUMBERING OF BUILDINGS BY THE OWNER OR OCCUPANTS; THE KEEPING OF PLATS BY THE CITY ENGINEER AND PRESCRIBING A PENALTY FOR THE FAILURE TO NUMBER BUILDINGS.~~

Be It Enacted By The City Commission Of The City Of Hollywood, Florida:

Section 1. That the names by which the various streets, avenues and highways in the City of Hollywood are at present known and designated shall hereafter be known and designated by the names hereinafter applied thereto, respectively, as follows:

OFF 8136 PAGE 244

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSETH my hand and official seal of the City of Hollywood, Florida, this 27

day of *March* 19 *79*
Betty L. Derriogian City Cl

[Handwritten initials]

RETURN TO: *WC*

FEDERAL LAND TITLE CORP.
2699 E. OAKLAND PARK BLVD.
FT. LAUDERDALE, FLA. 33306

[Handwritten checkmark]

Section # 14.

LITTLE RANCHES.

Present Washington St. shall be Washington St.
Present West Adams St. shall be Adams St.
Present West Madison St. shall be Madison St.
Present West Monroe St. shall be Monroe St.
Present West Jackson St. shall be Jackson St.
Present West Van Buren St. shall be Van Buren St.
Present Hollywood Boulevard shall be Hollywood Boulevard.
Present West Polk St. shall be Polk St.
Present West Taylor St. shall be Taylor St.
Present West Filmore St. shall be Filmore St.
Present West Pierce St. shall be Pierce St.
Present West Lincoln St. shall be Lincoln St.
Present Johnson St. shall be Johnson St.
Present Dixie Highway shall be 21st. Ave.
Present 1st. St. shall be 24th. Ave.
Present 2nd. St. shall be 26th. Ave.
Present 3rd. St. shall be 28th. Ave.
Present 4th. St. shall be 30th. Ave.

Section # 15.

HOLLYWOOD TERRACE.

Present Johnson St. shall be Johnson St.
Present Grant St. shall be Grant St.
Present Garfield St. shall be Hayes St.
Present Arthur St. shall be Garfield St.
Present Cleveland St. shall be Arthur St.
Present Dixie Highway shall be 21st. Ave.
Present Dixie Ave. shall be 22nd. Ave.
Present 1st. St. shall be 24th. Ave.
Present Ave. D shall be 25th. Ave.
Present 2nd. St. shall be 26th. Ave.

Section # 16.

WILKES BARRE PARK.

Present Cleveland St. shall be Arthur St.
Present Hayes St. shall be Cleveland St.
Present 2nd. St. shall be 26th. Ave.

Section # 17.

THOMASVILLE PARK.

Present Butler St. shall be Pershing St.
Present Mobile St. shall be Custer St.
Present Tuskegee St. shall be Meade St.
Present Poplar Ave. shall be 28th. Ave.

Section # 18.

DOUGLAS HILL.

Present Fern St. shall be 26th. Court.
Present Carson Ave. shall be 26th. Ave.
Present Davie Road shall be Davie Road.

OFF
REC 8136 PAGE 245

fronting upon all highways (except alleys) shall be prepared and kept on file in the office of the City Engineer, which plats shall be open during the office hours of the said City Engineer, to the inspection of any owner or occupant of any building, desiring to know the proper number of his building.

Section 139. Any person being the owner or occupant of any building now erected or that may hereafter be erected in the City of Hollywood who shall for thirty days after notice of the City Engineer of the proper number of such building neglect or refuse to number any building owned or occupied by him in conformity with the provisions of this ordinance and with the plan for numbering buildings, as aforesaid, shall be subject to a penalty of three dollars, and a similar penalty for every thirty days thereafter that he shall neglect or refuse to number said building.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED by the City Commission of the City of Hollywood this 16th day of June 1926.

