

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 05/02/2023

Location Address: 3081 Taft St Hollywood FL 33021

Lot(s): Parcels A and B Block(s): _____ Subdivision: Federation Manor 127-34B

Folio Number(s): 5142-08-17-0010 / 5142-08-17-0011

Zoning Classification: RM-25 Land Use Classification: MRES

Existing Property Use: 74-02 Independent Living Facilities Sq Ft/Number of Units: 124
73-02 Hospital - Rehabilitation Center

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): Res No. 20-S-56

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

Explanation of Request: Rezone to PD and Parking Site Plan Approval

Number of units/rooms: 124 Sq Ft: 109,973

Value of Improvement: 500k Estimated Date of Completion: 10/2023

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

Name of Current Property Owner: Federation Plaza LP/Lake Dera Investors LP

Address of Property Owner: 88 NW NEWPORT AVE #200 BEND, OR 97703 / 15301 VENTURA BLVD BLDG B #670 SHERMAN OAKS, CA 91403

Telephone: (305) 381-6060 Fax: _____ Email Address: idemello@shubinbass.com

Name of Consultant/Representative/Tenant (circle one): Ian E. DeMello Esq.

Address: 150 West Flagler St. Suite 1420 Miami, FL 33130 Telephone: (305) 381-6060

Fax: (305) 381-9457 Email Address: idemello@shubinbass.com

Date of Purchase: October 2017 Is there an option to purchase the Property? Yes ☒ No ()
If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I/We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I/We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my/our) knowledge. (I/We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 4-25-2023

PRINT NAME: David Pearson, VP, on behalf of Lake Delray Investors LP

Date: _____

Signature of Consultant/Representative: _____

Date: 5/1/23

PRINT NAME: Ian E. DeMello Esq. on behalf of Shubin & Bass P.A.

Date: 5/1/2023

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me

this 25th day of April, 2023

Gabrielle D'Agnillo
Notary Public
State of Florida

My Commission Expires: 8/1/26

GABRIELLE D'AGNILLO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DA6437661
Qualified in NASSAU County
Commission Expires 08/01/2026

Signature of Current Owner

David Pearson

Print Name

(Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: April 25 2023

PRINT NAME: Tarun Chandran Vice President of Southeast Housing Preservation, Inc.,
general partner of Federation Plaza, LP

Signature of Consultant/Representative: _____

Date: 5/1/23

PRINT NAME: Ian E. DeMello Esq.

Date: May 1, 2023

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Signature of Current Owner: _____

Tarun Chandran Vice President of Southeast Housing Preservation, Inc.,
general partner of Federation Plaza, LP

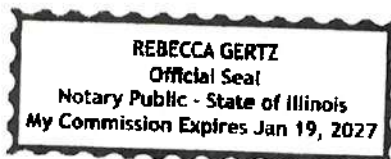
STATE OF ILLINOIS

COUNTY OF COOK

The foregoing instrument was signed and sworn (or affirmed) before me this 25th day of April 2023 by Tarun Chandran, Vice President of Southeast Housing Preservation, Inc., a Florida nonprofit corporation, on behalf of the corporation.

Notary Public

(SEAL)



Printed Name: Rebecca Gertz

My Commission Expires:

1/19/2027

ASSIGNMENT OF OPTION AGREEMENT

This Assignment of Option Agreement (this "Agreement") is entered into as of March 23, 2022 (the "Effective Date") by and between Javelin 2022, LLC, a Delaware limited liability company (the "Venture") and Related Affordable, LLC, a Delaware limited liability company ("RA").

RECITALS

WHEREAS, the Venture is party to Purchase Option Agreement(s) with the counterpart(y)(ies) (the "Agreement Counterparty") identified on Exhibit A attached hereto (the "Option Agreement") as it relates to the project(s) identified on Exhibit A (each, a "Project");

WHEREAS, Venture has agreed to assign the Option Agreement to RA.

NOW THEREFORE, in consideration of ten dollars and other good and valuable consideration, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are incorporated into the Agreement.
2. Assignment and Assumption. As of the Effective Date, the Option Agreement is hereby assigned by the Venture to RA and RA agrees to assume the Option Agreement and to fulfill, perform and discharge all obligations and responsibilities of the Venture thereunder whether arising on the Effective Date or thereafter.
3. Entire Agreement. This Agreement and the other agreements referred to herein constitute all of the agreements among the parties relating to the matters set forth herein and supersede all other prior or concurrent oral or written letters, agreements or understandings with respect to the matters set forth herein.
4. Electronic Signatures; Counterparts. This Agreement shall be valid, binding, and enforceable against a party when executed and delivered by an authorized individual on behalf of the party by means of (i) an original manual signature; (ii) a faxed, scanned, or photocopied manual signature, or (iii) any other electronic signature permitted by the federal Electronic Signatures in Global and National Commerce Act, state enactments of the Uniform Electronic Transactions Act, and/or any other relevant electronic signatures law, including any relevant provisions of the uniform commercial code (collectively, "Signature Law"), in each case to the extent applicable. Each faxed, scanned, or photocopied manual signature, or other electronic signature, shall for all purposes have the same validity, legal effect, and admissibility in evidence as an original manual signature. Each party hereto shall be entitled to conclusively rely upon, and shall have no liability with respect to, any faxed, scanned, or photocopied manual signature, or other electronic signature, of any other party and shall have no duty to investigate, confirm or otherwise verify the validity or authenticity thereof. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but such counterparts shall, together, constitute one and the same instrument. For the avoidance of doubt, original manual signatures shall be used for execution or indorsement of writings when required under Signature Law due to the character or intended character of the writings. The signature page of any counterpart may be detached therefrom.

without impairing the legal effect of the signature(s) thereon provided such signature page is attached to any other counterpart identical thereto.

5. Severability. If any provision of this Agreement or application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law.

6. Captions. The captions in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope of this Agreement or the scope or content of any of its provisions.

7. Construction. As used herein, the words "include," "including," and similar terms shall be construed as if followed by the phrase "without limitation."

8. No Third Party Beneficiary. This Agreement is not intended to give or confer any benefits, rights, privileges, claims, actions, or remedies to any person or entity as a third party beneficiary.

9. Waiver of Jury Trial. To the extent permitted by applicable law, the parties hereto knowingly, voluntarily and irrevocably waive any right they may have to trial by jury in any action or proceeding among or between the parties hereto in connection with or arising out of this Agreement.

10. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of New York, without regard to principles of conflicts of law.

(signature page follows)

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date first set forth above.

VENTURE:

JAVELIN 2022, LLC, a Delaware limited liability company

By: 
Matthew Finkle, Vice President

RA:

RELATED AFFORDABLE, LLC, a Delaware limited liability company

By: 
Matthew Finkle, President

Exhibit A

List of Agreement Counterparties and Projects

<u>Counterparty</u>	<u>Project Name</u>
Lake Delray Investors LLC, a Delaware limited liability company	Federation Plaza
Federation Plaza LP, a Florida limited partnership	

VIA HAND-DELIVERY

May 2, 2023

Andria Wingett
Assistant Director, Development Services
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33021

**Re: Lake Delray Investors LP and Federation Plaza LP - Application for
Rezoning and Site-Plan Approval (“Application”)**

Dear Ms. Wingett:

On behalf of Lake Delray Investors LP and Federation Plaza LP (together, “Applicant”), the owners of two abutting parcels located at approximately 3081 Taft Street containing a combined total of approximately 4.77 acres and commonly known as “Federation Plaza” (the “Property”) we submit the attached application for rezoning from RM-25 to PD (Planned Development District) and related site-plan approval.

Overview of the Property and Project

The Property is divided into two parcels, the West Parcel (Parcel ID 514208170010) and the East Parcel (Parcel ID 514208170011). The West Parcel consists of 124 affordable senior apartments for rent and 97 parking spaces. The East Parcel consists of 31 parking spaces and an approximately 20,423 sq.ft. structure that abuts the residential tower and has been used as a senior activity center, known as the Joseph Meyerhoff Senior Activity Center, that contained meeting rooms; an art studio; a kitchen facility; a stage area; and a library and included the “Southeast Focal Point” (an area agency on aging); an Alzheimer’s Respite Care Center; a Senior Center serving hot meals, and other similar services that were open to the public and benefited the community at large.

In or around 2016, the Joseph Meyerhoff Senior Activity Center closed. The Applicant intends to repurpose and improve the existing 20,423 sq.ft. building with commercial uses to provide additional services to the community, including commercial uses such as professional offices or medical offices. The Applicant also proposes additional parking. As a result, the Applicant seeks approval to rezone the Property from RM-25 to PD and approval of a parking site-plan that will add 27 additional parking spaces in total across the two parcels to ensure that additional parking demand can be met comfortably on-site. This Application does not include any changes to the use of the residential tower, which will remain affordable senior apartments.

Current Zoning and Surrounding Neighborhood

Located two blocks from I-95, the entire Property is currently zoned RM-25 with the West Parcel designated Medium Residential (MRES), according to the City's Future Land Use Map and the East Parcel designated General Business. The Property is primarily surrounded by commercial, industrial, and recreational uses. Situated to the North is an IM-1-zoned parcel consisting of industrial uses (warehouse/storage). In addition, a portion of the Property's northern border abuts one RS-2-zoned parcel containing a single-family home. To the East, a C-5 High intensity-zoned vacant commercial parcel. To the West, an RS-6-zoned parcel comprised of the YMCA. To the South across Taft Street, Rotary Park (a GU-zoned parcel consisting of ballfields and recreational uses) and an IM-1 zoned parcel with industrial uses (warehouse/storage).

Proposed Zoning and Site Plan

According to the City's Land Development Regulations ("LDR"), the purpose of the PD is to provide a "greater amount of flexibility by removing some of the detailed restrictions of conventional zoning." § 4.15, City LDR. To facilitate repurposing the 20,423 square feet structure on the East Parcel, the Applicant proposes rezoning the entire Property to PD to allow for an integrated, mixed-use site that will include the existing multiple family residential along with the adaptive reuse of an existing adjacent one story building for commercial uses (such as professional offices and medical offices), and a site plan that will increase current available on-site parking from 128 to 155 total spaces across the East Parcel and West Parcel.

To accomplish these objectives, the Applicant seeks to modify the off-street parking and loading requirements and waive the required minimum acres of land (10 acres) for PD zoning, as shown in the Site Plan attached to the Application. The proposal contains enhanced parking provisions that can satisfy the contemplated mix of uses, including the existing affordable senior residential use onsite as only about 20% of the residents own their own motor vehicles.

The proposed rezoning and site plan are consistent with the City's Comprehensive Plan and City LDR's and satisfy the relevant PD rezoning and site plan review criteria and, accordingly, we respectfully request approval.

Thank you in advance for your consideration of this request. If you have any questions, please don't hesitate to contact me.

Sincerely,



Ian E. DeMello, Esq.
For the firm

FEDERATION PLAZA

CITY OF HOLLYWOOD, FLORIDA

(FOLIO # 514208170010 ,514208170011)

LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

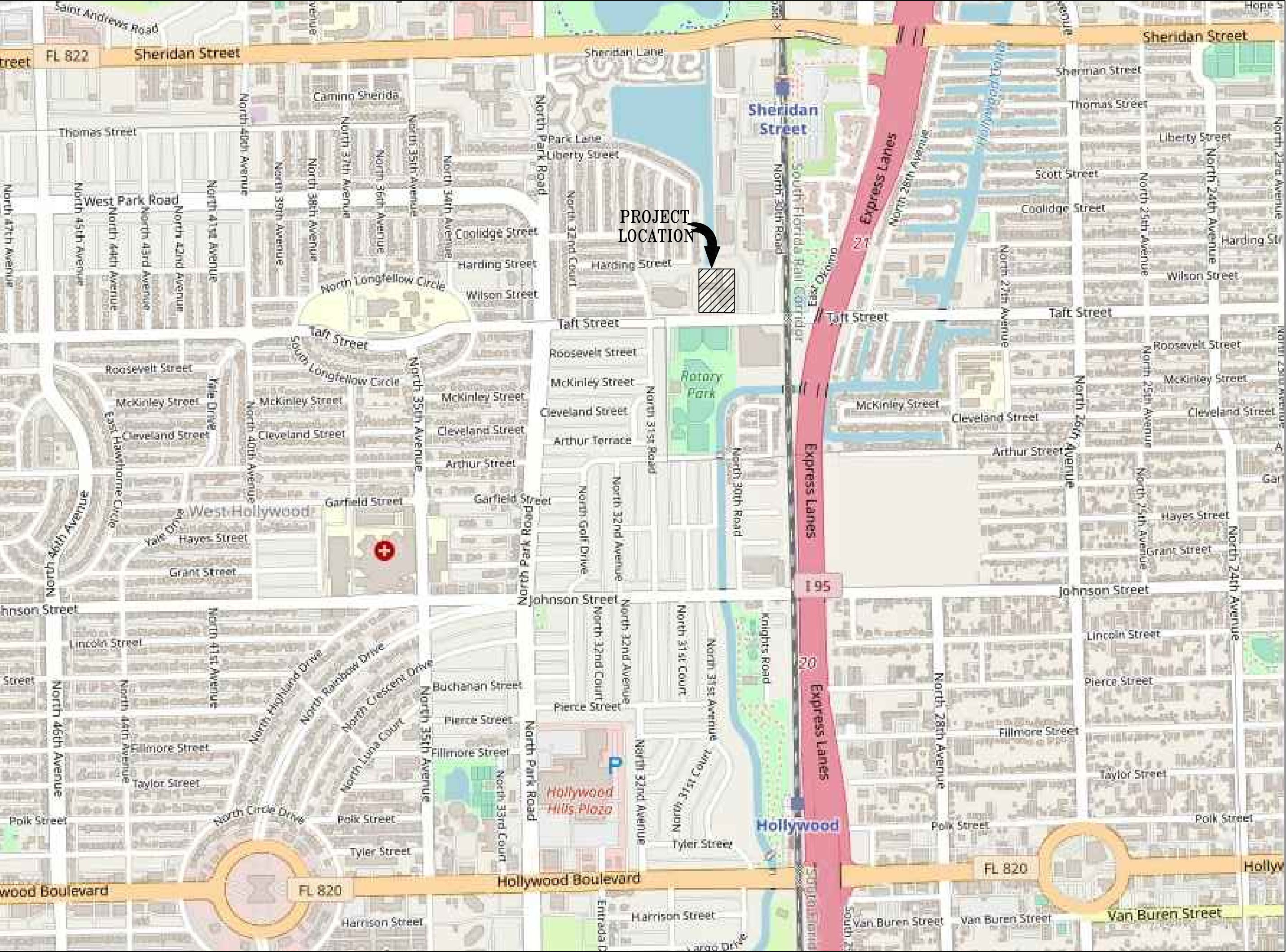
EXCEPTING THEREFROM FROM THE ABOVE MENTIONED PREMISES SO MUCH WAS CONVEYED BY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELRAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 5, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE , NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.



CE0	COVER PAGE
S1	BOUNDARY SURVEY
SP1-SP3	SITE PLAN
CE1	PAVING, GRADING, & DRAINAGE PLAN
CE2-CE5	PAVING, GRADING, & DRAINAGE DETAILS
CE6	WATER & SEWER PLAN
CE7-CE8	WATER & SEWER DETAILS
CE9	FIRE ACCESS PLAN
CE10	POLLUTION PREVENTION PLAN
CE11	SITE LIGHTING PLAN
L1	LANDSCAPING PLAN
L2	LANDSCAPING DETAILS
TD1	TREE DISPOSITION PLAN

SITE PLAN SUBMITTAL SET

PROJECT SPONSER:
RELATED AFFORDABLE

30 HUDSON YARDS
NEW YORK, NY 10001
Ph: 212-801-1067

ARCHITECT:
TSENG CONSULTING GROUP, INC.

21 NE 166TH ST.
NORTH MIAMI, FL 33162
Ph: 305-945-4474

CIVIL ENGINEER:
SHAH DRTOS & ASSOCIATES

3410 NORTH ANDREWS AVENUE EXTENSION
POMPANO BEACH, FL 33064
Ph: 954-943-9433

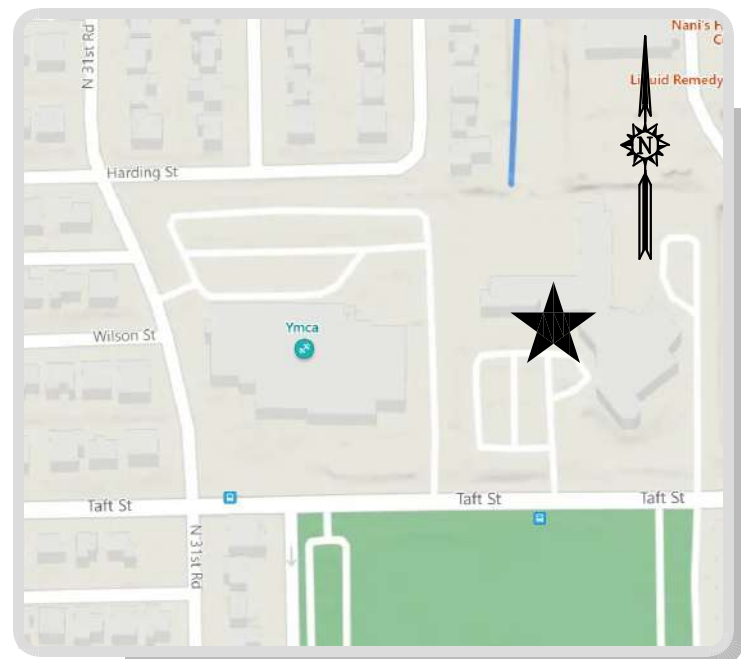
SURVEYOR :
ECS LAND SURVEYORS, INC.

3460 FAIRLANE FARMS ROAD, SUITE 6
WELLINGTON, FL 33414
Ph: 561-314-0769

LANDSCAPE ARCHITECT:
JAMES SANTIAGO, INC.

612 N.E. 14TH AVENUE, UNIT A
FORT LAUDERDALE, FL 33304
Ph: 305-791-3156

SKETCH ALTAINSPS LAND TITLE SURVEY OF: **3081 TAFT STREET, HOLLYWOOD, FL.**



LOCATION MAP
NOT TO SCALE

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS WITHIN THE CITY OF HOLLYWOOD HIGH DENSITY MULTIPLE FAMILY DISTRICT (RM-25).

MINIMUM BUILDING SETBACK REQUIREMENTS:

FRONT: (REQUIREMENT): 25 FEET MINIMUM; EXCEPT 1 FOOT INCREASE FOR EACH 1 FOOT OF HEIGHT OVER 50 FEET. (OBSERVED): 68.5 FEET.

CORNER SIDE: (REQUIREMENT): 15 FEET MINIMUM. (OBSERVED): NOT APPLICABLE.

SIDE: (REQUIREMENT): SUM OF SIDE YARDS SHALL BE 25 PERCENT OF THE LOT WIDTH MINIMUM, NOT TO EXCEED 50 FEET, WITH NO SIDE YARD LESS THAN 10 FEET MINIMUM, WHICHEVER IS GREATER [430 FEET LOT WIDTH X 25% = 108 FEET; 50 FEET REQUIRED FOR SUM OF SIDE YARDS] (OBSERVED): 44.3 FEET ON THE WEST SIDE; 51.5 FEET ON THE EAST SIDE.

REAR: (REQUIREMENT): 20 FEET MINIMUM FOR 1 STORY BUILDING; FOR 2 STORIES OR HIGHER, 15 PERCENT OF THE LOT DEPTH WITH 20 FEET MINIMUM AND 50 FEET MAXIMUM. [490 FEET LOT DEPTH X 15% = 74 FEET; 50 FEET MINIMUM REQUIRED] (OBSERVED): 38.5 FEET.

THIS INFORMATION WAS PROVIDED BY THE CLIENT AND WAS PREPARED BY KEY ZONING ASSESSMENTS, LLC. THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY ECS LAND SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT KEY ZONING ASSESSMENTS, LLC AT (608) 565-3164, KZA CORPORATE OFFICE, P.O. BOX 469, NEEDEHAM, WI. 54646.

TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, PREPARED BY PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 53459, EFFECTIVE DATE: 08/22/2022.

ITEMS 1 THROUGH 6. NOT A MATTER OF SURVEY

ITEM 7. INTENTIONALLY OMITTED.

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENT MADE BY HOLLYWOOD, INC. TO FLORIDA POWER & LIGHT COMPANY DATED 11/24/1984 AND RECORDED 12/28/1984 IN OFFICIAL RECORDS BOOK 2932 PAGE 95, (AS TO PARCELS A AND B). THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF FEDERATION MANOR RECORDED 6/17/1985 IN PLAT BOOK 127, PAGE 34. (AS TO PARCELS A AND B). THE EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON. ALL OTHER MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO TERMS AND CONDITIONS IN ORDINANCE NO. 85-33 RECORDED 7/1/1985 IN OFFICIAL RECORDS BOOK 12647, PAGE 656. (AS TO PARCELS A AND B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO GRANT OF EASEMENT MADE BY AND BETWEEN COMCAST OF FLORIDA AND SOUTH BROWARD JEWISH FEDERATION HOUSING, INC. DATED 11/23/2010 AND RECORDED 2/9/2011 IN OFFICIAL RECORDS BOOK 47707 PAGE 843. (AS TO PARCELS A AND B). THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO USE AGREEMENT MADE BY AND BETWEEN FEDERATION PLAZA LP AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ACTING BY AND THROUGH THE ASSISTANT SECRETARY OF HOUSING-FEDERAL HOUSING COMMISSIONER DATED 4/19/2016 AND RECORDED 4/20/2016 AS INSTRUMENT NO. 113642974. (AS TO PARCELS A AND B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

A) PARTIAL RELEASE OF USE AGREEMENT MADE BY AND BETWEEN FEDERATION PLAZA LP AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ACTING BY AND THROUGH THE ASSISTANT SECRETARY OF HOUSING-FEDERAL HOUSING COMMISSIONER RECORDED 7/19/2018 AS INSTRUMENT NO. 115211422. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO SECTION 8 USE AGREEMENT MADE BY AND BETWEEN THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND FEDERATION PLAZA, LP DATED 4/19/2016 AND RECORDED 4/20/2016 AS INSTRUMENT NO. 113642975. (AS TO PARCELS A AND B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

A) PARTIAL RELEASE OF SECTION 8 USE AGREEMENT MADE BY AND BETWEEN FEDERATION PLAZA LP AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ACTING BY AND THROUGH THE ASSISTANT SECRETARY OF HOUSING-FEDERAL HOUSING COMMISSIONER RECORDED 7/19/2018 AS INSTRUMENT NO. 115211423. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 14. THE PROPERTY SHOWN HEREON IS SUBJECT TO RESOLUTION NO. 20-S-56 MADE BY THE PLANNING AND DEVELOPMENT BOARD DATED 6/28/2021 AND RECORDED 8/9/2021 AS INSTRUMENT NO. 117487435. (AS TO PARCEL B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 53459, EFFECTIVE DATE: 08/22/2022.

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING FROM THE ABOVE-DESCRIBED LAND SO MUCH AS WAS CONVEYED BY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELRAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 5, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY: SAID PREMISES ARE KNOWN AS 3081 TAFT STREET, HOLLYWOOD, FL AND DESIGNATED AS PARCEL NOS. 514208-17-0010.

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD AND STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES: THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY: SAID PREMISES ARE KNOWN AS 3081 TAFT STREET, HOLLYWOOD, FL AND DESIGNATED AS PARCEL NO. 514208-17-0011 AS SHOWN ON THE COUNTY OF BROWARD, FLORIDA.

STATEMENT OF APPARENT ENCROACHMENTS:

- Ⓐ THE 6' CHAIN LINK FENCE AT THE SOUTHWEST CORNER OF THE PROPERTY SHOWN HEREON ENCROACHES 8.8' INTO THE RIGHT OF WAY OF TAFT STREET, AS SHOWN.
- Ⓑ THE 5' CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF THE PROPERTY SHOWN HEREON ENCROACHES 1.9' INTO THE PROPERTY, AS SHOWN.
- Ⓒ THE 5' CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF THE PROPERTY SHOWN HEREON ENCROACHES 3.8' INTO THE PROPERTY, AS SHOWN.

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS ONE HUNDRED TWENTY ONE (121) REGULAR PARKING SPACES AND SEVEN (7) HANDICAP PARKING SPACES FOR A TOTAL OF ONE HUNDRED TWENTY EIGHT (128) PARKING SPACES.

SURVEYOR'S REFERENCES:

1. PLAT OF FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. BROWARD COUNTY OFFICIAL RECORDS SEARCH WEBSITE
3. BROWARD COUNTY PROPERTY APPRAISER'S NETWORK.
4. COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 53459, EFFECTIVE DATE: 08/22/2022.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OAF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A RECORD BEARING OF S.88°16'48"W., ALONG THE NORTH RIGHT OF WAY LINE OF TAFT STREET, AS SHOWN ON SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 114645313, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AH, ELEVATION=5' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0568 H, COMMUNITY NUMBER 125113 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014. THE LIMITS OF THE FLOOD ZONES SHOWN HEREON ARE APPROXIMATE AND WERE PLOTTED FROM THE FEMA MAP. EXACTA COMMERCIAL SURVEYORS, INC. MAKES NO WARRANTIES REGARDING THE ACCURACY OF THESE LOCATIONS AND HAVE ADDED THESE LINES TO THE SURVEY AT THE REQUEST OF THE CLIENT FOR INFORMATIONAL PURPOSES ONLY. FOR SPECIFIC DETAILED INFORMATION, PLEASE CONTACT FEMA DIRECTLY.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
9. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
10. THE PROPERTY SHOWN HEREON CONTAINS 4.77 ACRES (207,973 SQUARE FEET), MORE OR LESS.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 2 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
13. HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
14. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
15. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF FIELD DELINEATION OF WETLANDS BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT.

17. THE ELEVATIONS SHOWN HEREON WERE OBTAINED WITH RTK GPS EQUIPMENT CONNECTED TO A GPS CONTROL NETWORK AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE ELEVATIONS HAVE A VERTICAL ACCURACY OF 0.10' ±.

SURVEYOR'S CERTIFICATE:

TO: WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS; FANNIE MAE, ITS SUCCESSORS AND/OR ASSIGNS; FEDERATION PLAZA PRESERVATION, L.P.; STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A)(B), 7(A), 7(B)(1), 8, 9, 10, 13, 16 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 24, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 23, 2022.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL:JAVIER@ECSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

ALTAINSPS LAND TITLE SURVEY

PARCEL "A"

FEDERATION MANOR

PLAT BOOK 127, PAGE 34, B.C.R.

3081 TAFT STREET, HOLLYWOOD, FL 33021

CLIENT: RELATED

DATE: 03/23/23

DRWN BY: J.E.C.

CHKD BY: JDLR

LAST FIELD DATE: 03/18/23

REVISIONS

01 ALTAINSPS LAND TITLE SURVEY 04/05/22
02 ADD TOPOGRAPHIC ELEVATIONS 06/07/22
03 ADD TREE SURVEY 03/23/23

JOB NO.

ECS2955
TASK 4

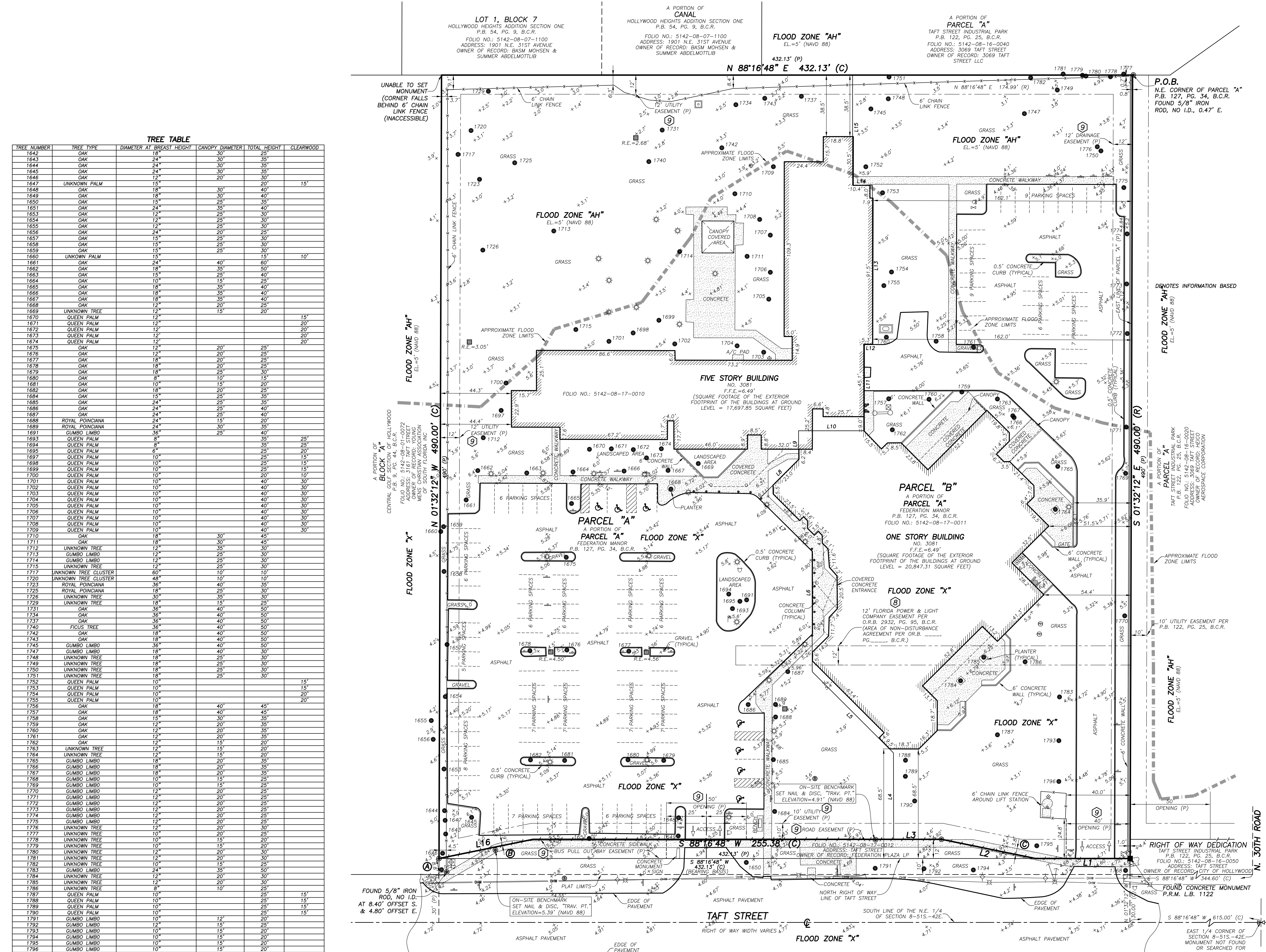
SHEET NO.

