

ATTACHMENT A

Application Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

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

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 1434 MONROE STREET HOLLYWOOD, FL 33020

Lot(s): 23,24 Block(s): 88 Subdivision: _____

Folio Number(s): 514215026480

Zoning Classification: RS-6 Land Use Classification: _____

Existing Property Use: SINGLE FAMILY 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): _____

DEVELOPMENT PROPOSAL

Explanation of Request: NEW CONSTRUCTION 1 STORY MIKVAH & BLDG. SETBACK VARIANCE FOR THE FRONT (NORTH) AND SIDE (WEST).

Phased Project: Yes ☐ No ☒ Number of Phases:

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

Name of Current Property Owner: NELKEN, SHLOIME

Address of Property Owner: 1434 MONROE ST HOLLYWOOD, FL 33020

Telephone: _____ Email Address: SNELKEN@GMAIL.COM

Applicant JOSEPH KALLER

Consultant ☐ Representative ☒ Tenant ☐

Address: 2417 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 Telephone: 9549205746

Email Address: JOSEPH@KALLERARCHITECTS.COM

Email Address #2: _____

Date of Purchase: N/A 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: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 5/12/25

PRINT NAME: Shloime Nelken Date: 5/12/25

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

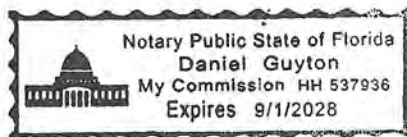
Current Owner Power of Attorney

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

Sworn to and subscribed before me
 this 12th day of May, 2025

[Signature]
 Notary Public

State of Florida



 Signature of Current Owner

 Print Name

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



KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 7th, 2025

Re:
1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

Legal Description (As Per Survey and BCPA)

LOTS 23 AND 24, BLOCK 88 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Proposed Project Information

The proposed project is a new one-story, 2,600-square-foot mikvah located at 1434 Monroe Street in Pompano Beach, FL. The facility is designed in a contemporary modern style and will include a welcoming lobby, eight private preparation rooms, and dedicated beauty and makeup rooms to enhance the experience for women. The design emphasizes privacy, comfort, and spiritual dignity, using a soft grey and white color palette with natural stone features. Thoughtfully integrated into the residential neighborhood, the mikvah provides a serene, respectful space that blends tradition with modern elegance.

NAME OF OWNER Mrs. J.R. WENKE.

ADDRESS OF CONSTRUCTION 1434 Monroe St.

LEGAL DESCRIPTION

Lot 23-24. Bl 88. Hwd Orig.

Owner's Present Address

Description of Construction

Cost 14,200.

Single Family Res.

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg	14655	12-19-49	Weller Const Co.	
Plumbing	4657	12-22-49	Bryan Pl	7-
Electrical	8113	12-19-49	Weller Pl	1 - 50
Gas	4657	12-22-49	Bryan Pl	4-

S.T.V. - C.T.R. #4655 Bldg.

INSPECTIONS

FOUNDATION: 2-22-49	1st Rough Plg. 12-22-49.	Temp. Service 12-18-49
COLUMNS	Final Rough Plg.	Rough Electric 1-19-50
TIE BEAM 1-4-50	Septic Tank 2-1-50	Temporary Final
CAP	Grease Trap	Final Electric 3-3-50
GAS 3-9-50	Final Plumbing 3-9-50	
	Cert. of Occupancy 3-13-50	Rubbish Bond 3-13-50

Remarks:

JOB CARD

OWNER L. G. Wenke			JOB ADDRESS 1434 Monroe St.				
LEGAL DESCRIPTION	LOT NUMBER 23,24		BLOCK 88	SUBDIVISION OR ADDITION 1215-02-648-0553-01 Town of Hwd.			
MICROFILM NO.		ARCHITECT		FEE \$ 78.00	VALUATION \$ 4200.		
DESCRIPTION OF CONSTRUCTION Re-roof tile						☐ SEPTIC TANK ☐ SEWER TAP	
TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF 2200	99693	12/2/85	Zinkil Rfg.	AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: County Surcharge: 1.00

JOB CARD

OWNER L. Wenke	JOB ADDRESS 1434 Monroe St.
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LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
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MICROFILM NO.	ARCHITECT	FEE \$ 15.00	VALUATION \$ 500.
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DESCRIPTION OF CONSTRUCTION Window unit AC	☐ SEPTIC TANK ☐ SEWER TAP
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TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	14826	6-22-83	Bevi's AC
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING	NO. FIX.			POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO OR VALK			

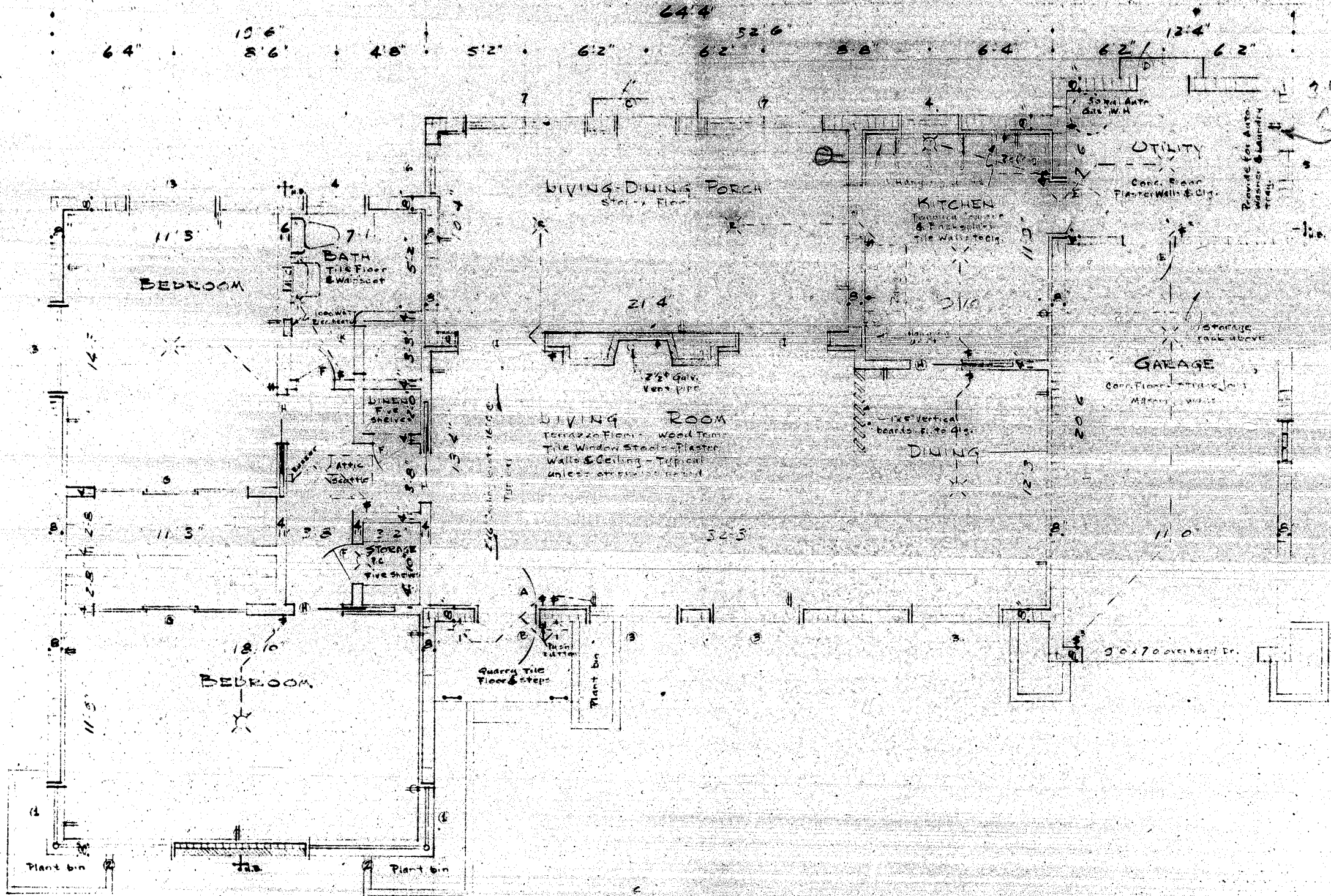
NOTES:
County Surcharge: .20

Permit Search Results

[Search](#) > Properties located at/on/near '...1434 Monroe St...'

11 permits were found for
1434 MONROE ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		M10-101509	A/C CENTRAL (REPLACEMENT)	11/24/2010	11/24/2010
Details	54493	P0501434	HOT WATER HEATER	10/10/2005	10/18/2005
Details	98391	B0504897	RE-ROOF (METAL,TILE,WOOD,SHINGLE,SHAKE)	7/28/2005	8/8/2005
Details		M9602214	A/C - CENTRAL - NEW		12/11/1996
Details		E9604918	ELECTRICAL WORK		12/11/1996
Details		P9602256	PLUMBING WORK		12/2/1996
Details		M9602158	A/C - CENTRAL - NEW		12/2/1996
Details		E9604804	ELECTRICAL WORK		12/2/1996
Details		B9608439	ALTERATIONS-INTERIOR		12/2/1996
Details		E9604375	SERVICE CHANGE-SINGLE FAMILY RESIDENCE		11/7/1996
Details		B9405661	STORM SHUTTERS		9/9/1994



FLOOR PLAN
 1/4" = 1' 0"

DOOR		SCHEDULE	
A	3'0" x 6'8"	Two Light over four panel	G 8'0" x 6'8" Triple Flash Slab Sliding
B	3'0" x 6'8"	One panel sc. w/ grille	H 2'8" x 6'8" " " "
C	3'0" x 7'0"	Glass Jalousie	I 4'8" x 6'8" Cased opening
D	2'8" x 7'0"	Combination	J 2'8" x 6'8" " " "
E	2'8" x 6'8"	"	K 2'6" x 6'4" Glass Shower dr.
F	2'0" x 6'8"	Flash Slab	

WINDOW SCHEDULE		
1	24	Aluminum Awning
2	24	" " Mall
3	34	" " "
4	23	" " "
5	13	" " "
6	2'4" x 6'8"	Glass Jalousie
7	3'1" x 6'3/4"	" " Mall

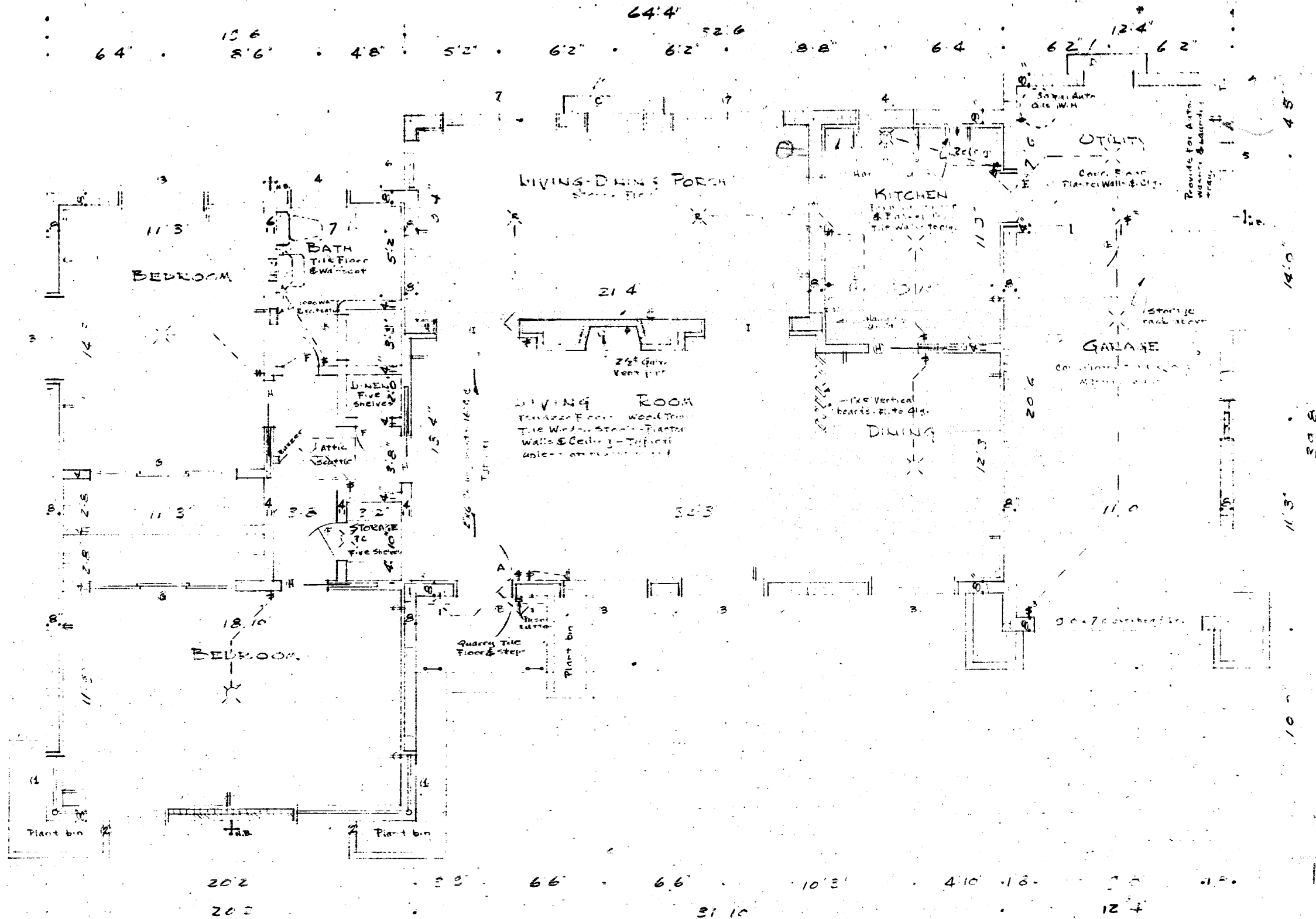
WINDOWS TO BE SET IN LIVESAY PRECAST FRAMES.

Provide 66 amp
 Temp. Sen. M.C.
 © - 12-19-44

RESIDENCE
 For MR. & MRS. J.R. WENKE
 Lot 25 & 24, Block 88, Town of Hollywood
 HOLLYWOOD, FLORIDA

Com. 49182
 26 Nov, 1943
 Scale: noted
 Drawn: A.P.

SHEET
 1 OF THREE

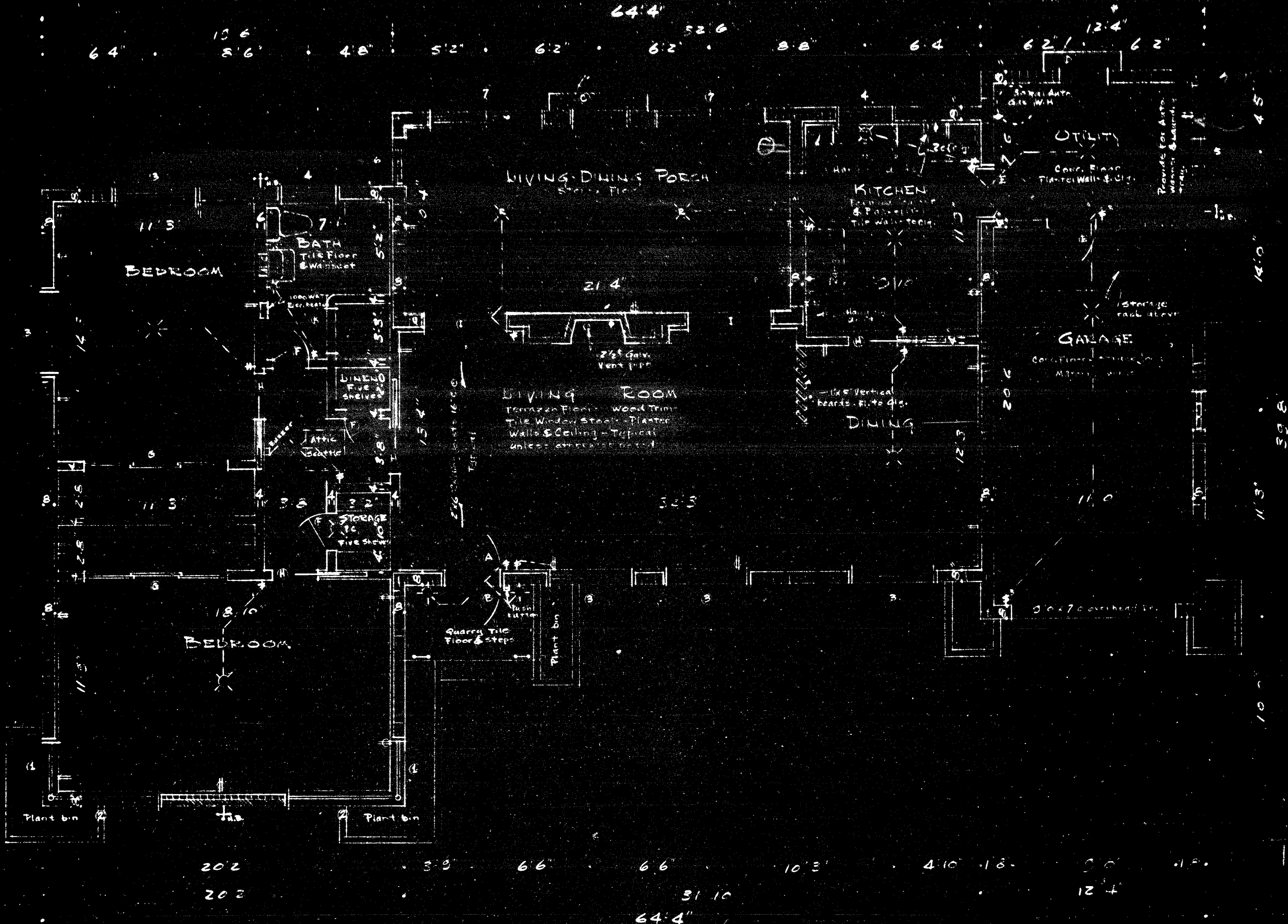


FLOOR PLAN
 1/4" = 1' 0"

DOOR SCHEDULE		
A	3'0" x 6'8"	Two Light over four panel
B	3'0" x 6'3"	One panel sc. w. l. grille
C	3'0" x 7'0"	Glass Jalousie
E	2'8" x 7'0"	Combination
F	2'8" x 6'8"	"
F	2'0" x 6'8"	Flash Slab
G	8'0" x 6'8"	Triple Flr. + Slab Sliding
H	2'8" x 6'8"	" " "
I	4'8" x 6'8"	Cased step in
J	2'8" x 6'8"	" " "
K	2'6" x 6'4"	Glass Screen dr.

WINDOW SCHEDULE		
1	24	Aluminum Awning
2	24	" " " " " " " "
3	34	" " " " " " " "
4	23	" " " " " " " "
5	13	" " " " " " " "
6	2'6" x 6'4"	Triple Glass Jalousie
7	3'1" x 6'4"	" " " " " " " "
WINDOWS TO BE SET IN LIVESAY PRECAST FRAMES		

RESIDENCE
 FOR MRS. S. L. J. R. WENKE
 Lot 23 & 24, Block 88, Town of Holly Hill
 HOLLY HILL, FLORIDA
 Com. 451A.
 26 Nov. 1963
 Scale 1/4" = 1' 0"
 Drawn by P. J.
 SHEET
 2 OF THREE



FLOOR PLAN
 1/4" = 1' 0"

DOOR SCHEDULE

WINDOW SCHEDULE

ADRIAN STREET

50.0'

same drive

1/2" = 20' 0"

540 sq. ft.
SECTIC

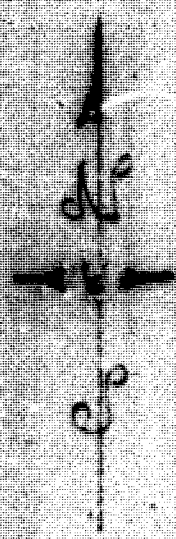
2000 sq. ft.
SECTIC

64.25'

10.67'

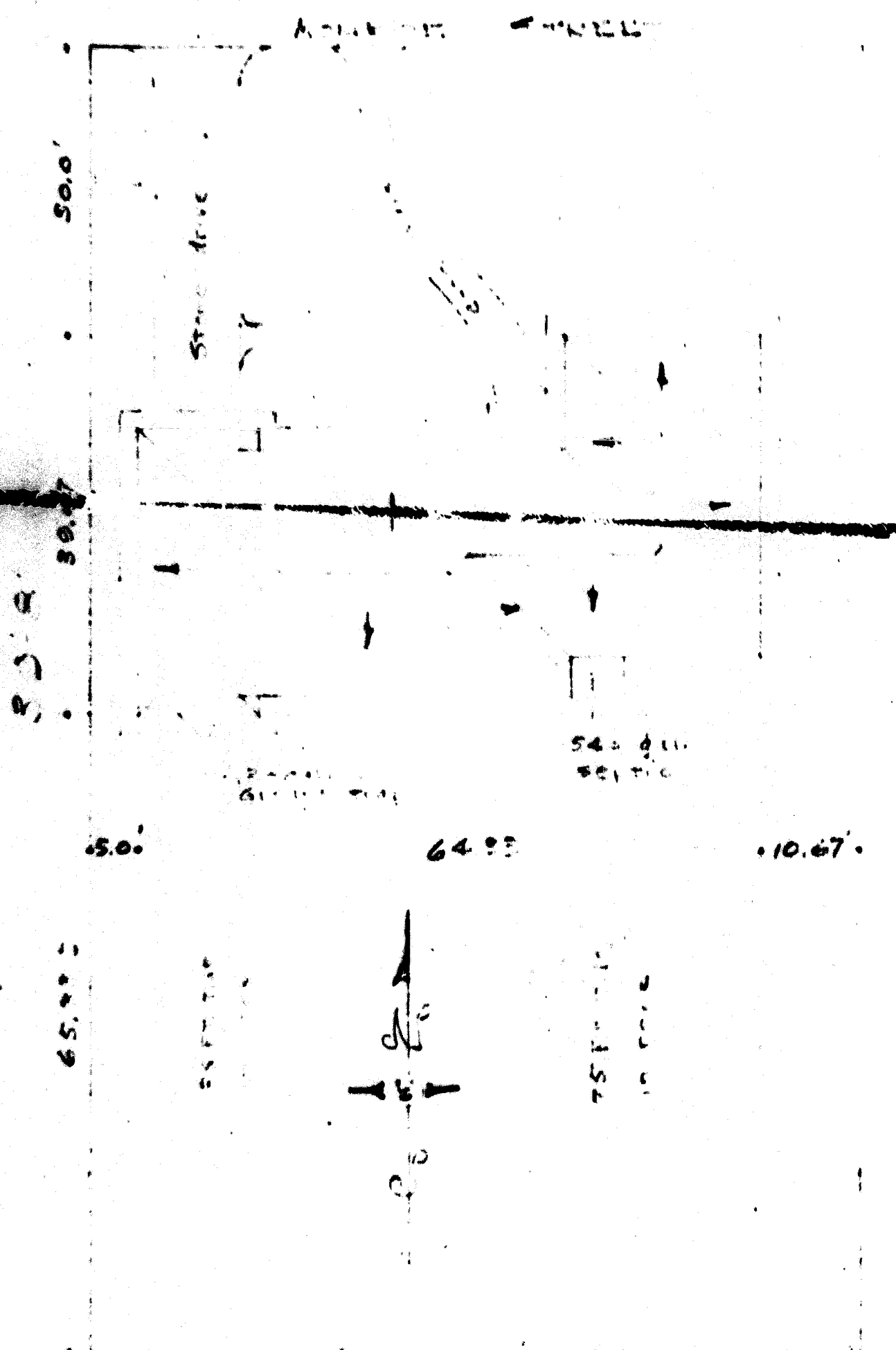
45.98'

EST. LINE



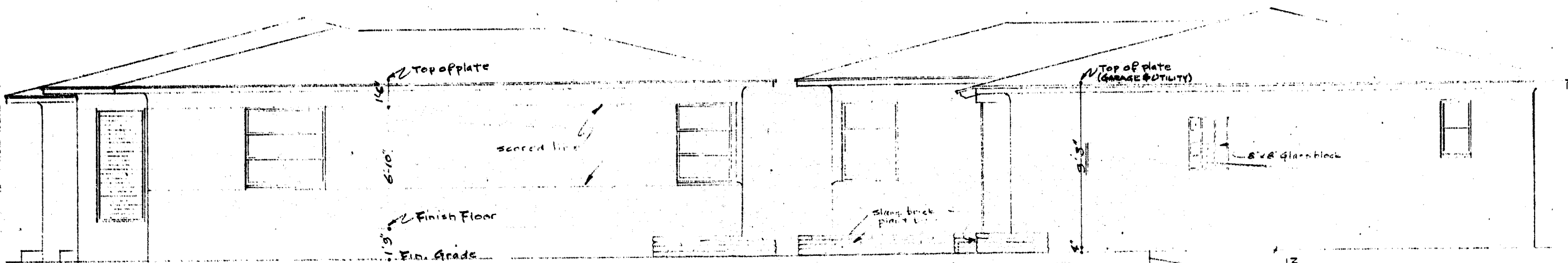
75 sq. ft.
in road

PLOT PLAN
1" = 20' 0"



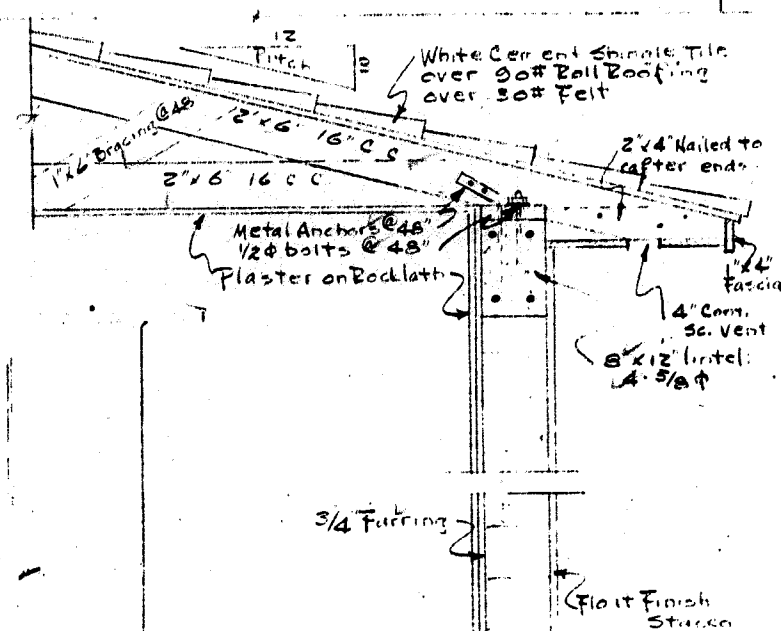
PLOT

1" = 20' 0"

