



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

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:

- ☒ Technical Advisory Committee
☐ City Commission

☐ Variance/Special Exception Requested

☐ Administrative Approvals

☐ Historic Preservation Board

☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 2351 Thomas St. Hollywood FL

Lot(s): 10 W 7.75, 11.12 Block(s): 37 Subdivision: Hollywood Park

Folio Number(s): 514209056120

RAC- DH-1

Zoning Classification: RAC- DH-1 Land Use Classification: MULTI-FAMILY

Existing Property Use: Vacant lot Sq Ft/Number of Units: N/A

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

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

File/Resolution/Ordinance No.: 1. 2023 0417

DEVELOPMENT PROPOSAL

Explanation of Request: 7 Townhouses of an average of 2,180 SF each and 16 (2 guest parking) also pool area of 450 SF

Phased Project: Yes / No ☒ Number of Phases: _____

Project	Proposal
Units/rooms (# of units)	7 UNITS (Area: 15,263 S.F.)
Proposed Non-Residential Uses	Common areas 887 SF S.F.
Open Space (% and SQ.FT.)	64.25 % (Area: 10, 800 S.F.)
Parking (# of spaces)	16 (Area: S.F.)
Height (# of stories)	(3 stories-32') + Rooftop amenity 10' FT.)
Gross Floor Area (SQ. FT)	19,115 sf (including garage)

Name of Current Property Owner: SUPER SEVEN LLC

Address of Property Owner: 2342 THOMAS ST STE 403 HOLLYWOOD FL 33020

Telephone: 305 494 1948 Email Address: hassan@speedydistributioninc.co

Applicant Ari Sklar-Sklarchitect ☒ Consultant | ☐ Representative | ☐ Tenant (check one)

Address: 2310 Hollywood Blvd Hollywood FL Telephone: 954-925-9292

Email Address: ari@sklarchitect.com

Email Address #2: info@sklarchitect.com

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): Diana Moiser

E-mail Address: expediting.consulting@gmail.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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 as approved by the Division of Planning & Urban Design. 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: Ali Rakine Date: 5-8-2024

PRINT NAME: ALI Rakine Date: _____

Signature of Consultant/Representative: Diana Moisei Date: _____

PRINT NAME: Diana Moisei Date: 5-8-2024

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

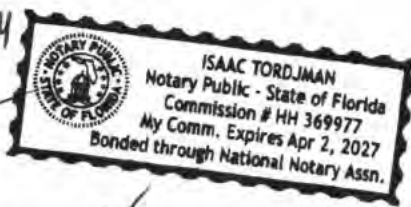
Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 8 day of May 2024

Notary Public
State of Florida

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



Ali Rakine
Signature of Current Owner

ALI Rakine
Print Name

NEW 7 TOWNHOUSES DEVELOPMENT

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING

*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL ARCHITECTURE DRAWINGS ON 04/18/2024 (SEE INDEX BELOW)

DRAWING INDEX

ARCHITECTURE

- A0.0 COVER
- A0.1 VEHICULAR USE AREA
- A0.2 AREA PLANS
- A0.3 NORTH WEST VIEW
- A0.4 NORTH EAST VIEW
- A0.5 SOUTH EAST VIEW
- A0.6 SOUTH WEST VIEW
- A0.7 WEST VIEW
- A0.8 THOMAS STREET PROFILE
- A1.0 SITE PLAN
- A1.1 SITE PLAN B + W
- A1.2 SITE PLAN DETAILS
- A1.3 ADDRESS SIGNAGE
- A1.4 DECORATIVE LIGHTING
- A2.0 GROUND FLOOR PLAN
- A2.1 2ND FLOOR PLAN
- A2.2 3RD FLOOR PLAN
- A2.3 ROOFTOP PLAN
- A2.4 TOP ROOF PLAN
- A2.5 GROUND & 2ND FLOOR TYPICAL UNIT
- A2.6 3RD FLOOR & ROOF TOP TYPICAL UNIT
- A5.0 SOUTH & NORTH ELEVATIONS
- A5.1 EAST & WEST ELEVATIONS
- A5.2 INTERIOR DRIVEWAY ELEVATIONS
- A6.0 TRANSVERSAL SECTION
- A6.1 LONGITUDINAL SECTIONS
- PH1.0 PHOTOMETRICS - NORMAL

SURVEY

- S-1 SURVEY

CIVIL

- C1 EROSION & SEDIMENT CONTROL PLAN
- C2 PAVING, GRADING & DRAINAGE PLAN
- C3 CIVIL DETAILS I
- C4 CIVIL DETAILS II
- C5 PAVEMENT MARKINGS & SIGNAGE PLAN
- C6 WATER & SEWER PLAN
- C7 UTILITIES DETAILS I
- C8 UTILITIES DETAILS II
- C9 R.O.W PMS PLAN & DETAILS

LANDSCAPE

- TD-1 EXISTING TREE DISPOSITION PLAN
- L-1 PROPOSED LANDSCAPE PLAN

ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
BASE FLOOD ELEVATION (B.F.E.):	AH/AE 3.7	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT MAX.	32 FT - 3 STORIES + 10 FT ROOFTOP AMENITY = 42'
LOT SIZE:		16,809 SF
LOT COVERAGE:		36.66% = 6,163 SF
F.A.R.	1.25 = 21,011.25 SF	15,263 SF
OPEN SPACE		
OPEN SPACE	MIN. 40% =6,723.6 SF	64.25% = 10,800 SF
PERVIOUS (GREEN SPACE)		35.00 % = 5,884 SF (GROUND FLOOR + ROOFTOP)
IMPERVIOUS (HARDSCAPE SPACE)		29.24%= 4,916 SF
SETBACKS		
FRONT 24TH AVE	15'-0"	15'-0"
FRONT THOMAS ST	20'-0"	20'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
7 UNITS	MIN 400 SF	2,180 SF
AVERAGE UNIT SIZE	MIN 650 SF	2,180SF
PARKING		
7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 2SP = 14 SPACES
GUEST	1SP/ 10 UNITS = 0.7 =1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES

PROJECT TEAM

ARCHITECT OF RECORD:

 SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklarchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

LANDSCAPE ARCHITECT:

ANDRES MONTERO LANDSCAPE ARCHITECTURE
2300 E Oakland Park Blvd. #300,
Fort Lauderdale, FL 33306 USA
c: 954.591.5606
e: amontero@amlastudio.com

CIVIL ENGINEER:

WILFORD ZEPHYR, P.E., LEED AP, CFM
Zephyr Engineering
CBE, SBE & DBE Firm
5451 Pierce St, Hollywood, FL 33021 USA
Phone: 786-302-7693
Email: wilford@zephyrengineeringfl.com



SCOPE OF WORK

- NEW TOWNHOUSE DEVELOPMENT
- APROX. AREA 13,000 SF.
- 7 TOWNHOUSES UNITS 3 STORIES + ROOFTOP EACH
- 2 PARKING SPACES PER UNIT + 2 GUEST PARKING SPACES

LEGAL DESCRIPTION

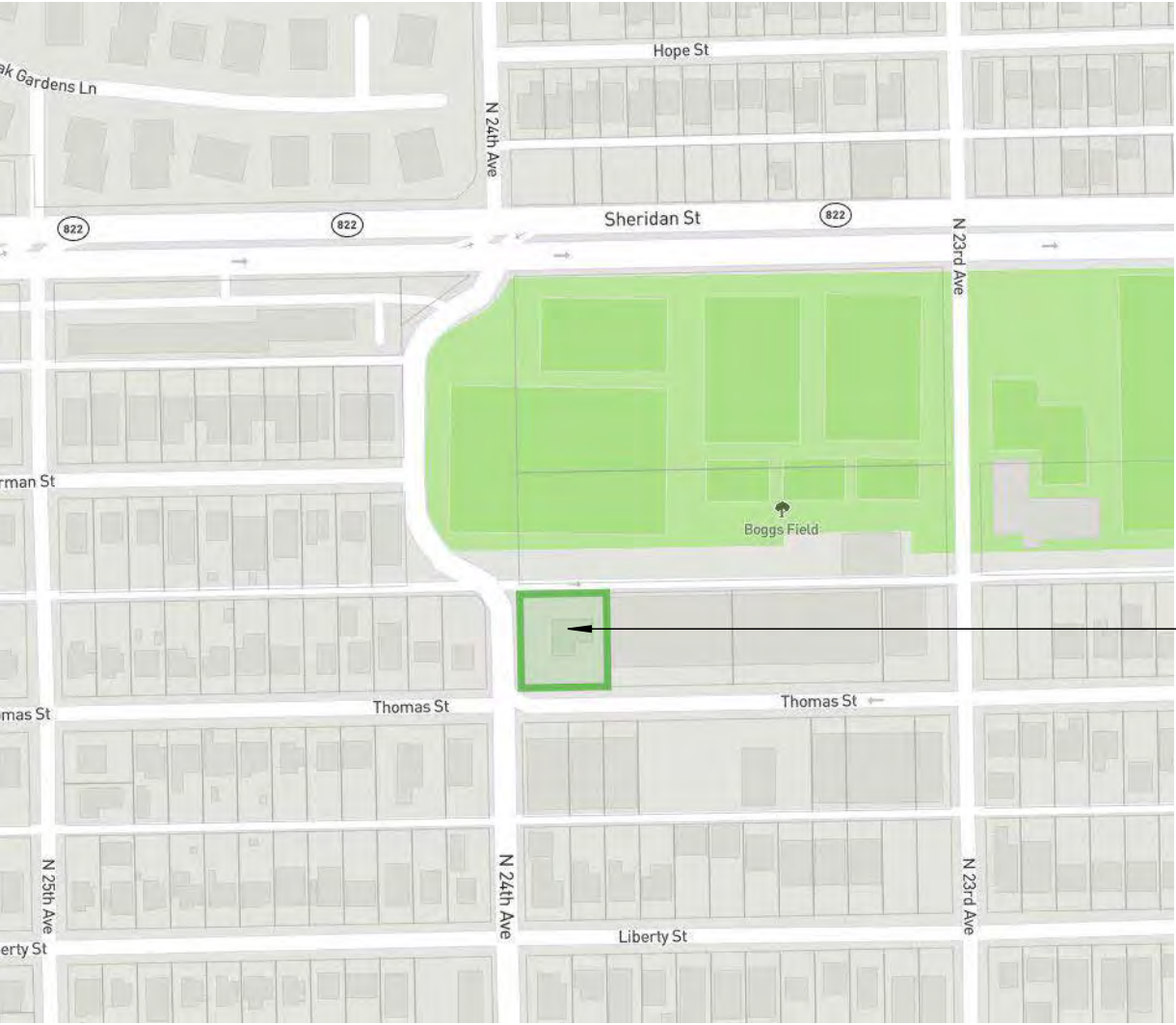
THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514209056120

ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020

HOLLYWOOD PARK 4-19 B LOTS 10 W 7.75,11,12 BLK 37

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S. 

UNITS CHART

UNIT CHART		
	TOWNHOUSE #:	# OF BEDROOMS:
	01	2
	02	2
	03	2
	04	2
	05	2
	06	2
	07	2
TOTAL	7 TOWNHOUSES	14 BEDROOMS

COVER

PROJECT#21-043

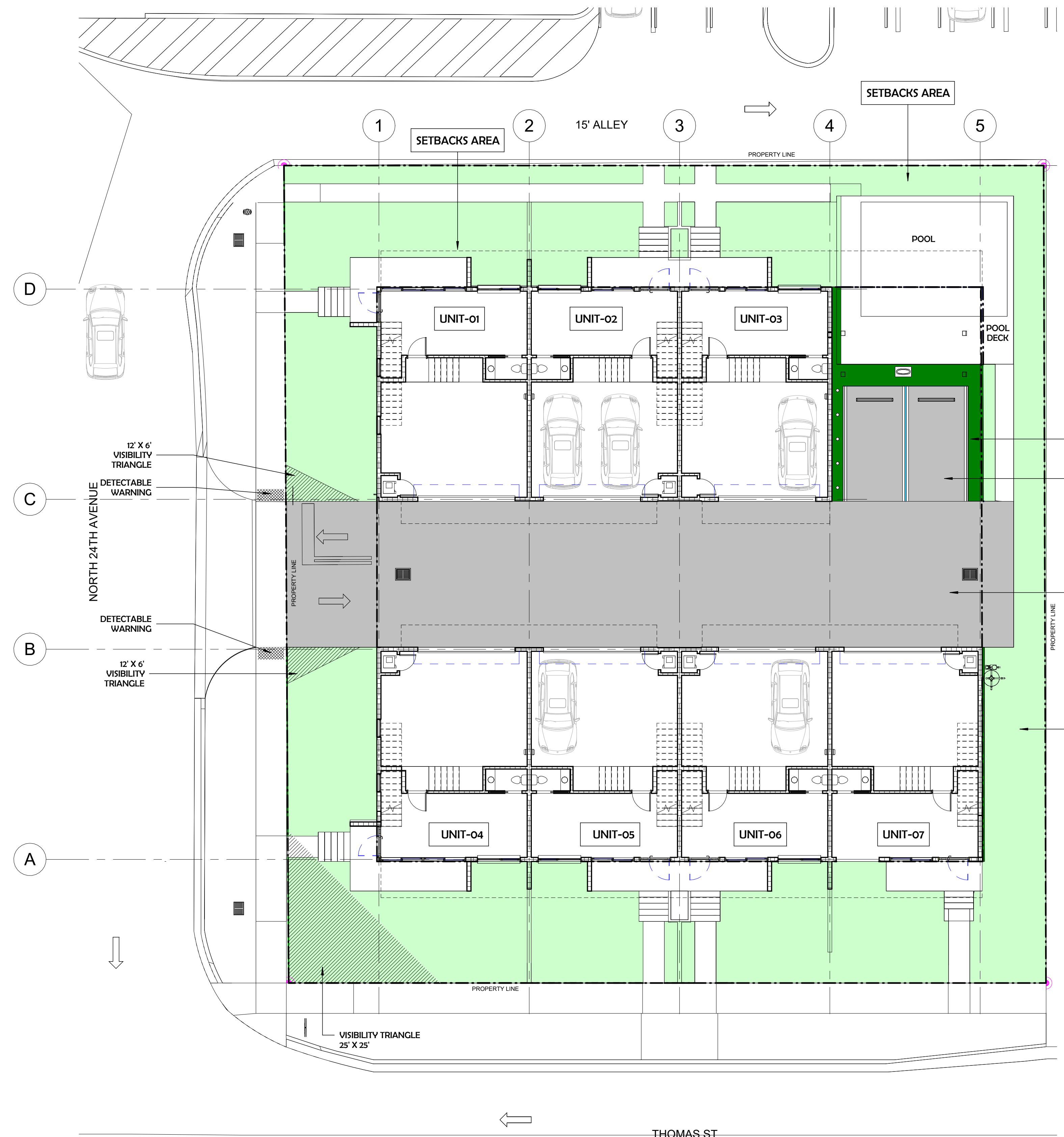
Ao.o

THOMAS TOWNHOUSES

2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES

PACO 02/20/24
TAC I 00/00/00
FINAL TAC 00/00/00
PLANNING AND ZONING BOARD 00/00/00



VEHICULAR USE CHART

AREAS	REQUIRED SQ. FT.	PROPOSED SQ. FT.
PAVED VEHICULAR USE AREA (GREY AREA)		3,229 SF
REQUIRED LANDSCAPE AREA - 25% 3,229 SF X 25% = 807.25 SF	807 SF	
TOTAL GREEN SPACES NOT PART OF THE SETBACK GROUND FLOOR + ROOF TOP 194 SF + 623 SF = 817 SF - 25.30%		817 SF

GREEN SPACES NOT PART OF THE SETBACK AREA
194.08 SF

GREEN SPACES NOT PART OF THE SETBACK AREA
ROOF TOP:
623 SF GRASS SURFACE

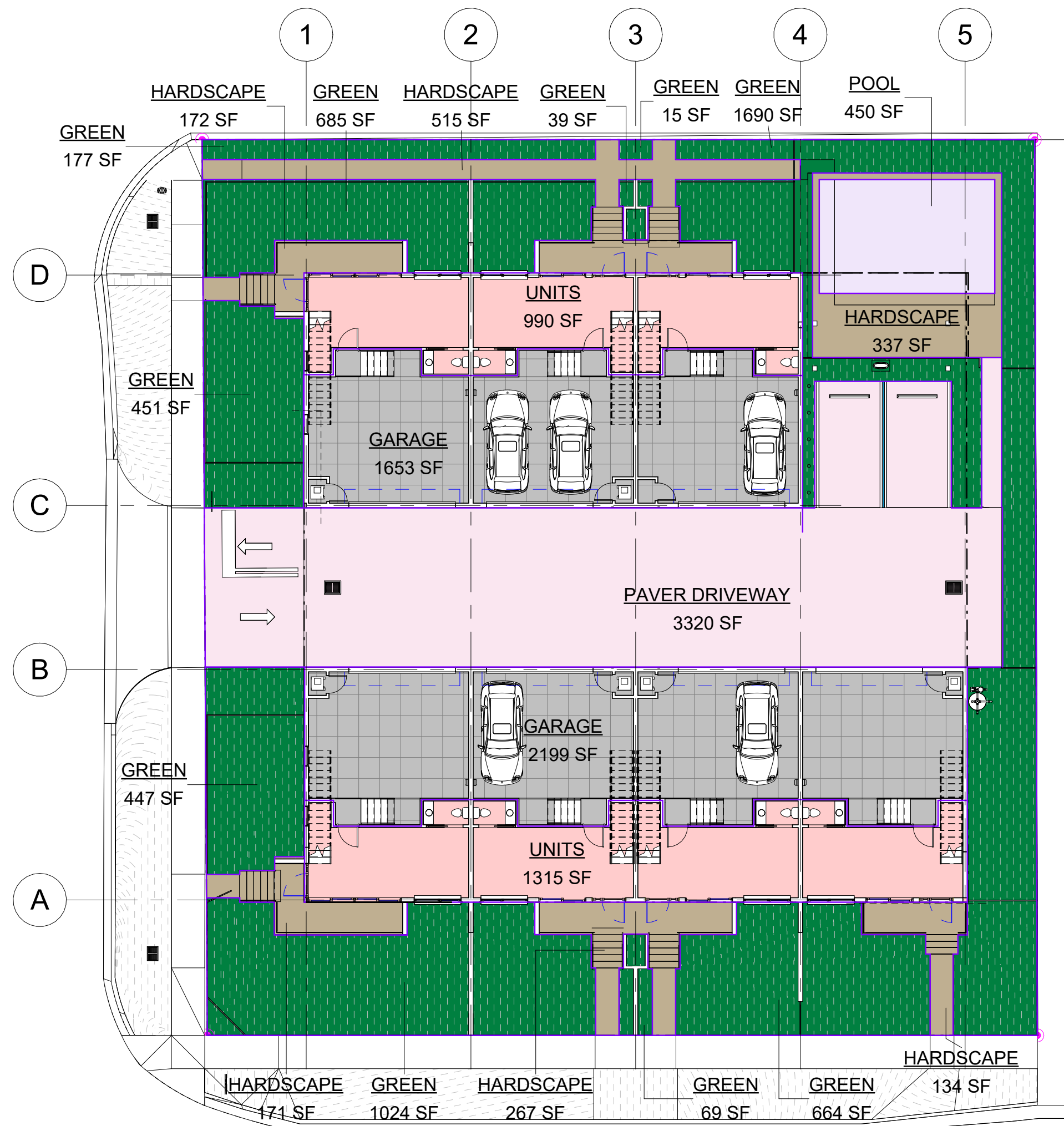
TOTAL GREEN SPACES NOT PART OF THE SETBACK
AREA 194 + 623 = 817 SF (25.30%)

PERMEABLE PAVERS
VEHICULAR USE AREA 3,229 SF
3,229 SF X 25% = 807.25 SF

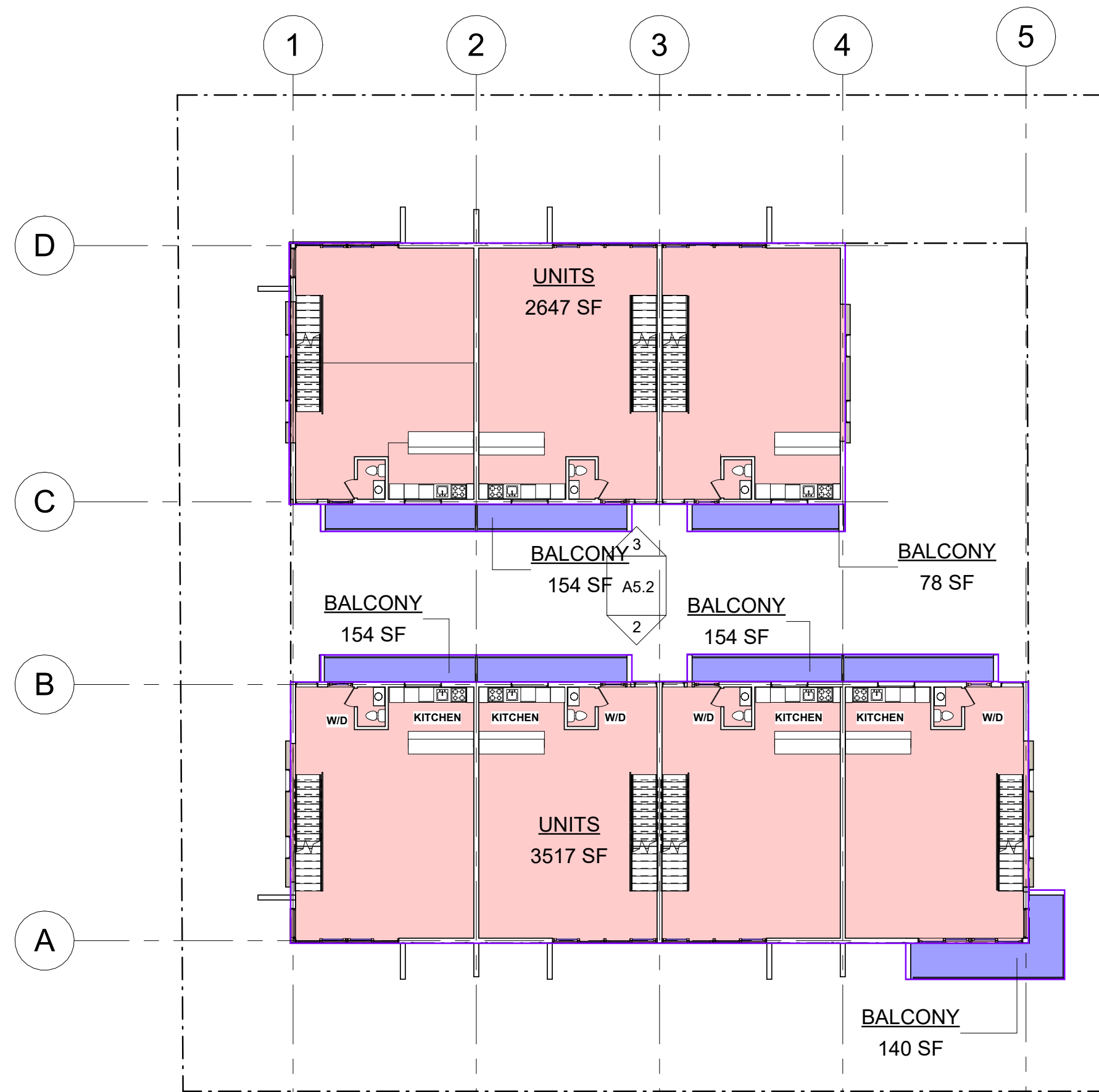
SETBACKS AREA

1 PAVED VEHICULAR USED AREA CALCS
3/32" = 1'-0"

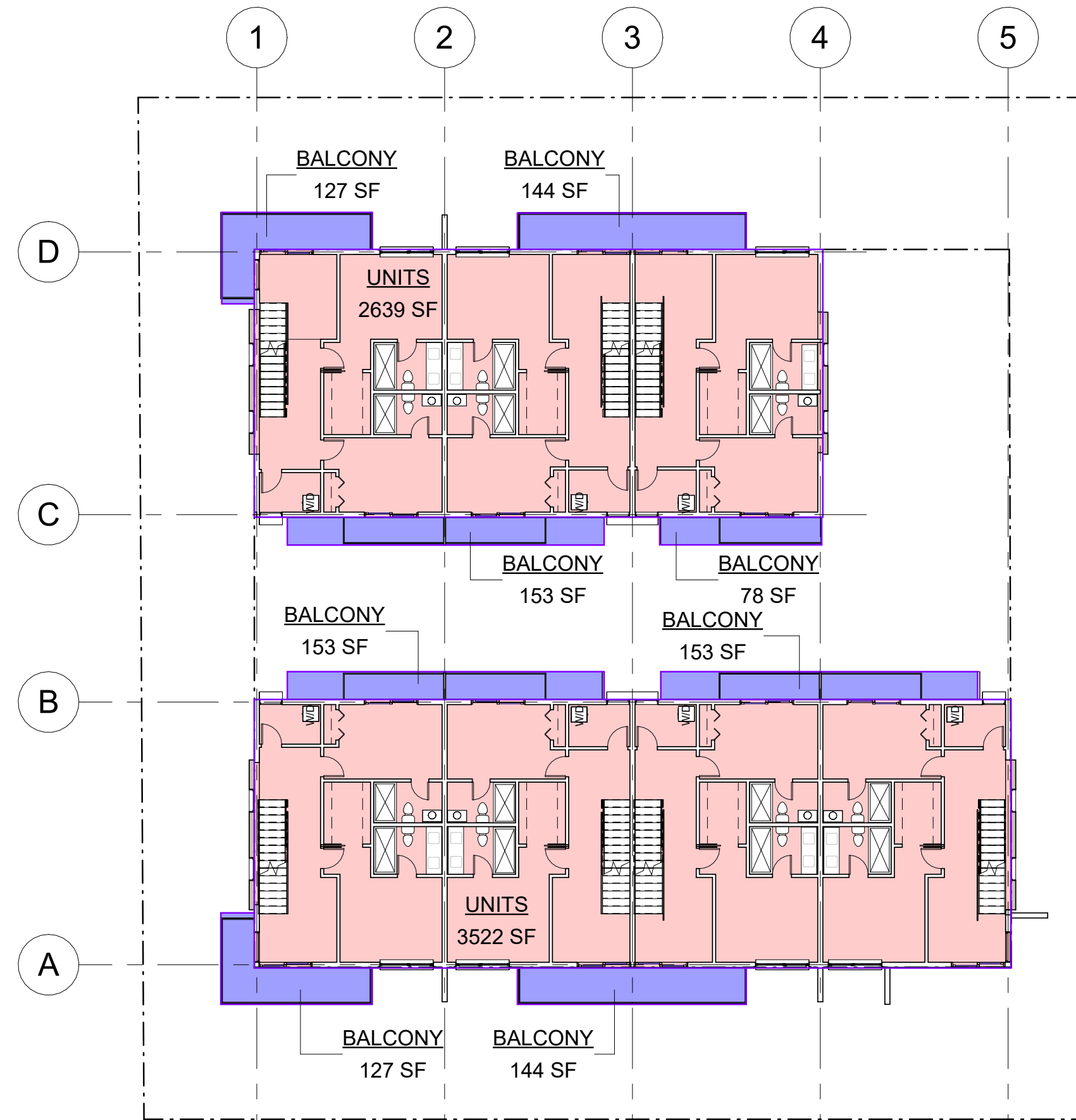




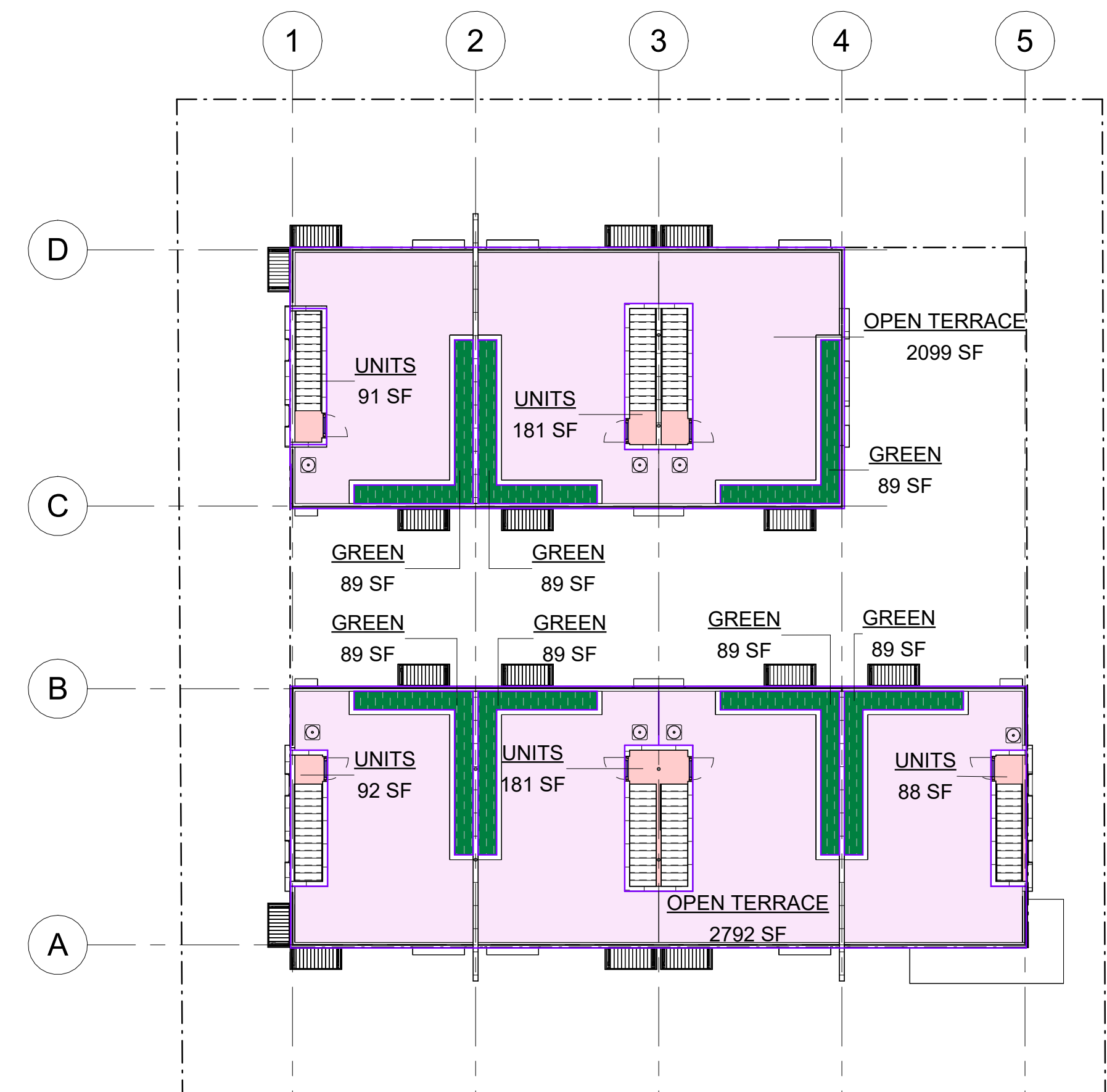
1 GRADE LEVEL
1/16" = 1'-0"



2 2ND FLOOR
1/16" = 1'-0"



3 3RD FLOOR
1/16" = 1'-0"



4 ROOFTOP
1/16" = 1'-0"

AREA CHART

	UNITS	GARAGE	BALCONIES	GREEN SPACE	HARDSCAPE	TOTAL OPEN AREA
GROUND FLOOR	990.00	1,653.00		177.00	172.00	349.00
	1,315.00	2,199.00		685.00	515.00	1,200.00
				39.00	337.00	376.00
				15.00	171.00	186.00
				1,690.00	267.00	1,957.00
				451.00	134.00	585.00
				447.00	3,320.00	3,767.00
				1,024.00		1,024.00
				69.00		69.00
				664.00		664.00
2ND FLOOR	3,517.00		680.00			-
	2,647.00					-
3rd FLOOR	2,639.00		1,078.00			-
	3,522.00					-
ROOFTOP	361.00		2,102.00	267.00		267.00
	272.00		2,796.00	356.00		356.00
TOTALS	15,263.00	3,852.00	6,656.00	5,884.00	4,916.00	10,800.00
F.A.R.	15,263.00					
GROSS SF		19,115.00				



THOMAS TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES

PACO	02/20/24
TAC1	00/00/00
FINAL TAC	00/00/00
PLANNING AND ZONING BOARD	00/00/00

NORTH WEST VIEW

PROJEC#21-043

A0.3



MEETING DATES

PACO	02/20/24
TAC 1	00/00/00
FINAL TAC	00/00/00
PLANNING AND ZONING BOARD	00/00/00



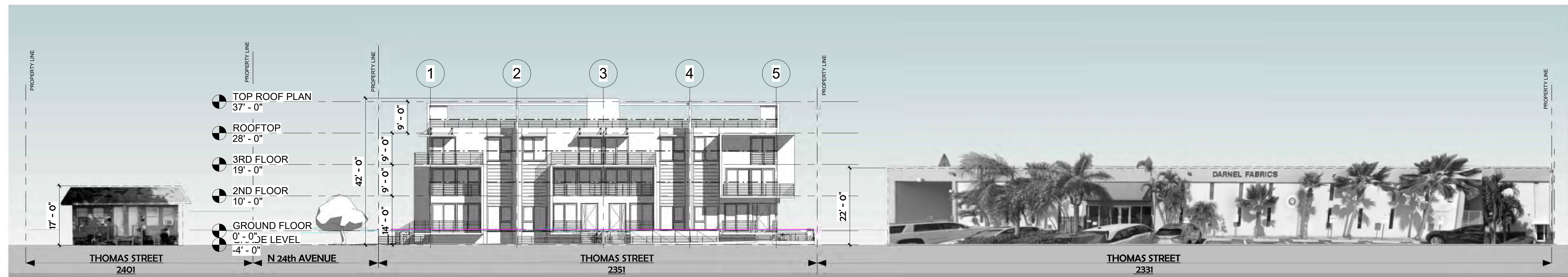
MEETING DATES

PACO	02/20/24
TAC 1	00/00/00
FINAL TAC	00/00/00
PLANNING AND ZONING BOARD	00/00/00





WEST VIEW



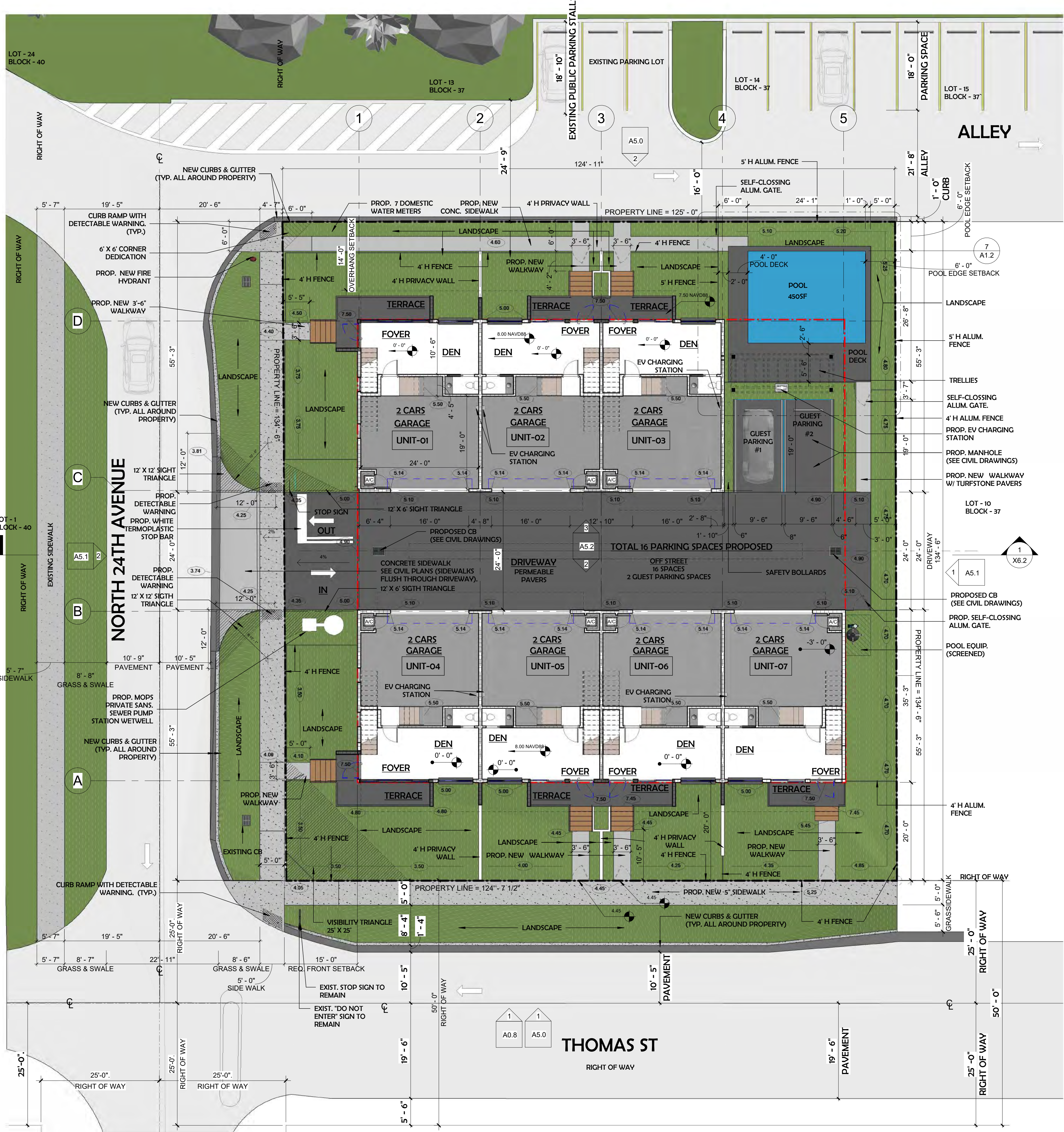
1 STREET PROFILE 1 - THOMAS STREET
1/16" = 1'-0"