01

OF

02

SKETCH ALTAINSPS LAND TITLE SURVEY OF: **3081 TAFT STREET, HOLLYWOOD, FL.**



TREE TABLE

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
1642	OAK	24"	35'	35'	
1643	OAK	24"	30'	35'	
1644	OAK	24"	30'	35'	
1645	OAK	24"	30'	35'	
1646	OAK	12"	20'	30'	
1647	UNKNOWN PALM	15"	20'	15'	
1648	OAK	18"	30'	40'	
1649	OAK	18"	30'	40'	
1650	OAK	15"	25'	35'	
1651	OAK	12"	25'	30'	
1652	OAK	12"	25'	30'	
1653	OAK	12"	25'	30'	
1654	OAK	12"	25'	30'	
1655	OAK	12"	25'	30'	
1656	OAK	24"	25'	30'	
1657	OAK	15"	25'	30'	
1658	OAK	15"	25'	30'	
1659	OAK	15"	25'	30'	
1660	UNKNOWN PALM	15"	15'	10'	
1661	OAK	24"	40'	60'	
1662	OAK	18"	15'	50'	
1663	OAK	15"	25'	40'	
1664	OAK	18"	15'	25'	
1665	OAK	18"	35'	40'	
1666	OAK	18"	35'	40'	
1667	OAK	18"	35'	40'	
1668	OAK	12"	20'	25'	
1669	UNKNOWN TREE	12"	15'	20'	
1670	QUEEN PALM	12"	20'	15'	
1671	QUEEN PALM	12"	20'	20'	
1672	QUEEN PALM	12"	20'	20'	
1673	QUEEN PALM	12"	20'	20'	
1674	QUEEN PALM	12"	20'	20'	
1675	OAK	12"	20'	25'	
1676	OAK	12"	20'	25'	
1677	OAK	18"	20'	18'	
1678	OAK	18"	20'	25'	
1679	OAK	18"	25'	30'	
1680	OAK	8"	10'	8'	
1681	OAK	10"	15'	20'	
1682	OAK	10"	20'	25'	
1683	OAK	15"	25'	30'	
1684	OAK	24"	25'	35'	
1685	OAK	24"	25'	40'	
1686	OAK	24"	25'	40'	
1687	OAK	24"	25'	40'	
1688	ROYAL POINCIANA	24"	15'	20'	
1689	ROYAL POINCIANA	24"	30'	35'	
1690	GUMBO LIMBO	8"	25'	35'	
1691	QUEEN PALM	8"	35'	25'	
1692	QUEEN PALM	8"	35'	25'	
1693	QUEEN PALM	8"	35'	25'	
1694	QUEEN PALM	8"	35'	25'	
1695	QUEEN PALM	8"	35'	25'	
1696	QUEEN PALM	8"	35'	25'	
1697	QUEEN PALM	8"	35'	25'	
1698	QUEEN PALM	8"	35'	25'	
1699	QUEEN PALM	8"	35'	25'	
1700	QUEEN PALM	8"	35'	25'	
1701	QUEEN PALM	8"	35'	25'	
1702	QUEEN PALM	8"	35'	25'	
1703	QUEEN PALM	8"	35'	25'	
1704	QUEEN PALM	8"	35'	25'	
1705	QUEEN PALM	8"	35'	25'	
1706	QUEEN PALM	8"	35'	25'	
1707	QUEEN PALM	8"	35'	25'	
1708	QUEEN PALM	8"	35'	25'	
1709	QUEEN PALM	8"	35'	25'	
1710	OAK	18"	30'	45'	
1711	OAK	18"	30'	45'	
1712	UNKNOWN TREE	12"	25'	30'	
1713	GUMBO LIMBO	12"	25'	30'	
1714	GUMBO LIMBO	12"	25'	30'	
1715	UNKNOWN TREE	12"	25'	30'	
1716	UNKNOWN TREE	12"	25'	30'	
1717	UNKNOWN TREE CLUSTER	60"	10'	10'	
1718	UNKNOWN TREE CLUSTER	48"	10'	10'	
1719	ROYAL POINCIANA	36"	40'	35'	
1720	ROYAL POINCIANA	36"	40'	35'	
1721	ROYAL POINCIANA	36"	40'	35'	
1722	ROYAL POINCIANA	36"	40'	35'	
1723	UNKNOWN TREE	30"	34'	30'	
1724	UNKNOWN TREE	30"	34'	30'	
1725	UNKNOWN TREE	30"	34'	30'	
1726	UNKNOWN TREE	30"	34'	30'	
1727	UNKNOWN TREE	30"	34'	30'	
1728	UNKNOWN TREE	30"	34'	30'	
1729	UNKNOWN TREE	30"	34'	30'	
1730	UNKNOWN TREE	30"	34'	30'	
1731	UNKNOWN TREE	30"	34'	30'	
1732	UNKNOWN TREE	30"	34'	30'	
1733	UNKNOWN TREE	30"	34'	30'	
1734	UNKNOWN TREE	30"	34'	30'	
1735	UNKNOWN TREE	30"	34'	30'	
1736	UNKNOWN TREE	30"	34'	30'	
1737	UNKNOWN TREE	30"	34'	30'	
1738	UNKNOWN TREE	30"	34'	30'	
1739	UNKNOWN TREE	30"	34'	30'	
1740	UNKNOWN TREE	30"	34'	30'	
1741	UNKNOWN TREE	30"	34'	30'	
1742	UNKNOWN TREE	30"	34'	30'	
1743	UNKNOWN TREE	30"	34'	30'	
1744	UNKNOWN TREE	30"	34'	30'	
1745	UNKNOWN TREE	30"	34'	30'	
1746	UNKNOWN TREE	30"	34'	30'	
1747	UNKNOWN TREE	30"	34'	30'	
1748	UNKNOWN TREE	30"	34'	30'	
1749	UNKNOWN TREE	30"	34'	30'	
1750	UNKNOWN TREE	30"	34'	30'	
1751	UNKNOWN TREE	30"	34'	30'	
1752	UNKNOWN TREE	30"	34'	30'	
1753	UNKNOWN TREE	30"	34'	30'	
1754	UNKNOWN TREE	30"	34'	30'	
1755	UNKNOWN TREE	30"	34'	30'	
1756	UNKNOWN TREE	30"	34'	30'	
1757	UNKNOWN TREE	30"	34'	30'	
1758	UNKNOWN TREE	30"	34'	30'	
1759	UNKNOWN TREE	30"	34'	30'	
1760	UNKNOWN TREE	30"	34'	30'	
1761	UNKNOWN TREE	30"	34'	30'	
1762	UNKNOWN TREE	30"	34'	30'	
1763	UNKNOWN TREE	30"	34'	30'	
1764	UNKNOWN TREE	30"	34'	30'	
1765	UNKNOWN TREE	30"	34'	30'	
1766	UNKNOWN TREE	30"	34'	30'	
1767	UNKNOWN TREE	30"	34'	30'	
1768	UNKNOWN TREE	30"	34'	30'	
1769	UNKNOWN TREE	30"	34'	30'	
1770	UNKNOWN TREE	30"	34'	30'	
1771	UNKNOWN TREE	30"	34'	30'	
1772	UNKNOWN TREE	30"	34'	30'	
1773	UNKNOWN TREE	30"	34'	30'	
1774	UNKNOWN TREE	30"	34'	30'	
1775	UNKNOWN TREE	30"	34'	30'	
1776	UNKNOWN TREE	30"	34'	30'	
1777	UNKNOWN TREE	30"	34'	30'	
1778	UNKNOWN TREE	30"	34'	30'	
1779	UNKNOWN TREE	30"	34'	30'	
1780	UNKNOWN TREE	30"	34'	30'	
1781	UNKNOWN TREE	30"	34'	30'	
1782	UNKNOWN TREE	30"	34'	30'	
1783	UNKNOWN TREE	30"	34'	30'	
1784	UNKNOWN TREE	30"	34'	30'	
1785	UNKNOWN TREE	30"	34'	30'	
1786	UNKNOWN TREE	30"	34'	30'	
1787	UNKNOWN TREE	30"	34'	30'	
1788	UNKNOWN TREE	30"	34'	30'	
1789	UNKNOWN TREE	30"	34'	30'	
1790	UNKNOWN TREE	30"	34'	30'	
1791	UNKNOWN TREE	30"	34'	30'	
1792	UNKNOWN TREE	30"	34'	30'	
1793	UNKNOWN TREE	30"	34'	30'	
1794	UNKNOWN TREE	30"	34'	30'	
1795	UNKNOWN TREE	30"	34'	30'	
1796	UNKNOWN TREE	30"	34'	30'	

LINE BEARING	DISTANCE
L1 S 88°16'48" W 59.17'	
L2 N 80°10'59" W 60.00'	
L3 S 88°16'48" W 120.80'	
L4 N 01°43'12" W 54.03'	
L5 N 46°44'07" W 71.85'	
L6 N 01°49'54" W 75.29'	
L7 N 46°51'56" W 46.52'	
L8 N 43°15'53" E 34.79'	
L9 N 01°44'07" W 18.00'	
L10 N 88°15'53" E 40.68'	
L11 N 01°44'07" W 54.25'	
L12 N 88°15'53" E 5.50'	
L13 N 01°44'07" W 93.35'	
L14 S 88°15'53" W 12.35'	
L15 N 01°44'07" W 68.86'	
L16 S 76°44'35" W 60.00'	

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS

LAND SURVEYORS, INC.

18756

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

ALTAINSPS LAND TITLE SURVEY

PARCEL "A"

FEDERATION MANOR

PLAT BOOK 127, PAGE 34, B.C.R.

3081 TAFT STREET, HOLLYWOOD, FL. 33021

CLIENT: RELATED

DATE: 03/23/23

DRWN BY: J.E.C.

CHKD BY: JDLR

LAST FIELD DATE: 03/18/23

REVISIONS

01	ALTAINSPS LAND TITLE SURVEY	04/05/22
02	ADD TOPOGRAPHIC ELEVATIONS	06/07/22
03	ADD TREE SURVEY	03/23/23

JOB NO:

ECS2955

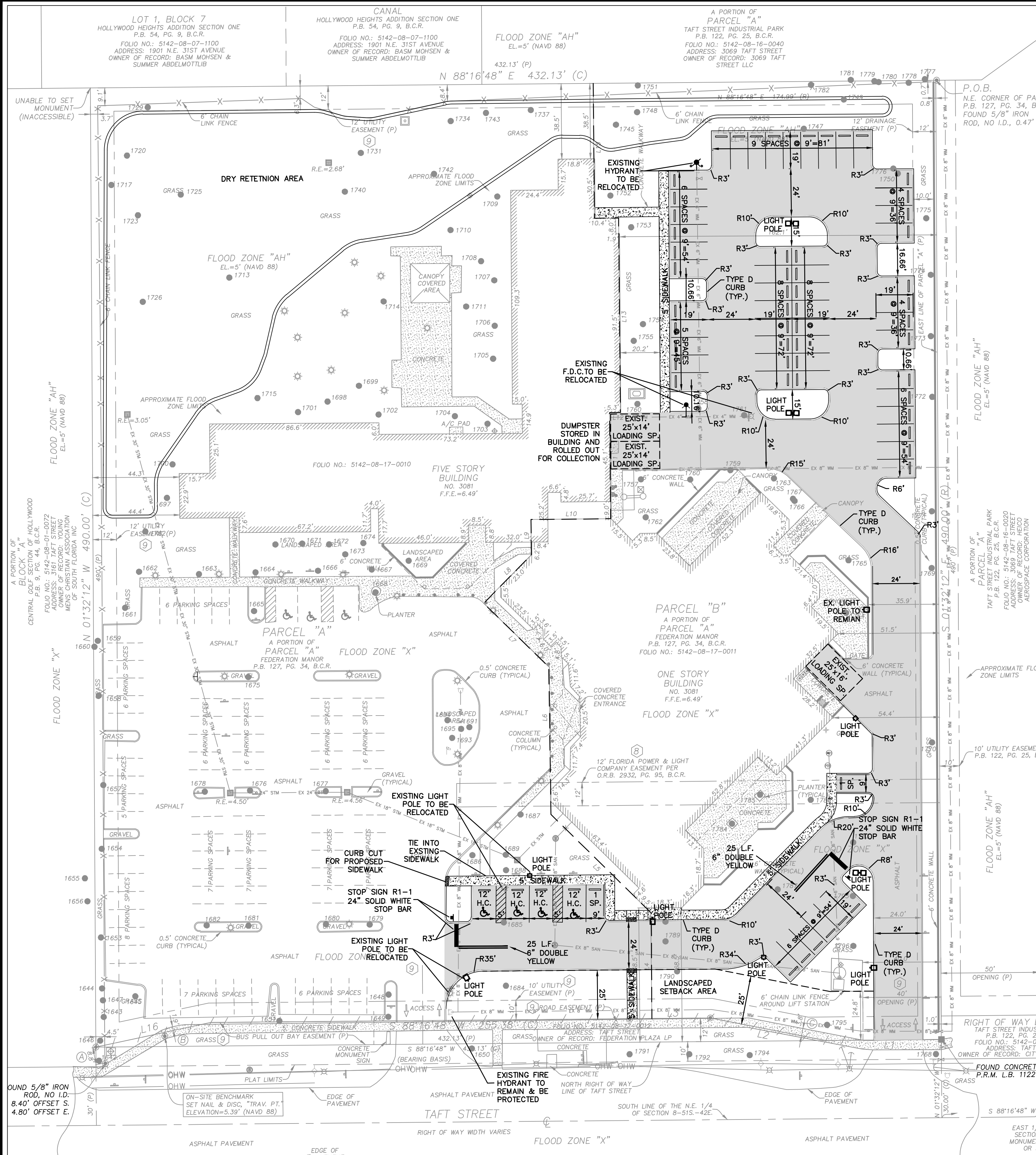
TASK 4

SHEET NO:

02

OF

02



EXISTING UNIT MIX FOR 5 STORY RESIDENTIAL BUILDING*:

91 1 BEDROOM / 1 BATHROOM UNITS

33 EFFICIENCY UNITS

EXISTING MAILBOXES ARE LOCATED IN THE LOBBY

*NO CHANGES TO THE NUMBER OF UNITS OR BUILDING FOOTPRINT ARE BEING PROPOSED AS PART OF THIS PROJECT

TOTAL 5 STORY BUILDING SF. = 89,550 SF. (17,910 SF. / FLOOR)

TOTAL SF. FOR ONE STORY BUILDING = 20,423 SF.

MAXIMUM FOOT-CANDLE LEVELS AT PROPERTY LINES

NORTH = 0.7

SOUTH = 1.0

EAST = 0.8

WEST = N/A*

NO IMPROVEMENTS OR MODIFICATIONS MADE TO EXISTING LIGHTING ON WEST SIDE OF PROJECT

REFER TO FIRE ACCESS PLAN FOR VEHICULAR CIRCULATION SYSTEM

LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXCEPTING THEREFROM FROM THE ABOVE MENTIONED PREMISES SO MUCH WAS CONVEYED BY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELRAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 5, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.

BUILDING DATA		
CRITERIA	ALLOWABLE/REQUIRED	PROVIDED
MIN. LOT AREA	N/A	207,782 SF.
MIN. LOT FRONTAGE	N/A	435 FT.
MAX. BLDG. COVERAGE RATIO	18.54%	18.45%
MIN. OPEN SPACE RATIO	39.42%	39.42%
MAX. BLDG. HEIGHT	N/A	N/A*
*NO CHANGES TO THE EXISTING BUILDING HEIGHTS ARE BEING PROPOSED AS PART OF THIS PROJECT		
SETBACKS:		
FRONT (SOUTH, LANDSCAPE)	25 FT.	25 FT.
SIDE (EAST)	N/A	51 FT. - 6 IN.
SIDE (WEST)	N/A	44 FT. - 4 IN.
REAR (NORTH)	N/A	38 FT. - 6 IN.
BLDG. SEPARATION	N/A	N/A

PARKING DATA		
PARKING CRITERIA	EXISTING	PROVIDED
THE EXISTING BUILDINGS WERE CONSTRUCTED PRIOR TO AUGUST 5TH, 1994 AND ARE SUBJECT TO THE REQUIRED PARKING DEFINED IN THE OCCUPANCY LICENSE PER SECTION 7.3 OF THE LAND DEVELOPMENT CODE.	128 SPACES	155 SPACES INCL. 7 HANDICAP SPACES (NET INCREASE OF 27 SPACES)
LOADING AREA CRITERIA		
RESIDENTIAL BUILDING: 1 SP. FIRST 100 UNITS + 1 SP. FOR EACH ADDITIONAL 100 UNITS.	124 UNITS = 2 SPACES	2 SPACES
SENIOR CENTER (VACANT): 10,000-24,999 SF. = 1 SPACE	20,800 SF. = 1 SPACE	1 SPACE

MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 83225.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL F. GIANI, P.E. ON THE DATE INDICATED ON THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



LOCATION MAP
N.T.S.

SITE DATA			
CURRENT LAND USE DESIGNATION:	MRES / GBUS		
PROPOSED LAND USE DESIGNATION:	MRES / GBUS		
CURRENT ZONING:	RM-25		
PROPOSED ZONING:	PD		
	SQ. FT.	ACRES	PERCENTAGE
Total Boundary Area:	207,782	4.77	100.00
Total Building Area:	38,333	0.88	18.45
Existing Vehicular Use Area to Remain:	39,327	0.90	18.86
Proposed Vehicular Use Improvements:	37,106	0.85	17.82
Sidewalk Area:	12,804	0.29	06.08
Dry Retention Area:	28,314	0.65	13.63
Vehicular Use Green Area*:	9,896	0.23	04.82
Landscape Buffer Area:	5,914	0.14	02.94
Other Green Area:	36,088	0.83	17.40
Total Impervious:	127,570	2.93	61.42
Total Pervious:	80,212	1.84	38.58
*Vehicular use green area only applies to improved vehicular use area.			
Required: 25% of the total square footage of the paved improved vehicular use area = 0.85 AC. X 0.25 = 0.21 AC.			
Provided: 0.23 AC.			

REVISIONS	
DATE	DESCRIPTION

SDA CONSULTING ENGINEERS

ENGINEERING • SURVEYING • PLANNING

ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MFG

CHECKED BY: J.F.D.

DESIGNED BY: J.F.D.

SCALE: 1"=30'

FEDERATION PLAZA IMPROVEMENTS

CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA

SITE PLAN

SEAL

FOR THE FIRM, BY:

MICHAEL F. GIANI, P.E.
FLA. P.E. No. 83225

DATE: MAY, 2023

JOB NO. 1301

SHEET SP1

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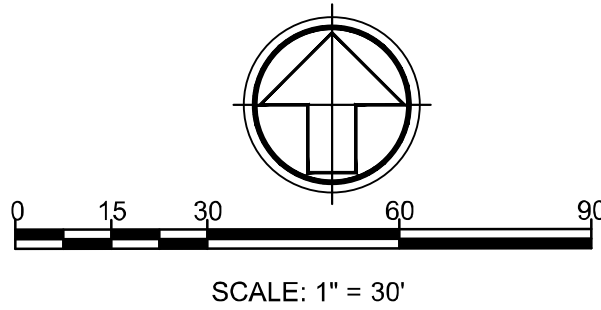
SCALE: 1" = 30'



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BY MICHAEL F. GIANI, P.E. ON THE DATE INDICATED ON THE
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SHEET
SP3

SITE PLAN



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ENGINEERING • SURVEYING • PLANNING

ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

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CHECKED BY:	J.F.D.
DESIGNED BY:	J.F.D.

SCALE: 1"=30'

FEDERATION PLAZA IMPROVEMENTS
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
PAVING, GRADING, DRAINAGE PLAN

S E A L

FOR THE FIRM,
BY;

MICHAEL F. GIANI P.E.
FLA. P.E. No. 83225

DATE: FEB., 2023

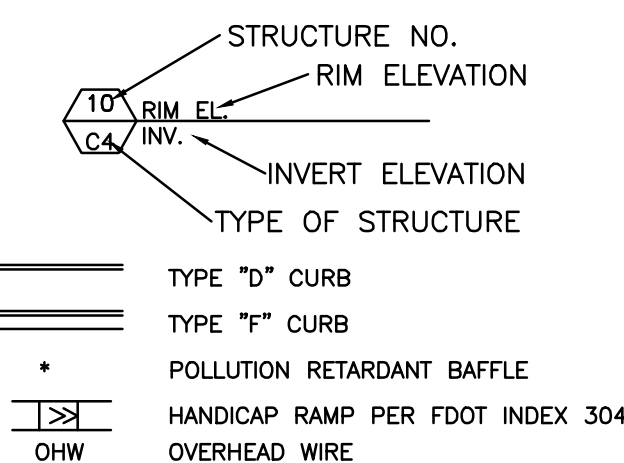
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SHEET

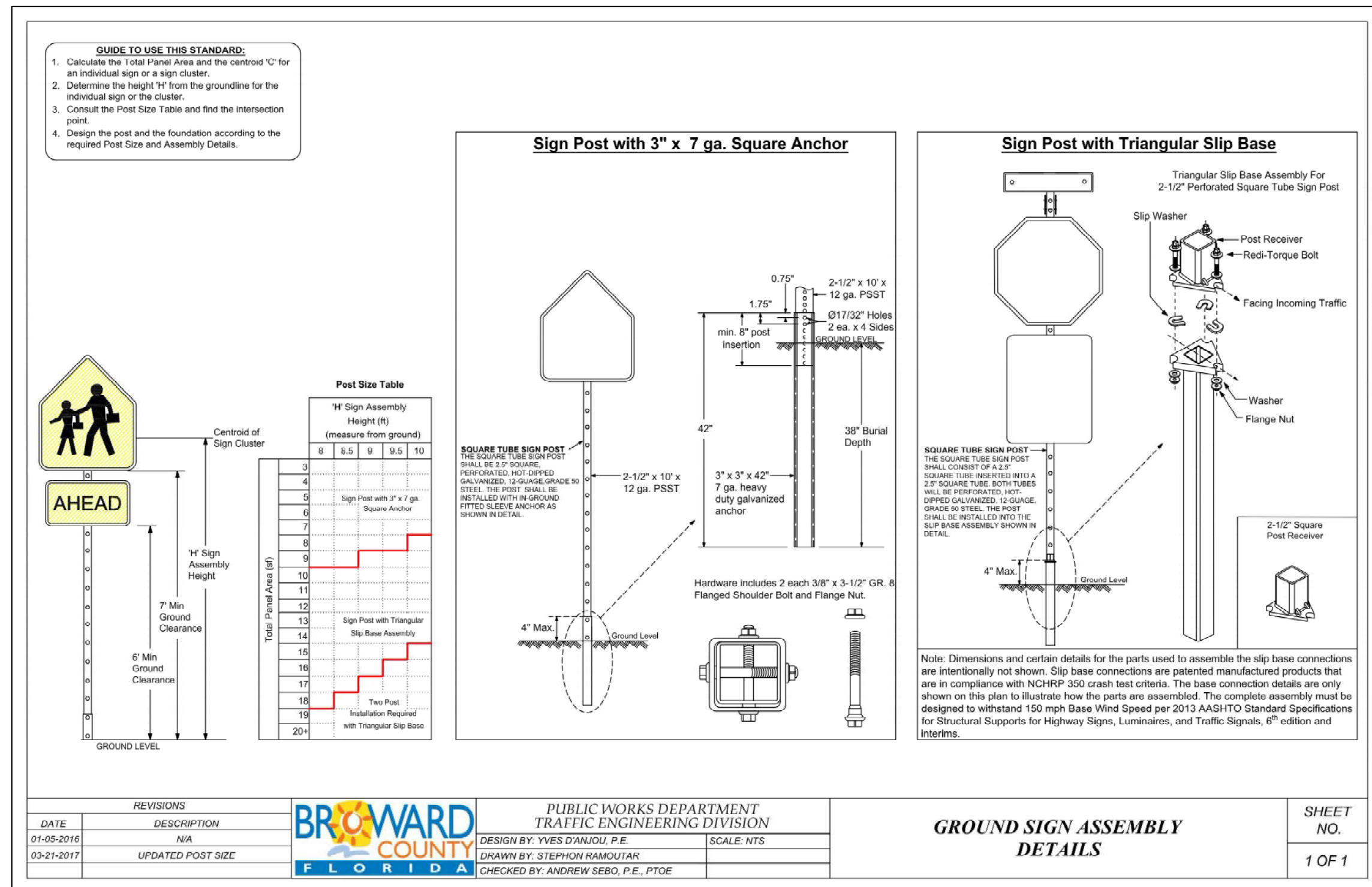
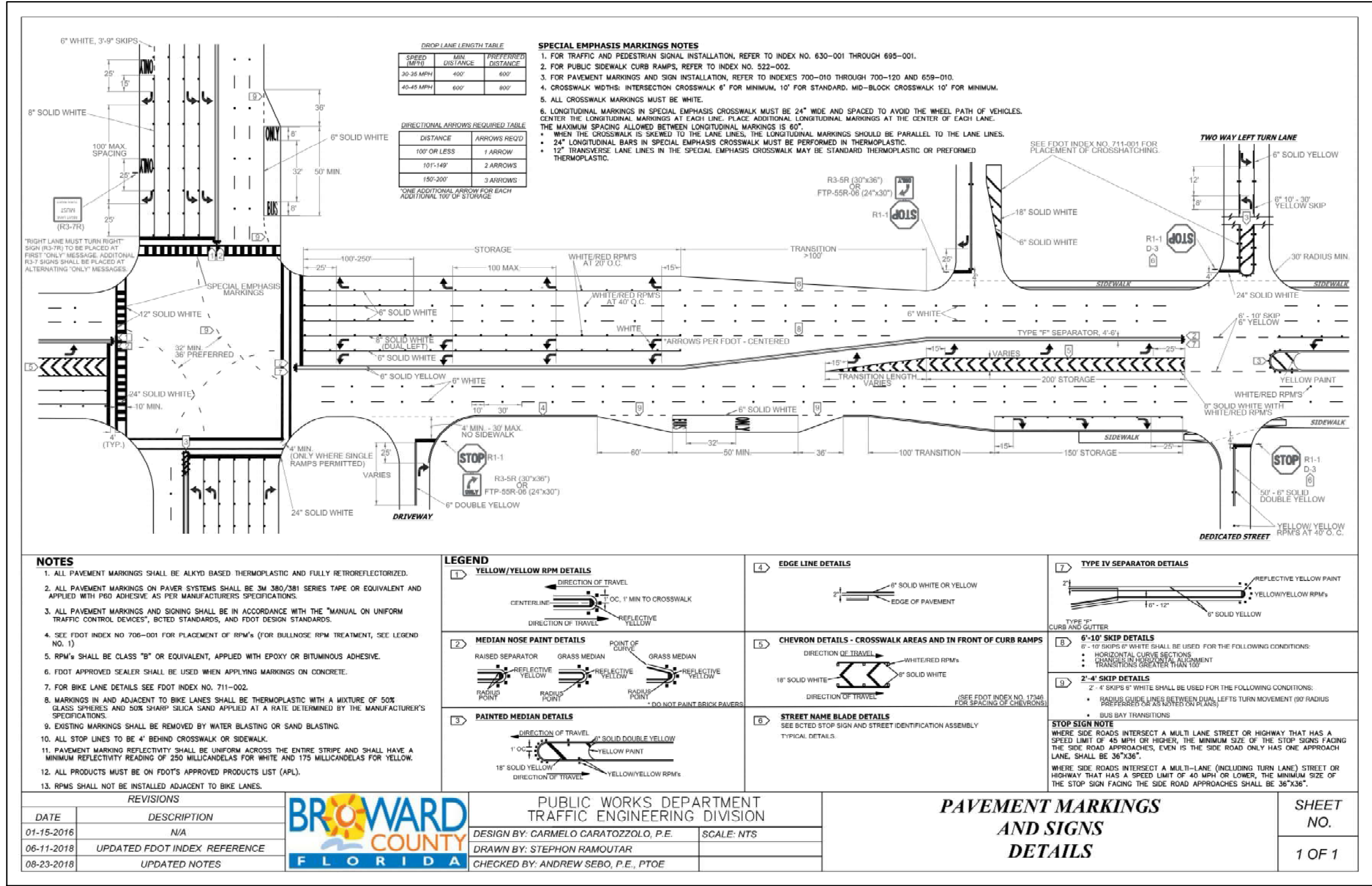
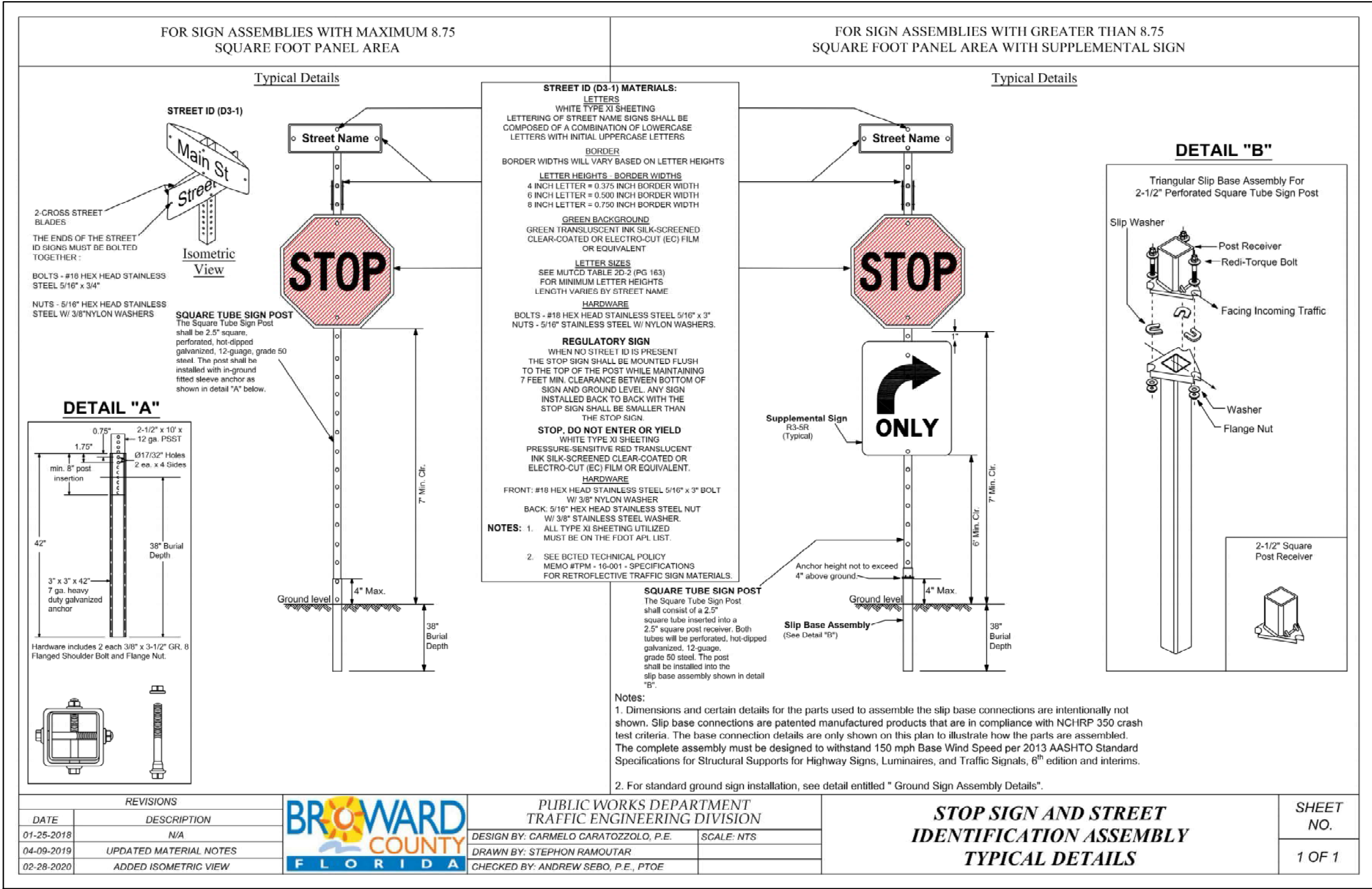
CF1

HDPE	HIGH DENSITY POLYETHENE PIPE
IVN.	STORM INVERT ELEVATION
●	STORM MAINTENANCE ACCESS STRUCTURE
■	CATCH BASIN
○ ₃	EXISTING ELEVATION
10.00	PROPOSED ELEVATION
~	FLOW ARROW
■	PROPOSED PLACEMENT AREA



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DATE	BY	DESCRIPTION

SDA CONSULTING ENGINEERS

ENGINEERING • SURVEYING • PLANNING

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3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MFG

CHECKED BY: J.F.D.

