Planning and Development Board

Tuesday, June 9, 2026
6:00 PM

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Room 219

Thank you for demonstrating an interest in the City of Hollywood Planning and Development Board Meeting. The public may view the meeting either in person, virtually http://hollywoodfl.org/calendar or on channel 78 for Comcast, channel 99 for AT&T U-Verse.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so in person:

In-person:
On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board's Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Previous Meeting Minutes

Attachments: PDB Minutes _0512

4. Additions, Deletions, Withdrawals, and Continuances
5. City Attorney Announcements

Attachments: Quasi-Judicial Hearing Procedures

Attachments: Witness List P-26-01

B. Applications

ITEMS # 1-5 BELOW ARE CONSIDERED QUASI-JUDICIAL

C. Old Business

1.2026_0609

FILE NO.: 26-V-35
APPLICANT: Trevor Paul Munnilal
LOCATION: 315 South 56th Terrace
REQUEST: Variance request to seek relief from Section 4.1(C) of the City of Hollywood's Zoning and Land Development Regulations to reduce the combined side yard setback from eighteen (18) feet and nine (9) inches, to fifteen (15) feet, in a Single Family District (RS-5) for the property located at 315 S 56th Ter.

Attachments: 2635_PDB_Staff Report_2026_0609
Attachment A
Attachment B
Attachment C

2.2026_0609

FILE NO.: 23-DPV-34
APPLICANT: Super Seven LLC
LOCATION: 2351 Thomas Street
REQUEST: Design and Site Plan request for a three (3) story 7-unit townhouse development of approximately 19,596 square feet in the DH-1 Zoning District within the Regional Activity Center (RAC).

Attachments: 2334_PDB Staff Report_0609
2334_Attachment A_Application Package
2334_Attachment B_Land Use and Zoning Map
2334_Attachment C_Public Participation

3.2026-0609

FILE NO.: 26-V-27
APPLICANT: Brook & Son LLC
LOCATION: 1980 Grant Street
REQUEST: Variance request pursuant to Article 4.6(B)(c)(c)(1)(a) and Article 7, Section 7.2 to reduce the minimum parking requirements for commercial and warehouse uses, respectively, from 14 spaces to 1 space in the ND-1 zoning district within the Regional Activity Center.

Attachments: 2627_1980 Grant St Variance PDB Staff Report_0609
2627_Attachment A_Application Package
2627_Attachment B_Land Use and Zoning Map

4.2026_0609

FILE NO.: 25-Z-13a
APPLICANT: BSD 23 DEVELOPMENT LLC
LOCATION: 2910 Polk Street
REQUEST: Rezoning of 0.94 acres from Transitional Core Zoning District (TC-1) to Retail Core Zoning District (RC-1) for the properties generally located at 2910 Polk Street within the Regional Activity Center (RAC).

Attachments: 2513a_Z_PDB_Staff Report_2026_0609
2513a_Attachment A_Application Package
2513a_Attachment B_Land Use and Zoning Map
2513a_Attachment C_Public Participation

5.2026_0609

FILE NO.: 25-DPV-13
APPLICANT: BSD 23 DEVELOPMENT LLC
LOCATION: 2910 Polk Street
REQUEST: Design and Site Plan for a 6-story, +/- 92,000 square foot office building with an attached 70 foot parking garage, and a Variance request pursuant to Article 4.6(B)(c)(ii) to reduce the front setback requirement from 10 feet to 5 feet in the RC-1 Zoning District within the Regional Activity Center (RAC).

Attachments: 2513_DPV_PDB_Staff Report_2026_0609
2513_Attachment A_Application Package - updated
2513_Attachment B_Land Use and Zoning Map
2513_Attachment C_Public Participation
2513_Attachment D_Conditions of Approval

D. New Business

1. Review of projects before the Development Review Committee
2. Summary of the City Commission Actions

E. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 6/9/2026

To: Planning and Development Board

Title:

SUMMARY OF THE MINUTES
PLANNING AND DEVELOPMENT BOARD
CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATIONS

1. Pledge of Allegiance

2. Roll Call

The meeting of the Planning and Development Board was called to order by Board Chair, Joseph Stadlen, on **Tuesday, May 12, 2026, at 6:10 PM** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Richard Blattner	Tara Jafamadar
Christine Corbo	Steven Morales
Odalys Delgado	Joseph Stadlen
Bod Glickman	

The following members were absent from the meeting:

Mena Morgan

Development Services, Division of Planning and Urban Design Staff present:

Cameron Palmer	Assistant Director/Chief Planner
Umar Javed	Planner III
Clarissa Ip	Assistant Director
Stephanie Rivera	Development Review Coordinator

Also Present:

Farosha Andasheva	Sr. Assistant City Attorney (Board Attorney)
Alicia Lewis	Outside Counsel (Staff Attorney)

1. Approval of the Meeting Minutes

April 14, 2026 - approved.

MOTION WAS MADE BY RICHARD BLATTNER AND SECONDED BY STEVEN MORALES TO APPROVE THE APRIL 14, 2026 MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Additions, Deletions, Withdrawals, and Continuances

   None.

5. Sr. Assistant City Attorney Announcements

   Farosha Andasheva read the Sr. Assistant City Attorney 's proceedings.

B. APPLICATIONS

ITEM #1 BELOW IS CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO CRR REGULATION:

1. **FILE NO.:** 24-DP-78
   APPLICANT: 2323 POLK LLC
   LOCATION: 2323 Polk Street
   REQUEST: Design and Site Plan for approval of a new four (4) story, 27-unit multi-family residential development of approximately 30,600 square feet in the DH-2 Zoning District within the Regional Activity Center (RAC).

Joseph Stadlen asked Staff, the Applicant, and members of the pubic if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were not waived, and speakers were sworn in. All non-waived items were considered as part of the quasi-judicial hearing.

Cameron Palmer, Assistant Director/Chief Planner, presented the item. The Board posed no questions.

Joseph Stadlen opened the meeting to public comments. One (1) comment by Kristina Spear-Garber was made. Joseph Stadlen closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY TARA JAFARMADR AND SECONDED BY STEVEN MORALES TO APPROVE DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE. MOTION WAS MADE BY TARA JAFARMADR AND SECONDED BY STEVEN MORALES TO APPROVE SITE PLAN WITH STAFF CONDITIONS. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

D. NEW BUSINESS

E. ADJOURNMENT

The meeting was adjourned at 6:38 P.M.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 6/9/2026

To: Planning and Development Board

Title:

QUASI-JUDICIAL HEARING PROCEDURES
AND RULES FOR EX-PARTE COMMUNICATIONS

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission or by any Board or Committee (hereinafter referred to as "Boards") which holds quasi-judicial hearings. The City Attorney shall determine which matters are quasi-judicial in nature and shall direct the City Clerk or Board liaison to designate specially such matters on the agenda.

II. Proceedings. Mayor, Vice Mayor or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney or legal advisor shall represent the City Commission or Board, rule on all evidentiary and procedural issues and objections, and advise the City Commission or Board as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with City Commissioners or Board members in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners or Board members:

1. The substance of any ex parte communication with a City Commissioner or Board member which relates to a quasi-judicial action pending before the Commission or Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A City Commissioner or Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission or Board shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. City Commissioners or Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2 and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are give a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least eight City business days before a quasi-judicial hearing.

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant and the Appellant, if applicable, shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The eight City business day deadline is necessary to ensure the Commission or Board members are given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eight ~~-day~~ City business day deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

V. Party Intervenors.

The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least ~~eight~~ three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasi-judicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.

4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

9. The City's staff will make final comments, if any (maximum of five minutes).

10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.

H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor.

Commissioners, Board members and the City Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony if based on actual personal knowledge of the matters which are the subject of the statements.

XI. Continuances and Deferrals. The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

XII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.

XIV. False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

XV. Failure of Applicant to Appear. If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia.*

XVI. Subpoena Power. The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 6/9/2026

To: Planning and Development Board

Title:

CITY OF HOLLYWOOD
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: April 27, 2026 **MEMO NO.:** P-26-01

TO: City Clerk

FROM: Andria Wingett, Director of Development Services

SUBJECT: Witness List for Quasi-Judicial Items

EXPLANATION:

Following is a list of Development Review Committee members which may serve as witnesses for all **Planning and Development Board, Historic Preservation Board, and City Commission Quasi-Judicial items.** Resumes and credentials on file with the Office of Human Resources. The City may add additional witness for specific items as necessary in conformance with Quasi-Judicial procedures.

Raelin Storey	City Manager
Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Andria Wingett	Director of Development Services
Clarissa Ip	Assistant Director/ Chief City Engineer
Rick Mitinger	Assistant City Engineer
Lisa Bernstein	External Traffic Consultant
Adam Licht	Engineering Specialist II
Favio Perez	Landscape Inspector/ Plans Examiner
Russell Long	Chief Building Official
Daniel Quintana	Assistant Building Official
James McGuinness	Assistant Building Official
Timothy Jones	Chief Structural Inspector
Angela Kelsheimer	Operations Administrator, Parking and Code
Natnael Jowhar	Compliance Parking Operations
Elaine Franklin	Superintendent Environmental Sustainability
Vincent Morello	Coordinator Director of Public Utilities
Feng Jiang	Assistant Director of Public Utilities
Alicia Verea-Feria	Utilities Permit Review Manager
Joi Ford	Engineer of Public Utilities

Marcy Hofle	Deputy Fire Marshal / Battalion Chief
Chris O'Brien	Director of Public Safety
Ryan Ostrowsky	Police Lieutenant
Chantel Magrino	Crime Prevention Specialist
Joseph Kroll	Director of Public Works
Rosendo Prieto	Assistant Director of Public Works
Ricky Engle David	Director of Parks, Recreation, and Cultural Arts Assistant
Vazquez	Director of Parks, Recreation, and Cultural Arts
Cameron Palmer	Assistant Director/ Chief Planner
Nicole Moyo	Principal Planner/ Supervisor - Planning and Urban Design
Robert Gooljar	Principal Planner / Supervisor - GIS
Laura Gomez	Planner II
Umar Javed	Planner III
Adrian Montoya	Planner II
Susan Goldberg	Director, Community Redevelopment Agency

Francisco Diaz-Mendez	Project Manager, Community Redevelopment Agency
Christopher Crocitto	Project Manager, Community Redevelopment Agency
Herbert Conde-Parlato	Economic Development Manager

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 1.2026_0609

Agenda Date: 6/9/2026

To: Planning and Development Board

Title:

FILE NO.: 26-V-35
APPLICANT: Trevor Paul Munnilal
LOCATION: 315 South 56th Terrace
REQUEST: Variance request to seek relief from Section 4.1(C) of the City of Hollywood's Zoning and Land Development Regulations to reduce the combined side yard setback from eighteen (18) feet and nine (9) inches, to fifteen (15) feet, in a Single Family District (RS-5) for the property located at 315 S 56th Ter.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION

DATE: June 9, 2026 **FILE:** 26-V-35

TO: Planning and Development Board

VIA: Cameron Palmer, Assistant Director/Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: Variance to reduce the combined side yard setback from eighteen (18) feet and nine (9) inches to fifteen (15) feet, for the property located at 315 S 56th Ter.

REQUEST:
Variance request to seek relief from Section 4.1(C) of the City of Hollywood's Zoning and Land Development Regulations to reduce the combined side yard setback from eighteen (18) feet and nine (9) inches to fifteen (15) feet, in a Single Family District (RS-5) for the property located at 315 South 56th Terrace.

RECOMMENDATION:

Variance: Approval

BACKGROUND

The subject property contains the parcel located at 315 South 56th Terrace (Folio No. 5141-31-23-0210). The site is zoned Single Family District (RS-5) and has a land use designation of Low Residential (LRES). The lot is approximately 0.17 acres in size, and the existing house was constructed in 1957.

The applicant pursued an administrative variance to extend along a nonconforming side yard setback as defined by Article 3, Section 3.11, pursuant to Article 5, Section 5.4(B)(1) of the City's Zoning and Land Development Regulations. Section 5.4 allows variances to be processed administratively when the requested deviation does not exceed 25 percent of the required setback and is no greater than five feet. The proposed request falls within this administrative threshold and was duly noticed on May 8, 2026. The public was provided a 10-day period to submit letters of protest to the City and following receipt of such correspondence (Attachment C), the variance request is now before the Planning and Development Board for consideration.

REQUEST

The applicant is requesting a variance to extend along a nonconforming building setback and reduce the required combined side yard setback from eighteen (18) feet and nine (9) inches to fifteen (15) feet, while maintaining a minimum side yard setback of seven (7) feet and six (6) inches, for the property

located at 315 S 56th Terrace. Within the RS-5 zoning district, the combined side yard setbacks must equal at least 25% of the lot width, not to exceed 50 feet, with no individual side yard setback less than 7.5 feet. As the subject property is 75 feet in width, a combined side yard setback of 18.75 feet is required. If approved, the variance would permit a combined side yard setback of 15 feet, with no individual side yard setback less than 7.5 feet, to facilitate the construction of a new bedroom, the expansion of the existing living room, and the enclosure of a one-car garage.

Staff reviewed the request and determined that the proposed reduction in the combined side yard setback will not negatively impact the character of the neighborhood or create adverse impacts on surrounding properties. Accordingly, staff recommend approval of the variance request.

PROJECT DATA

Owner/Applicant:	Trevor Paul Munnilal
Address/Location:	315 South 56th Terrace
Net Area of Property:	7,502 sq. ft. (0.17 acres)
Land Use:	Low Residential (LRES)
Zoning:	Single Family District (RS-5)
Existing Use of Land:	Residential
Year Structure Built:	1957 (Broward County Property Appraiser)

ADJACENT LAND USE

North:	Low Residential (LRES)
South:	Low Residential (LRES)
East:	Low Residential (LRES)
West:	Low Residential (LRES)

ADJACENT ZONING

North:	Single Family District (RS-5)
South:	Single Family District (RS-5)
East:	Single Family District (RS-5)
West:	Single Family District (RS-5)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The goal of the Land Use Element of the Comprehensive Plan is to promote a distribution of land uses that enhances and improves residential, business, resort, and natural communities while allowing property owners to maximize the use of their land. The requested variance maintains the minimum individual side yard setback requirement of 7.5 feet applicable to all Single Family Districts while allowing the property owner to increase the home's livable square footage. Staff reviewed the request and determined that the proposed reduction is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

The project is consistent with the Comprehensive Plan based on the following Objective and Policy:

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

Policy 4.9: *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located within Sub-Area 1, which is generally bound by the Seminole Reservation to the north, Pembroke Road to the south, South 56th Avenue to the east, and the Florida Turnpike to the west, and notably includes the Transit-Oriented Corridor. The proposed project is consistent with the City-Wide Master Plan and advances the following Guiding Principles and Policies.

Guiding Principle: *Preserve stable single-family neighborhoods while providing alternative housing options that will meet the needs of all residents in the City of Hollywood.*

Policy CW.15: *Place a priority on protecting, preserving, and enhancing residential neighborhoods.*

Policy CW.91: *Emphasize programs which increase housing values.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

Variance 1: Variance to seek relief from Section 4.1(C) of the City of Hollywood's Zoning and Land Development Regulations to reduce the combined side yard setback from eighteen (18) feet and nine (9) inches, to fifteen (15) feet, with no side yard less than seven (7) feet and six (6) inches

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The requested variance is limited in scope and is intended solely to extend the existing rear wall of the sunroom so that it aligns with the remainder of the structure. The proposed improvement is consistent with the existing architectural character of the home and surrounding neighborhood and will maintain the overall appearance, stability, and residential nature of the area. The request does not create an overdevelopment condition, negatively impact adjacent properties, or alter the essential intent of the zoning regulations.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The subject property is located within an established residential neighborhood consisting of similarly developed single-family homes. The proposed addition is compatible with the surrounding land uses and will remain residential in nature. The request will not increase density, create traffic concerns, interfere with utilities or drainage, or negatively impact neighboring properties. No water, sewer, or utility lines are being relocated or modified as part of this request. The improvement is modest and designed to integrate with the existing structure and neighborhood character.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The requested variance supports the continued use and improvement of an existing single-family residence in a manner consistent with the City's Comprehensive Plan and residential neighborhood objectives. The proposed addition promotes reinvestment and long-term occupancy of the property while maintaining the integrity and character of the Lawn Acres community. The request represents a reasonable residential improvement that is harmonious with the scale and intent of the neighborhood.

FINDING: Consistent

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The need for the requested variance is not economically driven or self-imposed. Rather, it arises from Hollywood's established administrative variance framework, which expressly contemplates that minor deviations of up to 25 percent may be appropriate when the applicable criteria are satisfied. In this case, the request falls squarely within that pre-approved category of relief, reflecting a level of flexibility that the code itself recognizes as compatible with the zoning scheme.

It should also be noted that the proposed request is consistent with the criteria to extend along a nonconforming setback as established by Article 3, Section 3.11 of the Zoning and Land Development Regulations.

FINDING: Consistent

CRITERIA 5: That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Location Map
ATTACHMENT C: Letters of Protest

ATTACHMENT “A”

GENERAL APPLICATION

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

GENERAL APPLICATION

Application Date: 4/22/2026

Development Services Hub - Second Floor Library
City Hall Circle
2600 Hollywood Blvd,
Hollywood, FL 33020

(954) 921-3471, Option 2

development@hollywoodfl.org

Submission Requirements:

Stage 1:

- One set of signed and sealed plans *via Engineer or Architect*
- One professional land survey
- Completed Application

All to be submitted as one, electronic *combined* PDF

After contacted by Planning:

Stage 2:

- Application fee *as calculated by your assigned planner*
- Completed, checked Submittal Checklist for Boards
- Completed Submittal Packet for Boards

Note:

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

*use N/A for Not Applicable fields

APPLICATION TYPE (check all that apply)

- ☐ Pre-application Consultation (PAC)
- ☐ Development Review Committee
- ☐ Planning and Development Board
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- ☐ City Commission
- ☐ Public Art Review Committee
- ☒ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 315 S 56th Terrace

Lot(s): 21 Block(s): 1 Subdivision: Lawn Acres

Folio Number(s): 514113230210

Is the property within a Historic District? ☐ Yes ☒ No

If yes: ☐ Facade Alteration ☐ Addition over 25% of total sqft

Existing Property Use: Single Family # of Units & Square Footage _____

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

Has this property been presented to the City before? If yes, please provide the previous File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request:
ADMIN Variance to Extend Non Conforming Setback

Phased Project: ☐ Yes ☒ No Number of Phases _____

Project	Proposal
Project Name (if applicable)	
Developer Name (if applicable)	
# of Units/Rooms	# Units 1 # Rooms 3
Proposed Non-Residential Uses	_____ sqft
Open Space (% and Square Footage)	Required % _____ Area _____ sqft
Parking (# of spaces)	# Spaces _____
Height (# of stories)	# Stories _____ Total Height (feet) _____
Gross Floor Area (Square Footage)	_____ sqft
Projected Valuation	$ 142,720
Estimated Start and Completion Dates	Start _____ Completion _____

CONTACT INFORMATION

Name of Current Property Owner: Trevor Paul Munnilal

Address of Current Property Owner: 315 S 56th Terr Hollywood, FL 33023

Email Address: tpmconstructioninc@gmail.com Telephone Number: 954-336-1087

If different from Property Owner:

Name of Applicant: _____ ☐ Consultant ☐ Representative ☐ Tenant

Address of Applicant: _____

Email Address: _____ Telephone Number: _____

Alternative Email Address: _____

Noticing Agent: _____

Email Address: _____

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s)signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained at the Development Services Hub 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 Planning and Urban Design Division and Development Services Department. The owner(s) will photograph the sign the day of posting and submit photographs to the Planning and Urban Design Division and Development Services Department 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 of Hollywood'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 of Hollywood and are not returnable.

Signature of Current Owner: Trevor P Munnilal Date: 4/22/26

Print Name: Trevor Paul Munnilal

Signature of Consultant/Representative: _____ Date: _____

Print Name: _____

Signature of Tenant: _____ Date: _____

Print Name: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

_____
Notary Public State of Florida

My Commission Expires:_____

_____
Signature of Current Owner

_____
Print Name

■ Personally known to me; OR ■ Produced Identification_____



PROPERTY SUMMARY

Tax Year: 2026

Property ID: 514113230210

Property Owner(s):MUNNILAL,TREVOR PAUL

Mailing Address:315 S 56 TER HOLLYWOOD, FL 33023

Property Address:315 S 56 TERRACE HOLLYWOOD, 33023

Property Use: 01-01 Single Family

Millage Code: 0513

Adj. Bldg. S.F: 1824

Bldg Under Air S.F: 1596

Effective Year: 1958

Year Built: 1957

Units/Beds/Baths: 1 / 3 / 2

Deputy Appraiser: Residential Department

Appraisers Number: 954-357-6831

Email: realprop@bcpa.net

Zoning : RS-5 - SINGLE FAMILY DISTRICT

Abbr. Legal Des.: LAWN ACRES 36-3 B LOT 21 BLK 1

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2026	$45,010	$480,160	0	$525,170	$259,810	
2025	$45,010	$383,640	0	$428,650	$252,980	$4,747.67
2024	$45,010	$334,810	0	$379,820	$245,860	$4,608.63

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$525,170	$525,170	$525,170	$525,170
Portability	0	0	0	0
Assessed / SOH 21	$259,810	$259,810	$259,810	$259,810
Granny Flat				
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$26,411	0	$26,411	$26,411
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$208,399	$234,810	$208,399	$208,399

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/04/2020	Quit Claim Deed Non-Sale Title Change	$100	116879026
06/12/2020	Warranty Deed Qualified Sale	$250,000	116552070
04/01/2011	Quit Claim Deed Non-Sale Title Change		47907 / 196
02/01/1966	Warranty Deed	$18,000	

LAND CALCULATIONS

Unit Price	Units	Type
$6.00	7,502 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
514113230440	03/12/2026	Warranty Deed	Qualified Sale	$730,000	120782078	5613 MADISON ST HOLLYWOOD, FL 33023
514113231020	02/03/2026	Certificate of Title	Disqualified Sale	$425,100	120720436	217 S 57 TER HOLLYWOOD, FL 33023
514113230780	10/29/2025	Warranty Deed	Qualified Sale	$730,000	120518973	5625 MONROE ST HOLLYWOOD, FL 33023
514113231340	10/14/2025	Warranty Deed	Qualified Sale	$600,000	120493037	404 S 57 TER HOLLYWOOD, FL 33023
514113230470	09/12/2025	Warranty Deed	Disqualified Sale	$390,000	120436253	5631 MADISON ST HOLLYWOOD, FL 33023

SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Misc2	Misc
Hlwd Fire Rescue (05)								
Residential (R)								
1								

SCHOOL

Orange Brook Elementary School: C
Olsen Middle School: C
South Broward High School: C

ELECTED OFFICIALS

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	7	Alexandra Davis	25	Debbie Wasserman Schultz

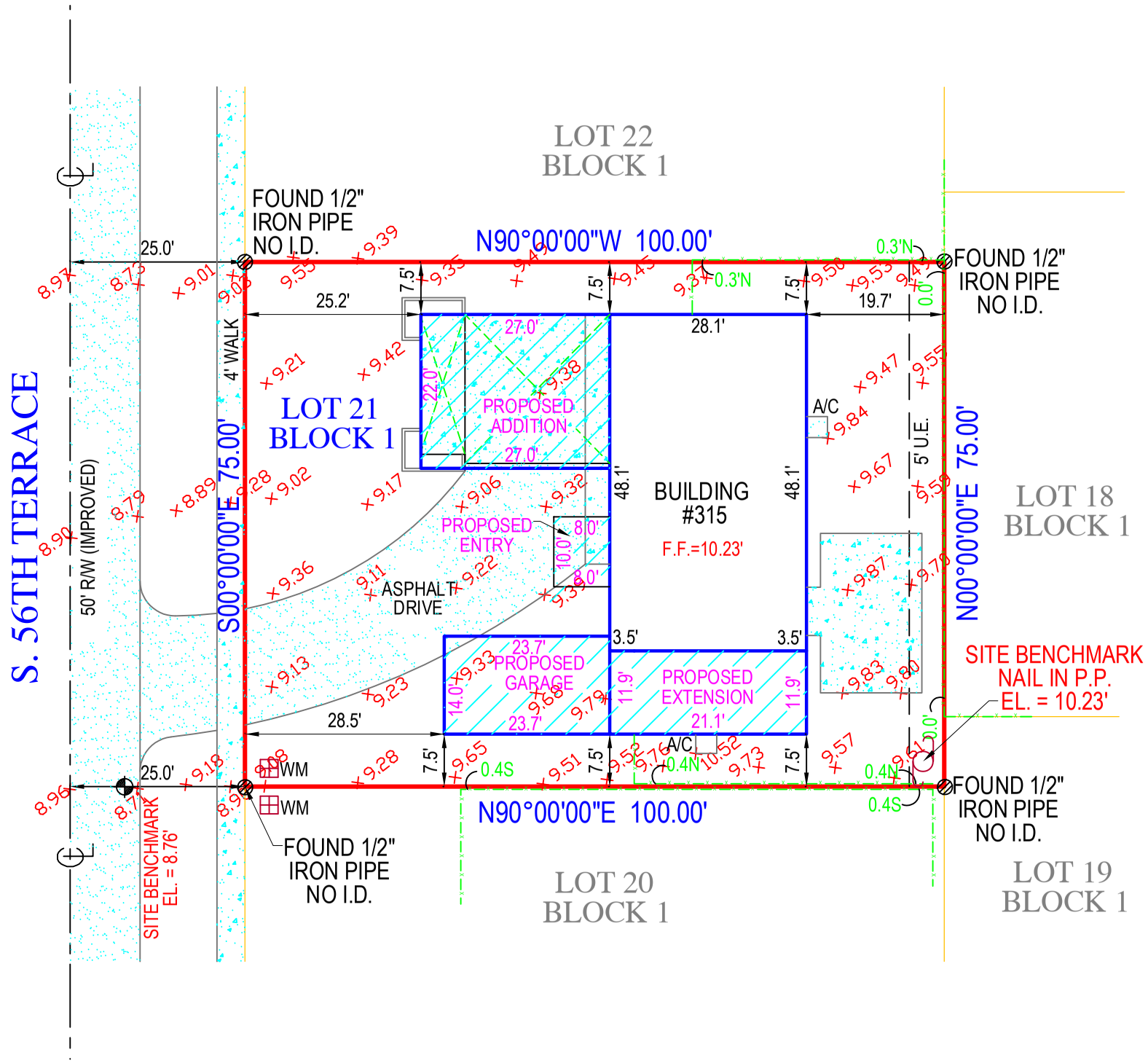
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
105	Marie Woodson	37	Jason W. B. Pizzo	Maura McCarthy Bulman

LEGAL DESCRIPTION

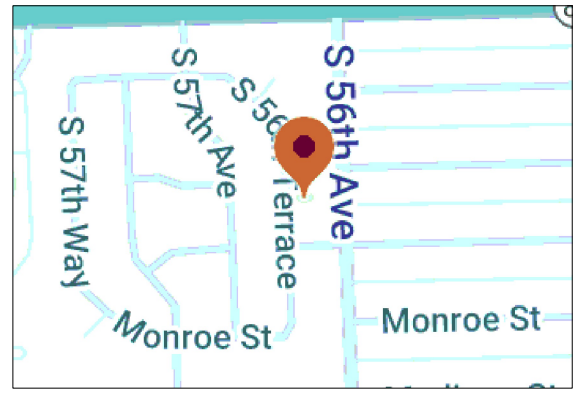
LOT 21, BLOCK 1, LAWN ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FLOOD ZONE: AH
COMMUNITY NUMBER: 125113
PANEL: 12011C0564
SUFFIX: J
FIRM DATE: 07/31/2024
BASE FLOOD ELEVATION: 10

ORIGINATION BENCHMARK
NATIONAL GEODETIC SURVEY
BENCHMARK "L 312"
N.A.V.D. ELEVATION = 7.34'



SCALE: 1"=20'



VICINITY MAP
NOT TO SCALE

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
x—x—x	CHAIN LINK FENCE
//—//—//	WOOD FENCE
—o—o—	MISCELLANEOUS FENCE

BOUNDARY AND TOPOGRAPHIC SURVEY WITH SITE PLAN OF
315 SOUTH 56TH TERRACE
HOLLYWOOD, FL 33023
PREPARED FOR
TREVOR MUMMALAL

Project	Sheet
C-728627	1 OF 1
Date: 01/15/2026	
Scale: 1"=20'	

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
COMPASS SURVEYING
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

APPROVED STRUCTURAL
ecarranza
02/02/2026
City of Hollywood, FL

NOTES:
1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY PROPERTY LINE, HAVING A BEARING OF S00°00'00"E.

ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC.
SURVEY #: 417301

DATE OF FIELD WORK: 01/15/2026
DATE OF MAP: 01/16/2026

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

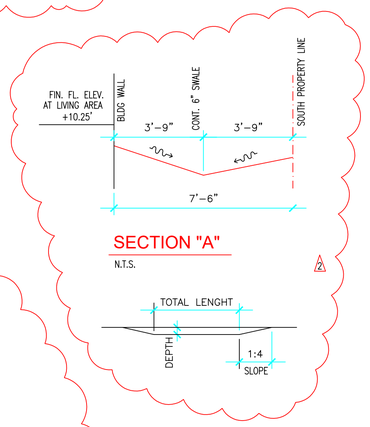
(SIGNED)

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

DRAWING INDEX

A-1 SITE PLAN AND CALCS
A-2 DEMOLITION PLAN
A-3 FLOOR PLAN AND SCHEDULES
A-4 ELEVATIONS AND NOTES
E-1 ELECTRICAL PLANS AND CALCS
P-1 PLUMBING SANITARY PLAN
P-2 WATER SANITARY PLAN
S-1 FOUNDATION PLAN AND WALL SECTION
S-2 ROOF FRAMING PLAN
S-3 STRUCTURAL DETAILS
S-4 STRUCTURAL DETAILS
S-5 STRUCTURAL NOTES

APPROVED PUBLIC UTILITIES
jrusnak
04/22/2026
City of Hollywood, FL



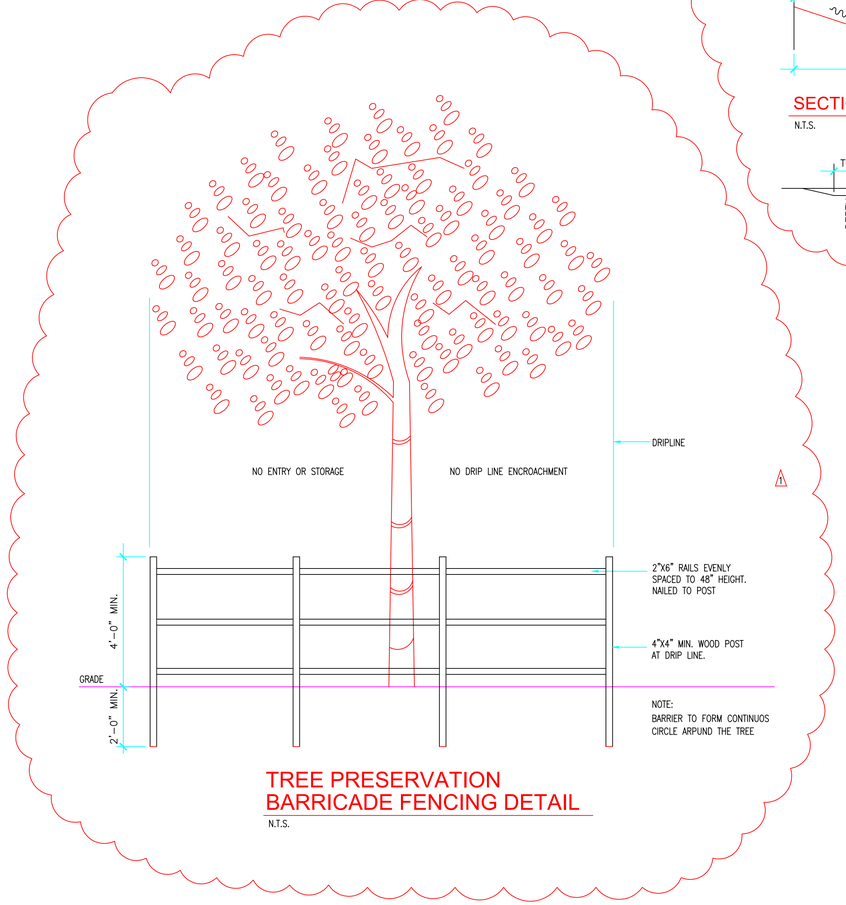
SECTION "A"
N.T.S.

SITE TABULATION:

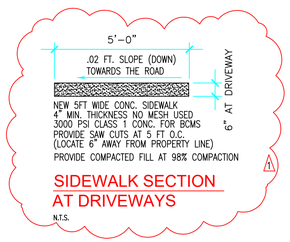
SETBACKS:	REQUIRED	PROVIDED
FRONT	25'-0"	25'-4"
SIDE	7'-6"	7'-6"
BACK	15'-0"	19'-7"
FRONT YARD	20 %	46.34 %

FRONT YARD CALCULATIONS:

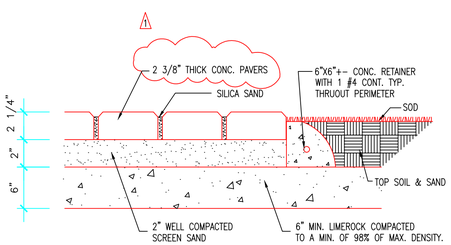
FRONT YARD 25' X 75' = 1,875.00 S.F.
PORTION OF DRIVEWAY AT FRONT YARD = 1,006.00 S.F.
PERVIUOS ARE = 869.00 S.F.
869 / 1875 = 46.34 % PROVIDED
20 % REQUIRED



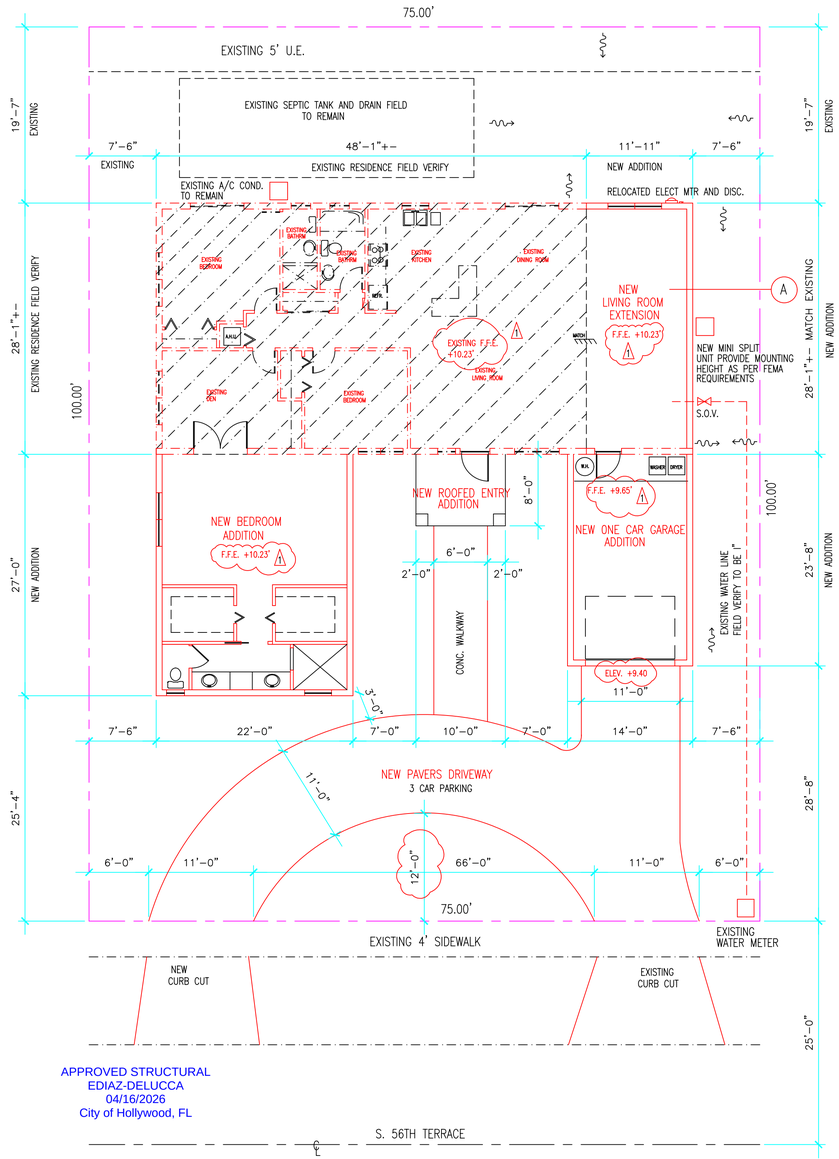
TREE PRESERVATION
BARRICADE FENCING DETAIL
N.T.S.



SIDEWALK SECTION
AT DRIVEWAYS
N.T.S.



CONCRETE BRICK PAVER DETAIL
N.T.S.



APPROVED STRUCTURAL
EDIAZ-DELUCCA
04/16/2026
City of Hollywood, FL

SITE CALCULATIONS:

SITE: 7,500.00 S.F.

EXISTING RES.	1,350.00 S.F.	18.00 %	
LIVING RM EXTENSION	335.00 S.F.	4.46 %	
BEDROOM ADDITION	594.00 S.F.	7.92 %	2,691.00 S.F.
GARAGE ADDITION	332.00 S.F.	4.42 %	35.86 %
ROOFED ENTRY ADDITION	80.00 S.F.	1.06 %	
DRIVEWAY	1,020.00 S.F.	13.60 %	
WALKWAY	132.00 S.F.	1.76 %	
LANDSCAPE	3,657.00 S.F.	48.76 %	
TOTAL LIVING AREA	2,279.00 S.F.		
GARAGE	332.00 S.F.		
TOTAL	2,611.00 S.F.		

PROVIDE TREE REMOVAL PERMIT FOR ALL REMOVED TREES

N

SITE PLAN

SCALE: 1/8"=1'-0"

LEGAL DESCRIPTION:
LOT 21 BLOCK-1 LAWN ACRES PB 38 PG 3
BROWARD COUNTY FLORIDA

CONST TYPE VB, OCCUP R-3
CODE USED FL. BLDG. CODE 2023 EIGHT EDITION
FLOOD ZONE AH

PARKING CALCULATION:

PARKING CALCULATION:
RESIDENCE = 2,279.00 S.F.
FIRST 2,000 S.F. = 2 PARKING SPACES
REMAINDER 279 S.F. = 1 PARKING SPACE
TOTAL PARKING REQUIRED 3 PARKING SPACES

4 PARKING SPACES PROVIDED
3 AT DRIVEWAY AND 1 IN THE GARAGE

NO.	DATE	REVISION
1	4-3-2026	BLDG DEPT COMMENTS
2	4-14-2026	BLDG DEPT COMMENTS

ADDITION AND RENOVATION
ONE STORY RESIDENCE
315 S. 56th TERRACE
HOLLYWOOD , FLORIDA

Miguel de Diego
ARCHITECT P.A.
AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DATE 10-10-2025
COMM. NO. 25-150

A-1 / 4

STATE OF FLORIDA MIGUEL DE DIEGO A.R. No.13378 REGISTERED ARCHITECT

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

GENERAL NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
2. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR SAME. DISCREPANCIES BETWEEN FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR WILL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGES CAUSED BY WORK WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE.
5. CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
6. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
7. ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS.
8. ALL COUNTERS AND CABINETS ARE BY OTHERS
9. AIR CONDITIONING CONTRACTOR TO PROVIDE FULL SET OF A/C SHOPDRAWINGS OF ALL A/C LAY-OUT AND DESIGN TO INCLUDE ALL REQUIRED ENENGY CALCULATIONS AND HEAT LOAD CALCULATIONS.
10. TOP OF A/C COMP. PAD TO BE LOCATED AT THE SAME HEIGHT AS THE REQUIRED FINISHED FLOOR ELEVATION AT THE LIVING ROOM.
11. CONTRACTOR TO VERIFY ALL EGRESS CAPABILITY WITH WINDOW MANUFACTURER
12. ARCHITECTS ERRORS OR OMISIONS DO NOT RELIEVE THE CONTRACTORS FROM COMPLING WITH THE LATEST EDITION OF THE FL. BLDG. CODE
13. BASE FOR TILE IN WET AREAS SHALL BE GLASS-MAT FACED GYPSUM PANELS FIBER CEMENT SHEETS OR CEMENTITIOUS BAKER UNITS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ON THE PLANS. NOTIFY ALL UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WINDOWS AND DOORS SIZES AND REQUIREMENTS WITH THE MANUFACTURERS.
16. GYPSUM BOARD IN BATHROOMS SHALL BE WATER RESISTANT GYPSUM BACKING BOARD AS PER F.B.C. PROVIDE NON SKIT CER TILES AT BATHROOM FLOORS. PROVIDE CER TILES AT ALL BATHTUBS AND SHOWER WALLS FOR A HEIGHT OF 72" INCHES. AS PER F.B.C. COORDINATE STYLE AND COLOR WITH THE OWNER. (GREEN BOARD SHALL NOT BE USED)
17. ALL FINISHES ARE TO BE COORDINATED WITH THE OWNER. COORDINATE ALL DOOR TYPES AND DOOR HARDWARE WITH OWNER
18. ALL DRAWINGS UNDER THIS SET OF PLANS ARE TO BE SUBMITTED TO ALL THE PROPER AUTHORITIES AND BUILDING DEPTS. FOR REVIEW AND PROCESSING. NO WORK IS TO BE STARTED UNTILL ALL PROPER PERMITS ARE ISSUED.
19. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. TO BE DONE PRIOR TO ANY CONSTRUCTION.
    A PERMANENT SIGN, WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TRATMENT CONTRACT RENUAL, SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
20. FOR WOOD STUD PARTITIONS.:
    U.O.N. WOOD STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4 WHERE SPACED NOT MORE THAN 16" O.C., NOR LESS THAN 2X6 WHERE SPACED NOT MORE THAN 24" O.C. A MIN. 2X4 HORRIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINETS.

    FOR STEEL STUD PARTITIONS.:
    STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAGE WITH A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN. SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT.
    A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.
    WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.
21. ALL GLAZING ADJACENT TO DOORS WITHIN 48 INCHES OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR SHALL BE SAFETY GLAZING. ALL WINDOWS LESS THAN 18 INCHES FROM THE INTERIOR SLAB, ARE TO BE CAT-2 SAFETY GLAZING.
22. ALL CONCEALED SPACES AT STUD PARTITIONS AND FURRED SPACES SHALL BE FIRRED STOPPED TO LIMIT MAXIMUM VERTICAL DIMENSION TO 8 FEET
23. ALL SMOKE DETECTORS MUST BE COMBINATION SMOKE / CARBON MONOXIDE ALARM DETECTORS THEY MUST BE HARD WIRED, INTERCONNECTED WITH A BATTERY BACKUP AND AT LEAST 4 INCHES AWAY FROM THE NEAREST SIDEWALL TO THE EDGE OF THE DETECTOR. DERECTORS CAN BE NO CLOSER THAN 3 FEET TO THE DOOR OF ANY BATHROOM OR KITCHEN, AND NO CLOSER THAN 3 FEET TO A FAN AND OR AIR CONDITIONING DUCT OUTLET. IF DETRECTORS ARE NOT MOUNTED ON A SIDEWALL, THEY MUST BE LOCATED BETWEEN 4 AND 12 INCHES FROM THE CEILING TO THE TOP EDGE OF THE DETECTORS. ALL DETECTORS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
24. ADRESS NUMBERS SHALL BE PROVIDED ON OR BY THE MAIN ENTRANCE DOOR. NUMERALS SHALL CONTRAST WITH BACKGROUND AND BE AT LEAST 3 INCHES IN HEIGHT.
25. SECONDARY MEANS OF ESCAPE EGRESS WINDOWS TO BE AS FOLLOWS:
    N.F.P.A 101.24.2.2.3 (C) AN OUTSIDE WINDOW USED AS A SECONDARY MEANS OF ESCAPE FROM A BEDROOM OR LIVING AREA SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPACIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF 5.7 SQ. FT. IN AREA. WINDOW WIDTH SHALL BE NO LESS THAN 20 INCHES. HEIGHT NO LESS THAN 24 INCHES. AND THE BOTTOM OF THE WINDOW NO MORE THAN 44 INCHES ABOVE THE FLOOR.
    WHERE THERE IS A DROP OF MORE THAN 4 FEET
    ON THE FAR SIDE OF ANY WINDOW AND THE SILL IS LESS THAN 36 INCHES ABOVE THE NEAR SIDE WALKWAY SURFACE, SAFEGUARD SHALL BE PROVIDE AT 42" FROM FIN. FLOOR.
26. THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF ONE INCH APACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENTS.
27. ATTIC ACCESS OPENINGS SHALL BE PROVIDED TO ALL ATTIC AREAS THAT EXCEED 30 SQUARE FEET, AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES BY 36 INCHES AND SHALL BE LOCATED WHERE A 30 INCH MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE IS PROVIDED ABOVE THE ACCESS OPENING.

BEAM SCHEDULE

BEAM-1
ELEV. +8'-0" TOP OF BEAM (MATCH EXISTING)
8"X16" MIN. CONC. BEAM (AT NEW WINDOW AND DOOR HEAD)
8"X12" CONC. TIE BEAM CONTINUATION, W/ (4) #5
PROVIDE #3 CLO. STIRRUPS AT 12" O.C.
WITH (2) ADDITIONAL #5 BARS AT WINDOW HEAD

BEAM-2
ELEV. +8'-0" TOP OF BEAM (MATH EXISTING)
8"X14" CONC. BEAM (AT FRONT ENTRY)
WITH (2) #7 CONT. STL. BARS TOP AND BOTTOM.
PROVIDE 2 OUTSIDE CORNER BARS
5 FT. LONG BEND 30 INCHES
PROVIDE #3 CLO. STIRRUPS AT 6" O.C. THRU OUT

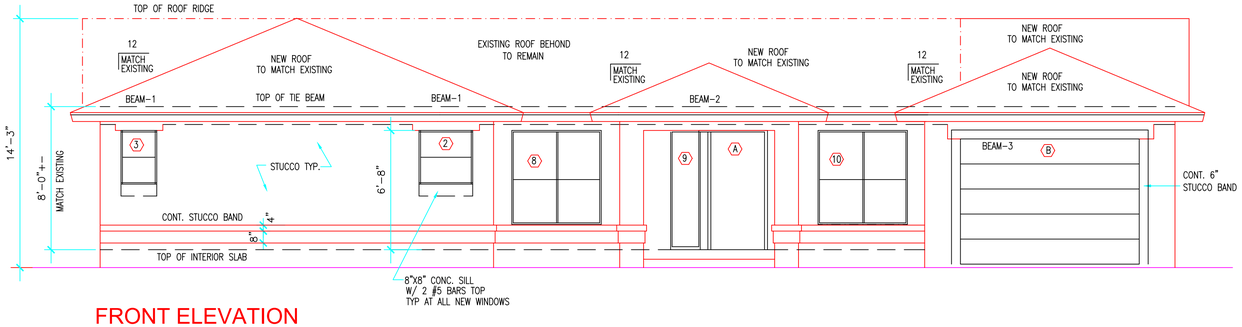
BEAM-3
ELEV. +8'-0" TOP OF BEAM (MATH EXISTING)
8"X22"+- CONC. BEAM (AT GARAGE DOOR)
WITH (2) #7 CONT. STL. BARS TOP AND BOTTOM.
AND (2) #7 BARS MIDDLE
PROVIDE 2 OUTSIDE CORNER BARS
5 FT. LONG BEND 30 INCHES
PROVIDE #3 CLO. STIRRUPS AT 10" O.C. THRU OUT

NOTE-A
GYPSUM BOARD IN BATHROOMS SHALL BE WATER RESISTANT GYPSUM BACKING BOARD AS PER F.B.C. PROVIDE NON SKIT CER TILES AT BATHROOM FLOORS. PROVIDE CER TILES AT ALL BATHTUBS AND SHOWER WALLS FOR A HEIGHT OF 72" INCHES. AS PER F.B.C. COORDINATE STYLE AND COLOR WITH THE OWNER. (GREEN BOARD SHALL NOT BE USED)

FIBER CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKER AND FIBER-REINFORCED CEMENT BACKER SHALL BE USED AS BACKER FOR WALL TILES IN TUBS AND SHOWERS AREAS AND WALL PANELS IN SHOWERS AREAS R702.4.2

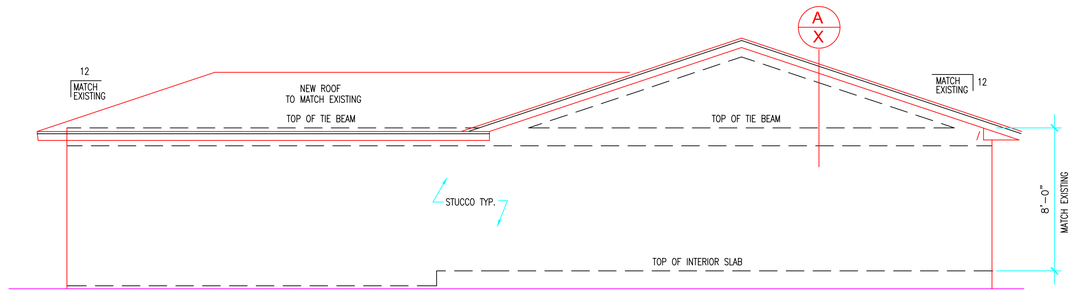
NOTE-B
WALLS AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREADER THAN 200 AND A SMOKE DEVELOPMENT OF NOT GREDER THAN 450- R302.9

NOTE-C
ALL INSULATION MATERIALS TO HAVE AFLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT INDEX NOT TO EXCEED 450 R302.10.1



FRONT ELEVATION

SCALE: 1/4"=1'-0"

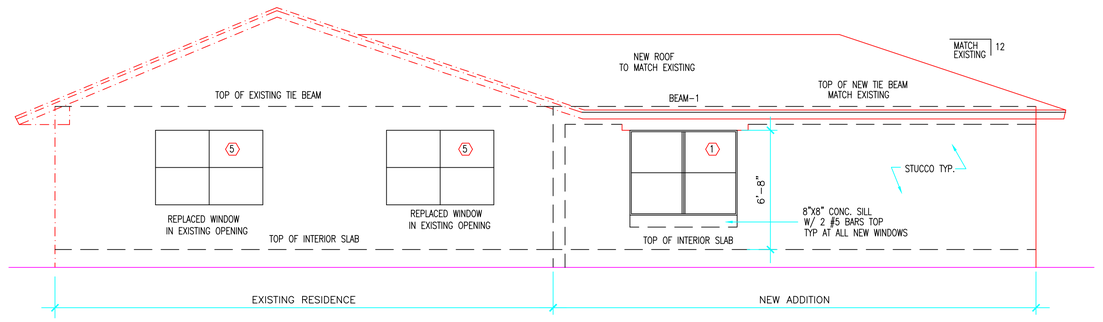


RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

REAR ELEVATION

SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

NO.	DATE	REVISION

ADDITION AND RENOVATION
ONE STORY RESIDENCE
315 S. 56th TERRACE
HOLLYWOOD , FLORIDA

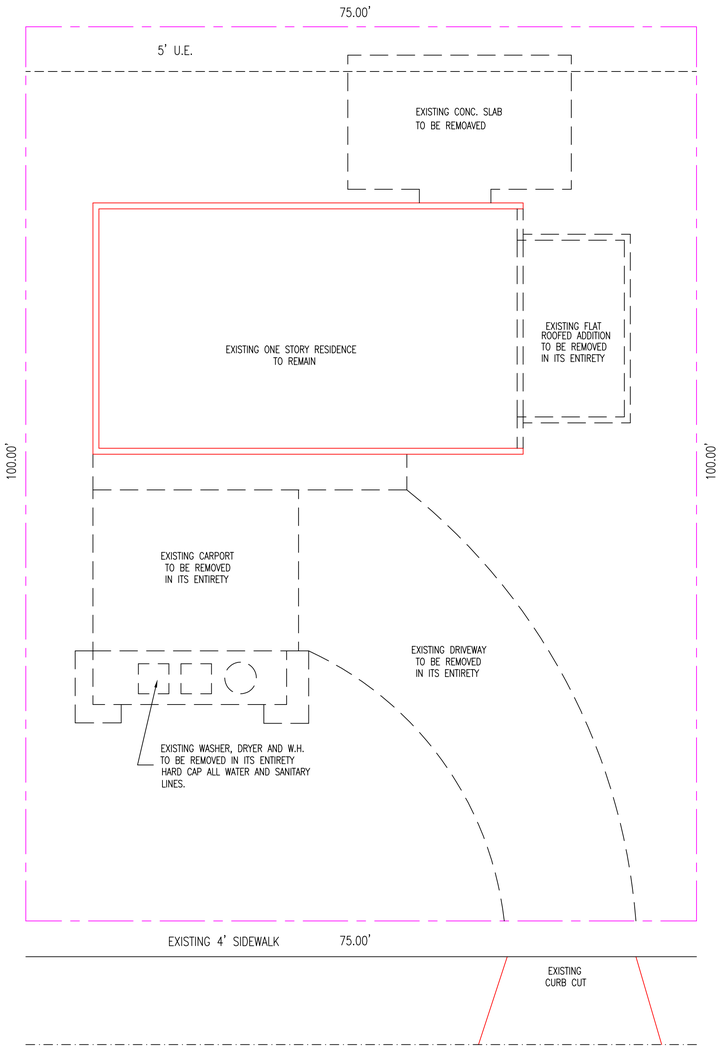
Miguel de Diego
ARCHITECT P.A.
AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DATE 10-10-2025
COMM. NO. 25-150

A-4 / 4

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

STATE OF FLORIDA
MIGUEL DE DIEGO
A.R. No.13378
REGISTERED ARCHITECT



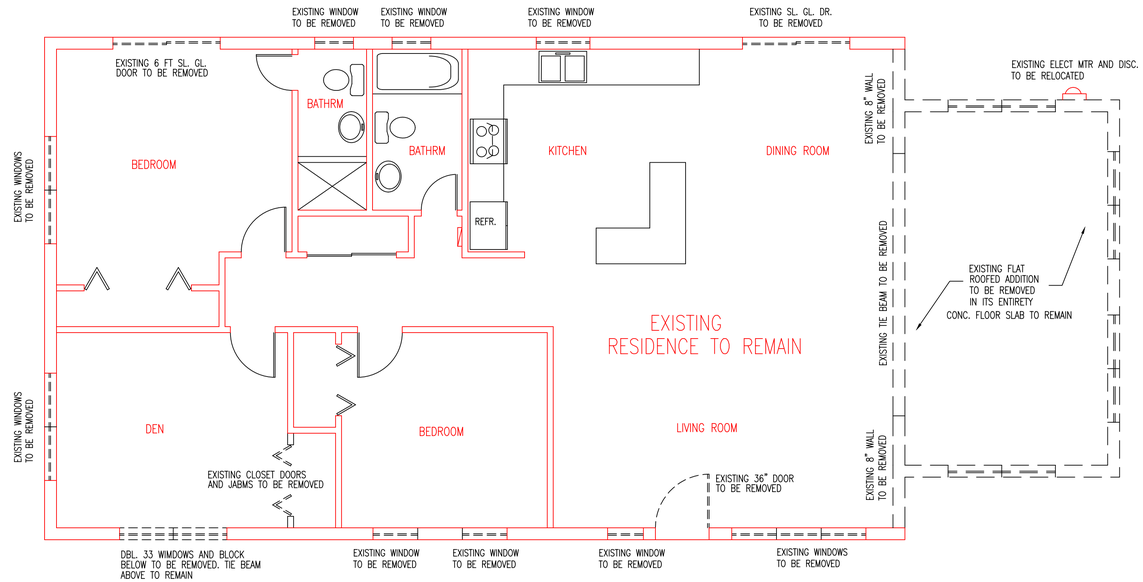
N

SITE DEMOLITION PLAN

SCALE: 1/8"=1'-0"

— — — — EXISTING WALLS AND ITEMS TO BE REMOVED

——— EXISTING WALLS AND ITEMS TO REMAIN



N

DEMOLITION PLAN

SCALE: 1/4"=1'-0"

GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
2. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED OF THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
3. THE CONTRACTOR SHALL REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK TO AREAS SHOWN
4. ALL DIMENSIONS SHOWN ARE TO BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
5. BUILDING CONTRACTOR TO CUT OUT AND REMOVE EXISTING WALLS AND SLAB AS INDICATED.
6. THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA. USE OF WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING AND POLLUTION.
7. ALL EXISTING SURFACES SUCH AS WALLS, FLOORS, CEILINGS, BASES, ETC. THAT ARE AFFECTED BY THESE ALTERATIONS ARE TO HAVE NEW MATERIAL AND FINISH AS REQUIRED TO MATCH ALL ADJACENT EXISTING FINISHES
8. GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF EXISTING CONCRETE SLABS, PARTITIONS, ETC...AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL DO ALL PATCHING AND PROVIDE NEW FINISHES TO MATCH EXISTING SO AS TO MAKE THE "PATCHED AREA" INDISCERNIBLE FROM THE EXIST. ADJACENT AREA.
9. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. U.O.N.
10. PRIOR TO DEMOLITION, VERIFY THE SCOPE OF WORK W/THE TENANT AND DISPOSITION OF ANY REMOVED ITEMS.
11. REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQ'D. TO ACCOMPLISH ALL NEW WORK TO AREAS SHOWN.
12. PATCH CONC. SLAB TO MATCH EXISTING STRUCTURE, AFTER NEW PLUMBING FIXTURES HAS BEEN LOCATED.
13. ALL REMOVED ITEMS IF ANY SHALL BECOME THE PROPERTY OF THE CONTRACTOR WITH THE APPROVAL OF THE OWNER, AND SHALL BE REMOVED FROM THE SITE.
14. CONTRACTOR TO SHORE UP EXISTING ROOF TO REMAIN, PRIOR TO REMOVING ANY BEARING WALLS OR PARTITIONS.

NO.	DATE	REVISION

ADDITION AND RENOVATION

ONE STORY RESIDENCE
315 S. 56th TERRACE
HOLLYWOOD , FLORIDA

Miguel de Diego
ARCHITECT P.A.
AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DATE 10-10-2025

COMM. NO. 25-150

A-2 / 4

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

STATE OF FLORIDA
MIGUEL DE DIEGO
A.R.
No.13378
REGISTERED ARCHITECT

ATTACHMENT “B”

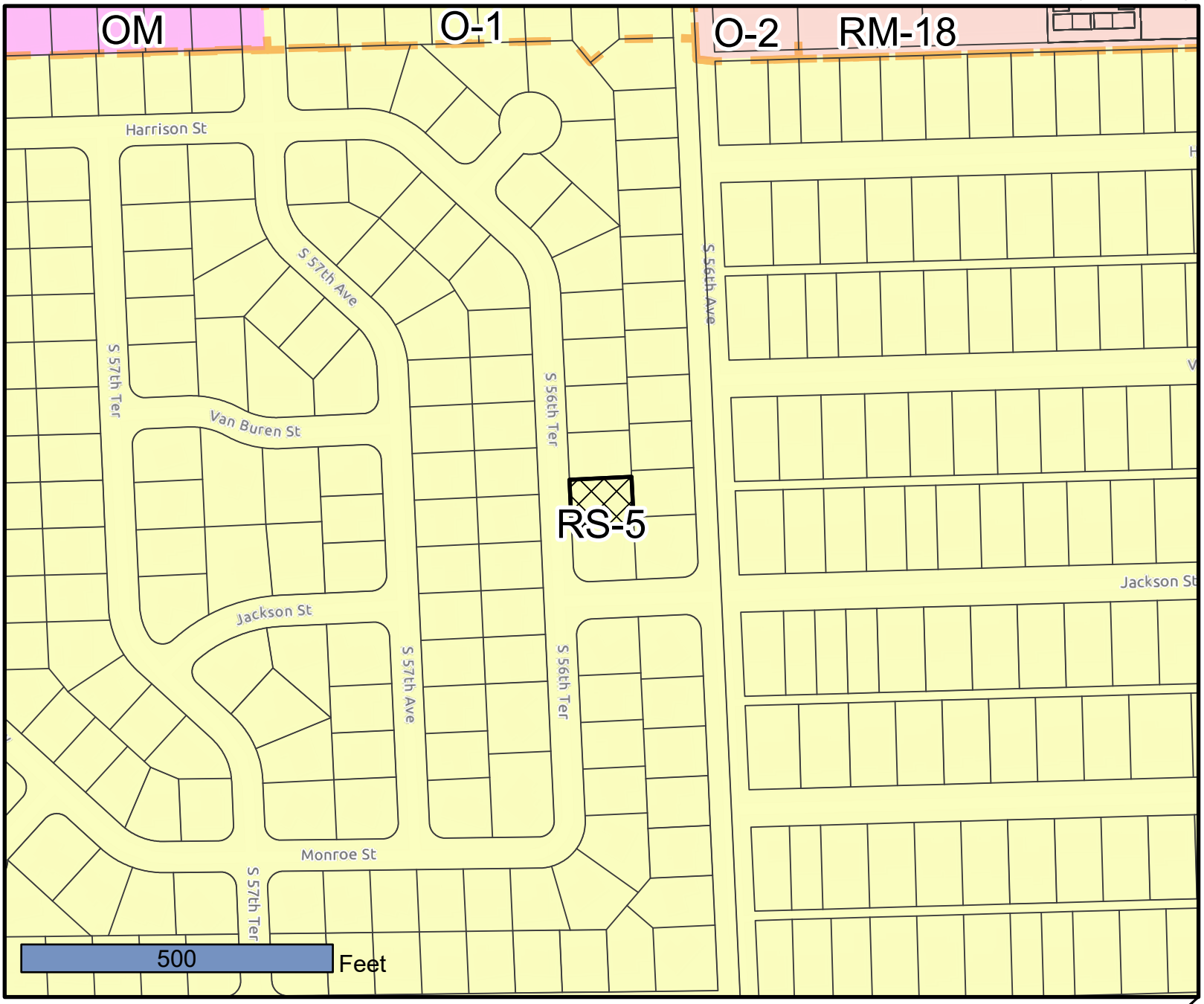
LOCATION MAP

26-V-35

315 S 56th Ter

folio(s): 514113230210

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

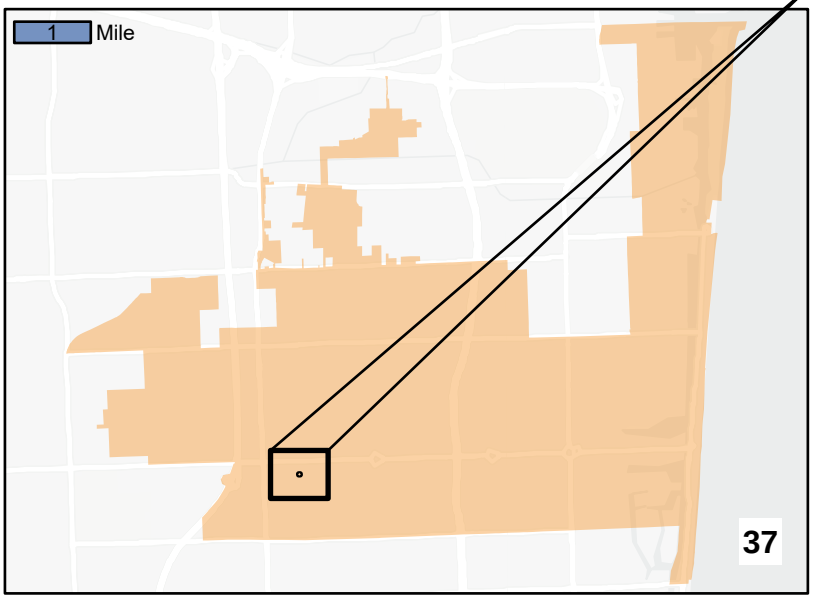


LEGEND

LAND USE

- OFFICE
- MEDIUM (16) RESIDENTIAL
- LOW (5) RESIDENTIAL
- COMMERCIAL FLEX

- ZONING
- PARCELS
- SUBJECT SITE



ATTACHMENT "C"

LETTERS OF PROTEST

Protest

5/15/26

Mr. Adrian Montoya

Planning Division

2600 Hollywood Boulevard

Hollywood, Fl 33020

Dear Mr. Montoya,

I am writing regarding Administrative Variance Request File No. 26-V-35 for 315 South 56th Terrace. As the adjacent property owner at 307 South 56th Terrace, I would like to respectfully express my opposition to the requested reduction of the required side yard setback from 18.75 feet to 15 feet.

