

# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: [Development@Hollywoodfl.org](mailto: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: 2022 MAYO LLC (1835 Fletcher Street)

Lot(s): 10 Block(s): 2 Subdivision: Alden Manor

Folio Number(s): 514222330200

**FH-2**

Zoning Classification: FH-2 Land Use Classification: R.A.C.

Existing Property Use: Single Family Sq Ft/Number of Units: 1,048 / 1

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.: \_\_\_\_\_

## DEVELOPMENT PROPOSAL

Explanation of Request: 15-unit Multi-Family Apartment building

Phased Project: Yes / No ☒ Number of Phases: \_\_\_\_\_

Project	Proposal
Units/rooms (# of units)	15 (Area: 18,495 S.F.)
Proposed Non-Residential Uses	S.F.
Open Space (% and SQ.FT.)	13% (Area: 1,037 S.F.)
Parking (# of spaces)	23 (Area: S.F.)
Height (# of stories)	5 stories ( 55 FT.)
Gross Floor Area (SQ. FT)	31,350 s.f.

Name of Current Property Owner: 2022 MAYO LLC

Address of Property Owner: 3241 SW 44 ST FORT LAUDERDALE, FL 33312

Telephone: 9548424626 Email Address: rhinvestmentus@gmail.com

Applicant Luis La Rosa ☒ Consultant ☐ Representative ☐ Tenant (check one)

Address: 9000 Sheridan Street Suite 158 Telephone: 7865430851

Email Address: llarosa@larosaarchitects.com

Email Address #2: \_\_\_\_\_

Date of Purchase: 8/23/23 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : \_\_\_\_\_

E-mail Address: \_\_\_\_\_

## PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://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: Gil Betzau Date: 1-4-24

PRINT NAME: Gil Betzau Date: \_\_\_\_\_

Signature of Consultant/Representative: Wes La Rosa Date: 1-5-24

PRINT NAME: Wes La Rosa Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

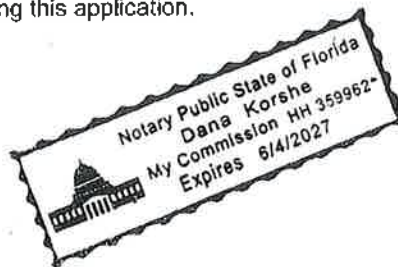
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

### Current Owner Power of Attorney

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

Sworn to and subscribed before me  
this 1 day of 5 - 24

[Signature]  
Notary Public  
State of Florida



Gil Betzau  
Signature of Current Owner

Gil Betzau  
Print Name

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

# CARUSI LAW

Daniel S. Carusi, P.A. | 517 Southwest 1st Avenue, Fort Lauderdale, FL 33301  
954-527-0101 | 954-524-4169 F | dcarusi@carusilaw.com | carusilaw.com

Daniel S. Carusi, Esq.

December 7, 2023

## OWNERSHIP AND ENCUMBRANCE REPORT

<b>Client Name:</b>	2022 Mayo LLC, a Florida limited liability company
<b>Date of Request:</b>	November 22, 2023
<b>Address:</b>	1835 Fletcher Street, Hollywood, FL 33020
<b>Requesting Party:</b>	City of Hollywood

*Pursuant to your request, we have searched the public records of Broward County, Florida, from January 14, 1948 at 11:00PM to November 30, 2023 at 11:00PM to ascertain the following:*

Ownership and Property Details	
<b>Current Owners</b>	2022 Mayo LLC, a Florida limited liability company by virtue of that warranty deed GOT Homes LLC, A Florida Limited Liability Company to 2022 Mayo LLC, A Florida Limited Liability Company, recorded August 24, 2023 in Instrument Number <a href="#">119063048</a> , Public Records of Broward County, Florida.
<b>Active Encumbrances</b>	None
<b>Restrictions/Easements:</b>	1.All matters contained on the Plat of Alden Manor, as recorded in Plat Book <a href="#">24, Page 8</a> , Public Records of Broward County, Florida.  2.Restrictions contained in Deed recorded January 17, 1948 in Deed Book <a href="#">613, page 149</a> , but specifically excluding any restrictions relating to Race, religion, or national origin.
<b>Property Legal Description</b>	Lot 10, Block 2, Alden Manor, according to the plat thereof as recorded in Plat Book <a href="#">24, Page 8</a> , Public Records of Broward County, Florida.

From said search we report those entries as set forth on the following page(s). Copies of instruments have been attached for your review. This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

**Deed information:**

Clerks File No.: 1948-339211  
TOI: Warranty Deed  
DOF: August 30, 1948  
First Party: Starritt Building Company  
Second Party: Dominic J. Capozzia and Emily Capozzia

Clerks File No.: 1949-364338  
TOI: Warranty Deed  
DOF: July 26, 1949  
First Party: Dominic J. Capozzia and Emily Capozzia  
Second Party: John Hakim and Lillian Hakim

Clerks File No.: 1949-367405  
TOI: Warranty Deed  
DOI: September 14, 1949  
First Party: John Hakim and Lillian Hakim  
Second Party: Marjorie Paster

Clerks File No.: 1951-424219  
TOI: Deed  
DOF: May 8, 1951 (Image not available)  
First Party: Morris Paster and Marjorie Paster  
Second Party: Benjamin Smolen and Rose Smolen

Clerks File No.: 1954 - 568922  
TOI: Warranty Deed  
DOF: May 17, 1954  
First Party: Benjamin Smolen and Rose Smolen  
Second Party: William T. Miller and Avis L. Miller

Clerks File No.: 1954-604502  
TOI: Warranty Deed  
DOF: December 6, 1954  
First Party: William T. Miller and Avis L. Miller  
Second Party: Nelle M. Blair



Clerks File No.: 1966-99489  
TOI: Warranty Deed  
DOF: November 9, 1966  
First Party: Lenore Gardner, as Executrix of the Estate of Nelle M. Blair a/k/a Nelle U. Blair to  
Second Party: Betty Jean Gardner Chayer, subject to a life interest in Lenore Gardner  
(No Probate documents available)

Clerks File No.: 1976-158924  
TOI: Warranty Deed  
DOF: August 24, 1976  
First Party: Lenore Gardner  
Second Party: Weronika Romaniuk

Clerks File No.: 1976-158925  
TOI: Warranty Deed  
DOF: August 24, 1976  
First Party: Betty Jean Gardner Chayer  
Second Party: Weronika Romaniuk

Clerks File No.: 1979-141514  
TOI: Warranty Deed  
DOF: May 9, 1979  
First Party: Weronika Romaniuk  
Second Party: Omer Couture and Rose Alba Couture

Clerks File No.: 1991-145431  
TOI: Warranty Deed  
DOF: April 16, 1991  
First Party: Omer Couture and Rose Alba Couture  
Second Party: Edgar Peneau and Jennie Peneau

Clerks File No.: 1996-241264  
TOI: Warranty Deed  
DOF: May 17, 1996  
First Party: Jennie Peneau  
Second Party: Daniel Tierney

Clerks File No.: 2009-8398663  
TOI: Quit Claim Deed  
DOF: February 11, 2009  
First Party: Daniel Tierney  
Second Party: William Campbell

Clerks File No.: 2009-8454399  
TOI: Warranty Deed  
DOF: March 10, 2009  
First Party: William Campbell  
Second Party: LAZR. Inc., a Florida corporation

Clerks File No.: 2014-2504777  
TOI: Warranty Deed  
DOF: September 3, 2014  
First Party: LAZR. Inc., a Florida corporation  
Second Party: John Pearson and April Hille

Clerks File No.: 114827468  
TOI: Warranty Deed  
DOF: January 12, 2018  
First Party: April Hille and John R. Pearson  
Second Party: Oron Unger

Clerks File No.: 114849064  
TOI: Florida Quit Claim Deed  
DOF: January 24, 2018  
First Party: Oron Unger  
Second Party: GOT Homes LLC, a Florida limited liability company

Clerks File No.: 119063048  
TOI: Warranty Deed  
DOF: August 24, 2023  
First Party: GOT Homes LLC, a Florida limited liability company  
Second Party: 2022 Mayo LLC, a Florida limited liability company

**End of Ownership and Encumbrance Report 1835 Fletcher Street, Hollywood, FL 33020**



STARRETT BUILDING COMPANY

to

THE PUBLIC

To Whom It May Concern:

Starrett Building Company, a Florida corporation, being the owner of the following described property, to wit:

Lots One (1) to Ten (10), inclusive, Block One (1); Lots One (1) to Ten (10), inclusive, Block Two (2); and Lots One (1) to Five (5), inclusive, Block Three (3), all of ALDEN MANOR, according to the plat thereof recorded in Plat Book 24, page 8, of the public records of Broward County, Florida;

does hereby establish and place of record on the above described property the following restrictive covenants:

(a) That said premises shall be used only for residence purposes, and no structure shall be erected on said premises other than one single family dwelling, not to exceed one and one-half stories in height and a one or two car garage, and that no residence shall be erected on said premises costing less than Six Thousand Dollars (\$6,000.00).

(b) That no building plot shall have less than 6000 Square feet of area or a width of less than 60 feet.

(c) No building shall be located upon said premises nearer than 25 feet from the front line of said premises, nor nearer than 7 feet 6 inches to the side line thereof.

(d) That no obnoxious or offensive trades shall be carried on upon said premises, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No signs shall be erected on said premises.



DEED 613-150

(e) That no member of any race other than the Caucasian Race shall, directly or indirectly, acquire any interest in the said premises, or shall use or occupy any dwelling, except this restriction shall not prevent occupancy of the premises by domestic servants employed by the owner or tenant regardless of race.

(f) That no trailer, basement, tent, shack, garage, barn, or other outbuilding erected on said premises shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted, except that garage may contain quarters for servants.

(g) That no dwelling shall be constructed on said premises comprising a ground floor square foot area of less than 800 square feet, exclusive of one-story open porches and garages.

(h) That a perpetual easement is reserved over the rear 3 feet of each lot for utility installation and maintenance, and Starrett Building Company reserves unto itself the right to grant easements over the same for such utility purposes.

(i) That in accepting a deed the grantee, his heirs and assigns, agree that the foregoing restrictions are made as a part consideration of the purchase price and are covenants to run with the land and shall be binding upon the grantee and all parties claiming under said grantee until January 1, 1970.

(j) That a violation of any or all of the above said covenants or restrictions may be prevented in law or equity by any lot owner in the subdivision mentioned herein, and said violation shall be considered a nuisance.

undersigned, Starrett Building Company, its successors and assigns, or any lot owner in said subdivision may enforce the said restrictions and cause the said nuisance to be abated, and the grantee, his heirs or assigns, shall pay all costs, including reasonable attorney's fees incident to the removal of such nuisances.

(k) That the invalidation of any one or more of the above covenants by judgment or court order shall in no case affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said STARRETT BUILDING COMPANY, a Florida corporation, has caused this instrument to be signed by its duly authorized President and Secretary, and has affixed its corporate seal, this 16 day of January, 1948.

STARRETT BUILDING COMPANY

ATTEST:

Benjamin Biegelsen  
President

Anna Biegelsen  
Secretary

Signed, sealed and delivered in the presence of:

STATE OF FLORIDA  
COUNTY OF BROWARD  
This instrument filed for record 17 day  
of January and recorded in book 681  
at 100 page/s RECORD VERIFIED  
JED CABOT, Clerk of the Circuit Court

STATE OF FLORIDA  
COUNTY OF BROWARD

By Anna Biegelsen D.C.

I HEREBY CERTIFY, That on this 16 day of January, 1948, before me personally appeared BENJAMIN BIEGELSEN and ANNA BIEGELSEN, respectively President and Secretary of STARRETT BUILDING COMPANY, a corporation under the laws of the State of Florida, 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 the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Hollywood, Broward County, Florida, the day and year last aforesaid.

John L. Kark

Notary Public, State of Florida  
My Commission Expires Jan 1, 1950  
Signed by John L. Kark Clerk of Court

18. 60-5  
6. 60-8

DE3321 PAGE 178

66-99489

# This Indenture

Made this 4th day of November A. D. 19 66

Between LENORE GARDNER, as Executrix of the Estate of  
Nelle U. Blair, deceased,

of the County of Broward and State of Florida  
part y of the first part, and

BETTY JEAN GARDNER CHAYER, subject to a life  
interest in LENORE GARDNER  
1835 Fletcher Street, Hollywood,

of the County of Broward and State of Florida  
part y of the second part,

**Witnesseth**, that the said part y of the first part, for and in consideration  
of the sum of ----- TEN AND NO/100 ----- Dollars,  
to her in hand paid, the receipt whereof is hereby acknowledged, has  
granted, bargained, sold and transferred, and by these presents does grant, bargain,  
sell and transfer unto the said party of the second part and her  
heirs and assigns forever, all that certain parcel of land lying and being in the  
County of Broward, and State of Florida, more particularly  
described as follows:

Lot Ten (10) in Block Two (2), ALDEN MANOR, according to  
the plat thereof recorded in Plat Book 24, at Page 8, of  
the public records of Broward County, Florida, together  
with all furnishings and fixtures therein situate.

This conveyance is made pursuant to the second paragraph  
of the last will and testament of Nelle U. Blair, deceased,  
and it is the intention of this instrument to vest in  
Lenore Gardner a life interest in the above described  
property, with the remainder to BETTY JEAN GARDNER CHAYER -  
all in accordance with Paragraph Second of said last will  
and testament. Betty Jean Gardner mentioned in the second  
paragraph is one and the same person as Betty Jean Gardner  
Chayer.

The Aforementioned Nelle U. Blair, deceased, is one and the  
same person as Nelle M. Blair, in whose name title to this  
property was vested by deed of conveyance dated December 17,  
1954, recorded in O.R. Book 265, page 381, Broward County  
Public Records.

**Together** with all the tenements, hereditaments and appurtenances, with  
every privilege, right, title, interest and estate, dower and right of dower, reversion,  
remainder and easement thereto belonging or in anywise appertaining:

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

In Witness Whereof, the said part y of the first part has hereunto  
set her hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

*L. E. Miner*  
*E. Lybuck M. Taylor*

*Lenore Gardner*  
Lenore Gardner, as  
Executrix of the Estate of  
Nelle U. Blair, deceased



66 NOV 9 AM 10:48

RECORDED  
INDEXED  
FEB 10 1967  
1300

State of Florida,

REC. 3321 PAGE 179

County of BROWARD

I HEREBY CERTIFY That on this 4th day of November  
A. D. 1966, before me personally appeared

LENORE GARDNER, as Executrix of the Estate of  
Nelle U. Blair, deceased,  
to me known to be the person described in and who executed the foregoing con-  
veyance to BETTY JEAN GARDNER CHAYER, subject to a life interest  
in Lenore Gardner,

and severally acknowledged  
the execution thereof to be her free act and deed for the uses and purposes  
therein mentioned.

WITNESS my signature and official seal at Hollywood  
in the County of Broward and State of Florida, the day and  
year last aforesaid.

Notary Public, State of Florida at Large  
My Commission Expires Jan. 18, 1970  
Bonded by Transamerica Insurance Co.

My Commission Expires

*Elizabeth M. Taylor*  
Notary Public

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

Date

ABSTRACT OF DESCRIPTION

TO

Fee Simple



WARRANTY DEED

FAPCO'S FORM A

FAPCO PUBLISHING CORPORATION  
MIAMI 28, FLORIDA

604502

OFF-REC 265 REG-381  
**This Indenture.**

Made this

17th

day of December

A. D. 1954

Between

WILLIAM T. MILLER and AVIS L. MILLER, his wife,

of the County of Broward

and State of Florida

part 1st of the first part, and

NELLE M. BLAIR, a widow  
1835 Fletcher Street  
Hollywood

of the County of Broward

and State of Florida

part 2nd of the second part,

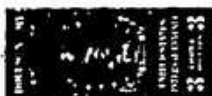
Witnesseth,

that the said part 1st of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations, to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said part 2nd of the second part and her heirs and assigns forever, all that certain parcel of land lying and being in the County of Broward, and State of Florida, more particularly described as follows:



Lot Ten (10) in Block Two (2), ALDEN MANOR, according to the plat thereof recorded in Plat Book 24, at Page 8, of the public records of Broward County, Florida, said lands situate and being in Broward County, Florida; and including improvements, furniture and fixtures situated thereon.

Subject to that certain first mortgage dated March 18, 1948, in favor of Dade Federal Savings and Loan Association of Miami in the original principal sum of \$7,100.00 recorded in Mtg. Book 243, page 337.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereunto belonging or in anywise appertaining:

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

And the said part 1st of the first part do covenant with the said part 2nd of the second part that they are lawfully seized of the said premises, that they are free from all incumbrances and that they have good right and lawful authority to sell the same; and the said part 1st of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part 1st of the first part have hereunto set their hands and seals the day and year above written.

Signed, Sealed and Delivered in our Presence:

Maureen Clark  
Jannette M. Dufresne

Wm T. Miller (SEAL)  
Avis L. Miller (SEAL)

MAYNARD ABRAHAM (SEAL)  
P. O. BOX 640  
HOLLYWOOD, FLA.

State of Florida.

County of BROWARD

I Hereby Certify That on this 17<sup>th</sup> day of December 1934, before me personally appeared WILLIAM T. MILLER and AVIS L. (also known as Wm. T. Miller)

to me known to be the person as described in and who executed the foregoing conveyance to

NELLE M. BLAIR, a widow

and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said

the wife of the said, on a separate

and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

Witness my signature and official seal at Hollywood and State of Florida, the day and year last aforesaid.

Notary Public, State of Florida, at large  
Commission expires Feb. 1, 1936.  
My Commission Expires

Notary Public

RECORDED IN OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
FRANK H. MARKS  
CLERK OF CIRCUIT COURT

NOTARY PUBLIC  
STATE OF FLORIDA  
D.C.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of the State of Florida, in and for said County.

On this 17<sup>th</sup> day of December 1934, at a clock M. this instrument was filed for record: and, being duly acknowledged and proven, I have recorded the same on Page of Book in the Public Records of said County.

State of Florida  
County of

ABSTRACT OF DESCRIPTION

Dated

TO

Marriage Deed

PAYCO STAMP

OFF. REC. 265 MAR 383

**AFFIDAVIT UNDER FICTITIOUS NAME STATUTE**

STATE OF FLORIDA )  
COUNTY OF BROWARD )

The undersigned, under oath, says: It is the intention of the undersigned to engage in business enterprise under the fictitious name of Timely Jewelers, at 202 Bank Building, Hollywood, Florida.

Those interested in said enterprise, and the extent of the interest of each, is as follows:

Martin W. Smith sole owner

Proof of publication of this intention to register, is filed herewith, pursuant to the provisions of 865.09 FSA.

604503

**THE HOLLYWOOD HERALD**  
Published Weekly  
Hollywood, Broward County, Florida

STATE OF FLORIDA  
COUNTY OF BROWARD.

Before the undersigned authority personally appeared FRANCIS WATSON, who on oath says that he is Editor of the Hollywood Herald, a Weekly newspaper published at Hollywood in Broward County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of Fictitious Name TIMELY JEWELERS - Martin W. Smith in the Circuit Court, was published in said newspaper in the issues of November 19, 1954 November 26, 1954 December 3, 1954 December 10, 1954

Affiant further says that the said Hollywood Herald is a newspaper published at Hollywood in said Broward County, Florida, and that the newspaper has heretofore been continuously published in said Broward County, Florida, each Friday and has been entered as second class mail matter at the post office in Hollywood, Florida, in said County, Florida, for a period of one year next preceding the first publication of said copy of advertisement; and affiant further says that he has neither paid nor promised to pay to any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing publication in the said newspaper.

Sworn to before me this

December 1954

Francis Watson

Notary Public, State of Florida at Large.

My Commission expires July 19, 1957.  
Bonded by American Surety Co. of N.Y.

**NOTICE UNDER FICTITIOUS NAME LAW**  
Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of Timely Jewelers, at 202 Bank Building, Hollywood, Florida, intends to register the said name with the Clerk of the Circuit Court of Broward County, Florida.  
MARTIN W. SMITH  
By Maynard Abrams, his attorney.  
Maynard Abrams  
Attorney at Law  
2020 1/2 Hollywood Boulevard  
Hollywood, Florida  
M. H. Nov. 19, 26, Dec. 3, 10, 1954

RECORDED IN OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
**FRANK H. MARKS**  
CLERK OF CIRCUIT COURT

Martin W. Smith  
MARTIN W. SMITH

Sworn to and subscribed before me, at Hollywood, Florida, this 16 day of December, 1954.

**NOTARY PUBLIC**  
MAYNARD ABRAMS  
AT LARGE  
HOLLYWOOD, FLA.

Valerie K. Lewis  
Notary Public State of Florida at Large  
My commission expires:

Notary Public, State of Florida at Large  
My commission expires Feb. 1, 1956.  
Bonded by American Surety Co. of N.Y.

**This Indenture**

made this 13th

day of May

A.D. 1934.

between

**BENJAMIN SMOLLEN and ROSE SMOLLEN, husband and wife,**

of the County of Broward

and State of Florida

parties of the

**WILLIAM T. MILLER and AVIS L. MILLER, husband and wife,**

1835 Fletcher Street, Hollywood, Florida

parties of the

second part, WHEREAS, the said parties of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration,

do hereby have paid, the sum of Ten Dollars, to the said parties of the second part, and by these presents do grant, bargain, sell and transfer unto the said parties of the second part, their heirs and assigns forever, all that certain parcel of land lying and being in the County of Broward

Lot Ten (10) in Block Two (2) ALDEN MANOR, according to the plat thereof recorded in Plat Book 24, at Page 8, of the public records of Broward County, Florida, said lands situate and being in Broward County, Florida; and including improvements, furniture and fixtures situated thereon.

Subject to the first mortgage (first mortgage) of the said lot, in favor of the Farmers' Loan and Trust Company, New York, New York, recorded in the public records of Broward County, Florida, in Plat Book 24, at Page 8, and in favor of the said Farmers' Loan and Trust Company, New York, New York, in the public records of Broward County, Florida, in Plat Book 24, at Page 8, and in favor of the said Farmers' Loan and Trust Company, New York, New York, in the public records of Broward County, Florida, in Plat Book 24, at Page 8.

FOURTH, with all the tenements, improvements and appurtenances, with every privilege, right title, interest and estate, then and right of tenement, tenement, tenement and tenement then belonging or in anywise appertaining TO HAVE AND TO HOLD the same to the said parties of the second part, their heirs and assigns forever. And the said parties of the first part covenant with the said parties of the second part that they are lawfully seized of the said premises that they are free from all mortgages, and that they have good right and lawful authority to sell the same; and that the said parties of the first part do hereby fully warrant the title to the said premises, and will defend the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in Our Presence:

*Benjamin Smollen*  
*Rose Smollen*

*Benjamin Smollen*  
*Rose Smollen*

(S244)

(S244)

(S244)

**FRANK H. MARRS**  
CLERK OF DISTRICT COURT

County of Florida

County of Broward

WITNESSETH, that on this 13th day of May A.D. 1934

**BENJAMIN SMOLLEN and ROSE SMOLLEN, husband and wife,**

to the parties of the first part, do hereby warrant the foregoing description, and severally acknowledged the execution thereof to be their own and deed for the uses and purposes therein mentioned.

Witness my hand and official seal at

Hollywood

the day and year

*Benjamin Smollen*  
*Rose Smollen*

*Benjamin Smollen*  
*Rose Smollen*

(S244)

**HUNT AND PAUL**  
NOTARY PUBLIC, HOLLYWOOD, FLA.

**HUNT AND PAUL**  
NOTARY PUBLIC, HOLLYWOOD, FLA.



THE UNITED STATES OF AMERICA  
DO hereby certify that  
[illegible text]

of the County of [illegible] in the State of [illegible]  
[illegible text]

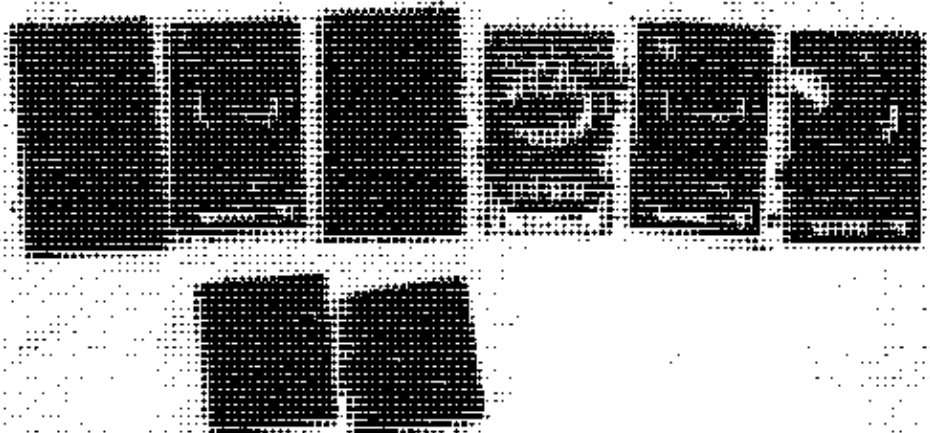
of the County of [illegible] in the State of [illegible]  
[illegible text]

[illegible text]

[illegible text]

[illegible text]

[illegible text]



[illegible text]

[illegible text]

[illegible text]

[illegible text]

State of Florida,

County of Broward

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, *John Edwin and Lillian Edwin, husband and wife,*

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Hollywood, *and State of Florida, this 6th day of September, A. D. 1917.*

My Commission Expires

*Lee E. Wagner*  
Notary Public

Notary Public, State of Florida, at Hollywood, Florida, on the 6th day of September, 1917.

STATE OF FLORIDA  
COUNTY OF BROWARD

This instrument filed for record *the 11th day of September 1917* and recorded in Book *1117* at *page 17* RECORD VERIFIED  
TED CASSET, Clerk of the Circuit Court  
*Madeline T. Casper*

**Notary Seal**

Date  
ABSTRACT OF DESCRIPTION

STATE OF FLORIDA  
County of

On this *11th* day of *September*, *1917*, *at* *Hollywood*, *Florida*, the instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on page *17* of Book *1117* in the public records of said County. In witness whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of said State, in and for said County.

Clark  
D. C.

C. M. LANDRESCO, JR.  
ATTORNEY AT LAW  
HOLLYWOOD, FLA.

SEP 11 12 11 PM '17



RECEIVED

JUN 10 1940

This Indenture, Made this June day of June, A. D. 1940,  
BETWEEN STANNETT BUILDING COMPANY, a corporation  
existing under the laws of the State of Florida, having its principal place of  
business in the County of Duval and State of Florida  
and lawfully authorized to transact business in the State of Florida, party of the first part, and  
Dominic J. Capozzola and Emily Capozzola, his wife  
1833 Fletcher Street, Hollywood  
of the County of Duval and State of Florida,  
parties of the second part, WITNESSETH:

That the said party of the first part, for and in consideration of the sum of

100.00 Dollars,

to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged,  
has granted, bargained and sold to the said party of the second part,  
heirs and assigns forever, the following described land situate, lying and being in the County of  
Duval and State of Florida, to-wit:

Lot Ten (10), Block Ten (10), according to  
the plat of John Smith in Book 10 of  
Plats, page 4 of the Public Records of

This conveyance is made subject to the  
certain first mortgage lien upon the premises  
by the Grantor herein to John Smith, as evidenced  
by a certain Association of John Smith, a duly  
authorized corporation, in the amount of \$100.00, recorded  
in Northern Book 235, page 23 of the Public  
Records of Duval County, Florida, on the  
17th day of March, 1940, which said mortgage  
the Grantor herein accepts and agrees to pay  
in accordance with the terms and conditions  
thereof.

And the said party of the first part does hereby fully warrant the title to said land, and will defend  
the same against the lawful claims of all persons whatsoever.

(Corporate  
Seal)

IN WITNESS WHEREOF, the said party of the first part has caused these pre-  
sents to be signed in its name by its proper officers,  
and its corporate seal to be affixed, attested by its  
secretary, the day and year above written.