Paul R. John
Mayor

J. O. Vandoren
City Clerk

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

REF 8136 P&E 246

FIDELITY NATIONAL TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

File Number: 12199586

Reference: #9265

Provided for: **Fromberg, Perlow & Kornik, P.A.**
Attention: Gladys Otero
20295 NE 29th Place, Suite 200
Aventura, Florida 33180

FIDELITY NATIONAL TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of Broward County, Florida through and including the date of January 3, 2025 at 11:00 p.m. on the land described:

Lot 16 and the West 10 feet of Lot 17, Block 42, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Address: Polk Street, Hollywood, Florida
Folio No. 5142 16 02 6800

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Warranty Deed filed August 24, 2023, recorded under Instrument No. 119062650, from SP Towers Florida LLC, a Delaware limited liability company, to BSD 23 Development LLC, a Florida limited liability company.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. FLORIDA MORTGAGE AND SECURITY AGREEMENT	August 24, 2023	#119062651
2. ASSIGNMENT OF MORTGAGE (Ref: #119062651)	December 26, 2023	#119304280
3. CLAIM OF LIENS	August 13, 2024	#119736836
4. ASSIGNMENT OF MORTGAGE (Ref: #119062651)	October 8, 2024	#119839692

THE FOLLOWING ITEMS ARE ADDITIONAL DOCUMENTS THAT ARE NOT EXAMINED OR REVIEWED.

5. PLAT	January 18, 1922	PB 1/26
---------	------------------	---------

6. INDENTURE	July 28, 1966	3269/327
7. ORDINANCE	March 27, 1979	8136/244

Name Search on the Fee Simple Title Owner only:

BSD 23 DEVELOPMENT LLC

and found the following:

NOTHING FOUND

PROPERTY INFORMATION REPORT

FILE NUMBER: 12199586

FIDELITY NATIONAL TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Broward State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Broward, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Broward County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Broward County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Broward, Florida and/or Office of the Clerk of Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

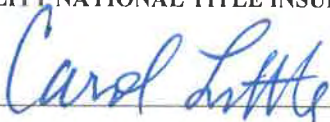
THERE IS EXCEPTED FROM THIS CERTIFICATE

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 14th day of January, 2025

FIDELITY NATIONAL TITLE INSURANCE COMPANY

By



This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Real Estate Account #514216-02-6810

Owner: BSD 23 DEVELOPMENT LLC
Situs: 2910 POLK ST
[Parcel details](#)
[GIS](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

BROWARD COUNTY CONSTITUTIONAL TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE
2024 Annual Bill	\$12,803.77
2023 Annual Bill	\$6,641.25
Total Amount Due: \$19,445.02	

Add To Cart

[Print \(PDF\)](#)

Add To Cart

[Print \(PDF\)](#)

Add All To Cart

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS		ACTION
2024 Annual Bill ⓘ	\$12,803.77	Unpaid		Print (PDF)
2023 ⓘ				
2023 Annual Bill	\$6,641.25	Unpaid		Print (PDF)
Certificate #17099		Issued	05/28/2024	Face \$6,319.05, Rate 6.75%
2022 Annual Bill ⓘ	\$0.00	Paid \$5,052.17	01/16/2023	Receipt #WWW-22-00170920 Print (PDF)
2021 ⓘ				
2021 Annual Bill	\$0.00	Paid \$5,289.50	09/08/2023	Receipt #04B-22-00003931 Print (PDF)
Certificate #15382		Redeemed	09/08/2023	Face \$5,031.67, Rate 0.25%
		Paid \$5,289.50		
2020 Annual Bill ⓘ	\$0.00	Paid \$4,644.61	03/08/2021	Receipt #WWW-20-00174810 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$4,232.38	11/29/2019	Receipt #WWW-19-00087142 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$3,683.59	12/20/2018	Receipt #WWW-18-00102166 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$3,364.29	12/12/2017	Receipt #WWW-17-00087229 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$3,776.92	11/16/2016	Receipt #WWW-16-00030730 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$3,863.64	11/19/2015	Receipt #WWW-15-00034379 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$3,906.37	11/21/2014	Receipt #WWW-14-00031965 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$3,964.00	11/16/2013	Receipt #WWW-13-00020573 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$3,952.37	11/26/2012	Receipt #WWW-12-00027562 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$3,996.46	11/29/2011	Receipt #WWW-11-00029458 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$4,024.54	11/16/2010	Receipt #LBX-10-00054597 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$4,440.16	11/30/2009	Receipt #LBX-09-00249416 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$4,311.16	11/01/2008	Receipt #2008-7166581 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$4,348.57	11/01/2007	Receipt #2007-7290543 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$4,589.98	11/30/2006	Receipt #2006-1702223 Print (PDF)