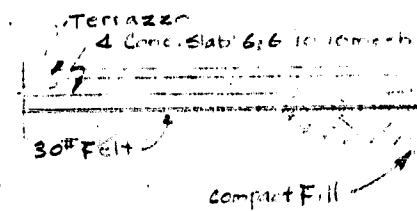


EAST SIDE
1/4" = 1'0"

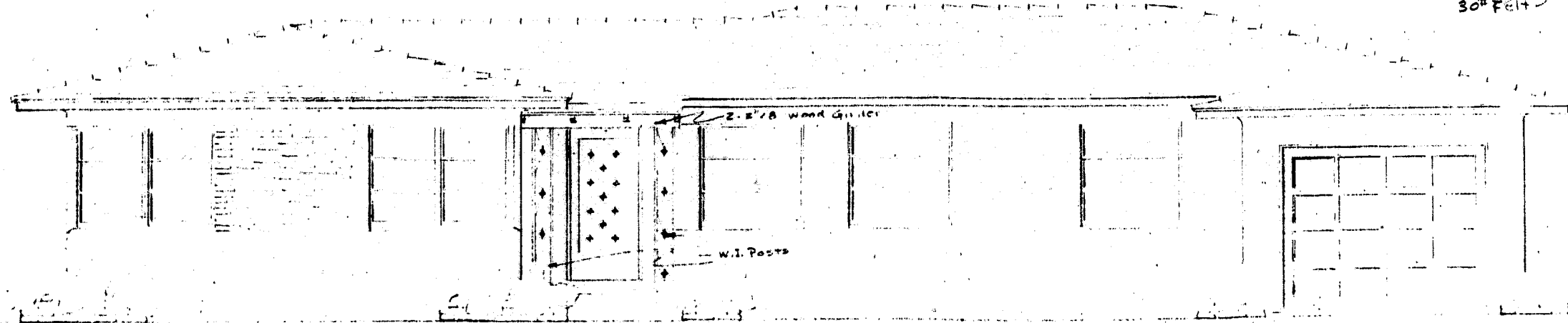
WEST SIDE
1/4" = 1'0"



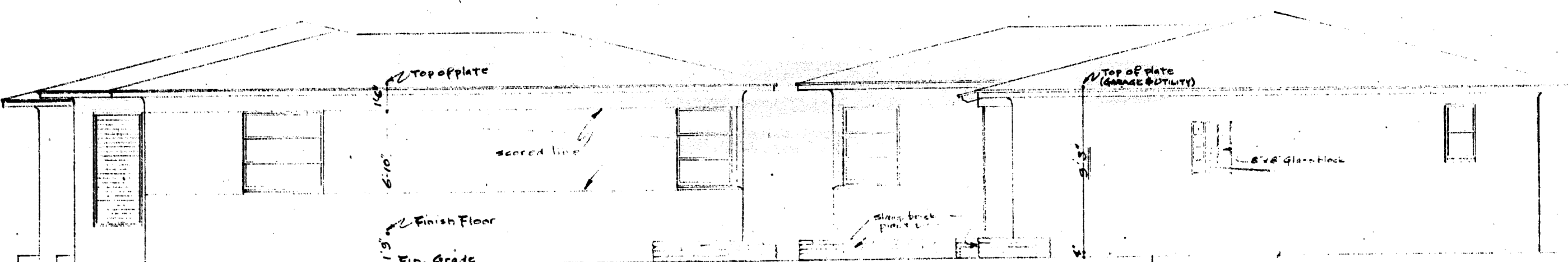
SOUTH ELEVATION
1/4" = 1'0"



SECTION
3/4" = 1'0"

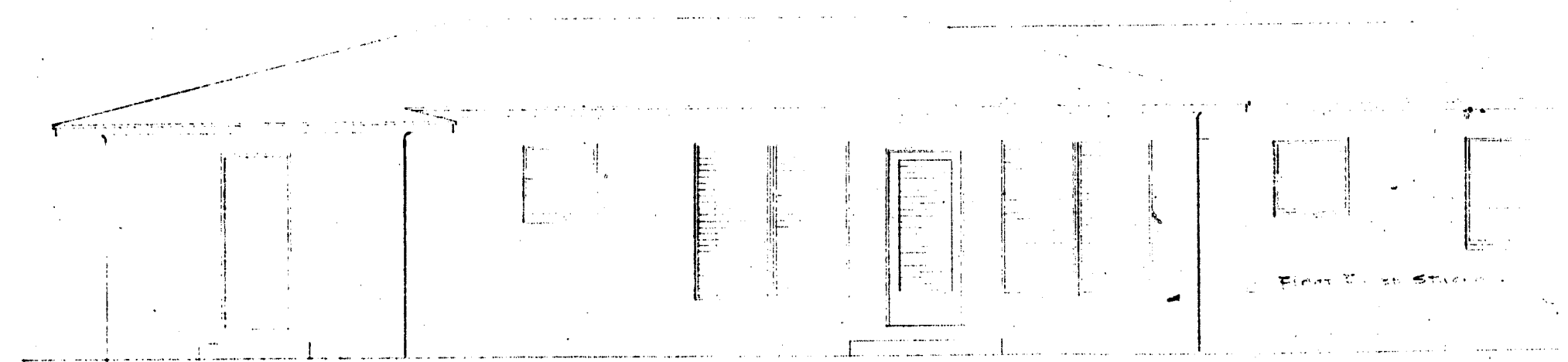


NORTH ELEVATION
1/4" = 1'0"

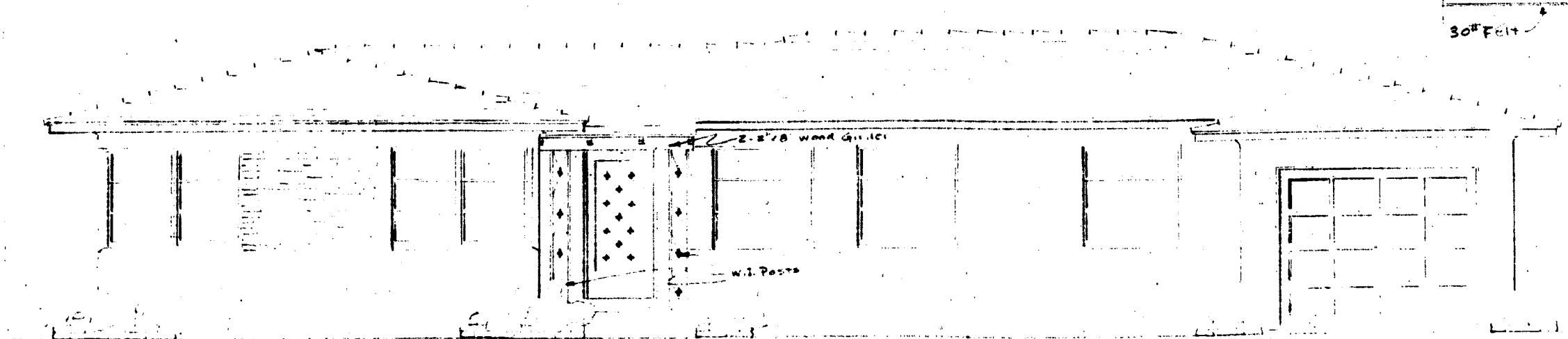


EAST SIDE
1/4" = 1'0"

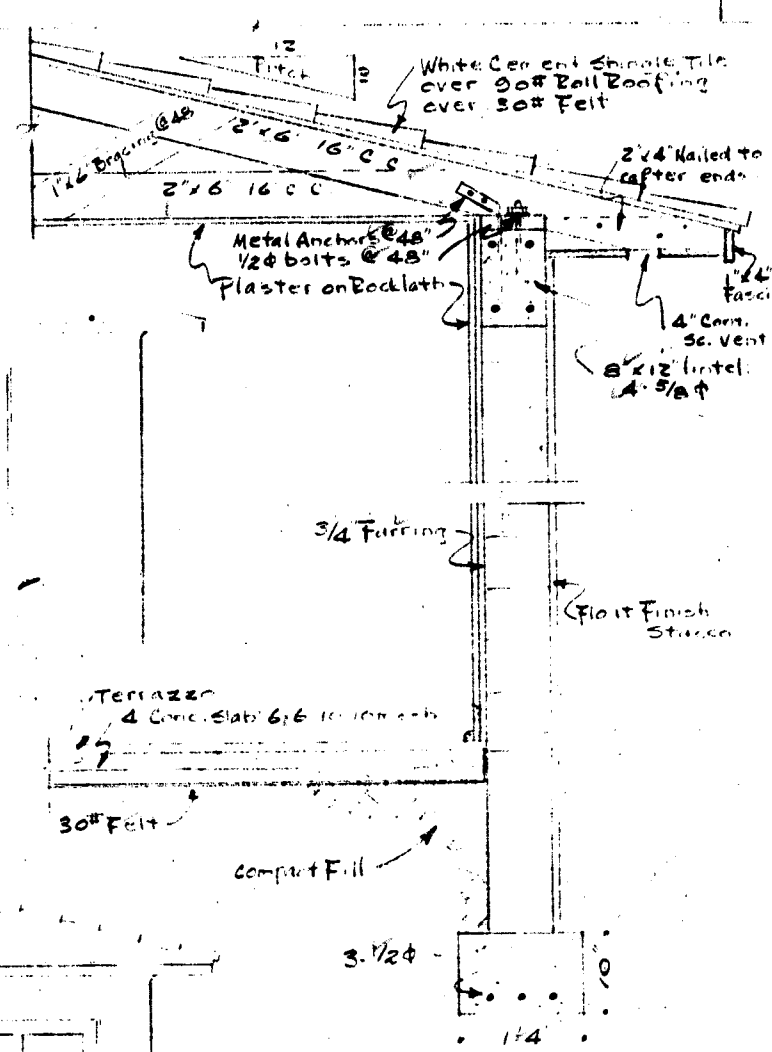
WEST SIDE
1/4" = 1'0"



SOUTH ELEVATION
1/4" = 1'0"



NORTH ELEVATION
1/4" = 1'0"



SECTION
3/4" = 1'0"

**New
Search**

**Application/Permit
Data**

**Plan Review
Status**

**Inspection
Results/Scheduling**

[Back to the Previous Page](#)

Process #:	Permit #: B9608439	Master Permit: B9608439
Status: Closed		
Show Master Permit List All Subpermits		

Site Information

Address: 1434 MONROE ST	Folio#: 514215026480
Sub-division: HOLLYWOOD 1-21 B	Value: \$2,200.00
Lot: 23	Sq Ft: 0
Block: 88	

Permit Information

Application Type: ALTERATIONS-INTERIOR	Application Date: 00/00/00
Job Name: LINCOLN,JAMES B & JOCELYNE	Permit Date: 12/02/96
Film Number: 9706339	CO/CC Date:
	Permit Fee: \$54.05

Applicant / Contact Information

Name: LINCOLN,JAMES B & JOCELYNE
Address:

Property Owner Information

Name: LINCOLN,JAMES B & JOCELYNE
Address:

9706339

178/27

CITY OF HOLLYWOOD, FLORIDA PERMIT APPLICATION



ALL OF THE FOLLOWING MUST BE FILLED IN BY APPLICANT, ACCORDING TO FS 713.136

DATE 11/27/96 TAX FOLIO # _____

DESCRIPTION: LOT _____ BLOCK _____ SUBDIVISION _____

JOB NAME JAMES LINCOLN PHONE # 925-8386

JOB ADDRESS 1434 MONROE ST CITY OF HOLLYWOOD STATE FL ZIP 33020

DETAILED WORK DESCRIPTION: BATHROOM REMODEL

_____ SQ.FT. 80 ESTIMATED VALUE: \$ ~~3000~~ 2200.00

CONTRACTOR'S NAME Homeowner PHONE # 925-8386

CONTRACTOR'S ADDRESS 1434 MONROE ST CITY HIYND STATE FL ZIP 33020

CERTIFICATE OF COMPETENCY # _____ FAX # _____

CONTRACTOR'S STATE CERTIFICATION OR REGISTRATION NO. _____

OWNER OR FEE SIMPLE TITLE HOLDER'S NAME _____

OWNER OR FEE SIMPLE TITLE HOLDER'S ADDRESS _____

BONDING COMPANY _____

BONDING COMPANY ADDRESS _____

ARCHITECT/ENGINEER'S NAME _____ PHONE # _____

ARCHITECT/ENGINEER'S ADDRESS _____ CITY _____ STATE _____ ZIP _____

MORTGAGE LENDER'S NAME _____

MORTGAGE LENDER'S ADDRESS _____

✓ ELECTRICAL CONTRACTOR: OK by Bruce Forsythe on 11-27-96 per
Richard Callif

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____

James Lincoln Notary Public
Notarized Signature of Qualifier Value \$ _____

✓ MECHANICAL CONTRACTOR: _____

Phone # _____ LICENSE # _____

Sworn before me this _____ of _____, 19____

James Lincoln Notary Public
Notarized Signature of Qualifier Value \$ _____

O.K. for Homeowner to pull MECH. PERMIT for Toilet
Extension, R.G. 11/27/96

PLUMBING CONTRACTOR: _____

Phone # _____

LICENSE # _____

Sworn before me this _____ of _____, 19____.

Notary Public

Value \$ _____

Notarized Signature of Qualifier _____

ROOFING CONTRACTOR: _____

Phone # _____

LICENSE # _____

Sworn before me this _____ of _____, 19____.

Notary Public

Value \$ _____

Notarized Signature of Qualifier _____

CONTRACTOR: _____

Phone # _____

LICENSE # _____

Sworn before me this _____ of _____, 19____.

Notary Public

Value \$ _____

Notarized Signature of Qualifier _____

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in the City of Hollywood, Florida. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, BOILERS, TANKS, AIR CONDITIONERS, ETC.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

DISCLOSURE STATEMENT

Owners of property when acting as their own contractor and providing all material supervision themselves, when building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy of use of such owners and not offered for sale or lease, or building or improving commercial building at a cost of under \$25,000 on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part proof of the sale or lease, or offering for sale or lease, of more than one such structure by the owner-builder within 1 year after completion of same is prima facie evidence that the construction was undertaken for purposes of sale or lease. This subsection does not exempt any person who is employed by such owner and who acts in the capacity of a contractor.

SIGNATURE _____

Owner or Agent

SIGNATURE _____

Prime Contractor (Owner/Builder)

DATE _____

DATE _____

NOTARY as to Owner or Agent

NOTARY as to Contractor

My Commission Expires _____

My Commission Expires _____

Within Fifteen (15) working days after the plans are submitted and accepted for a building permit, the applicant will be notified in writing that a permit is ready for issuance or that additional information is required. Sixty (60) calendar days after the date of such notification, where such additional information has not been submitted or the permit has not been purchased, the applicant and/or the permit shall become null and void. Once the permit application package has become null and void it will be discarded by the Building Division, S.F.B.C. 302.11.

OFFICE USE ONLY

MASTER PERMIT # _____

MASTER PROCESS # _____

PROCESS FEE PAID \$ 60.00

APPLICATION APPROVED BY _____

Permit Officer



CITY of HOLLYWOOD, FLORIDA

DEPARTMENT OF DEVELOPMENT ADMINISTRATION

Building Division

Chief Building Official

Date: 07/22/97

LINCOLN, JAMES B & JOCELYNE
1434 MONROE ST
HOLLYWOOD FL 33020

Owner: LINCOLN, JAMES B & JOCELYNE
Contractor: PROPERTY OWNER
Job Address: 01434 MONROE ST
Permit Number: B9608439 Type of Work: ALTERATIONS-INTERIOR
Process Number: 33672

60986003

Dear Owner/Contractor:

Our records indicate that there have been no inspections requested on the above referenced permit for 150 days from the date of either the issuance of the permit or the last performed inspection 02/21/97. IT IS IMPERATIVE THAT THE NEXT REQUIRED INSPECTION BE SCHEDULED AND PERFORMED IMMEDIATELY.

If no action is taken on this permit, the permit will then become null and void. SHOULD THE PERMIT BE ALLOWED TO BECOME NULL AND VOID, THE BUILDING DIVISION WILL BE REQUIRED TO ENFORCE THAT A NEW PERMIT BE OBTAINED AT THE COST OF THE ORIGINAL PERMIT FEE AMOUNT TO COMPLETE THE WORK OR THAT THE WORK PERFORMED UNDER THE ORIGINAL PERMIT BE REMOVED FROM THE SITE (S.F.B.C., section 304.3) AT THE OWNER'S EXPENSE. In addition, neither the owner nor the contractor will be allowed to obtain any other permits whether on the above referenced site or any other site within the limits of the city of Hollywood until the situation is resolved.

This is not a violation, but a courtesy notice to impress upon you the importance of taking action to ensure that the above referenced permit does not expire. To schedule an inspection please call 921-3261. If you are the owner of the property please contact your contractor and follow up to ensure that the situation is resolved. Should you have any questions, please do not hesitate to contact Mr. Mike Von Hofen at 921-3491.

7/29/97

Dear City of Hollywood:

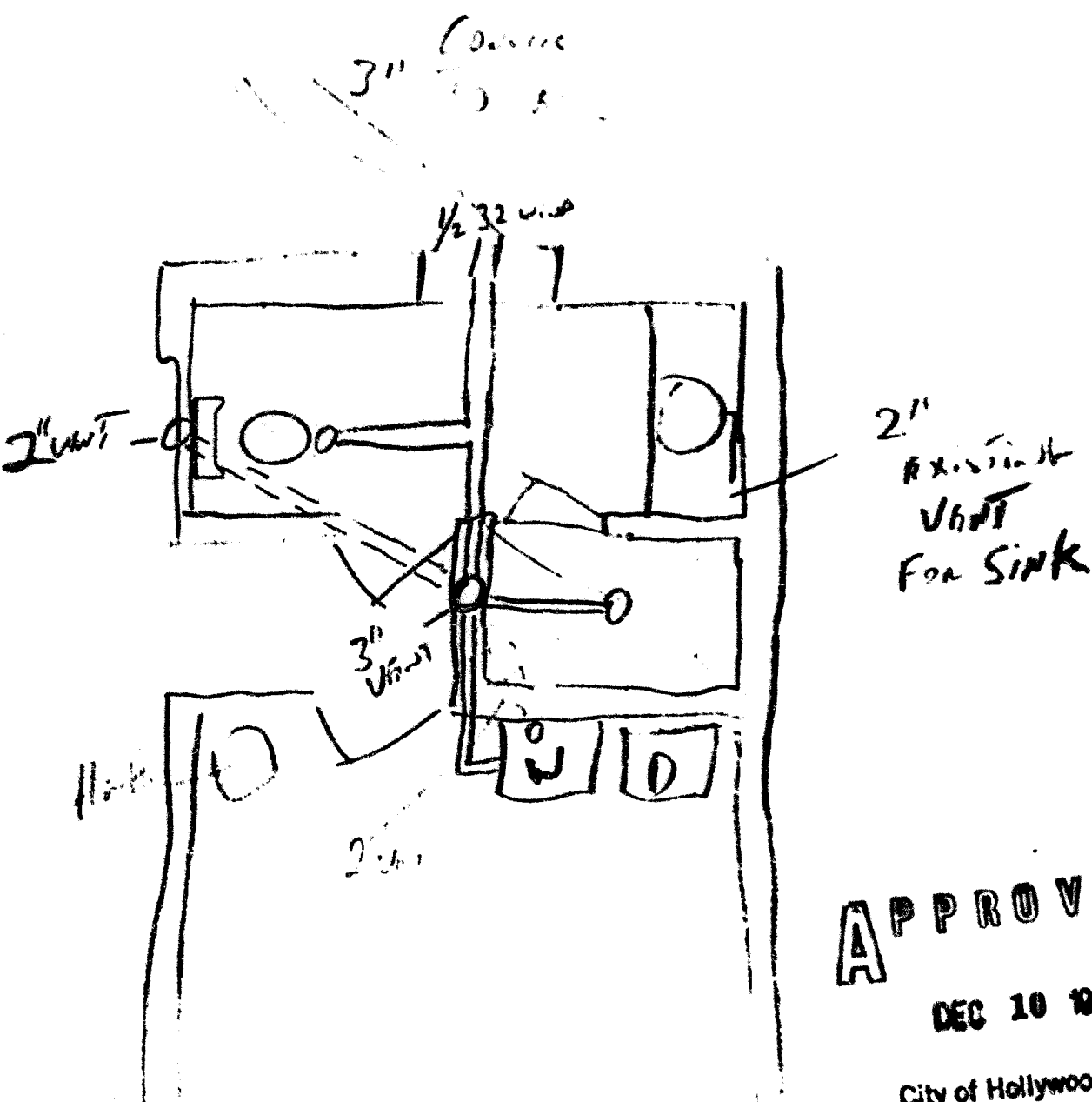
I am writing you to request an ~~extension~~ on this permit.

I have been trying for some time to have this last item made but I continue to run into "manufacturing" problem.

I shall continue with diligence to have the shutter manufactured and installed as soon as possible. Any time extension you could grant would be greatly appreciated

Thank you

James B. Lomb.



33672

APPROVED

DEC 10 1968

City of Hollywood, Fla.
Plumbing

C. M. R. R.



KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 7th, 2025

Re:
1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

CRITERIA OF APPROPRIATENESS FOR DESIGN

1434 Monroe Street – New 1-Story Mikvah

CRITERION 1: INTEGRITY OF LOCATION

The property is located South of Hollywood Blvd. on Monroe Street proximity to South Lake, built in 1949 as a 1-story single-family residence that sits alongside its respective residential zoning. The newly proposed One-story Mikvah sits on a 100'-0" wide lot similar to its neighboring properties within its zoning designation of RS-6.

CRITERION 2: DESIGN

ANALYSIS: The existing building was built in 1949 and there are no records revealing the existing structure has any contribution to the Historic District. Through the years, it was repaired and renovated diminishing the overall structural and aesthetic integrity. However, the new proposed building refreshes the curb appeal alongside Monroe Street with a modern-contemporary style.

This one-story mikvah is designed as a contemporary modern space that seamlessly integrates into the fabric of its surrounding residential neighborhood. The architectural vision balances the spirituality and privacy required of a mikvah with a language design that is approachable, warm,

and community oriented. Clean, modern lines are softened by natural materials such as stone. A modest scale and low-profile roofline ensure the building sits respectfully within its context, while strategic Florida native landscaping provides both beauty and discretion. Inside, the mikvah offers a serene, light-filled environment, with an intuitive layout that supports the ritual journey and enhances the user's sense of peace and renewal. This project reflects a thoughtful blend of spiritual function, contemporary design, and neighborhood harmony.

CRITERION 3: SETTING

The Proposed 1-Story Mikvah at 1434 Monroe Street is thoughtfully situated within a tranquil residential neighborhood in Hollywood, Florida, reflecting a commitment to community integration and respect for local context. This location offers a serene and private environment, essential for the sacred rituals of the mikvah, while maintaining harmony with the surrounding homes.

CRITERION 4: MATERIALS

The material and color palette for the new one-story mikvah embraces a refined contemporary aesthetic centered around tones of grey and white, complemented by natural stone accents. Crisp white walls and soft grey finishes establish a calming, minimalist backdrop that evokes purity and tranquility—key themes in the mikvah experience

CRITERION 5: ASSOCIATION

The new mikvah at 1434 Monroe Street is established under a dedicated local Jewish organization committed to fostering spiritual growth, ritual observance, and communal support. This mikvah is a vital addition to the religious infrastructure of the community. Development reflects the values of dignity, modesty, and accessibility, serving women from diverse backgrounds. The organization behind the mikvah is devoted not only to maintaining the highest standards of ritual practice but also to creating a welcoming and inclusive environment that supports Jewish life and continuity for generations to come.

CRITERION 6: WORKMANSHIP

The workmanship on the proposed new construction will be a guarantee that all State and Local regulations are to be upheld. Proper barricading will be provided during the demolition of the existing structure and new construction work. All practices will meet or exceed requirements of the Florida Building Code 2020, 8th edition and the State of Florida Department of Environmental Protection.

Should you have any questions, please feel free to contact this office.

Sincerely,



KallerArchitecture

Giovanni Muñoz Vargas NCARB – NAR - AIA assoc. | Associate

2417 Hollywood Blvd Hollywood, FL

t. 954 920 5746 c. 305 586 7952

e. giovanni@kallerarchitects.com

w. kallerarchitects.com



KallerArchitecture

Mitchell Fraiman | NCARB, AIA | Architectural Associate

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w. Kallerarchitects.com





KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 13th, 2025

Re:
New Construction One-Story Mikvah
File #: 25-CSV-58

1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Variance Review for the above referenced One-Story Mikvah as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(F)(1).

Variance Request Statement for Front Building Setback (North) at 1434 Monroe

We respectfully request a variance for the front (north) building setback for the proposed one-story Mikvah located at 1434 Monroe Street. The request seeks to reduce the front building setback to 25'-0", allowing the building to better align with the surrounding single-family context and to accommodate the site's spatial constraints and existing frontage conditions.

1. **Consistency with Neighborhood Character:** Majority of the surrounding properties along Monroe have a front building setback of 25'-0". For example, 1438 Monroe and 1426 Monroe. Our proposed setback would maintain this established streetscape and avoid creating an inconsistent frontage that could disrupt the visual continuity of the neighborhood.
2. **Site Constraints and Buildable Area:** Complying with the required 50-foot front setback would substantially reduce the buildable area on the site and alter the overall character of the project. Such a setback would push the building significantly farther back than neighboring properties, making it appear out of context and inconsistent with the established streetscape. This constraint would also compromise the functionality and

layout of the proposed Mikvah, which depends on a compact and efficient footprint to accommodate its intended use.

3. **Parking Placement and Aesthetics:** A 50-foot front setback would necessitate placing parking in front of the building, diminishing the visual quality of the site and the surrounding neighborhood. By allowing a 25-foot front setback on the north, the building can be appropriately positioned closer to the street, with vehicular access along the east side and parking discreetly located at the rear—aligning with established urban design best practices and enhancing the overall streetscape.
4. **Lot Width and Building Proportions:** The lot has an overall width of 136 feet. With the required 50-foot front setback on the north and parking located at the rear, the remaining buildable depth would be significantly reduced, resulting in a narrow and disproportionate building footprint that would appear out of scale and inconsistent with adjacent properties. In contrast, our proposal provides a 25-foot front setback on the north, achieving a more balanced, functional, and contextually appropriate site layout.