DESIGNED BY: J.F.D.

FEDERATION PLAZA IMPROVEMENTS

CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA

PAVING, GRADING, DRAINAGE DETAILS

SEAL

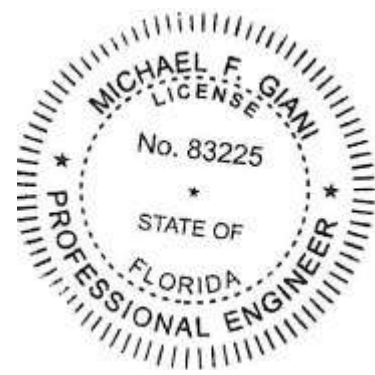
FOR THE FIRM, BY:

MICHAEL F. GIANI, P.E.
FLA. P.E. No. 83225

DATE: MAR., 2023

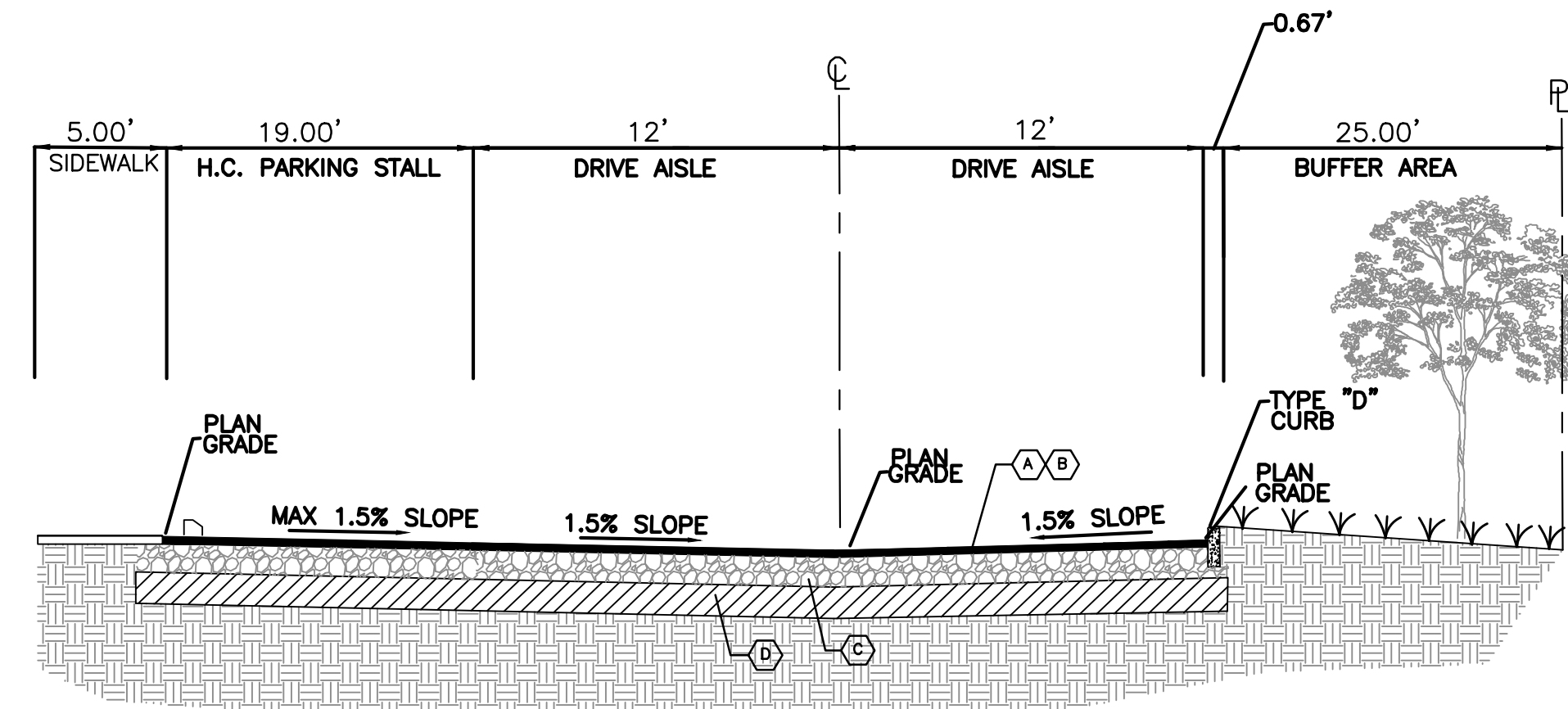
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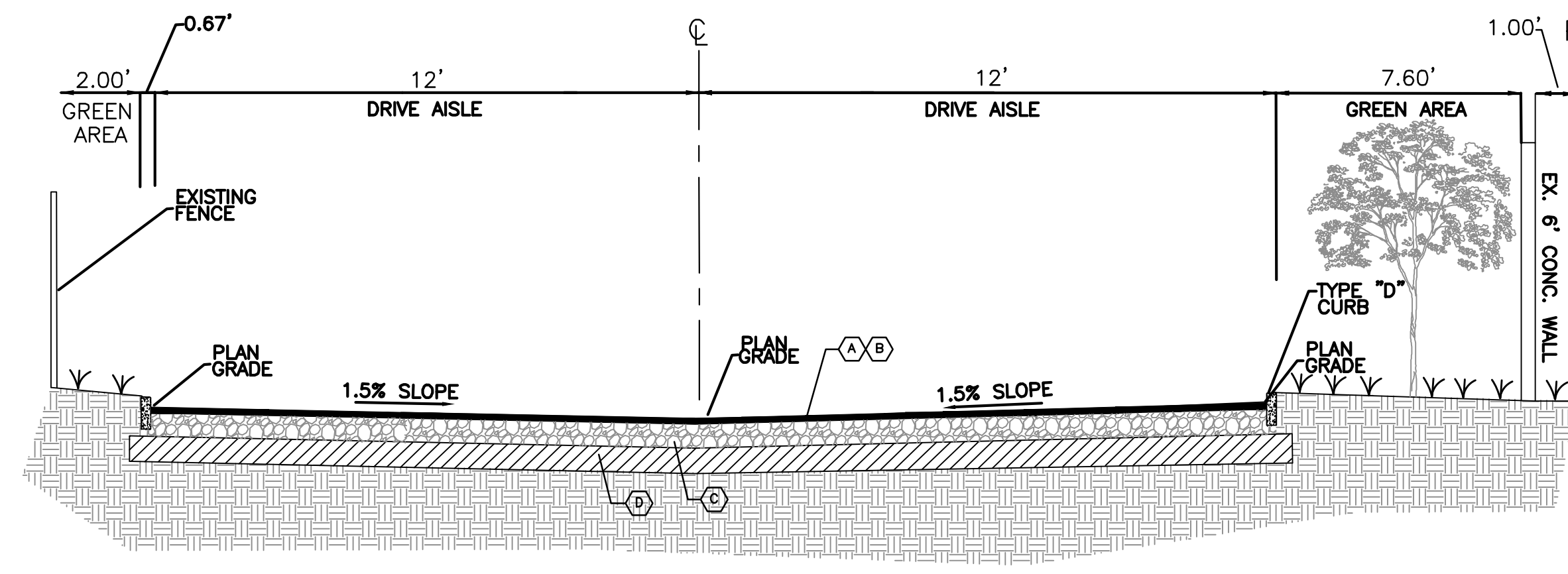


MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 83225.

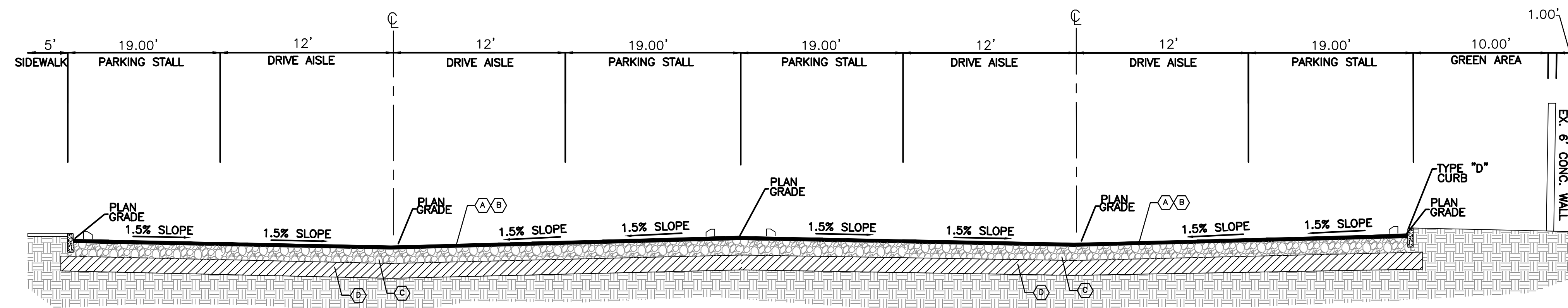
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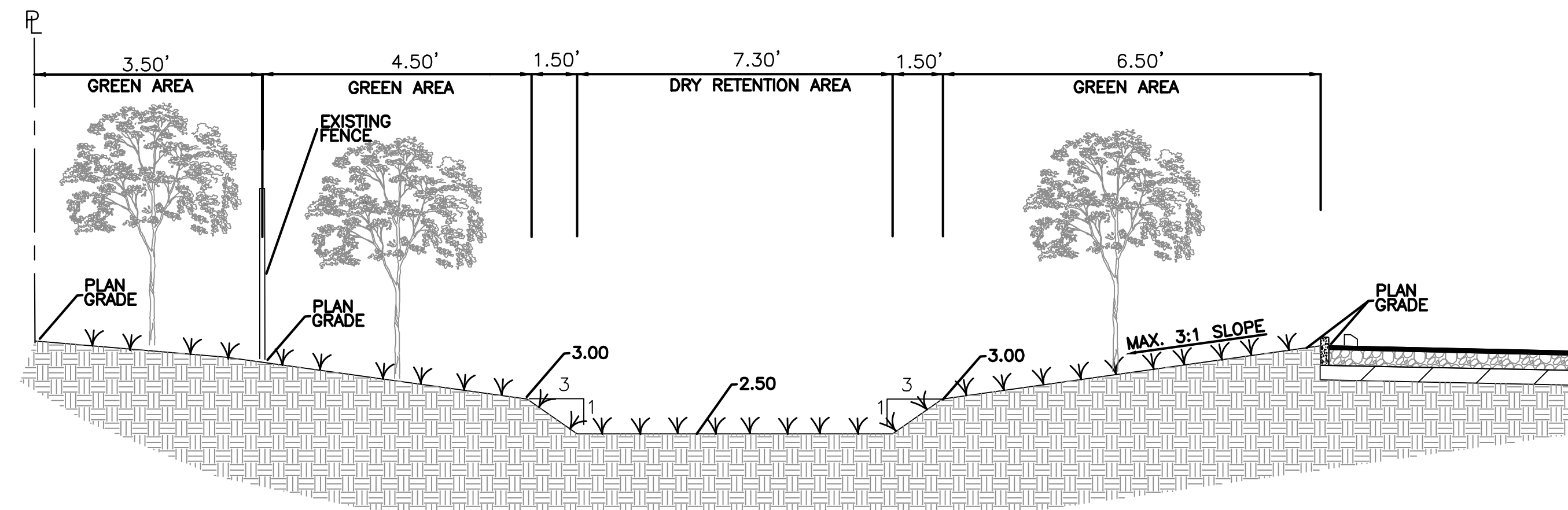
SECTION A-A



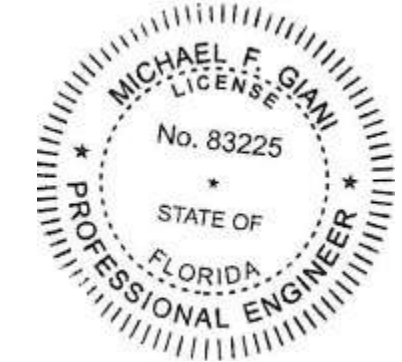
SECTION B-B



SECTION C-C



SECTION D-D



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- (A) 2-1/2" THICK ASPHALTIC CONCRETE TYPE SP-12.5
- (B) PRIME AND TACK COAT
- (C) 8" BASEROCK COMPACTED TO 98% MAX DENSITY AASHTO T-180.
- (D) 12" SUBGRADE COMPACTED TO 98% MAX DENSITY AASHTO T-180, STABILIZE TO LBR 40 OR MIN. 75 PSI FBV.

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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: EAP	GENERAL NOTES		
APPROVED: XXX	DRAWING NO. G-00		

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: EAP	GENERAL NOTES (CONTINUED)		
APPROVED: XXX	DRAWING NO. G-00.1		

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 CONTRACTOR'S 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: EAP	GENERAL NOTES (CONTINUED)		
APPROVED: XXX	DRAWING NO. G-00.2		

GENERAL NOTES (CONTINUED):

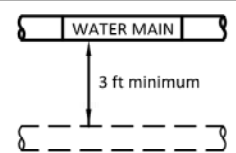
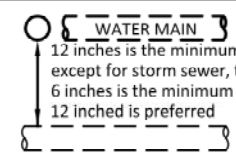
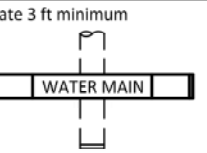
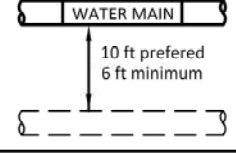
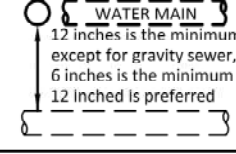
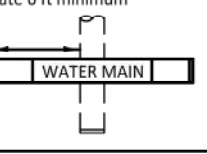
40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).



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"

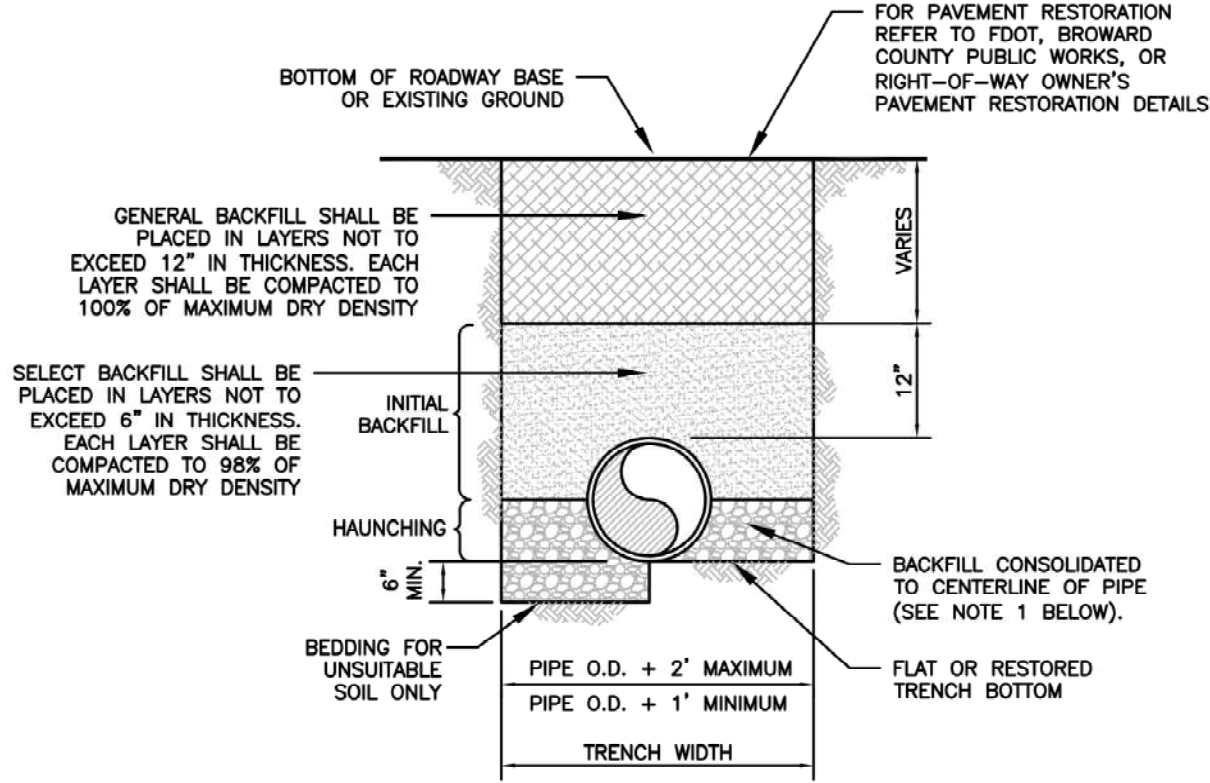
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAP	GENERAL NOTES (CONTINUED)		
APPROVED: XXX	DRAWING NO. G-00.3		

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)			
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER			
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. 18" 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.

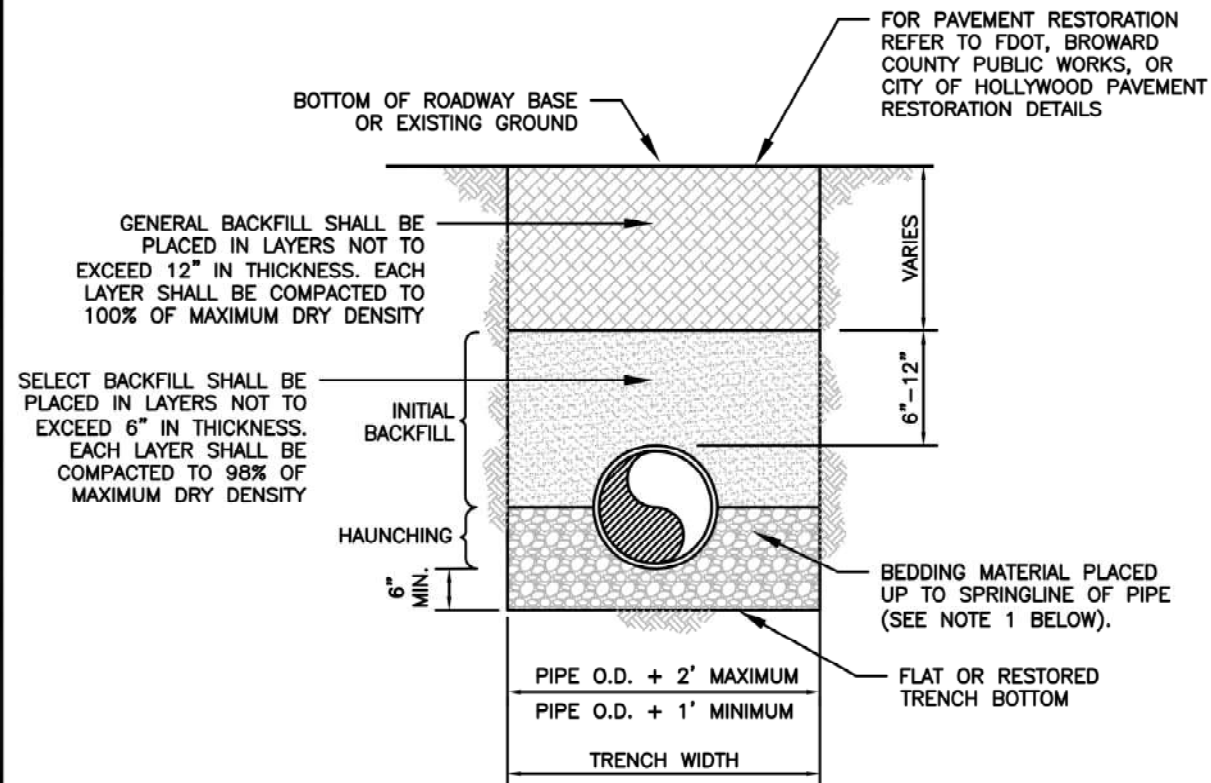
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAP	SEPARATION REQUIREMENTS OF F.D.E.P.		
APPROVED: XXX	DRAWING NO. G-01.1		



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: EAP	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)		
APPROVED: XXX	DRAWING NO. G-02		



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 STANDARD 125-B.

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

REVISIONS

DATE

BY

DESCRIPTION

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CHECKED BY: J.F.D.
DESIGNED BY: J.F.D.

FEDERATION PLAZA IMPROVEMENTS
CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA
PAVING, GRADING, DRAINAGE DETAILS

SEAL

FOR THE FIRM, BY:



MICHAEL F. GIANI P.E.
FLA. P.E. No. 83225

DATE: FEB., 2023

JOB NO.

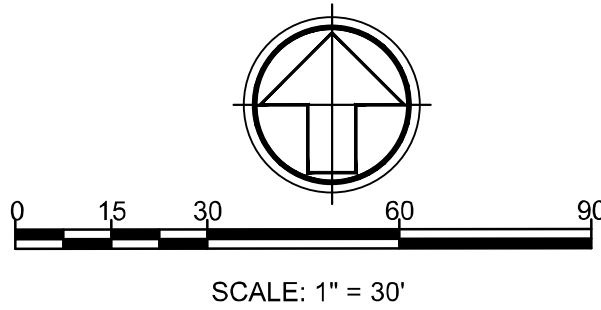
1301

SHEET

CE5

MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 83225.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL F. GIANI, P.E. ON THE DATE INDICATED ON THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF
FLORIDA, LICENSE No. 83225.

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SDA CONSULTING ENGINEERS ENGINEERING ◊ SURVEYING ◊ PLANNING ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456 3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064 PH: 954-943-9433 • FAX: 954-783-4754	DATE	BY	REVISIONS DESCRIPTION
DRAWN BY:	MFG		
CHECKED BY:	J.F.D.		
DESIGNED BY:	J.F.D.		
SCALE:		1" = 30'	
FEDERATION PLAZA IMPROVMENTS			
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA			
WATER & SEWER PLAN			
S E A L			
FOR THE FIRM, BY:			
MICHAEL F. GIANI P.E. FLA. P.E. No. 83225			
DATE: FEB., 2023			
JOB NO.			
1301			
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WATER SYSTEM NOTES:

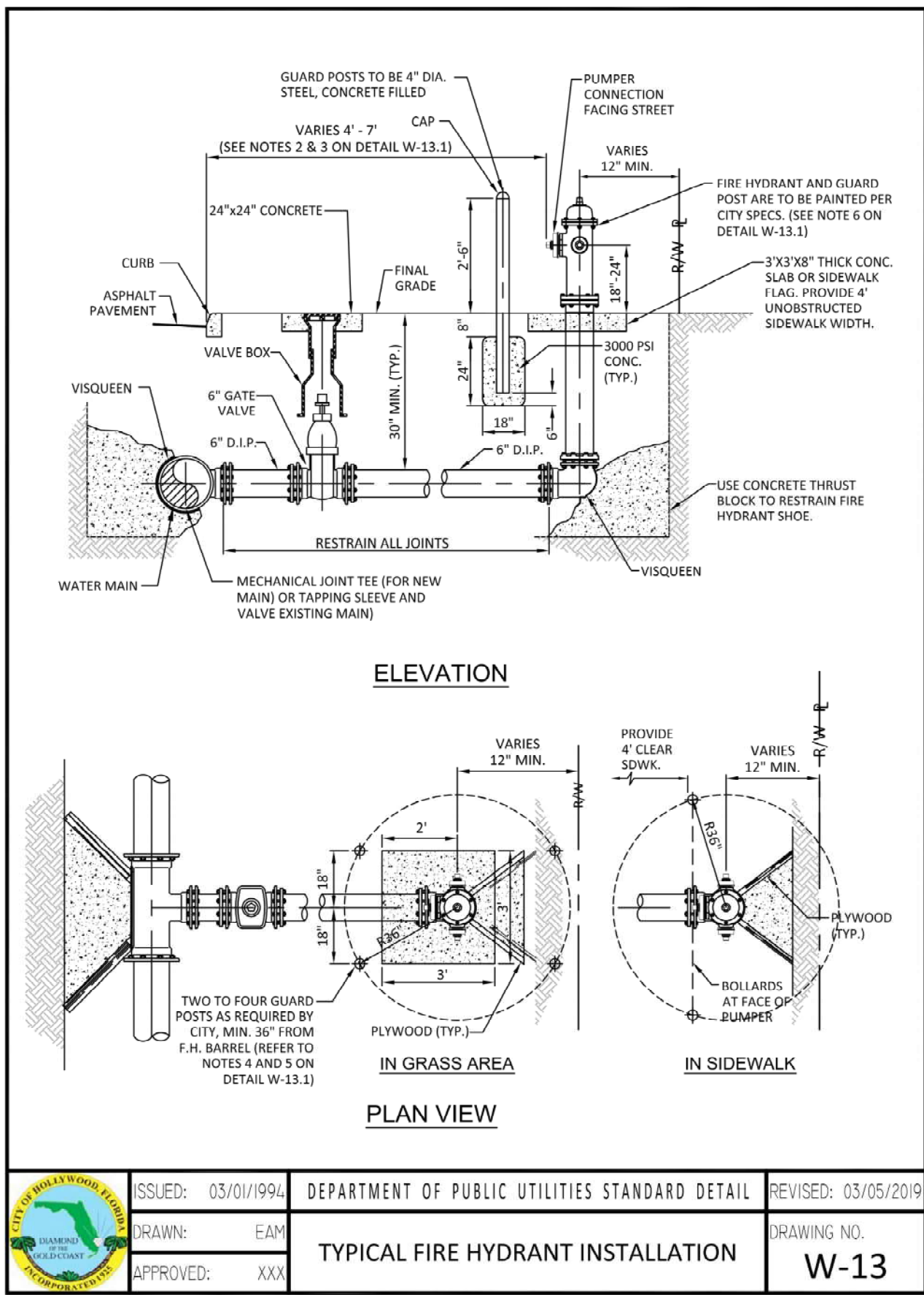
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. (FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)).
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. (FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)).
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASUREMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL WATER SYSTEM NOTES	REVISED: 06/08/2014 DRAWING NO. W-01
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WATER SYSTEM NOTES (CONTINUED):