I fully support homeowners improving, expanding, and beautifying their homes. Property improvements are important and contribute positively to the neighborhood when completed within the zoning and land development regulations established by the City of Hollywood. My concern is not with the homeowner making improvements, but rather with reducing the required setback standards that help preserve the character and spacing of the neighborhood.

After reviewing the submitted plans, I have several specific concerns regarding the proposed variance and its impact on adjacent properties:

-Drainage and runoff concerns associated with the expanded building footprint

-Possible impacts to existing septic systems and drain fields serving nearby properties, including future access and maintenance concerns

- Potential construction impacts involving the shared side yard and existing fence line

- Reduction of open space between neighboring homes

- Increased visual crowding and reduced neighborhood spacing

- Reduced privacy due to the closer proximity of the structure and proposed side-facing windows

In addition, I am concerned that the reduced spacing between homes may negatively affect the future marketability and perception of my own property.

I respectfully ask that the City carefully consider the purpose of the existing setback requirements and the long-term impact that approving variances of this nature may have on the character of the Lawn Acres neighborhood and surrounding properties.

Thank you for your time and consideration.

Waleska Oquendo

Protest

Johany Vargas

308 South 56th Ter

Hollywood, FL 33023

jayvargas10@gmail.com

516-301-0529

May 16th 2026

Adrian Montoya, Planning Division

City of Hollywood

2600 Hollywood Boulevard

Hollywood, FL 33020

Email: amontoya@hollywoodfl.org

Subject: Strong Opposition to Administrative Variance File No. 26-V-35 – 315 South 56th Terrace

Dear Mr. Montoya and Planning Staff,

I am writing as a concerned neighboring resident to formally oppose the Administrative Variance request (File No. 26-V-35) submitted by Trevor Paul Munnilal for the property at 315 South 56th Terrace. This application seeks to reduce the required side yard setback from 18.75 feet to 15 feet, with no side yard less than 7.5 feet, in the RS-5 zoning district. I strongly believe this variance should be denied.

Reducing the side yard setback would place any new construction or addition significantly closer to neighboring homes. This would diminish privacy, natural light, and airflow for surrounding residents and negatively affect our quality of life.

The property appears to be operated as a rental with frequent tenant turnover rather than an owner-occupied single-family home. This situation has already contributed to increased traffic, parking issues, and instability in the neighborhood. Additionally, there has been recent police activity at the property, which further raises concerns about the potential impact of intensified development on the peace and safety of this residential area.

The RS-5 zoning district's established setback requirements are in place to preserve spacing, light, privacy, and the overall single-family character of the neighborhood. Granting this variance on a high-turnover rental property would undermine these standards

and could set a harmful precedent for future requests in the area. The applicant has not demonstrated any unique or special hardship that would justify deviating from the established code—mere convenience or investment preferences are not valid grounds for such a variance.

I respectfully urge the City of Hollywood to deny this Administrative Variance request and uphold the current 18.75-foot side yard setback requirement. Thank you for your attention to this matter. I request to be notified of any hearings, meetings, or decisions related to File No. 26-V-35. I am available to provide additional information if needed.

Sincerely,



Johany Vargas

Protest 42

PROTEST

City of Hollywood
Department of Development Services
Planning Division
2600 Hollywood Boulevard
Hollywood, FL 33020

Re: Petition #26-V-35
Property: 315 South 56th Terrace
Applicant: Trevor Paul Munnial

To Whom It May Concern,

I am submitting this letter as a formal protest to the requested Administrative Variance for Petition #26-V-35.

I have concerns regarding reducing the required side yard setback from 18.75 feet to 15 feet. The existing setback requirements help preserve spacing between homes, maintain neighborhood character, and protect neighboring properties. Reducing these requirements may create impacts related to privacy, drainage, crowding, and overall compatibility with surrounding homes.

I also ask the City to carefully consider the long-term impact this request may have on the neighborhood and surrounding residents before granting an exception to established standards.

Please accept this letter as my formal objection in accordance with the notice requirements.

Sincerely,

Orlando F, Averoff
308 S 56th Terrace
Hollywood, FL 33023
305 282 2398

PROTEST

May 16, 2026

Mr. Adrian Montoya

Planning Division

City of Hollywood

2600 Hollywood Boulevard

Hollywood, FL 33020

RE: Opposition to Variance Request File No. 26-V-35

315 South 56th Terrace

Dear Mr. Montoya,

I am writing to respectfully express my opposition to the requested variance for 315 South 56th Terrace to reduce the required side yard setback from 18.75 feet to 15 feet.

I have lived across the street in the Lawn Acres neighborhood for more than forty years and have watched this community maintain its charm and identity because homes have traditionally followed the established zoning standards and spacing requirements.

I support homeowners maintaining and improving their homes, and I appreciate investments that enhance the neighborhood. However, I believe it is important that improvements remain consistent with the zone and land development regulations that help preserve the overall appearance and balance of the community.

My concern is that approving setback reductions of this nature gradually changes the character of the neighborhood over time. Lawn Acres has always stood out because the homes are not built too closely together, giving the area a more open and comfortable residential feel compared to many surrounding neighborhoods.

I am also concerned about the precedent that may be created if setback reductions become more common. Over time, repeated variances can slowly alter the original design and spacing standards that residents have valued for decades.

As a longtime resident, I respectfully ask the city to carefully consider the long-term impact this variance may have on the overall character and planning consistency of the Lawn Acres neighborhood.

Sincerely,

Irene Rodriguez

Irene Rodriguez

Protest

May 16, 2026

Mr. Adrian Montoya

Planning Division

City of Hollywood

2600 Hollywood Boulevard

Hollywood, FL 33020

RE: Opposition to Variance Request File No. 26-V-35

315 South 56th Terrace

Dear Mr. Montoya and Dept of Planning,

My name is Onesis De La Cruz and my property 307 S 56th Ter sits next to 315 South 56th Terrace. I am writing to express my opposition to reducing the required side yard setback from 18.75 feet to 15 feet. My home is my sanctuary, my quiet and safe place. I am concerned that my space is going to be jeopardized.

After reviewing the plans, I am concerned for many reasons. Reduced privacy and transfer of noise between the properties, septic and drain fields being impacted as Lawn Acres is still a community that utilizes this system are just a few. I'm also concerned that the standards set by the city will begin to diminish and our space will be jeopardized by making Lawn Acres lose its appeal. This will hurt other owners who potentially want to sell their property as buyers see openness and space appealing.

I ask the board to keep the 18.75 ordinance in place. Please keep me informed about any meeting and updates concerning this proposal.

Sincerely

Onesis De La Cruz

9545487942

PROTEST

City of Hollywood
Department of Development Services
2600 Hollywood Boulevard
Hollywood, FL 33020

RE: Petition #26-V-35 – Protest to Requested Side Yard Setback Variance
Property Address: 315 South 56th Terrace, Hollywood, FL

To Whom It May Concern,

I am formally submitting this letter in protest of Petition #26-V-35 concerning the requested side yard setback variance for the property located at 315 South 56th Terrace, Hollywood, Florida.

I respectfully object to the request to reduce the required side yard setback from 18.75 feet to 15 feet. Approval of this variance would reduce the separation between neighboring properties and may negatively impact the privacy, quiet enjoyment, and overall character of the surrounding residential neighborhood.

In addition, I have concerns regarding increased lot overcrowding, reduced light and airflow between homes, potential drainage and water runoff issues, and the precedent that approval of this request may create for future setback reductions within the area.

The existing setback requirements were established to preserve adequate spacing, privacy, and neighborhood consistency. Granting this variance appears inconsistent with those objectives and may adversely affect nearby property owners.

For these reasons, I respectfully request that the City deny the requested variance.

Sincerely,

Kyla Ferguson-Lewis
307 South 57th Ave
Hollywood, FL 33023

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 2.2026_0609

Agenda Date:	6/9/2026	**Agenda Number:**
To:	Planning and Development Board	
Title:	FILE NO.: 23-DPV-34 APPLICANT: Super Seven LLC LOCATION: 2351 Thomas Street REQUEST: Design and Site Plan request for a three (3) story 7 -unit townhouse development of approximately 19,596 square feet in the DH-1 Zoning District within the Regional Activity Center (RAC).	

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: June 9, 2026 **FILE:** 23-DP-34

TO: Planning and Development Board

VIA: Cameron Palmer, Assistant Director, Chief Planner

FROM: Umar Javed, Planner III

SUBJECT: Ari Sklar of Sklarchitecture regarding a Design and Site Plan request for a 7-unit residential development of approximately 19,596 square feet and three (3) stories (approximately 32 feet in height) in the DH-1 Zoning District within the Regional Activity Center. (2351 Thomas Street)

REQUEST:
Design and Site Plan request for a three (3) story 7-unit townhouse development of approximately 19,596 square feet in the DH-1 Zoning District within the Regional Activity Center (RAC).

RECOMMENDATION:
Design: Approval.
Site Plan: Approval, if Design is granted, subject to the following conditions:

1. The applicant shall ensure coordination between the submitted civil and architectural plans with respect to pool equipment elevations and the transition grades between the pool deck and adjacent parking lot elevations; and,

2. The applicant shall submit corrected and approved fire flow calculations as well as a hydrant flow test within one year of approval.

BACKGROUND
The subject site, located at 2351 Thomas Street, comprises approximately 16,809 net square feet (0.39 net acres), is zoned DH-1 in the Zoning and Land Development Regulations (ZLDR), and is located at the northwestern limits of the Regional Activity Center (RAC). The property fronts the north side of Thomas Street and east side of N 24th Avenue, with an alley in the rear. The property is bordered to the north and west by lands outside of the Regional Activity Center occupied by open space / recreational uses (Boggs Field) to the north and multifamily residential to the west. Adjacent lands within the RAC to the south and east are occupied by commercial and light industrial uses.

The intention of the RAC is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Furthermore, the purpose of the RAC is to concentrate density in specific areas, protecting

adjacent residential neighborhoods from excessive growth and commercial intrusion while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth.

Pursuant to the Broward County Planning Council replatting is not a requirement for redevelopment of this lot.

REQUEST

The Applicant is requesting review and approval of the Design and Site Plan application for a 7-unit residential development. The applicant is proposing a townhome style development across two buildings, with all units consisting of 3-bedrooms (plus den), a two-car garage and a roof-top terrace, and an average size of 2,216 square feet per unit.

The proposed building is designed with a maximum height of 32 feet, encompassing approximately 19,596 square feet of gross floor area, plus roof top terrace areas. Each unit has an individual private yard on the ground floor. A communal pool is also located on the ground floor in the north-eastern corner of the property. The proposed development will meet the landscaping and open space requirements of the ZLDRs through the provision of green space at grade.

The applicant proposes a total of 16 parking spaces, consisting of a two-car garage per unit, plus 2 guest spaces, accessed from N 24th Avenue and is compliant with Article 7 of the City's Zoning and Land Development Regulations.

Staff notes that the applicant has fulfilled all public outreach requirements, including a public participation meeting which was held for members of the public on July 12, 2023 and again on August 1, 2024, for informational purposes.

As of August 18, 2025, new regulations governing Planning and Urban Design Site Plan Applications went into effect. Under the updated thresholds, proposals under 30,000 square feet or under 30 units are exempt from Planning and Development Board review and are processed administratively. The proposed development falls within the threshold for administrative approval; however, the application was submitted prior to the effective date of the new regulations and was already nearing completion under the former review process. Accordingly, the applicant is proceeding through the Planning and Development Board for consideration of their Design and Site Plan request.

Staff notes that due to the existing unit capacity limitation of the Regional Activity Center, units requested as part of this development request will be provided through the City's Flexibility Unit allocation pursuant to City Commission action R-2025-253.

The proposed development has completed the Development Review and Site Plan process pursuant to Section 6.19 of the Zoning and Land Development Regulations and has received signoffs from the applicable City departments and divisions, including Planning and Urban Design, Engineering, Traffic and Mobility, Public Utilities, and Parks and Recreation, as well as other disciplines, subject to the inclusion of conditions of approval to address outstanding engineering and utilities staff review comments. Accordingly, the Applicant is seeking approval from the Planning and Development Board.

PROJECT INFORMATION

Owner/Applicant:	Owner: Super Seven LLC Applicant: Ari Sklar of Sklarchitecture
Address/Location:	2351 Thomas Street
Net Size of Property:	+/- 16,809 square feet (0.39 acres))
Land Use:	Regional Activity Center (RAC)
Existing Zoning:	Dixie Highway Low Intensity Multi-Family District (DH-1)
Present Use of Land:	Vacant

Gross Floor Area:	19,596 square feet
Parking	16 spaces
Bike Parking:	1 wall mounted bike rack in the garage of each unit

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Government Use District (GU)
South:	Dixie Highway Low Intensity Multi-Family District (DH-1)
East:	Dixie Highway Low Intensity Multi-Family District (DH-1)
West:	Low-Medium Density Multiple Family District (RM-9)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center, the subject site is surrounded by a mix of uses, including public open space/ recreational uses (Boggs Field) to the north, commercial and light industrial uses to the south and east, and low to medium density residential developments to the west.

The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The intent of the Regional Activity Center land use designation *is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the area, encourages redevelopment of the area, and reduces blight within the Regional Activity Center.

Together the architectural elements, including division of the development into two buildings, create a design that is non-intrusive and responsive to the surrounding area, while establishing a strong design

tone for the future development of the Regional Activity Center. Furthermore, the design uses landscaping to enhance the property and soften the transition between the buildings and its context. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape. The building meets all building and parking setbacks.

The proposed development is consistent with the City of Hollywood Comprehensive Plan, including but not limited to the following Objectives of the Land Use Element:

Land Use Element – Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City, and economic development in blighted business and tourist areas.*

Land Use Element – Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

Based on the foregoing, the proposed project is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

APPLICABLE CRITERIA - DESIGN

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The buildings feature a mix of high-quality materials to enhance visual interest and minimize the visual impact of the structures. The division of the development into two sperate buildings breaks up the bulk of the structures, which are cohesively integrated with an archway beam across the driveway. The buildings also incorporate varied architectural elements—such as terraces, balconies, overhangs, and vertical and horizontal articulation—to reinforce human scale and reflect design characteristics found within the neighborhood.

FINDING: Consistent.

CRITERIA 2: *Compatibility.* The harmonious relationship between existing architectural language and composition 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; and with the established and adopted vision for the area.

ANALYSIS: The proposed development demonstrates compatibility with the evolving character of the area, which includes a mix of uses. The proposal fits within this context, especially given that is located within the Regional Activity Center. The project's scale, massing, and materials are harmonious with the surrounding community, thereby promoting a unified and vibrant streetscape.

The proposed development is designed to maintain compatibility with the surrounding context through a pedestrian-oriented architectural approach, articulated façades, and a residential-scaled rhythm that enhances the public realm along the park frontage. The project breaks down the overall massing into individual townhouse-style modules featuring residential design elements such as balconies, individual entrances, consistent bay spacing, and warm material treatments, creating an appropriate transition to adjacent residential areas. At the same time, the development introduces a cohesive and higher-quality architectural expression along the industrial edges to the south and east, serving as a buffer between industrial and residential uses while supporting the long-term revitalization of the area. The division of the project into two buildings further reduces perceived mass and improves integration within the existing urban fabric. Overall, the project reinforces architectural continuity, respects surrounding neighborhood conditions, and advances the City's vision for a vibrant, walkable, and pedestrian-oriented Regional Activity Center district.

FINDING: Consistent.

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries 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.

ANALYSIS: The development has been designed to reflect appropriate proportions and massing within the evolving context of the neighborhood. Rising 3 stories in height and with rooftop terraces, the development is split into two buildings and establishes a moderate urban presence while maintaining a balanced relationship with surrounding structures. The design emphasizes vertical and horizontal articulation, clean geometries, and material variation to break down the overall scale into a cohesive and legible form. Key architectural features include the balconies for the units, the rooftop terraces, as well as vertical massing and design treatments on the building façade, including an archway beam framing the driveway entrance and connecting the two buildings.

FINDING: Consistent.

CRITERIA 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 landscape design has been developed to enhance curb appeal, promote sustainability, and create a welcoming environment for residents. At the ground level, a mix of plant species provides shade, softens hardscapes, and activates the pedestrian experience along the walkways. The applicant is proposing green and open space that meets code requirements.

FINDING: Consistent.

SITE PLAN

The Development Review Committee (DRC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations. The Development Review Committee has included comments that are to be considered at the time of permitting and conditions to be considered post approval.

The following standards shall be utilized by the Development Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use and Zoning Map
Attachment C:	Public Participation

ATTACHMENT A
Application Package

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE:

- ☑ Technical Advisory Committee
- ☐ City Commission
- ☐ Variance/Special Exception Requested
- ☐ Administrative Approvals
- ☐ Historic Preservation Board
- ☐ Planning and Development Board

PROPERTY INFORMATION

Location Address: 2351 Thomas St. Hollywood FL
Lot(s): 10 W 7.75.11.12 Block(s): 37 Subdivision: Hollywood Park
Folio Number(s): 514209056120
RAC- DH-1
Zoning Classification: RAC- DH-1 Land Use Classification: MULTI-FAMILY
Existing Property Use: Vacant lot Sq Ft/Number of Units: N/A
Is the request the result of a violation notice? ( ) Yes ( ) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check all that apply and provide File/Resolution/Ordinance No.: 1. 2023 0417

DEVELOPMENT PROPOSAL

Explanation of Request: 7 Townhouses of an average of 2,180 SF each and 16 (2 guest parking) also pool area of 450 SF
Phased Project: Yes / No ☑ Number of Phases: _____

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

Name of Current Property Owner: SUPER SEVEN LLC
Address of Property Owner: 2342 THOMAS ST STE 403 HOLLYWOOD FL 33020
Telephone: 305 494 1948 Email Address: hassan@speedydistributioninc.co

Applicant Ari Sklar-Sklarchitecture ☑ Consultant | ☐ Representative | ☐ Tenant (check one)
Address: 2310 Hollywood Blvd Hollywood FL Telephone: 954-925-9292
Email Address: ari@sklarchitect.com
Email Address #2: info@sklarchitect.com
Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐) No ☑)
If Yes, Attach Copy of the Contract.
Noticing Agent (FTAC & Board submissions only): Diana Maisel
E-mail Address: expediting.consulting@gmail.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: Ali R Date: 5-8-2024

PRINT NAME: ALI Rakine Date: _____

Signature of Consultant/Representative: Moisei Date: _____

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

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

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

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

Notary Public
State of Florida
My Commission Expires: _____ (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

ISAAC TORDJMAN
Notary Public - State of Florida
Commission # HH 369977
My Comm. Expires Apr 2, 2027
Bonded through National Notary Assn.

Ali R
Signature of Current Owner

ALI Rakine
Print Name

SKLARchitecture

ARCHITECTURE
Commercial
& Residential

Interior
Architecture
& Design

Urban
Renovation

Architectural
Design of
Children's
Environments

Development
Consulting

2310 Hollywood Blvd.
Hollywood
Florida 33020
Tel: 954.925.9292
Fax: 954.925.6292
email:
mail@sklarchitect.com
WEBSITE:
www.sklarchitect.com

AA 0002849
IB 0000894
NCARB CERTIFIED

Ari Sklar, A.I.A.
Oscar Sklar, A.

April 20th, 2026

City of Hollywood,
THE SEVEN @ THOMAS ST
2351 Thomas St
Hollywood, FL

Ref: Letter of Intent for THE SEVEN @ THOMAS

Dear City Staff and Board Members,

The project consists of seven (7) three-story townhomes with roof decks, distributed between two (2) buildings and a shared pool deck amenity. Each unit includes three bedrooms, a private two-car garage, and a clearly defined pedestrian entrance.

a. Architectural and Design Components

The proposed development has been designed with a clear emphasis on high-quality architectural expression, proportional detailing, and a strong relationship between the built environment and the pedestrian realm, consistent with the intent of the RAC district and Section 4.6.C.

The architectural composition carefully balances aesthetics and functionality by organizing the seven (7) townhouse units into two (2) articulated three-story buildings. Each façade is broken down into individual modules that reflect the scale of the units, ensuring that architectural details remain commensurate with the overall building mass. Vertical and horizontal modulation, including recessed entries, projected elements, and variation in materials, minimizes perceived bulk and eliminates blank wall conditions.

The design places particular importance on the pedestrian experience. Each unit features a clearly defined ground-level entrance directly accessible from the street, reinforcing activation of the streetscape and enhancing walkability. Architectural elements such as stoops, entry framing, and human-scaled proportions establish a comfortable and engaging interface between residents and the public realm.

Material selection and detailing are cohesive and consistently applied across all elevations, including street-facing façades, to ensure a unified architectural identity. The palette and design language are compatible with the evolving character of the surrounding RAC neighborhood, incorporating contemporary forms while drawing from local urban residential typologies.

Functionality is further addressed through the internalization of garage parking, which reduces the visual impact of vehicles and prioritizes pedestrian-oriented design. The overall composition integrates architectural quality, urban sensitivity, and residential livability, contributing positively to the character and intent of the RAC district.

b. Building Massing and Scale

The proposed development has been carefully designed to ensure that building massing is compatible with the surrounding RAC context while maintaining appropriate urban density. The seven (7) townhouse units are distributed into two (2) separate buildings, which reduces the overall perceived bulk and creates visual breaks along the site.

Each building is articulated into individual townhouse modules through changes in plane, material variation, and vertical expression. This approach reinforces a residential scale and avoids monolithic façades. The three-story height is consistent with the RAC vision for urban infill development and is proportioned to maintain a comfortable pedestrian scale at the ground level.
The incorporation of roof decks further activates the upper levels while maintaining a well-balanced vertical composition. Overall, the massing strategy enhances visual permeability, provides rhythm along the streetscape, and contributes to a human-scaled urban environment.

c. Building Orientation and Relationship to the Street
The project prioritizes a strong relationship between the buildings and the public realm. All units are oriented to provide direct pedestrian access from the street through clearly defined ground-level entrances. This design approach enhances walkability and promotes an ակտիվ and engaging streetscape.
Primary façades are positioned to front the street, with architectural features such as entry stoops, fenestration, and material changes reinforcing the pedestrian experience. Vehicular access is intentionally minimized and internalized, with garage entries designed to reduce their visual prominence and avoid disruption of the pedestrian environment.
The overall layout supports the RAC objective of creating a pedestrian-oriented urban fabric, where buildings define and activate the public realm rather than turning inward.

d. Façade Design and Articulation
The façades are designed with a high level of articulation to create visual interest and reduce perceived scale. Architectural elements such as projections, recesses, varied materials, and fenestration patterns are used to break down the building mass into smaller, identifiable components.
Blank wall conditions are avoided on all visible elevations. Each façade incorporates windows, material transitions, and architectural detailing that contribute to a cohesive and dynamic composition. The repetition of townhouse modules establishes a rhythm that is consistent with urban residential typologies within the RAC district.
The design ensures that all elevations, particularly those facing public rights-of-way, receive equal architectural attention, reinforcing a high-quality and consistent appearance throughout the development.

e. Materials and Colors
The project utilizes a refined palette of high-quality materials selected for durability, visual compatibility, and architectural cohesion. Materials are applied consistently across all elevations to create a unified design language while allowing for subtle variation to distinguish individual units.
The selected colors and finishes complement the surrounding RAC context and contribute to a contemporary yet context-sensitive architectural expression. The material palette enhances depth and shadow through the use of contrasting textures and tones, further reinforcing façade articulation.

All materials are designed to withstand the South Florida climate while maintaining their aesthetic quality over time.

f. Open Space and Amenities

The development incorporates a shared pool deck amenity that serves as a central open space for residents. This feature enhances the overall livability of the project and fosters a sense of community within the development.

The pool deck is designed as a functional and visually integrated element, complementing the architectural character of the buildings. It provides both active and passive recreational opportunities while contributing to the overall site design.

In addition to the shared amenity, private roof decks for each unit offer additional outdoor space, supporting the RAC goal of integrating residential density with high-quality living environments.

g. Pedestrian Experience and Streetscape

The project significantly enhances the pedestrian environment through thoughtful design and building placement. Ground-level entrances, articulated façades, and human-scaled architectural elements contribute to an ակտիվ and engaging streetscape.

The development avoids large blank walls and instead provides visual interest through modulation, materials, and fenestration. The internalization of parking reduces vehicular dominance and allows the streetscape to remain pedestrian-focused.

Landscape elements and architectural detailing work together to create a cohesive and inviting public realm, consistent with the RAC vision for walkable, urban development.

h. Parking and Vehicular Access

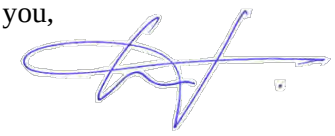
Parking is fully integrated within each unit through private two-car garages, minimizing the visual impact of vehicles on the streetscape. Garage access is designed to be secondary to pedestrian entrances, ensuring that the development maintains a pedestrian-oriented character.

Vehicular circulation is efficient and does not interfere with the primary pedestrian experience. By internalizing parking, the project aligns with RAC principles that prioritize walkability and reduce the prominence of automobiles within the urban environment.

The applicant is committed to working collaboratively with all reviewing agencies to address comments in a timely manner and ensure the project meets all applicable codes, standards, and operational requirements.

We respectfully request your review and approval of this proposed new development.

Thank you,



Ari L. Sklar, AIA, NCARB, LEED AP
Architect, President

DESIGN CRITERIA

SKLARchitecture

ARCHITECTURE
Commercial
& Residential

Interior
Architecture
& Design

Urban
Renovation

Architectural
Design of
Children's
Environments

Development
Consulting

2310 Hollywood Blvd.
Hollywood
Florida 33020
Tel: 954.925.9292
Fax: 954.925.6292
email:
mail@sklarchitect.com
WEBSITE:
www.sklarchitect.com

AA 0002849
IB 0000894
NCARB CERTIFIED

Ari Sklar, A.I.A.
Oscar Sklar, A.I.

To:
City of Hollywood
Planning & Urban Design Division

Dear Planning Staff,

Design Criteria for the proposed development of seven (7) town home residences within the RAC district.

The project consists of seven (7) three-story town homes with roof decks, distributed between two (2) buildings and a shared pool deck amenity. Each unit includes three bedrooms, a private two-car garage, and a clearly defined pedestrian entrance.

Architectural and Design Components

The proposed development has been carefully designed to achieve compatibility with the City of Hollywood Design Guidelines while reinforcing the intended character of the RAC district.

The architectural composition reflects a contemporary urban townhouse typology that is both functional and contextually responsive. The building façades are articulated into individual modules that correspond to each unit, ensuring that architectural detailing is proportional and commensurate with the overall building mass. Vertical and horizontal offsets, variations in materials, and integrated architectural features such as balconies, fenestration patterns, and parapet elements are utilized to create visual interest and avoid monotony.

A strong emphasis has been placed on the pedestrian experience. Each unit includes a clearly defined, ground-level entrance that engages directly with the streetscape, reinforcing a pedestrian-oriented environment. The relationship between the buildings and the public realm is further enhanced through human-scaled design elements, transparency at lower levels, and landscape integration.

The design balances aesthetics and functionality by internalizing vehicular access within private garages, thereby minimizing the visual impact of cars and prioritizing pedestrian activity. The inclusion of a shared pool deck and open space further supports resident interaction and contributes to a cohesive residential environment.

While the project introduces contemporary architectural language, it remains sensitive to the surrounding neighborhood using compatible materials, proportions, and façade rhythms. The result is a development that complements the evolving urban fabric while elevating the overall architectural quality of the area.

Compatibility

The proposed development has been designed to establish a harmonious relationship with its varied surrounding context, while reinforcing the vision of the RAC district for cohesive, high-quality urban development.

The site is uniquely positioned with frontage toward Boggs Park to the north, existing residential uses to the west, and industrial properties to the south and east. The project responds to these differing conditions through a balanced architectural approach that transitions appropriately between scales and uses.

Along the street frontage facing the park, the buildings present an articulated and pedestrian-oriented façade that enhances the public realm and contributes positively to the streetscape. The townhouse rhythm—expressed through vertical modules, individual entrances, and consistent bay spacing—creates a pattern that aligns with residential typologies while elevating the architectural quality of the corridor.

Adjacent to the residential areas, the project maintains a compatible scale and proportion through the breakdown of massing into individual units and the use of residential design elements such as balconies, fenestration, and material warmth. This approach ensures a smooth transition between the proposed development and the neighboring homes.

In response to the industrial context to the south and east, the project introduces a more refined and cohesive architectural expression, contributing to the long-term vision of neighborhood revitalization. The development acts as a buffer by presenting a well-designed, human-scaled residential edge that softens the transition between industrial and residential zones.

The division of the project into two buildings further reduces perceived mass and enhances visual permeability, allowing the development to integrate more naturally within the existing urban fabric. Consistent material application and façade articulation across all elevations ensure that the project maintains a unified architectural language when viewed from any vantage point.

Overall, the proposed design strengthens the architectural continuity of the area, respects the surrounding neighborhood conditions, and supports the City's adopted vision for a vibrant, pedestrian-oriented RAC district.

Scale / Massing

The proposed development has been designed with careful consideration of scale and massing to ensure consistency with both the surrounding context and the adopted vision of the RAC district.

The project consists of seven (7) three-story townhomes organized into two (2) separate buildings, a strategy that significantly reduces the perceived bulk and allows the development to read as a series of individual residential units rather than a single large mass. This approach creates a rhythm and scale that is compatible with nearby residential properties while still supporting the intended urban density of the area.



The overall building height is consistent with the RAC district's vision for vertical, urban residential development and is proportionally balanced using horizontal and vertical articulation. Architectural elements such as step-backs, façade offsets, balconies, and parapet variations help modulate the building envelope, ensuring that the perceived height and mass remain pedestrian-friendly.

The building geometries are intentionally composed of simple, clean forms enhanced by well-integrated architectural details. The proportions of length, width, and height are carefully balanced to avoid excessive linearity or monolithic appearance. The division into townhouse modules further breaks down the scale, reinforcing a human-scale environment.

Lot coverage and building placement have been designed to create appropriate spatial relationships within the site and with adjacent properties. The inclusion of a central pool deck and open space introduces visual relief and reinforces a sense of openness, while also contributing to the overall composition of the development.

In relation to adjacent structures, the project provides a transitional scale between lower-density residential areas and nearby industrial uses, supporting cohesive urban fabric. The result is a development that is proportionate, context-sensitive, and aligned with the City's long-term vision for the RAC district.

Landscaping

The landscape design has been thoughtfully developed to complement the architectural character of the project while enhancing the overall quality of the site and its relationship to the surrounding context.

The proposed landscaping incorporates a variety of native and climate-appropriate plant species consistent with South Florida conditions. A mix of canopy trees, understory plantings, shrubs, and groundcovers is utilized to create visual richness, provide shade, and promote long-term sustainability. These plant selections are intended to be both resilient and low maintenance, while contributing to the ecological value of the site.

Landscaped areas are carefully integrated with the building layout, pedestrian pathways, and paved surfaces to create a cohesive and inviting environment. Street-facing frontages are enhanced with layered planting and landscape buffers that soften the building edges, reinforce the pedestrian realm, and improve the overall streetscape experience. Internal to the development, the shared pool deck is complemented by coordinated landscaping that supports both passive and active use, fostering a sense of community.

Where applicable, existing mature trees and significant vegetation on the site are preserved and incorporated into the design to the greatest extent feasible. These elements are supplemented with new plantings to ensure continuity and a well-established landscape character at project completion.

Overall, the landscape strategy reinforces the architectural design, enhances pedestrian comfort, and contributes positively to the visual and environmental quality of the RAC district.

SKLARchitecture

We respectfully request approval and look forward to continued coordination with staff.

Should you have any questions please do not hesitate to contact us.

Sincerely,

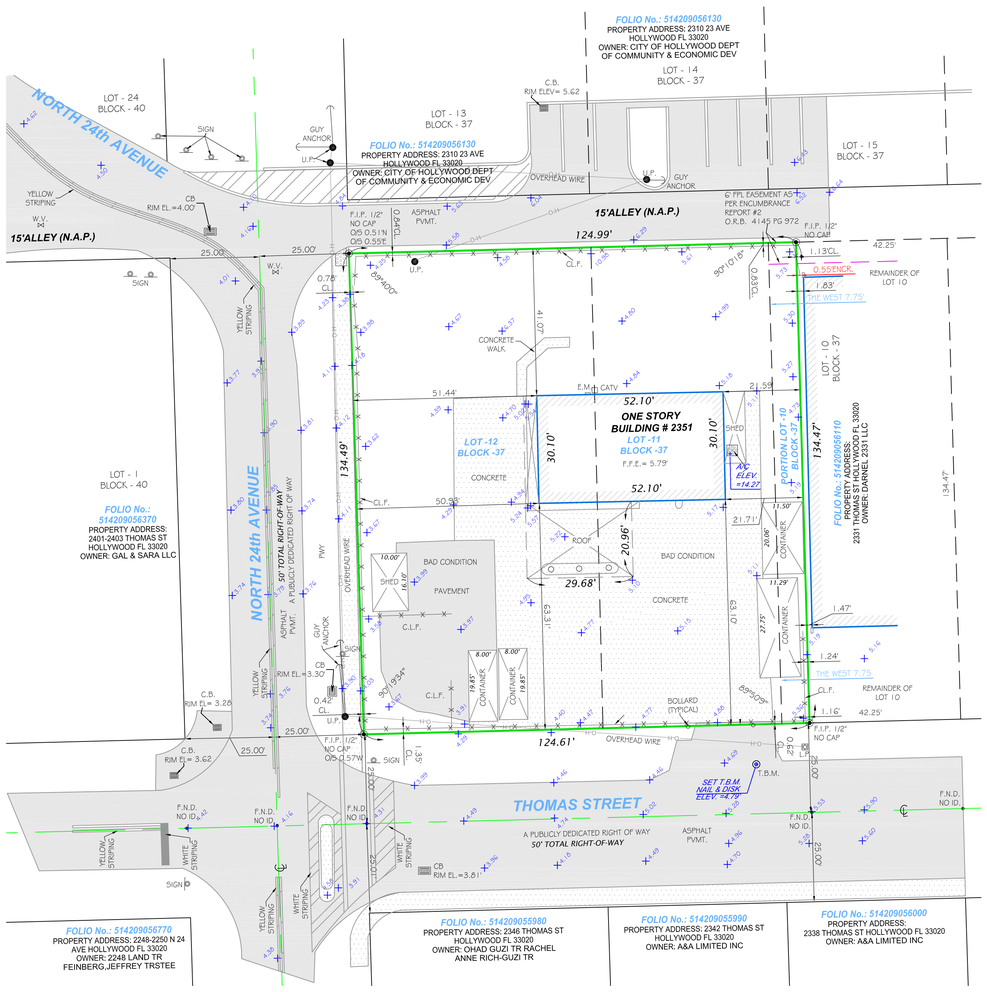
Ari L. Sklar, AIA, NCARB
President
ALS/ak

JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

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

ALTA/NSPS Land Title Survey

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET


NORTH 24th AVENUE
NORTH 24th AVENUE
THOMAS STREET
A PUBLICLY DEDICATED RIGHT OF WAY
50' TOTAL RIGHT-OF-WAY
15'ALLEY (N.A.P.)
15'ALLEY (N.A.P.)
124.99'
124.61'
ONE STORY
BUILDING # 2351
52.10'
LOT -11
BLOCK -37
F.F.E.= 5.79'
LOT -12
BLOCK -37
LOT - 13
BLOCK - 37
LOT - 14
BLOCK - 37
LOT - 15
BLOCK - 37
LOT - 10
BLOCK - 37
LOT - 24
BLOCK - 40
LOT - 1
BLOCK - 40
PORTION LOT 10
BLOCK 37
REMAINDER OF LOT 10
REMAINDER OF LOT 10
THE WEST 7.75'
0.55'ENCR.
1.13'CL.
1.83'
42.25'
42.25'
FOLIO No.: 514209056130
PROPERTY ADDRESS: 2310 23 AVE
HOLLYWOOD FL 33020
OWNER: CITY OF HOLLYWOOD DEPT
OF COMMUNITY & ECONOMIC DEV
FOLIO No.: 514209056130
PROPERTY ADDRESS: 2310 23 AVE
HOLLYWOOD FL 33020
OWNER: CITY OF HOLLYWOOD DEPT
OF COMMUNITY & ECONOMIC DEV
FOLIO No.: 514209055110
PROPERTY ADDRESS:
2331 THOMAS ST HOLLYWOOD FL 33020
OWNER: DWIREL 2331 LLC
FOLIO No.: 514209056770
PROPERTY ADDRESS: 2401-2403 THOMAS ST
HOLLYWOOD FL 33020
OWNER: GAL & SARA LLC
FOLIO No.: 514209056770
PROPERTY ADDRESS: 2248-2250 N 24
AVE HOLLYWOOD FL 33020
OWNER: 2248 LAND TR
FEINBERG,JEFFREY TRSTEE
FOLIO No.: 514209055980
PROPERTY ADDRESS: 2346 THOMAS ST
HOLLYWOOD FL 33020
OWNER: OHAD GUZI TR RACHEL
ANNE RICH-GUZI TR
FOLIO No.: 514209055990
PROPERTY ADDRESS: 2342 THOMAS ST
HOLLYWOOD FL 33020
OWNER: A&A LIMITED INC
FOLIO No.: 514209056000
PROPERTY ADDRESS:
2338 THOMAS ST HOLLYWOOD FL 33020
OWNER: A&A LIMITED INC
SET T.B.M. NAIL & DISK ELEV: 14.79'
T.B.M.
BENCH MARK ELEV. =14.27'
C.B. RIM ELEV= 5.62
C.B. RIM EL.= 3.28
C.B. RIM EL.= 3.62
CB RIM EL.=3.61'
CB RIM EL.=4.00'
RIM EL.=3.30'
F.I.P. 1/2" NO CAP O/S 0.51'N O/S 0.55'E
F.I.P. 1/2" NO CAP O/S 0.57'W
F.I.P. 1/2" NO CAP
6' FPL EASEMENT AS PER ENCUMBRANCE REPORT #2 O.R.B. 4145 PG 972
F.N.D. NO ID
F.N.D. NO ID
F.N.D. NO ID
F.N.D. NO ID
BAD CONDITION
BAD CONDITION
ROOF
SHED
SHED
CONCRETE
CONCRETE
CONCRETE WALK
PAVEMENT
ASPHALT PVMT.
ASPHALT PVMT.
ASPHALT PVMT.
CONTAINER
CONTAINER
CONTAINER
BOLLARD (TYPICAL)
OVERHEAD WIRE
OVERHEAD WIRE
GUY ANCHOR
GUY ANCHOR
GUY ANCHOR
SIGN
SIGN
SIGN
SIGN
YELLOW STRIPING
WHITE STRIPING
W.V.
U.P.
E.M.H. CATV
C.L.F.
C.L.F.
C.L.F.
C.L.F.
O.H.
O.H.
O.H

NEW 7 TOWNHOUSES DEVELOPMENT

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING



PROJECT TEAM

ARCHITECT OF RECORD:

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

AA 0002849
IB 0000894
NCARB CERTIFIED

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

LANDSCAPE ARCHITECT:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
p: (772) 834-1357
e: brandon@las-fl.com

LIGHTING PHOTOMETRICS:
GENESIS LIGHTING
CHRIS MARCH
14101 NW 8TH STREET
SUNRISE, FLORIDA 33325
P. 954-306-3931
M. 954-347-4694
E: cmarch@genesislighting.net

SCOPE OF WORK

NEW TOWNHOUSE DEVELOPMENT

APROX. AREA 13,000 SF.

7 TOWNHOUSES UNITS 3 STORIES + ROOFTOP EACH

2 PARKING SPACES PER UNIT + 2 GUEST PARKING SPACES

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514209056120

ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020

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

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S.

TOTALS UNITS (ALL 3 BEDROOMS) CHART

UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
1	TYPE A	349	897	939	112	2,297	535	2,832
2	TYPE B	344	873	915	95	2,227	529	2,756
3	TYPE A	349	897	939	112	2,297	535	2,832
4	TYPE A	349	897	939	112	2,297	535	2,832
5	TYPE B	344	873	915	95	2,227	529	2,756
6	TYPE B	344	873	915	95	2,227	529	2,756
7	TYPE A	349	897	939	112	2,297	535	2,832
	TOTALS	2,428	6,207	6,501	733	15,869	3,727	19,596

UNITS BEDROOMS CHART

	TOWNHOUSE #:	# OF BEDROOMS:
	1	3
	2	3
	3	3
	4	3
	5	3
	6	3
	7	3
TOTAL	7 TOWNHOUSES	21 BEDROOMS

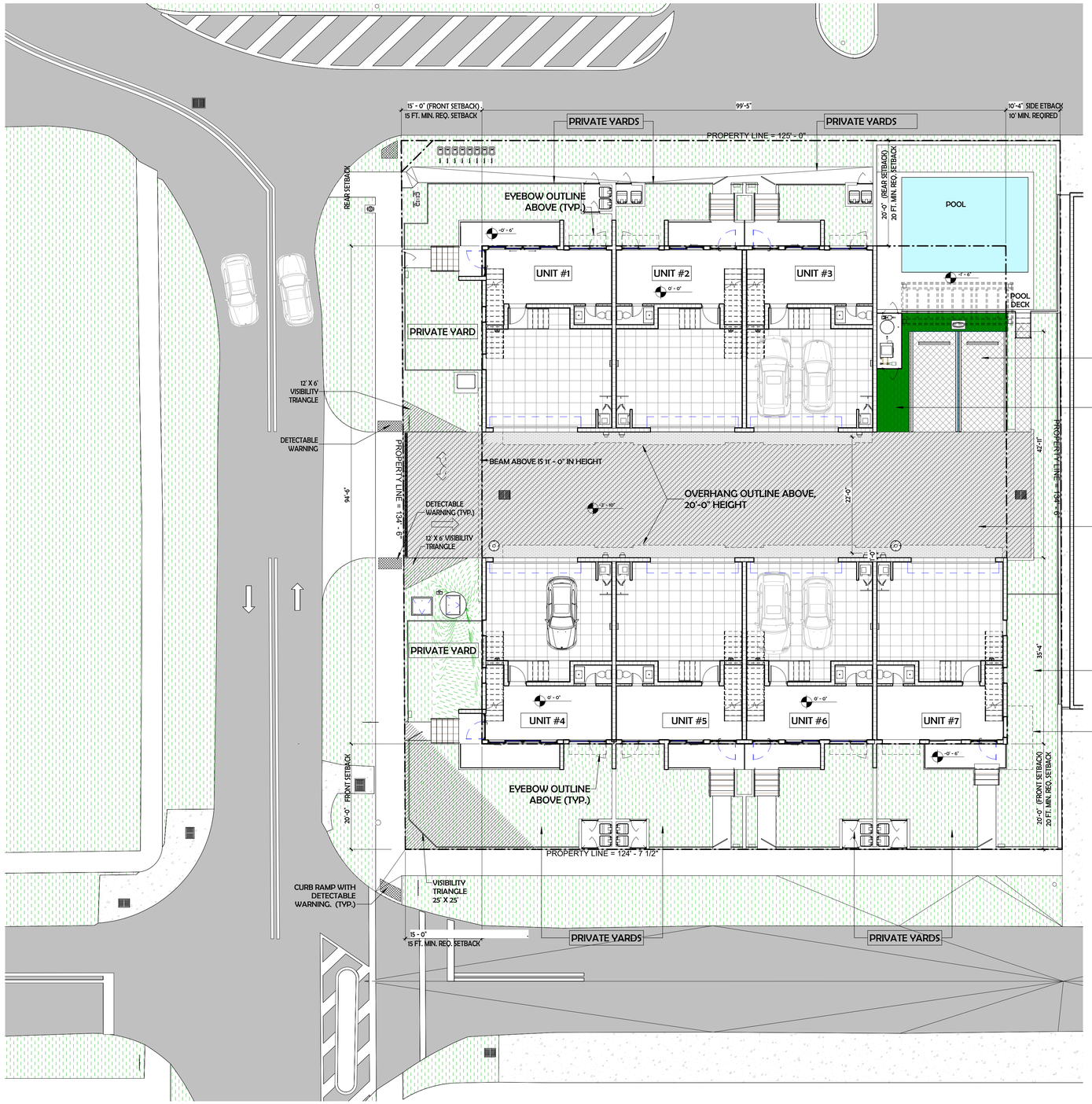
***COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL ARCHITECTURE DRAWINGS ON 05-04-26 (SEE INDEX BELOW)**

DRAWING INDEX

SURVEY
S-1 SURVEY
ARCHITECTURE
A0.0 COVER
A0.1 VEHICULAR USE AREA
A0.2 AREA PLANS
A0.3 NORTH WEST VIEW
A0.4 NORTH EAST VIEW
A0.5 SOUTH EAST VIEW
A0.6 SOUTH WEST VIEW
A0.7 WEST VIEW
A0.11 THOMAS STREET PROFILE
~~A1.0 SITE PLAN~~
A1.1 ENLARGED TRASH ENCLOSURES TYP.
~~A1.2 SITE PLAN DETAILS~~
A1.3 ADDRESS SIGNAGE
A1.4 DECORATIVE / SITE LIGHTING SUBMITTALS
A2.0 GROUND FLOOR PLAN
A2.1 2ND FLOOR PLAN
A2.2 3RD FLOOR PLAN
A2.3 ROOFTOP PLAN
A2.4 TOP ROOF PLAN
A5.0 NORTH & SOUTH ELEVATIONS
A5.1 EAST & WEST ELEVATIONS
A5.2 INTERIOR DRIVEWAY ELEVATIONS
A6.0 TRANSVERSE SECTION
A6.1 LONGITUDINAL SECTIONS
PH1.0 PHOTOMETRICS - NORMAL
CIVIL
C1 EROSION & SEDIMENT CONTROL PLAN
C2 PAVING, GRADING & DRAINAGE PLAN
C3 CIVIL DETAILS I
C4 CIVIL DETAILS II
C5 PAVEMENT MARKINGS & SIGNAGE PLAN
C6 WATER & SEWER PLAN & DETAILS
C7 UTILITIES DETAILS I
C8 UTILITIES DETAILS II
C9 MOPS LIFT SATATION DETAILS
C10 R.O.W PMS PLAN & DETAILS
LANDSCAPE
L-01 LANDSCAPE PLAN
L-02 ROOF GARDEN LANDSCAPE PLAN
L-03 LANDSCAPE DETAILS & SPECIFICATIONS
L-04 TREE DISPOSITION PLAN

ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
FEMA FLOOD ZONE:	"AE"	
BASE FLOOD ELEVATION (B.F.E.):	7.00 FT. NAVD88	
CONSTRUCTION TYPE	TYPE II-A	
REQ'D/ALLOWED	**REQUIRED**	**PROPOSED**
HEIGHT:	35 FT. MAX.	32 FT - 3 STORIES + 10 FT. ROOFTOP AMENITY = 42 FT.
LOT SIZE:		16,809 SF (0.39 ACRES)
LOT COVERAGE:		36.66% = 6,163 S.F.
F.A.R.	1.25 = 21,011.25 S.F. (21,010 S.F. MAX.)	15,758 S.F.
OPEN SPACE		
OPEN SPACE	MIN. 40% =6,723.6 S.F.	43.64% = 7,335 S.F.
PERVIOUS (GREEN SPACE)	5,227 S.F. + 613 S.F.= 5,840 S.F.	34.54 % = 5,806 SF (GROUND FLOOR + ROOFTOP)
IMPERVIOUS (HARDSCAPE SPACE)	1,665 S.F.	1,689 S.F. (10.04 %)
SETBACKS		
FRONT (THOMAS ST.)	20'-0"	20'-0"
SIDE (24TH AVE.)	15'-0"	15'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR (ALLEY)	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
UNITS TYPE A (4)	MIN 400 SF	2,239 S.F. (A/C) X 4 = 8,954 S.F.
UNITS TYPE B (3)	MIN 400 SF	2,185 S.F. (A/C) X 3 = 6,555 S.F.
AVERAGE UNIT SIZE	MIN 650 SF	15,509 S.F. (A/C) / 7 = 2,216 S.F.
PARKING		
7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 2SP = 14 SPACES
GUEST	1SP/ 10 UNITS = 0.7 =1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES
BICYCLE PARKING		
15 PARKINGS	1 SP/20 VEHICULAR PARKING 15/20 = 0.75 PARKING SPACES REQUIRED	1 WALL RACK IN EACH UNIT GARAGE



VEHICULAR USE CHART		
AREAS	REQUIRED SQ. FT.	PROPOSED SQ. FT.
PAVED VEHICULAR USE AREA (GREV AREA) 2,462 S.F. + 355 S.F. = 2,817 S.F.		2,817 S.F.
REQUIRED LANDSCAPE AREA = 25% 2,817 S.F. X 25% = 704.25 S.F.	704.25 S.F.	
TOTAL GREEN SPACES NOT PART OF THE SETBACK GROUND FLOOR + ROOF TOP: 150 + 613 = 763 SF (27.08%)		763 S.F.
TOTAL PERMEABLE AREA NOT PART OF THE SETBACK (PAVERS + TURFSTONE) = 142 S.F. + 615.5 S.F.		757.5 S.F.

PERMEABLE TURFSTONE PAVERS (40% GRASS)
VEHICULAR USE AREA 355 S.F.
355 SF X 40% = 142 S.F.

GREEN SPACE NOT PART OF THE SETBACK AREA:
150 S.F.

GREEN SPACES NOT PART OF THE SETBACK AREA:
ROOF TOP = 613 S.F. GRASS SURFACE

TOTAL GREEN SPACES NOT PART OF THE SETBACK
AREA 150 + 613 = 763 SF (25.15%)

PERMEABLE PAVERS
VEHICULAR USE AREA 2,462 S.F.
2,462 SF X 25% = 615.5 SF

PRIVATE YARD

OVERHANG OUTLINE ABOVE

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

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

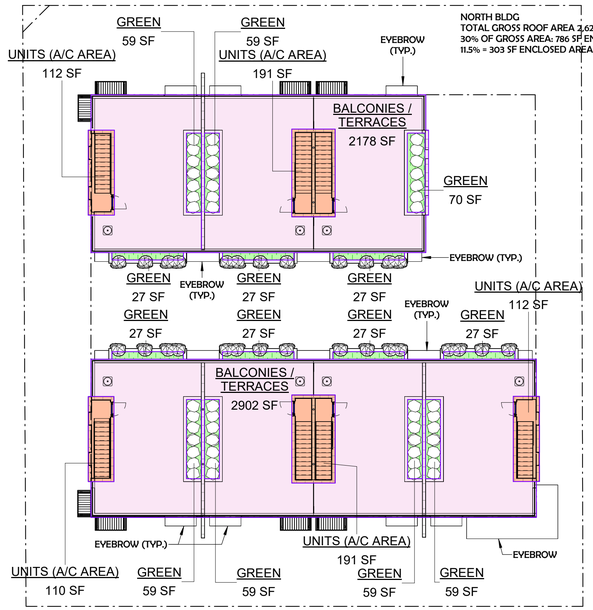
MEETING DATES:

PACO	02/20/24
TAC 1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

VEHICULAR USE AREA

PROJEC#21-043

A0.1



NORTH BLDG
TOTAL GROSS ROOF AREA 3,620 SF
30% OF GROSS AREA: 786 SF ENCLOSED AREA ALLOWED
11.5% = 303 SF ENCLOSED AREA PROPOSED

SOUTH BLDG
TOTAL GROSS ROOF AREA 3,527 SF
30% OF GROSS AREA: 1,058.10 SF ENCLOSED AREA ALLOWED
11.7% = 413 SF ENCLOSED AREA PROPOSED

UNITS AREA ROOFTOP FLOOR (F.A.R.)	
NAME	AREA
UNITS (A/C AREA)	191 SF
UNITS (A/C AREA)	191 SF
UNITS (A/C AREA)	112 SF
UNITS (A/C AREA)	110 SF
UNITS (A/C AREA)	112 SF
Total: 5	715 SF

BALCONIES / TERRACES AREA ROOFTOP FLOOR (F.A.R.)	
NAME	AREA
BALCONIES / TERRACES	2178 SF
BALCONIES / TERRACES	2902 SF
Total: 2	5081 SF

GREEN AREA (ROOFTOP FLOOR)	
NAME	AREA
GREEN	27 SF
GREEN	27 SF
GREEN	27 SF
GREEN	27 SF
GREEN	27 SF
GREEN	27 SF
GREEN	27 SF
GREEN	59 SF
GREEN	59 SF
GREEN	59 SF
GREEN	59 SF
GREEN	59 SF
GREEN	59 SF
GREEN	70 SF
Total: 14	613 SF

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

AREA CHART (S.F.)

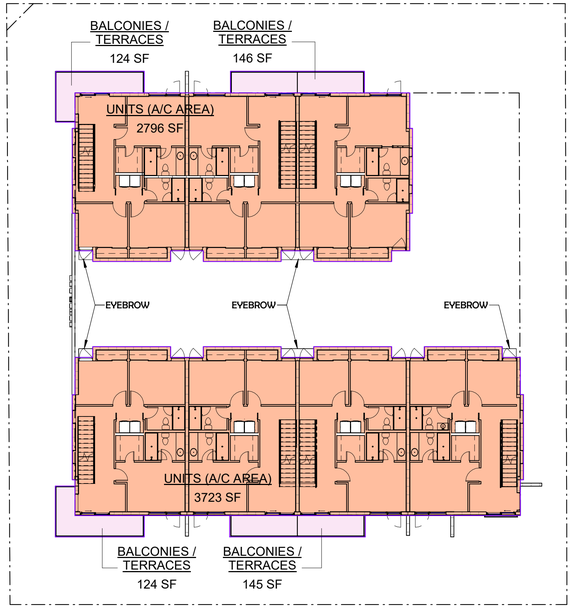
LEVEL	UNITS	GARAGE	BALCONIES / TERRACES	TOTALS	GREEN AREA	POOL	HARDSCAPE	OPEN AREA
GROUND FLOOR	2,340.00	3,827.00	-	6,167.00	5,193.00	453.00	1,689.00	7,335.00
2ND FLOOR	6,215.00		134.00	6,349.00				-
3rd FLOOR	6,519.00		539.00	7,058.00				-
ROOFTOP	715.00		5,081.00	5,796.00	613.00			-
TOTALS	15,789.00	3,827.00	5,754.00	25,370.00	5,806.00	453.00	1,689.00	7,335.00
F.A.R.	15,789.00							
GROSS SF			19,616.00					

TOTALS UNITS (ALL 3 BEDROOMS) CHART

UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
1	TYPE A	349	897	939	112	2,297	535	2,832
2	TYPE B	344	873	915	95	2,227	529	2,756
3	TYPE A	349	897	939	112	2,297	535	2,832
4	TYPE A	349	897	939	112	2,297	535	2,832
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6	TYPE B	344	873	915	95	2,227	529	2,756
7	TYPE A	349	897	939	112	2,297	535	2,832
	TOTALS	2,428	6,207	6,501	733	15,869	3,727	19,596

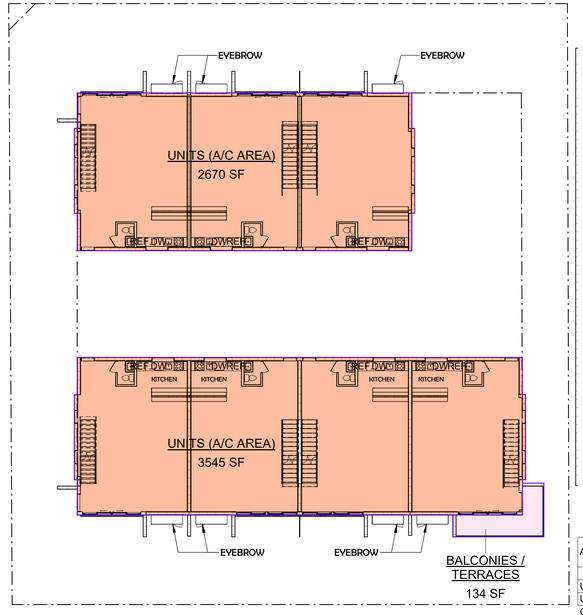
ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
FEMA FLOOD ZONE:	"AE"	
BASE FLOOD ELEVATION (B.F.E.):	7.00 FT. NAVD88	
CONSTRUCTION TYPE	TYPE II-A	
REQ'D/ALLOWED	**REQUIRED**	**PROPOSED**
HEIGHT:	35 FT. MAX.	32 FT - 3 STORIES + 10 FT. ROOFTOP AMENITY = 42 FT.
LOT SIZE:		16,809 SF (0.39 ACRES)
LOT COVERAGE:		36.66% = 6,163 S.F.
F.A.R.	1.25 = 21,011.25 S.F. (21,010 S.F. MAX.)	15,758 S.F.
OPEN SPACE		
OPEN SPACE	MIN. 40% =6,723.6 S.F.	43.64% = 7,335 S.F.
PERVIOUS (GREEN SPACE)	5,227 S.F. + 613 S.F.= 5,840 S.F.	34.54 % = 5,806 SF (GROUND FLOOR + ROOFTOP)
IMPERVIOUS (HARDSCAPE SPACE)	1,665 S.F.	1,689 S.F. (10.04 %)
SETBACKS		
FRONT (THOMAS ST.)	20'-0"	20'-0"
SIDE (24TH AVE.)	15'-0"	15'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR (ALLEY)	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
UNITS TYPE A (4)	MIN 400 SF	2,239 S.F. (A/C) X 4 = 8,954 S.F.
UNITS TYPE B (3)	MIN 400 SF	2,185 S.F. (A/C) X 3 = 6,555 S.F.
AVERAGE UNIT SIZE	MIN 650 SF	15,509 S.F. (A/C) / 7 = 2,216 S.F.
PARKING		
7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 2SP = 14 SPACES
GUEST	1SP/ 10 UNITS = 0.7 =1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES
BICYCLE PARKING		
15 PARKINGS	1 SP/20 VEHICULAR PARKING 15/20 = 0.75 PARKING SPACES REQUIRED	1 WALL RACK IN EACH UNIT GARAGE



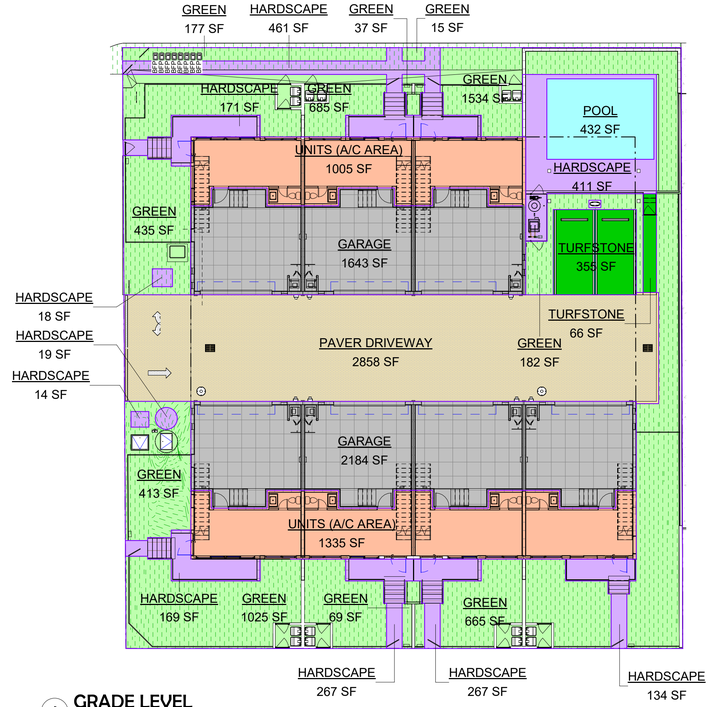
AREA SCHEDULE (3RD FLOOR)	
NAME	AREA
UNITS (A/C AREA)	2796 SF
UNITS (A/C AREA)	3723 SF
Grand total: 2	6519 SF

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



AREA SCHEDULE (2ND FLOOR)	
NAME	AREA
UNITS (A/C AREA)	3545 SF
UNITS (A/C AREA)	2670 SF
Grand total: 2	6215 SF

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



UNITS AREA GROUND FLOOR (F.A.R.)	
NAME	AREA
UNITS (A/C AREA)	1005 SF
UNITS (A/C AREA)	1335 SF
Total: 2	2340 SF

GARAGE AREA GROUND FLOOR	
NAME	AREA
GARAGE	1643 SF
GARAGE	2184 SF
Total: 2	3827 SF

HARDSCAPE AREA GROUND FLOOR	
NAME	AREA
HARDSCAPE	14 SF
HARDSCAPE	18 SF
HARDSCAPE	19 SF
HARDSCAPE	134 SF
HARDSCAPE	169 SF
HARDSCAPE	171 SF
HARDSCAPE	267 SF
HARDSCAPE	411 SF
HARDSCAPE	461 SF
Total: 9	1665 SF

TURFSTONE	
NAME	AREA
TURFSTONE	66 SF
TURFSTONE	355 SF
Total: 2	422 SF

GREEN AREA - GROUND FLOOR	
NAME	AREA
GREEN	15 SF
GREEN	37 SF
GREEN	69 SF
GREEN	177 SF
GREEN	182 SF
GREEN	413 SF
GREEN	435 SF
GREEN	665 SF
GREEN	685 SF
GREEN	1025 SF
GREEN	1534 SF
Total: 11	5237 SF

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

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES

PACO	02/20/24
TAC I	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

AREA PLANS

N

PROJEC#21-043

A0.2



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2351 THOMAS ST HOLLYWOOD FL.

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PACO	02/20/24
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FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

NORTH WEST VIEW

PROJEC#21-043

A0.3



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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES

PACO	02/20/24
TAC I	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

NORTH EAST VIEW

PROJEC#21-043

A0.4

3



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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES:

PACO	02/20/24
TAC 1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

SOUTH EAST VIEW

PROJEC#21-043

A0.5



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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES

PACO	02/20/24
TAC I	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

SOUTH WEST VIEW

PROJEC#21-043

A0.6



WEST VIEW

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

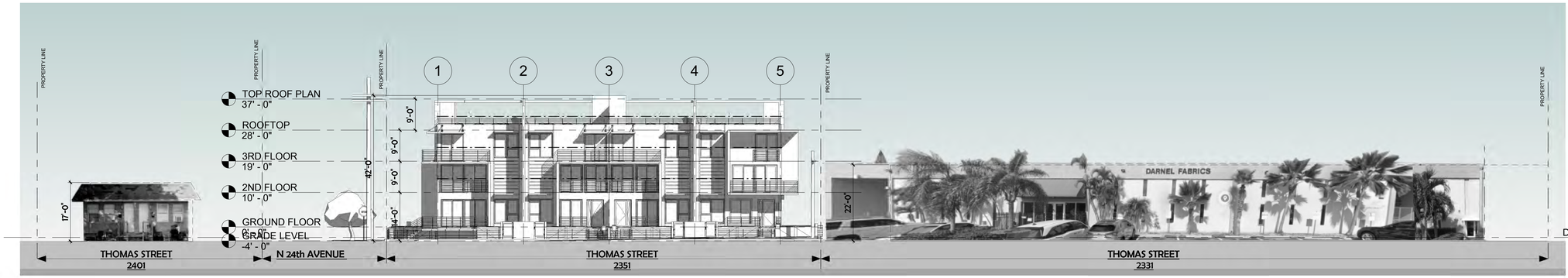
MEETING DATES

PACO	02/20/24
TAC I	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

WEST VIEW

PROJEC#21-043

A0.7



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

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES

PACO	02/20/24
TAC 1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

THOMAS STREET PROFILE

PROJEC#21-043

A0.11

RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES

CITY OF HOLLYWOOD, FLORIDA CODE OF ORDINANCES 151.153
THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES ARE APPROVED:

- (A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.
- (E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
- (G) ENERGY STAR APPROVED ROOFING MATERIALS.
- (H) PROGRAMMABLE THERMOSTATS.
- (I) OCCUPANCY/VACANCY SENSORS.
- (J) PERVIOUS PAVEMENT.
- (N) DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
- (P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
- (Q) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
- (U) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
- (W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)

SITE PLAN LEGEND

- PROPERTY LINE
- NOT IN SCOPE OF WORK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PERMEABLE PAVER DRIVEWAY
- PROPOSED TURFSTONE PAVER DRIVEWAY
- PROPOSED LANDSCAPE. SEE L-1
- CB. CATCH BASIN
- MANHOLE

SITE PLAN NOTES

1. NO FRONT FENCE/GATE ON DRIVEWAY .
2. ALL ROADS ADJACENT TO THE PROJECT AREA WILL BE FULLY MILLED AND RESTORED.
3. SEE CIVIL PLANS FOR ADDITIONAL SITE INFORMATION & DETAILS.

ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
FEMA FLOOD ZONE:	"AE"	
BASE FLOOD ELEVATION (B.F.E.):	7.00 FT. NAVD88	
CONSTRUCTION TYPE	TYPE II-A	
REQ'D/ALLOWED	**REQUIRED**	**PROPOSED**
HEIGHT:	35 FT. MAX.	32 FT - 3 STORIES + 10 FT. ROOFTOP AMENITY = 42 FT.
LOT SIZE:		16,809 SF (0.39 ACRES)
LOT COVERAGE:		36.66% = 6,163 S.F.
F.A.R.	1.25 = 21,011.25 S.F. (21,010 S.F. MAX.)	15,758 S.F.
OPEN SPACE		
OPEN SPACE	MIN. 40% =6,723.6 S.F.	43.64% = 7,335 S.F.
PERVIOUS (GREEN SPACE)	5,227 S.F. + 613 S.F.= 5,840 S.F.	34.54 % = 5,806 SF (GROUND FLOOR + ROOFTOP)
IMPERVIOUS (HARDSCAPE SPACE)	1,665 S.F.	1,689 S.F. (10.04 %)
SETBACKS		
FRONT (THOMAS ST.)	20'-0"	20'-0"
SIDE (24TH AVE.)	15'-0"	15'-0"
SIDE INTERIOR	10'-0"	10'-0"
REAR (ALLEY)	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	6,163.45 FT
RESIDENTIAL UNITS		
UNITS TYPE A (4)	MIN 400 SF	2,239 S.F. (A/C) X 4 = 8,954 S.F.
UNITS TYPE B (3)	MIN 400 SF	2,185 S.F. (A/C) X 3 = 6,555 S.F.
AVERAGE UNIT SIZE	MIN 650 SF	15,509 S.F. (A/C) / 7 = 2,216 S.F.
PARKING		
7 UNITS	2 SP/UN = 14 PARKING SPACES	7 TOWNHOUSES / 2SP = 14 SPACES
GUEST	1SP/ 10 UNITS = 0.7 =1 PARKING SPACES	2 GUEST SPACES
TOTALS	15 PARKING SPACES REQUIRED	16 PARKING SPACES
BICYCLE PARKING		
15 PARKINGS	1 SP/20 VEHICULAR PARKING 15/20 = 0.75 PARKING SPACES REQUIRED	1 WALL RACK IN EACH UNIT GARAGE

6/8/2024

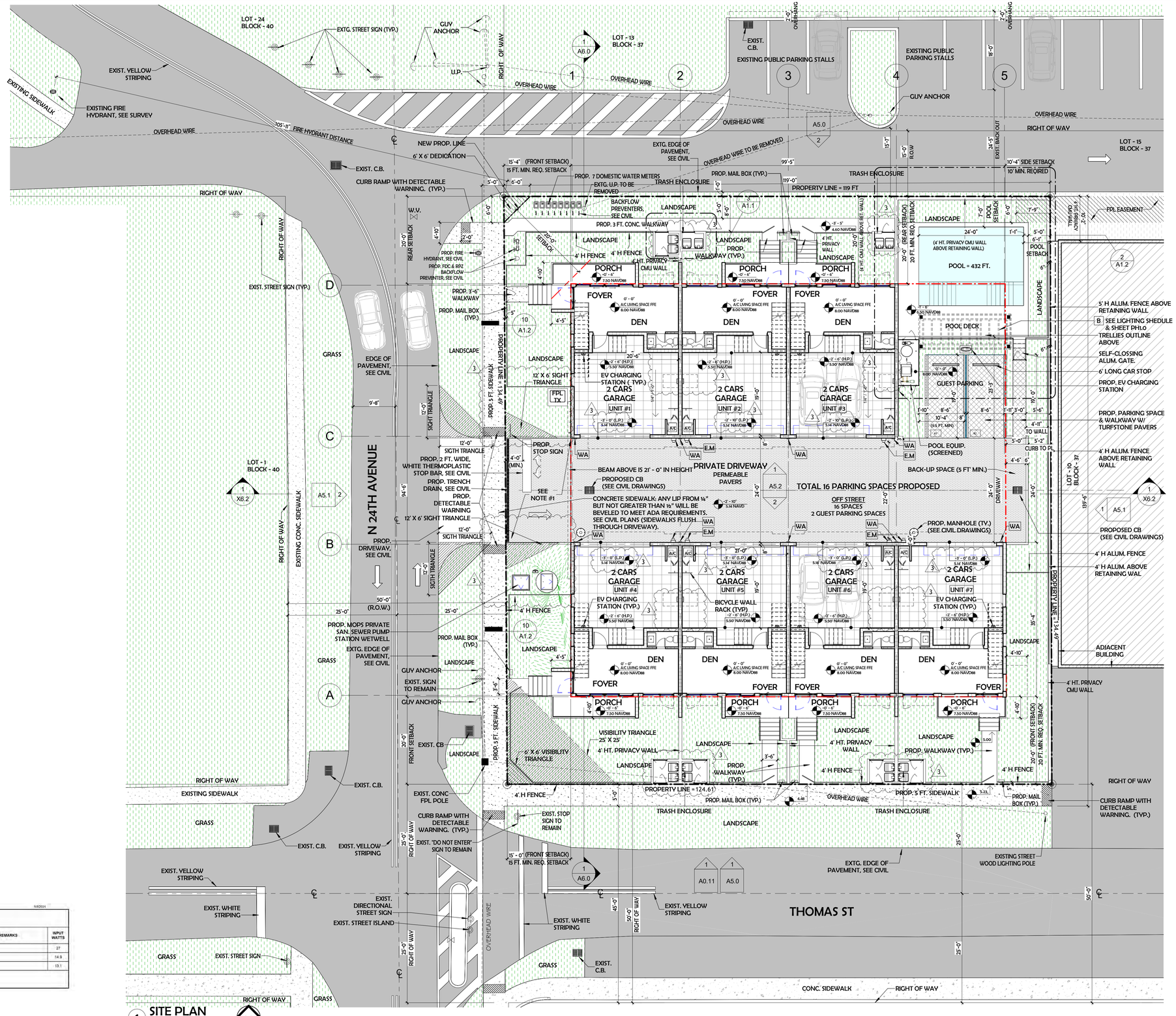
JOB NAME: 2351 THOMAS STREET

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	Type	VOLTS	MOUNTING	REMARKS	INPUT WATTS
WA	PERFORMANCE BY LIGHTING	SH1-27-80-R6-XX-UNV-NA	WALL PACK	LED INCLUDED	UNV	WALL		27
B	LUMI LUMINAIRE	EOS 3.0-S-WET-LAM-375-4-40K-R-UNV-S1-W-XX	LINEAR	LED INCLUDED	UNV	SURFACE		14.9
A	ATLANTIC LIGHTING	COM-SYL15-4K-U / 4QMPR-10-WH	DOWN LIGHT	LED INCLUDED	UNV	RECESSED		13.1

LIGHTING SCHEDULE NOTES:

1. For pricing please email Genesis Lighting at quotes@genesislighting.net, for technical questions please contact Chris March 954-347-4694



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

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

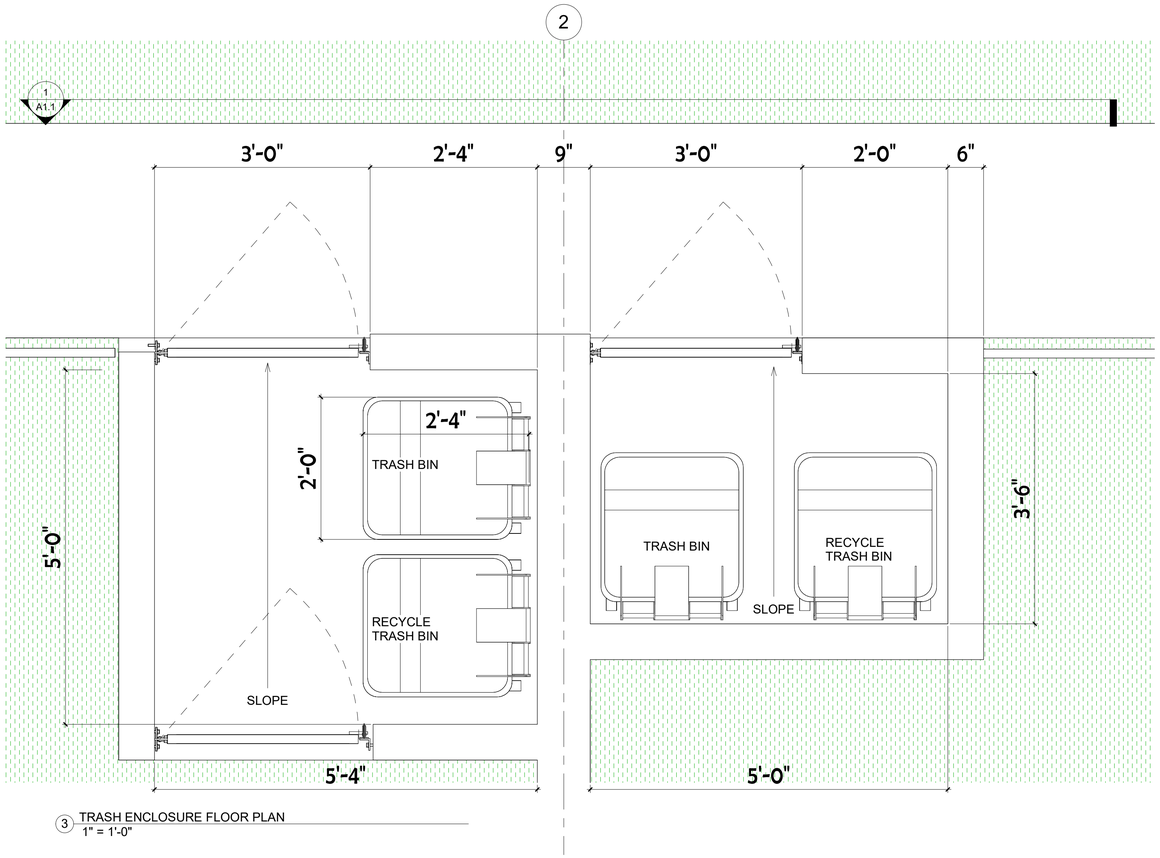
MEETING DATES

PACO	02/20/24
TAC 1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

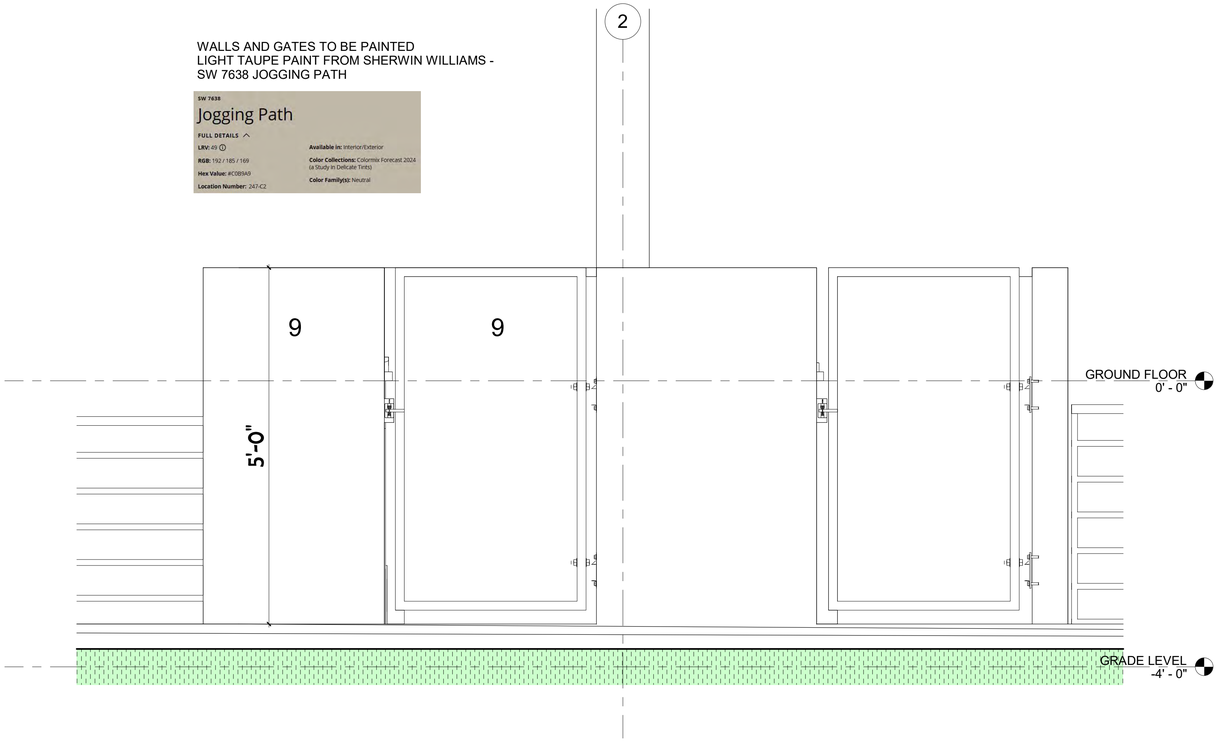
SITE PLAN

PROJEC#21-043

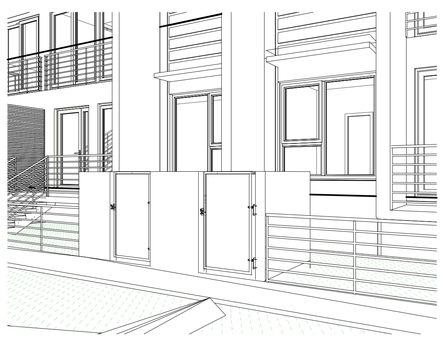
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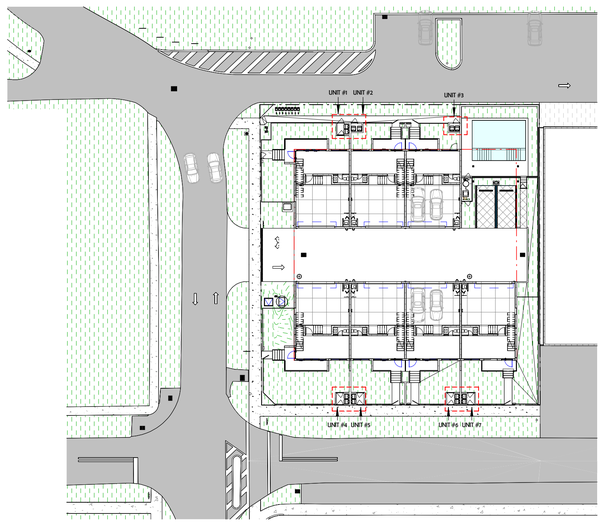
3 TRASH ENCLOSURE FLOOR PLAN
1" = 1'-0"



1 TRASH ENCLOSURE ELEVATION TYP.
1" = 1'-0"



2 UNIT TRASH ENCLOSURES TYP.



4 TRASH ENCLOSURES LOCATIONS
1/32" = 1'-0"

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES

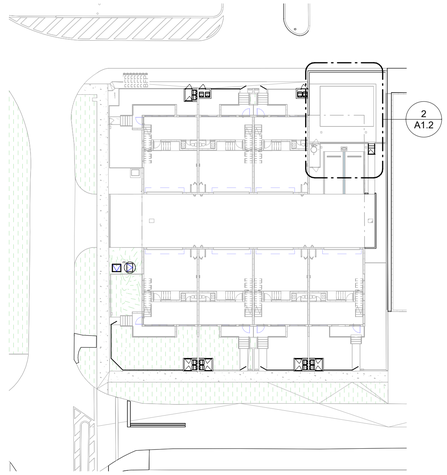
PACO	02/20/24
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FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

ENLARGED TRASH ENCLOSURES TYP.

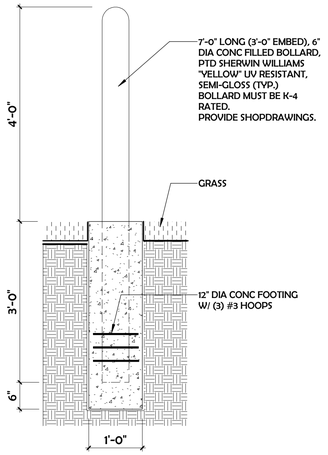
PROJEC#21-043

3

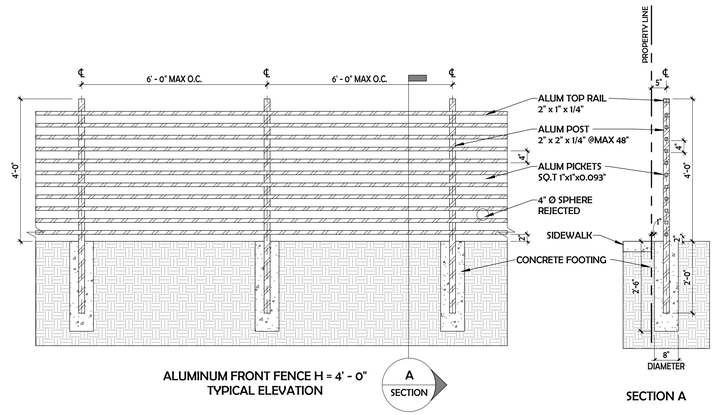
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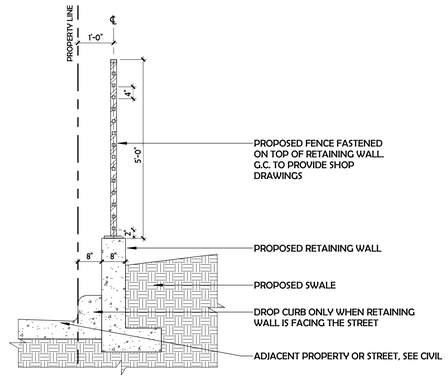
1 POOL AREA KEYMAP
1/32" = 1'-0"



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

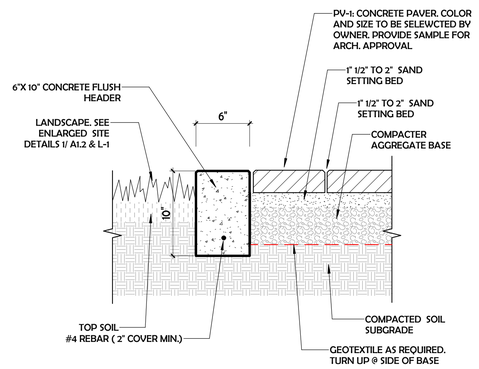


10 ALUM FENCE
1/2" = 1'-0"

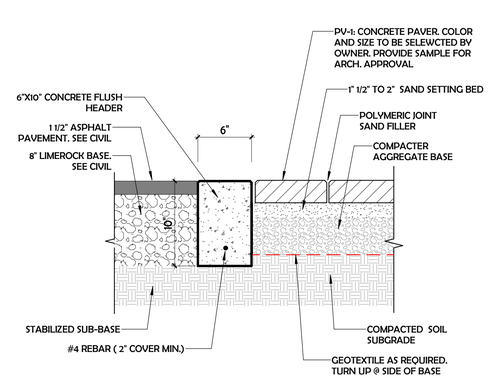


11 FENCE ON RETAINING WALL
1/2" = 1'-0"

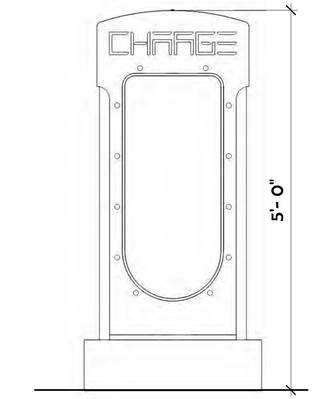
2 ENLARGED POOL AREA
3/16" = 1'-0"



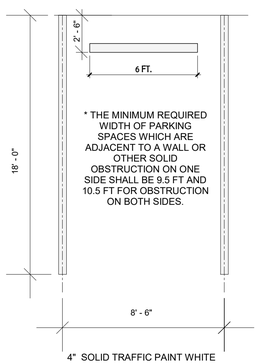
8 PAVER ON GRADE TO LANDSCAPE DET.
1 1/2" = 1'-0"



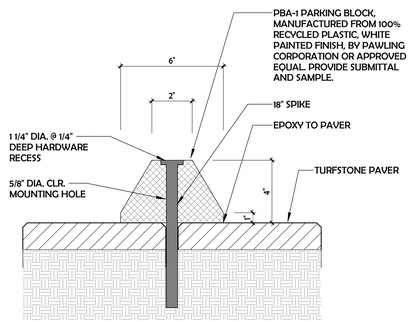
7 PAVER ON GRADE TO ASPHALT DET.
1 1/2" = 1'-0"



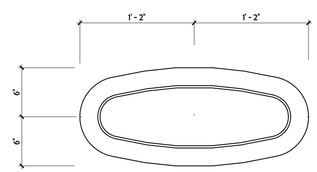
6 DUAL EV CHARGER - FRONT VIEW
3" = 1'-0"



3 DETAIL STANDARD GUEST- PARKING
1 : 6



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



5 DUAL EV CHARGER - TOP VIEW
3" = 1'-0"

* SEE CIVIL PLANS FOR MORE INFORMATION & DETAILS.

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

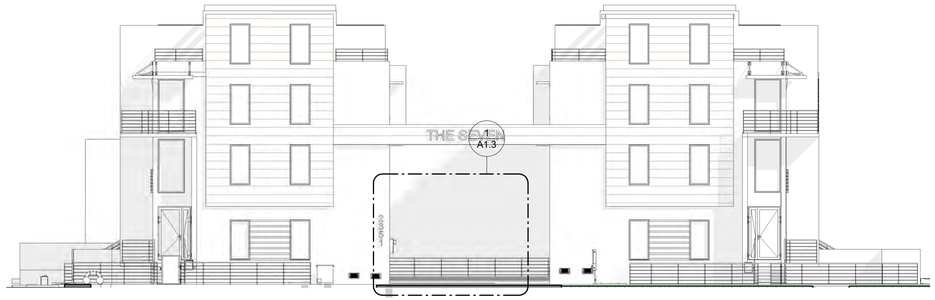
MEETING DATES:

PACO	02/20/24
TAC I	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

SITE PLAN DETAILS

PROJEC#21-043

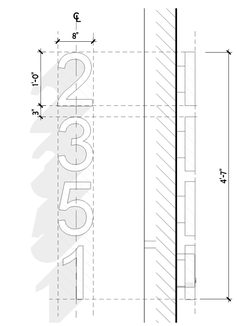
A1.2



4 WEST ELEVATION - ADDRESS SIGNAGE KEY PLAN
3/32" = 1'-0"

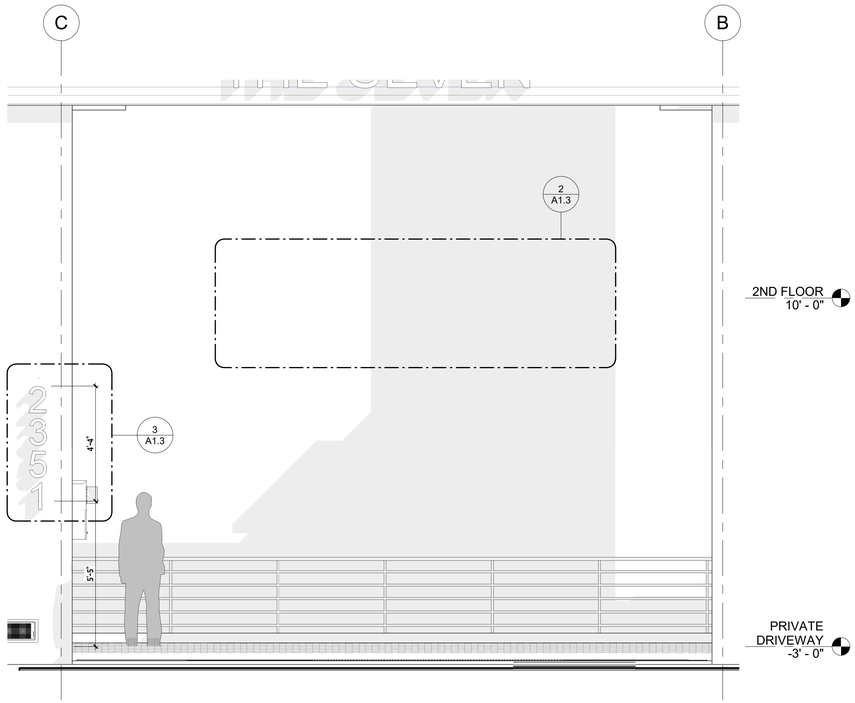


2 ADDRESS SIGNAGE FRONT VIEW
3/4" = 1'-0"



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

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



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

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

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES:

PACO	02/20/24
TAC I	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

ADDRESS SIGNAGE

PROJEC#21-043

A1.3

Submitted by Genesis Lighting

GENESIS LIGHTING

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

Catalog Number: SH1-27-80-4K-XX-UNV-NA

Notes:

Type: WA

GENLIGHT24-59640

SHIELD+ 1



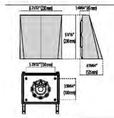


Long-lasting energy-efficient wall pack series. Fixtures consist of:

- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- High-efficiency COB, combined with an optimized passive cooling system, provides a long LED life.
- Specular vacuum metallized polycarbonate reflector provides full-cutoff, no glare design, and precision optical control.
- IESNA Type III light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), Integral 1-10 V dimming driver.
- Field settable integral tri-level lumen/wattage packages proprietary DIP switch driver for SHIELD+ 1 (stating factory setting at the lowest level).
- Standard knock-out template for multiple junction box mounting options.
- Suitable for three surface mounted conduit entry points with 1/2" NPS plugs.
- BUTTON and SWIVEL 120-277 V (50 / 60 Hz) photoelectronic switch options available (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-catalogued CCT (Kelvin) options.
- Consult factory for remote emergency battery pack options (EMPK).
- Product meets Buy American Act requirements within ARRA
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

FINISHES

- **AN-96** / Iron gray / Textured
- **GR-94** / Aluminum metallic / Textured
- **BB-10** / Iron rust / Textured
- **WH-97** / White / Textured
- **BK-81** / Black / Textured



SHIELD+ 1

Scan here for installation instructions

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

REVISION 09
10/23

Submitted by Genesis Lighting

GENESIS LIGHTING

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

Catalog Number: EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX

Notes:

Type: B

GENLIGHT24-59640

EOS 3.0 SURFACE DIRECT WET

LUX ILLUMINAIRE



STANDARD FINISHES
Black, White, & Silver



UP TO 109 lm/W PERFORMANCE	
DIRECT LIGHT	WATTS PER FOOT
375 lm/ft	3.65
500 lm/ft	4.70
750 lm/ft	7.25
1000 lm/ft	9.85
1250 lm/ft	13.18

Performance based on 8 foot luminaire at 4,000K (LED Engine).

LIGHT LOSS FACTOR		
CCT	CRI	lx
4000K	84+	100%
3500K	84+	97.1%
3000K	84+	95.7%
2700K	84+	94.1%
4000K	92+	98.9%
3500K	92+	95.5%
3000K	92+	93.8%
2700K	92+	92.4%

LUX ENABLED

Covered Ceiling Mount Only

5 YEARS

MADE IN U.S.A.

ORDER GUIDE

EOS 3.0-S-WET | A | B | C | D | E | F | G | H | I | J |

OPTIONS

K (Multiple Selections)

A. MODEL	B. DIRECT OPTICS	C. DIRECT DISTRIBUTION	D. LENGTH	E. COLOR TEMPERATURE
EOS 3.0-S-WET	LAM Lambertian AST Asymmetric BAT Batwing	375 375 lm/ft 500 500 lm/ft 750 750 lm/ft 1000 1000 lm/ft 1250 1250 lm/ft XXX Custom lm/ft	2 2ft (24 in) 3 3 ft (36 in) 4 4 ft (48 in) 5 5 ft (60 in) 6 6 ft (72 in) 7 7 ft (84 in) 8 8 ft (96 in) XXX System Run	27K 2700K 30K 3000K 35K 3500K 40K 4000K WCT White Color Tuning 27K0 2700K - 6500K RGBW RGBW

NOTES

Asymmetric direction is determined by lens position. Field adjustable for right or left throw.

LAM option only for RGBW

Consult factory for outputs between rigid and linear.

WCT = max lm/ft is 1000 based on 80 CRI and 4000K.

Other CCT's are available consult factory.

Lambertian recommended for RGBW

F. CRI	G. VOLTAGE	H. DRIVER	I. FINISH
8 80+CRI 9 90+CRI	UNV 120-277v 347 347v	1I 1% Dimming (0 - 10v) LCDT Lutron Hi-Lume 1% Fade to Black ELO 0.1% EldoLED DXL 1% Dexal	DXL2 Dexal 2-Chanel DALI DALI 2.0 Compatible PSQ Lutron T Series DMX DMX Controller/Driver	W White B Black S Silver CC Custom Colors

90 CRI option has an R9 value greater than 60.

347 may not be available in all configurations.

VGO, VRF, SPD, & CLM options supplied with 2SL driver standard.

Consult factory for custom colors (power feeds and canopies excluded)

J. MOUNTING	OPTIONS K. CONTROLS & FACTORY OPTIONS	
SC	NONE	Leave Blank
15C SC	EB	Emergency Battery (10-Watt)
HC	EC	Emergency Circuit
	NL	Night Light Circuit

MUST SPECIFY

EB option only available for lengths 4ft or greater.

May Overcommits than one option in this category

ORDERS@LUXILLUMINAIRE.COM | LUXILLUMINAIRE.COM | © 2023.07.26

Submitted by Genesis Lighting

GENESIS LIGHTING

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

Catalog Number: EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX

Notes:

Type: B

GENLIGHT24-59640

EOS 3.0 SURFACE DIRECT WET

LUX ILLUMINAIRE

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

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

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

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

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

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

OPTICS
Snap in extruded frosted acrylic lens

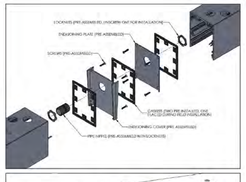
DRIVERS
All of our luminaires come standard with 1% dimming and THD <20% utilizing 0-10v constant current protocol. 120v/277v is standard with the option of 347v. Driver ambient operating temperature -30°C to +50°C.

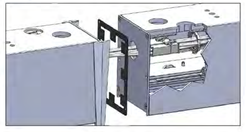
EMERGENCY
An integral factory installed 10 watt emergency battery pack. Emergency circuit and Night Light circuit options are available.

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

JOINER CONNECTION FOR CONTINUOUS RUNS
For more information reference the Installation Guide on our website at: https://www.luxilluminaire.com/installation-instructions







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Submitted by Genesis Lighting

GENESIS LIGHTING

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

Catalog Number: COM4-SYL15-4K-U / 4CMPR-10-WH

Notes:

Type: A

GENLIGHT24-59640

RECESSED

commercial

LED 4" lens

1100, 1500, 2000 or 3000 lumens

Project:

Type:

Catalog number:

frame-in kit

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

OSRAM Sylvania LED Module

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

OSRAM Sylvania Electronic LED Driver

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

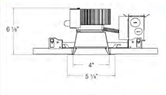
Passive Heat Sink

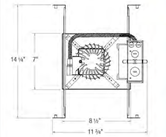
- Black anodized aluminum

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

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

Specifications and dimensions subject to change without notice.





TRIM KIT

lensed reflector

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



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



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

ordering data

FRAME-IN KIT

SERIES — COM4

COM4	Commercial 4" LED

LUMENS*

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

COLOR TEMPERATURE

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

VOLTAGE

U	Universal 120E-277V
1	120V
2	277V
3	347V

DIMMING

	0-10V DC standard, leave box blank
LDE	Lutron® EcoSystem® (100%-1%, Fade-to-Black(®))
LTE	Lutron® 2-wire forward-phase (100%-1%) (120V only)
DAL	DALI (Type 6, IEC62386) Driver: Dimming to 0.1%
DMX	DMX Driver with RDM capability. Dimming to 0.1%
2WR	2-wire, TRIAC forward-phase or ELV reverse-phase (100%-1%). (120V only)

Must specify voltage with optional dimming

ADVANCED DIMMING

VD10	Lutron Vive enabled for use with standard 0-10V driver.
VECO	Lutron Vive enabled for use with optional LEE driver.

Contact factory for zone and other control options.

OPTIONS

9CRI	90 CRI, affects lumens per watt. Not offered in 5K.
LEM	Emergency Pack, IOTA IELB-DPDT or equivalent

TRIM KIT

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

Finishes

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

Other

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

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

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

series | lumen | voltage | advanced dimming | other lamp | options | trim kit | finish

ATLANTIC LIGHTING

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

630921 NP17-028

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THE SEVEN TOWNHOUSES
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MEETING DATES:

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TAC I	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

DECORATIVE / SITE LIGHTING SUBMITTALS

PROJEC#21-043

A1.4

RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES

CITY OF HOLLYWOOD, FLORIDA CODE OF ORDINANCES 151.153
THE FOLLOWING RESIDENTIAL AND COMMERCIAL GREEN BUILDING PRACTICES ARE APPROVED.

- (A) CENTRAL AIR CONDITIONER OF 18 SEER OR HIGHER.
- (E) ENERGY EFFICIENT DOORS. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA.
- (G) ENERGY STAR APPROVED ROOFING MATERIALS.
- (H) PROGRAMMABLE THERMOSTATS.
- (I) OCCUPANCY/VACANCY SENSORS.
- (J) PERVIOUS PAVEMENT.
- (N) DUAL FLUSH TOILETS. THESE TOILETS WHEN FLUSHED USE LESS THAN ONE GALLON TO FLUSH LIQUID AND 1.6 GALLONS OR LESS FOR SOLIDS (USGBC). PLANS SHALL INDICATE DUAL FLUSH TOILET. SYSTEM MUST BE VERIFIED BY PLUMBING INSPECTOR AT FINAL INSPECTION.
- (P) AT LEAST 80% OF PLANTS, TREES AND GRASSES PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
- (Q) ALL ENERGY-EFFICIENT OUTDOOR LIGHTING. SUGGESTED LIGHTS FOR OUTDOOR SPACES INCLUDE FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLASTS (MORE EFFICIENT THAN MAGNETIC TYPES), LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEMS, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON A TIMER. ALL ENERGY-EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY ELECTRICAL INSPECTOR AT FINAL INSPECTION.
- (U) MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTI-MICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
- (W) ELECTRIC VEHICLE-CHARGING-STATION INFRASTRUCTURE.

(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)

FLOOR PLAN LEGEND

- PROPERTY LINE
- NOT IN SCOPE OF WORK
- NEW CMU WALL
- NEW PARTITION

FLOOD LEGEND / VENT AREA CALCULATION

FEMA AND NFIP AS PER SECTION 44CFR60.3 AND ASCE 24 SECTION 2.6. VENT BLOCK CALCULATION:
GARAGE AREA BELOW B.F.E. = 470 SF.
1 SQ.IN. PER 1 SQ.FT.= 470SQ.IN.
8" X 16" = 200 SQ.IN. (FACTORY CERTIFIED) OF SMART VENT BLOCK- MODEL 1540-520 (WALL MOUNTED)
8" X 16" = 200 SQ.IN. (FACTORY CERTIFIED) OF SMART VENT BLOCK- MODEL 1540-514 (GARAGE DOOR)
PROVIDE MIN OF (3) SMART VENTS.

- FV — 8" X 16", 12" MAX. ABOVE F.F. DUAL FUNCTION FLOOD AND VENTILATION VENT MODEL 1540-520 BY SMART VENT FL®. FL5822-R8 OR SIMILAR APPROVED. (REFER TO FLOOR PLAN AND ELEVATIONS FOR LOCATIONS).
- FV.1 — 16" X 16", 12" MAX. ABOVE F.F. DUAL FUNCTION FLOOD AND VENTILATION VENT MODEL 1540-514 BY SMART VENT FL®. FL5822-R8 OR SIMILAR APPROVED. (REFER TO FLOOR PLAN AND ELEVATIONS FOR LOCATIONS).

FLOOD FINISH NOTE:
ALL CONSTRUCTION AND FINISH MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL. (ASCE 24-05 CH. 5.0.)

FLOOD RESISTANT DEVELOPMENT. 154.50 BUILDING AND STRUCTURES. (D)(6):
HAVE MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, INCLUDING PLUMBING FIXTURES, ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION PLUS ONE FOOT (+7.00 FT. NAVD88 + 1 FT. FREEBOARD = +8.00 FT. NAVD88.)

TOTALS UNITS (ALL 3 BEDROOMS) CHART

UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
1	TYPE A	349	897	939	112	2,297	535	2,832
2	TYPE B	344	873	915	95	2,227	529	2,756
3	TYPE A	349	897	939	112	2,297	535	2,832
4	TYPE A	349	897	939	112	2,297	535	2,832
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6	TYPE B	344	873	915	95	2,227	529	2,756
7	TYPE A	349	897	939	112	2,297	535	2,832
	TOTALS	2,428	6,207	6,501	733	15,869	3,727	19,596

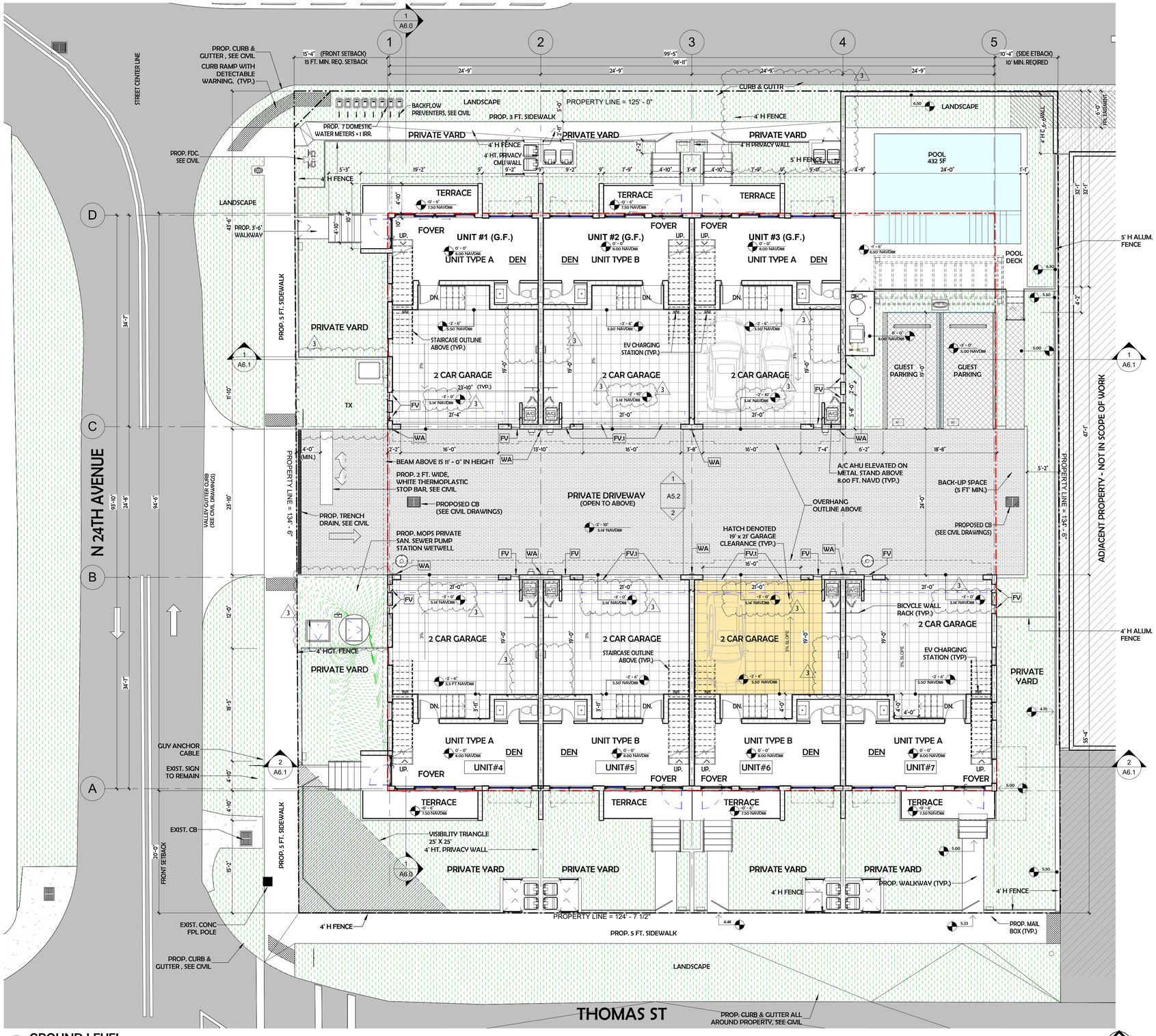
11/8/2024

JOB NAME: 2351 THOMAS STREET

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	Type	VOLTS	MOUNTING	REMARKS	INPUT WATTS
WA	(PERFORMANCE IN LIGHTING)	SH1-27-80-4K-XX-UNV-WA	WALL PACK	LED (INCLUDED)	UNV	WALL		27
B	(LVX LUMINAIRE)	EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX	LINEAR	LED (INCLUDED)	UNV	SURFACE		14.9
A	(CLEARED LIGHTING)	COM4-SYL15-4K-U / ACMPR-10-WH	DOWN LIGHT	LED (INCLUDED)	UNV	RECESSED		13.1

LIGHTING SCHEDULE NOTES:
1. For pricing please email Genesis Lighting at quotes@genesislighting.net, for technical questions please contact Chris March 954-347-4894



1 GROUND LEVEL
1/8" = 1'-0"

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MEETING DATES:

PACO	02/20/24
TAC I	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

GROUND FLOOR PLAN

PROJEC#21-043

A2.0

TOTALS UNITS (ALL 3 BEDROOMS) CHART								
UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
1	TVPE A	349	897	939	112	2,297	535	2,832
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3	TVPE A	349	897	939	112	2,297	535	2,832
4	TVPE A	349	897	939	112	2,297	535	2,832
5	TVPE B	344	873	915	95	2,227	529	2,756
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FLOOR PLAN LEGEND

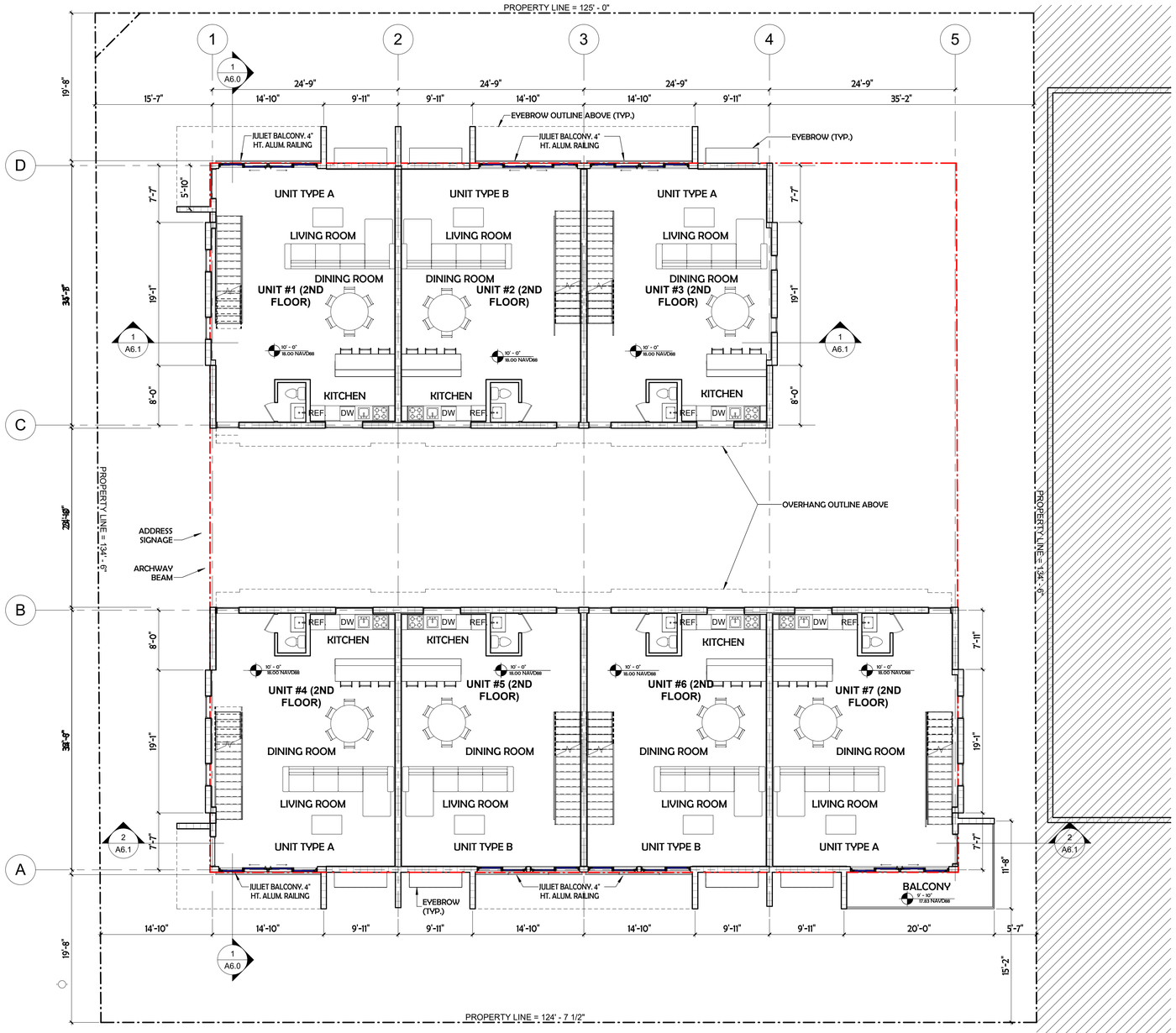
- PROPERTY LINE
- NOT IN SCOPE OF WORK
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(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)



1 2ND FLOOR
1/8" = 1'-0"

N

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

MEETING DATES:

PACO	02/20/24
TAC 1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

2ND FLOOR PLAN

PROJEC#21-043

A2.1

TOTALS UNITS (ALL 3 BEDROOMS) CHART								
UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
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FLOOR PLAN LEGEND

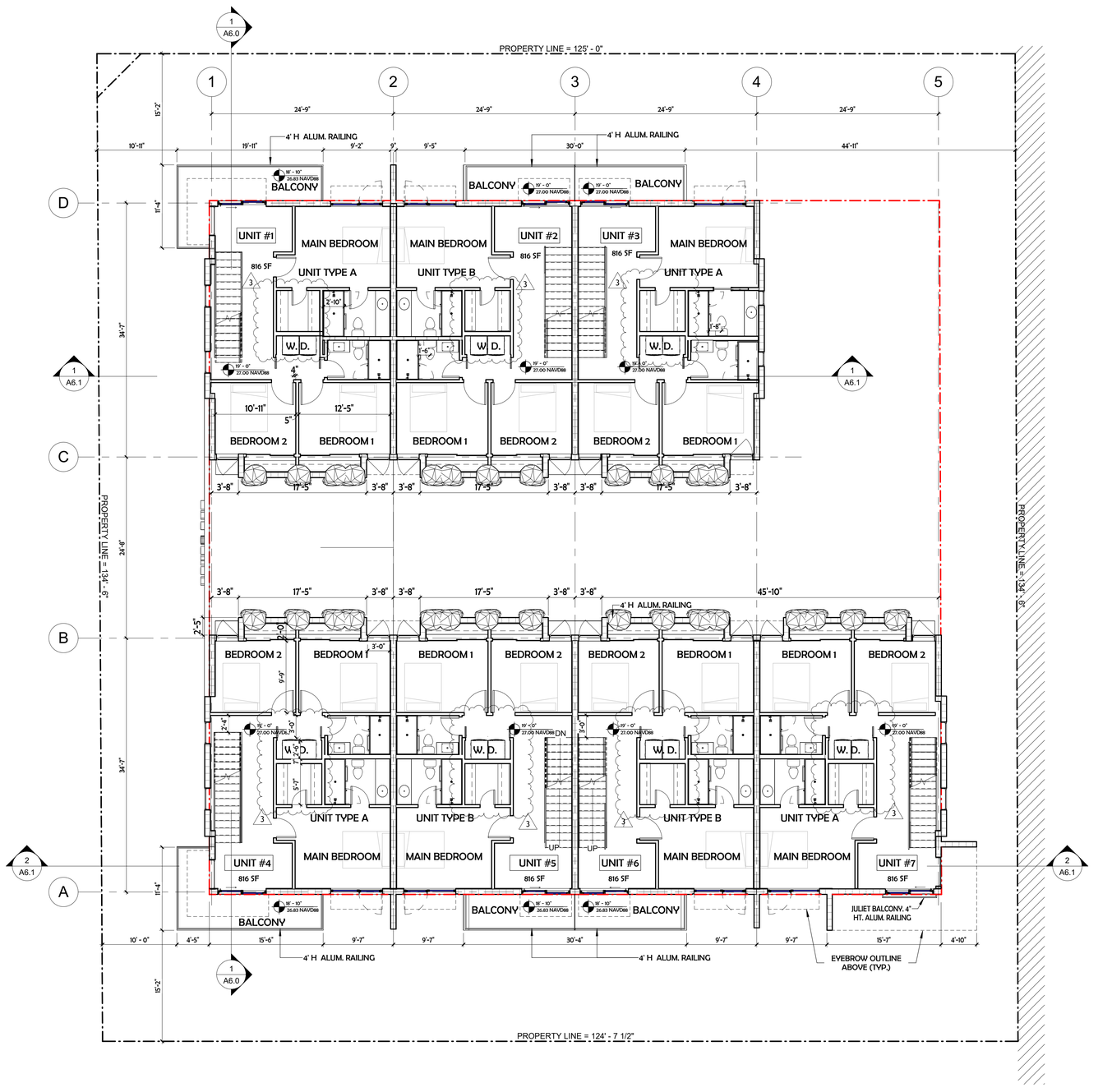
- PROPERTY LINE
- NOT IN SCOPE OF WORK
- NEW CMU WALL
- NEW PARTITION

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(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)



1 3RD FLOOR
1/8" = 1'-0"

N

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MEETING DATES

PACO	02/20/24
TAC 1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

3RD FLOOR PLAN

PROJEC#21-043

A2.2

TOTALS UNITS (ALL 3 BEDROOMS) CHART								
UNIT #	TYPE	GROUND FLOOR - A/C AREA (SQ.FT.)	2ND FLOOR - A/C AREA (SQ.FT.)	3RD FLOOR - A/C AREA (SQ.FT.)	ROOFTOP - A/C AREA (SQ.FT.)	UNITS - A/C AREA TOTALS	GARAGE - NON A/C AREA (S.F.)	UNITS AREA TOTALS
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FLOOR PLAN LEGEND

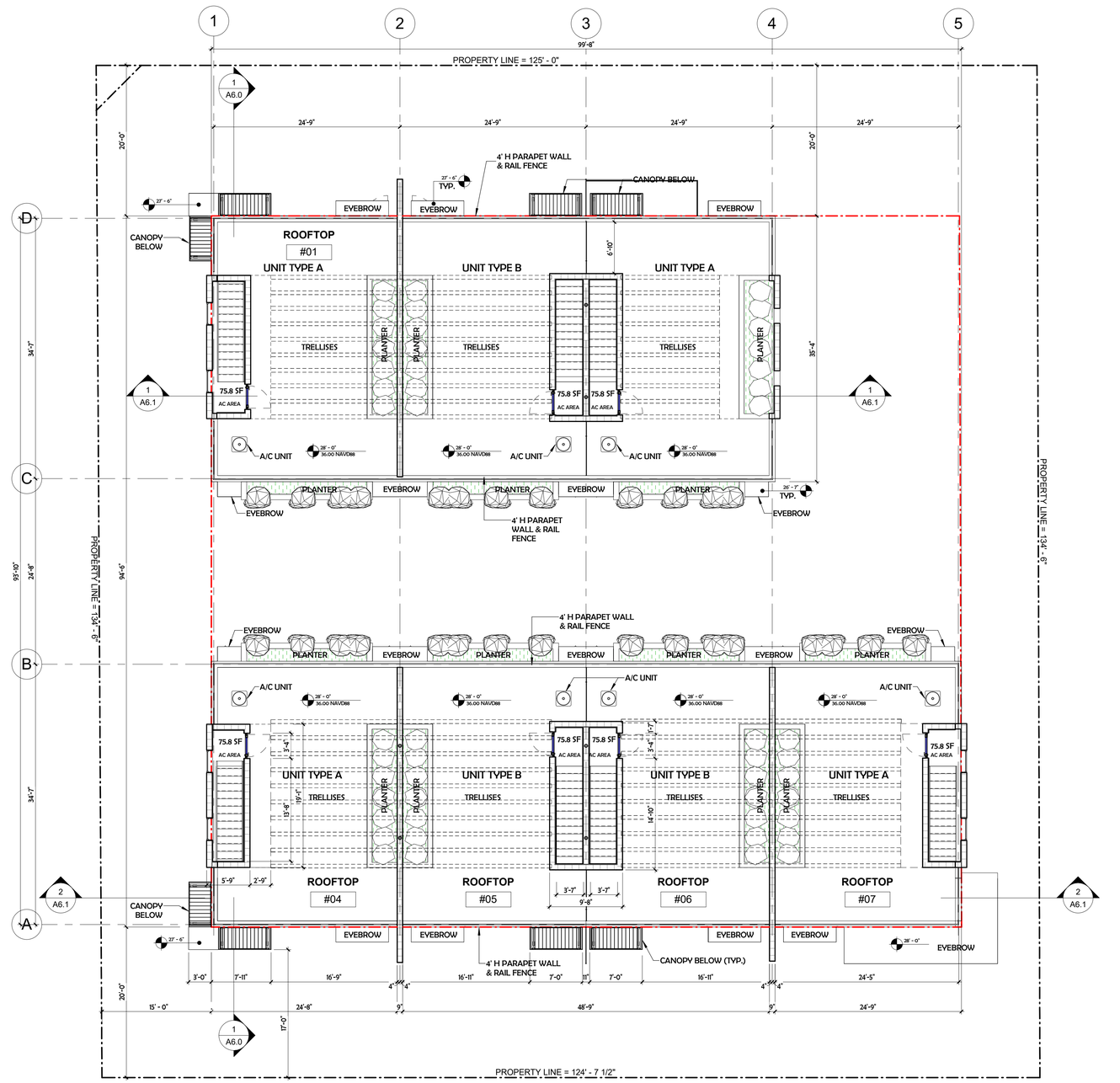
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(ORD. O-2011-06, PASSED 2-16-11; AM. ORD. O2016-02, PASSED 1-20-16)



1 ROOFTOP
1/8" = 1'-0"

N

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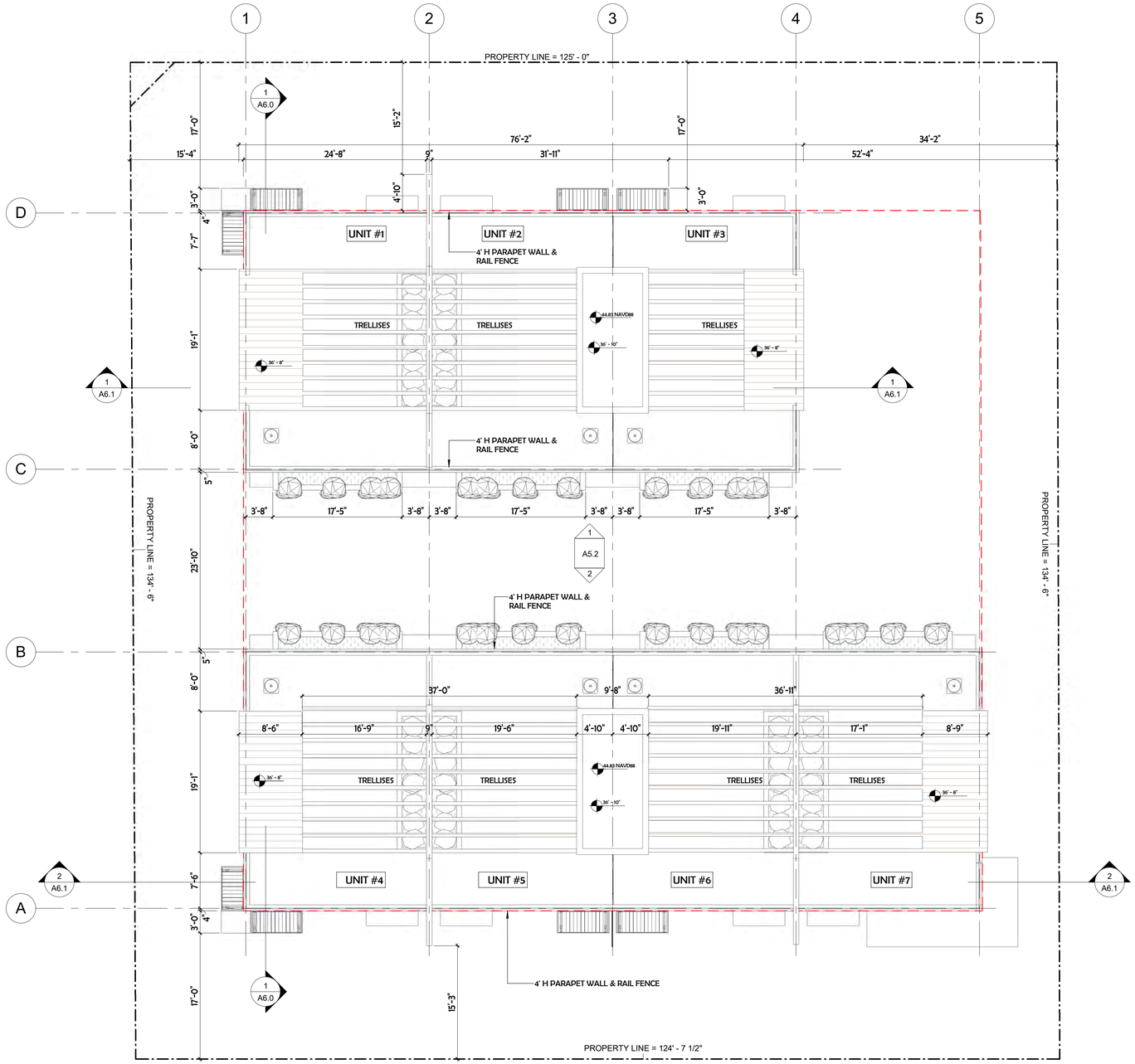
MEETING DATES

PACO	02/20/24
TAC I	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

ROOFTOP PLAN

PROJEC#21-043

A2.3



1 TOP ROOF PLAN
1/8" = 1'-0"

N

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

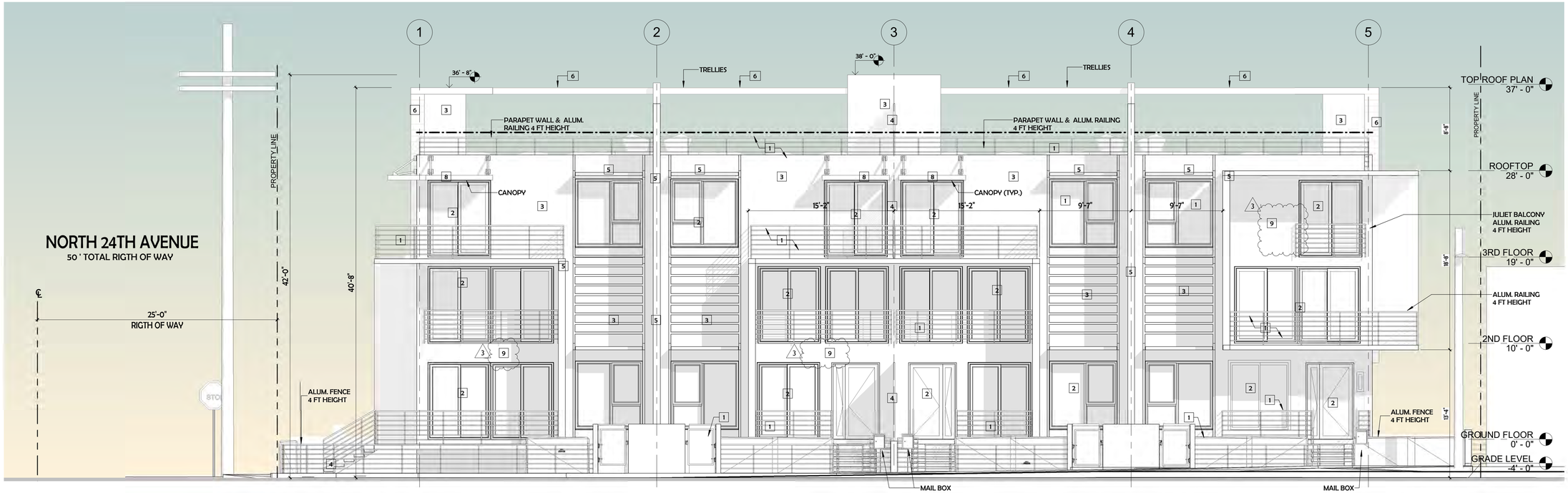
MEETING DATES:

PACO	02/20/24
TAC I	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

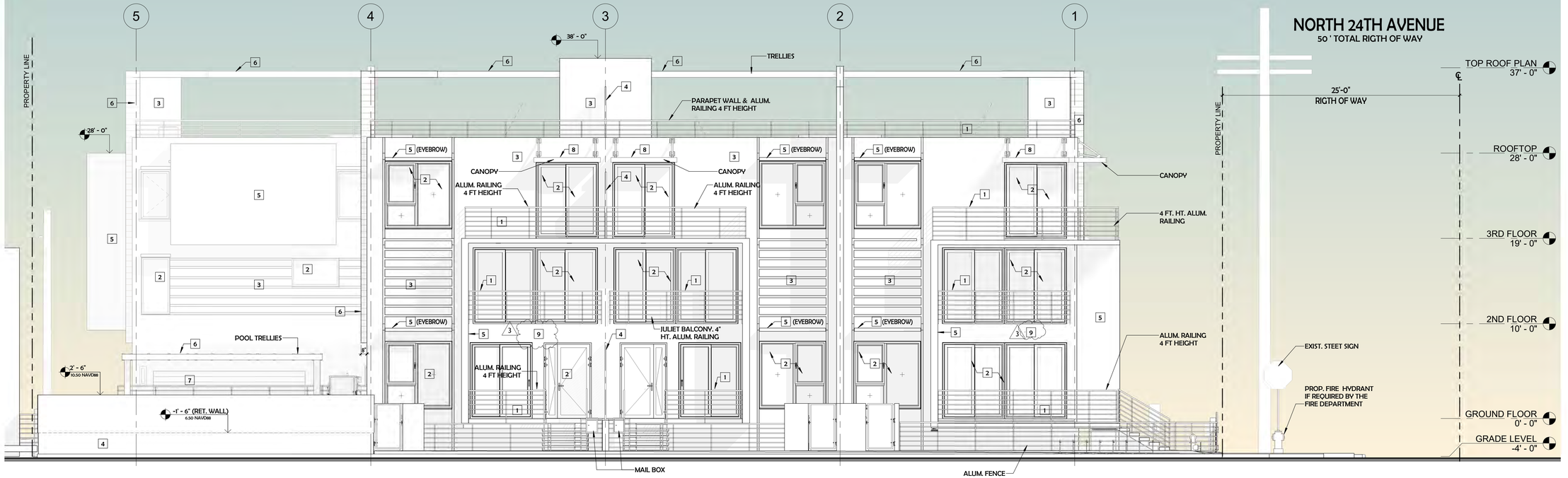
TOP ROOF PLAN

PROJEC#21-043

A2.4

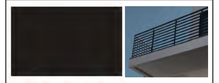


1 SOUTH ELEVATION (THOMAS STREET)
3/16" = 1'-0"



2 NORTH ELEVATION (ALLEY)
3/16" = 1'-0"

1 ALUMINUM BALCONY RAILING - PPG Duranar Bronze UC110460



Solids — UC110460

Bronze - UC110460

2 BRONZE FRAMED ALUMINUM WINDOWS WITH LIGHT GREY TINTED GLASS



3 LIGHT GREY PAINT FROM SHERWIN WILLIAMS - SW 6253 Olympus White

SW 6253
Olympus White
View Details

4 BRONZE ALUMINUM FENCES AND GATES



5 BRONZE PAINT FROM SHERWIN WILLIAMS - SW 7055 ENDURING BRONZE

SW 7055
Enduring Bronze
FULL DETAILS
LRV: 7
RGB: 85 / 76 / 62
Hex Value: #554C3E
Location Number: 246-C7
Available in: Interior/Exterior
Color Family(s): Neutral

6 BAMBOO PLASTIC COMPOSITE (BPC) - 8' x 6-1/4" Lamboo Fusion - LAMBOO Direct Mount Wall Cladding.



7 GARAGE DOORS - BRONZE METAL AND GLASS



8 BRONZE ALUMINUM METAL AWNINGS



9 LIGHT TAUPE PAINT FROM SHERWIN WILLIAMS - SW 7638 JOGGING PATH

SW 7638
Jogging Path
FULL DETAILS
LRV: 49
RGB: 152 / 185 / 169
Hex Value: #72B9A9
Location Number: 247-C2
Available in: Interior/Exterior
Color Collections: Colormix Forecast 2024 In Study In Delicate Tints)
Color Family(s): Neutral

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

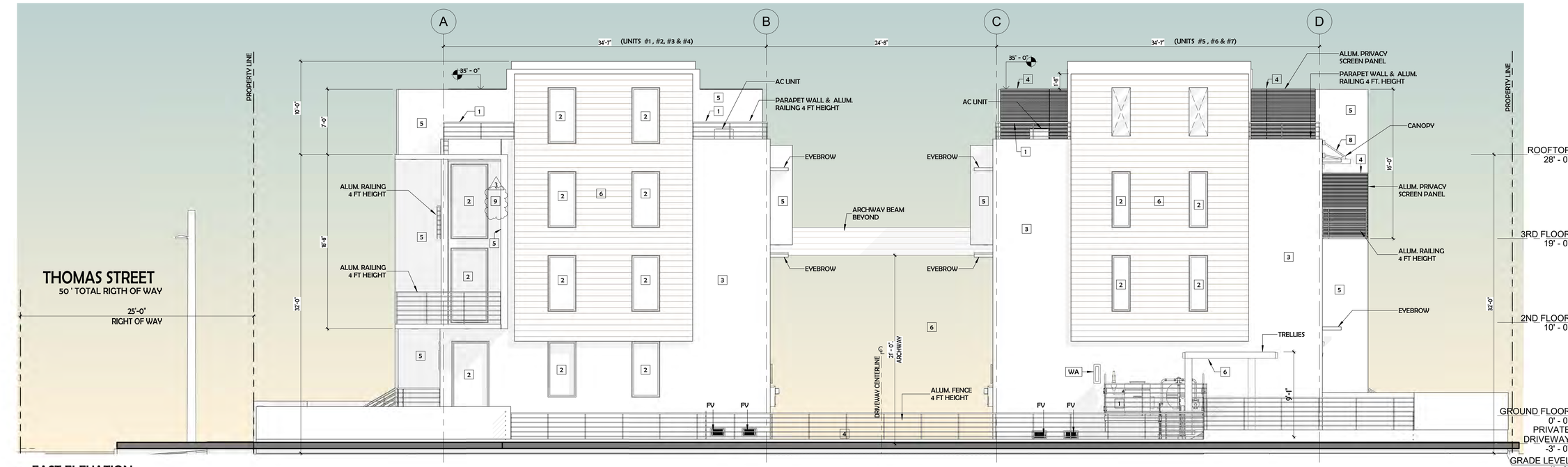
MEETING DATES:

PACO	02/20/24
TAC 1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

NORTH & SOUTH ELEVATIONS

PROJEC#21-043

A5.0

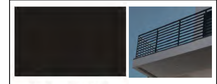


1 **EAST ELEVATION**
3/16" = 1'-0"



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

1 ALUMINUM BALCONY RAILING - PPG Duranar Bronze UC110460



Solids — UC110460

Bronze - UC110460

2 BRONZE FRAMED ALUMINUM WINDOWS WITH LIGHT GREY TINTED GLASS



3 LIGHT GREY PAINT FROM SHERWIN WILLIAMS - SW 6253 Olympus White

SW 6253
Olympus White
View Details

4 BRONZE ALUMINUM FENCES AND GATES



5 BRONZE PAINT FROM SHERWIN WILLIAMS - SW 7055 ENDURING BRONZE

SW 7055
Enduring Bronze
FULL DETAILS
LRV: 7
RGB: 85 / 76 / 62
Hex Value: #554C3E
Location Number: 246-C7
Available In: Interior/Exterior
Color Family(s): Neutral

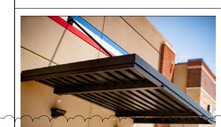
6 BAMBOO PLASTIC COMPOSITE (BPC) - 8' x 6-1/4" Lamboo Fusion - LAMBOO Direct Mount Wall Cladding.