DESIGN REVIEW

GENERAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The requested front setback variance support a design that aligns with neighboring properties and enhances the building's architectural presence on the site. Reducing the front setback allows for a more pedestrian-oriented entrance and keeps parking at the rear, improving both aesthetics and functionality. The building's scale, materials, and detailing are consistent with the neighborhood and appropriate for the mikvah's purpose.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed mikvah is designed to be compatible with the architectural character and development pattern of the surrounding neighborhood. The requested front setback matches neighboring properties, maintaining a consistent street frontage. The one-story scale, traditional materials, and simple massing reflect the residential context, ensuring the building blends appropriately with adjacent structures and contributes to a cohesive streetscape.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed one-story mikvah is modest in height and footprint, aligning with the scale of surrounding residential structures. The building mass is simple and well-proportioned, with traditional detailing such as clean rooflines and appropriate fenestration. The requested setback help maintain a balanced relationship with adjacent properties and avoid a narrow, out-of-place structure, supporting a consistent massing pattern within the neighborhood.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscaping plan for the mikvah will include a variety of native and compatible plant species, integrated thoughtfully with the building and surrounding paved areas. We will prioritize preserving any existing mature trees and significant plants on the site, enhancing the natural environment while maintaining a harmonious relationship with the structure and its surroundings.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture



KallerArchitecture

Joseph B. Kaller AIA, LEED AP BD+C
President



KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 13th, 2025

Re:
New Construction One-Story Mikvah
File #: 25-CSV-58

1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Design Review for the above referenced Residential Building as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(l)(4)(a).

Variance Request Statement for The Side Setback (West) at 1434 Monroe

We respectfully request a variance for the west side building setback for the proposed one-story Mikvah located at 1434 Monroe Street. The request seeks to reduce the west side setback to 10'-0", allowing the building to better align with the surrounding single-family context and to accommodate the site's spatial constraints.

1. **Consistency with Neighborhood Character:** Majority of the surrounding properties along Monroe have a side building setback of 10'-0". For example, 1438 Monroe and 1426 Monroe. Our proposed setback would maintain this established streetscape and avoid creating an inconsistent frontage that could disrupt the visual continuity of the neighborhood.
2. **Site Constraints and Buildable Area:** Adhering to the required 25-foot side setback would significantly reduce the buildable area on the site. This constraint would compromise the functionality and layout of the proposed mikvah, which requires a compact and efficient footprint for its intended use.

3. **Parking Placement and Aesthetics:** A 25-foot side setback would require placing parking in front of the building, which would detract from the visual character of both the site and the surrounding neighborhood. Allowing a **10-foot side setback on the west** enables the building to be positioned closer to the street, with vehicular access along the east side and parking discreetly located at the rear—consistent with sound urban design principles.
4. **Lot Width and Building Proportions:** The lot has an overall width of 80 feet. With the required 25-foot side setbacks on both the east and west sides, the remaining buildable width would be reduced to only 30 feet, resulting in a narrow and disproportionate building footprint that would appear out of scale and inconsistent with neighboring properties. In contrast, our proposal provides a 25-foot setback on the east side and a 10-foot setback on the west, achieving a more balanced and contextually appropriate site layout.

DESIGN REVIEW

GENERAL CRITERIA: All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

CRITERION 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The requested west setback variances support a design that aligns with neighboring properties and enhances the building's architectural presence on the site. Reducing the front setback allows for a more pedestrian-oriented entrance and keeps parking at the rear, improving both aesthetics and functionality. The building's scale, materials, and detailing are consistent with the neighborhood and appropriate for the mikvah's purpose.

CRITERION 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: The proposed mikvah is designed to be compatible with the architectural character and development pattern of the surrounding neighborhood. The requested west side setback matches neighboring properties, maintaining a consistent street frontage. The one-story scale, traditional materials, and simple massing reflect the residential context, ensuring the building blends appropriately with adjacent structures and contributes to a cohesive streetscape.

CRITERION 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

ANALYSIS: The proposed one-story mikvah is modest in height and footprint, aligning with the scale of surrounding residential structures. The building mass is simple and well-proportioned, with traditional detailing such as clean rooflines and appropriate fenestration. The requested setback help maintain a balanced relationship with adjacent properties and avoid a narrow, out-of-place structure, supporting a consistent massing pattern within the neighborhood.

CRITERION 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscaping plan for the mikvah will include a variety of native and compatible plant species, integrated thoughtfully with the building and surrounding paved areas. We will prioritize preserving any existing mature trees and significant plants on the site, enhancing the natural environment while maintaining a harmonious relationship with the structure and its surroundings.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture



KallerArchitecture

Joseph B. Kaller AIA, LEED AP BD+C
President



KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

May 13th, 2025

Re:
New Construction One-Story Mikvah
File #: 25-CSV-58

1434 Monroe Street
Hollywood, Florida 33020
Architect's Project #24305

To Whom It May Concern,

The following is our analysis of Criteria and findings for Special Exception Review for the above referenced One-Story Mikvah as per the City of Hollywood Zoning and Land Development Regulations, Article 5.3(G)

Special Exception Request Statement:

We respectfully request a special exception for the proposed one-story mikvah located at 1434 Monroe Street. This request aims to provide the neighborhood with a dedicated community mikvah, offering convenient access for women residing in the area.

What is a Mikvah?

A mikvah is a Jewish ritual bath used for spiritual purification. It involves immersion in a pool of water, traditionally containing from a natural source (i.e rainwater). Mikvahs are used for various purposes, including before marriage, after childbirth, and monthly after menstruation. A *Mikvah* is a ritual bath, central to traditional Jewish life and practice, used primarily by Jewish women for the observance of "family purity." It is a quiet, private space for spiritual reflection and renewal, with deep emotional and religious significance. The Mikvah is not recreational facility, but it is a sacred site used for brief, modest immersion in water, following specific personal preparation and spiritual intention.

The laws of family purity have been observed by Jewish women for thousands of years, and the Mikvah has been part of every thriving Jewish community throughout history. For Jewish observant families, a Mikvah is as essential to Jewish life as a synagogue, school, or kosher food. Without a Mikvah, many couples are unable to maintain their spiritual commitments, and

entire families may be prevented from settling in a community that otherwise meets their needs.

CRITERIA (SEC. 5.3.G)

All applications for Special Exceptions, except for those within a Historic Overlay District or Historic Site that are reviewed by the Historic Preservation Board and those relating to non-conforming uses and structures shall be reviewed by the Planning and Development Board. The Board shall review applications for Special Exceptions relating to nonconforming uses and structures based upon the criteria set forth in § 3.12 of the Zoning and Land Development Regulations. All other applications for Special Exceptions considered by the Board shall be based upon the following criteria:

- A. The proposed use must be consistent with the principles of the City's Comprehensive Plan;

The proposed mikvah is consistent with the City's Comprehensive Plan by promoting neighborhood-scale community facilities that enhance the well-being of residents, particularly Jewish women in the area. The facility supports religious practices of purification and provides convenient local accessibility, while maintaining the residential character and scale of the surrounding neighborhood.

- B. That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area that will serve the use;

The proposed mikvah will provide for safe vehicular and pedestrian movement both within the site and in the surrounding area. The design includes a clearly defined driveway with adequate turning radii, dedicated parking spaces, and appropriate lighting for evening use. Pedestrian access is safely accommodated through direct connections from the sidewalk to the building entrance. Given the limited traffic generated by the mikvah — typically by appointment and during evening hours — the impact on local traffic flow will be minimal, ensuring safe and efficient circulation.

- C. That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances;

The proposed mikvah has been designed with appropriate setbacks, buffering, and landscaping to ensure compatibility with the surrounding residential area. The single-story structure and limited evening use minimize potential noise and light impacts. Exterior lighting will be shielded and directed downward to prevent spillover onto adjacent properties, and all site improvements will comply with local code requirements to control dust and other potential nuisances.

- D. The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other [adjacent](#) uses

by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other [adjacent](#) uses;

The proposed mikavh has been carefully planned to ensure it will not be detrimental to the health, safety, or appearance of the neighborhood or adjacent properties. Consideration has been given to the number, size, height, and orientation of the structures, as well as the intensity of the use and its relationship to surrounding properties. All aspects of the project have been designed to be compatible with the existing neighborhood character and to maintain the overall safety, functionality, and aesthetic quality of the area.

- E. The subject parcel must be adequate in shape and size to accommodate the proposed use;

The subject parcel is adequate in both shape and size to accommodate the proposed use. The site has been evaluated to ensure it can support all required structures, parking, landscaping, and circulation needs while complying with applicable zoning and development standards. The layout maximizes functionality and efficiency without compromising safety or the character of the surrounding neighborhood.

- F. The subject parcel must be adequate in shape and size to accommodate the proposed use;

The proposed mikvah is consistent with the definition of a Special Exception and fully complies with the standards and criteria of the zoning classification in which it is located. Additionally, the project meets all other applicable requirements for this use as set forth in the zoning code and any other regulations adopted by the City Commission. All aspects of the proposal have been designed to ensure conformity with the intent and purpose of the zoning regulations.

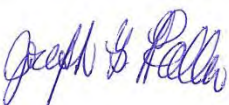
- G. The proposed use will be consistent with the definition of a [Special Exception](#) and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

The proposed mlkvah is fully consistent with the definition of a Special Exception and complies with all standards and criteria of the zoning classification in which it is located. Furthermore, the project satisfies all additional requirements applicable to this use as set forth in the zoning code and any regulations adopted by the City Commission. The proposal has been carefully designed to ensure full conformance with all applicable zoning and regulatory provisions.

Should you have any questions, please feel free to contact this office.

Sincerely,

Kaller Architecture
Joseph B. Kaller AIA, LEED AP BD+C
President



KallerArchitecture

To the Honorable Members of the Town Board,

Thank you for the opportunity to share the importance and significance of the proposed Mikvah in our community. We recognize the responsibility the Board holds in reviewing applications that impact the quality and character of the town, and we appreciate your willingness to understand the religious and cultural needs of our Jewish community.

What is a Mikvah?

A *Mikvah* is a ritual bath, central to traditional Jewish life and practice, used primarily by Jewish women for the observance of *taharat hamishpacha*, or "family purity." It is a quiet, private space for spiritual reflection and renewal, with deep emotional and religious significance. The Mikvah is not recreational—it is a sacred site used for brief, modest immersion in water, following specific personal preparation and spiritual intention.

The laws of family purity have been observed by Jewish women for thousands of years, and the Mikvah has been part of every thriving Jewish community throughout history. For observant families, a Mikvah is as essential to Jewish life as a synagogue, school, or kosher food. Without a Mikvah, many couples are unable to maintain their spiritual commitments, and entire families may be prevented from settling in a community that otherwise meets their needs.

Why a Mikvah Is Essential

While synagogues and schools are often considered the most visible signs of a Jewish community, the Mikvah is its quiet heartbeat. It supports family life, marital harmony, and spiritual resilience. For many Jewish women, the Mikvah is one of the most meaningful and empowering parts of their religious observance. It is a space of dignity, privacy, and connection—both to tradition and to oneself.

The Mikvah is also a deeply personal space that serves all ages and stages of life:

- For brides, it marks a sacred transition before marriage.
- For married women, it is a regular spiritual rhythm that strengthens their relationships.
- For converts to Judaism, immersion in the Mikvah is a final, essential step in their religious journey.
- For many, it serves as a place for prayer and quiet introspection.

In Jewish law, building a Mikvah even takes precedence over building a synagogue. That's how essential it is—not just symbolically, but practically, for a functioning and observant Jewish community.

Why Our Community Needs It

Our town has seen a growing and vibrant Jewish population in recent years, including young families who are building their lives here. We have synagogues, schools, kosher food options—but we do not yet have a Mikvah. As a result, women must travel long distances, often late at night, sometimes in inclement weather, to fulfill this mitzvah. This presents not only an inconvenience, but in some cases, a barrier to observance.

Establishing a Mikvah locally is not simply a matter of convenience—it is about dignity, safety, accessibility, and continuity. It is about supporting women in their deeply personal religious practice and allowing families to thrive with the infrastructure they need.

We also want to emphasize that a Mikvah is a discreet, quiet facility. It typically sees limited traffic, always by appointment, and is used almost exclusively in the evenings. It does not create noise, disruption, or large gatherings. It is a peaceful place serving a spiritual purpose, designed and operated with sensitivity and care.

In Closing

We are not requesting a public institution or commercial center—we are requesting the opportunity to fulfill a timeless religious tradition in a respectful, beautiful, and local way.

Your approval of the Mikvah permit would be a meaningful affirmation that this town makes space for all its residents to live with integrity to their values and heritage.

We thank you for considering this vital request and are happy to answer any questions or provide further information as needed.

With sincere appreciation,

HOLLYWOOD LAKES

MIKVA



CAPITAL CAMPAIGN

Hollywood Lakes is an emerging gem, where a vibrant community is growing together, building a bright future grounded in faith and unity.

As the Hollywood Lakes community

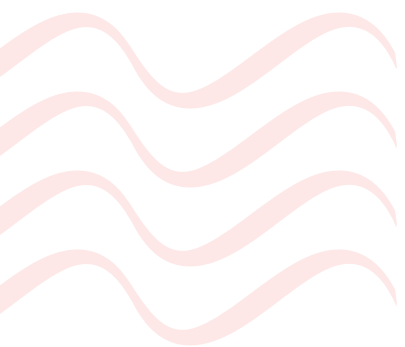
continues to thrive, the need for a
Mikvah has never been greater.

The Hollywood Lakes Mikvah will be the very first mikvah within the Greater Hollywood Lakes, serving the neighborhood and its surroundings with an elegant, state-of-the-art environment for the observance of this beautiful and timeless mitzvah.

With growth comes responsibility — not only to meet our community's physical needs but to nourish its spiritual heart.

We are building this Mikvah together —
for each of us, for all of us.





Now we come together to build for the future — for our community, for generations to come, for the future of Jewish life.

PRIVATE & SECURE

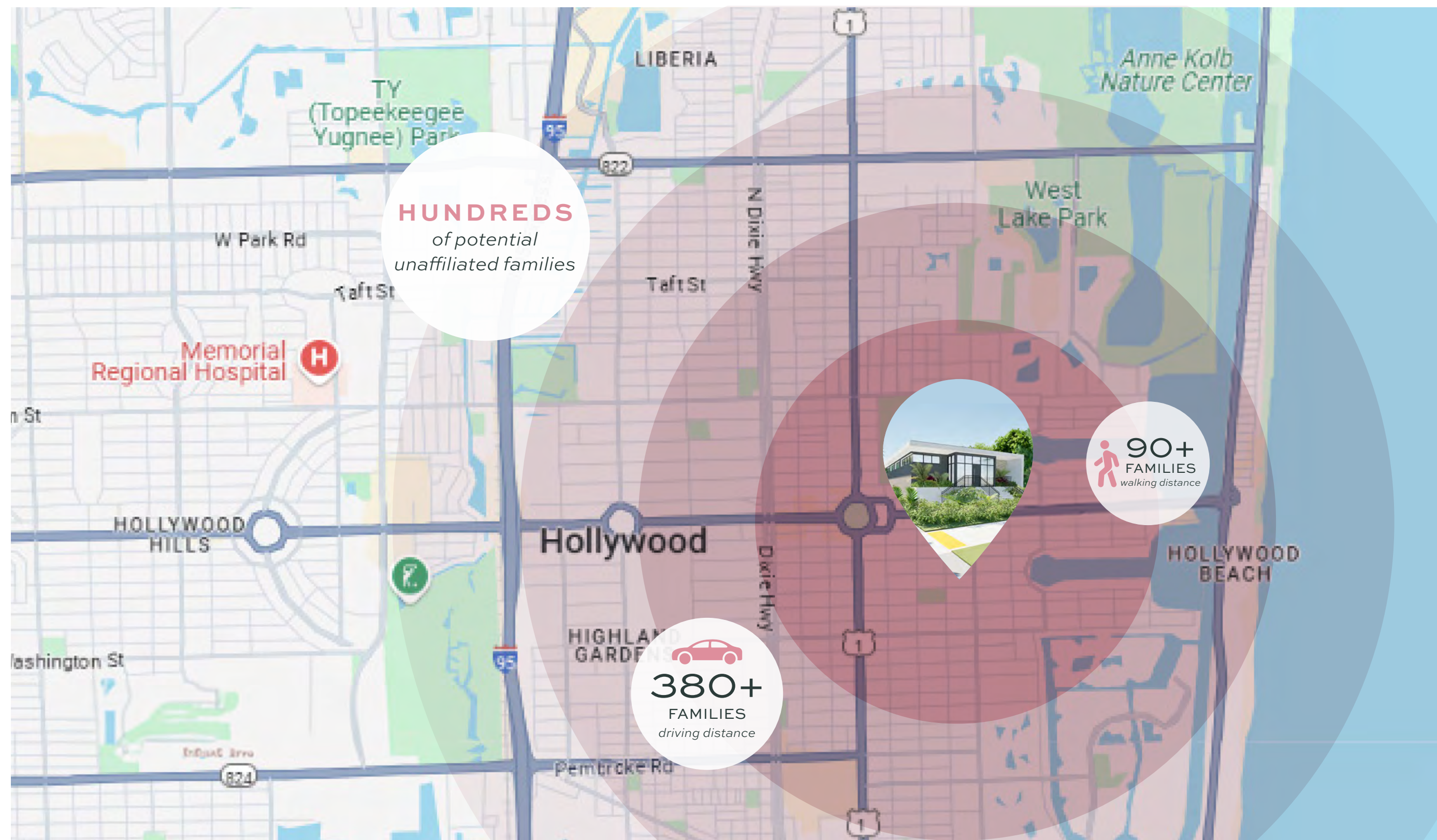
centrally located 

12 miles SURROUNDING AREAS

470+ COMMUNITY families

HUGE POTENTIAL REACH

Hollywood Lakes has hundreds of unaffiliated families who could start using a Mikvah



Introducing the

HOLLYWOOD LAKES
MIKVA

1434 MONROE STREET,
HOLLYWOOD, FLORIDA



*A magnificent Mikvah to fit
our community's needs*

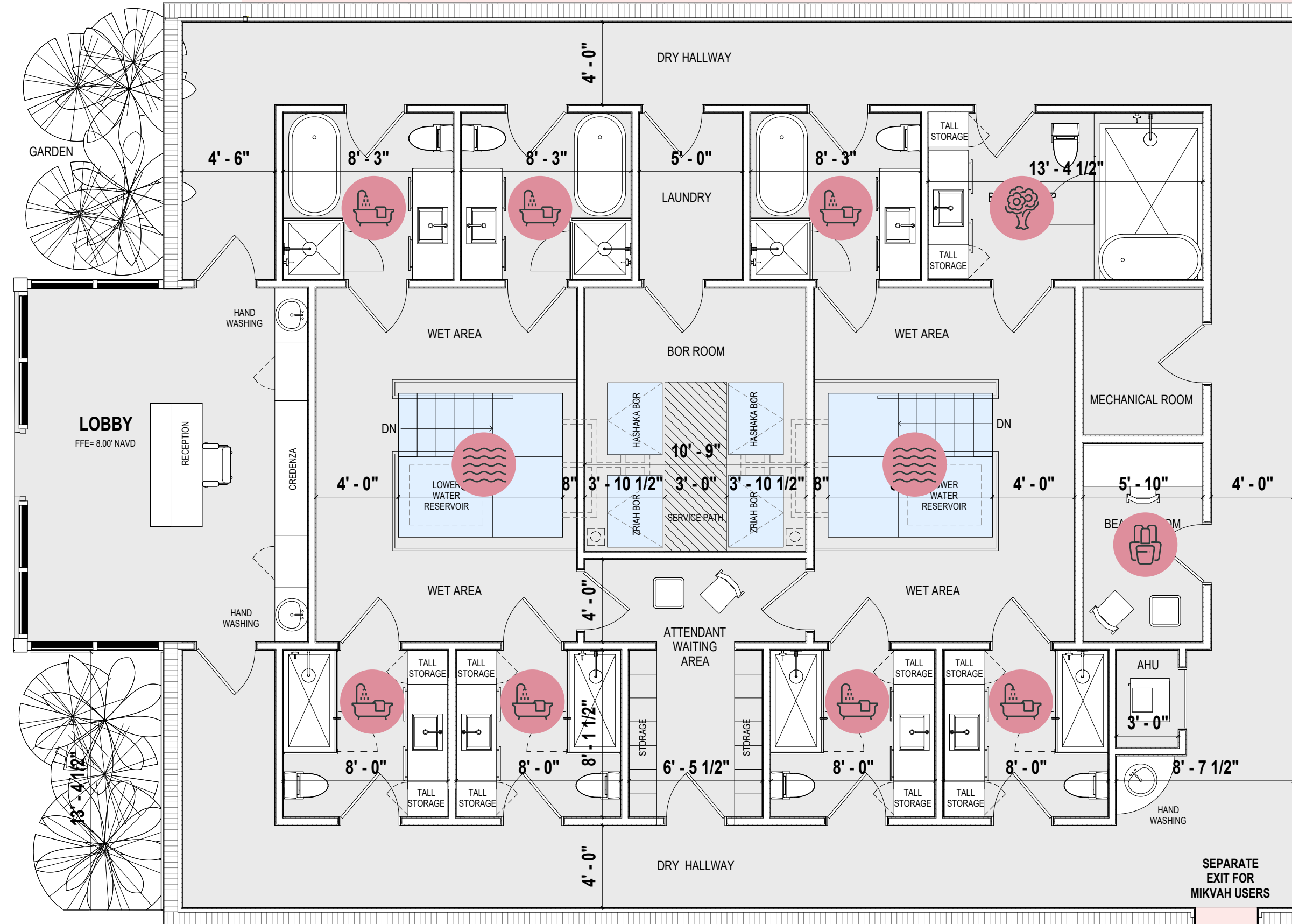


Welcome

to the Hollywood Lakes
Mikvah — perfectly located
in the heart of our growing
community and ready to be
built.

This beautiful and essential
addition will serve as a
cornerstone of spiritual life,
bringing comfort, connection,
and meaning to Hollywood
Lakes and beyond.

*A stunning, spa-like
modern facility*



State-of-the-Art FACILITY

 **EIGHT
PREP ROOMS**

 **TWO EASY ACCESS
MIKVAH POOLS**

 **KALLAH
SUITE**

 **BEAUTY
ROOM**

 **AMPLE PRIVATE
PARKING ONSITE**

Fundraising GOAL

PROJECT COST \$2 MILLION

PLEDGED TO DATE \$800,000

CURRENT GOAL \$1.2 million

*Help us build the crown jewel
of our community*

DEDICATIONS

MIKVAH NAME
\$450,000

MAIN ENTRY
\$250,000

MIKVAH BOR
\$200,000
2 available

KALLAH ROOM
\$150,000

MIKVAH ROOM
\$100,000
2 available

PREP ROOM
\$75,000
7 available

LOBBY
\$50,000

GARDEN
\$50,000

DONOR WALL
\$50,000

LIGHTING FIXTURES
\$50,000

REBBE TILES
\$50,000

WET HALLWAY
\$36,000

DRY HALLWAY
\$36,000

LAUNDRY ROOM
\$36,000

BEAUTY ROOM
\$36,000

REBBE PORTRAIT
\$18,000

REBBETZIN
PORTRAIT
\$18,000

MECHANICAL
ROOM (x2)
\$18,000

MEZUZAH (x4)
\$18,000

NETILAS YADAIM
\$10,000
3 available

DONOR WALL

FOUNDER
\$10,000

PILLAR
\$5,000

CHAI BUILDER
\$3,600

BRICK
\$1,800



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

HOLLYWOOD LAKES COMMUNITY MIKVAH INC
901 VAN BUREN ST
HOLLYWOOD, FL 33019

Date:
01/02/2025
Employer ID number:
99-4082442
Person to contact:
Name: Isiaka Abejide
ID number: 5336181
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(i)
Form 990 / 990-EZ / 990-N required:
No
Effective date of exemption:
June 19, 2024
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053634006604

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

MIKVAH

Hours of operation.

Operating hours begin at sundown and typically last 2–3 hours, depending on demand. The facility accommodates a maximum of 1 to 7 individuals per evening, with appointments scheduled individually on a by-appointment basis.

Appointment procedures or scheduling times.

The appointments are managed through a Mikva scheduling system, commonly used in mikvahs worldwide.

Pricing structure.

This is a non-profit facility; however, donations are accepted, typically ranging from \$25 to \$35 per person to help cover operational costs.

Proof of nonprofit status (such as a state or IRS determination letter, or other documentation confirming this designation).

See attached. Internal Revenue Service letter.

Can this building be converted into a single-family home again?

Essentially, yes — includes access to water and sewer utilities, complies with FEMA requirements, and aligns with the residential design character of the area.

If the mikvah can have 1-7 appointments during the evening? What will happen if they have 7 appointments when there are 5 parking spaces?

The facility will accommodate a maximum of seven appointments per night; however, all visits are by appointment only, and no overlapping appointments will occur. Each session is individually scheduled to ensure that multiple visits do not take place simultaneously. Once a preparation room has been used, it will not be available again until it has been fully cleaned and sanitized.

Additionally, please note that during Shabbat, women will be walking to the Mikvah, as it is customary in Judaism for women to use the Mikvah on Friday evenings. Since driving is not permitted during Shabbat, walking is the traditional and expected means of arrival.

If the operating hours are during the evening, what is the latest appointment they can schedule? What time does the mikvah close?

Appointments begin at sundown, and the facility operates for a maximum of three hours each evening.

ALTA/NSPS LAND TITLE SURVEY

LEGEND:

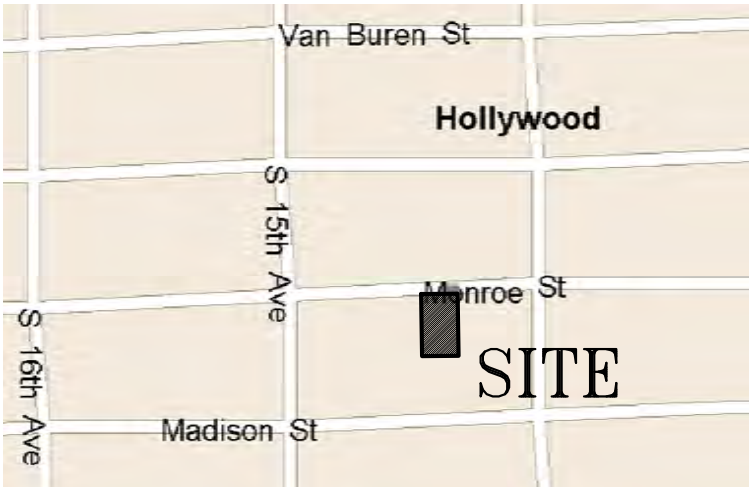
CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET 5/8"IRON ROD & CAP #6448
SNC SET NAIL & CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL & CAP
FND FOUND NAIL & DISK
PRM PERMANENT REFERENCE MARKER
P.B. PLAT BOOK
B.C.R. BROWARD COUNTY RECORDS
FPL FLORIDA POWER & LIGHT
-X- CHAIN LINK FENCE
-E- OVERHEAD UTILITY LINES
AC AIR CONDITIONER
WM WATER METER
WV WATER VALVE

LEGEND:

CO CLEAN OUT
EB ELECTRIC BOX
WPP WOOD POWER POLE
MLP METAL LIGHT POLE
CLP CONCRETE LIGHT POLE
0.00 ELEVATIONS
ALTA AMERICAN LAND TITLE ASSOCIATION
NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB OFFICIAL RECORDS BOOK
SQ.FT. SQUARE FEET

NOTES:

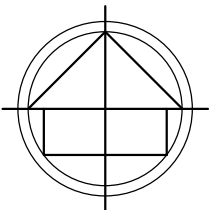
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #1915, ELEVATION=1.76'(NAVD88)
- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY ----- INSURANCE COMPANY, ORDER NO.: ----- WITH AN EFFECTIVE DATE OF --- 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- ENCROACHMENTS: A CHAIN LINK FENCE ENCROACHES INTO THE 15' ALLEY ON THE SOUTH SIDE OF THE PROPERTY. 0.7' ON THE WEST END AND 0.3' ON THE EAST END.
- THE PROPERTY HAS DIRECT ACCESS TO MONROE STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 21, SAME BEING A PAVED AND DEDICATED PUBLIC ROADWAY MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.