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536 90. TWIST OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL WATER SYSTEM NOTES	REVISED: 06/08/2014 DRAWING NO. W-02
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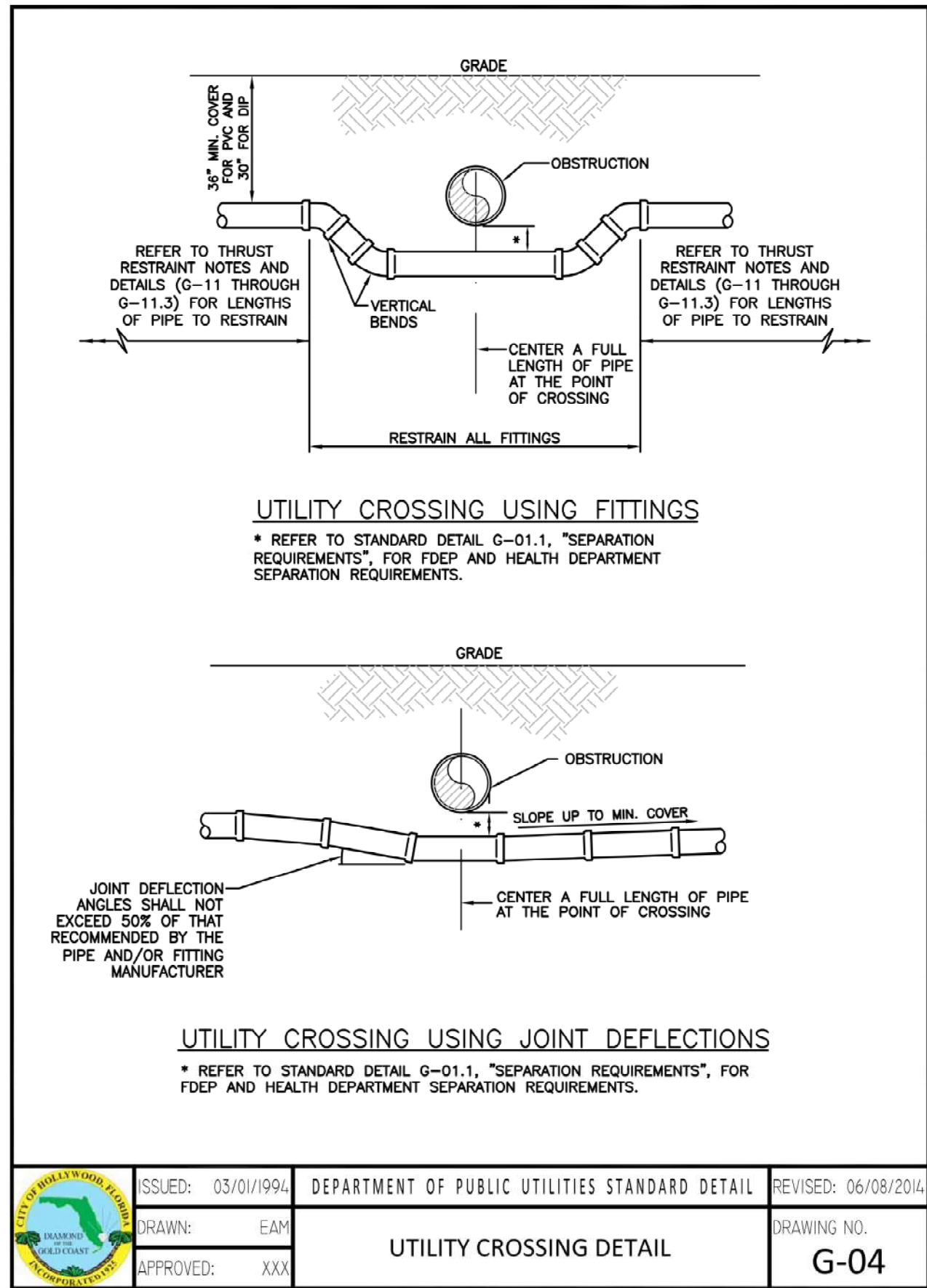


	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL FIRE HYDRANT INSTALLATION	REVISED: 03/05/2019 DRAWING NO. W-13
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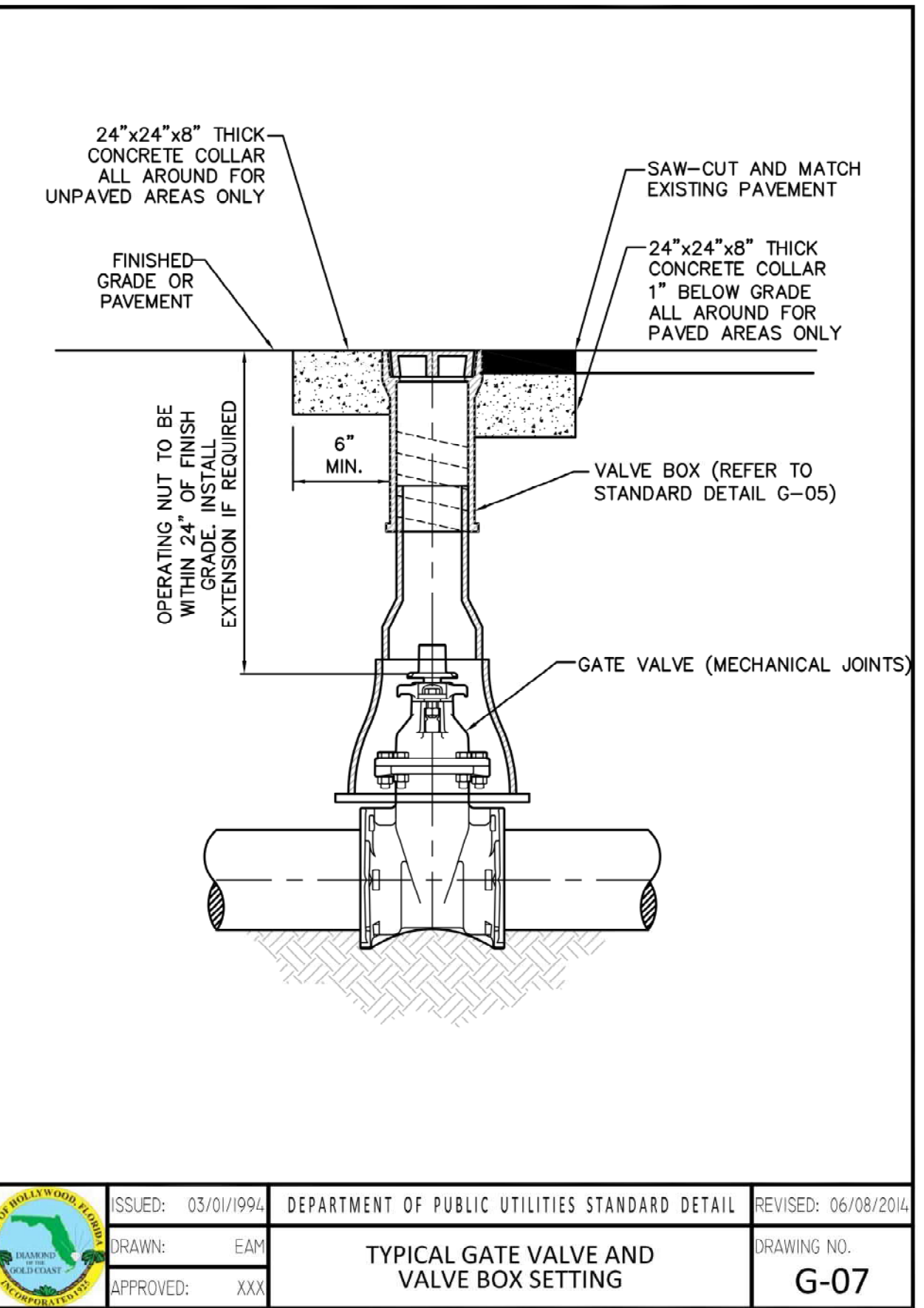
NOTES:

- IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
- FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
- FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FOOT CLEAR DRIVING ZONE.
- GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE DEPT. OF PUBLIC UTILITIES. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6" LEFT/RIGHT OF C. OF THE FIRE HYDRANT. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
- FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
- THE FIRE HYDRANT BONNET, OPERATING NUT, HOLD-DOWN NUT, PUMPER CAP AND HOSE CAPS SHALL BE PAINTED GREEN, AND THE HYDRANT UPPER BARREL SHALL BE PAINTED SILVER IN ACCORDANCE WITH CITY SPECIFICATIONS.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL FIRE HYDRANT NOTES	REVISED: 06/08/2014 DRAWING NO. W-13.1
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL UTILITY CROSSING DETAIL	REVISED: 06/08/2014 DRAWING NO. G-04
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL GATE VALVE AND VALVE BOX SETTING	REVISED: 06/08/2014 DRAWING NO. G-07
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RESILIENT SEATED GATE VALVE SPECIFICATIONS:

4" THROUGH 12" SIZE (WATER AND FORCE MAIN)

- GATE VALVES SHALL BE RESILIENT SEATED, MANUFACTURED TO MEET OR EXCEED THE REQUIREMENTS OF AWWA C509 (LATEST REVISION) AND IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - VALVES SHALL HAVE AN UNOBSTRUCTED WATERWAY EQUAL TO OR GREATER THAN THE FULL NOMINAL DIAMETER OF THE VALVE.
 - THE VALVES ARE TO BE NON-RISING STEM WITH THE STEM MADE OF CAST, FORGED OR ROLLED BRONZE SHOWN IN AWWA C509, TWO STEM SEALS SHALL BE PROVIDED AND SHALL BE OF THE O-RING TYPE, ONE ABOVE AND ONE BELOW THE THRUST COLLAR WITH LUBRICANT BETWEEN O-RING.
 - THE STEM NUT, ALSO MADE OF BRONZE, MAY BE INDEPENDENT OF THE GATE OR CAST INTEGRALLY WITH THE GATE. IF THE STEM NUT IS CAST INTEGRALLY, THE THREADS SHALL BE STRAIGHT AND TRUE WITH THE AXIS OF THE STEM TO AVOID BINDING DURING THE OPENING OR CLOSING CYCLE.
 - THE SEALING MECHANISM SHALL CONSIST OF A CAST IRON GATE HAVING A VULCANIZED SYNTHETIC RUBBER COATING OR A RUBBER SEAT MECHANICALLY RETAINED ON THE GATE, THE RESILIENT SEALING MECHANISM SHALL PROVIDE ZERO LEAKAGE AT THE WATER WORKING PRESSURE WHEN INSTALLED WITH THE LINE FLOW IN EITHER DIRECTION.
 - A 2-INCH SQUARE WRENCH NUT SHALL BE PROVIDED FOR OPERATING THE VALVE.
 - ALL VALVES ARE TO BE SUPPLIED COMPLETE AND READY FOR INSTALLATION INCLUDING, BUT NOT LIMITED TO ALL NUTS, BOLTS RINGS AND RUBBERS.
 - ALL VALVES ARE TO BE TESTED IN STRICT ACCORDANCE WITH AWWA C509 LATEST REVISION).

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL RESILIENT SEATED GATE VALVE SPECIFICATIONS	REVISED: 06/08/2014 DRAWING NO. G-07.1
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WATER MAIN TESTING AND DISINFECTION NOTES:

- NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
- THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) C600 AWWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
$$L = \frac{S \times D \times P}{148,000}$$

L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = THE LENGTH OF PIPE BEING TESTED.
D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.
P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.
- THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
- PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA STANDARD C651 AND BACTERIOLOGICAL TESTED FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION".
- BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL DIRECTLY HIRE A TESTING LABORATORY CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH IN ORDER TO COLLECT AND TEST WATER SAMPLES FROM THE WATER DISTRIBUTION SYSTEM TO BE PLACED INTO SERVICE. SAMPLE COLLECTION AND BACTERIOLOGICAL ANALYSES SHALL BE PERFORMED IN ACCORDANCE WITH RULES 62-555.315(6), 62-555.340 AND 62-555.330 (FAC), AS WELL AS ALL REQUIREMENTS OF THE BROWARD COUNTY HEALTH DEPARTMENT PERMIT.
- THE WATER DISTRIBUTION SYSTEM SHALL NOT BE CONSIDERED COMPLETE AND READY FOR FINAL INSPECTION UNTIL SUCCESSFUL TEST RESULTS ARE OBTAINED FOR ALL TESTS DESCRIBED ABOVE.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL WATER MAIN TESTING AND DISINFECTION NOTES	REVISED: 06/08/2014 DRAWING NO. W-14
---	---	---	--

REVISIONS

DATE

BY

DESCRIPTION

SDA CONSULTING ENGINEERS
ENGINEERING • SURVEYING • PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MFG
CHECKED BY: J.F.D.
DESIGNED BY: J.F.D.

FEDERATION PLAZA IMPROVMENTS
CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA
WATER & SEWER DETAILS

SEAL

FOR THE FIRM, BY:

MICHAEL F. GIANI, P.E.
FLA. P.E. No. 83225

DATE: MAR., 2023

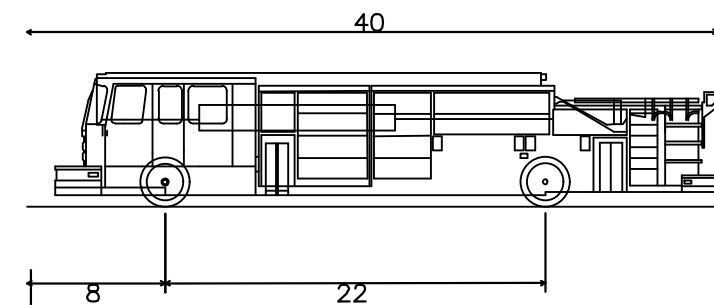
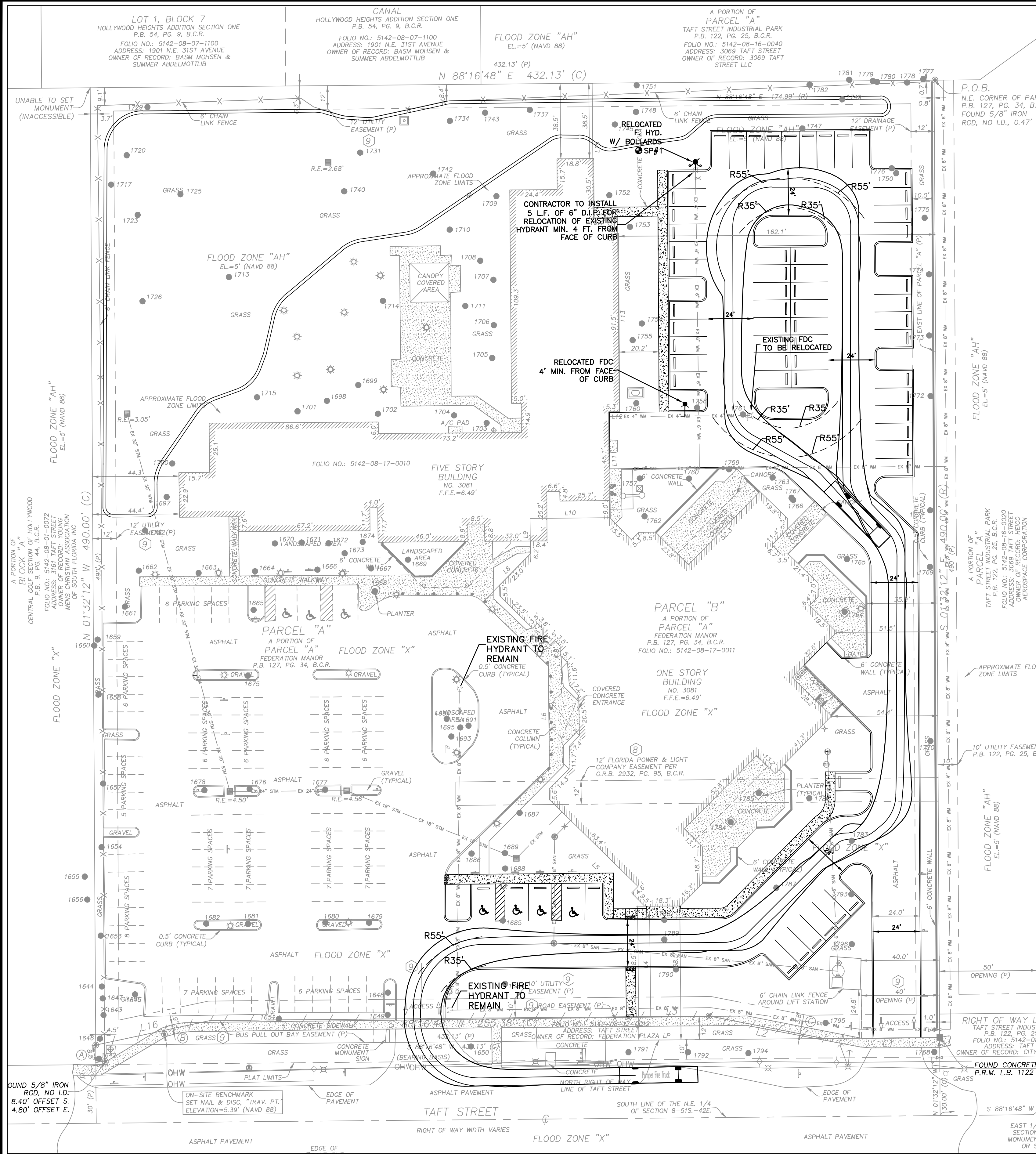
JOB NO. 1301

SHEET CE7



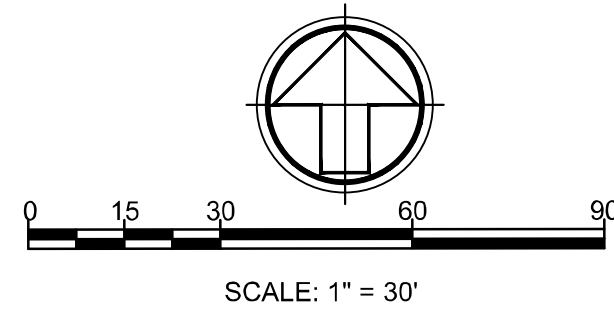
MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 83225.

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Pumper Fire Truck
Overall Length 40.000ft
Overall Width 8.167ft
Overall Body Height 7.745ft
Min Body Ground Clearance 0.656ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Wheel Angle 45.00°

FIRE VEHICLE SPECIFICATIONS



REVISIONS	
DATE	DESCRIPTION

SDA CONSULTING ENGINEERS
ENGINEERING • SURVEYING • PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MFG
CHECKED BY: J.F.D.
DESIGNED BY: J.F.D.

SCALE: 1"=30'

FEDERATION PLAZA IMPROVEMENTS
CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA
FIRE ACCESS PLAN

SEAL

FOR THE FIRM,
BY:

MICHAEL F. GIANI, P.E.
FLA. P.E. No. 83225

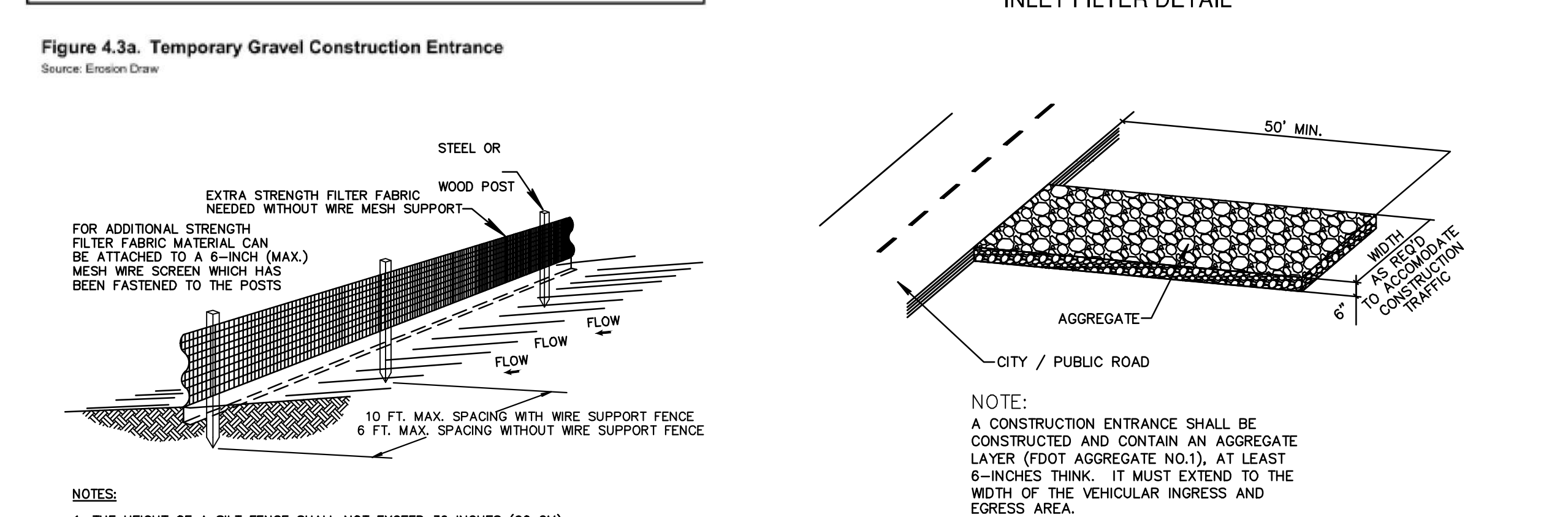
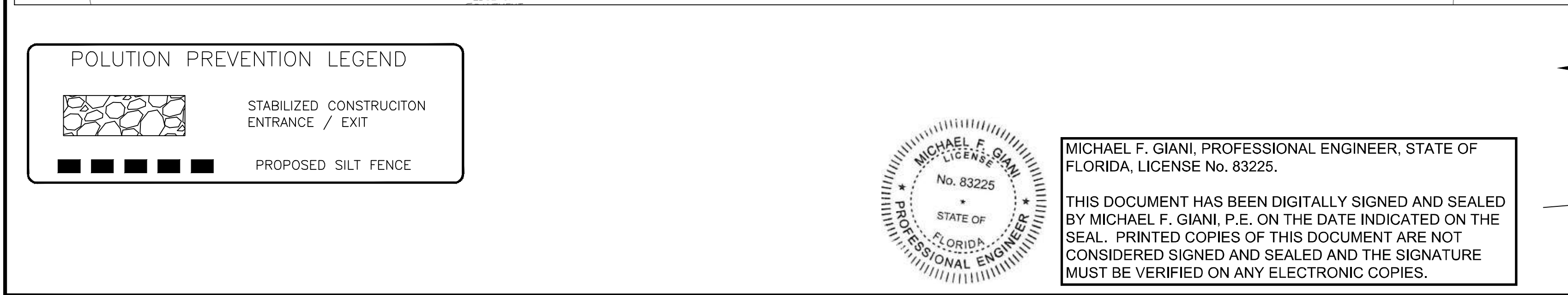
DATE: FEB., 2023

JOB NO.
1301

SHEET
CE9

MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 83225.

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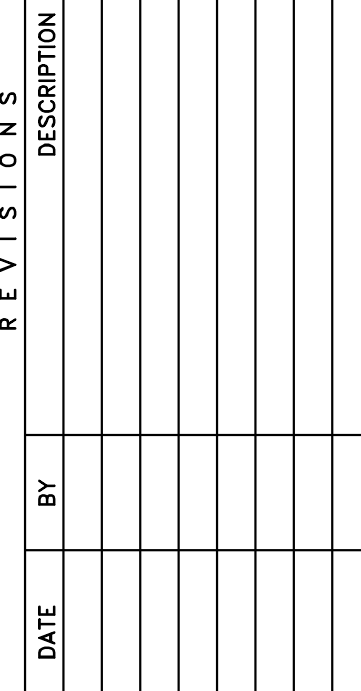
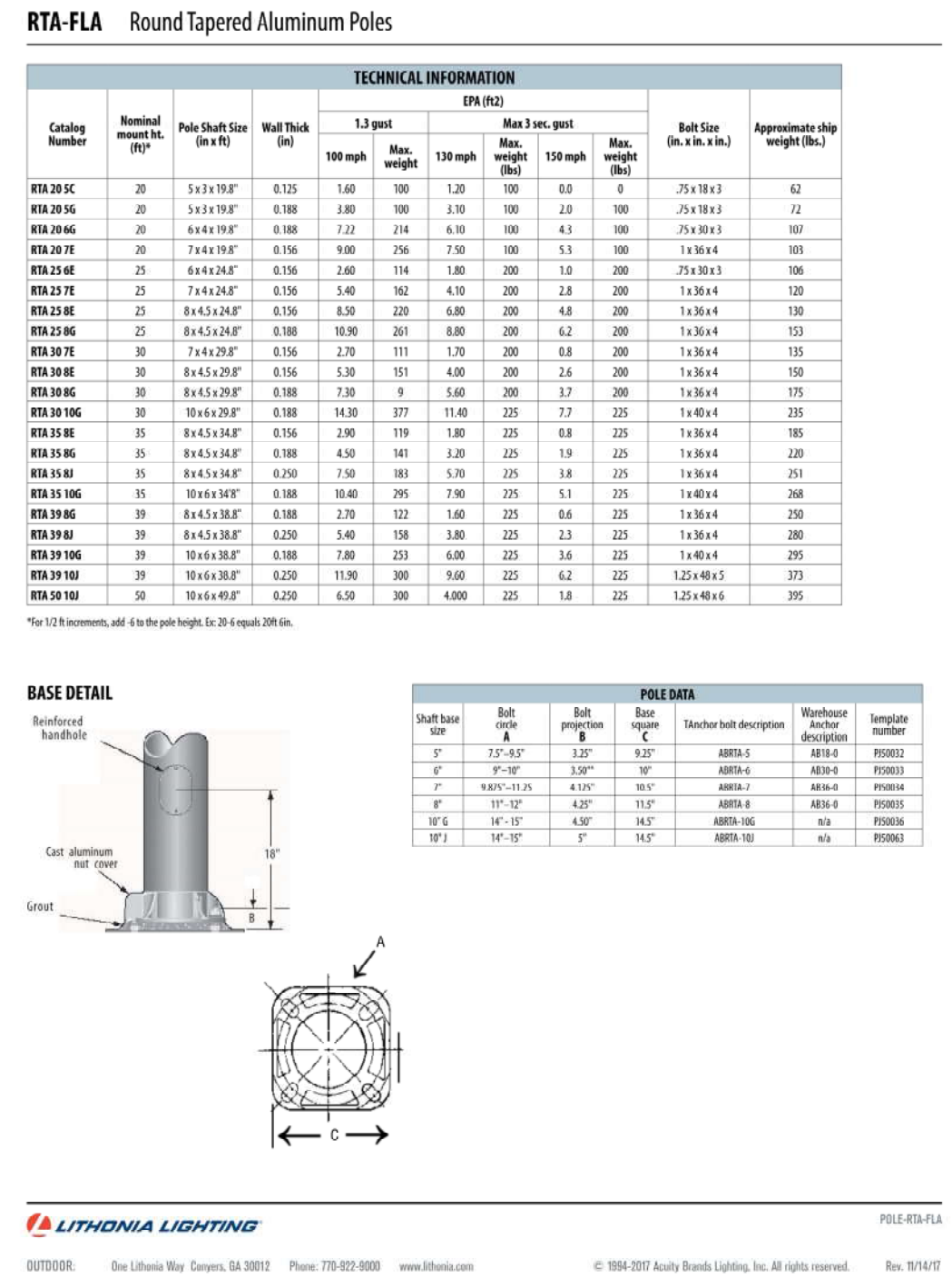
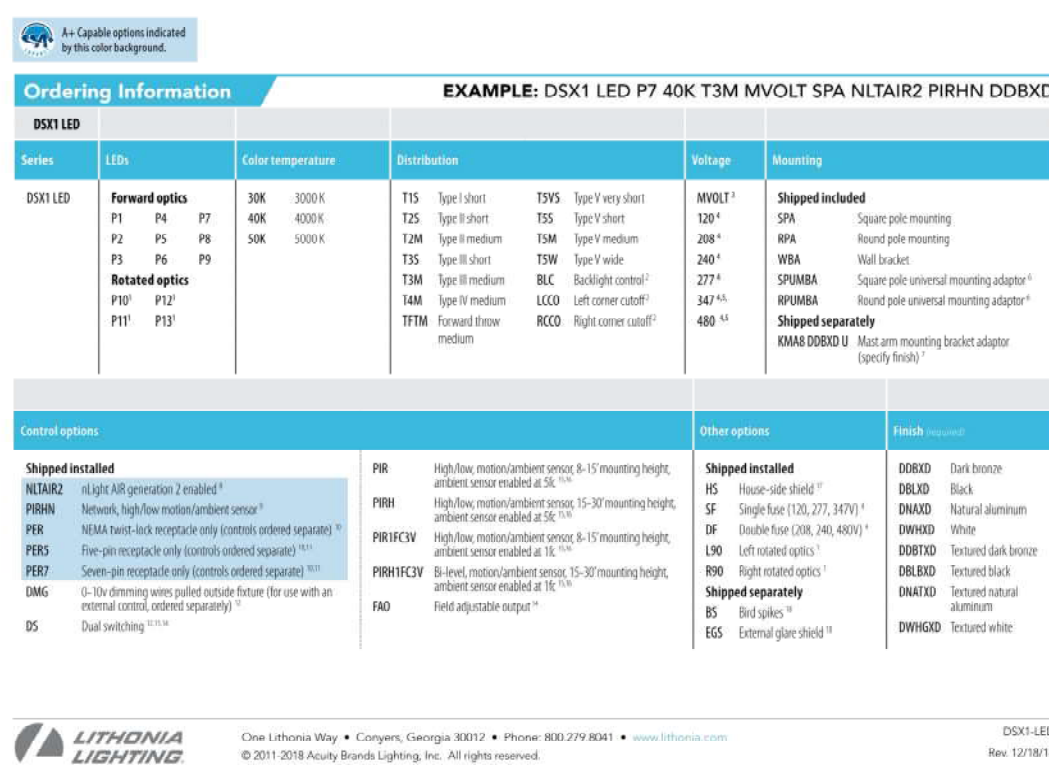


FEDERATION PLAZA IMPROVEMENTS CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA		POLLUTION PREVENTION PLAN		SCALE: 1"=30'	
SEAL					
FOR THE FIRM, BY:					
MICHAEL F. GIANI P.E. FLA. P.E. No. 83225					
DATE: FEB., 2023					
JOB NO. 1301					
SHEET CE10					

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.16	1.0	0.0	N.A.	N.A.
Vehicular Use Area	Illuminance	Fc	2.65	7.3	0.1	26.50	73.00



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SDA CONSULTING ENGINEERS
ENGINEERING • SURVEYING • PLANNING

ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. 3410
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33069
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MJG

CHECKED BY: J.F.D.

DESIGNED BY: J.F.D.