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REQ'D/ALLOWED	REQUIRED	PROPOSED
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SITE PLAN LEGEND	
	NEW CONCRETE SIDEWALK / WALKWAY ON GRADE. SEE STRUCTURAL
	NEW CONCRETE SIDEWALK
	NEW PERMEABLE PAVER DRIVEWAY
	NEW TURFSTONE PAVER DRIVEWAY
	NEW LANDSCAPE. SEE L-1
	CATCH BASIN
	MANHOLE
	FLOOR FINISH. REFER TO FINISH SCHEDULE, SHEET A2.1
	SITE PLAN NOTES.
	DENOTES EXISTING
	DENOTES NEW
	DENOTES RELOCATED

* SEE CIVIL PLANS FOR MORE INFORMATION & DETAILS

1 SITE PLAN
3/32" = 1'-0"

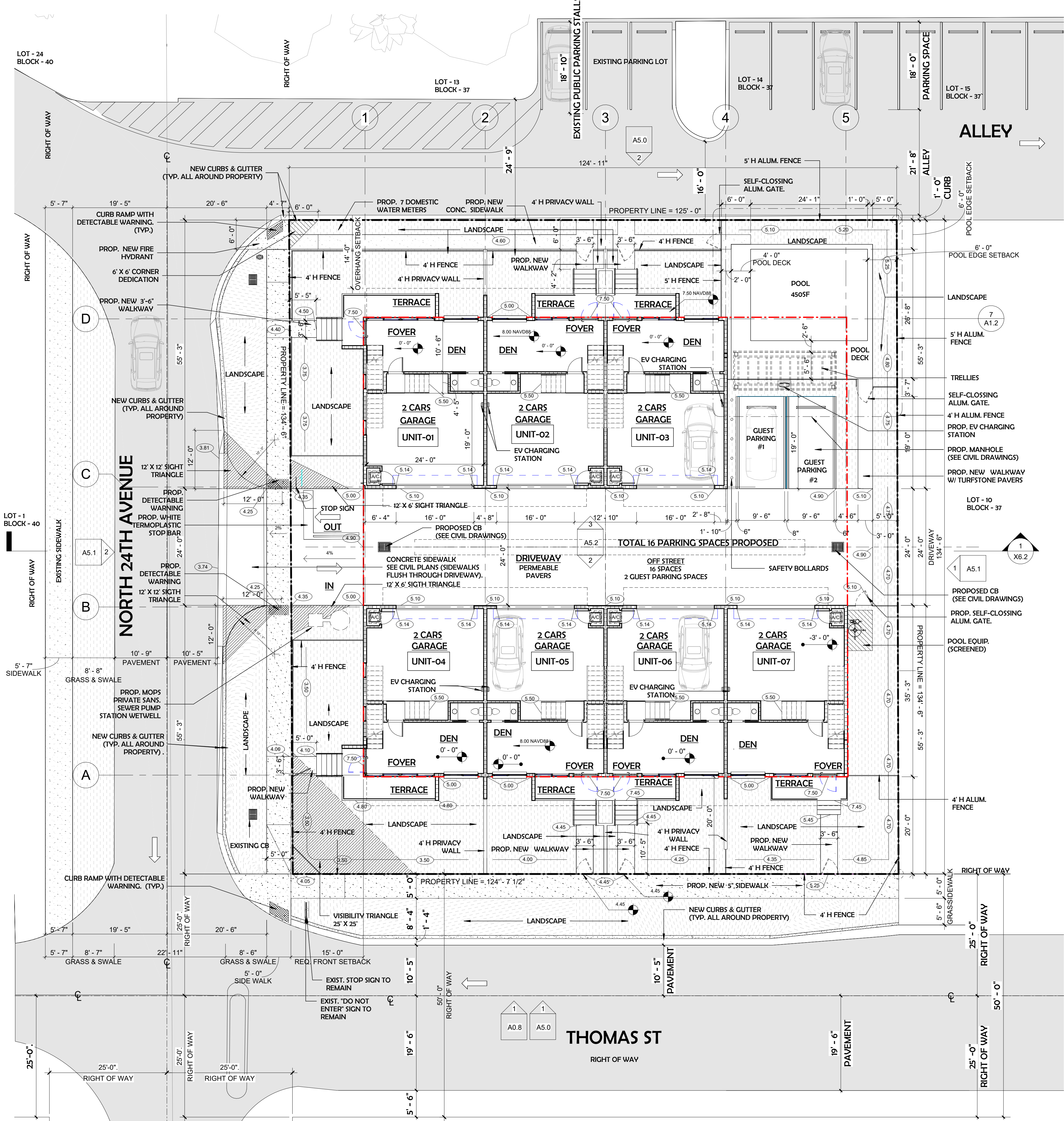
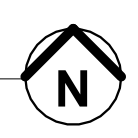


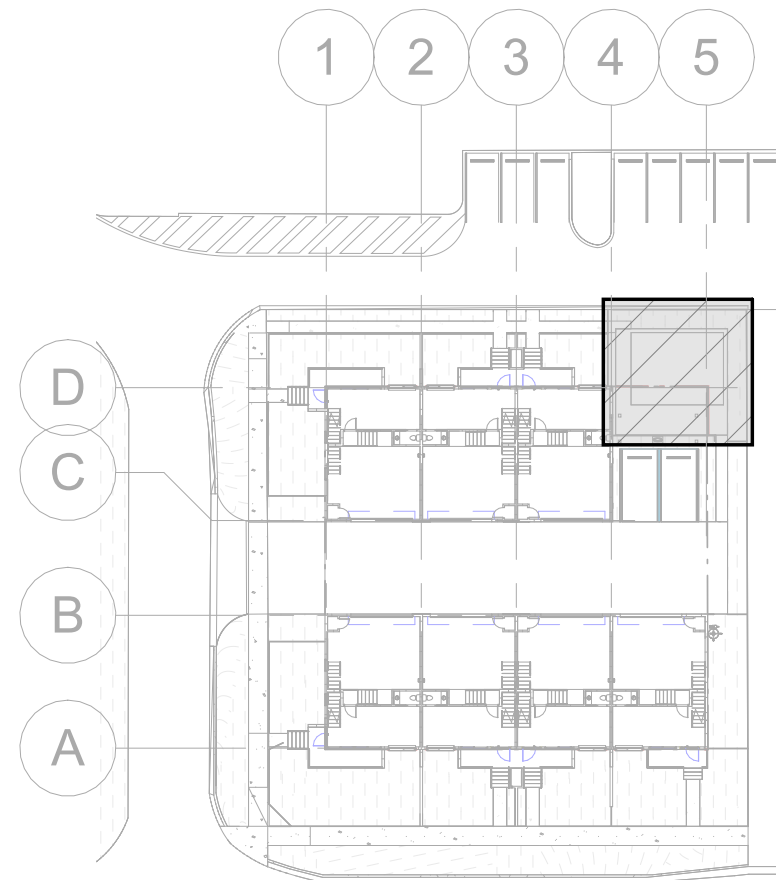
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SITE PLAN LEGEND	
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	NEW TURFSTONE PAVER DRIVEWAY
	NEW LANDSCAPE. SEE L-1
	CATCH BASIN
	MANHOLE
	FLOOR FINISH. REFER TO FINISH SCHEDULE, SHEET A2.1
	SITE PLAN NOTES.
	DENOTES EXISTING
	DENOTES NEW
	DENOTES RELOCATED

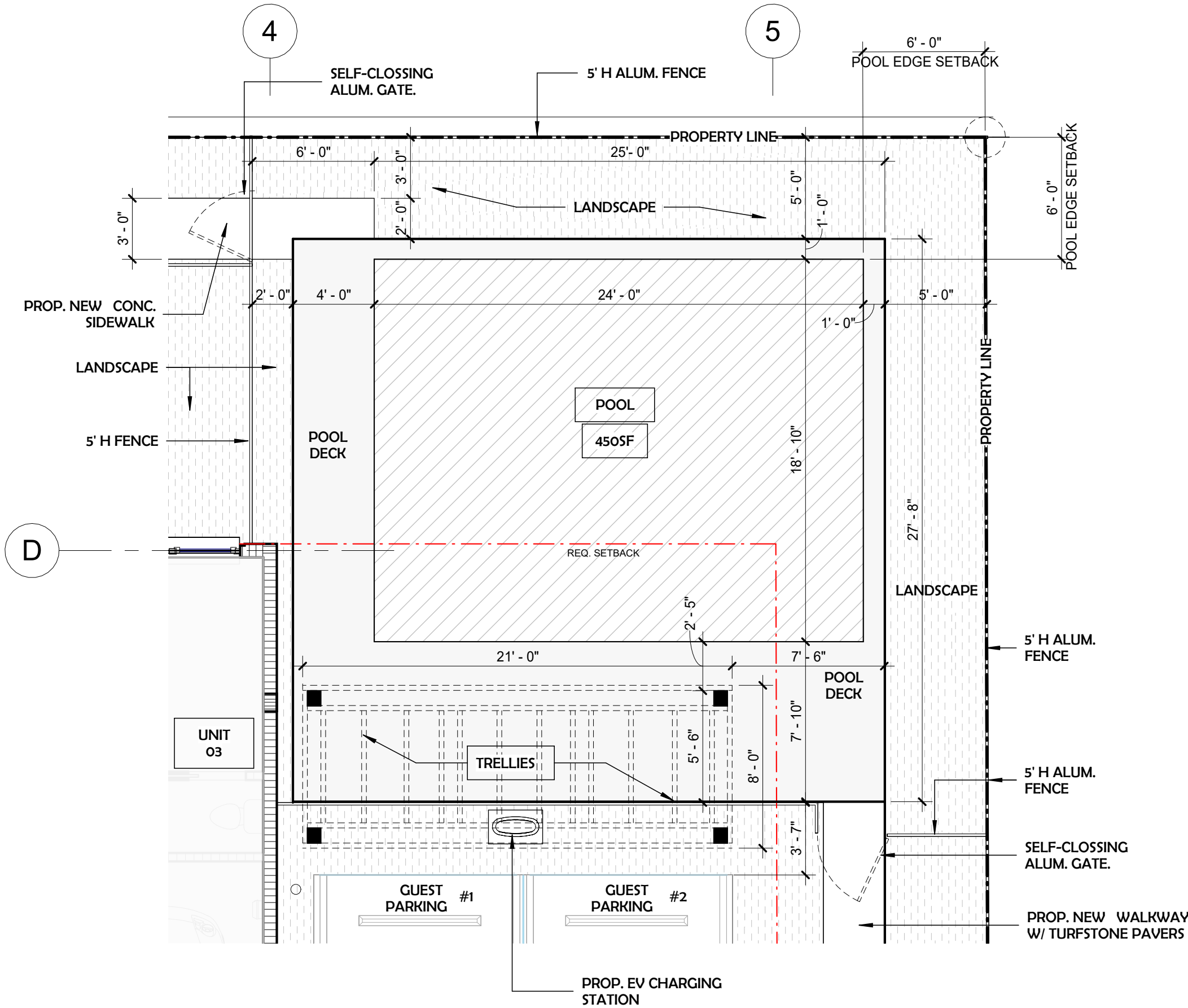
* SEE CIVIL PLANS FOR MORE INFORMATION & DETAILS

1 SITE PLAN
3/32" = 1'-0"

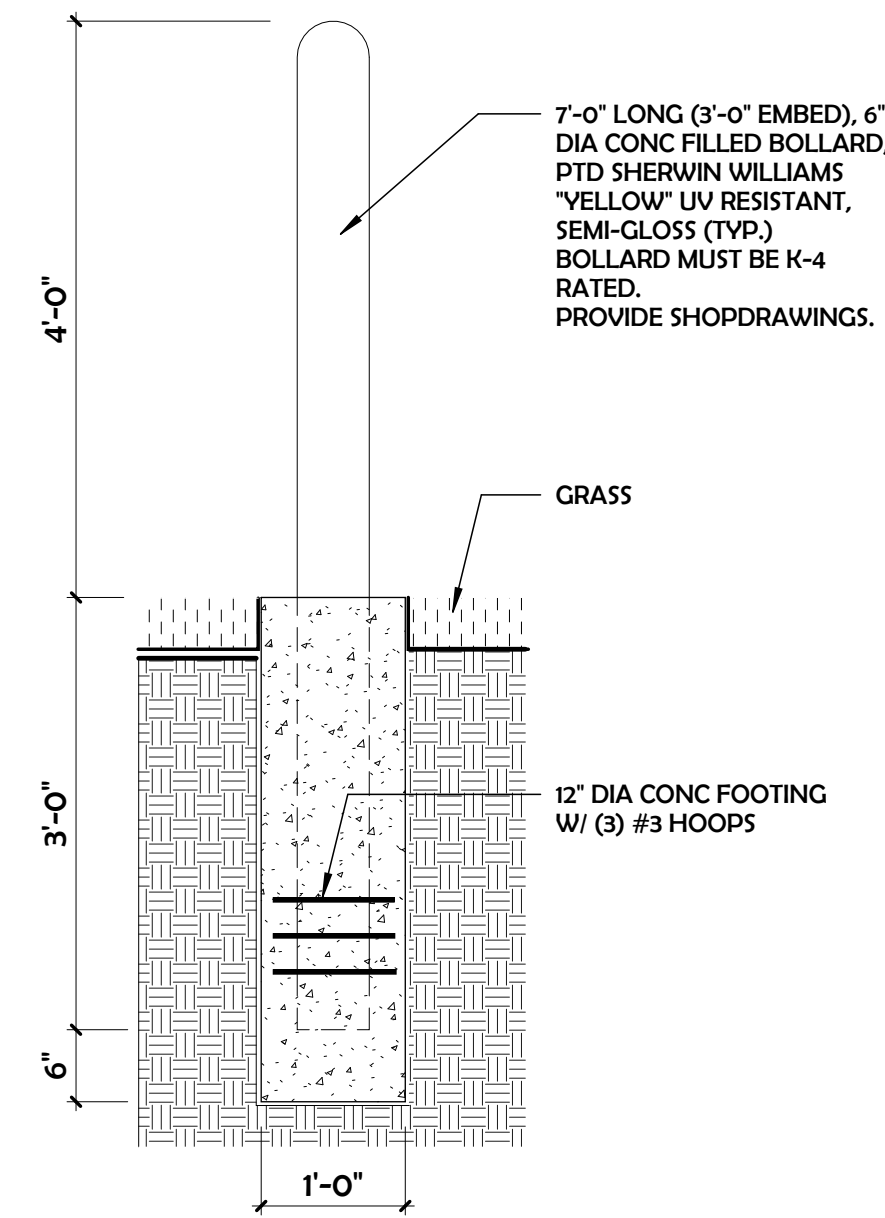




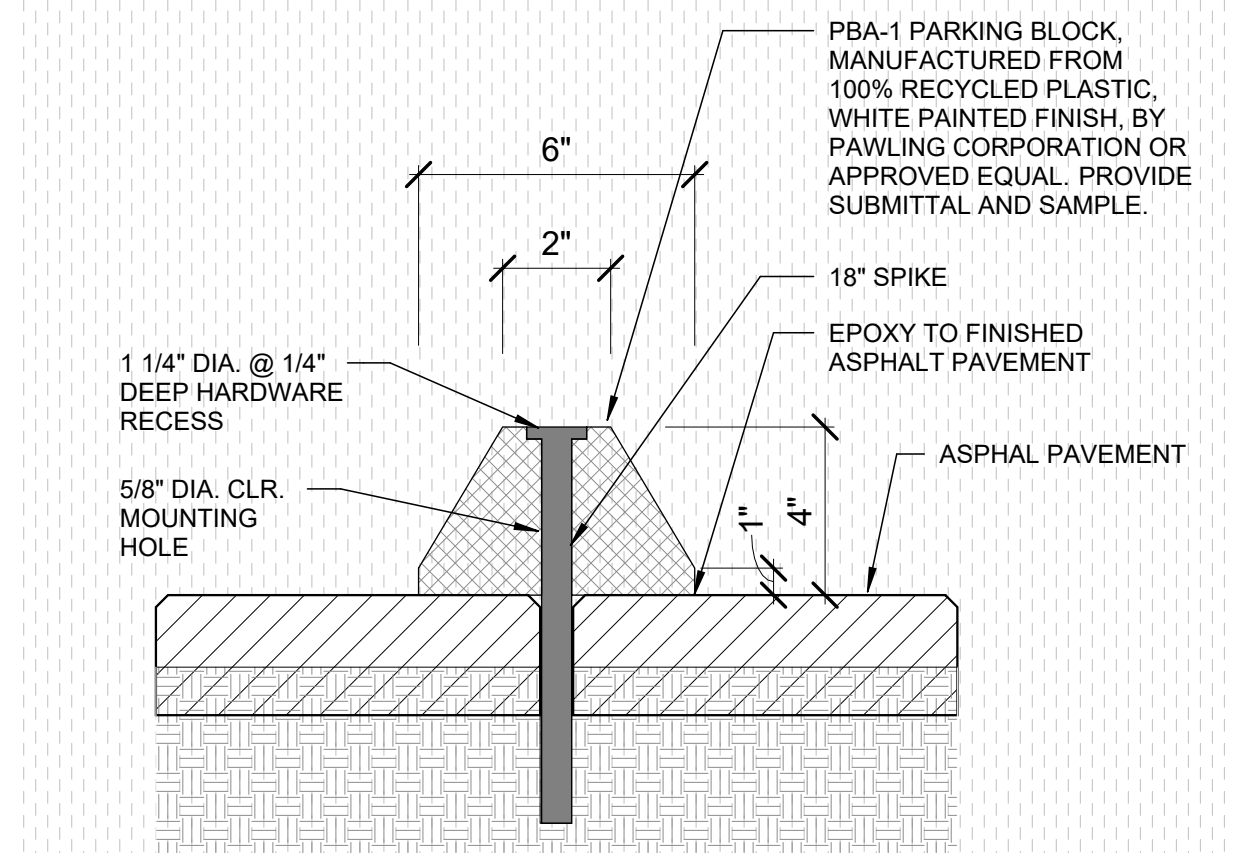
8 POOL AREA KEYMAP
1" = 50'-0"



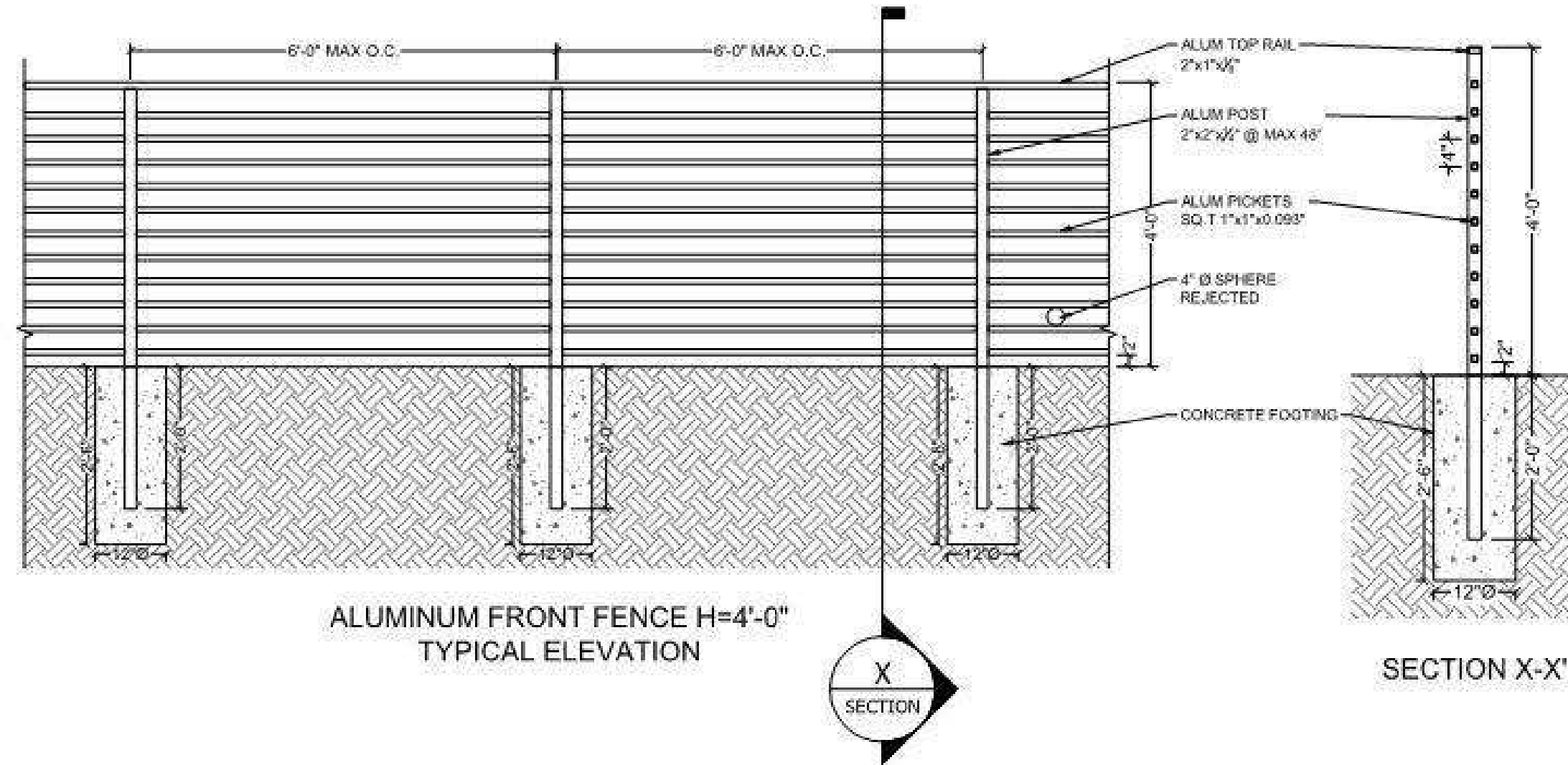
7 POOL AREA ENLARGED
3/16" = 1'-0"



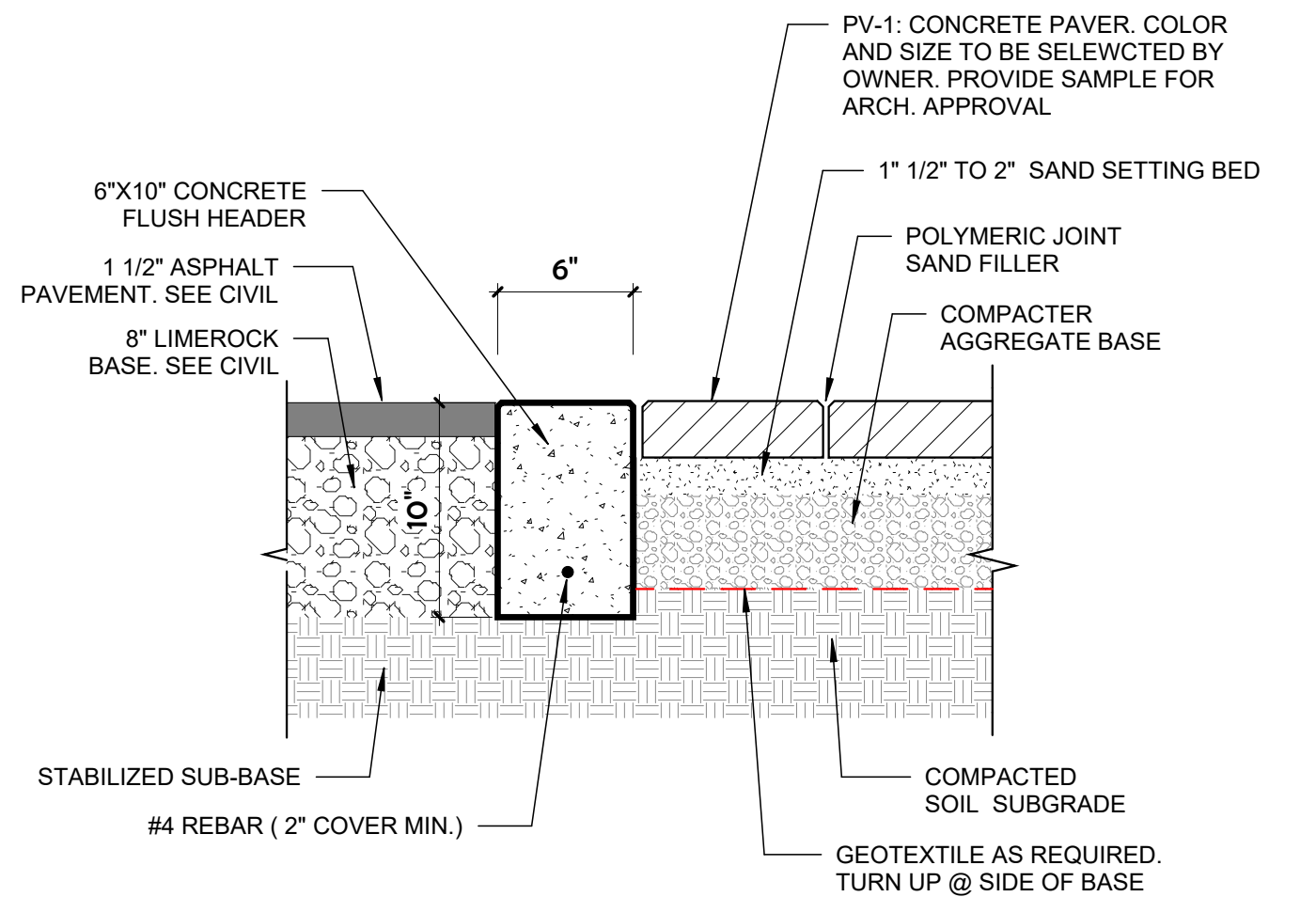
2 K-4 RATED BOLLARD DETAIL
3/4" = 1'-0"



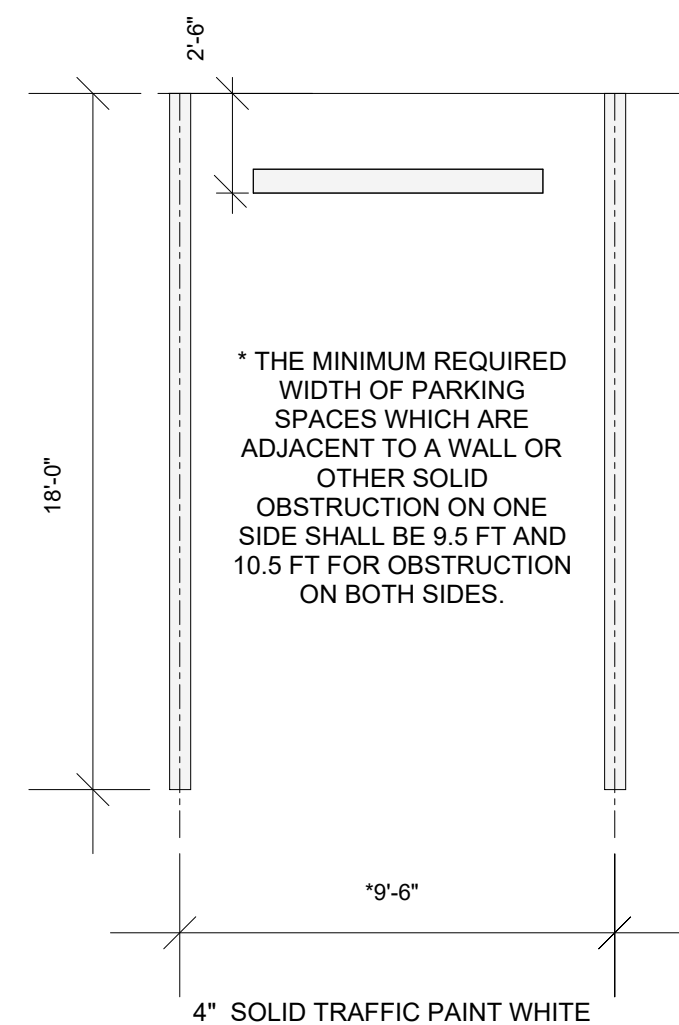
1 WHEEL STOP DETAIL
3" = 1'-0"



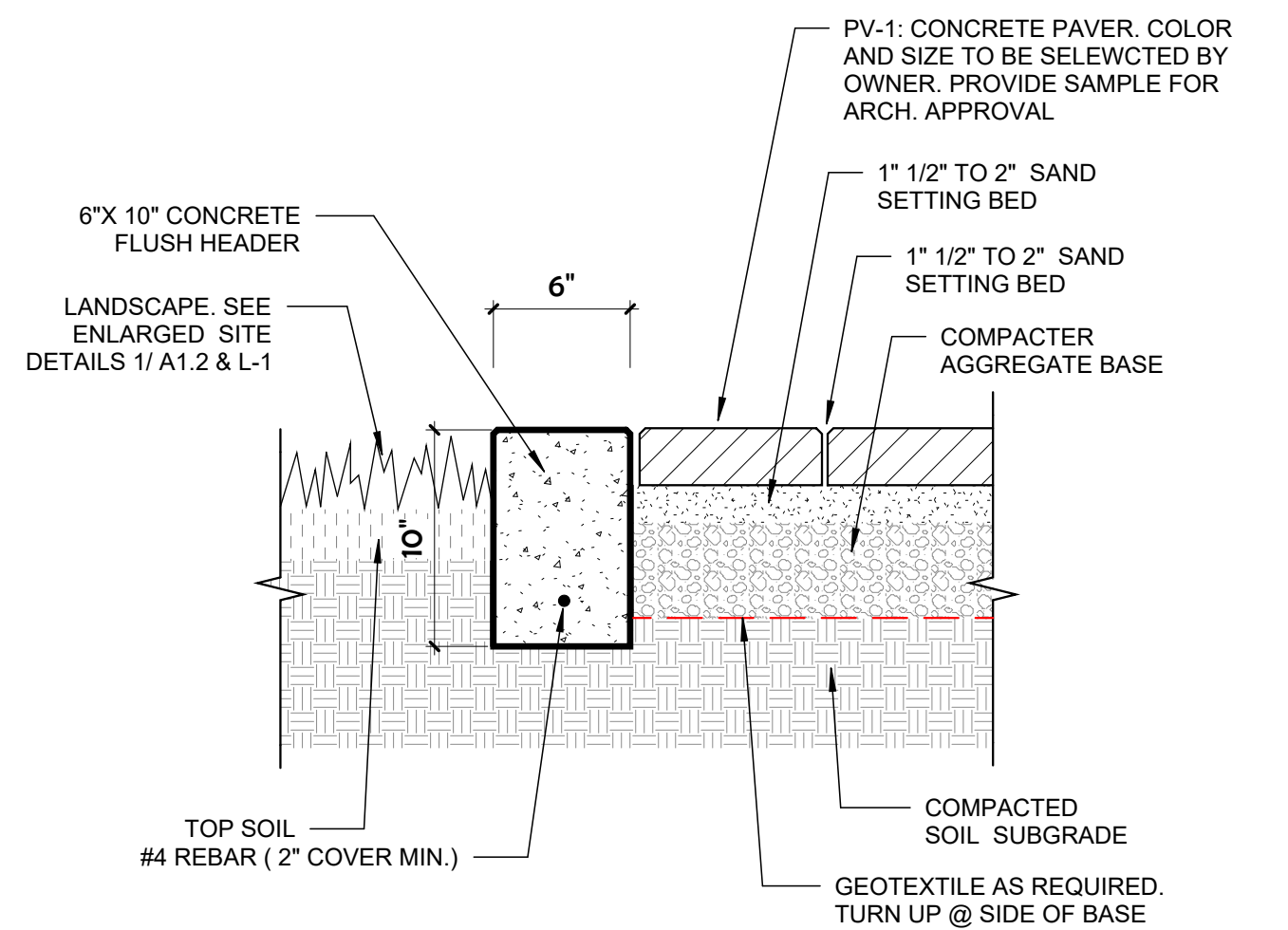
4 ALUM FENCE
1" = 80'-0"



3 PAVER ON GRADE TO ASPHALT DET.
1 1/2" = 1'-0"



6 DETAIL STANDAR GUEST- PARKING
1: 6



5 PAVER ON GRADE TO LANDSCAPE DET.
1 1/2" = 1'-0"

* SEE CIVIL PLANS FOR MORE INFORMATION & DETAILS.