7 GARAGE DOORS - BRONZE METAL AND GLASS



8 BRONZE ALUMINUM METAL AWNINGS



9 LIGHT TAUPE PAINT FROM SHERWIN WILLIAMS - SW 7638 JOGGING PATH

SW 7638
Jogging Path
FULL DETAILS
LRV: 49
RGB: 192 / 185 / 169
Hex Value: #C0B9A9
Location Number: 247-C2
Available In: Interior/Exterior
Color Collections: Colormix Forecast 2024 (a Study in Delicate Tints)
Color Family(s): Neutral

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THE SEVEN TOWNHOUSES
2351 THOMAS ST HOLLYWOOD FL.

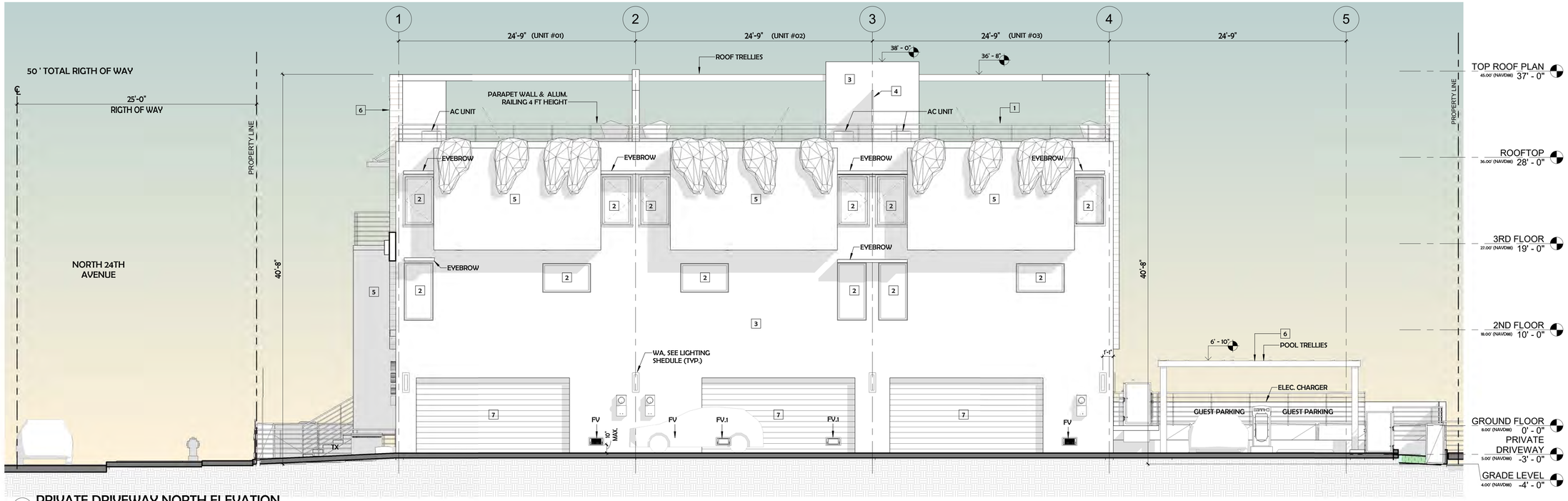
MEETING DATES:

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PLANNING AND ZONING BOARD	06/09/26

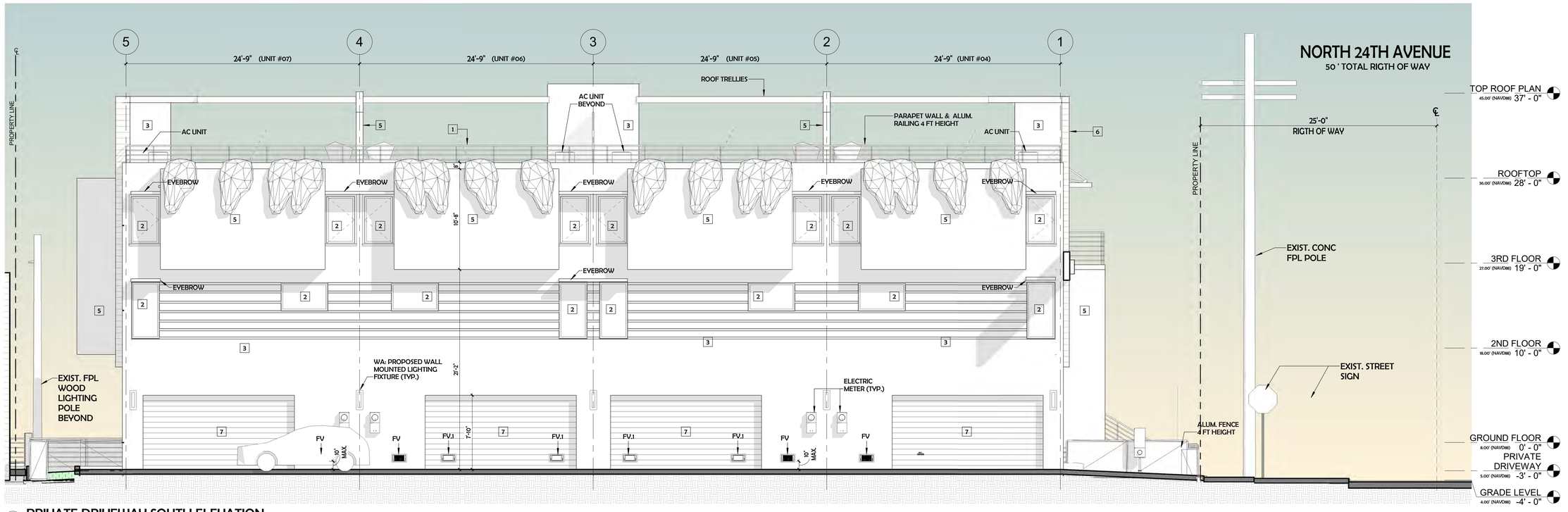
EAST & WEST ELEVATIONS

PROJEC#21-043

A5.1

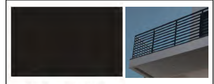


1 PRIVATE DRIVEWAY NORTH ELEVATION
3/16" = 1'-0"



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

1 ALUMINUM BALCONY RAILING - PPG Duranar Bronze UC110460



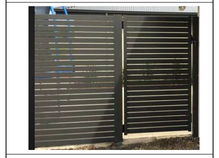
2 BRONZE FRAMED ALUMINUM WINDOWS WITH LIGHT GREY TINTED GLASS



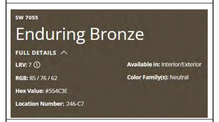
3 LIGHT GREY PAINT FROM SHERWIN WILLIAMS - SW 6253 Olympus White



4 BRONZE ALUMINUM FENCES AND GATES



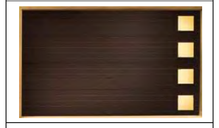
5 BRONZE PAINT FROM SHERWIN WILLIAMS - SW 7055 ENDURING BRONZE



6 BAMBOO PLASTIC COMPOSITE (BPC) - 8' x 6-1/4" Lamboo Fusion - LAMBOO Direct Mount Wall Cladding.



7 GARAGE DOORS - BRONZE METAL AND GLASS



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9 LIGHT TAUPE PAINT FROM SHERWIN WILLIAMS - SW 7638 JOGGING PATH



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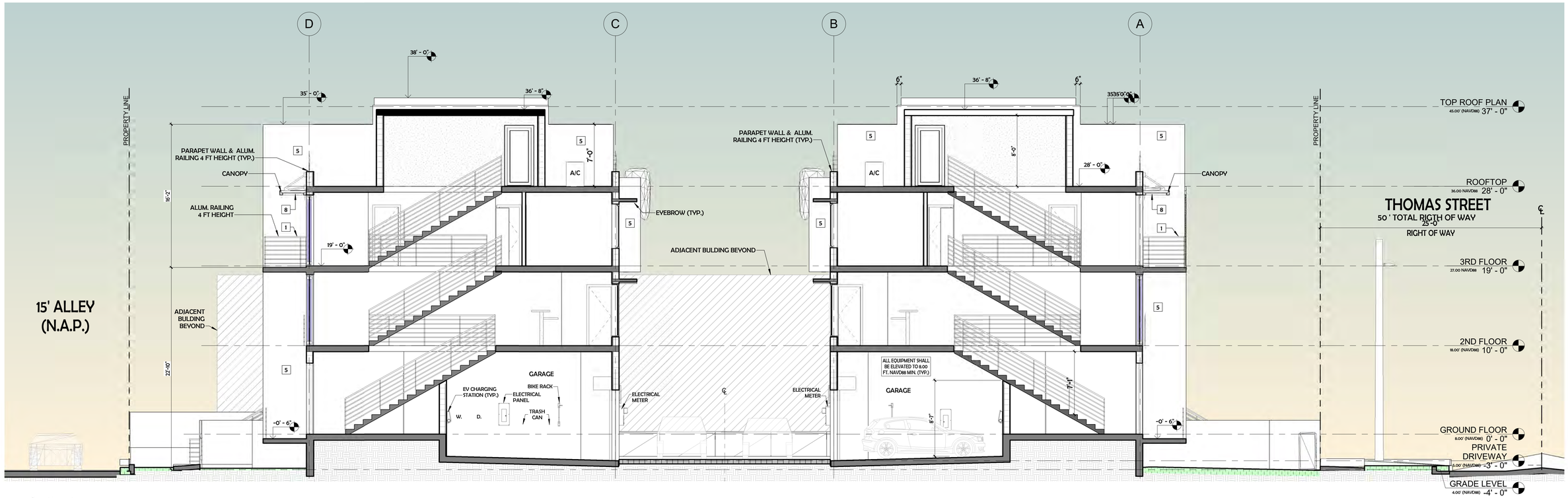
MEETING DATES

PACO	02/20/24
TAC 1	06/17/24
FINAL TAC	11/23/24
PLANNING AND ZONING BOARD	06/09/26

INTERIOR DRIVEWAY ELEVATIONS

PROJEC#21-043

A5.2



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

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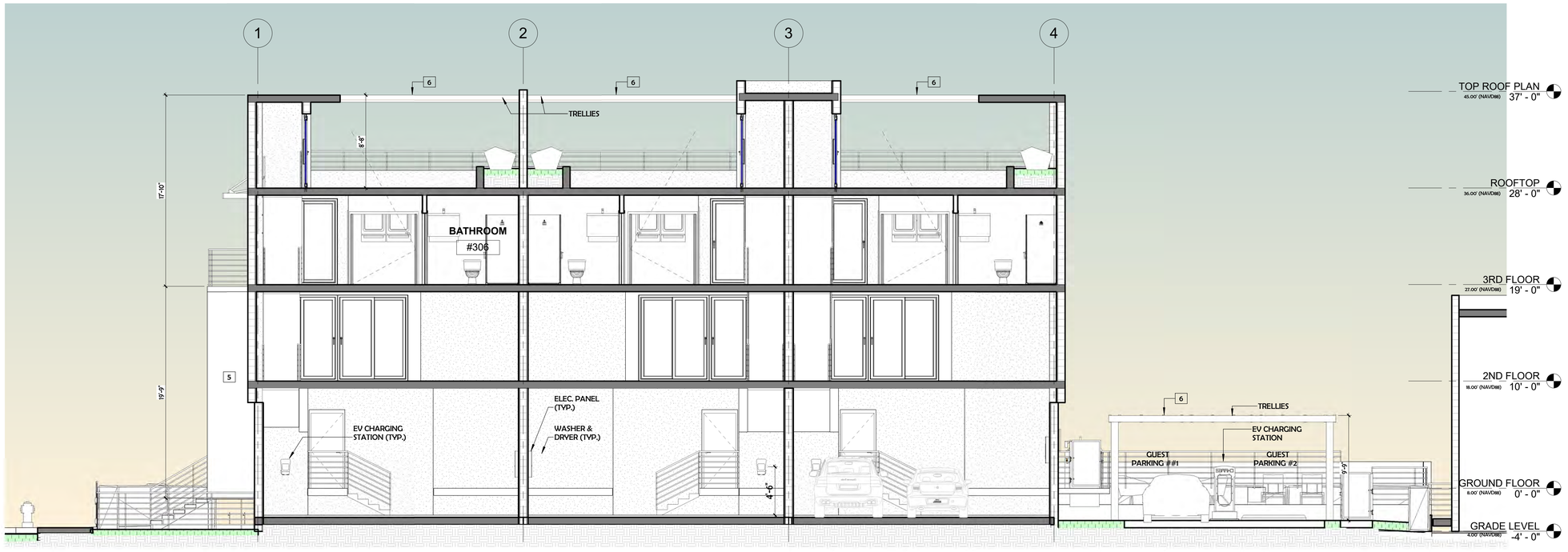
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PLANNING AND ZONING BOARD	06/09/26

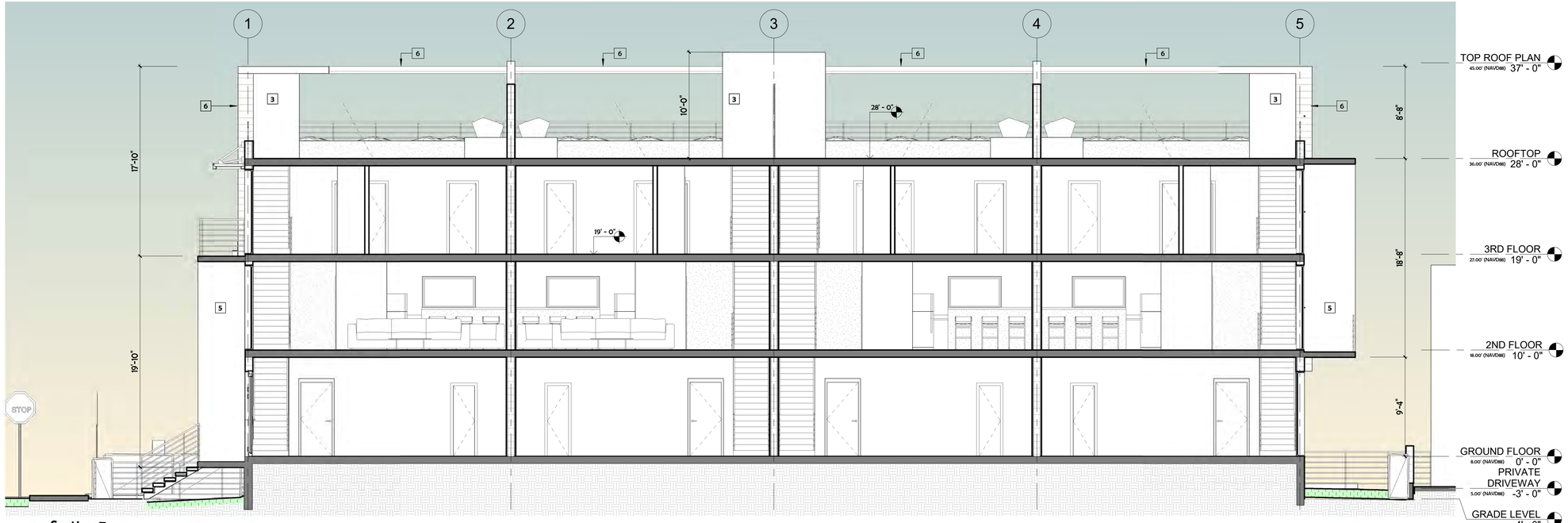
TRANSVERSE SECTION

PROJEC#21-043

A6.0



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



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

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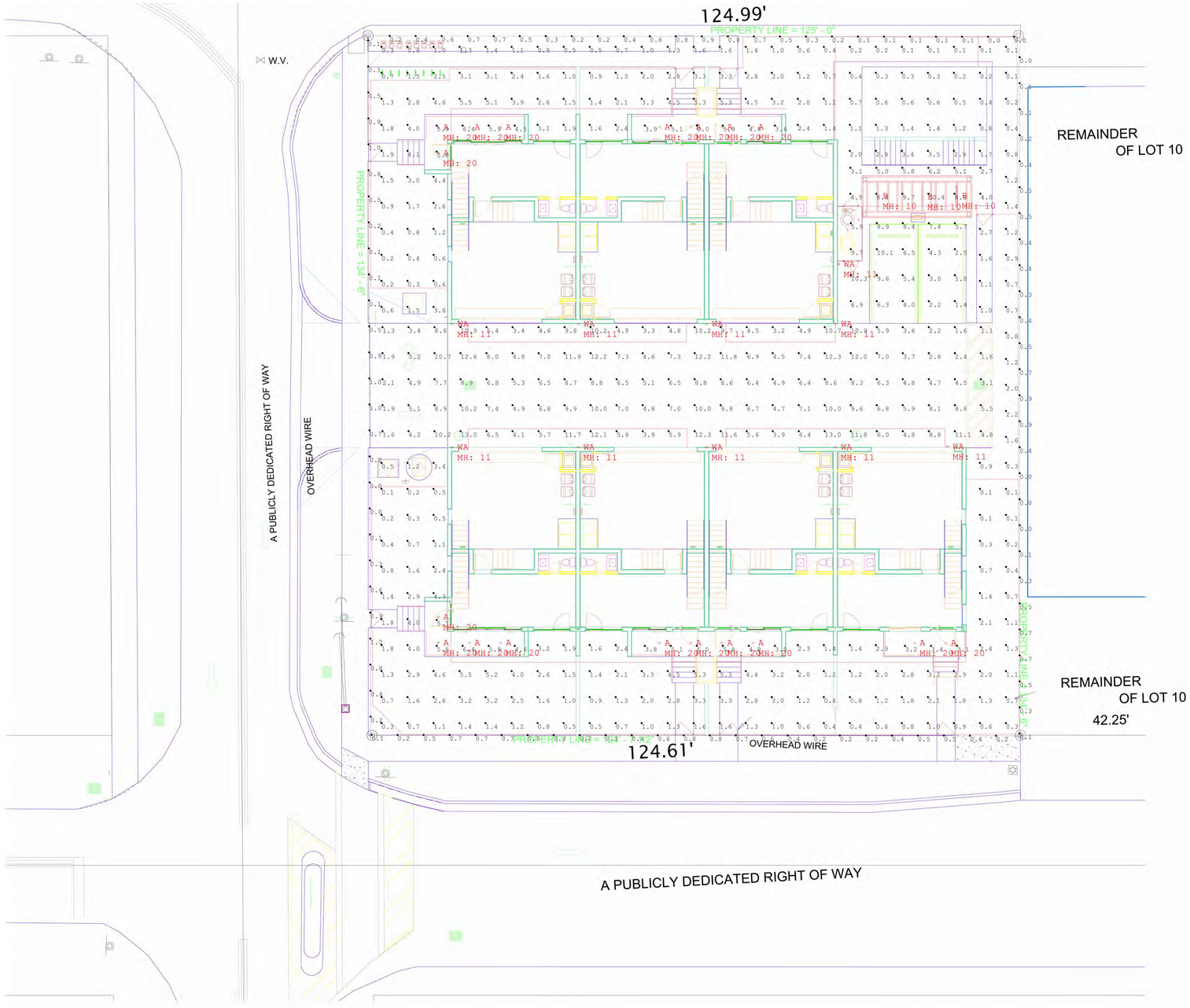
MEETING DATES:

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PLANNING AND ZONING BOARD	06/09/26

LONGITUDINAL SECTIONS

PROJEC#21-043

A6.1



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	10	WA	Single	PIL SH1-27-80-4K-XX-UNV-NA	0.900	3072	27	270
	3	B	Single	Lux Illuminaires EOS 3.0-S-WET-LAM-375-4-40K-8-UNV-S1-W-XX	0.900	1541	14.9	44.7
	18	A	Single	Atlantic Lighting COM4-SYL15-4K-U / 4CMPR-10	0.900	1239	13.1	235.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lane	Illuminance	Fc	6.81	13.0	1.1	6.19	11.82
Pool Deck	Illuminance	Fc	6.17	10.4	2.7	2.29	3.85
Property Line	Illuminance	Fc	0.42	1.0	0.0	N.A.	N.A.
Terraces	Illuminance	Fc	4.99	6.4	3.1	1.61	2.06
To Propoerty Line	Illuminance	Fc	1.66	5.5	0.1	16.60	55.00

1 **PHOTOMETRICS**
1/8" = 1'-0"

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MEETING DATES

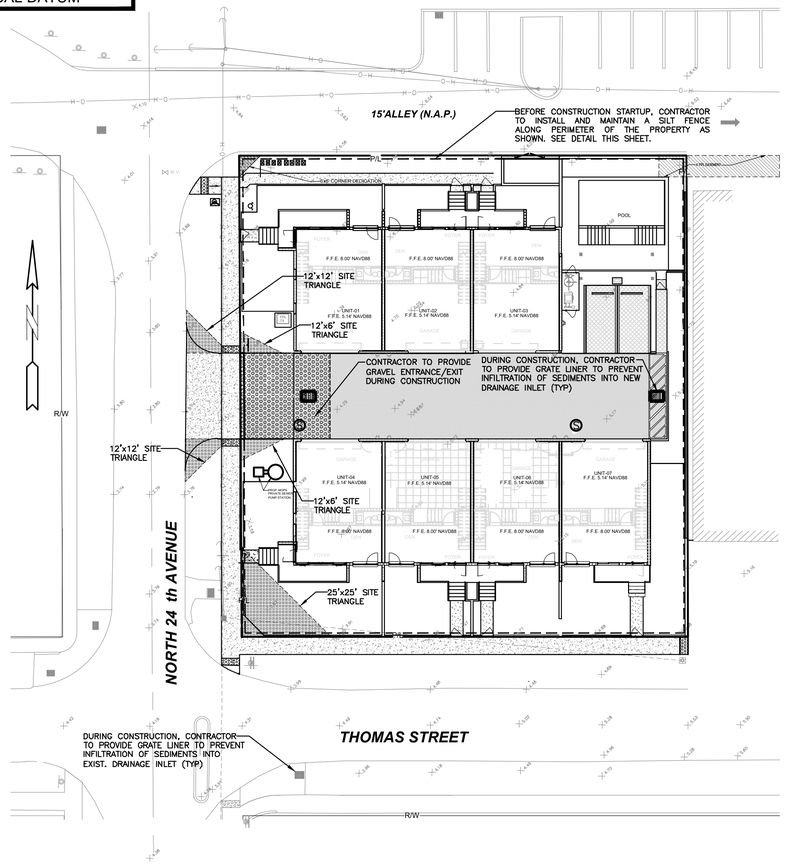
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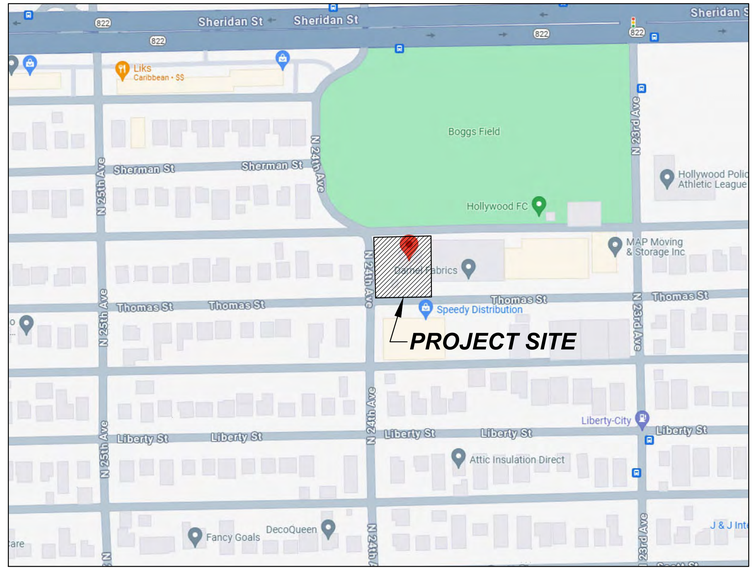
PHOTOMETRICS - NORMAL

PROJEC#21-043

PH1.0

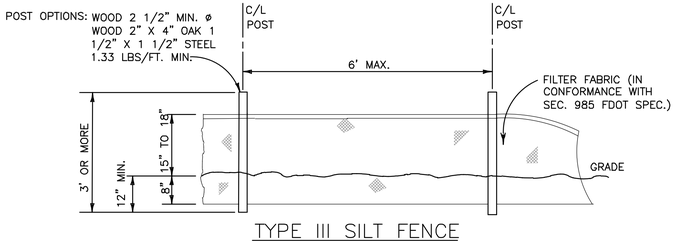
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM





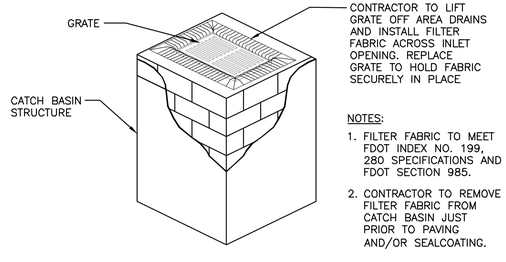
LOCATION MAP

NOT TO SCALE



TYPE III SILT FENCE

NTS



NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

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
- SOD RESTORATION AREA
- TRENCH RESTORATION AREA
- MILLING & RESURFACING AREA
- 8.90 PROPOSED GRADE
- 8.2' EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

2-23-26

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

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

REVISIONS

NO.	DATE	DESCRIPTION

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

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036

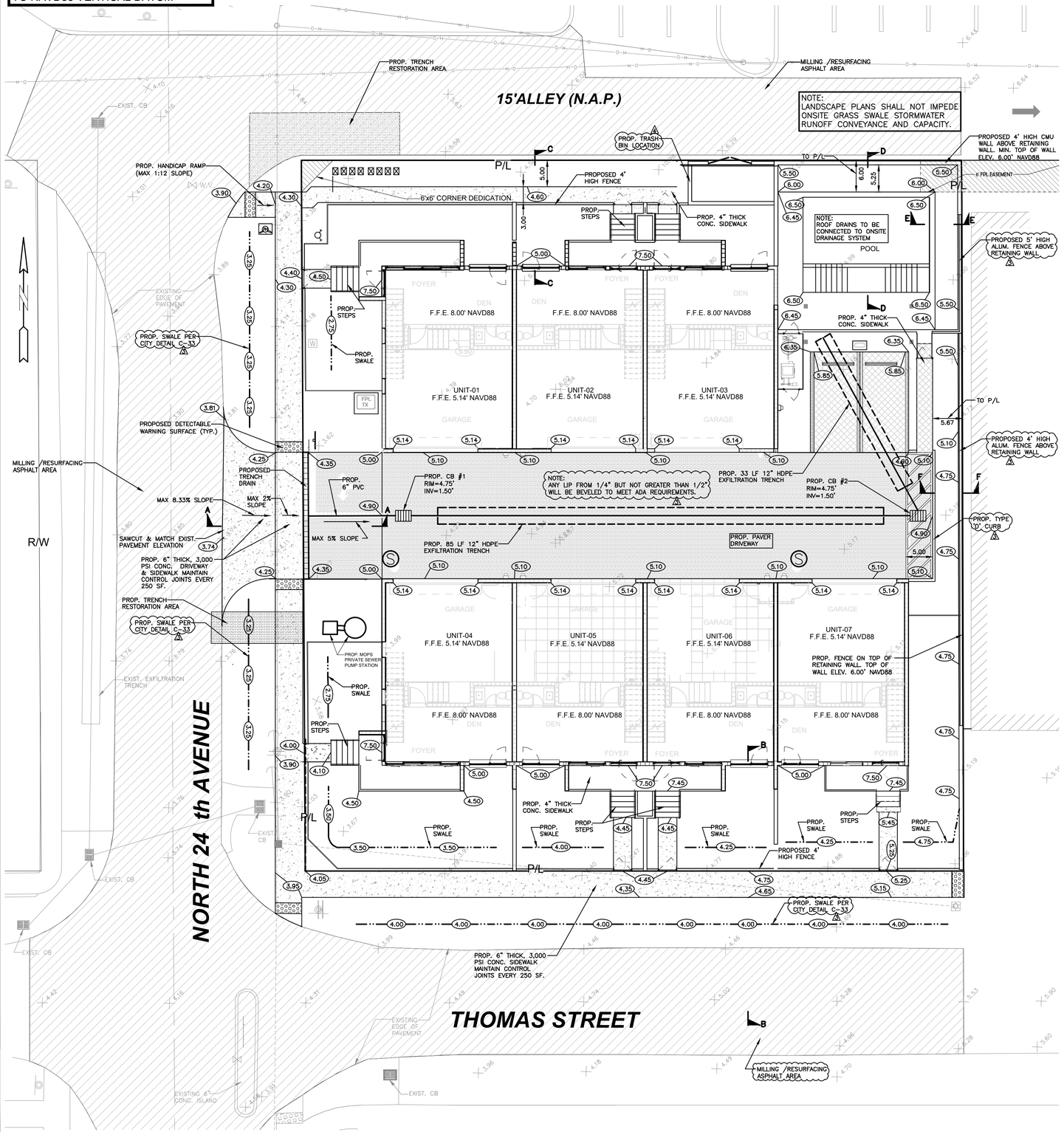
DATE: 10/26/22

SCALE: 1"=20'

SHEET NO.: C1
1 OF 10

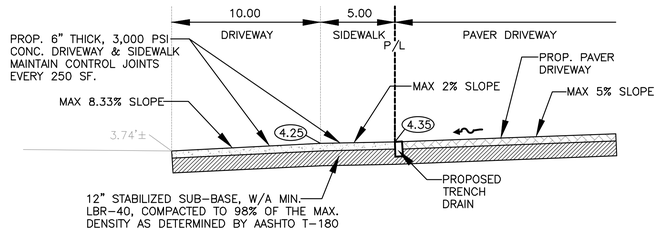
PROJECT NO.: 24-08

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

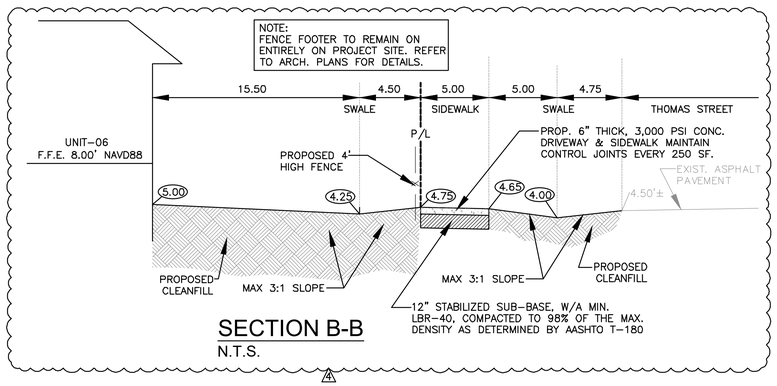


NOTES:

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 AND DIMENSIONS.
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 CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- SOD RESTORATION AREA
- TRENCH RESTORATION AREA
- MILLING & RESURFACING AREA
- 8.90 PROPOSED GRADE
- 8.4' EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

NOTE:
ALL STREETS AND ALLEYS ADJACENT TO THE SITE MUST BE MILLED AND RESURFACED.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
2-23-26

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PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	9-18-24	TAC REVIEW COMMENTS
2	5-6-25	TAC REVIEW COMMENTS
3	12-5-25	TAC REVIEW COMMENTS
4	2-23-26	TAC REVIEW COMMENTS

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

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036
DATE: 10/26/22
SCALE: 1"=10'
SHEET NO.: C2
2 OF 10
PROJECT NO.: 24-08

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL, NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE, PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT -

    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

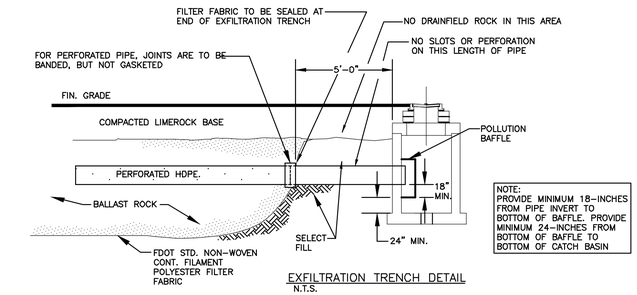
    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS/S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

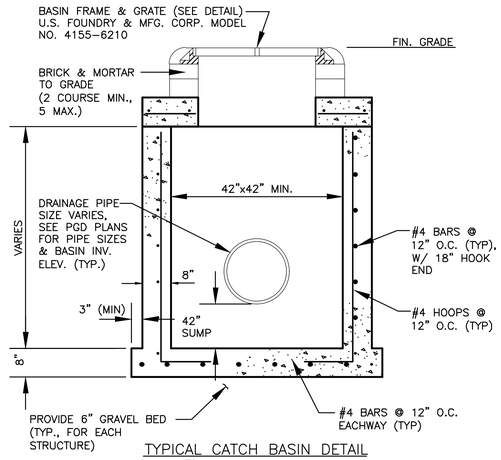
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

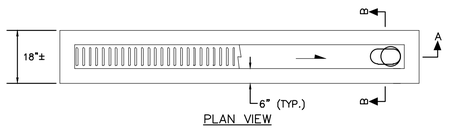


NOTE:
PROVIDE MINIMUM 18-INCHES FROM PIPE INVERT TO BOTTOM OF BAFFLE. PROVIDE MINIMUM 24-INCHES FROM BOTTOM OF BAFFLE TO BOTTOM OF CATCH BASIN

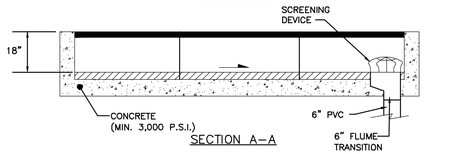
EXFILTRATION TRENCH DETAIL
N.T.S.



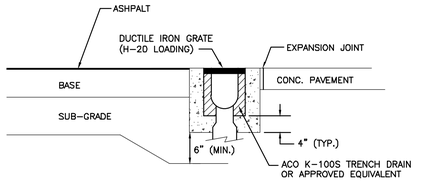
TYPICAL CATCH BASIN DETAIL
NTS



PLAN VIEW



SECTION A-A

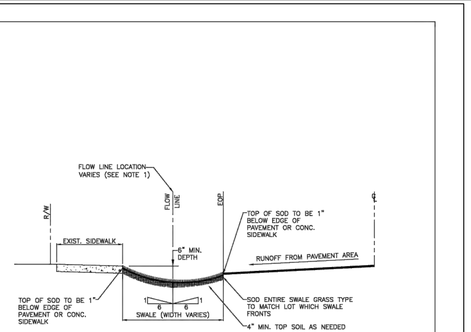


SECTION B-B

NOTES:
1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:

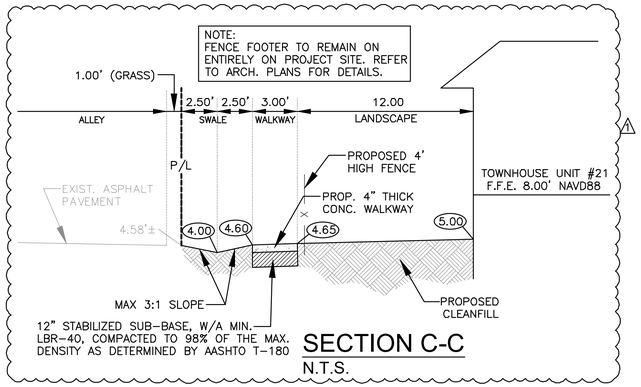
   ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.
   ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

TRENCH DRAIN DETAIL
NTS

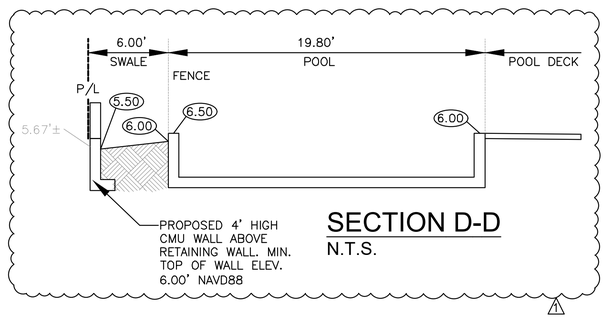


NOTES:
1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

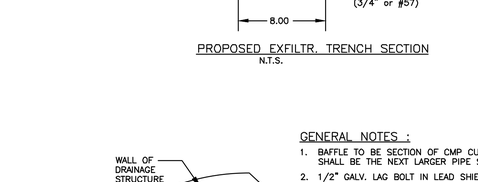
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -	
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33	
APPROVED: JG			



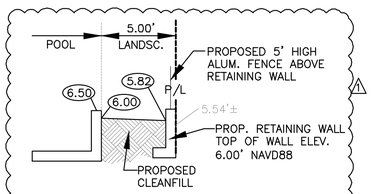
SECTION C-C
N.T.S.



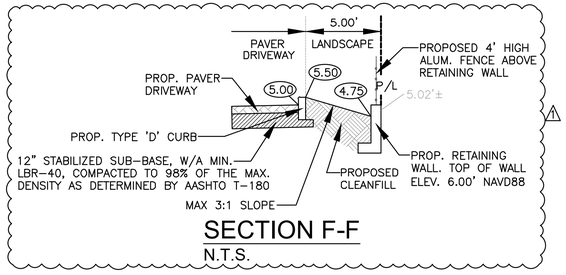
SECTION D-D
N.T.S.



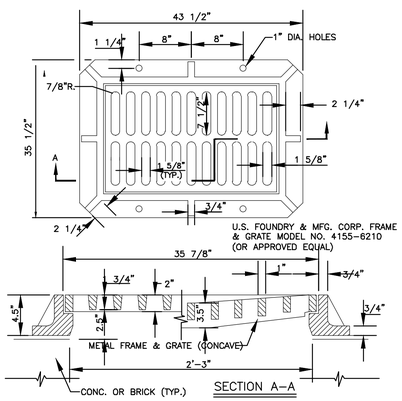
PROPOSED EXFILTR. TRENCH SECTION
N.T.S.



SECTION E-E
N.T.S.

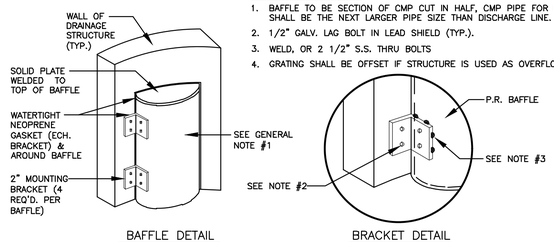


SECTION F-F
N.T.S.



FRAME & GRATE DETAIL
NTS

GENERAL NOTES :
1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



BAFFLE DETAIL

BRACKET DETAIL

POLLUTION RETARDANT BAFFLE DETAIL
NTS

CIVIL DETAILS I

SCALE: N.T.S.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
2-23-26

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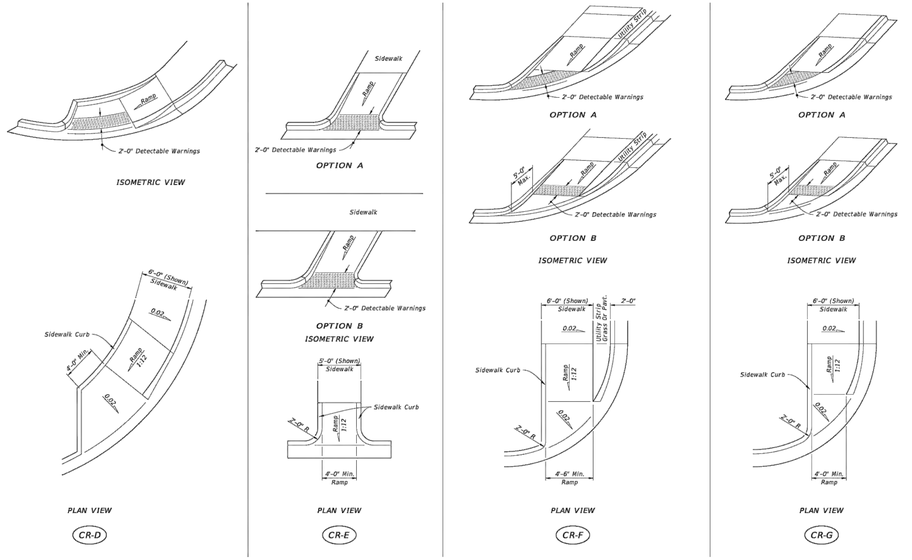
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REVISIONS		
NO.	DATE	DESCRIPTION
1	12-5-25	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 3115B

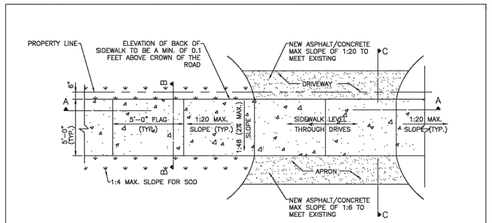
NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036
DATE: 10/26/22
SCALE: N.T.S.
SHEET NO.: C3
3 OF 10
PROJECT NO.: 24-08



SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION	DESCRIPTION:	FY 2023-24 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX	SHEET
11/01/21				522-002	4 of 7



NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C-23
APPROVED: JG		

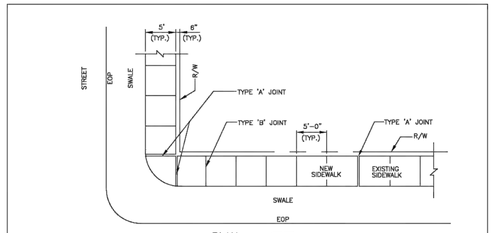
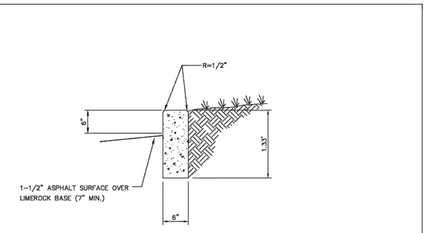


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25
APPROVED: JG		



* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C-26
APPROVED: JG		

CIVIL DETAILS II

SCALE: N.T.S.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

2-23-26

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REVISIONS

NO.	DATE	DESCRIPTION

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

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

P.E.#:76036

DATE: 10/26/22

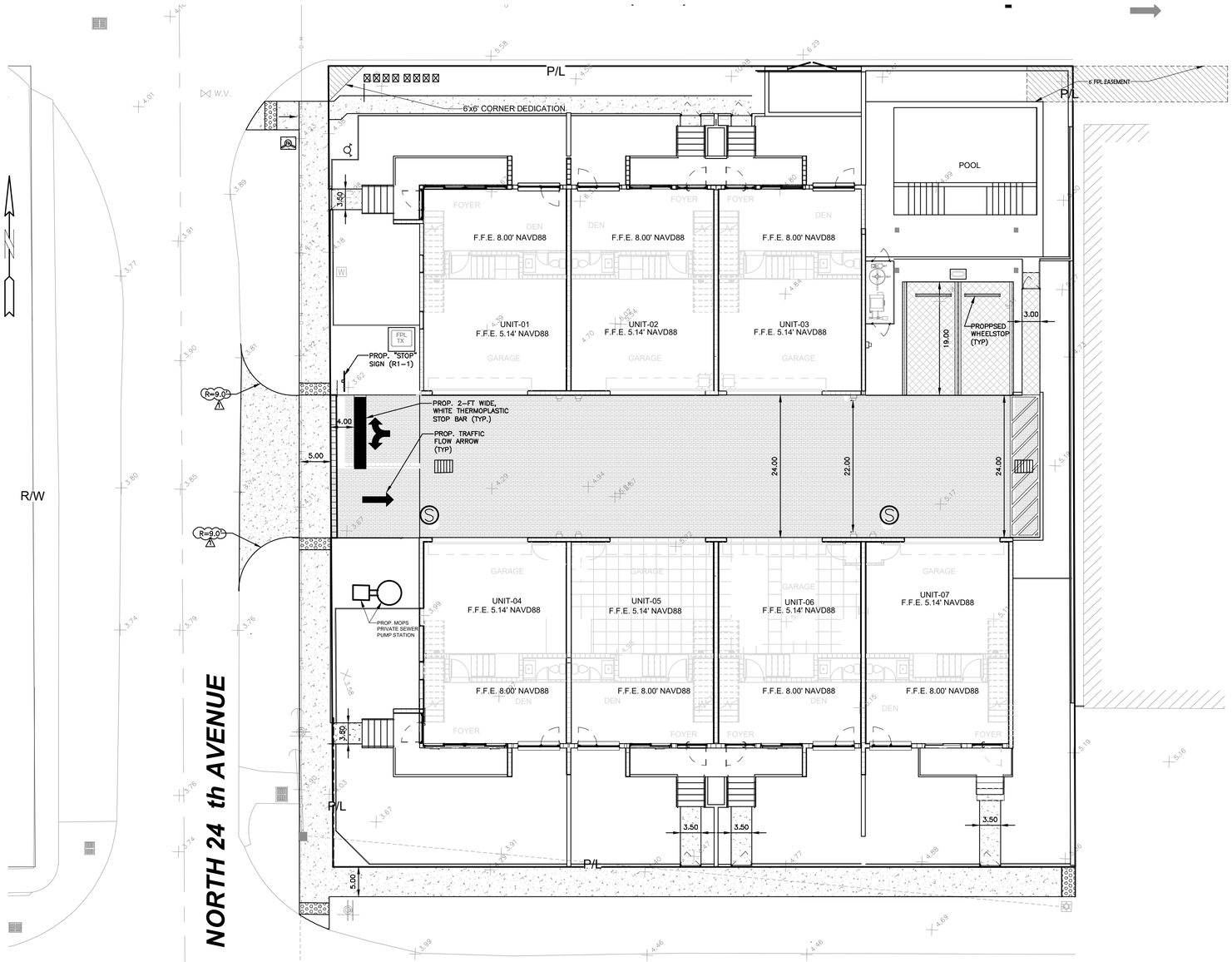
SCALE: N.T.S.

SHEET NO.: C4
4 OF 10

PROJECT NO.: 24-08

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXX



LEGEND

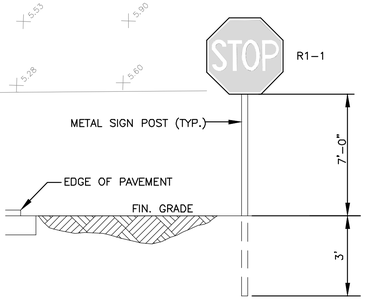
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- SOD RESTORATION AREA
- TRENCH RESTORATION AREA
- MILLING & RESURFACING AREA
- 8.90 PROPOSED GRADE
- 8.2' EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

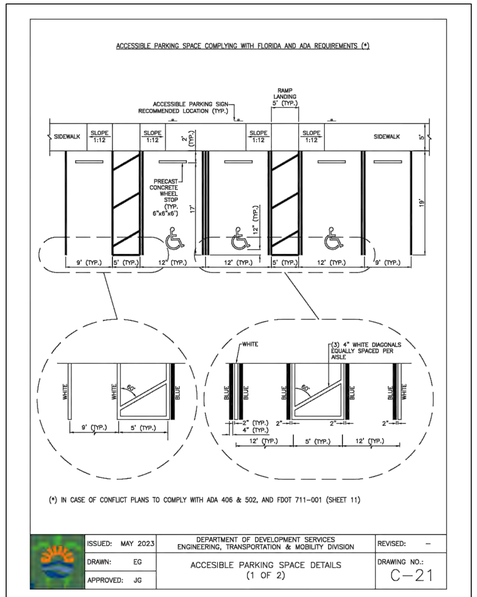
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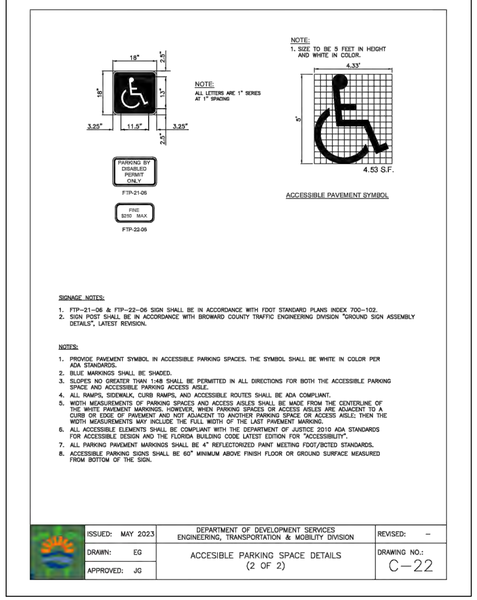
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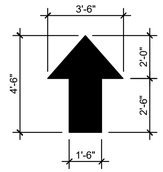
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TYPICAL SIGN INSTALLATION DETAIL
NTS







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
N.T.S

PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=10'

REVISIONS

NO.	DATE	DESCRIPTION
1	5-6-25	TAC REVIEW COMMENTS

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DATE: 10/26/22

SCALE: 1"=10'

SHEET NO.: C5
5 OF 10

PROJECT NO.: 24-08

NOTE:
ALL STREETS AND ALLEYS ADJACENT TO THE SITE MUST BE MILLED AND RESURFACED.

EXIST. FIRE HYDRANT

EXIST. 12" VCP SAN. SEWER MAIN

EXIST. 6" PVC WATER MAIN

EXIST. 12" FORCE MAIN

PROP. 6"X6" TEE & 6" GATE VALVE

EXIST. WATER SERVICE TO BE CAPPED AT THE MAIN

PROP. 2" BAND SADDLE WATER CONNECTION & 2" GATE VALVE W/ OPERATING WHEEL

MILLING /RESURFACING ASPHALT AREA

15'ALLEY (N.A.P.)

PROP. TRENCH RESTORATION AREA

PROP. 6" DIP

PROP. 2" HDPE WATER SERVICE

P/L

6' FPL EASEMENT

6'X6' CORNER DEDICATION

PROP. FIRE HYDRANT

PROP. (7) 1" DOMESTIC WATER METER W/ 1" BFP & (1) 1" IRRIGATION METER W/ PVB

PROPOSED FDC, 6" DDCV & 6" C-53 D.I.P. FIRE SERVICE

POOL

FOYER
DEN
F.F.E. 8.00' NAVD88

UNIT-01
F.F.E. 5.14' NAVD88

UNIT-02
F.F.E. 5.14' NAVD88

UNIT-03
F.F.E. 5.14' NAVD88

GARAGE

FPL TX

EXIST. WATER METER TO BE REMOVED. COORDINATE WITH THE CITY'S UNDERGROUND UTILITIES DIVISION.

N

ASPHALT DRIVE LANE

4.25 | 10.50 | 10.25 | 9.75 | 10.00 | 5.00

EXIST. SIDEWALK

SWALE

DRIVEWAY

SIDEWALK

50.00
(TOTAL RIGHT-OF-WAY)

R/W

PROP. 4" PVC SAN. SEWER LATERAL (MIN. 1% SLOPE)

PROP. SAN. SEWER M.H. #2
RIM=5.05'
INV=2.00'

PROP. 8" PVC SAN. SEWER MAIN (MIN. 0.40% SLOPE)

PROP. SAN. SEWER M.H. #1
RIM=5.05'
INV=2.30'

PROP. 4" PVC SAN. SEWER LATERAL (MIN. 1% SLOPE)

MILLING/RESURFACING ASPHALT AREA

PROP. TRENCH RESTORATION AREA

PROP. 12"x4" TAPPING SLEEVE & VALVE

PROP. 4" PVC FORCE MAIN

PROP. MOPS PRIVATE SEWER PUMP STATION

UNIT-04
F.F.E. 5.14' NAVD88

UNIT-05
F.F.E. 5.14' NAVD88

UNIT-06
F.F.E. 5.14' NAVD88

UNIT-07
F.F.E. 5.14' NAVD88

NORTH 24 th AVENUE

5.00 SIDEWALK
9.75 SWALE
20.00 ASPHALT DRIVE LANES
50.00 (TOTAL RIGHT-OF-WAY)
9.50 SWALE
5.00 EXIST. SIDEWALK
0.75

MILLING /RESURFACING ASPHALT AREA

THOMAS STREET

R.O.W. RESTORATION AREAS:

MILLING & RESURFACING: 11,253 SF
NEW ASPHALT (OVER TRENCH): 181 SF
TRENCH: 181 SF
SWALE RESTORATION: 1,750 SF
SIDEWALK RESTORATION: 1,344 SF
DRIVEWAY RESTORATION: 207 SF

LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- SOD RESTORATION AREA
- TRENCH RESTORATION AREA
- MILLING & RESURFACING AREA
- (8.90) PROPOSED GRADE
- 8.2' EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

SEWER NOTES:

1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{S \times D \times \sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI

7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTYFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN:	EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED:	XXX		

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

- 7 RESIDENTIAL UNITS

WATER DEMAND
(7 RESIDENTIAL UNITS)X(250 GPD/UNIT)=1,750 GPD

WASTEWATER DEMAND
(7 RESIDENTIAL UNITS)X(250 GPD/UNIT)=1,750 GPD

NOTES:
1. UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I,II, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.

2 WATER SUPPLY AND ANY NEW FIRE HYDRANT SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 Ed,) SECTION 16.4.3.1.1.

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

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WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

2-23-26

WATER & SEWER PLAN & DETAILS

SCALE: 1"=10'

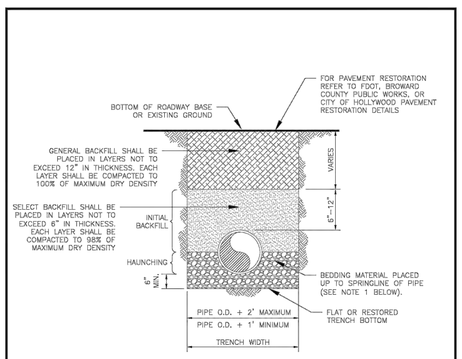
REVISIONS

NO.	DATE	DESCRIPTION
1	9-18-24	TAC REVIEW COMMENTS
2	3-6-25	TAC REVIEW COMMENTS
3	12-5-25	TAC REVIEW COMMENTS
4	2-23-26	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 3115B

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

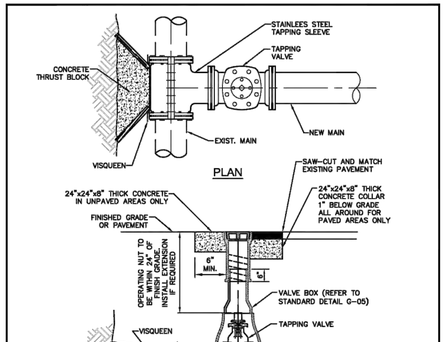
P.E.#:76036
DATE: 10/26/22
SCALE: 1"=10'
SHEET NO.: C6
6 OF 10
PROJECT NO.: 24-08



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

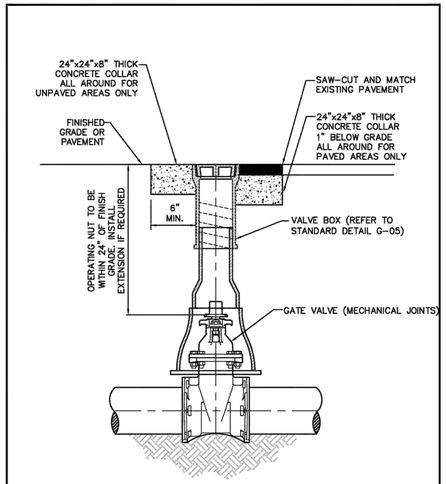
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



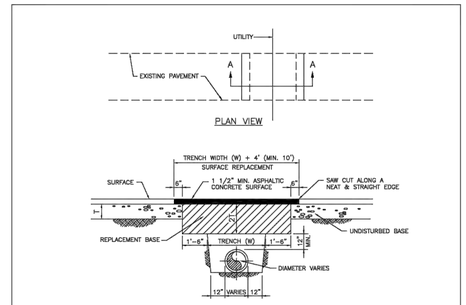
NOTES:

1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

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



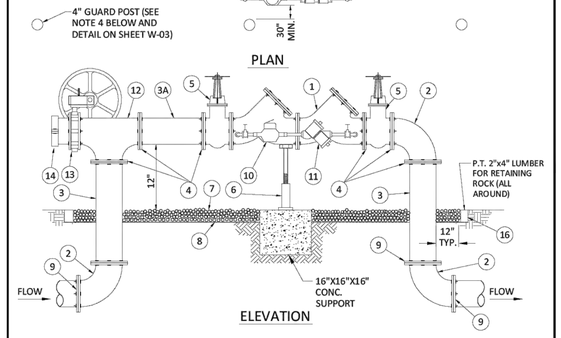
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
APPROVED: JG		

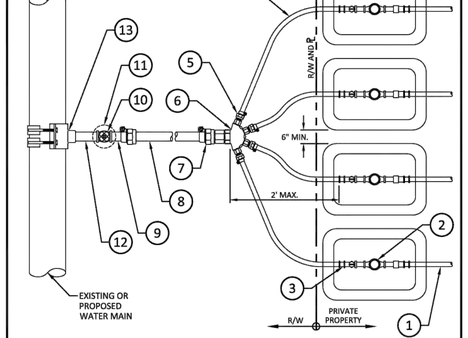


MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
2	4	4",6",8" BEND-90°	9	4	RESTRAINED JOINTS
3	2	4",6",8" D.I.P. SPOOL PIECE	10	1	LOW FLOW METER
3A	1	4",6",8" D.I.P. SPOOL PIECE(24" LONG)	11	1	VALVE, BYPASS DOUBLE CHECK
4	10	4",6",8" FLANGE, D.I.P.	12	1	4", 6", 8" TEE
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	13	1	4", 6" 8" BUTTERFLY VALVE (SUPERVISED CLOSED), CHAINED AND LOCKED
6	1	SCREW JACK/ANCHORED			
7	N/A	PEA GRAVEL (4" DEEP)	14	1	4", 6", 8" CAP

NOTES:

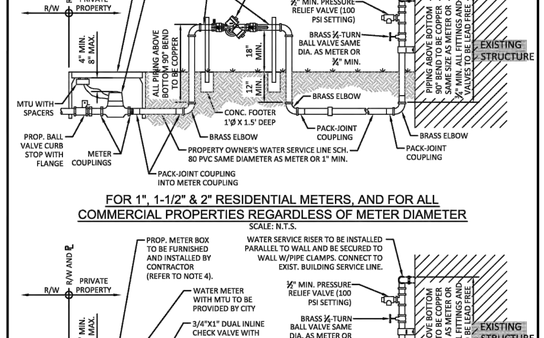
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-05) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO. W-04
APPROVED: XXX		



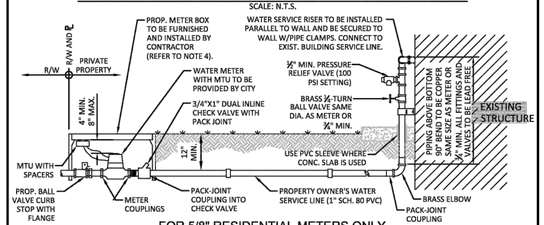
1. PROPERTY OWNER'S SERVICE PIPE
2. ¾", ¾" OR 1" METER INSTALLATION (REFER TO "SINGLE SERVICE PLAN" ON STANDARD DETAIL W-06) (TYP. FOR 4)
3. COUPLING W/1" COMPRESSION FOR HDPE X ¾" MIP
4. 1" HDPE SERVICE PIPE TO METER (TYP. FOR 4)
5. COUPLING W/1" MIP X 1" COMPRESSION FOR HDPE (TYP. FOR 4)
6. MULTI-SERVICE "Y" W/SINGLE 2" FIP INLET AND (4)-1" FIP OUTLETS (MULTI SERVICE BRASS Y)
7. COUPLING WITH 2" COMPRESSION FOR HDPE X 2" MIP
8. 2" HDPE WATER SERVICE PIPE
9. COUPLING W/2" BRASS THREAD x 2" COMPRESSION FOR HDPE
10. PROP. 2" GATE VALVE W/2" OPERATING WHEEL
11. PROP. VALVE BOX W/LID AND RISER. FOR UNPAVED AREAS, INSTALL 24"x24"x8" THICK CONC. COLLAR
12. PROPOSED 2" BRASS NIPPLE
13. PROP. DOUBLE STRAP SERVICE SADDLE FOR D.I.P. OR BAND SADDLE FOR PVC
14. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	METER BANK INSTALLATION FOR FOUR ⅝", ¾" AND/OR 1" METERS	DRAWING NO. W-06.1
APPROVED: XXX		



FOR 1", 1-1/2" & 2" RESIDENTIAL METERS, AND FOR ALL COMMERCIAL PROPERTIES REGARDLESS OF METER DIAMETER

SCALE: N.T.S.



