

May 30, 2025.

**City of Hollywood**  
**Development services Planning Division**  
5858 W. Main Street  
Hollywood, FL 70360

Re: **Polk Office Building**  
2910 Polk Street  
Hollywood, FL 33020

File No. EN 25-059

Cover letter for the Final TAC submission.  
**TAC file 25-DP-13**

Our attached submittal includes substantial revisions to our previous submittal. We responded to the staff comments and added the request for variances.

The note from the staff regarding our original design, a note that pointed out the request for inclusion to the anticipated pedestrian traffic arriving from the nearby public train station, triggered the possibility of the developer participating in the creating a city park on the adjacent vacant land owned by the F.D.O.T

The developer is looking forward to participating and cooperating with the staff's recommendations regarding the establishment of a city park at this location.

The redesign of the proposed office building, as provided in the attached set of plans, includes, as requested by staff, the introduction of a pedestrian main entrance through the proposed city park, an increase in the office floor area and building height. The introduction of another architectural exterior design (not "Brutal") as a tall, monumental element at the entrance to Hollywood boulevard, providing, on the ground floor, a cafeteria/restaurant overlooking the proposed city park.

We are looking forward to your final approval for us proceeding with the construction documents to get the building permit as expeditious as possible.

Sincerely,

Itamar Goldenholz, Architect  
President.

APPLICATION DATE: 5.29.2025

**2600 Hollywood Blvd**

Room 315  
Hollywood, FL 33022  
Tel: (954) 921-3471

Email: [Development@Hollywoodfl.org](mailto:Development@Hollywoodfl.org)

**SUBMISSION REQUIREMENTS:**

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

**NOTE:**

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent **must** be present at all Board or Committee meetings.

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

**APPLICATION TYPE (CHECK ALL THAT APPLIES):**

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

**PROPERTY INFORMATION**

Location Address: 2910 POLK STREET, HOLLYWOOD, FLORIDA 33020  
 Lot(s): 16 & 17 Block(s): 42 Subdivision: HOLLYWOOD LITTLE RANCHES  
 Folio Number(s): 5142 16 6801 AND 5142 16 02

Zoning Classification: TC-1 Land Use Classification: \_\_\_\_\_  
 Existing Property Use: VACANT Sq Ft/Number of Units: N/A

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): YES, PRE APPLICATION EN-25-059. TCA 25-DP-13 PROCEED TO FINAL

**DEVELOPMENT PROPOSAL**

Explanation of Request: PROPOSED 6 STORY OFFICE BLDG W/ 9 LEVEL PARKING GARAGE ON A VACANT LAND

Phased Project: Yes  No  Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="N/A"/> #Rooms <input type="text" value="N/A"/>
Proposed Non-Residential Uses	<input type="text" value="92,000 S.F."/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="25%"/> (Area: <input type="text" value="10,365"/> S.F.)
Parking (# of spaces) GARAGE	PARK. SPACES: (# <input type="text" value="303"/> )
Height (# of stories)	(# STORIES) <input type="text" value="OFFICE 6"/> ( <input type="text" value="79"/> FT.)
Gross Floor Area (SQ. FT)	OFFICE BLDG Lot(s) Gross Area ( <input type="text" value="92,000 +/-"/> FT.)

Name of Current Property Owner: BSD 23 DEVELOPMENT LLC  
 Address of Property Owner: 2144 JOHNSON STREET, HOLLYWOOD, FLORIDA 33020  
 Telephone: 646 249 0930 Email Address: avihu23@gmail.com

Applicant ITAMAR GOLDENHOLZ ARCHITECT Consultant  Representative  Tenant   
 Address: 3122 N. PINE ISLAND ROAD, SUNRISE FLORIDA 33351 Telephone: 954 742 0797  
 Email Address: itamar@goldenholz.com

Email Address #2: \_\_\_\_\_  
 Date of Purchase: \_\_\_\_\_ Is there an option to purchase the Property? Yes  No   
 If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : \_\_\_\_\_  
 E-mail Address: \_\_\_\_\_





# GENERAL APPLICATION

## CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign 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: 5-29-2025

PRINT NAME: AVIHU NAHARI Date: 5-29-2025

Signature of Consultant/Representative:  Date: 5-29-2025

PRINT NAME: ITAMAR GOLDENHOLZ Date: 5-29-2025

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

PRINT NAME: N/A Date: \_\_\_\_\_

### Current Owner Power of Attorney

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

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signature of Current Owner

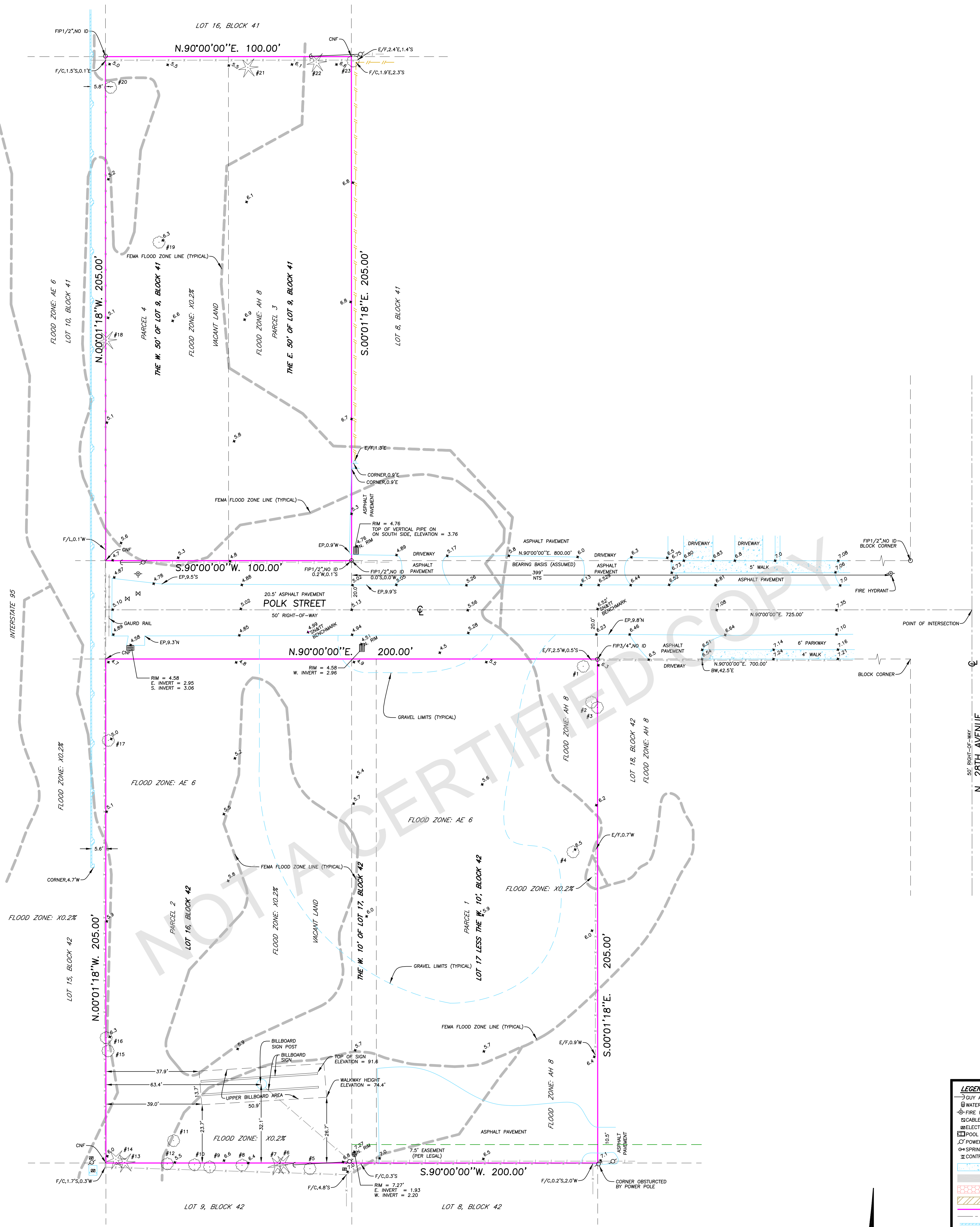
\_\_\_\_\_  
Notary Public  
State of Florida

\_\_\_\_\_  
Print Name

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



ALTA/NSPS LAND TITLE SURVEY



**LEGEND**

- GUY ANCHOR
- WATER METER
- ⊕ FIRE HYDRANT
- SCABLE BOX
- ⊕ ELECTRIC SERVICE
- ⊕ POOL SERVICE
- ⊕ POWER/LIGHT POLE
- ⊕ ON-SPRINKLER SYSTEM
- ⊕ CONTROL VALVE
- ▨ CONCRETE/CHAT
- ▨ ASPHALT PAVEMENT
- ▨ BRICK/TILE PAVERS
- ▨ WOOD DECK/DOCK
- ▨ PROPERTY LINE
- ▨ CENTERLINE
- ▨ CONCRETE WALL
- ▨ METAL FENCE
- ▨ WOOD/PVC FENCE
- ▨ OVERHEAD WIRES
- ▨ 0.00' ELEVATION

**ABBREVIATIONS**

- AC ANCHOR
- AE ANCHOR EASEMENT
- BC BUILDING CORNER
- BN BENCHMARK
- BW BACK OF WALK
- CA CALCULATED
- CNF CORNER NOT FOUND
- DE DEGREE OF EASEMENT
- E/F END/FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE/CORNER
- FF FINISH FLOOR
- FL FENCE/LINE
- FR FOUND IRON PIPE
- FR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FN&T FOUND NAIL & TAB
- GEN GENERATOR
- GAR GARAGE
- INSTR INSTRUMENT
- OP OPEN PORCH
- ORB OFFICIAL RECORD BOOK
- NTS NOT TO SCALE
- PLB PLAT BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE
- PT POINT OF TANGENCY
- REC RECORD
- RAD RADIAL
- RD RIGHT-OF-WAY
- SN&D SET NAIL & DISC 5495
- SP SCREENED PORCH
- SP&C SET 1/2" DIA & CAP 5495
- UE UTILITY EASEMENT

**TREE TABLE**

NUMBER	TYPE	SIZE
#1	GUMBO LIMBO	11"
#2	OAK	8"
#3	OAK	15"
#4	GUMBO LIMBO	11"
#5	BRAZILIAN PEPPER	24"
#6	SABLE PALM	12"
#7	SABLE PALM	12"
#8	BRAZILIAN PEPPER	12"
#9	GUMBO LIMBO	12"
#10	BRAZILIAN PEPPER	3"
#11	BRAZILIAN PEPPER	6"
#12	GUMBO LIMBO	8"
#13	SABLE PALM	10"
#14	SABLE PALM	10"
#15	UMBRELLA TREE	5"
#16	STRANGLER FIG	5"
#17	MUMPSA	12"
#18	SABLE PALM	12"
#19	GUMBO LIMBO	17"
#20	GUMBO LIMBO	5"
#21	SABLE PALM	18"
#22	SABLE PALM	12"
#23	GUMBO LIMBO	4"

**SURVEYOR'S NOTES**

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOD ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THAN THOSE SHOWN HEREON.

**LEGAL DESCRIPTION**

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

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

**PARCEL 3**  
THE EAST 50 FEET OF LOT 9, BLOCK FOURTY-ONE (41), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

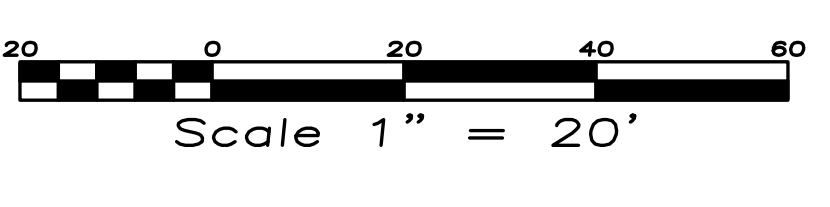
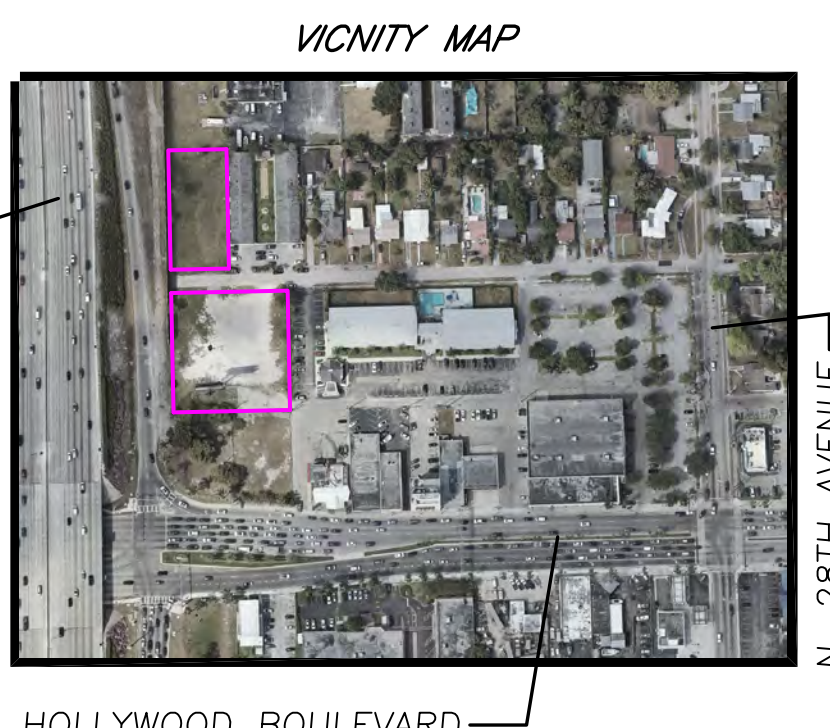
**PARCEL 4**  
THE WEST FIFTY (50) FEET OF LOT NINE (9), BLOCK FOURTY-ONE (41), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFIED TO:**  
BDO Z3 DEVELOPMENT LLC & NAHARI, AVHU

**PROPERTY ADDRESS:**  
2910 POLK STREET  
HOLLYWOOD, FL 33020

**BOUNDARY SURVEY**  
INVOICE # 42161U  
SURVEY DATE 11/06/24

**FLOOD ZONE AHB / AEB / X0.2%**  
MAP DATE 07/31/24  
MAP NUMBER 125113 0568J



**ATLANTIC COAST**  
SURVEYING, INC.

*R. J. Stull*  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 5241  
ATLANTIC COAST SURVEYING, INC.  
13798 NW 4th Street, Suite 306  
Surfside, FL 33152  
P: 954.587.2100 E: info@acsiweb.net



May 8, 2025.

**City of Hollywood**  
**Development services Planning Division**  
5858 W. Main Street  
Hollywood, FL 70360

**Re: Polk Office Building**  
2910 Polk Street  
Hollywood, FL 33020

File No. EN 25-059

Respond to Preliminary TAC review dated February 18, 2025.  
**TAC file 25-DP-13**

- 1) Provide a plat determination letter from the Broward County Planning Council.  
[Provided by the owner – see attached documents](#)
  - 2) The survey, architectural plans, and landscape plans are not signed, sealed, and dated.  
Please provide signed, sealed, and dated plans.  
[See attached.](#)
  - 3) Provide an overall site plan with the following information:
    - a. Existing right-of-way width dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site. (i.e. swales, sidewalk curbs, curb, including dimensions.)  
[See attached revised sheet SP-1 and Civil plans.](#)
    - b. Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swales, sidewalks etc.  
[See attached revised sheet SP-1 and Civil plans.](#)
    - c. All features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.  
[See attached sheet revised SP-1 and Civil plans.](#)
- 1) Fully dimension the ROW (i.e. centerline to new property line, full width of the ROW, new sidewalk, swale) on all plan sheets (SP-1 and C-1, at a minimum).  
[See attached revised sheet SP-1 and Civil plans](#)
  - 2) It is recommended to enlarge the scale of SP-1 and C-1 to address the comments.



- 3) Please list all variances being requested on the cover sheet and clearly call them out on the plan. (i.e. setbacks to walkways, curb cuts etc.).  
[See attached revised sheet SP-1](#)
  
- 4) Scope of work on SP-1 indicates a 5 story parking garage; however, A-5 indicates the 6th level of the parking garage.  
[See attached revised sheet SP-1](#)
  
- 5) The use of the site at the rear of the property is unclear on SP-1. There are two Billboard Maintenance Access labels on both sides, one 38-feet and the other 18 feet wide. Please clarify on the plans.  
[See attached revised sheet SP-1](#)
  
- 6) Confirm who owns and maintains the billboard. If it is an entity separate from the owner of the property, provide an agreement between the owner of the property and the owner of the billboard. The building is under the billboard. Include this information in the agreement.  
[The owner of the billboard is the owner of the property that is applying for the site plan approval](#)
  
- 7) Show, label, and dimension the billboard easement and all maintenance access easements on all plan sheets.  
[An easement for the billboard is not required. Maintenance access will be provided through the proposed parking structure with restricted access to the billboard maintenance personal.](#)
  
- 8) Label the height of the bottom of the billboard sign and the height of the building, and the separation between the two on SP-1.  
[See attached revised sheet SP-1, A-1, A-2, A-3, A-7, A-8 and A-9](#)
  
- 9) It appears that the East setback is 17.7 feet on the plan and 17 feet in the table. Add 'setback' label to the setbacks on SP-1.
  
- 10) A new sidewalk along Polk Street is required. Please clearly show the limits of the new sidewalk and provide hatching to clearly show the sidewalk is proposed Fully dimension sidewalk and ensure the sidewalk is designed to the City of Hollywood standard details.  
[Requesting a variance \(number 6\)](#)  
  
Provide a legend and hatching for all site improvements on SP-1 and C-1 and for building columns, walls, etc. on SP-1. [See attached revised sheet SP-1](#)
  
- 11) There are various items the need to be cleaned up on the architectural and civil plan sheets (i.e. K, L, M at NEC; 2- foot dimension on A-2, C-1 has two items shown in the West access, etc.). [See attached revised sheet SP-1, A-2 and C-1](#)



- 12) The city requires dumpster enclosures. Review Dumpster Enclosure Requirements | Hollywood, FL - Official Website. Show, label, and dimension the dumpster enclosure, waste, and recycling bins; note the type of dumpster enclosure door; show and label the trash chute; and show how garbage is proposed to be picked up on the plans. Provide routings. [Trash containers will be in an enclosed trash room on the ground floor at the south end of the garage. Trash containers will be brought to the street curb on trash pick up days.](#)
- 13) Indicate if there will be any fence or security gate at the driveway. If so, please indicate the type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing. All vehicle queueing shall be within private property (8.5'x19' minimum). Show and label the queueing space, as applicable.  
[No fence or security gates are proposed at the driveway.](#)
- 14) Show the stop bar, stop sign, and visibility triangle at the entrance on all plan sheets. Please refer to the city's Visibility Triangle Detail (12'X12'). Dimension the distance between the edge of pavement and the new property line. [See attached revised SP-1, and C-1](#)
- 15) Show and label on the plans (SP-1 and C-1) if curbing is proposed within the parking garage and call out type of curb to be proposed. [See attached revised SP-1, and C-1](#)
- 16) Fully dimension all parking stalls. A typical length dimension may be provided for each parking group. [See attached revised sheet A-1, A-2, A-3 and A-7](#)
- 17) Consecutively number the parking stalls. [See attached revised sheet A-1, A-2, A-3 and A-7](#)
- 18) Include the required and provided number of ADA spaces in the table.  
[8 ADA parking required and provided. See attached revised sheet A-1](#)
- 19) Label EV parking, bicycle spaces, guest, etc. as they will be labeled in the field.  
[Provided 2 EV parking + 2 areas for bicycle and scooters See attached revised sheet A-1](#)
- 20) Dimension each 3-foot column setback. Three feet from the end of the parking stall to the face of the column is required. If that is not provided, then the column is considered an obstruction. [See attached revised sheet A-1](#)
- 21) Parking spaces shall be 9.5-feet with an obstruction on one side and 10.5-feet wide with two. Please note if a stall is widened the pavement markings stall match the new widened stall width. [See attached revised sheet A-1](#)
- 22) Label the walls inside the garage. [See attached revised sheet A-1](#)
- 23) Label the ramps and the ramp slopes (12% max.). [See attached revised sheet A-1, A-2, A-3 and A-7. Ramps varied - Max slope 8.9%](#)
- 24) Show and label the signage on the site and civil plan sheets.  
[See attached revised sheet C-1](#)
- 25) Label the height of the entrances, exits, doorways, openings on the elevations.  
[See attached revised sheet A-8 and A-9](#)



Label the vertical clearance to the garage. [See attached revised sheet A-8, A-9 And A-12](#)

- 26) Clearly label on the SP and PGD plans for swales to be restored in the ROW. This should be restored with grass to the City of Hollywood Typical Swale Grading Detail and Turf Restoration Detail, please include details in plan set.
- 27) Detectable warnings shall be provided at all driveway crossings. Please show on site plan and provide the FDOT detail in the civil plans. [See attached revised sheet SP-1, A-1](#)
- 28) Provide ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. Please add a note on the site plan (SP) and the Paving, Grading, and Drainage (PGD) Plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan and PGD. The ADA path should not be placed behind parking stalls. [See attached revised sheet SP-1, A-1](#)
- 29) Dimension the ADA accessible stalls and aisles. [See attached revised sheet A-1](#)
- 30) Ensure ADA striping and non-vehicular are differentiated on plans. Include pavement markings in the legend.
- 31) Add ADA notes confirming the allowable maximum slopes to C-1.  
[See attached revised sheet](#)
- 32) Include proposed elevations on C-1 along the ADA pathway(s).  
[See attached revised sheet](#)
- 33) Identify the location of the ADA signage, please consider wall mounting the signage to not encroach into the clear space of the parking stall. [See attached revised sheet](#)
- 34) Provide a legend and hatching for all materials on the site plan both on and off site to clearly show the swale area, sidewalk area etc. on the plans.  
[See attached revised sheet](#)
- 35) Please call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code below and add the applicable notes to the PGD: [See attached revised sheet](#)

a. Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

b. Pavers:

Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

c. Asphalt:

Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

- 36) Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking, and signage plans and details. Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent road to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set. Provide a separate hatch for pavement restoration and milling and resurfacing. [See attached revised sheets](#)
- 37) Provide cross-sections along each property line. Add dimensions on the SP and PGD adjacent to the cross-section callouts. Ensure the cross-sections include dimensions, property line, curbs and walls / footers as applicable. [See attached revised sheets](#)
- 38) Show, label, and dimension all easements on the site and civil plan sheets.  
[See attached revised sheet SP-1 note existing FPL easement, S.E corner of the site, to be vacated.](#)
- 39) Provide a pavement marking and signage plan for both onsite and off-site improvements. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical. Show the yellow and white pavement stripe on either side of the ROW on Polk Street on C6. Refer to Sheet C6 on C5. [See attached revised sheets](#)
- 40) All roads and alleys adjacent to the property are to be milled and resurfaced for the full width of pavement. Add a note on the site plan. Provide hatching to show limits and add dimensions from the property line to show the extent(s). [See attached revised sheets](#)
- 41) Include the latest standard City of Hollywood details in the plan set.  
<https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan> include all applicable details. [See attached revised sheets](#)
- 42) Traffic impact analysis is required, coordinate with Rick Mitinger, Transportation Engineer, 954-921-3900 or [rmitinger@hollywoodfl.org](mailto:rmitinger@hollywoodfl.org) and begin process to development an analysis methodology. Traffic analysis should include site access locations, trips generated by the project and all committed trips of future projects, trip distribution and impact to the roadway network. Provide a review of existing and future



multimodal transportation impacts and needs. Include a review of existing and future transportation related improvements and amenities such as street and pedestrian lighting,

- 43) bus shelter, bike facility and/or sidewalks. Traffic study reviews are done on a cost recovery basis by a City's traffic engineering consultant. [Owner will engage the city and traffic consultant as required.](#)

**\*Resolution R-2015-209.**

A minimum payment of \$5,250 can be made to begin the review upon receipt of the study.

Payments can be made online via link at

<https://apps.hollywoodfl.org/PaymentCenter/EngineeringPayment.aspx>.

Here is information to be inputted when an online payment is made.

Application Type = Others Permit # = Site Address

Notes = Traffic Review Cost Recovery Fee

[Owner will engage the city and traffic consultant as required.](#)

- 44) BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored.

[See attached revised sheets](#)

- 45) For utilities work within City rights-of-way, ROW permit will be required at the time of permit. [G.C. will apply](#)

- 46) MOT plans required at the time of City Building Permit review. [Will be provided](#)

- 47) All outside agency permits are required at the time of City building permit review.

[Will be provided](#)

- 48) This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance. [Owner will provide the payment](#)

- 49) More comments may follow upon review of the requested information.

cc: Joan Shen, P.E., PhD, Assistant City Engineer Rick Mitinger, P.E., Transportation Engineer File

Itamar J. Goldenholz – Architect, President

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May 8, 2025.

**City of Hollywood**  
**Development services Planning Division**  
5858 W. Main Street  
Hollywood, FL 70360

Re: **Polk Office Building**  
2910 Polk Street  
Hollywood, FL 33020

Permit Application No. **25-DP-13**

Respond to comments dated February 18, 2025.

**A. APPLICATION SUBMITTAL**

Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Application Form:

- a. Ensure a new application form is submitted for the next TAC submittal for final.
- b. Ensure the noticing agent section is filled out for Final-TAC

1. Operations Narrative/Response/Cover Letter:

- a. Not submitted. Please ensure that in your next submittal, a detailed cover letter is submitted that outlines the proposed development in its entirety, as well as what your submittal includes. Ensure this is provided in addition to a comment response matrix which addresses each comment individually.
- b. Ensure design criteria is also responded to.

2. Ownership & Encumbrance Report (O&E):

- a. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.
- b. Ensure O&E addresses the requirements on the TAC submittal checklist:  
<http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>

3. Alta Survey:

- a. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.



5. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

6. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

7. Additional comments may be forthcoming.

8. Provide written responses to all comments with next submittal.

#### B. ZONING

Umar Javed, Planner II ([ujaved@hollywoodfl.org](mailto:ujaved@hollywoodfl.org)) 954-921-3471

1. Review above TC-1 zoning regulations and ensure this is reflecting on site stats and the site plan accordingly.
2. Confirm lot size, lot width, lot dept in zoning stats table on site plan and include this information on the plans. [See revised sp-1](#)
3. The required parking for office uses within the RAC/TC-1 is 2.5 spaces per 1000 square feet. As such, the required parking is rounded up to 155 spaces, with ADA requirements in addition. [See revised sp-1 Provided 295 cars + 8 per ADA](#)
4. The maximum height is 4 stories which is compliant for the proposed building, however the proposed 5 story parking garage is not compliant with code's maximum height provision. [Requesting variance to be 6 story with max. height at 79'-0"](#)
5. The side yard setback requirement is 10 feet, however it appears that only 5 feet is being proposed, which is not compliant with the code requirement. [Requesting variance to be at 5'-0" adjacent to the FDOT ramp to I-95](#)
6. The minimum drive-aisle width in accordance with Section 7 of the code is 22 feet. The drive-aisles in the parking garage currently only show 20 feet. The code allows for driveway entrances to the garage to be 20 feet, however 22 feet must be maintained throughout for two-way drive-aisles. Revise accordingly. [See revised A-1, A-2, A-3, A-7](#)

7. Waste/dumpster area to be adequately screened in accordance with the RAC requirements. Please revise and indicate this on the plans. [See revised A-1. Trash room located on the ground floor at the southwest end of the garage. Trash containers will be brought to the street curb side on trash days.](#)
8. Provide shaded diagram for areas contributing to the Vehicular Use Area landscape area requirement of 25% [See revised SP-1 notes pervious area provided 28%+/-](#)
9. Work with the City's Landscape Architect to ensure that all landscape requirements are met. Below are the general criteria for landscaping in all zones; ensure that all applicable requirements for this proposal are met. Work with the City's landscape staff accordingly: [See revised Landscaping plans.](#)
  - a. One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.
  - b. Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.
  - c. When abutting or across an alley from a residential zoning district a perimeter landscape buffer shall be included within the required setback area with one (1) tree for every 20 linear feet of required buffer area.
  - d. All pervious areas shall be landscaped with grass, ground cover and/or shrubbery; or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.
  - e. 9 A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use areas.
10. Ensure that the site statistics chart is consistent with all drawings submitted and is updated throughout the development review process.

SITE PLAN:

1. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval. [See revised SP-1 notes](#)
2. Ensure revision dates are included on all future versions of the site plan and all applicable drawings. [See revised SP-1 notes](#)
3. Include the City file number – 25-DP-13 on all relevant plans and documents, including site plan. [See revised SP-1 notes](#)
4. Ensure the Site Statistics table in the Site Plan drawing is revised and consistent with other drawings and documents. There appears to be inconsistencies between varying submission materials. [See revised SP-1 notes](#)



5. Confirm if the existing billboard is to permanently remain on the site as part of this proposed project. It was discussed at the pre-application conference meeting that this was still being determined, however this submission indicates it will remain.  
[Billboard to remain - See revised SP-1](#)
6. Work with the City's Building staff to ensure that the billboard is structurally sound and permitted in its existing form with the proposed development. Note that FDOT regulates billboards in Florida – ensure they are consulted with for any guidance in this regard. [Billboard is isolated from the building - See revised SP-1](#)
7. Confirm how the billboard maintenance/access will be granted as this appears to be fenced in and encroaching onto the parking garage area. [Maintenance by approved personal will have secured access to the billboard thru the garage.](#)
8. Parking spots 14 and 15 have been raised by staff as concerns for queuing, as these parking spots are in areas where constant in-out traffic is occurring. Revise and respond accordingly to address this concern in your comment responses and resubmission. [Queuing provided - See revised SP-1](#)
9. The proposed loading space at the front of the site, abutting Polk Street is not accepted by staff. Loading spaces and parking areas shall be located in the rear of the site, in accordance with the RAC requirements in 4.6 and parking requirements in article 7. [The rear of the property is adjacent \(requesting variance to be 3'-0"\) to the proposed City Park.](#)
10. Ensure that parking spaces on the floor plans include measurements. [See revised A-1, A-2, A-3 and A-7](#)
11. Please demonstrate any efforts for amenity areas/pedestrian zones, parkettes, plazas, seating areas, or public spaces which can be incorporated into the **multi-family** development on the exterior. There does not appear to be any amenity spaces on the current plans on the ground level outside. As there is adequate open/landscape the applicant is encouraged to provide more beautification efforts and public-realm enhancements for the benefit of the residents of the proposed development considering the context of the site (near Hollywood Blvd, rail station, etc). [Proposed City Park will include public spaces amenity. See revised SP-1](#)
12. Please demonstrate Pedestrian areas. Staff is encouraging applicant to include public realm improvements including but not limited to benches, tables, chairs, potted plants, and trash receptacles, ramps, sidewalk connections, planters, etc. As this is a high pedestrian area nearby Hollywood Boulevard, the applicant is to revise the site plan to include various sidewalks, pathways, and pedestrian areas. [Proposed City Park will include public spaces amenity. See revised SP-1](#)
13. Indicate bicycle parking being proposed on the Site Plan drawing. As this is an office building abutting the rail station and Hollywood Boulevard within the RAC, efforts regarding active transportation are to be highly prioritized in this area in accordance with the code. [Bicycle and scooter designated areas are located on the ground floor in the garage - See revised SP-1](#)

14. Indicate the location of existing and proposed fire route(s) in accordance with the Florida Building Code (including width and center line radius at all changes in direction. [Existing Dead End public street \(Polk street\) to remain as the existing fire route\(s\)](#))
15. Indicate location of fire hydrants on Site Plan drawing. [See revised Civil plans](#)
16. Demonstrate transit stop locations along with pedestrian movement on a diagram
17. Indicate passenger pickup and drop of zones on Site Plan. [See revised SP-1](#)
18. Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement. Indicate appropriately on-Site Plan. [See revised landscaping plans](#)

### C. ARCHITECTURE AND URBAN DESIGN

Umar Javed, Planner II ([ujaved@hollywoodfl.org](mailto:ujaved@hollywoodfl.org)) 954-921-3471

1. The current design of the proposed office building and parking garage appears to be a brutalist design for a development in a prime urban area near Hollywood Boulevard and in proximity to our major rail station. The current design is not supported by staff. Consider incorporating more color to the building and garage that is visually appealing to pedestrians and those passing by. This building would be highly visible from the 1-95 freeway and as such should be aesthetically and visually appealing to the public [See revised exterior elevations A-8, A-9, A-10](#)
2. One of the design criteria that is reviewed is Architectural and Design components, which refers to the architectural elements of exterior building surfaces. This criteria stipulates that architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood. As such, the applicant is encouraged to revise the current design of the proposed building from a architectural standpoint that reflects the above criteria. Staff note that that the Planning and Development Board reviews and approves development applications on the merit of design and architectural treatments. [See revised exterior elevations A-8, A-9, A-10](#)
3. Consider using additional façade treatments along street frontages to create adequate building articulation. [See revised exterior elevations A-8, A-9, A-10](#)
4. As this application exceeds 20,000 square feet, there is a requirement for the applicant to incorporate public art into the proposed development, in accordance with section 3.22 of the City's code. Consider using public art elements to further refine and enhance the building design to add more color and visually-appealing features as recommended above. [See revised T-1](#)
5. The applicant is strongly encouraged to review Section 4.6 (c) of the City's Code for general development regulations and good practices to consider, including

opportunities to improve the public realm, pedestrianization, and urban design principles. The applicant is advised to include in their response how they are meeting this section, being located in the Regional Activity Center. [See revised SP-1, SP-2, and A-1](#)

6. As this is located within the RAC, staff is encouraging applicant to include public realm improvements including but not limited to benches, tables, chairs, potted plants, and trash receptacles, ramps, sidewalk connections, planters, etc. Demonstrate and revise accordingly. [See revised Landscape plans](#)
7. All mechanical units on the roof are to be screened and not visible. [Roof Top mechanical equipment will be behind screened roof parapet as required – See building section A-11](#)
8. All waste areas are to be adequately screened and not visible from the public right of way. [Trash room to be located on the ground floor at the south end of the garage. See revised sheet A-1](#)
9. The billboard area at the base level is to remain screened and fenced to curb any trespassing.  
Examples of parking garages in Miami with good architectural elements:  
1919-1929 Purdy Avenue    420 Lincoln Road Parking garage in Wynwood  
[See revised exterior elevations A-8, A-9, A-10](#)

#### D. SIGNAGE

Umar Javed, Planner II ([ujaved@hollywoodfl.org](mailto:ujaved@hollywoodfl.org)) 954-921-3471

1. Provide the following note: “All signage shall be in compliance with the Zoning and Land Development regulations”. [See revised SP-1](#)
2. Provide note on Site Plan: “All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign.” [See revised SP-1](#)

#### E. LIGHTING

Umar Javed, Planner II ([ujaved@hollywoodfl.org](mailto:ujaved@hollywoodfl.org)) 954-921-3471

1. Indicate on the Site Plan and all applicable plans any changes or improvements to the lighting on the subject lands, as well as the proposed building. [Ground lights at landscape areas -See landscape plans](#)

#### F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Umar Javed, Planner II ([ujaved@hollywoodfl.org](mailto:ujaved@hollywoodfl.org)) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle- charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces. [See revised A-1 \(adjacent to the proposed handicapped parking spaces.\)](#)

2. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.  
[Will comply with the code requirements](#)

#### G. ENGINEERING

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Comments to be provided through a separate memorandum.

#### H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900 Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

TC-1

1. On Tree Disposition plan, provide plan orientation with North up to match other plans provided in set. Tree list with disposition to be located in same sheet. Adjust scale as necessary. Overlay existing trees on the proposed site plan. [See revised landscape plans](#)
2. Identify all trees to remain on site with the corresponding tree protection and protection barriers. Provide a tree protection barrier detail on plan as approved by City of Hollywood. Outline the tree protection barrier to scale around each tree/palm to remain on plan. [See landscape plans](#)
3. On Landscape plan, provide plan orientation with North up to match other plans provided in set. Provide plant list on Landscape plan. Provide SOD species on plant list. Landscape plan shall provide the location of all underground and overhead utilities. Show all underground lines/utilities on landscape. there shall be no conflict with proposed underground work and existing trees to remain or proposed. [See revised landscape plans](#)
4. Provide street trees in swale area. Upgrade tree sizes to 14-16' ht, 4" dbh to take credit towards mitigation requirements. [See revised landscape plans](#)
5. Revise mitigation calculations, Trust fund payment is \$350 per tree/palm that doesn't fit. Additional space is shown in perimeters, add additional trees as required for mitigation. [See revised landscape plans](#)
6. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting these criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min. [See revised landscape plans](#)
7. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d) [See revised SP-2, A-1 and landscape plans](#)
8. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4. [See revised landscape plans](#)



9. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.' [See revised landscape plans](#)
10. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening, 36" ht min. More comments may follow upon review of the requested information. Provide information requested for further review. Additional comments may follow upon further review. We encourage you to reach out for any questions or clarification at Error! Hyperlink reference not valid. or 954-921-3900. Favio Perez [See revised landscape plans](#)

## I. UTILITIES

Alicia Vereza-Feria, Floodplain Development Review Administrator (avereza-feria@hollywoodfl.org) 954-921-3302

1. Sheet SP-1: Revise Flood Zone information to match survey information. The Flood Zone Info Box is missing AH-8, although the site data box has AE & AH listed. [See revised SP-1](#)
2. Illustrate easements shown on survey on civil plans. [See revised civil plans](#)
3. Revise water and sewer demands shown on Sheet C-1 for office building, not for 261 units. [See revised civil plans](#)
4. Determine condition of existing 4-inch sewer lateral for connection. [See revised civil plans](#)
5. Include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link:  
<http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>  
[See revised civil plans](#)
6. Sheet C-4: Remove Broward County Standard Detail 131. [See revised civil plans](#)
7. There is an existing 18"x12" CAP stormwater piping running through the west side of the property that belongs to FDOT. Please contact FDOT as to disposition of stormwater facilities. [See revised civil plans](#)
8. Sheet C-1: Clearly specify existing billboard is to remain or to be removed. ["To remain"](#)
9. This property resides within FEMA Flood Zones AE with Base Flood Zone Elevation (BFE) =8' NAVD88, AH with Base Flood Zone Elevation (BFE) =6' NAVD88, & flood Zone X. The proposed Finished Floor Elevations (FFE) = 7.5' NAVD99 does not comply with the greatest of the following three (3) conditions, as applicable. Include proposed FFE on Paving, Grading and Drainage Plan and Architectural Plan.
  - a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for commercial use within the SFHA, shall be, at a minimum, BFE + 1' = 8' + 1' = 9' NAVD88; OR
  - b. Broward County 2024 FEMA Flood Maps, available online via the following link:

<https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/> = BFE + 1' = 9' NAVD88; OR

c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:  
<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380> = 7.5' NAVD88

[See revised civil plans](#)

10. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor on the Architectural and Civil plans to match. [See revised SP-1, SP-2, A-1](#)
11. Ensure all stormwater is retained onsite. Indicate elevations in cross-sections on sheet C-1. [See revised civil plans](#)
12. Provide preliminary drainage calculations including Pre and Post development ensuring all stormwater is retained onsite. [See revised civil plans](#)
13. Note how roof drainage will be collected and connected to the on-site drainage system. [See revised civil plans](#)
14. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention. [See revised Landscaping plans.](#)
15. Sheet C-1: Complete Drainage Structure Table to include rim and invert elevations. [See revised civil plans](#)
16. Sheet C-2: Revise Note #4. All elevations shall reference NAVD88, not NGVD-1929. [See revised civil plans](#)
17. Sheet C-5: Indicate existing catch basins within Polk Street right-of-way will be protected throughout construction. [See revised civil plans](#)
18. Permit approvals from outside agencies will be required.  
Please contact Utilities staff for further assistance in this regard.