SITE PLAN DETAILS

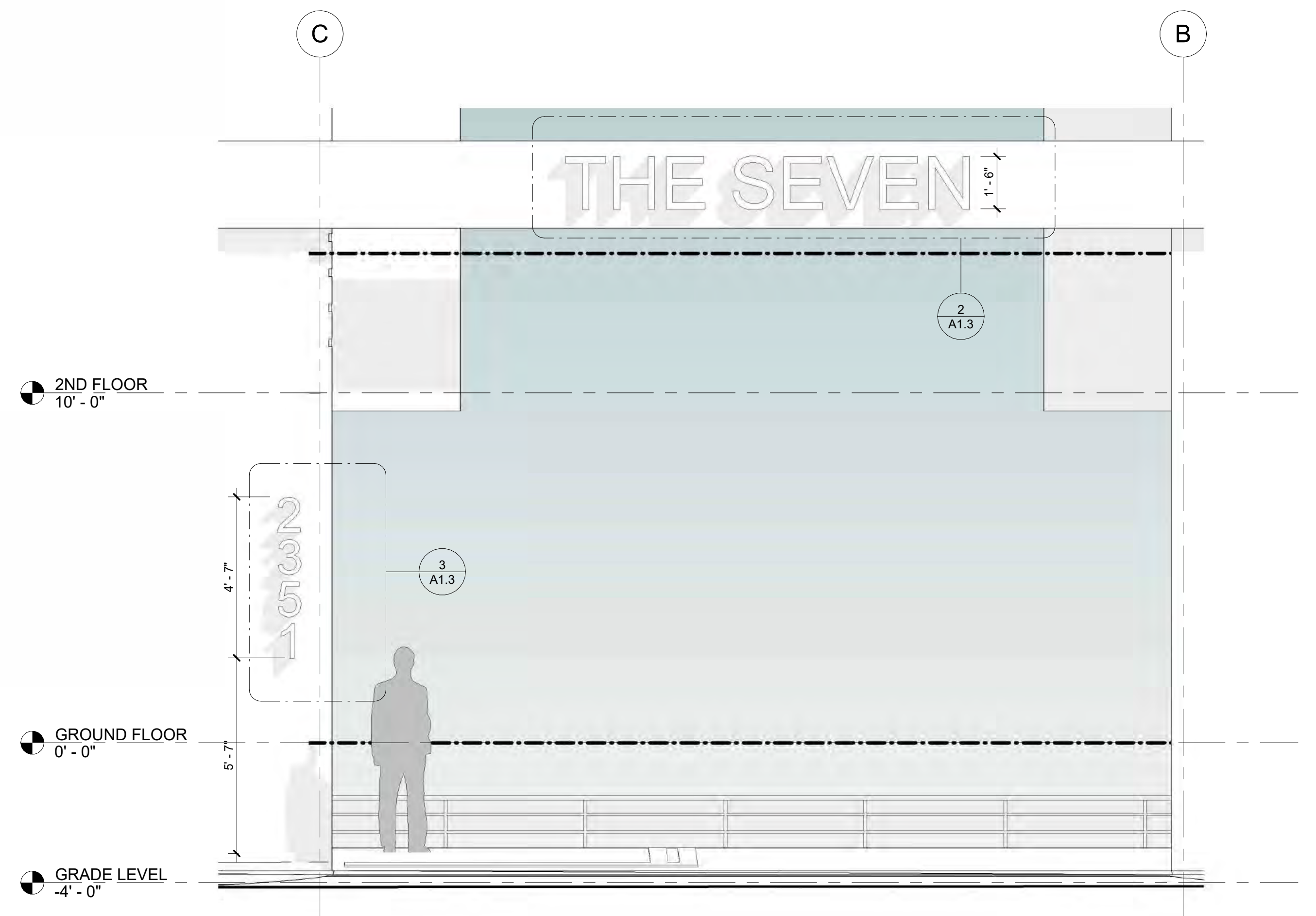
PROJEC#21-043

A1.2

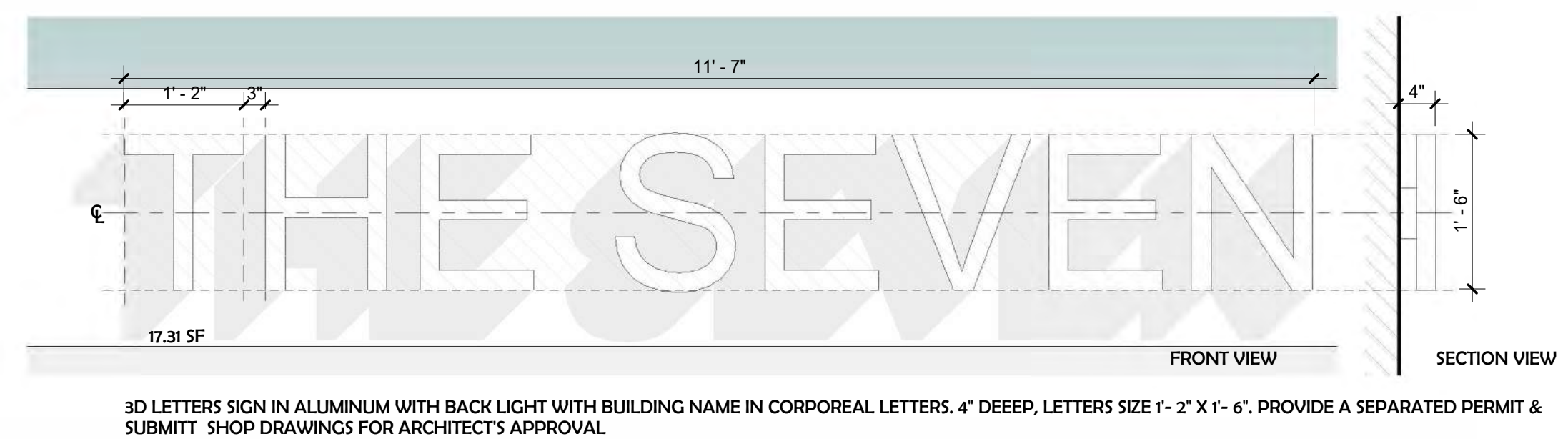
MEETING DATES

PACO
TAC1
FINAL TAC
PLANNING AND ZONING BOARD

02/20/24
00/00/00
00/00/00
00/00/00

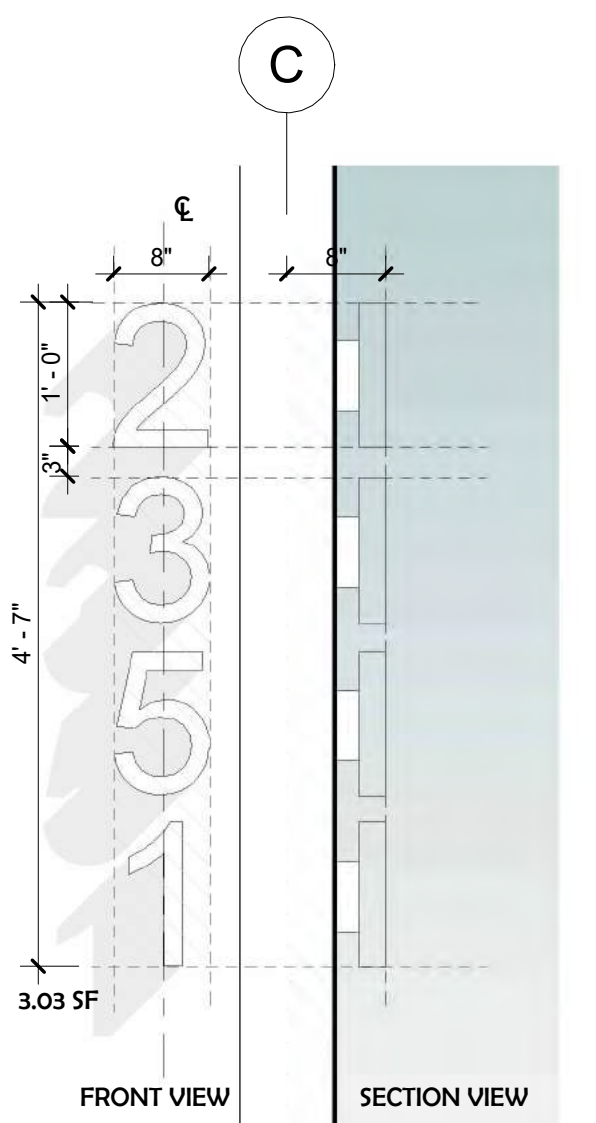


1 WEST ELEVATION - ENLARGED
3/8" = 1'-0"



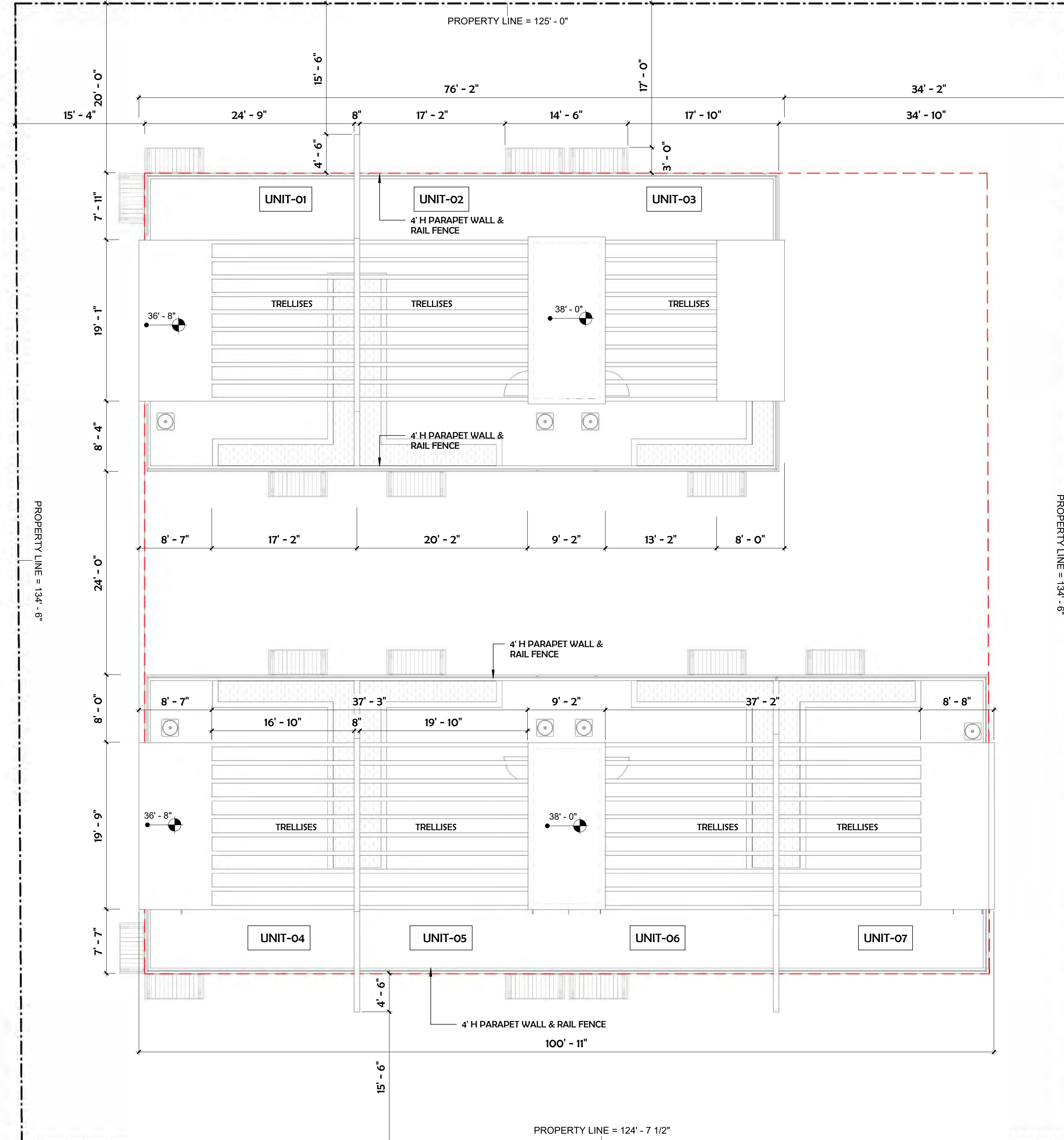
2 ADDRESS SIGNAGE 1
3/4" = 1'-0"

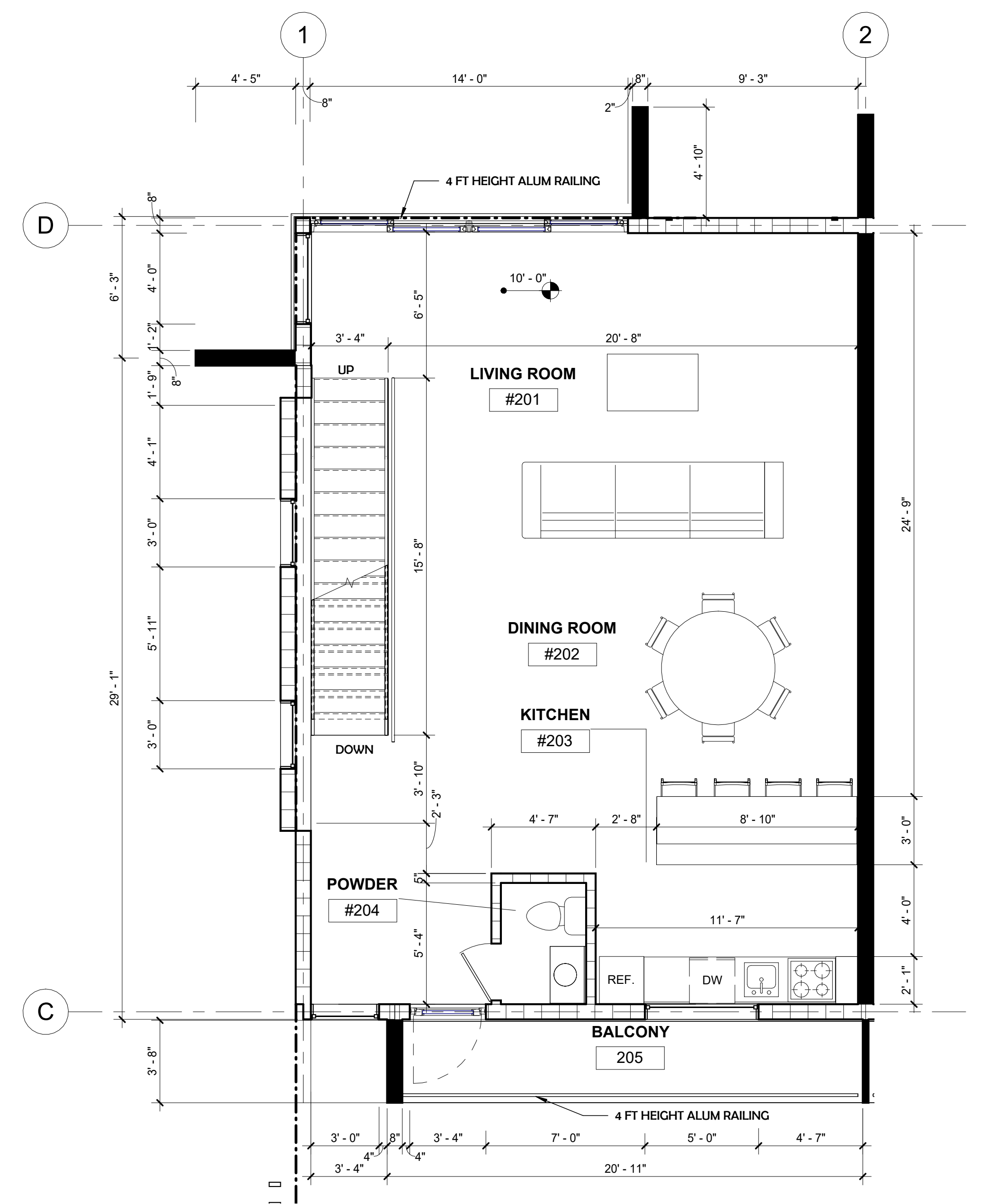
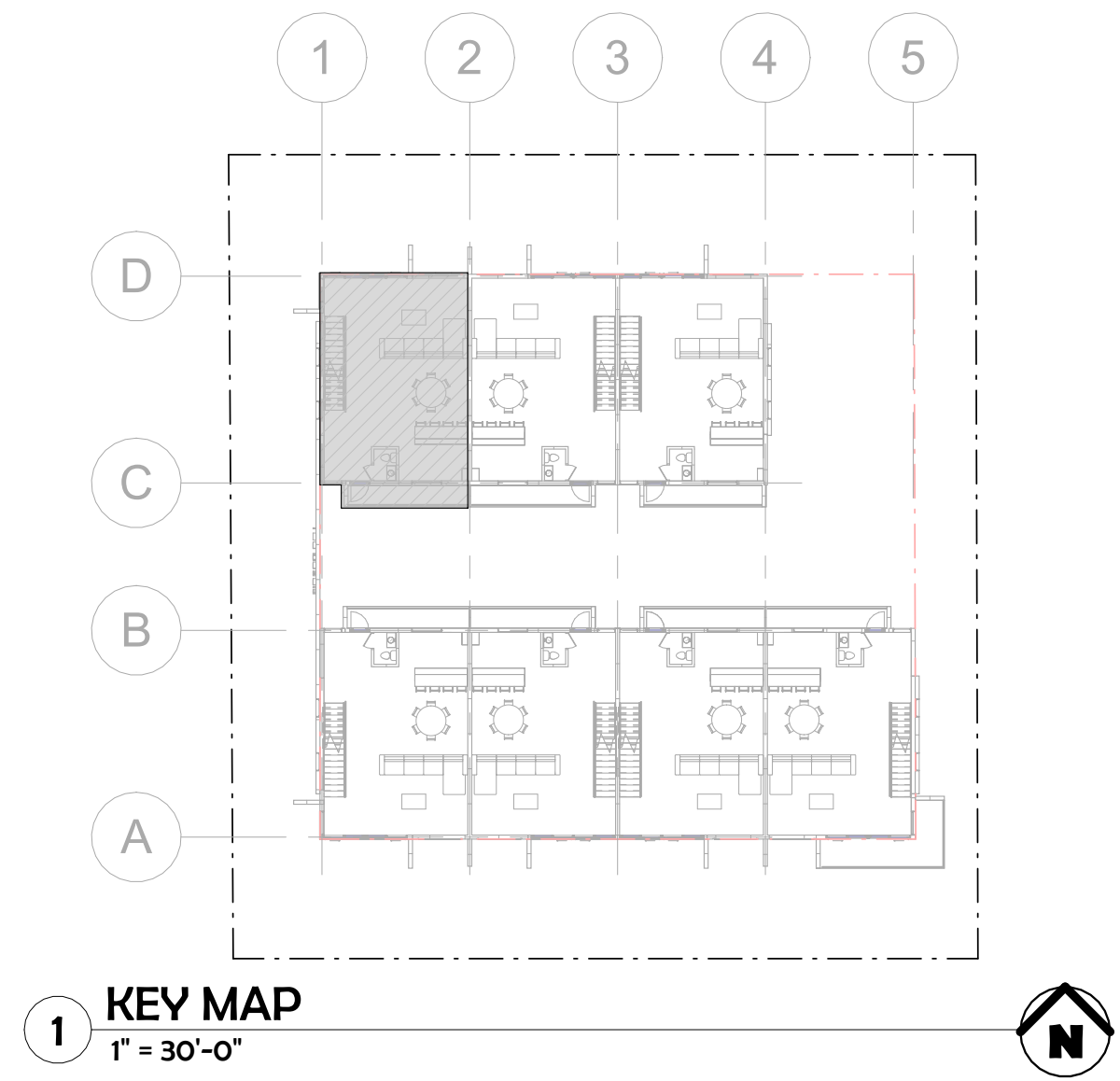
NOTE: SIGNAGE UNDER A SEPARATE PERMIT WHEN SHOP DRAWINGS WILL BE PROVIDED.



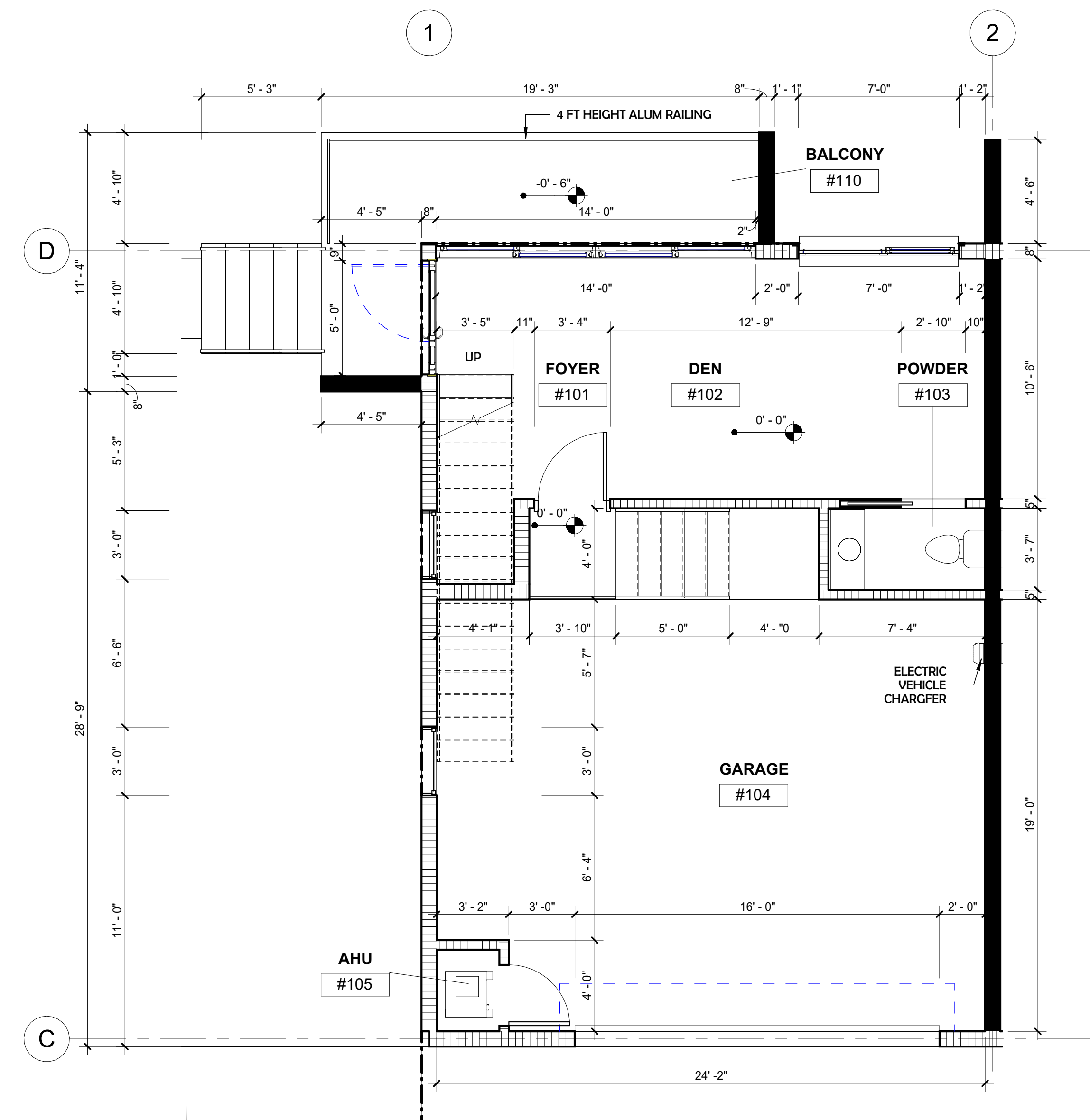
3D LETTERS SIGN IN ALUMINUM WITH BACK LIGHT WITH BUILDING ADDRESS IN CORPOREAL NUMBERS. 4" DEEP, LETTERS SIZE 0'-8" X 1'-0". PROVIDE A SEPARATED PERMIT & SUBMITT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

3 ADDRESS SIGNAGE 2
3/4" = 1'-0"

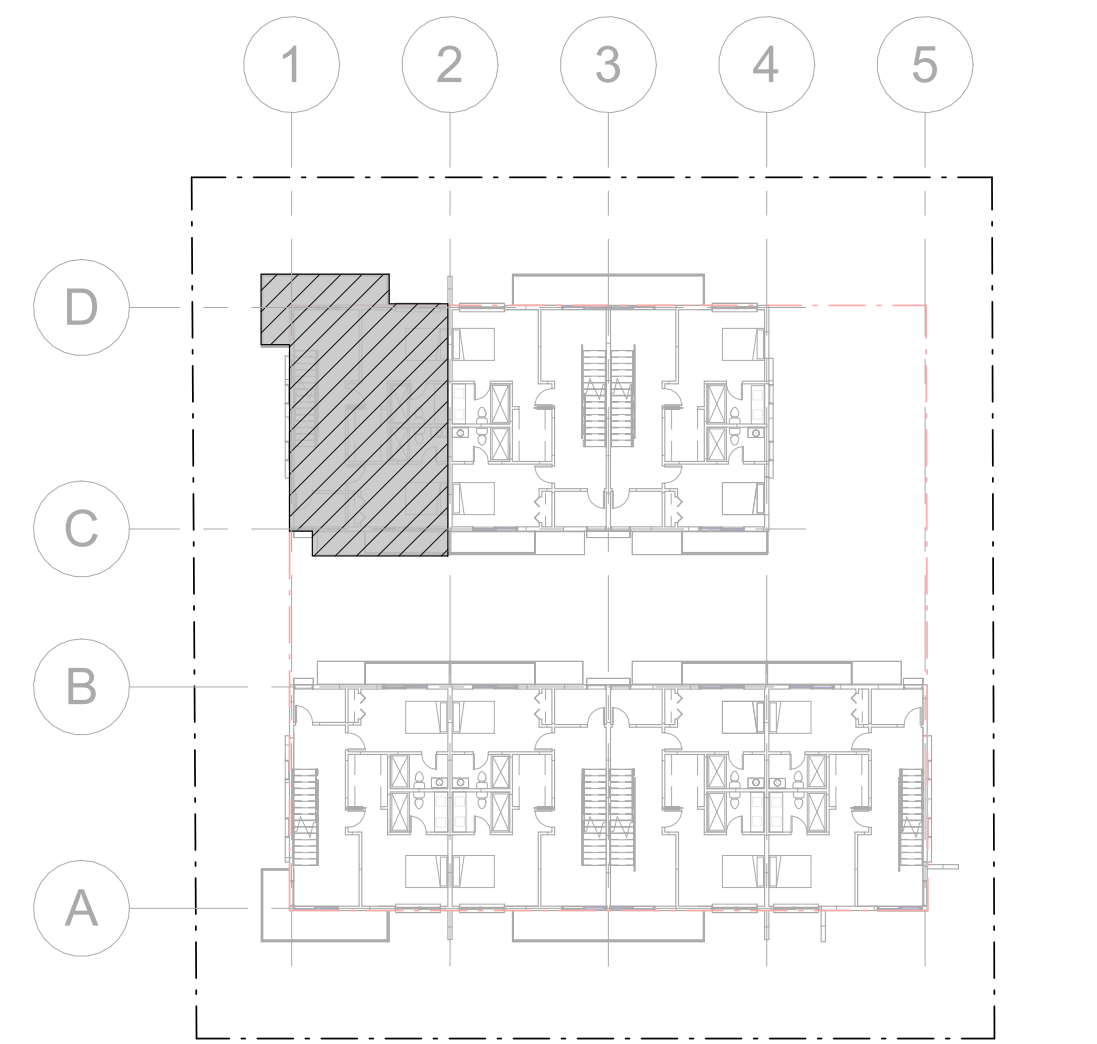




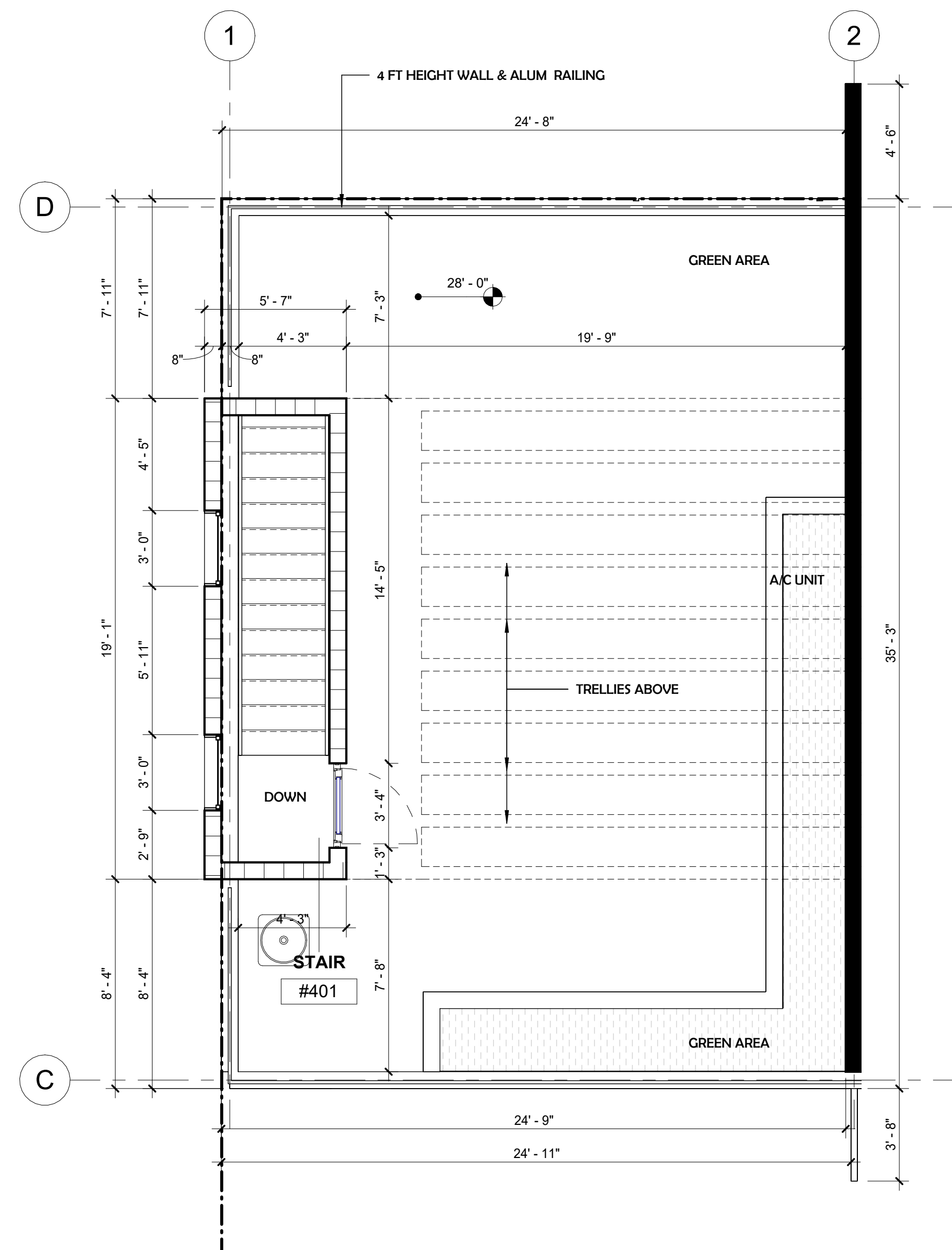
3 TYP. UNIT - 2ND FLOOR
1/4" = 1'-0"



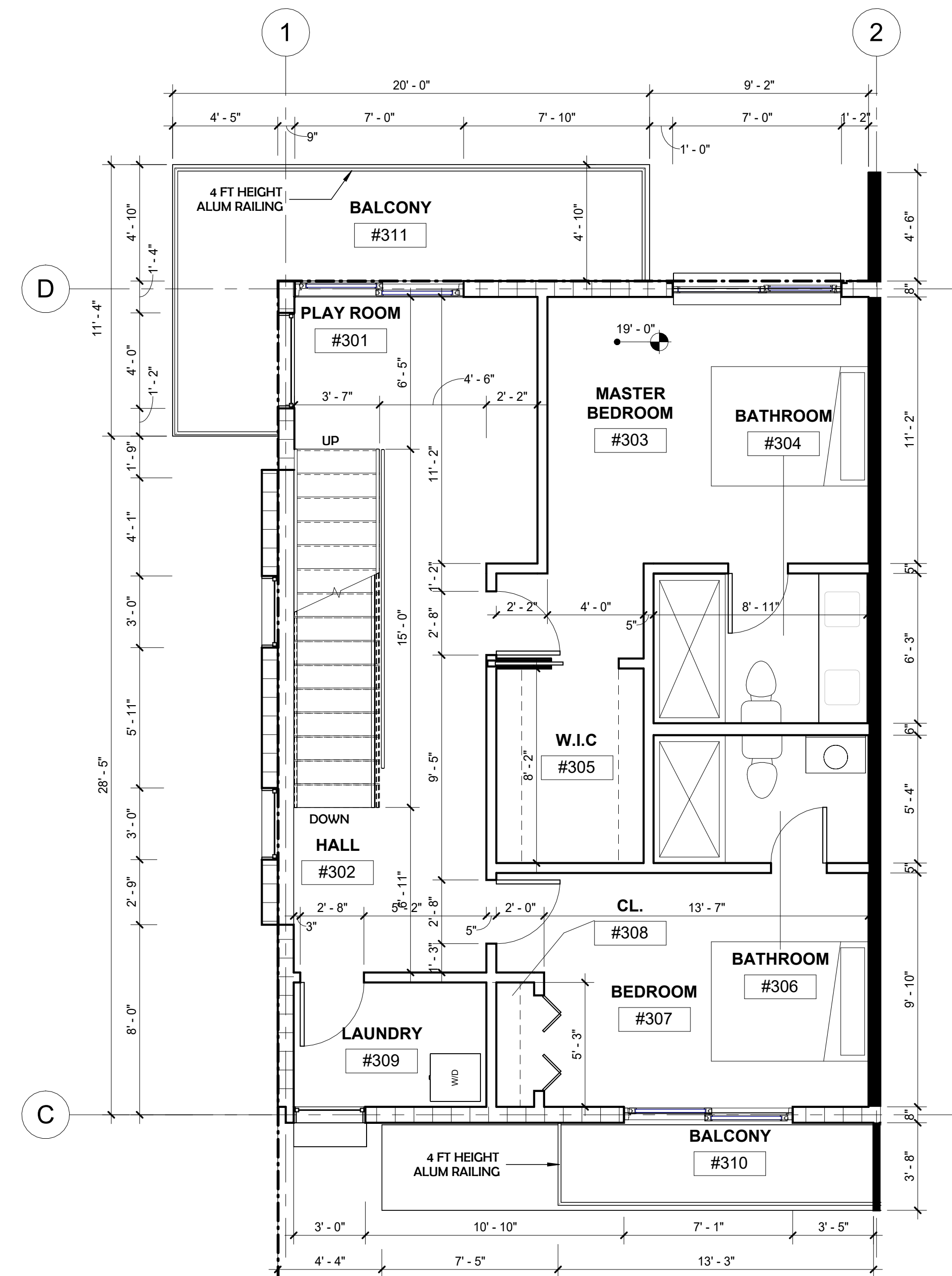
2 TYP. UNIT. - GROUND FLOOR
1/4" = 1'-0"



1 KEY MAP
1" = 30'-0"



3 TYP. UNIT - ROOFTOP
1/4" = 1'-0"



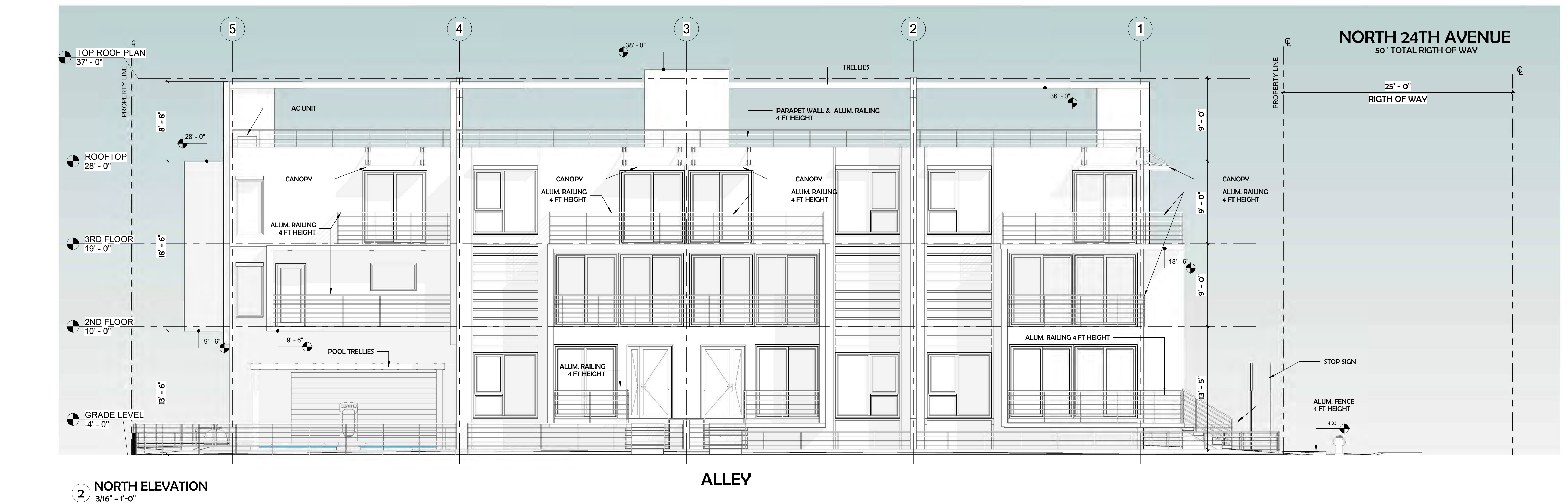
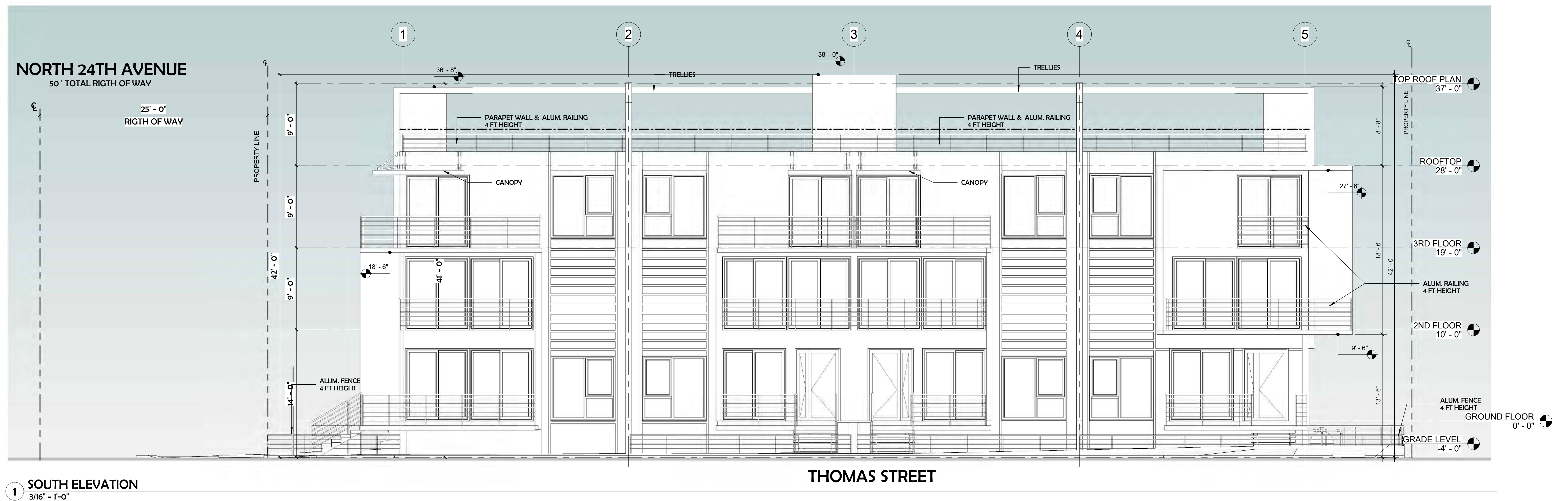
2 TYP. UNIT - 3RD FLOOR
1/4" = 1'-0"