SCALE: 1"=30'

FEDERATION PLAZA IMPROVEMENTS
CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA

SITE LIGHTING PLAN

S E A L

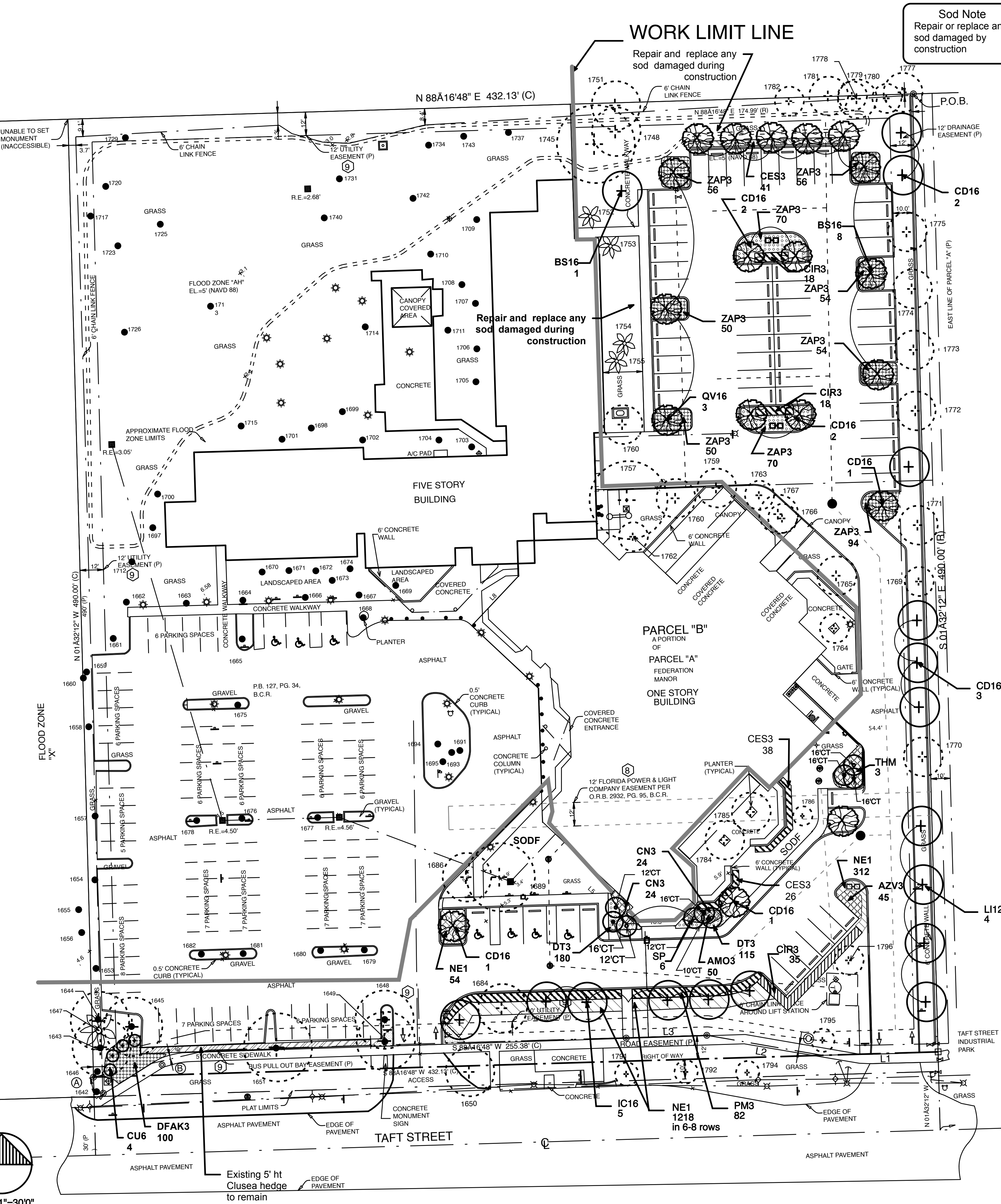
FOR THE FIRM,
BY;

MICHAEL F. GIANI P.E.
FLA. P.E. No. 83225

FEB., 2023

JOB NO.
1301

SHEET
CE11



TREE TABLE					
Disposition	Tree Number	Tree Type	DBH	Canopy	Total Height
Remain	1642	OAK	16"	30'	25'
Remain	1643	OAK	24"	30'	35'
Remain	1644	OAK	24"	30'	35'
Remain	1645	OAK	24"	30'	35'
Remain	1646	OAK	12"	20'	30'
Remain	1647	ARECA PALM	18"	30'	20'
Remain	1648	OAK	18"	30'	40'
Remain	1649	OAK	18"	30'	40'
Remain	1650	OAK	15"	25'	35'
Remove	1651	OAK	24"	35'	40'
Remain	1652	OAK	12"	25'	30'
Remain	1654	OAK	12"	25'	30'
Remain	1655	OAK	12"	25'	30'
Remain	1656	OAK	24"	20'	25'
Remain	1657	OAK	15"	25'	30'
Remain	1658	OAK	15"	25'	30'
Remain	1659	OAK	15"	25'	30'
Remain	1660	UNKNOWN PALM	15"	15'	15'
Remain	1661	OAK	24"	40'	60'
Remain	1662	OAK	18"	35'	50'
Remain	1663	OAK	15"	25'	40'
Remain	1664	OAK	10"	15'	25'
Remain	1665	OAK	18"	35'	40'
Remain	1666	OAK	18"	35'	40'
Remain	1667	OAK	18"	35'	40'
Remain	1668	OAK	12"	20'	25'
Remain	1669	UNKNOWN TREE	12"	15'	20'
Remain	1670	QUEEN PALM	12"		
Remain	1671	QUEEN PALM	12"		
Remain	1672	QUEEN PALM	12"		
Remain	1673	QUEEN PALM	12"		
Remain	1674	QUEEN PALM	12"		
Remain	1675	OAK	12"	20'	25'
Remain	1676	OAK	12"	20'	25'
Remain	1677	OAK	18"	20'	25'
Remain	1678	OAK	18"	20'	25'
Remain	1679	OAK	18"	25'	30'
Remain	1680	OAK	8"	10'	15'
Remain	1681	OAK	10"	15'	20'
Remain	1682	OAK	18"	20'	25'
Remain	1684	OAK	15"	25'	35'
Remove	1685	OAK	24"	25'	35'
Remain	1686	OAK	24"	25'	40'
Remove	1687	OAK	24"	25'	40'
Remove	1688	ROYAL POINCIANA	24"	15'	20'
Remain	1689	ROYAL POINCIANA	24"	30'	35'
Remain	1691	GUMBO LIMBO	36"	25'	40'
Remain	1693	QUEEN PALM	8"		35'
Remain	1694	QUEEN PALM	8"		35'
Remain	1695	QUEEN PALM	8"		25'
Remain	1697	QUEEN PALM	10"		25'
Remain	1698	QUEEN PALM	10"		25'
Remain	1699	QUEEN PALM	10"		25'
Remain	1700	QUEEN PALM	10"		20'
Remain	1701	QUEEN PALM	10"		40'
Remain	1702	QUEEN PALM	10"		40'
Remain	1703	QUEEN PALM	10"		40'
Remain	1704	QUEEN PALM	10"		40'
Remain	1705	QUEEN PALM	10"		40'
Remain	1706	QUEEN PALM	10"		40'
Remain	1707	QUEEN PALM	10"		40'
Remain	1708	QUEEN PALM	10"		40'
Remain	1709	QUEEN PALM	10"		40'
Remain	1710	OAK	18"	30'	45'
Remain	1711	OAK	18"	30'	45'
Remain	1712	UNKNOWN TREE	12"	35'	30'
Remain	1713	GUMBO LIMBO	12"	25'	30'
Remain	1714	GUMBO LIMBO	12"	25'	30'
Remain	1715	UNKNOWN TREE	12"	25'	30'
Remain	1717	UNKNOWN TREE CLUSTER	60"	10'	10'
Remain	1720	UNKNOWN TREE CLUSTER	48"	10'	10'
Remain	1723	ROYAL POINCIANA	36"	40'	35'
Remain	1725	ROYAL POINCIANA	18"	25'	30'
Remain	1726	UNKNOWN TREE	30"	35'	30'
Remain	1729	UNKNOWN TREE	18"	15'	25'
Remain	1731	OAK	36"	40'	50'
Remain	1732	OAK	36"	40'	50'
Remain	1737	OAK	36"	40'	50'
Remain	1740	FICUS TREE	36"	40'	50'
Remain	1742	OAK	18"	40'	50'
Remain	1743	OAK	18"	40'	50'
Remain	1745	GUMBO LIMBO	36"	40'	50'
Remove	1747	GUMBO LIMBO	18"	40'	30'
Remove	1748	GUMBO LIMBO	18"	25'	30'
Remove	1749	GUMBO LIMBO	18"	25'	30'
Remove	1750	Dead	18"	25'	30'
Remain	1751	CARROTWOOD	18"	25'	30'
Remain	1752	QUEEN PALM	10"		30'
Remain	1753	QUEEN PALM	10"		30'
Remain	1754	QUEEN PALM	10"		10'
Remain	1755	QUEEN PALM	18"	40'	45'
Remain	1756	OAK	18"	40'	45'
Remove	1758	OAK	15"	30'	35'
Remain	1759	OAK	12"	20'	35'
Remain	1760	OAK	12"	20'	35'
Remove	1761	OAK	12"	20'	35'
Remain	1762	OAK	12"	15'	20'
Remain	1763	CARROTWOOD	12"	15'	20'
Remain	1764	GUMBO LIMBO	12"	15'	20'
Remain	1765	GUMBO LIMBO	18"	20'	35'
Remain	1766	GUMBO LIMBO	18"	20'	35'
Remain	1767	GUMBO LIMBO	18"	20'	35'
Dead	1768	GUMBO LIMBO	10"	15'	25'
Remain	1769	GUMBO LIMBO	10"	15'	25'
Remain	1770	GUMBO LIMBO	12"	20'	25'
Remain	1771	GUMBO LIMBO	12"	20'	25'
Remain	1772	GUMBO LIMBO	12"	20'	25'
Remain	1773	GUMBO LIMBO	12"	20'	25'
Remain	1774	GUMBO LIMBO	12"	20'	25'
Remain	1775	GUMBO LIMBO	12"	20'	25'
Remove	1776	CARROTWOOD	12"	20'	30'
Remain	1777	CARROTWOOD	10"	20'	25'
Remain	1778	CARROTWOOD	10"	15'	20'
Remain	1779	CARROTWOOD	10"	15'	20'
Remain	1780	CARROTWOOD	12"	20'	30'
Remain	1781	CARROTWOOD	12"	20'	30'
Remove	1782	CARROTWOOD	10"	15'	25'
Remove	1783	GUMBO LIMBO	24"	35'	50'
Remain	1784	UNKNOWN TREE	12"	20'	30'
Remain	1785	UNKNOWN TREE	12"	20'	30'
Remain	1786	HONG KONG ORCHID TREE	8"	10'	25'
Remove	1787	QUEEN PALM	10"		25'
Remove	1788	QUEEN PALM	10"		25'
Remove	1789	QUEEN PALM	10"		25'
Remove	1790	QUEEN PALM	10"		25'
Remain	1791	GUMBO LIMBO	10"	12'	20'
Remain	1792	GUMBO LIMBO	12"	15'	25'
Remove	1793	GUMBO LIMBO	10"	15'	20'
Remain	1794	GUMBO LIMBO	10"	15'	20'
Remain	1795	GUMBO LIMBO	10"	15'	20'
Remain	1796	GUMBO LIMBO	10"	15'	20'

Mitigation Calculations

1. TOTAL DBH TO REMOVE = 165" PLUS (4) PALMS

2. TO BE MITIGATED AS FOLLOWS:

(165"/2" DBH.) = 83 TREES MINUS 64 trees, (32 new trees and 11 palms oversized to equal 2 trees).
83-69 trees = 14 trees to be mitigated by payment at (350.00)each

TOTAL OF ALL MITIGATION REQUIRED TO BE PAID INTO TREE FUND \$4,900.00

Plant List			
"N" REFERS TO A NATIVE PLANTING			
KEY	PLANT NAME	SPECIFICATION	QUANTITY
AMO3	ALOCASIA MACRORRHIZA ODORA CALIFORNIA	36" O.A.	146
AZY3	ALPINA ZERUMBET VARIEGATED GINGER LILLY	18" X 24" FULL, 2"OC Shrub	45
BS16 N	BURSERIA SIMARUBA GUMBO LIMBO	16" X 9" SPR. B&B 4" MIN. DBH. T-trees	9
CD16 N	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	16" X 12-14" SPR. B&B 4" MIN. CAL Tree standard, single leader T-trees	12
CES3 N	CONOCARPUS ERECTUS SERICEUS SILVER BUTTWOOD	36" X 24" SPR. 2" O.C. 3 gal. FULL TO GROUND Shrub	117
CIR3 N	CHRYSOBALANUS ICACRO RED TIP COCO PLUM	24" HT, 18" WIDE, 24" OC Shrub	53
CN3	CODIAEUM VARIEGATUM CROTON PETRA	24" HT, 12" WIDE, 24" OC 3 gal. 24" OC shrub	24
CU6	CLERODENDRUM UGANDENSE VERBENE, BUTTERFLY BUSH	6" ht X 4" min. 25 gal. container	4
DEAK3 N	TRIPSACUM FLORIDANA DWARF FLORIDA GAMA GRASS	24" X 24" 2" O.C. 3 gal. Shrub	118
DT3	DIANELLA TASMANICA TROPICAL FLAX	12" HT. X 18" SPR. 24" O.C.	360
IC16	ILEX CASSINE DAHOON HOLLY	16" HT. X 8" SPR., HEAVILY BRANCHED TO GROUND, FEMALE T-trees	5
LI12	LAGERSTROEMIA INDICA "BILOXI" CREPE MYRTLE PINK VARIETY	12" X 6-8"SPR. 4" CT. 3" DBH PALE PINK FLOWER SINGLE TRUNK TREE	4
NE1 N	NEPHROLEPIS EXALTATA BOSTON FERN	12" OA FULL TO POT 12" O.C. GC	396
PM3	PODOCARPUS MACROPHYLLA YEW PODOCARPUS	30" X 24" SPR. 24" OC 3 gal. min. FULL TO BASE Shrub	82
KEY	PLANT NAME	SPECIFICATION	QUANTITY
QV16 N	QUERCUS VIRGINIANA LIVE OAK	16" MIN. X 8" SPR. B&B, 6" DBH. 5' CT, field grown T-trees	3
SODF	ST. AUGUSTINE FLORATAM	solid sod, rolled, in sq. ft. w/ 2" base of topsoil, the price per sq.ft. to include soil, sod and installation. by sq.ft. measurement	
SP N	SABAL PALMETTO CABBAGE PALM	C.T. SIZE AS SHOWN ON PLANS PALM TREE	6
THM N	THIRINAX MORRISH KEY THATCH PALM	Clear trunk as noted on the plans B&B	3
ZAP3 N	ZAMIA PUMILA COONTIE FERN	24" X 24", FULL, 2" O.C. SHRUB NATIVE	554

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IT'S THE LAW IN FLORIDA

01.	5-24-23	PARKING LOT REVISIONS	JS
NO.	DATE	REVISION	BY

NO.	DATE	REVISION	BY

PROJECT
213540
SCALE

Drawn: 4-9-23
Checked: JS

james santiago
landscape architecture and design
612 NE 14th Ave. Unit A, Fort Lauderdale, FL 33304
Tel. 954-560-1695
Email, Jsantiagoolainc@gmail.com

Landsc

ape Plan

Federation Plaza
Parking Lot Expansion
1381 Taft Street Hollywood, FL

SHEET
L-1
of 2

Planting Notes

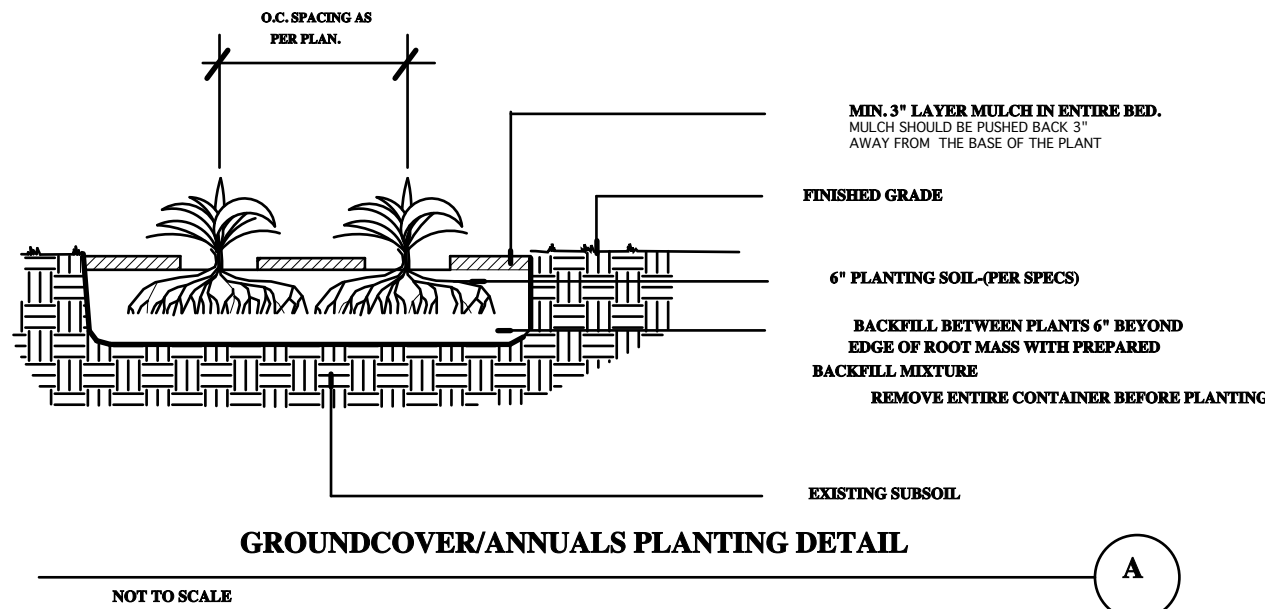
In case of conflict the notes on this sheet by the City take precedence over all others found in these plans.

- ALL SIZES SHOWN FOR PLANT MATERIAL ON PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO.1 OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1 & II, STATE PLANT BOARD OF FLORIDA, LATEST EDITION.
- IN ADDITION TO THESE REQUIREMENTS ALL LOCAL LANDSCAPE CODES AND REQUIREMENTS SHALL BE MET IN ORDER TO SATISFY THE REVIEW AND APPROVAL OF THE GOVERNING MUNICIPALITY.
- ALL LANDSCAPING SCHEDULED TO OCCUR IN VEHICULAR USE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBING OR OTHER DURABLE BARRIERS.
- ALL PLANTING HOLES SHALL BE A MINIMUM OF 2 1/2 TIMES THE DIAMETER OF THE PLANT BALL. ALL PLANTING HOLES AND GROUND COVER PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 30" TO REMOVE ALL OBJECTIONABLE MATERIALS, SUCH AS ROADROCK, ASPHALT, SUB-BASE, CONCRETE, ROCK, CAUSTIC MATERIALS WITH AN EXCESSIVE SOIL PL, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
- ALL PLANT MATERIALS SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN, LOOSE AND FRIABLE CONDITION. ALL SOIL SHALL HAVE A WELL DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, OBJECTIONABLE DEBRIS INCLUDING WEEDS AND WEED SEED. PLANTING MIX BACKFILL SHALL BE PROVIDED TO A MINIMUM DEPTH OF 30" IN ALL SHRUB HOLES AND GROUND COVER PLANTING AREAS.
- ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING. NO DRY PLANTING SHALL BE PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE.
- ALL PLANT MATERIALS SHALL BE INSTALLED WITH FERTILIZER WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE MINOR ELEMENTS IN ADDITION TO N-P-K, OF WHICH 50% OF THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE.
- ALL LANDSCAPE AREAS NOT COVERED BY SHRUBS OR GROUND COVERED SHALL BE COVERED BY SOD AND ALL AREAS NOT COVERED BY SOD SHALL BE COVERED WITH MALELUCA MULCH, TO A MINIMUM DEPTH OF THREE (3) INCHES OF COVER WHEN SETTLED. MULCH SHALL BE EUCALYPTUS OR STERILIZED MALELUCA ONLY. MULCH SHOULD BE PUSHED BACK 3" AWAY FROM THE BASE OF THE PLANT
- SOD SHALL BE (AS NOTED) SOLID SOD, AND SHALL BE LAID ON A SMOOTH PLANTING BASE WHICH HAS BEEN GRADED TO MEET THE DRAINAGE CHARACTERISTICS OF THE SITE. ALL SOD SHALL BE LAID WITH CLOSELY FITTED JOINTS, AND SHALL BE IN A GREEN AND HEALTHY GROWING CONDITION AT PLANTING. SOD SHALL BE PLACED ON A BED OF TOP SOIL, 2" IN DEPTH. SOD SHALL BE ST. AUGUSTINE FLORATAM UNLESS NOTED OTHERWISE IN PLANTING NOTES OR ON THE PLANTING PLAN.

- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SYSTEM ADJUSTED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO MIN. 50% OVERLAP. IRRIGATION WATER SHALL COME FROM A RUST FREE SOURCE. THERE AN AUTOMATIC SHUTOFF/RAIN SENSOR ATTACHED TO THE SYSTEM.
- ANY SUBSTITUTIONS TO PLANT MATERIALS FOR AREAS AND ITEMS ADDRESSED BY LOCAL CODES SHALL BE APPROVED BY THE GOVERNING MUNICIPALITY PRIOR TO WORK PERFORMED.
- ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPE AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
- ALL NEW LANDSCAPED ISLANDS ADJACENT TO EXISTING PAVEMENT SHALL BE EXCAVATED DOWN TO A DEPTH 30" BELOW PAVEMENT AND BACKFILLED WITH APPROVED SOIL.
- PLANTING PLAN TAKES PRECEDENT OVER PLANT LIST.
- MULCH SHALL BE STERILIZED MALELUCA MULCH.
- IF THERE ARE TREE(S) BEING REMOVED OR RELOCATED A TREE REMOVAL PERMIT MUST BE OBTAINED BEFORE ANY TREE IS REMOVED.
- TREES MUST BE PROTECTED DURING ENTIRE PROJECT.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IN THE RIGHT OF WAY.

LANDSCAPE BID CONDITIONS

- The quantities on the plant list are for the convenience of the contractor only and not to be considered as the final quantity for installation. The callouts and entitles drawn on these plans take precedence over the plant list.
- The contractor shall be responsible for his own takeoffs of the plantings drawn.
- The contractor shall be expected to visit the site prior to bid. the contractor shall have an understanding of the on site conditions to prepare his bid. Any questions concerning conditions are to be brought to the owners attention prior to bid.
- Any discrepancies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues found prior to bid will become a condition of the bid after the award of the contract.
- After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
- These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractors responsibility to make himself and his subcontractors aware of any other such conditions.

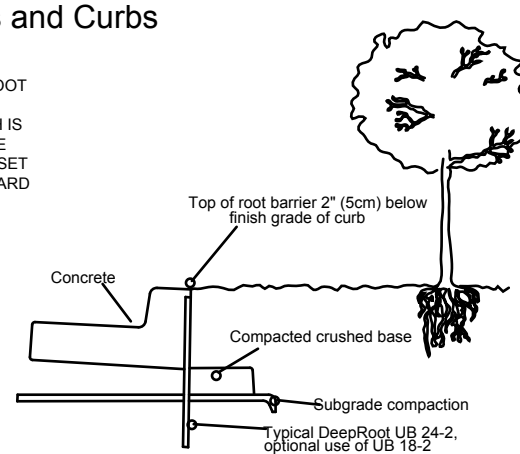


Linear Application of "DeepRoot Tree Root Barriers" at Time of Installing Concrete Sidewalks and Curbs

TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE. BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RISBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

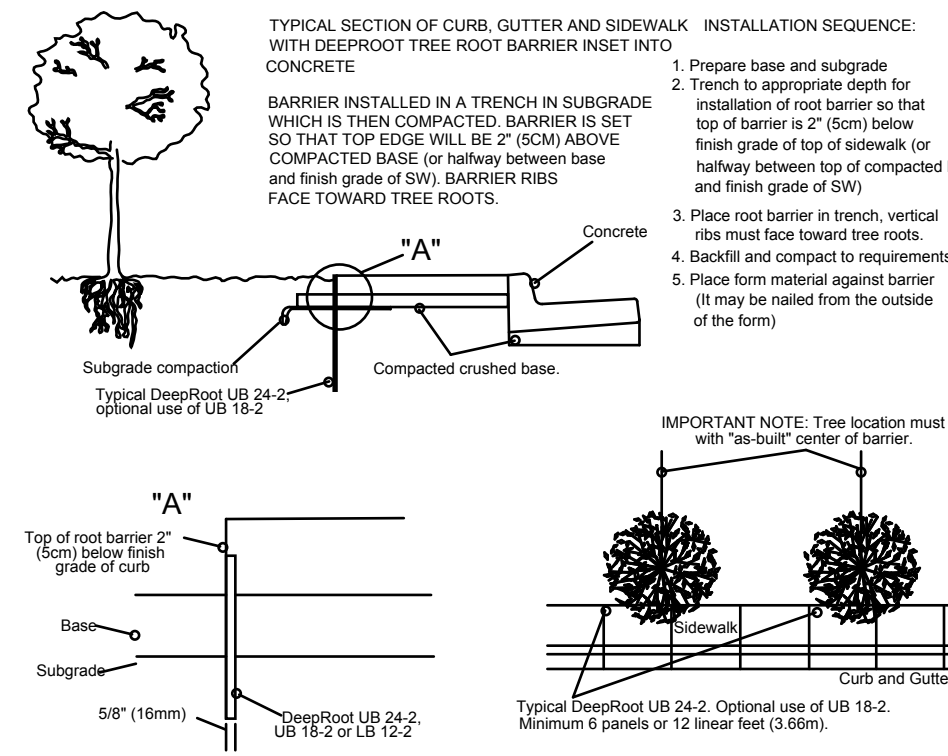
1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (it may be nailed from the outside of the form)



TYPICAL SECTION OF CURB, GUTTER AND SIDEWALK WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE. BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) ABOVE COMPACTED BASE (or halfway between base and finish grade of SW). BARRIER RISBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW).
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (it may be nailed from the outside of the form)



Tree Protection Detail

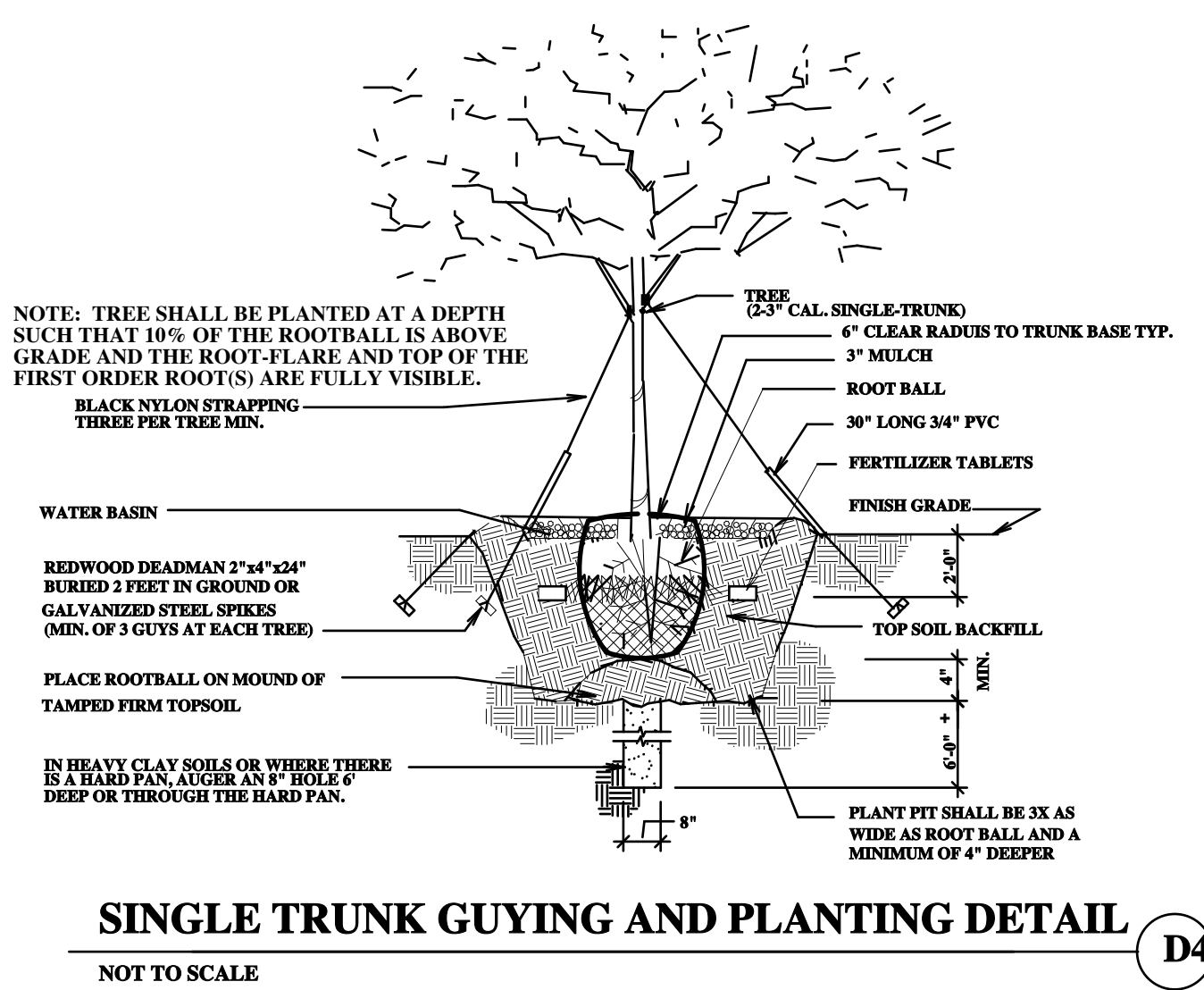
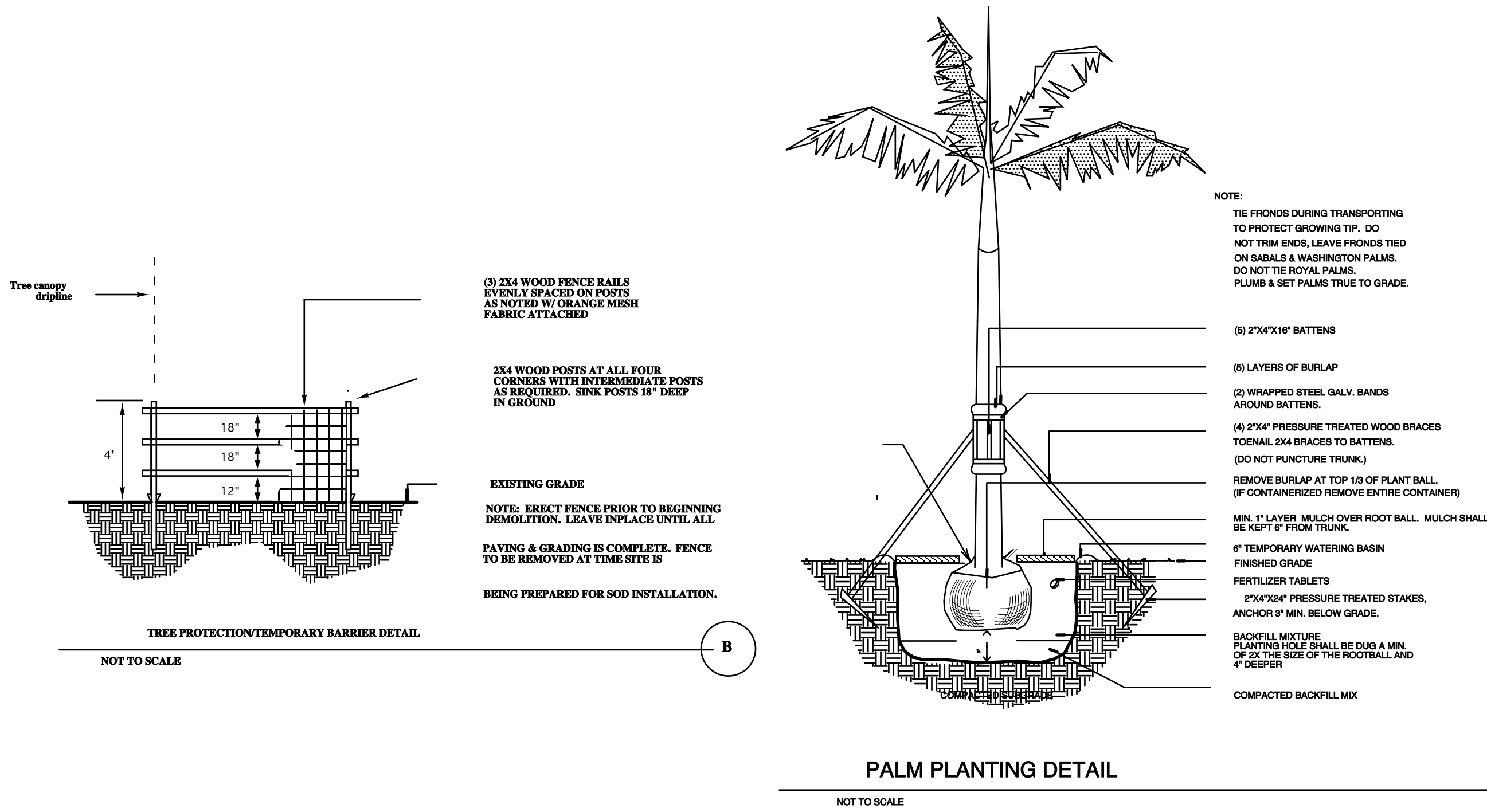
NOT TO SCALE

Note

Root barrier shall be installed whenever a tree is less than 10 feet from any sidewalk or curb.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING LANDSCAPE MATERIAL AND ROOTS WITHIN THE SCOPE AREA.