#### J. BUILDING

Russell Long, Chief Building Official ([rlong@hollywoodfl.org](mailto:rlong@hollywoodfl.org)) 954-921-3490

Daniel Quintana, Assistant Building Official ([dquintana@hollywoodfl.org](mailto:dquintana@hollywoodfl.org)) 954-921-3335

1. No comments received at this time.

#### K. FIRE

Chris Clinton, Fire Marshal ([cclinton@hollywoodfl.org](mailto:cclinton@hollywoodfl.org)) 954-967-4404

Marcy Hofle, Deputy Fire Marshall ([mhofle@hollywoodfl.org](mailto:mhofle@hollywoodfl.org)) 954-967-4404

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department. [See revised civil plans](#)

2. Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- [underground@hollywoodfl.org](mailto:underground@hollywoodfl.org). After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.--Ensure construction type per NFPA 220 is shown on Architectural plans to confirm the fire flow calculations when they are submitted. For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template. [Will be submitted with the formal application for the building permit.](#)
  
3. Show on civil drawings the entire fire main/underground line. Show and label the DDCV. Provide such including the location of the fire department connection(s). --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections a required by NFPA 14 (2019 Ed.) Section 6.4.5.4 --- “Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply.” [See revised civil plans](#)
  
4. The Fire flow calculations on C-1 show apartment building. I believe this was for a different project. Also, the edition is incorrect for the FFPC. Update this to match this project. [See revised civil plans](#)
  
5. Provide the code editions on Architectural plans to reflect the currently adopted editions.
  - Florida Fire Prevention Code (8th Ed.)
  - NFPA 1 (2021 Ed.)
  - NFPA 101 (2021 Ed.) [See revised SP-1](#)
  
6. Show Fire Department access compliance on plans. Fire Department access must comply with Chapter 18 in NFPA 1 (2021 Edition). Will there be a turn around from Polk Street that complies with Chapter 18 on site? [The proposed building is located at the dead-end of Polk street – sufficient area/dimensions is not available for a turn around](#)
  - As per NFPA 1 (2021 Ed.) Section 18.2.3.2.1 --- A fire department access road shall extend to within 50 ft. (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. --- Show this measurement on the plans. [See revised SP-2, A-1 provides for a distance from the edge of drive to the front door of 16’ See A-9 for clearance of 13’-9” at the drive by the front door.](#)
  
  - Per NFPA 1(2021 Ed.) Section 18.2.3.2.2- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility. [Building to be fire sprinklered.](#)
  - Department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 450 ft. (46 m) (increases from 150 ft. due to building fire sprinklered) from fire department access roads as measured by an approved route around the exterior of the building or facility. Firefighters must hand carry all equipment beyond the point where access for apparatus ends. [See revised SP-2 provides 2 routes for the Firefighters around the building. L= 325’ and L=275’](#)

7. Will there be access from the garage to the office building on any floors? There is a door shown on the west side of the office building that looks like it may come from the garage but doesn't quite make sense. [See revised building cross section A-12. Each floor to have access to the garage through pedestrian bridges.](#)
8. Ensure the stairs are remote to comply with NFPA 101 (2021 Ed.) Section 7.5.1.3 [See revised floor plans A-1, A-2, A-3 and A-7. Complies with NFPA 101\(2021\) 7.5.1.3](#)
9. Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ. The installation of a (2-hour) fire rated vertical chase is recommended to avoid a higher cost if a BDA system retro-fit is required in the future. For further assistance or information, please contact Fire staff above. [Will provide for at the Building permit construction documents](#)

#### L. PUBLIC WORKS

Joseph S. Kroll, Public Works Director ([Jkroll@hollywoodfl.org](mailto:Jkroll@hollywoodfl.org)) 954-967-4207

Daniel Millien, Environmental Service Manager ([dmillien@hollywoodfl.org](mailto:dmillien@hollywoodfl.org)) 954-967-4207

1. No comments received.

#### M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director ([dvazquez@hollywoodfl.org](mailto:dvazquez@hollywoodfl.org)) 954-921-3404

1. Not applicable.

#### N. COMMUNITY DEVELOPMENT

Ryon Coote, Community Development Director ([rcoote@hollywoodfl.org](mailto:rcoote@hollywoodfl.org)) 954-921-2923

Liliana Beltran, Housing inspector ([lbeltran@hollywoodfl.org](mailto:lbeltran@hollywoodfl.org)) 954-921-2923

1. No comments received.

#### O. ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director ([jhussey@hollywoodfl.org](mailto:jhussey@hollywoodfl.org)) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager ([hconde-parlato@hollywoodfl.org](mailto:hconde-parlato@hollywoodfl.org)) 954-924-2922

1. What is the expected total investment?

2. Please break down the total number of anticipated jobs:

a. Construction jobs

b. Permanent jobs [At full occupancy - estimated 600 jobs](#)

3. This is an encouraging project for Hollywood. What is the projected occupancy rate and tenant mix?

4. We encourage safe and convenient pedestrian/bike access to and from the building along N. 29th Avenue to Hollywood Boulevard so that users of the office space for transit connectivity to nearby Hollywood Tri- Rail Station and the bus top located at N. 28th Avenue and Hollywood Boulevard. [See revised SP-1 provides for pedestrian/bike access thru the proposed city park.](#)



5. We would encourage the inclusion of ground floor commercial uses such as café, small restaurant or grocer to meet the needs of the tenants and surrounding community

[See revised A-1 provides for commercial cafeteria to be accessible from the proposed park and the office building](#)

#### P. POLICE DEPARTMENT

Chantel Magrino, Police (cmagrino@hollywoodfl.org) 954-967-4371 Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500 Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

\*\*\*Note: Application is substantially compliant

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

#### CPTED Strategies

Provide clear border definition of controlled spaces. Examples of border definition may include buildings, fences, pavement treatment, landscaping, signs, lighting, to express ownership and define public, semi- public, and private space, natural territorial reinforcement occurs. Also, clearly mark the public paths, so it will make private areas harder for non-employees to access.

#### External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have “adequate” levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

- Parking Lots 3-5 foot candles
- Walking Surfaces 3 foot candles
- Recreational Areas 2-3 foot candles
- Building Entryways 5 foot candles

- o These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- o Fully illuminate the exterior of the property at night.
- o A system of lighting fixture identification should be developed.
- o The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- o Exterior lighting should be controlled by automatic devices (preferably by photocell).
- o Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- o Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- o If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.
- o Lighting fixtures selected must do more than just providing ample, glare-free lighting.
- o Lighting fixtures must also be reliable, easy to maintain, able to withstand the elements and protected from vandalism.

#### Natural Surveillance

- o Use a single, clearly identifiable, point of entry/exit.
- o Maintain clear visibility from the interior/exterior of all areas of the property.
- o Public entrances should be clearly defined by walkways and signage.
- o Illuminate and define all entrances so that they are visible to Fire/Police Emergency Personnel and to the public.

- o Designate visitor/guest parking.
- o Loading area, (drop off/pick up), should be clearly visible and should not enable hiding places.
- o Install a “peephole” on exterior doors to allow residents/employees to verify who is trying to enter.
- o Assign parking spaces to each resident, but not marked with their unit number. This makes unauthorized parking easier to identify less likely to happen.
- o There should not be recessed areas in corridors that could be used for hiding or loitering.
- o Convex mirrors should be used in corners and in stairwells.
- o See-through fencing should be on all balconies.
- o Glass elevators are recommended so residents can see out/in.

#### Natural Access Control

- o Site entrances should be easily securable.
- o Keep building entrances to a minimum and well monitored.
- o Delivery entrances should be separate, well-marked and monitored.
- o If deliveries are made, they should be made during the daytime hours.
- o Common building entrances should have locks that automatically lock when door closes.
- o Lobby should be kept locked afterhours.
- o Automatic Sliding Glass Door to the Lobby should only be activated by key card or key fob.
- o Visitor parking should be separate from residence parking.
- o Keep building entrances to a minimum and well monitored.
- o Dumpsters/Trash Chute should be enclosed and remain locked when not in use.
- o Roof access should be limited to staff only
- o Have Emergency Plan in place for residents and have training periodically to ensure they know the plan in the event of an emergency.
- o Lift station should only be operated by trained staff.
- o Mailboxes and Lobby should remain locked when not in use.
- o Stairwells should not have an open space underneath. This will prevent hiding areas.

#### Landscaping:

- o Keep landscaping trimmed and well maintained.
- o Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
- o Plants/Shrubbery should not be more than 2ft in height.
- o Tree canopies should not be lower than 6ft in height.

#### Building(s) Perimeter Doors

- o Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- o Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.
- o Perimeter doors should be designed for “heavy duty” (ANSI Grade III) applications.

#### General locations

- o Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster Enclosures.

#### CCTV

- o CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of

shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.

- o Check all CCTV systems and ensure that they provide a clearly visible facial picture.

#### Fencing

- o (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

#### Non-Pedestrian Building Entry Points

- o Sturdy fencing should enclose locations where gas and electric utilities enter buildings.

- o Locations where gas and electric utilities enter buildings should be well lit.

- o Electrical service disconnects, and gas valves should be equipped with locking devices.

#### Signage

- o Ensure proper signage is posted throughout property.

- o Lobby should have hours of operation properly displayed for the public. [Will provide the construction documents \(Building permit set\) to comply as necessary.](#)

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended. For more information, please contact Hollywood Police.

#### Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director ([jcamejo@hollywoodfl.org](mailto:jcamejo@hollywoodfl.org)) 954-924-2980

Susan Goldberg, Deputy Director ([sgoldberg@hollywoodfl.org](mailto:sgoldberg@hollywoodfl.org)) 954-924-2980

Francisco Diaz-Mendez, Project Manager ([fdiaz-mendez@hollywoodfl.org](mailto:fdiaz-mendez@hollywoodfl.org)) 954-924-2980

1. Not applicable.

#### R. PARKING

Jovan Douglas, Parking Director ([jdouglas@hollywoodfl.org](mailto:jdouglas@hollywoodfl.org)) 954-921-3548

Angela Keilsheimer, Parking Operation Manager ([Akeilsheimer@hollywoodfl.org](mailto:Akeilsheimer@hollywoodfl.org)) 954-921-3548

1. No comments received.

#### S. ADDITIONAL COMMENTS

Umar Javed, Planner II ([ujaved@hollywoodfl.org](mailto:ujaved@hollywoodfl.org)) or 954-921-3471

1. Additional comments may be forthcoming.

Itamar J. Goldenholz – Architect, President

---

Subject:

2910 Polk Street

Hollywood, FL, 33020

## **Comment Response**

### **Site Plan**

1. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval.

- Ensured note onto Sheet C-1.

2. Ensure revision dates are included on all future versions of the site plan and all applicable drawings.

- Will ensure to use revision dates for future revisions.

10. Ensure that parking spaces on the floor plans include measurements.

- See Sheet C-2 for dimensions.

### **Utilities**

2. Illustrate easements shown on survey on civil plans.

- All appropriate easements noted on civil plans.

3. Revise water and sewer demands shown on Sheet C-1 for office building, not for 261 units.

- Revised calculations, see Sheet C-1.

4. Determine condition of existing 4-inch sewer lateral for connection.

- To be retired and propose a 6" PVC sewer lateral for new connection.

6. Sheet C-4: Remove Broward County Standard Detail 131.

- Removed standard detail.

8. Sheet C-1: Clearly specify existing billboard is to remain or to be removed.

- Noted in plan that billboard is to remain.

9. This property resides within FEMA Flood Zones AE with Base Flood Zone Elevation (BFE) =8' NAVD88, AH with Base Flood Zone Elevation (BFE) =6' NAVD88, & flood Zone X. The proposed Finished Floor Elevations (FFE) = 7.5' NAVD99 does not comply with the greatest of



the following three (3) conditions, as applicable. Include proposed FFE on Paving, Grading and Drainage Plan and Architectural Plan.

a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for commercial use within the SFHA, shall be, at a minimum,  $BFE + 1' = 8' + 1' = 9'$  NAVD88; OR

b. Broward County 2024 FEMA Flood Maps, available online via the following link:

<https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/> =  $BFE + 1' = 9'$  NAVD88; OR

c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:

<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380> = 7.5' NAVD88

- The FFE is now 7.50' NAVD for the first floor.

10. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor on the Architectural and Civil plans to match.

- Indicated FFE for all enclosed areas on the ground floor on Sheet C-1.

11. Ensure all stormwater is retained onsite. Indicate elevations in cross-sections on sheet C-1.

- Indicated elevations in cross-sections to help manage stormwater retention on the property.

12. Provide preliminary drainage calculations including Pre and Post development ensuring all stormwater is retained onsite.

- Provided calculations for pre-and-post development.

13. Note how roof drainage will be collected and connected to the on-site drainage system.

- Rainwater leaders will be connected to our main drainage system.

15. Sheet C-1: Complete Drainage Structure Table to include rim and invert elevations.

- Completed drainage structures to include rim and invert elevations.

16. Sheet C-3: Revise Note #4. All elevations shall reference NAVD88, not NGVD-1929.

- Revised sheet C-3 with correct information.

17. Sheet C-5: Indicate existing catch basins within Polk Street right-of-way will be protected throughout construction.

- Added catch basin protection detail to Sheet C-5.

### **Fire**

3. Show on civil drawings the entire fire main/underground line. Show and label the DDCV. Provide such including the location of the fire department connection(s). --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections as required by NFPA 14 (2019 Ed.) Section 6.4.5.4 --- "Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply."

- Proposed DDCV to dedicated fire line as well as proposed FDC within 100 FT from an existing Fire Hydrant.

4. The Fire flow calculations on C-1 show apartment building. I believe this was for a different project. Also, the edition is incorrect for the FFPC. Update this to match this project.

- Corrected the fire flow calculations to show office building.

### **Engineering**

10) Show, label, and dimension the billboard easement and all maintenance access easements on all plan sheets.

- All easements provided for us are labeled and dimensioned.

14) Provide a legend and hatching for all site improvements on SP-1 and C-1 and for building columns, walls, etc. on SP-1.

- See Sheet C-1 for legend.

15) There are various items that need to be cleaned up on the architectural and civil plan sheets (i.e. K, L, M at NEC; 2-foot dimension on A-2, C-1 has two items shown in the West access, etc.).

- Cleaned up Sheet C-1.

18) Show the stop bar, stop sign, and visibility triangle at the entrance on all plan sheets. Please refer to the city's Visibility Triangle Detail (12'X12'). Dimension the distance between the edge of pavement and the new property line.

- Proposed stop bar, stop sign, and visibility triangles all accordance with City of Hollywood Details.

19) Show and label on the plans (SP-1 and C-1) if curbing is proposed within the parking garage and call out type of curb to be proposed.

- There is no curb to be called out.

20) Fully dimension all parking stalls. A typical length dimension may be provided for each parking group.

- See Sheet C-2 for fully dimensioned parking stalls.

25) Parking spaces shall be 9.5-feet with an obstruction on one side and 10.5-feet wide with two. Please note if a stall is widened the pavement markings stall match the new widened stall width.

-

28) Show and label the signage on the site and civil plan sheets.

- See Sheet C-2 for PMS.

31) Clearly label on the SP and PGD plans for swales to be restored in the ROW.

This should be restored with grass to the City of Hollywood Typical Swale Grading Detail and Turf Restoration Detail, please include details in plan set.

- Provided note into Sheet C-1.

32) Detectable warnings shall be provided at all driveway crossings. Please show on site plan and provide the FDOT detail in the civil plans.

- There is no sidewalk being proposed or existing sidewalk that requires detectable warnings at crossings.

33) Provide ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. Please add a note on

the site plan (SP) and the Paving, Grading, and Drainage (PGD) Plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements.

Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan and PGD.

The ADA path should not be placed behind parking stalls.

- Added note to Sheet C-1 and showed accessible routes in PGD.

34) Dimension the ADA accessible stalls and aisles.

- Fully dimensioned ADA accessible stalls and aisles in Sheet C-2.

35) Ensure ADA striping and non-vehicular are differentiated on plans. Include pavement markings in the legend.

- ADA striping and non-vehicular striping are labeled separately.

36) Add ADA notes confirming the allowable maximum slopes to C-1.

- Added notes to have a 1:12 max slope on Sheet C-1.

37) Include proposed elevations on C-1 along the ADA pathway(s).

- Included proposed elevations on Sheet C-1 along ADA pathways.

38) Identify the location of the ADA signage, please consider wall mounting the signage to not encroach into the clear space of the parking stall.

- Identified the location of the ADA signage on Sheet C-2.

39) Provide a legend and hatching for all materials on the site plan both on and off site to clearly show the swale area, sidewalk area etc. on the plans.

- Provided a legend and hatching to clearly distinguish between swales and sidewalks and prevent discrepancies.

40) Please call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code below and add the applicable notes to the PGD:

a. Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

b. Pavers:

Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

c. Asphalt:

Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

- Added note to Sheet C-1.



41) Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking, and signage plans and details. Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent road to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set. Provide a separate hatch for pavement restoration and milling and resurfacing.

- Provided civil plans for all proposed work. Also, separate hatchings show one for pavement restoration and one for mill and resurfacing.

42) Provide cross-sections along each property line. Add dimensions on the SP and PGD adjacent to the cross-section callouts. Ensure the cross-sections include dimensions, property line, curbs and walls / footers as applicable.

- Provided cross-sections along each property line with dimensions, property line, etc.

43) Show, label, and dimension all easements on the site and civil plan sheets.

- All easements have been added to the plans.

44) Provide a pavement marking and signage plan for both onsite and off-site improvements. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical. Show the yellow and white pavement stripe on either side of the ROW on Polk Street on C6. Refer to Sheet C6 on C5.

- See Sheet C-2 for PMS plan.



45) All roads and alleys adjacent to the property are to be milled and resurfaced for the full width of pavement. Add a note on the site plan. Provide hatching to show limits and add dimensions from the property line to show the extent(s).

- Added note and hatching to show mill and resurface, on Sheet C-1.

46) Include the latest standard City of Hollywood details in the plan set.

<https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan>  
include all applicable details.

- Will provide the latest standards in our plans.

Sincerely,

Brian J, Rose, P.E.

Principal

GGB Engineering

**PROJECT NAME: 2910 POLK STREET, HOLLYWOOD, FL**  
**PRELIMINARY STORM DRAINAGE CALCULATIONS**

Date: 5/27/2025

**PRE-DEVELOPMENT SITE CHARACTERISTICS AND AREAS**

BUILDING AREA	0.0	SF	0.00%
IMPERVIOUS PAVED AREAS	3206.00	SF	7.82%
PERVIOUS SITE AREA	<u>37794.00</u>	SF	<u>92.18%</u>
<b>TOTAL SITE AREA</b>	<b>41000.0</b>	<b>SF</b>	<b>100.00%</b>

**POST- DEVELOPMENT SITE CHARACTERISTICS AND AREAS**

BUILDING AREA	24368.0	SF	59.43%
IMPERVIOUS PAVED AREAS	950.00	SF	2.32%
PERVIOUS SITE AREA	<u>15682.00</u>	SF	<u>38.25%</u>
<b>TOTAL SITE AREA</b>	<b>41000.0</b>	<b>SF</b>	<b>100.00%</b>

Wet Season Water Table El. =	0.5	NAVD
Average grade in green areas =	6.5	Feet
Soil storage: 8.18 x percent pervious =	3.13	Inches

**RUNOFF COEFFICIENTS**

IMPERVIOUS AREAS	0.90
PERVIOUS AREAS	0.35

**DESIGN STORM FREQUENCY FOR WATER QUALITY**

10 YEAR STORM RUNOFF, 2.5 x % IMPERVIOUS OR FIRST INCH WHICHEVER IS GREATER

First inch runoff (Total site area x 1/12)	<u>3416.67</u>	CF
Site area for water quality (Total site area-Bldg+Pool)	16632.00	SF
Impervious area for water quality	950.00	SF
2.5 Inches x % Impervious	<u>487.89</u>	CF
2.5" x pervious/total area	0.14	Inches
10 year 24 hour storm rainfall (P)	8.5	Inches

Runoff =  $\frac{(P-0.2 \times S)^2}{(P+0.8 \times S)}$  Where P = 8.5 inches for 10 year 24 hour storm

Runoff = 5.64 Inches

Volume = A x R/12 19253.51 CF

Use 10 year runoff of 19253.51 CF >3416.67 CF >487.89 CF first inch of runoff and for 2.5 x % impervious

**Site Storage Provided to store 19253.51 CF Required Runoff as follows:**

1. Exfiltration trench storage = 19,253.51 CF

**DESIGN STORM PEAK AND AVERAGE DAY TRENCH CALCULATIONS**

$$L = \frac{V}{K(HW + 2H \times Du - Du \times Du + 2HDs) + 1.39 \times 10^{-4} \times W \times du}$$

Volume =	5.30	Ac-inches
A = Drainage Area	0.941	Ac
W = Trench Width	5.00	ft
K = Hydraulic Conductivity	7.95E-04	cfs/ft <sup>2</sup> per ft of head
H = Depth to water table	4.25	ft
Du = Non Saturated trench depth	2.00	ft
Ds = Saturated trench depth	2.00	ft

<b>Trench Required</b>	<b>125.79</b>	<b>LF</b>
<b>Trench Provided</b>	<b>130</b>	<b>LF</b>



## *The Mirror of Paradise*

May 28, 2025

### **Hollywood City**

File: **25-DP-13**

Address: **2910 Polk Street Office**

#### **Landscape Comments**

1. On Tree Disposition plan, provide plan orientation with North up to match other plans provided in set. Tree list with disposition to be located in same sheet. Adjust scale as necessary. Overlay existing trees on the proposed site plan.

**\*Architect's plans are oriented the same way as landscape plans.**

**The scale of the plan can't be revised at this stage of designing process as it would require changing all labels and plant tags. That would be an unjustified extra cost to the client. Please, specify this kind of request at the beginning.**

**Proposed development has been shown on DT-1 as requested.**

2. Identify all trees to remain on site with the corresponding tree protection and protection barriers. Provide a tree protection barrier detail on plan as approved by City of Hollywood. Outline the tree protection barrier to scale around each tree/palm to remain on plan.

**\*Trees to remain are shown on DT-1 and LP-1 with the tree protection delineated as per code.**

**Hollywood City protection detail has been added on DT-2**

3. On Landscape plan, provide plan orientation with North up to match other plans provided in set. Provide plant list on Landscape plan. Provide SOD species on plant list. Landscape plan shall provide the location of all underground and overhead utilities. Show all underground lines/utilities on landscape. there shall be no conflict with proposed underground work and existing trees to remain or proposed.

**\*Architect's plan are oriented the same way as landscape plan-North is shown correctly.**

**The scale of the plan can't be revised at this stage of designing as it would require changing all labels and plant tags. . That would be an unjustified extra cost to the client. Please, specify this kind of request at the beginning.**

**All proposed and existing utilities have been shown on DT-1 and LP-1 and root barrier added where needed.**



4. Provide street trees in swale area. Upgrade tree sizes to 14-16' ht, 4" dbh to take credit towards mitigation requirements.

**\*Provided 3 Gumbo limbo in swale. Remaining are provided inside lot due to insufficient space.**

5. Revise mitigation calculations, Trust fund payment is \$350 per tree/palm that doesn't fit. Additional space is shown in perimeters, add additional trees as required for mitigation.

**\*Mitigation calculations have been revised. Site plan has changed – no room for more trees. Planting under the existing billboard is not allowed, nor it is in 5' clearance for fire department along West property line.**

6. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.

**\*Acknowledged and provided**

7. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

**\*Provided**

8. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.

**\*Native trees provided. No shrubs required by code-all proposed are extra code.**

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

**\* Provided. Please, note there was already a note on DT-1 stating "NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY" as per your requirement for previous jobs.**

10. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening, 36" ht min.

**\* There is no above equipment proposed.**

Best Regards,

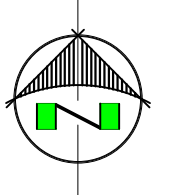
Gabriela Fojt, RLA, ISA







**LOCATION MAP**



**INDEX OF DRAWINGS:**

**ARCHITECTURAL:**

- T-1 TITLE SHEET AND INDEX OF DRAWINGS
- SP-1 MASTER SITE PLAN
- SP-2 DETAIL SITE PLAN
- A-1 FIRST FLOOR PLAN
- A-2 SECOND FLOOR PLAN
- A-3 THIRD THRU SIX FLOOR PLAN
- A-7 ROOF PLAN
- A-8 SOUTH & WEST BUILDING ELEVATIONS
- A-9 NORTH & EAST BUILDING ELEVATIONS
- A-10 BUILDING COLOR N.E & S.W. COLORED RENDERINGS
- A-11 EXTERIOR COLOR ELEVATIONS
- A-12 BUILDING CROSS SECTION

**SURVEY:**

- SURVEY

**CIVIL:**

- C-1 PAVING & GRADING PLAN
- C-2 PAVEMENT MARKING PLAN
- C-3 GENERAL NOTES
- C-4 CONSTRUCTION DETAILS
- C-4 A CONSTRUCTION DETAILS
- C-4 B STANDARD DETAILS
- C-5 EROSION & SEDIMENT CONTROL PLAN
- C-6 STORMWATER POLLUTION PREVENTION DETAILS & NOTES
- C-7 STORMWATER POLLUTION PREVENTION DETAILS & NOTES

**LANDSCAPE:**

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

***POLK OFFICE BUILDING***  
***2910 POLK STREET***  
***HOLLYWOOD, FLORIDA***

PACO MEETING: 4-3-2023
TAC MEETING: 2-18-2025

TAC NO. 25-DP-13

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

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

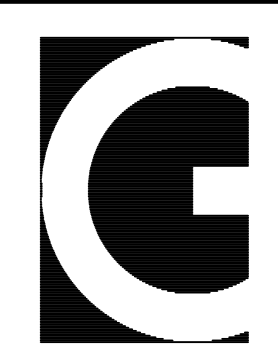
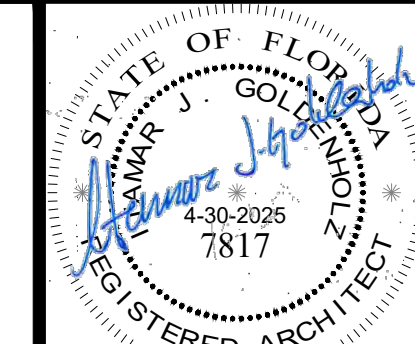
**LANDSCAPE ARCHITECT**  
 THE MIRROR OF PARADISE  
 GABRIELA FOJT, LA 6667277  
 2700 E. OAKLAND PARK BLVD. SUITE C  
 FORT LAUDERDALE, FL 33306  
 TEL. (954) 581-1110  
 Email: gabriela@themirrorofparadise.com

**GOLDENHOLZ & ASSOCIATES ARCHITECTS & PLANNERS P.A.**

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

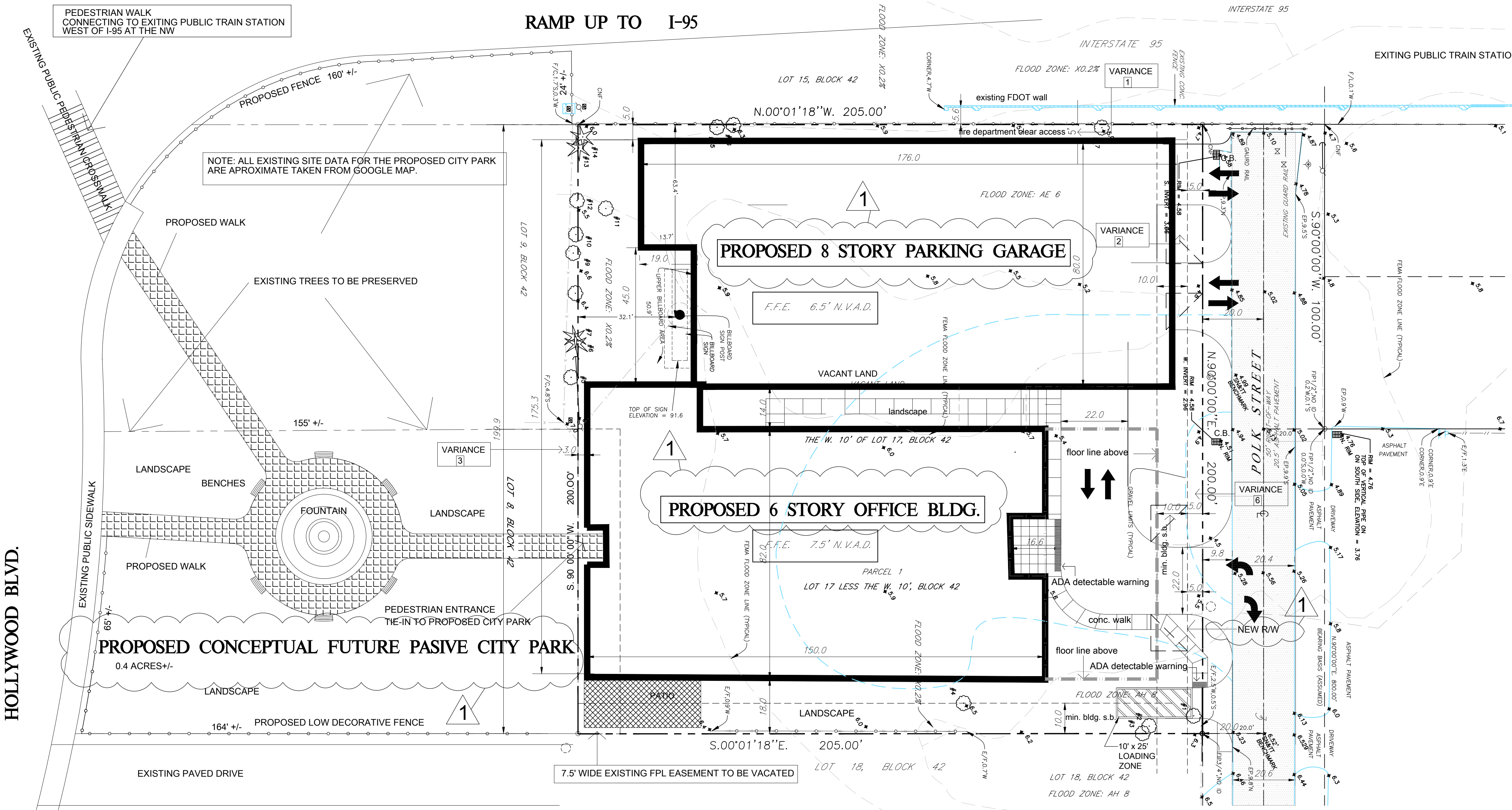
Email: [Itamar@goldenholz.com](mailto:Itamar@goldenholz.com)

ITAMAR J. GOLDENHOLZ  
FL LIC. AR0007817



DATE: 1-15-2025 TAC
4-30-2025 TAC REV.
PROJECT No. 22036
SHEET NO. <b>T-1</b>



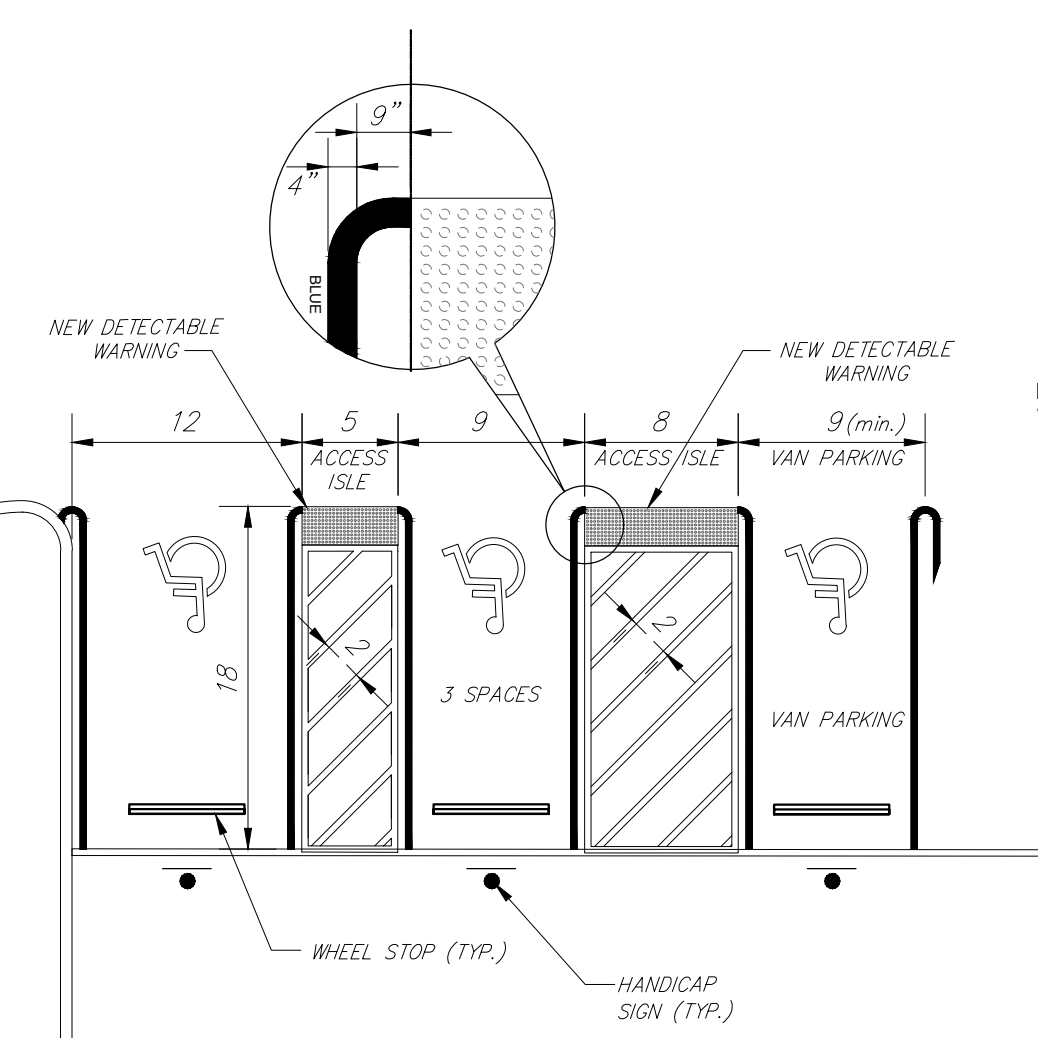


**LOCATION PLAN**  
N.T.S.

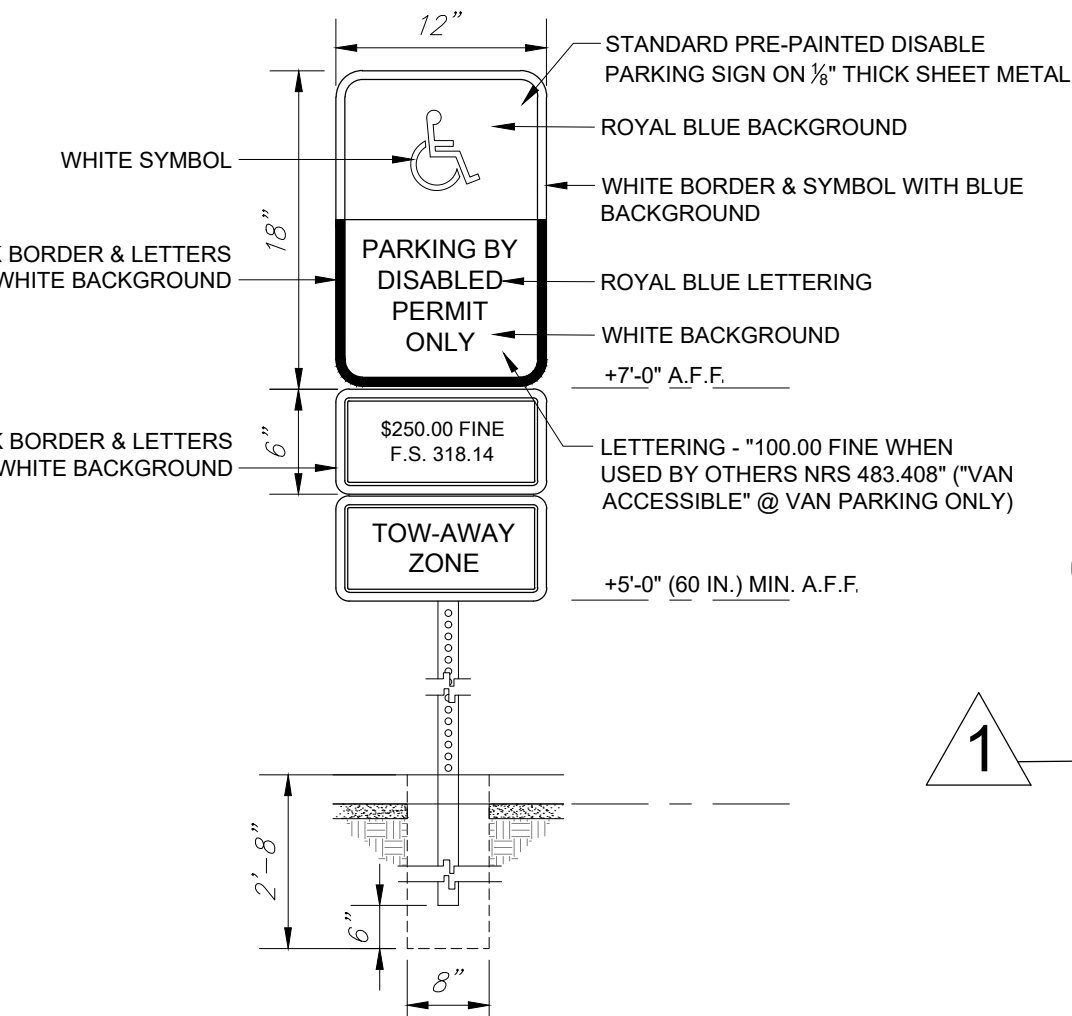
**SITE DATA :**

EXISTING ZONING	TC-1 (TRANSITIONAL CORRIDOR)
FLOOD ZONE	AH & AE
NET SITE AREA	41,000 S.F. = 0.94 ACRES
LOT DIMENSIONS	WIDTH 200.00' DEPTH 205.00'
CURRENT LAND USE	VACANT
PROPOSED LAND USE	VACANT
MAXIMUM LOT COVERAGE:	N/A
RESIDENTIAL DENSITY:	N/A
MAXIMUM FLOOR AREA RATIO:	1.50 41,000 X 1.5 = 61,500 S.F.
MINIMUM OPEN SPACE REQUIRED:	N/A / 0%
OPEN SPACE PROVIDED:	15,000 S.F. +/- (36%)
TOTAL PERVIOUS AREA PROVIDED:	11,360 S.F. +/- (28%)
TOTAL IMPERVIOUS AREA PROVIDED:	29,640 S.F. +/- (72.5%)
13,275 SF GARAGE + 15,765 SF OFFICE + 600 SF PATIO + 350 SF DRIVEWAY & LOADING + 1,000 SF WALKWAYS	
<b>ALLOWED PER HOLLYWOOD ZONING:</b>	
MAX. BLDG. FOOTPRINT:	16,718 + 13,001 = 29,719 S.F.
OFFICE BLDG.	12,650 S.F. +/-
PARKING GARAGE	13,300 S.F. +/-
TOTAL	25,900 S.F. +/-
MAXIMUM BUILDING HEIGHT	50 FT. 79 FT.
MAXIMUM HEIGHT - STORIES	4 6
VARIANCE #4 REQUESTING:	6 LEVELS OF OFFICE BUILDING AND 8 LEVELS PARKING GARAGE 79 FT.
VARIANCE #4 REQUESTED:	6 LEVEL OFFICE BLDG. AND 9 LEVEL PARKING GARAGE
<b>BUILDING SETBACKS:</b>	
MIN. PRIMARY FRONTAGE (NORTH):	REQUIRED: 10.00 FT. PROVIDED: 10.00 FT.
MIN. SECONDARY FRONTAGE (EAST):	REQUIRED: 10.00 FT. PROVIDED: 18.00 FT.
MIN. SIDE GROUND SETBACK (WEST):	REQUIRED: 10.00 FT. PROVIDED: 5.00 FT.
MIN. REAR GROUND SETBACK (SOUTH):	REQUIRED: 10.00 FT. PROVIDED: 10.00 FT.
VARIANCE #5 REQUESTED:	5 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED
MAX. OFFICE AREA ALLOWED	SITE AREA x FAR (205 FT. x 200 FT.) x 1.5 = 61,500 S.F.
PROVIDED FLOOR AREA OF OFFICE BLDG.	= 91,225 S.F. +/- GROSS
RESTROOMS	2,500 S.F. +/-
POWER EQUIPMENT & METER ROOMS	1,500 S.F. +/-
<b>PARKING PER ARTICLE 4.6 OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:</b>	
OFFICE 2.5 SPACES PER 1,000 S.F. MIN.	Minimum: 228
OFFICE 5 SPACES PER 1,000 S.F. MAX.	Maximum: 456
<b>PARKING PROVIDED</b>	
1ST FLOOR	STANDARD: 13 HANDICAP (including van): 8
2ND FLOOR	32 0
3RD FLOOR	32 0
4TH FLOOR	32 0
5TH FLOOR	32 0
6TH FLOOR	32 0
7TH FLOOR	32 0
8TH FLOOR	32 0
9TH LEVEL	28 0
ROOF	33+6T=39 8
	295 + 8 = 303 TOTAL
FOR 201-300 SPACES PROVIDED - 8 HC SPACES REQUIRED	
LIGHTING: 0.5 MAX LUMENS AT ALL PROPERTY LINES	

**PROPOSED MASTER SITE PLAN**  
SCALE: 1" = 20'-0"



**VAN & STANDARD ACCESSIBLE PARKING SPACE**  
N.T.S.



**ACCESSIBLE PARKING SIGN**  
N.T.S.

**VARIANCE REQUEST**

VARIANCE 1 REQUESTING: 5 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED ALONG THE WEST PROPERTY LINE (PROVIDING FIRE DEPARTMENT ACCESS)

VARIANCE 2 REQUESTING: 5 FT. FRONT SETBACK WHERE 10 FT. IS REQUIRED ALONG THE NORTH PROPERTY LINE FROM THE NEW RIGHT OF WAY LINE AT THE GARAGE FRONTAGE LINE

VARIANCE 3 REQUESTING: 3 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED ALONG THE SOUTH PROPERTY LINE AT THE PROPOSED FUTURE CITY PARK

VARIANCE 4 REQUESTING: 6 LEVELS OF OFFICE BUILDING, 9 LEVELS OF GARAGE STRUCTURE WITH MAX. BUILDING HT. + 79 FEET ABOVE FIN. FIRST FL.