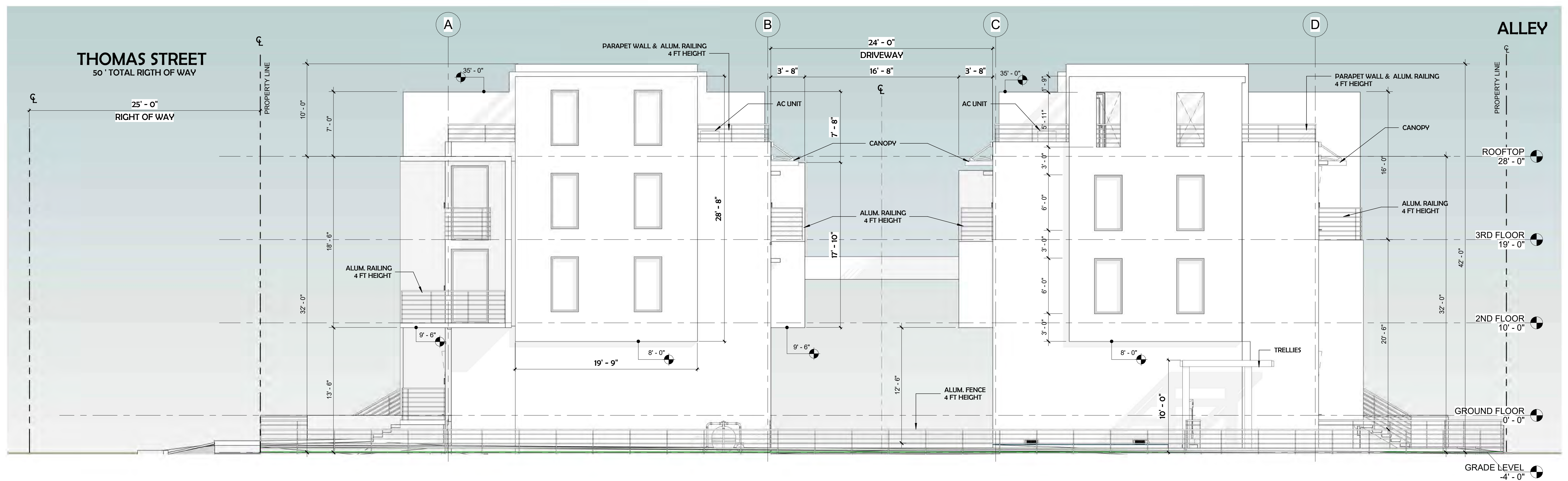


MEETING DATES

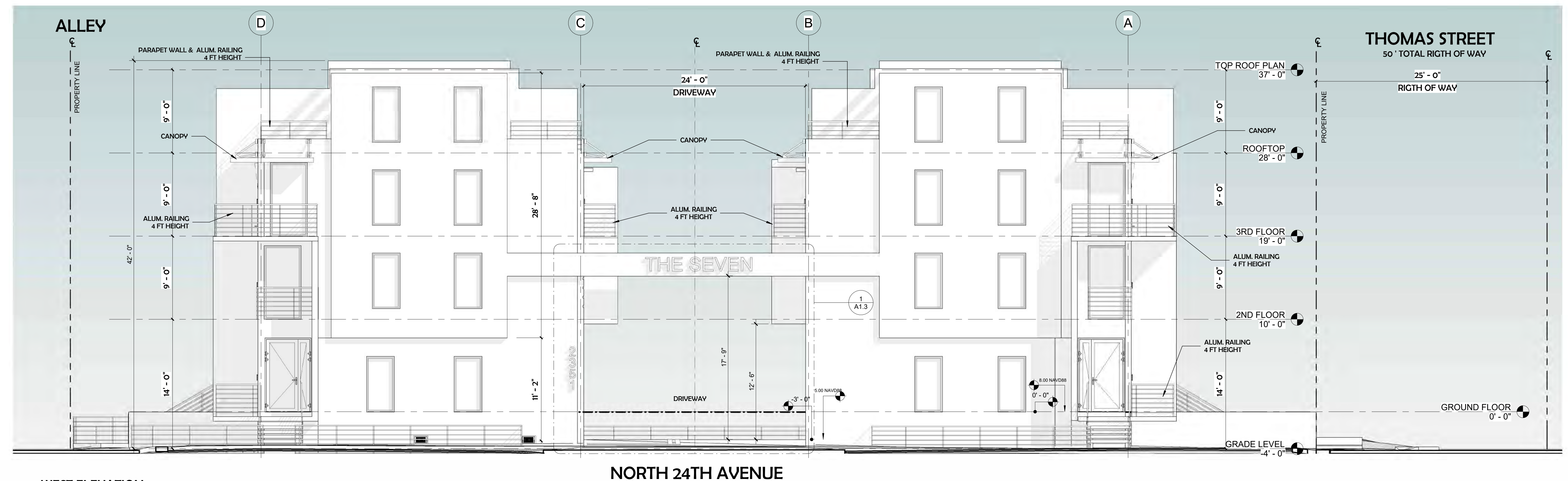
PACO
TAC 1
FINAL TAC
PLANNING AND ZONING BOARD

02/20/24
00/00/00
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00/00/00

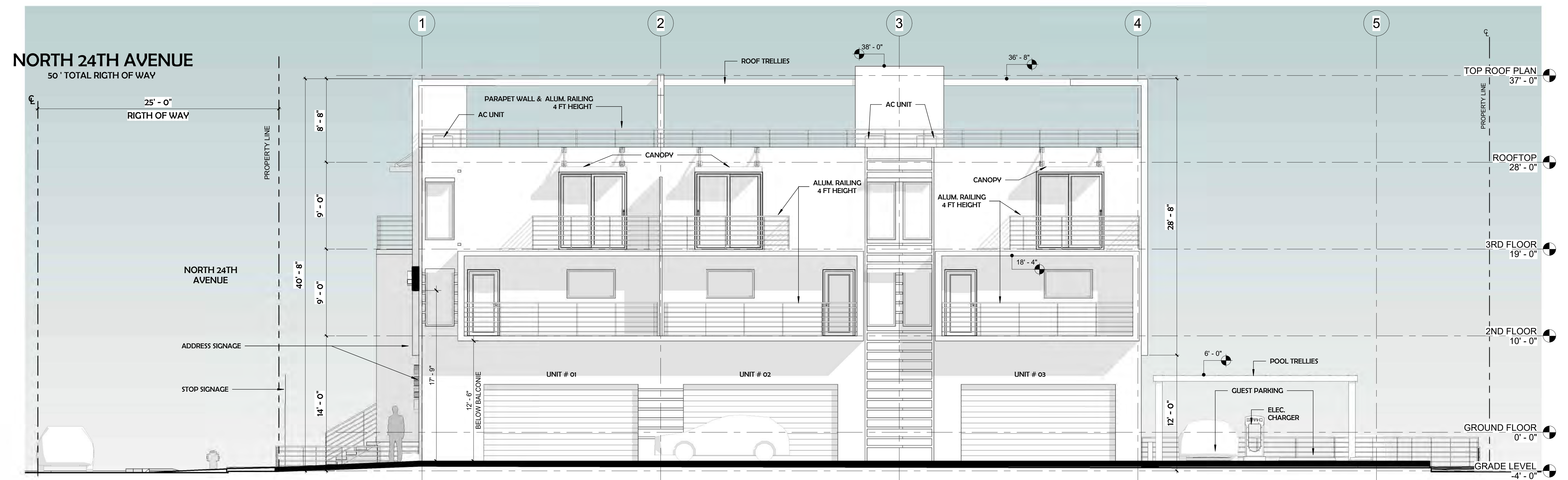




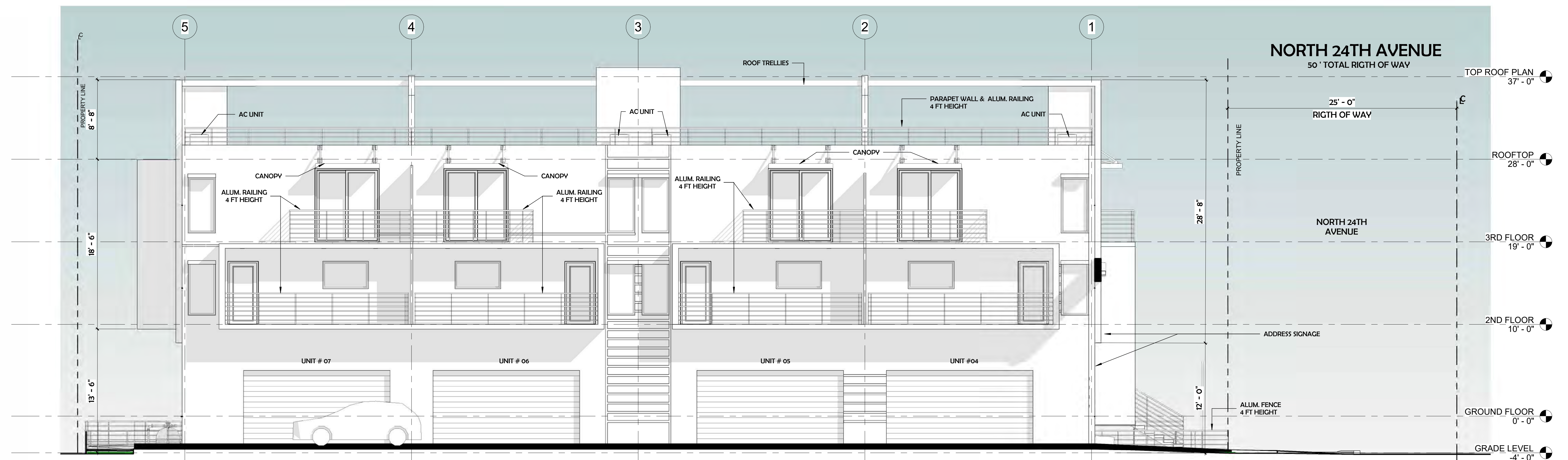
1 EAST ELEVATION
3/16" = 1'-0"



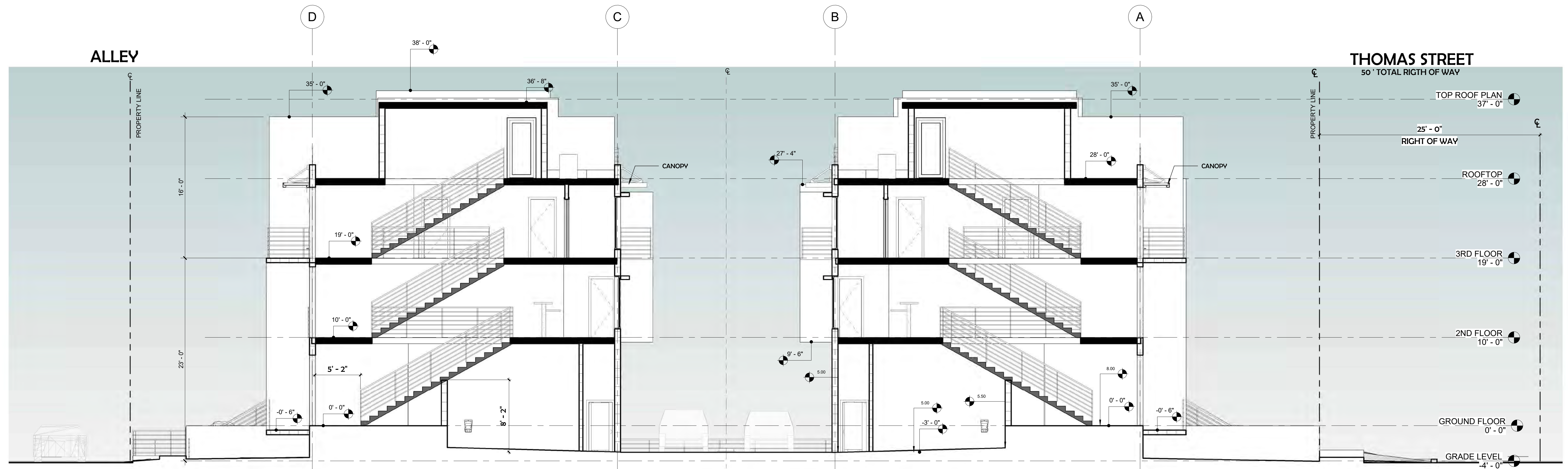
2 WEST ELEVATION
3/16" = 1'-0"

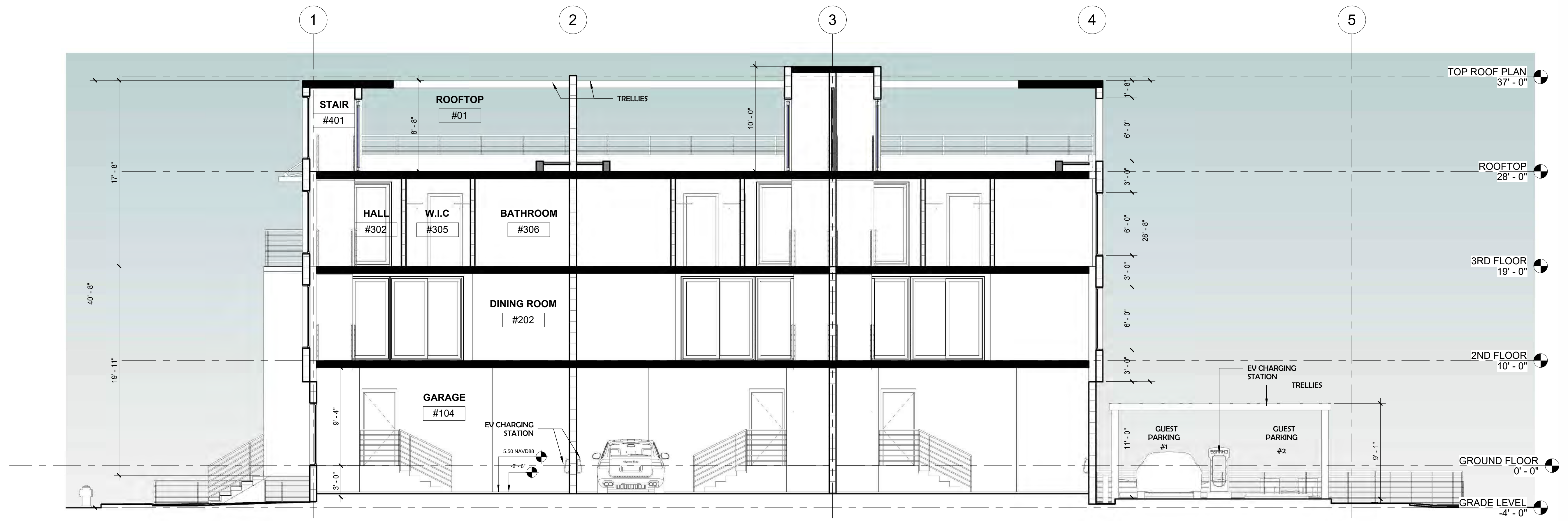


3 DRIVEWAY NORTH ELEVATION
3/16" = 1'-0"

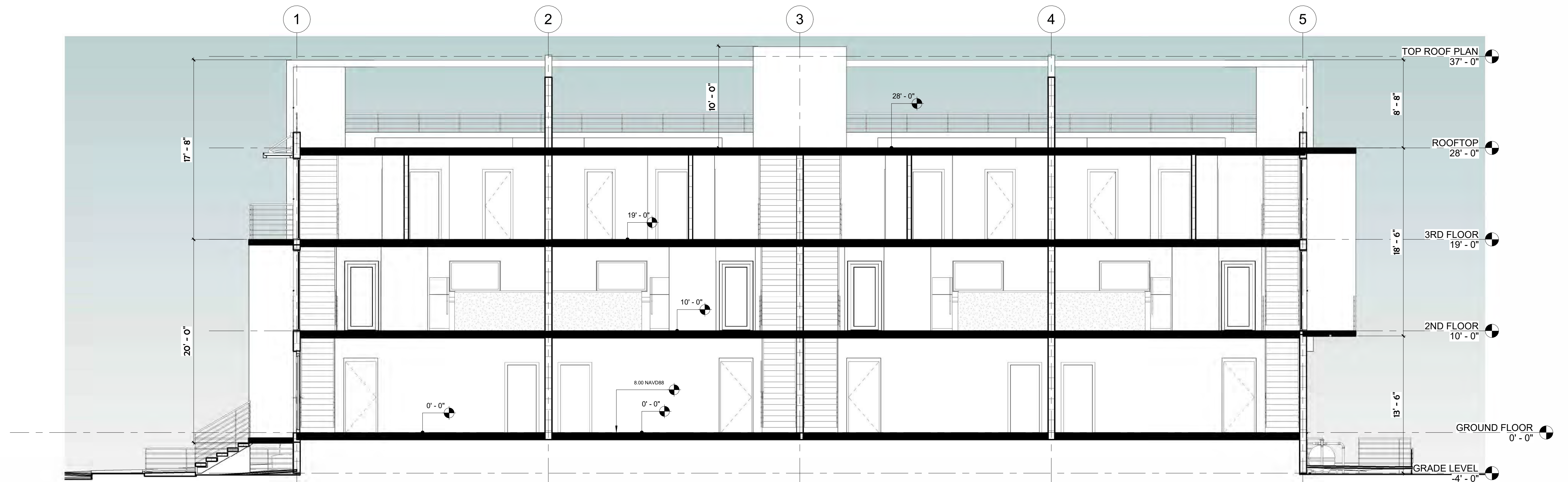


2 DRIVEWAY SOUTH ELEVATION
3/16" = 1'-0"





1 Section 5
3/16" = 1'-0"



2 Section 7
3/16" = 1'-0"

THOMAS TOWNHOUSES 2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES

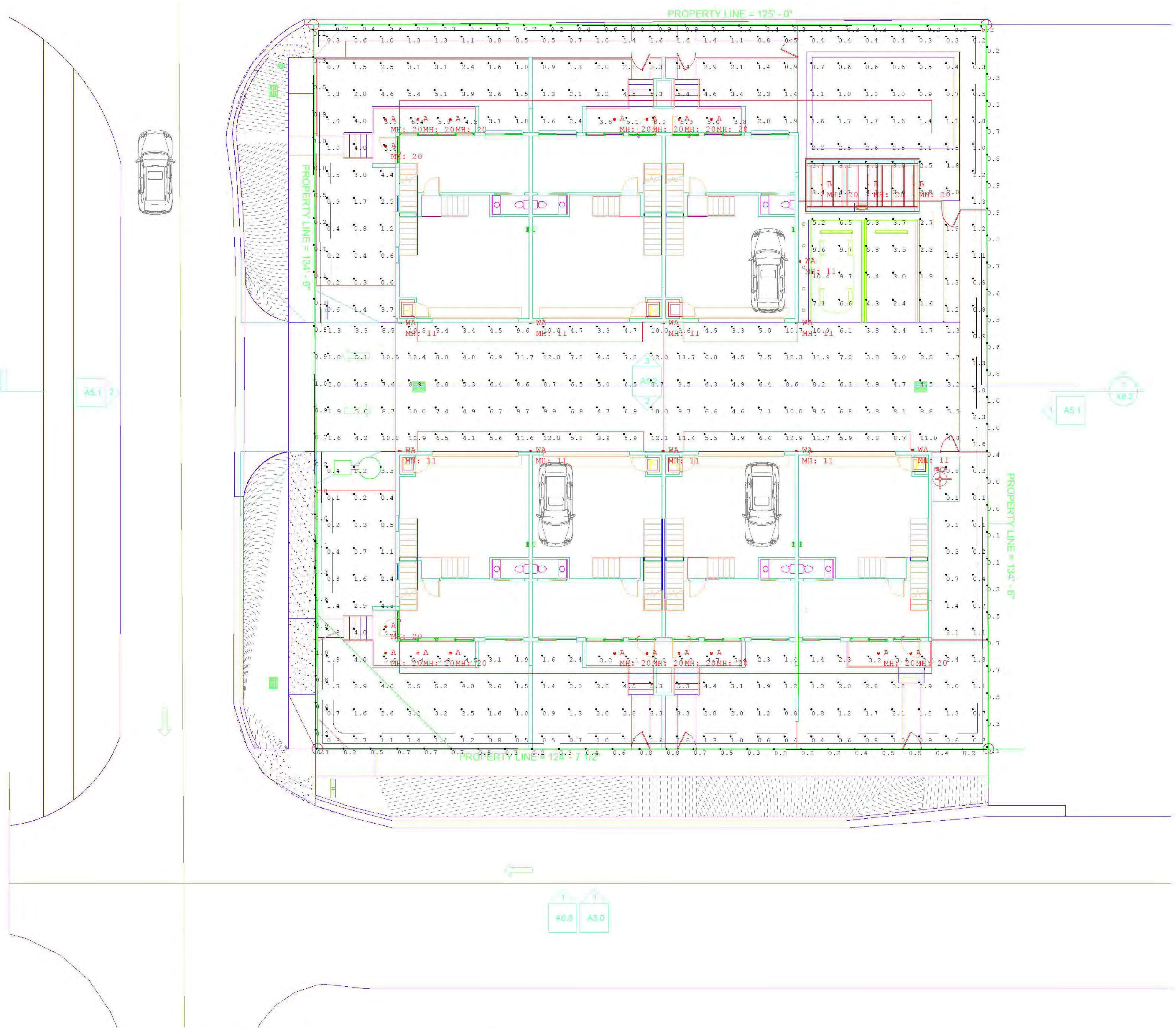
PACO
TAC1
FINAL TAC
PLANNING AND ZONING BOARD

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LONGITUDINAL SECTIONS

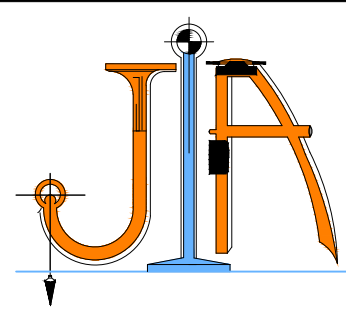
PROJEC#21-043

A6.1



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	18	A	Single	Atlantic Lighting COM4-SYL15-4K-U / 4CMPR-10	0.900	1239	13.1
	3	B	Single	Lux Illuminares EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX	0.900	1541	14.9
	10	WA	Single	PIL SH1-27-80-4K-XX-UNV-NA	0.900	3072	27
							Total Watts
							235.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lane	Illuminance	Fc	6.67	12.9	1.3	5.13	9.92
Pool Deck	Illuminance	Fc	3.03	4.1	1.8	1.68	2.28
Property Line	Illuminance	Fc	0.47	1.0	0.0	N.A.	N.A.
Terraces	Illuminance	Fc	4.99	6.4	3.1	1.61	2.06
To Property Line	Illuminance	Fc	1.69	5.5	0.1	16.90	55.00



JOHN IBARRA & ASSOCIATES, INC.

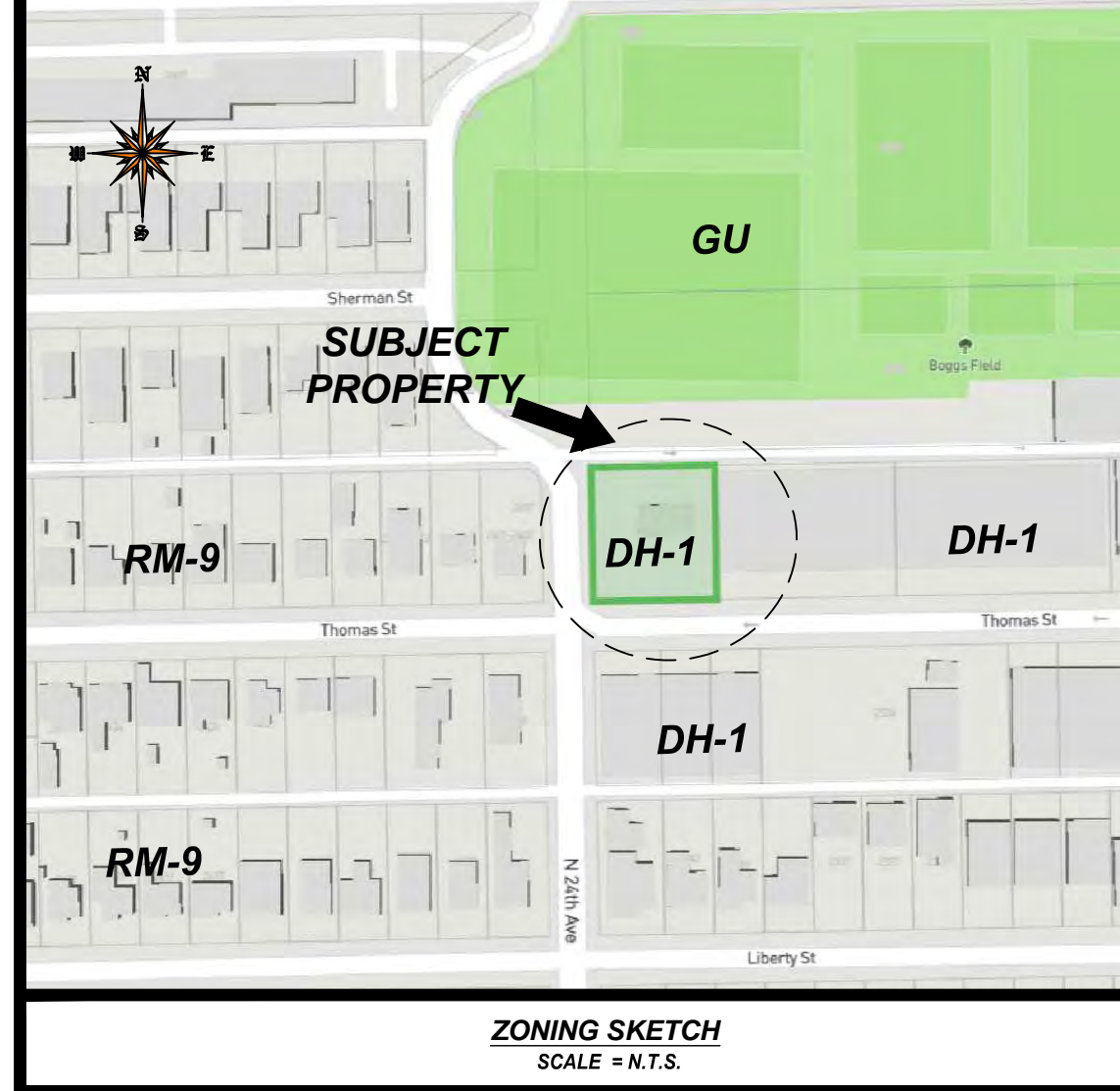
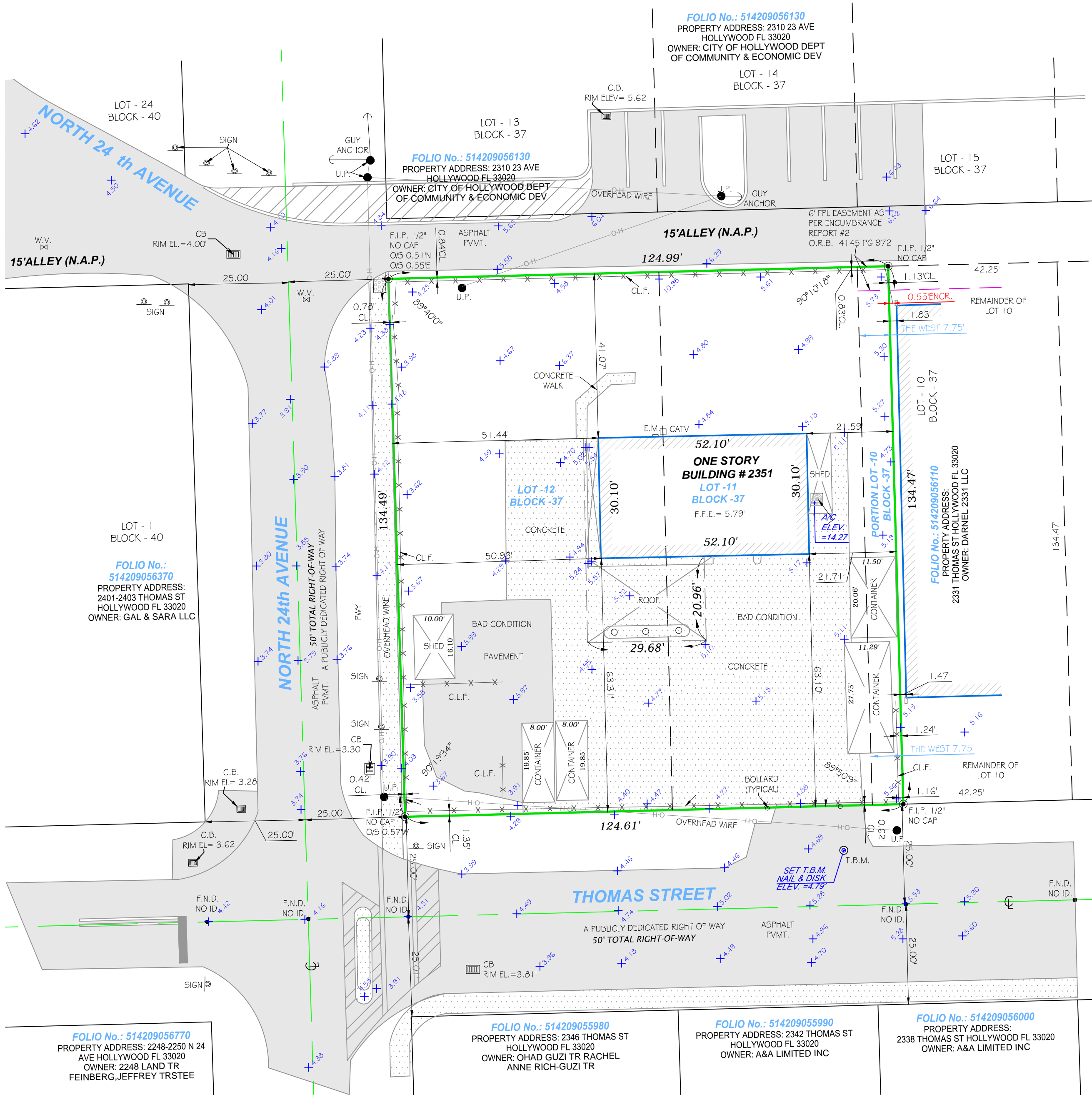
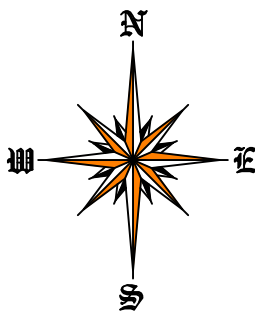
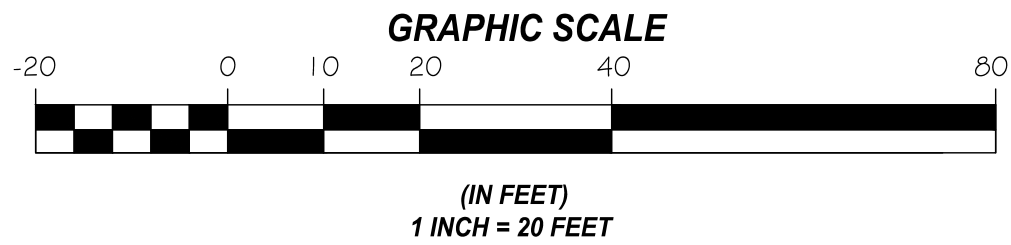
Professional Land Surveyors & Mappers

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



ALTA/NSPS Land Title Survey



ABBREVIATIONS

A = ARC
A/C = AIR CONDITIONER PAD
A/E = ANCHOR EASEMENT
A/R = ALUMINUM ROOF
A/S = ALUMINUM SHED
ASPH = ASPHALT
B.C. = BLOCK CORNER
B.D. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASIS OF BEARING
B.S.L. = BUILDING SETBACK LINE
C/L = CALCULATED
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH. = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
CL. = CLEAR
C.O. = CLEAN CUT
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
D.V. = DRIVE
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FT. = FEET
F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH OR HEIGHT
H.A.E.S. = INGRESS AND EGRESS EASEMENT
I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE
L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LINE MAINTENANCE EASEMENT
MIN. = MINUTES
M.D. = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.H. = MANHOLE
N.A.P. = NOT A PART OF
N.G.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
N.O. = NUMBER
O.B. = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.A. = OVERLAPPING
P.M.T. = PAVEMENT
PL. = PLANTER
P.L. = PROPERTY LINE
P.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE
P.O. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE
P.W.Y. = PARKWAY
P.P.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
R.R. = RAIL ROAD
RES. = RESIDENCE
R.W. = RIGHT-OF-WAY
R.M.D. = RADIUS OF RADIAL
R.G. = RANGE
R.O.B. = ROCK OVERLAPPING EASEMENT
SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.I.P. = SET IRON PIPE
S. = SOUTH
S.O.R.E. = SCREENED PORCH
S.V. = SEWER VALVE
T. = TANGENT
T.B. = TELEPHONE BOOTH
T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMENT
T.S.B. = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
T.M.P. = TOWNSHIP
UTL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.P. = WOOD PORCH
W.R. = WOOD ROOF
W.V. = WATER VALVE
W. = MONUMENT LINE
C. = CENTER LINE
X. = DELTA

SURVEYOR'S CERTIFICATE:

1. 1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS" OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS".

2. ADDRESSES OF THE SURVEYED PROPERTY: 2351 THOMAS STREET, HOLLYWOOD, FL. 33020

THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS THOMAS STREET AND NORTH 24TH AVENUE.

3. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "A1" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 125112 PANEL NO. 0587, SUFFIX "H", AND HAVING A BASE FLOOD OF 7.00 FEET, BEARING AN EFFECTIVE DATE OF 08/19/2014.

4. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 16,811.58 SQUARE FEET OR ± 0.39 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

5. ELEVATIONS ARE REFERRED TO BROWARD COUNTY BENCHMARK BCED BM 1895, ELEVATION 11.076 FEET OF N.G.V.D. OF 1929, CONVERTED TO N.A.V.D. 1988 BY USING CORPSON.

6. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE DH-1, DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT. SETBACKS ARE AS PER CITY OF HOLLYWOOD.

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

(DH-1)

MINIMUM FRONT = 20.00 FEET
MINIMUM SIDEWAYS = 20.00 FEET
MINIMUM REAR = 15 FEET
SIDE (INTERIOR) = 10.00 FEET. PLATTED AND RECORDED LOTS OF 50 FT. OR LESS IN WIDTH MAY HAVE A 5 FT. SETBACK.
REAR = 20 FEET

THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS PARKING REQUIREMENTS, NOT INTERIOR USABLE FLOOR SPACE IS 1568.21 SQUARE FEET.
FLOOR ELEVATION OF EXISTING BUILDING IS 5.79 FEET.
THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 20.78 FEET N.A.V.D. 1988.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE), SHOWN ON THE SURVEY.

9. THERE ARE 0 REGULAR PARKING SPACES AND 0 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

10. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.

11. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS, MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE. NOT APPLICABLE.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, SHOWN ON THE SURVEY.

14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET SHOWN ON THE SURVEY.

15. RECTIFIED ORTHOPHOTOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. NOT APPLICABLE.

16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S NOTE:

1. THERE MIGHT BE ADDITIONAL EASEMENT FOR UTILITIES OVER THE NORTH AND WEST SIDES OF THE SUBJECT PROPERTY, THAT ARE NOT SHOWN ON THE PLAT OF RECORD, FOR UTILITY POLE AND GUY ANCHORS.

2. B.B.L. DENOTES BASE BUILDING LINE.

3. THERE MIGHT BE ADDITIONAL RIGHT OF WAY DEDICATIONS THAT ARE NOT MENTIONED ON THE PROPERTY LEGAL DESCRIPTION AND/OR CITY OF MIAMI ATLAS MAP No. 3000.

SUPER SEVEN LLC
2351 THOMAS STREET., HOLLYWOOD, FL 33020

BASED UPON TITLE COMMITMENT FUND FILE NO. 1120849-4
AGENT'S FILE REFERENCE NO. 2351 HARRIMANN
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF NOVEMBER 15, 2021 AT 9:36 AM

SURVEYOR'S CERTIFICATION

TO: SUPER SEVEN LLC, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(A),8,9,13,15,19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 24, 2023:

03/24/2023

JOHN IBARRA
(DATE OF SURVEY)
PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).
REVISED SURVEY:

I HEREBY CERTIFY: THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLEES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO F.S. 402.127, FLORIDA STATUTES.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 7.75 FEET OF LOT TEN (10) AND ALL OF LOTS ELEVEN (11) AND TWELVE (12) IN BLOCK THIRTY-SEVEN (37) OF HOLLYWOOD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 19 OF PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

• THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
• ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.
• UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
• BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE ENLARGED FOR CLARITY PURPOSES.

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT FUND FILE NUMBER 1120849-4, DATED NOVEMBER 15, 2021, AT 9:36 A.M.:

ITEM NO. 7: ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD PARK, AS RECORDED IN PLAT BOOK 4, PAGE 19, PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.

ITEM NO. 8: ORDINANCE NO. 2005-19 RECORDED ON O.R. BOOK 4002 PAGE 1782, PUBLIC RECORDS OF BROWARD COUNTY, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

ITEM NO. 9: ORDINANCE NO. 2005-19 RECORDED ON O.R. BOOK 4002 PAGE 1789, PUBLIC RECORDS OF BROWARD COUNTY, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

THE ITEMS SHOWN HERE ARE OF THE ENCUMBRANCE REPORT PER CHICAGO TITLE INSURANCE COMPANY FILE NUMBER 10929034 REVISED, DATED THROUGHT AND INCLUDING JANUARY 19, 2023 AT 11:05 PM.

2. FPL EASEMENT AS RECORDED ON O.R.B. 4145 PAGE 972, PUBLIC RECORDS OF BROWARD COUNTY, AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

LEGEND

— O — = OVERHEAD UTILITY LINES
— — — = CONCRETE BLOCK WALL
— X — X — = CHAIN LINK FENCE
— 0 — 0 — 0 — = IRON FENCE
— — — — — = WOOD FENCE
— — — — — = BUILDING SETBACK LINE
— — — — — = UTILITY EASEMENT
— — — — — = LIMITED ACCESS R/W
— — — — — = NON-VEHICULAR ACCESS R/W
x 0.00 = EXISTING ELEVATIONS

Project Address:

2351 THOMAS STREET., HOLLYWOOD FL, 33020

Project Location:

BROWARD COUNTY

SECTION 09, TOWNSHIP 51 SOUTH, RANGE 42 EAST

Folio No.: 5142 09 05 6120

DRAWN BY:

CARLOS D.