ATTEST:

Secretary

STANNETT BUILDING COMPANY

D. Benjamin  
President

Signed, sealed and delivered in presence of us:

J. M. Buchanan  
L. M. Carthy





2000



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
2022 MAYO LLC

### Filing Information

**Document Number** L20000071166  
**FEI/EIN Number** APPLIED FOR  
**Date Filed** 03/03/2020  
**Effective Date** 03/03/2020  
**State** FL  
**Status** ACTIVE

### Principal Address

3241 SW 44 ST  
FORT LAUDERDALE, FL 33312

### Mailing Address

3241 SW 44 ST  
FORT LAUDERDALE, FL 33312

### Registered Agent Name & Address

BETZALEL, GIL  
3241 SW 44 ST  
FORT LAUDERDALE, FL 33312

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

BETZALEL, GIL  
3241 SW 44 ST  
FORT LAUDERDALE, FL 33312

Title MGR

HEN, RINAT  
3241 SW 44 ST  
FORT LAUDERDALE, FL 33312

### Annual Reports

Report Year	Filed Date
-------------	------------

2021	04/12/2021
2022	03/09/2022
2023	03/08/2023

**Document Images**

[03/08/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/09/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/12/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/03/2020 -- Florida Limited Liability](#)

[View image in PDF format](#)

This instrument Prepared by and Return to:  
(enclose self addressed stamped envelope)  
PETER PORT, ESQ  
FAIRWAY TITLE COMPANY, INC.  
3565 N.E. 163RD STREET  
NORTH MIAMI BEACH, FLORIDA 33160

96-241264 T#001  
05-17-96 02:31PM

476.00  
DOCU. STAMPS-DEED

RECVD. BROWARD CTY  
B. JACK OSTERHOLT

COUNTY ADMIN.

Grantee S.S. No.:  
Name: DANIEL TIERNEY  
Grantee S.S. No.:  
Name:

Parcel I.D. No.: 61-42-22-33-0200

THIS SPACE FOR RECORDING DATA

## WARRANTY DEED (Statutory)

This Indenture made this 13th day of May, 1996 BETWEEN JENNIE PENEAU, A Single Woman .  
GRANTOR\*, whose address is 1835 Fletcher Street, Hollywood, FL 33020-6313

and DANIEL TIERNEY, A Single Man and . as GRANTEE\*, of 1835 Fletcher Street, Hollywood, FL 33020-6313

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs forever the following described land located in the County of BROWARD, State of Florida, to-wit:

Lot 10, Block 2, of ALDEN MANOR, according to the Plat thereof, as recorded in Plat Book 24, at Page 8, of the Public Records of BROWARD County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*Singular and plural are interchangeable as context requires.

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

Witnesses

Printed/Typed Name

Printed/Typed Name

JENNIE PENEAU

(SEAL)

(SEAL)

(Space Below This Line For Acknowledgement)

STATE OF FLORIDA )

SS:

COUNTY OF BROWARD )

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of May, 1996 by JENNIE PENEAU, A Single Woman, who is/are, personally known to me or who presented Florida Driver's License as identification and did not take an oath.

Notary Public

(SEAL)



PHILIP S. GOLDEN  
My Commission CC421666  
Expires Nov. 30, 1998  
Bonded by HAI  
800-422-1566

My Commission Expires:

BK 24893P60600

2  
AE



**The Commonwealth of Massachusetts**  
STANDARD CERTIFICATE OF DEATH  
BUREAU OF VITAL RECORDS AND STATISTICS

BK 24863760160

9:16:19 AM On: 5/

STATE USE ONLY		DECEDENT - NAME FIRST MIDDLE LAST		REGISTERED NUMBER		SEX		DATE OF BIRTH (M, D, Y)		STATE USE ONLY	
		Edgar L. Peneau				Male		January 17, 1995			
PLACE OF DEATH (City/Town)		COUNTY OF DEATH		HOSPITAL OR OTHER INSTITUTION (Name (if not at home, give street and number))							
Bellingham		Norfolk		86 Mendon Street							
PLACE OF DEATH (Check only one)		OTHER		SOCIAL SECURITY NUMBER		IF U.S. WAR VETERAN					
<input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> D.O.A.		<input checked="" type="checkbox"/> HOME <input type="checkbox"/> OTHER		027 18 1116		<input type="checkbox"/> YES <input type="checkbox"/> NO					
WAS DECEASED BY MYPHARMIC CAUSING		RACE		DECEASED EDUCATION (Highest Grade Completed)							
<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		White		Form Sec 10-12 Complete 4-5-5							
AGE - Last Birthday (M, D, Y)		UNDER 1 YEAR		DATE OF BIRTH (M, D, Y)		BIRTH PLACE (By State or Foreign Country)					
68		MONTHS DAYS		Mar. 4, 1926		Milford, Mass.					
MARRIED, NEVER MARRIED, WIDOWED OR DIVORCED		LAST SPOUSE (If dead give maiden name)		OCCUPATION		KIND OF BUSINESS OR INDUSTRY					
Married		Jennie Britta		Sr. Custodian		High School					
RESIDENCE - NO. & ST., CITY/TOWN, COUNTY, STATE/COUNTRY											
86 Mendon St. Bellingham, Norfolk, Mass.											
FATHER - FULL NAME		STATE OF BIRTH (M, D, Y)		MOTHER - NAME		OTHER (NAME)		STATE OF BIRTH (M, D, Y)		RELATIONSHIP	
Edgar Peneau		Aurora Laque								Wife	
DECEASED'S NAME		MAILING ADDRESS - NO. & ST., CITY/TOWN, STATE, ZIP CODE									
Jennie Britta 86 Mendon St. Bellingham, Ma. 02019											
MANNER OF DEATH		FURNERAL SERVICE (If any)									
<input type="checkbox"/> SUICIDE <input type="checkbox"/> CREMATION <input type="checkbox"/> REMOVAL FROM STATE		Daniel J. Ruggerio		4656							
PLACE OF DEPOSITION (Name of Cemetery, Crematory or other)		LOCATION (City/Town, State)									
Hopdale Village Cemetery		Hopdale, Mass.									
DATE OF DEPOSITION (M, D, Y)		NAME AND ADDRESS OF FACILITY									
Jan. 20, 1995		Ruggerio Funeral Home 46 Water St. Milford, Ma. 01757									

CAUSE OF DEATH NOT FILMED  
PER 382.008 FL. STATUTES

(Indemnity) (Insured) Signature 6/17/95		278. On the basis of examination and investigation, any operation described occurred at the time Date: 6/17/95 at 10:00 AM to 10:30 AM; Reason: See 6/17/95	
DATE SIGNED (MO., DAY, YR.) January 17, 1995	HOUR OF DEATH 3:55 P.	DATE SIGNED (MO., DAY, YR.) 2/23/95	HOUR OF DEATH 376
NAME OF ATTENDING PHYSICIAN (IF NOT CERTIFIED) 384	PROPOSED DEAD (MO., DAY, YR.) 376	PROPOSED DEAD (MO., DAY, YR.) 376	PROPH. NEED DEAD (MO., DAY, YR.) 376
NAME AND ADDRESS OF CERTIFYING PHYSICIAN OR MEDICAL EXAMINER (Type in Print) KANWARJIT S. SIDHU 211 WEST ST. MILFORD, MASS. 01757		LICENSE NO. OF CERTIFIER 42065	
WAS THERE AN IN-PROGRESS DEATH? YES	IF YES DATE PROPOSED DEAD JAN. 17, 1995	IF YES TIME PROPOSED DEAD 3:35P	NAME OF PROVIDING REGISTERED NURSE LESLIE H. ROWELL R.N. 125010
DATE TIME FORBIDDEN 2/23/95	NAME OF THE CERTIFYING PHYSICIAN BELLINGER	DATE OF RECORD Jan. 23, 1995	

**BLACK INK ONLY**

E 321 SS

A TRUE COPY  
ATTEST:

January 23, 1895  
Richard M. Sherry  
ELLINGHAM TOWN CLERK

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

①

WARRANTY DEED  
REMOVED TO REVERSE

EXHIBIT TO  
DEED OF ROBERT T. GILLIGAN  
TO JENNIE PENEAU, DANIA, FLA. 1990

PREPARED BY  
ROBERT T. GILLIGAN  
2000 N. W. 10th Ave. Dania, FLA. 33009

Document # 91145431

This Warranty Deed Made the 8th day of April A. D. 19 91 by  
OMER COUTURE, unmarried widower of ROSE ALBA COUTURE  
hereinafter called the grantor, to  
EDGAR PENEAU and JENNIE PENEAU, his wife,

whose postoffice address is 1835 Fletcher Street, Hollywood, FL 33020  
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties on this instrument and  
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other  
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-  
leases, conveys and confirms unto the grantee, all that certain land situate in Broward  
County, Florida, viz:

Lot 10, Block 2, ALDEN MANOR, according to the  
Plat thereof, recorded in Plat Book 24, Page 8,  
of the Public Records of Broward County, Florida.

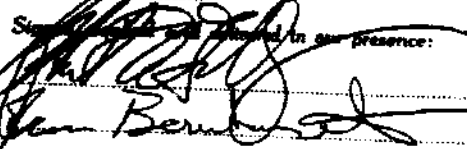
31625  
In Broward County for Document  
Stamp Tax as required by law,  
Georgia Thru

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land  
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the  
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of  
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent  
to December 31, 1990.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year  
first above written.

Signed and sealed in our presence:  
  
Jan Bernick

  
OMER COUTURE

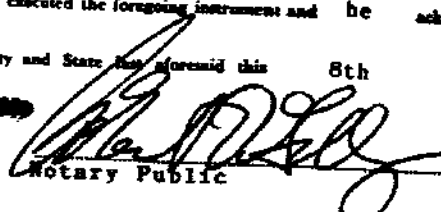
STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an  
officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared  
OMER COUTURE, unmarried widower of ROSE ALBA COUTURE,

as he knows to be the person described in and who executed the foregoing instrument and he acknowledged  
before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 8th day of  
April A. D. 19 91

RECORDED IN THE OFFICIAL RECORDS  
OF BROWARD COUNTY, FLORIDA  
L. A. HESTER  
COUNTY ADMINISTRATOR

  
Notary Public

My commission expires:  
6-16-92

15 APR 1991  
61030650419

79-141514

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

JOSEPH L. SCHWARTZ

of the Law Office of  
MILLER & SCHWARTZ  
3325 Hollywood Boulevard  
HOLLYWOOD, FLORIDA 33021

# Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 2 day of May, 19 79, Between

WERONIKA ROMANIUK, a single woman

of the County of Broward, State of Florida, grantor\*, and

OMER COUTURE and ROSE ALBA COUTURE, his wife

whose post office address is 1835 Fletcher Street, Hollywood,

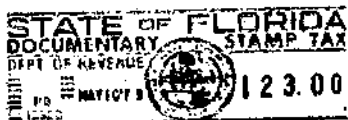
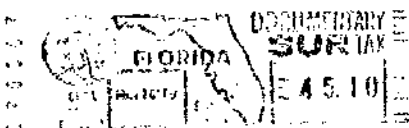
of the County of Broward, State of Florida, grantees\*.

Witnesseth, That said grantor, for and in consideration of the sum of TEN-----  
00/100----- (\$10.00)-----

Dollars, and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 10, Block 2, ALDEN MANOR, according to the plat thereof, recorded in Plat Book 24, Page 8, of the public records of Broward County, Florida.

Subject to conditions, restrictions and limitations of record and taxes for the year 1979 and subsequent years.



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\* "Grantor" and "grantees" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence

[Signature]  
[Signature]

[Signature] (Seal)  
Weronika Romaniuk (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared  
WERONIKA ROMANIUK, a single woman

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that it is his executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of May, 19 79.

My commission expires:

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

RECORDED PUBLIC BOOK OF FLORIDA AT TAMPA  
AND COMMISSION EXPIRES OCT. 23, 1980  
RECORDED THIS COPIED BY: UNRECORDED

REC 8200 MAY 16

421



DN 0090

Printed for Lawyer.

This instrument was prepared by

Karl W. Adler  
TOLAR & ADLER  
Attorneys at Law  
301 Bayview Building  
FORT LAUDERDALE, FLORIDA 33304

8076  
247  
**Warranty Deed**

(STATUTORY FORM — SECTION 689.02 F.S.)

76-156825

This Indenture, Made this 4<sup>th</sup> day of August 1976 Between

BETTY JEAN GARDNER CHAYER  
city of, Virginia Beach, State of Virginia grantor\* and  
of the County of

WERONIKA ROMANIUK

whose post office address is 1835 Fletcher Street, Hollywood

of the County of Broward State of Florida grantee\*

Witnesseth, That said grantor for and in consideration of the sum of

Ten (\$10.00) Dollars

and other good and valuable considerations to said grantor in hand paid by said grantee the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County Florida to-wit:

Lot Ten (10) in Block Two (2), ALDEN MANOR, according to the plat thereof recorded in Plat Book 24, at Page 8, of the public records of Broward County, Florida.

Subject to a life interest vested in Lenore Gardner pursuant to Deed recorded on November 9, 1966 recorded at Official Records Book no. 3321, Page 178 of the Public Records of Broward County, Florida.

Subject to existing reservations, restrictions, conditions, and easements of record, if any, and to real estate taxes for the year 1976 and subsequent years.

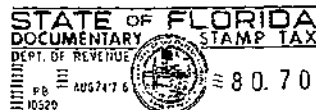
The above property is not the homestead of the above grantor and does not adjoin the homestead of the grantor, the grantor resides in Virginia.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\* "Grantor" and "grantee" are used for singular or plural as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written Signed, sealed and delivered in our presence.

BETTY JEAN GARDNER CHAYER



STATE OF Virginia  
CITY OF Virginia Beach

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Betty Jean Gardner Chayer

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same

WITNESS my hand and official seal in the City and State last aforesaid this 4<sup>th</sup> day of August 1976.

My commission expires My Commission Expires 06, 1978 (Notary Seal or Stamp) Notary Public

RMS: R4114

PAGE 476

Printed for Lawyers' Use

This instrument was prepared by:

30  
35  
**Warranty Deed**

(STATUTORY FORM—SECTION 689.02 F.S.)

Karl W. Adler  
**TOLAR & ADLER**  
Attorneys at Law  
301 Bayview Building  
FORT LAUDERDALE, FLORIDA 33304

76-153324

This Indenture, Made this \_\_\_\_\_ day of August 1976 Between

LENORE GARDNER, an unmarried woman

of the County of Broward, State of Florida, grantor\* and

WERONIKA ROMANIUK

whose post office address is 1835 Fletcher Street, Hollywood

of the County of Broward, State of Florida, grantee\*

Witnesseth, That said grantor for and in consideration of the sum of TEN (\$10.00)

Dollars

and other good and valuable considerations to said grantor in hand paid by said grantee the receipt whereof is hereby acknowledged has granted, bargained and sold to the said grantee and grantee's heirs and assigns forever the following described land situate, lying and being in Broward County, Florida to wit:

Lot Ten (10) in Block Two (2), ALDEN MANOR, according to the plat thereof recorded in Plat Book 24, at Page 8, of the public records of Broward County, Florida.

Subject to a remainder interest in Betty Jean Gardner Chayer pursuant to deed recorded November 9, 1966 recorded at Official Records Book no. 3321, Page 178 of the Public Records of Broward County, Florida,

Subject to existing reservations, restrictions, conditions, and easements of record, if any, and to real estate taxes for the year 1976 and subsequent years.

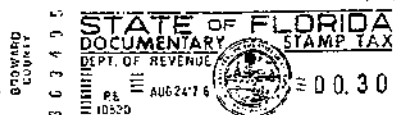
and said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whatsoever.

\* Grantor and "grantee" are used for singular or plural as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written Signed, sealed and delivered in our presence

*Mary R. [Signature]*

LENORE GARDNER, an unmarried woman



STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me an officer duly qualified to take acknowledgments personally appeared LENORE GARDNER, an unmarried woman

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same

WITNESS my hand and official seal in the \_\_\_\_\_ county \_\_\_\_\_ State last aforesaid this \_\_\_\_\_ day of August, 1976.

My commission expires \_\_\_\_\_

(Notary Seal or Stamp)

Notary Public, State of Florida at Large  
My Commission Expires \_\_\_\_\_

Notary Public, State of Florida at Large  
My Commission Expires Sept. 3, 1976

REC-6698 PAGE 475

✓  
This instrument prepared by and return to:

VICTOR P. DEBIANCHI, JR.  
VICTOR P. DEBIANCHI, JR., P.A.  
Attorney at Law  
1720 Harrison St., Suite 6CE  
Hollywood, FL 33020

Property Appraisers Parcel Identification No.: 5142 22 33 0200  
Grantee(s) Social Security Number(s):

**THIS QUIT-CLAIM DEED,**

Executed this 4 day of April, A.D., 2008, by

**DANIEL TIERNEY, a single man**

first party, to

**WILLIAM CAMPBELL**

whose post office address is 1835 Fletcher Street, Hollywood, FL. 33020

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, to-wit:

**Lot 10, Block 2, of ALDEN MANOR, according to the Plat thereof, as recorded in Plat Book 24, at Page 8, of the Public Records of BROWARD County, Florida.**

**N.B. The Grantor reserves unto himself a life estate for the duration of his lifetime.**

TO HAVE AND TO HOLD The same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed, and delivered in the presence of:

Witness Signature

Printed name William Campbell

Witness Signature

Printed name Victor P. DeBianchi Jr.

STATE OF FLORIDA  
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

**DANIEL TIERNEY, a single man**

who is personally known to me, and to me known to be the person described in and who executed the foregoing Quit-Claim Deed and acknowledged before me that he/she executed the same.

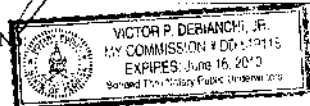
WITNESS my hand and official seal in the County and State last aforesaid this 4 day of April, A.D., 2008.

SEAL

My Commission Expires:

Notary Public  
Printed name

My Commission Expires:



10

WILL CALL BOX 160  
TOWN AND COUNTRY TITLE HWD

Prepared by and return to:  
Victor P. DeBianchi, Jr.

Victor P. DeBianchi, Jr., P.A.  
1720 Harrison Street Suite 6CE  
Hollywood, FL 33020  
954-925-0433

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 24 day of February, 2009 between WILLIAM CAMPBELL, a married man, whose post office address is 41 Whirlaway Road, Manalapan, NJ 07726, grantor, and LAZR, INC., a Florida corporation, whose post office address is 222 S.E. 10 Street, Ft. Lauderdale, FL 33316, 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 of SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 10, Block 2, of ALDEN MANOR, according to the Plat thereof, as recorded in Plat Book 24, at Page 8, of the Public Records of BROWARD County, Florida.

Parcel Identification Number: 5142-22-33-0200

N.B. This is not nor has ever been the homestead property of WILLIAM CAMPBELL, who resides at 41 Whirlaway Road, Manalapan, NJ. 07726.

Subject to: 1) Taxes for the year 2009 and all subsequent years. 2) Conditions, restrictions, easements, limitations, and zoning ordinances of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2009.

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

Signed, sealed and delivered in our presence:

Judith Campbell  
Witness Name: Judith Campbell  
Joan Rubin  
Witness Name: Joan Rubin

William Campbell (Seal)  
WILLIAM CAMPBELL, a married man

State of Florida New Jersey  
County of Monmouth

The foregoing instrument was acknowledged before me this 24 day of February, 2009 by WILLIAM CAMPBELL, a married man, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Carrie Ann Walters  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

CARRIE ANN WALTERS  
NOTARY PUBLIC NEW JERSEY  
Commission Expires 03/03/2009

This instrument Prepared by and Return to:  
(enclose self addressed stamped envelope)  
PETER PORT, ESQ  
FAIRWAY TITLE COMPANY, INC.  
3565 N.E. 163RD STREET  
NORTH MIAMI BEACH, FLORIDA 33160

96-241264 T#001  
05-17-96 02:31PM

476.00  
DOCU. STAMPS-DEED

RECD. BROWARD CTY  
B. JACK OSTERHOLT

COUNTY ADMIN.

Grantee S.S. No.:  
Name: DANIEL TIERNEY  
Grantee S.S. No.:  
Name:

Parcel I.D. No.: 61-42-22-33-0200

THIS SPACE FOR RECORDING DATA

## WARRANTY DEED (Statutory)

This Indenture made this 13th day of May, 1996 BETWEEN JENNIE PENEAU, A Single Woman .  
GRANTOR\*, whose address is 1835 Fletcher Street, Hollywood, FL 33020-6313

and DANIEL TIERNEY, A Single Man and . as GRANTEE\*, of 1835 Fletcher Street, Hollywood, FL 33020-6313

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs forever the following described land located in the County of BROWARD, State of Florida, to-wit:

Lot 10, Block 2, of ALDEN MANOR, according to the Plat thereof, as recorded in Plat Book 24, at Page 8, of the Public Records of BROWARD County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*Singular and plural are interchangeable as context requires.

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

Witnesses

Printed/Typed Name

Printed/Typed Name

JENNIE PENEAU

(SEAL)

(SEAL)

(Space Below This Line For Acknowledgement)

STATE OF FLORIDA )

SS:

COUNTY OF BROWARD )

THE FOREGOING INSTRUMENT was acknowledged before me this 13th day of May, 1996 by JENNIE PENEAU, A Single Woman, who is/are, personally known to me or who presented Florida Driver's License as identification and did not take an oath.

Notary Public

(SEAL)



PHILIP S. GOLDEN  
My Commission CC421666  
Expires Nov. 30, 1998  
Bonded by HAI  
800-422-1566

My Commission Expires:

BK 24893P60600

2  
AE

(INSTRUCTIONS ON REVERSE SIDE)  
FOR USE BY  
PHYSICIANS AND  
MEDICAL EXAMINERS



The Commonwealth of Massachusetts  
STANDARD CERTIFICATE OF DEATH  
REGISTRY OF VITAL RECORDS AND STATISTICS

DK 2489360601

STATE USE ONLY  
PLACE  
AGE  
SEX  
RACE  
EDUCATION  
MARRIAGE  
DISPOSITION  
CERTIFY

DECEDENT

INFORMANT

DISPOSITION

CERTIFY

DECEDENT NAME FIRST <b>Edgar</b>		MIDDLE <b>L.</b>		LAST <b>Peneau</b>		SEX <b>Male</b>	DATE OF DEATH (Mo., Day, Yr.) <b>January 17, 1995</b>
PLACE OF DEATH (City, Town) <b>Bellingham</b>		COUNTY OF DEATH <b>Norfolk</b>		HOSPITAL OR OTHER INSTITUTION (Name of hospital, street and number) <b>86 Mendon Street</b>			
PLACE OF DEATH (City, Town) <b>Bellingham</b>		COUNTY OF DEATH <b>Norfolk</b>		SOCIAL SECURITY NUMBER <b>027 18 1116</b>		IF U.S. WAR VETERAN Service No. <b>WW 2</b>	
WAS DECEDENT OF HISPANIC ORIGIN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		RACE <b>White</b>		DECEDENT EDUCATION (Highest Grade Completed) Form Sec. 10-12 <b>10</b> Complete <b>4 5 1</b>			
AGE - Last Birthday (Yr.) <b>68</b>		DATE OF BIRTH (Mo., Day, Yr.) <b>Mar. 4, 1926</b>		BIRTH PLACE (City or State or Foreign Country) <b>Milford, Mass.</b>			
MARRIED NEVER MARRIED WIDOWED OR DIVORCED <b>Married</b>		LAST SPOUSE (Full name maiden name) <b>Jennie Britta</b>		OCCUPATION <b>Sr. Custodian</b>		KIND OF BUSINESS OR INDUSTRY <b>High School</b>	
RESIDENCE - NO. & ST., CITY/TOWN, COUNTY, STATE/COUNTRY <b>86 Mendon St., Bellingham, Norfolk, Mass.</b>		FATHER - FULL NAME <b>Edgar Peneau</b>		STATE OF BIRTH (Mo., Day, Yr.) <b>MA</b>		MOTHER - NAME (Maiden) <b>Aurora Laque</b>	
INFORMANT'S NAME <b>Jennie Britta</b>		MAILING ADDRESS - NO. & ST., CITY/TOWN, STATE, ZIP CODE <b>86 Mendon St., Bellingham, Ma. 02019</b>		RELATIONSHIP <b>Wife</b>			
MANNER OF DEATH <input checked="" type="checkbox"/> SUICIDE <input type="checkbox"/> CRIMINAL <input type="checkbox"/> REMOVAL FROM STATE <input type="checkbox"/> OTHER SPEC. <b>21</b>		FURNERAL SERVICE LICENSE <b>4656</b>		LICENSE # <b>4656</b>			
PLACE OF DEPOSITION (Name of Cemetery, Crematory or other) <b>Hopedale Village Cemetery</b>		LOCATION (City/Town, State) <b>Hopedale, Mass.</b>		DATE OF DEPOSITION (Mo., Day, Yr.) <b>Jan. 20, 1995</b>		NAME AND ADDRESS OF FACILITY <b>Ruggerio Funeral Home 46 Water St. Milford, Ma. 01757</b>	

CAUSE OF DEATH NOT FILMED  
PER 382.008 FL. STATUTES

BLACK INK ONLY

R 30158

SIGNATURE OF PHYSICIAN <i>[Signature]</i>		DATE SIGNED (Mo., Day, Yr.) <b>Jan. 17, 1995</b>		HOURS OF DEATH <b>3:55 P.</b>	
NAME OF ATTENDING PHYSICIAN (If not certifier) <b>KANWARJIT S. SIDHU</b>		DATE SIGNED (Mo., Day, Yr.) <b>Jan. 17, 1995</b>		HOURS OF DEATH <b>3:55 P.</b>	
NAME AND ADDRESS OF CERTIFYING PHYSICIAN OR MEDICAL EXAMINER (Type or Print) <b>KANWARJIT S. SIDHU 211 WEST ST. MILFORD, MASS. 01757</b>		DATE SIGNED (Mo., Day, Yr.) <b>Jan. 17, 1995</b>		HOURS OF DEATH <b>3:55 P.</b>	
WAS THERE AN IN-UTERO DEATH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		IF YES, DATE <b>JAN. 17, 1995</b>		IF YES, TIME <b>3:35P</b>	
NAME OF PHYSICIAN <b>LESLIE H. ROWELL</b>		R.N. NO. <b>R.N. 125010</b>		LICENSE NO. OF CLERK <b>42065</b>	
DATE OF RECORD <b>Jan. 23, 1995</b>		CLERK'S SIGNATURE <i>[Signature]</i>		CLERK'S NAME <b>Kathleen M. Sherry</b>	

A TRUE COPY  
ATTEST:

*[Signature]*  
Kathleen M. Sherry  
BELLINGHAM TOWN CLERK

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
COUNTY ADMINISTRATOR

①



Prepared by and return to:  
**Patricia A. Rathburn**

**Patricia A. Rathburn P.A.  
500 SE 17th Street Suite 312  
Fort Lauderdale, FL 33316  
954-764-6166  
File Number: 1835 Fletcher  
Will Call No.:**

**Parcel Identification No. 514222330200**

[Space Above This Line For Recording Date]

## **Warranty Deed**

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Indenture made this 8th day of January, 2018 between April Hille, a single woman and John R. Pearson, a single man whose post office address is 3456 Zuni Street, Denver, CO 80211 of the County of Denver, State of Colorado, grantor\*, and Oron Unger, a married man whose post office address is 15811 Collins Avenue, #1507, North Miami Beach, FL 33160 of the County of Miami-Dade, State of Florida, grantee\*,**

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

**Lot 10, Block 2, of ALDEN MANOR, according to the Plat thereof as recorded in Plat Book 24, Page 8 of the Public Records of Broward County, Florida.**

**and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.**

**\* "Grantor" and "Grantee" are used for singular or plural, as context requires.**

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

Henry Hershey  
Witness Name: Henry Hershey

April Hille (Seal)  
April Hille

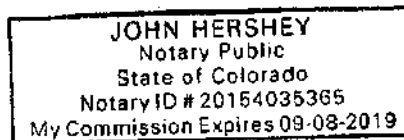
John Hershey  
Witness Name: John Hershey

State of Colorado  
County of ~~Denver~~ Arapahoe

The foregoing instrument was acknowledged before me this 7th day of January, 2018 by April Hille who is \_\_\_\_\_ personally known or who produced a driver's license as identification.