VARIANCE 5 REQUESTING: INCREASED F.A.R. FROM MAX. ALLOWABLE 1.5 PROVIDING FOR A MAX OFFICE BUILDING AREA OF 61,500 S.F. TO ALLOW 2,225 F.A.R. FOR A PROPOSED BUILDING AREA OF 92,000 S.F

VARIANCE 6 REQUESTING: DELETE REQUIRED SIDEWALK ALONG THE NORTH PROPERTY LINE

**NOTE:**  
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL  
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.  
ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

**EXTERNAL LIGHTING**

PARKING	3.5 foot candles
WALKING SURFACES	3.0 foot candles
RECREATIONAL AREAS	2-3 foot candles
BUILDING ENTRYWAYS	5.0 foot candles
PROPERTY LINE	0.5 foot candles

MAIL DELIVERY TO CENTRAL MAIL ROOM AT THE MAIN LOBBY  
CONSTRUCTION TO COMPLY WITH FLORIDA FIRE PREVENTION CODE (8TH EDITION) NFPA 1 (2021 ED.) NFPA 101 (2021 ED.)

**NOTE:**  
LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

**SCOPE OF WORK**  
PROPOSED SIX STORY OFFICE BUILDING AND NINE LEVEL PARKING GARAGE ON AN EXISTING VACANT LOT

**LEGAL DESCRIPTION**

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

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

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

**FLOOD ZONE INFORMATION**

COMMUNITY NUMBER 125113 0568H  
PANEL NUMBER 0145 H  
AH-B, A-E9  
BASE FLOOD ELEVATION N/A  
EFFECTIVE DATE 08/18/14

**TAC NO. 25-DP-13**

**NOTE:** ALL EXISTING SITE DATA TAKEN FROM SURVEY PREPARED BY OTHERS

**POLK OFFICE BUILDING**  
2910 POLK STREET  
HOLLYWOOD, FLORIDA 33020

**SITE PLAN**

SHEET TITLE:

4-04-2024  
8-05-2024  
4-30-2025 REV. 1

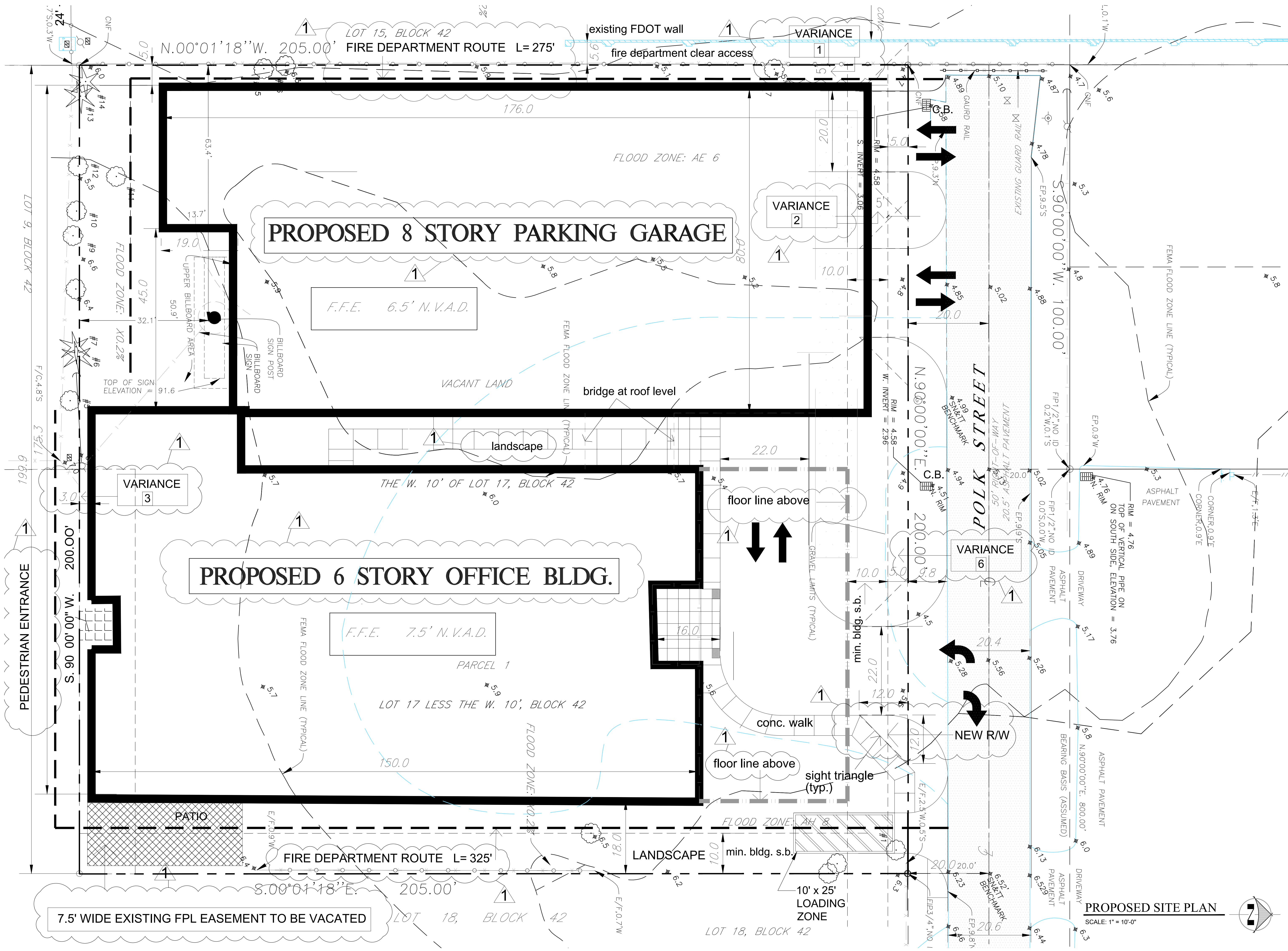
ITAMAR GOLDENHOLZ  
FL LIC. AR0007817

**SP-1**

p.n. 22036

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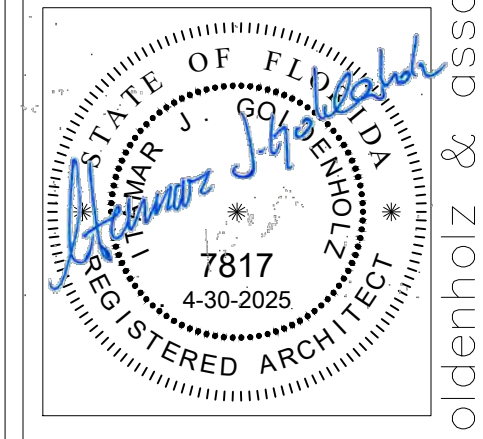
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**POLK OFFICE BUILDING**  
 2910 POLK STREET  
 HOLLYWOOD, FLORIDA 33020

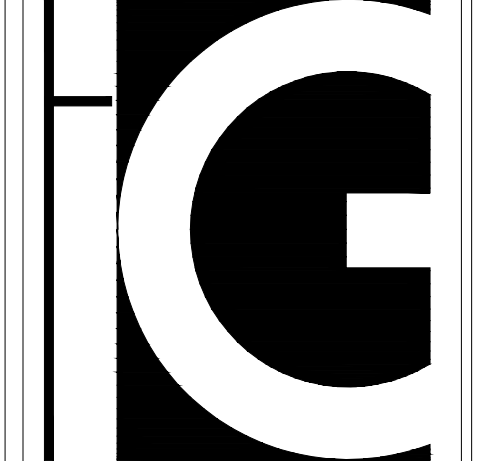
**SITE PLAN**

SHEET TITLE:

4-04-2024  
 8-05-2024  
 4-30-2025 REV. 1



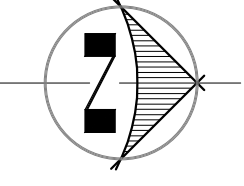
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**SP-2**

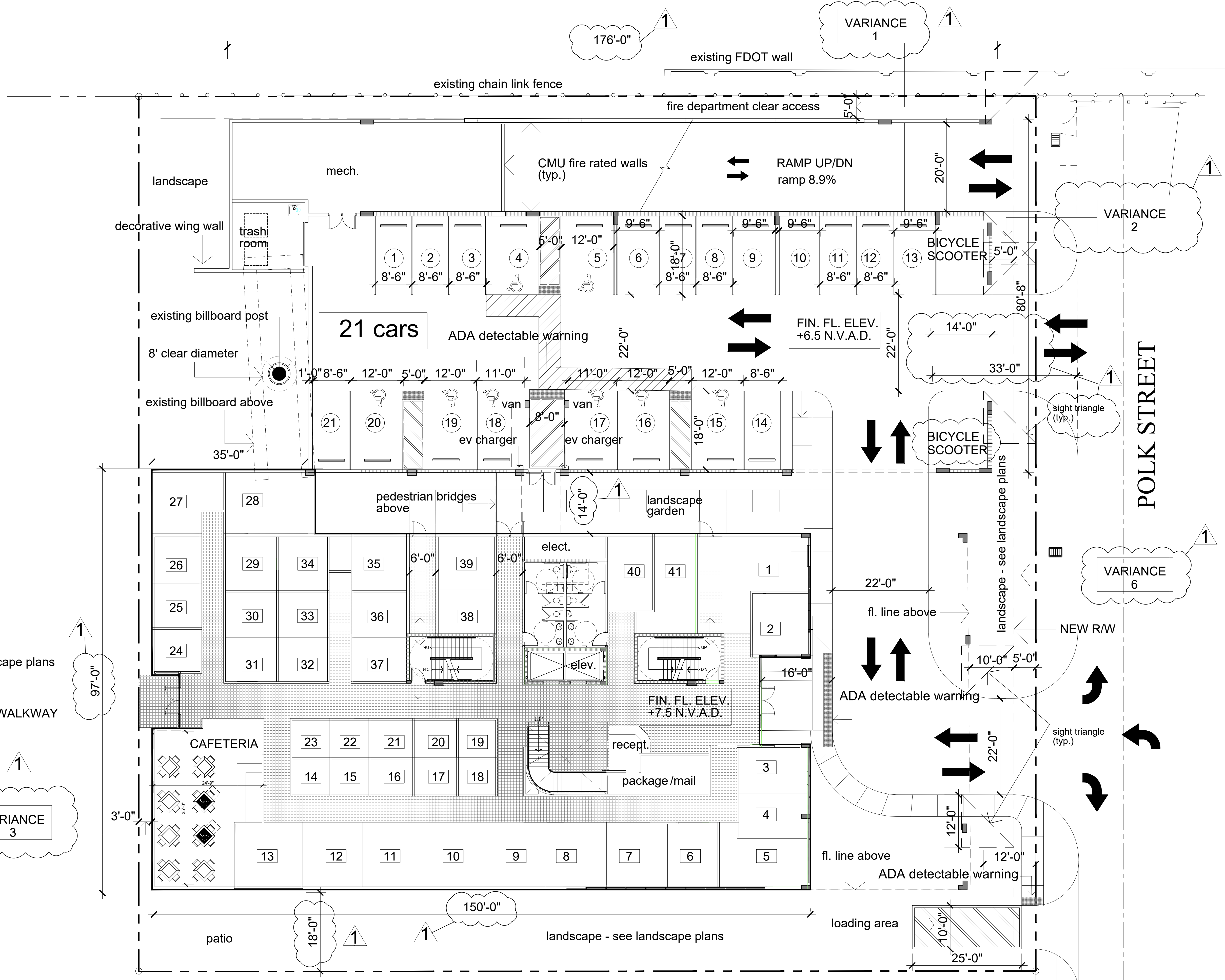
p.n. 22036

**PROPOSED SITE PLAN**  
 SCALE: 1" = 10'-0"



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**1st FLOOR PLAN**  
**OFFICE AREA: 12,625 S.F. +/-**  
 SCALE: 3/32 = 1'-0"

TAC NO. 25-DP-13

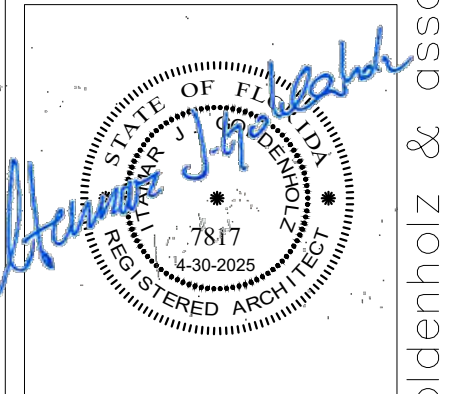
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**POLK OFFICE BUILDING**  
 2910 POLK STREET  
 HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN

4-4-2024
7-18-24 4 STORY OFFICE
9-19-2024
11-27-2024
1-15-2025
3-4-2025
3-12-2025
3-20-2025
3-25-2025
3-31-2025
4-30-2025 REV. A

TAC  
 NEW R/W  
 CITY PARK  
 CITY PARK  
 CITY PARK



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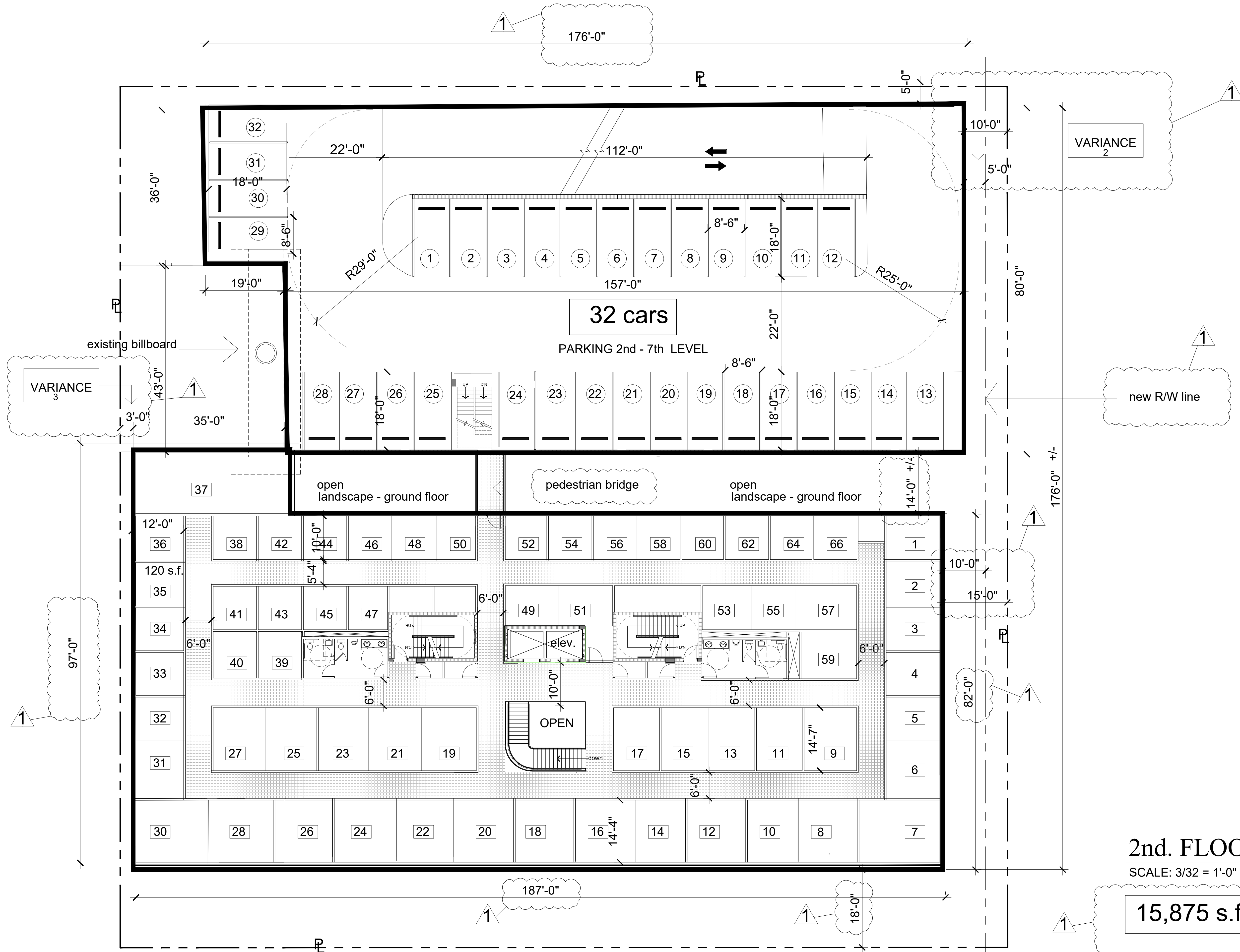


A-1

p.n. 22036

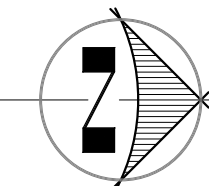
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**2nd. FLOOR PLAN**

SCALE: 3/32 = 1'-0"



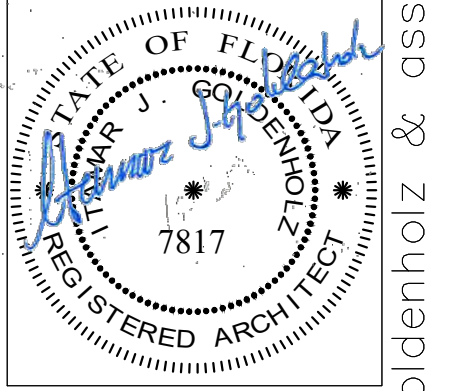
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**POLK OFFICE BUILDING**  
 2910 POLK STREET  
 HOLLYWOOD, FLORIDA 33020

11-27-2024
2-6-2025
2-12-2025
3-12-2025
3-17-2025
3-20-2025
3-25-2025
3-31-2025
4-30-2025 REV. A

CITY PARK  
 CITY PARK  
 CITY PARK

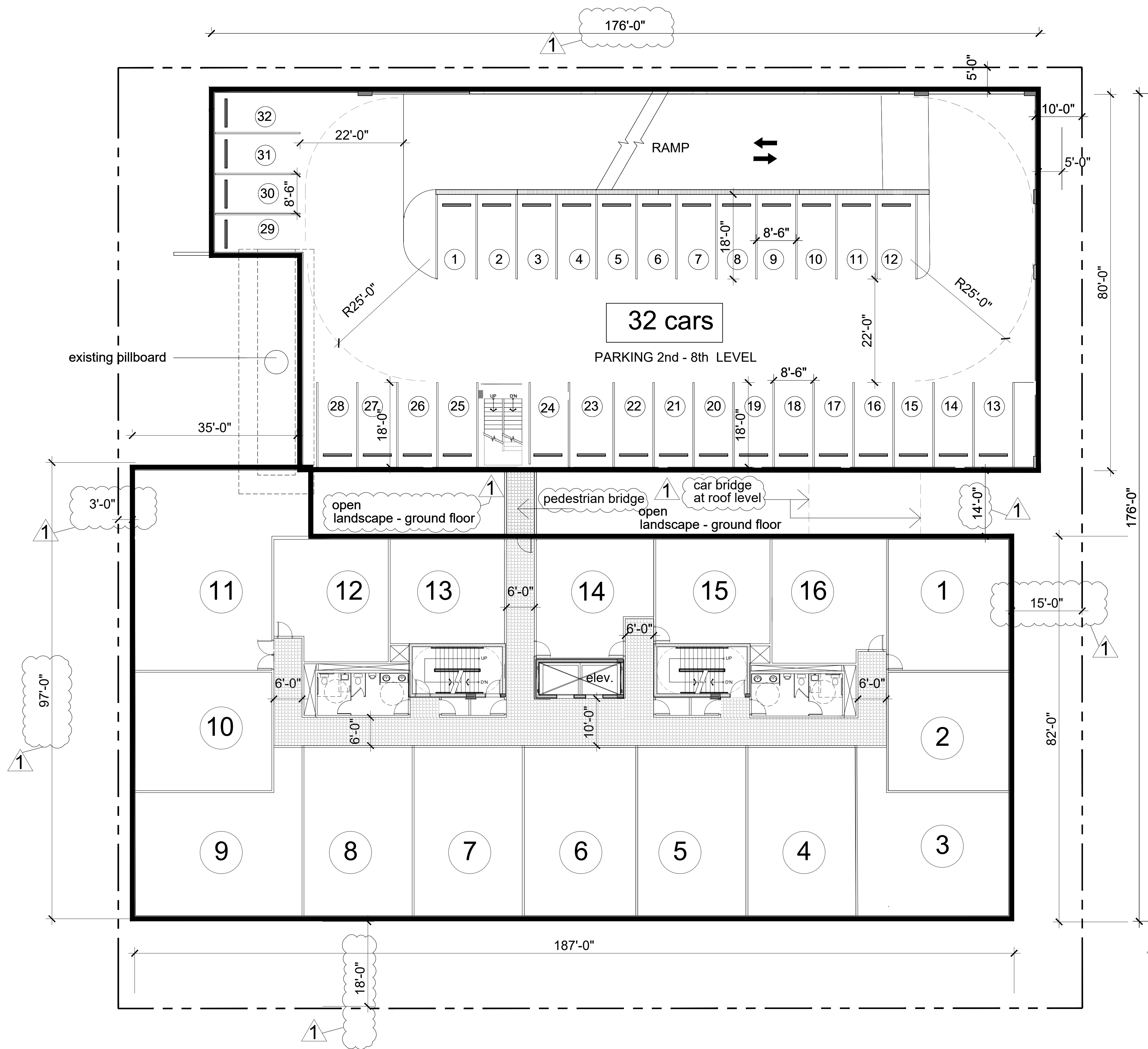


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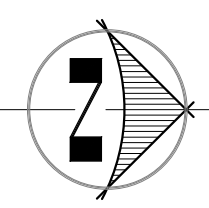


**3rd -6th. FLOOR PLAN**

SCALE: 3/32 = 1'-0"

15,765 s.f. +/-

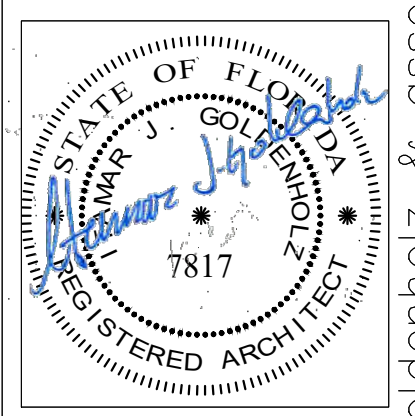
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**POLK OFFICE BUILDING**  
 2910 POLK STREET  
 HOLLYWOOD, FLORIDA 33020

11-27-2024
2-6-2025
2-12-2025
3-12-2025
3-17-2025
3-20-2025
3-25-2025
4-30-2025 REV. ↑



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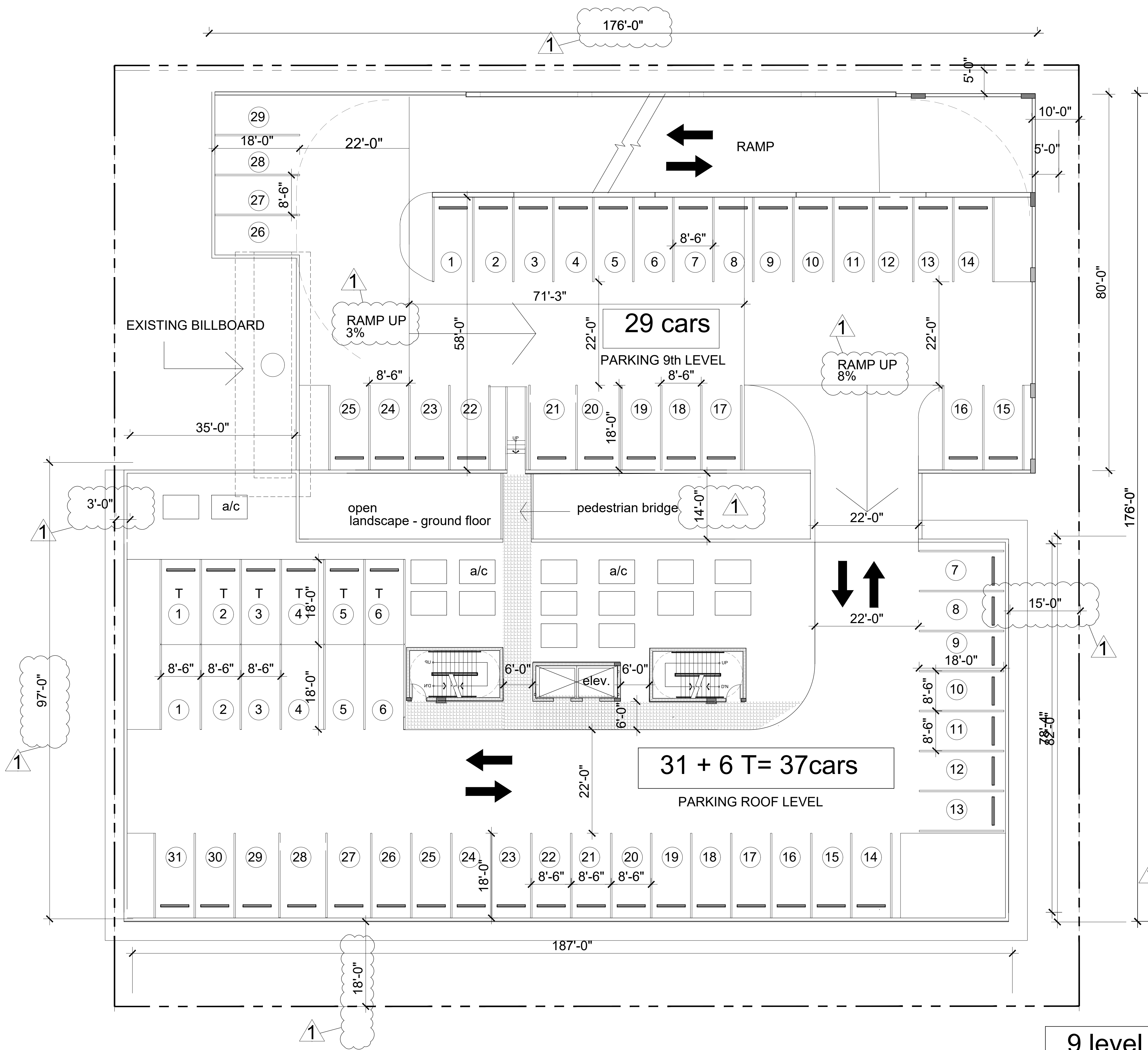


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CITY PARK  
 CITY PARK





**ROOF FLOOR PLAN**

SCALE: 3/32 = 1'-0"

15,800 s.f. +/-

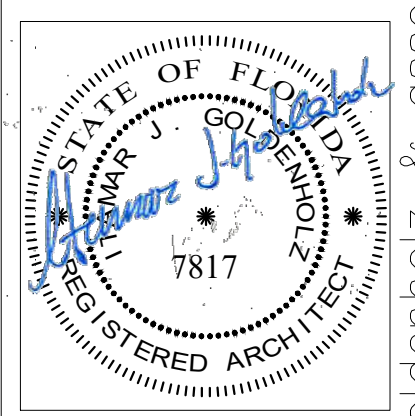
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9 level garage + roof top parking = 66cars

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**POLK OFFICE BUILDING**  
 2910 POLK STREET  
 HOLLYWOOD, FLORIDA 33020

- 11-27-2024
- 2-6-2025
- 2-12-2025
- 3-12-2025
- 3-17-2025
- 3-20-2025
- 3-25-2025
- 4-30-2025 REV. 1



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A-7

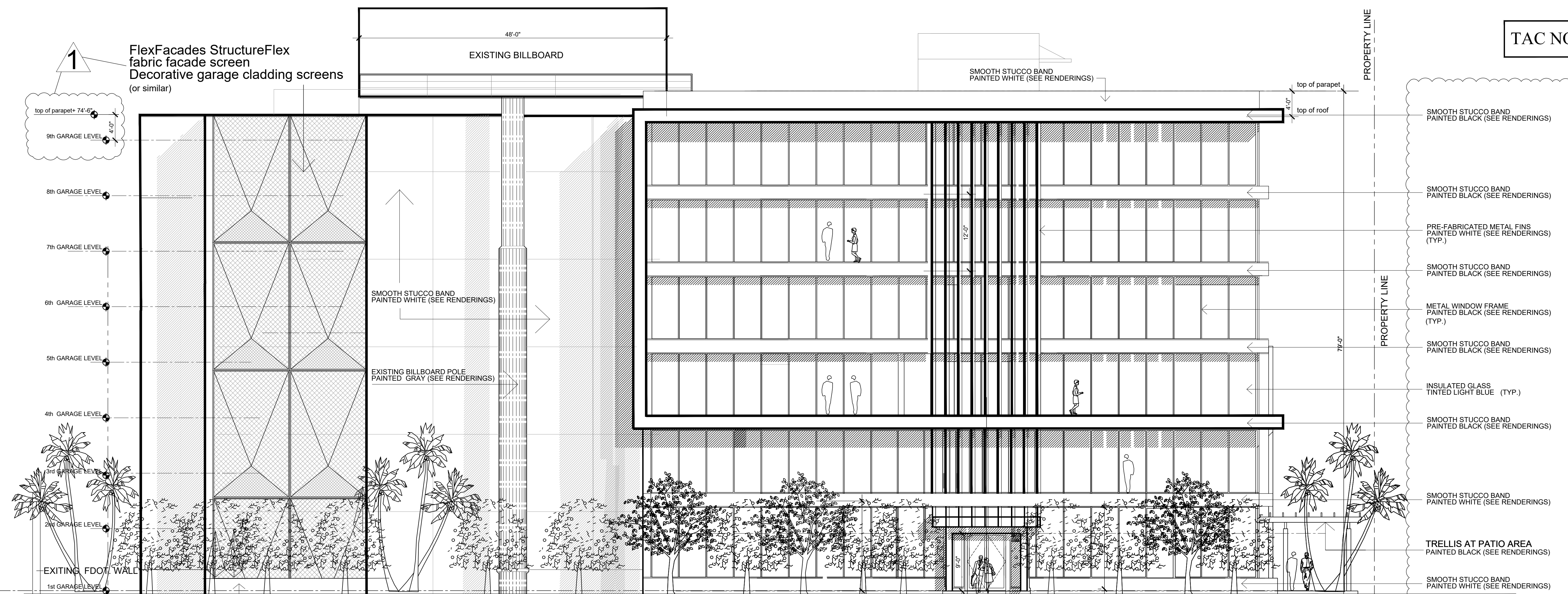
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CITY PARK  
 CITY PARK



TAC NO. 25-DP-13

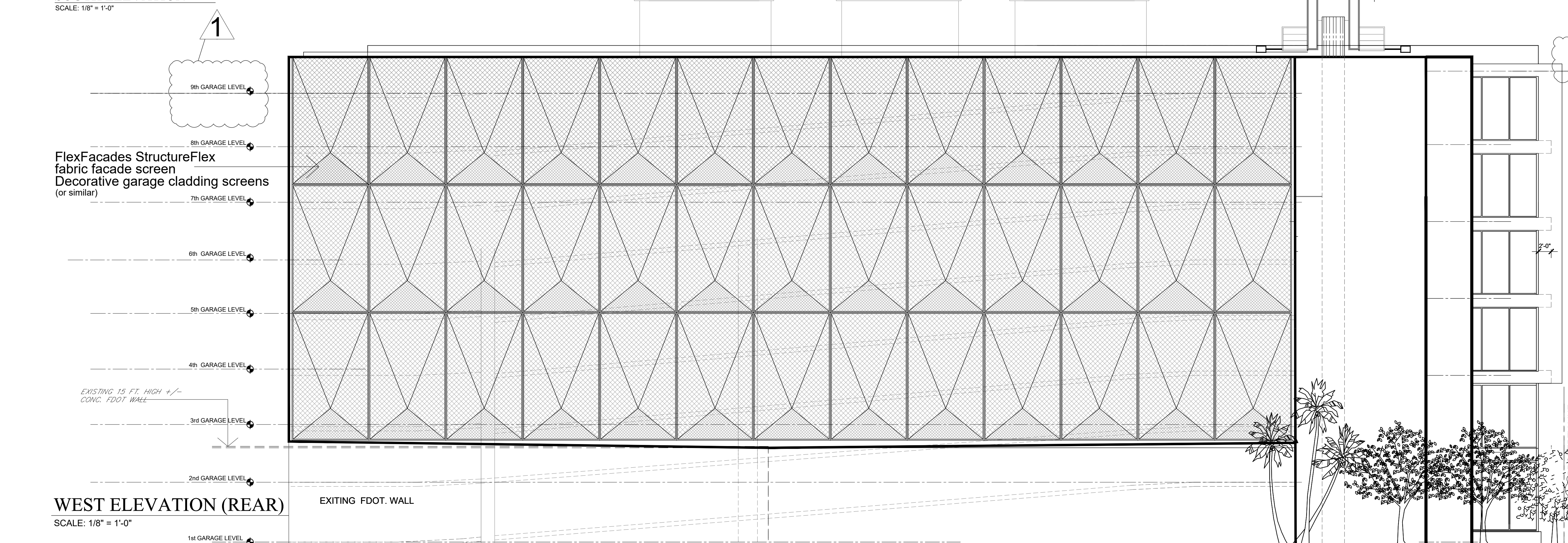


**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**PROPOSED GROUND FLOOR GARAGE WALL**  
STUCCO PAINTED WHITE

OFFICE STAIR TO ROOF  
ELEV. LOBBY  
OFFICE STAIR TO ROOF

EXISTING BILLBOARD



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

EXISTING FDOT WALL

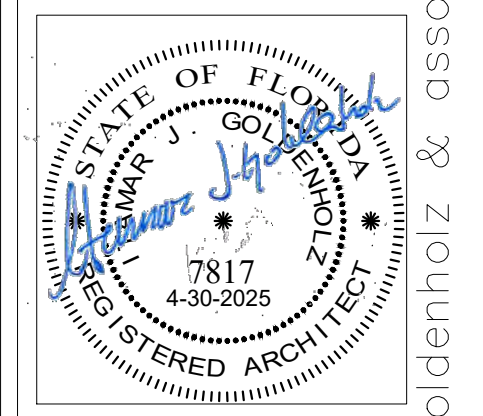
PROPOSED CITY PARK

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**POLK OFFICE BUILDING**  
2910 POLK STREET  
HOLLYWOOD, FLORIDA 33020