Job Number:

21-002819-2

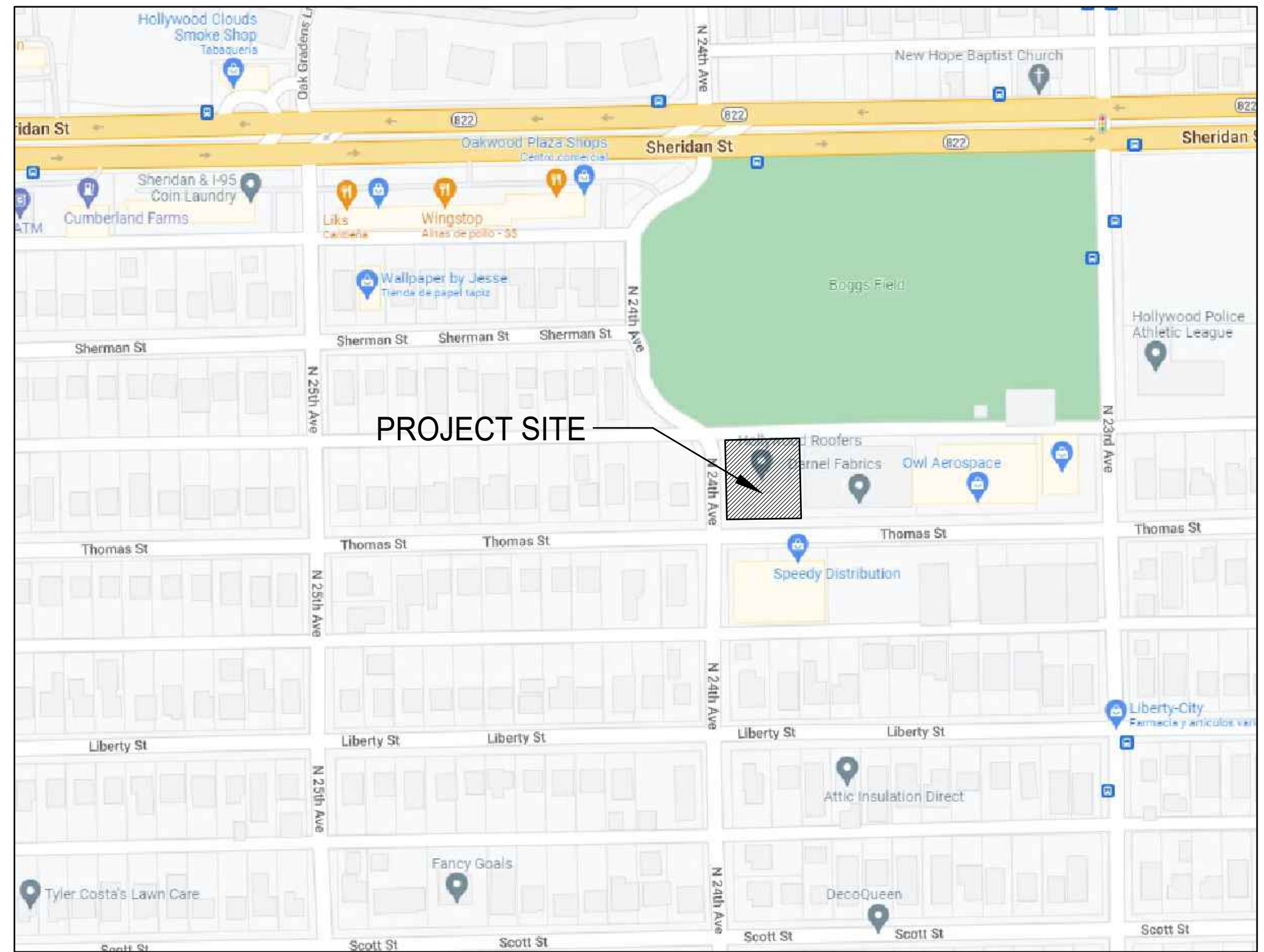
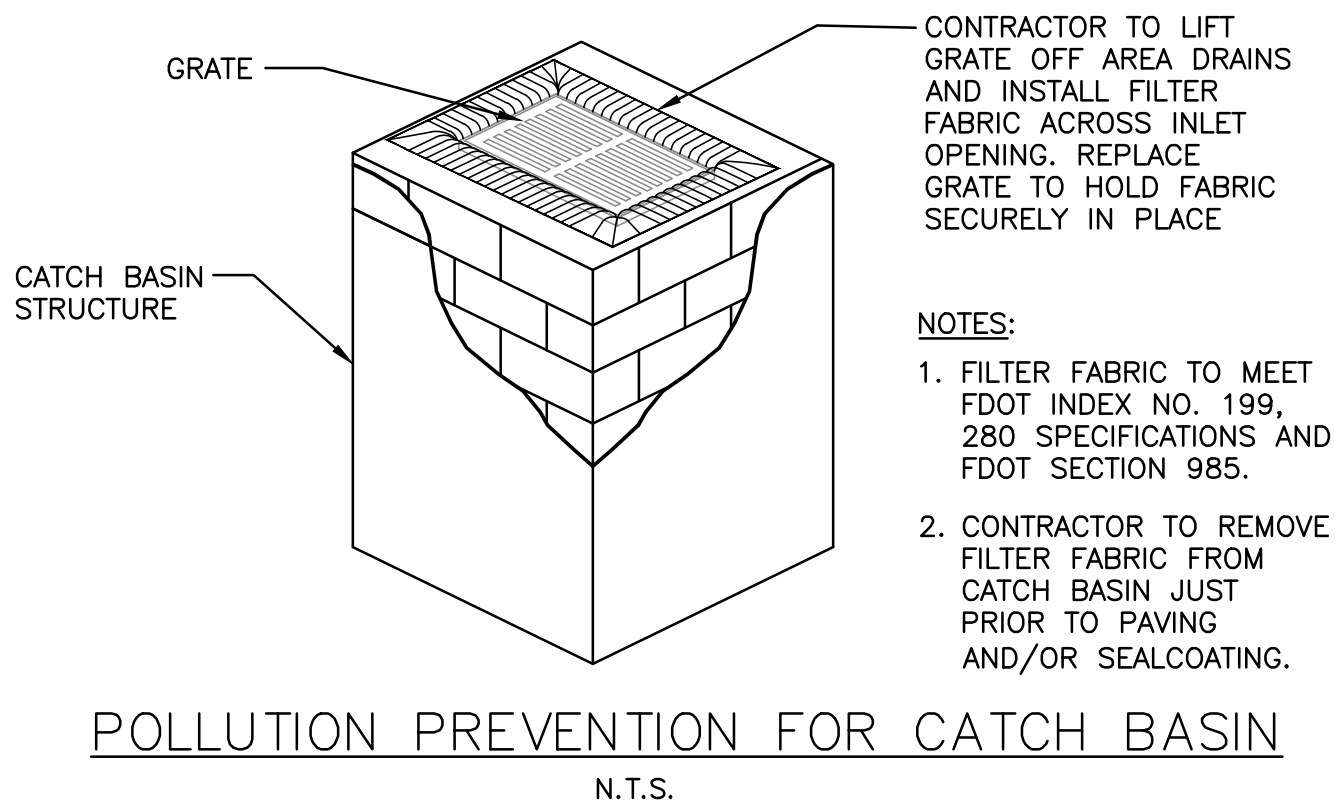
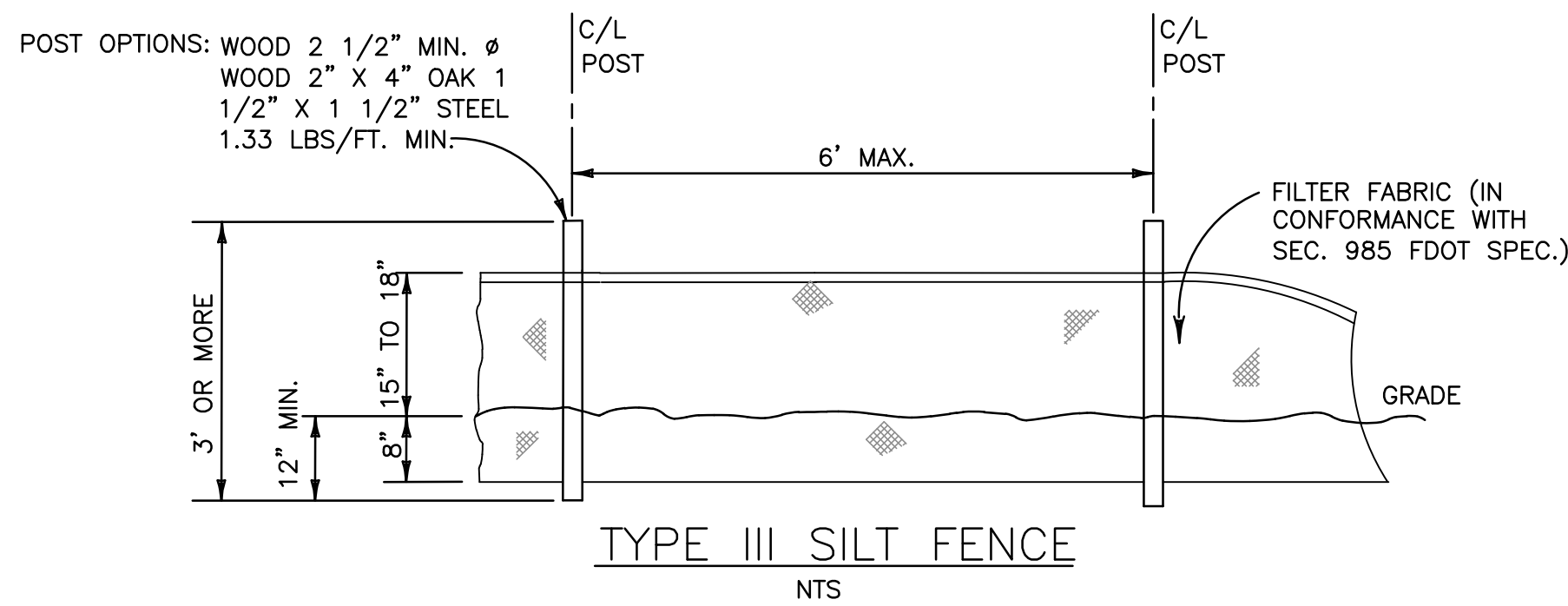
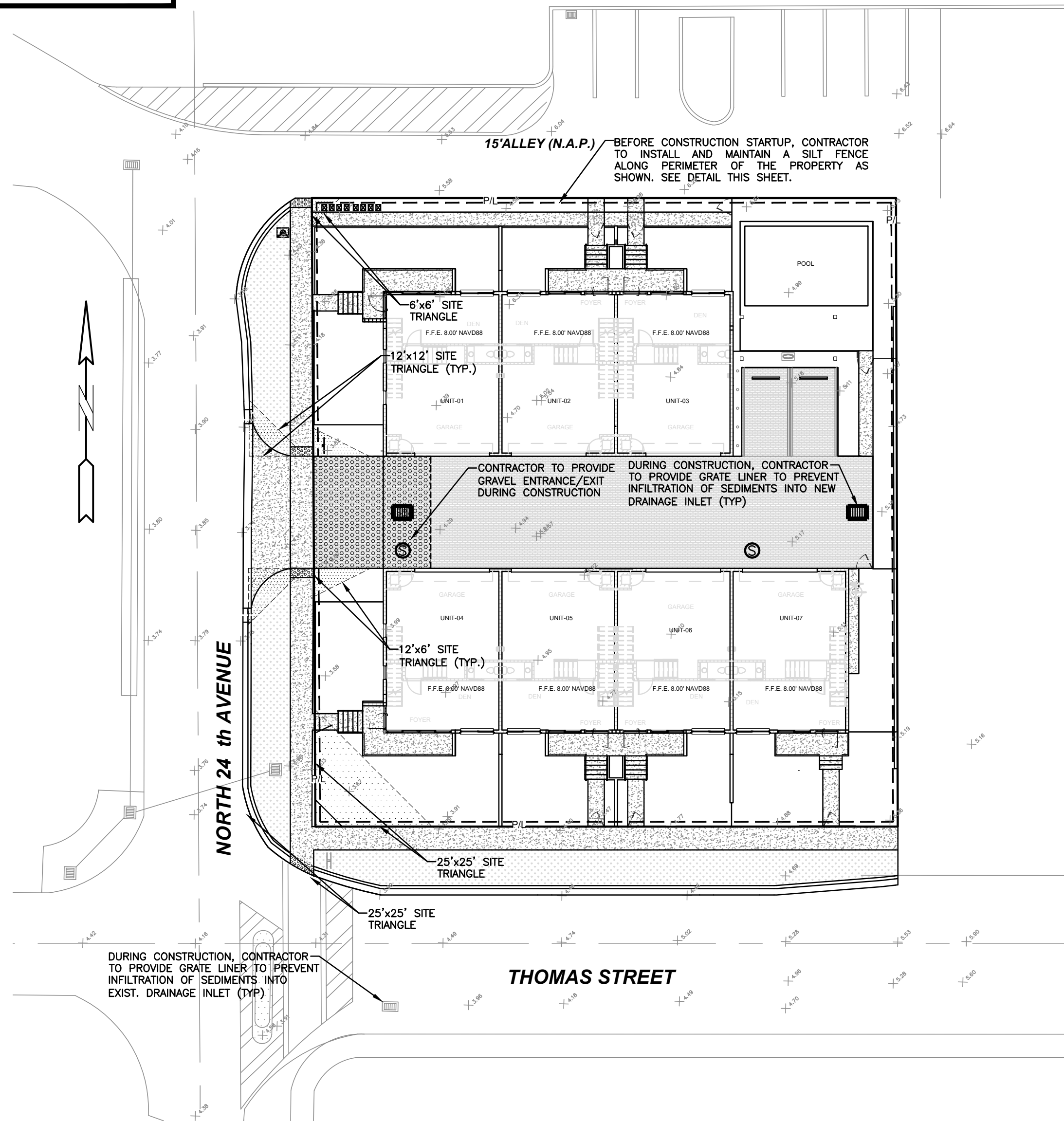
777 N.W. 72nd AVENUE, SUITE 3025
MIAMI, FLORIDA 33126
TELEPHONE: (305) 262-0400 FAX (305) 262-0401
www.ibarralandsurveyors.com

John Ibarra
And Assor., Inc.
LAND SURVEYORS

L.B.# 7806

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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4-8-24

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

ZE

NEW RESIDENTIAL BUILDING

2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#: 76036

DATE: 10/26/22

SCALE: 1"=20'

SHEET NO.:

C1

1 OF 9

PROJECT NO.: 24-08

ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM

15' ALLEY (N.A.P.)

NORTH 24th AVENUE

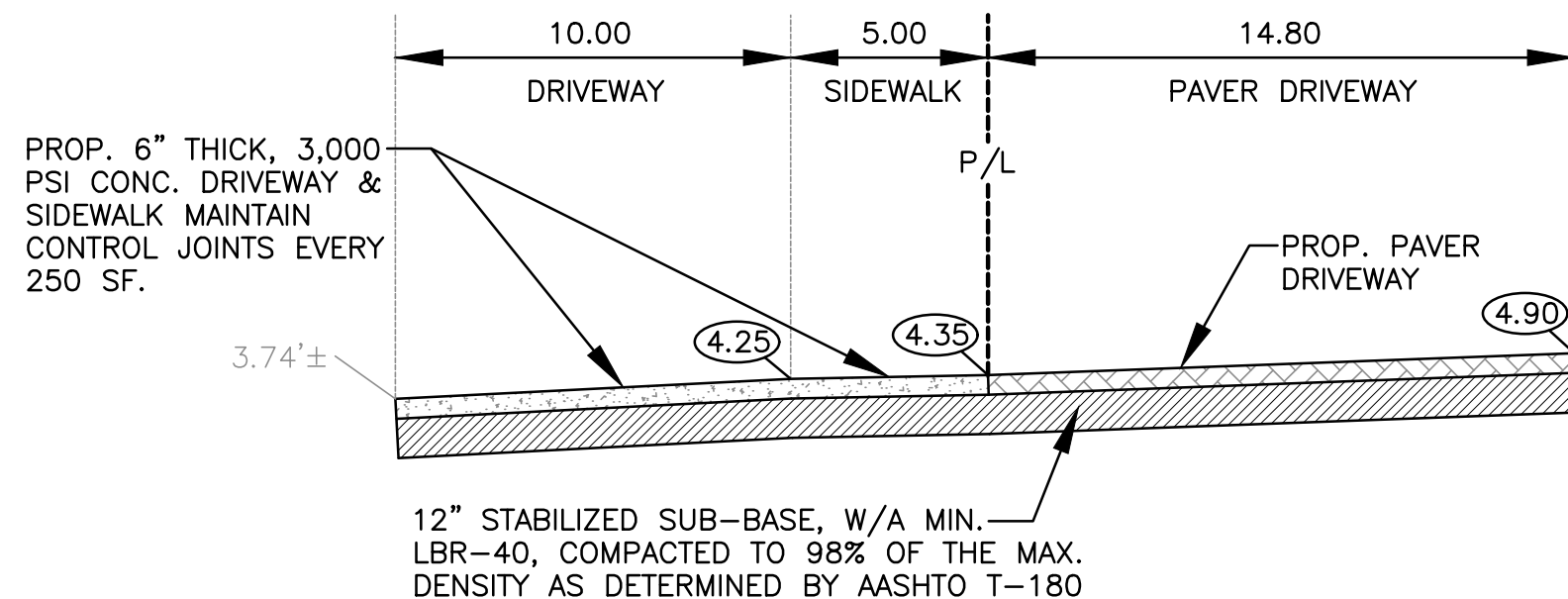
THOMAS STREET

LEGEND

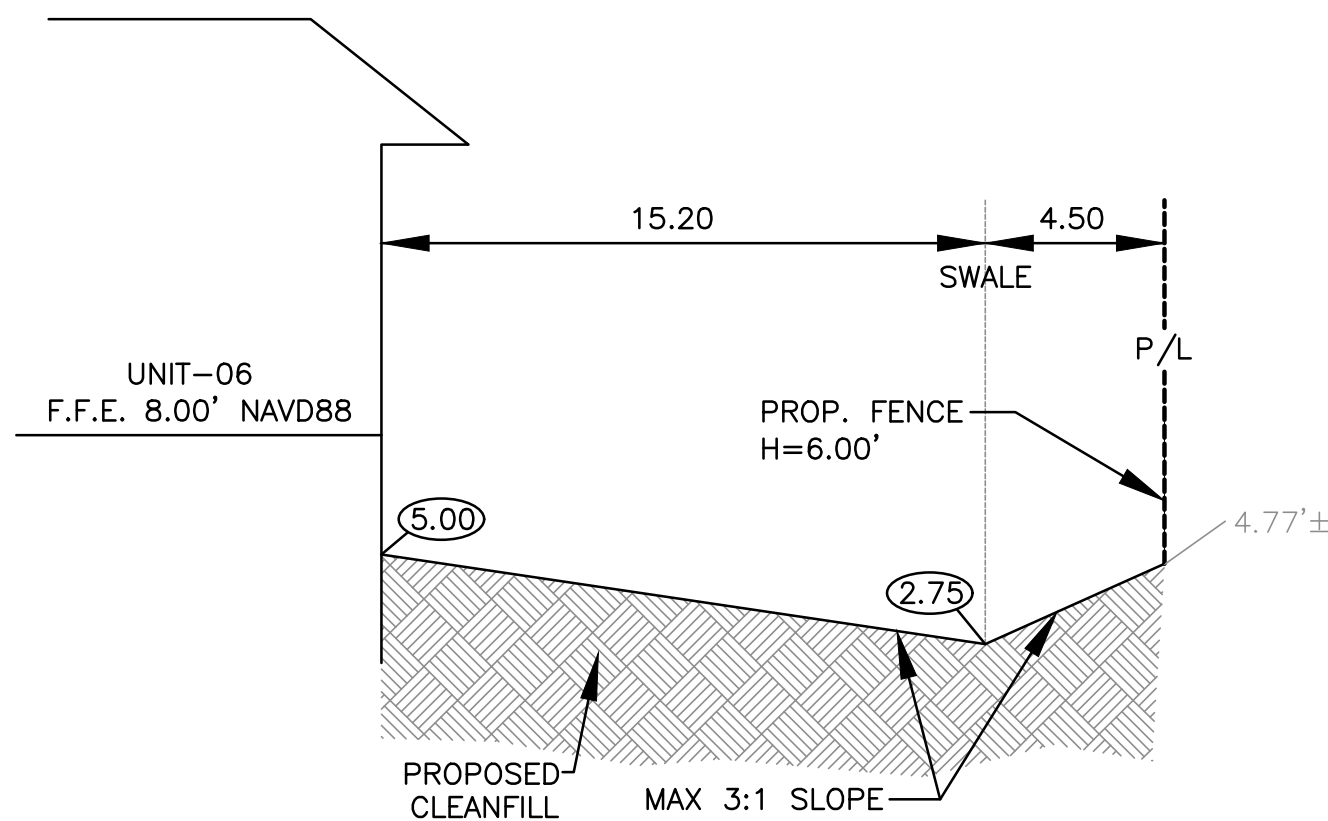
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

NOTES:

- CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
- PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
- CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
- PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
- ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
- CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
- EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



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4-8-24

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
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ZEPHYR ENGINEERING

ZE

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036

DATE: 10/26/22

SCALE: 1"=10'

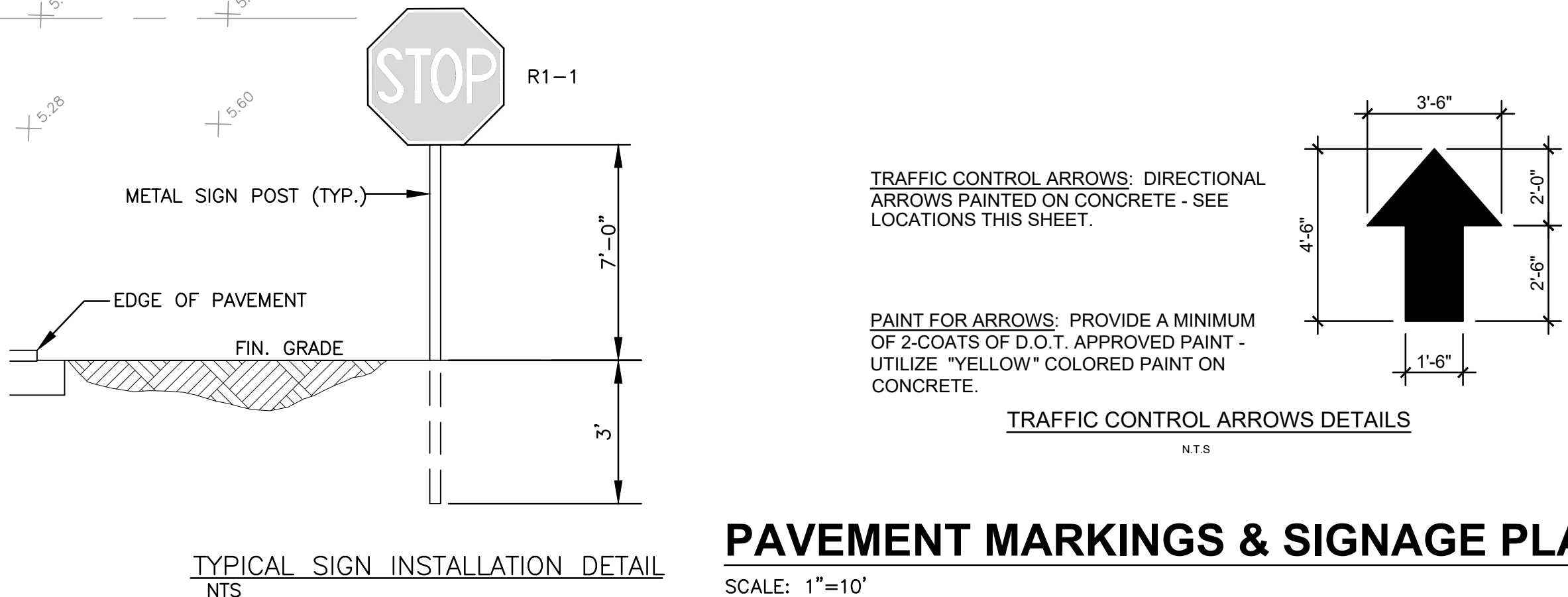
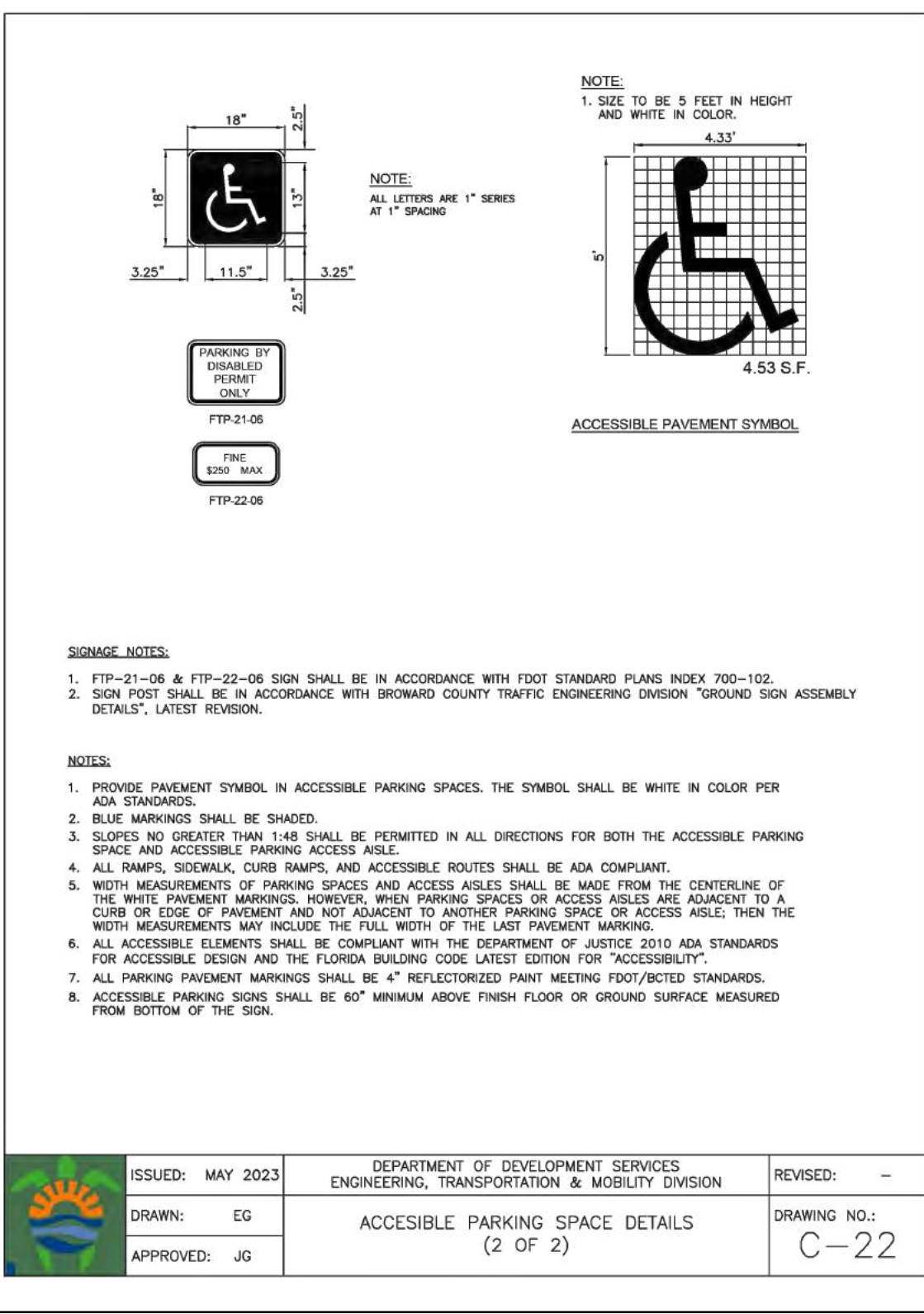
SHEET NO.:

C2

2 OF 9

PROJECT NO.: 24-08

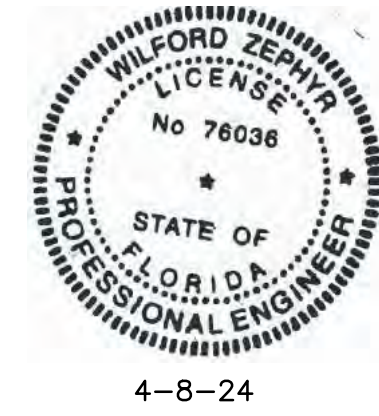
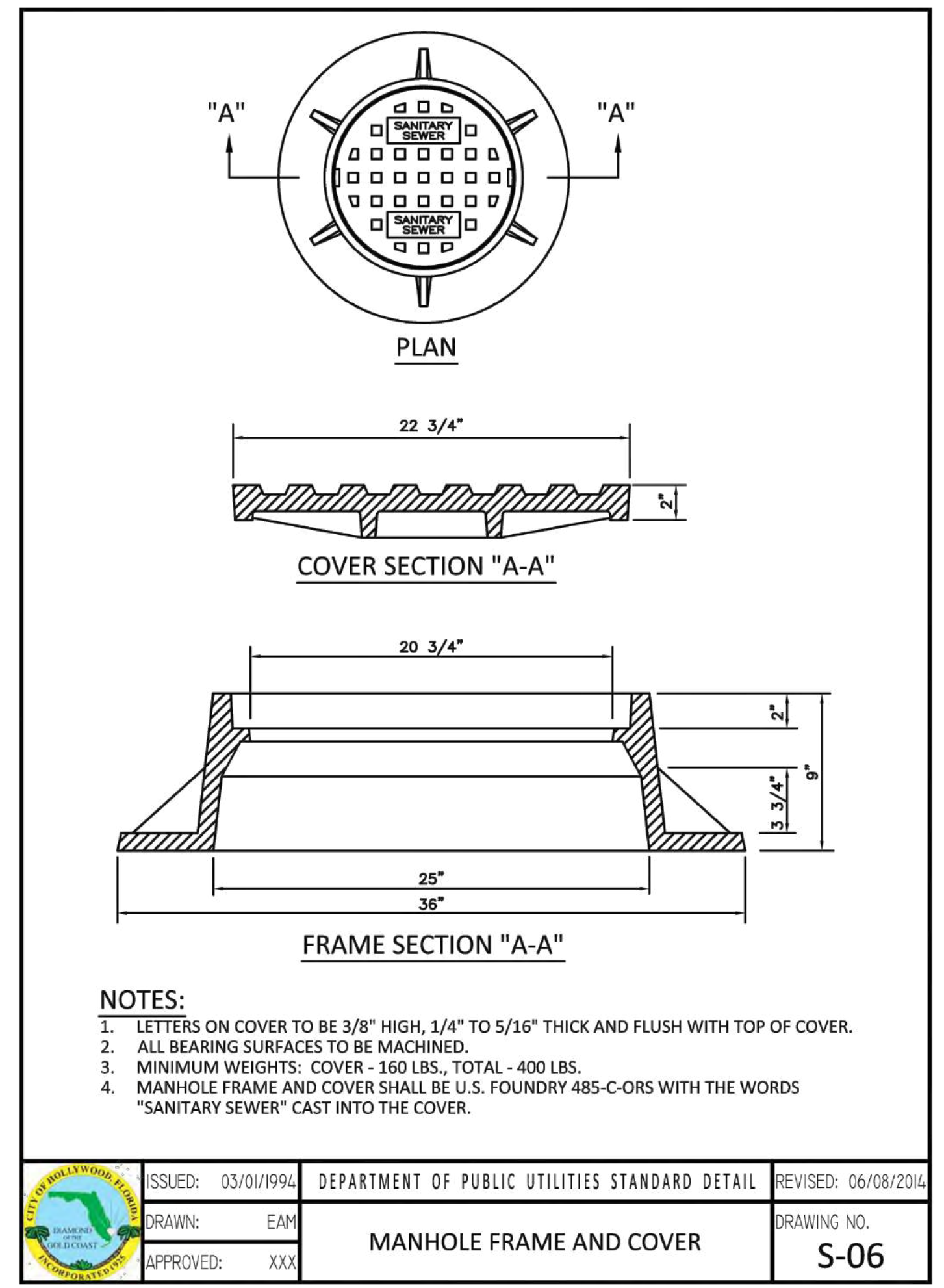
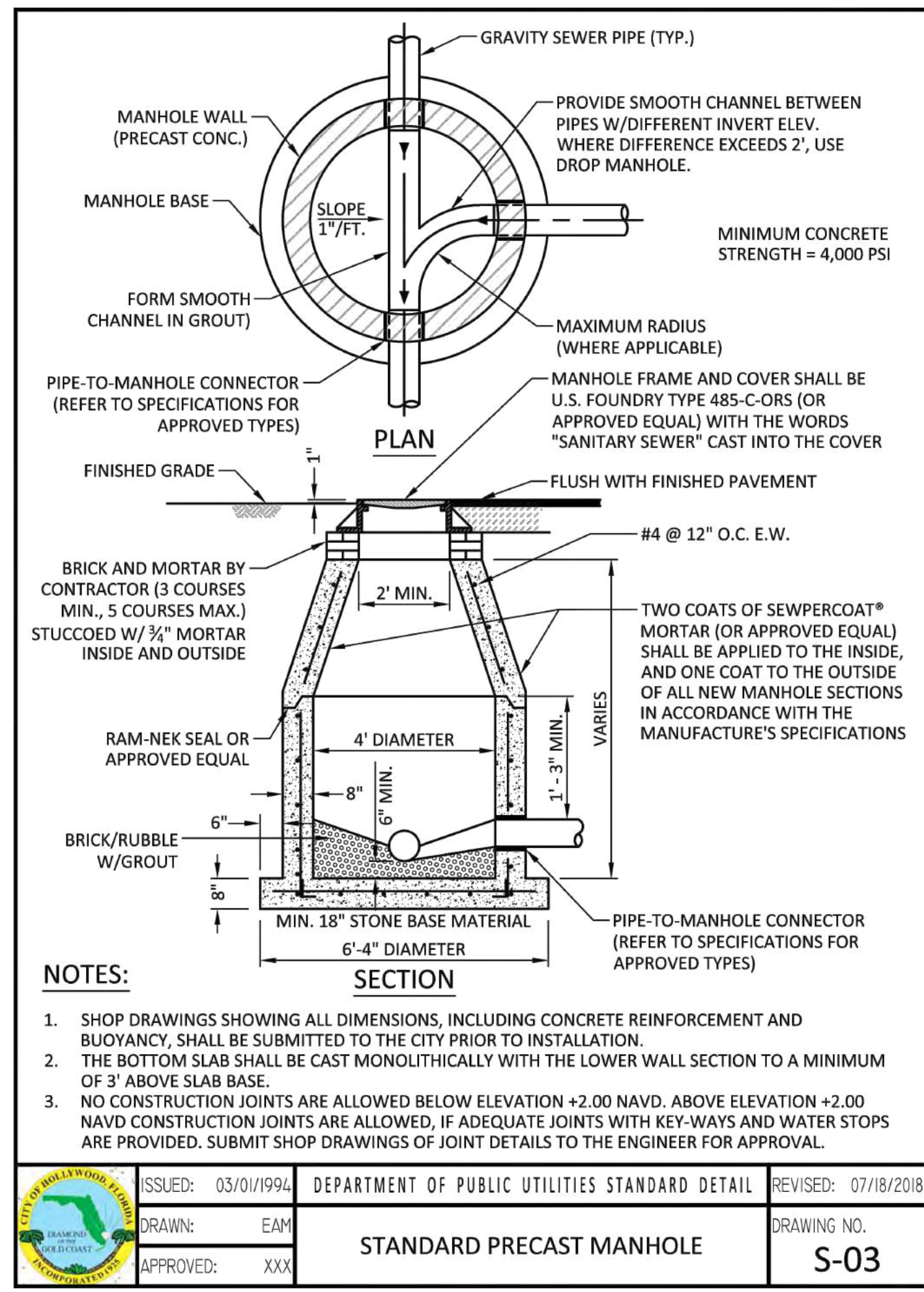
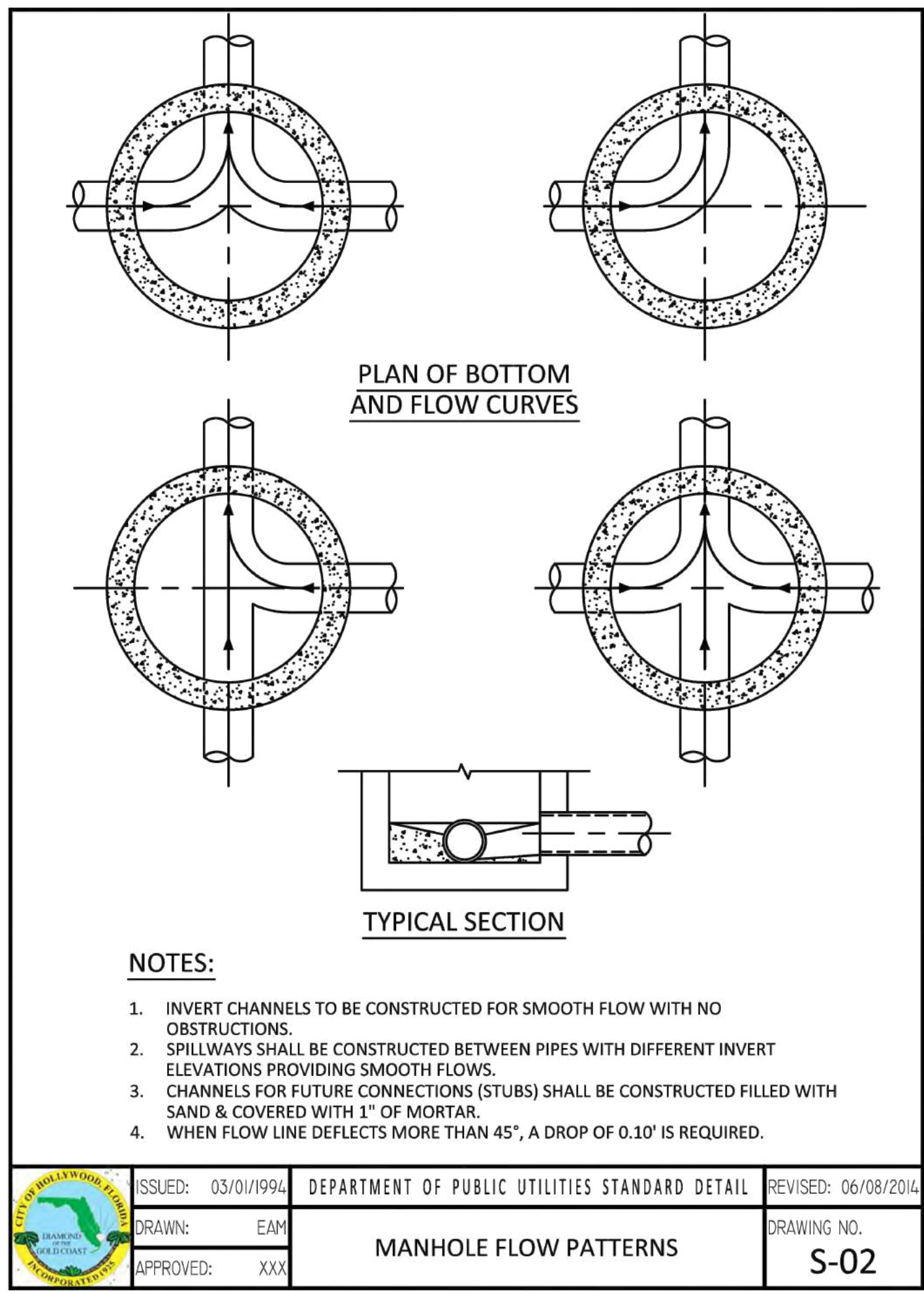
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SCALE: 1"=10'