ROOT BARRIER WILL BE PLACED ALONG ANY PAVEMENT WITHIN 5' OF ANY NEWLY SUPPLIED OR TRANSPLANTED TREE OR PALM, SEE SHEET TD-1 FOR SPECIFICATIONS.



01.	5-22-23	PARKING LOT REVISION	JS
NO.	DATE	REVISION	BY

NO.	DATE	REVISION	BY

PROJECT
213540
Drawn: 4-9-23

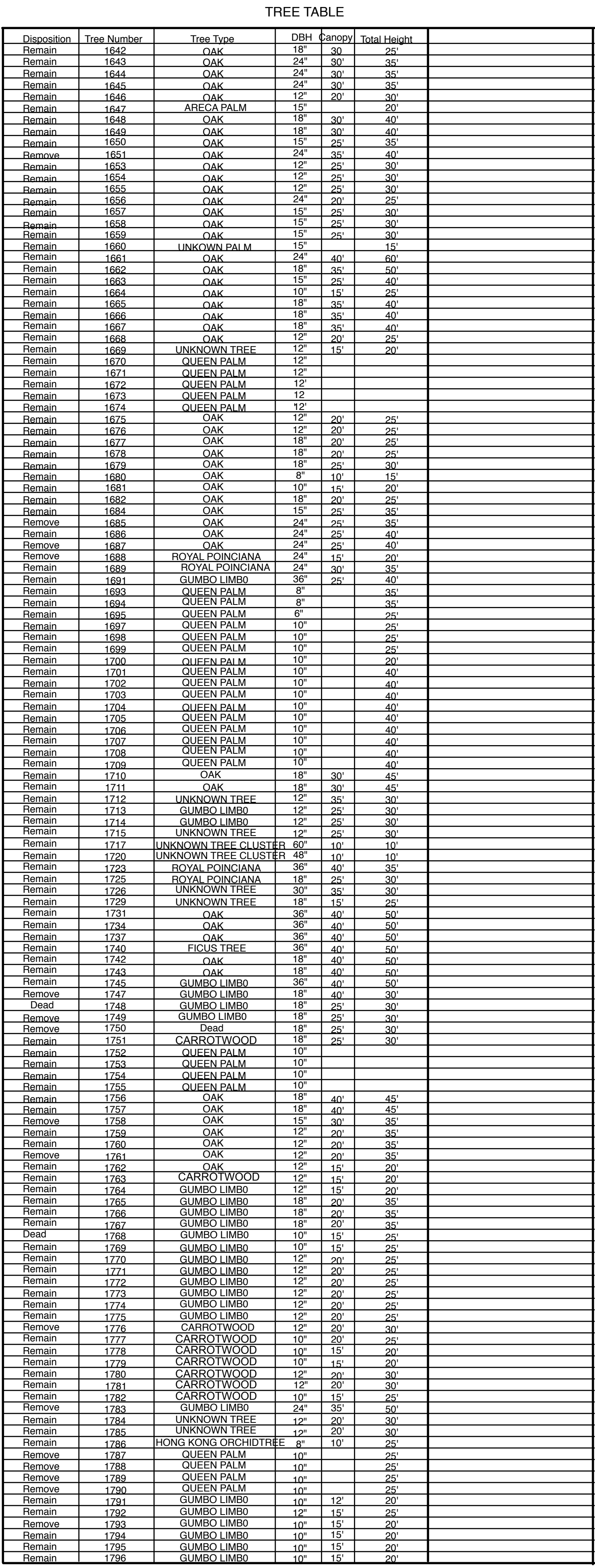
SCALE
Checked: JS

james santiago
landscape architecture and design
612 NE 14th Ave. Unit A, Fort Lauderdale, Fl. 33304
Tel. 954-560-1695
Email, Jsantiagolainc@gmail.com

Landscape Details

Federation Plaza
Parking Lot Expansion
1381 Taft Street Hollywood, FL

SHEET
L-2
of 2



SHEET
TD-1
of 1

FEDERATION PLAZA

CITY OF HOLLYWOOD, FLORIDA

(FOLIO # 514208170010 ,514208170011)

LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

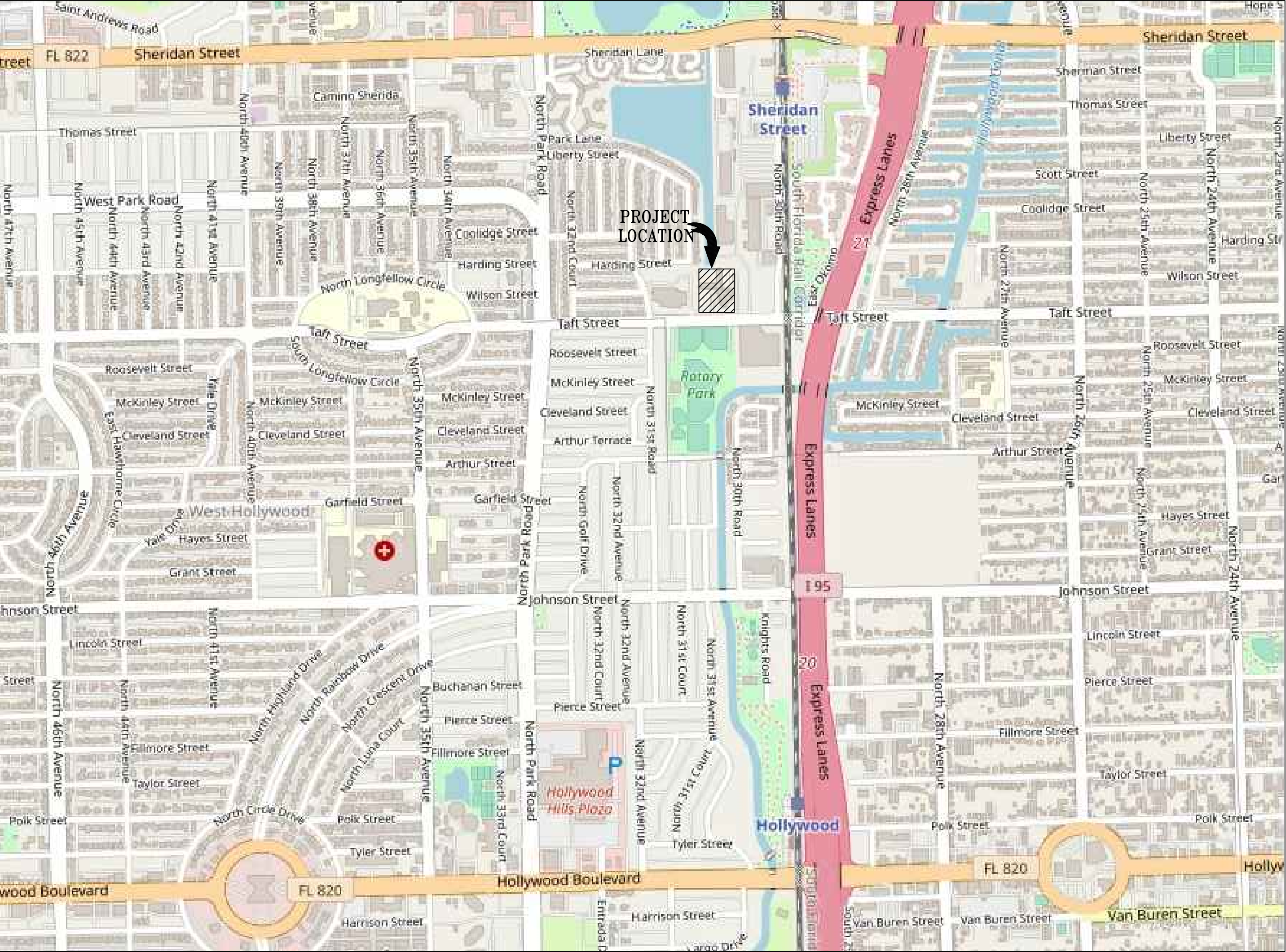
EXCEPTING THEREFROM FROM THE ABOVE MENTIONED PREMISES SO MUCH WAS CONVEYED BY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELRAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 5, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE , NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.



CE0	COVER PAGE
S1	BOUNDARY SURVEY
MP1-MP2	MASTER PLAN
A1-A3	EXISTING BUILDING ELEVATIONS
TD1	TREE DISPOSITION PLAN

PD MASTER DEVELOPMENT PLAN

PROJECT SPONSER:
RELATED AFFORDABLE

30 HUDSON YARDS
NEW YORK, NY 10001
Ph: 212-801-1067

ARCHITECT:
TSENG CONSULTING GROUP, INC.

21 NE 166TH ST.
NORTH MIAMI, FL 33162
Ph: 305-945-4474

CIVIL ENGINEER:
SHAH DROTOS & ASSOCIATES

3410 NORTH ANDREWS AVENUE EXTENSION
POMPANO BEACH, FL 33064
Ph: 954-943-9433

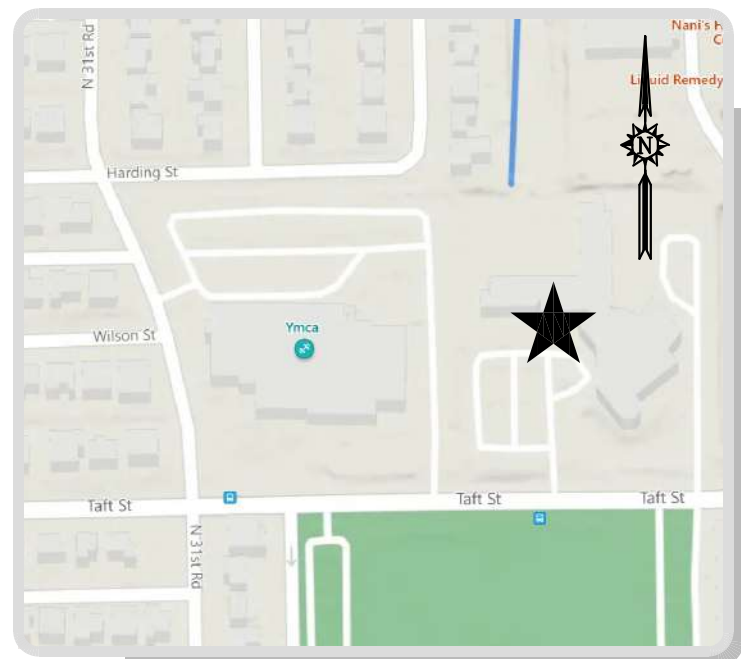
SURVEYOR :
ECS LAND SURVEYORS, INC.

3460 FAIRLANE FARMS ROAD, SUITE 6
WELLINGTON, FL 33414
Ph: 561-314-0769

LANDSCAPE ARCHITECT:
JAMES SANTIAGO, INC.

612 N.E. 14TH AVENUE, UNIT A
FORT LAUDERDALE, FL 33304
Ph: 305-791-3156

SKETCH ALTAINSPS LAND TITLE SURVEY OF: **3081 TAFT STREET, HOLLYWOOD, FL.**



LOCATION MAP
NOT TO SCALE

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS WITHIN THE CITY OF HOLLYWOOD HIGH DENSITY MULTIPLE FAMILY DISTRICT (RM-25).

MINIMUM BUILDING SETBACK REQUIREMENTS:

FRONT: (REQUIREMENT): 25 FEET MINIMUM; EXCEPT 1 FOOT INCREASE FOR EACH 1 FOOT OF HEIGHT OVER 50 FEET. (OBSERVED): 68.5 FEET.

CORNER SIDE: (REQUIREMENT): 15 FEET MINIMUM. (OBSERVED): NOT APPLICABLE.

SIDE: (REQUIREMENT): SUM OF SIDE YARDS SHALL BE 25 PERCENT OF THE LOT WIDTH MINIMUM, NOT TO EXCEED 50 FEET, WITH NO SIDE YARD LESS THAN 10 FEET MINIMUM, WHICHEVER IS GREATER [430 FEET LOT WIDTH X 25% = 108 FEET; 50 FEET REQUIRED FOR SUM OF SIDE YARDS] (OBSERVED): 44.3 FEET ON THE WEST SIDE; 51.5 FEET ON THE EAST SIDE.

REAR: (REQUIREMENT): 20 FEET MINIMUM FOR 1 STORY BUILDING; FOR 2 STORIES OR HIGHER, 15 PERCENT OF THE LOT DEPTH WITH 20 FEET MINIMUM AND 50 FEET MAXIMUM. [490 FEET LOT DEPTH X 15% = 74 FEET; 50 FEET MINIMUM REQUIRED] (OBSERVED): 38.5 FEET.

THIS INFORMATION WAS PROVIDED BY THE CLIENT AND WAS PREPARED BY KEY ZONING ASSESSMENTS, LLC. THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY ECS LAND SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT KEY ZONING ASSESSMENTS, LLC AT (608) 565-3164, KZA CORPORATE OFFICE, P.O. BOX 469, NEECEDAH, WI. 54646.

TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, PREPARED BY PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 53459, EFFECTIVE DATE: 08/22/2022.

ITEMS 1 THROUGH 6. NOT A MATTER OF SURVEY

ITEM 7. INTENTIONALLY OMITTED.

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENT MADE BY HOLLYWOOD, INC. TO FLORIDA POWER & LIGHT COMPANY DATED 11/24/1984 AND RECORDED 12/28/1984 IN OFFICIAL RECORDS BOOK 2932 PAGE 95, (AS TO PARCELS A AND B). THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF FEDERATION MANOR RECORDED 6/17/1985 IN PLAT BOOK 127, PAGE 34. (AS TO PARCELS A AND B). THE EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON. ALL OTHER MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO TERMS AND CONDITIONS IN ORDINANCE NO. 85-33 RECORDED 7/1/1985 IN OFFICIAL RECORDS BOOK 12647, PAGE 656. (AS TO PARCELS A AND B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO GRANT OF EASEMENT MADE BY AND BETWEEN COMCAST OF FLORIDA AND SOUTH BROWARD JEWISH FEDERATION HOUSING, INC. DATED 11/23/2010 AND RECORDED 2/9/2011 IN OFFICIAL RECORDS BOOK 47707 PAGE 843. (AS TO PARCELS A AND B). THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO USE AGREEMENT MADE BY AND BETWEEN FEDERATION PLAZA LP AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ACTING BY AND THROUGH THE ASSISTANT SECRETARY OF HOUSING-FEDERAL HOUSING COMMISSIONER DATED 4/19/2016 AND RECORDED 4/20/2016 AS INSTRUMENT NO. 113642974. (AS TO PARCELS A AND B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

A) PARTIAL RELEASE OF USE AGREEMENT MADE BY AND BETWEEN FEDERATION PLAZA LP AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ACTING BY AND THROUGH THE ASSISTANT SECRETARY OF HOUSING-FEDERAL HOUSING COMMISSIONER RECORDED 7/19/2018 AS INSTRUMENT NO. 115211422. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO SECTION 8 USE AGREEMENT MADE BY AND BETWEEN THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND FEDERATION PLAZA, LP DATED 4/19/2016 AND RECORDED 4/20/2016 AS INSTRUMENT NO. 113642975. (AS TO PARCELS A AND B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

A) PARTIAL RELEASE OF SECTION 8 USE AGREEMENT MADE BY AND BETWEEN FEDERATION PLAZA LP AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ACTING BY AND THROUGH THE ASSISTANT SECRETARY OF HOUSING-FEDERAL HOUSING COMMISSIONER RECORDED 7/19/2018 AS INSTRUMENT NO. 115211423. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 14. THE PROPERTY SHOWN HEREON IS SUBJECT TO RESOLUTION NO. 20-S-56 MADE BY THE PLANNING AND DEVELOPMENT BOARD DATED 6/28/2021 AND RECORDED 8/9/2021 AS INSTRUMENT NO. 117487435. (AS TO PARCEL B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 53459, EFFECTIVE DATE: 08/22/2022.

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING FROM THE ABOVE-DESCRIBED LAND SO MUCH AS WAS CONVEYED BY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELRAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 5, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY: SAID PREMISES ARE KNOWN AS 3081 TAFT STREET, HOLLYWOOD, FL AND DESIGNATED AS PARCEL NOS. 514208-17-0010.

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD AND STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

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FOR INFORMATION ONLY: SAID PREMISES ARE KNOWN AS 3081 TAFT STREET, HOLLYWOOD, FL AND DESIGNATED AS PARCEL NO. 514208-17-0011 AS SHOWN ON THE COUNTY OF BROWARD, FLORIDA.

STATEMENT OF APPARENT ENCROACHMENTS:

- Ⓐ THE 6' CHAIN LINK FENCE AT THE SOUTHWEST CORNER OF THE PROPERTY SHOWN HEREON ENCROACHES 8.8' INTO THE RIGHT OF WAY OF TAFT STREET, AS SHOWN.
- Ⓑ THE 5' CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF THE PROPERTY SHOWN HEREON ENCROACHES 1.9' INTO THE PROPERTY, AS SHOWN.
- Ⓒ THE 5' CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF THE PROPERTY SHOWN HEREON ENCROACHES 3.8' INTO THE PROPERTY, AS SHOWN.

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS ONE HUNDRED TWENTY ONE (121) REGULAR PARKING SPACES AND SEVEN (7) HANDICAP PARKING SPACES FOR A TOTAL OF ONE HUNDRED TWENTY EIGHT (128) PARKING SPACES.

SURVEYOR'S REFERENCES:

- 1. PLAT OF FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 2. BROWARD COUNTY OFFICIAL RECORDS SEARCH WEBSITE
- 3. BROWARD COUNTY PROPERTY APPRAISER'S NETWORK.
- 4. COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 53459, EFFECTIVE DATE: 08/22/2022.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OAF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON A RECORD BEARING OF S.88°16'48"W., ALONG THE NORTH RIGHT OF WAY LINE OF TAFT STREET, AS SHOWN ON SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 114645313, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AH, ELEVATION=5' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0568 H, COMMUNITY NUMBER 125113 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014. THE LIMITS OF THE FLOOD ZONES SHOWN HEREON ARE APPROXIMATE AND WERE PLOTTED FROM THE FEMA MAP. EXACTA COMMERCIAL SURVEYORS, INC. MAKES NO WARRANTIES REGARDING THE ACCURACY OF THESE LOCATIONS AND HAVE ADDED THESE LINES TO THE SURVEY AT THE REQUEST OF THE CLIENT FOR INFORMATIONAL PURPOSES ONLY. FOR SPECIFIC DETAILED INFORMATION, PLEASE CONTACT FEMA DIRECTLY.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- THE PROPERTY SHOWN HEREON CONTAINS 4.77 ACRES (207,973 SQUARE FEET), MORE OR LESS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 2 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
- HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF FIELD DELINEATION OF WETLANDS BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT.

17. THE ELEVATIONS SHOWN HEREON WERE OBTAINED WITH RTK GPS EQUIPMENT CONNECTED TO A GPS CONTROL NETWORK AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE ELEVATIONS HAVE A VERTICAL ACCURACY OF 0.10' ±.

SURVEYOR'S CERTIFICATE:

TO: WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS; FANNIE MAE, ITS SUCCESSORS AND/OR ASSIGNS; FEDERATION PLAZA PRESERVATION, L.P.; STEWART TITLE GUARANTY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A)(B), 7(A), 7(B)(1), 8, 9, 10, 13, 16 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 24, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 23, 2022.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL:JAVIER@ECSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

ALTAINSPS LAND TITLE SURVEY

PARCEL "A"

FEDERATION MANOR

PLAT BOOK 127, PAGE 34, B.C.R.

3081 TAFT STREET, HOLLYWOOD, FL 33021

CLIENT: RELATED

DATE: 03/23/23

DRWN BY: J.E.C.

CHKD BY: JDLR

LAST FIELD DATE: 03/18/23

REVISIONS

01	ALTAINSPS LAND TITLE SURVEY	04/05/22
02	ADD TOPOGRAPHIC ELEVATIONS	06/07/22
03	ADD TREE SURVEY	03/23/23

JOB NO.

ECS2955
TASK 4

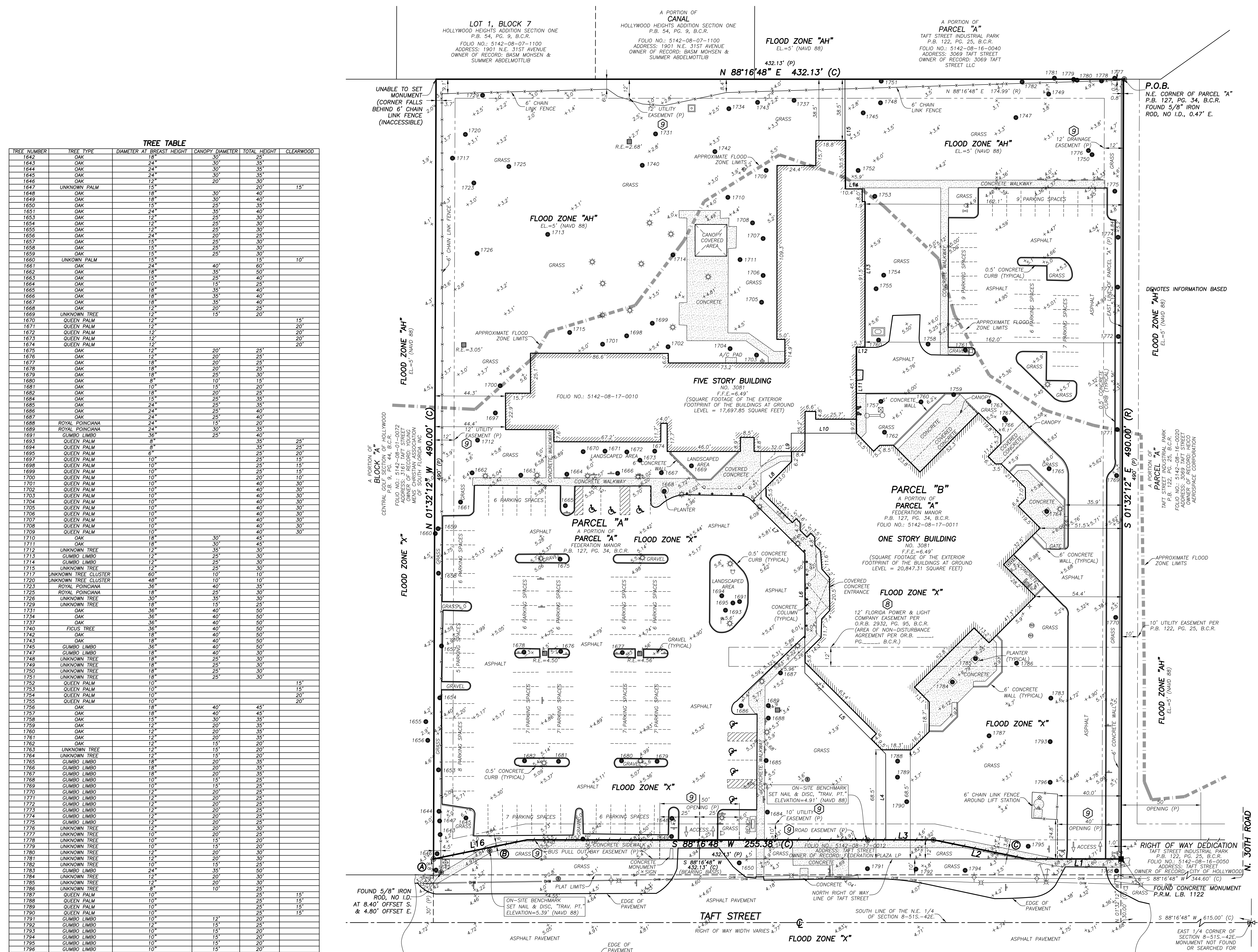
SHEET NO.

01

OF

02

SKETCH ALTAINSPS LAND TITLE SURVEY OF: **3081 TAFT STREET, HOLLYWOOD, FL.**



LINE	BEARING	DISTANCE
L1	S 88°16'48" W	59.17'
L2	N 80°10'59" W	60.00'
L3	S 88°16'48" W	29.89'
L4	N 01°43'12" W	54.03'
L5	N 46°44'07" W	71.85'
L6	N 01°49'34" W	75.29'
L7	N 46°51'56" W	46.52'
L8	N 43°15'53" E	34.79'
L9	N 01°44'07" W	18.00'
L10	N 88°15'53" E	40.68'
L11	N 01°44'07" W	54.25'
L12	N 88°15'53" E	5.50'
L13	N 01°44'07" W	99.35'
L14	N 88°15'53" W	12.35'
L15	N 01°44'07" W	68.86'
L16	S 76°44'35" W	60.00'

LEGEND:

A/C	AIR CONDITIONING UNIT(S)
L	LICENSED BUSINESS
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
P.G.	PAGE
B.C.R.	BROWARD COUNTY RECORDS
L.1	LINE NO. 1 (SEE LINE TABLE)
I.D.	IDENTIFICATION
P.O.B.	POINT OF BEGINNING
-OHW-	OVERHEAD WIRES
(O)	CALCULATED
(P)	ON PLATS OF RECORDS
(R)	DENOTES DISTANCE BASED ON RECORD INFORMATION
⬢	CENTERLINE
⬢	WIRE PULL BOX
⬢	CONCRETE POWER POLE
⬢	GAS METER
⬢	SIGN
⬢	WATER METER
⬢	CABLE TV BOX
⬢	WATER VALVE
⬢	WOOD LIGHT POLE
⬢	BREAK IN SCALES
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
TRAV. PT.	TRAVERSE POINT
● NO.	TREE NUMBER
⬢	CATCH BASIN
⬢	CLEANOUT
⬢	IRRIGATION BOX
⬢	PLASTIC PIPE
⬢	METAL LIGHT POLE
⬢	METAL/CONCRETE BOLLARD
⬢	PROPANE TANK
⬢	FIRE HYDRANT
⬢	PIPE DEPARTMENT CONNECTION
⬢	BACKFLOW PREVENTER
⬢	DRAIN
⬢	GUY ANCHOR
⬢	SANITARY SEWER MANHOLE
⬢	AIR COMPRESSOR
⬢	GREASE TRAP MANHOLE
⬢	FLAG POLE
⬢	HANDICAP PARKING SPACE
⬢	ITEM 9 PER SCHEDULE BII OF TITLE COMMITMENT
⬢	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
⬢	SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
F.F.E.	FISHED FLOOR ELEVATION
R.E.	RIM ELEVATION
⬢	SURFACE ELEVATION

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS
LAND SURVEYORS, INC.