OFFICE BUILDING ELEVATIONS

4-4-2024	TAC
7-18-24	4 STORY OFFICE
2-18-2024	
12-23-2024	
1-15-2025	
3-7-2025	
3-12-2025	
3-18-2025	
3-20-2025	CITY PARK
3-25-2025	CITY PARK
4-9-2025	CITY PARK
4-18-2025	CITY PARK
4-30-2025	REV. 1



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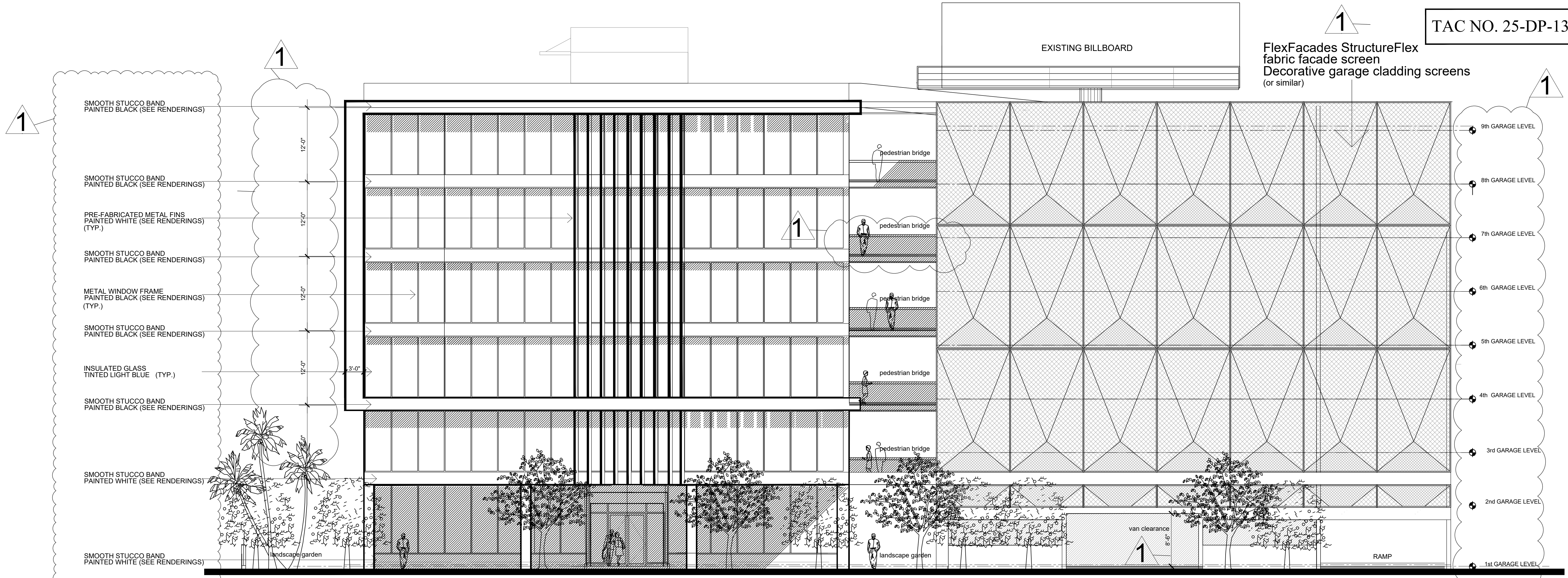


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p.n. 22036

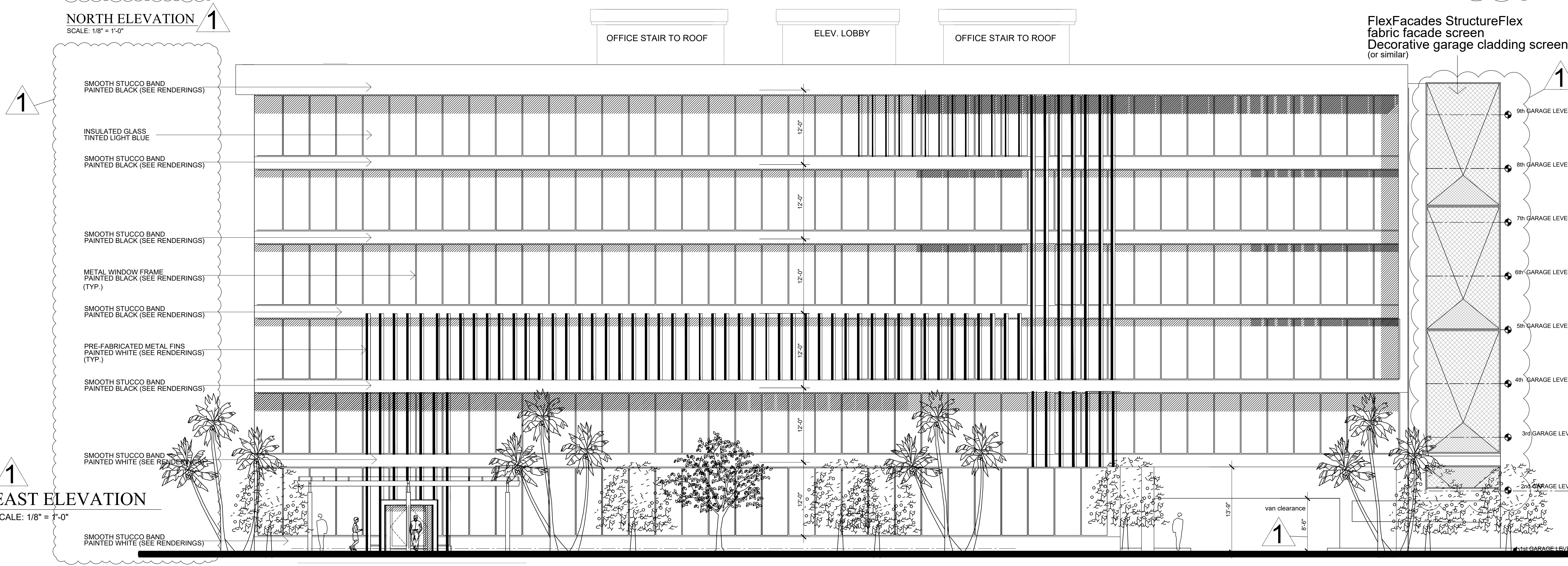
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FlexFacades StructureFlex  
fabric facade screen  
Decorative garage cladding screens  
(or similar)



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



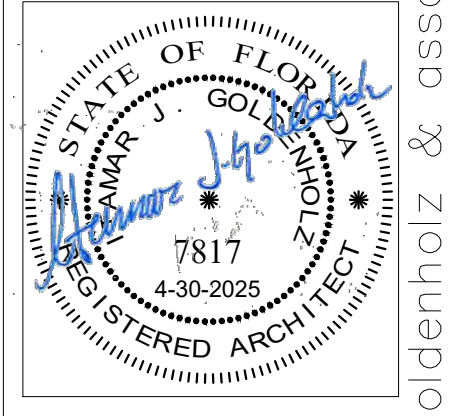
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

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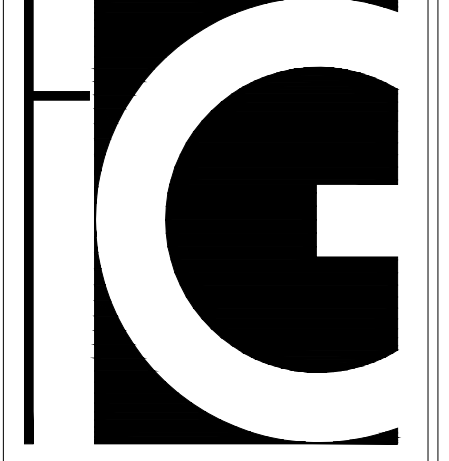
**POLK OFFICE BUILDING**  
2910 POLK STREET  
HOLLYWOOD, FLORIDA 33020

OFFICE BUILDING ELEVATIONS

4-4-2024
7-18-24 4 STORY OFFICE
2-18-2024
12-23-2024
1-15-2025
3-7-2025
3-12-2025
3-18-2025
3-20-2025 CITY PARK
3-25-2025 CITY PARK
4-30-2025 REV. 1



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NORTH EAST VIEW

REV.



SOUTH WEST VIEW

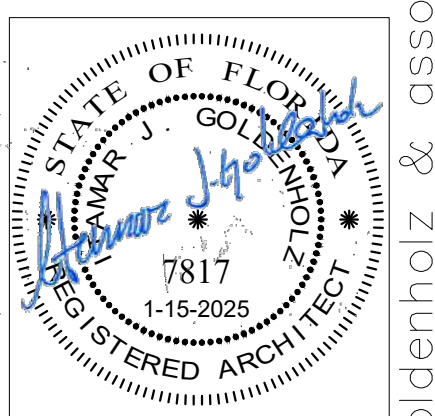
REV.

TAC NO. 25-DP-13

**POLK OFFICE BUILDING**  
 2910 POLK STREET  
 HOLLYWOOD, FLORIDA 33020

OFFICE Building West & South Rendering

5-12-2025  
 4-30-2025 REV.



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**EAST ELEVATION**

SCALE: 1/16" = 1'-0"  
REV.



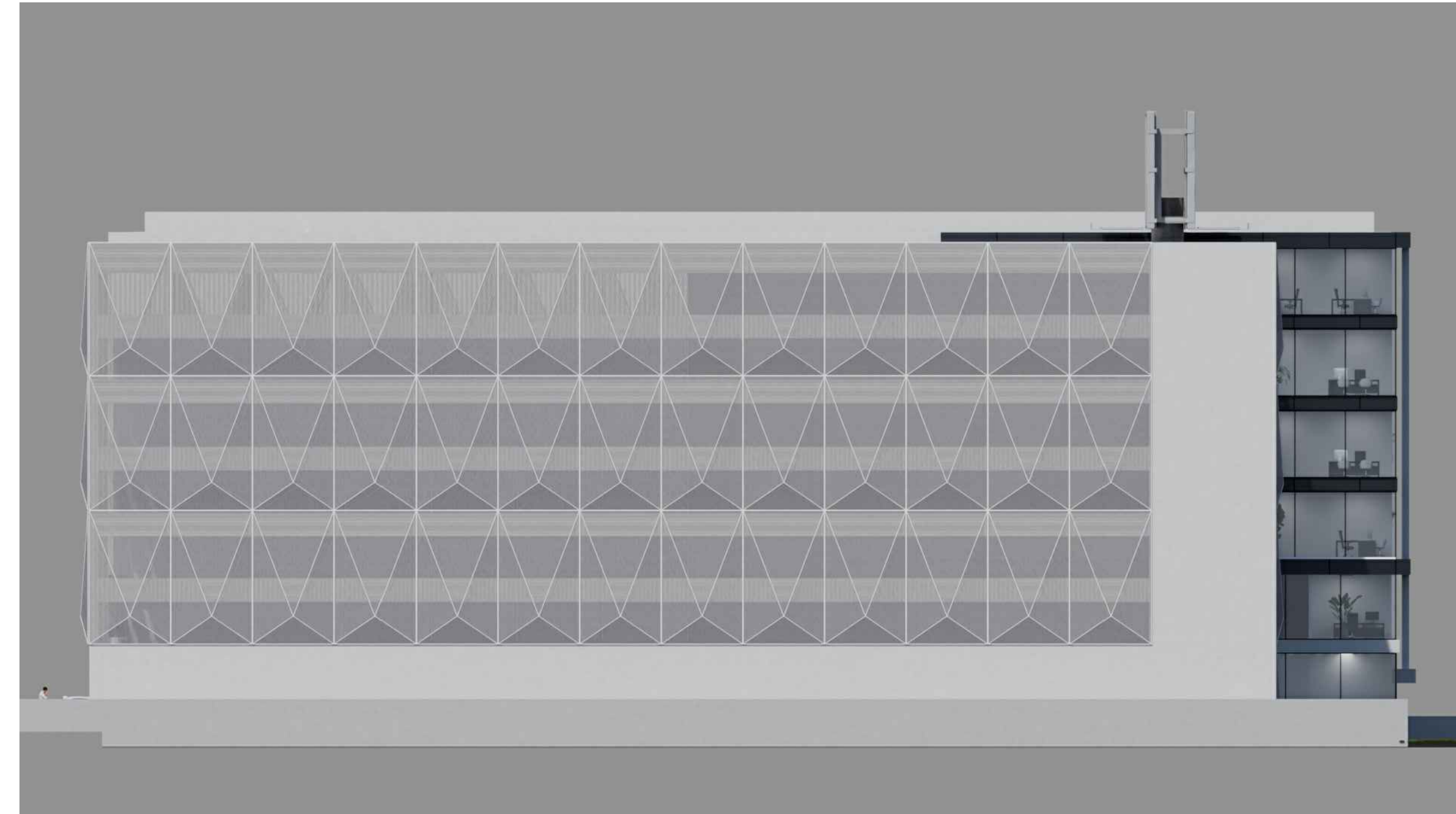
**NORTH ELEVATION**

SCALE: 1/16" = 1'-0"  
REV.



**SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"  
REV.



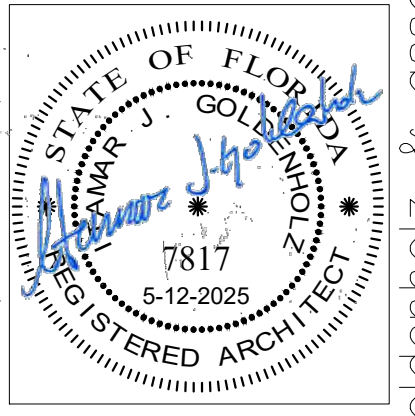
**WEST ELEVATION**

SCALE: 1/16" = 1'-0"  
REV.

**POLK OFFICE BUILDING**  
2910 POLK STREET  
HOLLYWOOD, FLORIDA 33020

**BUILDING COLOR ELEVATIONS**

4-30-2025 REV.



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**A-11**

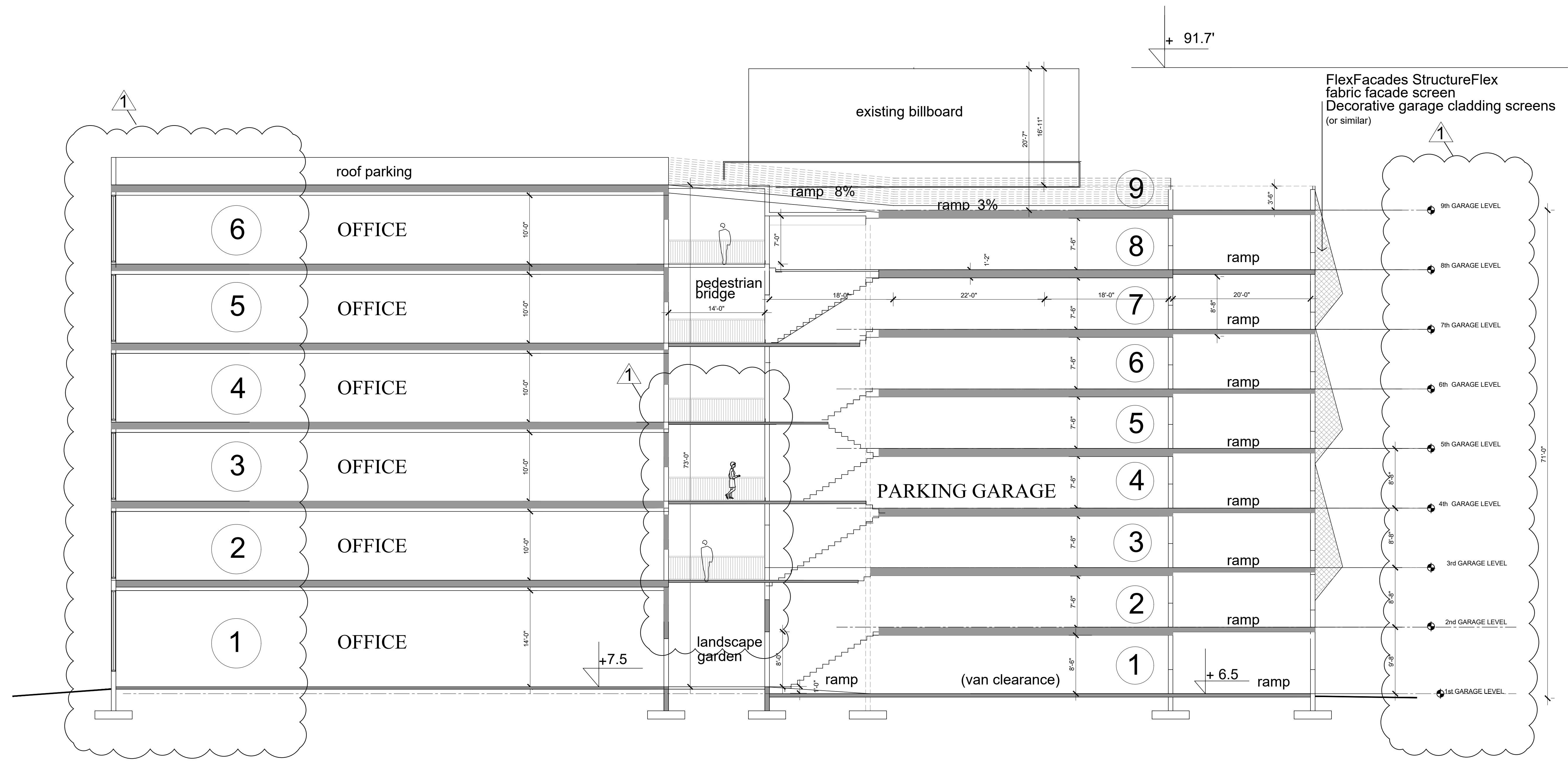
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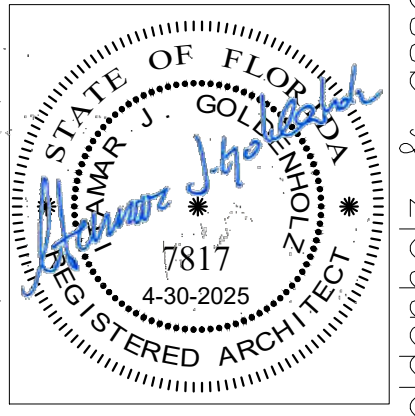


**BUILDING CROSS SECTION**  
SCALE: 1/8" = 1'-0"

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**POLK OFFICE BUILDING**  
2910 POLK STREET  
HOLLYWOOD, FLORIDA 33020

3-7-2025
3-12-2025
3-18-2025
3-20-2025
3-25-2025
4-9-2025
4-18-2025
4-30-2025 REV. A



ITAMAR GOLDENHOLZ  
FL. LIC. AR0007817



A-12

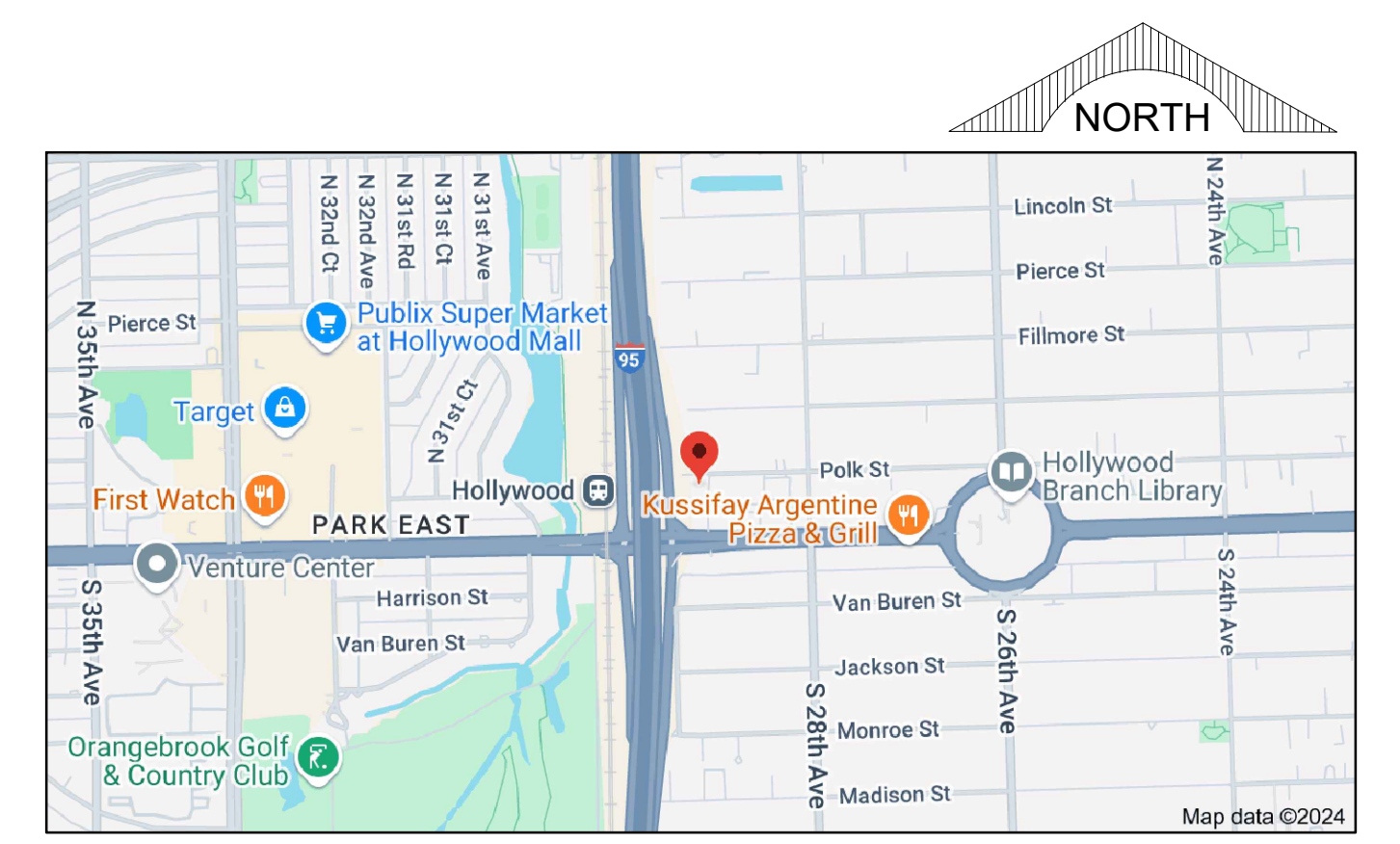
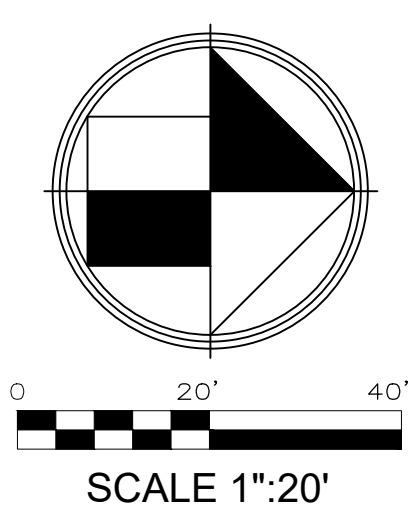
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DRAINAGE STRUCTURE TABULATION				
STR. No.	DESCRIPTION	RIM OR GRATE ELEV.	PIPE INV. ELEV.	PIPE DIAM.
C-1	24" NYLOPLAST FIELD DRAIN	5.00	3.00 NE	15"
C-2	TYPE "D" INLET	6.00	2.50 S, (2.00 N-PRB)	15"
C-3	TYPE "D" INLET	6.00	(2.00 N&S-PRB)	15"
C-4	TYPE "D" INLET	6.00	(2.00 S&E-PRB)	15"
C-5	ACO BRICK TRENCH DRAIN	4.75	2.90 E	4"
C-6	ACO BRICK TRENCH DRAIN	4.75	2.50 W&S	4"
C-7	TYPE "D" INLET	5.00	2.50 E, (2.00 W-PRB)	15"
C-8	12" NYLOPLAST FIELD DRAIN	5.00	2.75 SW&SE	15"
C-9	24" NYLOPLAST FIELD DRAIN	6.50	3.00 NW&S	15"
C-10	24" NYLOPLAST FIELD DRAIN	6.50	3.25 N&S	15"
C-11	24" NYLOPLAST FIELD DRAIN	6.50	3.50 N	15"

### LEGEND

- R.E. RIM ELEVATION
- G.E. GRATE ELEVATION
- I.E. INVERT ELEVATION
- ~> DIRECTION OF OVERLAND FLOW
- F.F.E.= FINISHED FLOOR ELEVATION
- X.XX EXISTING ELEVATIONS
- X.XX PROPOSED ELEVATION
- X.XX PROPOSED CONCRETE ELEVATION
- W EXISTING WATER METER
- W PROPOSED WATER METER
- PROPERTY LINE
- ← ADA ACCESSIBLE ROUTE
- DRAINAGE STRUCTURE NUMBER
- ▨ PAVEMENT RESTORATION
- ▨ MILL AND RESURFACE



### LOCATION MAP

N.T.S.

**WATER AND SEWER DEMAND**  
 62,000/1,000 SF GROSS AREA x 42 GPD/UNIT=2,604 GPD

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

### FIRE FLOW CALCULATION:

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

**BUILDING TYPE:** 1  
 TOTAL AREA: 61,492 S.F.  
 TYPE OF OCCUPANCY: OFFICE BUILDING  
 AS PER SECTION 18.4.5.2. FOR NON-ONE & TWO-FAMILY DWELLING.

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

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

**FLOW TEST RESULTS:**  
 STATIC = PSI  
 RESIDUAL = PSI

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

**NOTE:**  
 F.F.E. WAS PROVIDED BY OTHERS

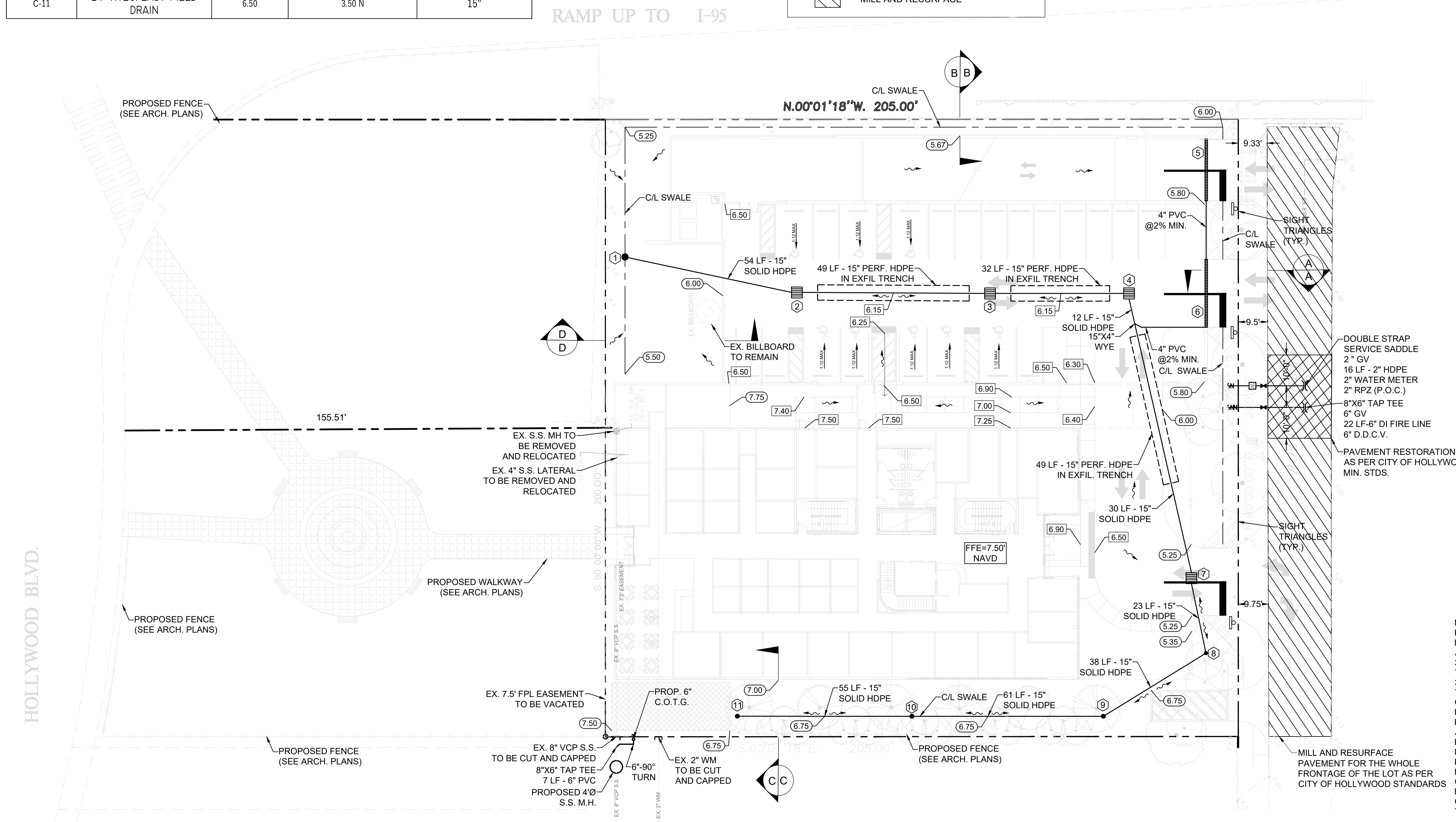
**NOTE:**  
 ALL EXISTING AND PROPOSED GRADES REFER TO 1988 NAVD DATUM

**NOTE:**  
 ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY.)

**NOTE:**  
 SWALES TO BE RESTORED IN THE ROW AS PER CITY OF HOLLYWOOD DETAILS C-32 AND C-33. (SEE SHEET C-4B)

**NOTE:**  
 ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

**NOTE:**  
 ENSURE THE MATERIAL REQUIREMENTS ALIGN WITH CITY OF HOLLYWOOD CODE BELOW AND ADD THE APPLICABLE NOTES TO THE CIVIL PLANS:  
 A. CONCRETE CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.  
 B. PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH INCH PAVERS PLACED OVER A 1-1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.  
 C. ASPHALT: ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6-INCH LIME ROCK BASE, TACK COAT, AND 1-INCH LAYER OF S-III ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.



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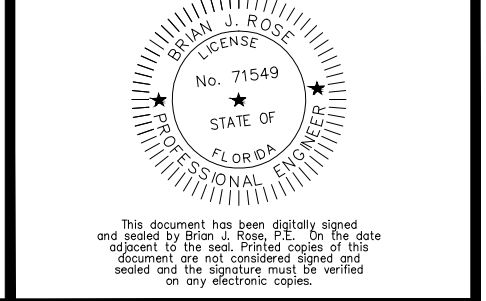
**CLIENT:**  
 GOLDENHOLZ AND ASSOCIATES  
 3122 NORTH PINE ISLAND ROAD,  
 SUNRISE, FLORIDA 33351

**PROJECT:** 2910 POLK STREET  
**HOLLYWOOD FLORIDA**  
**TASK:** PAVING, GRADING, AND DRAINAGE PLAN

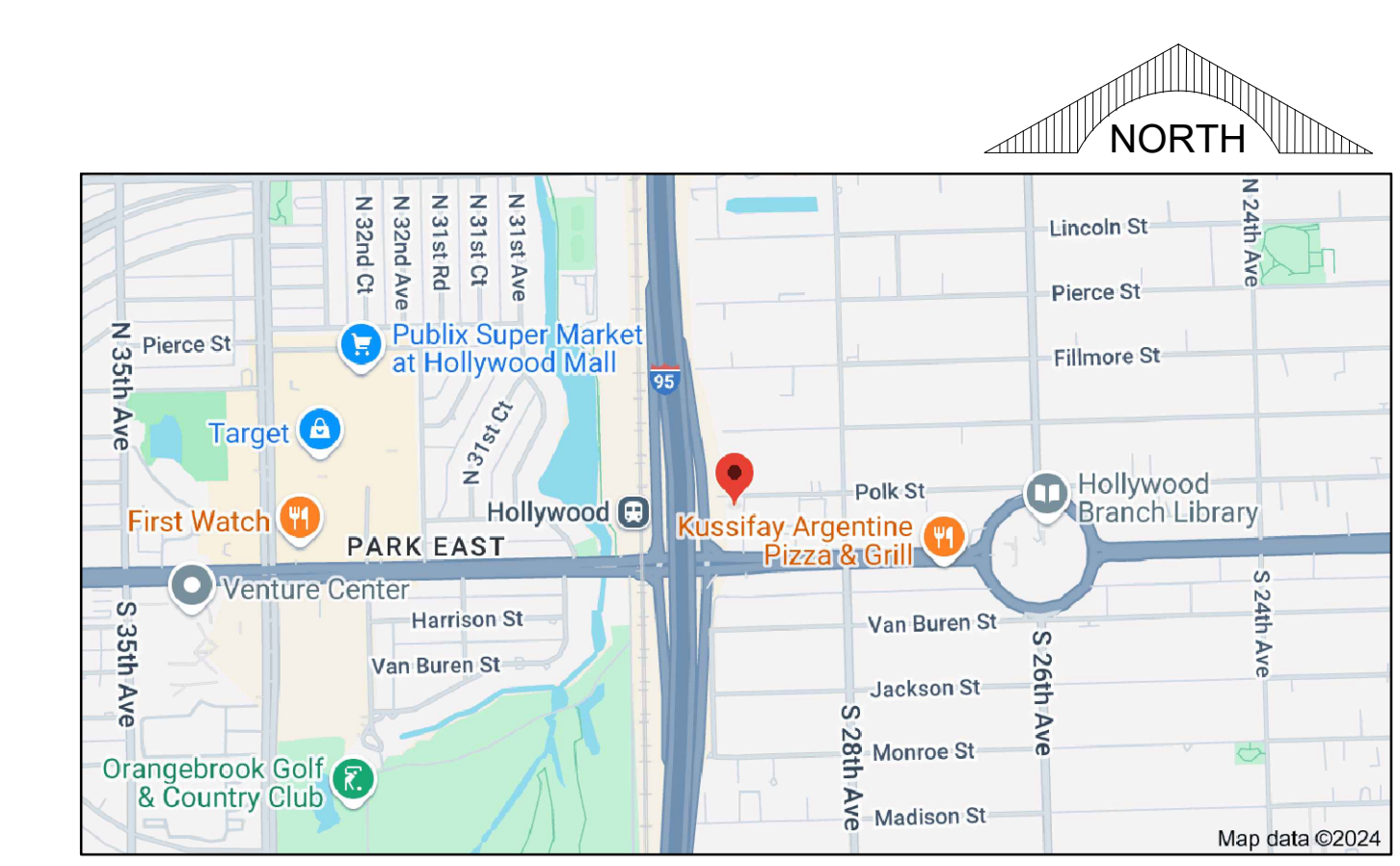
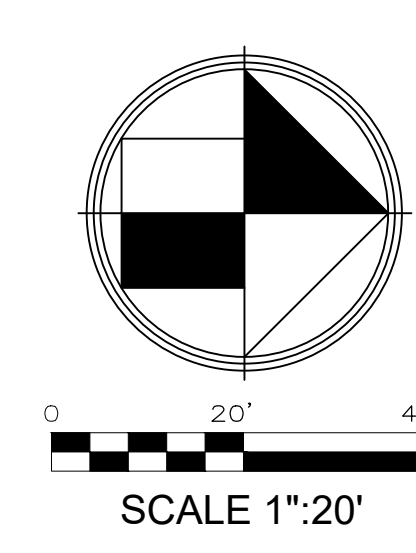
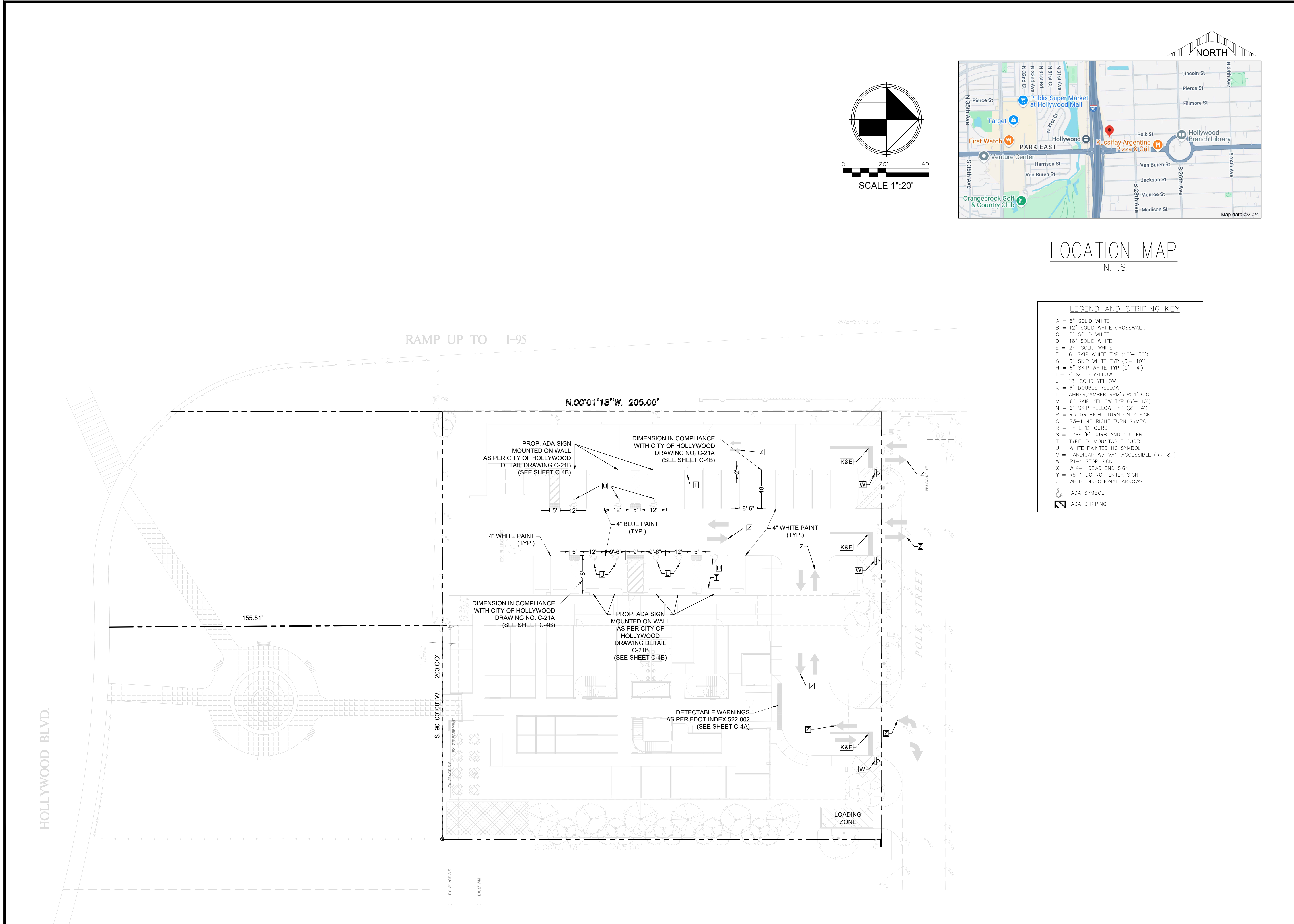
**GGB Engineering**  
 CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
 • CONSTRUCTION MANAGERS  
 FLORIDA REGISTRATION No. 36256  
 2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312  
 Fax: (954) 986-6655  
 Phone: (954) 986-9899

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

**PROJECT NO.:** 24-0330  
**SHEET:** C-1







LOCATION MAP  
N.T.S.