Notary Seal

John Hershey  
Notary Public  
John Hershey  
Printed Name



My Commission Expires 09/08/2019

Signed, sealed and delivered in our presence:

[Signature]

[Signature] (Seal)  
John Pearson

Witness Name: Kenneth Basilio

[Signature]

Witness Name: Patricia Rathbun

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 27 day of December, 2017 by John Pearson, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: [Signature]

My Commission Expires: \_\_\_\_\_



**Prepared By**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**After Recording Return To**

Name: GOT HOMES LLC

Address: PO Box 600331

MIAMI

State: FLORIDA Zip Code: 33160

Space Above This Line for Recorder's Use

**FLORIDA QUIT CLAIM DEED**

STATE OF FLORIDA

BROWARD COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

Ten Dollars (\$ 10.00) in hand paid to

DRON UNDER, a married man, residing at 15011 Collins Ave,

County of MIAMI-DADE, City of MIAMI, State of FLORIDA

(hereinafter known as the "Grantor(s)") hereby quitclaims to GOT HOMES LLC,

a corporation, residing at PO Box 600331, County of MIAMI-DADE,

City of MIAMI, State of FLORIDA (hereinafter known as the

"Grantee(s)") all the rights, title, interest, and claim in or to the following described real

estate, situated in BROWARD County, Florida to-wit:


1835 FLETCHER ST, HOLLYWOOD FL 33020

ALDEN MANOR 24-8 B LOT 10 BLK 2

5142 22 33 0200 - parcel id #

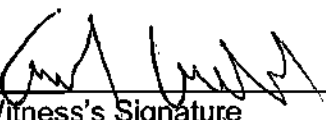
**[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]**

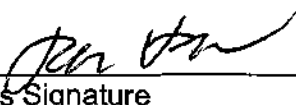
**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

  
 Grantor's Signature  
Oron Orger  
 Grantor's Name  
15811 Collins Ave unit #1506  
 Address  
North Miami Beach, FL 33160  
 City, State & Zip

\_\_\_\_\_  
 Grantor's Signature  
 \_\_\_\_\_  
 Grantor's Name  
 \_\_\_\_\_  
 Address  
 \_\_\_\_\_  
 City, State & Zip

## In Witness Whereof,

  
 Witness's Signature  
AL Betzaki  
 Witness's Name  
3241 SW 44th  
 Address  
Fort Lauderdale FL 33304  
 City, State & Zip

  
 Witness's Signature  
AL HEIN  
 Witness's Name  
2445 CARLSON AVE  
 Address  
Cooper City FL 33026  
 City, State & Zip

STATE OF FLORIDA)

COUNTY OF Broward)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Oron Orger whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 1 day of 23, 2018.



  
 Notary Public

My Commission Expires: June 4 2019



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Kelly Bookstein

Title Guaranty of South Florida Inc.

3265 MERIDIAN PARKWAY, SUITE 100

WESTON, FL 33331

Property Appraisers Parcel Identification (Folio) Number: **514222330200**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$250,000.00 Florida Documentary Stamps in the amount of \$1,750.00 have been paid hereon.

\_\_\_\_\_  
Space above This Line for Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 23<sup>rd</sup> day of August, 2023 by **GOT HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is **9721 Montpelier Drive, Delray beach, FL 33446** herein called the grantor, to **2022 MAYO LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is **3241 SW 44 STREET, FORT LAUDERDALE, FL 33312**, hereinafter called the Grantee:

*(Wherever 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)*

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BROWARD County, State of Florida**, viz.:

**Lot 10, Block 2, Alden Manor, according to the Plat thereof, recorded in Plat Book 24, Page(s) 8, of the Public Records of Broward County, Florida.**

**Property Address: 1835 Fletcher Street, Hollywood, FL 33020**

**Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.**

**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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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



2<sup>nd</sup> page of Deed

Signed, sealed and delivered in the presence of:

**GOT HOMES LLC, A FLORIDA LIMITED  
LIABILITY COMPANY**

Witness

*[Signature]*

Printed Witness Name

Sandy Magana

Witness

*[Signature]*

Printed Witness Name

Yonder Gil

*[Signature]*  
ORON UNGER, Manager

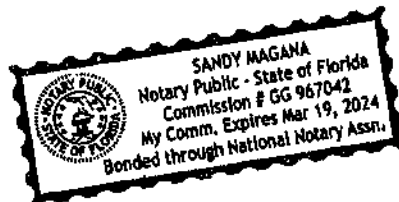
**STATE OF FLORIDA  
COUNTY OF BROWARD**

**THE FOREGOING INSTRUMENT** was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization this 23 day of **August**, 2023 by **ORON UNGER, Manager of GOT HOMES**  
**LLC** who is personally known to me or has produced FL DL as  
identification and who did not take an oath.

*[Signature]*  
(Signature of Notary Public)

Sandy Magana  
(Print, Type, or Stamp Commissioned Name of Notary Public)

**SEAL**



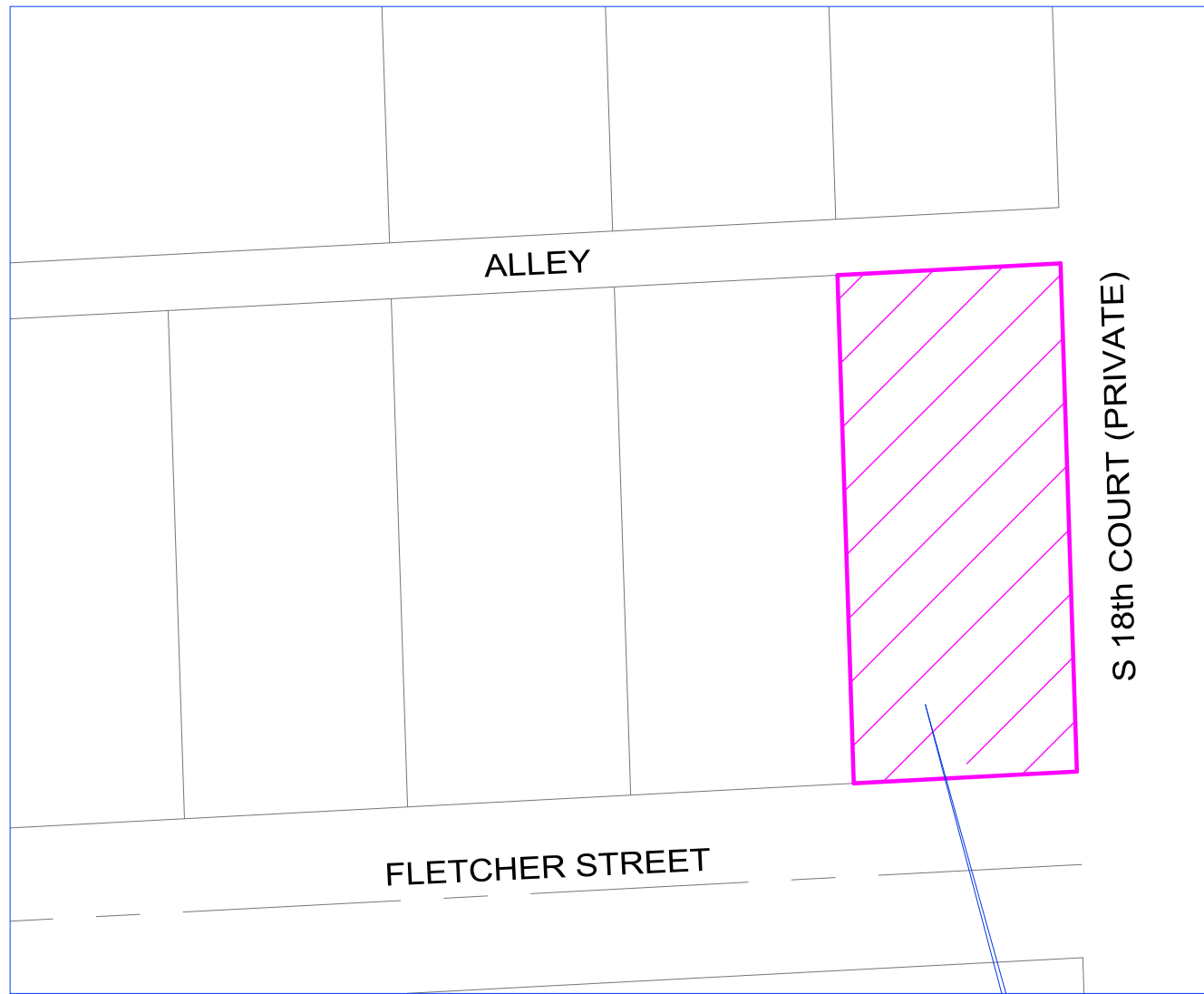
# ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF THE N.W. 1/4 IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

0 10 20

SCALE: 1" = 20'

9 SURVEY MAP



## 1 VICINITY MAP

Not to Scale

## 2 PROPERTY ADDRESS

1835 Fletcher Street, Hollywood, Florida 33020  
Parcel Id: 5142223302200

## 3 LEGAL DESCRIPTION

Lot 10, Block 2, **ALDEN MANOR**, according to the plat thereof, as recorded in Plat Book 24, Page 8, of the Public Records of Hollywood, Broward-County, Florida.

## 4 AREA TABULATION

Net Area of subject parcel: +/-8,190.0 SqFt (+/-0.18 Acres) (As measured in the field).  
Gross Area of subject parcel: +/-9,688.0 SqFt (+/-0.22 Acres) (Calculated to include up to center line of Abutting right of way(s)).

## 5 ZONING INFORMATION

Zoning District: FH-2 Federal Highway Medium-High-Intensity Mixed-Use District (as per City of Hollywood Interactive Zoning Map) (A Zoning Report has not been provide to Surveyor).

## 7 CERTIFICATIONS

I hereby certify to: Miami-Dade County, a Political Subdivision of the State of Florida; National Title and Abstract Company ; Old Republic National Title Insurance Company. 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 Optional Items 1, 2, 3, 4, 5, 6, 7 (a), 8, 11 (utilities by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: December 01st, 2023

Date of Completion: December 15th, 2023

Odalys C. Bello-Iznaga  
Professional Surveyor & Mapper # 6169  
State of Florida

## SURVEY LEGEND

- Vicinity Map
- Property Address and Tax Folio
- Legal Description
- Area Tabulation
- Zoning Information
- Surveyor's Report
- ALTA/NSPS Certification
- Project / Survey Number.
- Survey Map

Note: Tree Location Survey has not been performed based on a Certified Arborist Report. Common names and scientific names were determined to the best our knowledge.

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Palm	Unknown	8	12	15
2	Palm	Unknown	7	11	9
3	Palm	Unknown	7	11	6
4	Unknown	Unknown	15	32	10
5	Palm	Unknown	7	8	11
6	Palm	Unknown	7	11	8
7	Palm	Unknown	7	11	8
8	Palm	Unknown	8	13	7
9	Unknown	Unknown	5	15	12
10	Mango Tree	Mangifera Indica	15	25	20
11	Coconut Palm	Cocos nucifera	12	25	10
12	Coconut Palm	Cocos nucifera	6	12	6
13	Palm	Unknown	5	12	8
14	Unknown	Unknown	12	15	10

## 6 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on December 1st, 2023 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2021.
- This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Ways: Fletcher Street - along the South property line, and a 15' wide Public Alley along the North property line.  
Note that there is a roadway (apparently "PRIVATE" being S 18th Court running along the East Line of the subject property that the undersigned surveyor did not investigate and is not aware it's about the ownership and maintenance. The undersigned has no knowledge of proposed changes in street right of way lines for the above mentioned public right of way(s).
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120113 (City of Hollywood), Panel 0732, Suffix H, revised on Sept 11th, 2009, this real property falls in Zone "X". As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. Mandatory flood insurance purchase requirements and floodplain management standards apply. This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements (redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988), Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.605 feet or (minus 1.605 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:  
Bench Mark # 1: Broward County Engineering Division Bench Mark 1135, Elevation = 10.77 feet (NGVD29)  
Description: "Square" cut in South edge of concrete sidewalk and at center of sidewalk leading to Stevens funeral home, residence #315 Pembroke Road, Hollywood, 100' East of N.W. 4 Avenue, 38' South of centerline of asphalt Pembroke Road, 60' East of a power pole. B.M. found 4-6-2000 mark is 100' east of east edge of pavement of N.W. 4th Avenue.  
Bench Mark # 2: Broward County Engineering Division Bench Mark 1080, Elevation = 9.13 feet (NGVD29)  
Description: "Square" cut in Northeast corner of concrete stoop in front of residence #405 northwest Dixie Highway, Hallandale, 23' west of centerline of Dixie Highway, 23' North of a power pole 3' East of building.
- This Survey meets and exceeds the minimum Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Ownership and Encumbrance Repor provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Broward County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the Center Line of Fletcher Street being S87°17'52"W
- This survey has been made based on and upon an examination of said Ownership and Encumbrance Report (the O&E Report) provided by the client, issued by Carusi Law, prepared by Daniel S. Carusi, Esq., and dated December 7th, 2023. Upon review and examination of instruments of record listed on said O&E Report, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affect these lands have been noted and/or represented on this survey and the following applies:

Active Encumbrances listed: NONE

Restrictions/Easements listed:

Item # 1: All matters contained on the Plat of **ALDEN MANOR**, as recorded in Plat Book 24, Page 8, Public Records of Broward County, Florida. (does apply, depicted on survey)

Item # 2: Restriction contained in Deed Book 613, Page 149, Public Records of Broward County, Florida. (Not a survey related matter)

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: O.C.B.I

DRAWN BY: I.C

FIELD DATE: 12/01/2023

UPDATED DATE: N/A

8 PROJECT NUMBER

23482 Page 1 of 1

BELLO & BELLO LAND SURVEYING

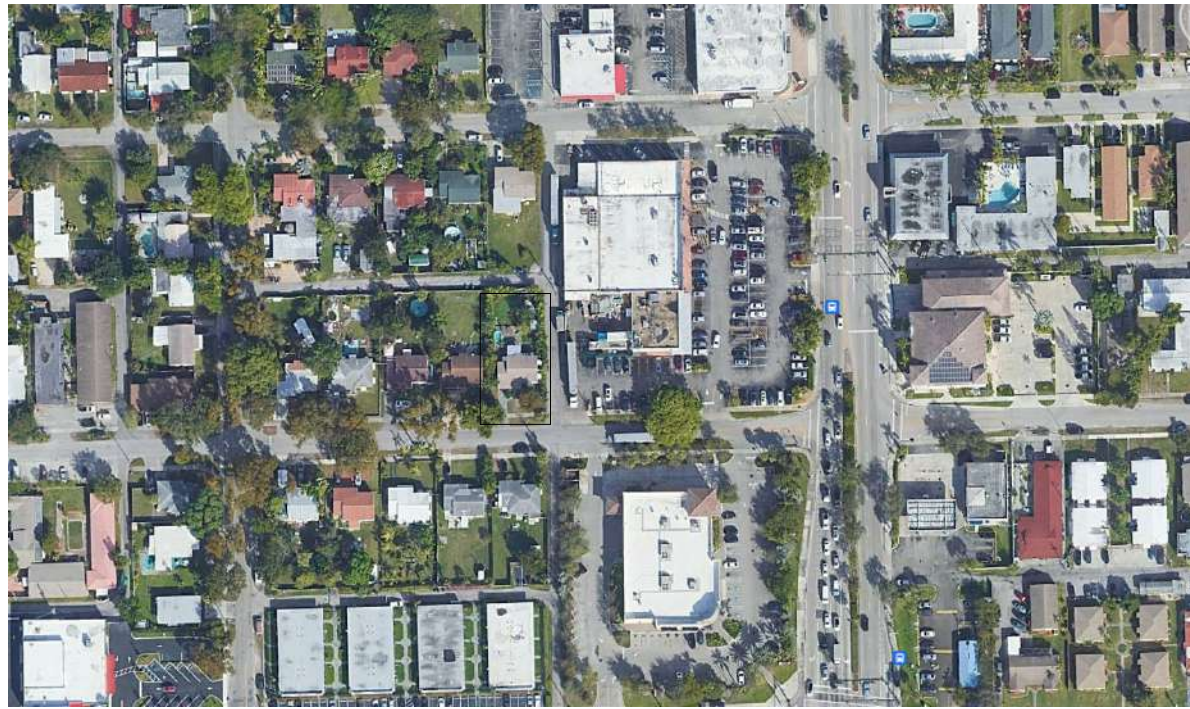
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186

LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057

e-mail: info@belloland.com • www.bellolandsurveying.com







LOCATION MAP

**PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:**  
**1835 FLETCHER STREET**

**1835 FLETCHER STREET**  
**HOLLYWOOD, FLORIDA 33020**



**LLR** Architects, Inc.  
ARCHITECTURE & PLANNING  
9000 SHERIDAN STREET ST. 158  
PEMBROKE PINES, FL 33024

(OFF.) – 305-403-7926  
(CELL)– 786-543-0851  
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

*Luis LaRosa*-Registered  
Architect  
AR#-0017852

**AYLWARD ENGINEERING**  
**CIVIL ENGINEERING**

**3222 RIDGE TRACE**  
**DAVIE,FLORIDA 33328**

(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM



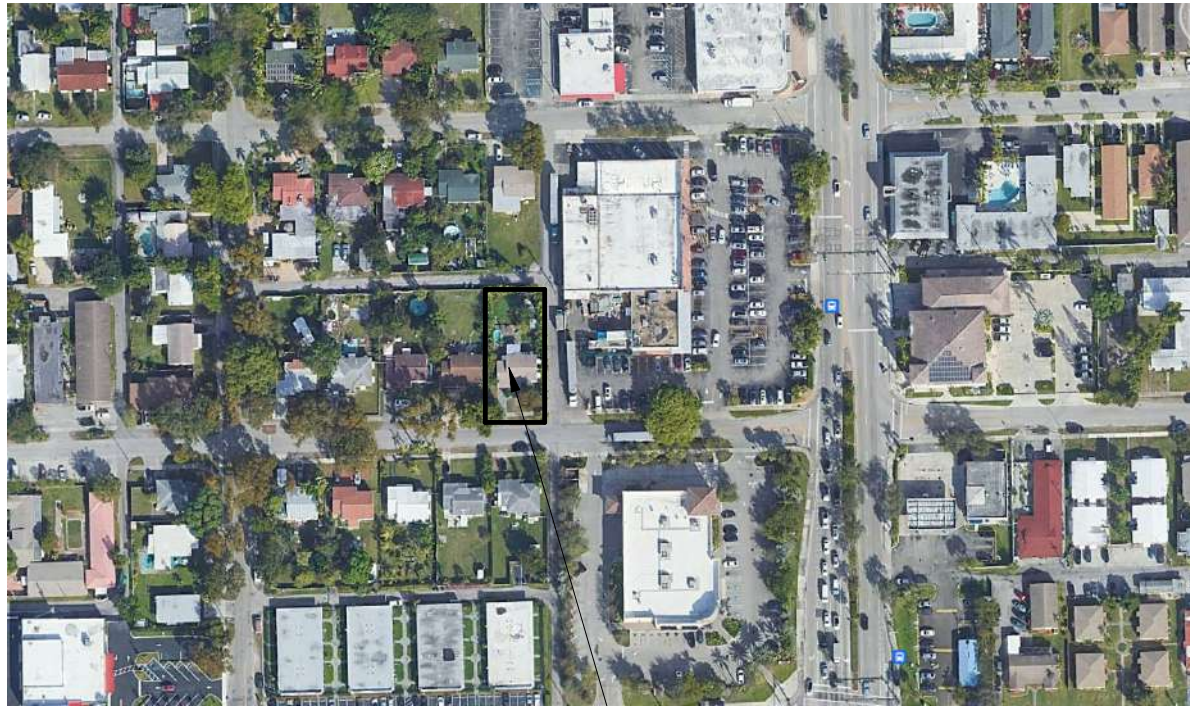
**SHEET INDEX**

COVER SHEET	
SURVEY	
SP-1.1	LOCATION PLAN GENERAL NOTES LEGAL DESCRIPTION SITE DATA SITE PLAN BUILDING CALCULATION DETAIL SCREEN
SP-1.2	DUMPSTER DETAIL TYP. HANDICAP DETAIL TYP. PARKING DETAIL DIAGRAM F.A.R. CALCULATION
A-1.1	FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.3	3RD FLOOR PLAN
A-1.4	4TH FLOOR PLAN
A-1.5	5TH FLOOR PLAN
A-1.6	/ROOF PLAN
A-2.1	PROPOSED SOUTH ELEVATION
A-2.2	PROPOSED WEST ELEVATION
A-2.3	PROPOSED NORTH ELEVATION
A-2.4	PROPOSED EAST ELEVATION
A-2.5	PROPOSED AXONOMETRIC VIEW

**BRANDON M. WHITE- ASLA**  
**LANDSCAPE ARCHITECTURE**

**1708 SW JOY HAVEN ST**  
**PORT ST. LUCIE, FL 34983**  
(O)-772-834-1357





1835 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

1 LOCATION PLAN

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th . EDITION, FLORIDA FIRE PREVENTION CODE 2020 (7TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2018 EDITION. APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NNOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 GENERAL NOTES

SITE CALCULATIONS:

TOTAL SITE AREA:  
NET AREA= 8,100 SF or 0.18 ACRES

BUILDING FOOTPRINT AREA 6,270 SF  
DRIVEWAY 463 SF  
CONC. SLAB 330 SF

TOTAL IMPERVIOUS AREA= 7,063 SF (87.2 %)

TOTAL PERVIOUS AREA= 1,037 SF (12.8 %)

FAR CALCULATION

FAR ALLOWED= 8,100 X 3.0= 24,300 SF

FIRST FLOOR= 311 SF  
2ND FLOOR= 5,817 SF  
3RD FLOOR= 5,817 SF  
4TH FLOOR= 5,817 SF  
5TH FLOOR= 4,901 SF

FAR PROVIDED= 22,663 SF

- OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE O 2016-02.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LEND DEVELOPMENT REGULATION.
- OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
- MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
- A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 11.10 AND BROWARD AMENDMENT 118.2
- GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
- BIKE RACK TO BE INSTALLED AS SHOWN
- WHITE ROOF TO REFLECT LIGHT.

GREEN BUILDING PRACTICE

THIS PROJECT REQUIRES A GREEN BUILDING CERTIFICATION. WE WILL BE PROVIDING A CERTIFICATIONS THROUGH THE GREEN BUILDING COUNCIL.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
3-(1) BEDROOM=3x1= 3 PARKING SPACE	3	
12-(3) BEDROOMS=12x1.5= 18 PARKING SPACE	18	
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS FOR 30 UNITS)=	2.0	
TOTAL PARKING SPACES	23.0	23

NOTE:

- CAROUSEL IS DESIGNATED TO 3-BEDROOM UNIT(18 PARKING SPACES)

SETBACK CALCULATIONS:

	REQUIRED	PROVIDED
FRONT	10'	15'-0"
REAR ALLEY	5'	5'-0"
SIDE ALLEY	N	3'-0"
SIDE INTERIOR	0'	3'-3"

HEIGHT CALCULATIONS:

	REQUIRED	PROVIDED
MAX. HEIGHT ALLOWED:	10 STORIES OR 140'	70'-0" TOP OF ROOF

LAND. USE DESIGNATION: RAC

ZONING DESIGNATION: FH-2

NOTE:

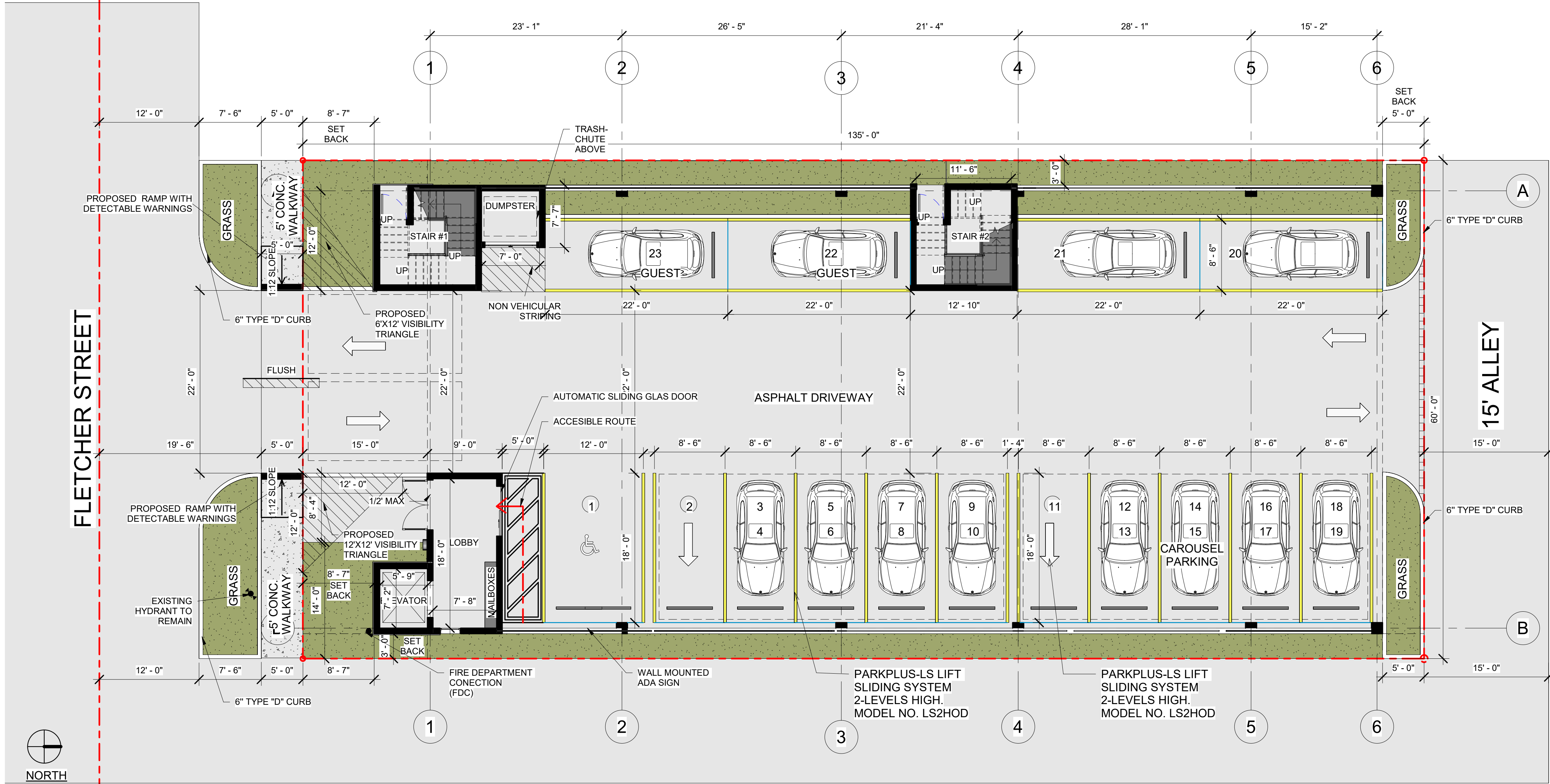
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY BE SUBJECT TO BOARD APPROVAL.

2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.

3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

4. ALL STREETS & ALLEYS ADJACENT TO SITE (MONROE STREET, NORTH ALLEY & WEST ALLEY) TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).