LOCATION MAP (NTS)

LAND DESCRIPTION:

LOTS 23 AND 24, BLOCK 88 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 15, 2024.

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766
EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER: 10321-24

CLIENT:

SHLOIME NELKEN

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	11/15/24	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569J
ZONE	AE
BASE FLOOD ELEVATION	7
EFFECTIVE DATE	07/31/24

PROPERTY ADDRESS:
1434 MONROE STREET

SCALE: 1"= 20'

SHEET 1 OF 1

MONROE MIKVAH HOLLYWOOD

1434 MONROE STREET, HOLLYWOOD, FLORIDA 33020

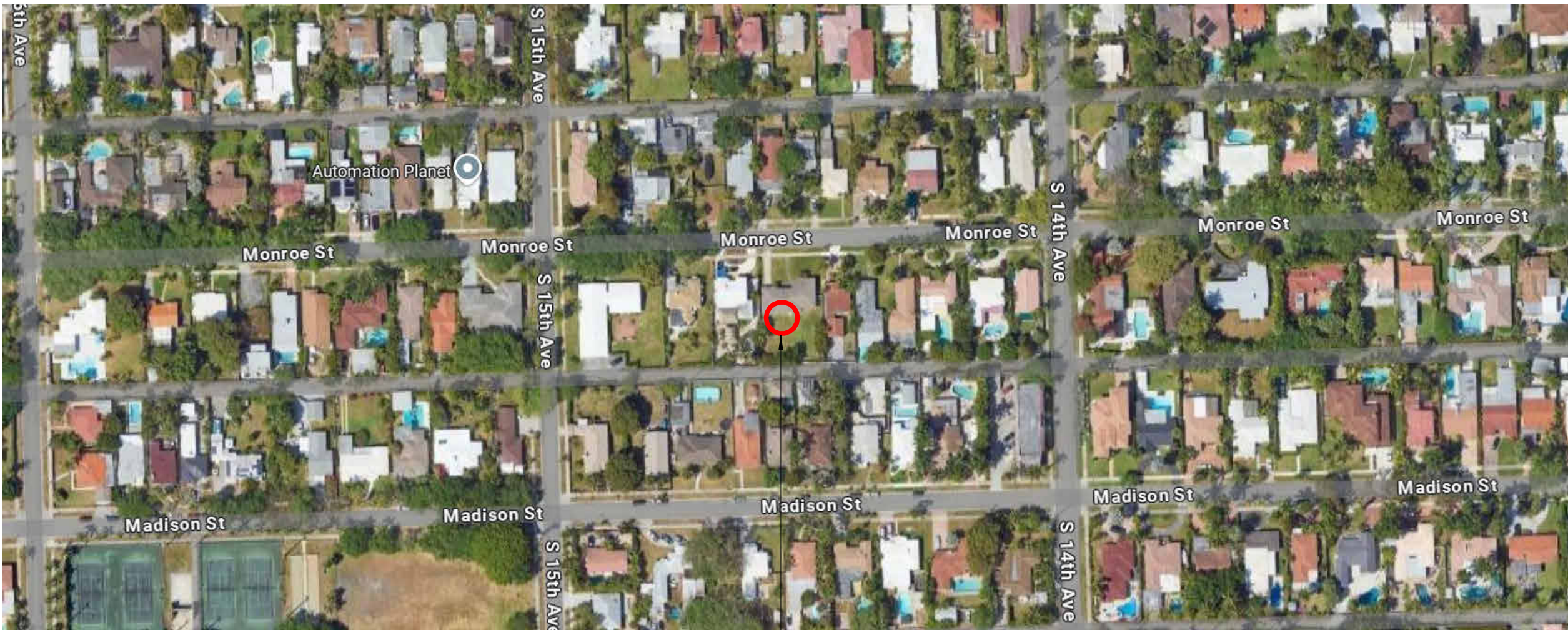


EXISTING



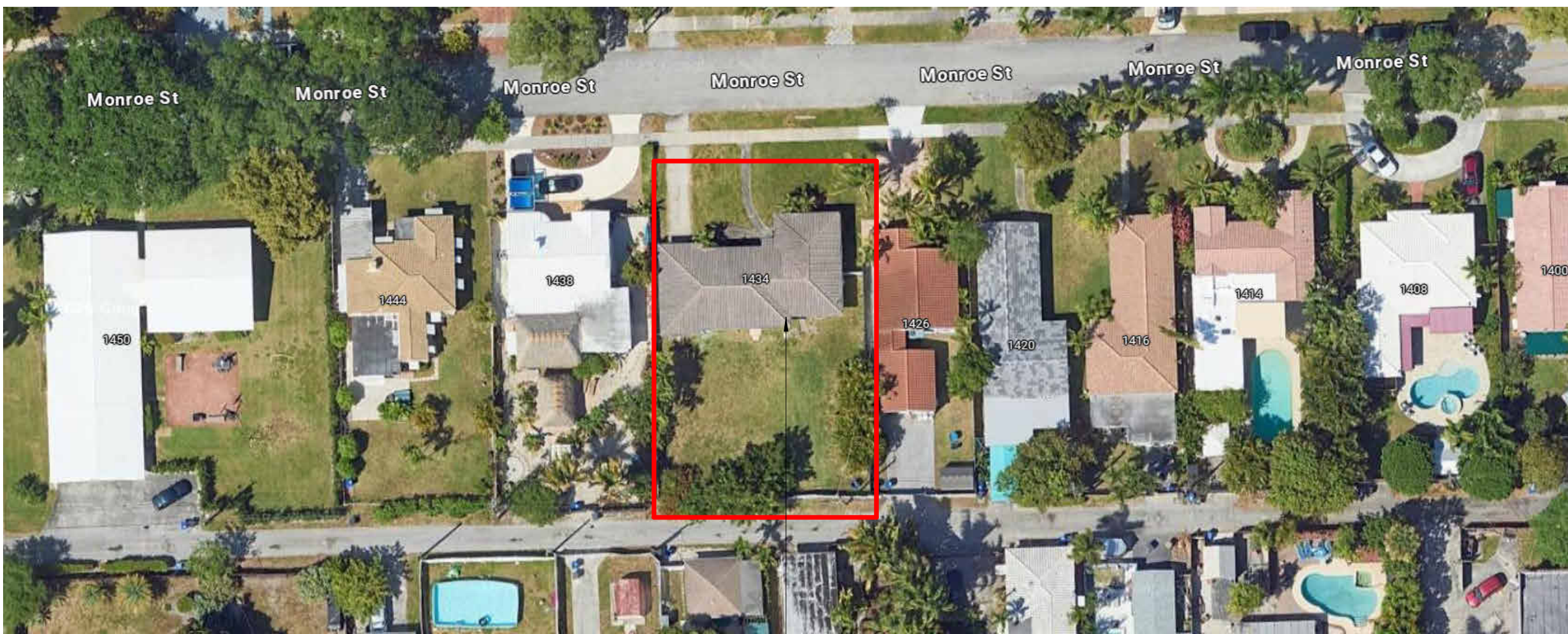
PROPOSED

LOCATION MAP



SITE

AERIAL



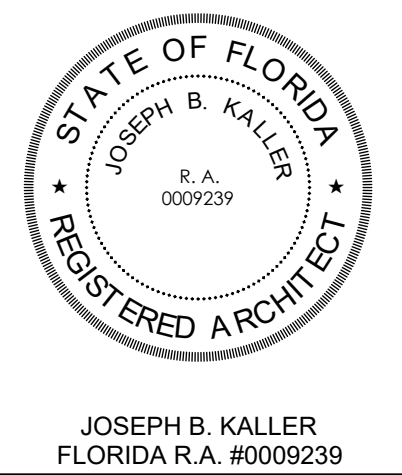
SITE



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PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

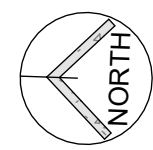
SHEET TITLE
COVER SHEET

REVISIONS		
No.	Description	Date

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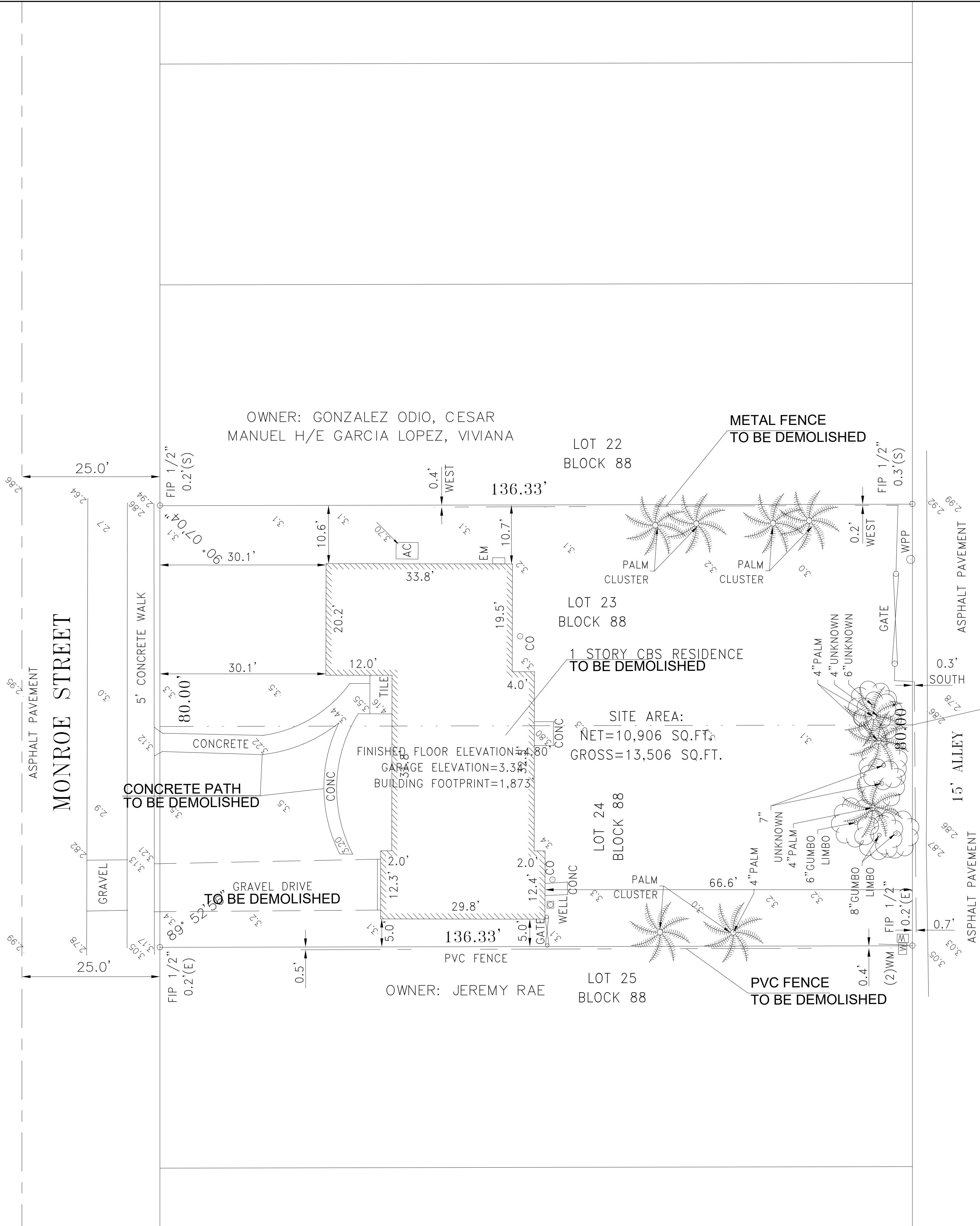
PROJECT No.: 22193
DATE: Issue Date
DRAWN BY: GMV
CHECKED BY: JBK

SHEET
T-001



1

DEMO PLAN
1" = 10'-0"

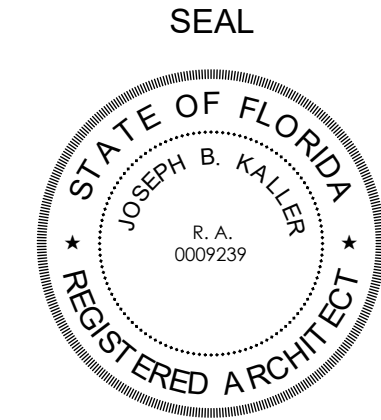


REQUIREMENTS INCLUDED

- A.
- COORDINATE WORK OF TRADES AND SCHEDULE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.
 - CUT, MOVE OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEM AS:
 - REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS.
 - REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.
 - REMOVAL OF UNSUITABLE OR EXTRANEOUS MATERIALS NOT MARKED FOR SALVAGE, SUCH AS ABANDONED EQUIPMENT AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.
- B.
- CONDITIONS AND REQUIREMENTS: THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED CONDITIONS AND REQUIREMENTS. THE DEMOLITION CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
 - PROCEDURES: THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION PROCEDURES. THE PROCEDURES PROPOSED FOR THE ACCOMPLISHMENT OF SALVAGE AND DEMOLITION WORK SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORK OF OTHERS IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES. THE PROCEDURES SHALL INCLUDE A DETAILED DESCRIPTION OF METHODS AND EQUIPMENT TO BE USED FOR EACH OPERATION.
 - PARTITION: REMOVE ALL EXISTING INTERIOR PARTITIONS AND RELATED UTILITIES AS INDICATED IN THE PARTITION. REMOVE ALL EXISTING INTERIOR PARTITIONS AND RELATED UTILITIES AS INDICATED IN THE DEMOLITION PLAN.
 - DUST CONTROL: THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT DUST CONTROL. THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
 - PROTECTION OF EXISTING BUILDING: PROTECTION OF EXISTING BUILDING:
 - EXISTING BUILDING SHALL BE PROTECTED FROM DAMAGE. ANY PART DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO MATCH EXISTING CONDITIONS AT CONTRACTOR'S EXPENSE.
 - COVER ITEMS AS NECESSARY TO PROTECT FROM DUST.
 - AT END OF EACH WORK DAY, CLOSE OFF AREAS FROM PUBLIC.
 - DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY BARRICADES TO PREVENT SPILLAGE ON ANY UNAUTHORIZED PERSONS FROM ACCIDENTALLY OR INTENTIONALLY ENTERING THE WORK AREA.
 - ENVIRONMENTAL PROTECTION: ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL PROTECTION. ALL WORK AND CONTRACT OPERATIONS SHALL COMPLY WITH ALL REQUIREMENTS OF STATE AND BROWARD COUNTY ENVIRONMENTAL PROTECTION REGULATIONS.
 - EXPLOSIVE AND BURNING: EXPLOSIVE AND BURNING:
 - USE OF EXPLOSIVES WILL NOT BE PERMITTED.
 - USE OF FIRE FOR DEMOLITION OR DISPOSAL OF MATERIAL OR ANY OTHER SITUATION INTENTIONAL OR ACCIDENTAL WILL NOT BE PERMITTED.
 - EXISTING UTILITIES EXISTING UTILITIES:
 - CONTACT ALL UTILITIES INCLUDING ELECTRIC, WATER, GAS AND TELEPHONE. PRIOR TO BEGINNING WORK AND REQUEST THAT ALL SERVICE BE SHUT OFF AND CAPPED AT PRIMARY SERVICE LINES. REMOVE ALL EXISTING UTILITIES ACCORDING TO SEQUENCE OF OPERATIONS APPROVED AT START OF PROJECT.
 - REMOVE ALL EXISTING UTILITIES UNCOVERED BY DEMOLITION AND TERMINATE IN A MANNER AND AT A TIME SATISFACTORY TO UTILITY COMPANIES INVOLVED. WHERE UTILITY COMPANY DESIRES TO EFFECT THE REMOVAL OF THEIR MATERIALS THEY SHALL BE PERMITTED TO DO SO.
 - REMOVE AND DELIVER METERS AND RELATED EQUIPMENT TO THE APPROPRIATE UTILITY COMPANIES WITHOUT ADDITIONAL SERVICE COST TO THE OWNER. WHEN UTILITY LINES ARE ENCOUNTERED THAT ARE NOT ON THE DRAWINGS OR VISIBLE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH INSTRUCTIONS OF THE ARCHITECT/ENGINEER.
 - INSTALL AND LEAVE A WELL MARKED STAKE AT CAPPED END OF EVERY UTILITY CAPPED ON THE SITE.
 - DISPOSING OF MATERIAL:
 - TITLE TO MATERIALS: TITLE TO ALL MATERIAL AND EQUIPMENT TO BE DEMOLISHED AND REMOVED EXCEPT ITEMS INDICATED TO BE TURNED OVER TO THE OWNER IS VESTED IN THE CONTRACTOR AT START OF PROJECT. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITIONS, LOSS, OR DAMAGE TO SUCH PROPERTY AFTER NOTICE TO PROCEED.
 - DEBRIS CONTROL: REMOVE AND TRANSFER DEBRIS IN LEAK-FREE CONTAINERS IN A MANNER TO PREVENT SPILLAGE ON ANY PART OF EXISTING BUILDING, PARKING LOT AREAS, OR CITY STREETS.
 - REGULATIONS: COMPLY WITH COUNTY, MUNICIPALITY, AND CITY REGULATIONS REGARDING HAULING AND DISPOSAL OF DEBRIS. ALL SUCH MATERIAL SHALL BE DISPOSING OF OFF SITE IN A LEGAL DISPOSAL AREA.
 - PREPARATION:
 - PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE STRUCTURAL VALUE OR INTEGRITY OF AFFECTED PORTION OF PROJECT FROM DAMAGE.
 - PROVIDE DEVICES AND METHODS TO PROTECT OTHER PORTIONS OF PROJECT FROM DAMAGE.
 - PROVIDE PROTECTION FROM ELEMENTS FOR THAT PORTION OF THE PROJECT WHICH MAY BE EXPOSED BY CUTTING AND PATCHING WORK.
 - PERFORMANCE:
 - EXECUTE CUTTING AND DEMOLITION BY METHODS WHICH WILL PREVENT DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE PROPER SURFACES TO RECEIVE INSTALLATION OF REPAIRS.
 - EXECUTE FITTING AND ADJUSTMENT OF PRODUCTS TO PROVIDE A FINISHED INSTALLATION TO COMPLY WITH SPECIFIED PRODUCTS, FUNCTION, TOLERANCE AND FINISHES.
 - RESTORE WORK WHICH HAS BEEN CUT OR REMOVED. INSTALL NEW PRODUCTS TO PROVIDE COMPLETED WORK IN ACCORD WITH REQUIREMENTS THROUGH DOCUMENTS.
 - FIT WORK AIR-TIGHT TO PIPES, SLEEVES, DUCTS, CONDUIT AND OTHER PENETRATIONS THROUGH SURFACES.
 - REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES.
 - FOR CONTINUOUS SURFACES, REFINISH TO NEAREST INTERSECTION.
 - FOR AN ASSEMBLY, REFINISH ENTIRE UNIT.
 - CONTRACTOR SHALL VERIFY ALL EXIST'G CONDITIONS PRIOR TO COMMENCING DEMOLITION OR CONTRACTOR SHALL VERIFY ALL EXIST'G CONDITIONS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION. CONTRACTOR SHALL CONTACT THE STRUCTURAL ENGINEER OF RECORD SHOULD A CONFLICT OCCUR BETWEEN THE EXISTING CONDITIONS AND THOSE CONDITIONS DEPICTED ON THESE PLANS.
 - THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING & STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING & STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING & ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

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FLORIDA R.A. #0009239

1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

PROJECT TITLE

DEMO PLAN
SHEET TITLE

REVISIONS		
No.	Description	Date

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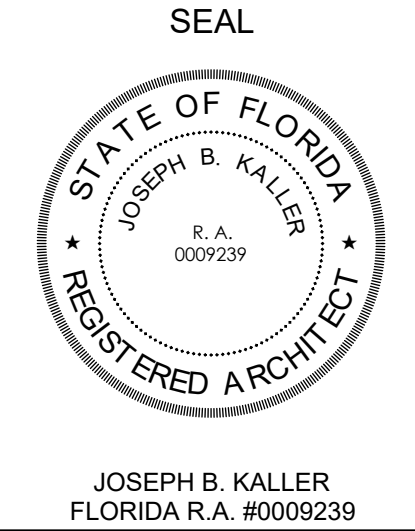
PROJECT No.: 22193
DATE: Issue Date
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

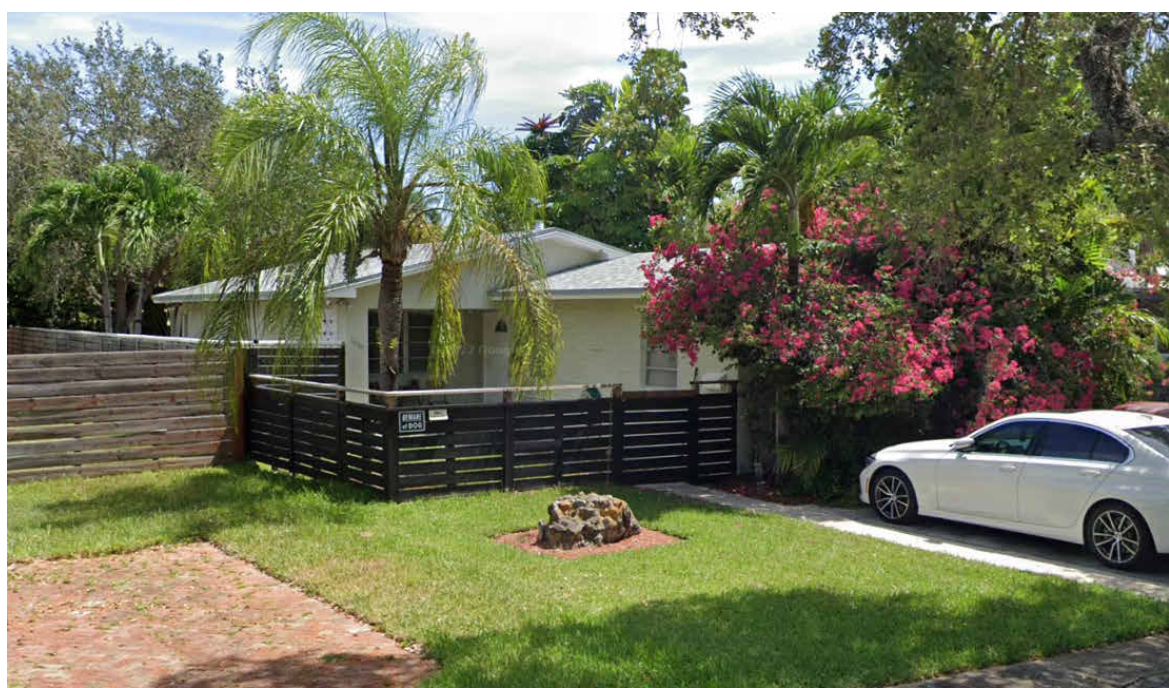
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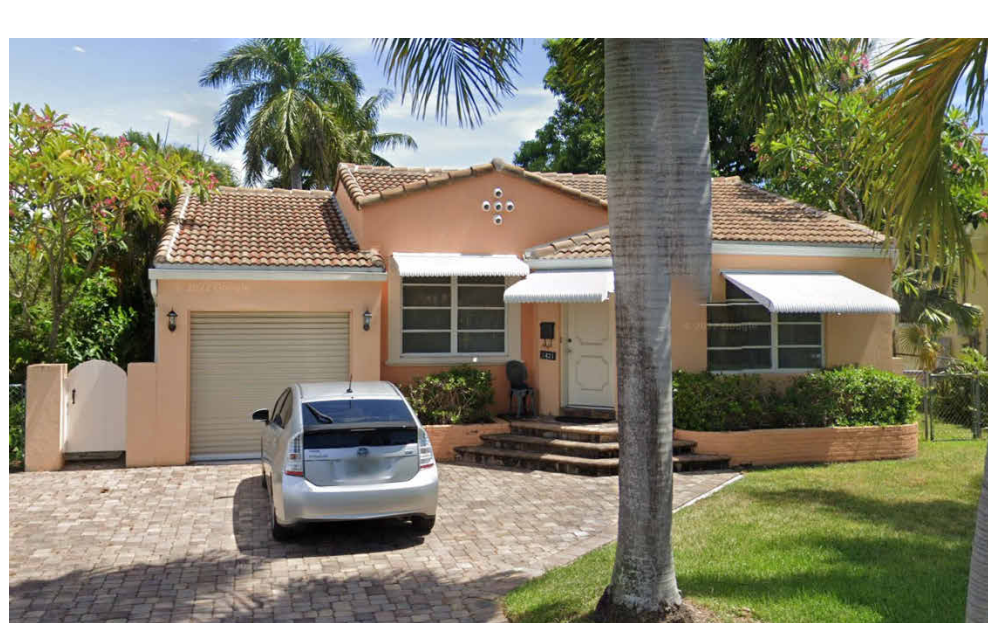
1 1438 MONROE

2 1438 MONROE

3 1441 MONROE

4 1439 MONROE

5 1433 MONROE



6 1429 MONROE

7 1427 MONROE

8 1421 MONROE

9 1420 MONROE

10 1426 MONROE

SHEET TITLE
HISTORIC

REVISIONS		
No.	Description	Date

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SHEET
SP-0101



RENDER

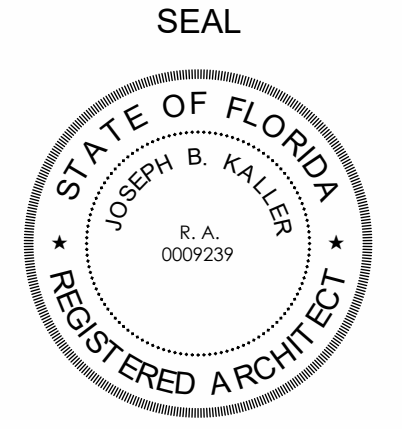
RENDER



1 STREET PROFILE
3/16" = 1'-0"



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PROJECT TITLE
1434 MONROE MIKVAH
HOLLYWOOD, FL 33020