LEGEND AND STRIPING KEY

A	= 6" SOLID WHITE
B	= 12" SOLID WHITE CROSSWALK
C	= 8" SOLID WHITE
D	= 18" SOLID WHITE
E	= 24" SOLID WHITE
F	= 6" SKIP WHITE TYP (10'- 30')
G	= 6" SKIP WHITE TYP (6'- 10')
H	= 6" SKIP WHITE TYP (2'- 4')
I	= 6" SOLID YELLOW
J	= 18" SOLID YELLOW
K	= 6" DOUBLE YELLOW
L	= AMBER/AMBER RPM'S @ 1' C.C.
M	= 6" SKIP YELLOW TYP (6'- 10')
N	= 6" SKIP YELLOW TYP (2'- 4')
P	= R3-5R RIGHT TURN ONLY SIGN
Q	= R3-1 NO RIGHT TURN SYMBOL
R	= TYPE 'D' CURB
S	= TYPE 'F' CURB AND GUTTER
T	= TYPE 'D' MOUNTABLE CURB
U	= WHITE PAINTED HC SYMBOL
V	= HANDICAP W/ VAN ACCESSIBLE (R7-8P)
W	= R1-1 STOP SIGN
X	= W14-1 DEAD END SIGN
Y	= R5-1 DO NOT ENTER SIGN
Z	= WHITE DIRECTIONAL ARROWS
Ⓢ	= ADA SYMBOL
▨	= ADA STRIPING

REVISIONS 1. 2. 3. 4. 5. 6. 7. 8.	CLIENT: <b>GOLDENHOLZ AND ASSOCIATES</b> 3122 NORTH PINE ISLAND ROAD, SUNRISE, FLORIDA 33351		
PROJECT: <b>2910 POLK STREET</b> <b>HOLLYWOOD</b> <b>FLORIDA</b>	TASK: <b>PAVEMENT MARKING</b> <b>AND SIGANCE PLAN</b>		
<b>GGB Engineering</b> <small>CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS          • CONSTRUCTION MANAGERS          FLORIDA REGISTRATION No. 36256          2699 Stirling Road, Suite C-202 Fort Lauderdale, Florida 33312          Phone: (954) 986-9899</small>			
DATE: 12/11/24	SCALE: 1"=20'	DESIGNED BY: B.J.R.	DRAWN BY: J.A.
PROJECT NO. 24-0330		SHEET C-2	



**GENERAL NOTES:**

- THE 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 CONTRACTOR IS 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.
- 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 (ECS), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
- 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.
- 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.
- 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.
- 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 OVERLAIN WITH ASPHALT PAVEMENT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY ECS AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
- THE CONTRACTOR SHALL NOTIFY ECS 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.
- ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

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

**GENERAL NOTES (CONTINUED):**

- CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
- CONTRACTOR SHALL HAIL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
- CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONE DAY OR AS REQUIRED BY THE ENGINEER.
- CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
- 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.
- SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
- ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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 ECS FIELD ENGINEER.
- THE CONTRACTOR SHALL NOT ENCRUMBER 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.
- 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.
- MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
- CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FOOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
- NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECS FIELD ENGINEER.
- 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.
- 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 ECS.

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

**GENERAL NOTES (CONTINUED):**

- 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.
- WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
- 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.
- ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
- ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODED.
- 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.
- EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
- TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
- CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
- 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.
- CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

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

**GENERAL NOTES (CONTINUED):**

- 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).



- 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.
- 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.
- A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECS 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:
  - 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.
  - 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.
  - THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
  - 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.
  - 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.
  - ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CADD DRAWING STANDARDS"

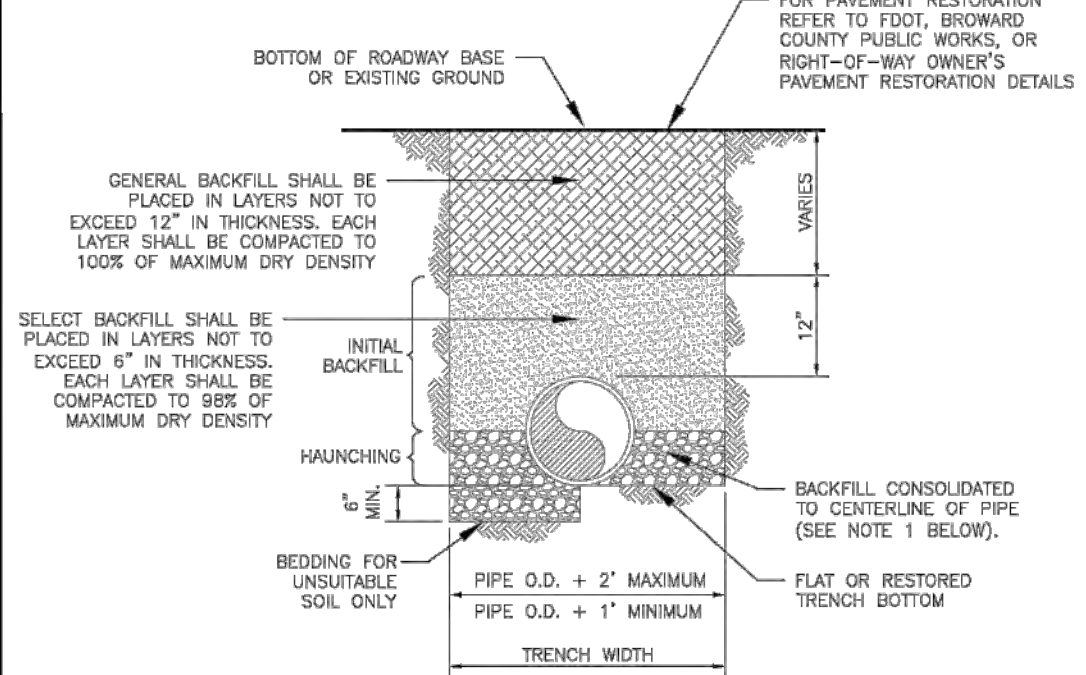
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3
APPROVED: XXX		

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

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

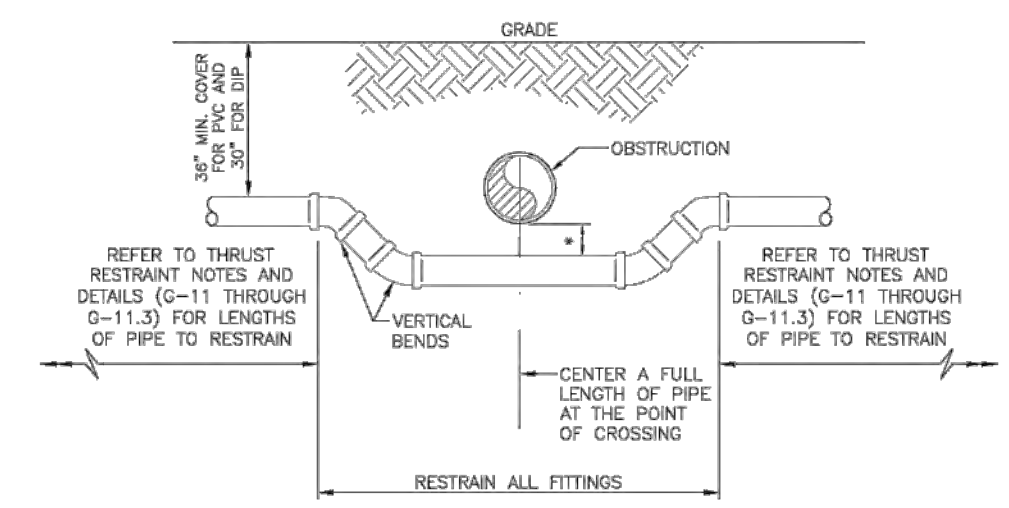
- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62, F.A.C.
- 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
- 3 FT. VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
- A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- 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 SHELVE LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAINS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
- 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).
- ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

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



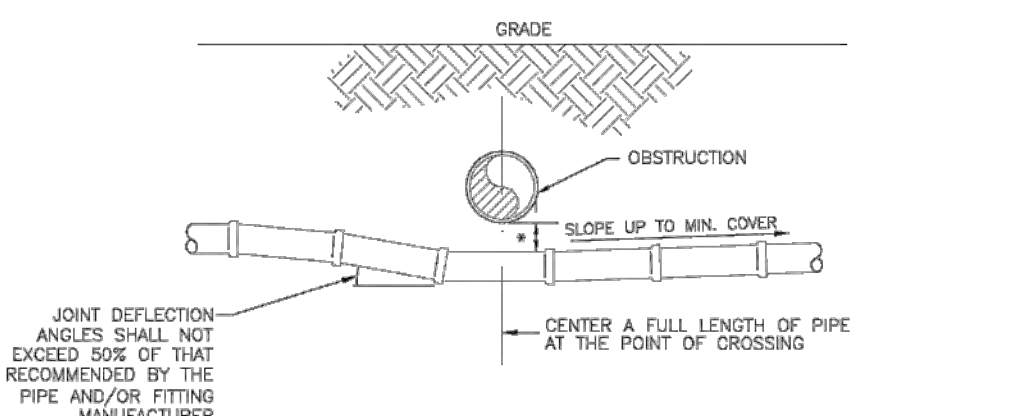
- NOTES:**
- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRANKLED LAMEROCK), 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 MATERIAL.
  - 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.
  - DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
  - BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-8.

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



**UTILITY CROSSING USING FITTINGS**

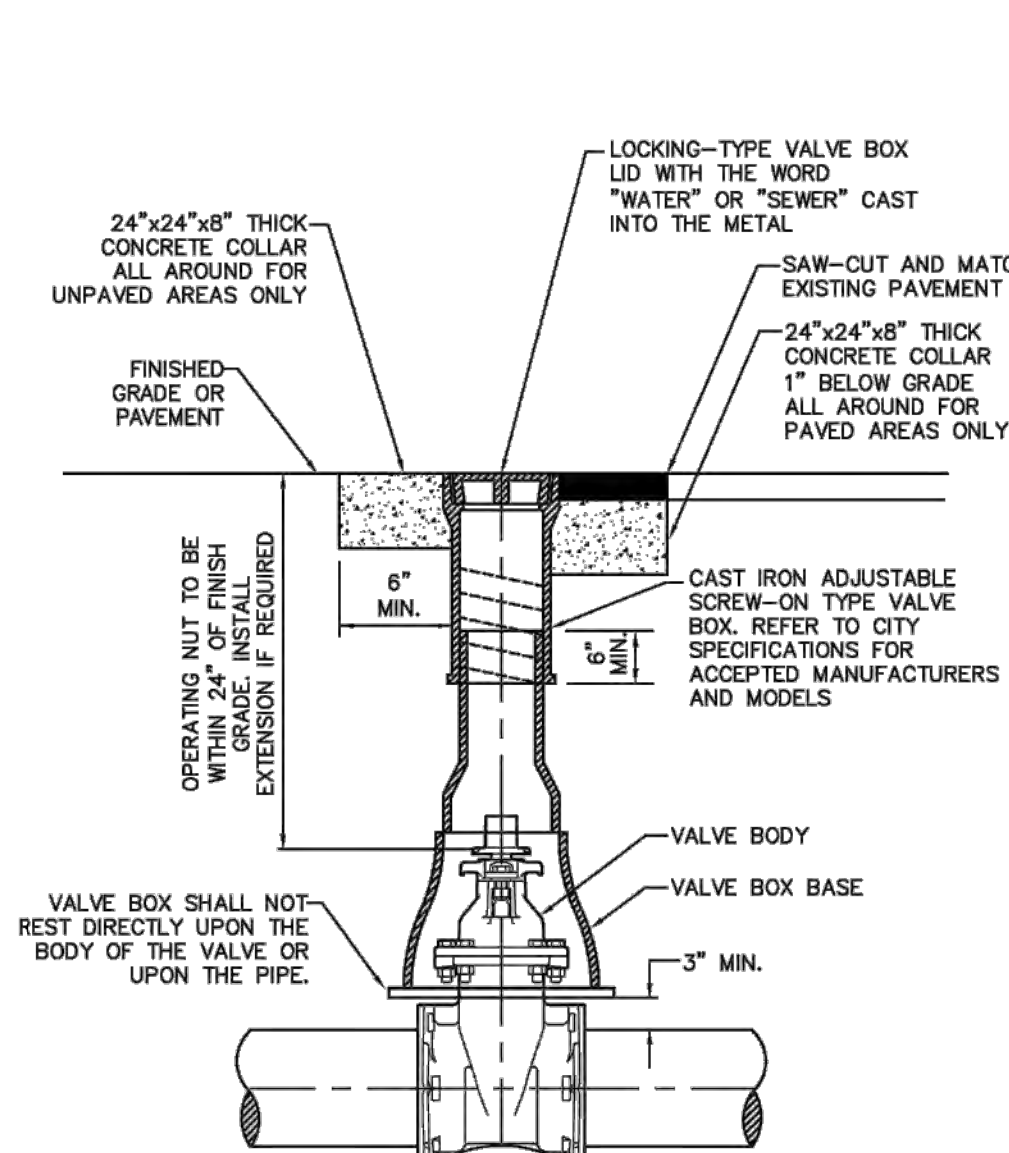
\* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



**UTILITY CROSSING USING JOINT DEFLECTIONS**

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

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



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

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

PROJECT: 2910 POLK STREET  
HOLLYWOOD FLORIDA  
TASK: GENERAL NOTES AND CONSTRUCTION DETAILS

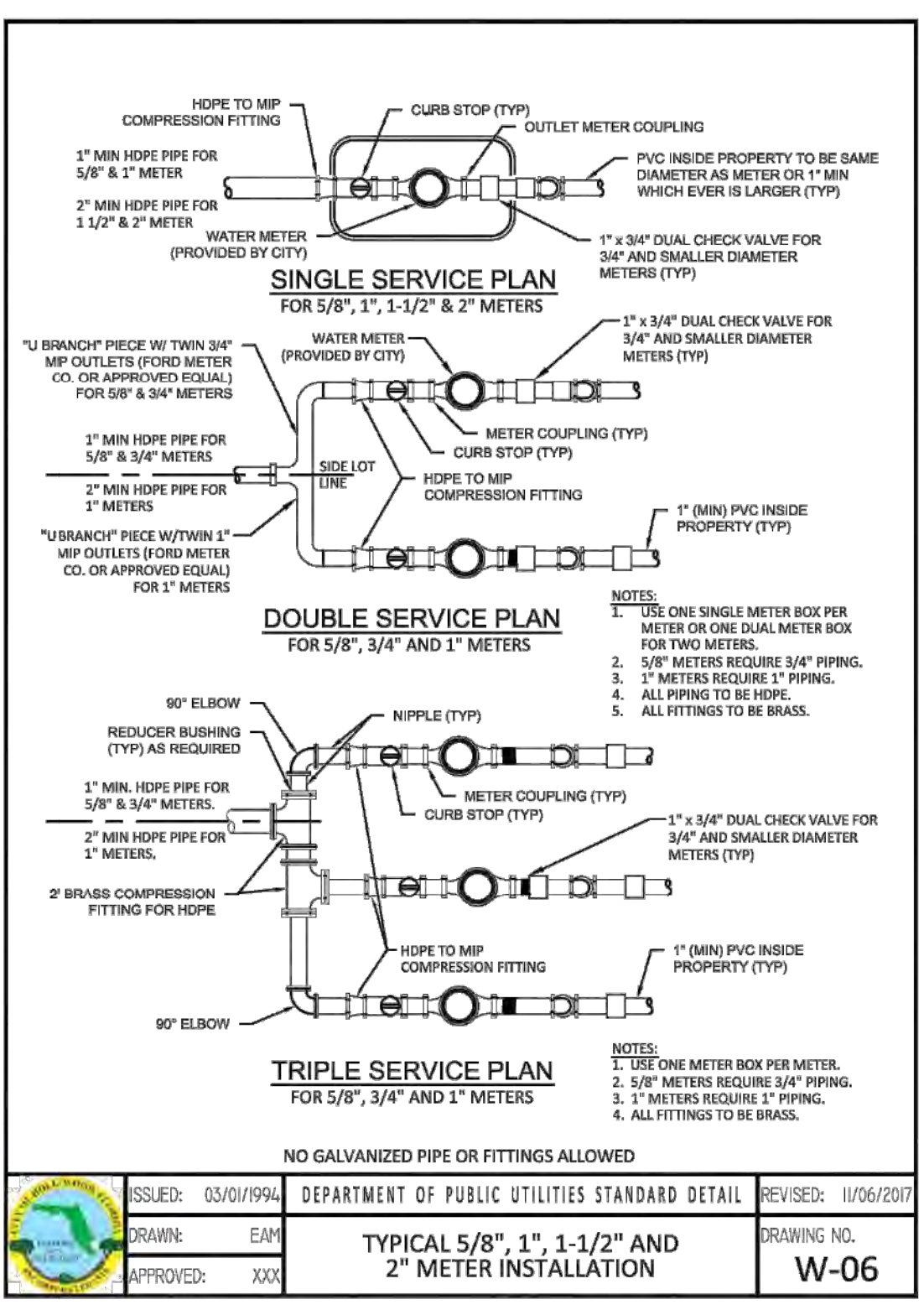
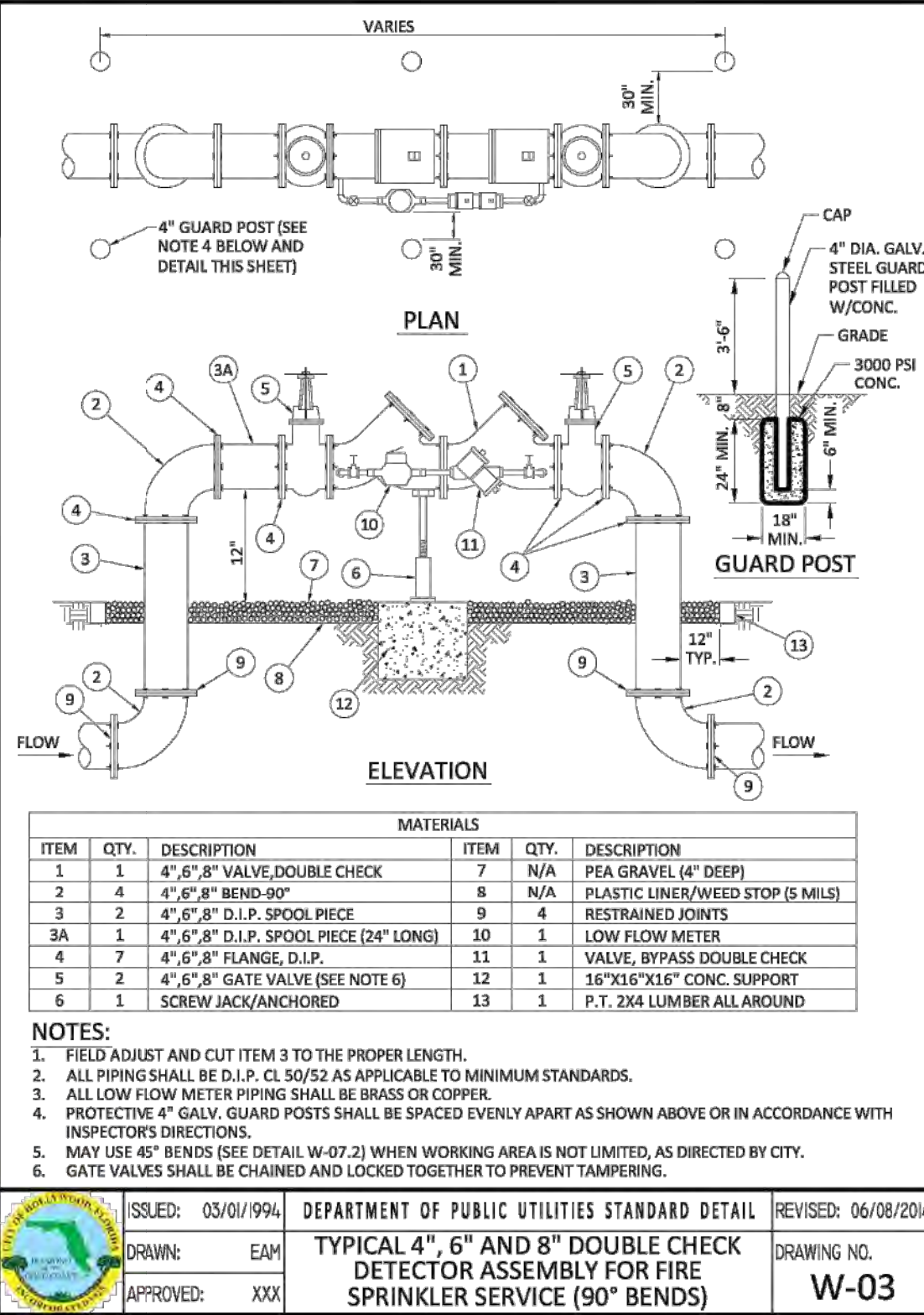
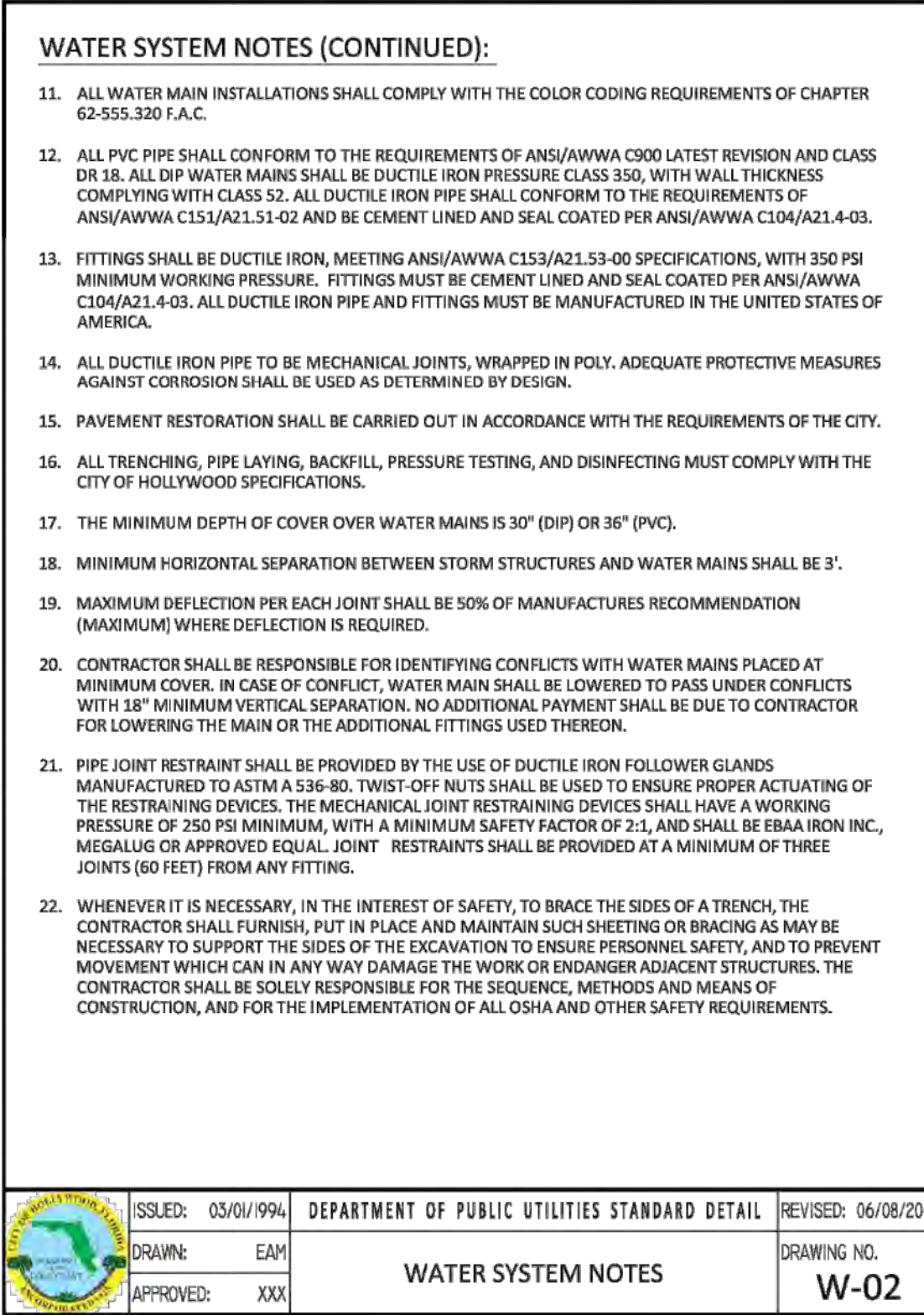
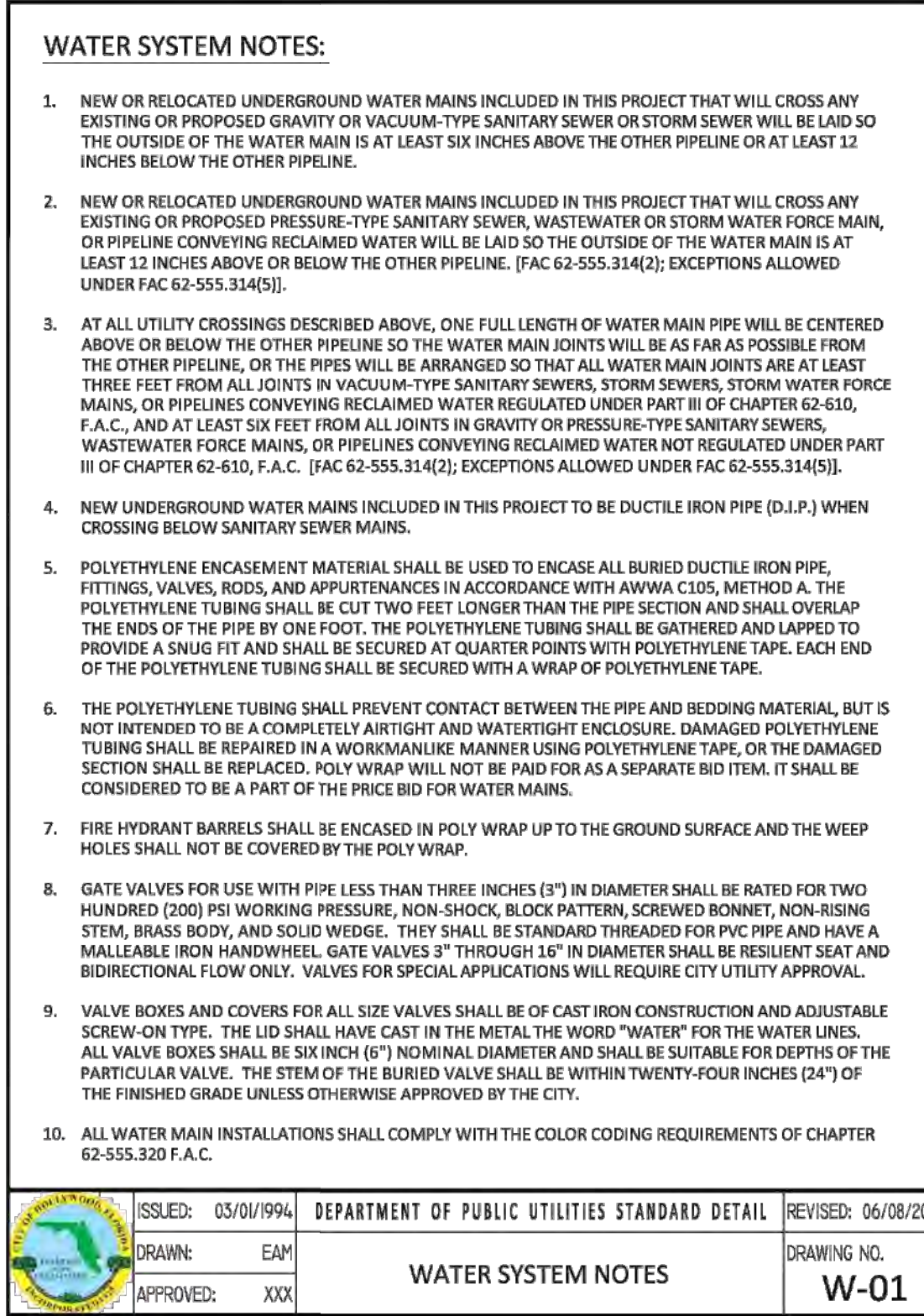
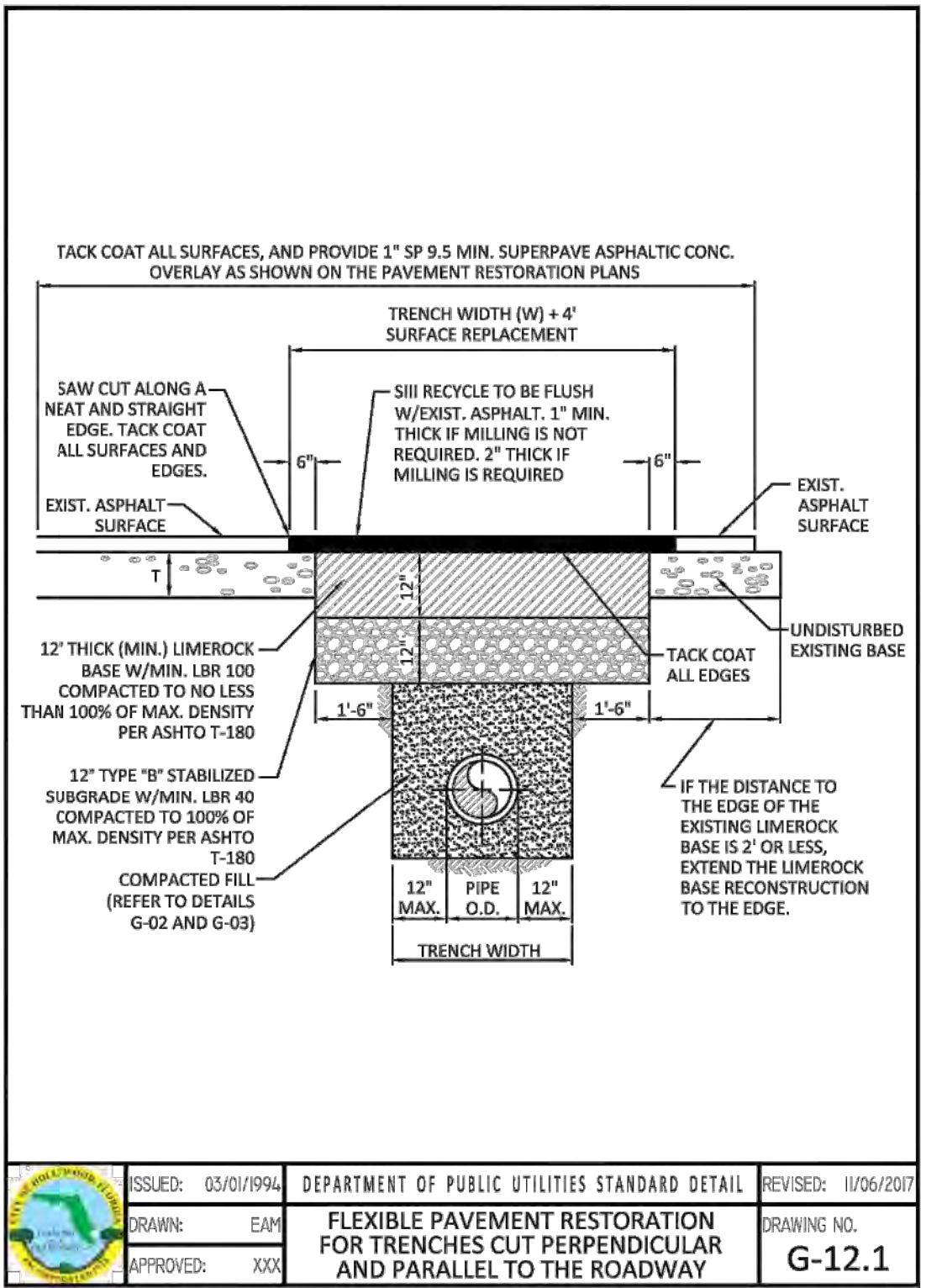
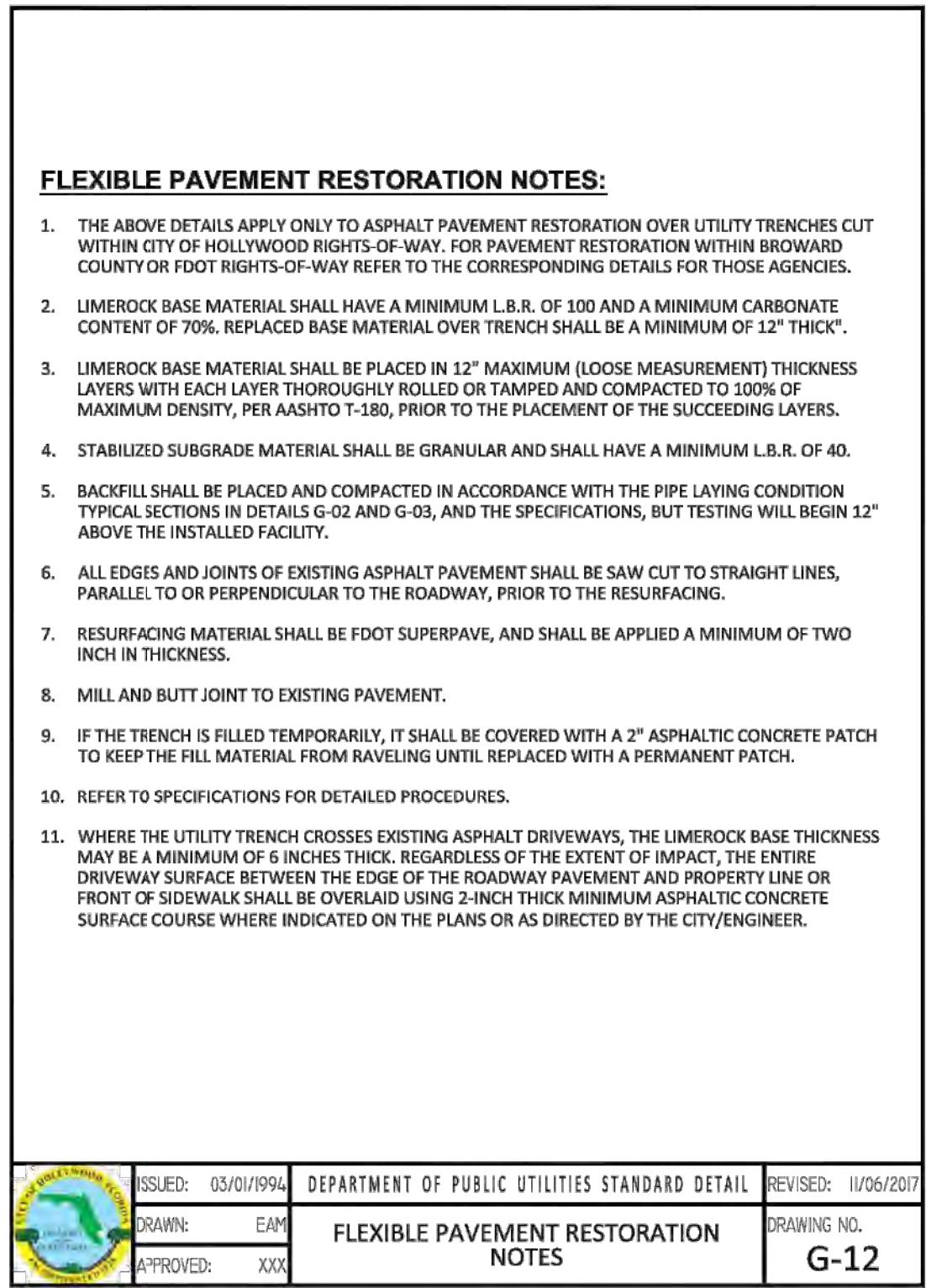
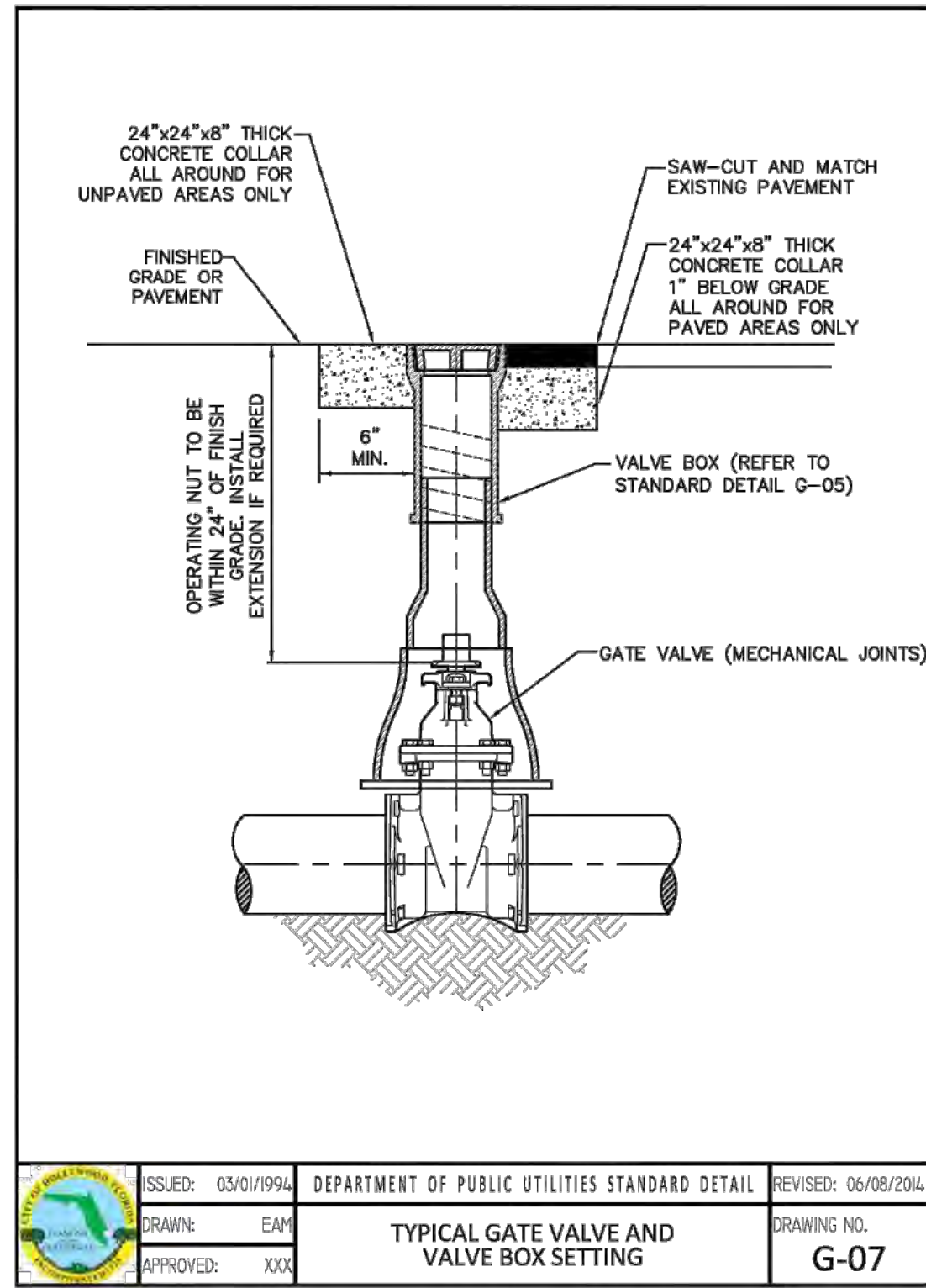
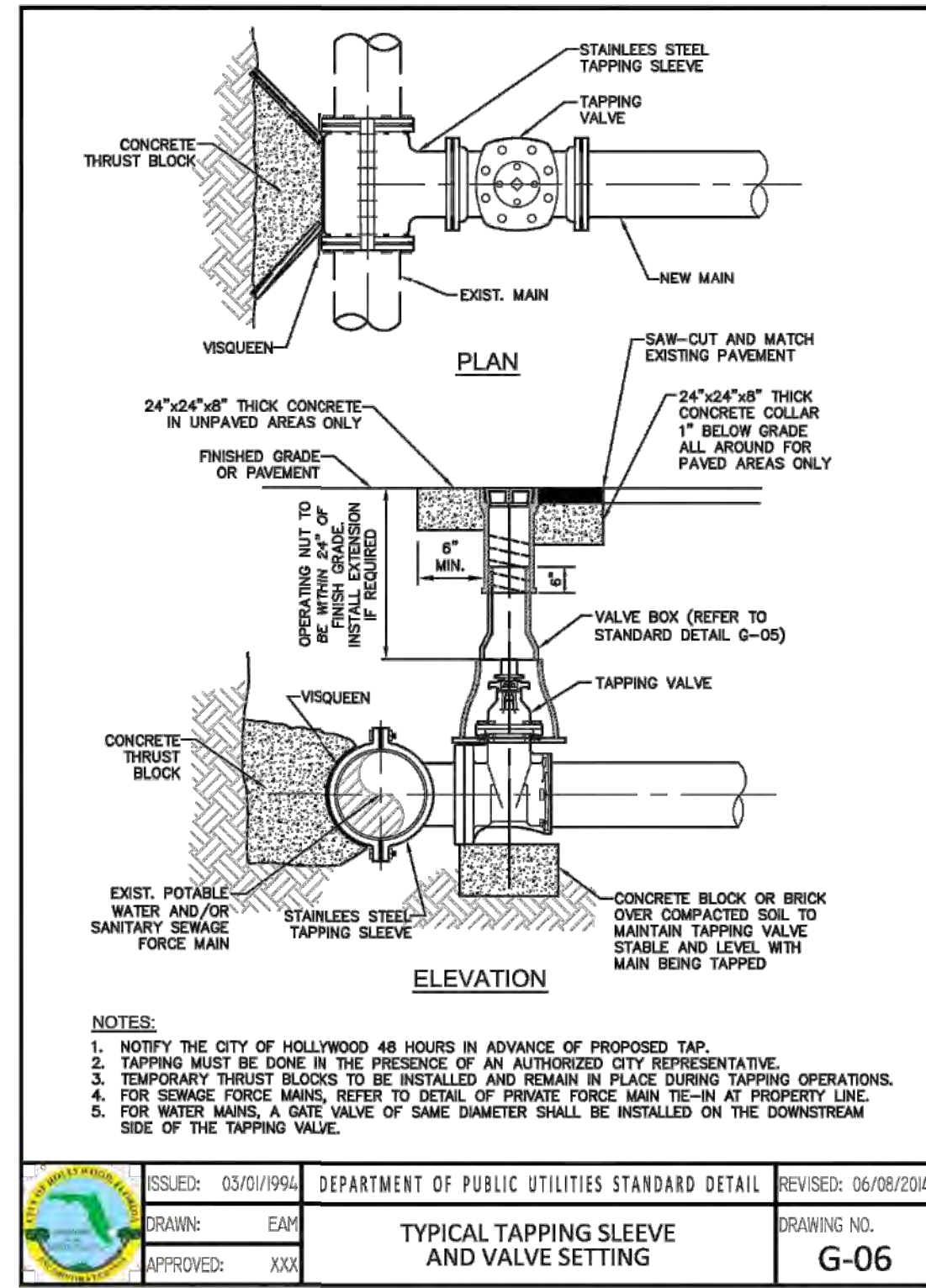
GGB Engineering  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
• CONSTRUCTION MANAGERS  
FLORIDA REGISTRATION No. 36256  
2699 Stirling Road, Suite C-202  
Fort Lauderdale, Florida 33312  
Phone: (954) 986-6655  
Fax: (954) 986-9899