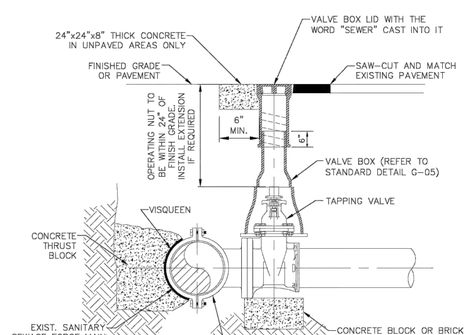
FOR 5/8" RESIDENTIAL METERS ONLY

SCALE: N.T.S.

NOTES FOR ALL SERVICES:

1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



NOTES:

1. REFER TO STANDARD DETAIL GS-06, "TYPICAL TAPPING SLEEVE AND VALVE SETTING"
2. REFER TO STANDARD DETAIL S-14, "PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE".

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	FORCE MAIN CONNECTION	DRAWING NO. S-13
APPROVED: XXX		

WILFORD ZEPHYR LICENSE NO 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

2-23-26

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UTILITIES DETAILS I

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

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

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

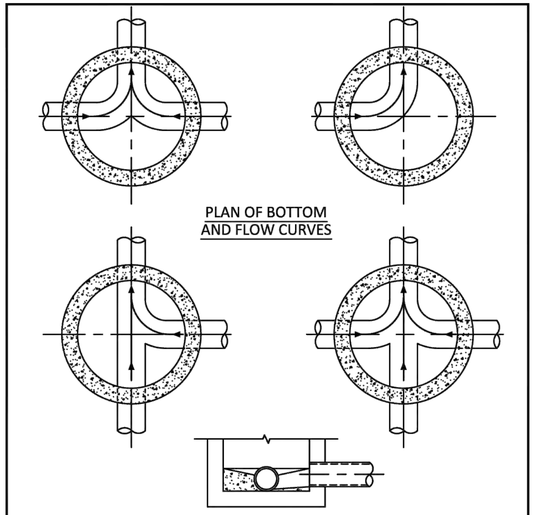
P.E.#:76036

DATE: 10/26/22

SCALE: N.T.S.

SHEET NO.: C7
7 OF 10

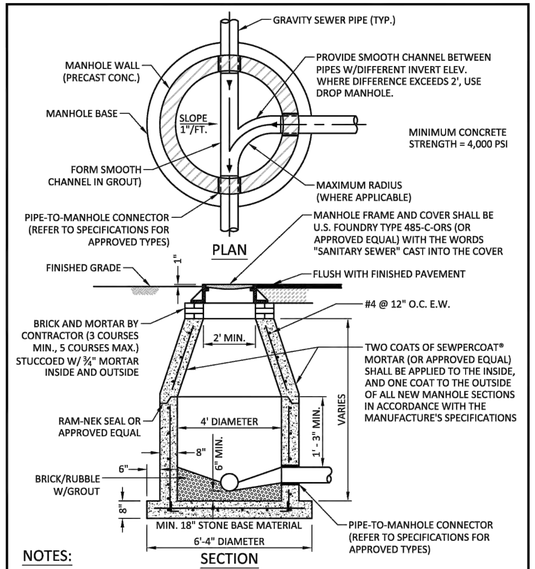
PROJECT NO.: 24-08



NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED FILLED WITH SAND & COVERED WITH 1" OF MORTAR.
4. WHEN FLOW LINE DEFLECTS MORE THAN 45°, A DROP OF 0.10' IS REQUIRED.

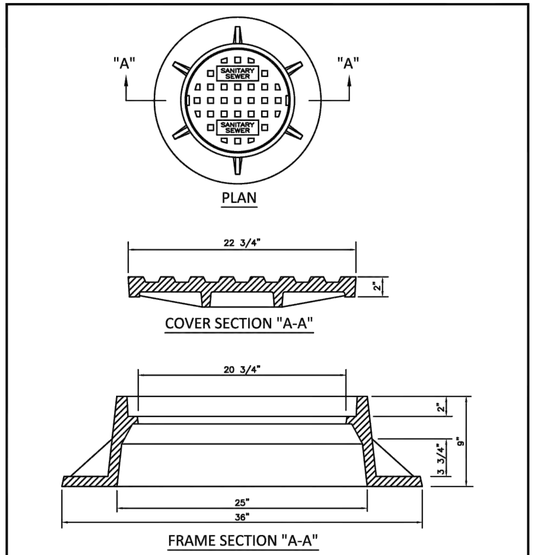
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014	
DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO. S-02	
APPROVED: XXX			



NOTES:

1. SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE CITY PRIOR TO INSTALLATION.
2. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 3' ABOVE SLAB BASE.
3. NO CONSTRUCTION JOINTS ARE ALLOWED BELOW ELEVATION +2.00 NAVD. ABOVE ELEVATION +2.00 NAVD CONSTRUCTION JOINTS ARE ALLOWED, IF ADEQUATE JOINTS WITH KEY-WAYS AND WATER STOPS ARE PROVIDED. SUBMIT SHOP DRAWINGS OF JOINT DETAILS TO THE ENGINEER FOR APPROVAL.

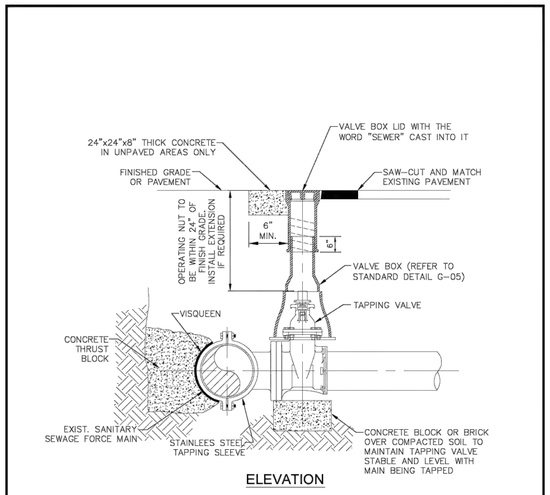
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018	
DRAWN: EAM	STANDARD PRECAST MANHOLE	DRAWING NO. S-03	
APPROVED: XXX			



NOTES:

1. LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
2. ALL BEARING SURFACES TO BE MACHINED.
3. MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
4. MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C-ORS WITH THE WORDS "SANITARY SEWER" CAST INTO THE COVER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014	
DRAWN: EAM	MANHOLE FRAME AND COVER	DRAWING NO. S-06	
APPROVED: XXX			



NOTES:

1. REFER TO STANDARD DETAIL GS-06, "TYPICAL TAPPING SLEEVE AND VALVE SETTING"
2. REFER TO STANDARD DETAIL S-14, "PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE".

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014	
DRAWN: EAM	FORCE MAIN CONNECTION	DRAWING NO. S-13	
APPROVED: XXX			

UTILITIES DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	9-18-24	TAC REVIEW COMMENTS

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

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

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

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

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

2-23-26

P.E.#:76036

DATE: 10/26/22

SCALE: N.T.S.

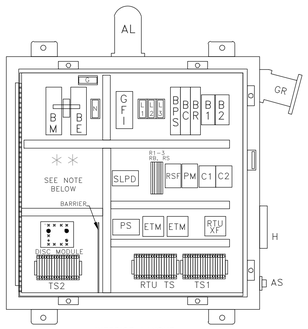
SHEET NO.: C8
8 OF 10

PROJECT NO.: 24-08

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

AL	ALARM LIGHT
ALT	ALTERNATOR (ON DISC)
AS	ALARM SILENCE SWITCH
B1-2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
C1-2	CONTACTOR, MOTOR START
GFI	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND BLOCK
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND-OFF-AUTO SWITCH (ON DISC)
L1,2,3	POWER DISTRIBUTION BLOCK
N	NEUTRAL BLOCK
PL	PILOT LIGHT (ON DISC)
PM	PHASE MONITOR
PS	POWER SUPPLY
R1-3	RELAYS
RB	BATTERY RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
SLPD	SURGE/LIGHTNING PROTECTION DEV.
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

ENCLOSURE

NEMA 4X Stainless Steel
Single Door w/ Padlock Hasp
30"H x 30"W x 8"D

NOTES:

1. PANEL LABELED FOR U.L 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)
2. COMPLETE BACK-UP, SELF-CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSWF-45.
3. SEE CONTROL CENTER DETAIL SHEET FOR ANY ADDITIONAL NOTES.

27	NE	LINE	120	120	+	−	ENG	COM	SF	T1	T2	T3	1	2	P1	T1	T2	T3	1	2	P2	G
SPARE RECORD	NEU		120V		RTU TERMINALS (IF USED)				PUMP SEAL FAIL		MOTOR 1 LEADS		MT1 MOTOR 1		G N D	MOTOR 2 LEADS			MT2 MOTOR 2			G N D

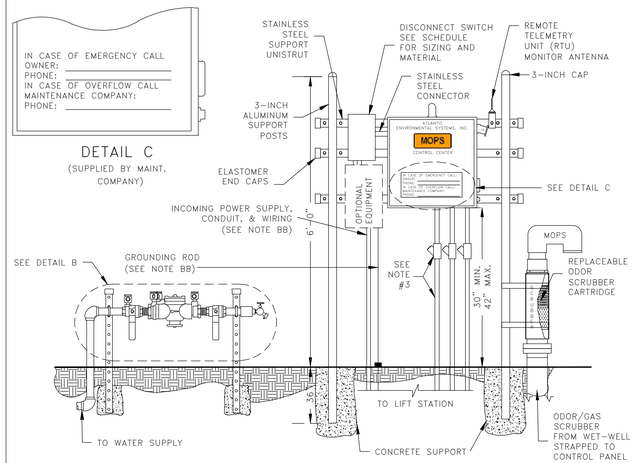
TS1 TERMINAL SCHEDULE

JUMPERS

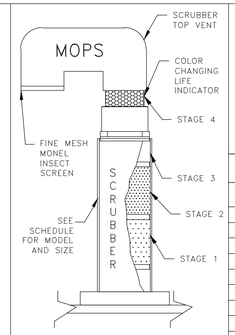
1	2	3	4	5	6	7	8
FS1 ALL OFF	FS2 CALL LEAD		FS3 CALL LAG		FS4 HIGH ALARM		

TS2 TERMINAL SCHEDULE

** THIS SPACE AVAILABLE FOR CAPACITORS FOR SINGLE PHASE OR TRANSFORMER FOR 460V.



CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



DETAIL A

MOPS ODOR/GAS SCRUBBER

NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.

MOPS

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999

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PRIVATE SERIES

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MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM DESCRIPTION		
INITIAL DESIGN FLOW (G.P.M.)	80		100 YEAR FLOOD ELEVATION	12.63'
INITIAL DESIGN HEAD (T.D.H.)	23'		25 YEAR FLOOD ELEVATION	11.95'
SECONDARY DESIGN FLOW (G.P.M.)	N/A	A	GRADE ELEVATION	13.00'
SECONDARY DESIGN HEAD (T.D.H.)	N/A	B	TOP ELEVATION OF WET WELL	13.00'
RATED PERFORMANCE SPEED	3450 RPM	C	BOTTOM ELEVATION OF WET WELL	3.00'
RATED MOTOR HORSEPOWER	4.0	D	ALL PUMPS OFF ELEVATION	5.50'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	NON-CLOG	E	LEAD PUMP ON ELEVATION	6.50'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	7.00'
SERVICE ENTRANCE VOLTAGE	208	G	HIGH ALARM ELEVATION	7.50'
SERVICE ENTRANCE PHASE	1	H	INSIDE DIAMETER OF WET-WELL	72"
CONTROL CENTER FULL LOAD AMPS	57	I	OUTSIDE DIAMETER OF ANTI-FLOATATION RING	96"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	60	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	162/(6)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L	FORCE MAIN DIAMETER	4"
ON-SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	8.25'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	A24-72120-B-4.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-24
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-221-4.0-I
MOPS DISCONNECT SWITCH	1	FDS-60-1-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:
- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INSTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

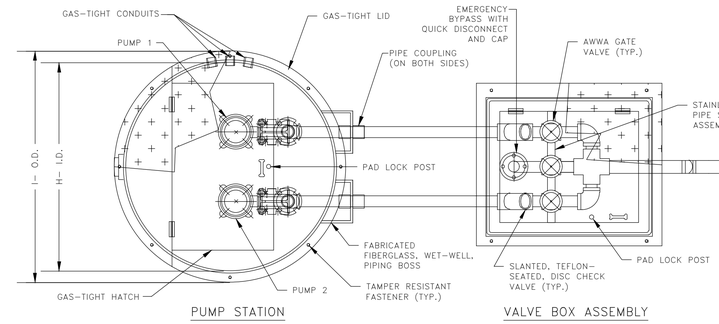
MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

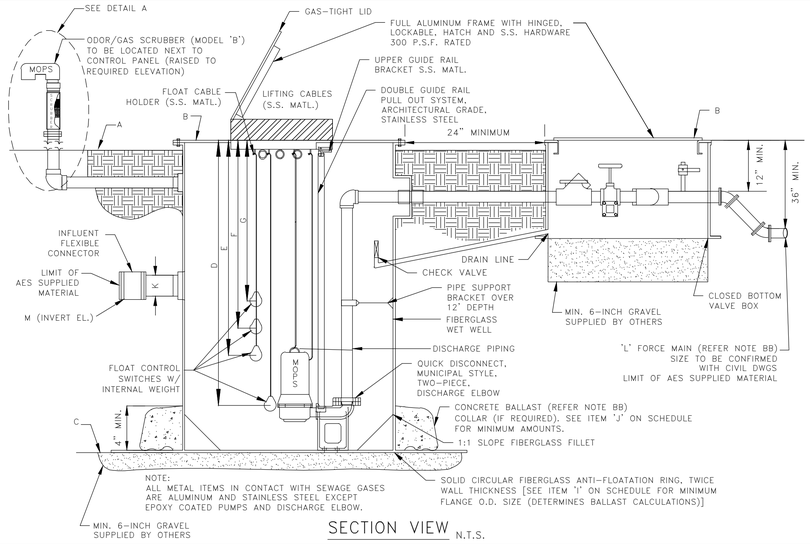
P.E. CERTIFICATION:

ZEPHYR ENGINEERING, P.E., LIC. # 76036
ZEPHYR ENGINEERING
Ph: 786-302-7693

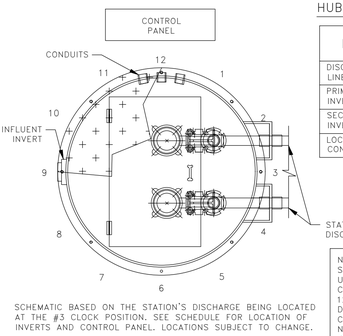


PUMP STATION — VALVE BOX ASSEMBLY

TOP VIEW N.T.S.



SECTION VIEW N.T.S.

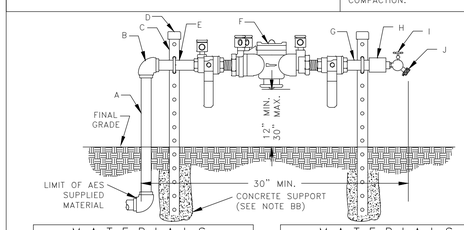


SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

HUB AND INVERT LOCATION

ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	9:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	12:00

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



MATERIALS			MATERIALS		
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE	F	1	3/4" APP. BACKFLOW PREVENTER
B	1	3/4" S.S. 90° ELBOW	G	1	3/4" x 6" S.S. NIPPLE
C	2	1-5/8"x1-5/8"x40" S.S. SUPPORT BRACKET	H	1	3/4" x 3/4" S.S. COUPLING
D	2	SUPPORT BRACKET CAPS P/N 1805	I	1	3/4" BRONZE HOSE BIB
E	2	3/4" S.S. PIPE BOLTS	J	1	3/4" VACUUM BREAKER

DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.

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

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MOPS LIFT STATION DETAILS

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 3115B

NEW RESIDENTIAL BUILDING
2351 THOMAS STREET
HOLLYWOOD, FL

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

2-23-26

P.E.#:76036

DATE: 10/26/22

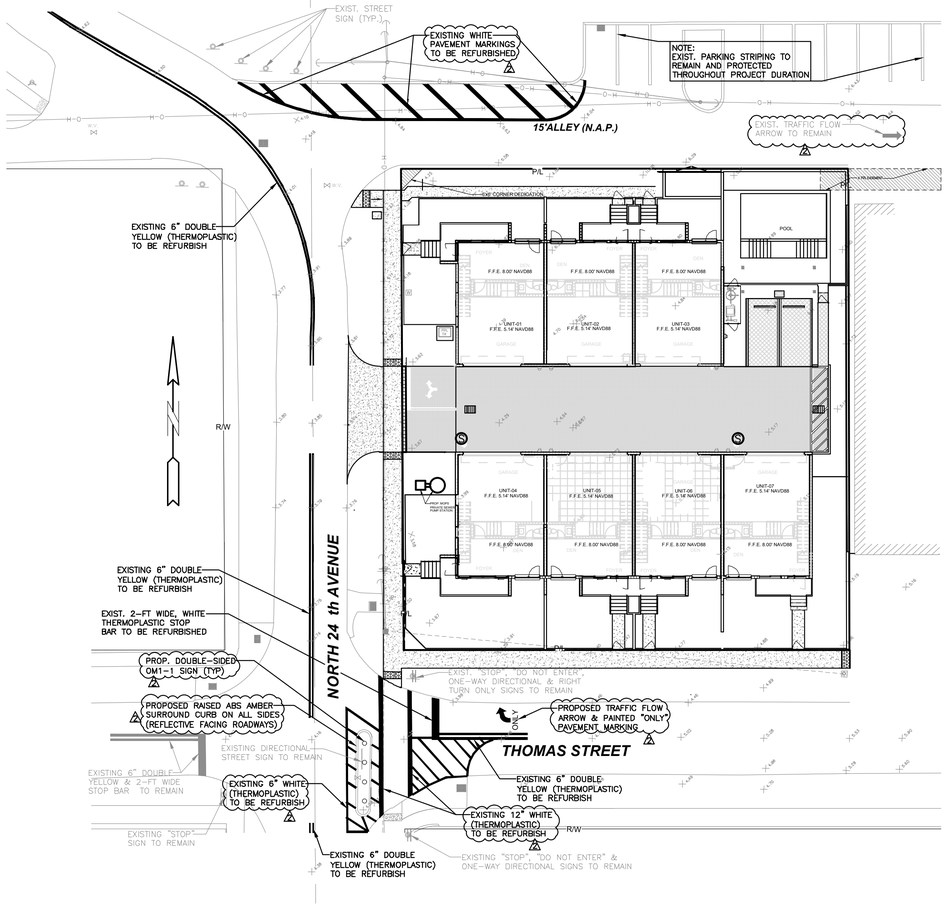
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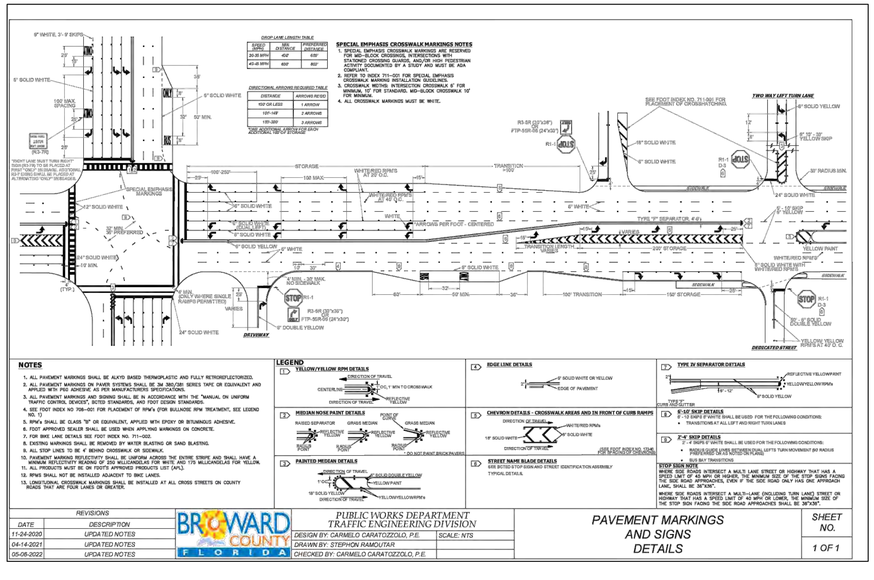
SHEET NO.: C9
9 OF 10

PROJECT NO.: 24-08

BCTED NO. XXXXXXX

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM




6" WHITE, 3'-0" SKIPS
6" SOLID WHITE
150' MAX. (SPACING)
10' MIN.
50' MIN.
6" SOLID WHITE
SPECIAL EMPHASIS MARKINGS
24" SOLID WHITE
12" SOLID WHITE
SIGNAL MAST ARM
SIGNAL HEAD
6" SOLID YELLOW
6" WHITE
6" DOUBLE YELLOW
STOP
R1-1
R3-5R (12"X36") FYA-SIGN (24"X30")
DRIVEWAY
SPECIAL EMPHASIS CROSSWALK MARKINGS NOTES
1. SPECIAL EMPHASIS CROSSWALK MARKINGS TO BE RESERVED FOR SIGNALIZED INTERSECTIONS, INTERSECTIONS WITH STATIONED CROSSING GUARDS, AND/OR HIGH PEDESTRIAN ACTIVITY DOCUMENTED BY A STUDY AND MUST BE ADA COMPLIANT.
2. REFER TO INDEX 711-001 FOR SPECIAL EMPHASIS CROSSWALK MARKING INSTALLATION GUIDELINES.
3. CROSSWALK WIDTHS: INTERSECTION CROSSWALK 6' FOR ALL AND 10' FOR STANDARD, MID-BLOCK CROSSWALK 10' FOR ARTERIAL.
4. ALL CROSSWALK MARKINGS MUST BE WHITE.
DROP LANE LENGTH TABLE
DIRECTIONAL ARROWS REQUIRED TABLE
ADD ADDITIONAL LENGTH FOR EACH ADDITIONAL 100'-0" STORAGE
ST.STORAGE
100' MAX.
WHITE RUBI RAYN'S AT 20' O.C.
TRANSITION
TWO WAY LEFT TURN LANE
SEE FDOT INDEX NO. 711-060 FOR ADDITIONAL SIGNING OF DECELERATION/ACCEL. LANES
R3-5R (12"X36") FYA-SIGN (24"X30")
R1-1
30" RADIUS MIN.
18" SOLID WHITE
6" SOLID WHITE
6" SOLID YELLOW
6" WHITE
6" DOUBLE YELLOW
6" SOLID WHITE
6" SOLID YELLOW
6" WHITE

Landscape Data:

RAC Zoning - DH-1 (Low Intensity Multi-Family District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	7 Trees (215'/30)	7 Trees
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	13 Trees (260'/20)	13 Trees (See Schedule)
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	3 804 sf Landscape (3,216 sf x .25)	804 sf Landscape
Minimum Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.	3 5 Trees Ground Floor (4,889 SF)	6 Trees
Total Required:	3 26 Trees (5,806 SF)	26 Trees (See Schedule)
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	16 Trees (60%)	25 Trees (100%)

Landscape Notes:

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

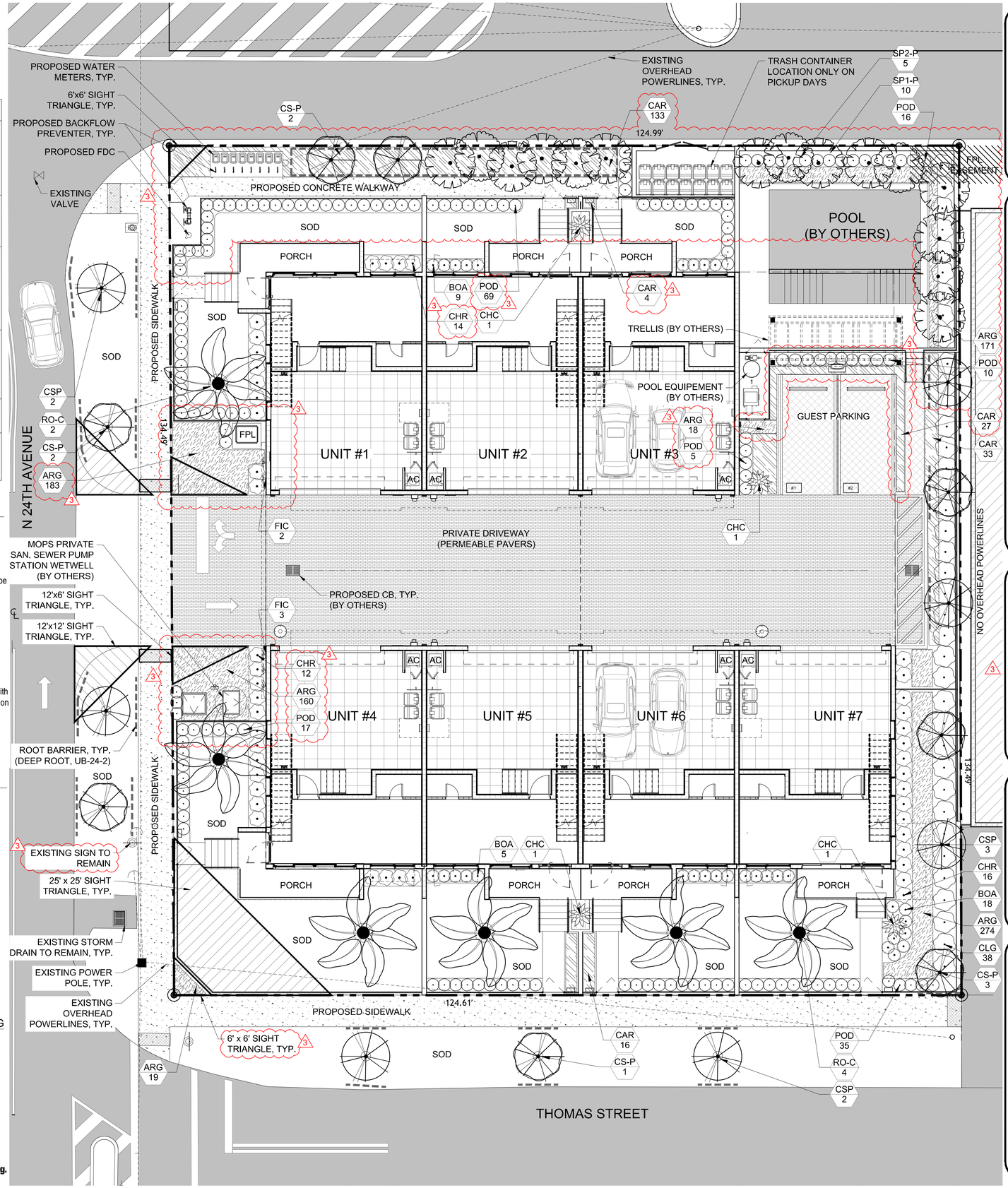
3 - Contractor to provide screening hedge for any additional equipment not shown on plan. Provide minimum of 36" ht.

Overall Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
CODE TREES					
RO-C	6	Roystonea regia	Royal Palm	FG, 8` GW, SP, Matching, No Scars	Yes
PERIMETER TREES					
CS-P	8	Conocarpus erectus `Sericeus`	Silver Buttonwood	FG, 12` HT, 2" DBH MIN, STD, SP	Yes
CSP	7	Cordia sebestena	Orange Geiger Tree	CG, 12` HT, 2" DBH MIN, STD, SP	Yes
SP1-P	10	Sabal palmetto	Sabal Palm	FG, 16' CT, SGL, SP	Yes
SP2-P	5	Sabal palmetto	Sabal Palm2	FG, 20' CT, SGL, SP	Yes
SHRUBS					
BOA	32	Begonia odorata `Alba`	Giant White Angel Begonia	3G, 24" OA, F,	No
CHC	4	Chamaedorea cataractarum	Cascade Palm	7G, 4` OA, SP	No
CHR	45	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G, 24" OA, F,	Yes
CLG	38	Clusia guttifera	Small-Leaf Clusia	15G, 4` HT x 3` SPR, B, F	No
FIC	5	Ficus repens	Creeping Fig	3G, 18" OA, TRL	No
POD	152	Podocarpus macrophyllus	Podocarpus	7G, 4` HT x 2` SPR, FTB, SP, 2` OC	No

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
GROUND COVERS						
ARG	824	Arachis glabrata 'Ecoturf'	Perennial Peanut	1G, 10" OA, Full pot,	No	10" o.c.
CAR	235	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G, 12" OA, F, @	No	18" o.c.

811 Know what's below. Call before you dig.



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

Ari Sklar, AIA, NCARB
SKLArchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33020
Phone: 954-925-9292
Email: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
2351 Thomas Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
4.17.24	DC	Initial Submittal
9.17.24	DC	Revised per Site Plan
4.16.25	DC	Revised per Site Plan
02.26.26	BW	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

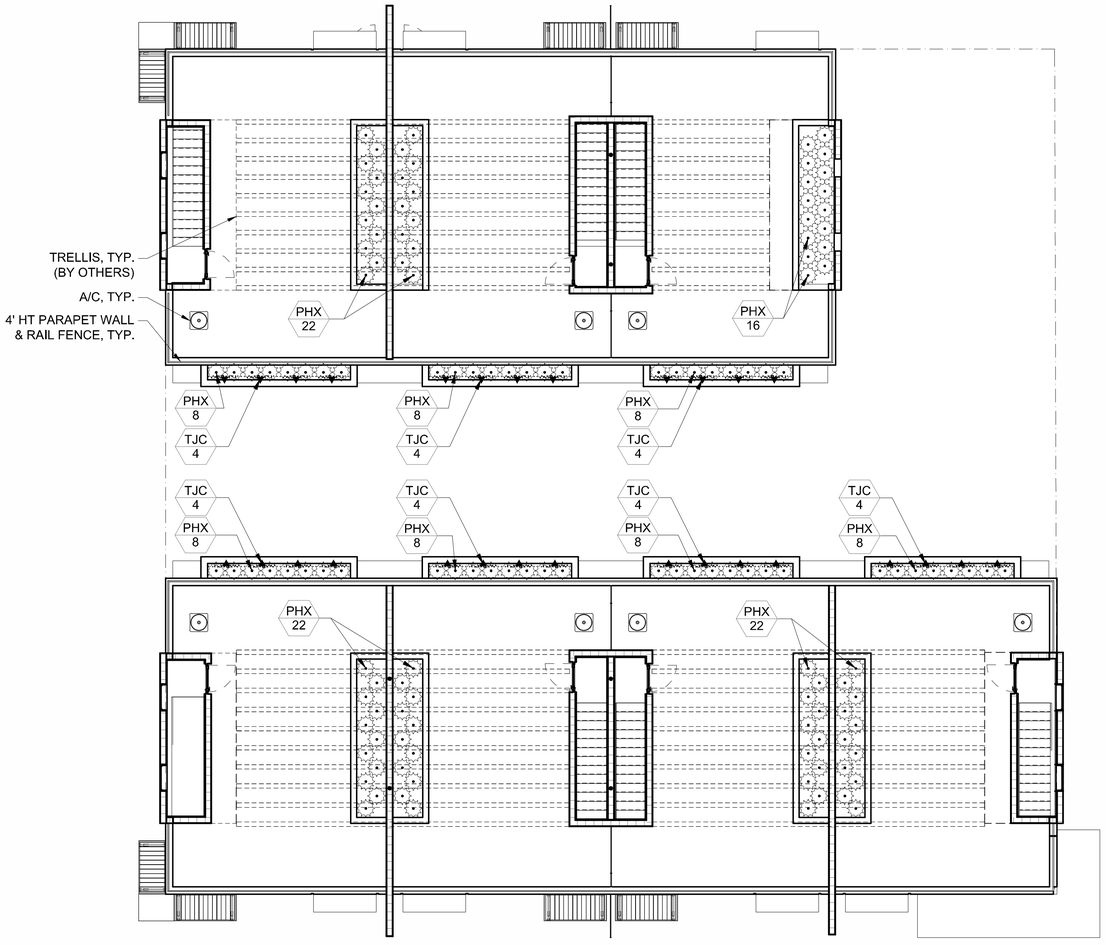
L-01

4th Floor Roof Garden Plant Schedule:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
SHRUBS					
PHX	138	Philodendron `Xanadu`	Xanadu Philodendron	3G, 18" OA, F,	No
TJC	28	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	3G, 18" OA, TRL	No

Roof Garden Notes:

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



4th Floor Roof Garden

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

Ari Sklar, AIA, NCARB
SKLARchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33020
Phone: 954-925-9292
Email: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
2351 Thomas Street, Hollywood, FL 33020

Roof Garden Landscape Plan

Revisions

	Date	Init.	Description
	4.17.24	DC	Initial Submittal
	9.17.24	DC	Revised per Site Plan
	4.16.25	DC	Revised per Site Plan
3	02.26.26	BW	Revised per Site Plan

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
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NORTH

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0 4' 8' 16'

L-02

Landscape Specifications:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

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

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil];
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

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

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

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

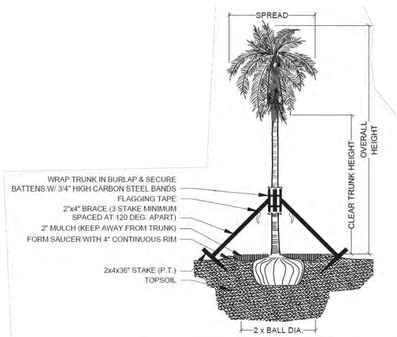
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

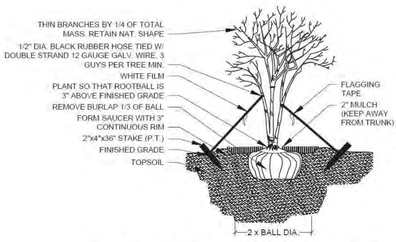
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

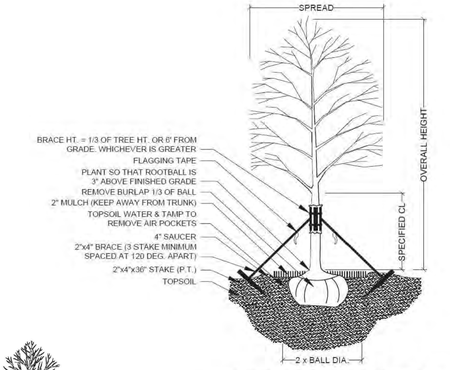
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



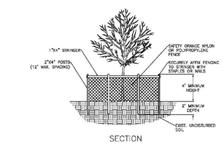
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE

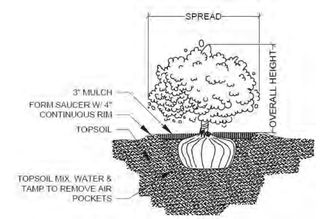


TREE PLANTING & STAKING
NOT TO SCALE

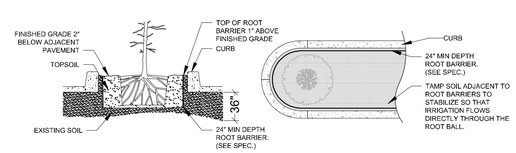


NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING ROOTLOTS AND ADK TREES IN ACCORDANCE WITH THE TREE PROTECTION DETAIL. THE BARRICADE SHALL BE PLACED A MINIMUM OF 10 FEET FROM THE TREE TRUNK OR AT THE DRIPLINE (WHICHEVER IS GREATER) OR AS SHOWN ON LANDSCAPE PLAN.

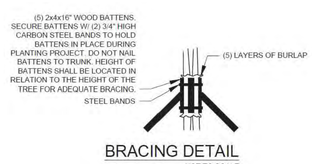
TREE PROTECTION DETAIL
NOT TO SCALE



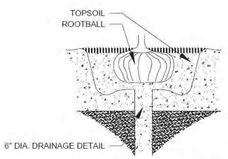
SHRUB PLANTING
NOT TO SCALE



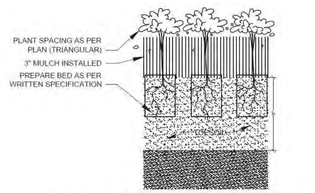
SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOTES: NOT TO SCALE
1- ROOT BARRIER SHALL BE "DEEP ROOT, UB-24-2" OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



BRACING DETAIL
NOT TO SCALE



DRAINAGE TESTING DETAIL
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team
Landscape Architect:
LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983
(772) 834-1357 | brandon@las-fl.com
Architect:
Ari Sklar, AIA, NCARB
SKLARchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33020
Phone: 954-925-9292
Email: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
2351 Thomas Street, Hollywood, FL 33020
Landscape Details & Specifications

Revisions

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3

REGISTERED LANDSCAPE ARCHITECT
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LA 6666807
STATE OF FLORIDA
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Drawn By:	BW
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Scale:	

NORTH
SCALE: 1" = N.T.S.
0 0 0 0

L-03

Offsite Trees to Remain:

1.	*Ficus spp.,*	Ficus,	0.65' DBH, 20' HT, 14' SPR
2.	*Quercus virginiana,*	Live Oak,	2.0' DBH, 32' HT, 26' SPR
3.	*Veitchia montgomeryana,*	Montgomery Palm,	0.85' DBH, 40' HT, 8' SPR
5.	*Roystonea regia,*	Royal Palm,	0.95' DBH, 32' HT, 12' SPR
6.	*Veitchia montgomeryana,*	Montgomery Palm,	0.90' DBH, 35' HT, 12' SPR
7.	*Veitchia montgomeryana,*	Montgomery Palm,	0.90' DBH, 35' HT, 12' SPR
8.	*Roystonea regia,*	Royal Palm,	0.90' DBH, 35' HT, 12' SPR
9.	*Roystonea regia,*	Royal Palm,	0.90' DBH, 35' HT, 12' SPR
10.	*Wodyetia bifurcata,*	Foxtail Palm,	0.65' DBH, 18' HT, 12' SPR
11.	*Veitchia montgomeryana,*	Montgomery Palm,	1.05' DBH, 35' HT, 12' SPR
12.	*Roystonea regia,*	Royal Palm,	1.05' DBH, 35' HT, 12' SPR
13.	*Roystonea regia,*	Royal Palm,	1.05' DBH, 35' HT, 12' SPR
17.	*Tabebuia rosea,*	Pink Tabebuia,	0.50' DBH, 12' HT, 10' SPR
18.	*Tabebuia rosea,*	Pink Tabebuia,	1.25' DBH, 25' HT, 18' SPR

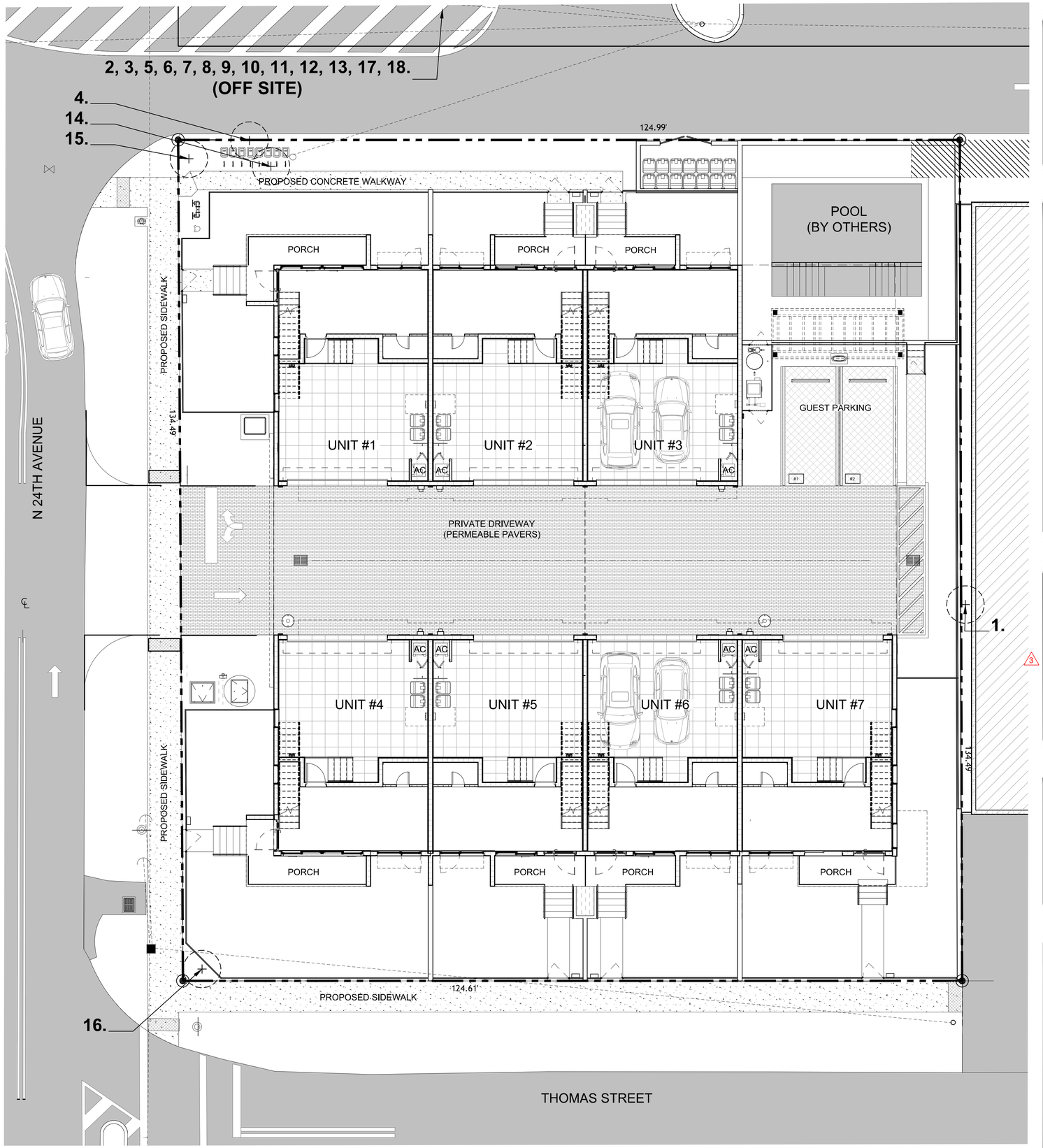
Existing Trees to be Removed:

4.	*Sabal palmetto,*	Sabal Palm,	0.90' DBH, 18' HT, 10' SPR
14.	*Sabal palmetto,*	Sabal Palm,	1.25' DBH, 10' HT, 8' SPR
15.	*Sabal palmetto,*	Sabal Palm,	1.25' DBH, 10' HT, 8' SPR
16.	*Sabal palmetto,*	Sabal Palm,	1.25' DBH, 10' HT, 10' SPR

Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
4. *Sabal palmetto,* Sabal Palm	$350 Payment Contribution ($350 per Palm Removed)
14. *Sabal palmetto,* Sabal Palm	$350 Payment Contribution ($350 per Palm Removed)
15. *Sabal palmetto,* Sabal Palm	$350 Payment Contribution ($350 per Palm Removed)
16. *Sabal palmetto,* Sabal Palm	$350 Payment Contribution ($350 per Palm Removed)
Mitigation to be provided by payment to City Tree Fund: **$1,400 Total payment required.**	

**Mitigation Tree Requirements: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.*



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

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

Ari Sklar, AIA, NCARB
SKLARchitecture
2310 Hollywood Blvd.
Hollywood, Florida 33020
Phone: 954-925-9292
Email: arisklar@sklarchitect.com

PROPOSED MULTIFAMILY DEVELOPMENT FOR:
2351 Thomas Street, Hollywood, FL 33020

Tree Disposition Plan

Revisions

Date	Init.	Description
07.23.24	DC	Initial Submittal
9.17.24	DC	Revised per Site Plan
4.16.25	DC	Revised per Site Plan
02.26.26	BW	Revised per Site Plan

3

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	BW
Checked By:	BW
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

L-04

ATTACHMENT B

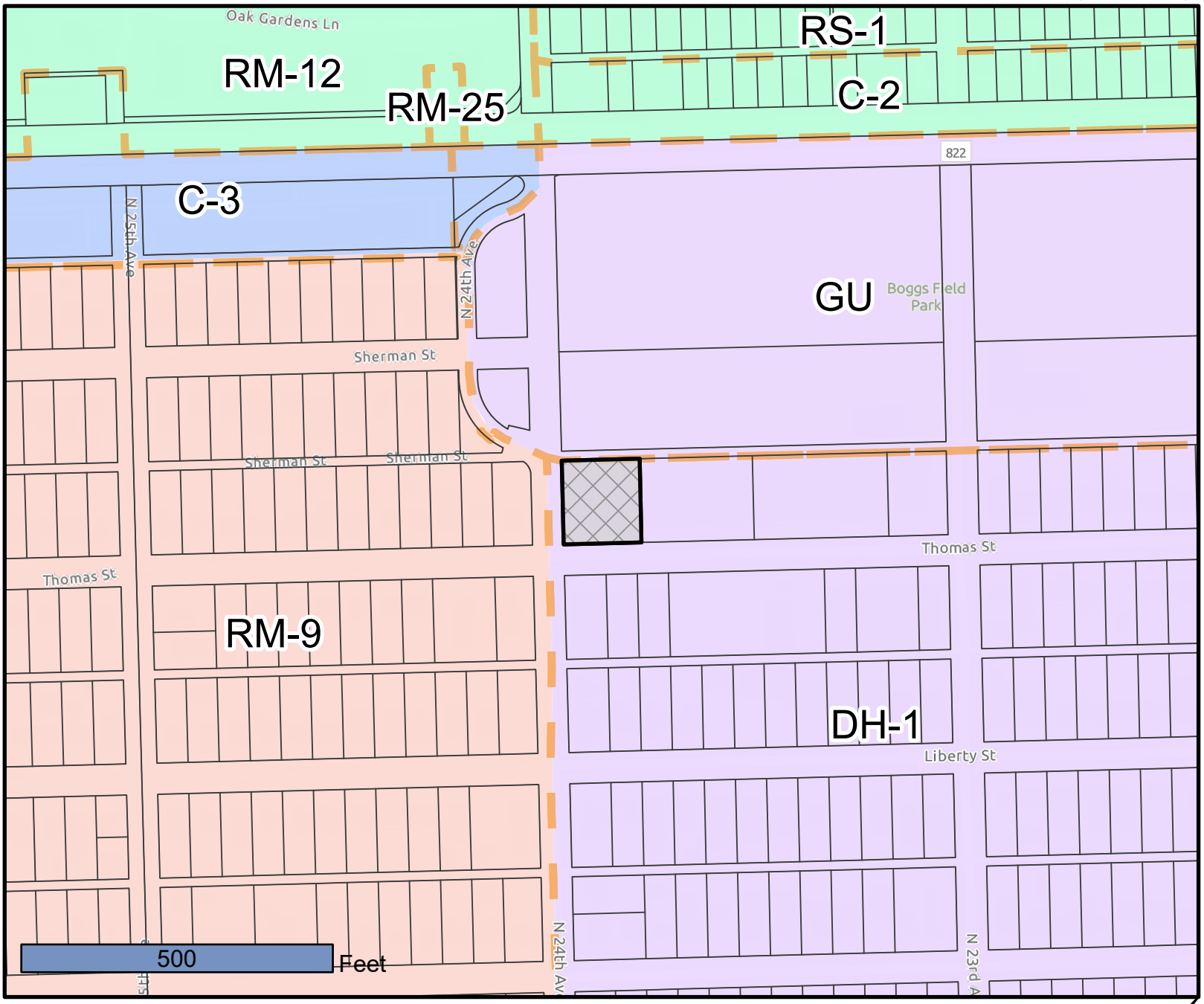
Land Use and Zoning Map

23-DP-34

2351 Thomas Street

folio(s): 514209056120

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

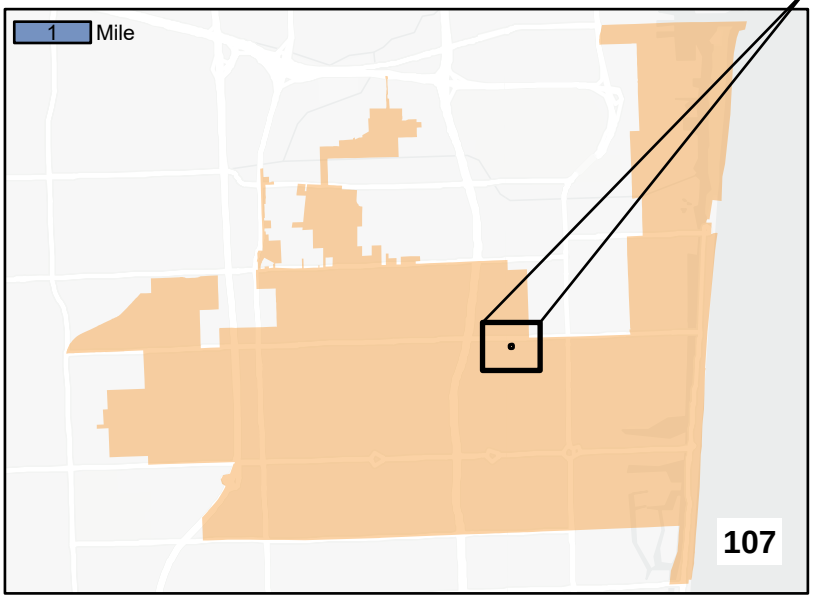


LEGEND

LAND USE

- MEDIUM (16) RESIDENTIAL
- LOW-MEDIUM (10) RESIDENTIAL
- GENERAL BUSINESS
- COMMERCIAL FLEX

- ZONING
- PARCELS
- SUBJECT SITE



ATTACHMENT C

Public Participation

SUMMARY MINUTES PUBLIC PARTICIPATION MEETING

DATE: **AUGUST 1, 2024**
LOCATION: **VIRTUALLY**
TIME: **6:00PM EASTERN TIME**

Attendees:
Ari Sklar, Sklar Architecture;
Adina Kaufman, Sklar Architecture;
Diana Moisei, Owner's Representative
Cyril Saiphoo, Owner's Representative
Daniel Ellis, Owner's Representative

6:00pm – meeting commenced via Zoom

Public Comments:

- One (1) resident of undisclosed address, but located just west of 24th Avenue on Thomas Street joined meeting to voice a concern about street flooding; The resident was informed the proposed project will have drainage onsite, and roadway flooding issues can be voiced to the City of Hollywood Public Works Department. The resident did say it is good something is being built new in the neighborhood;

7:00pm - meeting ended

Attachments:
Meeting Notice
Affidavit of Mailing

NOTICE OF PUBLIC PARTICIPATION MEETING

VIRTUAL COMMUNITY MEETING 07/15/2024

BY THIS LETTER, YOU ARE HEREBY NOTIFIED THAT A PUBLIC PARTICIPATION MEETING, AS REQUIRED BY THE CITY OF HOLLYWOOD FOR A SITE PLAN APPROVAL FOR NEW 7 TOWNHOUSES DEVELOPMENT LOCATED **AT 2351 THOMAS STREET, HOLLYWOOD, FLORIDA** WILL BE HELD ON AUGUST 1ST, 2024 AT 6:00 PM **VIRTUALLY.**

DATE: AUGUST 1ST, 2024
LOCATION: VIRTUALLY
TIME: 6:00 PM

The hearing is being held to offer the community a preview of what is being designed and to obtain feedback on the project. All interested parties are encouraged to participate in the virtual meeting. We will be presenting the proposed project and immediately following the presentation will be time to address any questions or concerns you may have.

MEETING TO BE HELD VIRTUALLY ONLY VIA ZOOM

Ari SKlar is inviting you to a scheduled Zoom meeting.
Topic: 2351 Thomas St Neighborhood Meeting
Time: Aug 1, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
https://us02web.zoom.us/j/83965674069?pwd=NJfxgTEqXjFePXaDbKVShX5kx80DAn.1
Meeting ID: 839 6567 4069
Passcode: 345391
One tap mobile
+13052241968,,83965674069#,,,,*345391# US
+13092053325,,83965674069#,,,,*345391# US

Dial by your location
• +1 305 224 1968 US
• +1 309 205 3325 US
• +1 312 626 6799 US (Chicago)
• +1 646 558 8656 US (New York)
• +1 646 931 3860 US
• +1 301 715 8592 US (Washington DC)
• +1 689 278 1000 US
• +1 719 359 4580 US
• +1 253 205 0468 US
• +1 253 215 8782 US (Tacoma)
• +1 346 248 7799 US (Houston)
• +1 360 209 5623 US
• +1 386 347 5053 US
• +1 507 473 4847 US
• +1 564 217 2000 US
• +1 669 444 9171 US
• +1 669 900 9128 US (San Jose)

Thank you

AFFIDAVIT OF MAILING NOTICES

RE: 2351 Thomas Street, Hollywood FL
Super Seven LLC
23-DP-34

BEFORE ME, the undersigned authority, personally appeared Diana Moisei (name): Who after being duly sworn, deposes and says:

1. Mailing notices of Public Participation meeting has been mailed to all property owners within 500 feet radius of the subject property at least 15 days prior to the meeting date;
2. Certified mailing of notices have been made at least 15 days prior to the meeting date to the following Civic Associations located within 500 feet radius of the project: 1. North Central Civic Association 2. Liberia Civic Association;
3. A sign has been posted on the property at least 15 days prior to the meeting date;
4. I, Diana Moisei (name), as agent (agent/ owner/title) of Super Seven LLC am authorized to make this sworn statement.

FURTHER AFFIANT SAYETH NOT

Dated this 22, day of July, 2024

BY: _____
(print name)

ISAAC TORDJMAN
Notary Public - State of Florida
Commission # HH 369977
My Comm. Expires Apr 2, 2027
Bonded through National Notary Assn.

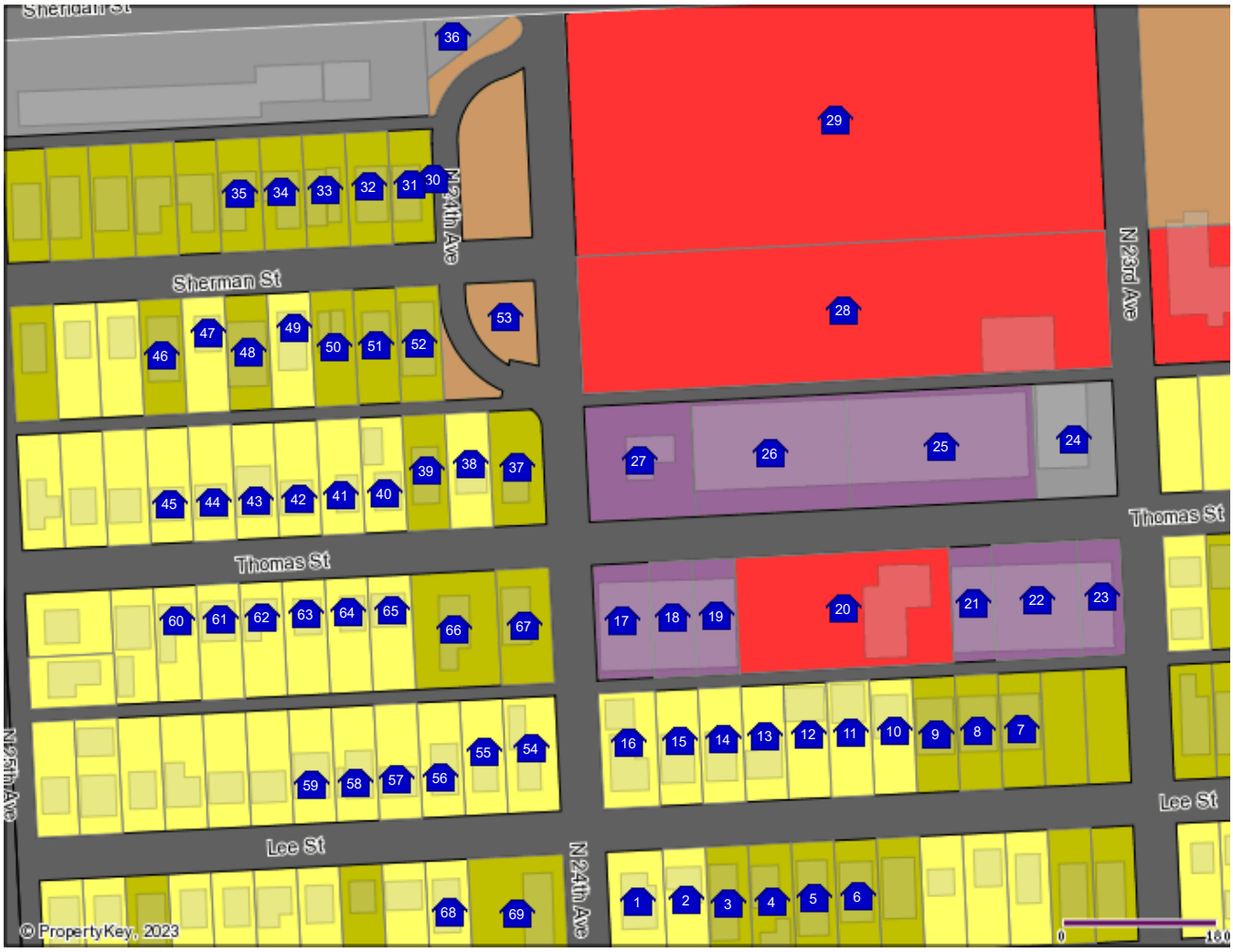
STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] on line notarization, this 22, day of July, 2024.