L.B. 7551

PARCEL "A"
FEDERATION MANOR
PLAT BOOK 127, PAGE 34, B.C.R.
3081 TAFT STREET, HOLLYWOOD, FL. 33021

CLIENT: *RELATED*

DATE: *03/23/23*

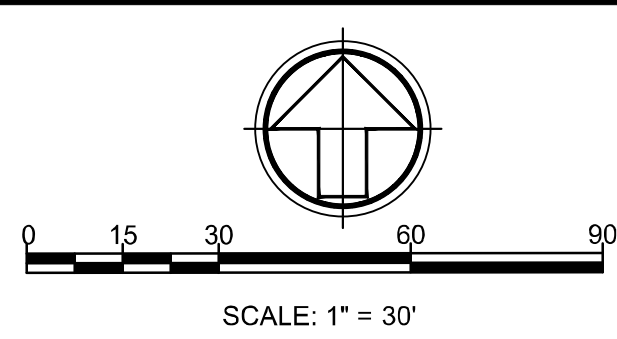
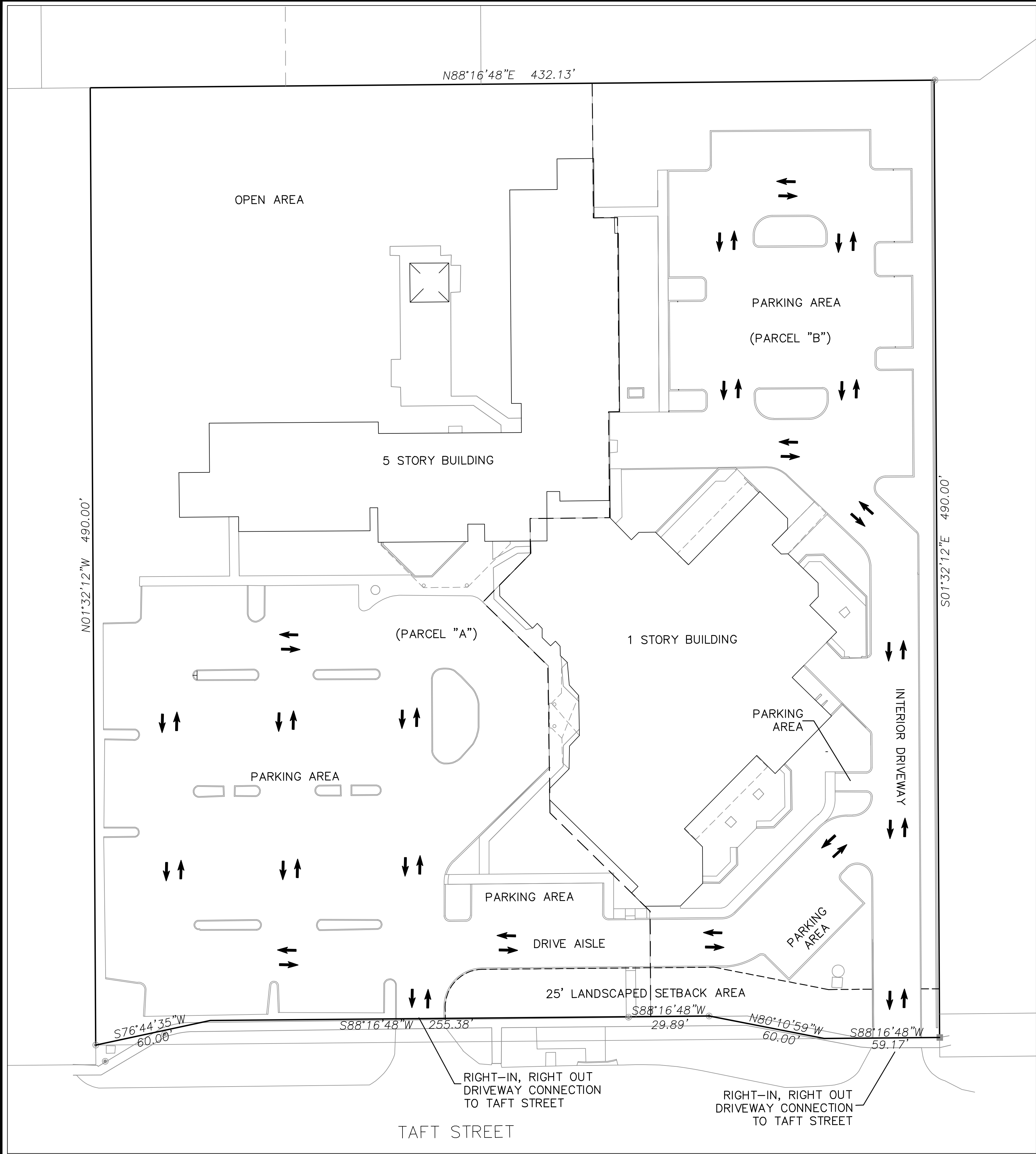
DRWN BY *J.E.C.*

CHKD BY *JDLR*

LAST FIELD DATE: *03/16/23*

REVISIONS		
01	ALTA/NSPS LAND TITLE SURVEY	04/05/11
02	ADD TOPOGRAPHIC ELEVATIONS	06/07/11
03	ADD TREE SURVEY	03/23/12

JOB NO.
ECS2955
TASK 4



LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXCEPTING THEREFROM FROM THE ABOVE MENTIONED PREMISES SO MUCH WAS CONVEYED BY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELRAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 5, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.

PROPOSED USES FOR PD ZONING

ANY OF THE FOLLOWING PROPOSED USES:

MULTIFAMILY RESIDENTIAL

COMMERCIAL - ANY ACTIVITY WHERE THERE IS AN EXCHANGE OF GOODS OR SERVICES FOR MONETARY GAIN. SUCH ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO RETAIL SALES, OFFICES, EAST & DRINKING FACILITIES, THEATERS AND SIMILAR USES.

PROFESSIONAL OFFICES - OFFICES WHICH ARE UTILIZED BY PERSONS IN A PROFESSION OR OCCUPATION REQUIRING SPECIAL, USUALLY ADVANCED, EDUCATION OR SKILL, AND NOT INVOLVING EITHER SALE OR REPAIR OF ANY PRODUCT OR MERCHANDISE OR THE PROVIDING OF ANY PERSONAL SERVICES ON THE PREMISES. PROFESSIONAL OFFICES INCLUDE, BUT ARE NOT LIMITED TO MEDICAL OFFICE, LAW, ACCOUNTING, REAL ESTATE, INSURANCE, ARCHITECTURE, ENGINEERING, STOCKBROKER, BANKING AND FINANCIAL, AND PRIVATE INVESTIGATOR (EXCLUDING BAIL BONDS).

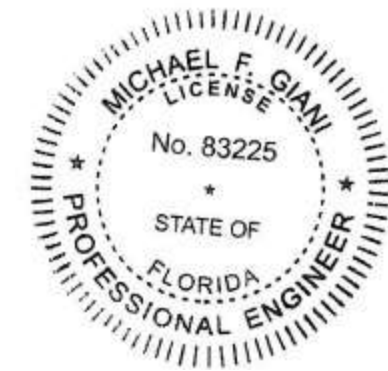
MEDICAL OFFICE - A TYPE OF PROFESSIONAL OFFICE PROVIDING SERVICES TO THE PUBLIC BY PHYSICIANS, DENTISTS, SURGEONS, CHIROPRACTORS, PHARMACISTS, OSTEOPATHS, PHYSICAL THERAPISTS, NURSES, ACUPUNCTURISTS, PODIATRISTS, OPTOMETRISTS, PSYCHIATRISTS, OR OTHERS WHO ARE DULY LICENSED TO PRACTICE THEIR PROFESSIONS IN THE STATE OF FLORIDA, AS WELL AS OTHERS, INCLUDING BUT NOT LIMITED TO TECHNICIANS AND ASSISTANTS, WHO ARE ACTING UNDER THE SUPERVISION AND CONTROL OF A LICENSED HEALTH CARE PRACTITIONER. RETAIL PHARMACIES STAFFED BY PHARMACISTS THAT SELL PERScription DRUGS, NON-PERScription DRUGS OR BOTH AND OTHER RETAIL GOODS FOR SALE TO THE PUBLIC, ARE NOT MEDICAL OFFICES. HOSPITALS AND OFFICES FOR SOCIAL WORKERS AND MENTAL HEALTH COUNSELORS ARE NOT MEDICAL OFFICES. "PAIN MANAGEMENT CLINICS" AND "SUBSTANCE ABUSE AND REHABILITATION CENTERS," AS DEFINED HEREIN, ARE MEDICAL OFFICES.

EDUCATION - EDUCATIONAL FACILITIES (PK-12) AND ADULT EDUCATION.

MIXED USE, VERTICAL OR HORIZONTAL - A TYPE OF PEDESTRIAN ORIENTED DEVELOPMENT INCORPORATING A COMBINATION OF MULTIPLE AND DISTRICT USES AND FUNCTIONS, SUCH AS RESIDENTIAL, COMMERCIAL, OFFICE, HOSPITALITY, CULTURAL, INSTITUTIONAL, INDUSTRIAL AND ASSOCIATED AMENITIES, WITHIN ONE BUILDING OR SITE.

VERTICAL MIXED USE - REFERS TO A TYPE OF URBAN DEVELOPMENT WHERE COMPATIBLE USES AND FUNCTIONS ARE LAYERED AND PHYSICALLY AND FUNCTIONALLY INTERGRATED WITHIN A SINGLE BUILDING.

HORIZONTAL MIXED USE - REFERS TO A TYPE OF WALKABLE AND CONNECTED DEVELOPMENT COMBINING SINGLE OR MULTIPLE USE BUILDINGS, PUBLIC AMENITIES, AND UTILITIES FUNCTIONALLY WITHIN A SITE.



MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 83225

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL F. GIANI, P.E. ON THE DATE INDICATED ON THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



LOCATION MAP

N.T.S.

SITE DATA

CURRENT LAND USE DESIGNATION:	MRES / GBUS
PROPOSED LAND USE DESIGNATION:	MRES / GBUS
CURRENT ZONING:	RM-25
PROPOSED ZONING:	PD
BUILDING HEIGHT:	50 FT.
TOTAL PARKING:	155 SPACES
DENSITY:	25 D.U./AC. (MEASURED FROM C/L OF TAFT ST.)

INTENSITY F.A.R.* :

EXISTING BUILDINGS: = 0.53

PROPOSED USES:

COMMERCIAL = 3.0

GENERAL OFFICE = 3.0

MEDICAL OFFICE = 3.0

* PER CITY OF HOLLYWOOD COMPREHENSIVE PLAN LAND USE ELEMENT PAGE LU-67 / JANUARY 2008

	SQ. FT.	ACRES	PERCENTAGE
Total Boundary Area:	207,782	4.77	100.00
Building Area:	38,333	0.88	18.45
Paved Area:	88,302	2.03	42.56
Open Area:	81,147	1.86	38.99

REVISIONS	
DATE	DESCRIPTION

SDA CONSULTING ENGINEERS

ENGINEERING • SURVEYING • PLANNING

ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY:	MFG
CHECKED BY:	J.F.D.
DESIGNED BY:	J.F.D.

SCALE: 1"=30'

FEDERATION PLAZA

CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA

PD MASTER DEVELOPMENT PLAN

SEAL

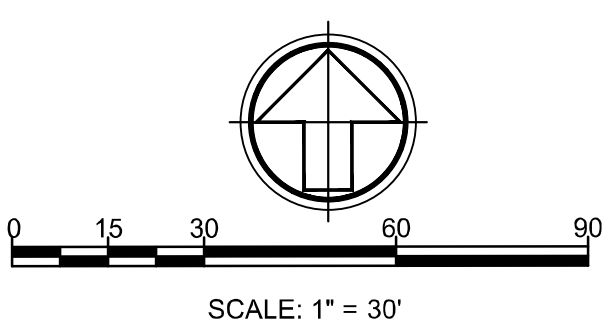
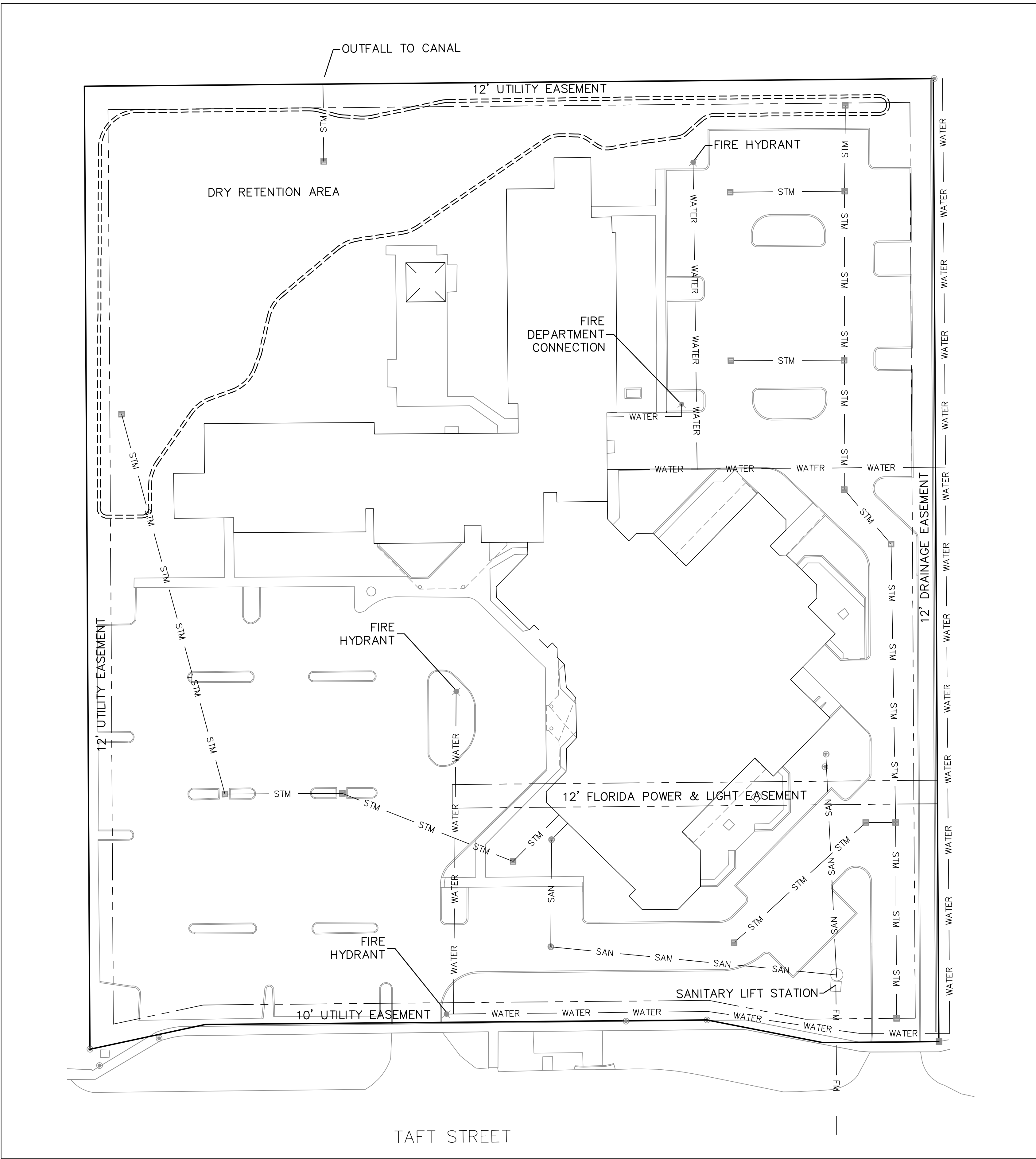
FOR THE FIRM, BY:

MICHAEL F. GIANI, P.E.
FLA. P.E. No. 83225

DATE: MAY, 2023

JOB NO. 1301

SHEET MP1



LOCATION MAP
N.T.S.

UTILITIES LEGEND

- SAN — SANITARY SEWER
- STM — SANITARY SEWER
- WATER — WATER MAIN



MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No 83225.

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R E V I S I O N S	
DATE	DESCRIPTION

SDA CONSULTING ENGINEERS

ENGINEERING • SURVEYING • PLANNING

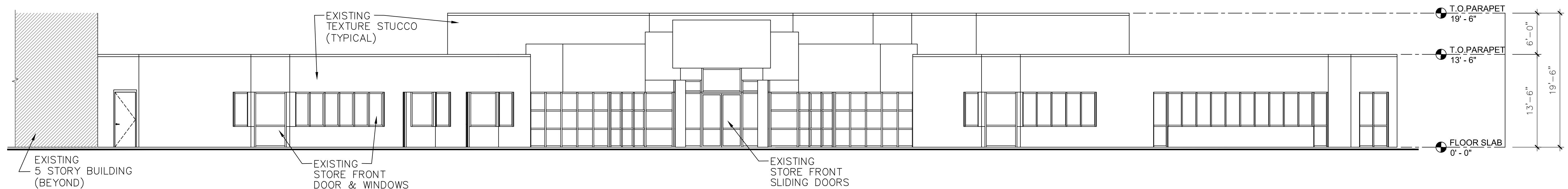
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
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DRAWN BY: MFG
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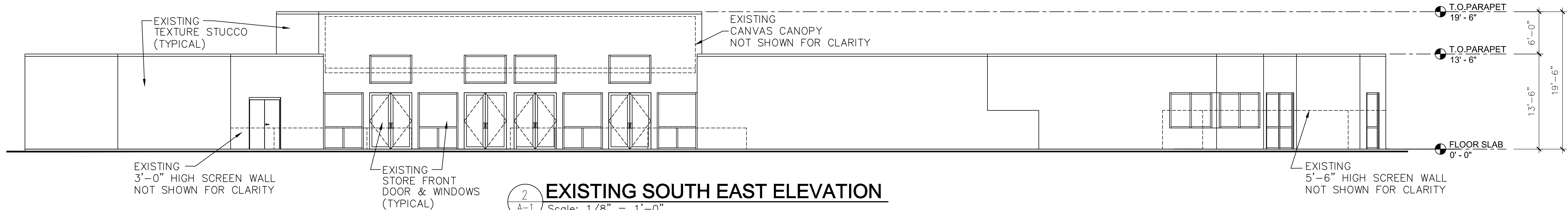
SCALE: 1"=30'

FEDERATION PLAZA
CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA
PD MASTER DEVELOPMENT PLAN

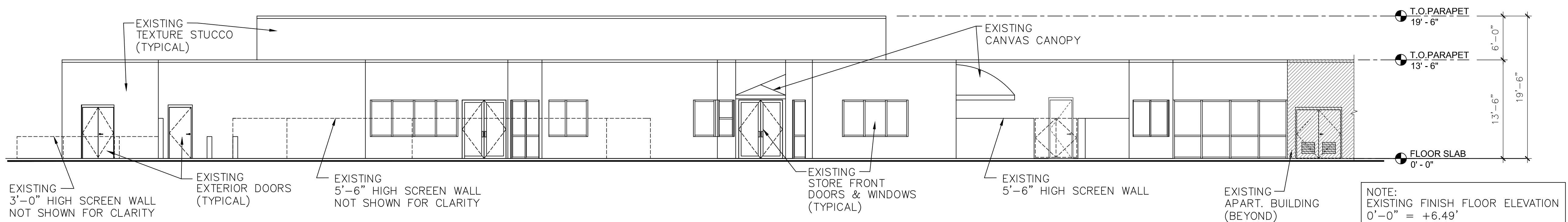
SEAL
FOR THE FIRM, BY;
MICHAEL F. GIANI, P.E.
FLA. P.E. No. 83225
DATE: MAY, 2023
JOB NO. 1301
SHEET MP2



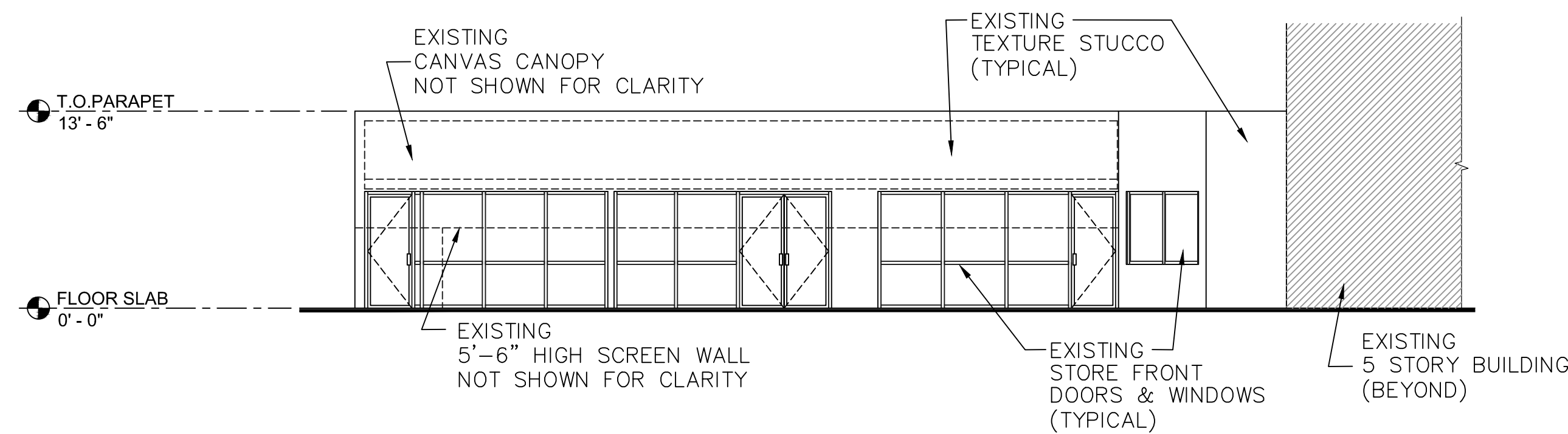
1
A-1
EXISTING WEST ELEVATION
Scale: 1/8" = 1'-0"



2
A-1
EXISTING SOUTH EAST ELEVATION
Scale: 1/8" = 1'-0"

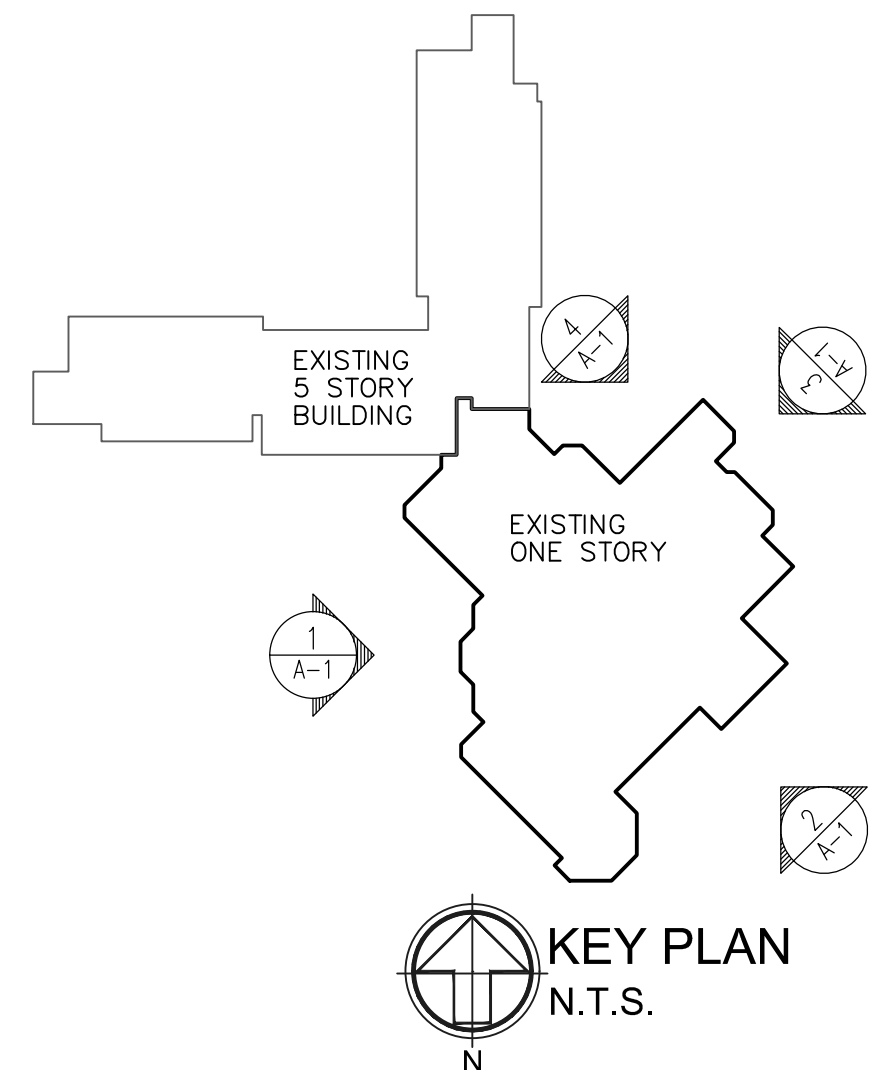


3
A-1
EXISTING NORTH EAST ELEVATION
Scale: 1/8" = 1'-0"



4
A-1
EXISTING NORTH WEST ELEVATION
Scale: 1/8" = 1'-0"

GENERAL NOTE:
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SLIGHTLY AND SHOULD BE FIELD VERIFIED BEFORE STARTING NEW
WORK (TYPICAL)



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TSENG CONSULTING GROUP, INC.
ARCHITECTURE • ENGINEERING • PLANNING
21 N.E. 166th STREET, MIAMI, FLORIDA 33162
TEL: (305) 945-4474 FAX: (305) 945-1613
AA-0003166 • EB-0006522 • IB-0001096

EXISTING
PROJECT: FEDERATION PLAZA BUILDINGS
3081 TAFT ST., HOLLYWOOD, FLORIDA 33021
OWNER: FEDERATION PLAZA PRESERVATION, L.P.
C/O RELATED AFFORDABLE, LLC
30 HUDSON YARDS, 72ND FLOOR
NEW YORK, NY 10001 (212) 801-1067

GEORGE S. TSENG
P.E. 51665

EXISTING
ONE STORY BUILDING
EXTERIOR ELEVATIONS

DATE:
5-24-2023
SHEET:

A-1

GENERAL NOTE:
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21 N.E. 166th STREET, MIAMI, FLORIDA 33162
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FEDERATION PLAZA BUILDINGS
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GEORGE S. TSENG
P.E. 51665

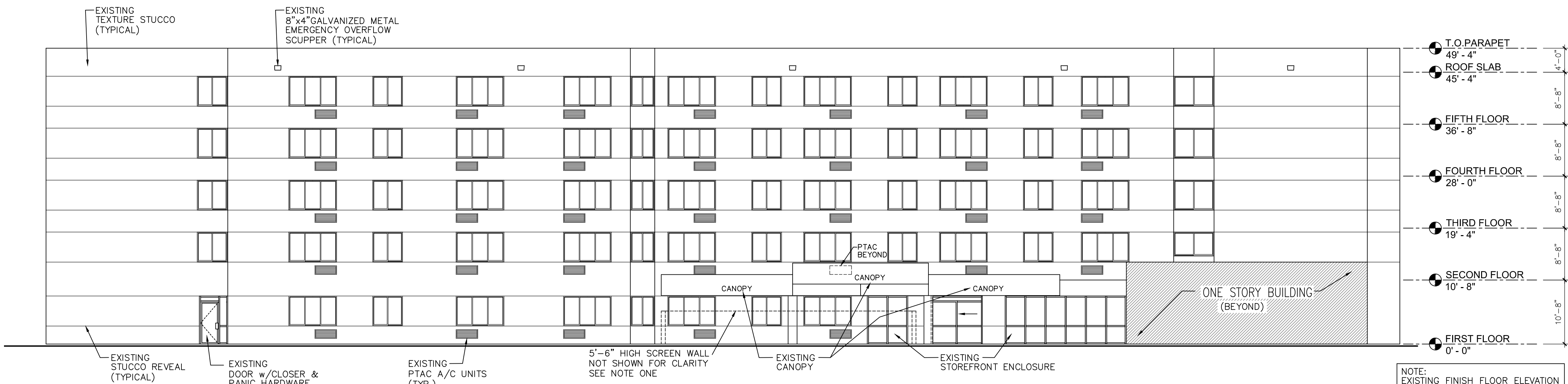
EXISTING
5 STORY BUILDING
EXTERIOR ELEVATIONS

DATE:
5-24-2023
SHEET:

A-2

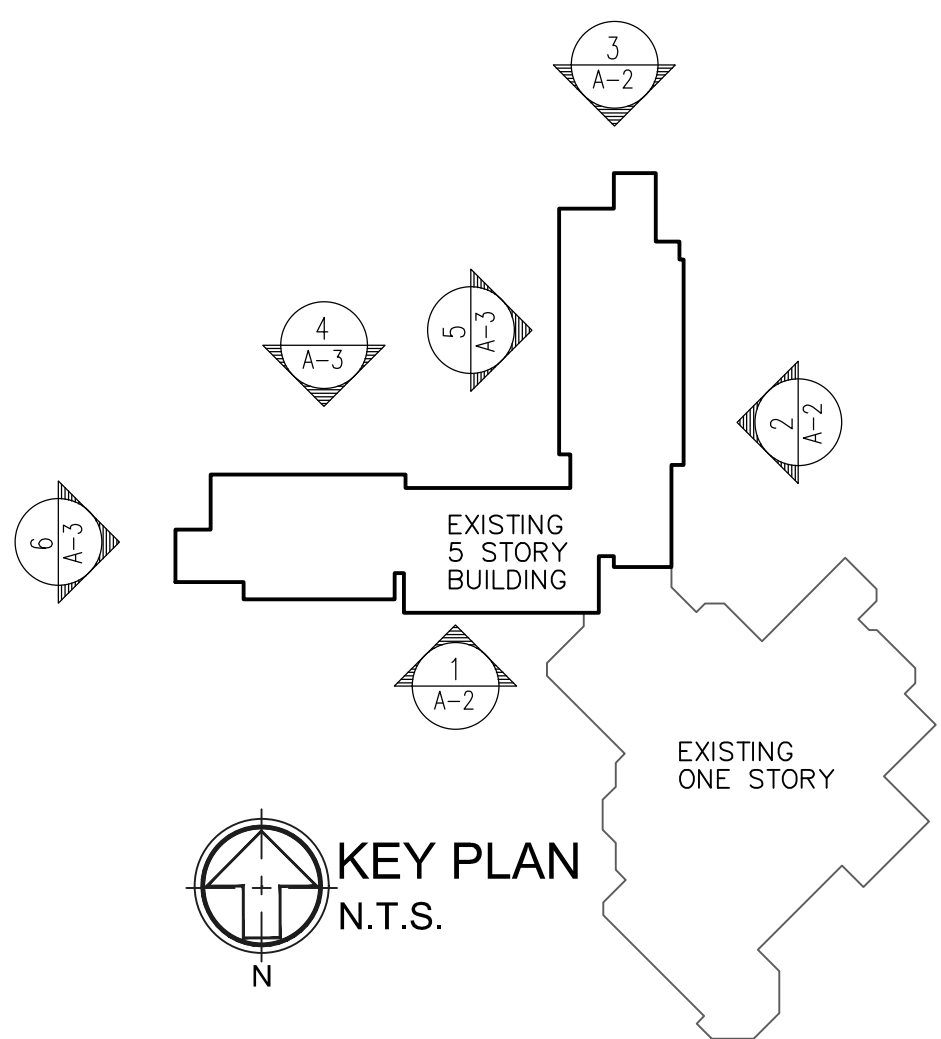


2
A-2
EXISTING EAST ELEVATION
Scale: 3/32" = 1'-0"



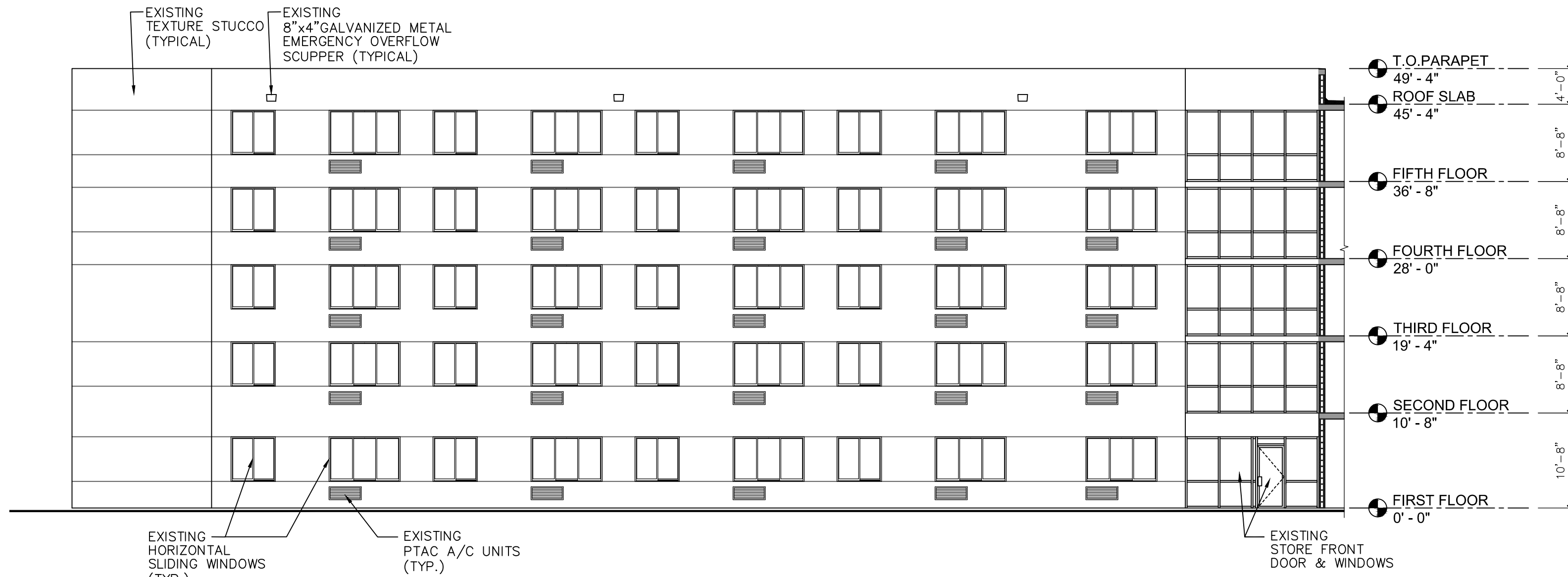
1
A-2
EXISTING SOUTH ELEVATION
Scale: 3/32" = 1'-0"