DATE: 12/11/24  
SCALE: N.T.S.  
DESIGNED BY: B.J.R.  
DRAWN BY: J.A.  
PROJECT NO. 24-0330  
SHEET C-3

FLORIDA PROFESSIONAL ENGINEERING BOARD  
No. 71549  
STATE OF FLORIDA  
Professional Engineer  
Exp. 12/31/2025

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

PROJECT: 2910 POLK STREET  
 HOLLYWOOD FLORIDA

TASK: CONSTRUCTION DETAILS

GGB Engineering  
 CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
 • CONSTRUCTION MANAGERS  
 FLORIDA REGISTRATION NO. 36256  
 2695 Stirling Road, Suite C-202  
 Fort Lauderdale, Florida 33311  
 Phone: (954) 986-6655

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

NO. 71549  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

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

PROJECT:  
**2910 POLK STREET**  
**HOLLYWOOD FLORIDA**

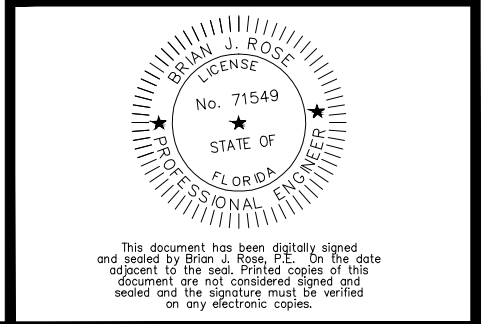
TASK:  
**CONSTRUCTION DETAILS & SECTIONS**

**GGB Engineering**  
 CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
 • CONSTRUCTION MANAGERS  
 FLORIDA REGISTRATION NO. 36256  
 2699 Stirling Road, Suite C-202  
 Fort Lauderdale, Florida 33312  
 Phone: (954) 986-9899

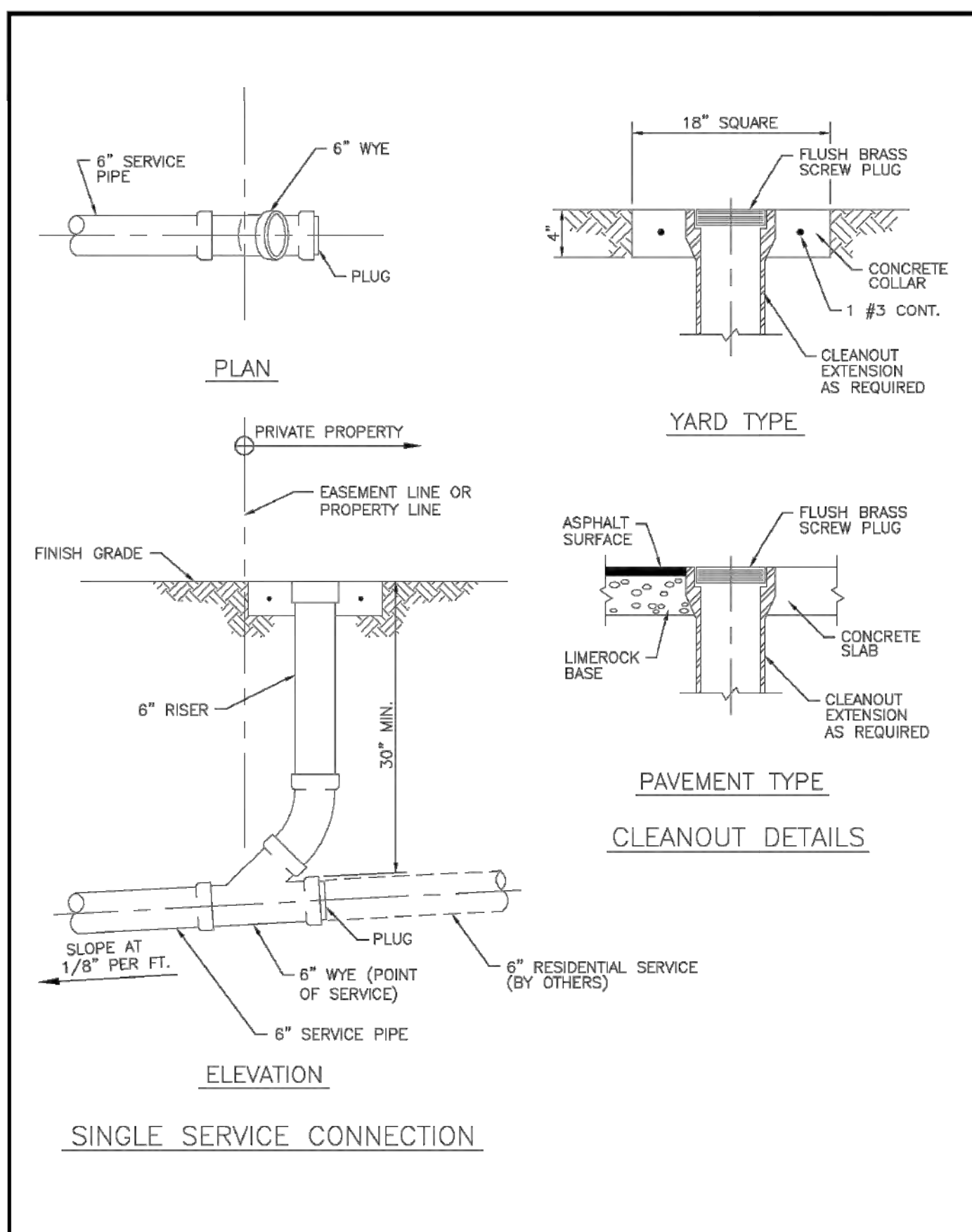
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 SCALE: N.T.S.  
 DESIGNED BY: B.J.R.  
 DRAWN BY: J.A.

PROJECT NO. 24-0330

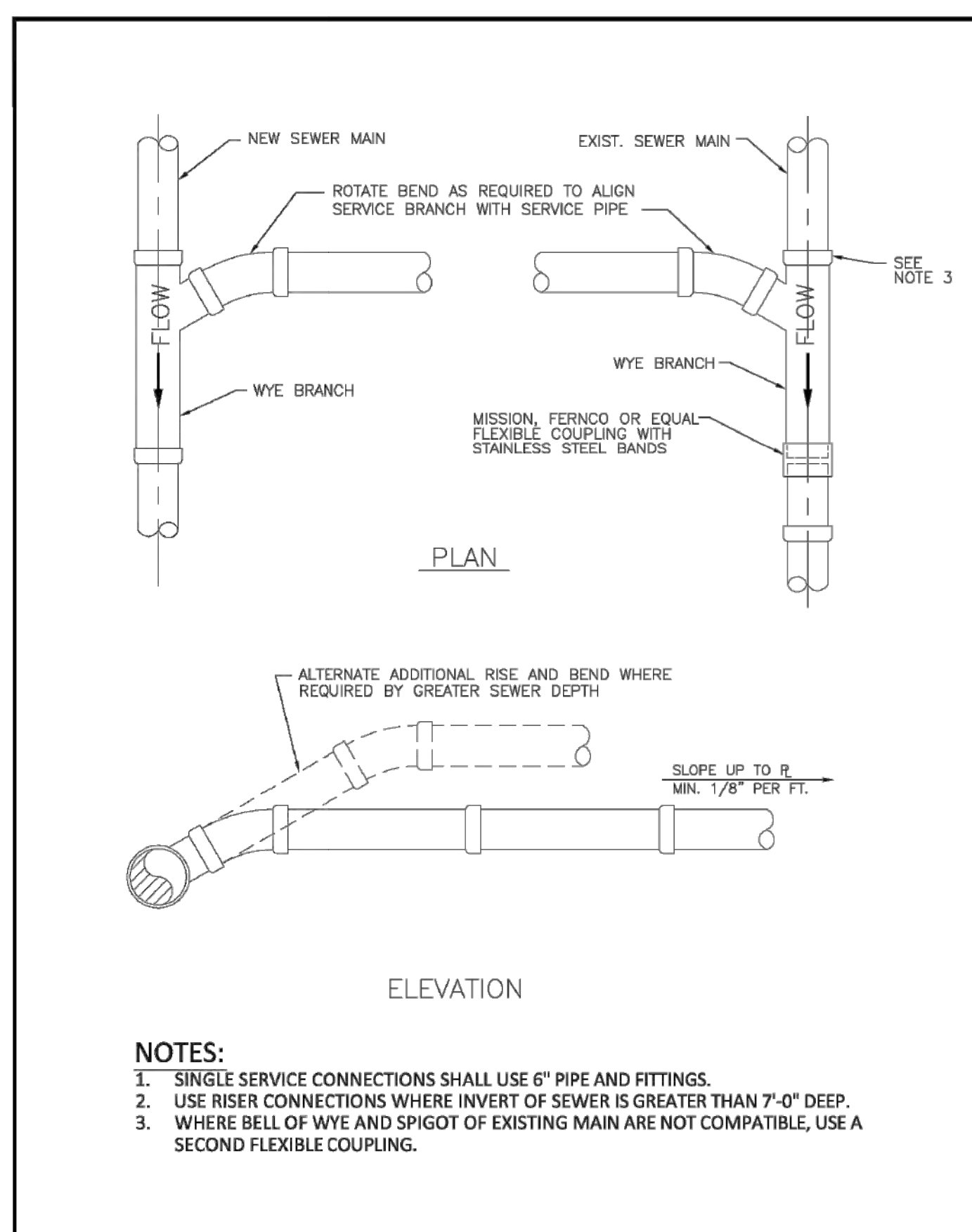
SHEET C-4A



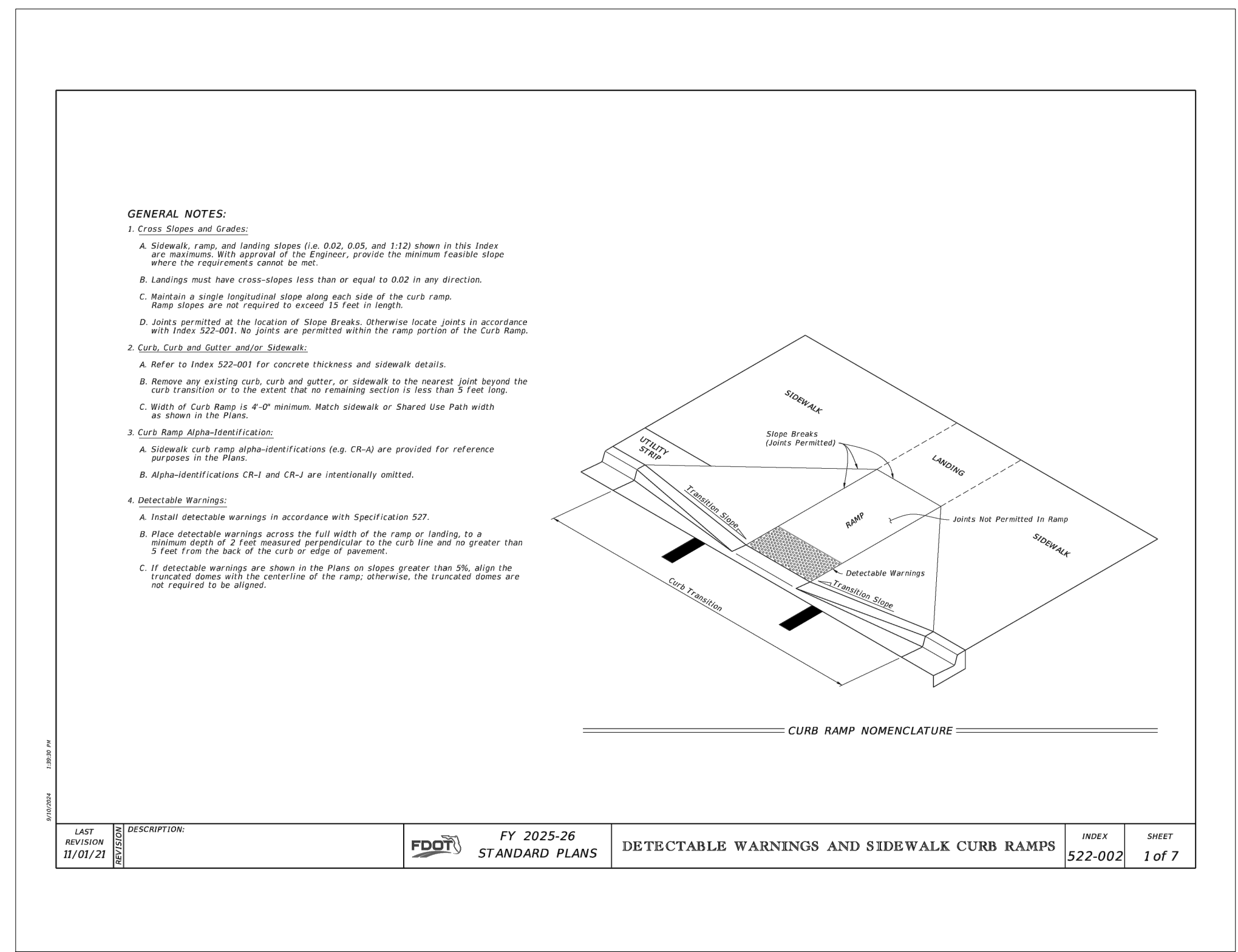
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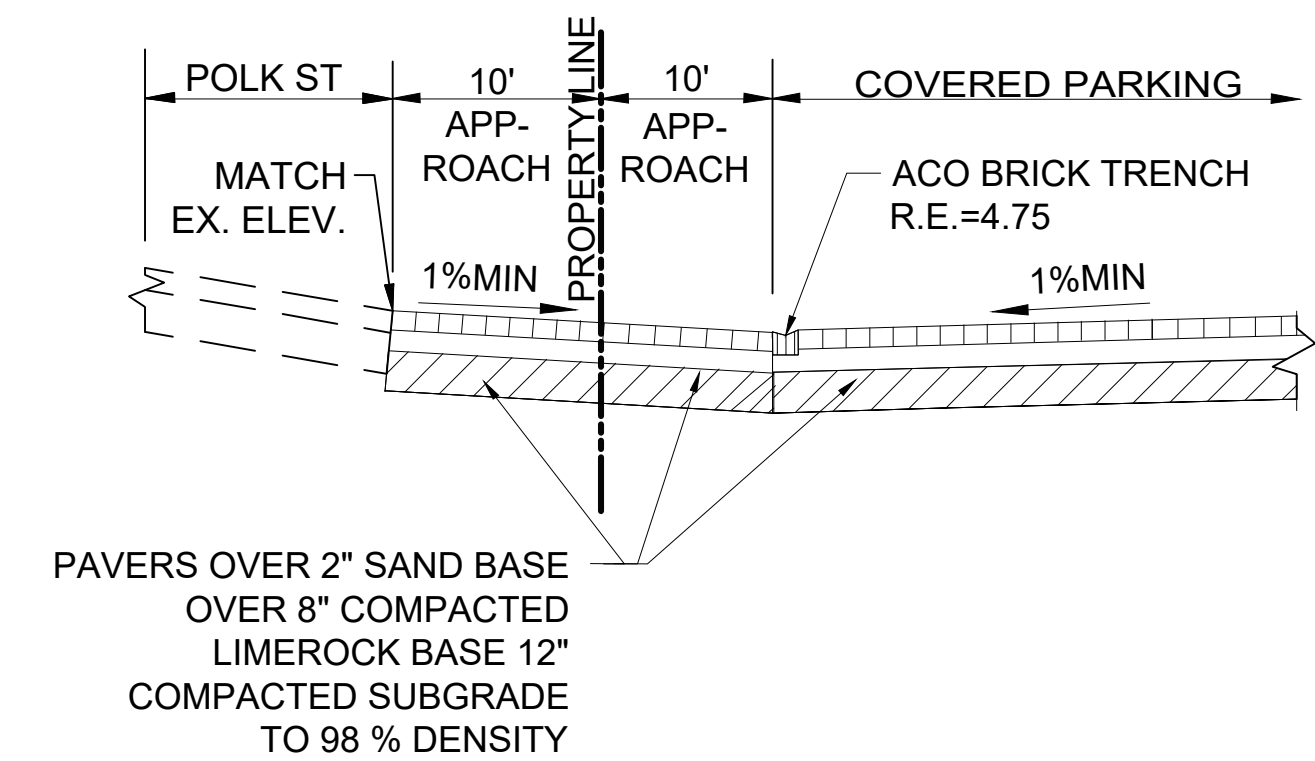
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO. S-12
APPROVED: XXX		



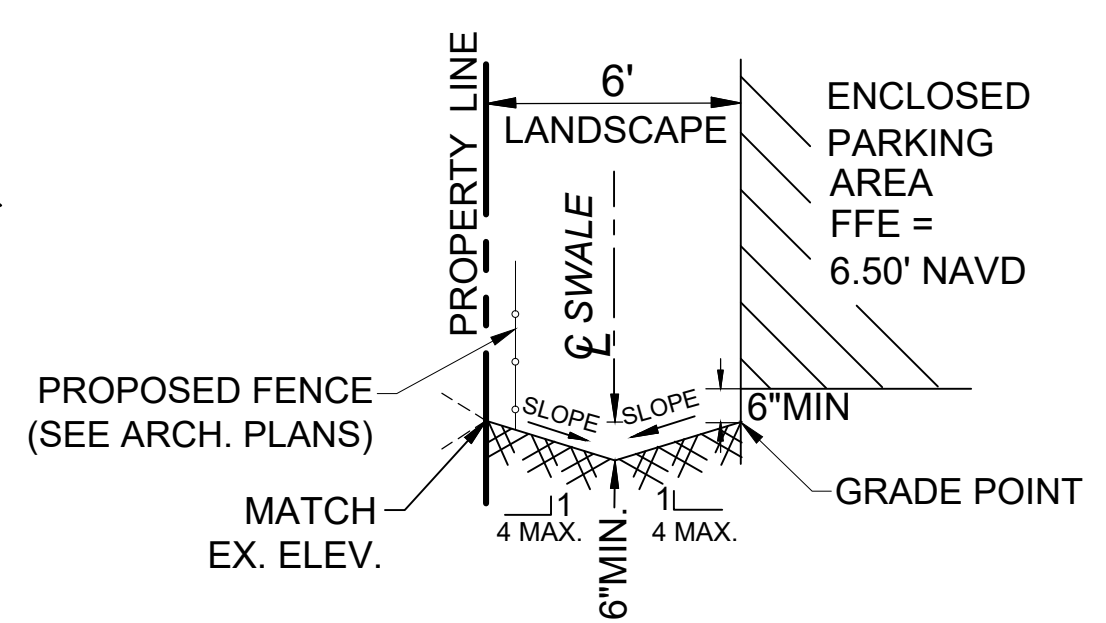
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO. S-09
APPROVED: XXX		



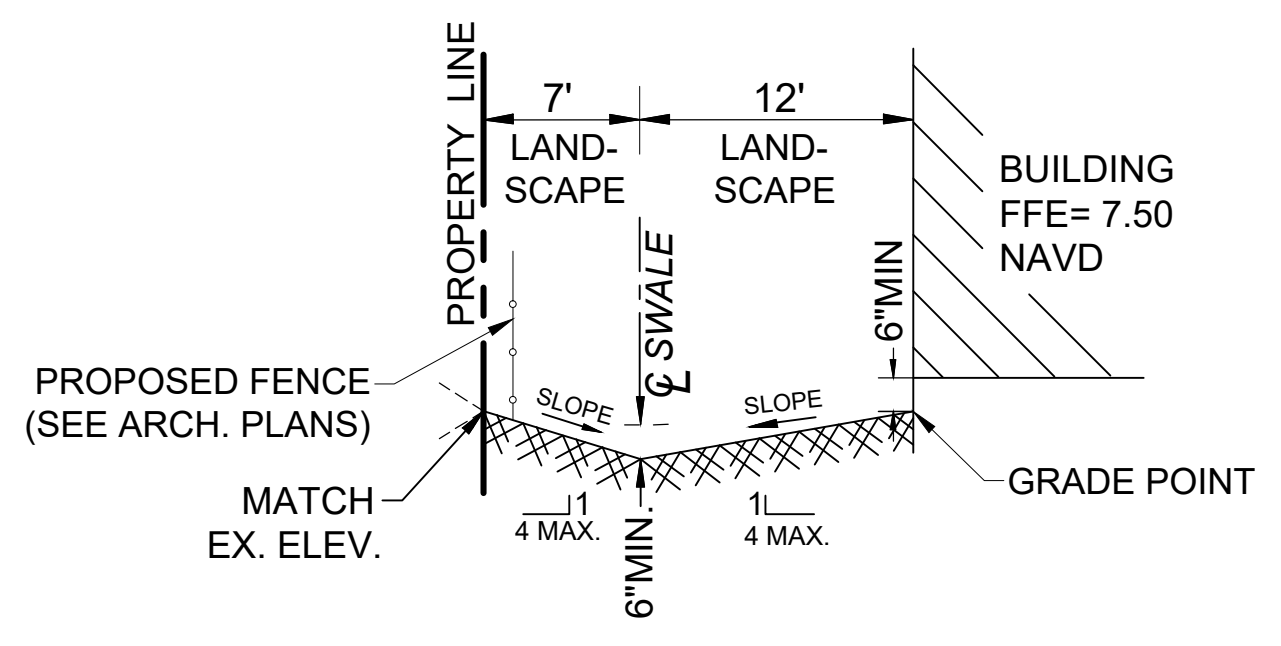
LAST REVISION: 11/01/21	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX: 522-002	SHEET: 1 of 7
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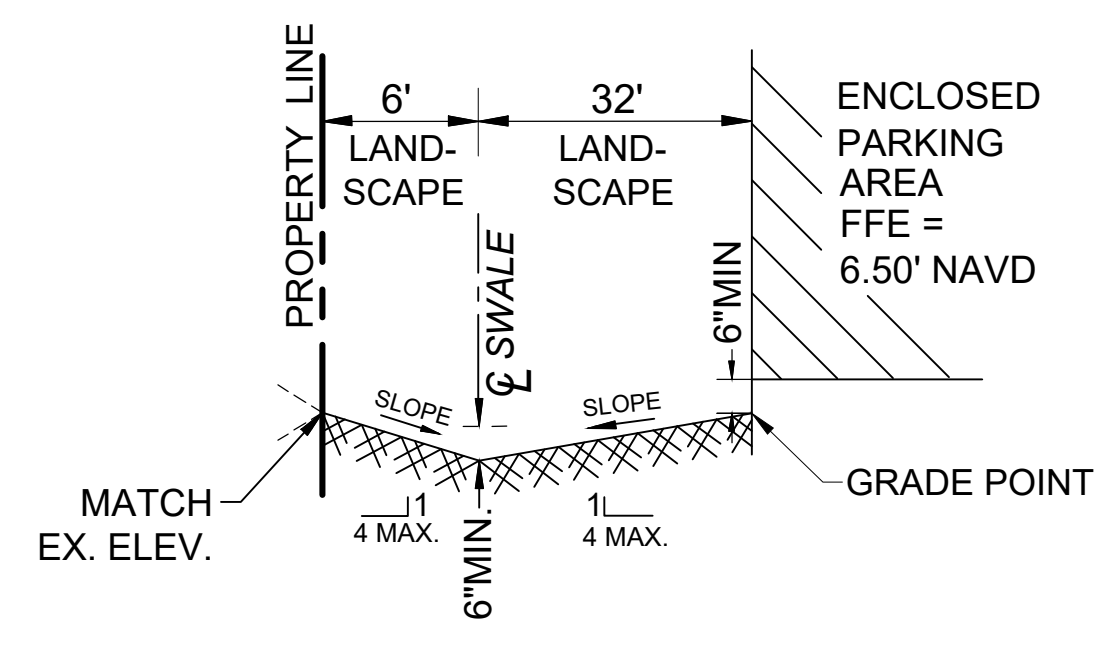
SECTION "A-A"



SECTION "B-B"



SECTION "C-C"



SECTION "D-D"





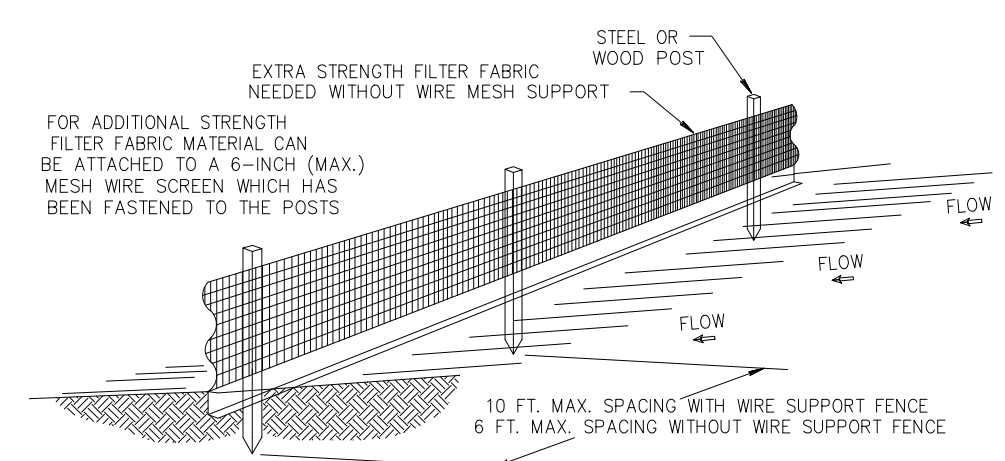






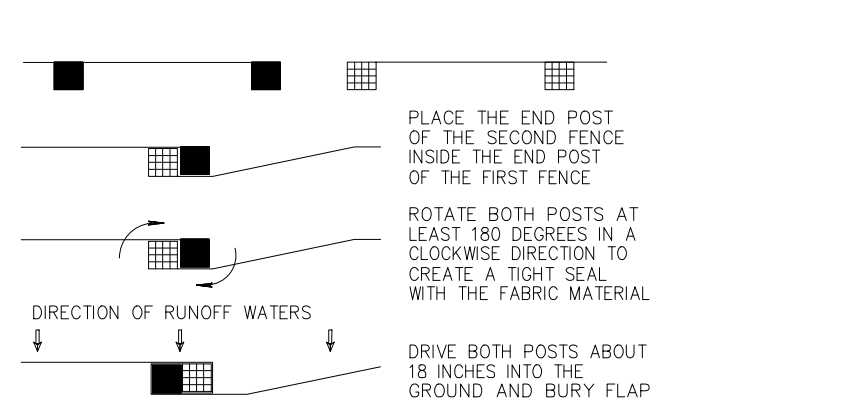
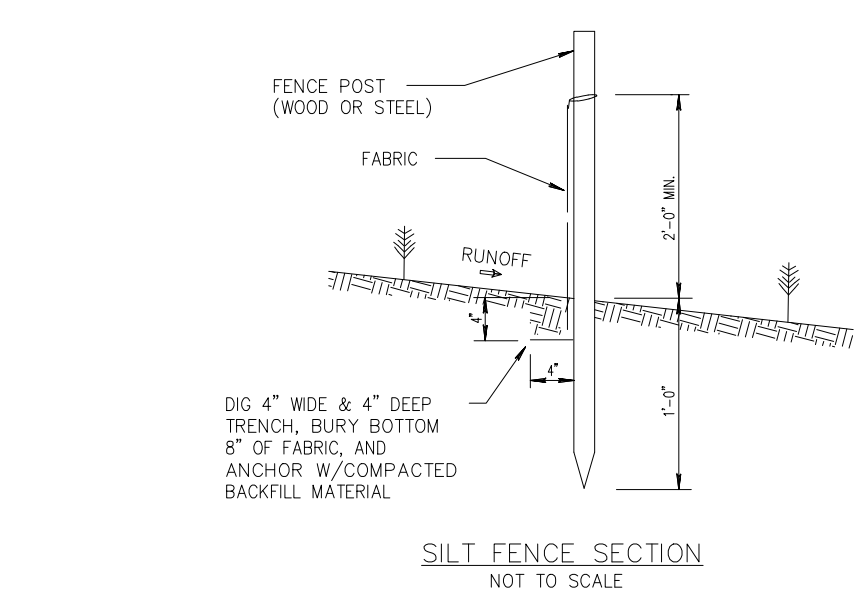
1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE BEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY AGENCIES TO THE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

EROSION CONTROL NOTES DETAIL D9.1



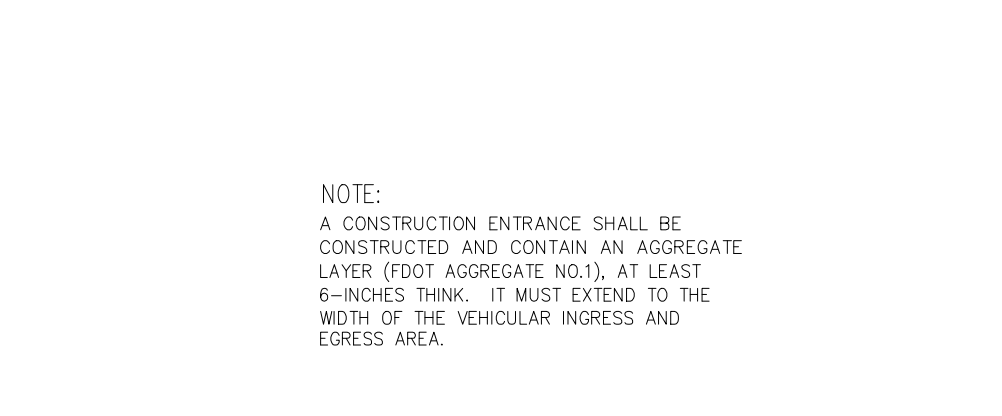
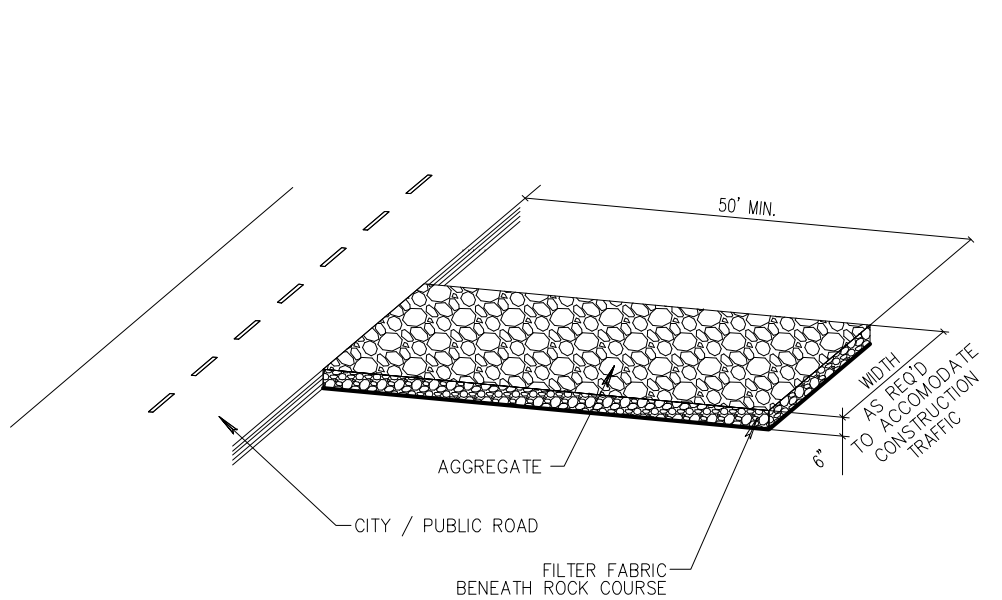
- NOTES:**
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
  2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
  3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY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

SILT FENCE INSTALLATION DETAIL D 9.1a  
Sheet 1 of 2

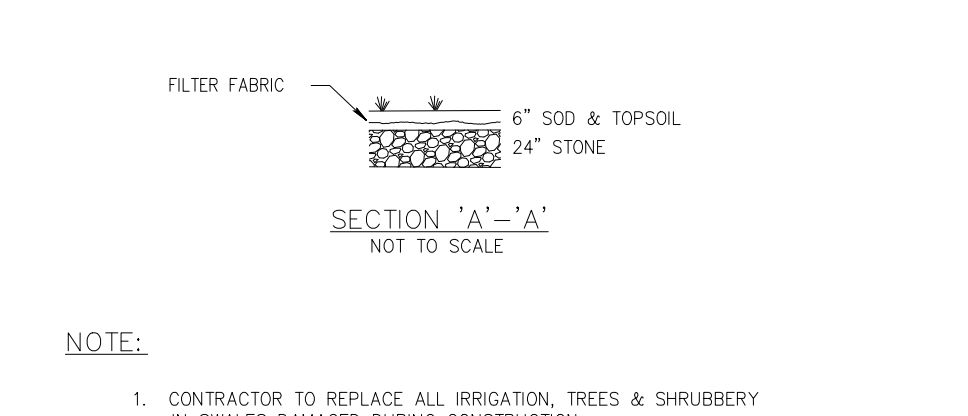
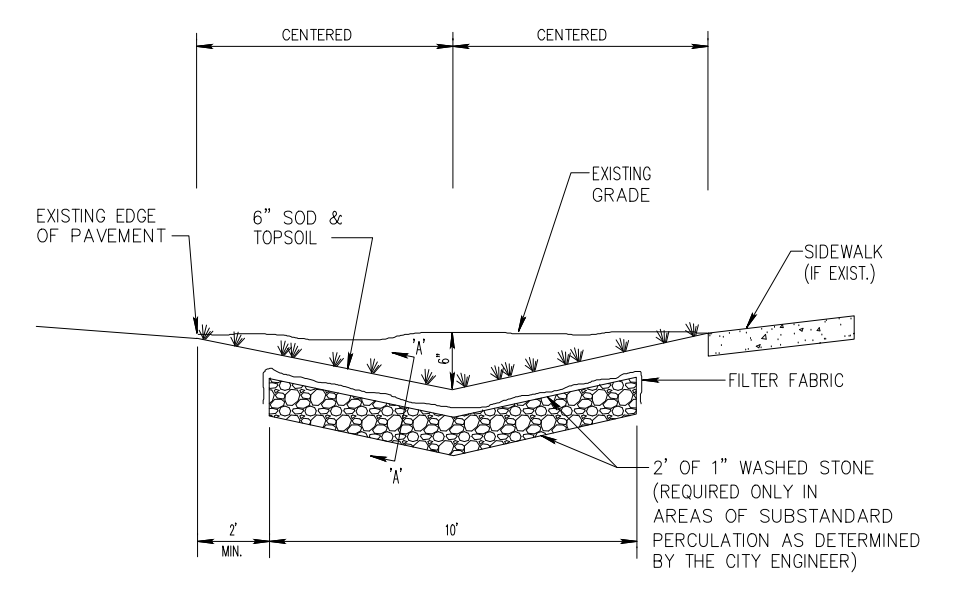


ATTACHING TWO SILT FENCES  
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b  
Sheet 2 of 2



STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C



SWALE REPLACEMENT DETAIL D10.1

**NOTE TO CONTRACTOR:**

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

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

INSPECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

INSPECTOR'S QUALIFICATION: \_\_\_\_\_

DAYS SINCE LAST RAINFALL: \_\_\_\_\_ AMOUNT OF LAST RAINFALL: \_\_\_\_\_ INCHES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST INSPECTED	DATE OF NEXT DISTURBANCE	STABILIZED (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED: \_\_\_\_\_

TO BE PERFORMED BY: \_\_\_\_\_ ON OR BEFORE: \_\_\_\_\_

PAGE 1 OF 4

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

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

DATE OR SAMPLE	FROM	TO	IS DRAINABLE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERFLOWING?