2 SITE & BUILDING DATA



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

4 SITE PLAN

REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER  
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN: A.G.
CHECKED: L.L.R
DATE: 10/3/2023
SCALE: AS NOTED
JOB NO.: 023-041
SHEET:

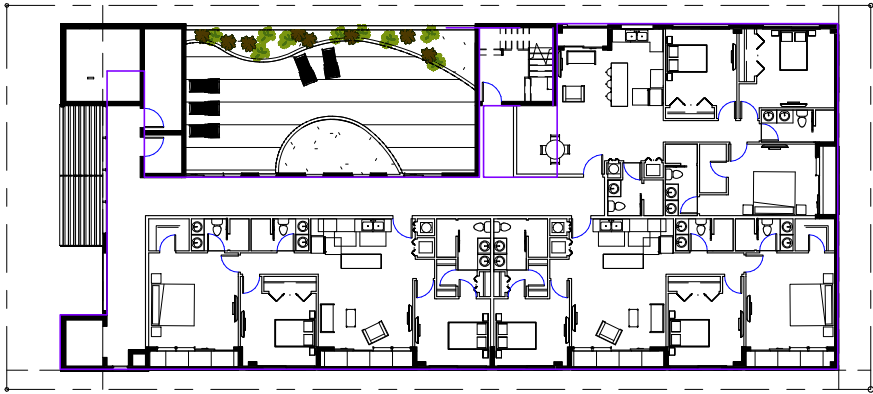


FAR CALCULATION

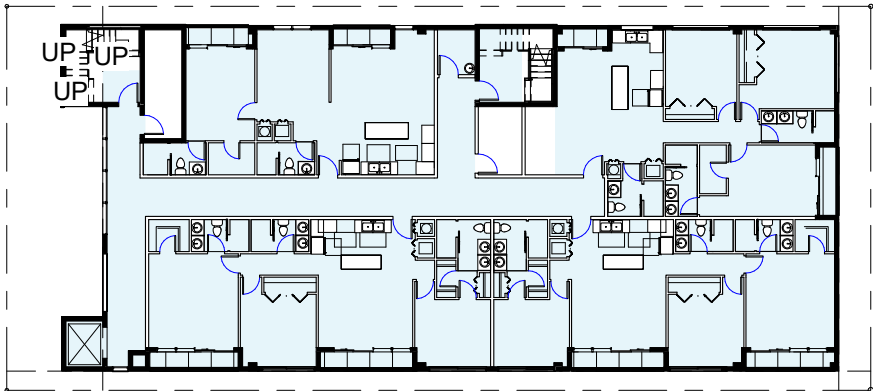
FAR ALLOWED= 8,100 X 3.0= 24,300 SF

FIRST FLOOR= 311 SF  
2ND FLOOR= 5,817 SF  
3RD FLOOR= 5,817 SF  
4TH FLOOR= 5,817 SF  
5TH FLOOR= 4,901 SF

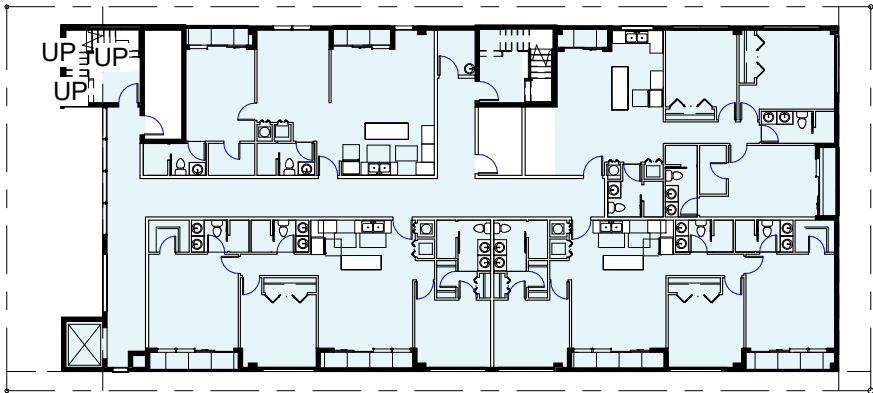
FAR PROVIDED= 22,663 SF



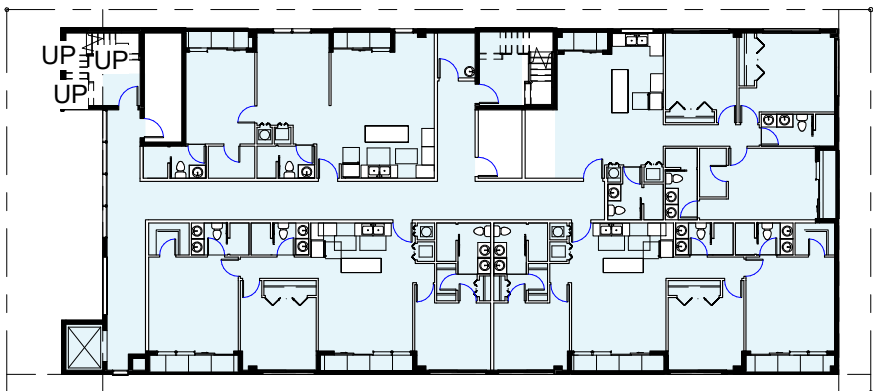
FAR / FLOOR= 4,901 SF



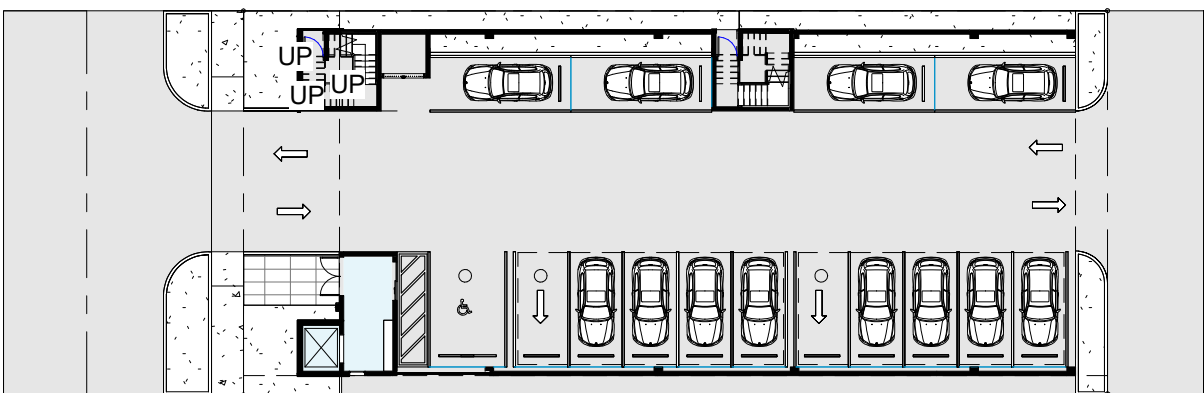
FAR / FLOOR= 5,817 SF



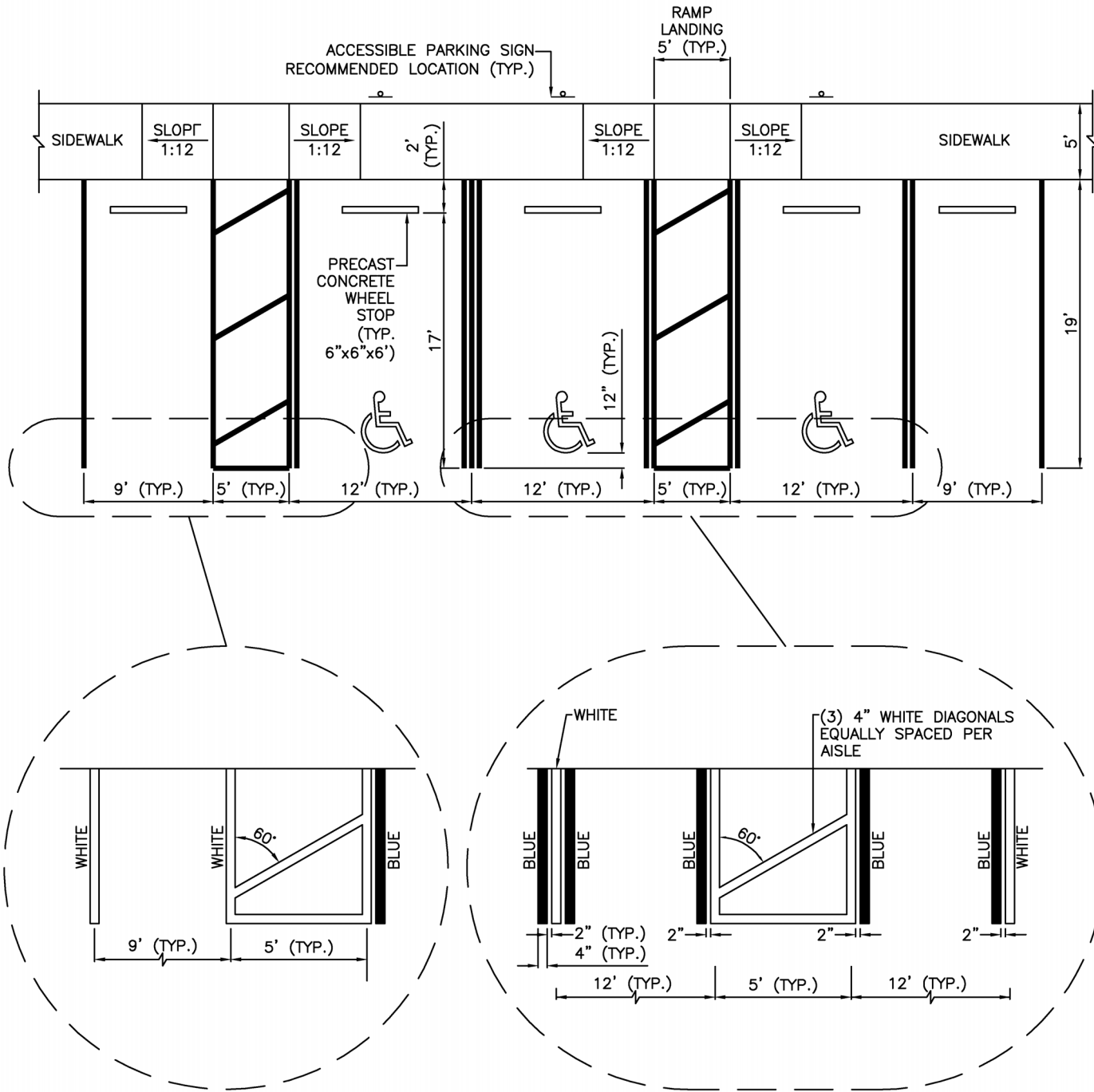
FAR / FLOOR= 5,817 SF



FAR / FLOOR= 5,817 SF

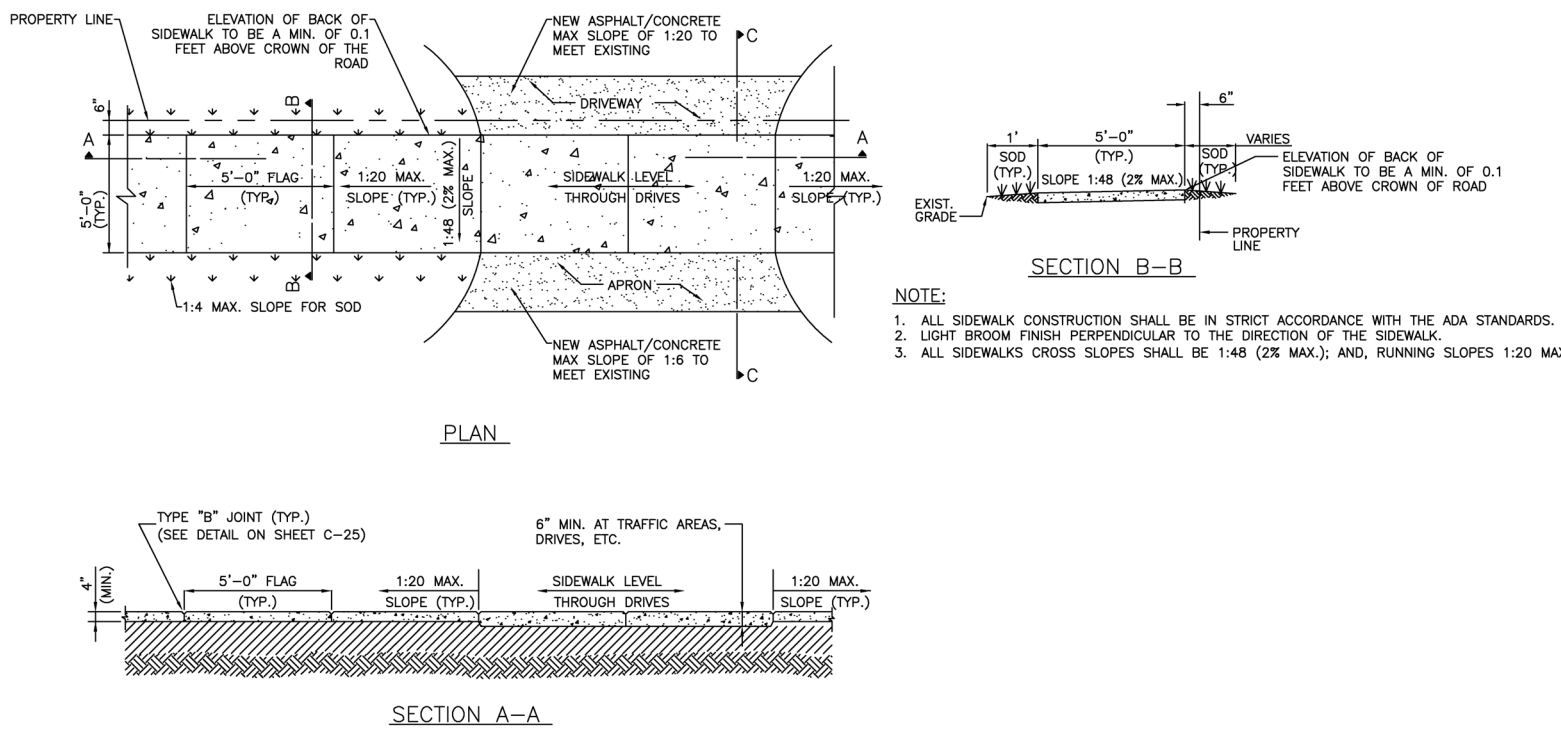


FAR / FLOOR= 311 SF

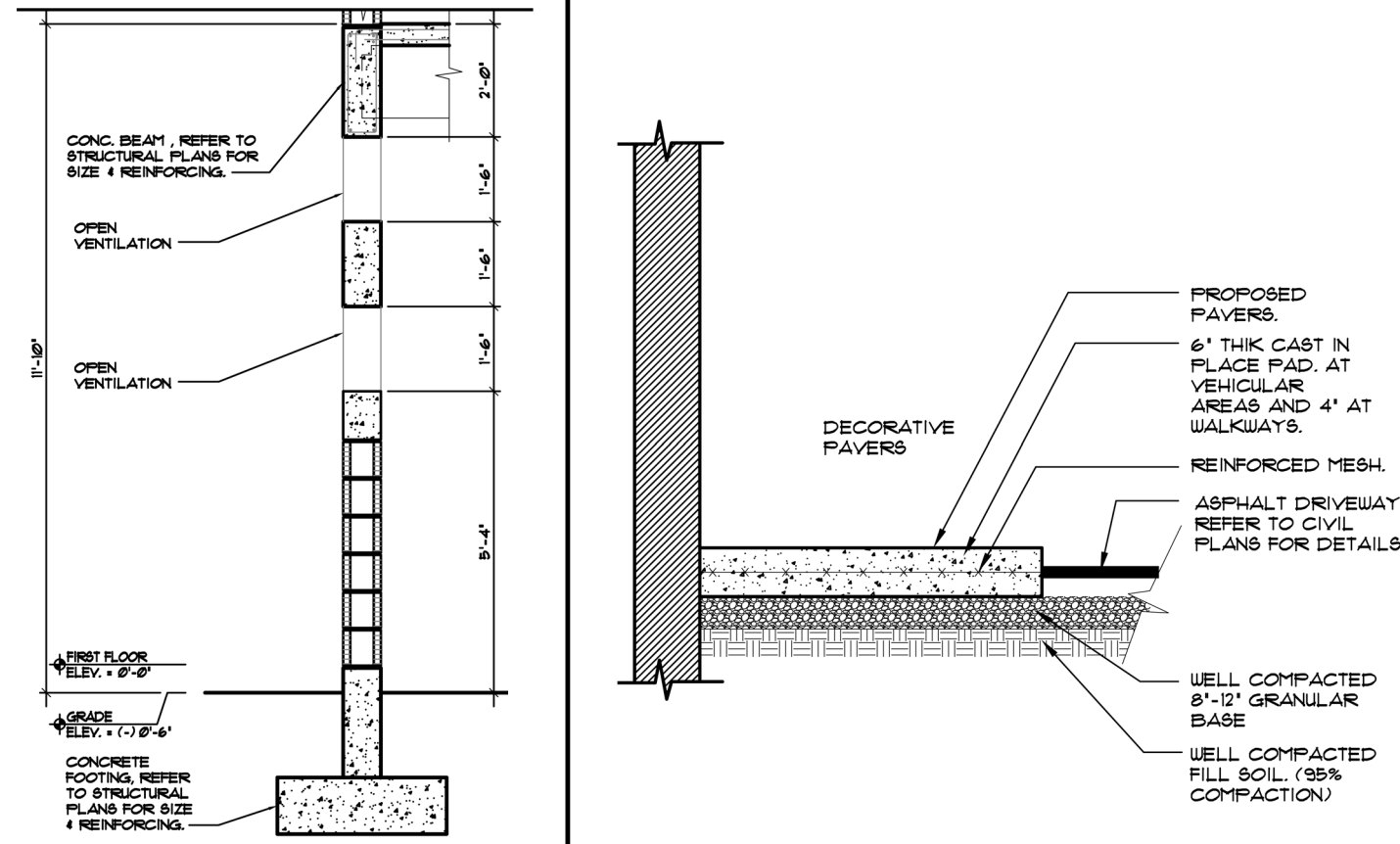
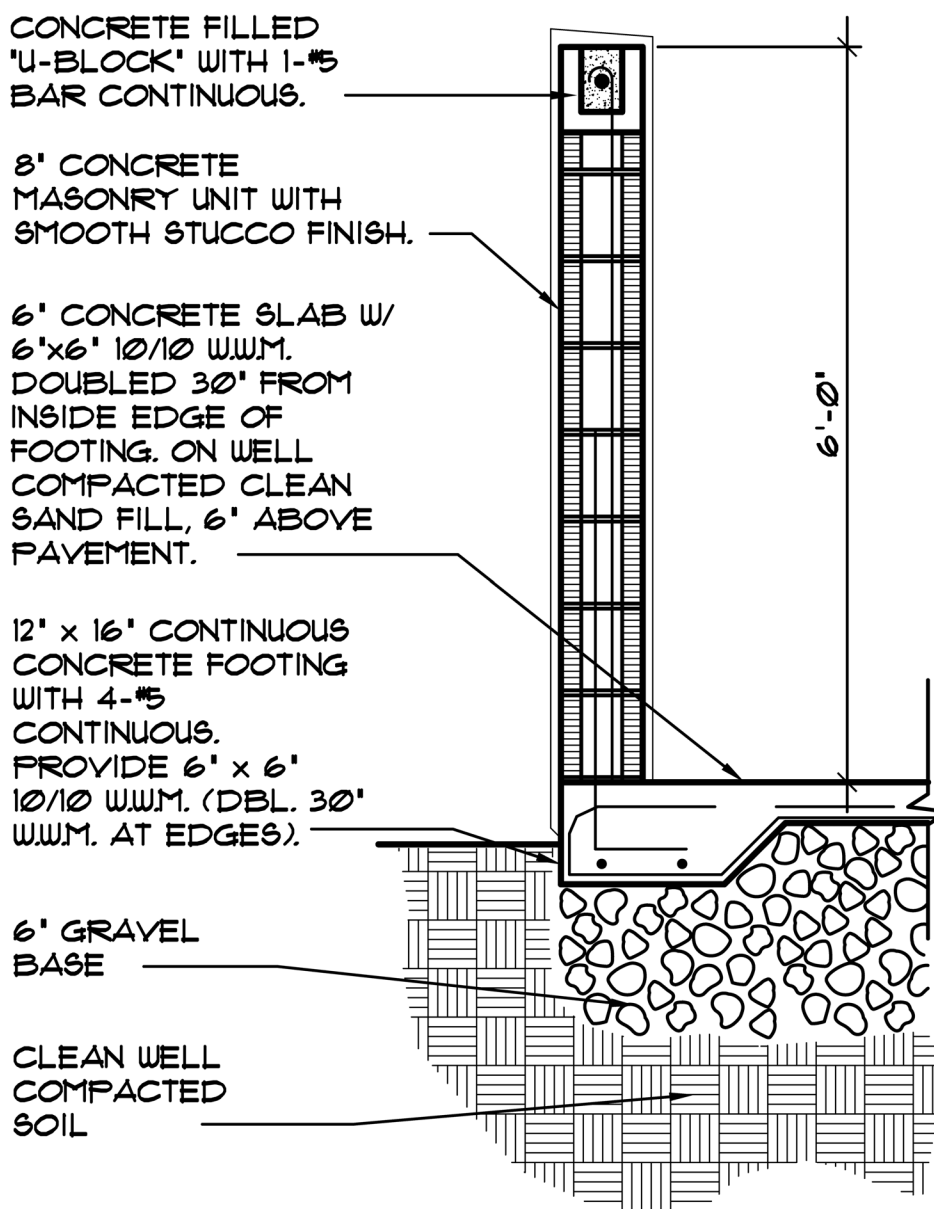


(\*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

TYP. PARKING HANDICAP STALL DETAIL

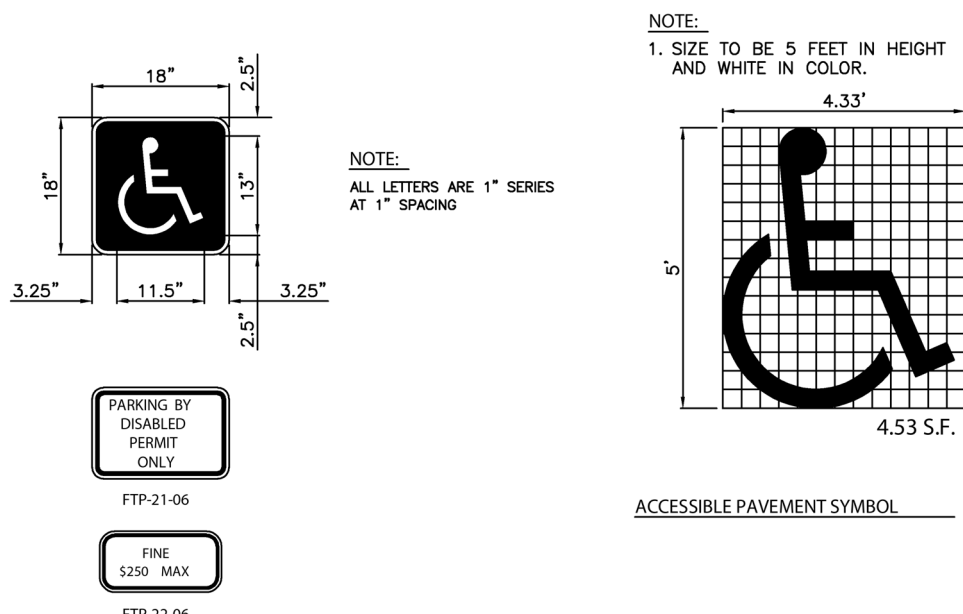


ACCESSIBLE CURB RAMP

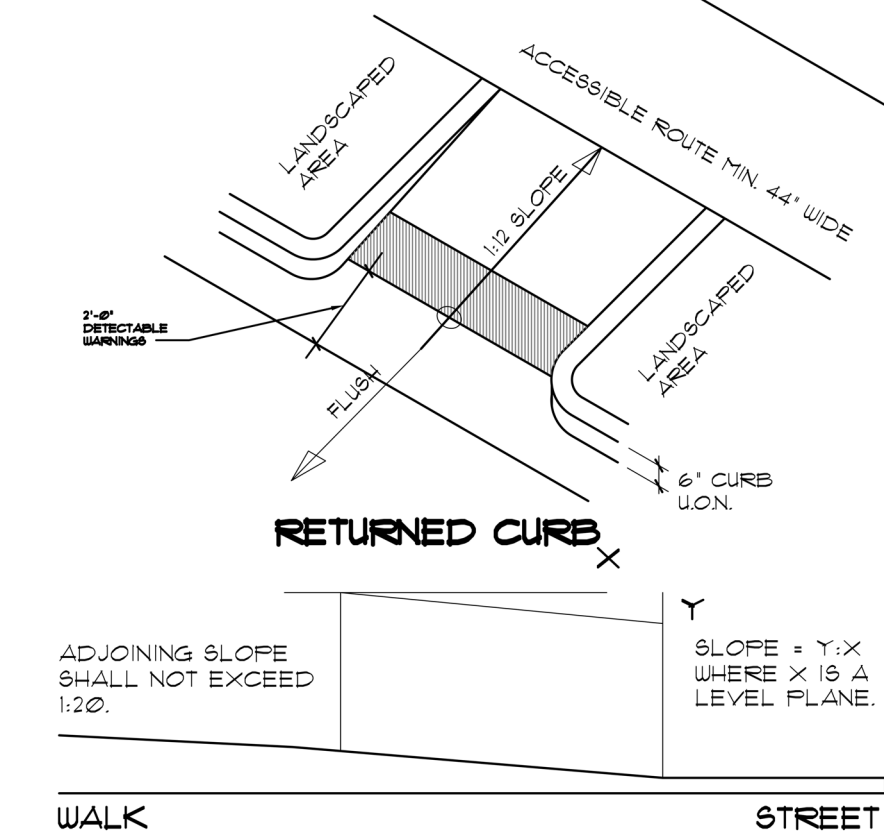


DET. OF SCREEN WITH WALL

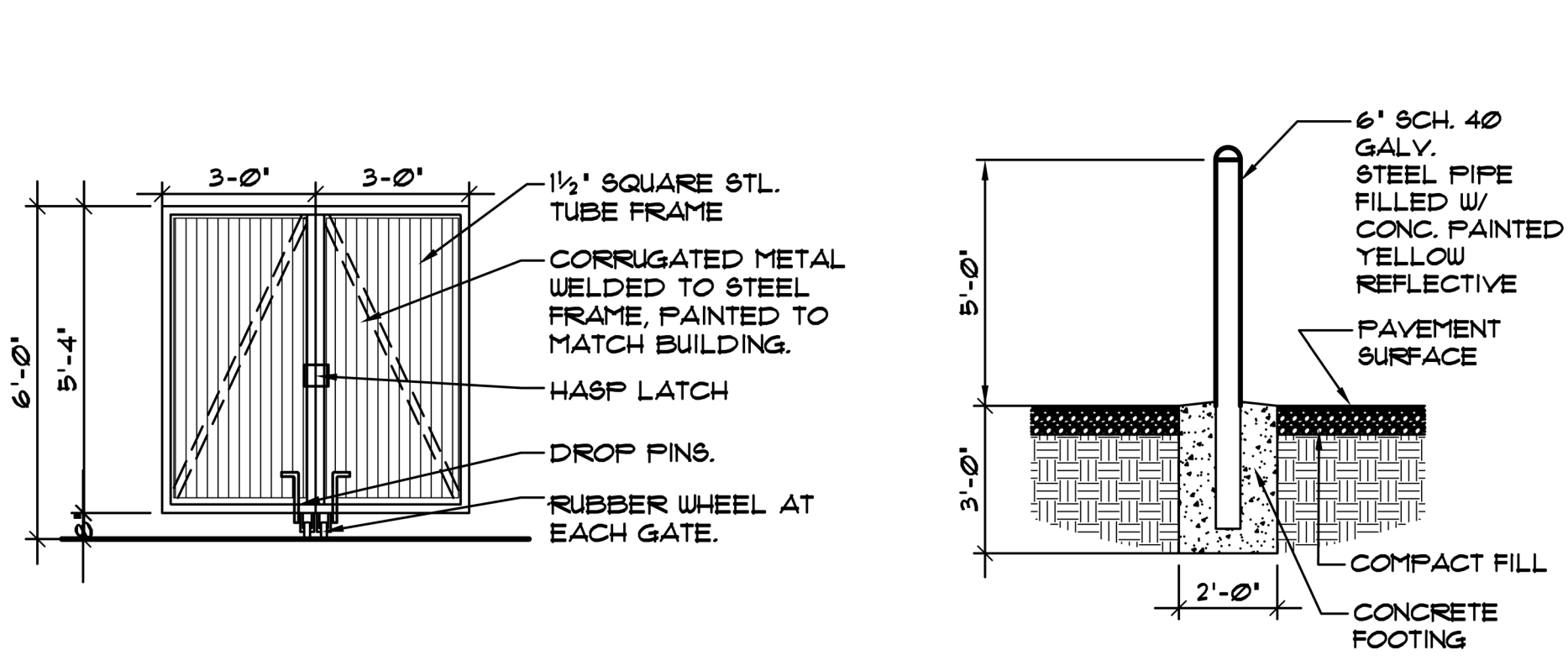
WALKWAY DETAIL



TYP. PARKING STALL DET.