NOTE:
EXISTING FINISH FLOOR ELEVATION
0'-0" = +6.49'
(TYPICAL)

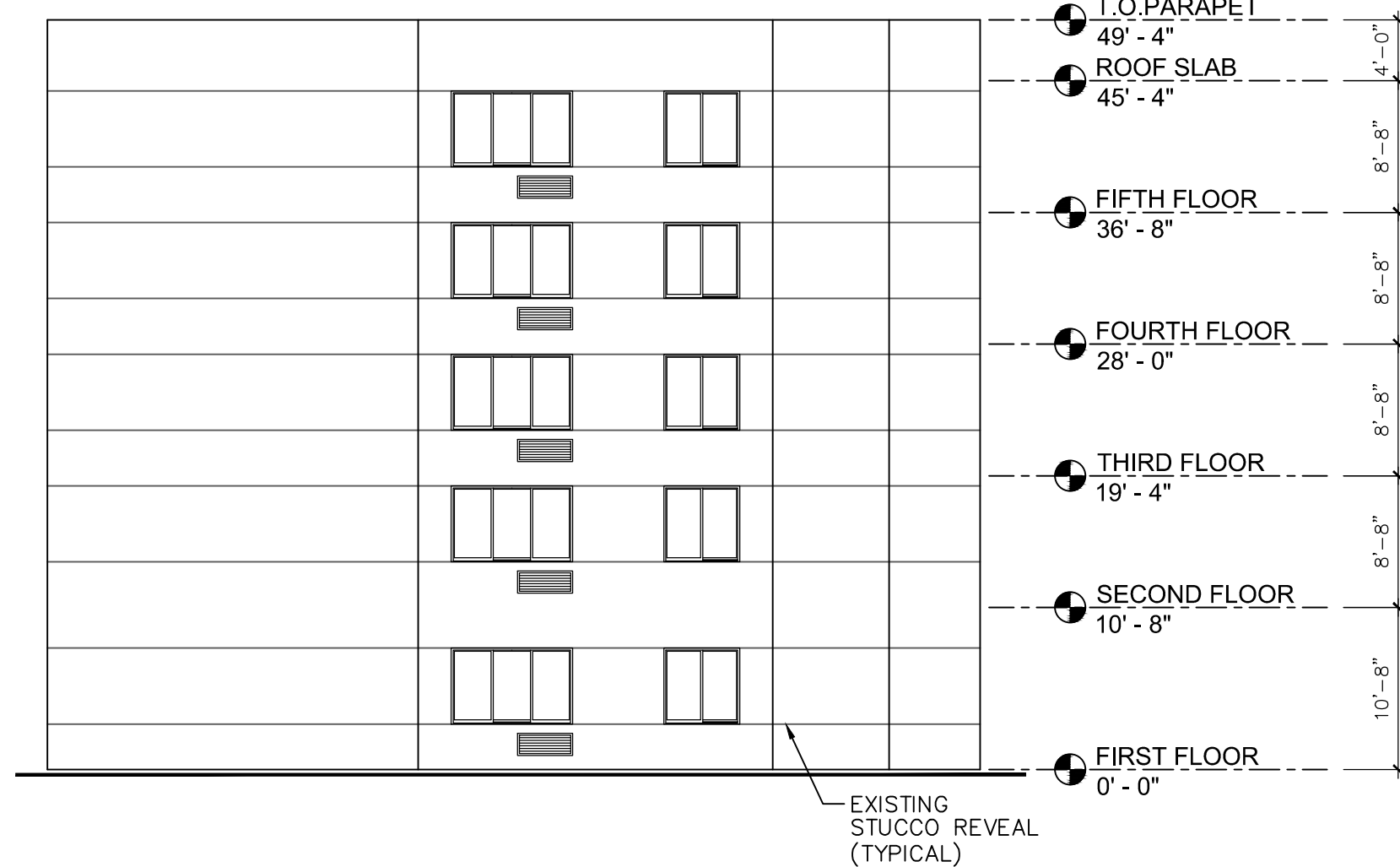


KEY PLAN
N.T.S.

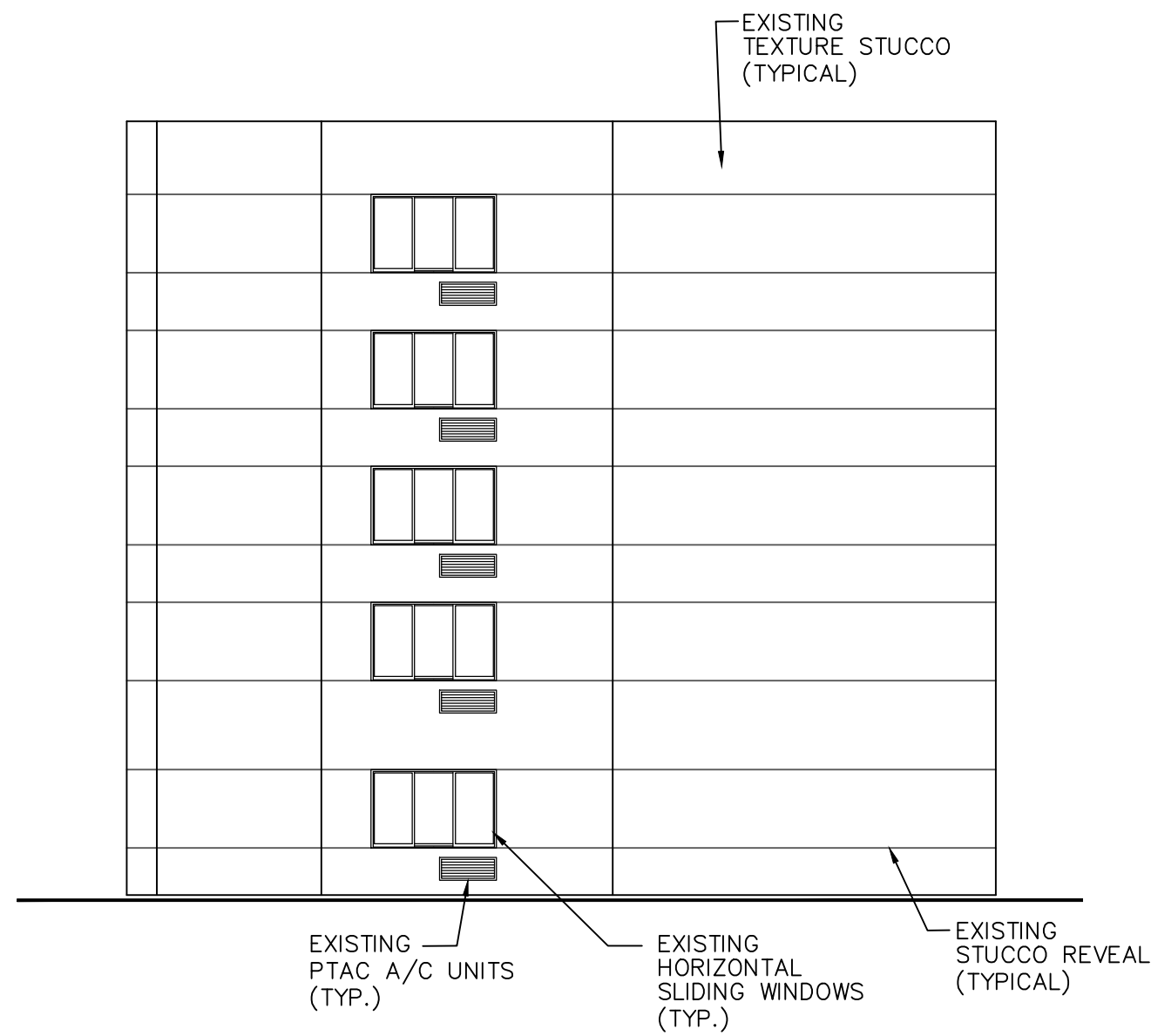
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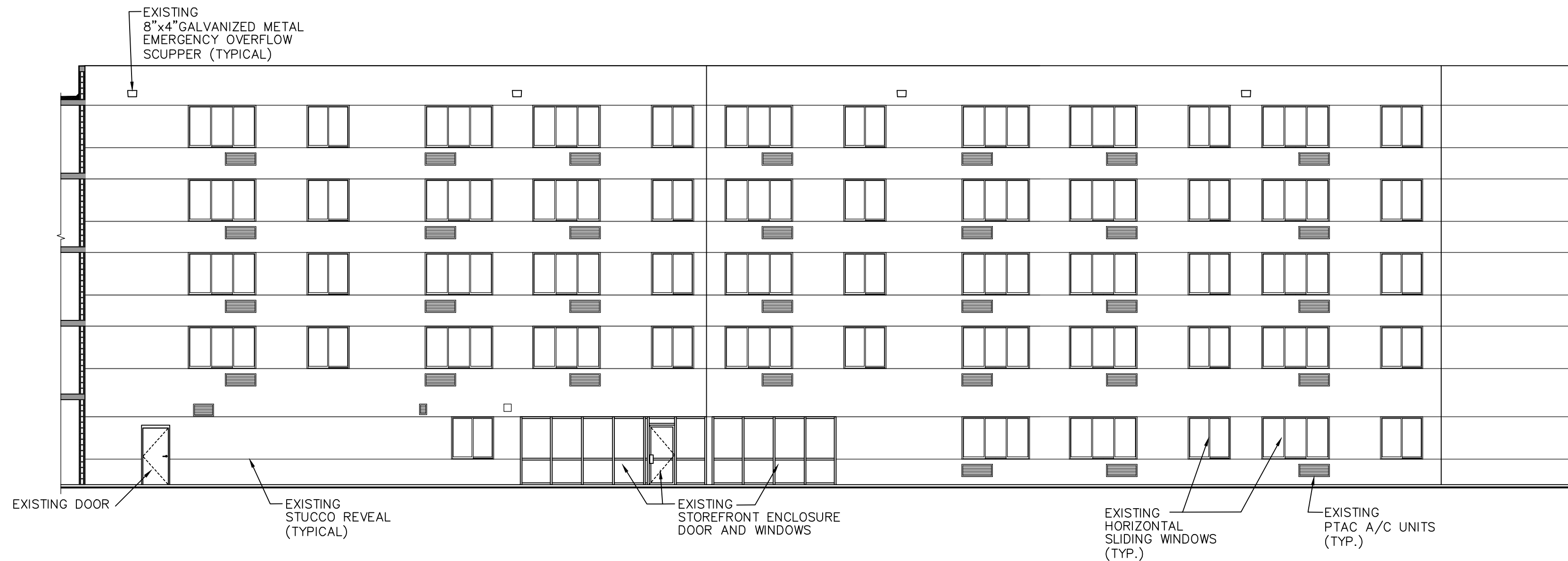
5
A-3
EXISTING PARTIAL WEST ELEVATION
Scale: 3/32" = 1'-0"



6
A-3
EXISTING PARTIAL WEST ELEVATION
Scale: 3/32" = 1'-0"



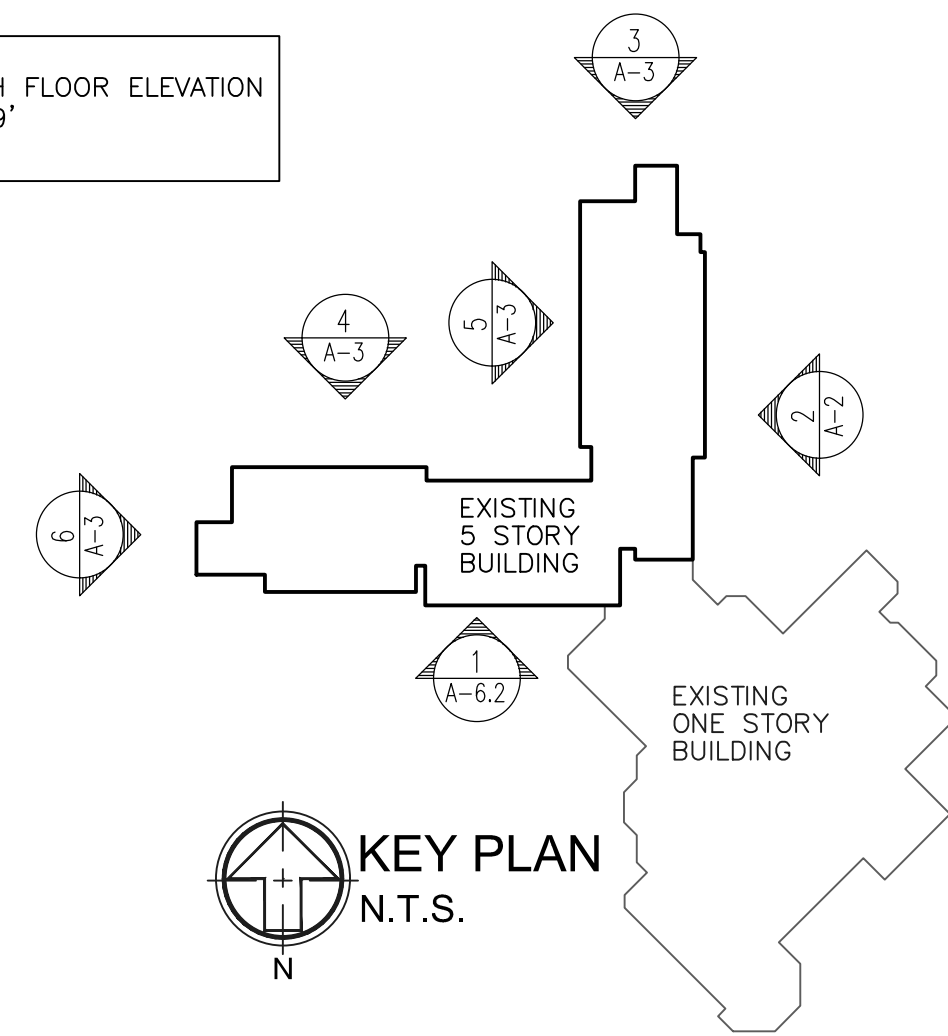
3
A-3
EXISTING PARTIAL NORTH ELEVATION
Scale: 3/32" = 1'-0"



4
A-3
EXISTING PARTIAL NORTH ELEVATION
Scale: 3/32" = 1'-0"

GENERAL NOTE:
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NOTE:
EXISTING FINISH FLOOR ELEVATION
0'-0" = +6.49'
(TYPICAL)



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3081 TAFT ST., HOLLYWOOD, FLORIDA 33021
OWNER: FEDERATION PLAZA PRESERVATION, L.P.
c/o RELATED AFFORDABLE, LLC
30 HUDSON YARDS, 72ND FLOOR
NEW YORK, NY 10001 (212) 801-1067

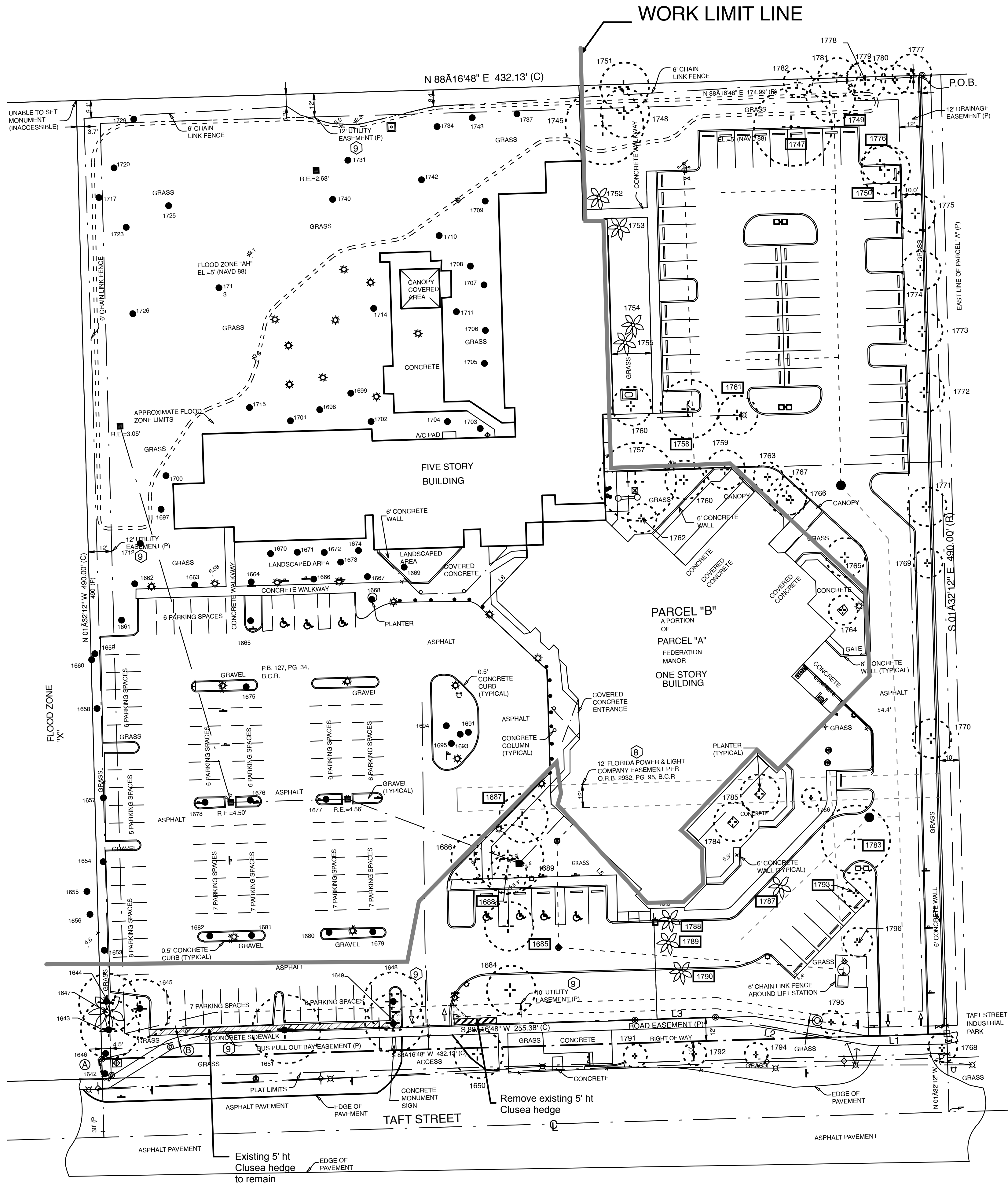
GEORGE S. TSENG
P.E. 51665

EXISTING
5 STORY BUILDING
EXTERIOR ELEVATIONS

DATE:
5-24-2023
SHEET:

A-3

This item has been digitally signed and sealed by George S. Tseng on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



TREE TABLE				
Disposition	Tree Number	Tree Type	DBH	Canopy
Remain	1642	OAK	15"	30'
Remain	1643	OAK	24"	30'
Remain	1644	OAK	24"	30'
Remain	1645	OAK	24"	30'
Remain	1646	OAK	12"	20'
Remain	1647	ARECA PALM	15"	20'
Remain	1648	OAK	18"	30'
Remain	1649	OAK	18"	30'
Remain	1650	OAK	15"	25'
Remove	1651	OAK	24"	35'
Remain	1652	OAK	12"	25'
Remain	1653	OAK	12"	25'
Remain	1654	OAK	12"	25'
Remain	1655	OAK	12"	25'
Remain	1656	OAK	24"	20'
Remain	1657	OAK	15"	25'
Remain	1658	OAK	15"	25'
Remain	1659	OAK	15"	25'
Remain	1660	UNKNOWN PALM	15"	15'
Remain	1661	OAK	24"	40'
Remain	1662	OAK	18"	35'
Remain	1663	OAK	15"	25'
Remain	1664	OAK	10"	15'
Remain	1665	OAK	18"	35'
Remain	1666	OAK	18"	35'
Remain	1667	OAK	18"	35'
Remain	1668	OAK	12"	20'
Remain	1669	UNKNOWN TREE	12"	15'
Remain	1670	QUEEN PALM	12"	
Remain	1671	QUEEN PALM	12"	
Remain	1672	QUEEN PALM	12"	
Remain	1673	QUEEN PALM	12"	
Remain	1674	QUEEN PALM	12"	
Remain	1675	OAK	12"	20'
Remain	1676	OAK	12"	20'
Remain	1677	OAK	18"	20'
Remain	1678	OAK	18"	20'
Remain	1679	OAK	18"	25'
Remain	1680	OAK	8"	10'
Remain	1681	OAK	10"	15'
Remain	1682	OAK	18"	20'
Remain	1683	OAK	15"	25'
Remove	1684	OAK	24"	25'
Remove	1685	OAK	24"	25'
Remove	1686	OAK	24"	25'
Remove	1687	OAK	24"	25'
Remove	1688	ROYAL POINCIANA	24"	15'
Remain	1689	ROYAL POINCIANA	24"	30'
Remain	1690	GUMBO LIMBO	36"	40'
Remain	1691	QUEEN PALM	8"	35'
Remain	1692	QUEEN PALM	8"	35'
Remain	1693	QUEEN PALM	10"	25'
Remain	1694	QUEEN PALM	10"	25'
Remain	1695	QUEEN PALM	10"	25'
Remain	1696	QUEEN PALM	10"	25'
Remain	1697	QUEEN PALM	10"	25'
Remain	1698	QUEEN PALM	10"	25'
Remain	1699	QUEEN PALM	10"	25'
Remain	1700	QUEEN PALM	10"	20'
Remain	1701	QUEEN PALM	10"	40'
Remain	1702	QUEEN PALM	10"	40'
Remain	1703	QUEEN PALM	10"	40'
Remain	1704	QUEEN PALM	10"	40'
Remain	1705	QUEEN PALM	10"	40'
Remain	1706	QUEEN PALM	10"	40'
Remain	1707	QUEEN PALM	10"	40'
Remain	1708	QUEEN PALM	10"	40'
Remain	1709	QUEEN PALM	10"	40'
Remain	1710	OAK	18"	30'
Remain	1711	OAK	18"	30'
Remain	1712	UNKNOWN TREE	12"	35'
Remain	1713	GUMBO LIMBO	12"	25'
Remain	1714	GUMBO LIMBO	12"	25'
Remain	1715	UNKNOWN TREE	12"	25'
Remain	1716	UNKNOWN TREE	12"	25'
Remain	1717	UNKNOWN TREE CLUSTER	60"	10'
Remain	1720	UNKNOWN TREE CLUSTER	48"	10'
Remain	1723	ROYAL POINCIANA	36"	40'
Remain	1725	ROYAL POINCIANA	18"	25'
Remain	1726	UNKNOWN TREE	30"	35'
Remain	1729	UNKNOWN TREE	18"	15'
Remain	1731	OAK	36"	40'
Remain	1734	OAK	36"	40'
Remain	1737	OAK	36"	40'
Remain	1740	FICUS TREE	36"	40'
Remain	1742	OAK	18"	40'
Remain	1743	OAK	18"	40'
Remain	1745	GUMBO LIMBO	36"	40'
Remove	1747	GUMBO LIMBO	18"	40'
Remove	1748	GUMBO LIMBO	18"	25'
Remove	1749	GUMBO LIMBO	18"	25'
Remove	1750	Dead	18"	25'
Remain	1751	CARROTWOOD	18"	25'
Remain	1752	QUEEN PALM	10"	25'
Remain	1753	QUEEN PALM	10"	25'
Remain	1754	QUEEN PALM	10"	25'
Remain	1755	QUEEN PALM	10"	25'
Remain	1756	OAK	18"	40'
Remain	1757	OAK	18"	40'
Remove	1758	OAK	15"	30'
Remain	1759	OAK	12"	20'
Remain	1760	OAK	12"	20'
Remove	1761	OAK	12"	20'
Remain	1762	OAK	12"	15'
Remain	1763	CARROTWOOD	12"	15'
Remain	1764	GUMBO LIMBO	12"	15'
Remain	1765	GUMBO LIMBO	18"	20'
Remain	1766	GUMBO LIMBO	18"	20'
Remain	1767	GUMBO LIMBO	18"	20'
Dead	1768	GUMBO LIMBO	10"	15'
Remain	1769	GUMBO LIMBO	10"	15'
Remain	1770	GUMBO LIMBO	12"	20'
Remain	1771	GUMBO LIMBO	12"	20'
Remain	1772	GUMBO LIMBO	12"	20'
Remain	1773	GUMBO LIMBO	12"	20'
Remain	1774	GUMBO LIMBO	12"	20'
Remain	1775	GUMBO LIMBO	12"	20'
Remove	1776	CARROTWOOD	12"	20'
Remain	1777	CARROTWOOD	10"	20'
Remain	1778	CARROTWOOD	10"	15'
Remain	1779	CARROTWOOD	10"	15'
Remain	1780	CARROTWOOD	12"	20'
Remain	1781	CARROTWOOD	12"	20'
Remove	1782	CARROTWOOD	10"	15'
Remove	1783	GUMBO LIMBO	24"	35'
Remain	1784	UNKNOWN TREE	12"	20'
Remain	1785	UNKNOWN TREE	12"	20'
Remain	1786	HONG KONG ORCHID TREE	8"	10'
Remove	1787	QUEEN PALM	10"	25'
Remove	1788	QUEEN PALM	10"	25'
Remove	1789	QUEEN PALM	10"	25'
Remove	1790	QUEEN PALM	10"	25'
Remain	1791	GUMBO LIMBO	10"	12'
Remain	1792	GUMBO LIMBO	12"	15'
Remove	1793	GUMBO LIMBO	10"	15'
Remain	1794	GUMBO LIMBO	10"	15'
Remain	1795	GUMBO LIMBO	10"	15'
Remain	1796	GUMBO LIMBO	10"	15'

Mitigation Calculations

1. TOTAL DBH TO REMOVE = 165" PLUS (4) PALMS

2. TO BE MITIGATED AS FOLLOWS:

(165"/2" DBH.) = 83 TREES MINUS 64 trees, (32 new trees and 11 palms oversized to equal 2 trees).
83-69 trees = 14 trees to be mitigated by payment at (350.00)each

TOTAL OF ALL MITIGATION REQUIRED TO BE PAID INTO TREE FUND \$4,900.00

TREE SYMBOL LEGEND

XXXX EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

XXXX EXISTING TREE TO REMOVE

CLEANUP NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING EXOTIC LANDSCAPE MATERIAL AND ROOTS WITHIN THE SCOPE AREA.

ROOT BARRIER WILL BE PLACED ALONG ANY PAVEMENT WITHIN 5' OF ANY NEWLY SUPPLIED OR TRANSPLANTED TREE OR PALM. SEE SHEET L-2 FOR SPECIFICATIONS.

(3) 2X4 WOOD FENCE RAILS EVENLY SPACED ON POSTS AS NOTED W/ ORANGE MESH FABRIC ATTACHED

2X4 WOOD POSTS AT ALL FOUR CORNERS WITH INTERMEDIATE POSTS AS REQUIRED. SINK POSTS 18" DEEP IN GROUND

EXISTING GRADE

NOTE: ERECT FENCE PRIOR TO BEGINNING DEMOLITION. LEAVE IN PLACE UNTIL ALL PAVING & GRADING IS COMPLETE. FENCE TO BE REMOVED AT TIME SITE IS BEING PREPARED FOR SOD INSTALLATION.

TREE PROTECTION/TEMPORARY BARRIER DETAIL

NOT TO SCALE

A

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

01.	5-22-23	PARKING LOT REVISION	JS	
NO.	DATE	REVISION	BY	

NO.	DATE	REVISION	BY	

PROJECT
213540

Drawn: 4-9-23

SCALE

Checked: JS

james santiago

landscape architecture and design

612 NE 14th Ave. Unit A, Fort Lauderdale, FL 33304

Tel. 954-560-1695

Email, Jsantiagoolainc@gmail.com

Tree Disposition Plan

Federation Plaza

Parking Lot Expansion

1381 Taft Street Hollywood, FL

SHEET
TD-1
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