MAINTENANCE REQUIRED FOR EARTH DRAINAGE: \_\_\_\_\_

TO BE PERFORMED BY: \_\_\_\_\_ ON OR BEFORE: \_\_\_\_\_

STRUCTURE/ DRAINAGE	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOSING/ANGING OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING ?	DOES SILT NEED TO BE PROVIDED FROM AROUND CONTROLS?

MAINTENANCE REQUIRED FOR CATCH BASIN/DRIVE INLETS/OUTFALLS TURBIDITY CONTROLS: \_\_\_\_\_

TO BE PERFORMED BY: \_\_\_\_\_ ON OR BEFORE: \_\_\_\_\_

PAGE 2 OF 4

PROJECT: STORM WATER POLLUTION PREVENTION PLAN INSPECTION AND MAINTENANCE REPORT FORM SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERFLOWING OF THE SEDIMENTATION ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN: \_\_\_\_\_

TO BE PERFORMED BY: \_\_\_\_\_ ON OR BEFORE: \_\_\_\_\_

OTHER CONTROLS:

DOES MESH SCREEN SET TRAPPED IN TO ROAD ?	IS THE GRABBLE CLEAR OR IS IT FILLED WITH SEDIMENT ?	DOES ALL DEBRIS USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE DEBRIS BENEATH THE ENTRANCE WORKING AS ANTICIPATED ?

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE: \_\_\_\_\_

TO BE PERFORMED BY: \_\_\_\_\_ ON OR BEFORE: \_\_\_\_\_

PAGE 3 OF 4

PROJECT: STORM WATER POLLUTION PREVENTION PLAN INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN: \_\_\_\_\_

REASONS FOR CHANGES: \_\_\_\_\_

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON AN HOUR OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR CARRYING OUT THE INFORMATION. THE INFORMATION WAS SUBMITTED TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SEVERAL PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPROVEMENT FOR KNOWING VIOLATIONS.

SIGNATURE: \_\_\_\_\_

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

PAGE 4 OF 4

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

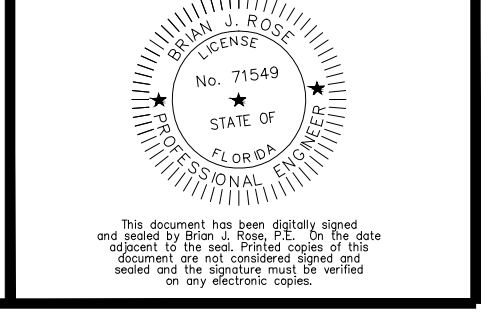
PROJECT: 2910 POLK STREET HOLLYWOOD FLORIDA

TASK: STORMWATER POLLUTION PREVENTION DETAILS AND NOTES

**GGB Engineering**  
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS  
• CONSTRUCTION MANAGERS  
FLORIDA REGISTRATION No. 36256  
2699 Stirling Road, Suite C-202  
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Phone: (954) 986-6655  
Fax: (954) 986-9899

DATE: 12/11/24 SCALE: N.T.S.  
DESIGNED BY: B.J.R. DRAWN BY: J.A.

PROJECT NO. 24-0330  
SHEET C-6

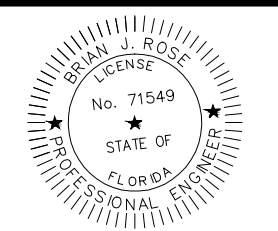


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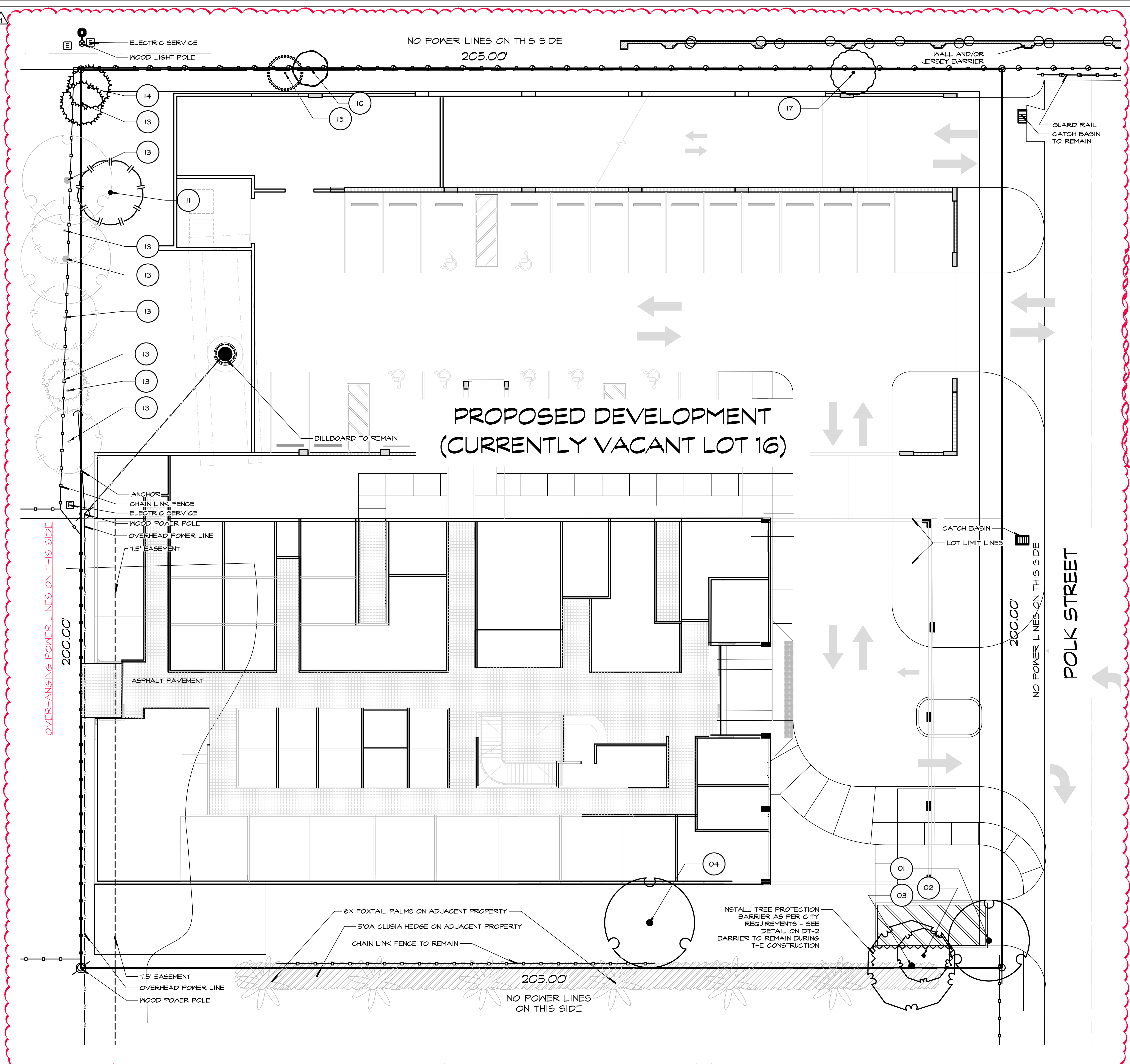


# STORM WATER POLLUTION PREVENTION PLAN

<p><b>SITE DESCRIPTION</b></p> <p>THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF. AN EROSION PROTECTION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTOR'S RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.</p> <p><b>STORM WATER MANAGEMENT</b></p> <p>DURING CONSTRUCTION, STORM WATER DRAINAGE WILL BE PROVIDED BY UTILIZATION OF THE EXISTING DRAINAGE COLLECTION SYSTEM IN THE STREET RIGHT OF WAY OF POLK STREET AND NORTH 19TH AVENUE. THE EXISTING SYSTEM CONVEYS STORM WATER RUNOFF VIA DRAINAGE PIPES TO THE ATLANTIC OCEAN. AFTER STORMWATER UTILITIES ARE INSTALLED, STORM WATER DRAINAGE WILL BE PROVIDED BY CATCH BASINS, EXFILTRATION TRENCH AND DRAINAGE WELLS. DURING VARIOUS PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL UTILIZE STAKED SILT FENCE AND/OR HAY BALES OR OTHER BEST MANAGEMENT PRACTICES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS SET FORTH BY LOCAL, STATE AND FEDERAL REQUIREMENTS.</p> <p><b>TIMING OF CONTROLS/MEASURES</b></p> <p>IT IS THE CONTRACTOR IS RESPONSIBLE FOR THE TIMING OF CONTROLS AND MEASURES AS REQUIRED TO MEET REQUIREMENTS.</p> <p><b>CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS</b></p> <p>IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.</p> <p># _____</p> <p># _____</p> <p><b>POLLUTION PREVENTION PLAN CERTIFICATION</b></p> <p>I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.</p>	<p><b>GENERAL</b></p> <p>THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.</p> <p><b>SEQUENCE OF MAJOR ACTIVITIES:</b></p> <p><b>SEQUENCE OF MAJOR ACTIVITIES:</b></p> <ol style="list-style-type: none"> <li>1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.</li> <li>2. DEMO AND CLEAR SITE</li> <li>3. INSTALL UNDERGROUND UTILITIES</li> <li>4. COMPLETE FINAL GRADING OPERATIONS.</li> <li>5. CONTINUE WITH E&amp;S CONTROL MEASURES.</li> <li>6. START BUILDING FOUNDATION.</li> <li>7. CONTINUE WITH E&amp;S CONTROL MEASURES.</li> <li>8. COMPLETE BUILDING CONSTRUCTION.</li> <li>9. CONTINUE WITH E&amp;S CONTROL MEASURES.</li> <li>10. COMPLETE CURB AND SIDEWALK CONSTRUCTION</li> <li>11. REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM.</li> </ol> <p><b>TIMING OF CONTROLS/MEASURES</b></p> <p>AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTIONS OF THE SITE. AS CONSTRUCTION PROCEEDS, THE CONTRACTOR MUST BE DILIGENT TO UN-INSTALL AND RE-INSTALL PORTIONS OF ALL OF THE SILT FENCE OR HAY BALES OR TAKE OTHER MEASURES NECESSARY TO MAINTAIN THE SYSTEM IN ACCORDANCE WITH ALL REGULATIONS.</p> <p><b>ENDANGERED SPECIES AND CRITICAL HABITAT</b></p> <p>1. ARE THERE ENDANGERED SPECIES ON SITE? <span style="float: right;">NO. _____</span></p> <p>2. ARE THERE CRITICAL HABITAT ON SITE? <span style="float: right;">NO. _____</span></p> <p>IF YES TO EITHER QUESTION, PLEASE EXPLAIN.</p> <p>_____</p> <p>_____</p> <p><b>CONTROLS</b></p> <p>IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE GRADING, DRAINAGE &amp; EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE GRADING, DRAINAGE &amp; EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE GRADING, DRAINAGE &amp; EROSION CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.</p> <p><b>EROSION AND SEDIMENT CONTROLS</b></p> <p><b>STABILIZATION PRACTICES (IF APPLICABLE):</b></p> <ol style="list-style-type: none"> <li>1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:             <ol style="list-style-type: none"> <li>A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.</li> <li>B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.</li> <li>C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.</li> <li>D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.</li> </ol> <p>REFER TO EROSION CONTROL DETAILS FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO THE GRADING, DRAINAGE &amp; EROSION CONTROL PLAN FOR PROPER LOCATION</p> </li> <li>2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:             <ol style="list-style-type: none"> <li>A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.</li> <li>B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.</li> </ol> <p>REFER TO THE EROSION CONTROL DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.</p> </li> </ol>	<ol style="list-style-type: none"> <li>3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.</li> <li>4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.</li> <li>5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.</li> <li>6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.</li> <li>7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.</li> <li>8. DUST CONTROL: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.</li> <li>9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.</li> <li>10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX &amp; AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.</li> <li>11. TEMPORARY REGRASSING: IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.</li> <li>12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.</li> <li>13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.</li> <li>14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SOODED.</li> </ol> <p><b>STRUCTURAL PRACTICES (IF APPLICABLE):</b></p> <ol style="list-style-type: none"> <li>1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.</li> <li>2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:             <ol style="list-style-type: none"> <li>A. BLOCK &amp; GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.</li> <li>B. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES &amp; UNPROTECTED AREAS.</li> <li>C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S &lt; 5%) AND WHERE SHEET OR OVERLAND FLOWS (0 &lt; 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.</li> </ol> </li> <li>3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION &amp; SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES &amp; HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.</li> <li>4. SEDIMENT BASIN: (NOT APPLICABLE)</li> </ol>	<p><b>OTHER CONTROLS</b></p> <p><b>WASTE DISPOSAL (IF APPLICABLE):</b></p> <p><b>WASTE MATERIALS</b></p> <p>ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.</p> <p><b>HAZARDOUS WASTE</b></p> <p>ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.</p> <p><b>SANITARY WASTE</b></p> <p>ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.</p> <p><b>OFFSITE VEHICLE TRACKING</b></p> <p>A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARP/AULIN.</p> <p><b>INVENTORY FOR POLLUTION PREVENTION PLAN</b></p> <p>THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:</p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Concrete</td> <td><input checked="" type="checkbox"/> Fertilizers</td> <td><input checked="" type="checkbox"/> Wood</td> </tr> <tr> <td><input checked="" type="checkbox"/> Asphalt</td> <td><input checked="" type="checkbox"/> Petroleum Based Products</td> <td><input checked="" type="checkbox"/> Masonry Blocks</td> </tr> <tr> <td><input checked="" type="checkbox"/> Tar</td> <td><input checked="" type="checkbox"/> Cleaning Solvents</td> <td><input checked="" type="checkbox"/> Roofing Materials</td> </tr> <tr> <td><input checked="" type="checkbox"/> Detergents</td> <td><input checked="" type="checkbox"/> Paints</td> <td><input checked="" type="checkbox"/> Metal Studs</td> </tr> <tr> <td><input type="checkbox"/> _____</td> <td><input type="checkbox"/> _____</td> <td><input type="checkbox"/> _____</td> </tr> </table> <p><b>SPILL PREVENTION</b></p> <p><b>MATERIAL MANAGEMENT PRACTICES</b></p> <p>THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.</p> <p><b>GOOD HOUSEKEEPING</b></p> <p>THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.</p> <ul style="list-style-type: none"> <li>• AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.</li> <li>• ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.</li> <li>• PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL ORIGINAL MANUFACTURER'S LABEL.</li> <li>• SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.</li> <li>• WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.</li> <li>• MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.</li> <li>• THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.</li> </ul> <p><b>HAZARDOUS PRODUCTS</b></p> <p>THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.</p> <ul style="list-style-type: none"> <li>• PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.</li> <li>• ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.</li> <li>• IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.</li> </ul> <p><b>PRODUCT SPECIFIC PRACTICES</b></p> <p>THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:</p> <p><b>PETROLEUM PRODUCTS</b></p> <p>ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.</p> <p><b>FERTILIZERS</b></p> <p>FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.</p> <p><b>PAINTS</b></p> <p>ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.</p> <p><b>CONCRETE TRUCKS</b></p> <p>CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.</p> <p><b>SPILL CONTROL PRACTICES</b></p> <p>IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:</p> <p>MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.</p> <p>MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.</p> <p>ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.</p> <p>THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.</p> <p>SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.</p> <p>THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.</p> <p>THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.</p> <p><b>MAINTENANCE/INSPECTION PROCEDURES</b></p> <p>EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.</p> <p>NO MORE THAN 5 ACRES OF THE SITE WILL BE DENUEDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.</p> <p>ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.</p> <p>ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.</p> <p>BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.</p>	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Fertilizers	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Petroleum Based Products	<input checked="" type="checkbox"/> Masonry Blocks	<input checked="" type="checkbox"/> Tar	<input checked="" type="checkbox"/> Cleaning Solvents	<input checked="" type="checkbox"/> Roofing Materials	<input checked="" type="checkbox"/> Detergents	<input checked="" type="checkbox"/> Paints	<input checked="" type="checkbox"/> Metal Studs	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<ul style="list-style-type: none"> <li>• SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.</li> <li>• THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.</li> <li>• DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.</li> <li>• TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.</li> <li>• A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.</li> <li>• THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.</li> <li>• PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.</li> </ul> <p>NON-STORM WATER DISCHARGES</p> <p>IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:</p> <ul style="list-style-type: none"> <li>• WATER FROM WATER LINE FLUSHING</li> <li>• PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).</li> <li>• UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).</li> </ul> <p>ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.</p> <p style="text-align: center;"><b>CONTRACTOR'S CERTIFICATION</b></p> <p>I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.</p>
<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Fertilizers	<input checked="" type="checkbox"/> Wood																	
<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Petroleum Based Products	<input checked="" type="checkbox"/> Masonry Blocks																	
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<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____																	

REVISIONS	<table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 10px; border-bottom: 1px solid black;">1.</td><td style="width: 10px; border-bottom: 1px solid black;">2.</td><td style="width: 10px; border-bottom: 1px solid black;">3.</td><td style="width: 10px; border-bottom: 1px solid black;">4.</td><td style="width: 10px; border-bottom: 1px solid black;">5.</td><td style="width: 10px; border-bottom: 1px solid black;">6.</td><td style="width: 10px; border-bottom: 1px solid black;">7.</td><td style="width: 10px; border-bottom: 1px solid black;">8.</td></tr> </table>	1.	2.	3.	4.	5.	6.	7.	8.	CLIENT:	<p><b>GOLDENHOLZ AND ASSOCIATES</b>  <b>3122 NORTH PINE ISLAND ROAD,</b>  <b>SUNRISE, FLORIDA 33351</b></p>
1.	2.	3.	4.	5.	6.	7.	8.				
PROJECT:	<p><b>2910 POLK STREET</b>  <b>HOLLYWOOD FLORIDA</b></p>	TASK:	<p><b>STORMWATER POLLUTION PREVENTION DETAILS AND NOTES</b></p>								
BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	RESIGNATURE	GENERAL CONTRACTOR	SUB-CONTRACTOR								
SIGNATURE	SUB-CONTRACTOR	SUB-CONTRACTOR	SUB-CONTRACTOR								
DATE:	SCALE:	<p>DATE: <b>12/11/24</b> SCALE: <b>N.T.S.</b></p>									
DESIGNED BY:	DRAWN BY:	<p>DESIGNED BY: <b>B.J.R.</b> DRAWN BY: <b>J.A.</b></p>									
PROJECT NO. <b>24-0330</b>											
SHEET <b>C-7</b>											
											
<p style="font-size: 8px;">This document has been digitally signed and approved by the seal. Printed copies of this document are not considered legal documents. If you are using a digital copy, please verify the signature on any electronic copies.</p>											





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

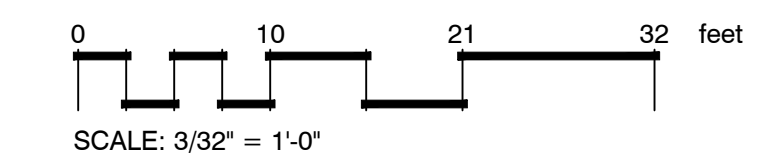
Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

TOT. OF 38" HARDWOOD DBH .....38"/2=19  
 MITIGATION DPROVIDED.....4"/2=2  
 MITIGATION PALMS .....3

**MITIGATION TO BE PAID**  
 19 x & 250 = \$ 4,750.00-\$1,750= \$ **3,002.00**

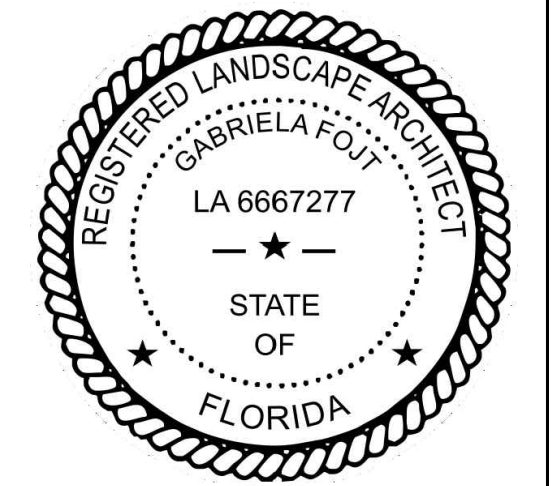
SEE DT-2 FOR EXISTING TREES LIST

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



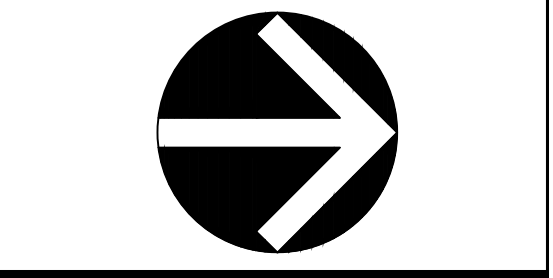
**IF YOU DIG FLORIDA... CALL US FIRST!**  
 1-800-432-4770  
 SUNSHINE STATE ONECALLING OF FLORIDA, INC.  
 IT'S THE LAW

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



*The Mirror of Paradise*  
 Gabriela Fojt  
 LA 6667277  
 ISA FL-10207A

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 Suite 208  
 Fort Lauderdale  
 FL 33306  
 c (954) 478 3064  
 www.florida-landscape.com  
 gabriela@themirrorofparadise.com



SCALE	3/32"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	
per City comments	05.28.2025

2910 POLK STREET  
 HOLLYWOOD  
 FL 33020

REMOVAL PLAN

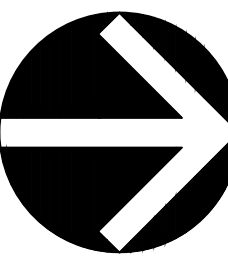




The Mirror of Paradise

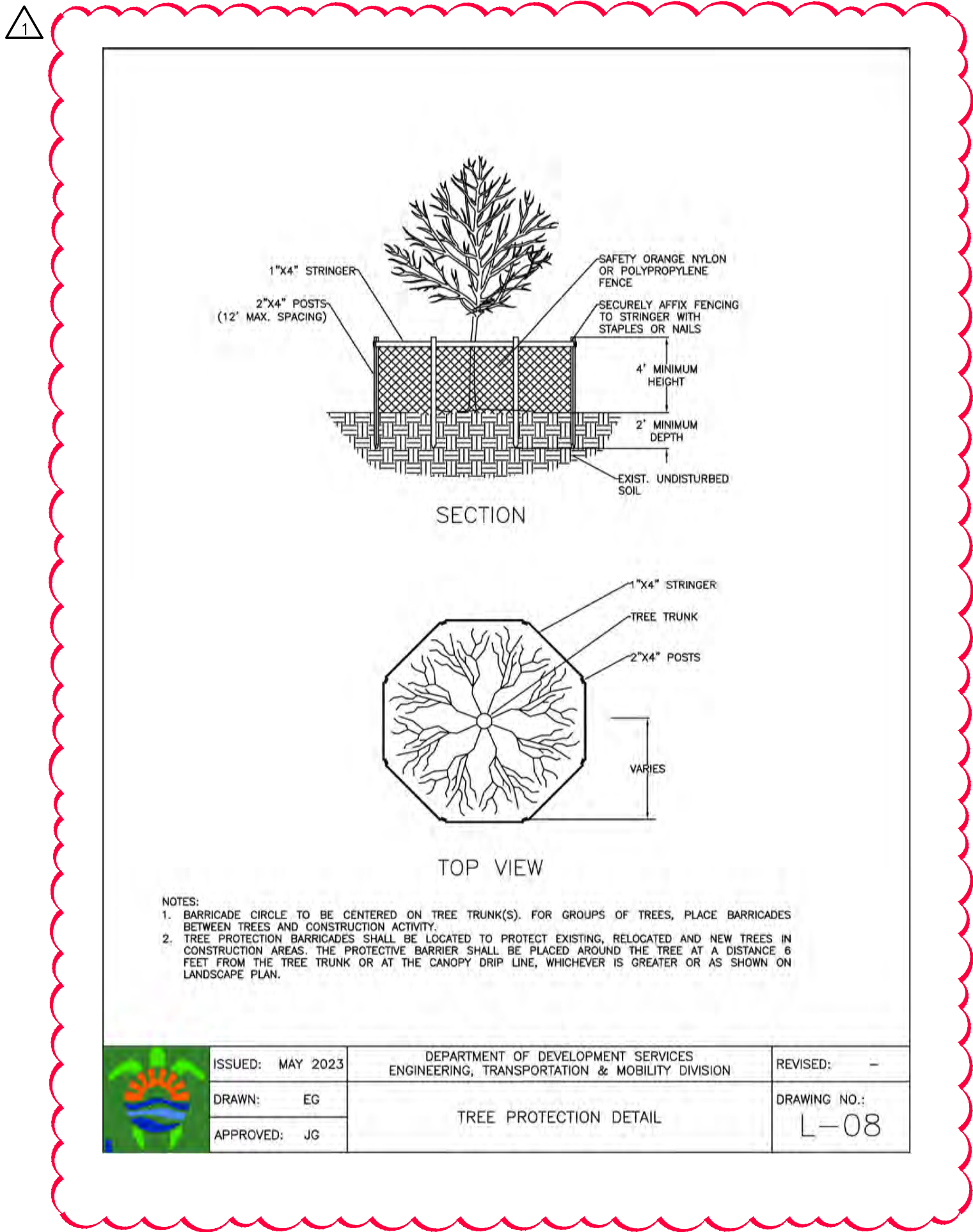
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SCALE	AS NOTED
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CAD DWG.	
DATE	12.26.2024
REVISIONS	
per City comments	1 (05.28.2025)

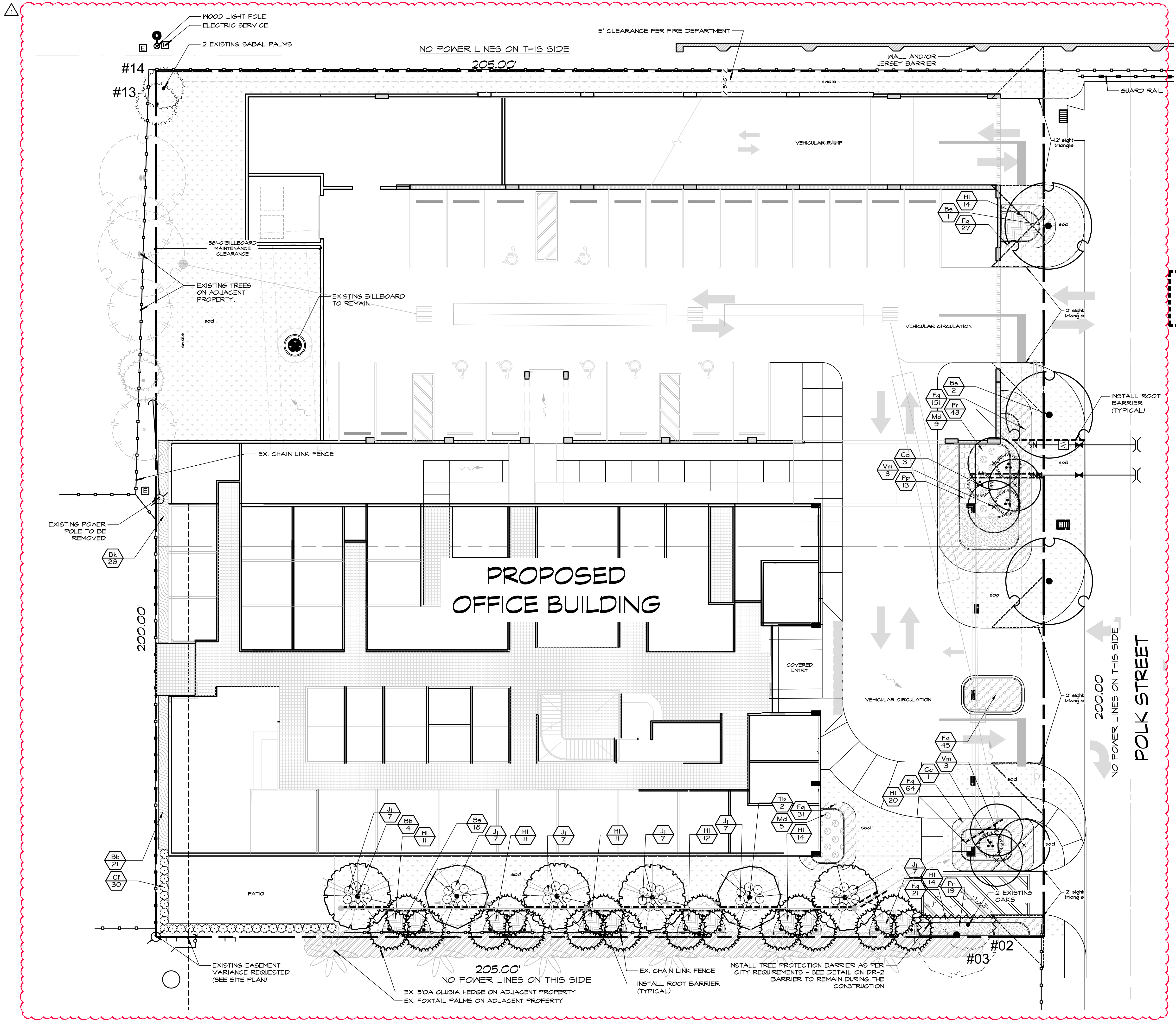
EXISTING TREES LIST									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT/CT	CANOPY	CONDITION	NOTES	ACTION
TREES									
	01	Bursera simaruba	Gumbo Limbo	11.5"	20'x18'	18'	Good		REMOVE
	02	Quercus virginiana	Southern Live Oak	7"	20'x12'	12'	Poor	co-canopy	TO REMAIN
	03	Quercus virginiana	Southern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



2910 POLK STREET  
HOLLYWOOD  
FL 33020

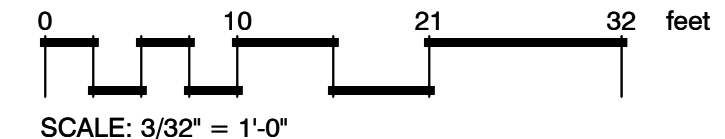
EXISTING TREES LIST, TREE PROTECTION DETAIL





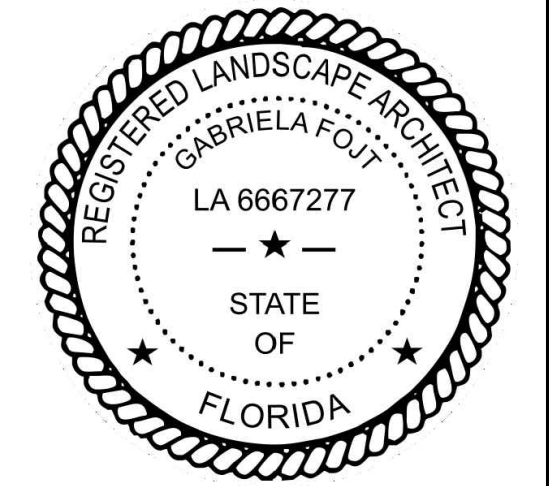
**SEE LP-2 FOR PLANTING SCHEDULE & CODE CHART**

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



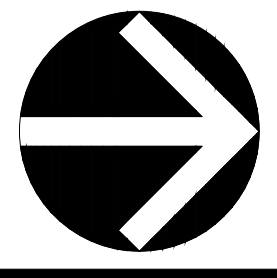
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**2910 POLK STREET**  
**HOLLYWOOD**  
**FL 33020**