[2005 Annual Bill](#) ⓘ

\$0.00 Paid \$2,465.51

11/30/2005

Receipt #2005-9047402

 [Print \(PDF\)](#)

[2004 Annual Bill](#) ⓘ

\$0.00 Paid \$1,848.12

11/29/2004

Receipt #2004-9143322

 [Print \(PDF\)](#)

Total Amount Due

\$19,445.02

Real Estate Account #514216-02-6810

Owner: BSD 23 DEVELOPMENT LLC
Situs: 2910 POLK ST

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)



[Get bills by email](#)

2024 Annual Bill

BROWARD COUNTY CONSTITUTIONAL TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ALTERNATE KEY	ESCROW CODE	MILLAGE CODE	AMOUNT DUE
2024 Annual Bill	695819	-	0513	\$12,803.77

Add To Cart

[Print \(PDF\)](#)

If paid by:	Nov 30, 2024	Dec 31, 2024	Jan 31, 2025	Feb 28, 2025	Mar 31, 2025
Please pay:	\$12,542.47	\$12,673.12	\$12,803.77	\$12,934.42	\$13,065.07

Combined taxes and assessments: \$13,065.07

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

[Apply for the 2025 installment payment plan](#)

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.63890	\$553,500.00	\$0.00	\$553,500.00	\$3,121.13
VOTED DEBT	0.03010	\$553,500.00	\$0.00	\$553,500.00	\$16.66
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.81100	\$553,500.00	\$0.00	\$553,500.00	\$2,662.89
CAPITAL OUTLAY	1.50000	\$553,500.00	\$0.00	\$553,500.00	\$830.25
VOTER APPROVED DEBT LEVY	0.15450	\$553,500.00	\$0.00	\$553,500.00	\$85.52
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	\$553,500.00	\$0.00	\$553,500.00	\$18.10
OKEECHOBEE BASIN	0.10260	\$553,500.00	\$0.00	\$553,500.00	\$56.79
SFWMD DISTRICT	0.09480	\$553,500.00	\$0.00	\$553,500.00	\$52.47
SOUTH BROWARD HOSPITAL	0.08690	\$553,500.00	\$0.00	\$553,500.00	\$48.10
CHILDREN'S SVCS COUNCIL OF BC	0.45000	\$553,500.00	\$0.00	\$553,500.00	\$249.08
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.44790	\$553,500.00	\$0.00	\$553,500.00	\$4,122.41
DEBT SERVICE	0.56530	\$553,500.00	\$0.00	\$553,500.00	\$312.89

FL INLAND NAVIGATION	0.02880	\$553,500.00	50.00	\$553,500.00	\$15.94
Total Ad Valorem Taxes	20.94350				\$11,592.23

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
HOLLYWOOD NUISANCE ABATEMENT ASSMT		\$1,472.84
Total Non-Ad Valorem Assessments		\$1,472.84

Parcel Details

Owner:	BSD 23 DEVELOPMENT LLC	Account	514216-02-6810	Assessed value:	\$553,500
Situs:	2910 POLK ST	Alternate Key	695819	School assessed value:	\$553,500
		Millage code	0513 - HOLLYWOOD 0513		
		Millage rate	20.94350		