_____
NOTARY PUBLIC

Southeast Florida MLS - IMAPP

Browsing Search Results 1 - 69 of 69 results



Browsing Search Results 1 - 69 of 69 results

1.	2125 N 24TH AVE HOLLYWOOD, FL 33020-2305 **Owner(s):** CLARKE, CHERYL **Last Sale:** $150,000 on 06/28/2002	**PID #** 5142-09-05-5790 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	 $401,210 $401,210 No CARPORT	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,458 sf 1,878 sf 1955 8,845 sf
2.	2342 LIBERTY ST HOLLYWOOD, FL 33020-2027 **Owner(s):** ZUNIGA, CAROL **Last Sale:** $171,000 on 11/15/2016	**PID #** 5142-09-05-5800 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	 $259,370 $181,670 No CARPORT	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,011 sf 1,191 sf 1953 6,727 sf
3.	2338 LIBERTY ST HOLLYWOOD, FL 33020-2015 **Owner(s):** SANZ-REVERON LLC **Last Sale:** $422,500 on 02/11/2020	**PID #** 5142-09-05-5810 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	 $467,160 $418,270 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	4 3 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,359 sf 2,359 sf 1949 6,726 sf
4.	2334 LIBERTY ST HOLLYWOOD, FL 33020-2030 **Owner(s):** SUNSHINE INVESTMENT 1777 LLC **Last Sale:** $340,000 on 01/13/2020	**PID #** 5142-09-05-5812 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	 $333,910 $333,910 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	3,241 sf 3,241 sf 1955 6,726 sf
5.	2328 LIBERTY ST HOLLYWOOD, FL 33020-2027 **Owner(s):** GOMEZ, OCTAVIO & TYPROWICZ, LILIANA **Last Sale:** $122,000 on 02/10/2004	**PID #** 5142-09-05-5820 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	 $342,580 $298,830 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,608 sf 2,608 sf 1979 6,726 sf

6.	2324 LIBERTY ST HOLLYWOOD, FL 33020-2027 **Owner(s):** KALBACK, JAVIERA L & SETH M **Last Sale:** $585,000 on 08/22/2022	**PID #** 5142-09-05-5821 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$345,830 $303,120 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,182 sf 2,182 sf 1979 6,725 sf
7.	2309 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** GREEN APPLE INVESTMENTS INC **Last Sale:** $100 on 02/13/2012	**PID #** 5142-09-05-5900 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$343,590 $286,740 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,301 sf 2,301 sf 2008 6,724 sf
8.	2313 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** JONES, KEITH L **Last Sale:** $0 on 12/31/2018	**PID #** 5142-09-05-5901 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$344,550 $282,780 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,301 sf 2,301 sf 2008 6,724 sf
9.	2317 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** HOLLYWOOD PROPS LLC **Last Sale:** $100 on 12/23/2021	**PID #** 5142-09-05-5902 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$343,970 $343,970 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,301 sf 2,301 sf 2007 6,724 sf
10.	2321 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** MITENBERGA, SOLVITA KLIMENKO, VADIM **Last Sale:** $200,000 on 12/28/2011	**PID #** 5142-09-05-5910 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$437,720 $368,230 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 2 1 Yes	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,274 sf 1,274 sf 1957 6,724 sf
11.	2327 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** TRAVEL WORLD WIDE INC **Last Sale:** $429,900 on 05/11/2022	**PID #** 5142-09-05-5920 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$302,030 $302,030 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,388 sf 1,444 sf 1957 6,725 sf
12.	2331 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** PINEIRO, MARTHA GLADYS EST **Last Sale:** $93,900 on 07/17/2008	**PID #** 5142-09-05-5930 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$325,780 $284,520 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,095 sf 1,279 sf 1952 6,725 sf
13.	2335 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** CASTRO, MARGARET & CASTRO, RUBEN **Last Sale:** $142,000 on 10/02/2006	**PID #** 5142-09-05-5940 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$356,910 $102,800 No CARPORT	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,176 sf 1,653 sf 1957 6,725 sf
14.	2339 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** PERDOMO, EDRAS J IZAGUIRRE **Last Sale:** $295,000 on 10/22/2019	**PID #** 5142-09-05-5950 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$342,180 $251,290 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,265 sf 1,379 sf 1956 6,726 sf
15.	2343 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** DESIR, JACQUELINE & MENENDEZ, JOEL A **Last Sale:** $299,500 on 10/15/2019	**PID #** 5142-09-05-5960 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$353,660 $259,580 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,398 sf 1,512 sf 1956 6,726 sf
16.	2347 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** KELLEY, HUMPHRIS JASON **Last Sale:** $308,000 on 01/13/2016	**PID #** 5142-09-05-5970 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$535,650 $318,380 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	5 4 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,531 sf 2,549 sf 1959 8,911 sf
17.	2346 THOMAS ST HOLLYWOOD, FL 33020-2039 **Owner(s):** OHAD GUZI TR RACHEL ANNE RICH-GUZI TR **Last Sale:** on	**PID #** 5142-09-05-5980 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$665,060 $665,060 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	6,032 sf 6,032 sf 1973 8,966 sf
18.	2342 THOMAS ST HOLLYWOOD, FL 33020-2039 **Owner(s):** A&A LIMITED INC **Last Sale:** $600,000 on 01/28/2016	**PID #** 5142-09-05-5990 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$540,790 $539,380 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	5,150 sf 5,150 sf 1961 6,726 sf
19.	2338 THOMAS ST HOLLYWOOD, FL 33020-2039 **Owner(s):** A&A LIMITED INC **Last Sale:** $600,000 on 01/28/2016	**PID #** 5142-09-05-6000 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$436,410 $436,410 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	4,896 sf 4,896 sf 1991 6,725 sf

20.	2326 THOMAS ST HOLLYWOOD, FL 33020-2039 **Owner(s):** BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS **Last Sale:** on	**PID #** 5142-09-05-6020 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$482,100 $482,100 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	4,405 sf 4,405 sf 1962 33,623 sf
21.	2314 THOMAS ST HOLLYWOOD, FL 33020 **Owner(s):** 2300-2310-2314 THOMAS WAREHOUSE LLC **Last Sale:** $1,500,000 on 03/10/2014	**PID #** 5142-09-05-6040 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$570,700 $536,450 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	5,000 sf 5,000 sf 1996 6,724 sf
22.	2310 THOMAS ST HOLLYWOOD, FL 33020 **Owner(s):** 2300-2310-2314 THOMAS WAREHOUSE LLC **Last Sale:** $1,500,000 on 03/10/2014	**PID #** 5142-09-05-6050 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$1,106,000 $1,059,830 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	10,000 sf 10,000 sf 1981 13,447 sf
23.	2300 THOMAS ST HOLLYWOOD, FL 33020-2039 **Owner(s):** 2300-2310-2314 THOMAS WAREHOUSE LLC **Last Sale:** $1,500,000 on 03/10/2014	**PID #** 5142-09-05-6070 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$439,090 $427,040 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	4,000 sf 4,000 sf 1996 6,723 sf
24.	2300 N 23RD AVE HOLLYWOOD, FL 33020-2010 **Owner(s):** MODERN GRAPHICS INC **Last Sale:** $280,000 on 04/22/2011	**PID #** 5142-09-05-6090 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$507,660 $507,660 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	5,082 sf 5,082 sf 1963 12,778 sf
25.	2311 THOMAS ST HOLLYWOOD, FL 33020-2038 **Owner(s):** SPIRIT 12 INC **Last Sale:** $1,200,000 on 04/14/2011	**PID #** 5142-09-05-6091 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$2,409,960 $2,362,490 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	21,756 sf 21,756 sf 1976 29,080 sf
26.	2331 THOMAS ST HOLLYWOOD, FL 33020-2038 **Owner(s):** DARNEL 2331 LLC **Last Sale:** $1,325,000 on 04/30/2013	**PID #** 5142-09-05-6110 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$1,749,620 $1,749,620 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	19,408 sf 19,408 sf 1970 24,367 sf
27.	2351 THOMAS ST HOLLYWOOD, FL 33020-2038 **Owner(s):** SUPER SEVEN LLC **Last Sale:** $410,000 on 11/12/2021	**PID #** 5142-09-05-6120 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$365,290 $365,290 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	1,751 sf 1,751 sf 1959 16,809 sf
28.	2310 N 23RD AVE HOLLYWOOD, FL 33020-2010 **Owner(s):** CITY OF HOLLYWOOD **Last Sale:** on	**PID #** 5142-09-05-6130 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$1,226,230 $750,940 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	4,464 sf 4,464 sf 1998 98,446 sf
29.	2300 SHERIDAN ST HOLLYWOOD, FL 33020 **Owner(s):** CITY OF HOLLYWOOD **Last Sale:** on	**PID #** 5142-09-05-6160 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$1,579,990 $771,060 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	**Living Area:** **Total Area:** **Year Built:** No **Land Area:**	 175,554 sf
30.	2402 SHERIDAN ST HOLLYWOOD, FL 33020-2064 **Owner(s):** CITY OF HOLLYWOOD **Last Sale:** on	**PID #** 5142-09-05-6240 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$159,120 $126,350 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	**Living Area:** **Total Area:** **Year Built:** No **Land Area:**	 17,680 sf
31.	2411 SHERMAN ST HOLLYWOOD, FL 33020-2056 **Owner(s):** SUCCESS INVESTMENT GROUP LLC **Last Sale:** $91,500 on 08/09/2011	**PID #** 5142-09-05-6250 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$336,900 $249,260 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	4 **Living Area:** 4 **Total Area:** 1 **Year Built:** No **Land Area:**	1,745 sf 1,745 sf 1972 6,604 sf
32.	2415 SHERMAN ST HOLLYWOOD, FL 33020-2056 **Owner(s):** VICTOR, SONEL JEAN **Last Sale:** $175,000 on 09/18/2008	**PID #** 5142-09-05-6251 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$333,370 $301,560 No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 **Living Area:** 1 **Total Area:** 1 **Year Built:** No **Land Area:**	1,903 sf 1,903 sf 1972 6,605 sf

33.	2419 SHERMAN ST HOLLYWOOD, FL 33020-2056 **Owner(s):** MAS PERFUME MANAGEMENT LLC **Last Sale:** $375,000 on 04/20/2022	**PID #** 5142-09-05-6252 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$333,370 $258,430 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,903 sf 1,903 sf 1972 6,605 sf
34.	2423 SHERMAN ST HOLLYWOOD, FL 33020-2056 **Owner(s):** AGENOR, DUMEL **Last Sale:** $78,500 on 09/01/1989	**PID #** 5142-09-05-6260 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$332,840 $111,600 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	5 3 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,803 sf 1,803 sf 1972 6,605 sf
35.	2427 SHERMAN ST HOLLYWOOD, FL 33020-2056 **Owner(s):** LUBIN, VERLY & MONINE **Last Sale:** $84,000 on 04/01/1991	**PID #** 5142-09-05-6270 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$333,190 $111,600 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	5 3 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,803 sf 1,803 sf 1972 6,606 sf
36.	24 N AVE HOLLYWOOD, FL 33020 **Owner(s):** OAKWOOD PLAZA SHOPS INC **Last Sale:** $1,825,000 on 12/21/1998	**PID #** 5142-09-05-6362 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$56,760 $56,760 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	 3,476 sf
37.	2401 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** GAL & SARA LLC **Last Sale:** $285,000 on 11/24/2021	**PID #** 5142-09-05-6370 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$249,570 $249,570 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	995 sf 995 sf 1937 8,305 sf
38.	2407 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** BADAL, MANWANTEE BADAL, SHAMDEO **Last Sale:** $60,000 on 04/30/2010	**PID #** 5142-09-05-6380 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$178,330 $54,340 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	664 sf 664 sf 1952 6,730 sf
39.	2411 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** GREEN, MITCHELL **Last Sale:** $155,000 on 06/21/2002	**PID #** 5142-09-05-6390 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$335,720 $125,460 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,805 sf 1,805 sf 1963 6,731 sf
40.	2415 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** SCHOFIELD, JARED L **Last Sale:** $103,000 on 01/14/2011	**PID #** 5142-09-05-6400 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$321,280 $263,820 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,855 sf 2,261 sf 1954 6,731 sf
41.	2419 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** BLATTER, GEDAYA **Last Sale:** $215,000 on 02/05/2020	**PID #** 5142-09-05-6410 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$259,520 $219,940 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,032 sf 1,032 sf 1954 6,732 sf
42.	2423 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** DIMOV, OLEKSANDR **Last Sale:** $332,900 on 01/11/2022	**PID #** 5142-09-05-6420 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$281,690 $100,280 No CARPORT	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	844 sf 1,188 sf 1958 6,732 sf
43.	2427 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** JEAN-JOSEPH, JACQUELIN JEAN-JOSEPH, MONA ELAINE **Last Sale:** $73,000 on 06/01/1994	**PID #** 5142-09-05-6421 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$389,590 $267,160 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,654 sf 2,532 sf 1958 6,732 sf
44.	2431 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** GOODMAN, CHRISTOPHER TADOR, FRANCITA **Last Sale:** $347,000 on 07/03/2018	**PID #** 5142-09-05-6430 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$364,690 $256,180 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	4 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,464 sf 2,061 sf 1958 6,733 sf
45.	2435 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** SANCHEZ, LEONARDO MORALES, SILVIA PASCUEL **Last Sale:** $319,000 on 07/18/2019	**PID #** 5142-09-05-6440 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$430,340 $299,840 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,216 sf 1,380 sf 1958 6,733 sf
46.	2432 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** HOLLYWOOD 4 LLC **Last Sale:** $850,000 on 09/21/2022	**PID #** 5142-09-05-6510 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$406,680 $365,910 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	4 4 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,136 sf 2,136 sf 1972 6,733 sf

47.	2430 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** COLON, ANGEL L **Last Sale:** $60,000 on 02/08/2013	**PID #** 5142-09-05-6520 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$247,070 $194,630 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,032 sf 1,032 sf 1955 6,733 sf
48.	2426 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** COLON, ANGEL L **Last Sale:** $100,000 on 06/01/1990	**PID #** 5142-09-05-6530 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$340,170 $147,140 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,677 sf 2,677 sf 1989 6,732 sf
49.	2422 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** FERNANDEZ, ELIZABETH B **Last Sale:** $377,600 on 03/29/2023	**PID #** 5142-09-05-6540 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$326,080 $96,740 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,474 sf 1,594 sf 1955 6,732 sf
50.	2416 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** REEVES, DAVID A **Last Sale:** on	**PID #** 5142-09-05-6550 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$227,590 $227,590 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	986 sf 986 sf 1937 6,732 sf
51.	2412 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** REEVES, DAVID A **Last Sale:** on	**PID #** 5142-09-05-6551 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$227,000 $227,000 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	986 sf 986 sf 1937 6,731 sf
52.	2410 SHERMAN ST #N-S HOLLYWOOD, FL 33020-2057 **Owner(s):** 5 STARS LLC **Last Sale:** $130,000 on 11/15/2012	**PID #** 5142-09-05-6560 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$340,370 $277,510 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	4 3 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,317 sf 2,317 sf 1972 6,731 sf
53.	2350 24TH AVE HOLLYWOOD, FL 33020 **Owner(s):** CITY OF HOLLYWOOD **Last Sale:** on	**PID #** 5142-09-05-6570 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$86,100 $68,360 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	 9,567 sf
54.	2403 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** RHODES, CHARLES **Last Sale:** $0 on 07/05/2018	**PID #** 5142-09-05-6590 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$124,620 $77,780 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	 Yes	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	 8,308 sf
55.	2407 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** CRUZ, LILLIANA **Last Sale:** $25,000 on 01/20/2022	**PID #** 5142-09-05-6600 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$272,460 $107,090 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,088 sf 1,088 sf 1955 6,727 sf
56.	2411 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** DONDERO, PEARL **Last Sale:** $0 on 11/18/2003	**PID #** 5142-09-05-6610 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$315,650 $203,720 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,582 sf 1,582 sf 1955 6,727 sf
57.	2415 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** GARBER, CINDY L **Last Sale:** on	**PID #** 5142-09-05-6620 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$291,050 $81,730 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,160 sf 1,224 sf 1958 6,728 sf
58.	2419 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** GRASSO, BARBARA **Last Sale:** $0 on 10/18/2017	**PID #** 5142-09-05-6621 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$385,610 $100,340 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,663 sf 1,727 sf 1959 6,728 sf
59.	2423 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** GUTIERREZ, GLADYS **Last Sale:** $31,500 on 05/01/1974	**PID #** 5142-09-05-6622 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$480,390 $118,840 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,920 sf 1,984 sf 1959 6,728 sf
60.	2434 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** LUCAS, JOSEPH R & APRIL **Last Sale:** $199,000 on 10/30/2007	**PID #** 5142-09-05-6700 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$303,890 $95,500 No GARAGE	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,264 sf 1,644 sf 1958 6,729 sf

61.	2430 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** HAMMOND, MARK **Last Sale:** $108,000 on 06/04/2012	**PID #** 5142-09-05-6710 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$280,760 $103,820 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,192 sf 1,332 sf 1962 6,729 sf
62.	2426 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** SANJURJO, KIMBERLY A & PABLO L **Last Sale:** $223,250 on 02/25/2021	**PID #** 5142-09-05-6720 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$268,640 $268,640 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	844 sf 1,452 sf 1958 6,728 sf
63.	2422 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** BLATTER, GEDALYA **Last Sale:** $220,000 on 05/20/2019	**PID #** 5142-09-05-6730 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$290,140 $239,580 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,032 sf 1,032 sf 1954 6,728 sf
64.	2418 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** RA REV TR **Last Sale:** on	**PID #** 5142-09-05-6740 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$192,590 $164,580 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,032 sf 1,032 sf 1954 6,728 sf
65.	2414 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** MECHOULLAM, ARIELLA MECHOULLAM, MIREILLE **Last Sale:** $120,000 on 06/15/2015	**PID #** 5142-09-05-6750 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$254,660 $193,430 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,288 sf 1,332 sf 1958 6,728 sf
66.	2410 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** BLAS, JUAN J **Last Sale:** $167,500 on 06/28/2002	**PID #** 5142-09-05-6760 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$352,420 $153,000 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 Yes	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,978 sf 1,978 sf 1964 13,454 sf
67.	2248 N 24TH AVE HOLLYWOOD, FL 33020-2014 **Owner(s):** 2248 LAND TR FEINBERG, JEFFREY TRSTEE **Last Sale:** $100 on 04/02/1997	**PID #** 5142-09-05-6770 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$242,880 $242,880 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,661 sf 1,661 sf 1958 8,337 sf
68.	2410 LIBERTY ST HOLLYWOOD, FL 33020-2053 **Owner(s):** PACHECO, DANIEL **Last Sale:** $170,000 on 04/09/2020	**PID #** 5142-09-05-6960 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$354,070 $296,030 No GARAGE	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,636 sf 1,652 sf 1953 6,728 sf
69.	2400 LIBERTY ST #1-4 HOLLYWOOD, FL 33020-2053 **Owner(s):** CAMPBELL, LAURIE LUCACCIONI, NANCY **Last Sale:** $0 on 09/24/2019	**PID #** 5142-09-05-6970 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$505,500 $214,050 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,999 sf 2,999 sf 1959 15,000 sf

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NEW RESIDENTIAL BUILDING

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING



SUBMITTALS:

APRIL 17TH 2023 - TAC
OCTOBER 3RD 2022 - PACO
JULY 7TH 2022 - PACO

PROJECT TEAM

ARCHITECT OF RECORD:

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

AA 0002849
IB 0000894
NCARB CERTIFIED

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

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

SCOPE OF WORK

NEW 3 STORIES RESIDENTIAL BUILDING

APROX. AREA 26,000 SF.

18 RESIDENTIAL UNITS

32 PARKING SPACES + 2 ADA PARKING SPACES

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514209056120

ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020

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

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S.

APARTMENTS CHART		
APARTMENT #:	# OF BEDROOMS:	FLOOR
01	02	GROUND/2ND
02	02	GROUND/2ND
03	02	GROUND/2ND
21	02	2ND
22	02	2ND
23	02	2ND
30	02	3RD
31	02	3RD
32	02	3RD
33	02	3RD
34	02	3RD
TOTAL 2 BEDROOMS APT	11	
24	01	2ND
25	01	2ND
26	01	2ND
35	01	3RD
36	01	3RD
37	01	3RD
38	01	3RD
TOTAL 1 BEDROOM APT	07	
TOTAL # OF UNITS	18	

DRAWING INDEX

ARCHITECTURE

A0.0	COVER
A0.4	VEHICULAR USE AREA
A0.5	AREA PLANS
A0.6	RENDERINGS
A0.7	RENDERINGS
A0.8	OPEN SPACE DIAGRAM
A0.9	STREET PROFILES
A1.0	SITE PLAN
A1.3	SITE PLAN DETAILS
A1.4	CLUSTER BOX UNIT DETAILS
A1.5	SIGNAGE
A1.6	GENERALS DETAILS
A1.7	TRASH CHUTE - DETAILS
A2.0	GROUND FLOOR PLAN
A2.1	2ND FLOOR PLAN
A2.2	3RD FLOOR PLAN
A2.3	MAIN ROOF PLAN
A2.4	TOP ROOF PLAN
A5.0	ELEVATIONS
A6.0	SECTIONS

ZONING DATA

GENERAL			
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1		
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT		
BASE FLOOD ELEVATION (B.F.E.):	AH/AE 3.7		
REQ'D/ALLOWED	REQUIRED	PROPOSED	
HEIGHT:	35 FT MAX.	33 FT - 3 STORIES	
LOT SIZE:		16,809 SF	
F.A.R.	1.25 = 21,011.25 SF	18,671 SF	
OPEN SPACE			
OPEN SPACE	40% =6,723.6 SF	45,7% =7,678 SF	
GREEN SPACE GROUND FLOOR		4,322 SF	42,5% = 7,152 SF
2ND FLOOR		137 SF	
3RD FLOOR		124 SF	
ROOF		2,569 SF	
HARDSCAPE SPACE GROUND FLOOR			3,545 SF
SETBACKS			
FRONT 24TH AVE	15'-0"	15'-0"	
FRONT THOMAS ST	20'-0"	20'-0"	
SIDE	10'-0"	10'-0"	
REAR	20'-0"	20'-0"	
MAX. BLDG FOOTPRINT			
	9,497 FT	9,151 FT	
RESIDENTIAL UNITS			
18 UNITS	MIN 400 SF	671 SF	
AVERAGE UNIT SIZE	MIN 650 SF	860 SF	
PARKING			
18 UNITS	1.5 SP/UN = 27 PARKING SPACES	3 TOWNHOMES - 2PS/EA = 6 SPACES 15 APARTMENTS = 24 SPACES	
GUEST	1/5 UNITS = 3.6 = 4 PARKING SPACES	ADA (2) + GUESTS (2) = 4 SPACES	
TOTALS	31 PARKING SPACES REQUIRED	34 PARKING SPACES	

SOUTH WEST VIEW



SOUTH EAST VIEW



NORTH WEST VIEW



NORTH EAST VIEW



SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

Ari L Sklar

Digitally signed by Ari L Sklar
Date: 2023.06.06 17:44:41 -04'00'

THOMAS RESIDENCES
2351 THOMAS ST HOLLYWOOD FL.

RENDERINGS

PROJEC#21-043

A0.6

WEST VIEW



SOUTH VIEW



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P : 954 925 9292
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Ari L Sklar Digitally signed by Ari L Sklar Date: 2023.06.06 17:44:41 -04'00'

THOMAS RESIDENCES
2351 THOMAS ST HOLLYWOOD FL.

RENDERINGS

PROJEC#21-043

A0.7

SUMMARY MINUTES PUBLIC PARTICIPATION MEETING

DATE: **WEDNESDAY JULY 12, 2023**
LOCATION: **2351 THOMAS STREET, HOLLYWOOD, FL**
TIME: **6:00PM**

Attendees:
Public (see sign in sheet);
Diana Moisei, Owner's Representative
Cyril Saiphoo, Owner's Representative
Ali Rakine, Super Seven LLC

6:00pm – meeting commenced with presentation by Diana Moisei (DM);

Public Comments:

- One resident attended the meeting and was positive about the project and how it will improve the neighborhood;
- A neighborhood residence drove by and was given a copy of the plans to view; did not want to provide sign in information but did voice concern that the property should be used for parking for the adjacent park and not developed because the park needs parking;
- An email was received by the City July 11, 2023 voicing concerns of the need for parking for the park, and the concern that the development will be an eyesore. The issues and concerns raised are not pertinent or of issue for the owner to address;

6:30pm - meeting ended

Attachments:

Meeting Notice
Affidavit of Mailing
Mailing radius map
Sign in sheet
Copy of presentation

NOTICE OF PUBLIC PARTICIPATION MEETING

BY THIS LETTER, YOU ARE HEREBY NOTICED THAT A PUBLIC PARTICIPATION MEETING, AS REQUIRED BY THE CITY OF HOLLYWOOD FOR A SITE PLAN APPROVAL FOR A NEW 18 UNIT MULTI-FAMILY DEVELOPMENT LOCATED AT 2351 THOMAS STREET, HOLLYWOOD, FLORIDA WILL BE HELD ON:

DATE: **WEDNESDAY JULY 12, 2023**
LOCATION: **2351 THOMAS STREET, HOLLYWOOD, FL**
TIME: **6:00PM**

ANYONE INTERESTED IN KNOWING MORE ABOUT TO PROJECT ARE ENCOURAGED TO ATTEND.

AFFIDAVIT OF MAILING NOTICES

RE: **2351 Thomas Street, Hollywood FL**
Super Seven LLC
23-DP-34

BEFORE ME, the undersigned authority, personally appeared CYRIL SAPHOO (name): Who after being duly sworn, deposes and says:

1. Mailing notices of Public Participation meeting has been mailed to all property owners within 500 feet radius of the subject property at least 15 days prior to the meeting date;
2. Certified mailing of notices have been made at least 15 days prior to the meeting date to the following Civic Associations located within 500 feet radius of the project: 1. North Central Civic Association 2. Liberia Civic Association;
3. A sign has been posted on the property at least 15 days prior to the meeting date;
4. I, CYRIL SAPHOO (name), as AGENT (agent/ owner/title) of Super Seven LLC am authorized to make this sworn statement.

FURTHER AFFIANT SAYETH NOT

Dated this 14, day of JUNE, 2023.

BY: _____
(print name) CYRIL SAPHOO

STATE OF FLORIDA
COUNTY OF BROWARD

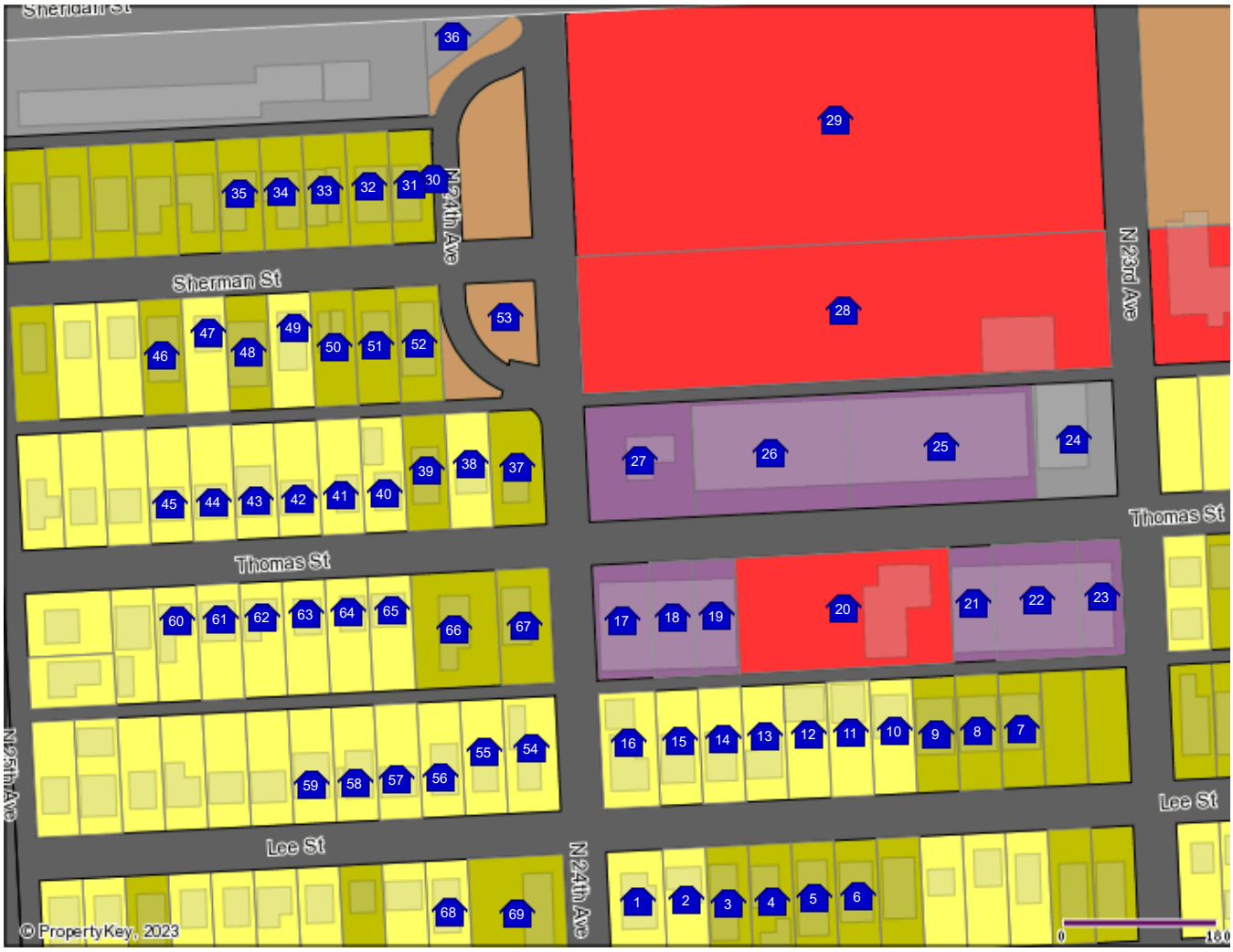
Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] on line notarization, this 14, day of June, 2023.

_____
NOTARY PUBLIC

ISAAC TORDJMAN
Notary Public - State of Florida
Commission # HH 369977
My Comm. Expires Apr 2, 2027
Bonded through National Notary Assn.

Southeast Florida MLS - IMAPP

Browsing Search Results 1 - 69 of 69 results



Browsing Search Results 1 - 69 of 69 results

1.	2125 N 24TH AVE HOLLYWOOD, FL 33020-2305 **Owner(s):** CLARKE, CHERYL **Last Sale:** $150,000 on 06/28/2002	**PID #** 5142-09-05-5790 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$401,210 $401,210 No CARPORT	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,458 sf 1,878 sf 1955 8,845 sf
2.	2342 LIBERTY ST HOLLYWOOD, FL 33020-2027 **Owner(s):** ZUNIGA, CAROL **Last Sale:** $171,000 on 11/15/2016	**PID #** 5142-09-05-5800 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$259,370 $181,670 No CARPORT	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,011 sf 1,191 sf 1953 6,727 sf
3.	2338 LIBERTY ST HOLLYWOOD, FL 33020-2015 **Owner(s):** SANZ-REVERON LLC **Last Sale:** $422,500 on 02/11/2020	**PID #** 5142-09-05-5810 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$467,160 $418,270 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	4 3 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,359 sf 2,359 sf 1949 6,726 sf
4.	2334 LIBERTY ST HOLLYWOOD, FL 33020-2030 **Owner(s):** SUNSHINE INVESTMENT 1777 LLC **Last Sale:** $340,000 on 01/13/2020	**PID #** 5142-09-05-5812 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$333,910 $333,910 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	3,241 sf 3,241 sf 1955 6,726 sf
5.	2328 LIBERTY ST HOLLYWOOD, FL 33020-2027 **Owner(s):** GOMEZ, OCTAVIO & TYPROWICZ, LILIANA **Last Sale:** $122,000 on 02/10/2004	**PID #** 5142-09-05-5820 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$342,580 $298,830 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,608 sf 2,608 sf 1979 6,726 sf

6.	2324 LIBERTY ST HOLLYWOOD, FL 33020-2027 **Owner(s):** KALBACK, JAVIERA L & SETH M **Last Sale:** $585,000 on 08/22/2022	**PID #** 5142-09-05-5821 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$345,830 $303,120 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,182 sf 2,182 sf 1979 6,725 sf
7.	2309 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** GREEN APPLE INVESTMENTS INC **Last Sale:** $100 on 02/13/2012	**PID #** 5142-09-05-5900 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$343,590 $286,740 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,301 sf 2,301 sf 2008 6,724 sf
8.	2313 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** JONES, KEITH L **Last Sale:** $0 on 12/31/2018	**PID #** 5142-09-05-5901 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$344,550 $282,780 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,301 sf 2,301 sf 2008 6,724 sf
9.	2317 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** HOLLYWOOD PROPS LLC **Last Sale:** $100 on 12/23/2021	**PID #** 5142-09-05-5902 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$343,970 $343,970 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,301 sf 2,301 sf 2007 6,724 sf
10.	2321 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** MITENBERGA, SOLVITA KLIMENKO, VADIM **Last Sale:** $200,000 on 12/28/2011	**PID #** 5142-09-05-5910 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$437,720 $368,230 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 2 1 Yes	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,274 sf 1,274 sf 1957 6,724 sf
11.	2327 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** TRAVEL WORLD WIDE INC **Last Sale:** $429,900 on 05/11/2022	**PID #** 5142-09-05-5920 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$302,030 $302,030 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,388 sf 1,444 sf 1957 6,725 sf
12.	2331 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** PINEIRO, MARTHA GLADYS EST **Last Sale:** $93,900 on 07/17/2008	**PID #** 5142-09-05-5930 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$325,780 $284,520 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,095 sf 1,279 sf 1952 6,725 sf
13.	2335 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** CASTRO, MARGARET & CASTRO, RUBEN **Last Sale:** $142,000 on 10/02/2006	**PID #** 5142-09-05-5940 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$356,910 $102,800 No CARPORT	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,176 sf 1,653 sf 1957 6,725 sf
14.	2339 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** PERDOMO, EDRAS J IZAGUIRRE **Last Sale:** $295,000 on 10/22/2019	**PID #** 5142-09-05-5950 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$342,180 $251,290 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,265 sf 1,379 sf 1956 6,726 sf
15.	2343 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** DESIR, JACQUELINE & MENENDEZ, JOEL A **Last Sale:** $299,500 on 10/15/2019	**PID #** 5142-09-05-5960 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$353,660 $259,580 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,398 sf 1,512 sf 1956 6,726 sf
16.	2347 LIBERTY ST HOLLYWOOD, FL 33020-2026 **Owner(s):** KELLEY, HUMPHRIS JASON **Last Sale:** $308,000 on 01/13/2016	**PID #** 5142-09-05-5970 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$535,650 $318,380 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	5 4 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,531 sf 2,549 sf 1959 8,911 sf
17.	2346 THOMAS ST HOLLYWOOD, FL 33020-2039 **Owner(s):** OHAD GUZI TR RACHEL ANNE RICH-GUZI TR **Last Sale:** on	**PID #** 5142-09-05-5980 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$665,060 $665,060 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	6,032 sf 6,032 sf 1973 8,966 sf
18.	2342 THOMAS ST HOLLYWOOD, FL 33020-2039 **Owner(s):** A&A LIMITED INC **Last Sale:** $600,000 on 01/28/2016	**PID #** 5142-09-05-5990 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$540,790 $539,380 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	5,150 sf 5,150 sf 1961 6,726 sf
19.	2338 THOMAS ST HOLLYWOOD, FL 33020-2039 **Owner(s):** A&A LIMITED INC **Last Sale:** $600,000 on 01/28/2016	**PID #** 5142-09-05-6000 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$436,410 $436,410 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	4,896 sf 4,896 sf 1991 6,725 sf

20.	2326 THOMAS ST HOLLYWOOD, FL 33020-2039 **Owner(s):** BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS **Last Sale:** on	**PID #** 5142-09-05-6020 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $482,100 **Bathrooms:** $482,100 **Stories:** No **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	4,405 sf 4,405 sf 1962 33,623 sf
21.	2314 THOMAS ST HOLLYWOOD, FL 33020 **Owner(s):** 2300-2310-2314 THOMAS WAREHOUSE LLC **Last Sale:** $1,500,000 on 03/10/2014	**PID #** 5142-09-05-6040 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $570,700 **Bathrooms:** $536,450 **Stories:** No **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	5,000 sf 5,000 sf 1996 6,724 sf
22.	2310 THOMAS ST HOLLYWOOD, FL 33020 **Owner(s):** 2300-2310-2314 THOMAS WAREHOUSE LLC **Last Sale:** $1,500,000 on 03/10/2014	**PID #** 5142-09-05-6050 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $1,106,000 **Bathrooms:** $1,059,830 **Stories:** No **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	10,000 sf 10,000 sf 1981 13,447 sf
23.	2300 THOMAS ST HOLLYWOOD, FL 33020-2039 **Owner(s):** 2300-2310-2314 THOMAS WAREHOUSE LLC **Last Sale:** $1,500,000 on 03/10/2014	**PID #** 5142-09-05-6070 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $439,090 **Bathrooms:** $427,040 **Stories:** No **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	4,000 sf 4,000 sf 1996 6,723 sf
24.	2300 N 23RD AVE HOLLYWOOD, FL 33020-2010 **Owner(s):** MODERN GRAPHICS INC **Last Sale:** $280,000 on 04/22/2011	**PID #** 5142-09-05-6090 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $507,660 **Bathrooms:** $507,660 **Stories:** No **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	5,082 sf 5,082 sf 1963 12,778 sf
25.	2311 THOMAS ST HOLLYWOOD, FL 33020-2038 **Owner(s):** SPIRIT 12 INC **Last Sale:** $1,200,000 on 04/14/2011	**PID #** 5142-09-05-6091 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $2,409,960 **Bathrooms:** $2,362,490 **Stories:** No **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	21,756 sf 21,756 sf 1976 29,080 sf
26.	2331 THOMAS ST HOLLYWOOD, FL 33020-2038 **Owner(s):** DARNEL 2331 LLC **Last Sale:** $1,325,000 on 04/30/2013	**PID #** 5142-09-05-6110 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $1,749,620 **Bathrooms:** $1,749,620 **Stories:** No **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	19,408 sf 19,408 sf 1970 24,367 sf
27.	2351 THOMAS ST HOLLYWOOD, FL 33020-2038 **Owner(s):** SUPER SEVEN LLC **Last Sale:** $410,000 on 11/12/2021	**PID #** 5142-09-05-6120 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $365,290 **Bathrooms:** $365,290 **Stories:** No **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	1,751 sf 1,751 sf 1959 16,809 sf
28.	2310 N 23RD AVE HOLLYWOOD, FL 33020-2010 **Owner(s):** CITY OF HOLLYWOOD **Last Sale:** on	**PID #** 5142-09-05-6130 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $1,226,230 **Bathrooms:** $750,940 **Stories:** No **Pool:**	0 **Living Area:** 0 **Total Area:** 1 **Year Built:** No **Land Area:**	4,464 sf 4,464 sf 1998 98,446 sf
29.	2300 SHERIDAN ST HOLLYWOOD, FL 33020 **Owner(s):** CITY OF HOLLYWOOD **Last Sale:** on	**PID #** 5142-09-05-6160 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $1,579,990 **Bathrooms:** $771,060 **Stories:** No **Pool:**	**Living Area:** **Total Area:** **Year Built:** No **Land Area:**	 175,554 sf
30.	2402 SHERIDAN ST HOLLYWOOD, FL 33020-2064 **Owner(s):** CITY OF HOLLYWOOD **Last Sale:** on	**PID #** 5142-09-05-6240 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $159,120 **Bathrooms:** $126,350 **Stories:** No **Pool:**	**Living Area:** **Total Area:** **Year Built:** No **Land Area:**	 17,680 sf
31.	2411 SHERMAN ST HOLLYWOOD, FL 33020-2056 **Owner(s):** SUCCESS INVESTMENT GROUP LLC **Last Sale:** $91,500 on 08/09/2011	**PID #** 5142-09-05-6250 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $336,900 **Bathrooms:** $249,260 **Stories:** No **Pool:**	4 **Living Area:** 4 **Total Area:** 1 **Year Built:** No **Land Area:**	1,745 sf 1,745 sf 1972 6,604 sf
32.	2415 SHERMAN ST HOLLYWOOD, FL 33020-2056 **Owner(s):** VICTOR, SONEL JEAN **Last Sale:** $175,000 on 09/18/2008	**PID #** 5142-09-05-6251 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:** No		**Bedrooms:** $333,370 **Bathrooms:** $301,560 **Stories:** No **Pool:**	2 **Living Area:** 1 **Total Area:** 1 **Year Built:** No **Land Area:**	1,903 sf 1,903 sf 1972 6,605 sf

33.	2419 SHERMAN ST HOLLYWOOD, FL 33020-2056 **Owner(s):** MAS PERFUME MANAGEMENT LLC **Last Sale:** $375,000 on 04/20/2022	**PID #** 5142-09-05-6252 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$333,370 $258,430 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,903 sf 1,903 sf 1972 6,605 sf
34.	2423 SHERMAN ST HOLLYWOOD, FL 33020-2056 **Owner(s):** AGENOR, DUMEL **Last Sale:** $78,500 on 09/01/1989	**PID #** 5142-09-05-6260 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$332,840 $111,600 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	5 3 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,803 sf 1,803 sf 1972 6,605 sf
35.	2427 SHERMAN ST HOLLYWOOD, FL 33020-2056 **Owner(s):** LUBIN, VERLY & MONINE **Last Sale:** $84,000 on 04/01/1991	**PID #** 5142-09-05-6270 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$333,190 $111,600 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	5 3 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,803 sf 1,803 sf 1972 6,606 sf
36.	24 N AVE HOLLYWOOD, FL 33020 **Owner(s):** OAKWOOD PLAZA SHOPS INC **Last Sale:** $1,825,000 on 12/21/1998	**PID #** 5142-09-05-6362 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$56,760 $56,760 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**		**Living Area:** **Total Area:** **Year Built:** **Land Area:**	 3,476 sf
37.	2401 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** GAL & SARA LLC **Last Sale:** $285,000 on 11/24/2021	**PID #** 5142-09-05-6370 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$249,570 $249,570 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	995 sf 995 sf 1937 8,305 sf
38.	2407 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** BADAL, MANWANTEE BADAL, SHAMDEO **Last Sale:** $60,000 on 04/30/2010	**PID #** 5142-09-05-6380 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$178,330 $54,340 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	664 sf 664 sf 1952 6,730 sf
39.	2411 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** GREEN, MITCHELL **Last Sale:** $155,000 on 06/21/2002	**PID #** 5142-09-05-6390 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$335,720 $125,460 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,805 sf 1,805 sf 1963 6,731 sf
40.	2415 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** SCHOFIELD, JARED L **Last Sale:** $103,000 on 01/14/2011	**PID #** 5142-09-05-6400 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$321,280 $263,820 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,855 sf 2,261 sf 1954 6,731 sf
41.	2419 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** BLATTER, GEDAYA **Last Sale:** $215,000 on 02/05/2020	**PID #** 5142-09-05-6410 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$259,520 $219,940 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,032 sf 1,032 sf 1954 6,732 sf
42.	2423 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** DIMOV, OLEKSANDR **Last Sale:** $332,900 on 01/11/2022	**PID #** 5142-09-05-6420 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$281,690 $100,280 No CARPORT	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	844 sf 1,188 sf 1958 6,732 sf
43.	2427 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** JEAN-JOSEPH, JACQUELIN JEAN-JOSEPH, MONA ELAINE **Last Sale:** $73,000 on 06/01/1994	**PID #** 5142-09-05-6421 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$389,590 $267,160 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,654 sf 2,532 sf 1958 6,732 sf
44.	2431 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** GOODMAN, CHRISTOPHER TADOR, FRANCITA **Last Sale:** $347,000 on 07/03/2018	**PID #** 5142-09-05-6430 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$364,690 $256,180 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	4 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,464 sf 2,061 sf 1958 6,733 sf
45.	2435 THOMAS ST HOLLYWOOD, FL 33020-2060 **Owner(s):** SANCHEZ, LEONARDO MORALES, SILVIA PASCUEL **Last Sale:** $319,000 on 07/18/2019	**PID #** 5142-09-05-6440 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$430,340 $299,840 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,216 sf 1,380 sf 1958 6,733 sf
46.	2432 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** HOLLYWOOD 4 LLC **Last Sale:** $850,000 on 09/21/2022	**PID #** 5142-09-05-6510 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$406,680 $365,910 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	4 4 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,136 sf 2,136 sf 1972 6,733 sf

47.	2430 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** COLON, ANGEL L **Last Sale:** $60,000 on 02/08/2013	**PID #** 5142-09-05-6520 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$247,070 $194,630 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,032 sf 1,032 sf 1955 6,733 sf
48.	2426 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** COLON, ANGEL L **Last Sale:** $100,000 on 06/01/1990	**PID #** 5142-09-05-6530 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$340,170 $147,140 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,677 sf 2,677 sf 1989 6,732 sf
49.	2422 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** FERNANDEZ, ELIZABETH B **Last Sale:** $377,600 on 03/29/2023	**PID #** 5142-09-05-6540 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$326,080 $96,740 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,474 sf 1,594 sf 1955 6,732 sf
50.	2416 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** REEVES, DAVID A **Last Sale:** on	**PID #** 5142-09-05-6550 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$227,590 $227,590 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	986 sf 986 sf 1937 6,732 sf
51.	2412 SHERMAN ST HOLLYWOOD, FL 33020-2057 **Owner(s):** REEVES, DAVID A **Last Sale:** on	**PID #** 5142-09-05-6551 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$227,000 $227,000 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	986 sf 986 sf 1937 6,731 sf
52.	2410 SHERMAN ST #N-S HOLLYWOOD, FL 33020-2057 **Owner(s):** 5 STARS LLC **Last Sale:** $130,000 on 11/15/2012	**PID #** 5142-09-05-6560 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$340,370 $277,510 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	4 3 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,317 sf 2,317 sf 1972 6,731 sf
53.	2350 24TH AVE HOLLYWOOD, FL 33020 **Owner(s):** CITY OF HOLLYWOOD **Last Sale:** on	**PID #** 5142-09-05-6570 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$86,100 $68,360 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	 9,567 sf
54.	2403 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** RHODES, CHARLES **Last Sale:** $0 on 07/05/2018	**PID #** 5142-09-05-6590 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$124,620 $77,780 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	 Yes	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	 8,308 sf
55.	2407 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** CRUZ, LILLIANA **Last Sale:** $25,000 on 01/20/2022	**PID #** 5142-09-05-6600 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$272,460 $107,090 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,088 sf 1,088 sf 1955 6,727 sf
56.	2411 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** DONDERO, PEARL **Last Sale:** $0 on 11/18/2003	**PID #** 5142-09-05-6610 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$315,650 $203,720 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,582 sf 1,582 sf 1955 6,727 sf
57.	2415 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** GARBER, CINDY L **Last Sale:** on	**PID #** 5142-09-05-6620 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$291,050 $81,730 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,160 sf 1,224 sf 1958 6,728 sf
58.	2419 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** GRASSO, BARBARA **Last Sale:** $0 on 10/18/2017	**PID #** 5142-09-05-6621 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$385,610 $100,340 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,663 sf 1,727 sf 1959 6,728 sf
59.	2423 LIBERTY ST HOLLYWOOD, FL 33020-2052 **Owner(s):** GUTIERREZ, GLADYS **Last Sale:** $31,500 on 05/01/1974	**PID #** 5142-09-05-6622 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$480,390 $118,840 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	3 2 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,920 sf 1,984 sf 1959 6,728 sf
60.	2434 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** LUCAS, JOSEPH R & APRIL **Last Sale:** $199,000 on 10/30/2007	**PID #** 5142-09-05-6700 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$303,890 $95,500 No GARAGE	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,264 sf 1,644 sf 1958 6,729 sf

61.	2430 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** HAMMOND, MARK **Last Sale:** $108,000 on 06/04/2012	**PID #** 5142-09-05-6710 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$280,760 $103,820 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,192 sf 1,332 sf 1962 6,729 sf
62.	2426 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** SANJURJO, KIMBERLY A & PABLO L **Last Sale:** $223,250 on 02/25/2021	**PID #** 5142-09-05-6720 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$268,640 $268,640 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	844 sf 1,452 sf 1958 6,728 sf
63.	2422 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** BLATTER, GEDALYA **Last Sale:** $220,000 on 05/20/2019	**PID #** 5142-09-05-6730 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$290,140 $239,580 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,032 sf 1,032 sf 1954 6,728 sf
64.	2418 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** RA REV TR **Last Sale:** on	**PID #** 5142-09-05-6740 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$192,590 $164,580 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,032 sf 1,032 sf 1954 6,728 sf
65.	2414 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** MECHOULLAM, ARIELLA MECHOULLAM, MIREILLE **Last Sale:** $120,000 on 06/15/2015	**PID #** 5142-09-05-6750 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$254,660 $193,430 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 1 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,288 sf 1,332 sf 1958 6,728 sf
66.	2410 THOMAS ST HOLLYWOOD, FL 33020-2061 **Owner(s):** BLAS, JUAN J **Last Sale:** $167,500 on 06/28/2002	**PID #** 5142-09-05-6760 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$352,420 $153,000 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 Yes	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,978 sf 1,978 sf 1964 13,454 sf
67.	2248 N 24TH AVE HOLLYWOOD, FL 33020-2014 **Owner(s):** 2248 LAND TR FEINBERG, JEFFREY TRSTEE **Last Sale:** $100 on 04/02/1997	**PID #** 5142-09-05-6770 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$242,880 $242,880 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,661 sf 1,661 sf 1958 8,337 sf
68.	2410 LIBERTY ST HOLLYWOOD, FL 33020-2053 **Owner(s):** PACHECO, DANIEL **Last Sale:** $170,000 on 04/09/2020	**PID #** 5142-09-05-6960 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$354,070 $296,030 No GARAGE	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	2 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	1,636 sf 1,652 sf 1953 6,728 sf
69.	2400 LIBERTY ST #1-4 HOLLYWOOD, FL 33020-2053 **Owner(s):** CAMPBELL, LAURIE LUCACCIONI, NANCY **Last Sale:** $0 on 09/24/2019	**PID #** 5142-09-05-6970 **Market Value:** **Assessed Value:** **Waterfront:** **Covered Parking:**	$505,500 $214,050 No No	**Bedrooms:** **Bathrooms:** **Stories:** **Pool:**	0 0 1 No	**Living Area:** **Total Area:** **Year Built:** **Land Area:**	2,999 sf 2,999 sf 1959 15,000 sf

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Public Participation Meeting

July 12th, 2023

Name / Last Name	Address.
Verly Lubin	2427 sherman st

6:16 pm

NEW RESIDENTIAL BUILDING

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING



SUBMITTALS:

APRIL 17TH 2023 - TAC
OCTOBER 3RD 2022 - PACO
JULY 7TH 2022 - PACO

PROJECT TEAM

ARCHITECT OF RECORD:

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

AA 0002849
IB 0000894
NCARB CERTIFIED

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

CIVIL ENGINEER:
WILFORD ZEPHYR, P.E., LEED AP, CFM
Zephyr Engineering
CBE, SBE & DBE Firm
5451 Pierce St, Hollywood, FL 33021 USA
Phone: 786-302-7893
Email: wilford@zephyrengineeringfl.com

SCOPE OF WORK

NEW 3 STORIES RESIDENTIAL BUILDING

APROX. AREA 26,000 SF.

18 RESIDENTIAL UNITS

32 PARKING SPACES + 2 ADA PARKING SPACES

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514209056120

ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020

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

LOCATION MAP



APARTMENTS CHART		
APARTMENT #:	# OF BEDROOMS:	FLOOR
01	02	GROUND/2ND
02	02	GROUND/2ND
03	02	GROUND/2ND
21	02	2ND
22	02	2ND
23	02	2ND
30	02	3RD
31	02	3RD
32	02	3RD
33	02	3RD
34	02	3RD
TOTAL 2 BEDROOMS APT	11	
24	01	2ND
25	01	2ND
26	01	2ND
35	01	3RD
36	01	3RD
37	01	3RD
38	01	3RD
TOTAL 1 BEDROOM APT	07	
TOTAL # OF UNITS	18	

DRAWING INDEX

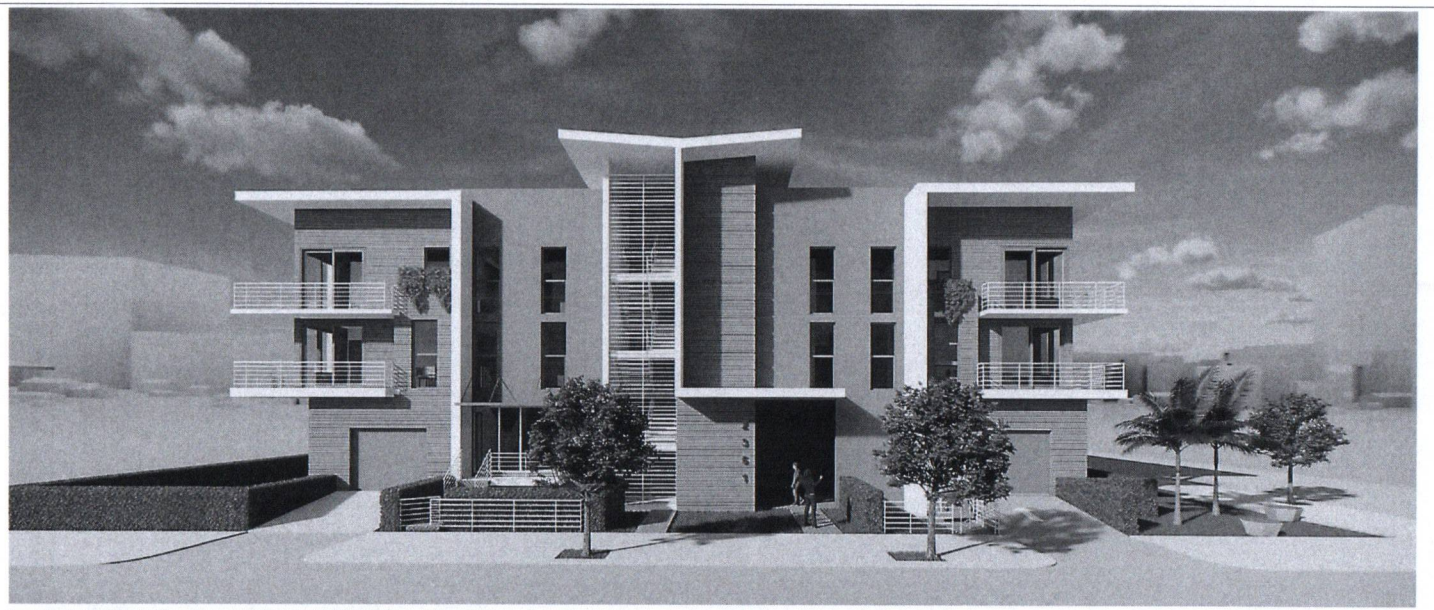
ARCHITECTURE

A0.0	COVER
A0.4	VEHICULAR USE AREA
A0.5	AREA PLANS
A0.6	RENDERINGS
A0.7	RENDERINGS
A0.8	OPEN SPACE DIAGRAM
A0.9	STREET PROFILES
A1.0	SITE PLAN
A1.3	SITE PLAN DETAILS
A1.4	CLUSTER BOX UNIT DETAILS
A1.5	SIGNAGE
A1.6	GENERALS DETAILS
A1.7	TRASH CHUTE - DETAILS
A2.0	GROUND FLOOR PLAN
A2.1	2ND FLOOR PLAN
A2.2	3RD FLOOR PLAN
A2.3	MAIN ROOF PLAN
A2.4	TOP ROOF PLAN
A5.0	ELEVATIONS
A6.0	SECTIONS

ZONING DATA

GENERAL			
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1		
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT		
BASE FLOOD ELEVATION (B.F.E.):	AH/AE 3.7		
REQ'D/ALLOWED	**REQUIRED**	**PROPOSED**	
HEIGHT:	35 FT MAX.	33 FT - 3 STORIES	
LOT SIZE:		16,809 SF	
F.A.R.	1.25 = 21,011.25 SF	18,671 SF	
OPEN SPACE			
OPEN SPACE	40% =6,723.6 SF	45.7% =7,678 SF	
GREEN SPACE GROUND FLOOR		4,322 SF	42.5% = 7,152 SF
2ND FLOOR		137 SF	
3RD FLOOR		124 SF	
ROOF		2,569 SF	
HARDSCAPE SPACE GROUND FLOOR			3,545 SF
SETBACKS			
FRONT 24TH AVE	15'-0"	15'-0"	
FRONT THOMAS ST	20'-0"	20'-0"	
SIDE	10'-0"	10'-0"	
REAR	20'-0"	20'-0"	
MAX. BLDG FOOTPRINT			
	9,497 FT	9,151 FT	
RESIDENTIAL UNITS			
18 UNITS	MIN 400 SF	671 SF	
AVERAGE UNIT SIZE	MIN 650 SF	860 SF	
PARKING			
18 UNITS	1.5 SP/UN = 27 PARKING SPACES	3 TOWNHOMES - 2PS/EA = 6 SPACES 15 APARTMENTS = 24 SPACES	
GUEST	1/5 UNITS = 3.6 = 4 PARKING SPACES	ADA (2) + GUESTS (2) = 4 SPACES	
TOTALS	31 PARKING SPACES REQUIRED	34 PARKING SPACES	

-WEST VIEW



SOUTH VIEW



SKLARchitecture
Commercial & Residential Architecture
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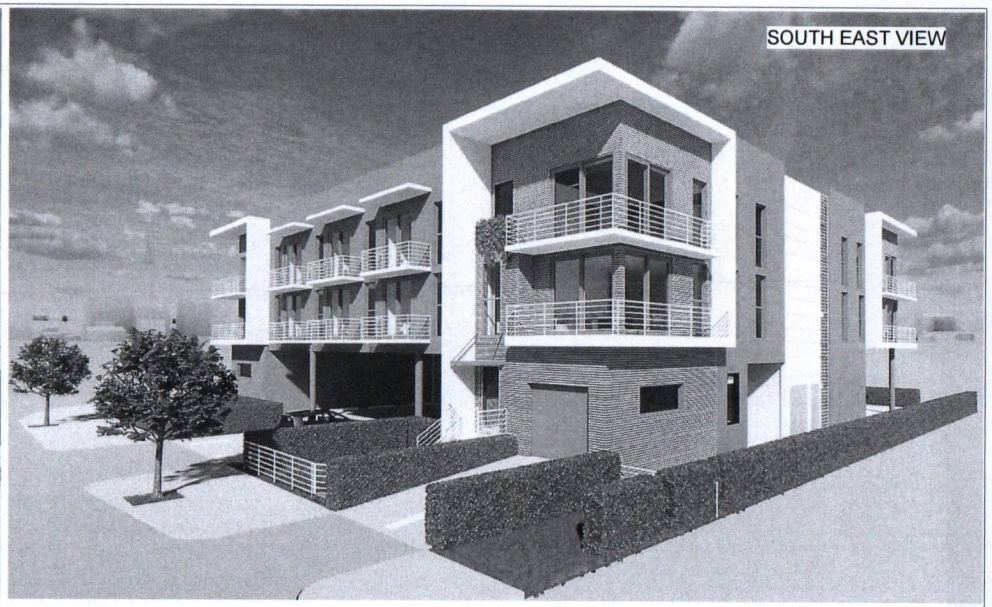
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2351 THOMAS ST HOLLYWOOD FL.

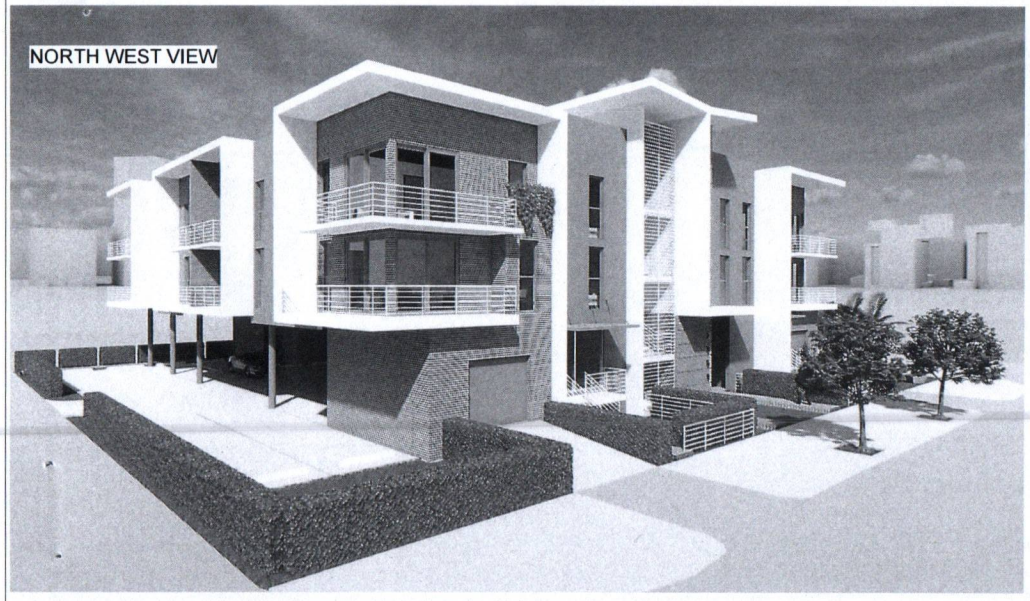
RENDERINGS

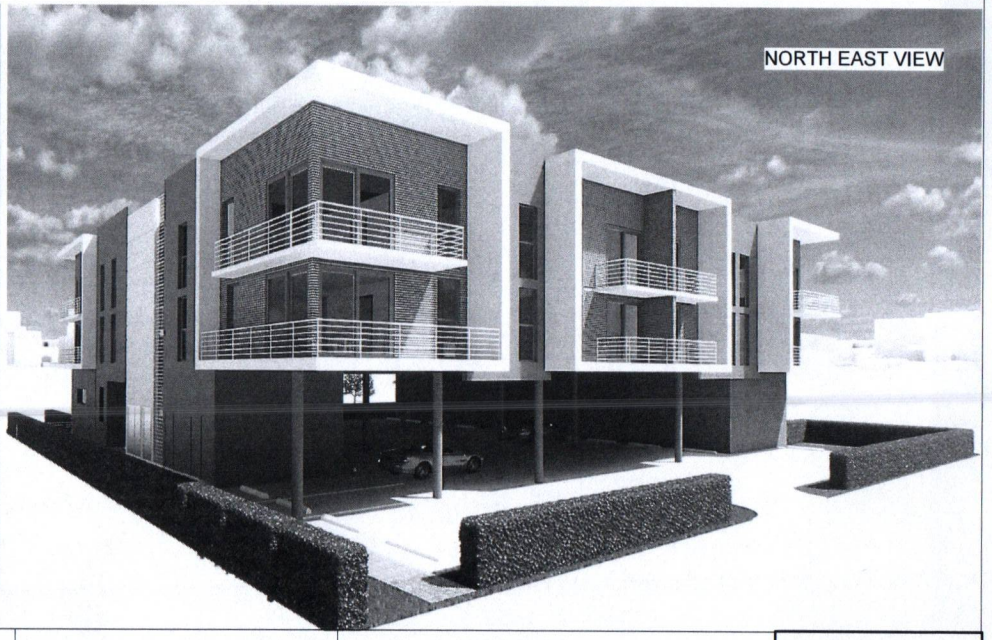
PROJEC#21-045

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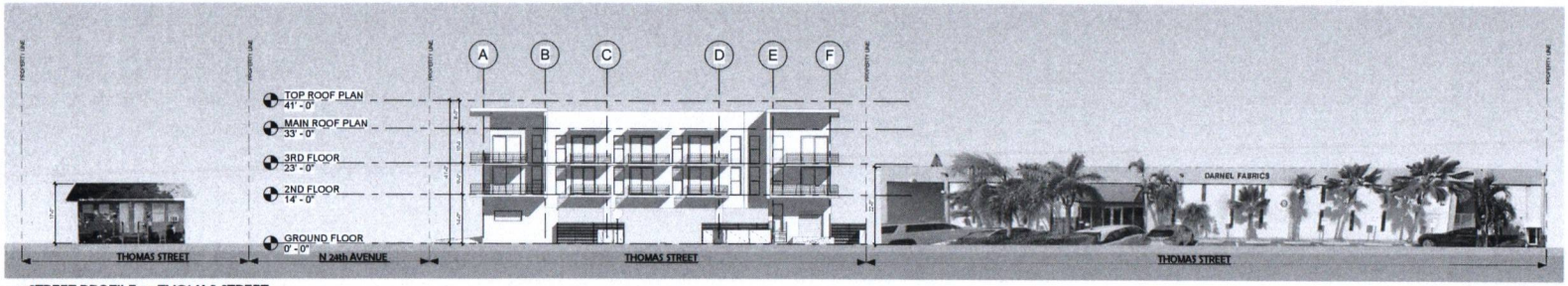
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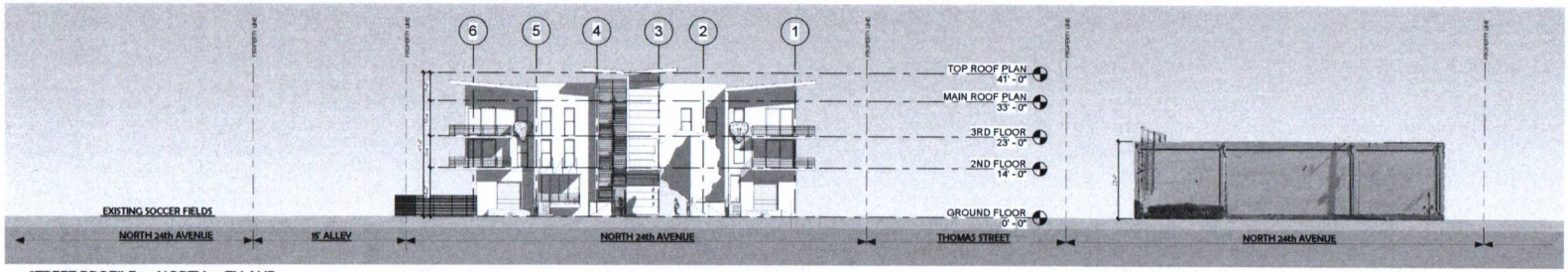
RENDERINGS

PROJECT#21-043

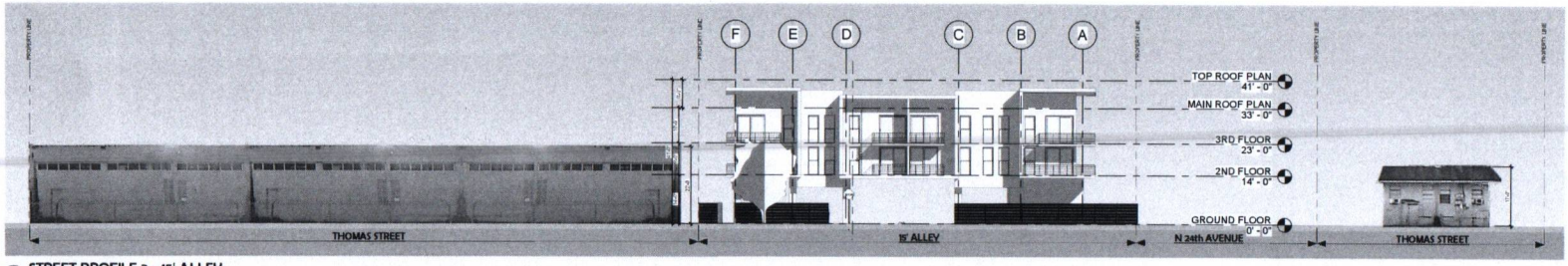
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1 STREET PROFILE 1 - THOMAS STREET
1/16" = 1'-0"



2 STREET PROFILE 2- NORTH 24TH AVE.
1/16" = 1'-0"



3 STREET PROFILE 3 - 15' ALLEY
1/16" = 1'-0"

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THOMAS RESIDENCES
2351 THOMAS ST HOLLYWOOD FL.

STREET PROFILES

PROJECT#21-043

A0.9

NEW RESIDENTIAL BUILDING

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING



SUBMITTALS:

APRIL 17TH 2023 - TAC
OCTOBER 3RD 2022 - PACO
JULY 7TH 2022 - PACO

PROJECT TEAM

ARCHITECT OF RECORD:

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

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S.

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SOUTH WEST VIEW



SOUTH EAST VIEW



NORTH WEST VIEW



NORTH EAST VIEW



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THOMAS RESIDENCES
2351 THOMAS ST HOLLYWOOD FL.

RENDERINGS

PROJEC#21-043

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WEST VIEW



SOUTH VIEW



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THOMAS RESIDENCES
2351 THOMAS ST HOLLYWOOD FL.

RENDERINGS

PROJEC#21-043

A0.7

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 3.2026-0609

Agenda Date:	6/9/2026	**Agenda Number:**	
To:	Planning and Development Board		
Title:	FILE NO.: 26-V-27 APPLICANT: Brook & Son LLC LOCATION: 1980 Grant Street REQUEST: Variance request pursuant to Article 4.6(B)(c)(c)(1)(a) and Article 7, Section 7.2 to reduce the minimum parking requirements for commercial and warehouse uses, respectively, from 14 spaces to 1 space in the ND-1 zoning district within the Regional Activity Center.		

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: June 9, 2026 **FILE:** 26-V-27

TO: Planning and Development Board

VIA: Cameron Palmer, Assistant Director, Chief Planner

FROM: Umar Javed, Planner III

SUBJECT: V3 Architectural Group, Inc., regarding a Variance request to reduce the minimum parking requirements for commercial and warehouse uses in the ND-1 zoning district within the Regional Activity Center. (1980 Grant Street)

REQUEST:
Variance request pursuant to Article 4.6(B)(c)(c)(1)(a) and Article 7, Section 7.2 of the Zoning and Land Development Regulations to reduce the minimum parking requirements for commercial and warehouse uses, whereas 12 spaces are required in the ND-1 zoning district within the Regional Activity Center (1980 Grant Street).

RECOMMENDATION:
Variance: To be determined by the Planning and Development Board

Should the Board move to approve the Variance request, Staff recommends the following condition:

1. The applicant shall work with the City's Engineering, Transportation, and Mobility Division at the time of permitting to address the existing parking configuration.

BACKGROUND
The subject site, located at 1980 Grant Street, comprises approximately 7,696 net square feet (0.18 net acres), is zoned ND-1 in the Zoning and Land Development Regulations (ZLDR), and is located within the Regional Activity Center. The land is situated on the south side of Grant Street and east side of N. 20th Avenue, with an alley in the rear. It is surrounded by commercial and warehouse uses to the north, south, east, and west.

The existing building on the site is approximately 7,200 square feet in area. There are three (3) nonconforming existing parking spaces accessed from the alley at the rear of the property.

The intention of the Regional Activity Center (RAC) is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.

REQUEST

The Applicant is seeking to adaptively reuse the subject property for a new non-residential use. The proposal anticipates a coffee roastery within the existing building footprint. A proposed floor plan is included with the application package, and includes components for coffee roasting, storage/warehouse, office and commercial uses. The proposed uses are permitted in the ND-1 zoning district as it involves the adaptive reuse of property for commercial purposes adjacent to N. 20th Avenue.