**LANDSCAPE PLAN**



**PLANT SCHEDULE**

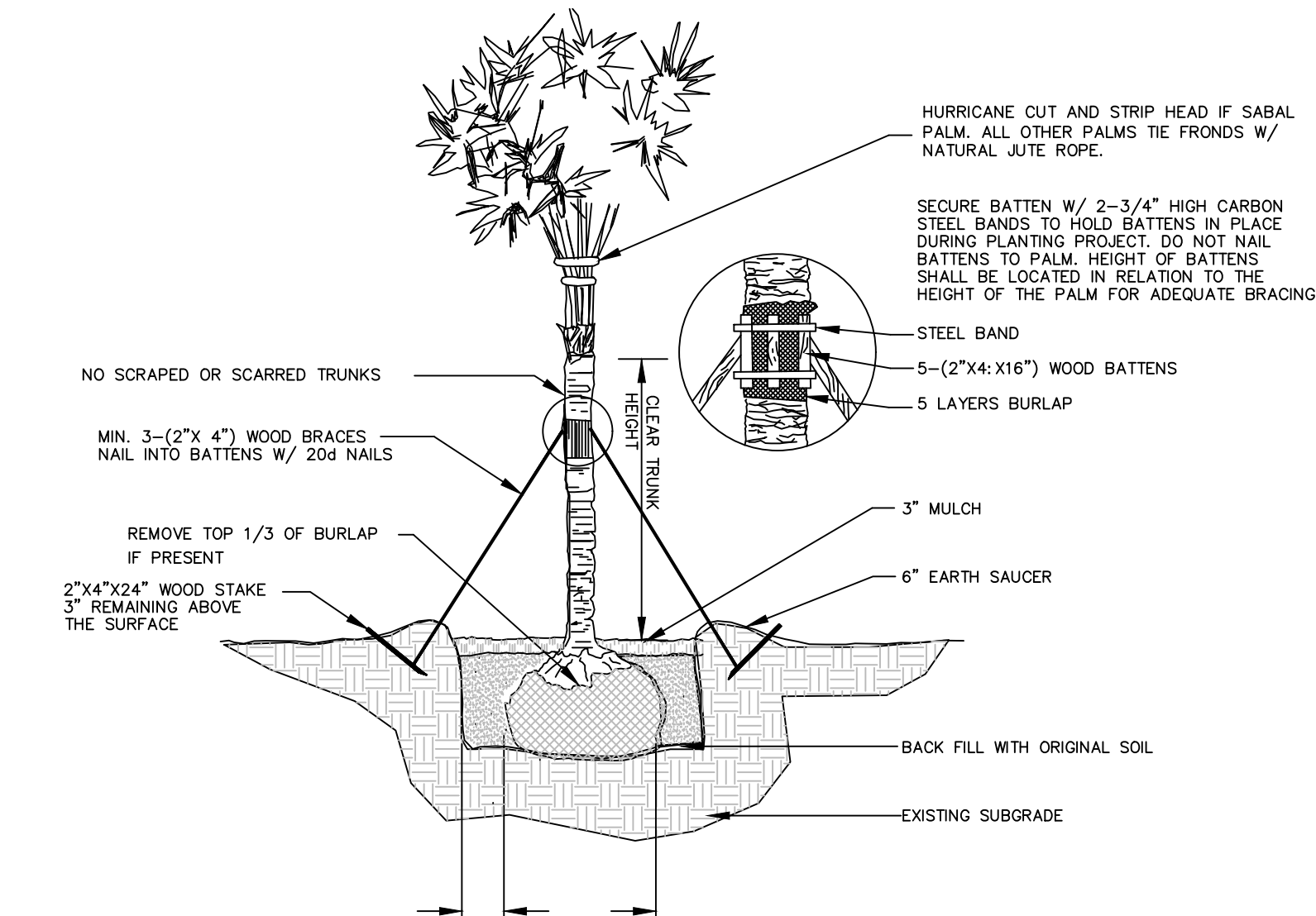
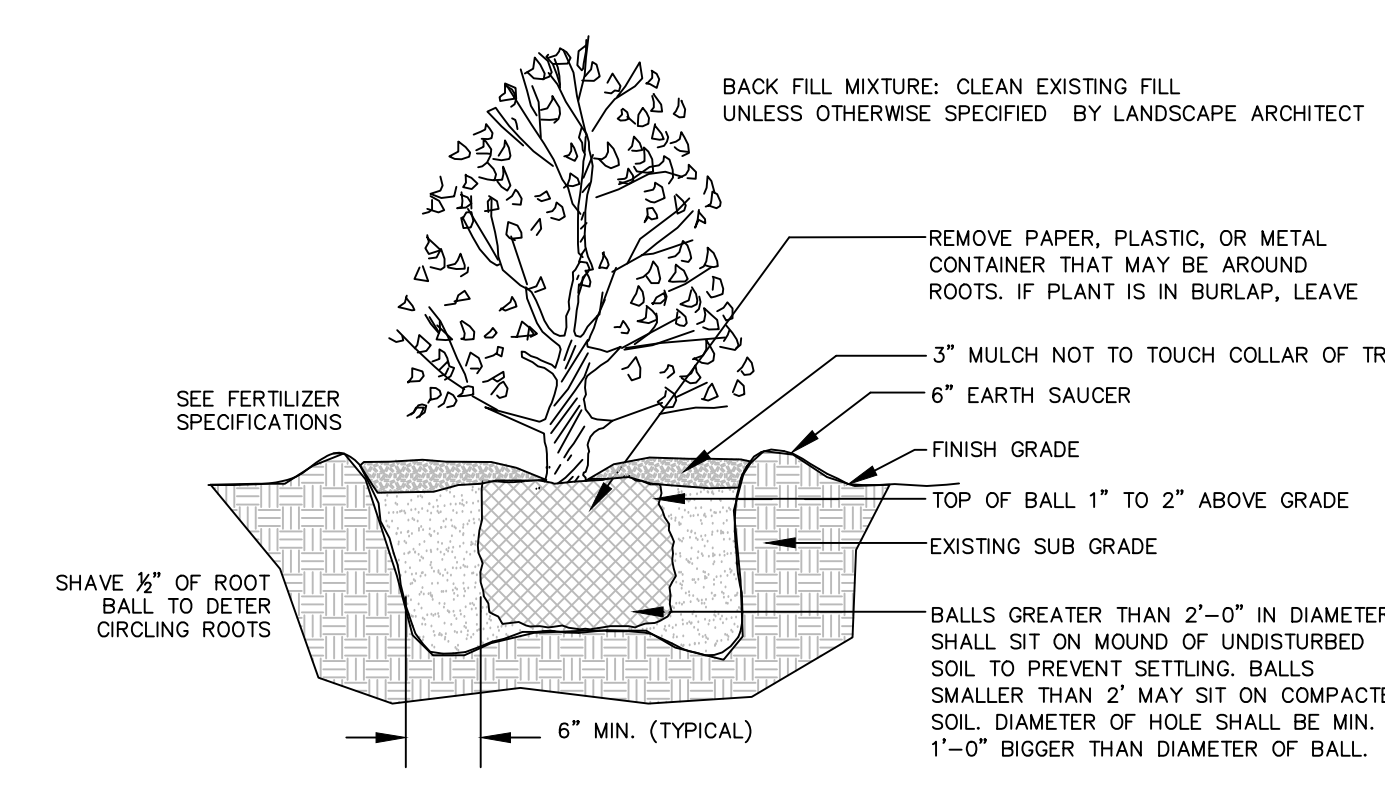
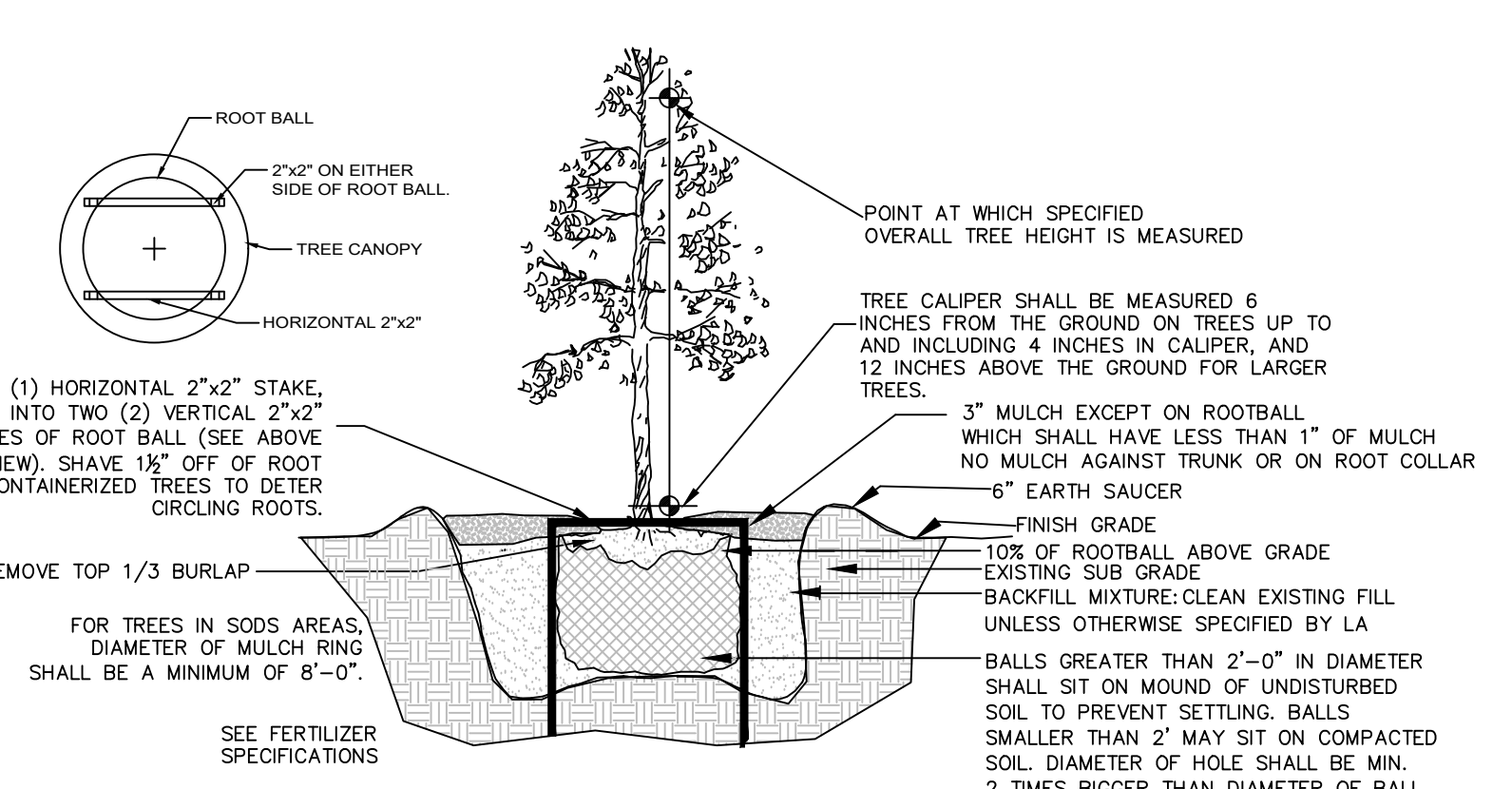
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
<b>TREES</b>								
	Bb	4	Bauhinia x blakeana	Hong Kong Orchid Tree	12' OA 2" dbh	AS SHOWN	NO	HIGH
	Bs	3	Bursera simaruba	Gumbo Limbo	14'-16' OA, 4" dbh	AS SHOWN	YES	HIGH
	Ss	18	Sabal palmetto	Cabbage Palmetto	8' CT	AS SHOWN	YES	HIGH
	Tb	2	Tabebuia bahamensis	Bahama Tabebuia	12' OA, 2" dbh, std, matched	AS SHOWN	NO	HIGH
	Vm	6	Veitchia montgomeryana	Montgomery Palm	8'-20' CT, staggered	AS SHOWN	NO	HIGH
<b>EXISTING TREES &amp; PALMS</b>								
	eQv	2	Quercus virginiana	Southern Live Oak	See DT-1 & 2	EXISTING	YES	HIGH
	eSp	2	Sabal palmetto	Cabbage Palmetto	See DT-1 & 2	EXISTING	YES	HIGH
<b>SHRUBS</b>								
	Cc	4	Chamaedorea cataractarum	Cascade Palm	6'-7' OA, full	AS SHOWN	NO	MODERATE
	Cf	30	Clusia fluminensis	Clusia	4'-5' OA, ftb	24" OC	NO	HIGH
	Jj	42	Jasminum volubile	Wax Jasmine	3 gal, full	24" OC	NO	HIGH
<b>SHRUB AREAS</b>								
	Bk	49	Bougainvillea x 'Barbara Karst'	Barbara Karst Bougainvillea	3 gal, ftb	24" OC	NO	HIGH
	Fg	339	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal, full	18" OC	NO	HIGH
	Hi	107	Hymenocallis latifolia	Spider Lily	3 gal, full	24" OC	NO	HIGH
	Md	14	Monstera deliciosa	Split-leaf Philodendron	3 gal	48" OC	NO	MODERATE
	Pr	62	Philodendron x 'Hope'	Hope Philodendron	3 gal, full	24" OC	NO	MODERATE
	Pp	13	Philodendron x 'Prince of Orange'	Prince of Orange Philodendron	3 gal	24" OC	NO	MODERATE
<b>GROUND COVERS</b>								
	So	7,197 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			

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

**CODE REQUIREMENT TC-1**

Code requirement	Required	Existing	Proposed	Provided
<b>Perimeter landscape</b> Street tree - one 12' oa tree/each 30 lf of street frontage (200.00'/30=6.6)	<b>7 trees</b>	2 Oaks	3 Gumbo Limbo, 6 Montgomery palms (3:1=2 trees)	<b>7 provided</b>
<b>Residential buffer</b>	<b>N/A</b>			<b>N/A</b>
<b>Open space</b> 1 tree per 1000sf of pervious site area (8,913 sq.ft/1,000=8.9) min. 25% lot space as open/landscape (40,990sqft x.25=10,247sqft)	<b>9 trees</b>  <b>Min. 25%</b>		<b>4 Honk Kong Orchid trees, 15 Sabals (3:1=5 trees)</b>  <b>8,913 sq ft(22%)</b>	<b>9 provided</b>  <b>22 %provided (*)</b>
60% of required trees to be native (16x.6=9.6) No more than 50% of trees to be palms (3:1 count) (16x.5=8)	<b>Min. 10 native trees</b> <b>Max. 8 trees as palms</b>	2 Oaks	3 Gumbo Limbo, 15 Sabals (3:1=5 trees) 15 Sabals (3:1=5 trees), 6 Montgomery palms (3:1=2 trees)	<b>10 provided</b> <b>7 provided</b>
<b>Mitigation trees</b>			3 Sabal palms, 2 Tabebuia bahamensis	<b>4* and 3 palms provided</b>

(\*) ADJACENT LOT DONATED TO THE CITY AS PARK COMPENSATES LANDSCAPED AREA



**JOB CONDITIONS:**

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

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

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

**PLANT MATERIAL:**

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

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

Site water shall be verified by Contractor prior to submission of bids. The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.

At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

**TREES:**

The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caraiba excluded), but must be intact with apical (leading) bud. Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4". Canopy should be full to specifications with little or no openings or holes. A thinning canopy will be taken into consideration with field dug plant material. Trees should have no open wounds or damage, flush cuts, chlorosis, shorter or taller than specified height, girdling roots, undersize loose root ball, crossing branches, smaller than normal leaves. 10% of root ball shall be above grade after planting. Root ball tying ropes removed from trunk and top of root ball.

**MULTIPLE TRUNK TREES:**

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

**IRRIGATION**

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

**MATERIALS LIST:**

**SUBSTITUTIONS:**

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

**MEASUREMENTS:**

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

**IRRIGATION:**

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

**GUARANTEE:**

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

**MULCH:**

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

**SOD:**

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

**STAKING:**

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

**FERTILIZER:**

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

**CLEANUP:**

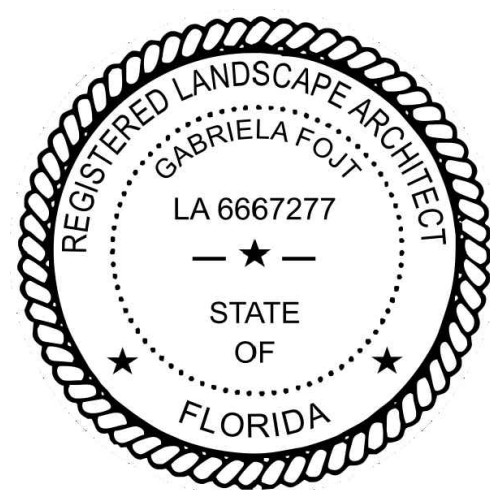
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

**INSPECTION:**

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

**ACCEPTANCE:**

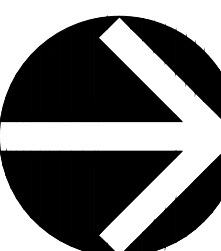
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



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CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	
per City comments	05.28.2025

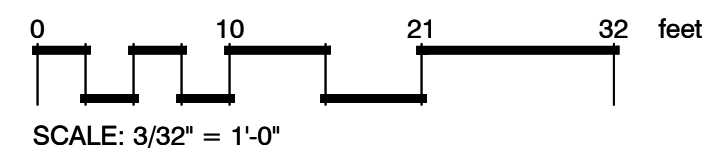
2910 POLK STREET  
HOLLYWOOD  
FL 33020

PLANT SCHEDULE, CODE CHART, NOTES & DETAILS



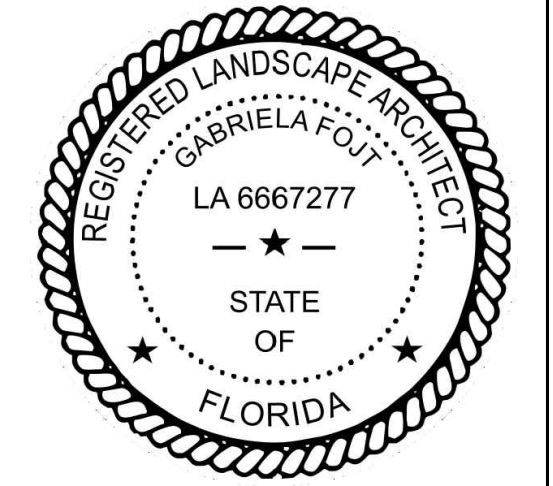


**A** GENERAL LAYOUT  
scale 3/32" = 1'-0"



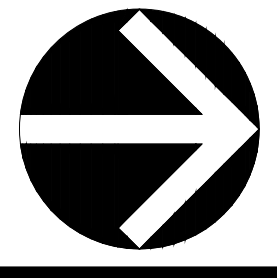
**IF YOU DIG FLORIDA...  
CALL US FIRST!**  
1-800-432-4770  
SUNSHINE STATE ONECALLING  
OF FLORIDA, INC.  
IT'S THE LAW

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



**The Mirror of Paradise**  
Gabriela Fojt  
LA 6667277  
ISA FL-10207A

2300 E Oakland Park Blvd  
Suite 208  
Fort Lauderdale  
FL 33306  
c. (954) 478 3064  
www.florida-landscape.com  
gabriela@themirrorofparadise.com



SCALE	3/32"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	
per City comments	05.28.2025

2910 POLK STREET  
HOLLYWOOD  
FL 33020

COLORED LANDSCAPE PLAN



Record and Return to:  
The Lieberman Law Firm, P.A.  
20801 Biscayne Boulevard  
Suite 304  
Aventura, Florida 33180

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

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

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

[Space Above This Line For Recording Data]

## Warranty Deed

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

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

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

### SEE EXHIBIT "A" ATTACHED HERETO

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

Warranty Deed Page 1




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

Signed, sealed and delivered in our presence:

SP TOWERS FLORIDA LLC,  
a Delaware limited liability company

  
Joseph Tempelberg

By:   
Joseph Isaacoff, Manager

  
Araceli Perez

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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

[Notary Seal]

  
Notary Public

Printed Name: Joseph Tempelberg

My Commission Expires: 2/15/2026





**EXHIBIT "A"**

**Legal Description**

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

FOLIO: 5142 16 02 6530

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

FOLIO: 5142 16 02 6520

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

FOLIO: 514216026800

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

FOLIO: 514216026810



**This instrument prepared by:**

RECORD & RETURN TO

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

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

**FLORIDA MORTGAGE AND SECURITY AGREEMENT**

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

**WITNESSETH:**

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

TOGETHER with the following property and rights:

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

Initials AN

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

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

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

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

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

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

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

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

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

Initials A, N

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

**ARTICLE 1  
COVENANTS AND AGREEMENTS OF MORTGAGOR**

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

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

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

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

Initials A N

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

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

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

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

Initials

AIN

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

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

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

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

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

Initials A/N

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

1.11 Eminent Domain.

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

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

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

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

Initials AN

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

1.15 Hazardous Waste.

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

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

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

Initials AN

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

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

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

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

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

Initials AN

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

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

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

### ARTICLE 3 SECURITY AGREEMENT

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

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

Initials A/N

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

**ARTICLE 4  
EVENT OF DEFAULT AND REMEDIES UPON DEFAULT**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## ARTICLE 5 MISCELLANEOUS PROVISIONS

5.01 Future Advances/Securing Other Obligations. DELETED.

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

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

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

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

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

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

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

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

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

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

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

5.12 Costs.

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

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

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

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

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

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

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

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

Initials AN

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

Signed, sealed and delivered in the presence of:

**MORTGAGOR:**

  
\_\_\_\_\_

Print Name Merty Lebow

  
\_\_\_\_\_

Print Name Merty Segall

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

State of Florida  
County of Miami-Dade

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

SEAL



Motty Segall  
Comm. #GG957541  
Expires: Feb. 12, 2024  
Bonded Thru Aaron Notary

  
\_\_\_\_\_  
Notary Public

Printed Notary Name

My Commission Expires:

Initials AN

**EXHIBIT "A"**

**Legal Description**

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

FOLIO: 514216026800

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

FOLIO: 514216026810



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

*Space above this line for recording use only*

## **ASSIGNMENT OF MORTGAGE**

### **KNOW ALL MEN BY THESE PRESENTS:**

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

#### Parcel 1

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

Folio: 514216026800

#### Parcel 2

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

Folio: 514216026810

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

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

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

File No : 3159.125

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

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Deanis Cohen  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Motey Segall  
Witness #2 Printed Name

[Signature]  
Jeffrey Beck

State of Florida  
County of Miami Dade

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

SEAL



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

[Signature]  
Notary Public  
Deanis Cohen  
Printed Notary Name

My Commission Expires:



CITY OF HOLLYWOOD, FLORIDA CLAIM OF LIENS

STATE OF FLORIDA }  
 COUNTY OF BROWARD }

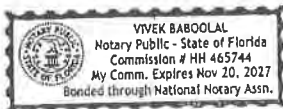
Shawn Burgess, City Treasurer of the CITY OF HOLLYWOOD, a Municipal Corporation organized and existing under the laws of the State of Florida, being duly sworn, attests that the City of Hollywood, Florida, has furnished one or more of the following services to the property owners listed below: LOT MOWING,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

LOT	BLOCK	SUBDIVISION	OWNER/ ADDRESS	ORIGINAL AMOUNT \$	DATE OF SERVICE
5	59	HOLLYWOOD HILLS NORTH SEC ONE 66-20 B 514206074520	BALBER, TERRI LYNN 3440 N HILLS DR	140.00	05/22/24
17 E 90	42	HOLLYWOOD LITTLE RANCHES 1-26 514216026810	BSD 23 DEVELOPMENT LLC 2910 POLK ST	476.75	05/15/24
9 E 50	41	HOLLYWOOD LITTLE RANCHES 1-26 B 514216026530	BSD 23 DEVELOPMENT LLC POLK ST	353.78	05/15/24
9 LESS E 50	41	HOLLYWOOD LITTLE RANCHES 1-26 B 514216026520	BSD 23 DEVELOPMENT LLC POLK ST	353.78	05/15/24
3 TO 5	12	HOLLYWOOD SOUTH SIDE ADD NO 2 3-17 B 514222102200	1843 DEWEY LLC 1843 DEWEY ST	1000.00	05/15/24
16,17 W 10	42	HOLLYWOOD LITTLE RANCHES 1-26 B 514216026800	BSD 23 DEVELOPMENT LLC POLK ST	892.25	05/15/24
1 LESS S 65, LOT 2 LESS S 65	116	BELMAR AMENDED 30-40 B 514221031160	SOMARRIBA, CESAR H/E OROZCO, ROSARIO H/E ETAL 2406 WILEY ST	300.00	05/04/24
7	34	HOLLYWOOD LAKES SECTION 1-32 B 514214015640	ROBERT F KIRCHGESSNER REV LIV ANA PAULA S OLIVEIRA REV LIV TR 1131 ADAMS ST	350.00	05/17/24
14	6	HOLLYWOOD PARK 4-19 B 514209050610	DUARTE, JUAN MANUEL 2122 TAFT ST	400.00	05/03/24
8	50	HOLLYWOOD LAKES SECTION 1-32 B 514214020050	TROY TOWER CORP INC 1031 HOLLYWOOD BLVD	164.89	06/05/24

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

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

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



  
 Notary Public

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

Prepared by and return to:

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

[Space Above This Line For Recording Data]

## ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS THAT,

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

Parcel 1

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

and

Parcel 2

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

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

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

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



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

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Motty Segall  
Witness #1 Printed Name

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

[Signature] (Seal)  
**Jeffrey Beck**

[Signature]  
Witness #2 Signature

Deans Cohen  
Witness #2 Printed Name

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

State of Florida  
County of Miami-Dade

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

SEAL



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

[Signature]  
Notary Public

Printed Notary Name

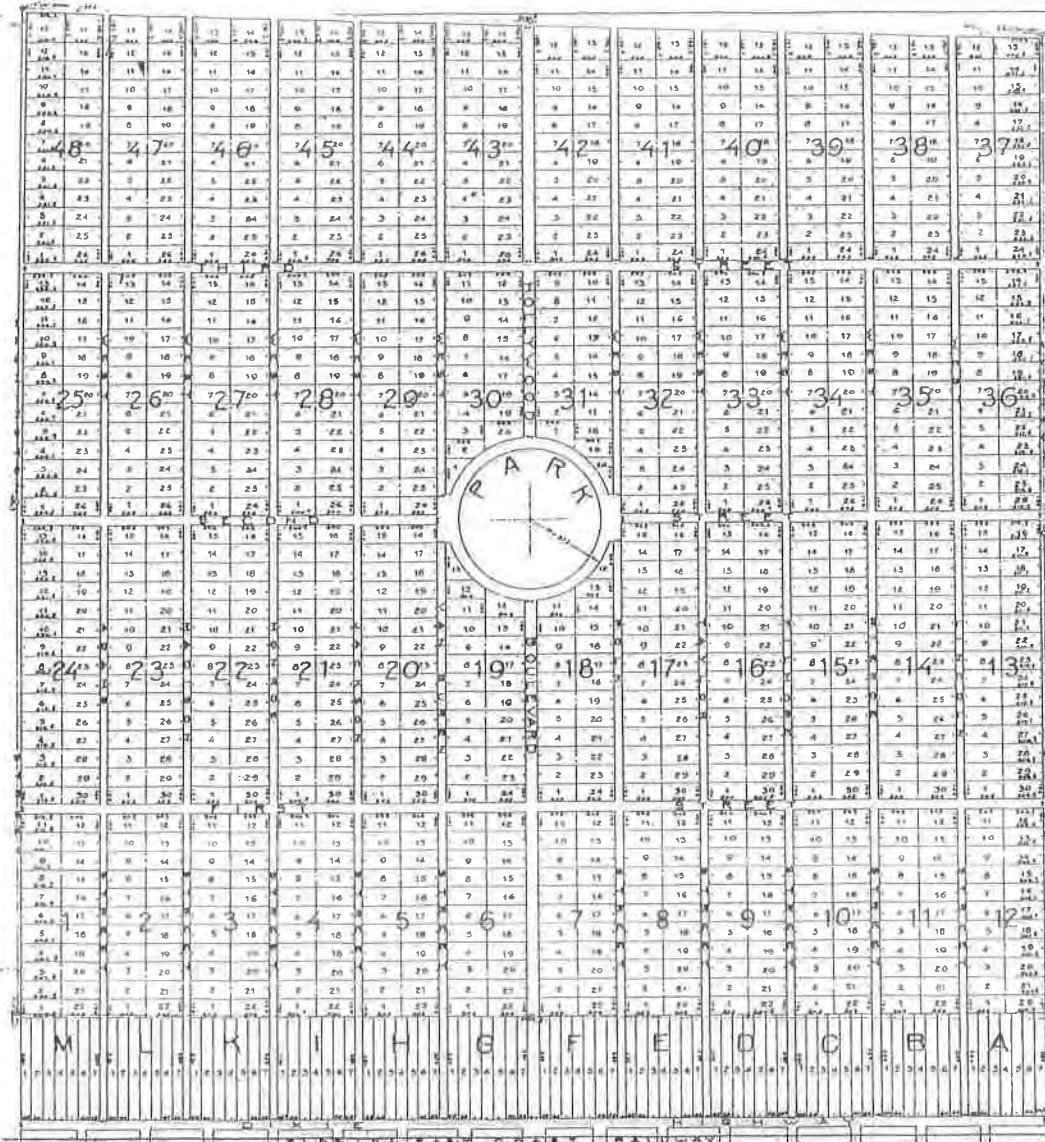
My Commission Expires:

1-18 1922  
 P1126

150-14  
 58 40  
 over land  
 Shovelz - Each side

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

By *Samuel C. Johnson*  
 License 17272



# HOLLYWOOD LITTLE

## HOLLYWOOD LAND & WATER COMPANY RANCHES

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



State of Florida )  
 ss. *Edward County*  
 State of Florida )  
 County of *Dade*

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

Hollywood Land and Water Company,  
*P. G. Messing*, Vice President.  
*Alfred [Name]*, Secretary

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

Witness my hand and notarial seal at Miami in the said County and State this *fourth* day of *February*, 1922.  
 My commission expires on the *23* day of *February*, 1926.

1-26  
 1-26  
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1-26  
 1-26  
 1-26



This indenture made this 21 day of July 1966 between William & Dorothy Morton, Husband & Wife party of the first part, hereinafter referred to as the grantor; and the City of Hollywood, Florida, a municipal corporation under the laws of the State of Florida, party of the second part, hereinafter described as the grantee.

WHEREAS, the grantor is the Owner in fee simple of Lot 17 Less W 10', 42 Hollywood Little Ranches (Block) a subdivision of Broward County, Florida according to the plat thereof recorded in Plat Book No. 1 Page 26, of the public records of Broward County, Florida.

WHEREAS, the party of the second part, the grantee herein, is a Municipality authorized under its charter to provide for the general welfare of the people of the City of Hollywood, Florida and in order to provide for sewer, water, gas, power & light, & telephone, it is deemed necessary that an easement be obtained across the S. 7.5' feet, of the said lot, and

WHEREAS, the grantor has agreed, in consideration of One Dollar (\$1.00) and other considerations paid by the grantee, receipt of which by the grantor is hereby acknowledged, to grant to the grantee an easement across the S. 7.5' feet of said lot, for Utilities listed above only.

NOW, THEREFORE, this indenture Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, paid by the grantee to the grantor, the grantor by these presents does grant unto the grantee, its successors and assigns full and free right and authority to use said easement for above listed Utilities in the area aforesaid to wit: along and in the S. 7.5' feet of Lots 17 Less W 10' Block 42 Hollywood Little Ranches, a subdivision of Broward County, Florida. The grantee hereby covenants with the grantor that it will hold harmless the grantor herein of all damage caused and occasioned by reason of default in the use of said easement.

66 JUN 28 PM 11:58

BROWARD COUNTY  
 STATE OF FLORIDA  
 COUNTY CLERK  
 030

-1-

*[Handwritten signature]*

*[Handwritten initials]*

Easement herein described is hereby granted with the stipulation that said easement shall not be used for alley purposes.

In the event the necessity for the use of said easement in said area shall cease to exist, then this agreement shall terminate and end.

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

William Morton (L.S.)  
Dorothy Morton

WITNESSES:

James H. Campbell  
Lucy D. Casare

STATE OF FLORIDA )  
                          )  
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, William & Dorothy Morton, Husband & Wife, to me well known as the person described in and who executed the foregoing indenture, and who acknowledged before me that he executed the same for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Nellywood, Florida, and in said County and State this 21 day of July, A.D., 19 66

James H. Campbell  
(Notary Public)

NOTARY PUBLIC, STATE OF FLORIDA of LARGE  
MY COMMISSION EXPIRES JUNE 15, 1970  
ISSUED THROUGH FRED W. GIBSTERNORST

RECORDED IN OFFICE OF CLERK OF COURT  
OF BROWARD COUNTY, FLORIDA  
**JACK WHEELER**  
CLERK OF CIRCUIT COURT



3-27-1979

Record

79-104017

ORDINANCE

# 76  
4

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

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

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

OFF 8136 PAGE 244

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.  
WITNESSETH my hand and official seal of the City of Hollywood, Florida, this  
27 day of March 19.79  
Betty L. Derington City Cl

RETURN TO: WC  
FEDERAL LAND TITLE CORP.  
2699 E. OAKLAND PARK BLVD.  
FT. LAUDERDALE, FLA. 33306

18

Section # 14.

LITTLE RANCHES.

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

Section # 15.

HOLLYWOOD TERRACE.

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

Section # 16.

WILKES BARRE PARK.

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

Section # 17.

THOMASVILLE PARK.

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

Section # 18.

DOUGLAS HILL.

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

OFF  
 REF 8136  
 PAGE 245



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

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

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

PASSED by the City Commission of the City of Hollywood this 16<sup>th</sup> day of June 1926.

Paul R. John  
Mayor

RECORDED:  
J. O. Vandoren  
City Clerk

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

REC 8136 PAGE 246

# FIDELITY NATIONAL TITLE INSURANCE COMPANY

13800 NW 14<sup>th</sup> Street, Suite 190, Sunrise, Florida 33323

## PROPERTY INFORMATION REPORT

File Number: 12199586

Reference: #9265

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

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

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

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

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

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

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

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

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

5. PLAT	January 18, 1922	PB 1/26
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6. INDENTURE	July 28, 1966	3269/327
7. ORDINANCE	March 27, 1979	8136/244

**Name Search on the Fee Simple Title Owner only:**

BSD 23 DEVELOPMENT LLC

**and found the following:**

NOTHING FOUND

**PROPERTY INFORMATION REPORT**

**FILE NUMBER: 12199586**

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

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

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

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

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

THERE IS EXCEPTED FROM THIS CERTIFICATE

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

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

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

By Carol Little

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





## Real Estate Account #514216-02-6810

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



[Get bills by email](#)

### Amount Due

BROWARD COUNTY CONSTITUTIONAL TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE
<a href="#">2024 Annual Bill</a>	\$12,803.77
<a href="#">2023 Annual Bill</a>	\$6,641.25
<b>Total Amount Due: \$19,445.02</b>	

Add To Cart

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Add To Cart

[Print \(PDF\)](#)

Add All To Cart

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

### Account History

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



[2005 Annual Bill](#) ⓘ

\$0.00 Paid \$2,465.51

11/30/2005

Receipt #2005-9047402

 [Print \(PDF\)](#)

[2004 Annual Bill](#) ⓘ

\$0.00 Paid \$1,848.12

11/29/2004

Receipt #2004-9143322

 [Print \(PDF\)](#)

**Total Amount Due**

**\$19,445.02**

## Real Estate Account #514216-02-6810

**Owner:** BSD 23 DEVELOPMENT LLC  
**Situs:** 2910 POLK ST

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



[Get bills by email](#)

### 2024 Annual Bill

**BROWARD COUNTY CONSTITUTIONAL TAX COLLECTOR**

**Notice of Ad Valorem Taxes and Non-ad Valorem Assessments**

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

Add To Cart

[Print \(PDF\)](#)

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

Combined taxes and assessments: \$13,065.07

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

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

### Ad Valorem Taxes

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



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

## Non-Ad Valorem Assessments

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

## Parcel Details

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

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

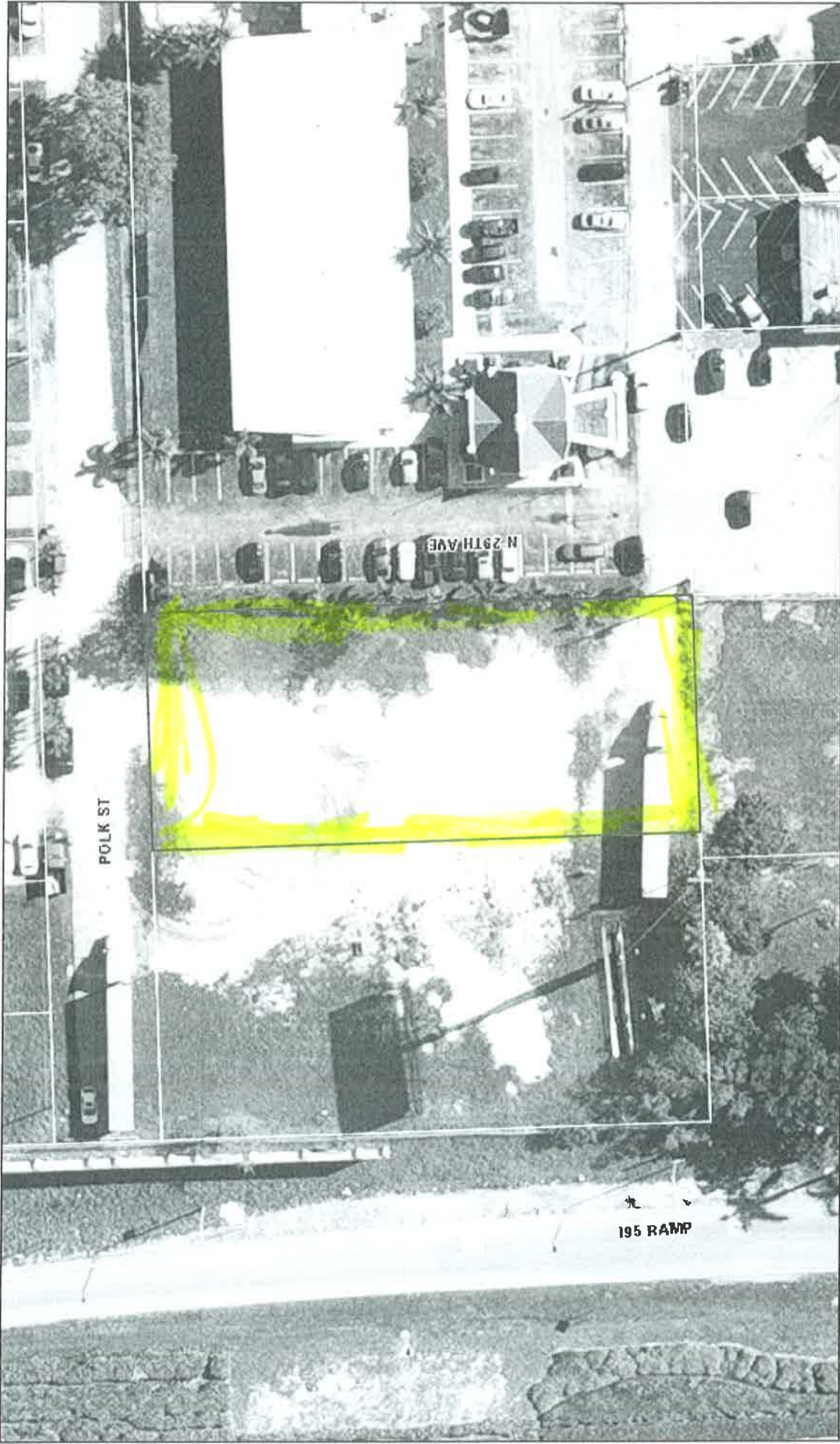
Broward County Constitutional Tax Collector  
 Broward County Tax Collector 115 S. Andrews Ave. Room A100 Fort Lauderdale, FL 33301





Property Id: 514216026810

\*\*Please see map disclaimer



January 14, 2025