2024 TAX AMOUNTS	LEGAL DESCRIPTION	LOCATION
Ad valorem: \$11,592.23	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 17 E 90 BLK 42	Book, page, item:
Non-ad valorem: \$1,472.84		Property class:
Total Discountable: \$13,065.07		Township: 51
Total tax: \$13,065.07		Range: 42
		Section: 16
		Use code: 10

Broward County Constitutional Tax Collector
 Broward County Tax Collector 115 S. Andrews Ave. Room A100 Fort Lauderdale, FL 33301

BROWARD COUNTY
 Abbey Ajayi - Tax Collector

2024 Real Estate
 Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 695819

Property ID Number	Escrow Code	Assessed Value	Exemptions	Taxable Value	Millage Code
514216-02-6810		See Below	See Below	See Below	0513

BSD 23 DEVELOPMENT LLC
 2144 JOHNSON ST
 HOLLYWOOD, FL 33020

**PAYMENTS MUST BE MADE IN US FUNDS AND
 DRAWN ON US BANK ACCOUNT.**

2910 POLK ST
 HOLLYWOOD LITTLE RANCHES 1-26 B
 LOT 17 E 90 BLK 42

Taxing Authority	Millage	AD VALOREM TAXES Assessed Val	Exemptions	Taxable Val	Taxes Levied	
BROWARD COUNTY GOVERNMENT						
COUNTYWIDE SERVICES	5.63890	553,500	0	553,500	3,121.13	
VOTED DEBT	0.03010	553,500	0	553,500	16.66	
BROWARD CO SCHOOL BOARD						
GENERAL FUND	4.81100	553,500	0	553,500	2,662.89	
CAPITAL OUTLAY	1.50000	553,500	0	553,500	830.25	
VOTER APPROVED DEBT LEVY	0.15450	553,500	0	553,500	85.52	
SO FLORIDA WATER MANAGEMENT						
EVERGLADES C.P.	0.03270	553,500	0	553,500	18.10	
OKEECHOBEE BASIN	0.10260	553,500	0	553,500	56.79	
SFWM DISTRICT	0.09480	553,500	0	553,500	52.47	
SOUTH BROWARD HOSPITAL	0.08690	553,500	0	553,500	48.10	
CHILDREN'S SVCS COUNCIL OF BC	0.45000	553,500	0	553,500	249.08	
CITY OF HOLLYWOOD						
HOLLYWOOD OPERATING	7.44790	553,500	0	553,500	4,122.41	
DEBT SERVICE	0.56530	553,500	0	553,500	312.89	
FL INLAND NAVIGATION	0.02880	553,500	0	553,500	15.94	
Total Millage:				20.94350	Ad Valorem Taxes:	\$11,592.23
Levyng Authority		NON-AD VALOREM TAXES		Rate	Amount	
05 HOLLYWOOD NUISANCE ABATEMENT ASSMT					1,472.84	
Non-Ad Valorem Assessments:					\$1,472.84	
Combined Taxes and Assessments:					\$13,065.07	
If Postmarked By	Nov 30, 2024	Dec 31, 2024	Jan 31, 2025	Feb 28, 2025	Mar 31, 2025	
Please Pay	\$12542.47	\$12673.12	\$12803.77	\$12934.42	\$13065.07	

BROWARD COUNTY
 Abbey Ajayi - Tax Collector

2024 Real Estate
 Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 695819

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Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
 GOVERNMENTAL CENTER ANNEX
 115 S. ANDREWS AVENUE, ROOM # A100
 FORT LAUDERDALE, FL 33301-1895

Property ID Number
514216-02-6810

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Nov 30, 2024	\$12542.47
Dec 31, 2024	\$12673.12
Jan 31, 2025	\$12803.77
Feb 28, 2025	\$12934.42
Mar 31, 2025	\$13065.07