ACCESSIBLE CURB RAMP



1.) THE MIN. INSIDE DIM. OF THE ENCLOSURE SHALL BE THREE (3) FEET WIDER THAN THE WIDTH OF THE RECEPTACLE AND TWO (2) FEET DEEPER THAN THE DEPTH. IF THE SIZE OF THE RECEPTACLE IS UNKNOWN, THEN THE MINIMUM SIZE OF A PROPOSED ENCLOSURE SHALL BE NO LESS THAN TEN (10) FEET BY TEN (10) FEET (INSIDE DIMENSION) WITH SIX-FOOT-HIGH WALLS.

2.) THE HEIGHT OF THE WALLS AND GATES SHALL BE AS FOLLOWS:  
-UP TO SIX-CUBIC YARD CONTAINER, SIX (6) FEET HIGH.  
-UP TO EIGHT-CUBIC YARD CONTAINER, EIGHT (8) FEET HIGH.

3.) THE BASE OF THE ENCLOSURE IS TO BE CONCRETE WITH A MINIMUM DEPTH OF SIX (6) INCHES IN DEPTH.



REVISION:	BY:

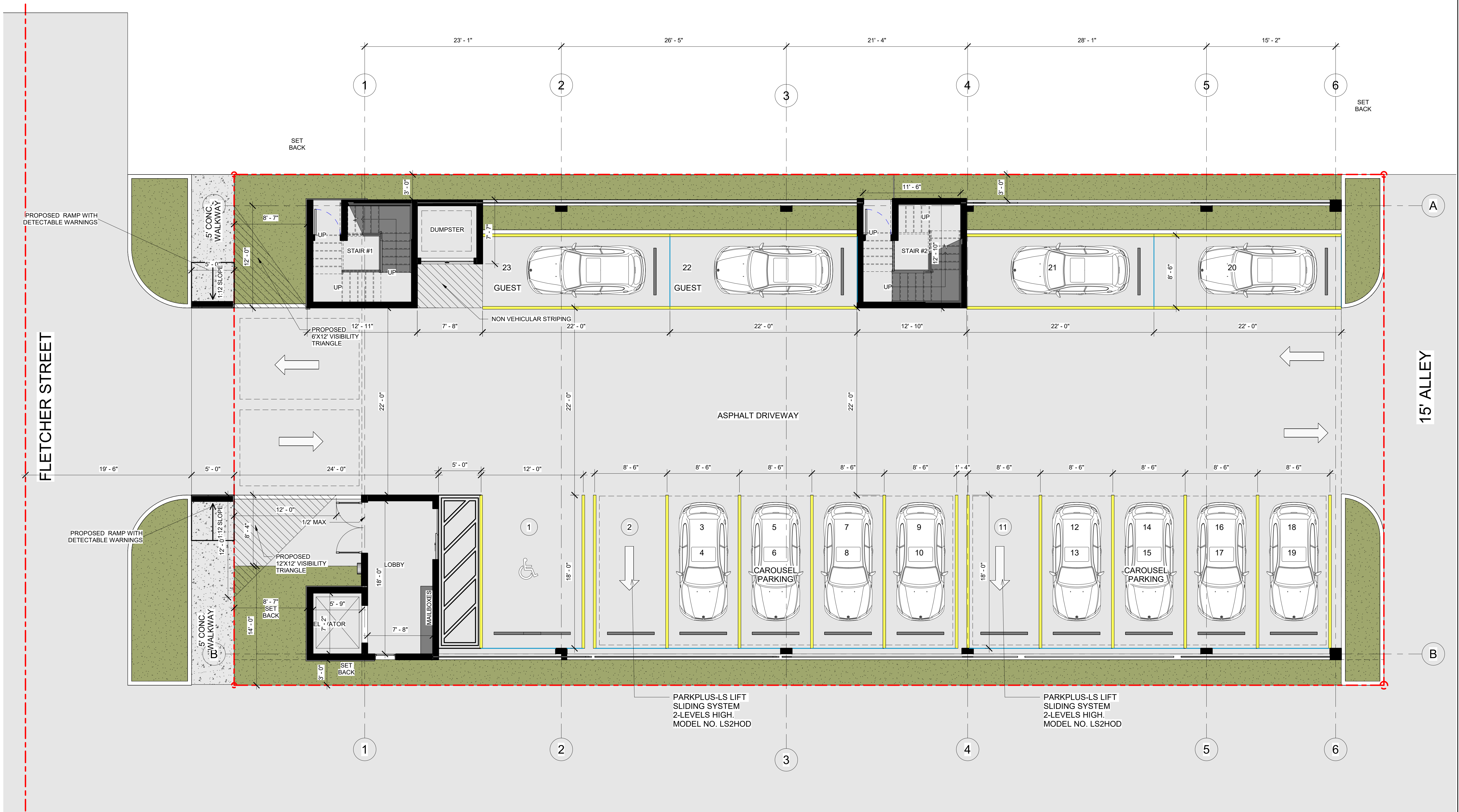
PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

AL: AR 0017852  
LUIS LA ROSA

DRAWN:	A.G.
CHECKED:	L.L.R
DATE:	10/3/2023
SCALE:	AS NOTED
OB. NO.:	023-041
SHEET:	

## A 1.1

DF: SHEETS:



① FIRST FLOOR  
3/16" = 1'-0"



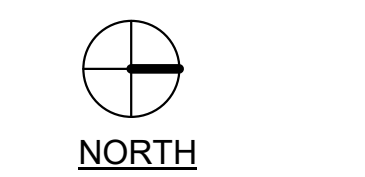
REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020  
1835 FLETCHER

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN:	A.G.
CHECKED:	LLR
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	023-041
SHEET:	

A 1.2  
OF: SHEETS:



1 2ND FLOOR PLAN  
3/16" = 1'-0"



REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

LA ROSA

DRAWN:	A.G
CHECKED:	L.L.R
DATE:	10/3/2023
SCALE:	AS NOTED
OB. NO.:	023-041
SHEET:	

### A 1.3

DF: SHEETS:



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



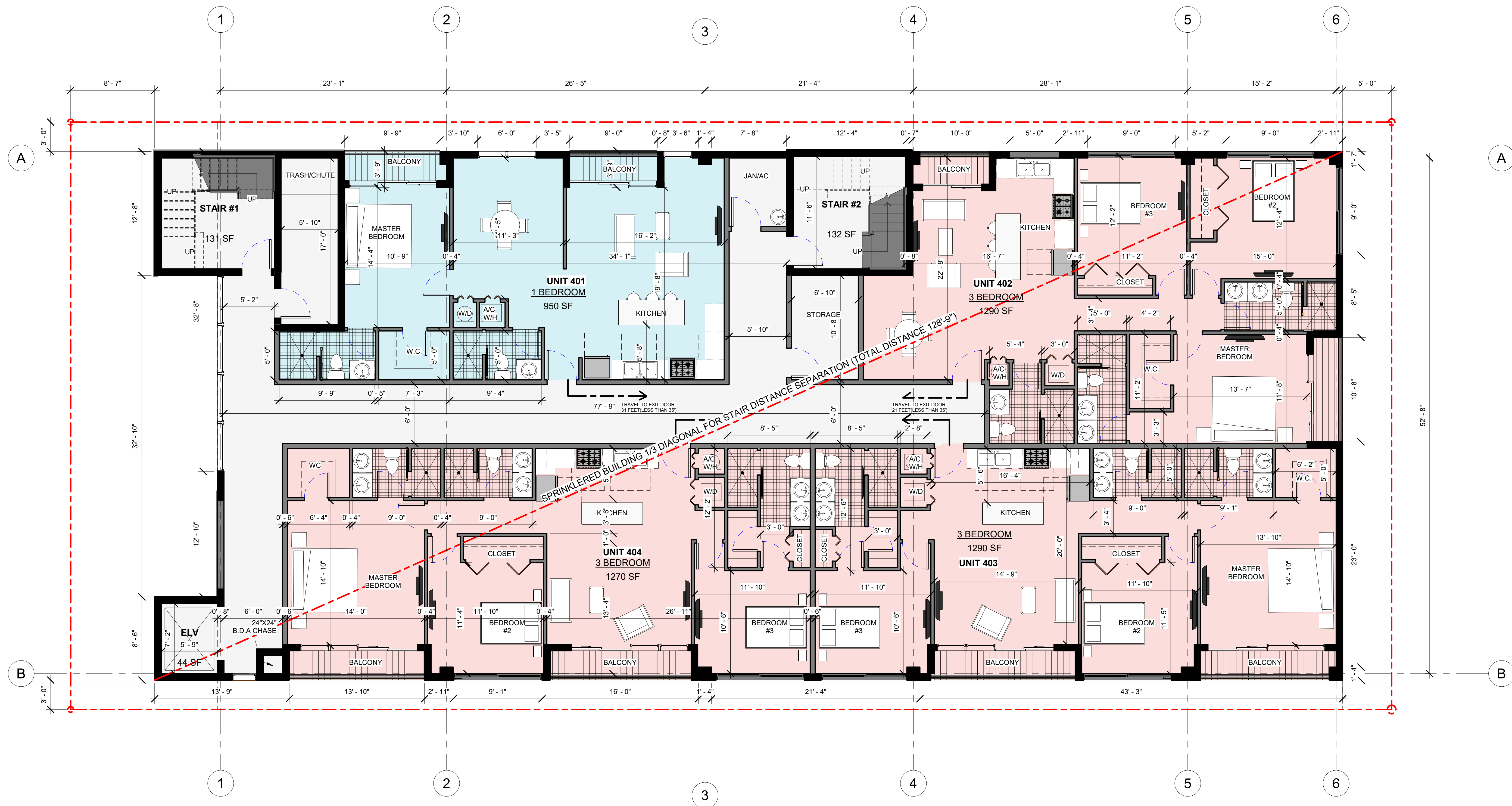


REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER  
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN:	A.G.
CHECKED:	L.L.R.
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	023-041
SHEET:	
OF:	SHEETS:



REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER  
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN:	A.G.
CHECKED:	L.L.R.
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	023-041
SHEET:	
OF:	SHEETS:



1 5TH FLOOR  
3/16" = 1'-0"



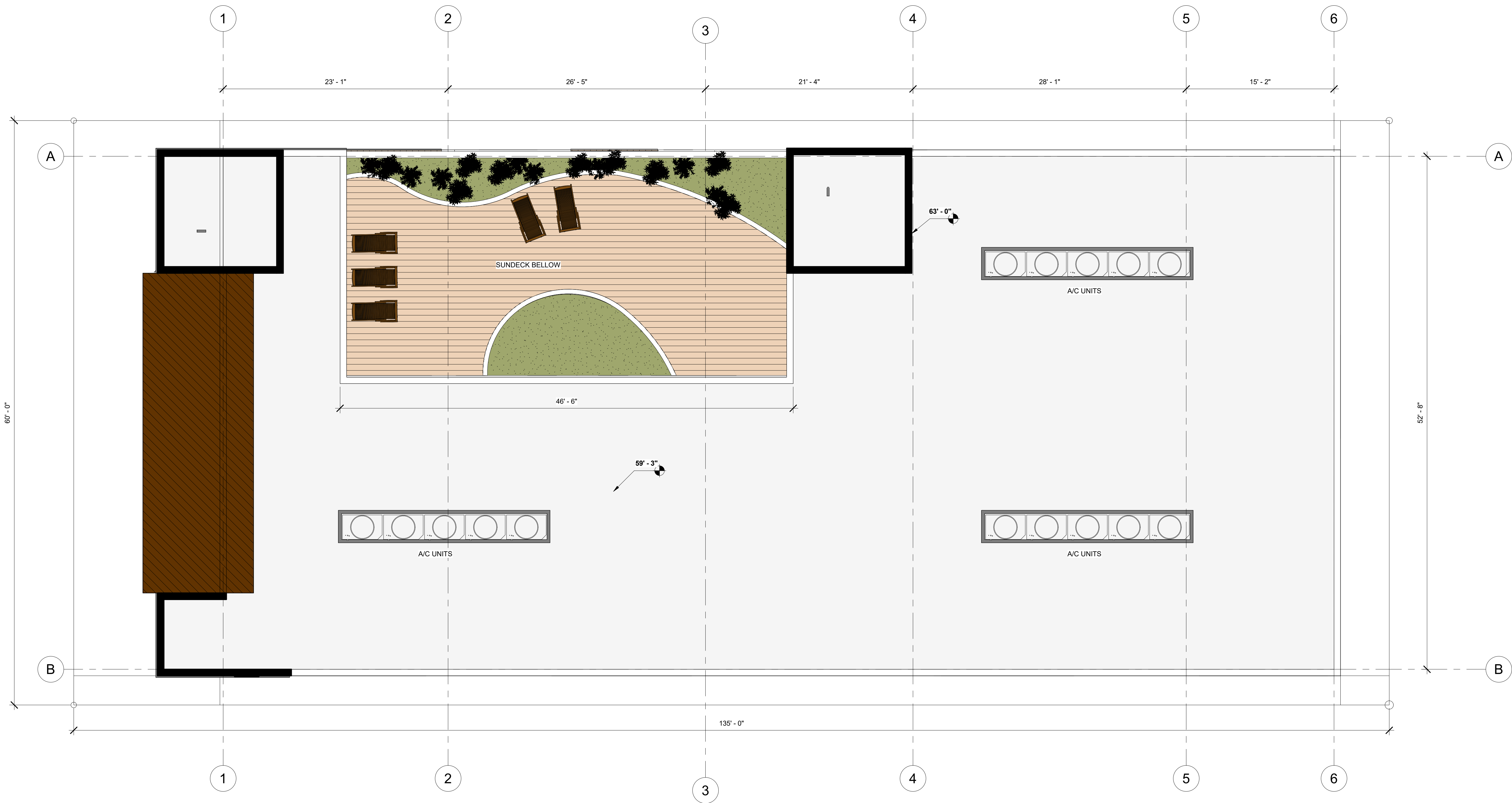
LLR Architects, Inc.  
ARCHITECTURE & PLANNING  
9000 SHERIDAN STREET ST. 158  
PEMBROKE PINES, FL 33024  
(OFF.) - 305-403-7926  
(CELL) - 786-543-0851  
E-MAIL: L.LAROSA@LLRARCHITECTS.COM  
Luis A. Larosa - Registered Architect  
AR# 0017852  
LLR

REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER  
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN:	Author
CHECKED:	Checker
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	023-041
SHEET:	
A 1.6	
OF:	SHEETS:



① 6TH FLOOR/ROOF PLAN  
3/16" = 1'-0"




REVISION:	BY:

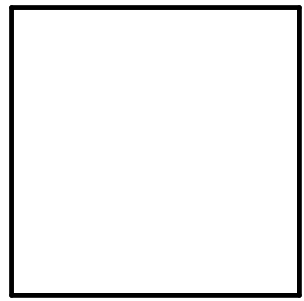
PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER  
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020


SEAL: AR 0017852  
LUIS LA ROSA


DRAWN:	Author
CHECKED:	Checker
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	023-041
SHEET:	
A 2.1	
OF:	SHEETS:


MATERIAL LEGEND

- 

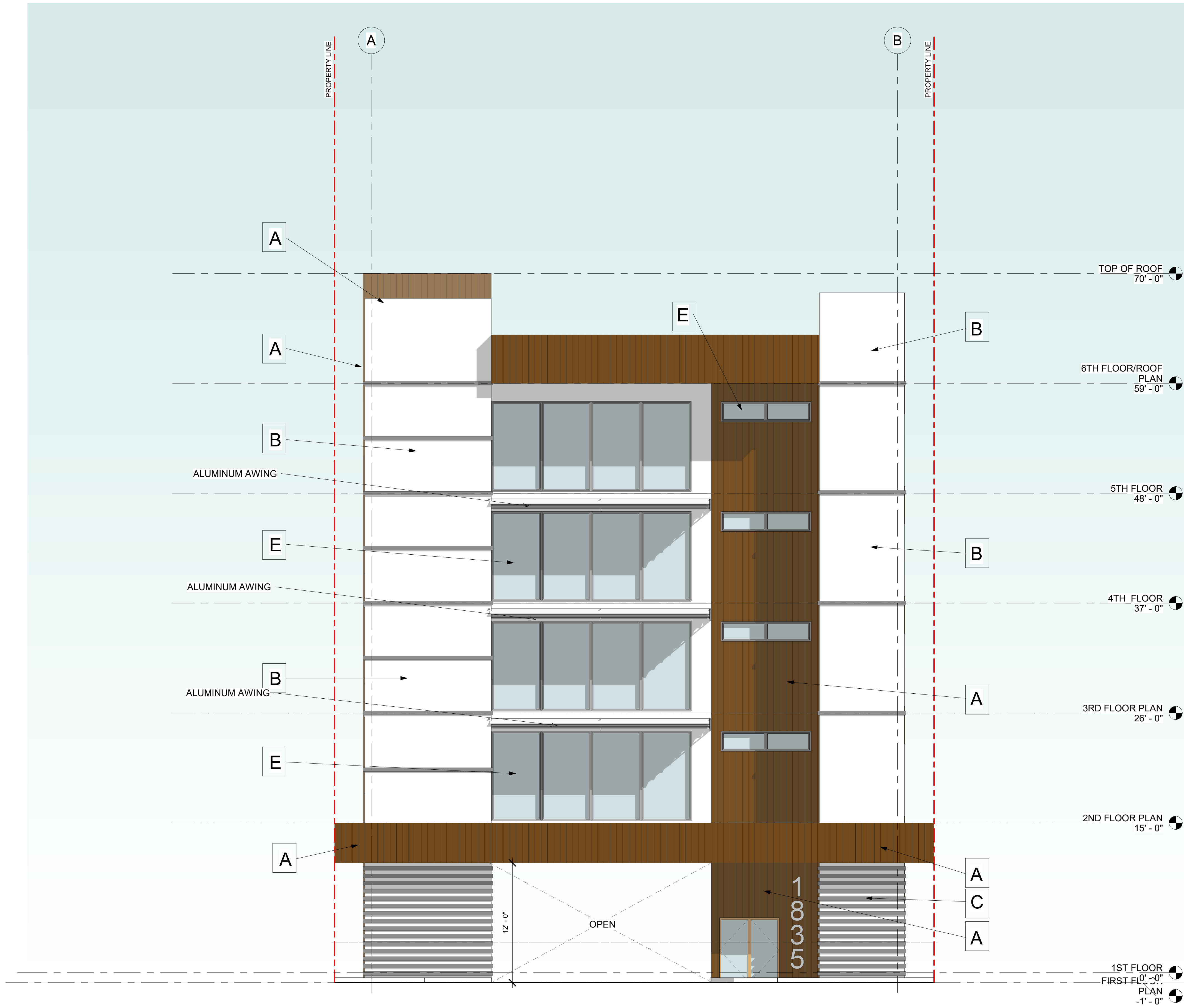
**A**  
PORCELAIN WOOD  
(VERTICAL)
- 

**B**  
STUCCO FINISH PAINTED  
COLOR: SW 9541  
WHITE SNOW
- 

**C**  
METAL SILVER
- 


**D**  
ALUMINIUM GUARDRAILS
- 

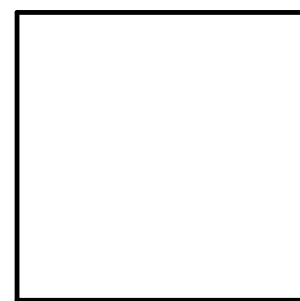
**E**  
CLEAR GLASS





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


MATERIAL LEGEND

- 

**A**  
PORCELAIN WOOD  
(VERTICAL)
- 

**B**  
STUCCO FINISH PAINTED  
COLOR: SW 9541  
WHITE SNOW
- 

**C**  
METAL SILVER
- 

**D**  
ALUMINIUM GUARDRAILS
- 

**E**  
CLEAR GLASS



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

REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER  
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN:	Author
CHECKED:	Checker
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	023-041
SHEET:	

A 2.2

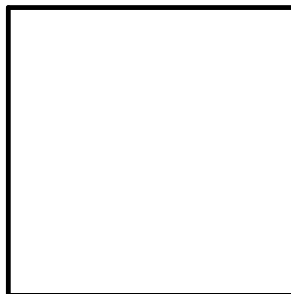
OF: SHEETS:

MATERIAL LEGEND



A

PORCELAIN WOOD  
(VERTICAL)



B

STUCCO FINISH PAINTED  
COLOR: SW 9541  
WHITE SNOW



C

METAL SILVER



D

ALUMINIUM GUARDRAILS



E

CLEAR GLASS



1 PROPOSED SOUTH ELEVATION  
3/16" = 1'-0"



LLR Architects, Inc.  
ARCHITECTURE & PLANNING  
9000 SHERIDAN STREET ST. 158  
PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926  
(CELL.) - 786-543-0851  
E-MAIL: LUIS@LLRARCHITECTS.COM

Luis  
AR 0017852  
-Registered Architect  
LLR

REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER  
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN:	Author
CHECKED:	Checker
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	023-041
SHEET:	

A 2.3

OF: SHEETS:





PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER  
1835 FLETCHER STREET HOLLYWOOD, FLORIDA 33020

DRAWN:	Author
CHECKED:	Checker
DATE:	10/3/2023
SCALE:	AS NOTED
JOB. NO.:	023-041
SHEET:	
<h1>A 2.4</h1>	
OF:	SHEETS:

Architectural elevation drawing of a building facade. The drawing is divided into six vertical sections by grid lines labeled 1, 2, 3, 4, 5, and 6. A central vertical element, possibly a chimney or a structural core, is located between grid lines 3 and 4. The building features multiple windows, balconies, and a roof. Callouts A, B, and C point to specific features: A points to a vertical element on the right side, B points to a horizontal element on the right side, and C points to a horizontal element on the left side. The right side of the drawing includes level markers: 1ST FLOOR FIRST FLOOR PLAN -1' - 0", 2ND FLOOR PLAN 15' - 0", 3RD FLOOR PLAN 26' - 0", 4TH FLOOR 37' - 0", 5TH FLOOR 48' - 0", 6TH FLOOR/ROOF PLAN 59' - 0", and TOP OF ROOF 70' - 0". A label 'ALUMINUM AWING' points to a feature on the right side.


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






GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSO IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES		DRAWING NO. G-00
APPROVED: XXX			


GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSO FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCRoACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSO FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSO.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)		DRAWING NO. G-00.1
APPROVED: XXX			

GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTling OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.


	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)		DRAWING NO. G-00.2
APPROVED: XXX			

GENERAL NOTES (CONTINUED):

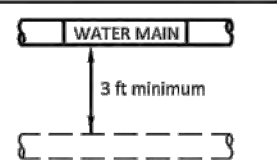
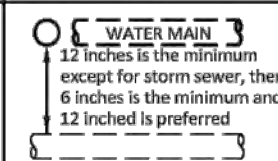
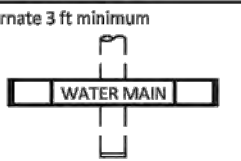
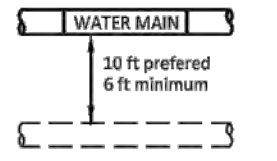
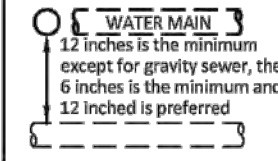
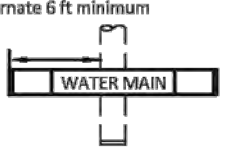
40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).