Pursuant to the details provided by the applicant, the area breakdown of the proposed uses within the building will be as follows:

- Primary Use: Coffee Roasting: 1,816.18 sq. ft.
- Primary Use: Storage/Warehouse: 2,262.15 sq. ft.
- Accessory use: Office: 1,701.57 sq. ft.
- Accessory use: Commercial: 1,420.69 sq. ft

The parking requirements for the proposed uses were calculated pursuant to the City's Zoning and Land Development Regulations (ZLDR). The warehouse and accessory uses, totaling 3,803.14 square feet, require parking at a ratio of 1 parking space per 1,000 square feet in accordance with Section 7.2.A of the ZLDR, resulting in a requirement of 3.8 parking spaces. The commercial component, totaling 2807.5 square feet, requires parking at a ratio of 3 parking spaces per 1,000 square feet pursuant to Section 4.6.B.c.c.1.a of the ZLDR, resulting in a requirement of 8.42 parking spaces. In total, the proposed development requires 12 parking spaces. The property currently has three existing non-conforming spaces in the rear yard (alley). The applicant will work closely with the City's Engineering, Transportation, and Mobility Division to address the configuration of the existing parking spaces, at the time of permitting. Due to the uncertainty of the existing parking spaces, this request is being sought to ultimately reduce the required parking to 1 space.

The applicant submitted a Traffic and Parking Statement prepared by Choice Engineering Consultants, Inc. evaluating the anticipated traffic and parking impacts associated with the proposed redevelopment at 1980 Grant Street. The study concluded that the project is expected to generate less than 1% of the capacity of adjacent roadways and therefore would not create significant traffic operational impacts on the surrounding area. The report notes that the anticipated parking demand associated with the proposed business model is substantially lower than traditional code assumptions, and recommends reliance on the approved on-site parking space together with multimodal transportation options, rideshare services, and potential shared parking arrangements with nearby properties.

The applicant is requesting a variance from the off-street parking requirements of Article 7 of the Zoning and Land Development Regulations to permit a reduction in the required number of parking spaces associated with the proposed redevelopment of the subject property into a specialty coffee roasting, warehouse, office, and training facility. In support of the request, the applicant asserts that the operational characteristics of the business, including limited staffing, low anticipated customer traffic, and the nature of the proposed use, result in a substantially lower parking demand than what would typically be expected under standard code calculations. The applicant further contends that the existing physical constraints of the site limit the ability to accommodate additional parking spaces while still facilitating redevelopment and improvement of the property.

Through this development request the existing site parking will be reconfigured into a legally confirming configuration, resulting in 1 parking space. This would result in a parking reduction request of 11 spaces.

Accordingly, pursuant to Section 5.3(F), the Applicant's request to reduce the on-site parking requirements for the unique use requires approval from the Planning and Development Board

PROJECT INFORMATION

Owner/Applicant:	Owner: Brook & Son LLC Applicant: V3 Architectural Group, Inc.
Address/Location:	1980 Grant Street
Net Size of Property:	+/- 7,696 net square feet (0.18 net acres)
Land Use:	Regional Activity Center (RAC)
Existing Zoning:	North Downtown Low Intensity Multi-Family District (ND-1)
Present Use of Land:	Warehouse
Gross Floor Area:	+/- 7,200 square feet
Parking	3 (non-conforming) spaces

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	North Downtown Low Intensity Multi-Family District (ND-1)
South:	North Downtown Low Intensity Multi-Family District (ND-1)
East:	North Downtown Low Intensity Multi-Family District (ND-1)
West:	Dixie Highway High Intensity Mixed-Use District (DH-3)

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The proposed development provides for the adaptive reuse of an existing building, constructed circa. 1961. The subject property provides for 1 legal parking spaces, where archival aerial imagery reveals that 3 parking spaces were unofficially used on the site that pre-date the current ZLDRs. The proposed use of the property will improve the external appearance of the building and make a positive contribution to the streetscape and surrounding area. Notwithstanding the deficiency in required on-site parking spaces, the property is located within the RAC and in an area undergoing redevelopment and revitalization into a more walkable, connected downtown.

The Zoning and Land Development Regulations specifically include language only permitting Commercial uses "for the adaptive reuse of existing buildings adjacent to North 20th Avenue," which includes the subject property corridor. This language demonstrates that the Code has long contemplated flexibility along this corridor to encourage reinvestment and redevelopment of older existing structures with uses that may not otherwise traditionally fit squarely within the underlying zoning framework, but which support the broader vision and direction of the Regional Activity Center. In practice, this approach recognizes the urban character and physical constraints of these existing properties, including limited ability to provide modern parking standards, while still encouraging activation and productive reuse of existing buildings through context-sensitive commercial and mixed-use activity.

Staff finds that the requested variance maintains the basic intent of the regulation and will have a minimal impact on the appearance of the City.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The surrounding area includes a variety of commercial and warehouses uses that are part of the ongoing transition of the RAC and downtown into a more walkable, mixed use urban core. The subject property is located in close proximity to higher density residential and mixed uses. The adaptive reuse of the existing building will continue encouraging revitalization of the area and will not be detrimental to the surrounding community.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

The intent of the Regional Activity Center land use designation *is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.*

The adaptive reuse of this site enhances the area, encourages redevelopment, and reduces blight within the Regional Activity Center.

The Regional Activity Center land use category is intended to promote compact, urban, and walkable forms of development that support multimodal transportation options and an active pedestrian environment. While these objectives can at times conflict with the ability to provide conventional suburban-style parking ratios, this particular request puts forward a business model that does not require traditional parking provision rates, in doing so it achieves the objective of the RAC while remaining feasible.

The proposed redevelopment activates both street frontages along which the property is located, contributes to the urban character envisioned for the corridor, and reintroduces activity to an underutilized site. As such, the requested variance does not facilitate a condition incompatible with the Regional Activity Center, but rather enables the continued use and improvement of an existing building in a manner that is more closely aligned with the Comprehensive Plan's goals related to walkability, urban revitalization, and multimodal accessibility.

FINDING: Consistent.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing the adaptive reuse of an existing building in an established urban setting.

In response to the criterion above, the requested variance is generally considered economically driven but rather relates to the adaptive reuse of an existing legally nonconforming structure for uses otherwise permitted within the applicable zoning and land use designation. The Zoning and Land Development Regulations specifically contemplate commercial uses along the N 20th Avenue corridor in the context of adaptive reuse, reflecting an underlying policy intent to encourage reinvestment and activation of existing structures rather than demolition and redevelopment. As such, the application of parking standards must be considered within the context of these special adaptive reuse provisions and the urban character of the corridor.

Further, the variance request is not being driven by an attempt to intensify the site beyond its reasonable operational capacity, but rather by the operational realities of a business model that generates substantially lower parking demand than what may traditionally be anticipated by the Code's generalized parking ratios. The applicant has demonstrated that contemporary operating models associated with specialty coffee roasting, warehousing, and training facilities often involve limited staffing, appointment-based activity, and lower daily vehicular demand patterns than conventional commercial uses. These evolving

business and employment patterns, which are increasingly common throughout South Florida, are not fully reflected in parking standards established under prior assumptions regarding commercial activity. Any occasional overflow demand can further be accommodated through existing on-street parking resources within the surrounding area.

The applicant submitted a Traffic and Parking Statement prepared by Choice Engineering Consultants, Inc. evaluating the anticipated traffic and parking impacts associated with the proposed redevelopment. The study concluded that the project is expected to generate less than one percent of the capacity of adjacent roadways and therefore would not create significant traffic operational impacts on the surrounding area. The report recommends reliance on at least one on-site parking space together with multimodal transportation options, rideshare services, and potential shared parking arrangements with nearby properties.

Accordingly, staff finds that the requested Variance is generally not economically based and better serves the intent of the applicable regulations for revitalization and redevelopment within the RAC.

FINDING: Inconclusive.

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Map

ATTACHMENT A
Application Package

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

GENERAL APPLICATION

Application Date: 03.20.2026

Development Services Hub - Second Floor Library

City Hall Circle
2600 Hollywood Blvd,
Hollywood, FL 33020

(954) 921-3471, Option 2

development@hollywoodfl.org

Submission Requirements:

Stage 1:

- One set of signed and sealed plans *via Engineer or Architect*
- One professional land survey
- Completed Application

All to be submitted as one, electronic *combined* PDF

After contacted by Planning:

Stage 2:

- Application fee *as calculated by your assigned planner*
- Completed, checked Submittal Checklist for Boards
- Completed Submittal Packet for Boards

Note:

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

*use N/A for Not Applicable fields

APPLICATION TYPE (check all that apply)

- ☐ Pre-application Consultation (PAC)
- ☐ Development Review Committee
- ☐ Planning and Development Board
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- ☐ City Commission
- ☐ Public Art Review Committee
- ☑ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 1980 GRANT STREET, HOLLYWOOD, FLORIDA 33020

Lot(s): 20 Block(s): 40 Subdivision: _____

Folio Number(s): 5142-03-10-5390

Is the property within a Historic District? ☐ Yes ☑ No

If yes: ☐ Facade Alteration ☐ Addition over 25% of total sqft

Existing Property Use: WAREHOUSE # of Units & Square Footage 7,200

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

Has this property been presented to the City before? If yes, please provide the previous File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request:

_____

Phased Project: ☐ Yes ☑ No Number of Phases 1

Project	Proposal
Project Name (if applicable)	UNUSUAL COFFEE SOCIETY
Developer Name (if applicable)	
# of Units/Rooms	# Units _____ # Rooms _____
Proposed Non-Residential Uses	7,200 sqft
Open Space (% and Square Footage)	Required % _____ Area _____ sqft
Parking (# of spaces)	# Spaces 3
Height (# of stories)	# Stories _____ Total Height (feet) _____
Gross Floor Area (Square Footage)	7,200 sqft
Projected Valuation	$_____
Estimated Start and Completion Dates	Start _____ Completion _____

CONTACT INFORMATION

Name of Current Property Owner: BROOK & SON LLC

Address of Current Property Owner: 15908 NW 48 AVE MIAMI GARDENS, FL 33014

Email Address: david@mucarocoffees.com Telephone Number: 407.252.7579

If different from Property Owner:

Name of Applicant: DAVID BELMAR ☐ Consultant ☑ Representative ☐ Tenant

Address of Applicant: 15908 NW 48 AVE MIAMI GARDENS, FL 33014

Email Address: david@mucarocoffees.com Telephone Number: 407.252.7579

Alternative Email Address: _____

Noticing Agent: _____

Email Address: _____

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s)signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained at the Development Services Hub 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 Planning and Urban Design Division and Development Services Department. The owner(s) will photograph the sign the day of posting and submit photographs to the Planning and Urban Design Division and Development Services Department 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 of Hollywood'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 of Hollywood and are not returnable.

Signature of Current Owner: _____ Date: 03.20.26

Print Name: BROOK & SON LLC

Signature of Consultant/Representative: _____ Date: 03.20.26

Print Name: MANUEL D. FERNANDEZ

Signature of Tenant: _____ Date: 03.20.26

Print Name: DAVID BELMAR

Current Owner Power of Attorney

I certify that I am the current owner of the described real property and that I am aware of the nature and effect of the request for VARIANCE to my property, which is hereby made by me, or I am hereby authorizing V3 ARCHITECTURAL GROUP INC. to be my legal representative before the BOARDS (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 20th day of March 2026.

Lisette Marie Sierra
Notary Public State of Florida

My Commission Expires: 9/13/26

LISETTE MARIE SIERRA
Notary Public - State of Florida
Commission # HH 305293
My Comm. Expires Sep 13, 2026
Bonded through National Notary Assn.

_____
Signature of Current Owner

David Belmar
Print Name

☒ Personally known to me; OR ☐ Produced Identification_____

COVER LETTER

OPERATIONAL STAFFING STATEMENT
Múcaro Coffees / Unusual Coffee Society
1980 Grant Street
Hollywood, Florida 33020

Thursday, May 7th, 2026

Mr. Umar Javed
Planner III
Development Services | Planning and Urban Design
City Hall Circle 2600 Hollywood Blvd Hollywood, FL 33020

Dear Mr. Javed and Mr. Palmer:

I am David J. Belmar, CEO and Founder of Múcaro Coffees, and I am the applicant and tenant of record for the variance application at 1980 Grant Street, Hollywood, Florida. I respectfully submit this cover letter in support of our request to reduce the minimum parking requirement from thirteen (13) spaces to one (1) space for the proposed Unusual Coffee Society facility.

This letter addresses each of the four variance criteria, explains our business model in the context of this request, provides supporting evidence of our operational parking reality, and offers examples of comparable businesses within our industry and professional network.

BUSINESS MODEL AND RATIONALE

Múcaro Coffees is a vertically integrated, specialty coffee company. Under one roof, the same small team performs every operational function: corporate administration, coffee roasting, quality control, green and roasted coffee inventory management, warehouse operations, and direct-to-consumer and business-to-business sales. Our coffee lab and training center serve current and prospective wholesale clients by appointment.

This is not a business with separate departments generating independent traffic. It is one lean team moving between functions throughout a single facility. Our entire payroll consists of three individuals, inclusive of myself, as documented in the attached Operational Staffing Statement and three years of certified payroll records prepared by our CPA:

- David J. Belmar, CEO, daily operations, administration, and sales. Present at the facility daily.
- Milton Hernandez, Operations, accounting, dispatching, and warehouse. Present at the facility daily.
- Edson Martinez, Head roaster, quality control, green and roasted coffee inventory, and materials management. Present at the facility daily.
- Luis Montoya, Outside sales representative, in the field approximately 80% of the time. On-site approximately 20% of working days for client presentations in our coffee lab.

COVER LETTER

Milton Hernandez and I share a single vehicle and commute together daily. On a typical full business day, the maximum number of vehicles at our facility is two. On the roughly 20% of days when Luis Montoya is on-site, that number rises to three. We have operated our current facility at 15915 NW 49th Avenue, Miami Gardens, Florida 33014, totaling 3,000 sq. ft. across three adjacent units, without any assigned parking, for the last 12-years, without incident or complaint. One permitted on-site space at 1980 Grant Street will fully serve our daily operational needs.

COMPARABLE BUSINESSES

The following businesses within our professional network operate under a substantially similar model vertically integrated specialty coffee operations with small teams, minimal daily vehicle traffic, and parking footprints well below what standard commercial code calculations would suggest:

1. Palm Coffee Roasters: 2238 Hayes St, Hollywood, FL 33020
2. Great Circle: 382 NE 56th St, Miami, FL 33137
3. Pe'rla Coffee Roasters: 4657 SW 71st Ave, Miami, FL 33155

These examples demonstrate that our staffing and parking model is not unique to Múcaro Coffees. It reflects how modern specialty coffee businesses operate across the industry.

RESPONSE TO VARIANCE CRITERIA

Criterion 1: The requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City.

Parking regulations exist to ensure that development does not impose unmanageable vehicle demand on surrounding streets and neighborhoods. The intent of the standard is to prevent congestion and protect neighborhood character, not to apply a uniform formula regardless of actual use.

Our proposed facility will generate a maximum of two to three vehicle trips per day from staff, with additional occasional visits from wholesale clients arriving by appointment. The licensed traffic engineer's statement attached to this application independently certifies that the parking reduction will not result in adverse traffic or parking impacts to the surrounding area. The stability of the neighborhood is fully preserved.

Moreover, the appearance of the City is actively improved by this project. The proposed exterior renovation, new storefronts, a concrete canopy, metal cladding, and activating signage along both Grant Street and North 20th Avenue, directly serves the City's stated interest in a more attractive, pedestrian-oriented urban environment. Denying this variance would leave the building in its current condition, unchanged and unimproved.

Criterion 2: The requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

COVER LETTER

The property at 1980 Grant Street is located in an area the City has identified for urban revitalization and pedestrian activation. Our proposed use, a specialty coffee operation combining a public-facing café, roasting, and administrative function is consistent with the mixed-use, commercially active character envisioned for this corridor.

Our operation produces no hazardous materials, no industrial noise, no late-night activity, and no high-volume retail traffic. Client visits to our training center are by appointment and infrequent. The minimal vehicle traffic we generate is well within the capacity of the surrounding street network. Far from being detrimental to the community, our presence and the exterior improvements that accompany it would raise the standard of the block for neighboring property owners and pedestrians alike.

Criterion 3: The requested Variance is consistent with and in furtherance of the Goals, Objectives, and Policies of the adopted Comprehensive Plan, the applicable Neighborhood Plan, and all other similar plans adopted by the City.

The City's Comprehensive Plan envisions pedestrian-scaled, mixed-use activity in corridors like Grant Street, street frontages that engage rather than ignore the sidewalk, buildings that contribute to neighborhood identity, and uses that support an active, walkable urban environment. Our project was designed from the beginning with those goals in mind.

The proposed storefronts along both street frontages, the canopy providing shade and shelter for pedestrians, and the activated ground-floor uses café, lab, and visible roasting operations are precisely what the Comprehensive Plan calls for. This variance does not conflict with those goals. It is what makes them achievable on this particular site. At this time the café area will serve as our internal training area, and lab. At this time, we are not requiring to open to the public

Criterion 4: The need for the requested Variance is not economically based or self-imposed.

This is perhaps the most straightforward of the four criteria to satisfy. The City's own Development Engineering Department has determined, based on the physical configuration of the rear of the property, that only one parallel parking space can be permitted on this site. No investment, no redesign, and no reconfiguration can produce the thirteen spaces the code requires. The constraint is physical and absolute it is a function of the property's dimensions and existing conditions, not a financial decision made by the applicant.

We did not choose this site because it had insufficient parking and hoped to work around the code. We chose it because of its location, its street frontage, and its potential and we discovered through the City's own engineering review that the site cannot physically accommodate standard parking requirements. The hardship is the site itself. We are asking only for what the site can provide: one space.

CONCLUSION

We respectfully ask the Planning and Development Board to grant this variance. The evidence presented across this letter, the attached Operational Staffing Statement, the certified payroll records, and the licensed traffic engineer's statement tells a consistent and verifiable story: a small, efficiently structured business that generates minimal parking demand, has operated without assigned parking for years, and is now seeking to invest in a building and a block that would genuinely benefit from the attention.

This variance costs the City nothing. It enables a meaningful improvement to the streetscape, supports the Comprehensive Plan's vision for this corridor, and gives a small business the opportunity to put down permanent roots in Hollywood.

I am grateful to Mr. Javed and Mr. Palmer for their guidance throughout this process. I welcome any questions from the Board and will be present at the June 9th meeting to address them directly.

Respectfully submitted,

David J. Belmar CEO
CEO & Founder, Múcaro Coffees
E.david@mucarocoffees.com
M. (407) 252-7579

COVER LETTER

V3 Architectural Group, Inc.
8103 NW 33rd Street
Doral, FL 33122
Phone: (305) 559-1496
jose@v3architectualgroup.com

July 17, 2025

Mr. Umar Javed
Planner III
Development Services | Planning and Urban Design
City Hall Circle
2600 Hollywood Blvd
Hollywood, FL 33020

REGARDING: 980 Grant Street-Hollywood Coffee Project - Cover Letter

Dear Mr. Javed,

This project remodeling will consist of a combination of Office, Coffee Shop, Roasting, and Storage. The entire facility is owned and operated by one entity. The Office Area has an Open Office area that is used by the same occupants that occupy the offices for the purpose of testing different coffees for flavoring and to show the staff how to operate new coffee machines/equipment. Therefore, there is no duplication of staff. The Coffee Shop will be open to the public, but its main intended use is to brand the client's coffee brand. The Coffee Roasting Area is operated by the same staff that utilizes the Office Area. Roasting equipment and the areas separating the required clearances occupies most of this area. The Warehouse / Storage area is meant to store their coffee products.

The scope of work for the project remodeling entails exterior and interior remodeling of the building. The exterior facades are being modified to active the street facades into a more urban setting aesthetic meant to encourage pedestrian activity. To this end, new storefronts are added along North 20th Avenue and Grant Street that will engage pedestrian activity by showcasing the new Coffee Shop and offices. A concrete canopy will provide some shading and create a streamline character to the building. The façade will now also incorporate metal cladding and signage.

Variance Criteria

The variance being requested is meant to obtain a reduction in the number of parking spaces required. We feel that the requested variance shall be granted as we feel we meet all the requirements set forth in subsection F.2.

- **a. The requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. The proposed project will encourage pedestrian activity in an area meant for that purpose that currently has a very sterile Architectural vocabulary that contradicts the desired Planning & Zoning pedestrian engagement.**
- **b. The requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community. The project's footprint will not increase in size and therefore is compatible with the surrounding structures in regard to height and setbacks.**
- **c. The requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City. The project Architectural vocabulary and new storefronts are meant to create a pedestrian oriented environment meant to abide by the intended use of the Comprehensive Plan.**

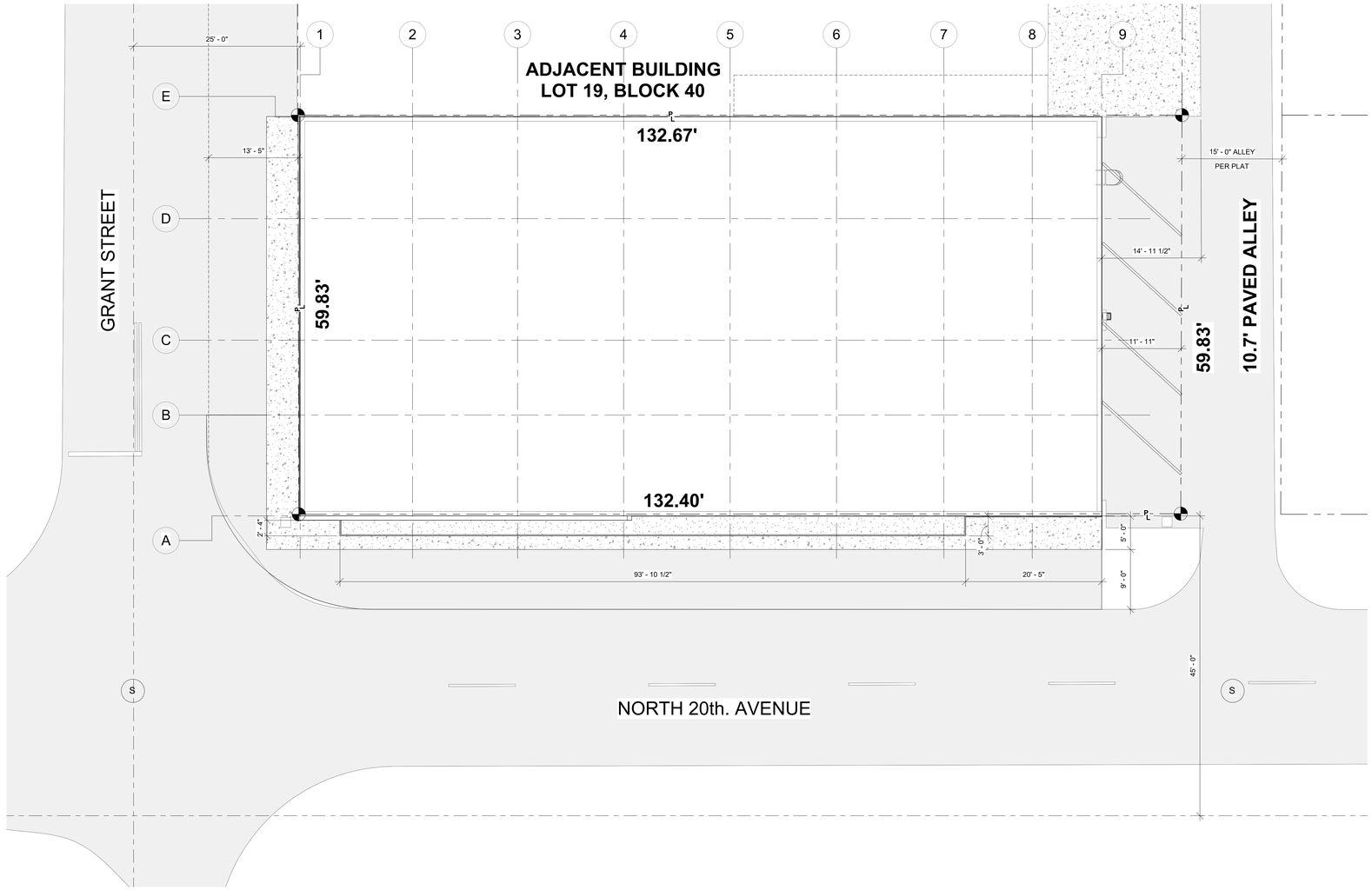
d. **The need for the requested Variance is not economically based or self-imposed. The Variance is necessary as the client cannot increase the required number of parking spaces due to site constraints.**
e. **The Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law. The Variance is required to comply with the minimum parking requirements which our client cannot provide due to the site constraints.**

Based on the information provided above and presented in our drawings, we look forward to a favorable approval of the requested Variance.

Sincerely,

_____

Manuel D. Fernandez, AIA
Vice President
V3 Architectural Group, Inc.



1 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

PARKING CALCULATIONS:

			REQUIRED		REQUIRED
WAREHOUSE / OFFICE	=	1 SPACE PER 1,000 S.F.	(1,633.62 S.F + 2,169.52 S.F) / 1,000 S.F.	=	3,803.14 S.F / 1,000 S.F. = **4 PARKING SPACES**
COMMERCIAL / RETAIL (COFFEE ROASTER / COFFEE SHOP)	=	3 SPACES PER 1,000 S.F.	(1,686.46 S.F. + 1,121.04 S.F.) / 1,000 S.F.	=	(2,807.5 S.F. / 1,000 S.F.) * 3 = **8 PARKING SPACES**

TOTAL PARKING SPACES REQUIRED — **12 PARKING SPACES**

TOAL PARKING SPACES PROVIDED — **3 NON-CONFORMING PARKING SPACES**

LEGAL DESCRIPTION

LOT 20, LESS THE EAST 2 INCHES THEREOF, IN BLOCK 40, OF "NORTH HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SIGNAGE

SIGNAGE SHALL BE APROVED AT TIME OF BUILDING PERMIT:

- **MAXIMUM SIGN AREA NOT TO EXCEED 300 SF**
- **MAXIMUM SIGN HEIGHT NOT TO EXCEED 8'-0"**

NOTE

PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY'S FLOOD PLAIN MANAGEMENT ORDINANCE

FLOOD LEGEND

- FLOOD ZONE: "X"
- ADRESS: 1980 GRANT STREET, HOLLYWOOD, FLORIDA 33020
- FOLIO NUMBER: 5142-03-10-5390
- PLAT BOOK: LOT 20, LESS THE EAST 2 INCHES THEREOF, IN BLOCK 40, OF "NORTH HOLLYWOOD", ACCORDING TO THE PLAT HEREOF, AS RECORDED IN PLAY BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- BASE FLOOD: N/A
- FIRM PANEL: 125113/0569/J SUFFIX: J
- ALL ELEV. WAS TAKEN FROM THE ATTACHED ELEVATION CERTIFIED
- THE ATTACHED ELEVATION CERTIFIED
  JACOB GOMIS PLS LIC. # 6231
  SURVEYORS NAME
- HIGHEST CROWN OF ROAD: + 8.71' NGVD (EXIST.)
- LOWEST CROWN OF ROAD: + 8.19' NGVD (EXIST.)
- SIDEWALK ELEVATION ABUTTING THE PROPERTY
  HIGHEST: ---------- N/A
  LOWEST: ---------- N/A
- TOP OF BOTTOM FLOOR (PROPOSED):
  GROUND FLOOR + 11.70' NGVD (PROPOSED)
  MEZZANINE + 25.70' NGVD (PROPOSED)
- LOWEST MACHINERY PROPOSE (SERVICING THE BUILDING) + 11.70' NGVD
- LOWEST ADJACENT (FINISHED) GRADE NEXT TO THE BLDG. (LAG): EXIST.
- HIGHEST ADJACENT (FINISHED) GRADE NEXT TO THE BLDG. (HAG): EXIST.
- 0'-0" = +9.05' N.G.V.D. (EXISTING)
- ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.) TO BE COMPLIANT WITH THE FBC AND BROWARD SECTION 23-301.7. 1 FOOT ABOVE BFE. PRO
- LOWEST MACHINERY/ EQUIPMENT WILL BE PLACED AT +9.05' N.G.V.D. MACHINERY REFERENCE IS THE MANAGER'S OFFICE COMPRESSOR.
- THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING AT ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES

FOR VARIANCE SUBMITTAL ONLY

8103 NW 33RD STREET
DORAL, FL. 33122
T: 305.599.1496 F: 1.888.276.4095
AA26002069
V3 ARCHITECTURAL GROUP

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All rights reserved. These drawings and specifications are instruments of service and shall remain the property of V3 Architectural Group, Inc. whether the product for which they were prepared is executed or not. They are not to be used in any manner on other projects or extensions to the project except by agreement in writing and with appropriate compensation to V3 Architectural Group, Inc. Reproductions of specifications without the written consent of V3 Architectural Group, Inc. is prohibited.

UNUSUAL COFFEE SOCIETY

1980 GRANT STREET, HOLLYWOOD, FLORIDA 33020

DATE:	03.20.26
DRAWN BY:	J.M.
DESIGNED BY:	J.A.VIDAL
REVIEWED BY:	M.D.FNDZ
PROJECT NO.	24-0028

REVISIONS

No.	DESCRIPTION	Date

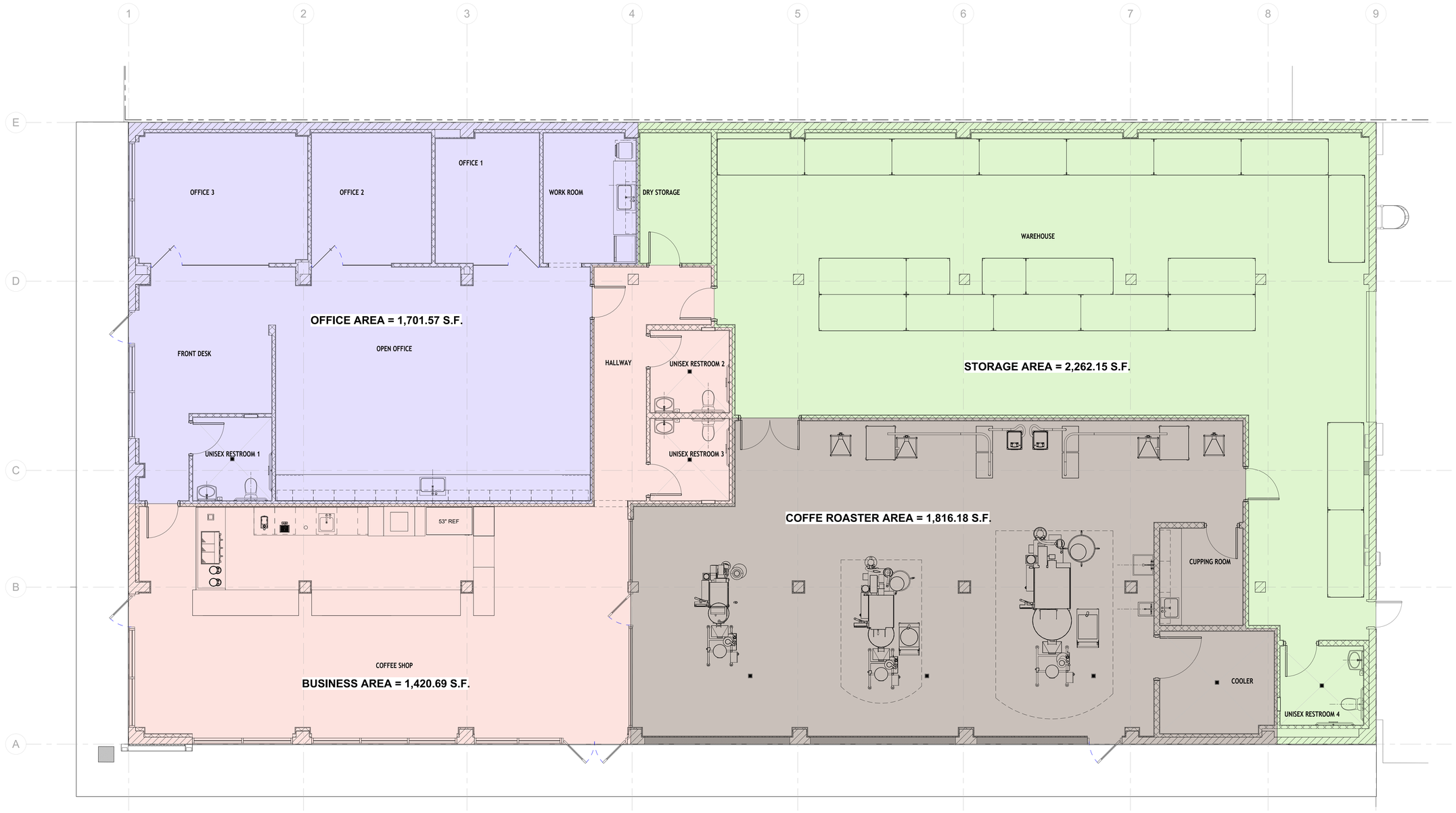
JOSE A. VIDAL AR94535
MANUEL D.FERNANDEZ
AR 95611

SEAL

PROPOSED SITE PLAN

A-1.0

VARIANCE SUBMITTAL



1 AREA DIAGRAM

SCALE: 1/4" = 1'-0"

AREA LEGEND

OFFICE AREA	=	1,701.57 S.F.
STORAGE	=	2,262.15 S.F.
BUSINESS	=	1,420.69 S.F.
COFFEE ROASTER	=	1,816.18 S.F.

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V3 ARCHITECTURAL GROUP
8103 NW 33RD STREET
DORAL, FL. 33122
T: 305.599.1496 F: 1.888.276.4095
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UNUSUAL COFFEE SOCIETY

1980 GRANT STREET, HOLLYWOOD, FLORIDA 33020

155

DATE:	03.20.26
DRAWN BY:	J.M.
DESIGNED BY:	J.A.VIDAL
REVIEWED BY:	M.D.FNDZ
PROJECT NO.	24-0028

REVISIONS

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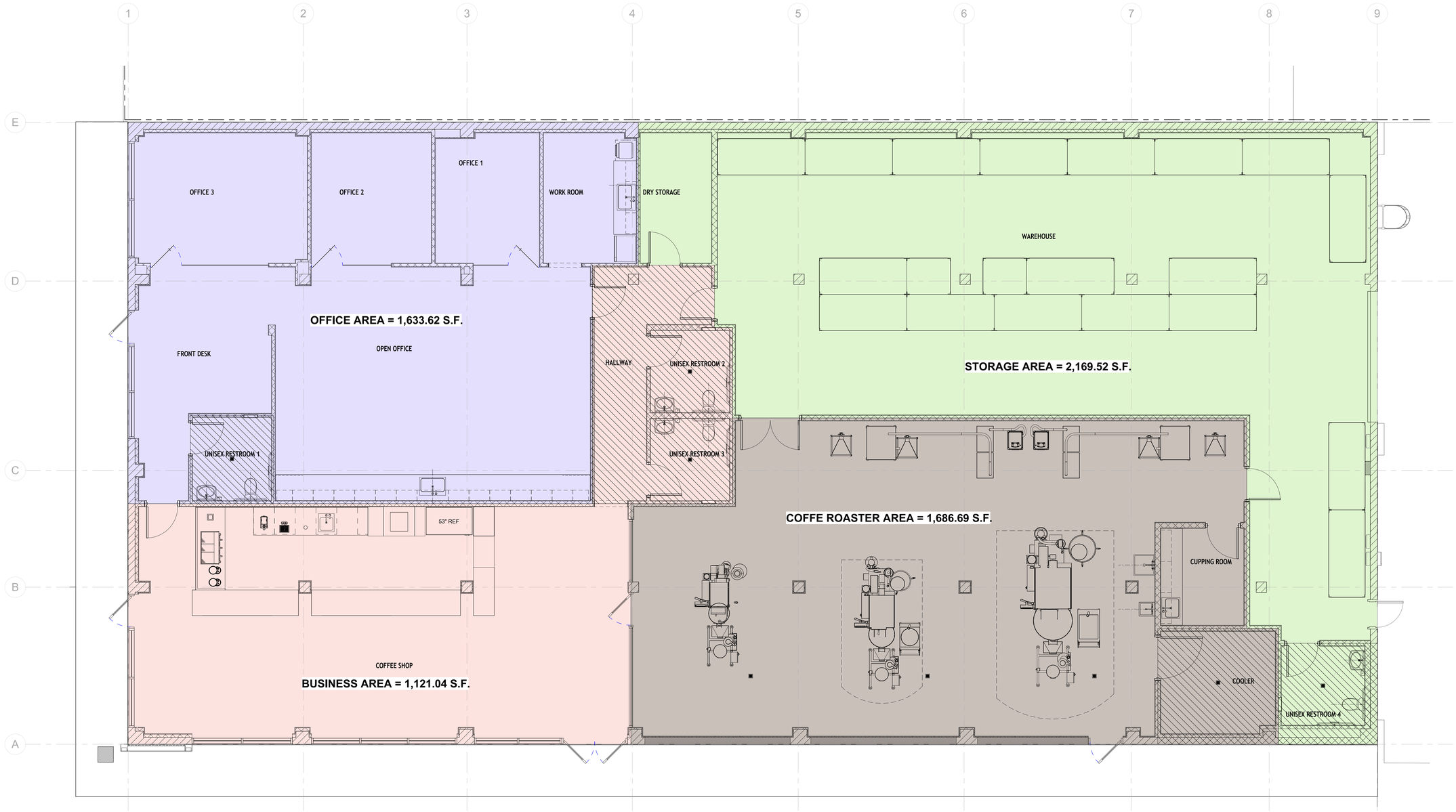
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A-1.1

VARIANCE SUBMITTAL



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		REQUIRED		REQUIRED		
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EXCLUDED AREAS		

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SEAL

AREA DIAGRAM / PARKING CALCULATIONS

A-1.2

VARIANCE SUBMITTAL

Múcaro Coffees / Unusual Coffee Society
1980 Grant Street, Hollywood, Florida 33020

Traffic and Parking Statement

(FINAL)

Prepared for:
Múcaro Coffees

Prepared By:

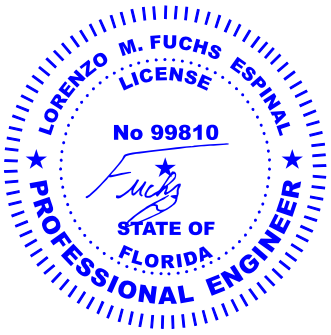
Choice Engineering Consultants, Inc.
12855 SW 132 Street, Suite 200, Miami, Florida, 33186

May 2026

Engineer's Certification

I, Lorenzo M. Fuchs Espinal, P.E. No. 99810, certify that I currently hold an active Professional Engineer's License in the State of Florida and am competent through education or experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me or under my responsible charge as defined in Chapter 61G15-18.011 F.A.C. and that all statements, conclusions, and recommendations made herein are true and correct to the best of my knowledge and ability.

Study Location: **Múcaro Coffees / Unusual Coffee Society**
1980 Grant Street, Hollywood, Florida 33020



This item has been digitally signed and sealed by

on the date adjacent to the seal

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

1.0 INTRODUCTION

Choice Engineering Consultants, Inc. was retained by Múcaro Coffees to prepare a Traffic and Parking Statement for the Múcaro Coffees / Unusual Coffee Society redevelopment. The redevelopment is to be located at 1980 Grant Street, Hollywood, Florida 33020, as presented in **Figure 1**. The objective of this Traffic and Parking Statement is to review the existing and proposed site conditions and qualitatively assess if the anticipated vehicular and parking demand will result in adverse traffic or parking impacts to the surrounding area.

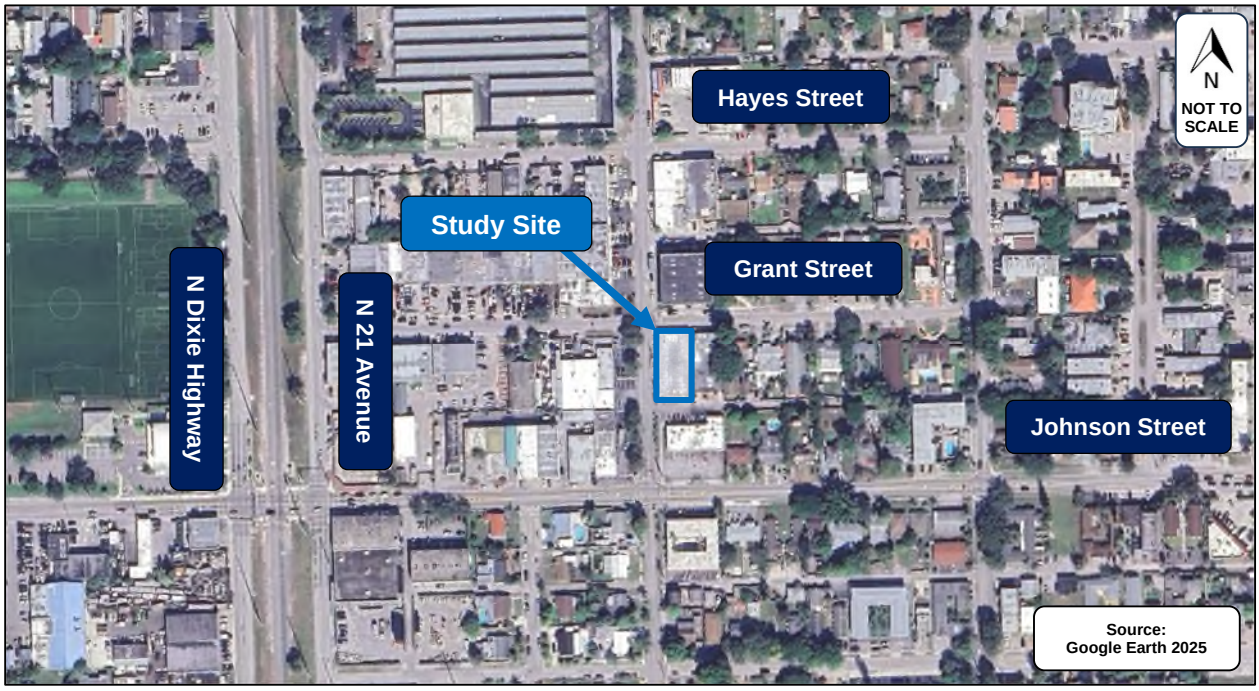


Figure 1: Study Location Map

2.0 PROJECT SITE INFORMATION

Existing Land Use: The existing land use of the project site is comprised of a single vacant building which is not currently generating vehicular trips.

Proposed Land Use: The proposed land use will be primarily warehousing with coffee roasting related facilities incorporated into the property. Overall, the property (7,200.59 square feet total) will contain 2,262.15 square feet of storage area, 1,816.18 square feet of coffee roasting area, 1,701.57 square feet of office space, and 1,420.69 square feet for a coffee shop which is utilized as a training environment for roasting clients. The project is expected to have an opening year of 2026 or early 2027. The preliminary site plan with zoning information is included in **Attachment A**.

Proposed Ingress/Egress:

- **Vehicular:** The redevelopment will utilize a roll up gate on the east side of the property to allow for loading and unloading operations to occur on-site.

- **Non-motorized:** The redevelopment will contain non-motorized (pedestrian/bicyclist) access points to/from the public roadways and sidewalks bordering the site.

Existing and Proposed Parking Usage: The site is currently served by three marked parking spaces on the east side. However, based on coordination with the City of Hollywood Planning and Urban Design Department, the site can only be approved for one parking space, which will be provided on the east side.

3.0 TRIP GENERATION & SIGNIFICANCE REVIEW

ITE Trip Generation: The expected number of vehicular trips based on the square footage of the redevelopment was estimated using the methods and rates/equations established by the latest edition of the Institute of Transportation Engineers (ITE), Trip Generation Handbook 12th Edition. ITE provides land uses and trip rates for different periods of the week. Trip rates are typically determined based on the total weekday and weekday morning with afternoon peak hours of the adjacent street. The Warehouse (ITE Land Use Code 150) was identified as suitable for the proposed redevelopment since the land use is devoted to the storage of goods and materials but also includes office and maintenance areas which was deemed most similar to the office, roasting, and client training area. Based on this land use, the site is expected to generate 10 total weekday (5 [50%] entry and 5 [50%] exit) trips which is considered relatively minor. The ITE trip generation sheets are included in **Attachment B**.

Significance Review: The adjacent major roadways which are expected to carry the majority of trips to/from the study site are Johnson Street and Dixie Highway/N 21 Avenue. According to the Broward County Roadway Capacity and Level of Service Analysis (2020 and 2045), Johnson Street between Dixie Highway and US 1 is operating and projected to continue operating at LOS D in 2020 and 2045 with a daily capacity of 13,320 vehicles/day. Similarly, Dixie Highway/N 21 Avenue between Hollywood Boulevard and Sheridan Street is operating at LOS C in 2020 and projected to operate at LOS F in 2045 with a daily capacity of 34,992 vehicles/day. It is noted that the proposed trips from this redevelopment are expected to be less than 1% of the total roadway capacity of these facilities; thus, no significant operational impacts are expected.

4.0 PARKING REVIEW

City Code & Input: Based on the City of Hollywood Code of Ordinances, Section 7.2 (Amount of Required Off-Street Parking) and coordination with the City of Hollywood Planning and Urban Design Department, the site should be providing 13 parking spaces (see **Attachment A** for parking calculations). The City of Hollywood stipulated that the Warehouse use requires 1 parking space per 1,000 square feet, and the Commercial/Retail use requires 3 parking spaces per 1,000 square feet.

ITE Parking Generation: The expected parking demand based on the square footage of the redevelopment was estimated using the methods and rates/equations established by the latest edition of the Institute of Transportation Engineers (ITE), Parking Generation Manual 6th Edition. ITE provides land

uses and peak parking demand for a typical weekday. As previously discussed, the Warehouse (ITE Land Use Code 150) was identified as suitable for the proposed redevelopment and utilized in this review. Based on this land use and its average rate (0.37 parking spaces per 1000 square feet), the site is expected to have a peak parking demand of 2.66 (approximately 3) parking spaces on a typical weekday. The ITE parking generation sheets are included in **Attachment C**.

Stakeholder (Múcaro Coffees) Input: According to Múcaro Coffees, typical weekday vehicular parking demand is low due to the limited number of on-site/remote staff and minimal in-person client or sales meetings. Employee payroll records included in **Attachment D** further support this assessment, indicating a consistently low employee count of approximately three to four employees over the past three years. Based on operations at their comparable facility located at 15915 NW 49th Avenue, Miami Gardens, Florida, they anticipate an average of two vehicles parked on-site, with an occasional peak of up to three vehicles.

Site Constraints: It is reiterated that the redevelopment will provide 1 parking space on the east side of the site. Various strategies (providing on-street parking spaces, reconfiguring parking spaces, closing non-motorized site access points, and parking vehicles inside the property) were explored in an attempt to provide the number of City of Hollywood required parking spaces. However, due to the configuration of the built out site, building footprint, right-of-way limits, and input from the City of Hollywood Planning and Urban Design Department providing additional parking spaces is not feasible.

5.0 CONCLUSIONS & RECOMMENDATIONS

Choice Engineering Consultants, Inc. was retained by Múcaro Coffees to prepare a Traffic and Parking Statement for the Múcaro Coffees / Unusual Coffee Society redevelopment. The redevelopment is to be located at 1980 Grant Street, Hollywood, Florida 33020. The objective of this effort was to review the existing and proposed site conditions and qualitatively assess if the anticipated vehicular and parking demand would result in adverse traffic or parking impacts to the surrounding area. Based on the findings of this Traffic and Parking Statement, it can be stated that the trips from this redevelopment are expected to be less than 1% of the total capacity of the adjacent roadways; thus, no significant operational impacts are expected. The redevelopment, due to preexisting site constraints, will not meet the City Code requirements (13 parking spaces), the ITE Parking Generation Manual (approximately 3 parking spaces), nor the stakeholder input (2 to 3 parking spaces). Hence, it is recommended that the redevelopment utilize their 1 approved parking space for staff, and any additional personnel or visitors be picked up/dropped off with ride sharing services. For example, the redevelopment falls within Zone 1 of the City of Hollywood Sun Shuttle (see **Attachment E**) which is an on-demand shuttle service with reduced fares that operates Sunday through Thursday from 10:00 AM to 9:00 PM and Friday through Saturday from 10:00 AM to 9:00 PM. Not to mention, the redevelopment can engage adjacent businesses to obtain inter-business parking agreements to increase the number of available parking spaces. If any parking agreements are coordinated and obtained, the redevelopment should engage the City of Hollywood to obtain official approval, share the parking agreement, and update their own redevelopment information.

List of Appendices:

Attachment A: Site Plan

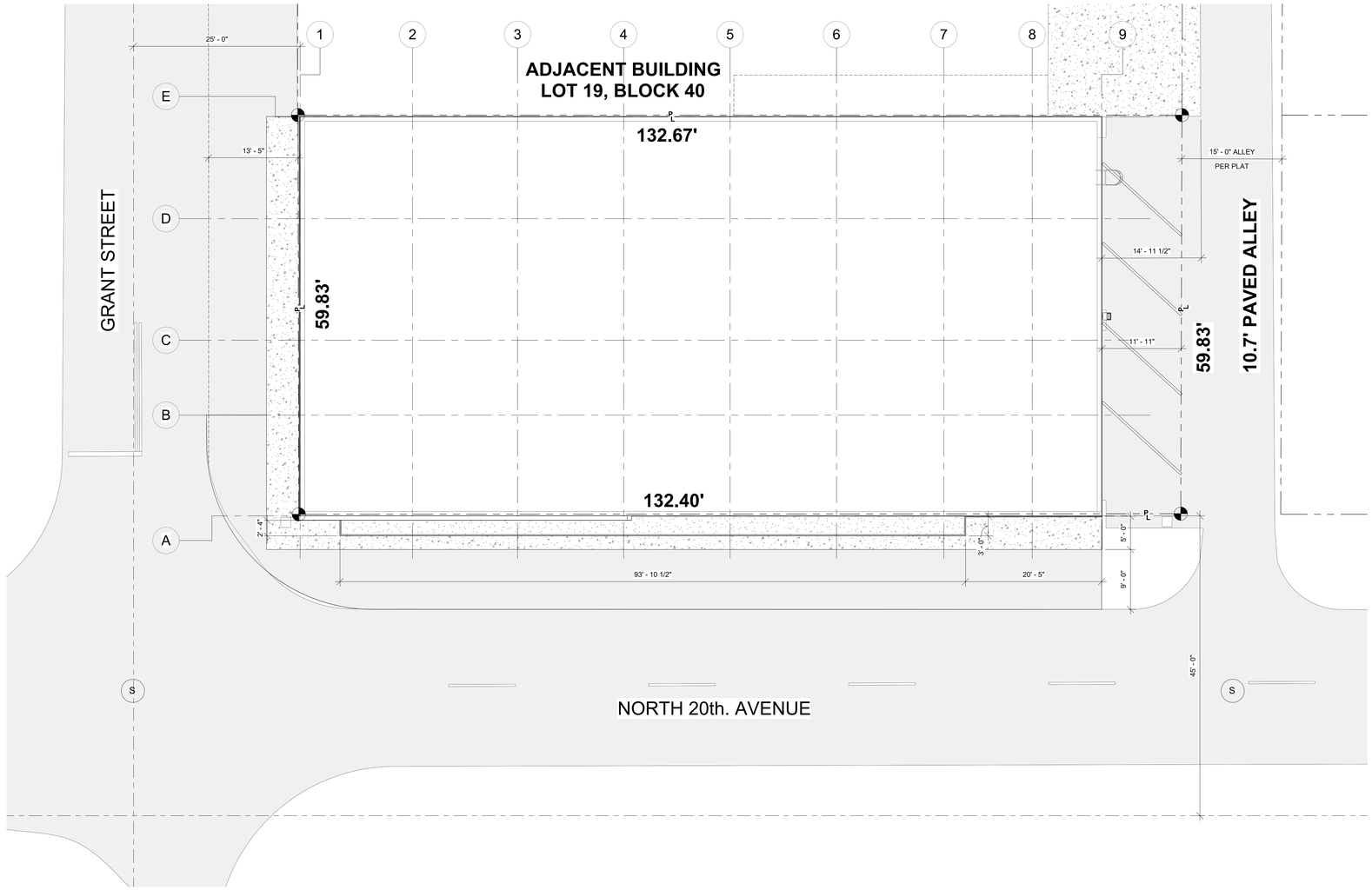
Attachment B: ITE Trip Generation Sheets

Attachment C: ITE Parking Generation Sheets

Attachment D: Employee Payroll Records

Attachment E: City of Hollywood Sun Shuttle Zones

Attachment A: Site Plan



1 PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

PARKING CALCULATIONS:

			REQUIRED		REQUIRED
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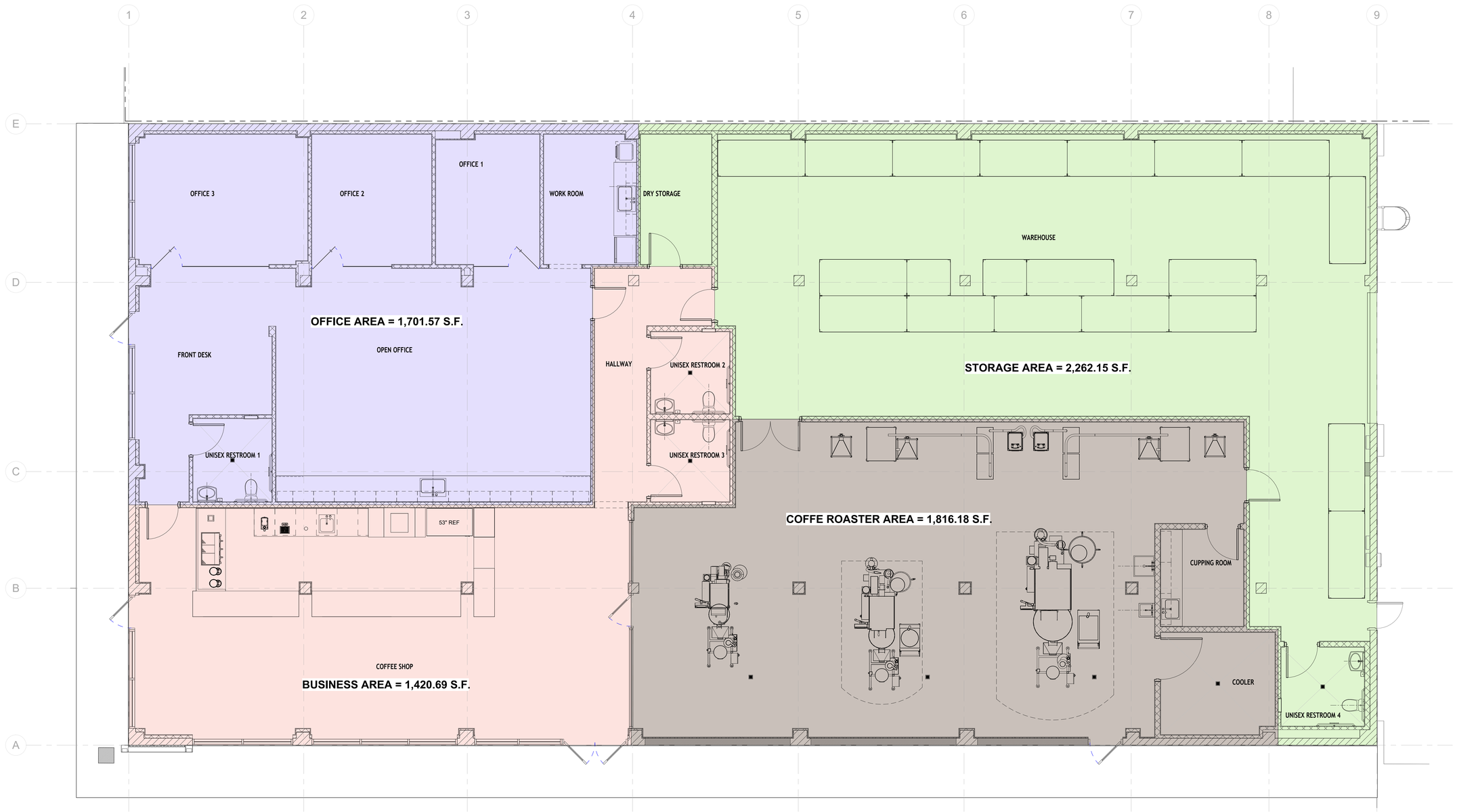
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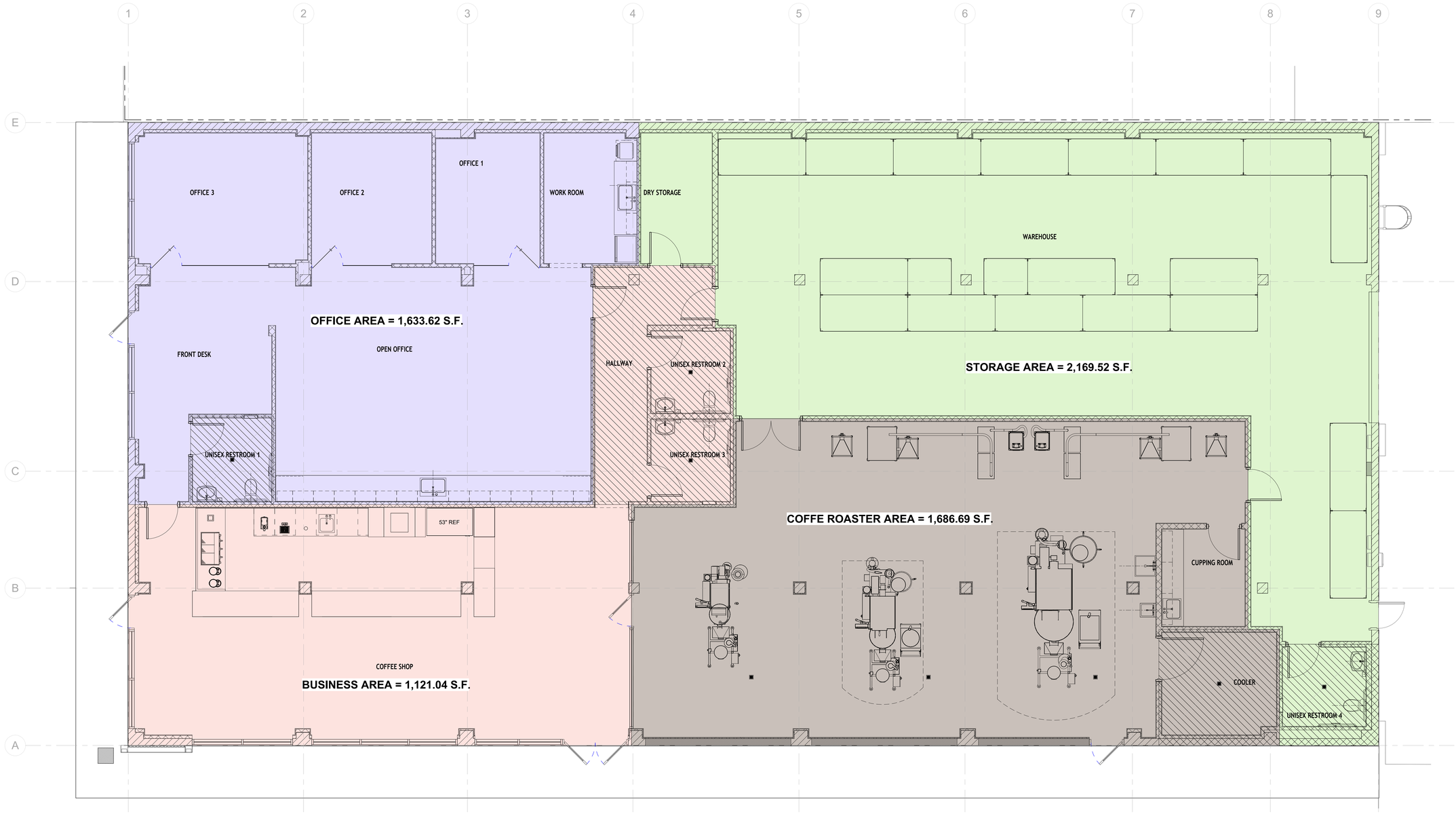
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- THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING AT ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWELLS WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES

AREA LEGEND

OFFICE AREA	= 1,633.62 S.F.
STORAGE	= 2,169.52 S.F.
BUSINESS	= 1,121.04 S.F.
COFFEE ROASTER	= 1,816.18 S.F.
EXCLUDED AREAS	

FOR VARIANCE SUBMITTAL ONLY

8103 NW 33RD STREET
DORAL, FL. 33122
T: 305.599.1496 F: 1.888.276.4095
AA26002699
ARCHITECTURAL GROUP

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UNUSUAL COFFEE SOCIETY

1980 GRANT STREET, HOLLYWOOD, FLORIDA 33020

DATE:	03.20.26
DRAWN BY:	J.M.
DESIGNED BY:	J.A.VIDAL
REVIEWED BY:	M.D.FNDZ
PROJECT NO.	24-0028

REVISIONS

No.	DESCRIPTION	Date

JOSE A. VIDAL AR94535
MANUEL D.FERNANDEZ
AR 95601

SEAL

AREA DIAGRAM / PARKING CALCULATIONS

A-1.2

VARIANCE SUBMITTAL

Attachment B: ITE Trip Generation Sheets

Land Use: 150
Warehouse

Description

A warehouse is a large building primarily devoted to the storage of goods and materials but may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or other finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Additional Data

An additional resource which provides more information about warehouse types and definitions is available from NAIOP Research Foundation: Commercial Real Estate Terms and Definitions report from April 2024. https://www.naiop.org/globalassets/research-and-publications/report/terms-and-definitions-/naiop-2024-terms-and-definitions.pdf

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Connecticut, Florida, Minnesota, New Jersey, Ohio, Oregon, Pennsylvania, and Texas.

Source Numbers

406, 411, 443, 579, 583, 596, 598, 611, 619, 642, 752, 869, 875, 876, 914, 940, 1050, 1214, 1221, 1257, 1286

Warehouse
(150)

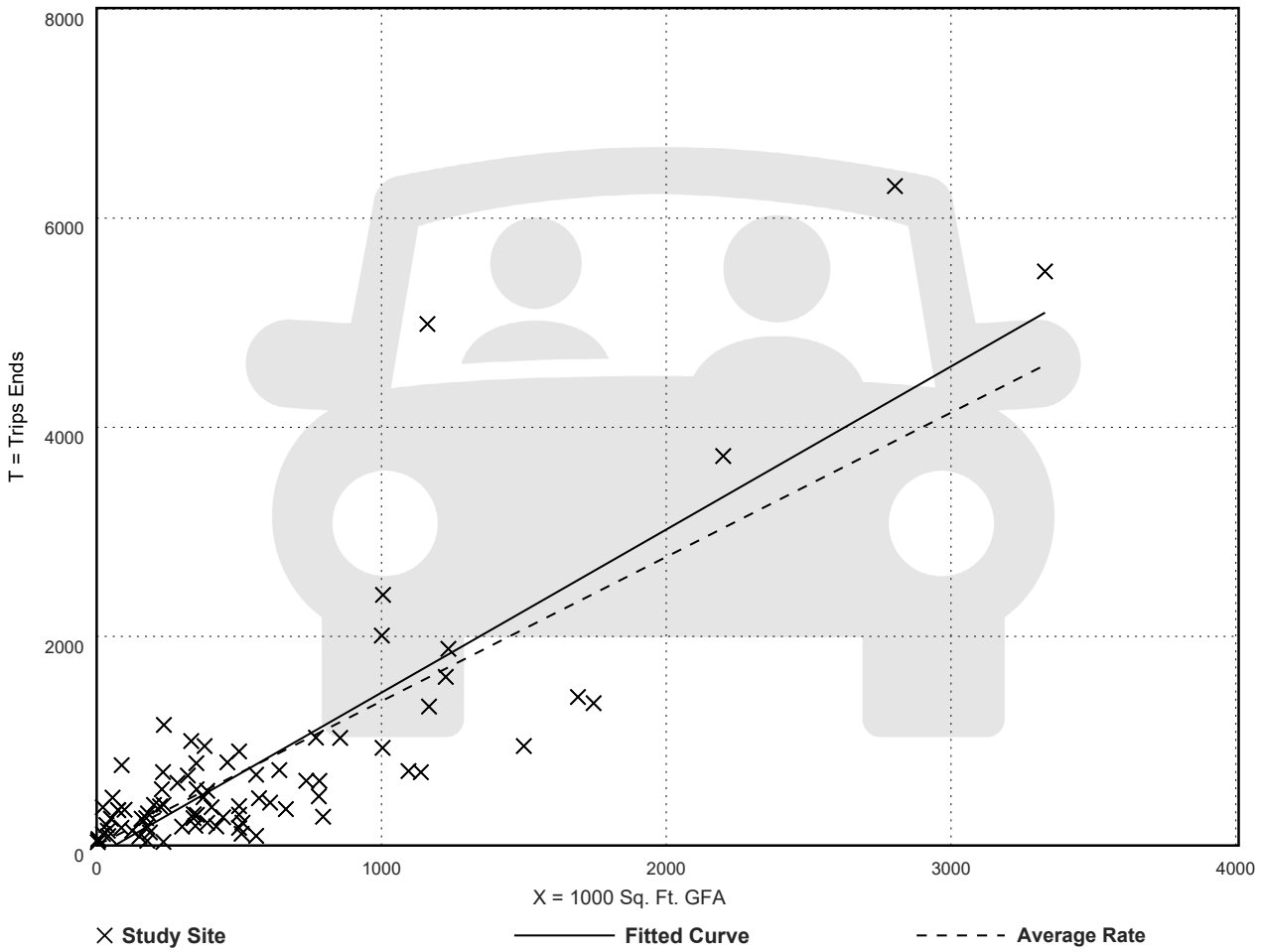
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 81
Avg. 1000 Sq. Ft. GFA: 554
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.38	0.15 - 16.93	1.05

Data Plot and Equation



Fitted Curve Equation: T = 1.56(X) - 97.97

R^2= 0.69

Attachment C: ITE Parking Generation Sheets

Land Use: 150 Warehousing

Description

A warehouse is a large building primarily devoted to the storage of goods and materials, but it may also include office and maintenance areas. Stored goods can include raw materials, packing materials, parts, or finished goods. A warehouse may provide long-term storage or serve as a distribution center for transferring goods between carriers (e.g., from long-haul carrier to a local delivery vehicle). A warehouse typically has loading docks to load and unload goods from trucks.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

Additional Data

For eight of the study sites, data were also collected for trucks parked at the site. The average truck parking demand ratio was 0.11 trucks per 1,000 sq. ft. GFA with a range between 0.04 and 0.25 trucks per 1,000 sq. ft. GFA.