Return with Payment

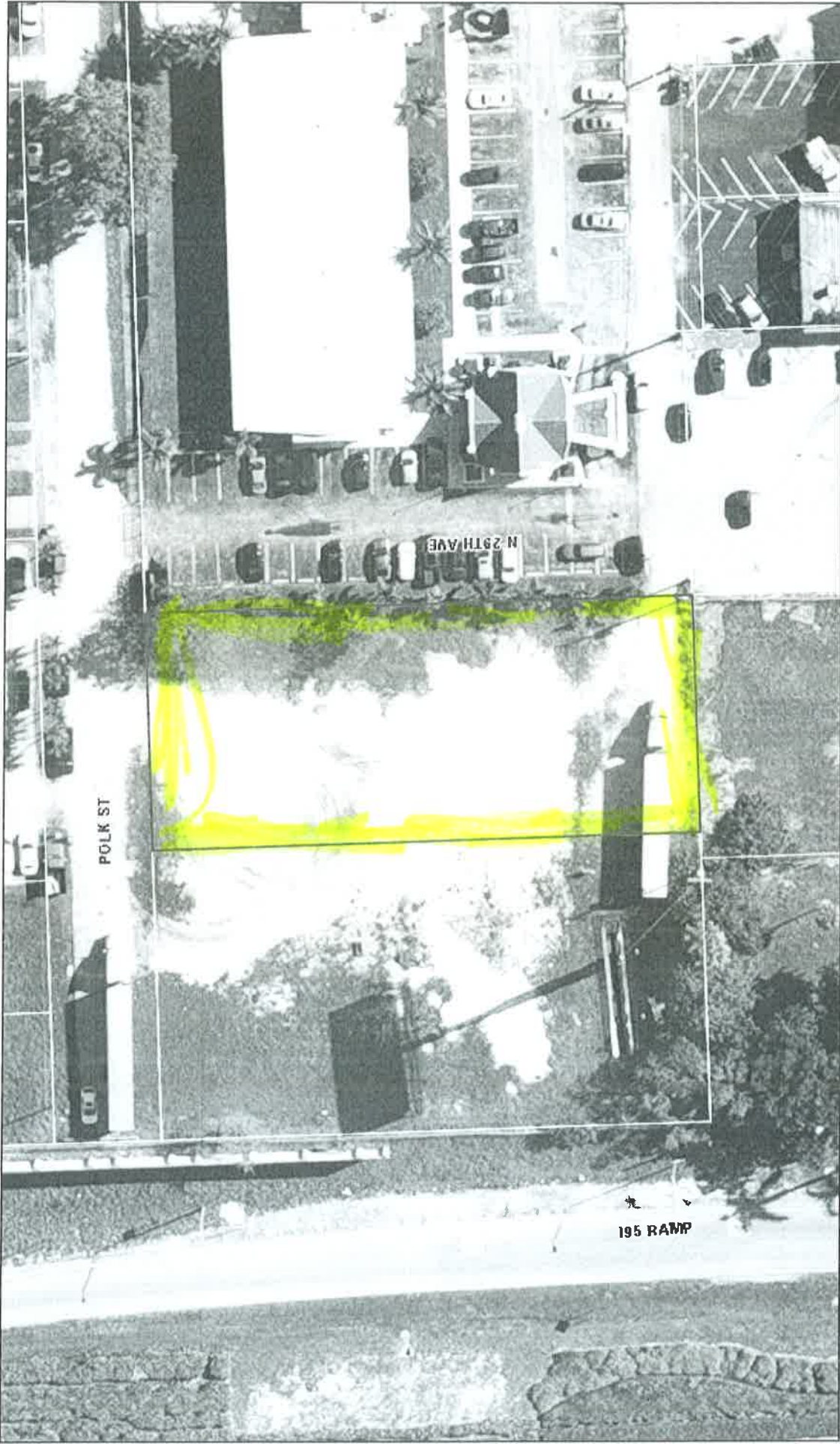
PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

BSD 23 DEVELOPMENT LLC
 2144 JOHNSON ST
 HOLLYWOOD, FL 33020

Please Pay Only One Amount
 Prior Year(s) Taxes Due

Property Id: 514216026810

**Please see map disclaimer



January 14, 2025