41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSO SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
  - a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
  - b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
  - c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
  - d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
  - e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
  - f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

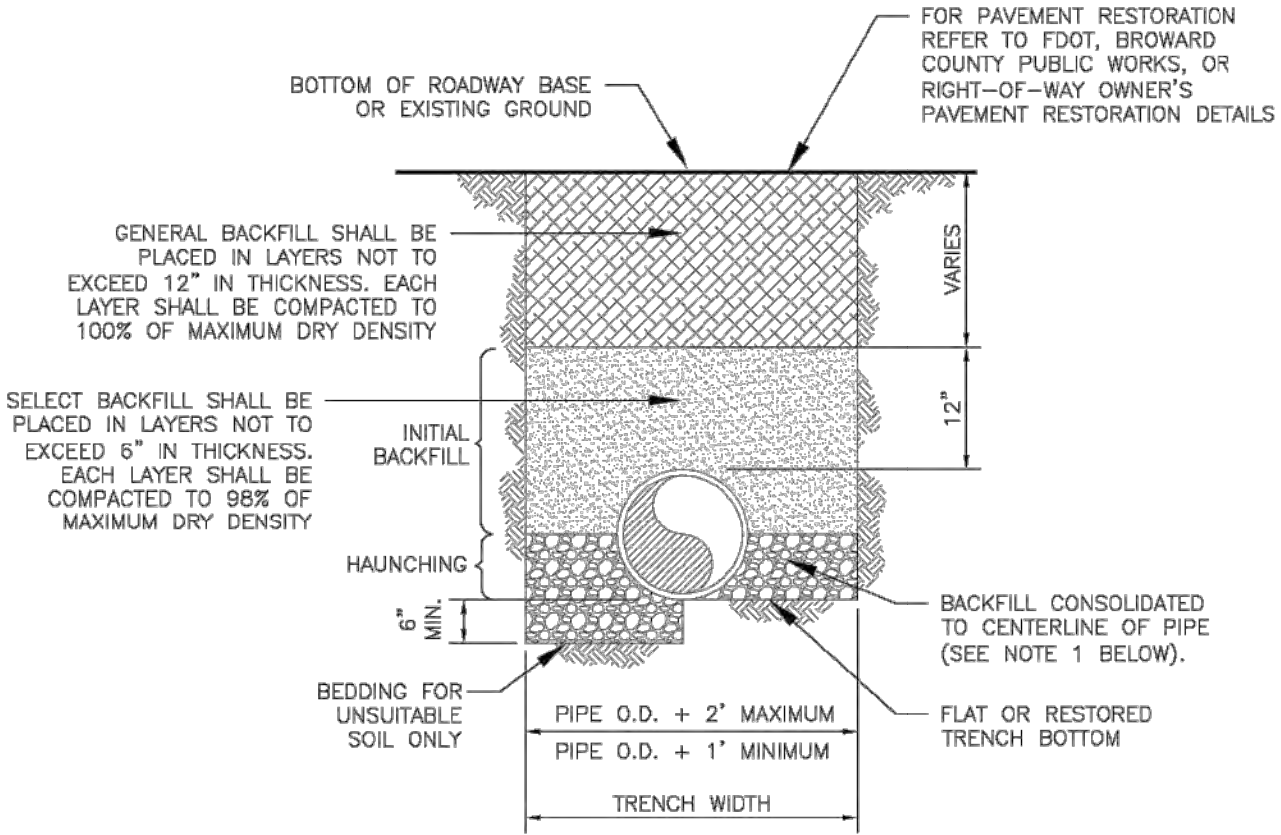
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)		DRAWING NO. G-00.3
APPROVED: XXX			

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)			Alternate 3 ft minimum 
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER			Alternate 6 ft minimum 
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum		


1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 36" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

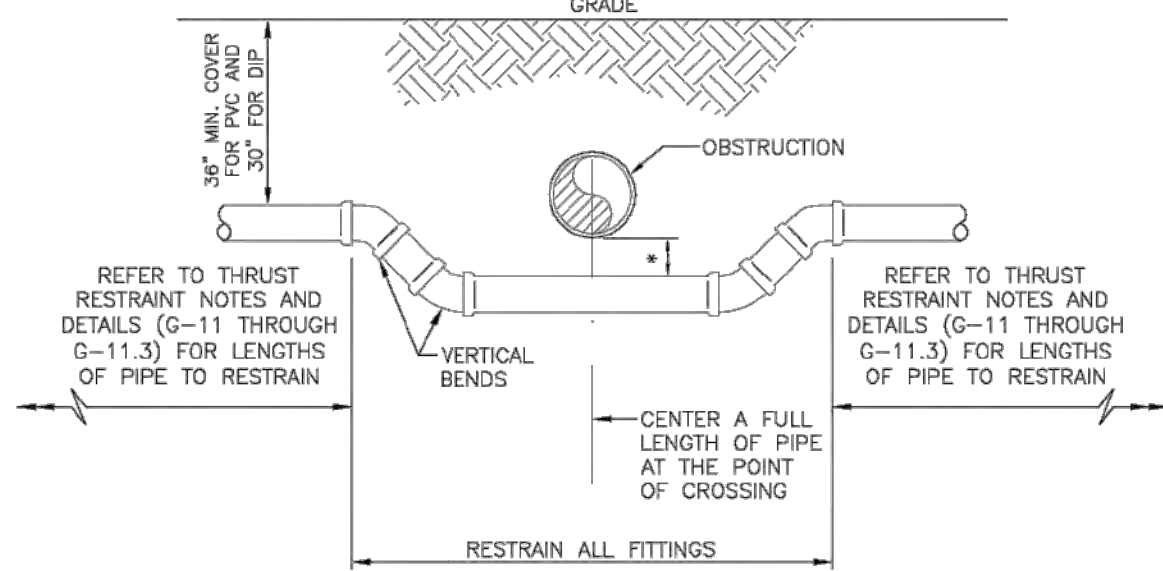
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	SEPARATION REQUIREMENTS OF F.D.E.P.		DRAWING NO. G-01.1
APPROVED: XXX			



NOTES:

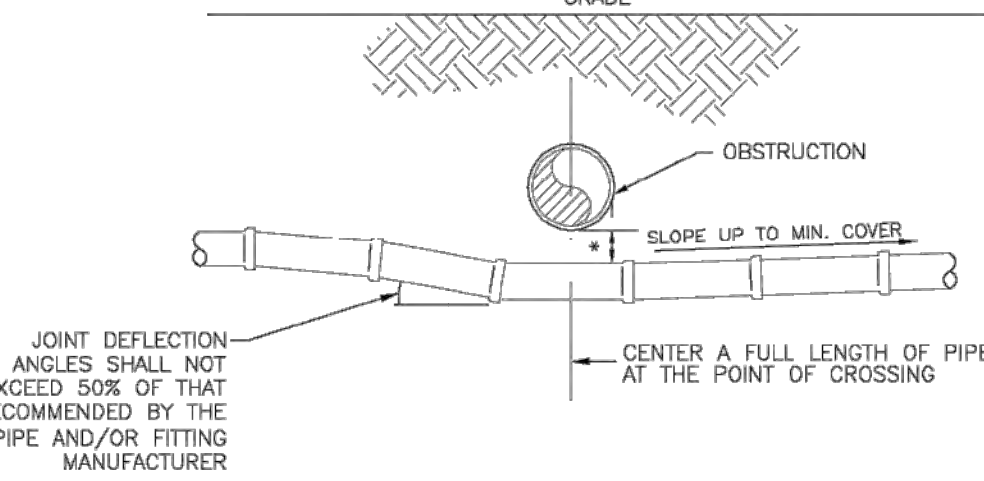
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK), CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-B.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)		DRAWING NO. G-02
APPROVED: XXX			




UTILITY CROSSING USING FITTINGS

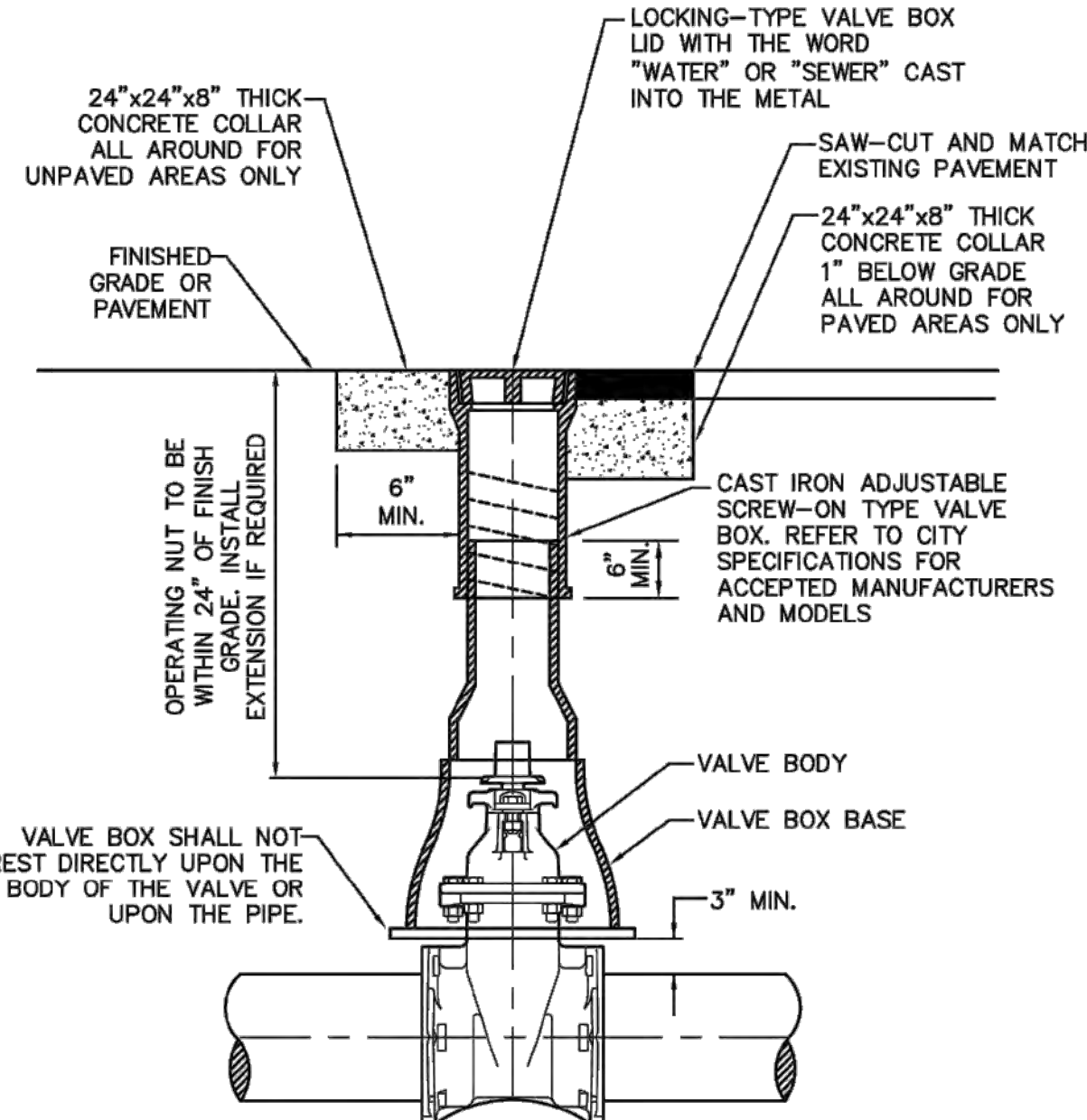
- \* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.




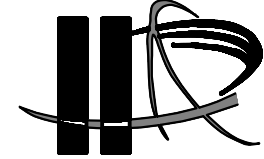
UTILITY CROSSING USING JOINT DEFLECTIONS

- \* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	UTILITY CROSSING DETAIL		DRAWING NO. G-04
APPROVED: XXX			



	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL VALVE BOX SETTING		DRAWING NO. G-05
APPROVED: XXX			



LLR Architects, Inc.  
ARCHITECTURE & PLANNING  
9000 SHERIDAN STREET  
158 PEMBRIDGE PINES, FLORIDA 33024

(OFF.) - 305-403-7926  
(CELL) - 786-543-0851  
E-MAIL: LUIS@LLRARCHITECTS.COM

Luis La Rosa-Registered

Architect

AR#-0017852

AA#-26003693

REVISION:	BY:

PROPOSED 15-UNITS MULTI-FAMILY DEVELOPMENT FOR:

1835 FLETCHER

1835 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

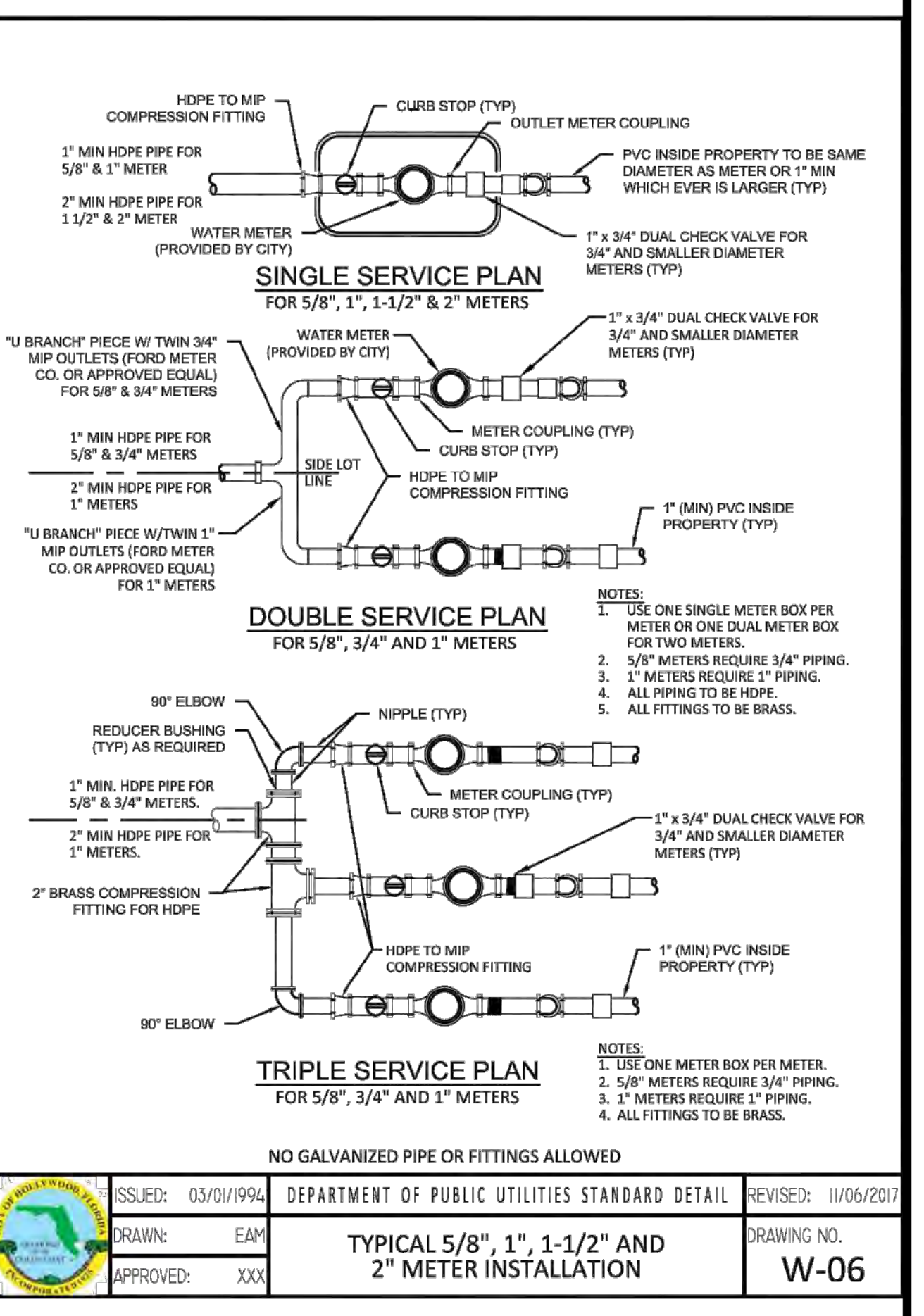
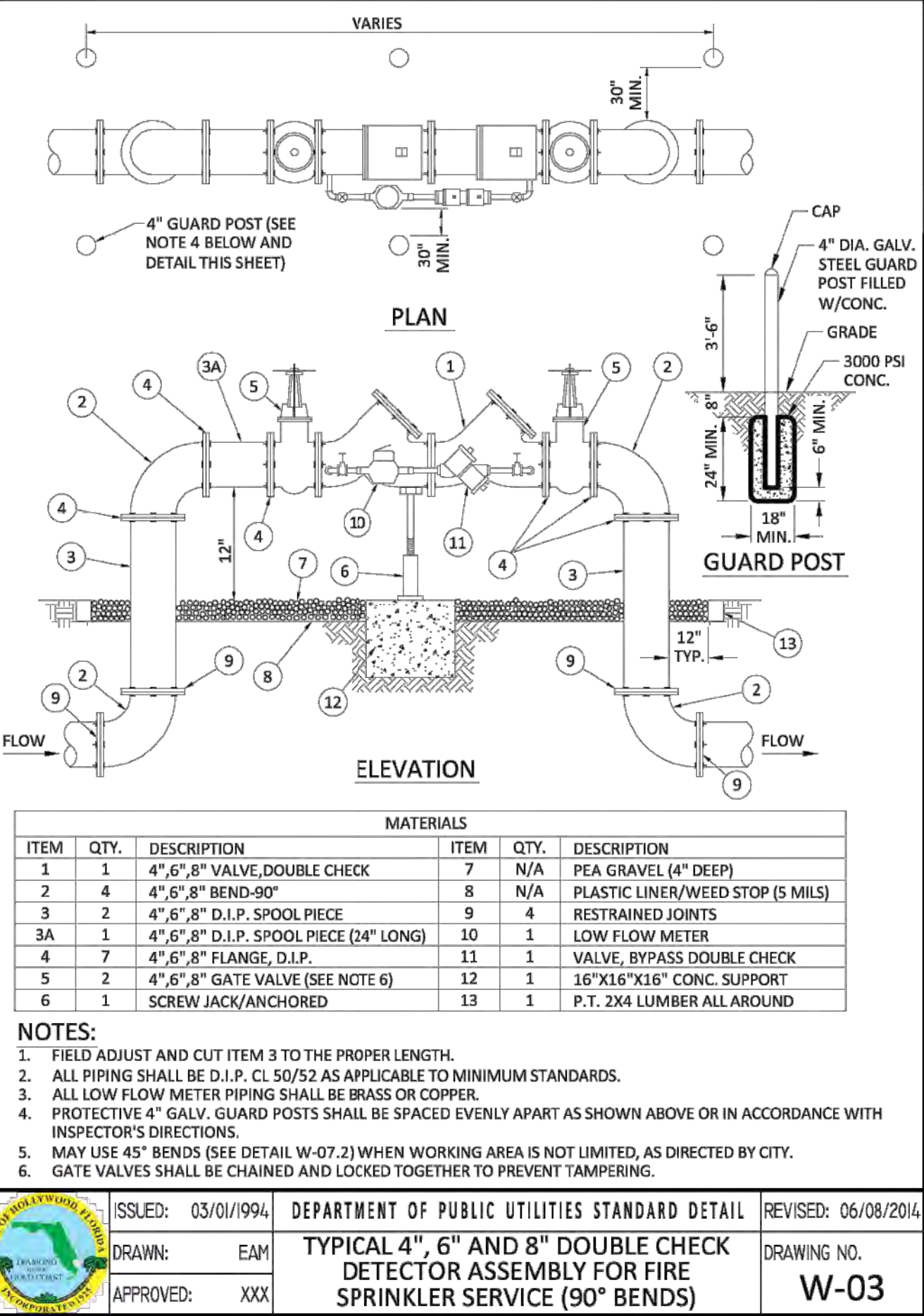
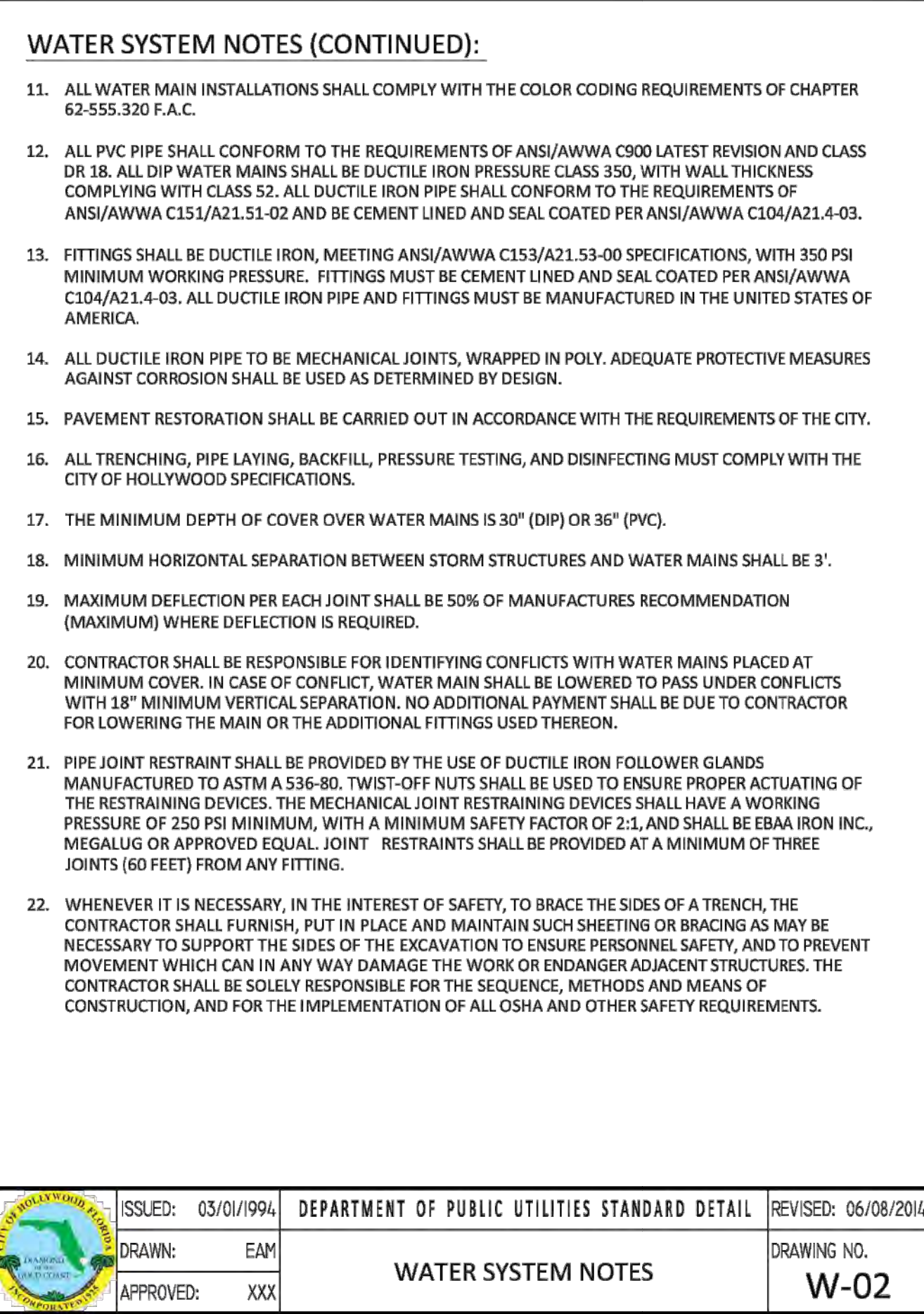
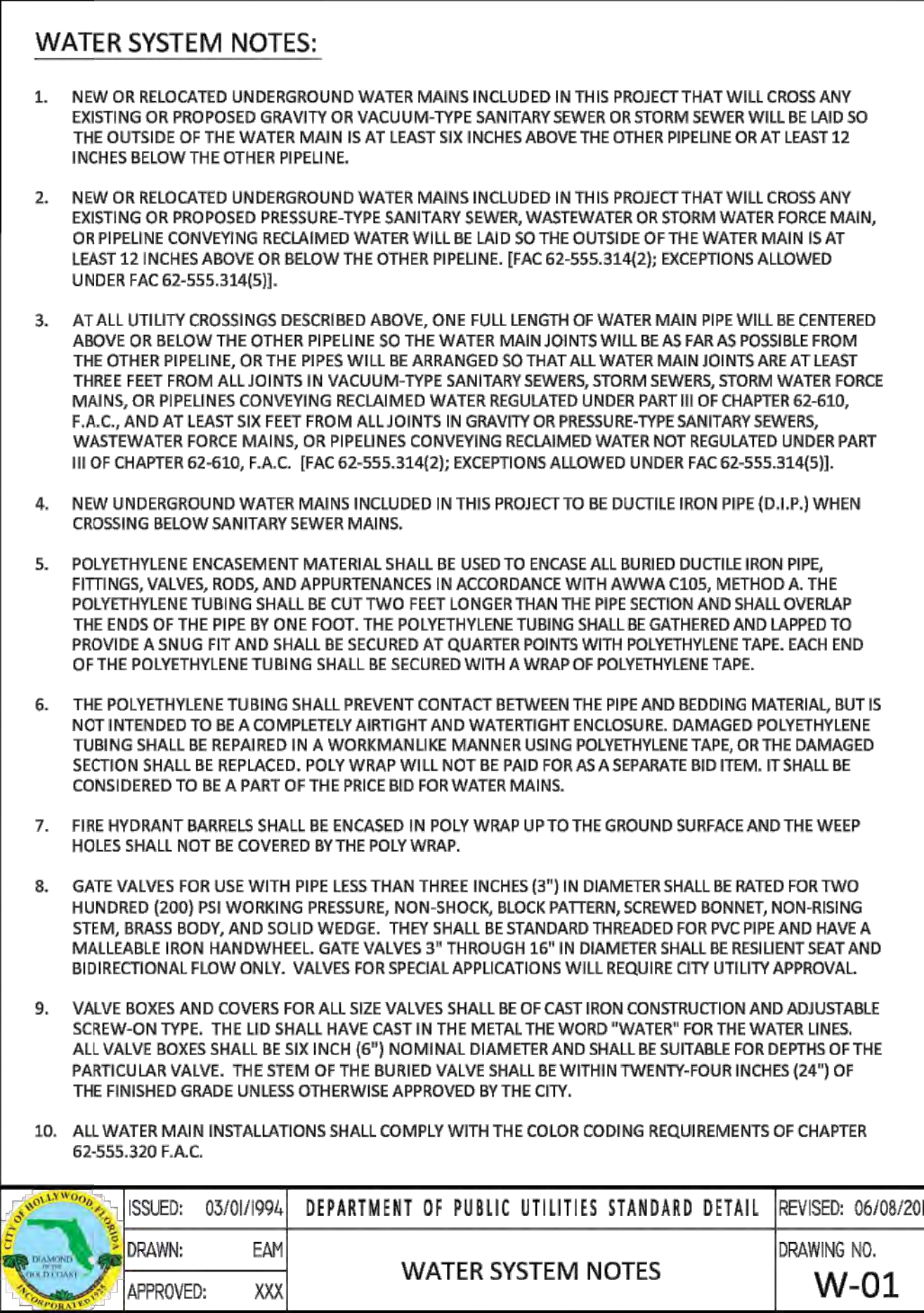
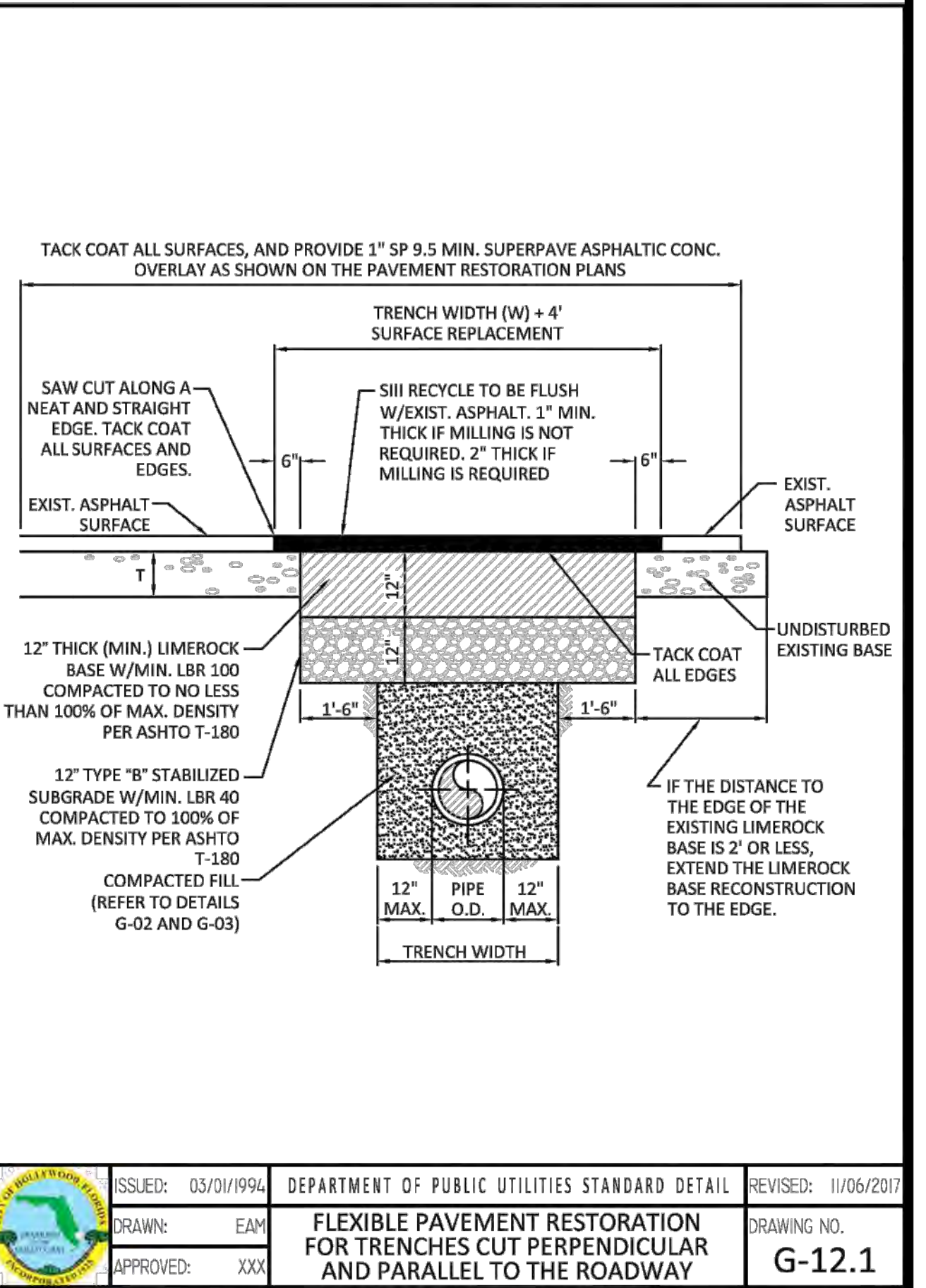
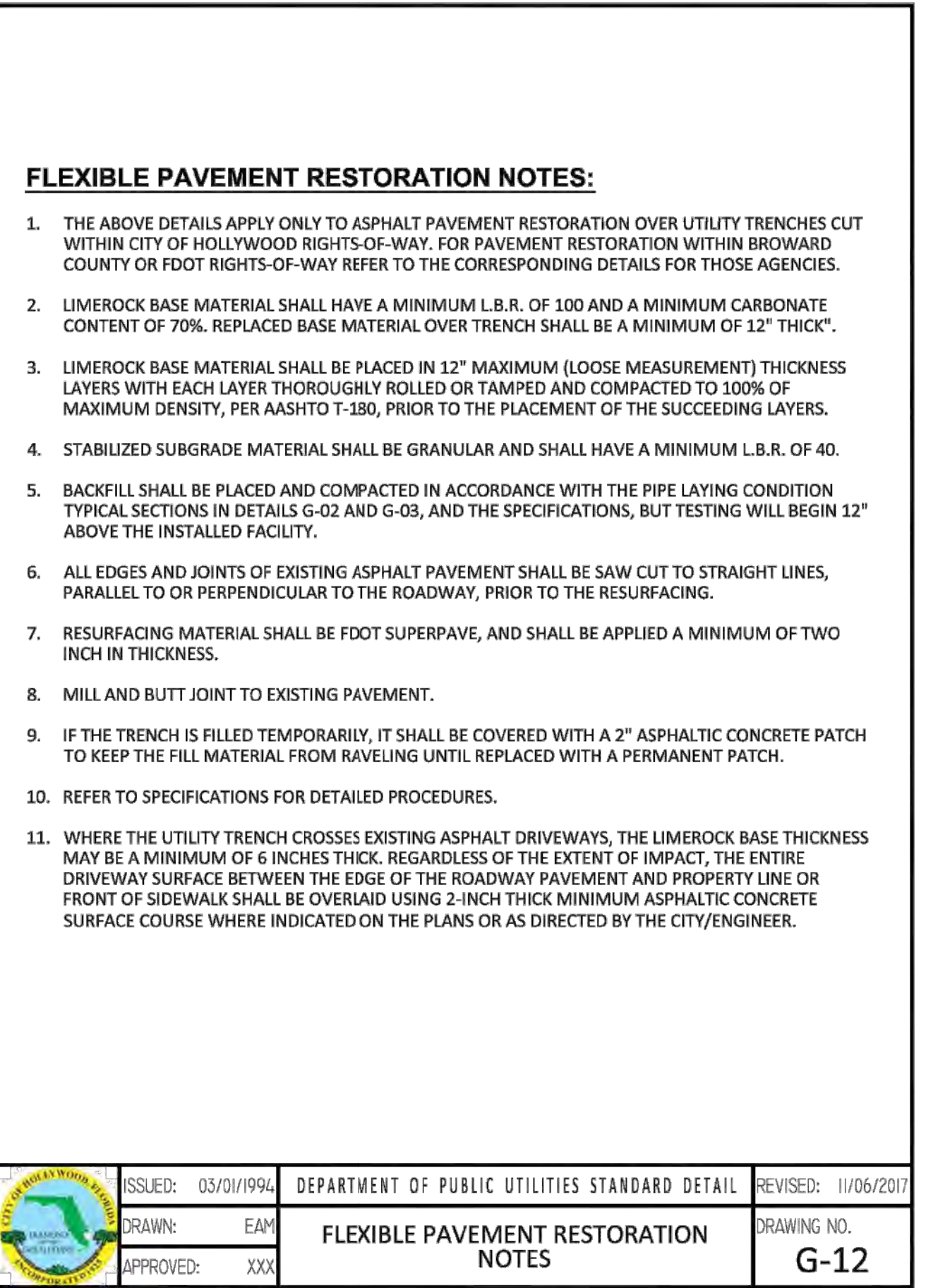
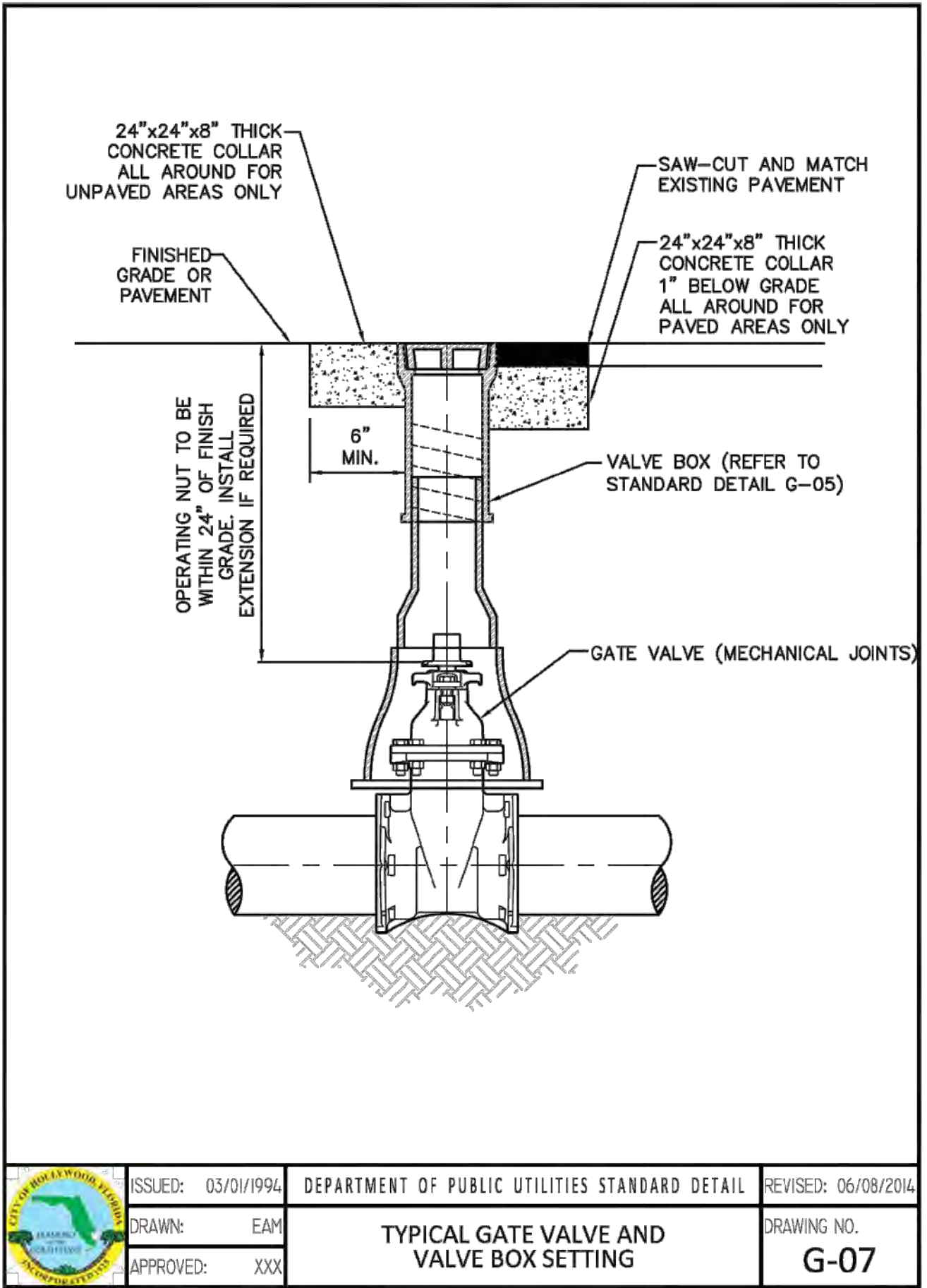
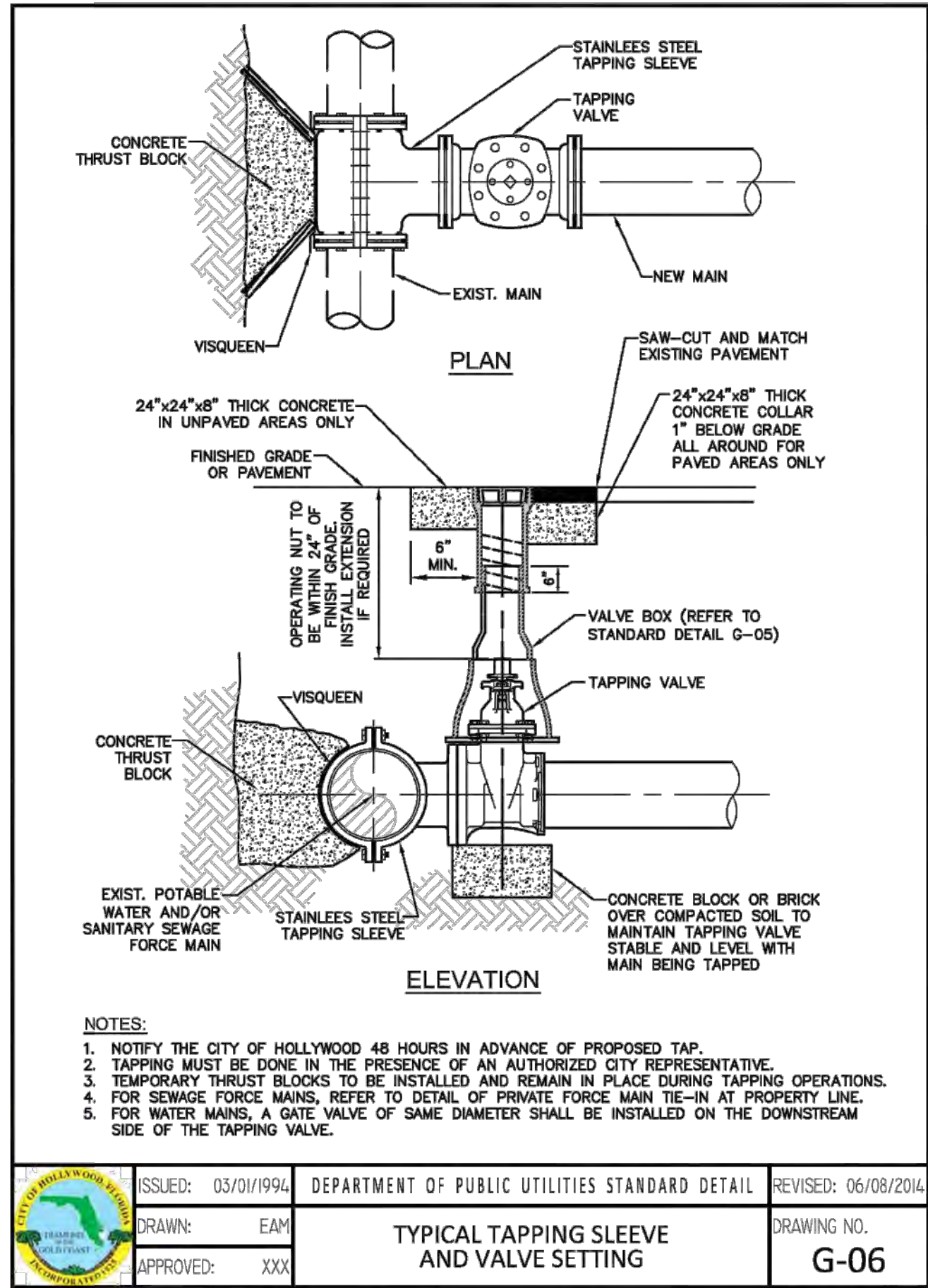
SEAL: AR 0017852  
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	10/3/2023
SCALE	AS NOTED
JOB NO.	023-041
SHEET	