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6 OF 9



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UTILITIES DETAILS II

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING

WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA#: 31158

NEW RESIDENTIAL BUILDING

2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#: 76036

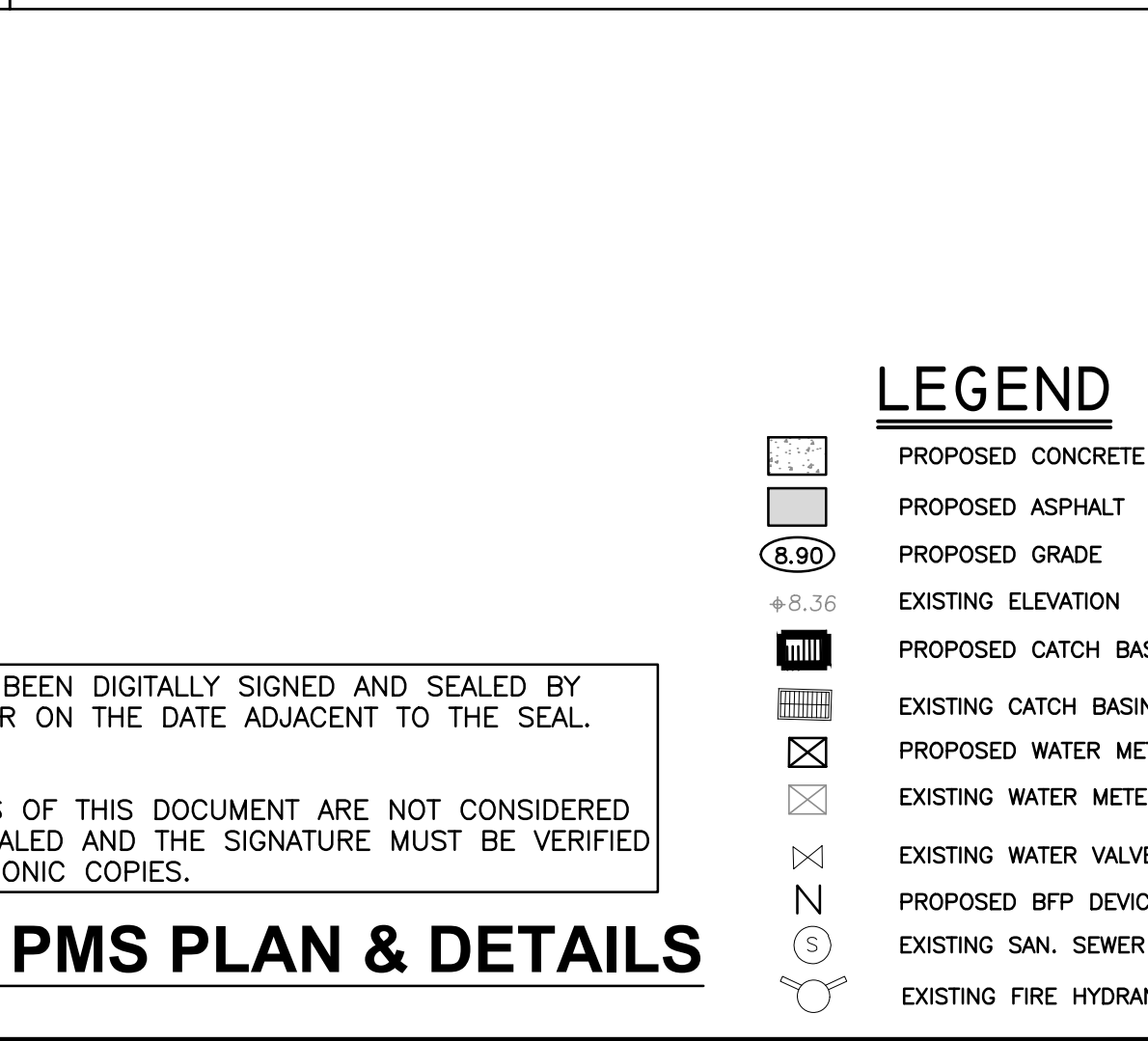
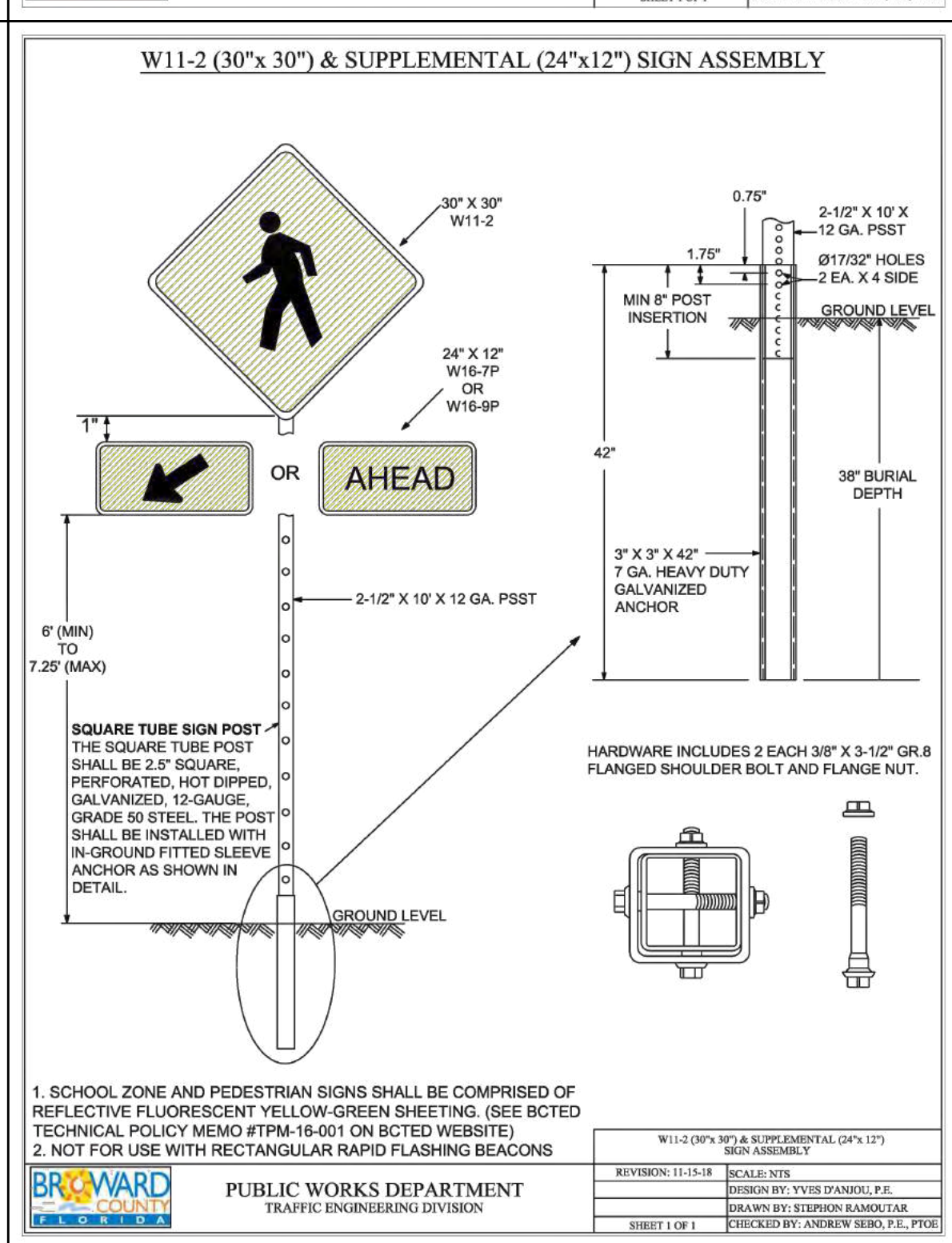
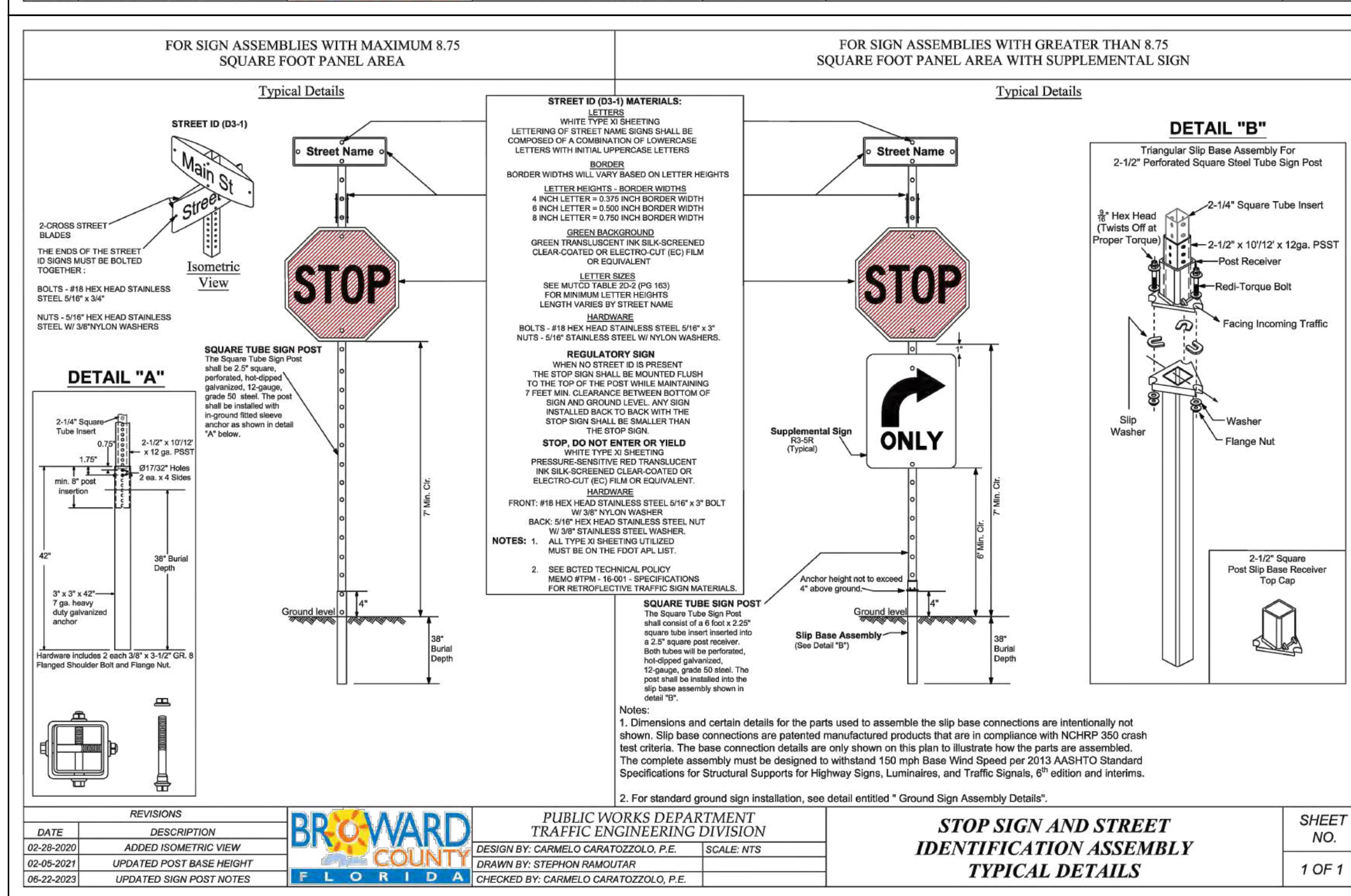
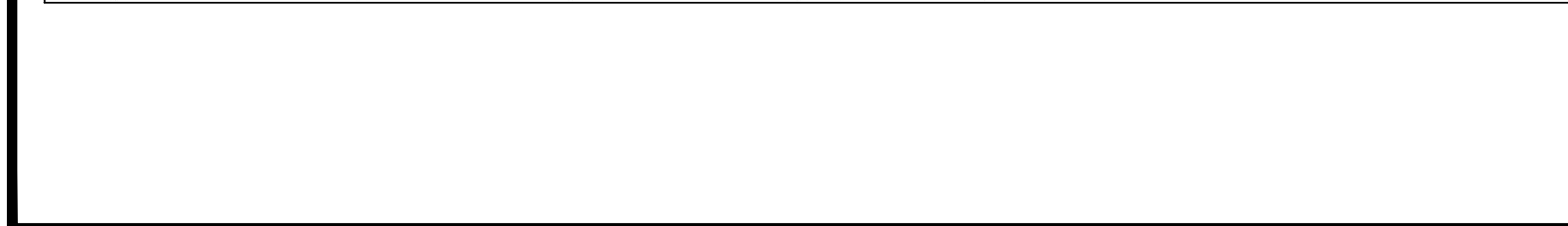
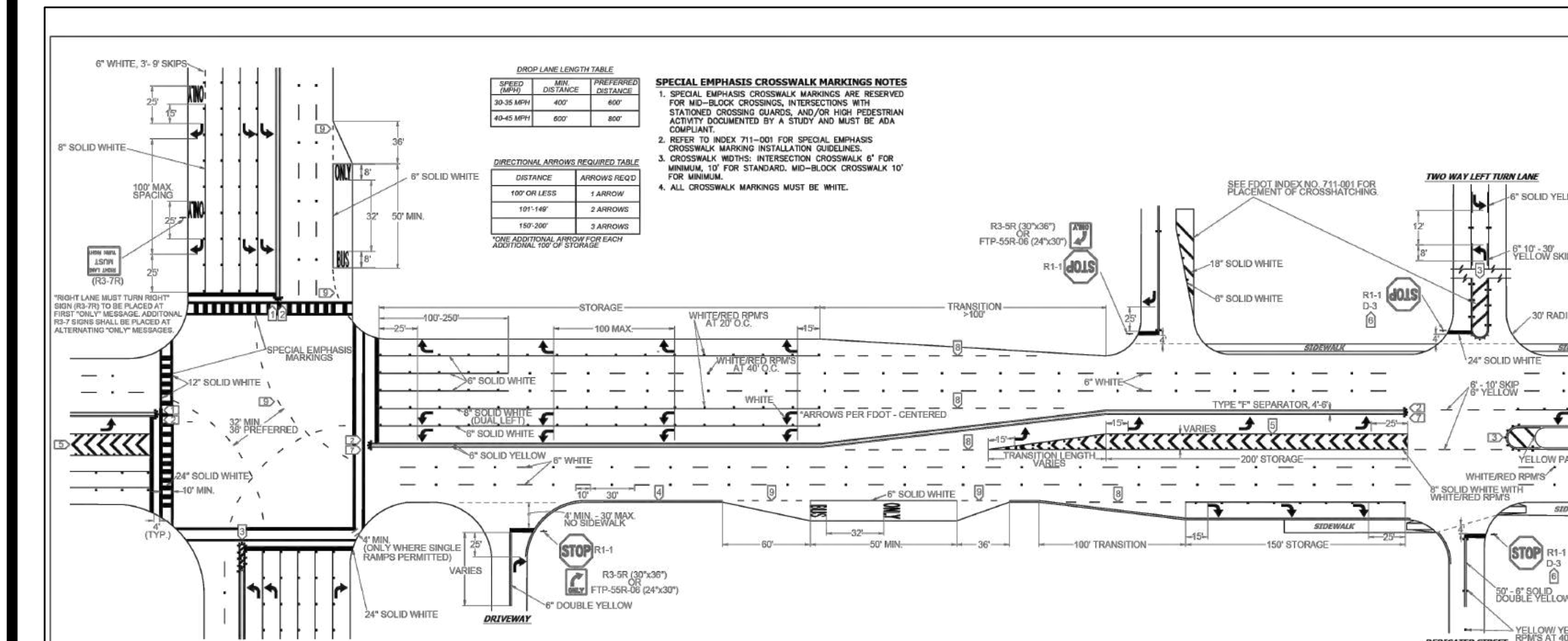
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
SHEET NO.: C8

8 OF 9

PROJECT NO.: 24-08

[illegible]

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com



NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036

DATE: 10/26/22

SCALE: 1"=10'

SHEET NO.:

69

PROJECT NO. : 34-0

Landscape Data:

RAC Zoning - DH-1 (Low Intensity Multi-Family District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	7 Trees (215/30)	7 Trees
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	13 Trees (260/20)	13 Trees (See Schedule)
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	807 sf Landscape (3,229 sf x .25)	817 sf Landscape (Includes Rooftop)
Minimum Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.	5 Trees Ground Floor (4,963 SF)	6 Trees
Total Required:	25 Trees (5,511 SF)	25 Trees (See Schedule)
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	15 Trees (60%)	25 Trees (100%)

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4); Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.
- All landscape to have a 1 year warranty after final acceptance.

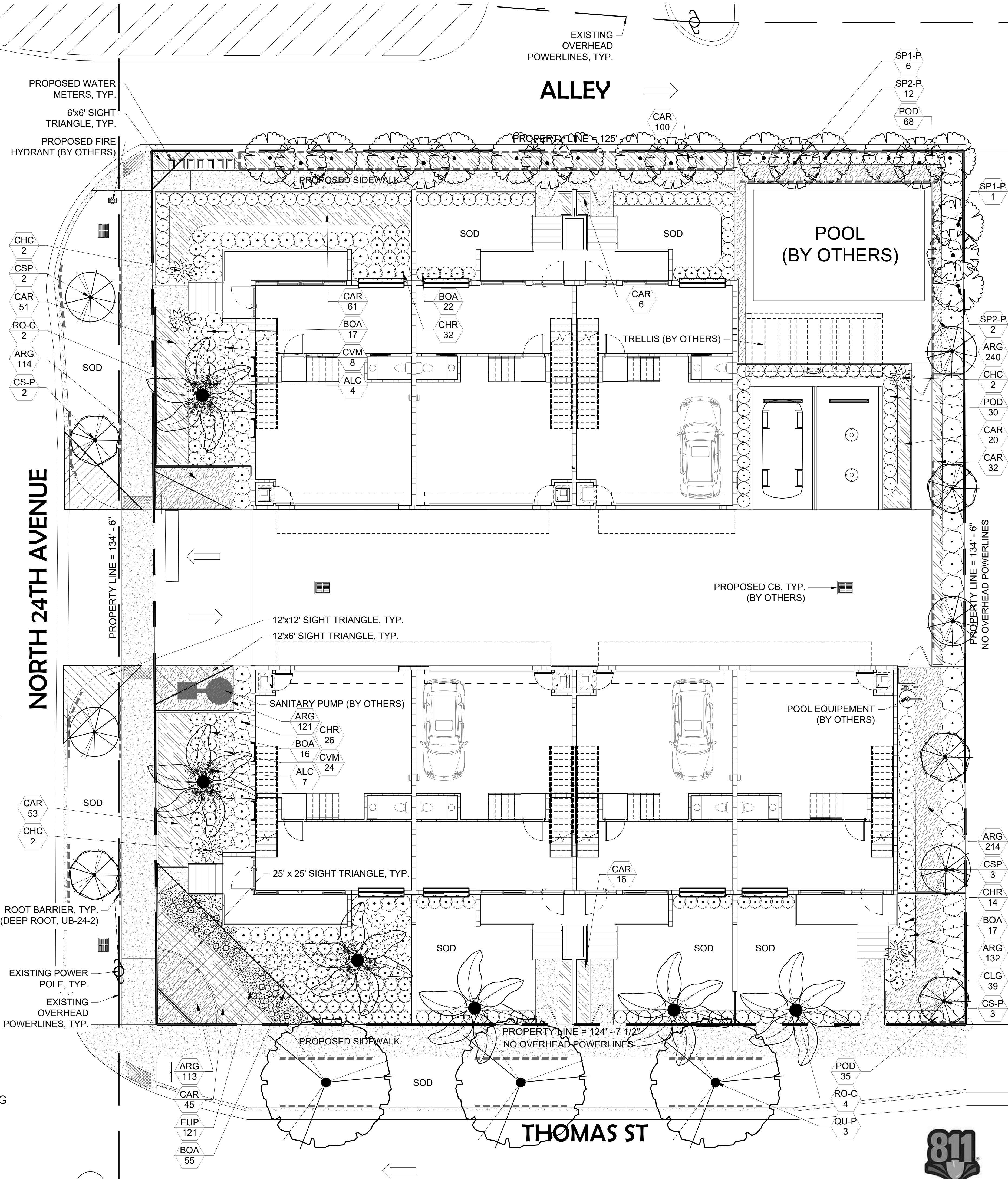
Overall Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
PERIMETER TREES					
CS-P	5	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes
CSP	5	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes
QU-P	3	Quercus virginiana	Southern Live Oak	FG, 12' HT, 2" DBH MIN, STD, SP	Yes
SP1-P	7	Sabal palmetto	Sabal Palm	FG, 16' CT, SGL, SP	Yes
SP2-P	14	Sabal palmetto	Sabal Palm2	FG, 20' CT, SGL, SP	Yes

CODE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
RO-C	6	Roystonea regia	Royal Palm	FG, 8' GW, SP, Matching, No Scars	Yes

SHRUBS					
ALC	11	Alcantarea odorata	Giant Silver Bromeliad	15G, 3'-4' OA, SP	No
BOA	123	Begonia odorata 'Alba'	Giant White Angel Begonia	3G, 24" OA, F,	No
CHC	6	Chamaedorea cataractarum	Cascade Palm	7G, 4' OA, SP	No
CHR	72	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G, 24" OA, F,	Yes
CLG	38	Clusia guttifera	Small-Leaf Clusia	15G, 4' HT x 3' SPR, B, F	No
CVM	32	Codiaeum variegatum 'Magnificent'	Magnificent Croton	7G, 36" HT, F,	No
EUP	121	Euphorbia mili 'Pink Cadillac'	Pink Crown of Thorns	1G, 12" OA, F	No
PHX	126	Philodendron 'Xanadu'	Xanadu Philodendron	3G, 18" OA, F,	No
POD	133	Podocarpus macrophyllus	Podocarpus	7G, 4' HT x 2' SPR, FTB, SP, 2' OC	No

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
GROUND COVERS						
ARG	934	Arachis glabrata 'Ecoturf'	Perennial Peanut	1G, 10" OA, Full pot,	No	10" o.c.
CAR	382	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G, 12" OA, F, @	No	18" o.c.



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

Ari Sklar, AIA, NCARB
SKLARchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33027
E-MAIL: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2351 Thomas Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
4.16.24	DC	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

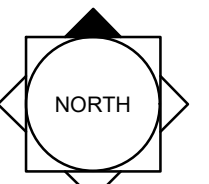
PAUL GOULAS, RLA
FLORIDA REG. # LA6668807

Drawn By: DC

Checked By: BW

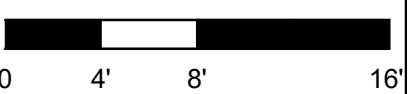
Municipal Project:

Scale:



NORTH

SCALE: 1" = 8'



L-01

4th Floor Roof Garden Plant Schedule:

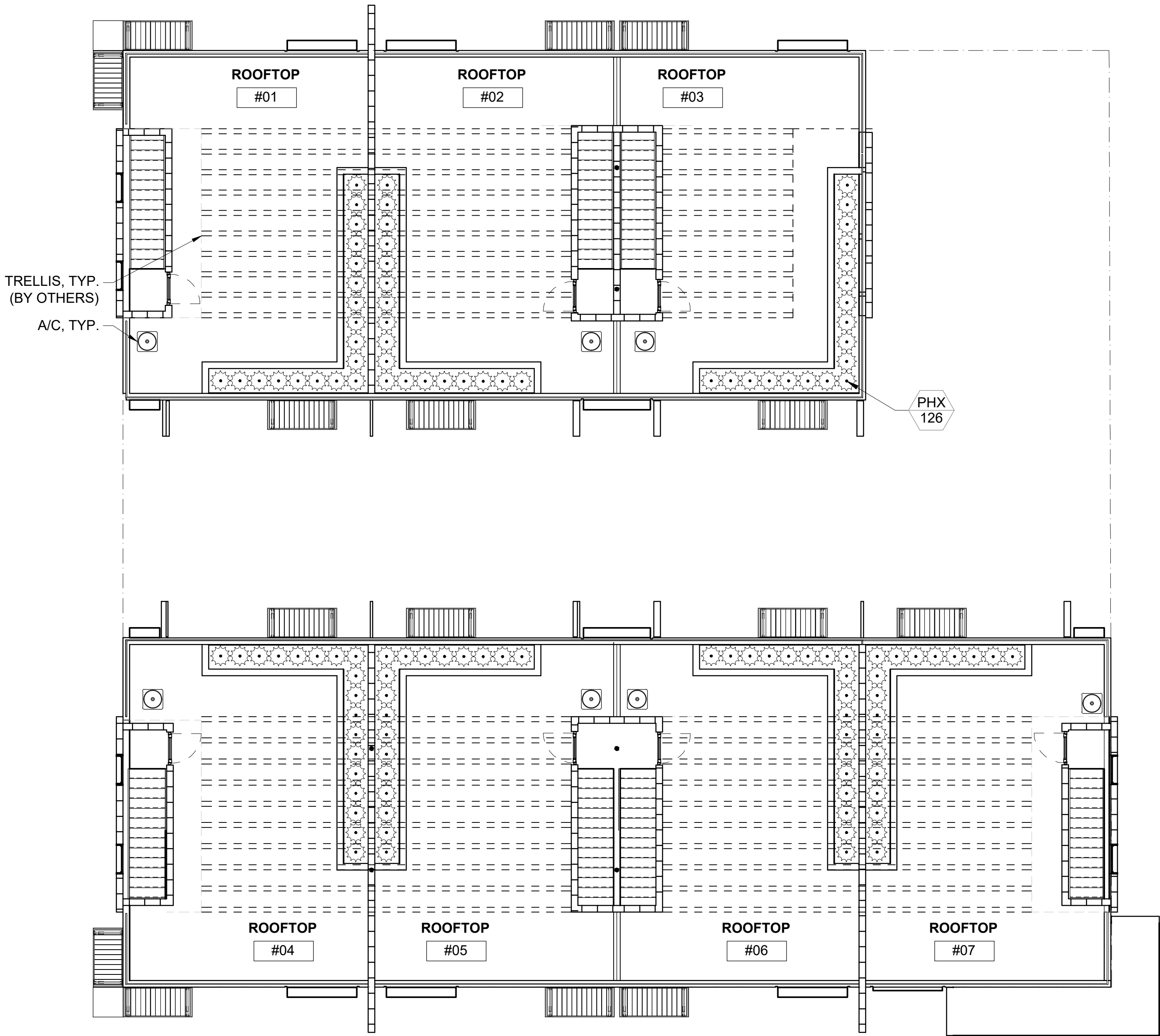
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
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SHRUBS

PHX	126	Philodendron `Xanadu`	Xanadu Philodendron	3G, 18" OA, F,	No
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Roof Garden Notes:

- All structural & waterproofing details by others.
- All roof garden planters to be filled with potting soils suitable for plant health & growth; all soils to be approved by structural engineer & landscape architect prior to installation.



4th Floor Roof Garden

Project Team

Landscape Architect:

LA

LANDSCAPE ARCHITECTURAL SERVICES, LLC

1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

Ari Sklar, AIA, NCARB
SKLARchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33027
E-MAIL: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2351 Thomas Street, Hollywood, FL 33020

Roof Garden Landscape Plan

Revisions		
Date	Init.	Description
4.16.24	DC	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

★

STATE OF

★

FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: BW

Municipal Project:

Scale:

NORTH

SCALE: 1" = 8'

0

4'

8'

16'

L-02

Landscape Specifications:

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:
- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09 CARE AND MAINTENANCE:
- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:
- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11 CONTRACTOR QUALIFICATION:
- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:
- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION:
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 PROTECTION DURING PLANTING:
- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

- 2.06 PLANTING SOIL:
- A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.

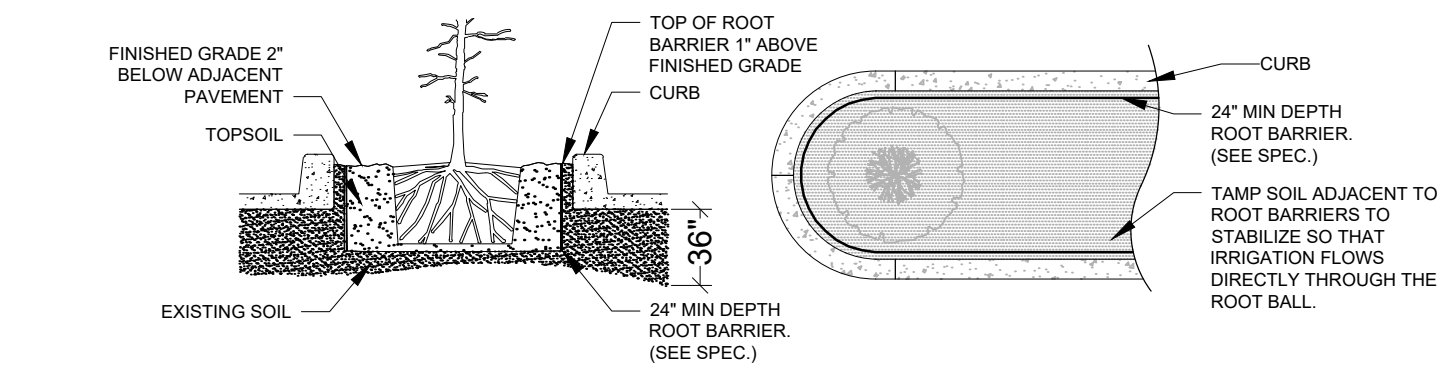
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:
- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION

- 3.01 DIGGING:
- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:
- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drainage, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:
- A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
- 1 Gallon material (1 gal.): 12" x 12" x 12" min.
- 3 Gallon material (3 gal.): 20" x 20" x 18" min.
- Larger material (7 gal.): 30" x 30" x 24" min.
- Field grown material and trees: 1-12 times width of ball and depth of ball plus 12" min.
- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2) inches deep with topsoil raked and left in a neat, clean manner.

- 3.04 PRUNING:
- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C. Trees shall not be poled or topped.
- D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

- NOTES:
1. ROOT BARRIER SHALL BE "DEEP ROOT, UB-24" OR APPROVED EQUAL.
 2. ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

- 3.05 GUYING:
- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
- D. Stake & Brace all trees larger than 12" oa. See detail.
- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. See General Notes of Landscape Plan for water source.

- 3.07 SOD:
- A. The Landscape Contractor shall sod all areas indicated on the drawings.
- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
- G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08 SEEDING:
- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

- 3.09 CLEANING UP:
- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

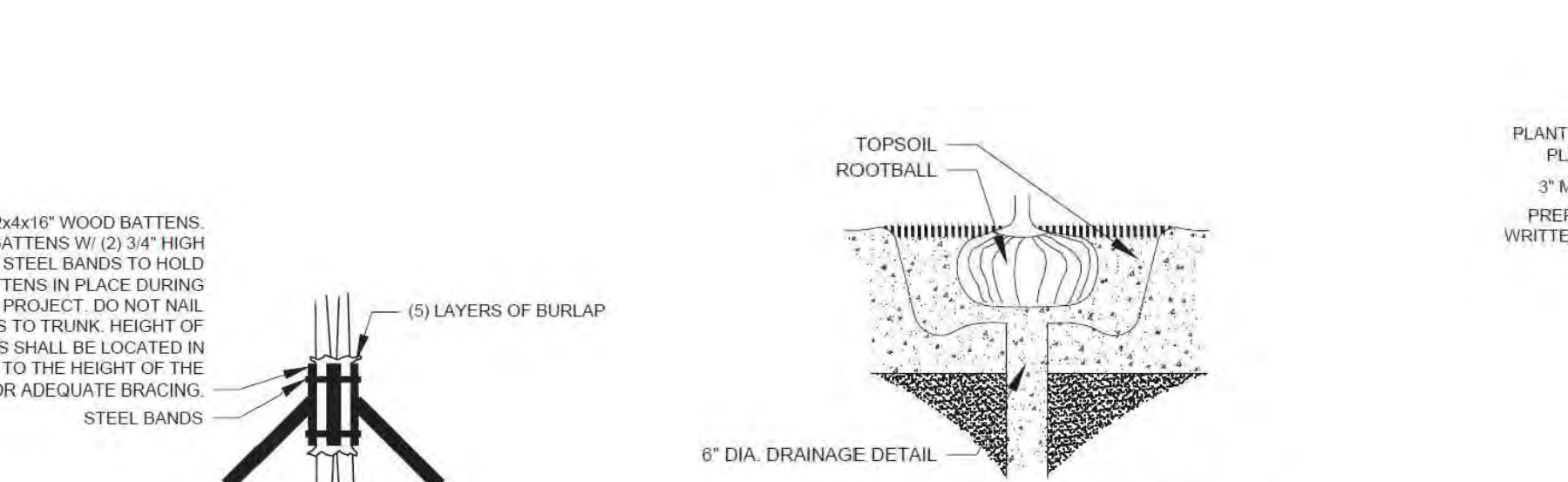
- 3.10 MAINTENANCE:
- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition after each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