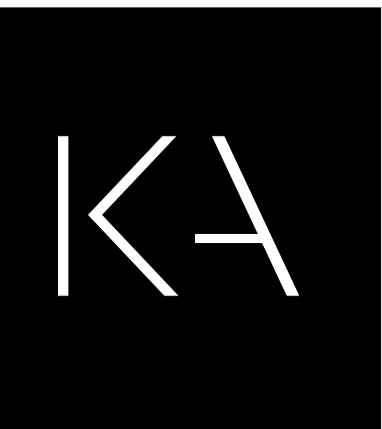
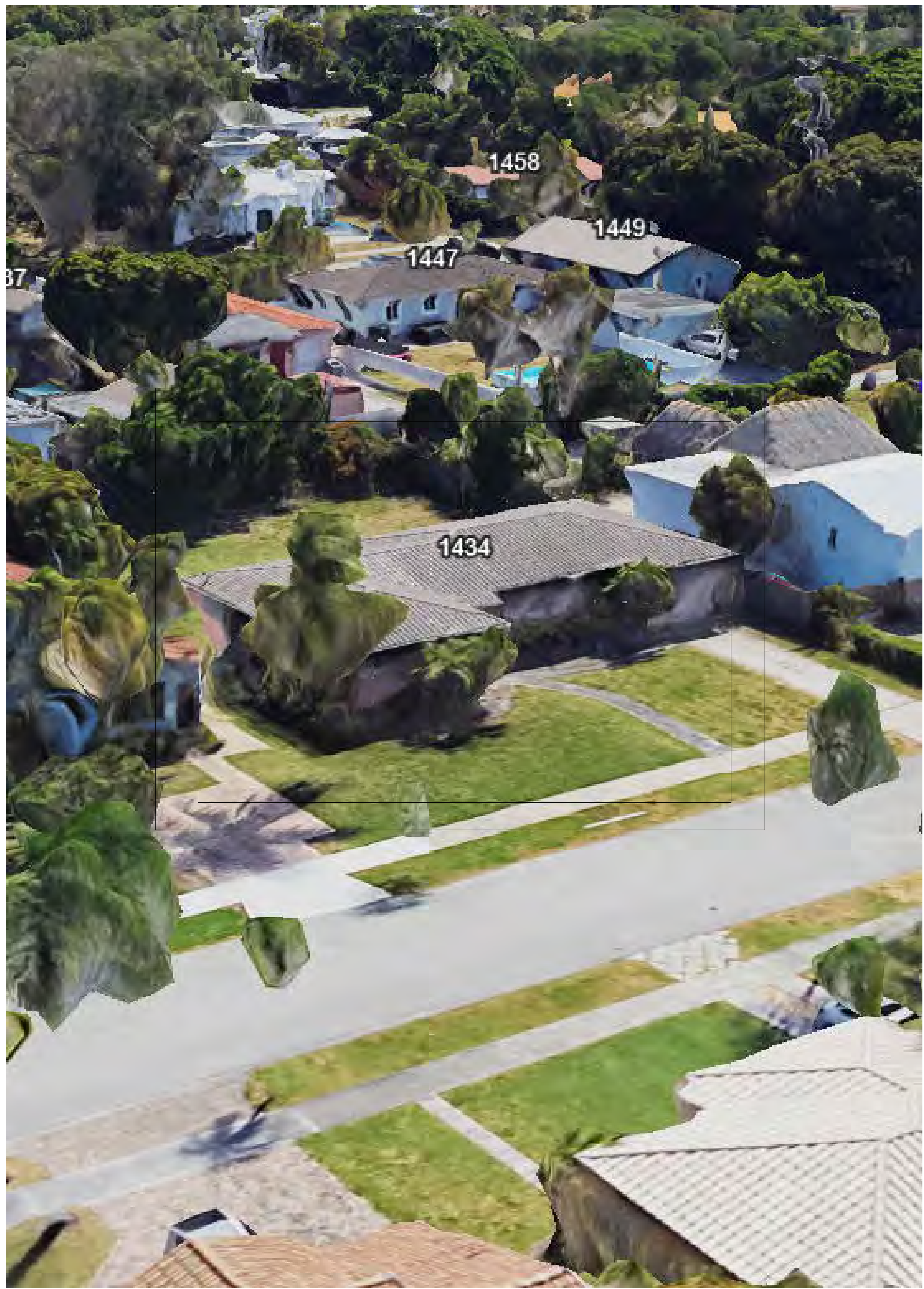
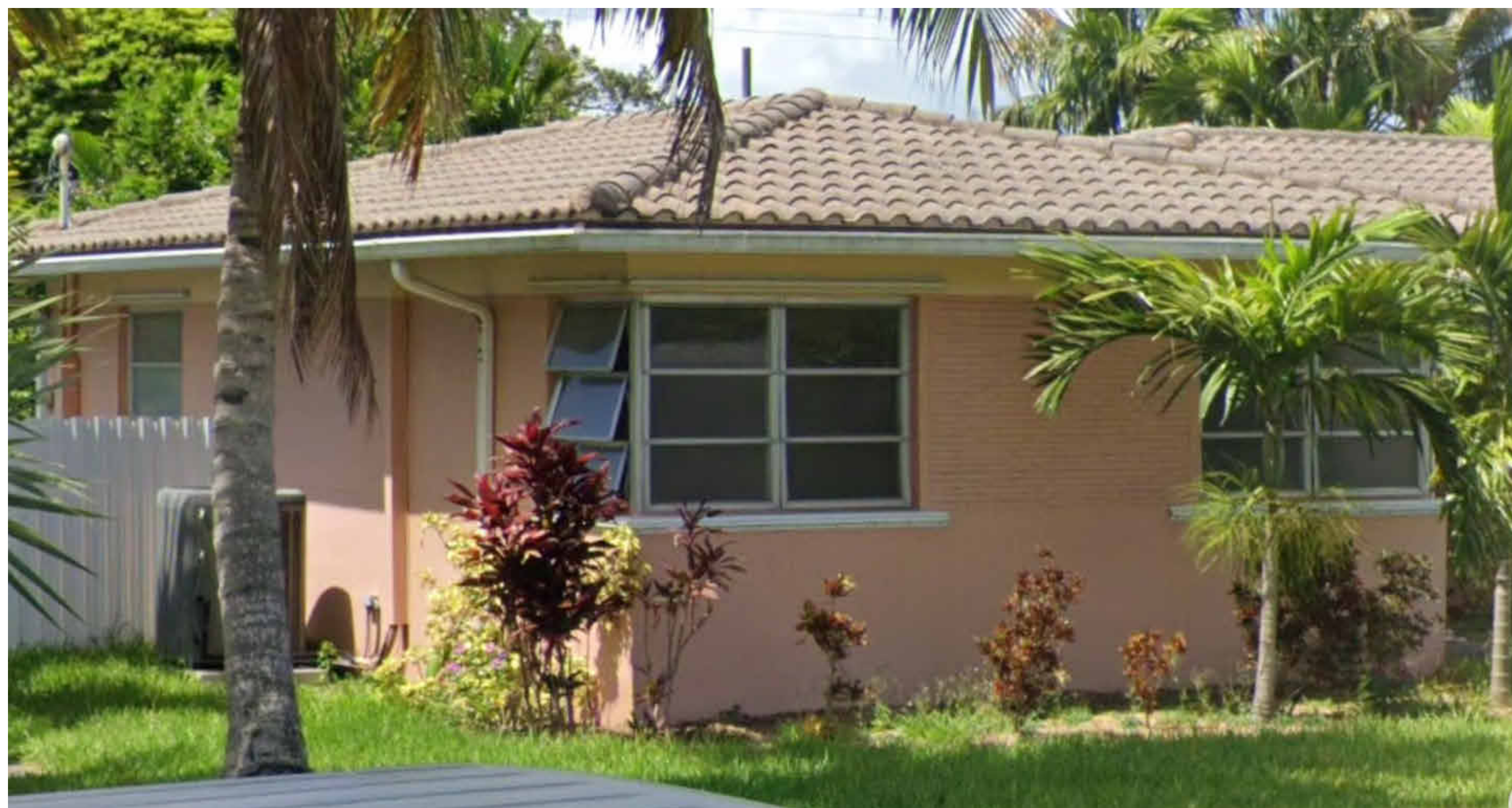
SHEET TITLE
STREET PROFILE

REVISIONS		
No.	Description	Date

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DATE: Issue Date
DRAWN BY: GMV
CHECKED BY: JBK

SHEET
SP-0102

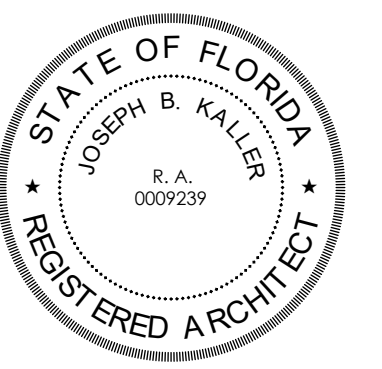


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EAL



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1434 MONROE MIKVAH

HOLLYWOOD, FL 33020

SUBJECT PROPERTY

REVISIONS

[illegible]

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PROJECT No.: 22193

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RAWN BY: GMV

CHECKED BY: JBK

SHEET

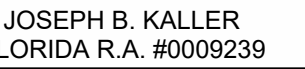
SP-0104



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EAL



1434 MONROE MIKVAH

HOLLYWOOD, FL 33020

3D VIEW

REVISIONS

[illegible]

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MEET

SP-0106



1 MONROE STREET PERSEPCTIVE

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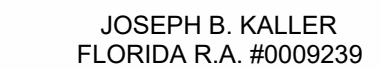
GROUND FLOOR PLAN_

3/8" = 1'-0"



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SEAL



PROJECT TITLE
1434 MONROE MIKVAH

HOLLYWOOD, FL 33020

PROJECT TITLE

SHEET TITLE

**NORTH & SOUTH
ELEVATION**

SHEET TITLE

REVISIONS

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SHEET

A-0200



E2



E8



E9

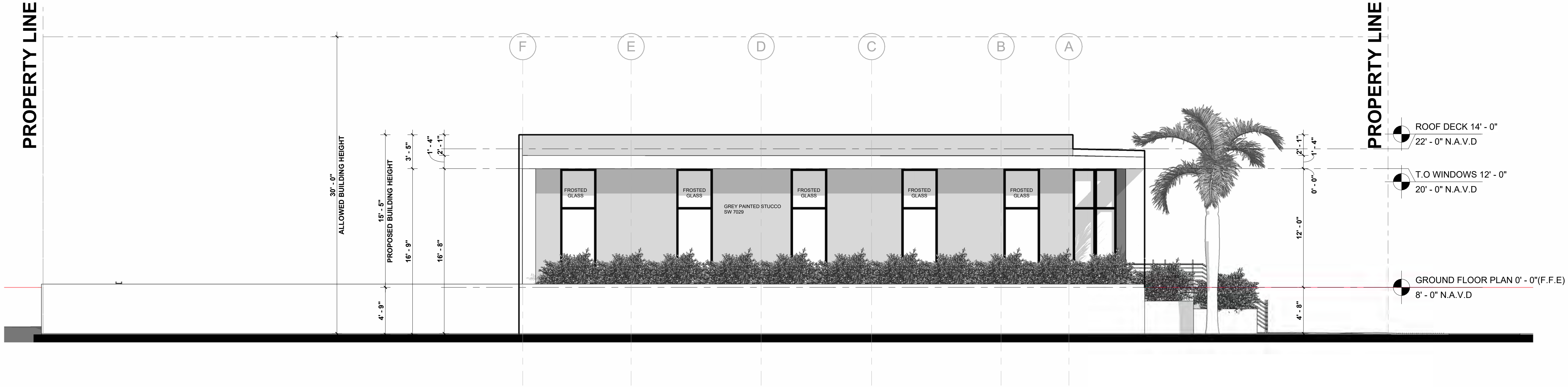


9. **WORKMANSHIP:** ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.
10. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
11. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.
12. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.
13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.
14. STORE MATERIALS IN A SAFE AND APPROVED LOCATION, COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.
15. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
16. ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R-14) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

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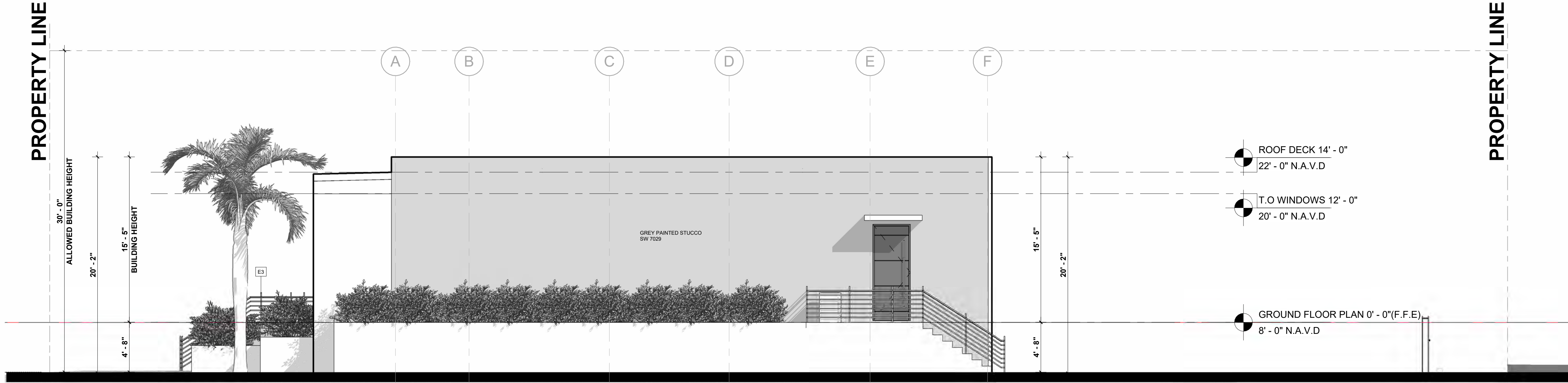
PROPERTY LINE



1 EAST ELEVATION

3/16" = 1'-0"

PROPERTY LINE



2 WEST ELEVATION

3/16" = 1'-0"

E2



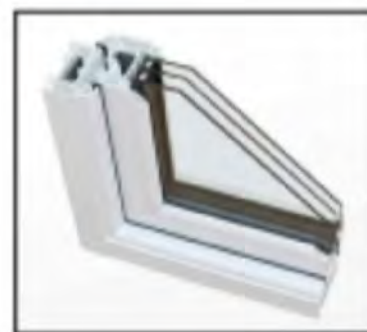
NEW SMOOTH STUCCO
GREY COLOR

E8



RAW STONE FINISH

E9



CURTAIN WALL SYSTEM

- PERMITS:** CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.
- QUALIFICATION OF CONTRACTOR:** THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DADE COUNTY.
- OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.
- EXISTING CONDITIONS:** CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
- ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD, THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT, ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. **DO NOT** SCALE DRAWINGS - USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.
- COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.
- SHOP DRAWINGS:** THE CONTRACTOR SHALL SUBMIT ONE COPY BY EMAIL AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.
- PROTECTION:** THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

- WORKMANSHIP:** ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.
- ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.
- CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.
- GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.
- STORE MATERIALS IN A SAFE AND APPROVED LOCATION, COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/ OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.
- ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R- 14.2) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

PROJECT TITLE

1434 MONROE MIKVAH

SHEET TITLE

EAST & WEST ELEVATION

REVISIONS

No.	Description	Date

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PROJECT No.: 22193
DATE: Issue Date
DRAWN BY: GMV
CHECKED BY: JBK

SHEET

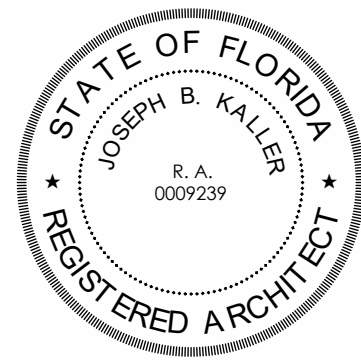
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Kaller Architecture
AA#26001212
2417 Hollywood Blvd.
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954.920.5746
joseph@kallerarchitects.com

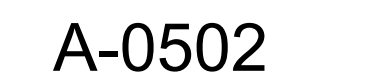
www.kallerarchitects.com

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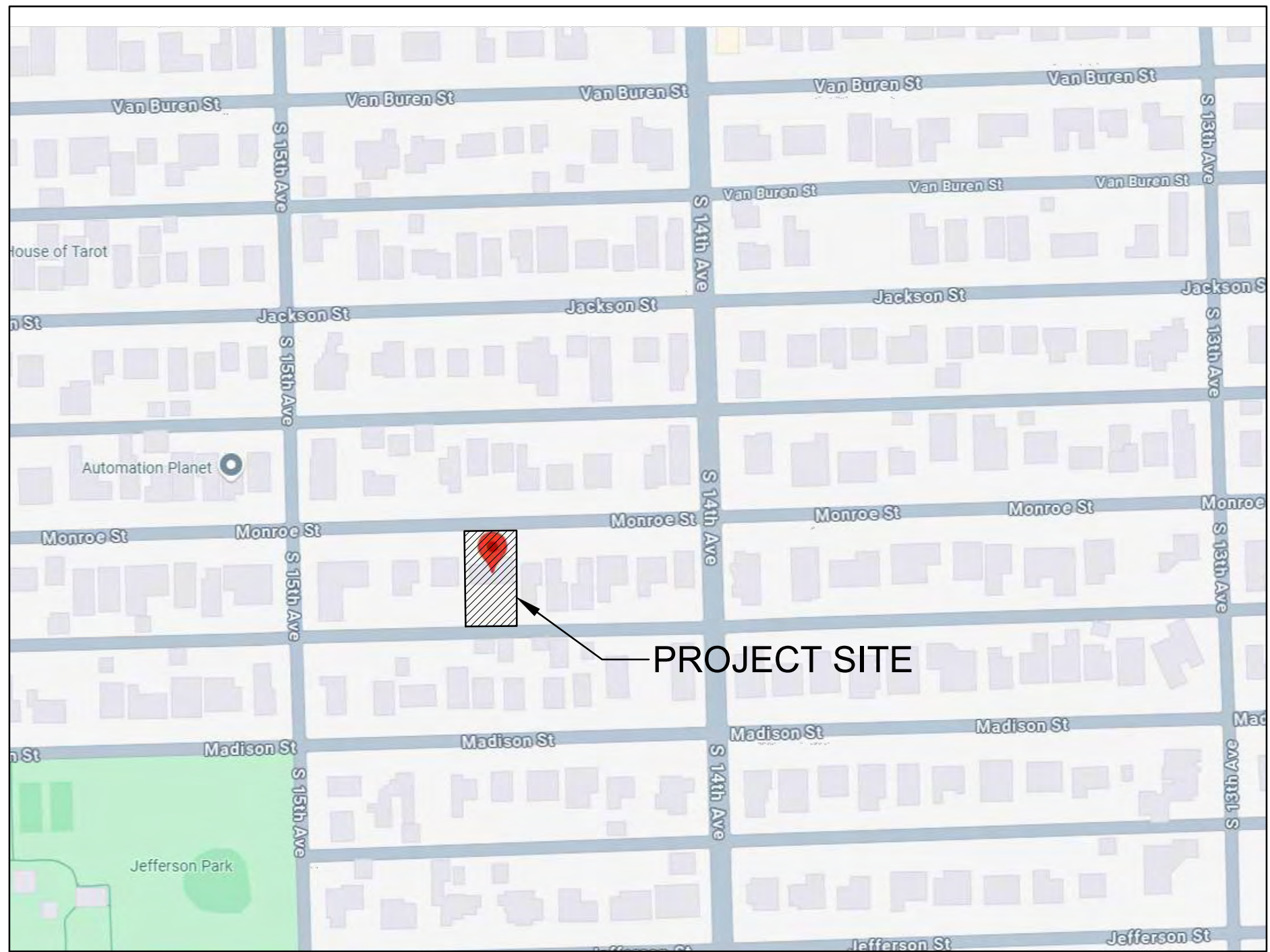
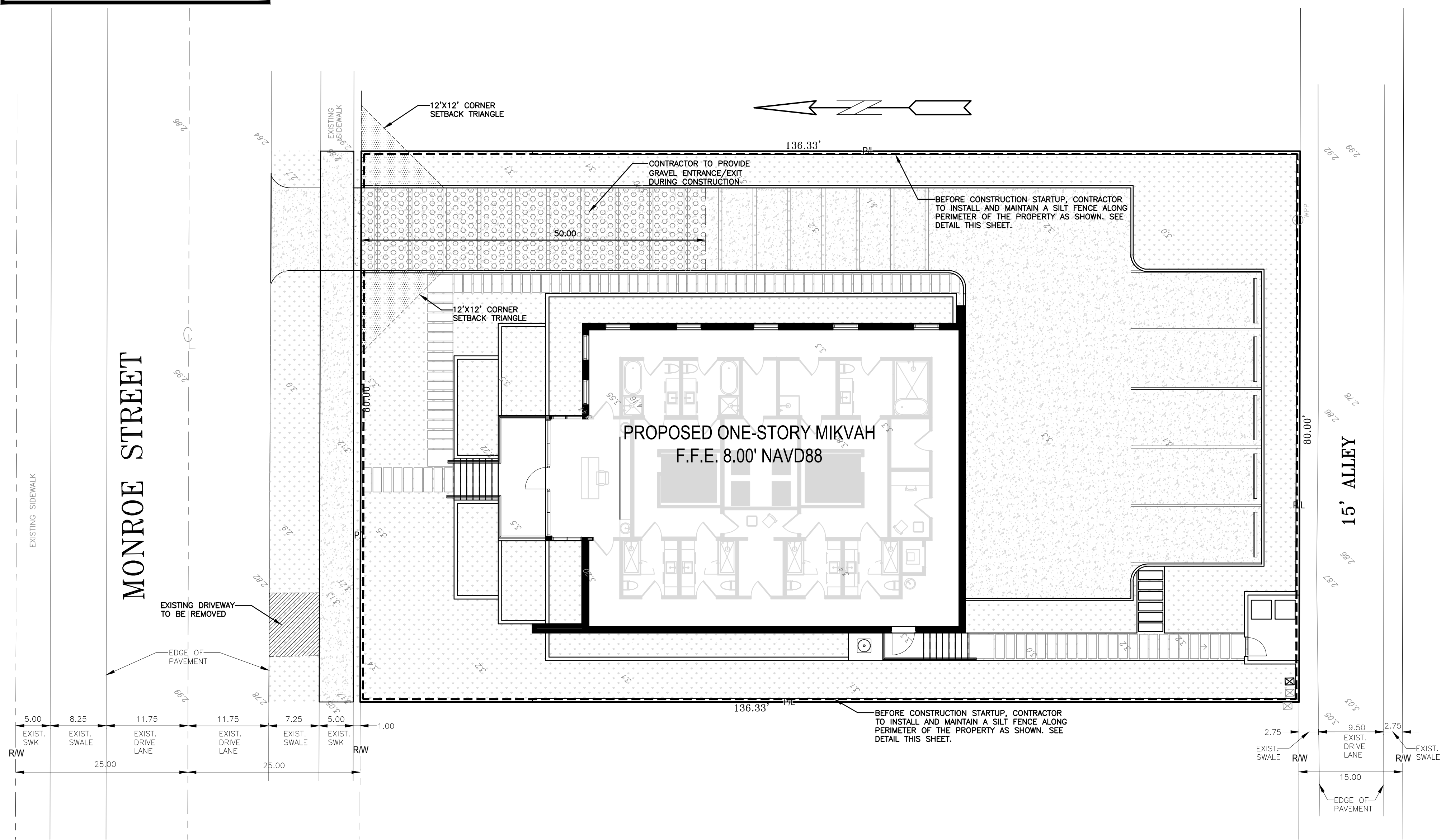


JOSEPH B. KALLER
FLORIDA R.A. #0009239

HOLLYWOOD, FL 33020



ALL ELEVATIONS ARE REFERENCED
TO NAVD88 VERTICAL DATUM



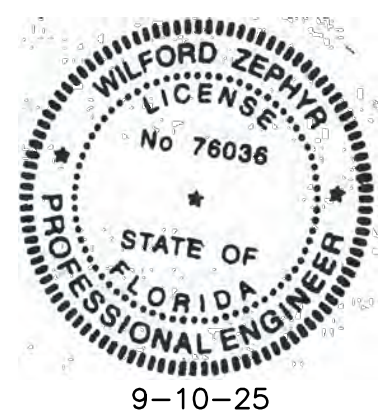
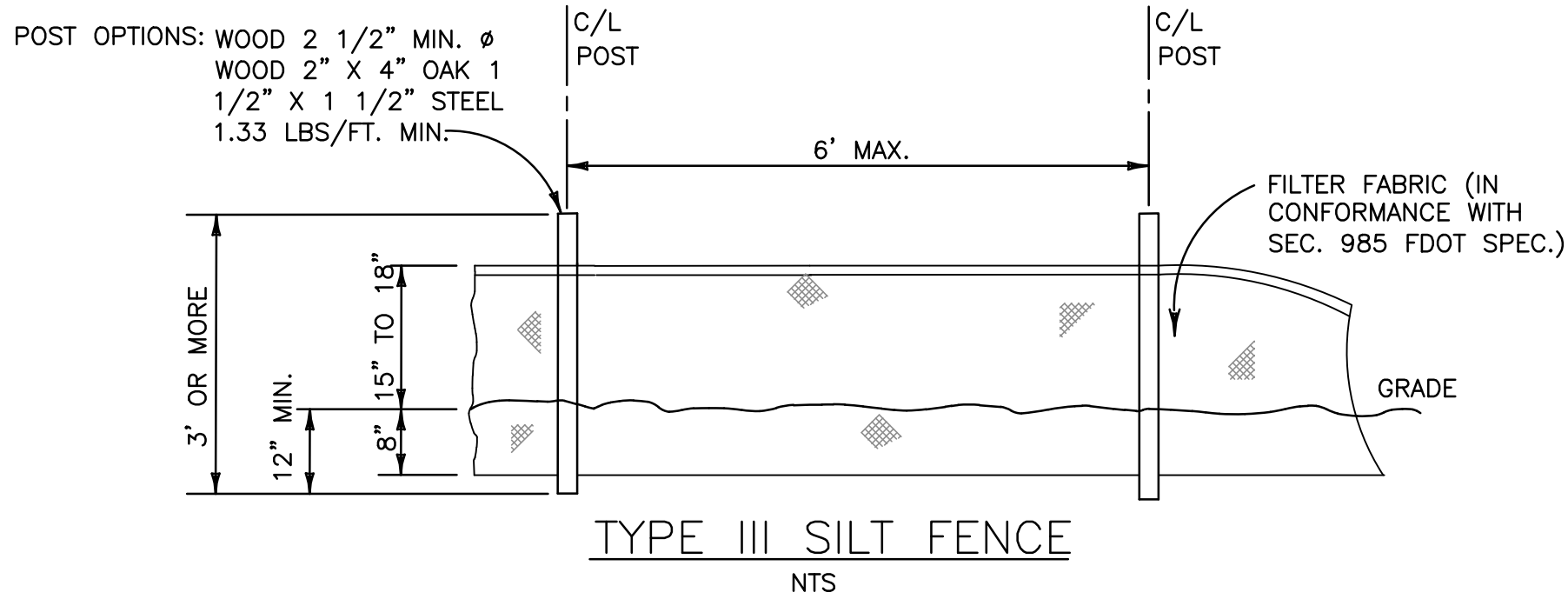
LOCATION MAP
NOT TO SCALE