C-12

OF SHEETS





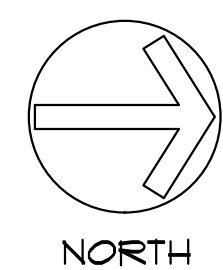
REVISION:	BY:

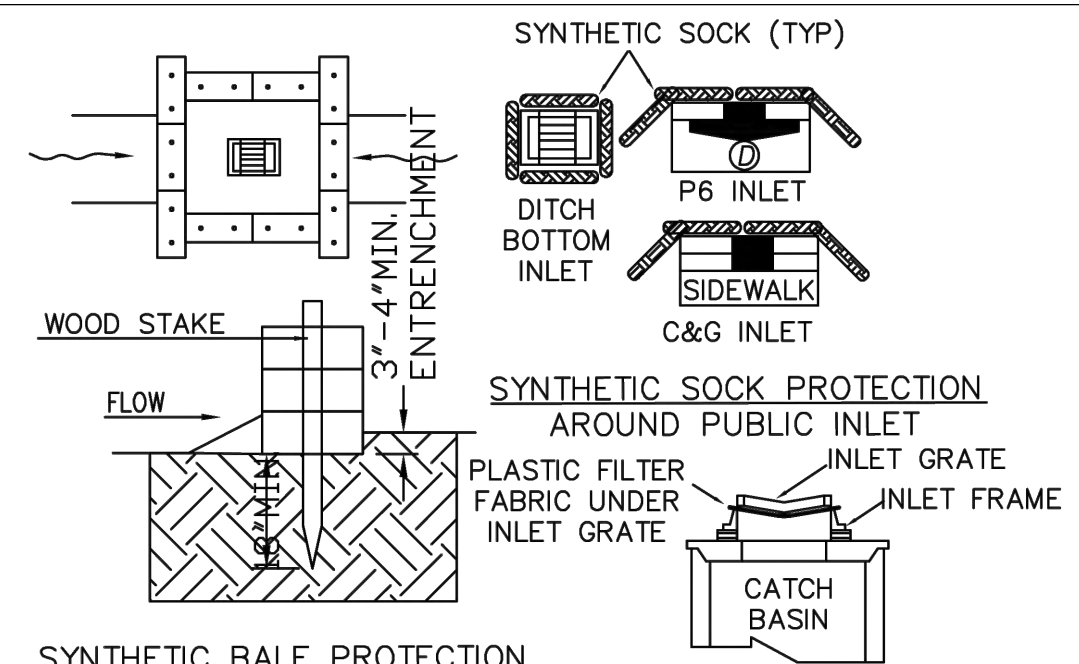
PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
1835 FLETCHER  
1835 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852  
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	10/3/2023
SCALE	AS NOTED
JOB. NO.	023-041
SHEET	

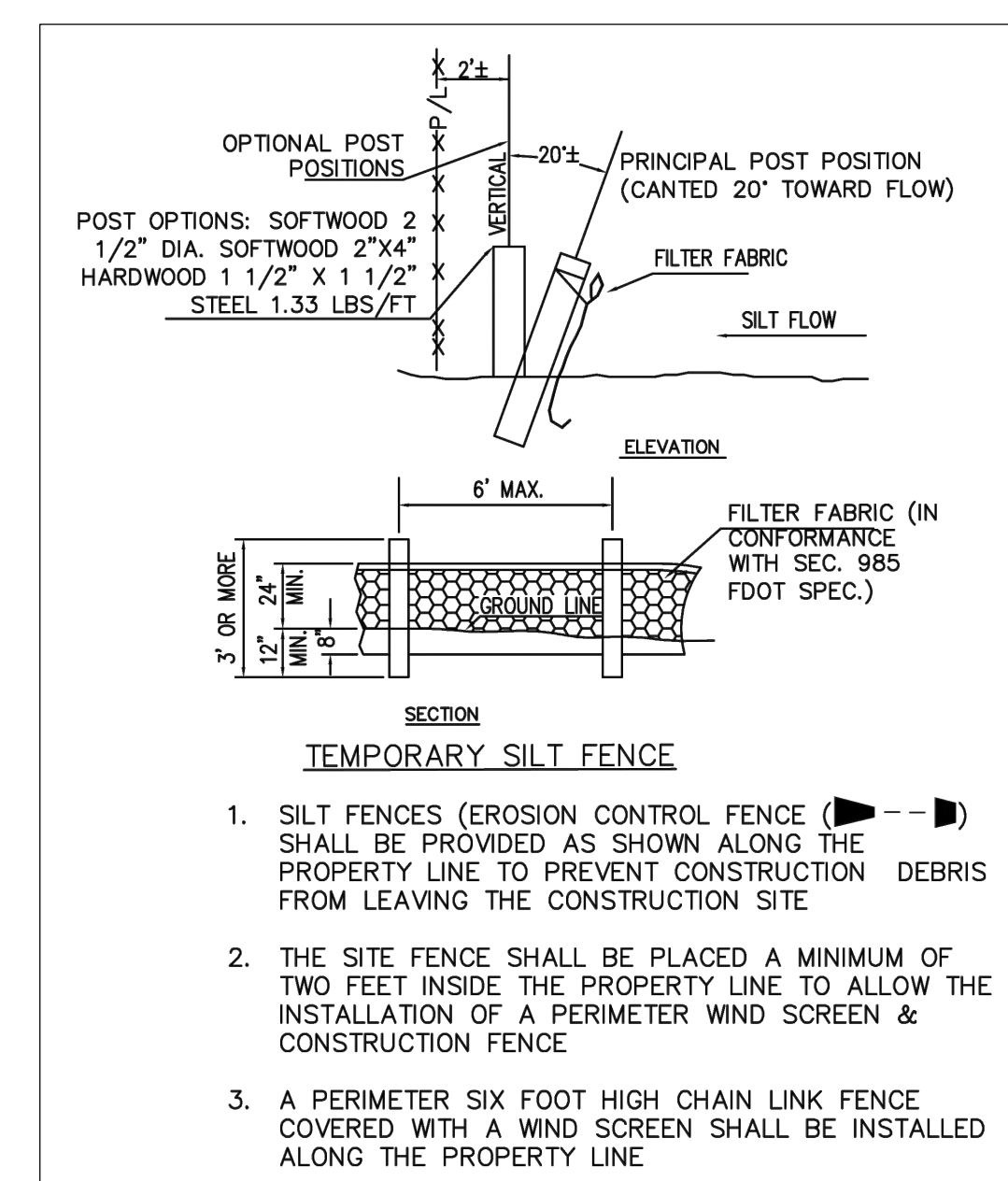
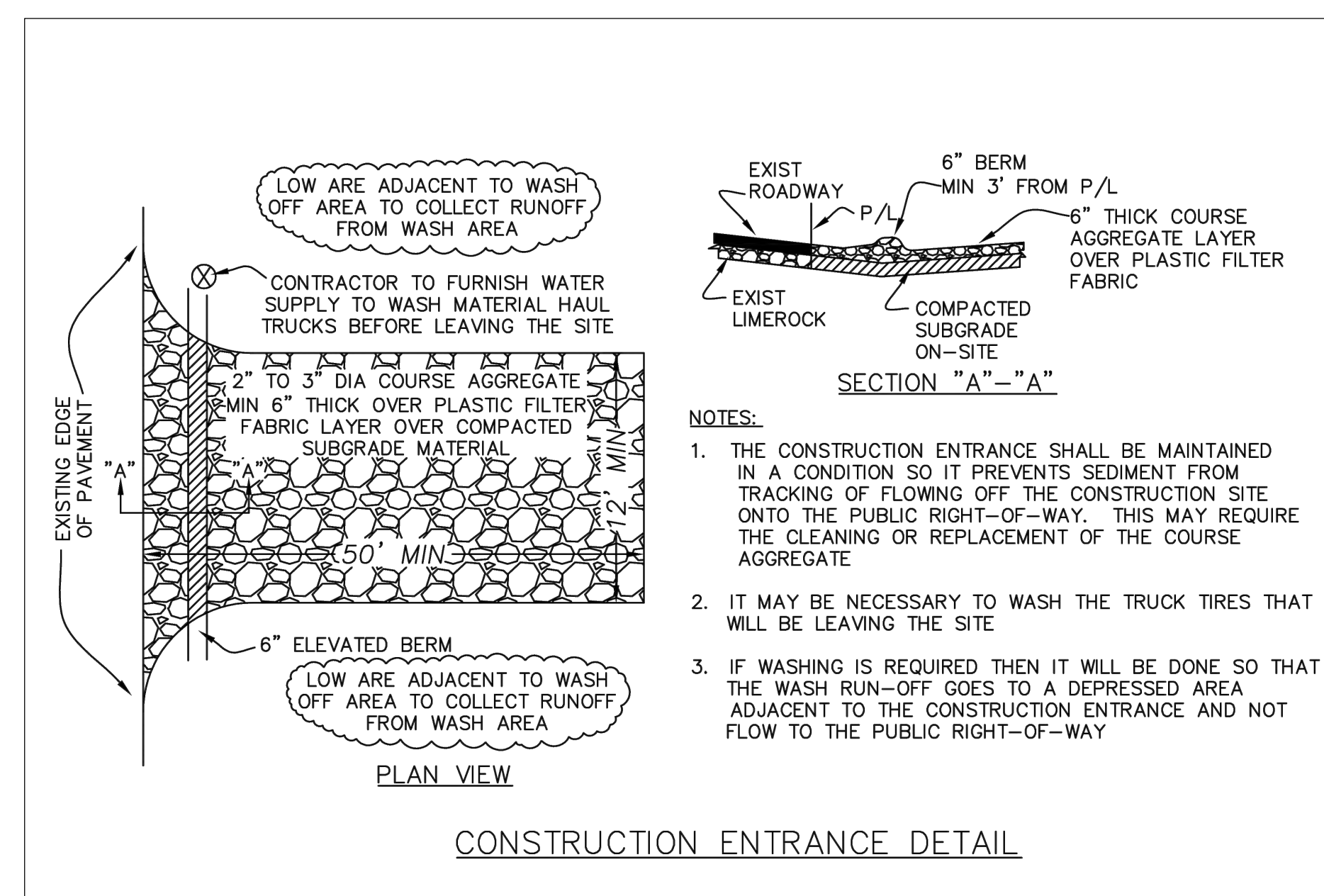






#### SYNTHETIC BALE PROTECTION AROUND PRIVATE INLET

- NOTES:**
1. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER
  2. ADJACENT SYNTHETIC BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING
  3. SYNTHETIC BALES SHALL BE INSTALLED AT ALL NEW INLETS ON PRIVATE PROPERTY AND SYNTHETIC "SOCKS" ON EXISTING INLETS IN THE PUBLIC RIGHT OF WAY DURING CONSTRUCTION
  4. CONTRACTOR TO INSTALL PLASTIC FILTER FABRIC UNDER INLET GRATE ON ALL NEW INLETS AND IT SHALL REMAIN THERE FOR THE DURATION OF THE CONSTRUCTION



**LLR** Architects, Inc.  
ARCHITECTURE & PLANNING  
9000 SHERIDAN STREET  
158 PEMBROKE PINES, FLORIDA 33024  
(OFF.) - 305-403-7926  
(CELL) - 786-543-0851  
E-MAIL: LLR@LLRARCHITECTS.COM  
**Luis La Rosa**-Registered  
Architect  
AR#-0017852  
AA#-26003693

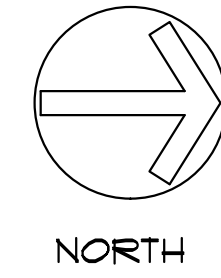
REVISION:	BY:

PROPOSED 15-UNITS MULTI FAMILY DEVELOPMENT FOR:  
**1835 FLETCHER**  
1835 FLETCHER STREET  
HOLLYWOOD, FLORIDA 33020

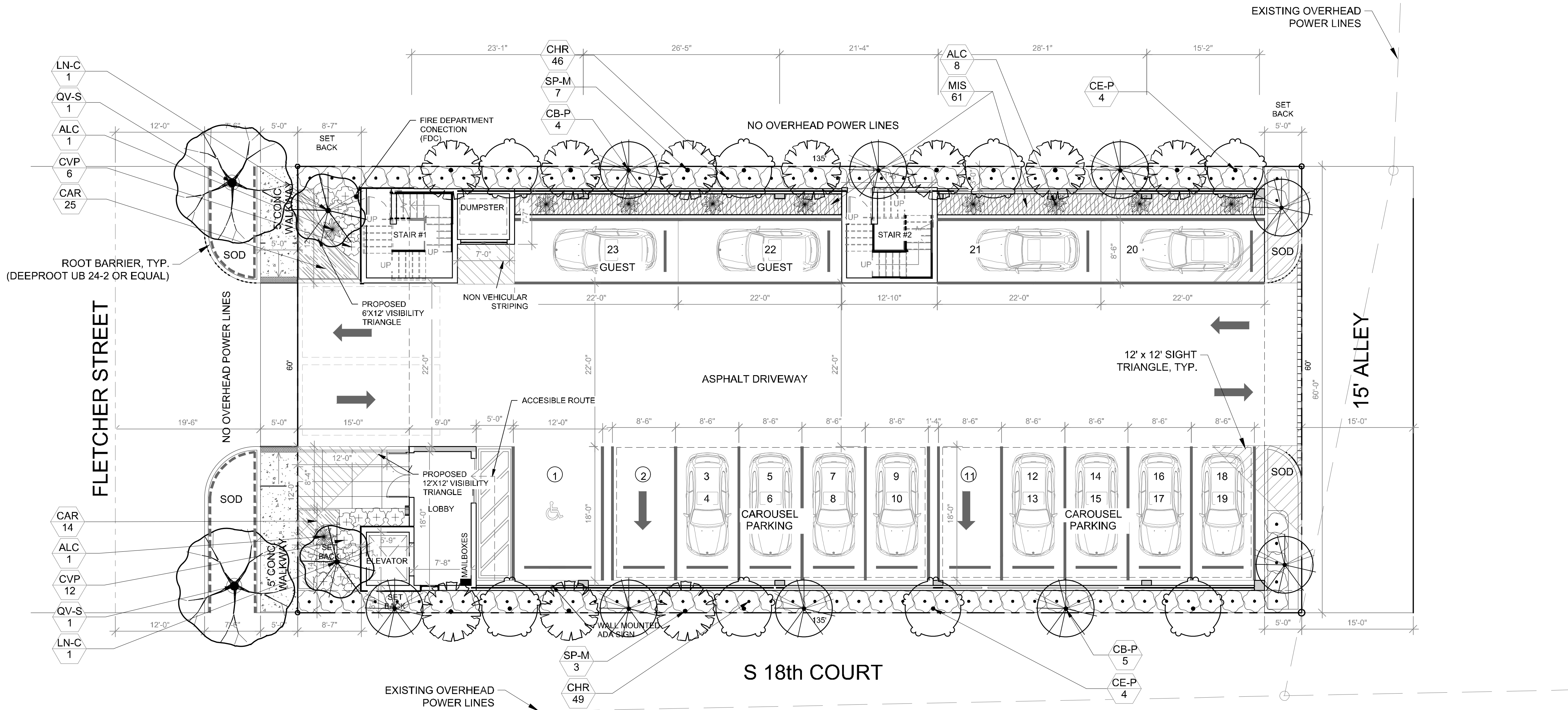
SEAL: AR 0017852  
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	10/3/2023
SCALE	AS NOTED
JOB. NO.	023-041
SHEET	C-1.5

OF SHEETS







Disclaimer: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.  
Note: Proposed landscaping along perimeter will not interfere with proposed grass swales function.

Landscape Data:

RAC Zoning - FH-2 (Federal Highway Medium-High Intensity Mixed-Use District)	Required	Provided
<b>Perimeter Landscape</b> One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	2 Trees (60/30)	2 Trees (See Schedule)
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.	17 Trees (330/20)	17 Trees (See Schedule)
<b>Minimum Open Space</b> All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area. Ground Floor: 1,229 sf	2 Trees	2 Trees (See Schedule)
<b>Total Required:</b>	2 Trees (1,229 SF)	2 Trees (See Schedule)
<b>Minimum Tree Sizes</b> Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT. (One Palm = 1 Tree Credit)		
<b>Native Requirements</b> A minimum of 60% of required trees and 50% of required shrubs must be native species.	14 Trees 55 Shrubs	19 Trees 95 Shrubs

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.

Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
MITIGATION TREES						
SP-M	10	Sabal palmetto	Sabal Palm	FG, 8' -12- CT, HVY C, SP	Yes	
PERIMETER TREES						
CE-P	8	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	
CB-P	9	Cordia sebestena	Orange Geiger Tree	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	
CODE TREES						
LNC-C	2	Lagerstroemia indica `Natchez`	Natchez Crape Myrtle	FG, 12` HT, 2" DBH MIN, STD, SP	No	
STREET TREES						
QV-S	2	Quercus virginiana	Southern Live Oak	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	
SHRUBS						
ALC	10	Alcantarea odorata	Giant Silver Bromeliad	17" POT, 36" OA, SP	No	
CHR	95	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G, 24" OA, F,	Yes	
CVP	18	Codiaeum variegatum `Petra`	Bravo Croton	3G, 24" OA, F,	No	
GROUND COVERS						
CAR	39	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G, 12" OA, F, @	No	18" o.c.
MIS	61	Microsorium scolopendrum	Wart Fern	1G, 12" OA, F,	No	24" o.c.
SOD		Stenotaphrum secundatum	St. Augustine Grass	Sod, Free of Weeds, Pests, & Debris	No	

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:

LR Architects, Inc.

ARCHITECTURE & PLANNING

12980 S.W. 52 STREET  
MIRAMAR, FLORIDA 33027

(OFF.) - 305-403-7926  
(CELL)- 786-543-0851  
E-MAIL: LLANDS@LANDSARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2022 MAYO LLC

1835 Fletcher Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
01.04.24	BW	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

NORTH

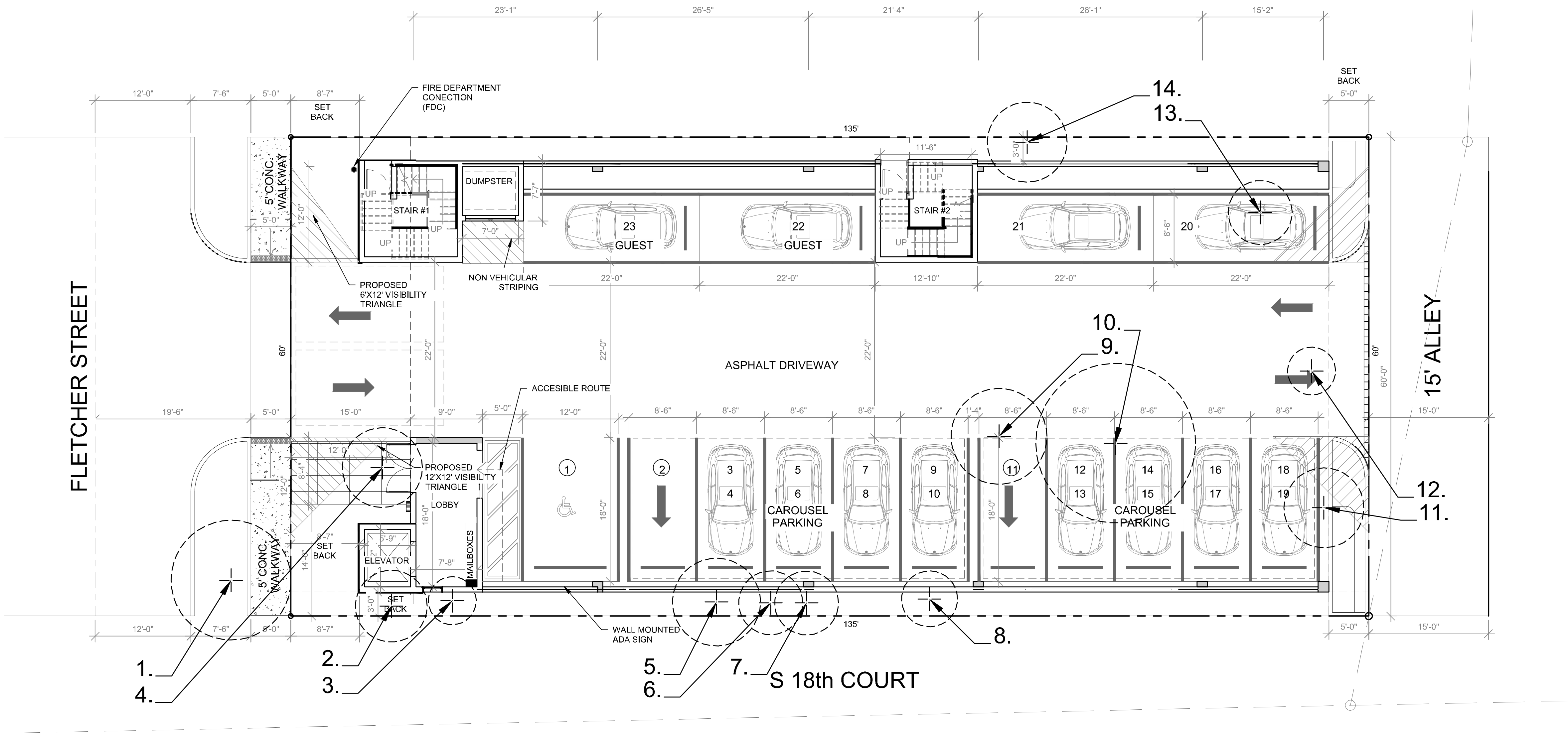
SCALE: 1" = 8'

0 4' 8' 16'

LS-01







NOTE: Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

Existing Trees to be Removed:

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Palm	Unknown	8	12	15
2	Palm	Unknown	7	11	9
3	Palm	Unknown	7	11	6
4	Unknown	Unknown	15	32	10
5	Palm	Unknown	7	8	11
6	Palm	Unknown	7	11	8
7	Palm	Unknown	7	11	8
8	Palm	Unknown	8	13	7
9	Unknown	Unknown	5	15	12
10	Mango Tree	Mangifera Indica	15	25	20
11	Coconut Palm	Cocos nucifera	12	25	10
12	Coconut Palm	Cocos nucifera	6	12	6
13	Palm	Unknown	5	12	8
14	Unknown	Unknown	12	15	10

Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided	Trees Removed	Replacement Provided
1. <i>Palm, Unknown</i> , 8" DBH, 12' Height, 15' Canopy Spread	1 Palm Tree (Sabal Palm)	14. <i>Unknown, Unknown</i> , 12" DBH, 15' Height, 10' Canopy Spread	\$2,100 Payment Contribution (\$350 / 2" DBH @ 12")
2. <i>Palm, Unknown</i> , 7" DBH, 11' Height, 9' Canopy Spread	1 Palm Tree (Sabal Palm)	Total mitigation planted on site to satisfy required tree replacement: Ten (10) Total Palms. See 'Mitigation Trees' listed in the plant schedule, Sheet LS-01. Remaining (47") of mitigation to be provided by payment to City Tree Fund: <b>\$8,225 Total Payment Required.</b>	
3. <i>Palm, Unknown</i> , 7" DBH, 11' Height, 6' Canopy Spread	1 Palm Tree (Sabal Palm)		
4. <i>Unknown, Unknown</i> , 15" DBH, 32' Height, 10' Canopy Spread	\$2,625 Payment Contribution (\$350 / 2" DBH @ 15")	<i>*Mitigation Tree Requirements: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.</i>	
5. <i>Palm, Unknown</i> , 7" DBH, 8' Height, 11' Canopy Spread	1 Palm Tree (Sabal Palm)		
6. <i>Palm, Unknown</i> , 7" DBH, 11' Height, 8' Canopy Spread	1 Palm Tree (Sabal Palm)		
7. <i>Palm, Unknown</i> , 7" DBH, 11' Height, 8' Canopy Spread	1 Palm Tree (Sabal Palm)		
8. <i>Palm, Unknown</i> , 8" DBH, 13' Height, 7' Canopy Spread	1 Palm Tree (Sabal Palm)		
9. <i>Unknown, Unknown</i> , 5" DBH, 15' Height, 12' Canopy Spread	\$875 Payment Contribution (\$350 / 2" DBH @ 5")		
10. <i>Mango Tree, Mangifera inidica</i> , 15" DBH, 25' Height, 20' Canopy Spread	\$2,625 Payment Contribution (\$350 / 2" DBH @ 15")		
11. <i>Coconut Palm, Cocos nucifera</i> , 12" DBH, 25' Height, 10' Canopy Spread	1 Palm Tree (Sabal Palm)		
12. <i>Coconut Palm, Cocos nucifera</i> , 6" DBH, 12' Height, 6' Canopy Spread	1 Palm Tree (Sabal Palm)		
13. <i>Palm, Unknown</i> , 5" DBH, 12' Height, 8' Canopy Spread	1 Palm Tree (Sabal Palm)		

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:

LLR Architects, Inc.

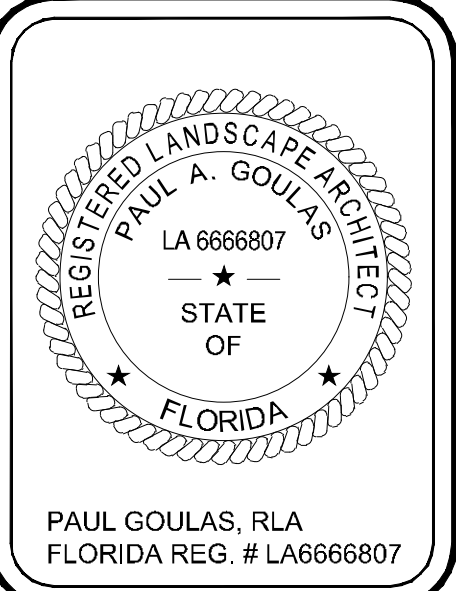
ARCHITECTURE & PLANNING

12980 S.W. 52 STREET  
MIRAMAR, FLORIDA 33027

(OFF.) - 305-403-7926  
(CELL)- 786-543-0851  
E-MAIL: LLAROSA@LLAROSAARCHITECTS.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:  
2022 MAYO LLC  
1835 Fletcher Street, Hollywood, FL 33020  
Tree Disposition Plan

Revisions		
Date	Init.	Description
01.04.24	BW	Initial Submittal



Drawn By: DC  
Checked By: PG  
Municipal Project:  
Scale:  

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

LS-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 higher 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 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.
- 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 any 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 scale 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 materials 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 damage by means of burlap, wood bolters or other approved methods. Bolters 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.

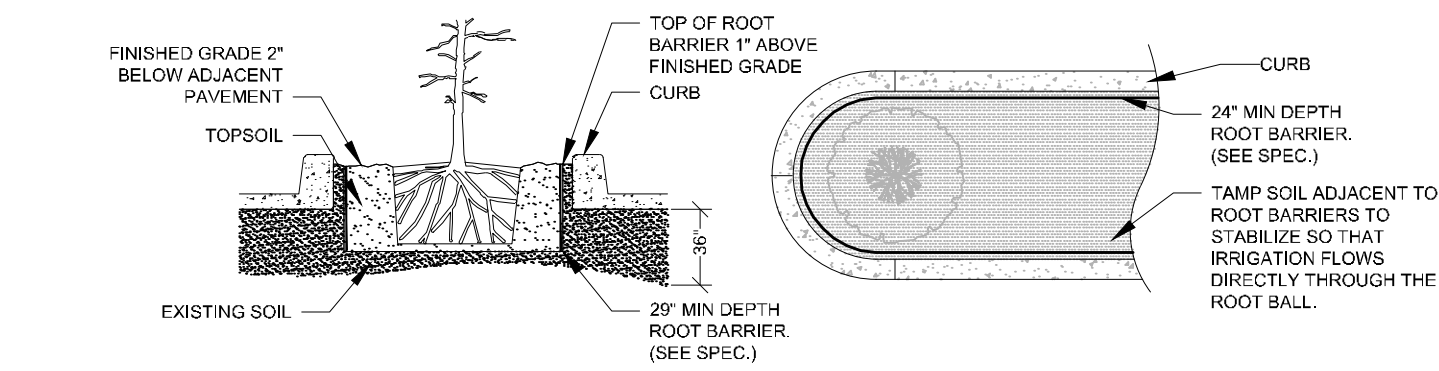
PART 3: EXECUTION

- 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 depths 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. |
| Large material (7 gal.)    | 30" x 30" x 24" min. |
- Field grown material and trees: 1-1 1/2 times width of ball and depth of ball plus 12" min.
- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- L. All 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 DEEPROOT UB24-24\"/>
  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\"/>
- 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. 6-6-6 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.

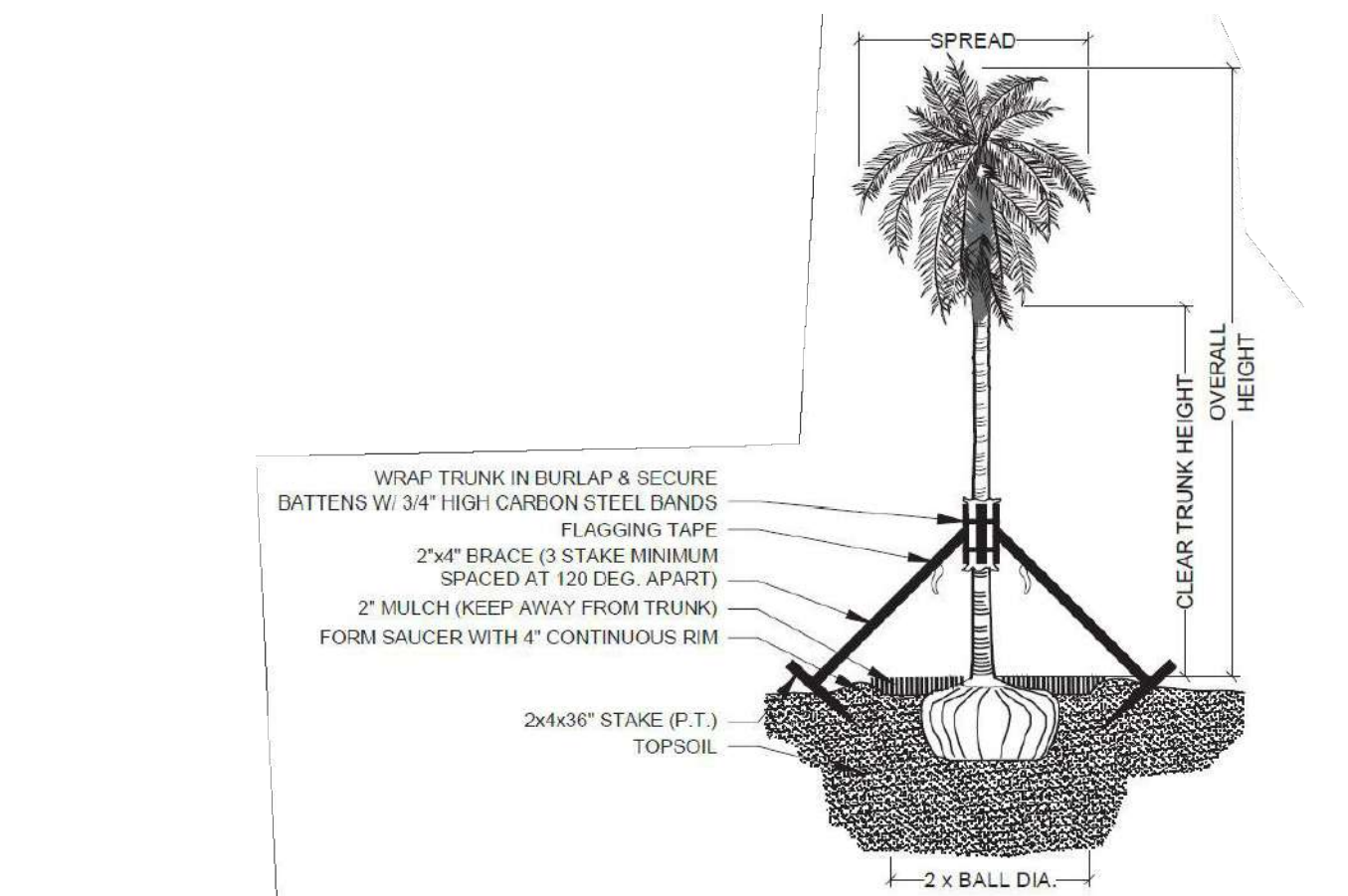
- 3.09 CLEANING UP:
- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

- 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 for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

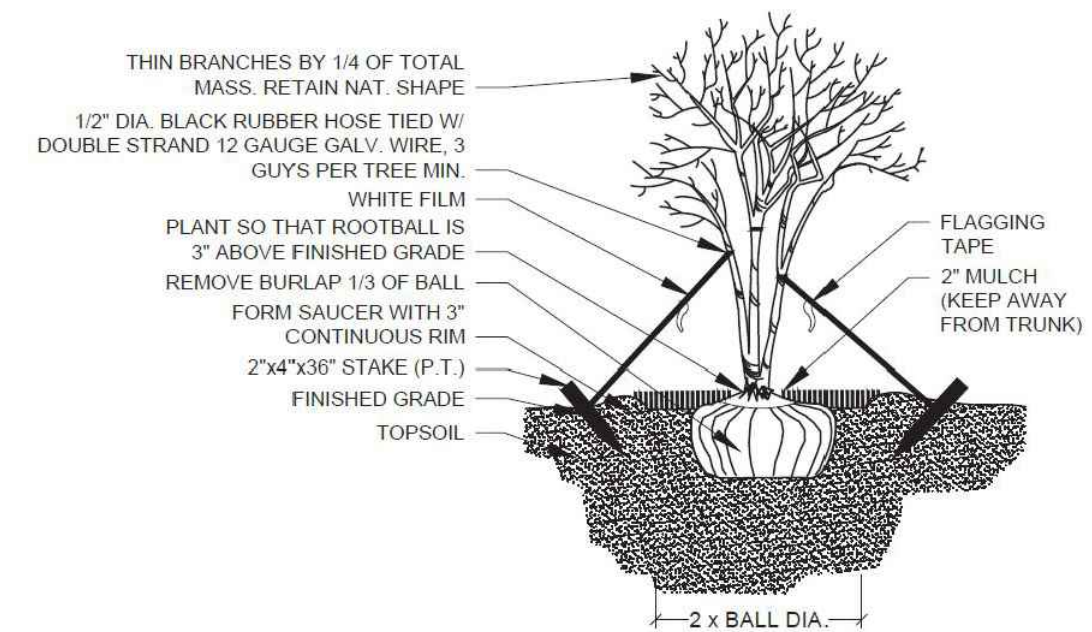
PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

- 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.



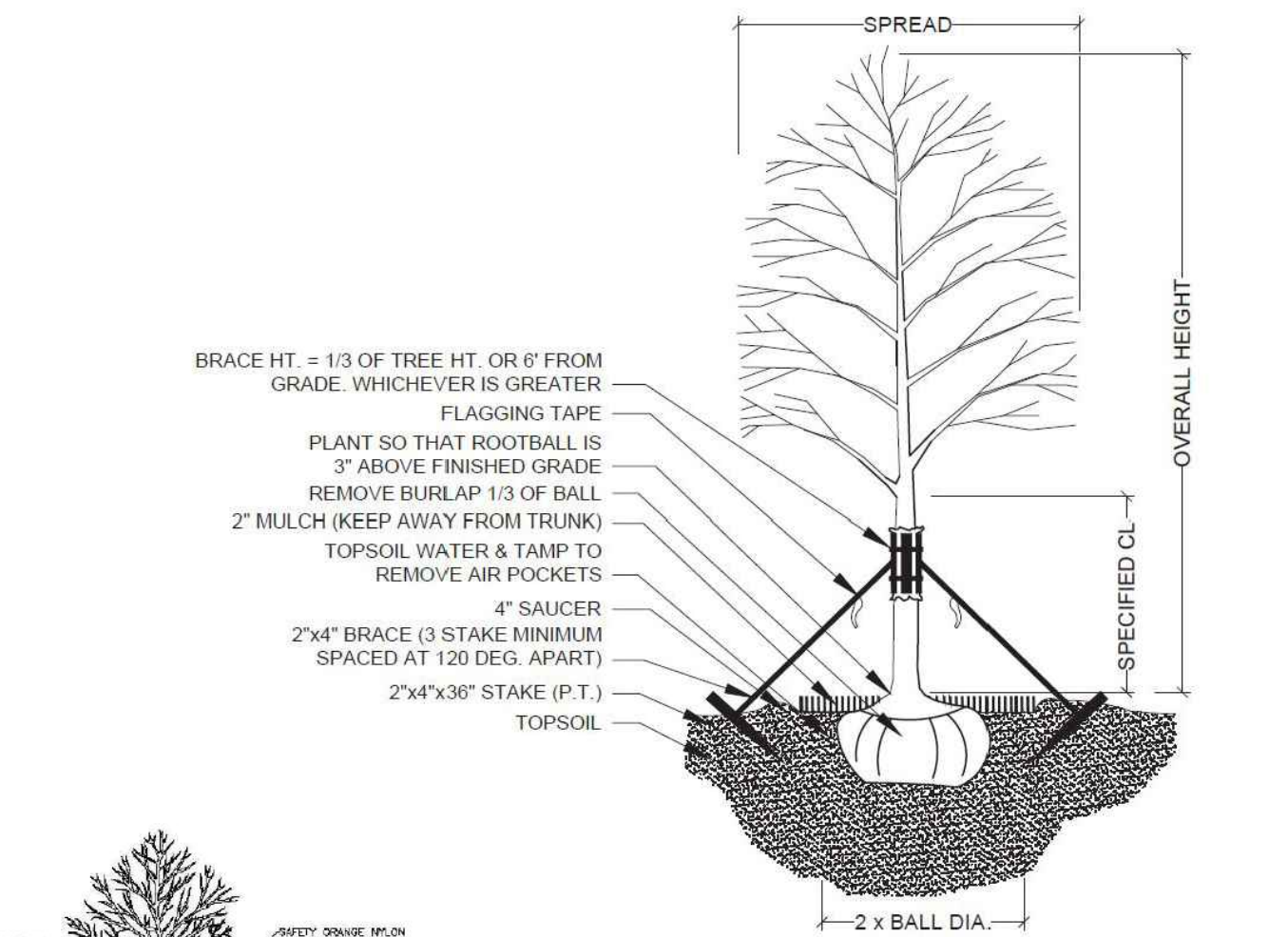
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



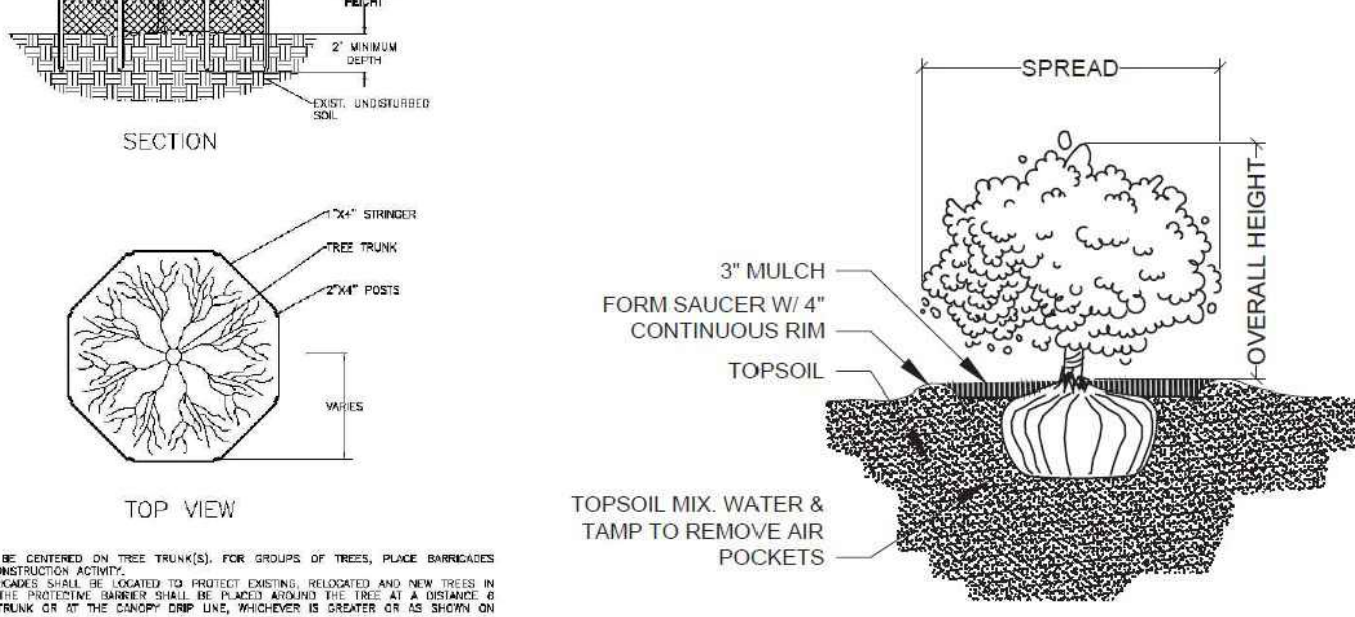
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



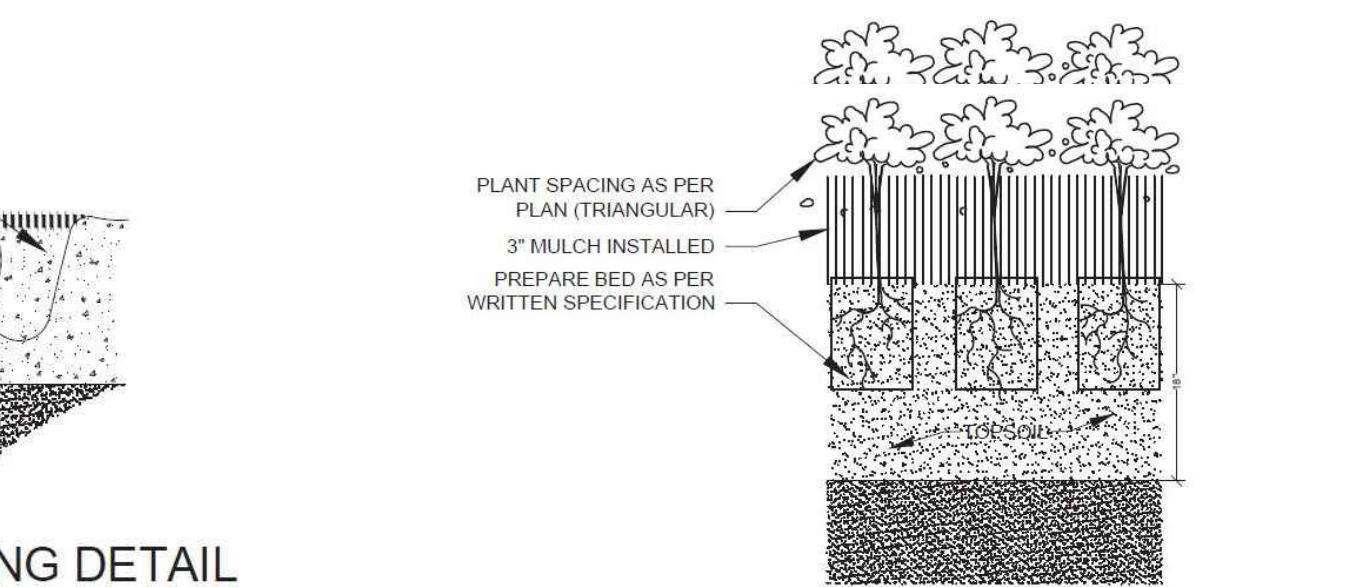
TREE PLANTING & STAKING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

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:

**LLR Architects, Inc.**  
ARCHITECTURE & PLANNING  
12980 S.W. 52 STREET  
MIAMI, FLORIDA 33027

(OFF) - 305-403-7926  
(CELL) - 786-543-0851  
E-MAIL: LLAR008@LLAR008AAARCHTCTCL.COM

PROPOSED MULTIFAMILY DEVELOPMENT FOR:

2022 MAYO LLC

1835 Fletcher Street, Hollywood, FL 33020

**Landscape Details & Specifications**

Revisions			
Date	Init.	Description	
01.04.24	BW	Initial Submittal	

REGISTERED LANDSCAPE ARCHITECT

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA  
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = N.T.S.

0 0 0 0

LS-03