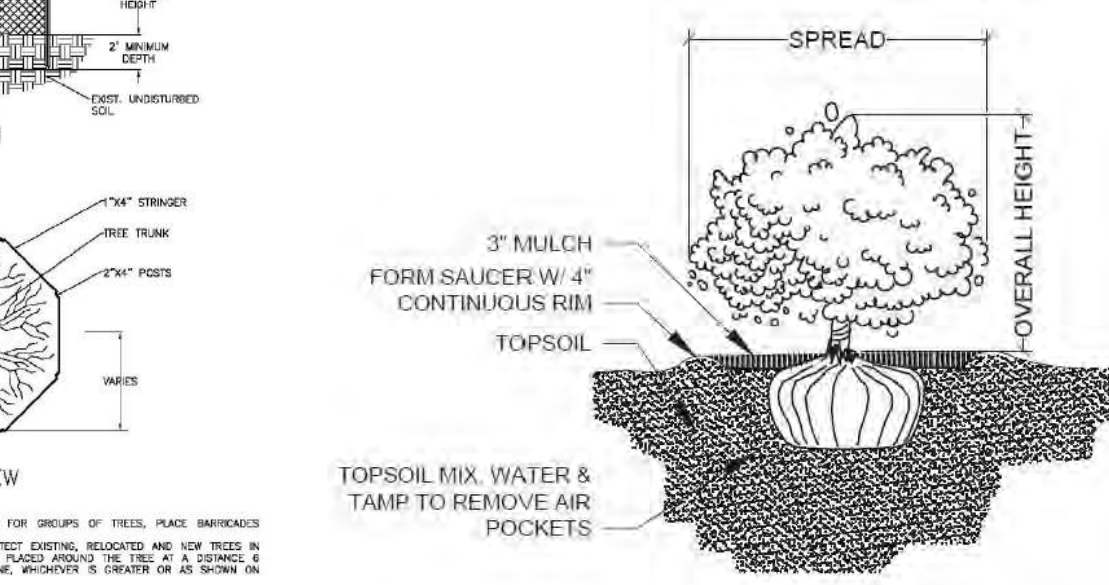
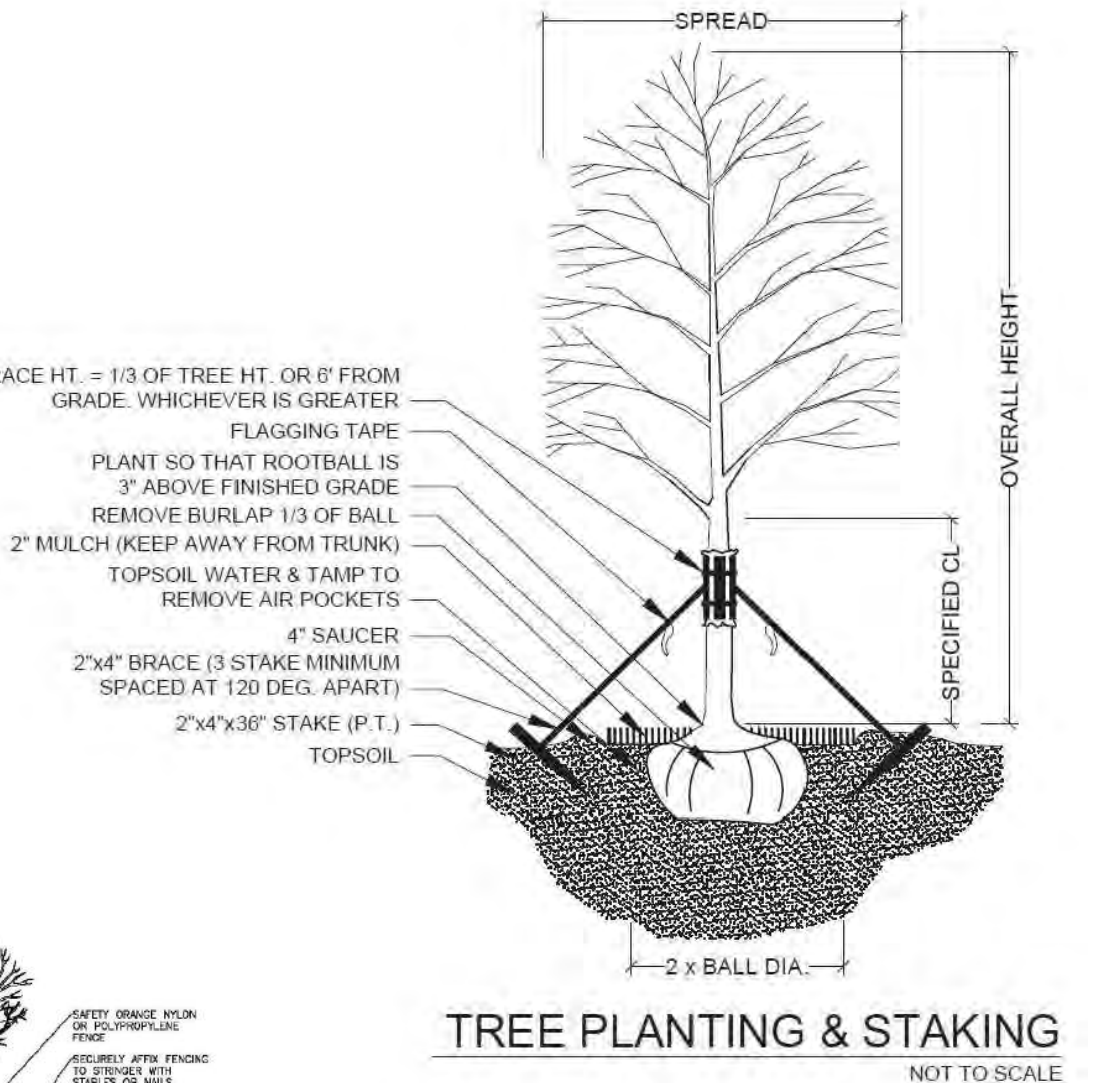
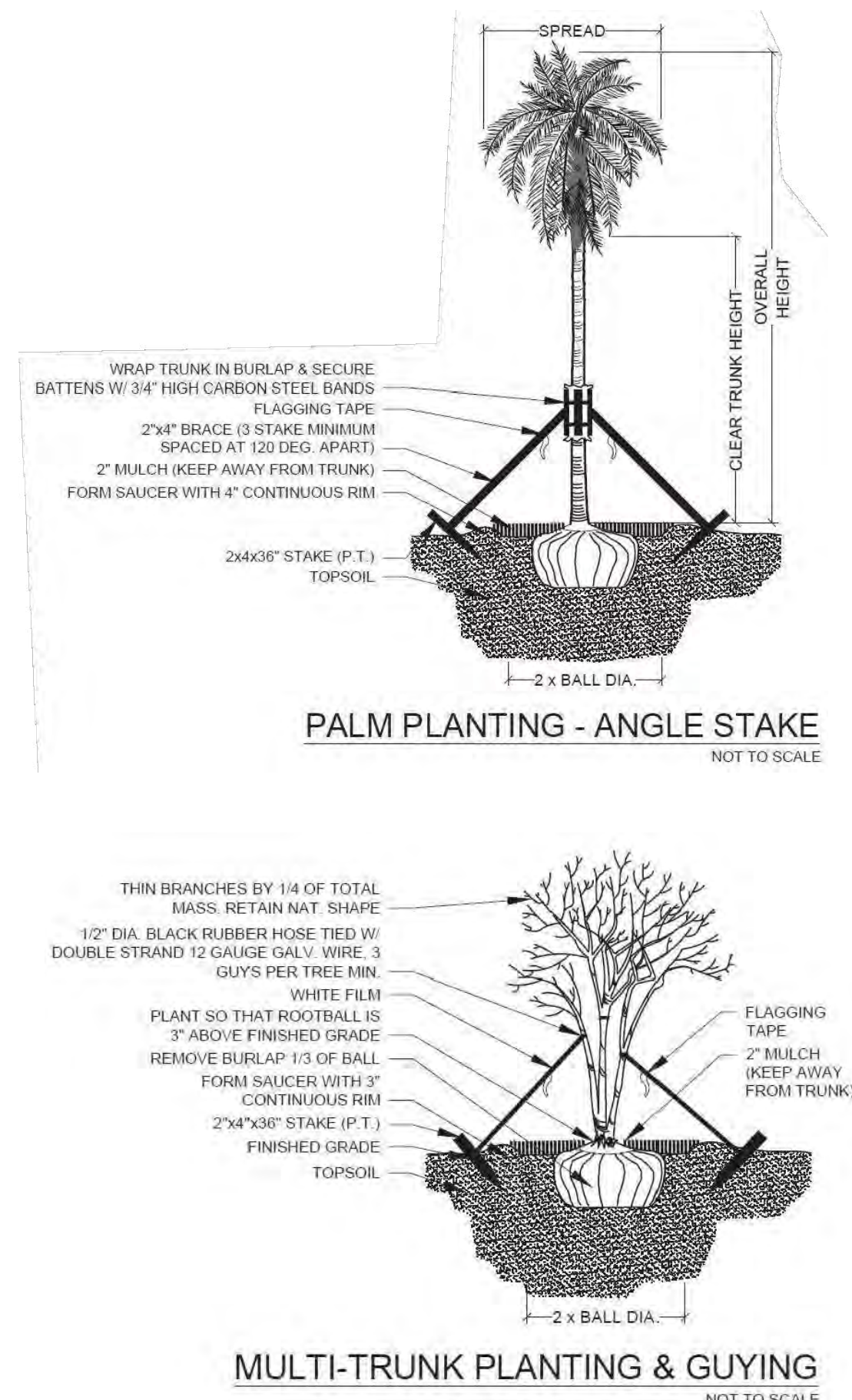
- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

TREE PROTECTION DETAIL

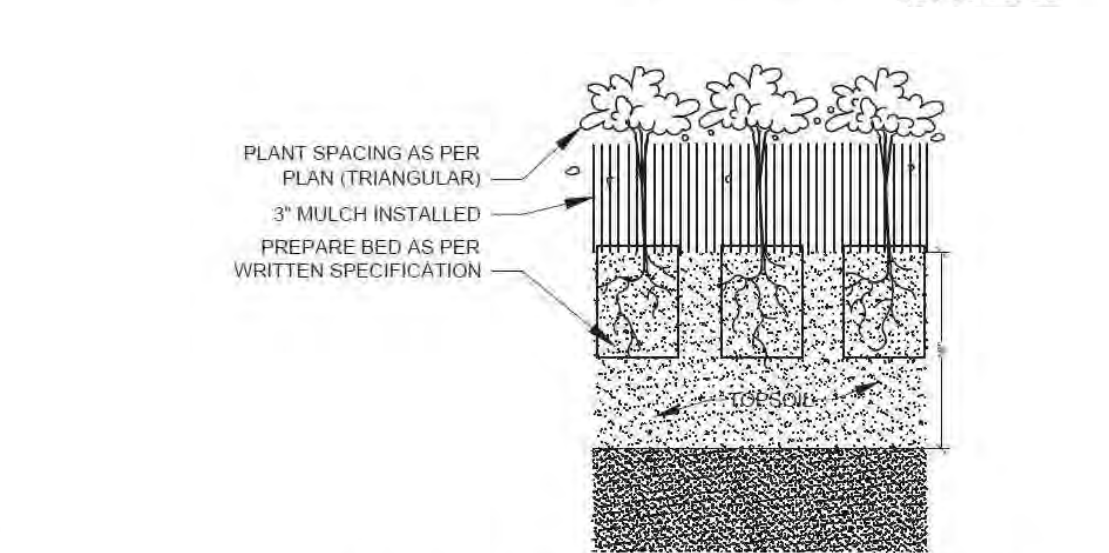


DRAINAGE TESTING DETAIL

NOT TO SCALE



GROUND COVER PLANTING DETAIL



Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

Ari Sklar, AIA, NCARB
SKLARchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33027
E-MAIL: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2351 Thomas Street, Hollywood, FL 33020

Landscape Details & Specifications

Revisions		
Date	Init.	Description
4.16.24	DC	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: BW

Municipal Project:

Scale:

NORTH

SCALE: 1" = N.T.S.

0 0 0 0

L-03

CHICAGO TITLE INSURANCE COMPANY

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

OWNERSHIP AND ENCUMBRANCE REPORT

File Number: 10929034 Revised

Reference: Super Seven LLC

Provided for: **Tripp Scott, P.A.**
Attention: Cindy Clark
110 SE 6th Street, 15th Floor
Ft. Lauderdale, Florida 33301

CHICAGO TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of Broward County, Florida through and including the date of January 19, 2023 at 11:00 p.m. on the land described:

The West 7.75 feet of Lot 10 and all of Lots 11 and 12, Block 37, of HOLLYWOOD PARK, according to the Plat thereof, recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida.

Address: 2351 Thomas Street, Hollywood, Florida
Folio No. 5142 09 05 6120

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

Trustee's Deed filed November 15, 2021, recorded under Instrument No. 117734498, from Arthur F. Herrmann, as Trustee of the Arthur F. Herrmann Revocable Trust dated February 12, 2002, to Super Seven, 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:

NONE

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

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. PLAT	August 20, 1924	PB 4/19
2. EASEMENT	February 20, 1970	4145/972
3. ORDINANCE NO. 2005-18	July 15, 2005	40082/1783
4. ORDINANCE NO. 2005-19	July 15, 2005	40082/1789

Name Search on the Fee Simple Title Owner only:

SUPER SEVEN, LLC

and found the following:

NOTHING FOUND

**PROPERTY INFORMATION REPORT
OWNERSHIP AND ENCUMBRANCE REPORT
FILE NUMBER: 10929034 Revised**

CHICAGO 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.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years preceding the date of this Certificate.

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 30th day of January, 2023.

CHICAGO 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.

Prepared by and return to:

Tania Sayegh Bartolini
Attorney at Law
Salas Law Firm, P.A.
2601 E. Oakland Park Boulevard Suite 406406
Fort Lauderdale, FL 333066
954-315-1155-1155
File Number: 2351 Herrmann

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Trustee's Deed

This Trustee's Deed made this 12th day of November, 2021 between **Arthur F. Herrmann as Trustee(s) of the Arthur F. Herrmann Revocable Trust dated February 12, 2002**, whose post office address is 11261 NW 27 Court, Plantation, FL 33323, grantor, and **Super Seven, LLC, a Florida Limited Liability Company** whose post office address is 2342 Thomas Street, Suite 403, Hollywood, FL 33020, grantee:

(Whenever used herein the terms grantor and grantee 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 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 grantees heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

The West 7.75 feet of Lot Ten (10) and all of Lots Eleven (11) and Twelve (12) in Block Thirty-seven (37) of HOLLYWOOD PARK, according to the Plat thereof, as Recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida.

a/k/a 2351 Thomas Street, Hollywood, FL

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 claiming by, through or under grantors.

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

DoubleTime®

Livenotary.com Document Id: 2561-154cec-24955

Signed, sealed and delivered in our presence:

Anthony Gonzalez

Witness Name: Anthony Gonzalez

Amy M. Garcia

Witness Name: Amy M. Garcia

Arthur Herrmann

Arthur F. Herrmann, Trustee

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this day 12th of November, 2021 by Arthur F. Herrmann, Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Amy M. Garcia
Notary Public

Printed Name: Amy M. Garcia

My Commission Expires: 6/2/2024

Doc: ELBROW-MP| T 4-00019

2.20-10

1-20
2-25
(over)

70- 23802

EASEMENT

RWO/510X1100 2800

ER No. 1 Loc'n. 720

Pole No.

This instrument was prepared by
FLORIDA POWER & LIGHT COMPANY
P. O. BOX 111, HOLLYWOOD, FLORIDA

Section 9
Township 51 South
Range 42 East
Feb. 18, 1970

Florida Power & Light Company
Miami, Florida

BY: [Signature]

Gentlemen:

In consideration of the payment to me/us by you of \$1.00 and other good and valuable consideration which I/we have received, I/we and those holding through me/us, grant and give to you and your successors an easement for the construction, operation and maintenance of electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, change the size of or remove such facilities or any of them; to permit the attachment of conduits, wires or cables of any other Company or person; also, to cut, trim and keep clear all trees, brush and undergrowth or other obstructions that might endanger or interfere with said facilities, on, over, upon, under, and across my/our property described as follows:

A six-foot easement consisting of the north 6 feet of Lots 6, 7, 8, 9, 10 of Block 37 of Hollywood Park, a subdivision located in Section 9, Township 51 South, Range 42 East as recorded in Plat Book 4, page 19 of the Public Records of Brevard County, Florida.

It is understood and intended that the described and shown easement shall terminate at a point which will connect to the building constructed and it is agreed that this easement shall extend at said terminal end thereof in such manner as will enable same to connect with such building, it being understood that the Florida Power & Light Company shall have the right of extending its facilities from the point of connection at the building into and through the Grantor's transformer vault. It is understood that the power and electrical easement above described herein may intersect with certain other easements given by the Grantor herein for drainage, storm sewer or other purposes, and that to the extent that any such easements do intersect, the area of intersection shall be used in common by all interested parties, and Florida Power & Light Company, by acceptance hereof, consents to such condition existing.

In the presence of:

[Signature]
[Signature]

[Signature]
Arthur C. Boggs



REC-4145 MAR 9 1972

PLEASE RETURN TO
A. F. CROWLEY
P. O. BOX 8240 (FP&L CO.)
FT. LAUDERDALE, FLA.

FORM 1722 REV. 6/68

3.25

STATE OF FLORIDA AND COUNTY OF Broward

I, a Notary Public in and for the County and State aforesaid, do hereby certify that Arthur C. Briggs
and _____ known to me, personally appeared before me and acknowledged the execution
of the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in said County and State this 16 day of Feb 1971

My Commission Expires: Feb 15 1971

NOTARY PUBLIC, STATE OF FLORIDA AT-LARGE

STATE OF FLORIDA AND COUNTY OF _____

I Hereby Certify that before me, personally appeared _____
respectively, _____ President and _____ Secretary of _____

a Corporation organized under the Laws of the State of _____, to me known to be the persons described
in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free
act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the
official seal of said corporation and that said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in said County and State this _____ day of _____ 19 ____.

My Commission Expires: _____ 19 ____.

NOTARY PUBLIC, STATE OF FLORIDA AT-LARGE



RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT



SEE 4145 MAR 973

ORDINANCE NO. 2005-18

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE FIRST ANNUAL 2005 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE 1989 BROWARD COUNTY LAND USE PLAN TEXT ADDRESSING THE HOLLYWOOD DOWNTOWN REGIONAL ACTIVITY CENTER (RAC); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on February 24, 2005, and June 23, 2005, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on March 15, 2005, having complied with the notice requirements specified in Section 183.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on June 28, 2005, at 2:00 p.m. [also complying with the notice requirements specified in Section 183.3184(15)] at which public comment was accepted, and the objections,

Approved BCC

Submitted By

RETURN TO DOCUMENT CONTROL

6/28/05 #110-20

Planning Council

plc 6

1 recommendations and comments of the Department of Community Affairs were
2 considered; and

3 WHEREAS, the Board of County Commissioners after due consideration of all
4 matters hereby finds that the following amendment to the 1989 Broward County
5 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
6 County Comprehensive Plan; complies with the requirements of the Local Government
7 Comprehensive Planning and Land Development Regulation Act; and is in the best
8 interests of the health, safety and welfare of the residents of Broward County; and

9 WHEREAS, the proposed amendment constitutes an amendment as part of
10 Broward County's permitted first annual amendments to the Plan for 2005;

11 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
12 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

13 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
14 Amendment PCT 05-1, which is an amendment to the 1989 Broward County Land Use
15 Plan addressing the Hollywood Downtown Regional Activity Center (RAC) Text
16 Amendment, as set forth in Exhibit A, attached hereto and incorporated herein.

17 Section 2. SEVERABILITY.

18 If any section, sentence, clause or phrase of this Ordinance is held to be invalid
19 or unconstitutional by any court of competent jurisdiction, then said holding shall in no
20 way affect the validity of the remaining portions of this ordinance.

21 Section 3. EFFECTIVE DATE.

22 1. The effective date of the plan amendment set forth in this ordinance shall
23 be:
24

1 (a) The date a final order is issued by the Department of Community Affairs
2 finding the amendment to be in compliance in accordance with Section 163.3184.

3 (b) The date a final order is issued by the Administration Commission finding
4 the amendment to be in compliance in accordance with Section 163.3184. The
5 Department's notice of intent to find a plan amendment in compliance shall be deemed
6 to be a final order if no timely petition is filed challenging the amendment.

7 2. This Ordinance shall become effective as provided by law.

8 ENACTED June 28, 2005

9 FILED WITH THE DEPARTMENT OF STATE July 7, 2005

10 EFFECTIVE July 7, 2005
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22 SLC/lt
23 5/17/05
24 #05-401.10
g:\dlv2\slc\slc05\comp\pct05-1ord.doc

EXHIBIT A

BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT PCT 05-1

BROWARD COUNTY LAND USE PLAN

The following areas have been designated Regional Activity Centers within the Broward County Land Use Plan:

Downtown Hollywood Regional Activity Center

Acreage: Approximately ~~384 acres~~ 1,486 acres

General Location: Bound on the west by 22 Avenue extended, on the north by Johnson Street, on the east by 17 Avenue and on the south by Washington Street. Generally located south of Sheridan Street, east of Interstate 95, west of the South 17 Avenue and north of Pembroke Road.

Density and Intensity of Land Uses:

Residential Land Uses	4,500 dwelling units
Retail Land Uses	530,000 square feet
Office Land Uses	1,200,000 square feet

Residential Land Uses	15,100 dwelling units
Commercial Land Uses	3,280,000 square feet
Office Land Uses	1,500,000 square feet
Community Facilities	390,000 square feet
Open Space/Recreation	47.3 acres

(The referenced Open Space/Recreation uses shall preserve those open space and recreation land uses existing within the RAC designated area at the time of the effective date of Broward County Land Use Plan amendment PC 05-1/PCT 05-1)

The Office and Commercial intensities listed above shall be convertible from Office to Commercial (or vice versa) based on equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual. Conversions from Office to Commercial (or vice versa) shall be implemented administratively by the City, and shall be reported at least annually to the Broward County Planning Council as part of the City's RAC monitoring obligations. The total number of PM peak hour trips generated (as calculated by the current edition of the ITE Traffic Generation Manual) will not exceed 8,026 peak hour trips.

NOTE: Underlined line words are proposed additions; ~~strikethrough~~ words represent deletions.

Double-underlined words are proposed additions subsequent to the County Commission transmittal recommendation of March 15, 2005.

PCT 05-1 Broward County Land Use Plan
Attachment I (continued)

The City shall within one year adopt land development regulations that shall protect residential areas. These land development regulations will require City Commission approval of any development proposals on residentially zoned lands located inside the RAC area which seeks either:

- (i) To increase residential density above that permitted under the applicable property's zoned density; or
- (ii) To introduce a non-residential use into a residentially zoned area.

The purpose and intent of these land development regulations shall be to protect established residential neighborhood adjacent to the RAC area, while allowing appropriate redevelopment to take place.

Development within the RAC designated area shall conform to the City's City-Wide Master Plan, as adopted into this Comprehensive Plan. The City shall complete the studies which are intended to yield further design guidelines for the Hollywood Boulevard, US 1 and Dixie Highway corridors within the RAC designated area. The City shall implement the design studies' recommendations, as appropriate, through either land use plan amendments, amendments to land development regulations, or both.

NOTE: Underlined line words are proposed additions; ~~strikethrough~~ words represent deletions.

Double-underlined words are proposed additions subsequent to the County Commission transmittal recommendation of March 15, 2005.

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2005-18 as the same appears of record in minutes of said Board of County Commissioners meeting held on the 28th day of June 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of July 2005.



ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Seninda Atong
Deputy Clerk

2

ORDINANCE NO. 2005-19

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE FIRST ANNUAL 2005 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE 1989 BROWARD COUNTY LAND USE PLAN MAP IN THE CITY OF HOLLYWOOD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on February 24, 2005, and June 23, 2005, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on March 15, 2005, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on June 28, 2005, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections, recommendations and comments of the Department of Community Affairs were considered; and

Approved BCC 6/28/05 HIB

Submitted By Planning Council

RETURN TO DOCUMENT CONTROL

W/C ⑦

1 WHEREAS, the Board of County Commissioners after due consideration of all
2 matters hereby finds that the following amendment to the 1989 Broward County
3 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
4 County Comprehensive Plan; complies with the requirements of the Local Government
5 Comprehensive Planning and Land Development Regulation Act; and is in the best
6 interests of the health, safety and welfare of the residents of Broward County; and

7 WHEREAS, the proposed amendment constitutes an amendment as part of
8 Broward County's permitted first annual amendments to the Plan for 2005;

9 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
10 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

11 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
12 Amendment PC 05-1, which is an amendment to the 1989 Broward County Land Use
13 Plan Map located in the City of Hollywood, as set forth in Exhibit A, attached hereto and
14 incorporated herein.

15 Section 2. SEVERABILITY.

16 If any section, sentence, clause or phrase of this Ordinance is held to be invalid
17 or unconstitutional by any court of competent jurisdiction, then said holding shall in no
18 way affect the validity of the remaining portions of this ordinance.

19 Section 3. EFFECTIVE DATE.

20 1. The effective date of the plan amendment set forth in this ordinance shall
21 be:

22 (a) The date a final order is issued by the Department of Community Affairs
23 finding the amendment to be in compliance in accordance with Section 163.3184.
24

1 (b) The date a final order is issued by the Administration Commission finding
2 the amendment to be in compliance in accordance with Section 163.3184. The
3 Department's notice of intent to find a plan amendment in compliance shall be deemed
4 to be a final order if no timely petition is filed challenging the amendment.

5 2. This Ordinance shall become effective as provided by law.

6 ENACTED June 28, 2005

7 FILED WITH THE DEPARTMENT OF STATE July 7, 2005

8 EFFECTIVE July 7, 2005
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23 SLC/lt
5/24/05

#05-401.01

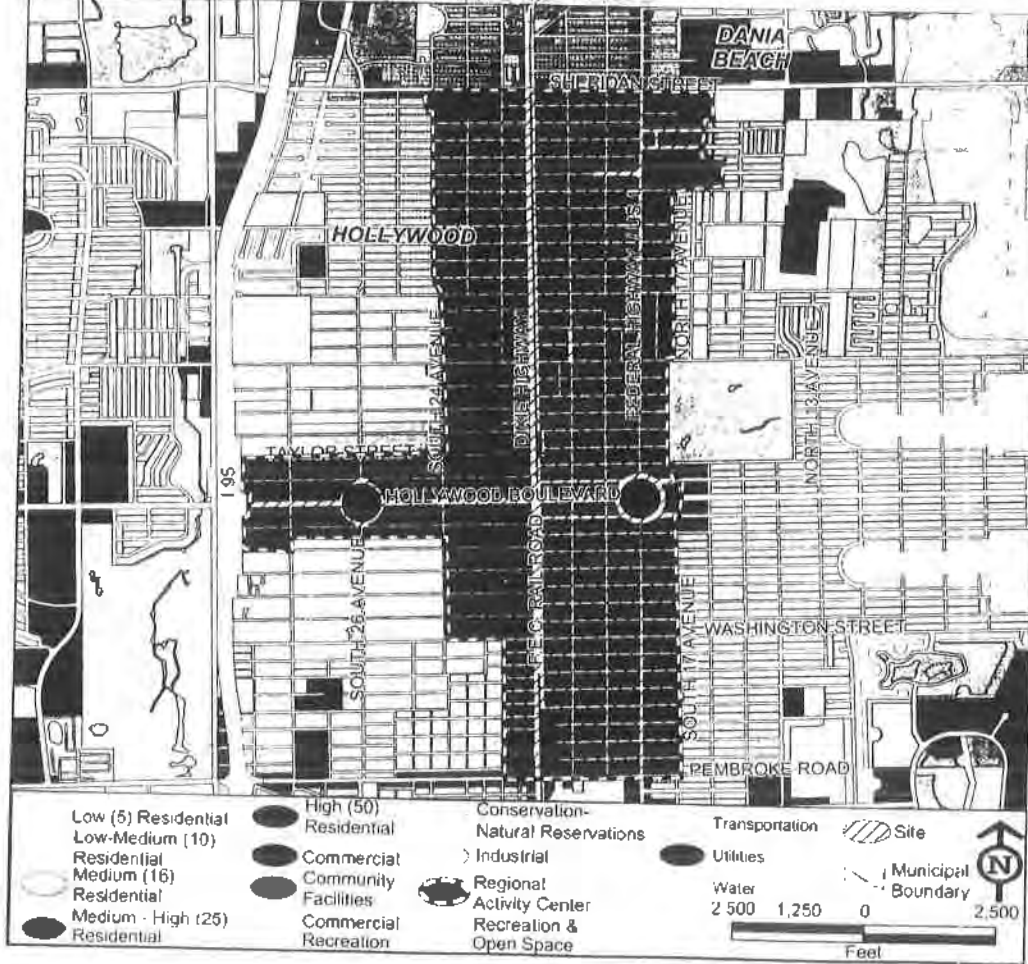
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EXHIBIT A
BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS
 Amendment PC 05-1

Current Land Use: 619.81 ACRES MEDIUM (16) RESIDENTIAL, 391.22 ACRES RAC, 289.02 ACRES COMMERCIAL, 47.32 ACRES RECREATION & OPEN SPACE, 47.18 ACRES COMMUNITY FACILITIES, 38.88 ACRES OFFICE PARK, 24.52 MEDIUM-HIGH (25) RESIDENTIAL, 18.09 ACRES LOW (5) RESIDENTIAL, 9.96 ACRES LOW-MEDIUM (10) RESIDENTIAL

Proposed Land Use: REGIONAL ACTIVITY CENTER

Acresage: Approximately 1486.0 acres



BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 05-1
(CORRESPONDING TO TEXT AMENDMENT PCT 05-1)

INTRODUCTORY INFORMATION

- I. Municipality: Hollywood
- II. County Commission District: District 6
- III. Site Characteristics
- A. Size: Approximately 1,486 acres
- B. Location: In Sections 9, 10, 15, 16 and 22, Township 51, Range 42; generally located south of Sheridan Street, east of Interstate 95, west of the South 17 Avenue and north of Pembroke Road.
- C. Existing Uses: Retail, office, mini-warehouses, hotel/motel, multi-family residential and single-family residential
- IV. Broward County Land Use Plan (BCLUP) Designations
- A. Current Designations: Approximately:
619.81 acres Medium (16) Residential
391.22 acres Regional Activity Center permitting:
1,200,000 square feet office use
530,000 square feet commercial use
4,500 dwelling units
289.02 acres Commercial
47.32 acres Recreation & Open Space
47.18 acres Community Facilities
38.88 acres Office Park
24.52 acres Medium-High (25) Residential
18.09 acres Low (5) Residential
9.96 acres Low-Medium (10) Residential
- B. Proposed Designation: Regional Activity Center:
Residential: maximum 15,100 dwelling units
Commercial: 3,280,000 square Feet*

* The City is proposing to allow the conversion of "Commercial" square footage with "Office" square footage and vice-versa, based on the equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual.

INTRODUCTORY INFORMATION (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

Office: 1,500,000 square feet*
Community Facilities: 390,000 square feet
Recreation & Open Space: 47.3 acres

- C. *Net Effect:* Reduction of 118 dwelling units (15,218 dwelling units currently permitted by the BCLUP within the subject area)
Commercial and Office uses are proposed to be permitted to be exchanged with the restriction that traffic impacts do not exceed those projected for a combination of 3,280,000 square feet of commercial uses and 1,500,000 square feet of office uses
Reduction of 81,800 square feet of community facilities use

V. Applicant/Petitioner

- A. *Applicant:* City of Hollywood
B. *Agent:* City of Hollywood
C. *Property Owners:* There are numerous property owners in the subject area.

VI. Recommendation of Local Governing Body

The city of Hollywood recommends approval. The City is anticipating adoption of the corresponding local amendment in July 2005.

* The City is proposing to allow the conversion of "Commercial" square footage with "Office" square footage and vice-versa, based on the equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual.

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2005-19 as the same appears of record in minutes of said Board of County Commissioners meeting held on the 28th day of June 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of July 2005.



ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR


Deputy Clerk

(S E A L)



April 21, 2022

Diana Moisei
Expediting and Consulting, LLC
P.O. Box 222141
Hollywood, Florida 33022

Via Email Only

Dear Ms. Moisei:

Re: Platting requirements for a parcel legally described as the West 7.75 feet of Lot 10 and all of Lots 11-12, Block 37, "Hollywood Park," according to the Plat thereof, as recorded in Plat Book 4, Page 19, of the Public Records of Broward County, Florida. This parcel is generally located on the northeast corner of Thomas Street and North 24 Avenue, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed multi-family residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.38 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

Diana Moisei
April 21, 2022
Page Two

Planning Council staff notes that when a specifically delineated parcel (i.e. all of Lots 11-12) is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e. the West 7.75 feet of Lot 10) or with vacated rights-of-way, Policy 2.13.1 of the Broward County Land Use Plan does not require platting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; in this case the specifically delineated portion constitutes a majority of the enlarged parcel.

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Leny Huaman at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:LRH

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

Shiv Newaldass, Director, Development Services
City of Hollywood





Date: Apr 17, 2024

Genesis Lighting
14101 NW 8th street
Sunrise FL 33325
Phone: (954) 306-3931
Fax:

Job Name
NEW 7 TOWNHOUSES DEVELOPMENT
GENLIGHT24-59640
HOLLYWOOD FL

Bid Date
Apr 16, 2024

Submittal Date
Apr 17, 2024

Architect:
SKLAR ARCHITECTURE
2310 HOLLYWOOD BLVD.
HOLLYWOOD FL 33020



Transmittal

Genesis Lighting
 14101 NW 8th street
 Sunrise FL 33325
 Phone: (954) 306-3931
From: CHRIS MARCH

Project NEW 7 TOWNHOUSES DEVELOPMENT
Quote# GENLIGHT24-59640
Location HOLLYWOOD FL
To SKLAR ARCHITECTURE
 2310 HOLLYWOOD BLVD.
 HOLLYWOOD FL 33020
 Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|-----------------------------------|--|--------|
| <input type="checkbox"/> Drawings | <input type="checkbox"/> Specifications | Other: |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Information | |
| <input type="checkbox"/> Plans | <input checked="" type="checkbox"/> Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|--|---------------------------------|
| <input type="checkbox"/> Prior Approval | <input type="checkbox"/> Resubmittal for Approval | <input type="checkbox"/> Record |
| <input type="checkbox"/> Approval | <input type="checkbox"/> Corrections | Bids due on: |
| <input type="checkbox"/> Approval as Submitted | <input type="checkbox"/> Your Use | Other: |
| <input type="checkbox"/> Approval as Noted | <input checked="" type="checkbox"/> Review and Comment | |

Type	MFG	Part
A	ATLANTIC LIGHTING	COM4-SYL15-4K-U / 4CMPR-10-WH
B	LUX ILLUMINAIRE	EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX
WA	PRISMA PERFORMANCE IN LIGHT	SH1-27-80-4K-XX-UNV-NA

Job Name:NEW 7 TOWNHOUSES DEVELOPMENT
Architect: SKLAR ARCHITECTURE
(HOLLYWOOD)**Catalog Number:**

COM4-SYL15-4K-U / 4CMPR-10-WH

Notes:**Type:****A**

GENLIGHT24-59640

RECESSED

commercial

LED 4" lens

1100, 1500, 2000 or 3000 lumens



frame-in kit

- This fixture is universal 120-277V when using the standard 0-10V dimming driver. Voltage must be specified when using optional drivers. A (3) designated fixture will have a 347V driver with 0-10V DC dimming (1%-100%).
- Prewired and grounded junction box with galvanized snap-on covers. Listed for through branch circuit wiring.
- Universal mounting brackets provide tool-less adjustability and will accept the supplied hanger bars or optional #517 and #520 Caddy bars. Also accepts C channel.
- Electro galvanized plated steel hanger bars are included as factory standard. Bars extend to 24" and offer self-nailing and additional mounting features.
- 5-year LED component warranty details at atlantic-lighting.com/main/support.

OSRAM Sylvania LED Module

- 80+ CRI
- 90 CRI option offered.
Lower lumen output and reduced lumens per watt will be experienced with this option.
- Rated Life: 50,000 hours at 70% lumen maintenance (L70) when maintained in a 45°C ambient environment with open air flow. Ambient temperatures lower than 45°C may extend life of module.

OSRAM
LED Technology Institute

OSRAM Sylvania Electronic LED Driver

- Dimmable, instant 100% light, (1%-100%) via: 0-10V protocol. Contact factory for optional dim-to-off and soft-start programming. See driver spec.

Passive Heat Sink

- Black anodized aluminum

This LED fixture is intended for non-IC applications, insulation must be kept 3" away from fixture on all sides. Not for use within enclosures.

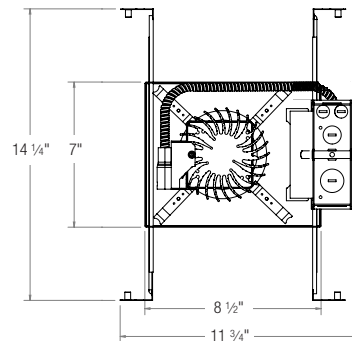
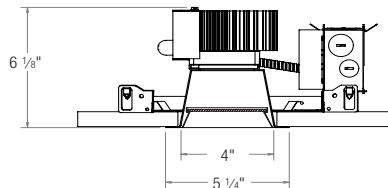
Listed for Wet Location under covered ceiling. Listed to UL 1598 and Canadian standards. ENERGY STAR® qualified (120V/277V and with standard driver only). Air Tight certified to ASTM E283-04 with -AT trim option. Photometrics at atlantic-lighting.com.

Specifications and dimensions subject to change without notice.




T: 508 678-5411 | F: 508 678-5408 www.atlantic-lighting.com

030921 NP17-028

R.O. Ø 4 3/4"
Maximum ceiling
thickness 1"

TRIM KIT

lensed reflector

- | | |
|--------------|----------------------------------|
| 4CMPR | Prismatic lens
60° beam angle |
| 4CMFR | Frosted lens
70° beam angle |



Precision spun .052 aluminum self-flanged reflector offered in specular clear, semi-specular clear, haze clear and in white. Flange is white as factory standard, optional polished flange will match reflector finish. Contact factory for optional reflector colors.



*Listed lumens and wattages are component measurements. See photometrics for fixture values.

ordering data

FRAME-IN KIT

SERIES

COM4 Commercial 4" LED**COM4**

LUMENS*

SYL11	1100 lumen module
SYL15	1500 lumen module
SYL20	2000 lumen module
SYL30	3000 lumen module

COLOR TEMPERATURE

27K	2700K
3K	3000K
35K	3500K
4K	4000K
5K	5000K

VOLTAGE

U Universal 120V-277V

1	120V
2	277V
3	347V

DIMMING

0-10V DC standard, leave box blank

LDE	Lutron® EcoSystem® (100%-1%, Fade-to-Black™)
LTE	Lutron® 2-wire forward-phase (100%-1%) (120V only)
DAL	DALI (Type 6, IEC62386) Driver; Dimming to 0.1%
DMX	DMX Driver with RDM capability; Dimming to 0.1%
2WR	2-wire TRIAC forward-phase or ELV reverse-phase (100%-1%) (120V only)

Must specify voltage with optional dimming.

ADVANCED DIMMING

V010	Lutron Vive enabled for use with standard 0-10V driver.
VECO	Lutron Vive enabled for use with optional LDE driver.

Contact factory for zone and other control options.

OPTIONS

9CR	90 CRI, effects lumens per watt. Not offered in 5K.
LEM	Emergency Pack, IOTA #ILB-CP07 or equivalent

TRIM KIT

◀◀	Refer to left for part numbers. Specify finish & other below.
-----------	---

Finishes

CL	Specular clear
SS	Semi-specular clear
HZ	Haze clear (etched)
WH	Matte white

Other

PF	Polished flange
GS	Gasket under flange
DBGS	Double-gasket (under flange and with a silicone sealed lens)
AT	Air tight (not offered with LEM)

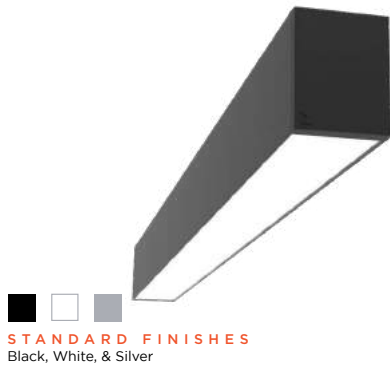
P/N Example: COM4-SYL15-27K-U / 4CMPR-SS

COM4-SYL15-27K-U / 4CMPR-SS

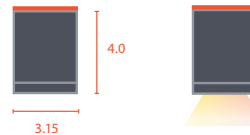
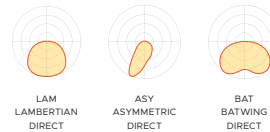
series	lumens	voltage	advanced	trim kit	finish
		temp	dimming		
			options		

EOS 3.0 SURFACE DIRECT WET

LUX ILLUMINAIRE



STANDARD FINISHES
Black, White, & Silver



UP TO 108 lm/W PERFORMANCE		
DIRECT LIGHT	WATTS PER FOOT	
375 lm/ft	3.65	
500 lm/ft	4.70	
750 lm/ft	7.25	
1000 lm/ft	9.85	
1250 lm/ft	13.18	
Performance based on 4-foot luminaire at 4,000K @ 25-degrees C		
LIGHT LOSS FACTOR		
CCT	CRI	%
4000K	84+	100%
3500K	84+	97.1%
3000K	84+	95.7%
2700K	84+	94.1%
4000K	92+	88.9%
3500K	92+	85.5%
3000K	92+	83.8%
2700K	92+	82.4%



ORDER GUIDE

EOS 3.0 - S - WET

A B C D E F G H I J K (Multiple Selections)

EXAMPLE	EOS 3.0 - S - WET	LAM	1000	6	40K	8	UNV	S1	W	9C	
---------	-------------------	-----	------	---	-----	---	-----	----	---	----	--

A. MODEL	B. DIRECT OPTICS	C. DIRECT DISTRIBUTION	D. LENGTH	E. COLOR TEMPERATURE
EOS 3.0 - S - WET	LAM Lambertian ASY Asymmetric BAT Batwing	375 375 lm/ft 500 500 lm/ft 750 750 lm/ft 1000 1000 lm/ft 1250 1250 lm/ft XXX Custom lm/ft	2 2ft (24 in) 3 3 ft (36 in) 4 4 ft (48 in) 5 5 ft (60 in) 6 6 ft (72 in) 7 7 ft (84 in) 8 8 ft (96 in) XXX System Run	27K 2700K 30K 3000K 35K 3500K 40K 4000K WCT White Color Tuning 2700K - 6500K RGBW RGBW

NOTES

Asymmetric direction is determined by lens position. Field adjustable for right or left throw.
LAM option only for RGBW

Consult factory for outputs between min and max.