BMP NOTES:

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

LEGEND

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



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EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION

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

ZE

MONROE MIKVAH HOLLYWOOD
1434 MONROE STREET
HOLLYWOOD, FL 33020

P.E.#: 76036

DATE: 5/9/25

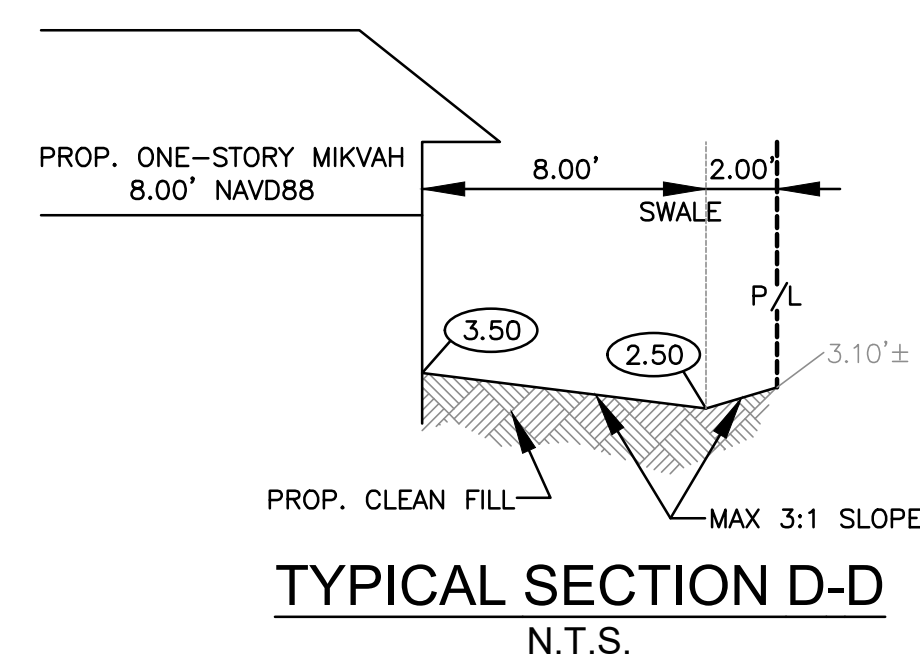
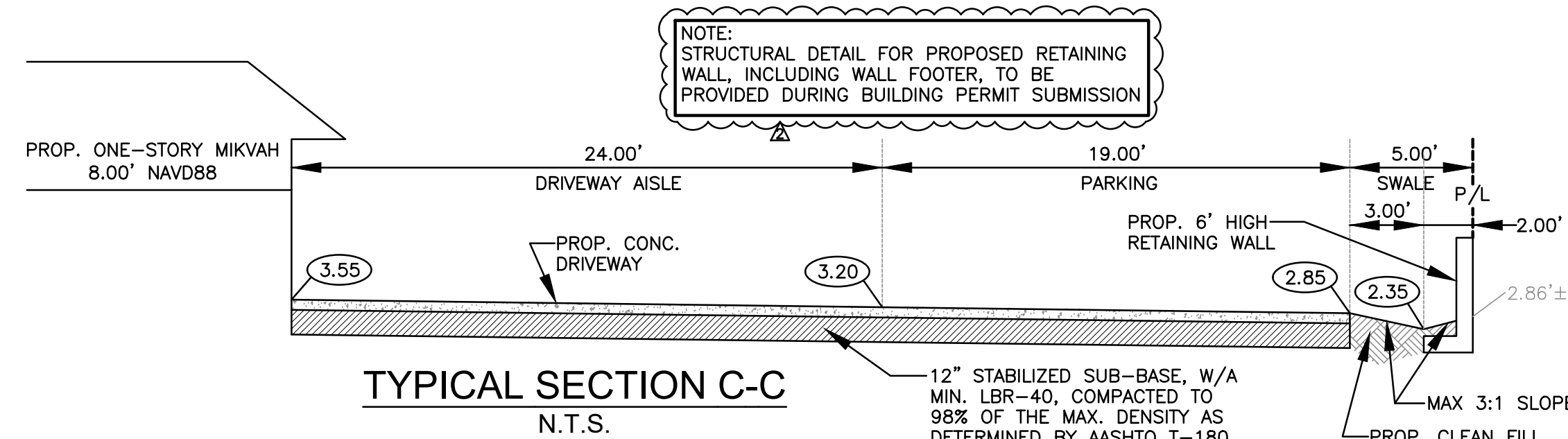
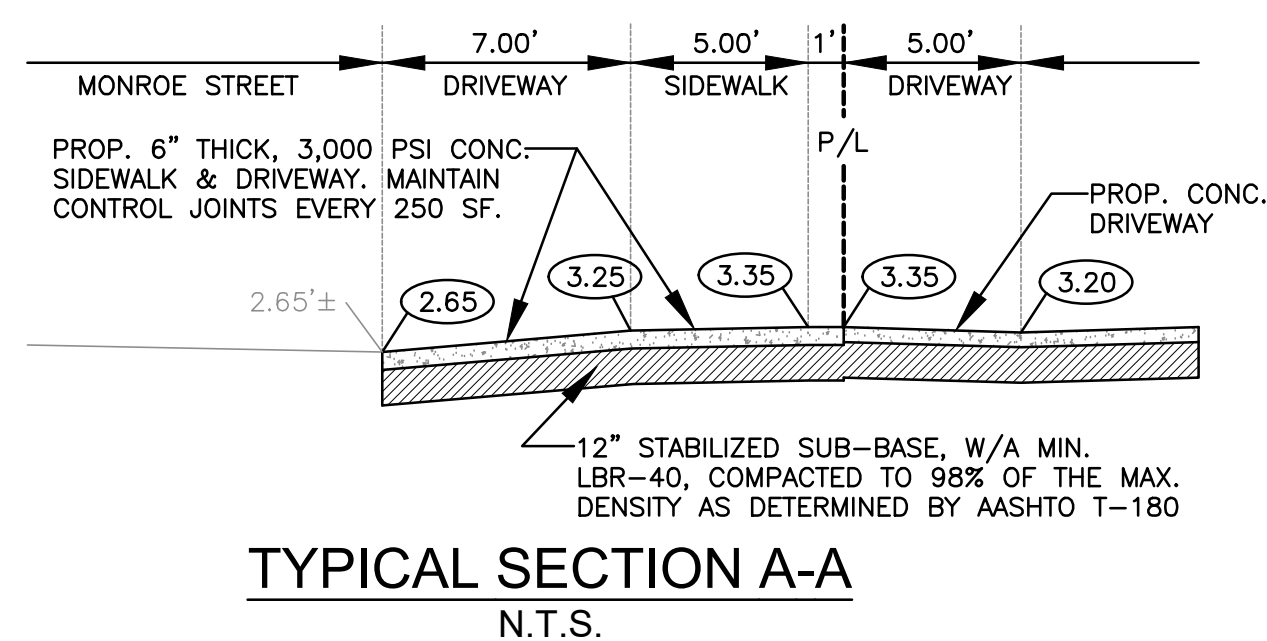
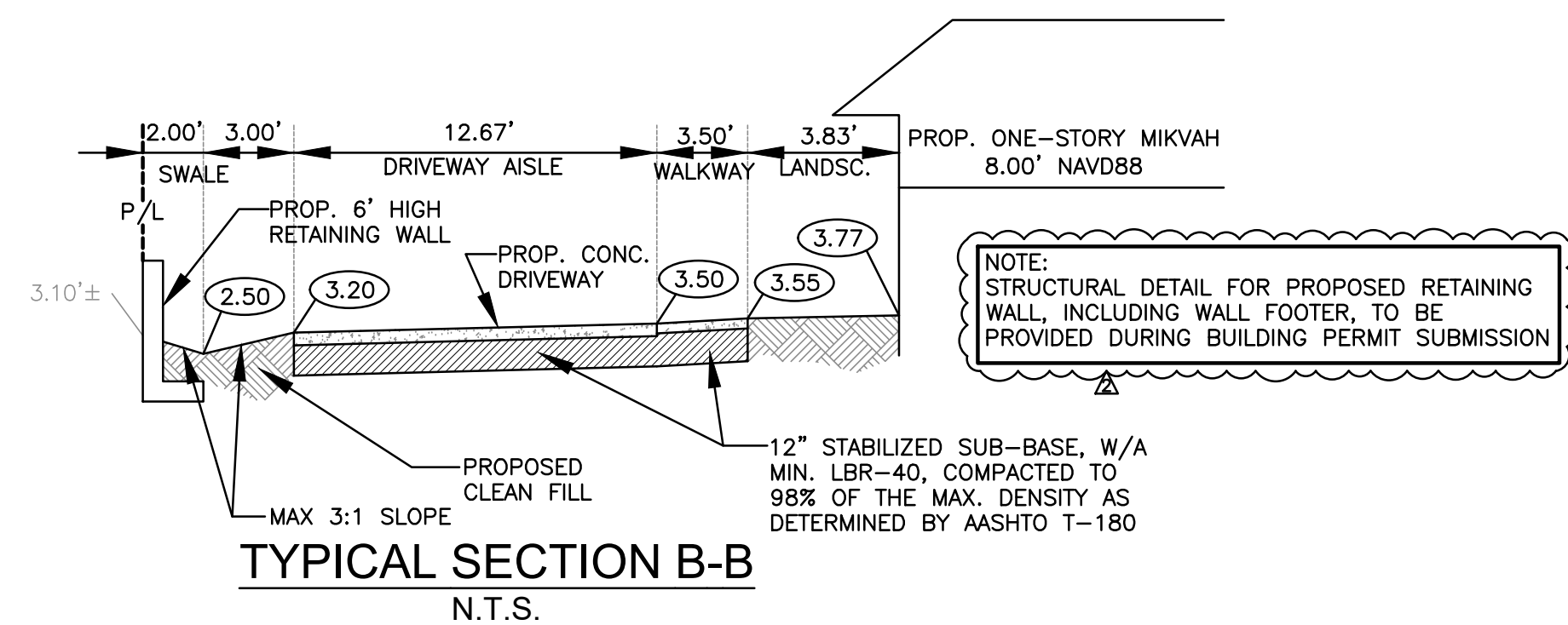
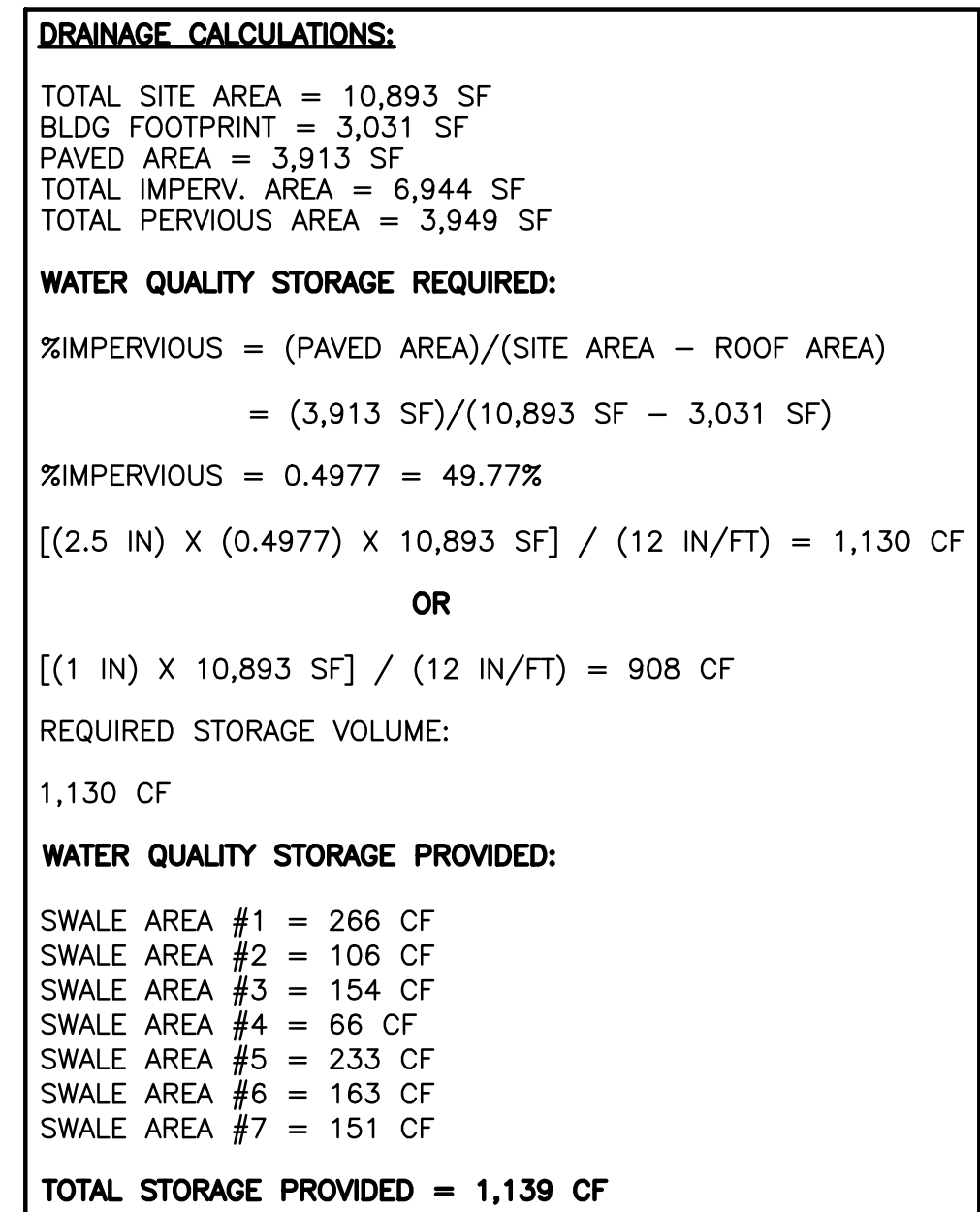
SCALE: 1"=10'

SHEET NO.:

C1

1 OF 4

PROJECT NO.: 25-16



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

(CONCRETE SIDEWALK TO BE FLUSH)
(CONCRETE SIDEWALK CONTINUOUS AT DRIVEWAY)

NOTE:
SET BOTTOM OF A/C AT MIN. ELEVATION OF 8.00' NAVD88. INSTALL A/C ON STILTS AS REQUIRED TO WORK W/ PROPOSED SITE GRADES.

NOTE:
LANDSCAPE PLANS SHOULD COORDINATE WITH CIVIL PLANS TO ACCOMMODATE FOR SWALE DRAINAGE FEATURES. PROPOSED LANDSCAPING SHALL NOT OBSTRUCT ONSITE STORMWATER RUNOFF RETENTION.

MILL AND RESURFACING SHALL BE REQUIRED FOR ALL
STREETS / ROADWAY ADJACENT TO THE PROJECT SITE
FOR FULL WIDTH OF THE ROADWAY.

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

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.

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

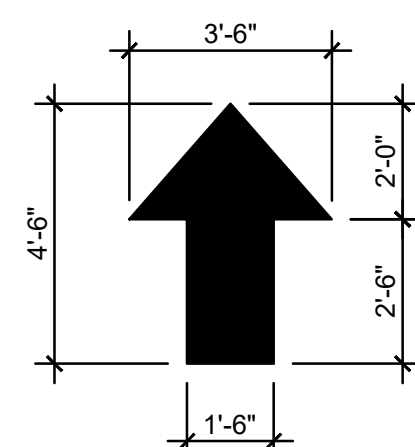
ALL ALLEYS AND STREETS ABUTTING THE PROPERTY
ARE TO BE MILLED AND RESURFACED.

	PAVEMENT STORAGE AREA
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED GRADE
	EXISTING ELEVATION
	PROPOSED CATCH BASIN
	EXISTING CATCH BASIN
	PROPOSED WATER METER
	EXISTING WATER METER
	EXISTING WATER VALVE
	PROPOSED BFF DEVICE
	EXISTING SAN SEWER MH
	EXISTING FIRE HYDRANT

TRAFFIC CONTROL ARROWS: DIRECTIONAL
ARROWS PAINTED ON CONCRETE - SEE
LOCATIONS THIS SHEET.

PAINT FOR ARROWS: PROVIDE A MINIMUM OF 2-COATS OF D.O.T. APPROVED PAINT - UTILIZE "YELLOW" COLORED PAINT ON CONCRETE.

TRAFFIC CONTROL ARROWS DETAILS



TYPICAL SIGN INSTALLATION DETAIL
NTS



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REVISIONS			
NO.	DATE	DESCRIPTION	
1	9-10-25	CITY REVIEW COMMENTS	
2	10-16-25	CITY REVIEW COMMENTS	

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wzephyreng@gmail.com
CA# 31158

WN

MONROE MIKVAH HOLLYWOOD
1434 MONROE STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 5/9/25

SCALE: 1"=10'

SHEET NO.:

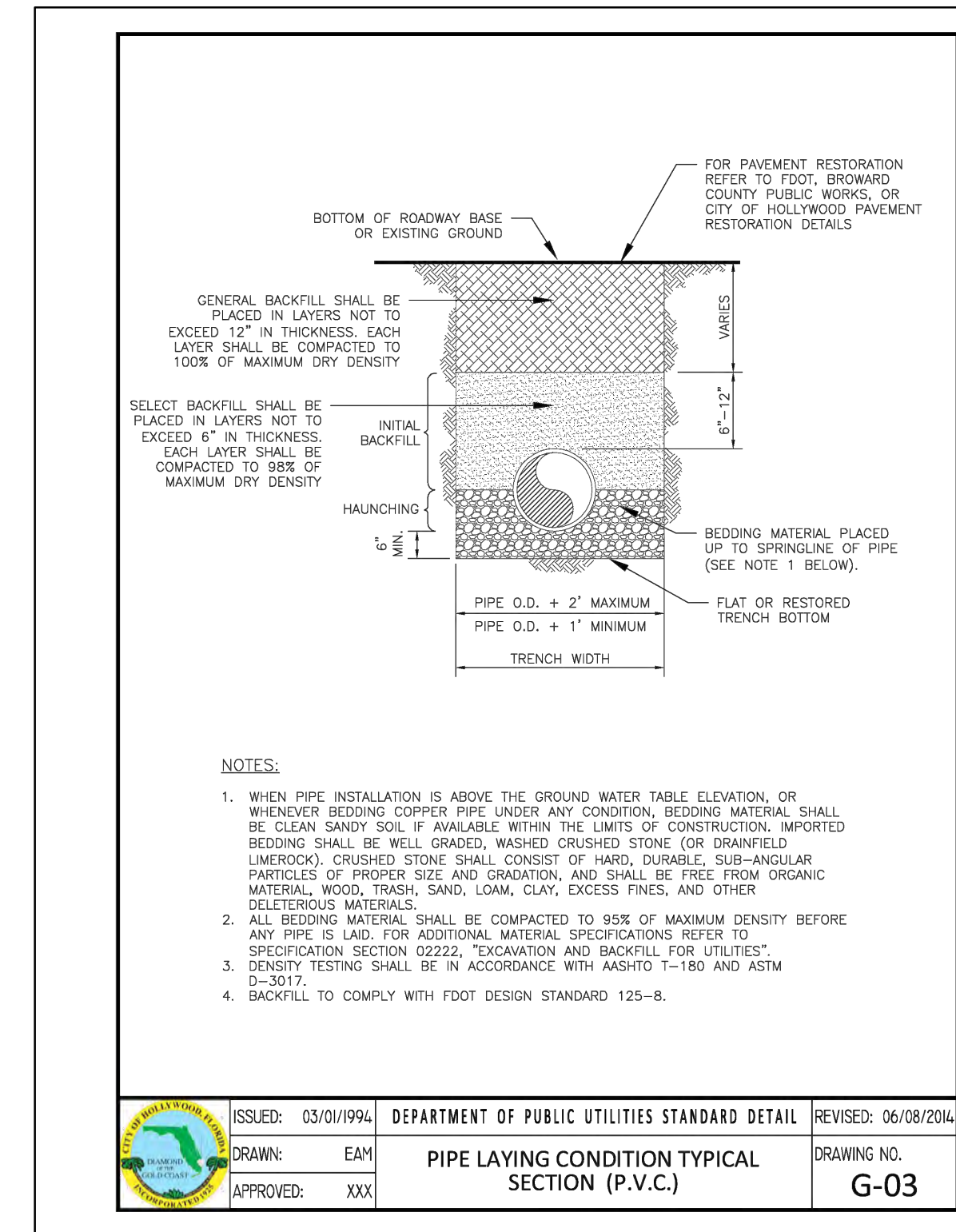
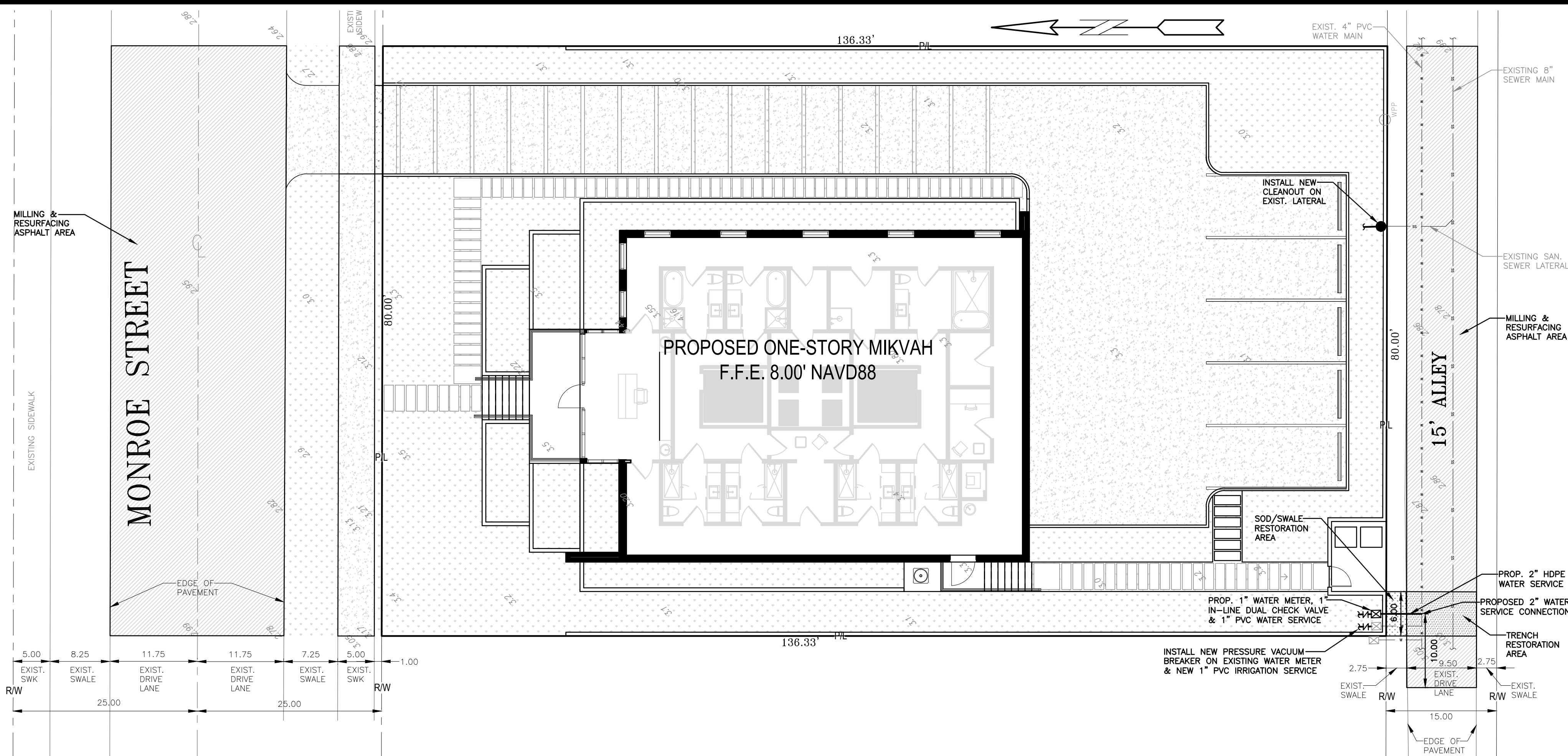
C2

2 OF 2

PROJECT NO.: 25-16

PAVING, GRADING & DRAINAGE PLAN

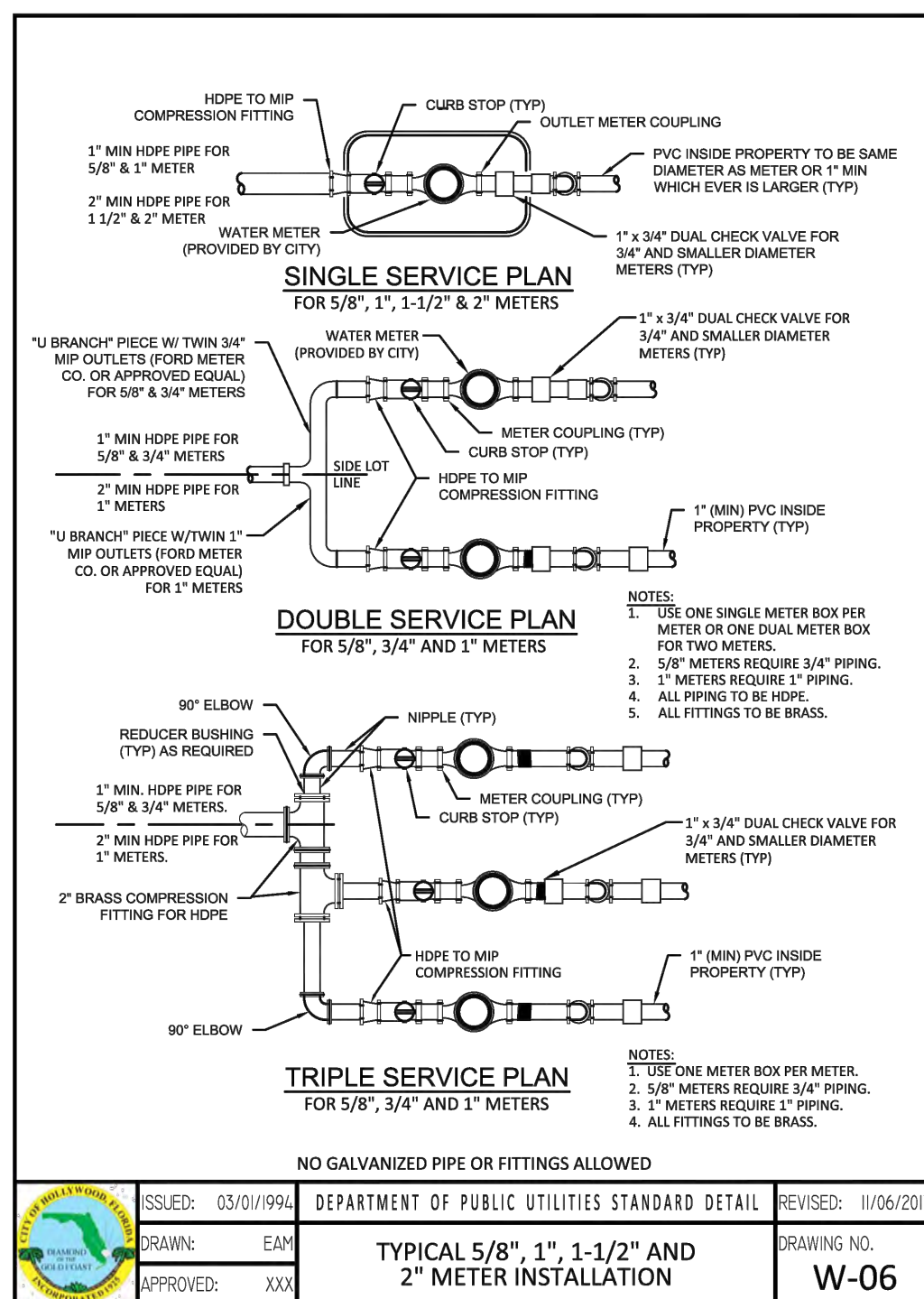
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ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

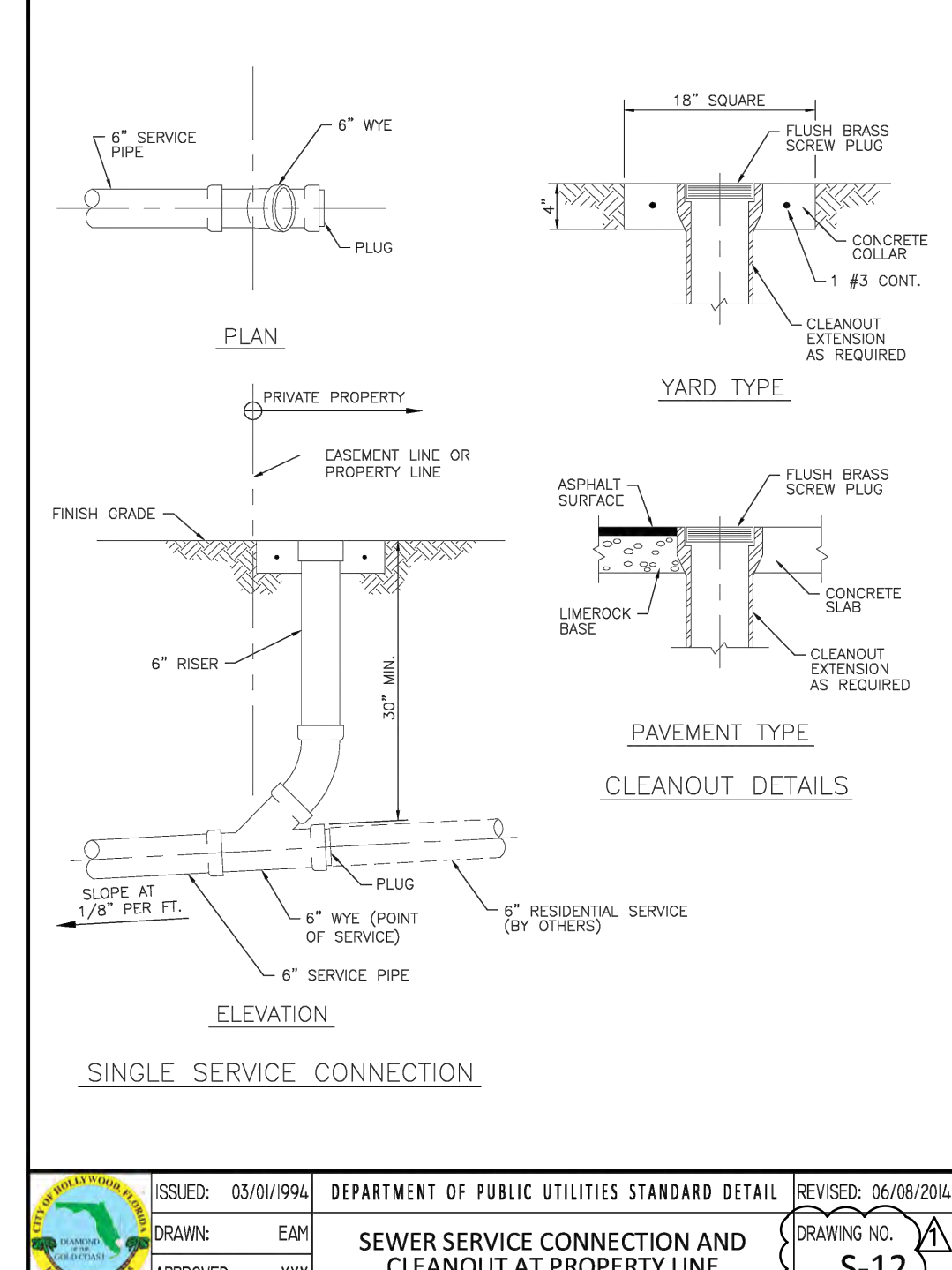
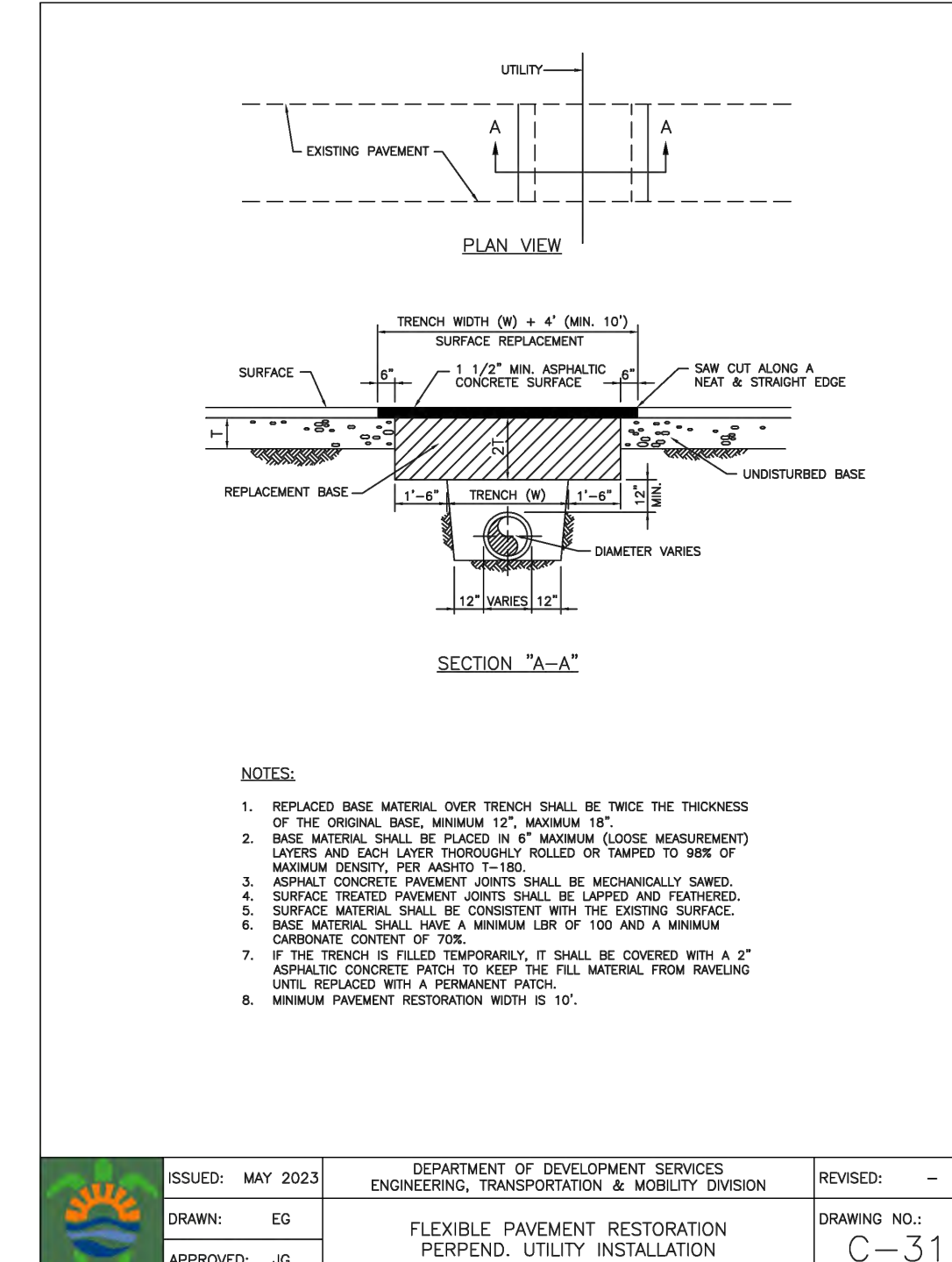
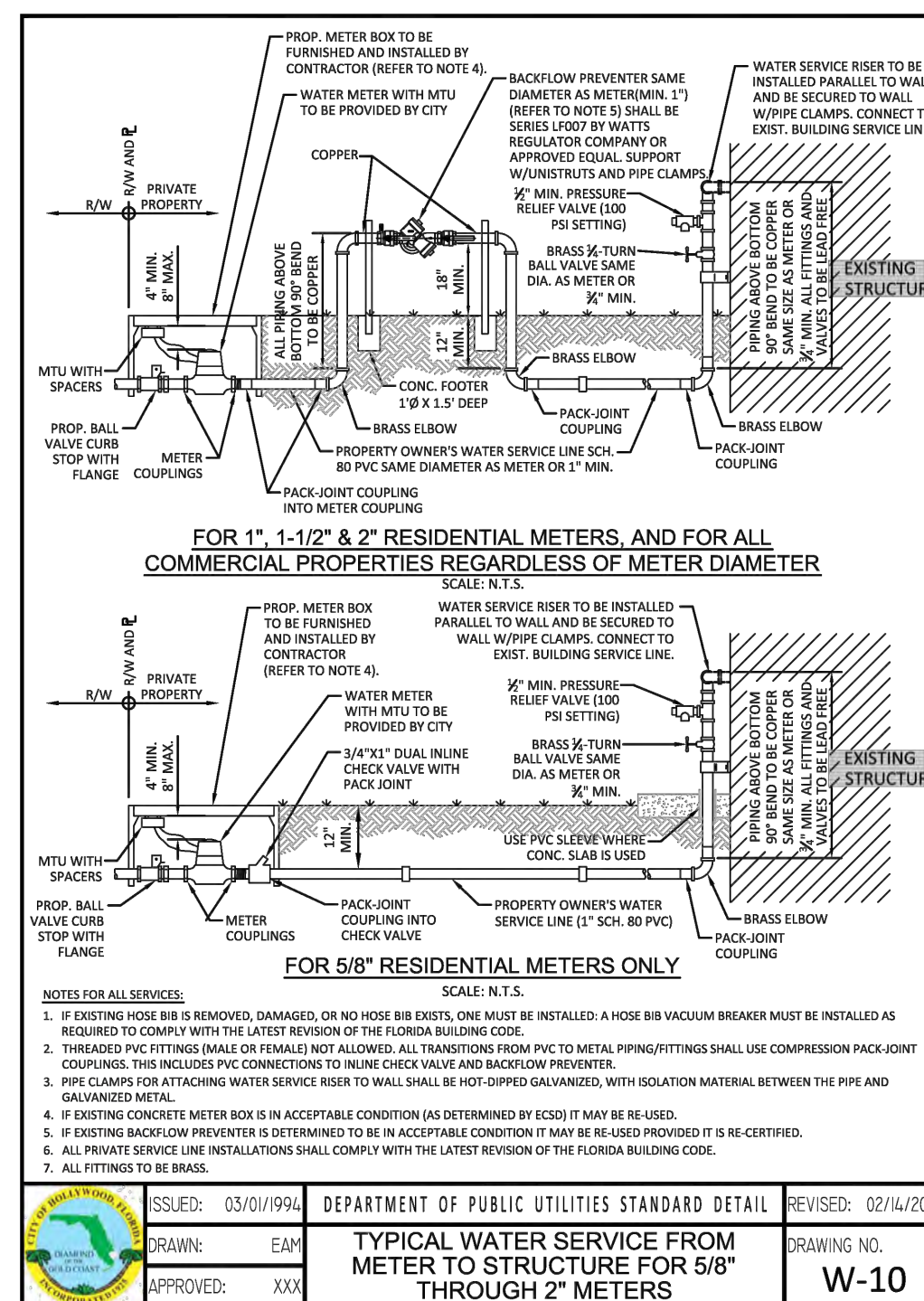
NO.	DATE	DESCRIPTION
1	9-10-25	CITY REVIEW COMMENTS
2	10-16-25	CITY REVIEW COMMENTS

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



WATER METER SERVICE NOTES:

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/4" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY THE CONTRACTOR.
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY THE CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPA's, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.



LEGEND

	PROPOSED CONCRETE		PROPOSED WATER METER
	PROPOSED ASPHALT		EXISTING WATER METER
	SOD RESTORATION AREA		EXISTING WATER VALVE
	TRENCH RESTORATION AREA		PROPOSED BFP DEVICE
	MILLING & RESURFACING AREA		EXISTING SAN. SEWER MH
	PROPOSED GRADE		EXISTING FIRE HYDRANT
	EXISTING ELEVATION		

NOTE:
FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY ADJACENT TO THE PROJECT SITE

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:
MIKVAH HOUSE
WATER DEMAND
(1 UNIT)X(150 GPD/UNIT)=150 GPD
TOTAL WATER DEMAND=150 GPD
WASTEWATER DEMAND
(1 UNIT)X(150 GPD/UNIT)=150 GPD
TOTAL WASTEWATER DEMAND=150 GPD



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WATER & SEWER PLAN & DETAILS

SCALE: 1"=10'

P.E.#:76036

DATE: 5/9/25

SCALE: 1"=10'

SHEET NO.:

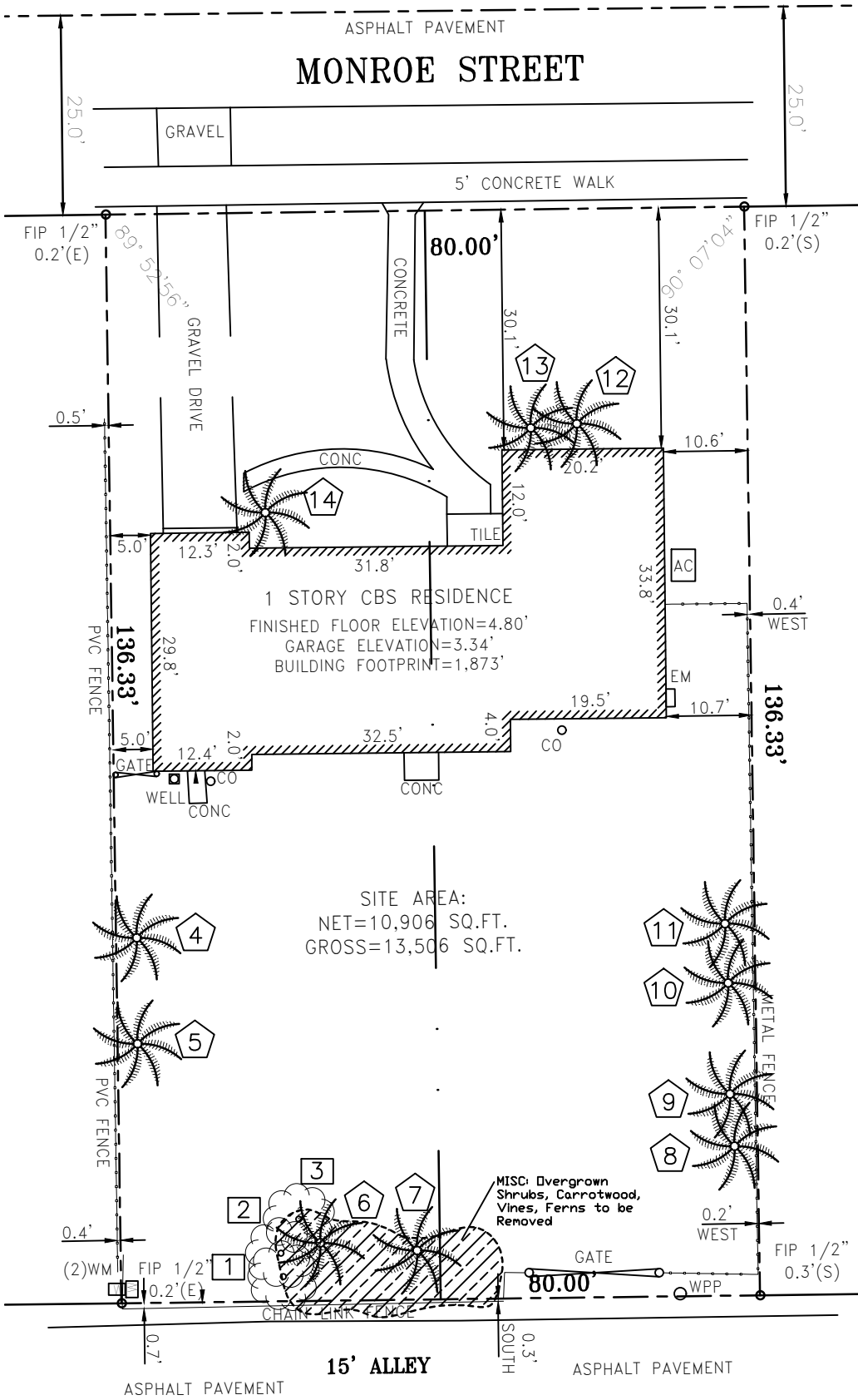
C4

4 OF 4

PROJECT NO.: 25-16

GENERAL LANDSCAPE NOTES

- The plan takes precedence over the plant list.
- 2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
- General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.
- All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.
- All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.
- All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
- All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.
- No fertilizers are required.
- All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.
- Please refer to the planting details for a graphic representation of the above notes.
- All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.
- No landscape substitutions shall be made without the City of Hollywood approval.
- No tree removal or planting allowed until sub permits are fully approved by city.
- Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.
- Contractor to provide screening hedge for any additional equipment not shown on plan. Provide minimum of 36" ht.
- The landscape shall not obstruct onsite stormwater runoff retention proposed within swales.



TREE SURVEY

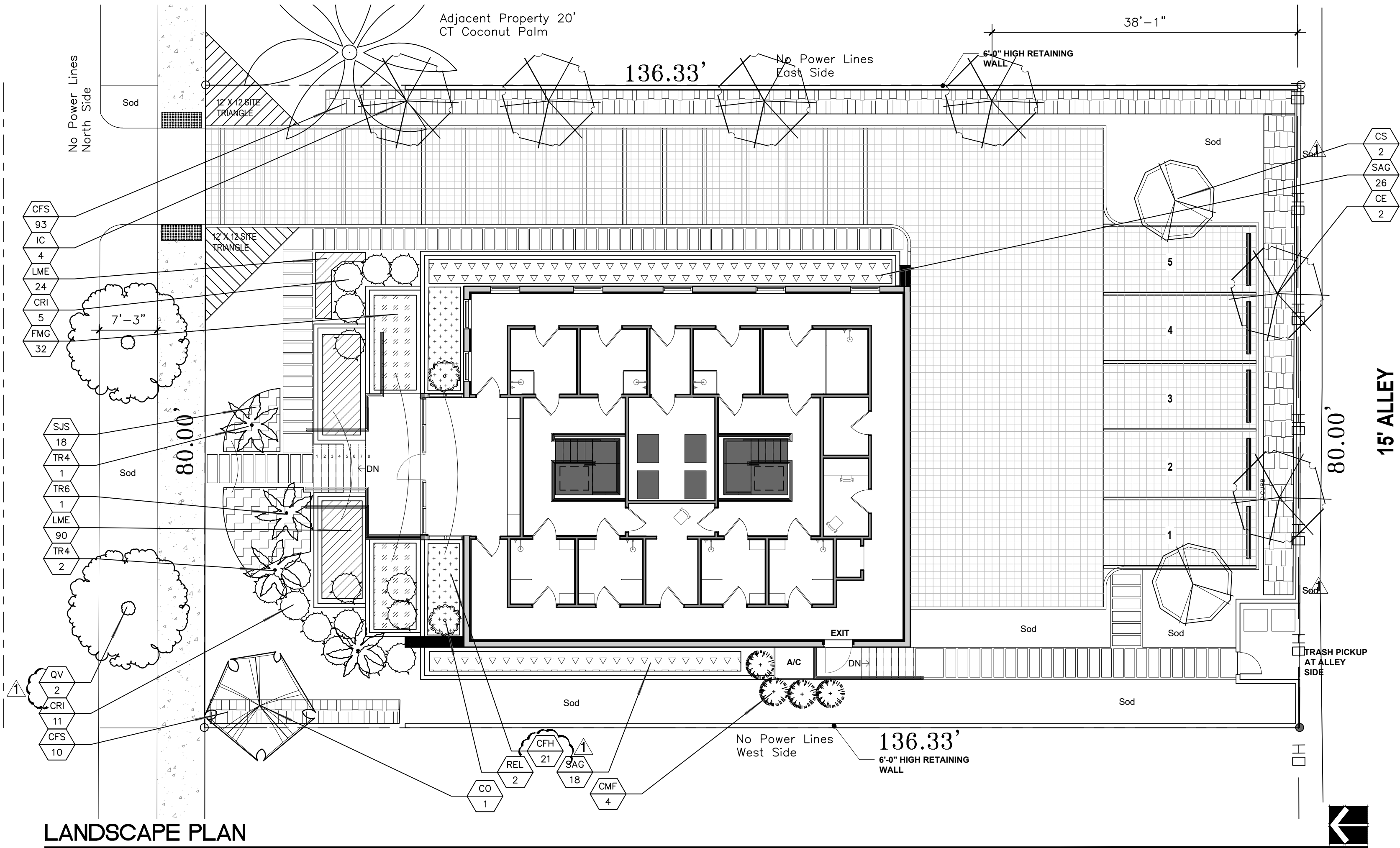
Scale: 1"=20'



MONROE STREET
TOTAL 50' RIGHT OF WAY

LANDSCAPE PLAN

Scale: 1"=10'

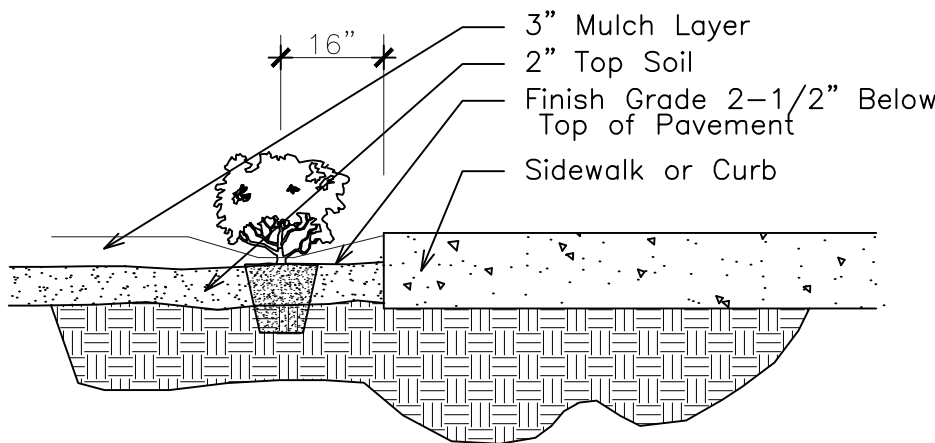


1434 Monroe Street Existing Tree / Palm List

Case/Location: 1434 Monroe Street, Hollywood, FL							
Date: 5/2/2025							
Appraiser: Thomas White, ASLA-ISA							
Landscape Architect #FL1100							
ISA Cert. Arborist #FL-S248A							
Tree #	Species Botanical Name / Common Name	Ht. Feet	Spr. Feet	DBH Inches	Condition	DBH Removed Inches	Disposition Note
1	Bursera simarubra / Gumbo Limbo	15	6	4	Very Poor	4	Remove A
2	Bursera simarubra / Gumbo Limbo	15	6	3	Very Poor	3	Remove A
3	Bursera simarubra / Gumbo Limbo	12	5	3	Very Poor	3	Remove A
				DBH Removed		10	
A	Gumbo Limbo Sticks Under Power Lines						

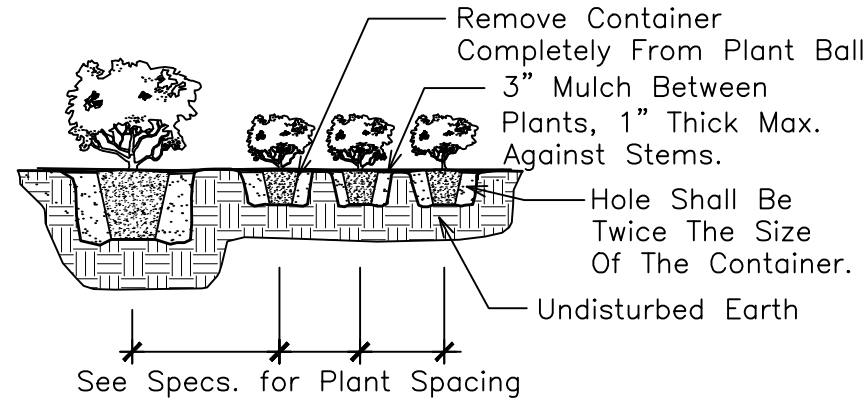
Existing Palm List

Palm #	Species Botanical Name / Common Name	Ht. Feet	CT Feet	DBH Inches	Condition	Replacement Palms	Disposition
4	Ptychosperma elegans / Solitaire Palm	20	15	3	Good-Fair	1	Remove
5	Ptychosperma elegans / Solitaire Palm, Cluster	18	0-FTB	16	Good-Fair	0	Remove
6	Ptychosperma elegans / Solitaire Palm	8	4	16	Good-Fair	0	Remove
7	Ptychosperma elegans / Solitaire Palm	10	5	16	Good-Fair	0	Remove
8	Dypsis lutescens / Areca Palm	15	0-FTB	16	Good-Fair	0	Remove
9	Dypsis lutescens / Areca Palm	15	0-FTB	16	Good-Fair	0	Remove
10	Dypsis lutescens / Areca Palm	15	0-FTB	16	Good-Fair	0	Remove
11	Dypsis lutescens / Areca Palm	15	0-FTB	16	Good-Fair	0	Remove
12	Ptychosperma elegans / Solitaire Palm	8	4	3	Good-Fair	0	Remove
13	Ptychosperma elegans / Solitaire Palm	10	5	3	Good-Fair	0	Remove
14	Ptychosperma elegans / Solitaire Palm	10	5	3	Good-Fair	0	Remove
Replacement Palms Required						1	