WCT - max lm/ft is 1000 based on 80 CRI and 4000K.
Other CCT's are available consult factory.
Lambertian recommended for RGBW

F. CRI	G VOLTAGE	H. DRIVER	I. FINISH
8 80+CRI 9 90+CRI	UNV 120-277v 347 347v	S1 1% Dimming (0 - 10v) LDE1 Lutron Hi-Lume 1% Fade to Black ELO 0.1% EldoLED DXL 1% Dexas	W White B Black S Silver CC Custom Colors

90 CRI option has an R9 value greater than 60.	347 may not be available in all configurations.	VDO, VRF, SPD, & CLM options supplied with DXL driver standard.	Consult factory for custom colors.(power feeds and canopies excluded)
--	---	---	---

J. MOUNTING	OPTIONS K. CONTROLS & FACTORY OPTIONS	
9C 9/16 in Tee Clip 15C 15/16 in Tee Clip SC Screw Slot Tee Clip HC Hard Ceiling	NONE Leave Blank EB Emergency Battery (10-Watt) EC Emergency Circuit NL Night Light Circuit	

MUST SPECIFY

EB option only available for lengths 4ft or greater.

May choose more than one option in this category.

Submitted by Genesis Lighting	Job Name: NEW 7 TOWNHOUSES DEVELOPMENT Architect: SKLAR ARCHITECTURE (HOLLYWOOD)	Catalog Number: EOS 3.0-S-WET-LAM-375-4-40K-8- UNV-S1-W-XX Notes:	Type: <div style="font-size: 2em; font-weight: bold; text-align: center;">B</div> GENLIGHT24-59640
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EOS 3.0 SURFACE DIRECT WET

LUX ILLUMINAIRE

LIGHT SOURCE

Long life name brand LED chips and boards to ensure the highest of quality while providing even and smooth illumination throughout our luminaires.

Our luminaires are available in 2700K, 3000K, 3500K and 4000K color temperature as well as White Color Tuning (2700-6500K).

Optional 80CRI or 90CRI available in all CCT options.

LUMEN MAINTENANCE

The projected lumen maintenance of the name brand mid-powered LED's are projected to maintain 80% (L80) of their initial output for +80,000 hours.

CONSTRUCTION

The housings are constructed of (6063T5) extruded aluminum. Our internal joiner system is designed to the highest of standards to ensure our precision cut housings align and fit tightly without light leak. Our precision fitting end caps are constructed out of die cast aluminum and our steel reflectors are painted white.

FINISH

Polyester powder, low gloss textured paint finish applied after a multi-stage pretreatment. Standard luminaire finishes include white, silver, and black. Custom color options are available. (Consult Factory).

OPTICS

Snap in extruded frosted acrylic lens

DRIVERS

All of our luminaires come standard with 1% dimming and THD <20% utilizing 0-10v constant current protocol. 120v/277v is standard with the option of 347v. Driver ambient operating temperature -30°C to +50°C.

EMERGENCY

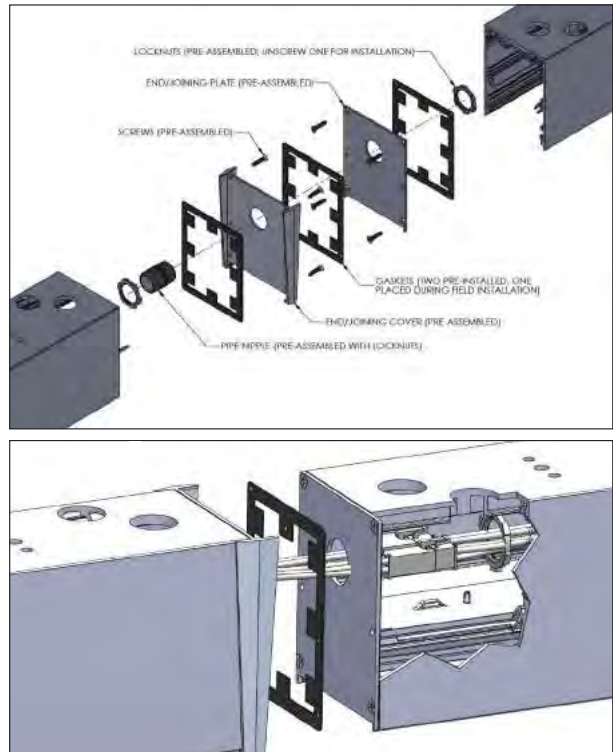
An integral factory installed 10 watt emergency battery pack. Emergency circuit and Night Light circuit options are available.

LUMINAIRE LENGTH

Our EOS 3.0 Surface Direct WET luminaire series are available in 2', 3', 4', 5', 6', 7' and 8' individual lengths or continuous row configurations. Continuous row configurations are joined together on-site utilizing the joiner kits provided.

JOINER CONNECTION FOR CONTINUOUS RUNS

For more information reference the Installation Guide on our website at:
<https://www.luxilluminaire.com/installation-instructions>



SHIELD+ 1



Long-lasting energy-efficient wall pack series. Fixtures consist of:

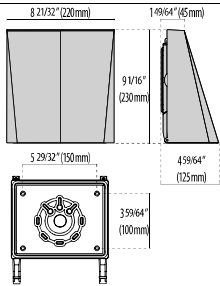
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- High-efficiency COB, combined with an optimized passive cooling system, provides a long LED life.
- Specular vacuum metallized polycarbonate reflector provides full-cutoff, no glare design, and precision optical control.
- IESNA Type III light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral 1-10 V dimming driver.

- Field settable integral tri-level lumen/wattage packages proprietary DIP switch driver for SHIELD+ 1 (stating factory setting at the lowest level).
- Standard knock-out template for multiple junction box mounting options.
- Suitable for three surface mounted conduit entry points with 1/2" NPS plugs.
- BUTTON and SWIVEL 120-277 V (50 / 60 Hz) photoelectric switch options available (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Consult factory for remote emergency battery pack options (EMPK).
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.



FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- RB-10 / Iron rust / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured



SHIELD+ 1

Scan here
for installation
instructions



Lumen Output	27K	3K	35K	4K	5K
SHIELD+1 8W	929	957	984	1012	1039
SHIELD+1 10W	1209	1228	1247	1267	1286
SHIELD+1 13.5W	1448	1556	1664	1773	2516
SHIELD+1 18W	1906	2059	2211	2364	2516
SHIELD+1 27W	2478	2676	2874	3072	3270

REVISION 09
10/23

Submitted by Genesis Lighting	Job Name: NEW 7 TOWNHOUSES DEVELOPMENT Architect: SKLAR ARCHITECTURE (HOLLYWOOD)	Catalog Number: SH1-27-80-4K-XX-UNV-NA Notes:	Type: WA GENLIGHT24-59640
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SHIELD+1

PERFORMANCE
in LIGHTING

powered by
GEWISS

Order Guide –
Order code example: SH1-10-80-3K-IG-UNV-NA-EMPK

SH1-			ADVISE			
	Wattage	CRI	CCT	Finish	Voltage	Controls
	8 8 watt	80 80 CRI*	27K 2700K	AM Aluminum Metallic*	UNV 120-277V*	NA Non-Dim
	10 10 watt	90 90 CRI	3K 3000K	IG Iron Gray*		0-10V 0-10V Dim*
	13.5 13.5 watt*		35K 3500K	WH Textured White*		ELV 120V-Line Voltage DIM
	14.5 14.5 watt		4K 4000K*			REM Remote Battery pack
	18 18.5 watt*		5K 5000K	IR Iron Rust*		PHC-B Button Photocell
	27 27 watt*		65K 6500K	BK Textured Black		PHC-S Swivel Photocell
	28 28 watt* (EMPK max)		RED Static Red	CC Custom Color		FRST Frosted Glass
			GRN Static Green			BOL 40" Bollard
			BLU Static Blue			
			AMB Static Amber			
			RGBW Consult Factory for details			

STANDARD OPTION, SHORTER LEAD TIME, NO MOQ



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, August 22, 2022

Ms. Ali Rakine, SEVEN SEAS, LLC.
c/o EXPEDITING & CONSULTING, LLC.
2351 Thomas Street
Hollywood, FL 33020

Re: Proposed 4-Story Building @
2351 Thomas Street
Hollywood, FL 33020

Dear Ms. Rakine:

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed a Percolation Test on August 22, 2022 at the above referenced project. The purpose of our investigation was to help determine the hydraulic conductivity for storm drainage design.

The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test. In the event the test location is changed or the soil removed and replaced; the test results will need to be re-evaluated.

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 4'-6" below existing ground surface at the time of drilling. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements.

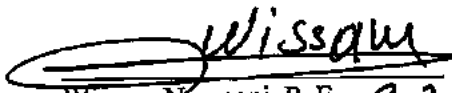
In case of existing structures, existing footings, new foundations and proposed drainage lines, provisions shall be made by the structural engineer, the civil engineer, and site contractor to protect all footings from future erosion, undermining and exposure. The geotechnical engineer shall be notified of these conditions to evaluate the applicability of his recommendations. The drainage system installation depth and dimension must be verified in the field during construction.

Re: 2351 Thomas Street, Hollywood, FL

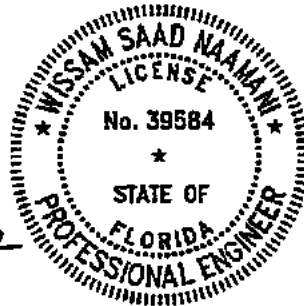
This report was prepared in compliance with the 2020 Florida Building Code, 7th edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples and interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DYNATECH ENGINEERING CORP. does not guarantee any subsoil conditions between the bore test holes. In accepting and using this report the client understands and accepts that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Owner and site contractor must familiarize themselves with site conditions prior to bidding. Client recognizes that actual conditions in areas not tested by DEC may differ from those anticipated in DEC's report. Client understands and accepts that this can significantly increase the cost of construction for its future projects. Client agrees that DEC shall not be responsible or liable for any variations in the actual conditions of areas not tested by DEC. This report is not a Phase I and/or Phase II Environmental Site Assessments. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation. All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations. In the event, changes, challenges and other value engineering opportunities occur without our knowledge, our recommendations may become compromised and geotechnical related issues may be misconstrued. Therefore, all geotechnical work shall be performed under our supervision to verify compliance with the intent of our recommendations.

Sincerely yours,



Wissam Naamani, P. E. 8-25-2022
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED
BY WISSAM SAAD NAAMANI, P.E. ON
THE DATE ADJACENT TO THE SEAL.

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PERCOLATION TESTS



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D. D.O.T. STANDARD TEST

DATE : August 19, 2022
CLIENT : SEVEN SEAS, LLC. c/o EXPEDITING & CONSULTING
PROJECT : Proposed 3 to 4 Story Building @
PROJECT LOCATION : 2351 Thomas Street, Hollywood, FL
LOCATION OF TEST : SAS
DIAMETER OF HOLE : 7"
TEST NO. : P-1

TEST DEPTH (feet)	0-10'
AVERAGE FLOW (GPM)	4.6
	-4
AVERAGE K (CFS/Sq. Ft-Ft Head)	2.10x10

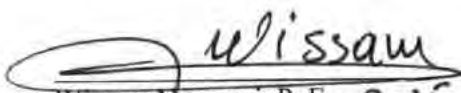
* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Water Table 4'-6" Below existing ground surface.

SUBSURFACE INVESTIGATION

<u>Depth Below Ground Surface</u>	<u>Soil Description</u>
0'-0" to 0'-1"	Asphalt
0'-1" to 0'-6"	Tan medium sand with rock fragments
0'-6" to 1'-0"	Dark brown sand with organic stain
1'-0" to 2'-0"	Brownish tan medium sand
2'-0" to 5'-0"	Brown sand with organic stain
5'-0" to 7'-0"	Muck
7'-0" to 10'-0"	Tan medium sand

Sincerely yours,



Wissam Naamani, P. E. 8-15-2022
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



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



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

PERCOLATION TEST ACCORDING TO S.F.W.M.D.

D.O.T. STANDARD TEST

DATE : August 19, 2022
 CLIENT : SEVEN SEAS, LLC. c/o EXPEDITING & CONSULTING
 PROJECT : Proposed 3 to 4 Story Building @
 PROJECT LOCATION : 2351 Thomas Street, Hollywood, FL
 LOCATION OF TEST : SAS
 DIAMETER OF HOLE : 7"
 TEST NO. : P-2

TEST DEPTH (feet)	0-10'
AVERAGE FLOW (GPM)	5.2
	-4
AVERAGE K (CFS/Sq. Ft-Ft Head)	2.38x10

* The above hydraulic conductivity represents an ultimate value. The designer should decide on the required safety factor. This value is based on the existing soils at the location of the test.

Water Table 4'-6" Below existing ground surface.

SUBSURFACE INVESTIGATION

Depth Below Ground Surface

Soil Description

0'-0" to 0'-4"	Concrete
0'-4" to 3'-0"	Dark brown sand with rock fragments & some organic stain
3'-0" to 4'-0"	Muck
4'-0" to 5'-0"	Brown slightly silty sand with organic stain
5'-0" to 6'-0"	Dark brown natural sand
6'-0" to 10'-0"	Tan medium sand

Sincerely yours,

Wissam Naamani, P. E. 8-25-2022
 DYNATECH ENGINEERING CORP.
 Florida Reg. No. 39584
 Special Inspector No. 757
 Certificate of Authorization No.: CA 5491



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SITE PLAN

○ P-# : Percolation Test Location

N



DYNATECH ENGINEERING CORP.

Client: Seven Seas, LLC.

Scale: N.T.S.

Project: 2351 Thomas Street, Hollywood, FL 33020

Date: August 22, 2022



DYNATECH ENGINEERING CORP.

WWW.DYNATECHENGINEERING.COM

Miami, August 22, 2022

Ms. Ali Rakine, SEVEN SEAS, LLC.
c/o EXPEDITING & CONSULTING, LLC.
2351 Thomas Street
Hollywood, FL 33020

Re: Proposed 4-Story Building @
2351 Thomas Street
Hollywood, FL 33020

Dear Ms. Rakine:

Pursuant to your request, DYNATECH ENGINEERING CORP. (DEC) completed a Subsoil Investigation on August 22, 2022 at the above referenced project. The purpose of our investigation was to help determine subsoil conditions relative to foundation design of the proposed structure.

A total of (3) standard penetration boring tests were performed according to ASTM-D 1586 down to an average depth of 45' below existing ground surface at the locations shown on the attached sketch.

The following graph was developed as a general condition below existing ground surface at the time of drilling for the subject site (Subsoil conditions are non-homogenous, refer to field boring logs for exact locations and soil description. Average depths are approximate and will vary in the field):

Average Depth

<u>From</u>	<u>To</u>	<u>Description</u>
0'-0"	1'-0"	Topsoil
1'-0"	3'-0"	Brown sand with organic stain
3'-0"	7'-0"	Muck
7'-0"	36'-0"	Tan medium sand
36'-0"	44'-0"	Tan sandy limerock
44'-0"	45'-0"	Tan medium sand

Groundwater was measured immediately at the completion of each boring and was found at an average depth of approximately 4'-6" below existing ground surface at the time of drilling. This immediate depth to groundwater level should not be relied upon alone for project design considerations. Existing ground surface elevation was not provided to us at the time of drilling. Design engineers must verify existing ground elevations as well as FEMA Flood and County highest and lowest groundwater elevation for their design. Fluctuation in water level is anticipated due to seasonal variations and run off as well as varying ground elevations construction dewatering and pumping activities in the area, king tides, flash flooding, storm surge and global warming. Site contractor must familiarize himself with site conditions in the event groundwater controls and dewatering is needed during construction. Surface flooding may result under hurricane conditions and should be taken into consideration in the design of the project. The contractor shall monitor and make sure that groundwater levels on adjacent properties are not adversely impacted due to the contractors dewatering activities. Specialty groundwater and water proofing contractors shall be consulted for all work below the groundwater level. All dewatering volume & effluent discharge must meet local, State & Federal requirements.



Re: 2351 Thomas Street, Hollywood, FL

Based on our understanding of the proposed structure; the client's request and our field boring logs; deep foundation systems are needed to support the proposed **structures and slabs** without detrimental settlement.

Alternatives Pile Foundation	Minimum Pile length or refusal B.E.S.L (3)	Size	Pile Capacity in Tons Compression	Pile Capacity in Tons Tension	Allowable Lateral Capacity in Tons
Pin Piles / push piers, (1), (2)	40' BESL	3"Ø sch.80	5 Tons	1 Ton	N/A
Helical Piles (1), (2)	40' BESL	3"Ø sch.80	12 Tons	6 Tons	N/A
Auger Cast Piles	40' BESL	12" Ø	25 Tons	12 Tons	1 Ton
Auger Cast Piles	40' BESL	14" Ø	40 Tons	17 Tons	2 Tons

(1): Minimum depth or until torque is achieved.

(2): Used for underpinning and light structures.

(3): B.E.S.L.: Below Existing Street Level.

Pile lengths will vary (increase or decrease) depending on actual subsurface conditions. Existing land elevation was not provided to us at this time; the estimated pile length will depend on proposed surface elevations and grades. Pile length will need to be adjusted accordingly once final designs are complete. Predrilling, pre punch may be required due to hard rock. It is common to encounter soft, sand /silt pockets in rock formations. Any encountered soft sand pockets during pile installation must be drilled deeper to achieve capacity as directed on site by our geotechnical engineer.

For computer structural modeling of the building foundation system initial vertical spring constants of 450 Kpi for compression, 250 Kpi for tension and 100 Kpi for lateral may be used. The vertical spring constant values is the work pile load divided by estimated pile settlement and is based on our experience and review of available pile load tests data and settlement estimates in similar subsurface conditions and shall be refined as the structural model is developed. Point of fixity for moment design shall be taken at 22 feet below existing ground surface.

Helical piles bearing capacity for underpinning and light structures is a proprietary product dependent on manufacturer shaft type, size, and steel strength as well as helix size, numbers, spacing, depth, soil profile and installation torque. Therefore, the helical pile specialty foundation contractors and his engineer shall submit signed and sealed shop drawings of the proposed helical piles to the building department. The above depths are minimum depth required or until torque design is achieved unless authorized by the geotechnical engineer. As the limestone surface is non-homogenous in composition and strength with varying sand pockets; variations in installed depths of helical and pin piles should be expected. Therefore, significantly longer piles may be needed to achieve torque capacity due to piles penetrating solution holes in the limestone formation. Predrilling or specialty cutting heads may be required to achieve design depths. All helical piles manufacturers and installers must be in compliance with acceptance criteria AC 358 to establish system capacities.

Lateral Load for a pile Top Deflection of ¼ inch. Lateral load capacities may be increased using battered piles. Batter angles can be used for the pile installation of up to 4 inches per foot (Horizontal, Vertical). However, care should be taken not to overlap adjacent piles. Lateral capacities of battered piles are based on batter angle used and vector sum analysis.

Lateral capacity of pin / helical piles are negligible. The small diameter of pin / helical piles (3" Ø to 8" Ø) are too small to develop any real beading moments. Pin / helical manufacturers recommend installing the piles at a batter of up to 4 inches per foot (horizontal to vertical) to achieve any significant lateral capacity.

Re: 2351 Thomas Street, Hollywood, FL

In case of existing structures in the vicinity of the pile driving operation, care shall be taken not to create excessive vibration. Vibration levels shall be monitored to verify compliance with county regulations. Steps must be taken by the contractor to prevent excessive vibrations in the event excessive vibrations are experienced during construction, alternative driving methods shall be implemented (ie: predrilling, jetting, hydraulic push, etc...).

The minimum center to center of piles or adjacent piles shall be not less than two and a half the average diameter for round piles, but in no case less than 36 inches to avoid load capacity reduction caused by group effect. Piles shall be driven with a variation of not more than $\frac{1}{4}$ " per foot from vertical, and within 3 inches of the specified plan location.

The installation of adjacent auger cast piles (located within 6 pile diameters o.c. of each other) on the same working day is not recommended. We recommend that adjacent auger cast piles not be installed until the initial grouted pile has set overnight, but no less than 12 hours.

The grout used in the pile installation shall develop a minimum compressive strength of 5000 PSI at 28 days. Large grout volumes, possibly twice (or more) of the theoretical pile volume, are expected for proper auger cast pile installation due to subsoil conditions. More so where former structures have been demolished and former piles removed causing additional underground cavities.

All pile reinforcing must be designed by the structural engineer to resist all axial, bending, & shear stresses, & shall be placed under the supervision of our Geotechnical Engineer to verify compliance with our recommendations. If the pile is not reinforced over the entire length, we recommend a minimum of a single #7 bar be placed the full length of the pile to verify pile continuity.

All work shall be performed in accordance with the applicable building code.

The following soil parameters shall be used for retaining wall designs:

- Soil unit weight moist: 115 pcf. Submerged: 53 pcf.
- Angle of internal friction: 30°
- Earth pressure coefficient K_a : 0.33; K_p : 3.0
- Angle of wall friction: 30° for steel piles, 20° for concrete or brick walls; 15° uncoated steel.

Any underground structures such as grease traps; septic systems, etc... must be supported on pile foundations, unless the deleterious material (ie: silt, muck, peat, etc...) is excavated in its entirety and replaced with compacted washed gravel such as pea rock or # 57 stone. Fasten utility lines to underside of structural slabs to limit settlements.

Excavations shall not extend within 1 foot of the angle of repose next to existing footings or structures, unless underpinned. All excavation shoring must be designed and inspected by a Florida licensed professional engineer. Excavation contractor must make provisions for hard excavation conditions.

All trenching work shall be in compliance with Florida Building Code, OSHA, & Trench Safety Act.

Provisions shall be made by the architect, engineer of record and contractor to address vibration / dynamic loading; differential settlements when tying in new to existing structures. Mixing of different foundations shall not be used unless provided with expansion joints to address differential settlements and vibration transfer.

Re: 2351 Thomas Street, Hollywood, FL

Also note that as a common engineering practice for existing and new construction; outside ground surfaces must be sloped away from the structure as to avoid water accumulation and ponding. Rain gutters shall be installed and all rain water shall be discharged over splash guards a minimum of 5 feet away from building foundations. Verify all water, sewer, plumbing, sprinkler and drainage lines are properly functioning with no leaks in the vicinity of the foundations.

An arborist must be consulted prior to any land clearing to verify compliance with local codes.

Detailed settlement analysis was beyond the scope of this report. However, we have compared the field test data obtained in this exploration with our experience with structures similar to those proposed for this report. The estimated magnitude of these settlements is less than ½ inch differential and less than 1-inch total settlements. Due to the granular nature of the subsurface materials, the foundation settlements should occur as the loads are applied and should be virtually negligible by the end of the building shell completion.

If dynamic loading is proposed (ie: parking garage, etc...) this condition MUST be brought to our attention to re-evaluate the applicability of our recommendations.

For ancillary nonstructural elements such as sidewalks, driveway, short landscaping walls <3' etc... a shallow foundation system with soil bearing pressure of 1500 psf may be used. Please note however that these elements will settle with time. Therefore; it is a business decision for the property owner to choose whether to place these elements on piles or shallow foundations.

Additional fill material where needed to achieve proposed elevation shall consist of clean granular non deleterious soil placed in lifts not to exceed 12" in thickness and compacted to a minimum of 95% of ASTM D-1557. Fill material below the water table shall consist of washed free draining compacted gravel to about 12 inches above the water table (ie: Ballast rock, FDOT No. 57 stone or equivalent).

All cavities developed around the piles shafts during pile installation operations MUST be filled with lean concrete to provide for constant supported length design of pile shaft.

Please note the site was a former gas station. Former underground storage tanks and excavations and backfill is not known to us. Large cavities may be encountered during drilling and must be addressed by the foundation contractor.

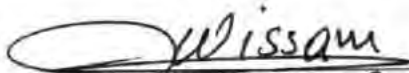
Re: 2351 Thomas Street, Hollywood, FL

This report was prepared in compliance with the 2020 Florida Building Code, 7th edition. Site elevations were not provided to us for the test locations. Depths reported on the field boring logs represent the depth below existing ground surface as they existed on the date of drilling. In the event of subsequent filling, excavations or site work, the reported depths must be adjusted to represent proper depths.

The boring log (s) attached present (s) a detailed description of the soils encountered at test location (s). The soil stratification shown on the boring log (s) is based on the examination of the recovered soil samples and interpretation of the driller's field log (s). It indicates only the approximate boundaries between soil types. The actual transitions between adjacent soil types may be gradual. Regardless of the thoroughness of a geotechnical exploration there is always the possibility that conditions may be different from those of the test locations; therefore, DYNATECH ENGINEERING CORP. does not guarantee any subsoil conditions between the bore test holes. In accepting and using this report the client understands and accepts that all data from the borings are strictly for foundation analysis only and are not to be used for excavation or back filling estimates and pricing. Owner and site contractor must familiarize themselves with site conditions prior to bidding. Client recognizes that actual conditions in areas not tested by DEC may differ from those anticipated in DEC's report. Client understands and accepts that this can significantly increase the cost of construction for its future projects. Client agrees that DEC shall not be responsible or liable for any variations in the actual conditions of areas not tested by DEC. This report is not a Phase I and/or Phase II Environmental Site Assessments. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user. Said user must contact DEC in writing to verify applicability of this report for their use. All work must be conducted under the supervision of our geotechnical engineer. The discovery of any site or subsurface conditions during construction which deviate from the information obtained from our subsoil investigation is always likely and should be reported to us for our evaluation. All work shall be conducted in compliance with the Florida Building Code FBC and OSHA workers protection rules and all applicable Federal, State, County and City rules and regulations. In the event, changes, challenges and other value engineering opportunities occur without our knowledge, our recommendations may become compromised and geotechnical related issues may be misconstrued. Therefore, all geotechnical work shall be performed under our supervision to verify compliance with the intent of our recommendations.

It has been a pleasure working with you and look forward to do so in the near future.

Sincerely yours,



Wissam Naamani, P. E. 8-26-2022
DYNATECH ENGINEERING CORP.
Florida Reg. No. 39584
Special Inspector No. 757
Certificate of Authorization No.: CA 5491



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED
BY WISSAM SAAD NAAMANI, P.E. ON
THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

TEST BORING FIELD LOGS

TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDITING & CONSULTING
 PROJECT : Proposed 4-Story Building @
 ADDRESS : 2351 Thomas Street, Hollywood, FL
 LOCATION : See attached sketch

DATE: 8-19-22
 HOLE NO.: B-1
 DRILLER: M.G.

DESCRIPTION OF MATERIALS		Depth	HAMMER BLOWS ON SAMPLER	"N"
		2	Hand	H
0'-0" to 0'-1"	ASPHALT	4	3 2 2 3	4
0'-1" to 0'-6"	TAN MEDIUM SAND W/ROCK FRAGMENTS	6	2 1 1 1	2
0'-6" to 1'-0"	DARK BROWN SAND WITH ORGANIC STAIN	8	1 - 5 8	5
1'-0" to 2'-0"	BROWNISH TAN MEDIUM SAND	10	A	A
2'-0" to 5'-0"	BROWN SAND WITH ORGANIC STAIN	12	A	A
5'-0" to 7'-0"	MUCK	14	A	A
7'-0" to 36'-6"	TAN MEDIUM SAND	16	8 7 8 6	15
36'-6" to 40'-0"	TAN SANDY LIMEROCK	18	A	A
		20	A	A
		22	A	A
		24	7 9 8 7	17
		26	A	A
		28	A	A
		30	A	A
		32	7 8 9 8	17
		34	A	A
		36	A	A
		38	A	A

Water Level: 4'-6" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H A : HAND AUGER, A: HOLLOW STEM AUGER, R. REFUSAL

TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDITING & CONSULTING **DATE:** 8-19-22
PROJECT : Proposed 4-Story Building @ **HOLE NO.:** B-1
ADDRESS : 2351 Thomas Street, Hollywood, FL **DRILLER:** M.G.
LOCATION : See attached sketch

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
40'-0" to 44'-0" 44'-0" to 45'-0"	TAN SANDY LIMEROCK TAN MEDIUM SAND	38-40	22 20 23 24	43
		40-42	A	A
		42-44	A	A
		44-46	A	A
		46-48		
		48-50		
		50-52		
		52-54		
		54-56		
		56-58		
		58-60		
		60-62		
		62-64		
		64-66		
		66-68		
		68-70		
		70-72		
		72-74		
		74-76		

Water Level: 4'-6" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal, AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.

TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDITING & CONSULTING
 PROJECT : Proposed 4-Story Building @
 ADDRESS : 2351 Thomas Street, Hollywood, FL
 LOCATION : See attached sketch

DATE: 8-19-22
 HOLE NO.: B-2
 DRILLER: M.G.

DESCRIPTION OF MATERIALS		Depth	HAMMER BLOWS ON SAMPLER	"N"
0'-0" to 0'-6" 0'-6" to 2'-6" 2'-6" to 5'-0" 5'-0" to 6'-0" 6'-0" to 36'-0" 36'-0" to 40'-0"	TOPSOIL AND VEGETATION	2	Hand	H
		4	2 3 2 3	5
	DARK BROWN SAND WITH ORGANIC STAIN	6	2 3 1 1	4
		8	6 7 6 8	13
	BROWNISH GRAY MEDIUM SAND WITH SOME ROCK FRAGMENTS AND ORGANIC STAIN	10	A	A
		12	A	A
	BROWN SAND WITH ORGANIC STAIN	14	A	A
		16	8 7 8 9	15
	TAN MEDIUM SAND	18	A	A
		20	A	A
	TAN SANDY LIMEROCK	22	A	A
		24	7 9 9 8	18
		26	A	A
		28	A	A
		30	A	A
		32	8 9 8 12	17
		34	A	A
		36	A	A
		38	A	A

Water Level: 4'-6" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H-A- HAND AUGER, A- HOLLOW STEM AUGER, R- REFUSAL

TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDITING & CONSULTING **DATE:** 8-19-22
PROJECT : Proposed 4-Story Building @ **HOLE NO.:** B-2
ADDRESS : 2351 Thomas Street, Hollywood, FL **DRILLER:** M.G.
LOCATION : See attached sketch

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
40'-0" to 44'-0" 44'-0" to 45'-0"	TAN SANDY LIMEROCK TAN MEDIUM SAND	38-40	20 20 23 27	45
		40-42	A	A
		42-44	A	A
		44-46	A	A
		46-48		
		48-50		
		50-52		
		52-54		
		54-56		
		56-58		
		58-60		
		60-62		
		62-64		
		64-66		
		66-68		
		68-70		
		70-72		
		72-74		
		74-76		

Water Level: 4'-6" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING; S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.

TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDITING & CONSULTING **DATE**: 8-19-22
PROJECT : Proposed 4-Story Building @ **HOLE NO.:** B-3
ADDRESS : 2351 Thomas Street, Hollywood, FL **DRILLER:** M.G.
LOCATION : See attached sketch

DESCRIPTION OF MATERIALS		Depth	HAMMER BLOWS ON SAMPLER	"N"
		2	Hand	H
0'-0" to 0'-4"	CONCRETE	4	2 1 1 1	2
0'-4" to 3'-0"	DARK BROWN SAND WITH ROCK FRAGMENTS AND SOME ORGANIC STAIN	6	3 2 2 3	4
		8	6 5 6 8	11
3'-0" to 4'-0"	MUCK	10	A	A
4'-0" to 5'-0"	BROWNISH SLIGHTLY SILTY SAND WITH ORGANIC STAIN	12	A	A
5'-0" to 6'-0"	DARK BROWN NATURAL SAND	14	A	A
6'-0" to 36'-0"	TAN MEDIUM SAND	16	8 7 8 6	15
		18	A	A
36'-0" to 40'-0"	TAN SANDY LIMEROCK	20	A	A
		22	A	A
		24	9 8 9 7	17
		26	A	A
		28	A	A
		30	A	A
		32	8 10 8 14	18
		34	A	A
		36	A	A
		38	A	A

Water Level: 4'-6" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H A - HAND AUGER; A - HOLLOW STEM AUGER, R - REFUSAL.

TEST BORING FIELD LOG

CLIENT : SEVEN SEAS, LLC. c/o EXPENDITING & CONSULTING DATE: 8-19-22
PROJECT : Proposed 4-Story Building @ HOLE NO.: B-3
ADDRESS : 2351 Thomas Street, Hollywood, FL DRILLER: M.G.
LOCATION : See attached sketch

Depth From - To	DESCRIPTION OF MATERIALS	Depth From - To	HAMMER BLOWS ON SAMPLER	"N"
40'-0" to 45'-0"	TAN SANDY LIMEROCK	38-40	24 23 26 26	49
		40-42	A	A
		42-44	A	A
		44-46	A	A
		46-48		
		48-50		
		50-52		
		52-54		
		54-56		
		56-58		
		58-60		
		60-62		
		62-64		
		64-66		
		66-68		
		68-70		
		70-72		
		72-74		
		74-76		

Water Level: 4'-6" Below Existing Land Surface at time of drilling As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statement conclusions or extracts from or regarding our reports is reserved pending on our written approval. H.A.: Hand Auger; A: Hollow Stem Auger; R: Refusal., AUGER DRILLING: S: Soft, M: Medium, H: Hand, R: Refusal, V.H.: Very Hard.

SITE PLAN

B# : Boring Test Location

N



DYNATECH ENGINEERING CORP.

Client: Seven Seas, LLC.

Scale: N.T.S.

Project: 2351 Thomas Street, Hollywood, FL 33020

Date: August 22, 2022

GENERAL NOTES

Soil borings on unmarked vacant property should be considered preliminary with further boring (s) to be drilled after building pad(s) are staked out.

Soil borings on existing structures that are to be demolished should be considered preliminary and additional borings would need to be performed after the structure(s) has been demolished and proposed new building staked out.

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

KEY CLASSIFICATION & SYMBOLS

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	CONE PENETRATION TESTS (Kg./Cm ²)	STANDARD PENETRATION (BLOWS/FT.)	RELATIVE DENSITY
SANDS	0-16	0-4	VERY LOOSE
	17-40	5-10	LOOSE
	41-80	11-20	FIRM
	81-120	21-30	VERY FIRM
	OVER 120	31-50	DENSE
SILTS & CLAY	0-3	0-2	VERY LOOSE
	4-9	3-4	SOFT
	10-17	5-8	FIRM
	18-31	9-15	STIFF
	32-60	16-30	VERY STIFF
	OVER 60	31-50	HARD

	PARTICLE SIZE
BOULDERS	>12 in.
COBBLE	3 in. to 1 in.
GRAVEL	4.75 mm to 3 in.
SAND	0.07 mm to 4.67 mm
SILT	0.005 mm to 0.074 mm
CLAY	<0.005 mm

	MODIFIERS
5%-10%	Slightly Silty or Clayey
10%-30%	Silty or Clayey
30%-50%	Very Silty or Very Clayey
0% - 5%	Slight Trace
6%-10%	Trace
11%-20%	Little
21%-35%	Some
>35%	And

	ROCK HARDNESS DESCRIPTION
Soft	Rock core. Crumbles when handled
Medium	Can break with your hands.
Moderate Hard	Thin edges or rock core. Can be broken with fingers.
Hard	Thin edges or rock core. Can be broken with fingers.
Very Hard	Rock core. Rings when struck with hammer (cherts).

Hydrant Flow Test Procedure



Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2 Designation shall represent first and second flowed hydrants respectively
P Designation shall represent test hydrant for static and residual distribution system pressures.

Super Seven LLC

Date:	6/21/23	Time:	11:30am	Static Pressure -		58psi
Residual/Static Hydrant		Address/Location		Residual Pressures		
P - Hydrant FH002198	2401 Thomas St	F-1 Only		F-2 Only		
		53psi		58psi		
		F-1& F-2		 52psi		
Flow Hydrants		Address/Location		Flow Rate		
F-1 Hydrant (Individual) FH002202	2502 Sherman St	GPM				
		920				
F-2 Hydrant (Individual) FH002197	2403 Liberty St	GPM				
		1040				
F-1 Hydrant (Both Flowing)		GPM				
		900				
F-2 Hydrant (Both Flowing)		GPM				
		950				