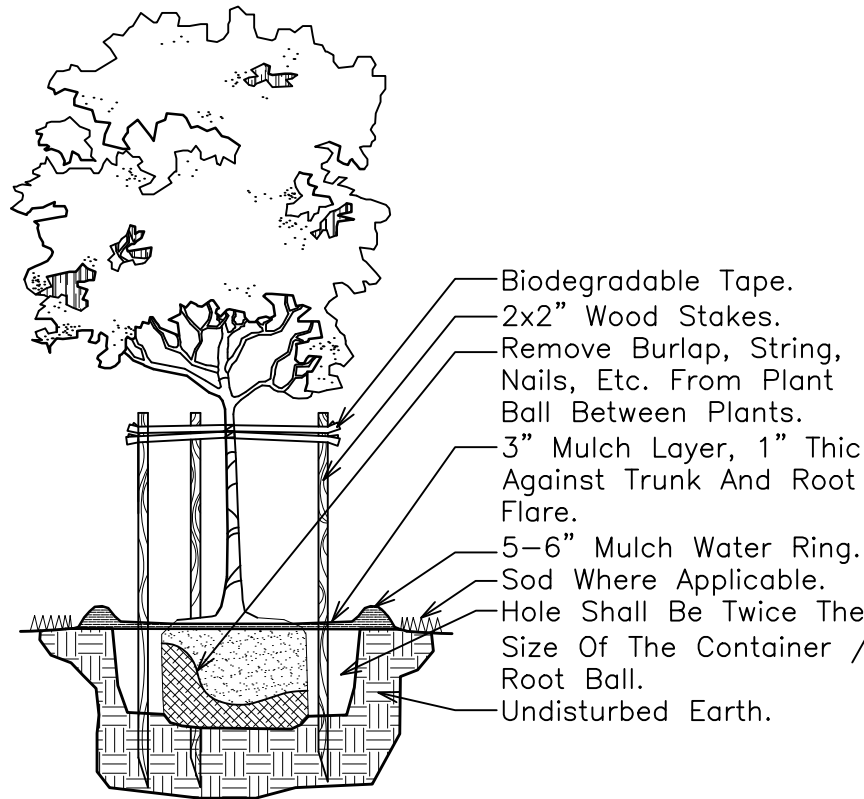
SHRUB INSTALLATION DETAIL

NTS



SHRUB PLANTING DETAIL

NTS



SMALL TREE PLANTING DETAIL

NTS

1434 Monroe Street Plant List

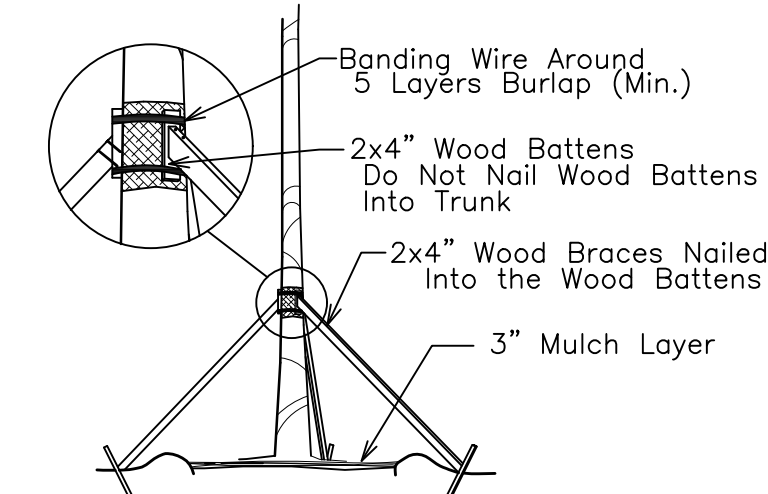
Code	Drought	QTY.	Botanical Name / Common Name	Specifications per Sec. 3.3 Landscape Manuel			
PROPOSED CODE REQUIRED TREES							
CO	(N)	V	1	Chrysophyllum oliviforme / Satin Leaf	10'x4-5', 2' DBH		
IC	(N)	V	3	Ilex cassine / Dahoon Holly	10'x4-5', 2' DBH		
QV	(N)	V	2	Quercus virginiana / Live Oak	12'x4-5', 2' DBH		
			6	Total Site Trees			
			6	Native Trees			
			100%	Native Trees			
PROPOSED MITIGATION TREES							
CE	(N)	V	2	Conocarpus erectus sericeus / Silver Buttonwood	10'x4-5', 2' DBH	DBH	Total
CS	(N)	V	2	Cordia sebestena / Orange Geiger	10'x4-5', 2' DBH	2	4
IC	(N)	V	1	Ilex cassine / Dahoon Holly	10'x4-5', 2' DBH	2	4
						Total DBH Added	10
						Total DBH Removed	10
						DBH Deficiency	0
				Payment Into the Tree Trust Fund @ \$350 per ea. 2" =			\$0
PROPOSED MITIGATION PALMS							
TR6	(N)	V	1	Thrinax radiata / Florida Thatch Palm	6' CW		
					Total Palms Added	1	
					Total Palms Removed	1	
					Palm Deficiency	0	
SHRUBS							
CFS	(N)	V	103	Clusia flava / Small Leaf Clusia	3 Gal., 24"x 18-24", 24" OC		
CMF		V	4	Caryota mitis / Fishtail Palm	7" OA Ht., Multi		
CRI	(N)	V	16	Chamaerops humilis / European Fan Palm	3x3		
REL		V	2	Rhapis excelsa / Lady Palm	5" OA Ht., Multi		
SAG		V	44	Schefflera arboricola / Green Dwarf Schefflera	3 Gal., 24"x 18-24", 24" OC		
SJS		V	18	Serissa japonica / Snowrose	3 Gal., 18" Spr., 30" OC		
TR4	(N)	V	3	Thrinax radiata / Florida Thatch Palm	4' CT		
			190	Total Shrubs			
			122	Native Shrubs			
			64%	Native Shrubs			
GROUND COVERS / SOD							
CFH		V	21	Cyrtomium falcatum / Holly Fern	1 Gal., 12" OA, 20-24" OC		
FMG		V	32	Ficus microcarpa / Green Island Ficus	3 Gal., 18" Spr., 24" OC		
LME		V	114	Cyrtomium falcatum / Holly Fern	1 Gal., 12" OA, 12" OC		
Sod		M	By GC	S.F. Stenotaphrum secundatum / St. Augustine Palmetto/	Solid application - no gaps		



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

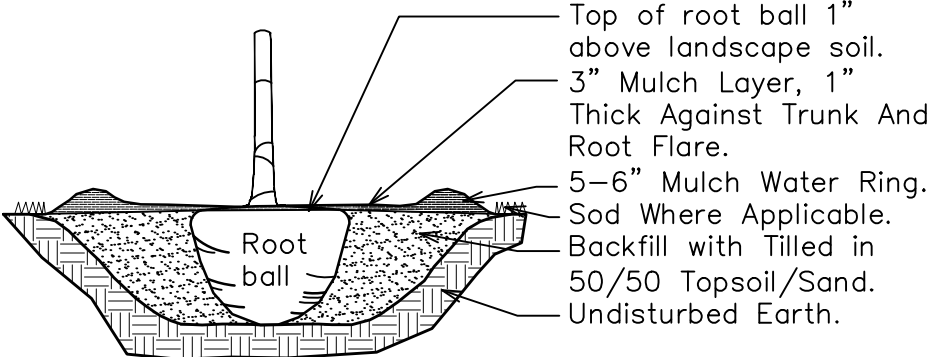
Check positive response codes before you dig!

This item has been digitally signed and sealed by Thomas White, ASLA-ISA on 9/3/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



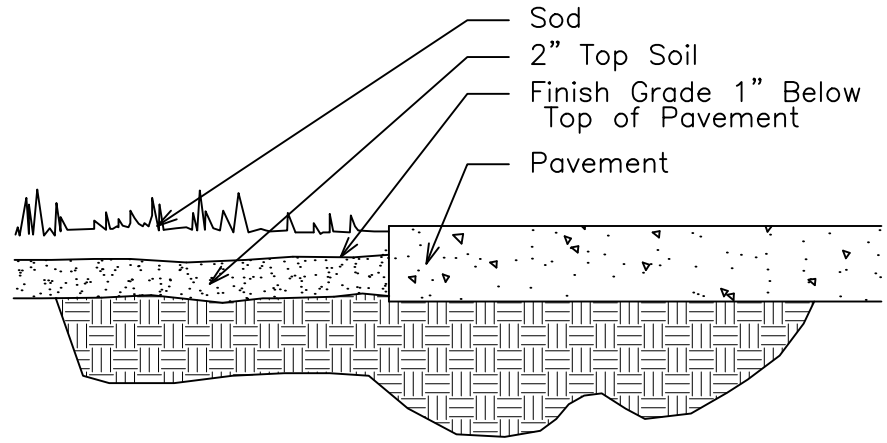
TREE/PALM BRACING DETAIL

NTS



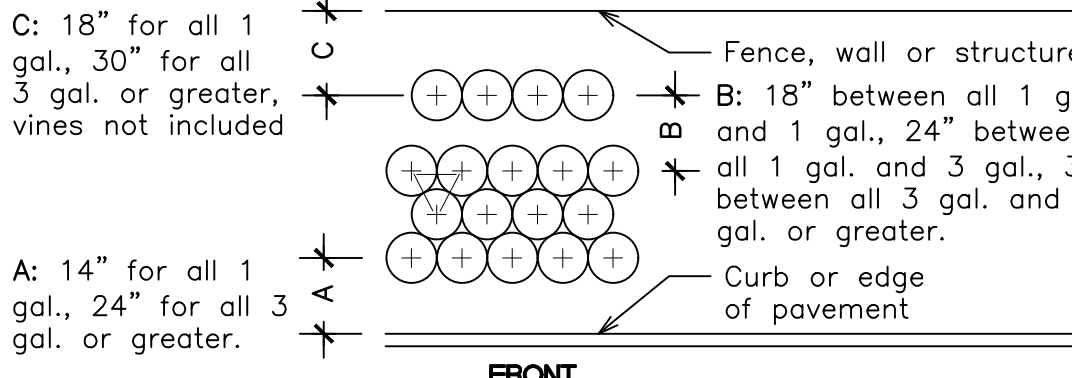
TREE/PALM PLANTING DETAIL

NTS



SOD INSTALLATION DETAIL

NTS



TYPICAL SHRUB SPACING DETAIL

NTS

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST
tcwhite@ellsouth.net
954-253-2265

REVISIONS

9/3/2025 Per City Comments
10-15-2020 Front and Side Planters Added

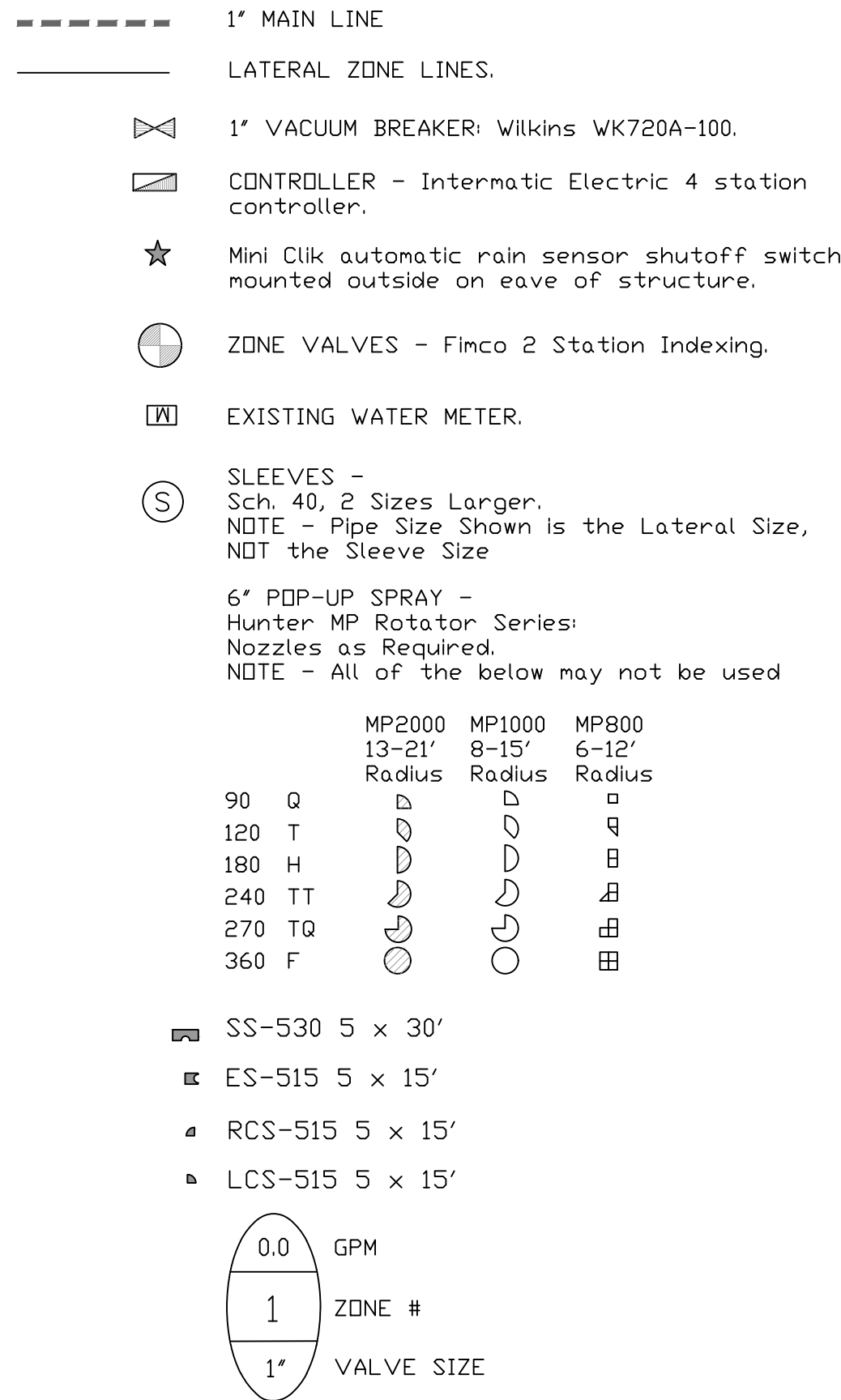
Landscape Permit Plan
Monroe Mikvah
1434 Monroe Street
Hollywood, Florida 33020



DRAWN: TW
CHECKED: TW
DATE: 5-4-2025
SCALE: As Shown

Sheet No.
L-1
Sheet 1 Of 2

IRRIGATION LEGEND:



IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.
Min. pipe is 3/4 in.
All end of the line unmarked pipe = 3/4 in. (min.).
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 15 in. depth, min.

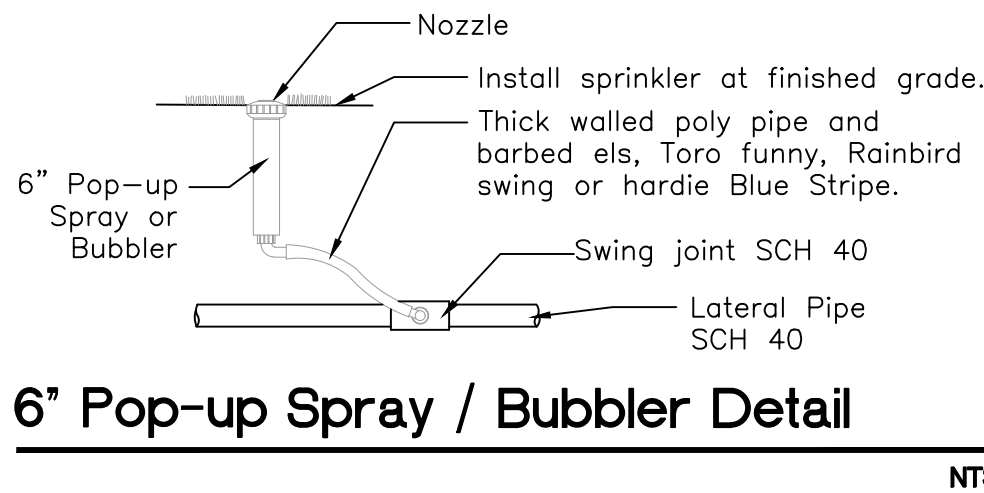
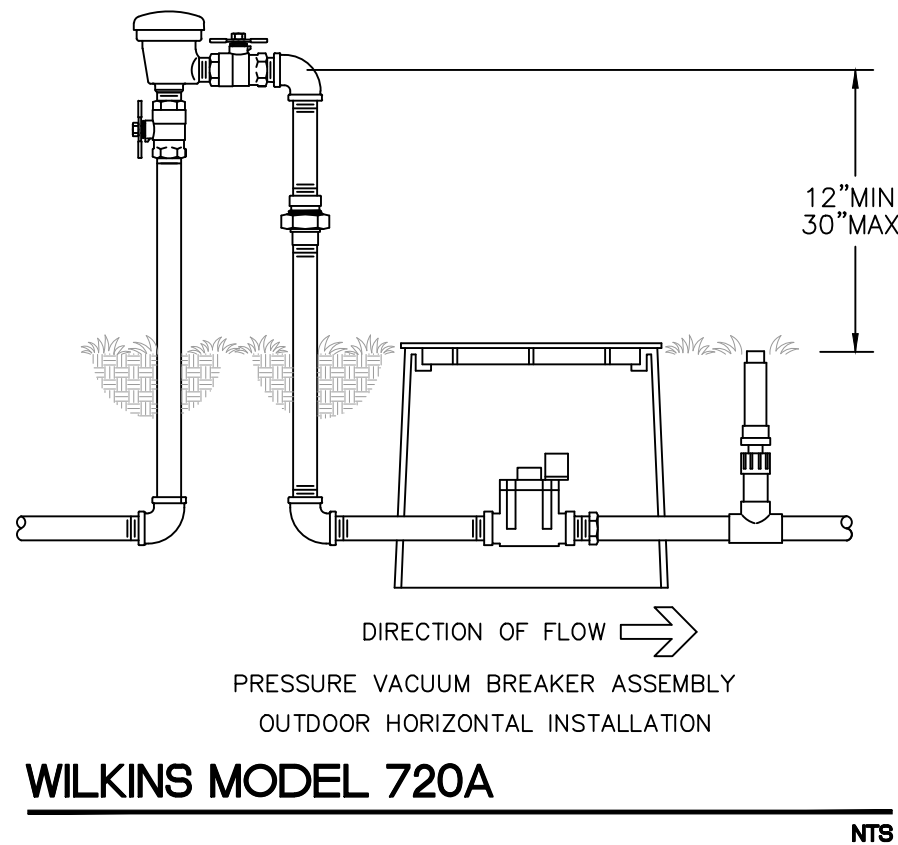
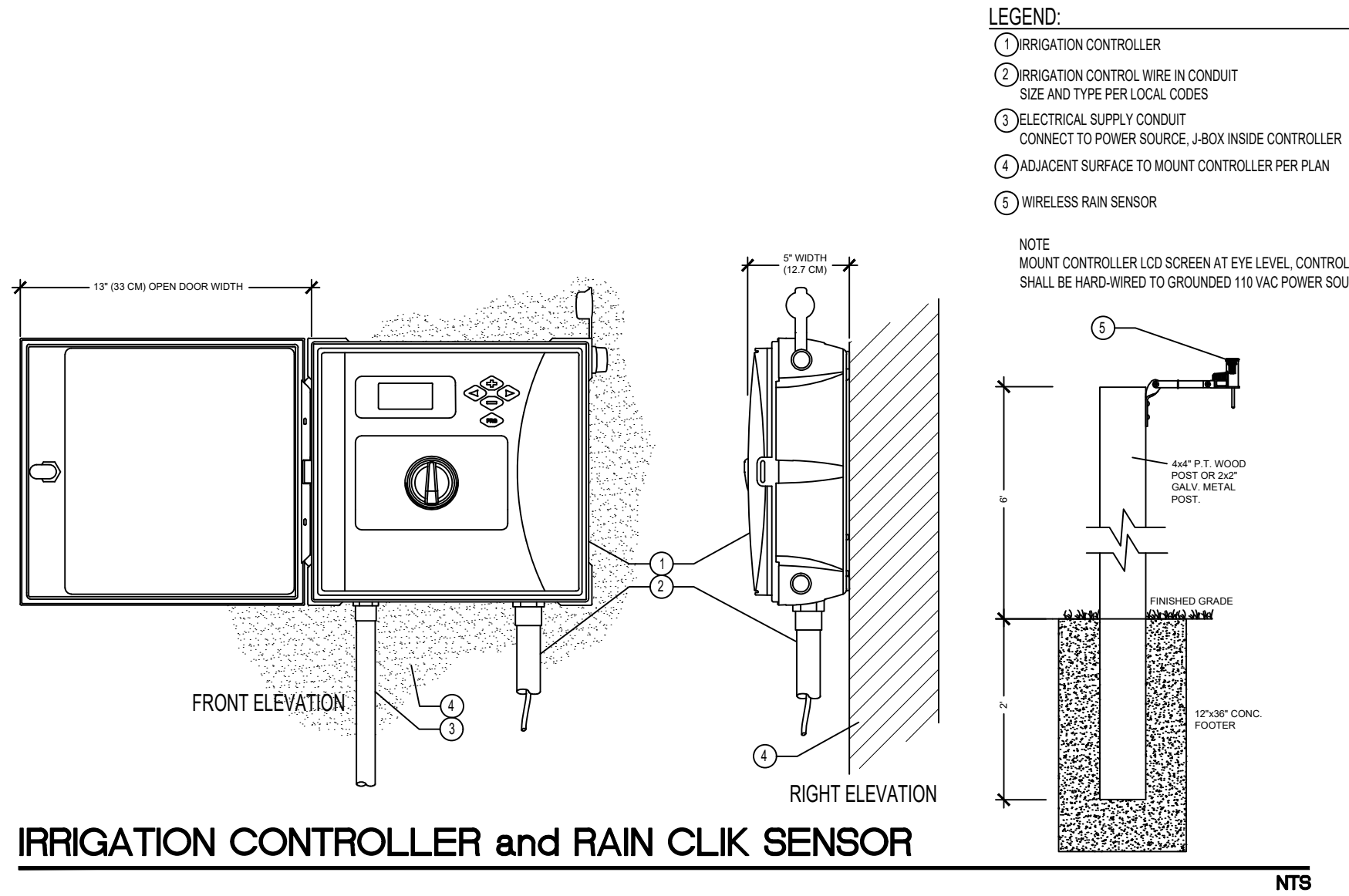
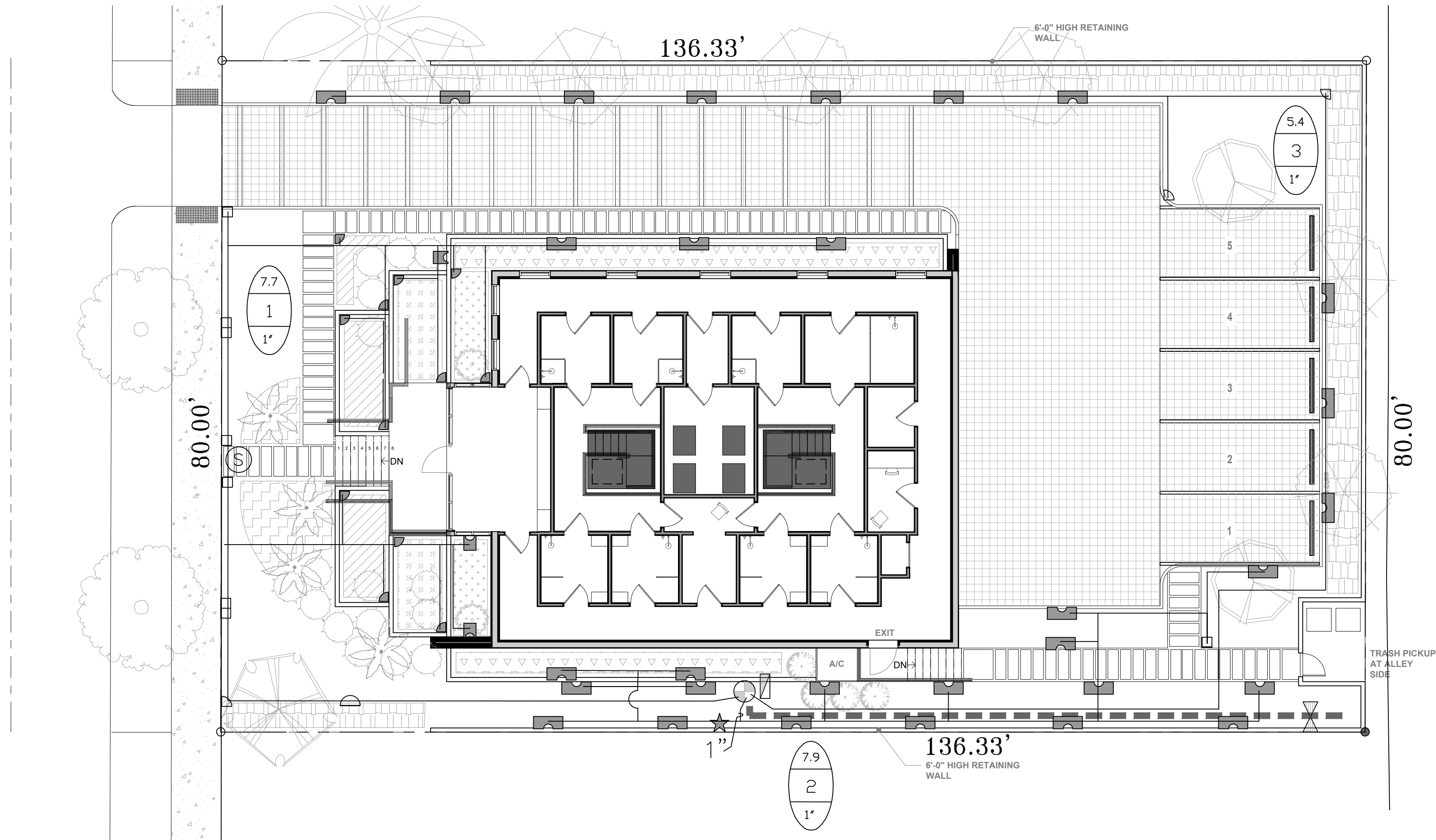
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded.
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit..

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

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REVISIONS

9/3/2025 Per City
Comments
10-15-2020 Front and
Side Planters Added

Irrigation Permit Plan
Monroe Mikvah
1434 Monroe Street
Hollywood, Florida 33020



DRAWN:
TW
CHECKED:
TW
DATE:
5-4-2025
SCALE: 1"=10'

Sheet No.
L-2
Sheet 2 Of 2