The average parking supply ratio for the 21 study sites with parking supply information is 0.5 spaces per 1,000 square feet GFA. The average peak parking occupancy at these 21 sites is 70 percent.

For the 10 study sites with information on both facility square footage and site acreage, there is an average of 9,400 square feet GFA per acre.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Minnesota, New Jersey, Ontario (CAN), Oregon, Texas, and Washington.

Source Numbers

122, 275, 433, 528, 556, 558, 561, 562, 631

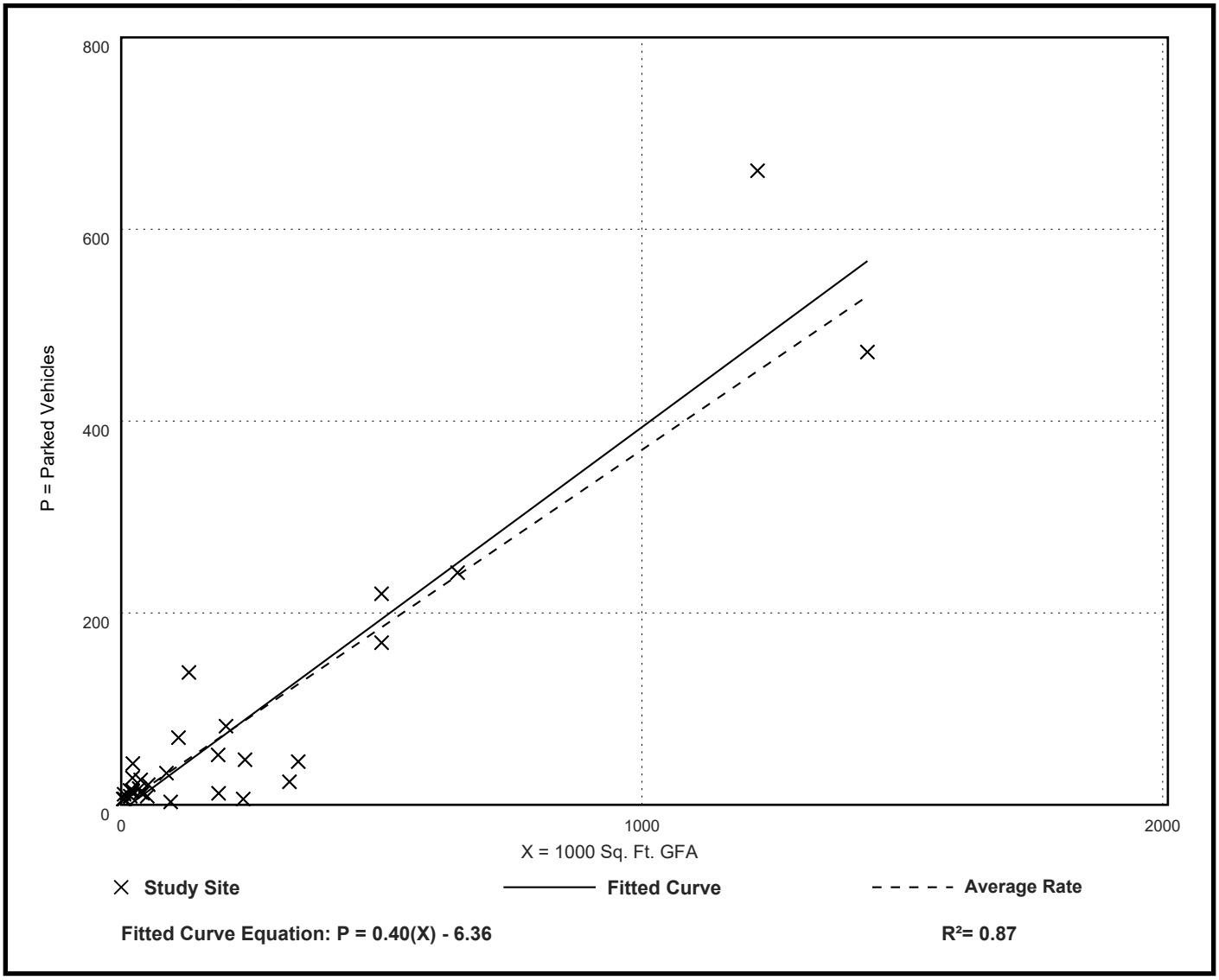
Warehousing
(150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. 1000 Sq. Ft. GFA: 220

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.37	0.03 - 1.96	0.33 / 1.11	0.29 - 0.45	0.22 (59%)

Data Plot and Equation



Fitted Curve Equation: P = 0.40(X) - 6.36

R^2= 0.87

Attachment D: Employee Payroll Records

15915 NW 49th Avenue
Miami Gardens, FL 33014
(407) 252-7579

David Belmar
President
Belmar Specialty Coffee Services
15915 NW 49th Ave
Miami Gardens, FL 33014

May 7 2026

City of Hollywood
2600 Hollywood Blvd
Hollywood, FL 33020-4807

Subject: Verification of Employee Count for Belmar Specialty Coffee

To Whom It May Concern,

This letter is to confirm that Belmar Specialty has maintained a workforce of approximately three (3 to four (4 employees during the past three years.

To support and verify this information, attached is a three-year payroll summary report documenting employee payroll records for the applicable period.

Please let me know if any additional information or documentation is required.

Sincerely,
David Belmar
David Belmar
President
Belmar Specialty Coffee Services

Mucaro Coffees

Payroll summary report

From Apr 01, 2023 to Apr 30, 2026 for all employees from all locations

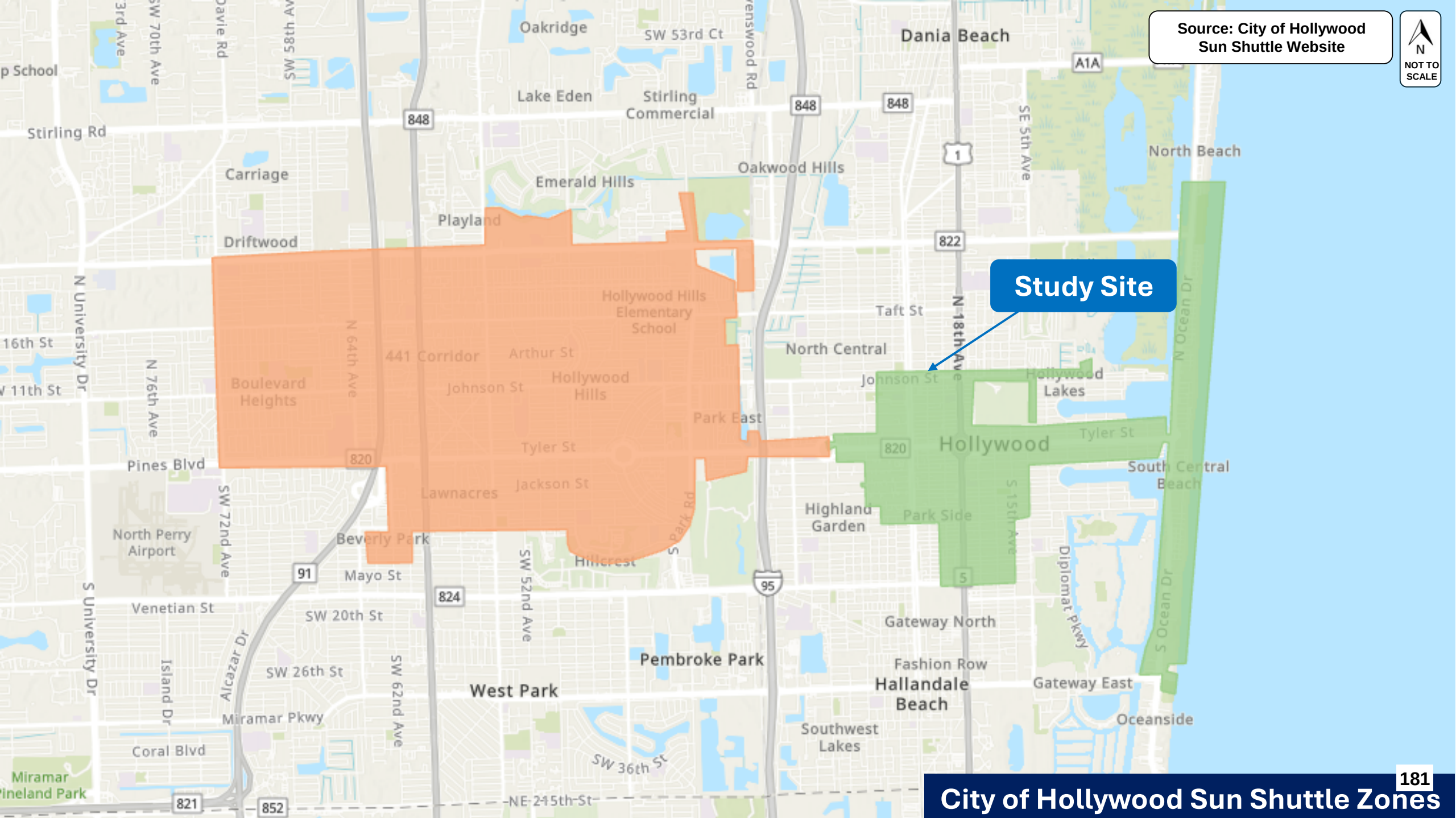
Pay date	Name	Hours	Gross pay	Pretax deductions	Other pay	Employee taxes	Aftertax deduction	Net pay	Employer taxes	Company contributions	Total payroll cost	Pay method
04/30/2026	Belmar, David J	173.33	$ 1,000.00			-$ 114.00		$ 886.00	$ 83.50		$ 1,083.50	
04/17/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 67.32		$ 947.32	
04/17/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 61.20		$ 861.20	
04/10/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 67.32		$ 947.32	
04/10/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 61.20		$ 861.20	
04/03/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 67.32		$ 947.32	
04/03/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 61.20		$ 861.20	
03/27/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 67.32		$ 947.32	
03/27/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 61.20		$ 861.20	
03/20/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 67.32		$ 947.32	
03/20/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 61.20		$ 861.20	
03/13/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 67.32		$ 947.32	
03/13/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 61.20		$ 861.20	
03/06/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 67.32		$ 947.32	
03/06/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 61.20		$ 861.20	
02/28/2026	Belmar, David J	173.33	$ 1,000.00			-$ 114.00		$ 886.00	$ 83.50		$ 1,083.50	
02/27/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 67.32		$ 947.32	
02/27/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 65.96		$ 865.96	
02/20/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 73.20		$ 953.20	
02/20/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 66.80		$ 866.80	
02/14/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 73.48		$ 953.48	
02/14/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 66.80		$ 866.80	
02/06/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 73.48		$ 953.48	
02/06/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 66.80		$ 866.80	
01/31/2026	Belmar, David J	173.33	$ 1,000.00			-$ 114.00		$ 886.00	$ 83.50		$ 1,083.50	
01/30/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 73.48		$ 953.48	
01/30/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 66.80		$ 866.80	
01/23/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 73.48		$ 953.48	
01/23/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 66.80		$ 866.80	
01/16/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 73.48		$ 953.48	
01/16/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 66.80		$ 866.80	
01/09/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 73.48		$ 953.48	
01/09/2026	Martinez, Edson M	40	$ 800.00			-$ 115.28		$ 684.72	$ 66.80		$ 866.80	
01/02/2026	Hernandez Toledo, Milton J	40	$ 880.00			-$ 131.00		$ 749.00	$ 73.48		$ 953.48	
01/02/2026	Martinez, Edson M	40	$ 720.00			-$ 99.56		$ 620.44	$ 60.12		$ 780.12	
12/31/2025	Belmar, David J	173.33	$ 1,000.00			-$ 123.17		$ 876.83	$ 76.50		$ 1,076.50	
12/26/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
12/26/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
12/19/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
12/19/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
12/12/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
12/12/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
12/05/2025	Belmar, David J	173.33	$ 1,000.00			-$ 123.17		$ 876.83	$ 76.50		$ 1,076.50	
12/05/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
12/05/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
11/28/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
11/28/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
11/21/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
11/21/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
11/14/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
11/14/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
11/07/2025	Belmar, David J	173.33	$ 1,000.00			-$ 123.17		$ 876.83	$ 76.50		$ 1,076.50	
11/07/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
11/07/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
10/31/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
10/31/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
10/24/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
10/24/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
10/17/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
10/17/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
10/10/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
10/10/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
10/03/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
10/03/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
09/26/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
09/26/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
09/19/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
09/19/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
09/12/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
09/12/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
09/05/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
09/05/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
08/29/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
08/29/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
08/22/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
08/22/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
08/15/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
08/15/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
08/08/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
08/08/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
08/01/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
08/01/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
07/31/2025	Belmar, David J	173.33	$ 1,000.00			-$ 748.50		$ 251.50	$ 83.50		$ 1,083.50	
07/25/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
07/25/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
07/18/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
07/18/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
07/11/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
07/11/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
07/03/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
07/03/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
06/30/2025	Belmar, David J	173.33	$ 1,000.00			-$ 748.50		$ 251.50	$ 83.50		$ 1,083.50	
06/27/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
06/27/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
06/20/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
06/20/2025	Martinez, Edson M	40	$ 1,195.00			-$ 102.28		$ 1,092.72	$ 55.08		$ 1,250.08	
06/13/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
06/13/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
06/06/2025	*Giraldo, Yirzie A	40	$ 1,219.00			-$ 200.34		$ 1,018.66	$ 93.26		$ 1,312.26	
06/06/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
06/06/2025	Martinez, Edson M	40	$ 1,195.00			-$ 102.28		$ 1,092.72	$ 55.08		$ 1,250.08	
05/30/2025	Belmar, David J	173.33	$ 1,000.00			-$ 748.50		$ 251.50	$ 83.50		$ 1,083.50	
05/30/2025	*Giraldo, Yirzie A	40	$ 904.00			-$ 138.44		$ 765.56	$ 69.16		$ 973.16	
05/30/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
05/30/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
05/23/2025	*Giraldo, Yirzie A	40	$ 904.00			-$ 138.42		$ 765.58	$ 69.14		$ 973.14	
05/23/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
05/23/2025	Martinez, Edson M	40	$ 1,195.00			-$ 102.28		$ 1,092.72	$ 55.08		$ 1,250.08	
05/16/2025	*Giraldo, Yirzie A	40	$ 904.00			-$ 138.44		$ 765.56	$ 69.16		$ 973.16	
05/16/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
05/16/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
05/09/2025	*Giraldo, Yirzie A	40	$ 904.00			-$ 138.44		$ 765.56	$ 69.16		$ 973.16	
05/09/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
05/09/2025	Martinez, Edson M	40	$ 720.00			-$ 102.28		$ 617.72	$ 55.08		$ 775.08	
05/02/2025	*Giraldo, Yirzie A	40	$ 904.00			-$ 138.44		$ 765.56	$ 69.16		$ 973.16	
05/02/2025	Hernandez Toledo, Milton J	40	$ 880.00			-$ 133.72		$ 746.28	$ 67.32		$ 947.32	
05/02/2025	Martinez, Edson M	40	$ 1,195.00			-$ 102.28		$ 1,092.72	$ 55.08		$ 1,250.08	

04/30/2025	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50
04/25/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.44	$ 765.56	$ 69.16	$ 973.16
04/25/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 67.32	$ 947.32
04/25/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 55.08	$ 775.08
04/18/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.42	$ 765.58	$ 69.14	$ 973.14
04/18/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 67.32	$ 947.32
04/18/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 55.08	$ 775.08
04/11/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.44	$ 765.56	$ 69.16	$ 973.16
04/11/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 67.32	$ 947.32
04/11/2025	Martinez, Edson M	44	$ 828.00	-$ 123.50	$ 704.50	$ 63.34	$ 891.34
04/04/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.44	$ 765.56	$ 69.16	$ 973.16
04/04/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 67.32	$ 947.32
04/04/2025	Martinez, Edson M	41	$ 747.00	-$ 107.59	$ 639.41	$ 57.15	$ 804.15
03/31/2025	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50
03/28/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.44	$ 765.56	$ 69.16	$ 973.16
03/28/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 67.32	$ 947.32
03/28/2025	Martinez, Edson M	43.1	$ 803.70	-$ 118.72	$ 684.98	$ 61.48	$ 865.18
03/21/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.44	$ 765.56	$ 69.16	$ 973.16
03/21/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 67.32	$ 947.32
03/21/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 55.08	$ 775.08
03/14/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.42	$ 765.58	$ 72.44	$ 976.44
03/14/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 67.32	$ 947.32
03/14/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 55.08	$ 775.08
03/07/2025	*Giraldo, Yirzie A	40	$ 1,104.00	-$ 177.74	$ 926.26	$ 92.20	$ 1,196.20
03/07/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 67.32	$ 947.32
03/07/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 57.53	$ 777.53
02/28/2025	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50
02/28/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.44	$ 765.56	$ 75.48	$ 979.48
02/28/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 67.32	$ 947.32
02/28/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 60.12	$ 780.12
02/21/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.44	$ 765.56	$ 75.48	$ 979.48
02/21/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 73.20	$ 953.20
02/21/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 60.12	$ 780.12
02/14/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.44	$ 765.56	$ 75.50	$ 979.50
02/14/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 73.48	$ 953.48
02/14/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 60.12	$ 780.12
02/07/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.42	$ 765.58	$ 75.46	$ 979.46
02/07/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 73.48	$ 953.48
02/07/2025	Martinez, Edson M	46.28	$ 889.56	-$ 135.60	$ 753.96	$ 74.28	$ 963.84
01/31/2025	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50
01/31/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.44	$ 765.56	$ 75.50	$ 979.50
01/31/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 73.48	$ 953.48
01/31/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 60.12	$ 780.12
01/24/2025	*Giraldo, Yirzie A	40	$ 904.00	-$ 138.44	$ 765.56	$ 75.48	$ 979.48
01/24/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 73.48	$ 953.48
01/24/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 60.12	$ 780.12
01/17/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 73.48	$ 953.48
01/17/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 60.12	$ 780.12
01/10/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 73.48	$ 953.48
01/10/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 60.12	$ 780.12
01/10/2025	*Ponce, Carlos	12.3	$ 221.40	-$ 16.94	$ 204.46	$ 18.49	$ 239.89
01/03/2025	Hernandez Toledo, Milton J	40	$ 880.00	-$ 133.72	$ 746.28	$ 73.48	$ 953.48
01/03/2025	Martinez, Edson M	40	$ 720.00	-$ 102.28	$ 617.72	$ 60.12	$ 780.12
01/03/2025	*Ponce, Carlos	12.66	$ 227.88	-$ 17.43	$ 210.45	$ 19.03	$ 246.91
12/31/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 76.50	$ 1,076.50
12/27/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
12/27/2024	Martinez, Edson M	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08
12/27/2024	*Ponce, Carlos	13.5	$ 243.00	-$ 18.58	$ 224.42	$ 18.58	$ 261.58
12/20/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
12/20/2024	Martinez, Edson M	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08
12/20/2024	*Ponce, Carlos	15.5	$ 279.00	-$ 21.35	$ 257.65	$ 21.35	$ 300.35
12/13/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
12/13/2024	Martinez, Edson M	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08
12/13/2024	*Ponce, Carlos	14.84	$ 267.12	-$ 20.43	$ 246.69	$ 20.43	$ 287.55
12/06/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
12/06/2024	Martinez, Edson M	39.17	$ 705.06	-$ 100.39	$ 604.67	$ 53.94	$ 759.00
12/06/2024	*Ponce, Carlos	8.75	$ 157.50	-$ 12.06	$ 145.44	$ 12.06	$ 169.56
11/29/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 76.50	$ 1,076.50
11/29/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
11/29/2024	Martinez, Edson M	41	$ 747.00	-$ 108.63	$ 638.37	$ 59.14	$ 806.14
11/29/2024	*Ponce, Carlos	12.25	$ 220.50	-$ 16.86	$ 203.64	$ 16.86	$ 237.36
11/22/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
11/22/2024	Martinez, Edson M	40.33	$ 728.91	-$ 105.09	$ 623.82	$ 60.87	$ 789.78
11/22/2024	*Ponce, Carlos	10.35	$ 186.30	-$ 14.26	$ 172.04	$ 14.26	$ 200.56
11/15/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
11/15/2024	Martinez, Edson M	41.33	$ 755.91	-$ 110.38	$ 645.53	$ 63.12	$ 819.03
11/15/2024	*Ponce, Carlos	10.95	$ 197.10	-$ 15.07	$ 182.03	$ 15.07	$ 212.17
11/08/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
11/08/2024	Martinez, Edson M	40.2	$ 725.40	-$ 104.39	$ 621.01	$ 60.57	$ 785.97
11/08/2024	*Ponce, Carlos	10.58	$ 190.44	-$ 14.57	$ 175.87	$ 14.57	$ 205.01
11/01/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
11/01/2024	Martinez, Edson M	40.58	$ 735.66	-$ 106.40	$ 629.26	$ 61.42	$ 797.08
11/01/2024	*Ponce, Carlos	13.38	$ 240.84	-$ 18.43	$ 222.41	$ 18.43	$ 259.27
10/31/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 76.50	$ 1,076.50
10/25/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
10/25/2024	Martinez, Edson M	41.5	$ 760.50	-$ 111.29	$ 649.21	$ 63.51	$ 824.01
10/25/2024	*Ponce, Carlos	10.05	$ 180.90	-$ 13.83	$ 167.07	$ 13.83	$ 194.73
10/18/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
10/18/2024	Martinez, Edson M	37.33	$ 671.94	-$ 93.89	$ 578.05	$ 56.11	$ 728.05
10/18/2024	*Ponce, Carlos	14.08	$ 253.44	-$ 19.39	$ 234.05	$ 19.39	$ 272.83
10/11/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
10/11/2024	Martinez, Edson M	40	$ 720.00	-$ 103.33	$ 616.67	$ 60.12	$ 780.12
10/11/2024	*Ponce, Carlos	19.35	$ 348.30	-$ 33.39	$ 314.91	$ 26.64	$ 374.94
10/04/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
10/04/2024	Martinez, Edson M	40	$ 720.00	-$ 103.33	$ 616.67	$ 60.12	$ 780.12
10/04/2024	*Ponce, Carlos	14.8	$ 266.40	-$ 20.39	$ 246.01	$ 20.39	$ 286.79
09/30/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 76.50	$ 1,076.50
09/27/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
09/27/2024	Martinez, Edson M	46.5	$ 895.50	-$ 137.81	$ 757.69	$ 74.77	$ 970.27
09/27/2024	*Ponce, Carlos	16.55	$ 297.90	-$ 24.50	$ 273.40	$ 22.79	$ 320.69
09/20/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
09/20/2024	*Ponce, Carlos	14.35	$ 258.30	-$ 19.75	$ 238.55	$ 19.75	$ 278.05
09/13/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
09/13/2024	*Matos, Xavier	24	$ 528.00	-$ 65.59	$ 462.41	$ 40.38	$ 568.38
09/13/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
09/13/2024	*Ponce, Carlos	15.55	$ 279.90	-$ 21.42	$ 258.48	$ 21.42	$ 301.32
09/06/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
09/06/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
09/06/2024	*Ponce, Carlos	17.12	$ 308.16	-$ 26.31	$ 281.85	$ 23.57	$ 331.73
08/30/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 76.50	$ 1,076.50
08/30/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
08/30/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
08/30/2024	*Ponce, Carlos	16.24	$ 292.32	-$ 23.53	$ 268.79	$ 22.37	$ 314.69
08/23/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
08/23/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
08/23/2024	*Ponce, Carlos	17.67	$ 318.06	-$ 28.06	$ 290.00	$ 24.33	$ 342.39
08/16/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
08/16/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
08/16/2024	*Ponce, Carlos	16	$ 288.00	-$ 22.75	$ 265.25	$ 22.03	$ 310.03
08/09/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32
08/09/2024	*Ponce, Carlos	22.33	$ 401.94	-$ 42.86	$ 359.08	$ 30.74	$ 432.68
08/02/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32

08/02/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
08/02/2024	*Ponce, Carlos	13.72	$ 246.96	-$ 18.90	$ 228.06	$ 18.90	$ 265.86	
07/31/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50	
07/26/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
07/26/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
07/26/2024	*Ponce, Carlos	17.97	$ 323.46	-$ 29.02	$ 294.44	$ 24.75	$ 348.21	
07/19/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
07/19/2024	*Matos, Xavier	40	$ 1,140.00	-$ 185.86	$ 954.14	$ 87.21	$ 1,227.21	
07/19/2024	*Ponce, Carlos	17.25	$ 310.50	-$ 26.72	$ 283.78	$ 23.75	$ 334.25	
07/12/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
07/12/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
07/12/2024	*Ponce, Carlos	15.5	$ 279.00	-$ 21.34	$ 257.66	$ 21.34	$ 300.34	
07/05/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
07/05/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
07/05/2024	*Ponce, Carlos	17	$ 306.00	-$ 25.93	$ 280.07	$ 23.41	$ 329.41	
06/28/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50	
06/28/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
06/28/2024	*Matos, Xavier	40	$ 1,105.00	-$ 178.98	$ 926.02	$ 84.53	$ 1,189.53	
06/28/2024	*Ponce, Carlos	38	$ 684.00	-$ 96.26	$ 587.74	$ 52.33	$ 736.33	
06/21/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
06/21/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
06/21/2024	*Ponce, Carlos	32	$ 576.00	-$ 75.03	$ 500.97	$ 44.06	$ 620.06	
06/14/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
06/14/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
06/14/2024	*Ponce, Carlos	32	$ 576.00	-$ 75.03	$ 500.97	$ 44.06	$ 620.06	
06/07/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
06/07/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
06/07/2024	*Ponce, Carlos	32	$ 576.00	-$ 75.03	$ 500.97	$ 44.06	$ 620.06	
05/31/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50	
05/31/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
05/31/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
05/31/2024	*Ponce, Carlos	32	$ 576.00	-$ 75.05	$ 500.95	$ 44.08	$ 620.08	
05/24/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
05/24/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
05/24/2024	*Ponce, Carlos	32	$ 576.00	-$ 75.03	$ 500.97	$ 44.06	$ 620.06	
05/17/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
05/17/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
05/17/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08	
05/10/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
05/10/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
05/10/2024	*Ponce, Carlos	32	$ 576.00	-$ 75.03	$ 500.97	$ 44.06	$ 620.06	
05/03/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
05/03/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
05/03/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08	
04/30/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50	
04/30/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50	
04/26/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
04/26/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
04/26/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08	
04/19/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
04/19/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
04/19/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08	
04/12/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
04/12/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
04/12/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08	
04/05/2024	Hernandez Toledo, Milton J	-40	-$ 920.00	$ 142.63	-$ 777.37	-$ 70.38	-$ 990.38	
04/05/2024	Hernandez Toledo, Milton J	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
04/05/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 70.38	$ 990.38	
04/05/2024	*Matos, Xavier	-40	-$ 920.00	$ 142.63	-$ 777.37	-$ 70.38	-$ 990.38	
04/05/2024	*Matos, Xavier	40	$ 880.00	-$ 134.77	$ 745.23	$ 67.32	$ 947.32	
04/05/2024	*Matos, Xavier	40	$ 920.00	-$ 142.63	$ 777.37	$ 70.38	$ 990.38	
04/05/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08	
03/29/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 70.38	$ 990.38	
03/29/2024	*Matos, Xavier	40	$ 865.38	-$ 131.90	$ 733.48	$ 66.21	$ 931.59	
03/29/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08	
03/22/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 70.38	$ 990.38	
03/22/2024	*Matos, Xavier	40	$ 865.38	-$ 131.89	$ 733.49	$ 66.20	$ 931.58	
03/22/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08	
03/15/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 70.38	$ 990.38	
03/15/2024	*Matos, Xavier	40	$ 865.38	-$ 131.89	$ 733.49	$ 67.01	$ 932.39	
03/15/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.08	$ 775.08	
03/08/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 70.38	$ 990.38	
03/08/2024	*Matos, Xavier	40	$ 865.38	-$ 131.90	$ 733.48	$ 72.27	$ 937.65	
03/08/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 55.36	$ 775.36	
03/01/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 70.38	$ 990.38	
03/01/2024	*Matos, Xavier	40	$ 865.38	-$ 131.88	$ 733.50	$ 72.25	$ 937.63	
03/01/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 60.12	$ 780.12	
02/29/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50	
02/23/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 74.30	$ 994.30	
02/23/2024	*Matos, Xavier	40	$ 865.38	-$ 131.90	$ 733.48	$ 72.26	$ 937.64	
02/23/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 60.12	$ 780.12	
02/16/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 76.82	$ 996.82	
02/16/2024	*Matos, Xavier	40	$ 865.38	-$ 131.89	$ 733.49	$ 72.26	$ 937.64	
02/16/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 60.12	$ 780.12	
02/09/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 76.82	$ 996.82	
02/09/2024	*Matos, Xavier	40	$ 865.38	-$ 131.89	$ 733.49	$ 72.26	$ 937.64	
02/09/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 60.12	$ 780.12	
02/02/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 76.82	$ 996.82	
02/02/2024	*Matos, Xavier	40	$ 865.38	-$ 131.90	$ 733.48	$ 72.27	$ 937.65	
02/02/2024	*Ponce, Carlos	40	$ 720.00	-$ 103.33	$ 616.67	$ 60.12	$ 780.12	
01/31/2024	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50	
01/26/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 76.82	$ 996.82	
01/26/2024	*Matos, Xavier	40	$ 846.00	-$ 128.08	$ 717.92	$ 70.62	$ 916.62	
01/26/2024	*Ponce, Carlos	40	$ 840.00	-$ 126.91	$ 713.09	$ 70.14	$ 910.14	
01/19/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 76.82	$ 996.82	
01/19/2024	*Matos, Xavier	40	$ 846.00	-$ 128.09	$ 717.91	$ 70.65	$ 916.65	
01/19/2024	*Ponce, Carlos	40	$ 840.00	-$ 126.91	$ 713.09	$ 70.14	$ 910.14	
01/12/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 76.82	$ 996.82	
01/12/2024	*Ponce, Carlos	40	$ 840.00	-$ 126.91	$ 713.09	$ 70.14	$ 910.14	
01/05/2024	Hernandez Toledo, Milton J	40	$ 920.00	-$ 142.63	$ 777.37	$ 76.82	$ 996.82	
01/05/2024	*Ponce, Carlos	40	$ 840.00	-$ 126.91	$ 713.09	$ 70.14	$ 910.14	
12/29/2023	Belmar, David J	173.33	$ 2,000.00	-$ 1,497.00	$ 503.00	$ 153.00	$ 2,153.00	
12/29/2023	Hernandez Toledo, Milton J	40	$ 920.00	-$ 144.59	$ 775.41	$ 70.38	$ 990.38	
12/29/2023	*Ponce, Carlos	40	$ 1,140.00	-$ 189.17	$ 950.83	$ 87.21	$ 1,227.21	
12/22/2023	Hernandez Toledo, Milton J	40	$ 920.00	-$ 144.59	$ 775.41	$ 70.38	$ 990.38	
12/22/2023	*Ponce, Carlos	40	$ 840.00	-$ 128.87	$ 711.13	$ 64.26	$ 904.26	
12/15/2023	Hernandez Toledo, Milton J	40	$ 920.00	-$ 144.59	$ 775.41	$ 70.38	$ 990.38	
12/15/2023	*Ponce, Carlos	40	$ 840.00	-$ 128.87	$ 711.13	$ 64.26	$ 904.26	
12/08/2023	Hernandez Toledo, Milton J	40	$ 920.00	-$ 144.59	$ 775.41	$ 70.38	$ 990.38	
12/08/2023	*Ponce, Carlos	40	$ 840.00	-$ 128.87	$ 711.13	$ 64.26	$ 904.26	
12/01/2023	Hernandez Toledo, Milton J	40	$ 920.00	-$ 144.59	$ 775.41	$ 70.38	$ 990.38	
12/01/2023	*Ponce, Carlos	40	$ 840.00	-$ 128.87	$ 711.13	$ 64.26	$ 904.26	Check: 3090
11/30/2023	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 76.50	$ 1,076.50	
11/24/2023	Hernandez Toledo, Milton J	40	$ 920.00	-$ 144.59	$ 775.41	$ 70.38	$ 990.38	
11/24/2023	*Ponce, Carlos	40	$ 840.00	-$ 128.87	$ 711.13	$ 64.26	$ 904.26	
11/17/2023	Hernandez Toledo, Milton J	40	$ 920.00	-$ 144.59	$ 775.41	$ 70.38	$ 990.38	
11/17/2023	*Ponce, Carlos	40	$ 840.00	-$ 128.87	$ 711.13	$ 64.26	$ 904.26	
11/10/2023	Hernandez Toledo, Milton J	40	$ 920.00	-$ 144.59	$ 775.41	$ 70.38	$ 990.38	
11/10/2023	*Ponce, Carlos	40	$ 840.00	-$ 128.87	$ 711.13	$ 64.26	$ 904.26	
11/03/2023	Hernandez Toledo, Milton J	40	$ 920.00	-$ 144.59	$ 775.41	$ 70.38	$ 990.38	
11/03/2023	*Ponce, Carlos	40	$ 840.00	-$ 128.87	$ 711.13	$ 64.26	$ 904.26	
10/31/2023	Belmar, David J	173.33	$ 1,000.00	-$ 748.50	$ 251.50	$ 76.50	$ 1,076.50	

10/27/2023	Hernandez Toledo, Milton J	40	$ 920.00		-$ 144.59	$ 775.41	$ 70.38	$ 990.38
10/27/2023	*Ponce, Carlos	40	$ 840.00		-$ 128.87	$ 711.13	$ 64.26	$ 904.26
10/20/2023	Hernandez Toledo, Milton J	40	$ 920.00		-$ 144.59	$ 775.41	$ 70.38	$ 990.38
10/20/2023	*Ponce, Carlos	40	$ 840.00		-$ 128.87	$ 711.13	$ 64.26	$ 904.26
10/13/2023	Hernandez Toledo, Milton J	40	$ 920.00		-$ 144.59	$ 775.41	$ 70.38	$ 990.38
10/13/2023	*Ponce, Carlos	40	$ 840.00		-$ 128.87	$ 711.13	$ 64.26	$ 904.26
10/06/2023	Hernandez Toledo, Milton J	40	$ 920.00		-$ 144.59	$ 775.41	$ 70.38	$ 990.38
10/06/2023	*Ponce, Carlos	40	$ 840.00		-$ 128.87	$ 711.13	$ 64.26	$ 904.26
09/29/2023	Belmar, David J	173.33	$ 1,000.00		-$ 748.50	$ 251.50	$ 76.50	$ 1,076.50
09/29/2023	Hernandez Toledo, Milton J	40	$ 920.00		-$ 144.59	$ 775.41	$ 70.38	$ 990.38
09/29/2023	*Ponce, Carlos	40	$ 840.00		-$ 128.87	$ 711.13	$ 64.26	$ 904.26
09/22/2023	Hernandez Toledo, Milton J	40	$ 920.00		-$ 144.59	$ 775.41	$ 70.38	$ 990.38
09/22/2023	*Ponce, Carlos	40	$ 840.00		-$ 128.87	$ 711.13	$ 64.26	$ 904.26
09/15/2023	Hernandez Toledo, Milton J	40	$ 920.00		-$ 144.59	$ 775.41	$ 70.38	$ 990.38
09/15/2023	*Ponce, Carlos	40	$ 840.00		-$ 128.87	$ 711.13	$ 64.26	$ 904.26
09/08/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
09/08/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
09/01/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
09/01/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
08/31/2023	Belmar, David J	173.33	$ 1,000.00		-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50
08/25/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
08/25/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
08/18/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
08/18/2023	*Ponce, Carlos	40	$ 835.00		-$ 127.89	$ 707.11	$ 63.88	$ 898.88
08/11/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
08/11/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
08/04/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
08/04/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
07/31/2023	Belmar, David J	173.33	$ 1,000.00		-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50
07/28/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
07/28/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
07/21/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
07/21/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
07/14/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
07/14/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
07/07/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
07/07/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
06/30/2023	Belmar, David J	173.33	$ 1,000.00		-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50
06/30/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
06/30/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
06/23/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
06/23/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
06/16/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
06/16/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
06/09/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
06/09/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
06/02/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
06/02/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
05/26/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
05/26/2023	*Ponce, Carlos	40	$ 1,160.00		-$ 195.10	$ 964.90	$ 88.74	$ 1,248.74
05/19/2023	Hernandez Toledo, Milton J	40	$ 1,080.00		-$ 176.03	$ 903.97	$ 82.62	$ 1,162.62
05/19/2023	*Ponce, Carlos	40	$ 910.00		-$ 142.62	$ 767.38	$ 69.61	$ 979.61
05/12/2023	Hernandez Toledo, Milton J	40	$ 1,130.00		-$ 186.21	$ 943.79	$ 86.45	$ 1,216.45
05/12/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
05/05/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
05/05/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
05/01/2023	Belmar, David J	173.33	$ 1,000.00		-$ 748.50	$ 251.50	$ 83.50	$ 1,083.50
04/28/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
04/28/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
04/21/2023	Hernandez Toledo, Milton J	40	$ 1,180.00		-$ 201.03	$ 978.97	$ 90.27	$ 1,270.27
04/21/2023	*Ponce, Carlos	40	$ 960.00		-$ 152.45	$ 807.55	$ 73.44	$ 1,033.44
04/14/2023	Hernandez Toledo, Milton J	40	$ 880.00		-$ 136.73	$ 743.27	$ 67.32	$ 947.32
04/14/2023	*Ponce, Carlos	40	$ 760.00		-$ 113.15	$ 646.85	$ 58.14	$ 818.14
04/07/2023	Hernandez Toledo, Milton J	40	$ 1,080.00		-$ 176.03	$ 903.97	$ 82.62	$ 1,162.62
04/07/2023	*Ponce, Carlos	40	$ 860.00		-$ 132.80	$ 727.20	$ 65.79	$ 925.79
Total		**20526.8**	**$ 345,968.18**		**-$ 67,889.94**	**$ 278,078.24**	**$ 26,912.36**	**$ 372,880.54**

Attachment E: City of Hollywood Sun Shuttle Zones



City of Hollywood Sun Shuttle Zones

15915 NW 49th Avenue
Miami Gardens, FL 33014
(407) 252-7579

David Belmar
President
Belmar Specialty Coffee Services
15915 NW 49th Ave
Miami Gardens, FL 33014

May 7 2026

City of Hollywood
2600 Hollywood Blvd
Hollywood, FL 33020-4807

Subject: Verification of Employee Count for Belmar Specialty Coffee

To Whom It May Concern,

This letter is to confirm that Belmar Specialty has maintained a workforce of approximately three (3 to four (4 employees during the past three years.

To support and verify this information, attached is a three-year payroll summary report documenting employee payroll records for the applicable period.

Please let me know if any additional information or documentation is required.

Sincerely,
David Belmar
David Belmar
President
Belmar Specialty Coffee Services

ATTACHMENT B

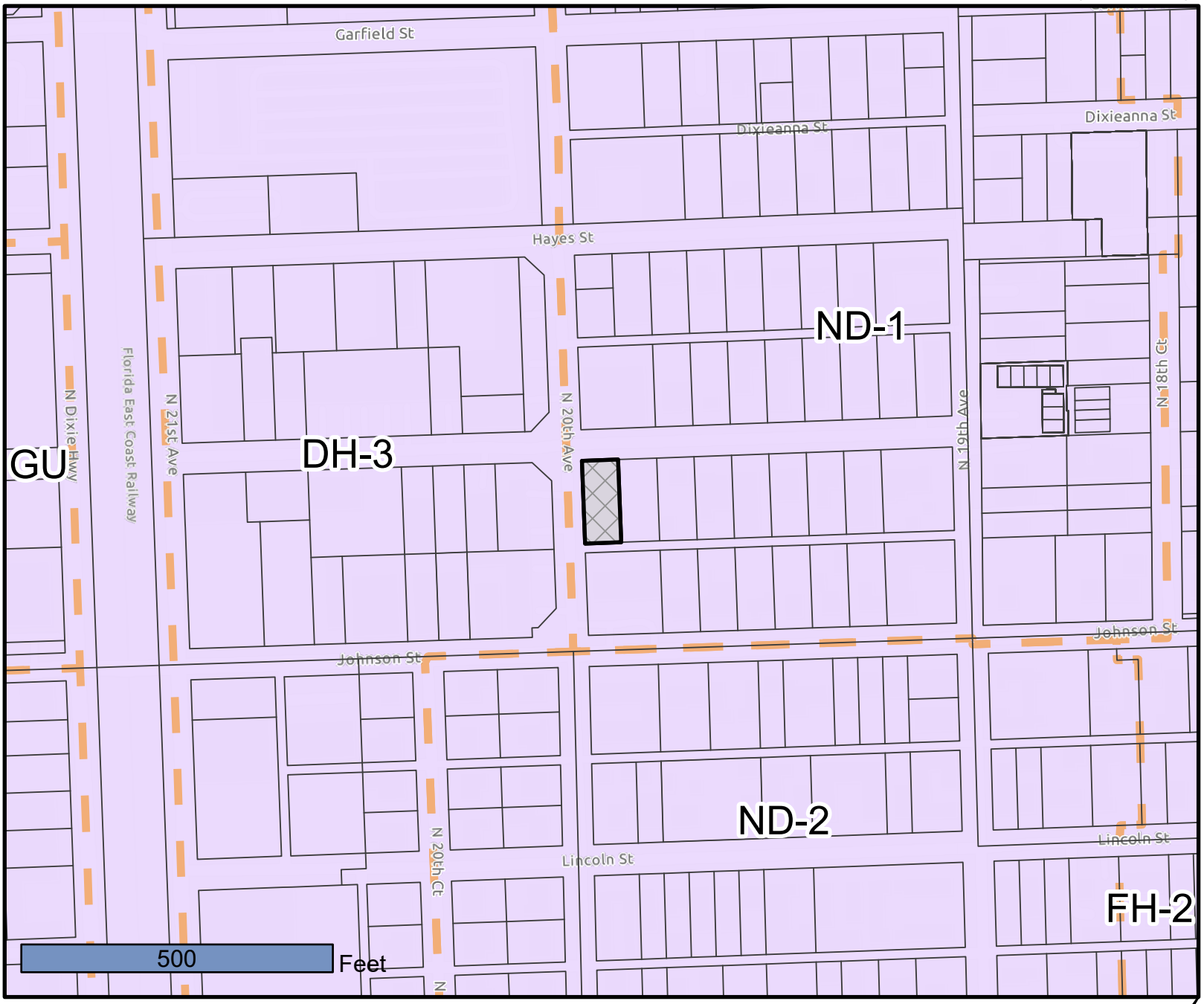
Land Use and Zoning Map

26-V-27

1980 Grant Street

folio(s): 514203105390

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design



LEGEND

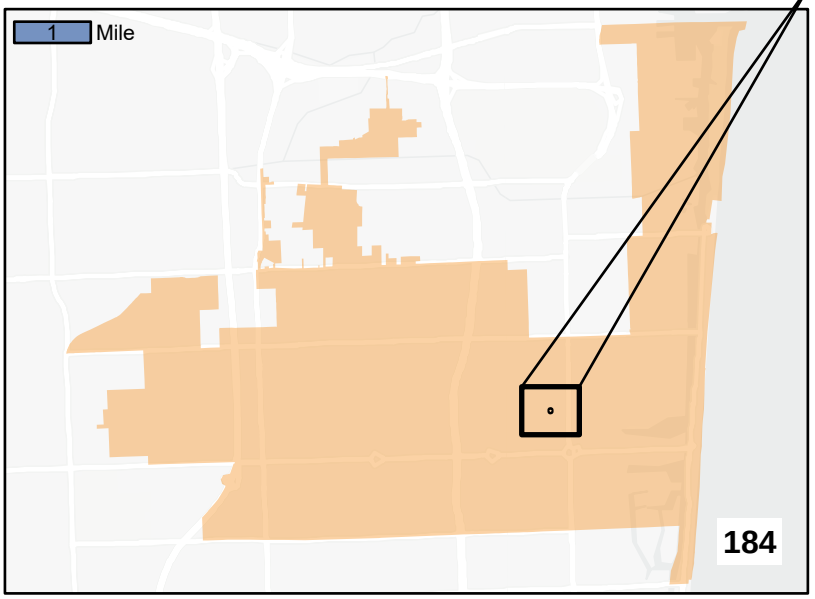
LAND USE

REGIONAL ACTIVITY CENTER

ZONING

PARCELS

SUBJECT SITE



City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 4.2026_0609

Agenda Date:	6/9/2026	**Agenda Number:**	
To:	Planning and Development Board		
Title:	FILE NO.: 25-Z-13a APPLICANT: BSD 23 DEVELOPMENT LLC LOCATION: 2910 Polk Street REQUEST: Rezoning of 0.94 acres from Transitional Core Zoning District (TC-1) to Retail Core Zoning District (RC-1) for the properties generally located at 2910 Polk Street within the Regional Activity Center (RAC).		

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: June 9, 2026 **FILE:** 26-V-27

TO: Planning and Development Board

VIA: Cameron Palmer, Assistant Director, Chief Planner

FROM: Umar Javed, Planner III

SUBJECT: V3 Architectural Group, Inc., regarding a Variance request to reduce the minimum parking requirements for commercial and warehouse uses in the ND-1 zoning district within the Regional Activity Center. (1980 Grant Street)

REQUEST:
Variance request pursuant to Article 4.6(B)(c)(c)(1)(a) and Article 7, Section 7.2 of the Zoning and Land Development Regulations to reduce the minimum parking requirements for commercial and warehouse uses, whereas 12 spaces are required in the ND-1 zoning district within the Regional Activity Center (1980 Grant Street).

RECOMMENDATION:
Variance: To be determined by the Planning and Development Board

Should the Board move to approve the Variance request, Staff recommends the following condition:

1. The applicant shall work with the City's Engineering, Transportation, and Mobility Division at the time of permitting to address the existing parking configuration.

BACKGROUND
The subject site, located at 1980 Grant Street, comprises approximately 7,696 net square feet (0.18 net acres), is zoned ND-1 in the Zoning and Land Development Regulations (ZLDR), and is located within the Regional Activity Center. The land is situated on the south side of Grant Street and east side of N. 20th Avenue, with an alley in the rear. It is surrounded by commercial and warehouse uses to the north, south, east, and west.

The existing building on the site is approximately 7,200 square feet in area. There are three (3) nonconforming existing parking spaces accessed from the alley at the rear of the property.

The intention of the Regional Activity Center (RAC) is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.

REQUEST

The Applicant is seeking to adaptively reuse the subject property for a new non-residential use. The proposal anticipates a coffee roastery within the existing building footprint. A proposed floor plan is included with the application package, and includes components for coffee roasting, storage/warehouse, office and commercial uses. The proposed uses are permitted in the ND-1 zoning district as it involves the adaptive reuse of property for commercial purposes adjacent to N. 20th Avenue.

Pursuant to the details provided by the applicant, the area breakdown of the proposed uses within the building will be as follows:

- Primary Use: Coffee Roasting: 1,816.18 sq. ft.
- Primary Use: Storage/Warehouse: 2,262.15 sq. ft.
- Accessory use: Office: 1,701.57 sq. ft.
- Accessory use: Commercial: 1,420.69 sq. ft

The parking requirements for the proposed uses were calculated pursuant to the City's Zoning and Land Development Regulations (ZLDR). The warehouse and accessory uses, totaling 3,803.14 square feet, require parking at a ratio of 1 parking space per 1,000 square feet in accordance with Section 7.2.A of the ZLDR, resulting in a requirement of 3.8 parking spaces. The commercial component, totaling 2807.5 square feet, requires parking at a ratio of 3 parking spaces per 1,000 square feet pursuant to Section 4.6.B.c.c.1.a of the ZLDR, resulting in a requirement of 8.42 parking spaces. In total, the proposed development requires 12 parking spaces. The property currently has three existing non-conforming spaces in the rear yard (alley). The applicant will work closely with the City's Engineering, Transportation, and Mobility Division to address the configuration of the existing parking spaces, at the time of permitting. Due to the uncertainty of the existing parking spaces, this request is being sought to ultimately reduce the required parking to 1 space.

The applicant submitted a Traffic and Parking Statement prepared by Choice Engineering Consultants, Inc. evaluating the anticipated traffic and parking impacts associated with the proposed redevelopment at 1980 Grant Street. The study concluded that the project is expected to generate less than 1% of the capacity of adjacent roadways and therefore would not create significant traffic operational impacts on the surrounding area. The report notes that the anticipated parking demand associated with the proposed business model is substantially lower than traditional code assumptions, and recommends reliance on the approved on-site parking space together with multimodal transportation options, rideshare services, and potential shared parking arrangements with nearby properties.

The applicant is requesting a variance from the off-street parking requirements of Article 7 of the Zoning and Land Development Regulations to permit a reduction in the required number of parking spaces associated with the proposed redevelopment of the subject property into a specialty coffee roasting, warehouse, office, and training facility. In support of the request, the applicant asserts that the operational characteristics of the business, including limited staffing, low anticipated customer traffic, and the nature of the proposed use, result in a substantially lower parking demand than what would typically be expected under standard code calculations. The applicant further contends that the existing physical constraints of the site limit the ability to accommodate additional parking spaces while still facilitating redevelopment and improvement of the property.

Through this development request the existing site parking will be reconfigured into a legally confirming configuration, resulting in 1 parking space. This would result in a parking reduction request of 11 spaces.

Accordingly, pursuant to Section 5.3(F), the Applicant's request to reduce the on-site parking requirements for the unique use requires approval from the Planning and Development Board

PROJECT INFORMATION

Owner/Applicant:	Owner: Brook & Son LLC Applicant: V3 Architectural Group, Inc.
Address/Location:	1980 Grant Street
Net Size of Property:	+/- 7,696 net square feet (0.18 net acres)
Land Use:	Regional Activity Center (RAC)
Existing Zoning:	North Downtown Low Intensity Multi-Family District (ND-1)
Present Use of Land:	Warehouse
Gross Floor Area:	+/- 7,200 square feet
Parking	3 (non-conforming) spaces

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	North Downtown Low Intensity Multi-Family District (ND-1)
South:	North Downtown Low Intensity Multi-Family District (ND-1)
East:	North Downtown Low Intensity Multi-Family District (ND-1)
West:	Dixie Highway High Intensity Mixed-Use District (DH-3)

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The proposed development provides for the adaptive reuse of an existing building, constructed circa. 1961. The subject property provides for 1 legal parking spaces, where archival aerial imagery reveals that 3 parking spaces were unofficially used on the site that pre-date the current ZLDRs. The proposed use of the property will improve the external appearance of the building and make a positive contribution to the streetscape and surrounding area. Notwithstanding the deficiency in required on-site parking spaces, the property is located within the RAC and in an area undergoing redevelopment and revitalization into a more walkable, connected downtown.

The Zoning and Land Development Regulations specifically include language only permitting Commercial uses "for the adaptive reuse of existing buildings adjacent to North 20th Avenue," which includes the subject property corridor. This language demonstrates that the Code has long contemplated flexibility along this corridor to encourage reinvestment and redevelopment of older existing structures with uses that may not otherwise traditionally fit squarely within the underlying zoning framework, but which support the broader vision and direction of the Regional Activity Center. In practice, this approach recognizes the urban character and physical constraints of these existing properties, including limited ability to provide modern parking standards, while still encouraging activation and productive reuse of existing buildings through context-sensitive commercial and mixed-use activity.

Staff finds that the requested variance maintains the basic intent of the regulation and will have a minimal impact on the appearance of the City.

FINDING: Consistent.

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The surrounding area includes a variety of commercial and warehouses uses that are part of the ongoing transition of the RAC and downtown into a more walkable, mixed use urban core. The subject property is located in close proximity to higher density residential and mixed uses. The adaptive reuse of the existing building will continue encouraging revitalization of the area and will not be detrimental to the surrounding community.

FINDING: Consistent.

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The goal of the Land Use Element in the Comprehensive Plan is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

The intent of the Regional Activity Center land use designation *is to encourage redevelopment or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form.*

The adaptive reuse of this site enhances the area, encourages redevelopment, and reduces blight within the Regional Activity Center.

The Regional Activity Center land use category is intended to promote compact, urban, and walkable forms of development that support multimodal transportation options and an active pedestrian environment. While these objectives can at times conflict with the ability to provide conventional suburban-style parking ratios, this particular request puts forward a business model that does not require traditional parking provision rates, in doing so it achieves the objective of the RAC while remaining feasible.

The proposed redevelopment activates both street frontages along which the property is located, contributes to the urban character envisioned for the corridor, and reintroduces activity to an underutilized site. As such, the requested variance does not facilitate a condition incompatible with the Regional Activity Center, but rather enables the continued use and improvement of an existing building in a manner that is more closely aligned with the Comprehensive Plan's goals related to walkability, urban revitalization, and multimodal accessibility.

FINDING: Consistent.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is proposing the adaptive reuse of an existing building in an established urban setting.

In response to the criterion above, the requested variance is generally considered economically driven but rather relates to the adaptive reuse of an existing legally nonconforming structure for uses otherwise permitted within the applicable zoning and land use designation. The Zoning and Land Development Regulations specifically contemplate commercial uses along the N 20th Avenue corridor in the context of adaptive reuse, reflecting an underlying policy intent to encourage reinvestment and activation of existing structures rather than demolition and redevelopment. As such, the application of parking standards must be considered within the context of these special adaptive reuse provisions and the urban character of the corridor.

Further, the variance request is not being driven by an attempt to intensify the site beyond its reasonable operational capacity, but rather by the operational realities of a business model that generates substantially lower parking demand than what may traditionally be anticipated by the Code's generalized parking ratios. The applicant has demonstrated that contemporary operating models associated with specialty coffee roasting, warehousing, and training facilities often involve limited staffing, appointment-based activity, and lower daily vehicular demand patterns than conventional commercial uses. These evolving

business and employment patterns, which are increasingly common throughout South Florida, are not fully reflected in parking standards established under prior assumptions regarding commercial activity. Any occasional overflow demand can further be accommodated through existing on-street parking resources within the surrounding area.

The applicant submitted a Traffic and Parking Statement prepared by Choice Engineering Consultants, Inc. evaluating the anticipated traffic and parking impacts associated with the proposed redevelopment. The study concluded that the project is expected to generate less than one percent of the capacity of adjacent roadways and therefore would not create significant traffic operational impacts on the surrounding area. The report recommends reliance on at least one on-site parking space together with multimodal transportation options, rideshare services, and potential shared parking arrangements with nearby properties.

Accordingly, staff finds that the requested Variance is generally not economically based and better serves the intent of the applicable regulations for revitalization and redevelopment within the RAC.

FINDING: Inconclusive.

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

FINDING: Not applicable.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Map

ATTACHMENT A
Application Package

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

GENERAL APPLICATION

Application Date: 02/11/2026

Development Services Hub - Second Floor Library

City Hall Circle
2600 Hollywood Blvd,
Hollywood, FL 33020

(954) 921-3471, Option 2

development@hollywoodfl.org

Submission Requirements:

Stage 1:

- One set of signed and sealed plans *via Engineer or Architect*
- One professional land survey
- Completed Application

All to be submitted as one, electronic *combined* PDF

After contacted by Planning:

Stage 2:

- Application fee *as calculated by your assigned planner*
- Completed, checked Submittal Checklist for Boards
- Completed Submittal Packet for Boards

Note:

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

*use N/A for Not Applicable fields

APPLICATION TYPE (check all that apply)

- ☐ Pre-application Consultation (PAC)
- ☐ Development Review Committee
- * Planning and Development Board
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- * City Commission
- ☐ Public Art Review Committee
- ☐ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 2910 Polk St Hollywood FL, 33020
Lot(s): 16+17 Block(s): 42 Subdivision: Hollywood Little Ranches
Folio Number(s): 514216026801+514216026800
Existing Property Use: Vacant/Commercial # of Units & Square Footage TBD
Is the request a result of a violation notice? ☐ Yes * No *If yes, attach a copy of the violation.*
Has this property been presented to the City before? If yes, please provide the previous File Number(s) and Resolution(s): Yes, pre application

DEVELOPMENT PROPOSAL

Explanation of Request: Change TC1 to RC1

Request to rezone the property to allow for the development of a six story Class A office building with associated parking and public open space

Phased Project: ☐ Yes * No Number of Phases _____

Project	Proposal
Project Name (if applicable)	2910 POLK ST
Developer Name (if applicable)	Avihu Nahari
# of Units/Rooms	# Units TBD # Rooms TBD
Proposed Non-Residential Uses	Office 92,000 sqft
Open Space (% and Square Footage)	Required % 21 Area 8,625 sqft
Parking (# of spaces)	# Spaces 293
Height (# of stories)	# Stories 6 Total Height (feet) 74
Gross Floor Area (Square Footage)	92,000 sqft
Projected Valuation	$ TBD
Estimated Start and Completion Dates	Start TBD Completion TBD

CONTACT INFORMATION

Name of Current Property Owner: BSD 23 Development LLC
Address of Current Property Owner: 19790 W Dixie Hwy Suit 906 Aventura FL, 33180
Email Address: Avihun23@gmail.com Telephone Number: 646 249 0930

If different from Property Owner:

Name of Applicant: _____ ☐ Consultant ☐ Representative ☐ Tenant
Address of Applicant: _____
Email Address: _____ Telephone Number: _____
Alternative Email Address: _____

Noticing Agent: _____
Email Address: _____

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s)signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained at the Development Services Hub 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 Planning and Urban Design Division and Development Services Department. The owner(s) will photograph the sign the day of posting and submit photographs to the Planning and Urban Design Division and Development Services Department 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 of Hollywood'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 of Hollywood and are not returnable.

Signature of Current Owner: _____ Date: 02/10/2026

Print Name: Avihu Nahari BSD 23 Development LLC.

Signature of Consultant/Representative: _____ Date: _____

Print Name: _____

Signature of Tenant: _____ Date: _____

Print Name: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

_____
Notary Public State of Florida

My Commission Expires:_____

_____
Signature of Current Owner

_____
Print Name

☐ Personally known to me; OR ☐ Produced Identification_____

February 4, 2026

City of Hollywood
Planning Department
Attn: Cameron Palmer
City of Hollywood
P.O. Box 229045
Hollywood, FL 33022-9045

VIA Electronic Delivery:

Re: Application and request for change of Zoning
Address: 2910 Polk Street, Hollywood, Fl

Dear Mr. Palmer:

This law firm represents BSD Development LLC (the "Applicant"), the owner of the property located at 2910 Polk Street, Hollywood, Fl (the "Property").

Please consider this letter the Applicant's formal request and application to rezone the Property from its existing TC designation to RC-1 zoning.

The Applicant's request is made in furtherance of the Applicant's proposed development of a 6-story office building along with the addition of a park including a walkway in adjacent land owned by the Florida Department of Transportation ("FDOT"). Once rezoning is approved, the Applicant would work alongside the City and FDOT to develop a public passive park. FDOT has already indicated that no permanent structures may be erected as part of the passive park, therefore, the Applicant and FDOT would mutually coordinate a design which would incorporate walkways and green spaces in its design with a focus on creating an accessible and aesthetically inviting pedestrian friendly community space.. A copy of Applicant's proposed site plan is attached hereto for reference (the "Site Plan").

The Applicant's request for rezoning is in conform with the City of Hollywood's zoning change criteria as follows:

1. The rezoning will not result in sport zoning; The defining characteristic of spot zoning is that it would create a use inconsistent with a property's existing zoning designation or that which would be detrimental to surrounding or adjacent properties. Rezoning the subject Property from its current TC zoning classification to RC-1 would not deviate from the Property's current zoning designation to such an extent to be considered a detriment to the neighborhood or adjacent properties;

2. The proposed rezoning is consistent with the City's comprehensive plan and current goals and plans for the City. The proposed rezoning would permit the Applicant to construct a six (6) story office building along with a park and walkway connecting local transit. The addition of the park would greatly improve the community aesthetic and be a benefit to the neighborhood, providing a beautiful community gathering area for the local public;
3. The proposed rezoning and the Applicant's planned development will not detrimentally affect the surrounding areas but rather benefit the community. The Applicant's proposed development will provide a much-needed local office space. In addition, as recommended by the City Planning Department, the development will provide the local new passive public city park, which will be available for use by the local public, at the Applicant's expense;

The Applicant is proposing developing a state-of-the-art Class A office building off I-95 and Hollywood Boulevard. The exterior design will blend modern architecture, glass and an art wall facade. The building will open on the ground floor to the proposed passive park, which will provide for walkways and green space.. Along with being a marquee landmark at the entrance of the City of Hollywood, the development will attract businesses seeking Class A office space in the much sought after South Florida area bringing new opportunities for quality employment to the local community. At a time when the South Florida market is at the national forefront and businesses are flocking to South Florida, we are seeing a rise in development in our neighbors such as Aventura. The City of Hollywood is strategically poised to participate in this growth and is in need of new development in order capitalize on this opportunity,

In preparation of the Site Plan and the proposed development, the Applicant and its design professionals and architects worked closely with the City Planning Department, incorporating the requests and recommendations made by the City planning officials. The final design provides for a Class A office building with complementing community friendly walkways and green areas, which will not only attract new businesses but will also improve the landscape of the community.

Our client appreciates the opportunity to present its rezoning application to the City Commission.

Thank you for your attention to this matter. We request written confirmation of your receipt of this request and any additional requirements necessary to present our application. If you have any questions or concerns, please contact me at 305-933-2000 or via Email at rbacallao@pkdblaw.com.

Very truly yours,

PERLOW, KORNIK, DOROT & BENSIMON, PLLC

By: Rosemarie Bacallao
Rosemarie Bacallao, Esq.

PLANNING RATIONALE

Proposed Office Development
2910 Polk Street, Hollywood, Florida

1. Introduction and Purpose

This Planning Rationale is submitted in support of the proposed development of an office project to be located at 2910 Polk Street in the City of Hollywood, Florida. The purpose of this submission is to clearly set forth the intent of the project, demonstrate its consistency and benefits to the City of Hollywood Comprehensive Plan and applicable land development regulations, and explain how the proposed development advances broader planning, economic, and urban design objectives of the City and its current needs.

The proposed project reflects a thoughtful, context-sensitive approach to redevelopment of an existing piece of vacant land that not only emphasizes architectural and aesthetic quality but will generate employment opportunities, attract business, public realm enhancement, and provide long-term economic sustainability. The proposal does not require spot zoning but rather an expansion of existing zoning designations. It does not represent an isolated or incompatible use but is a logical and appropriate redevelopment of a strategically located property that aligns with the City's long-range planning vision.

2. Site Location and Context

The subject property is located at 2910 Polk Street within an evolving urban area of the City of Hollywood characterized by a mix of commercial, industrial, and transitional land uses. The surrounding area has experienced ongoing reinvestment and modernization, with increasing emphasis on professional employment uses, improved architectural standards, and enhanced streetscapes. What it is lacking is innovative office space necessary toa attract new business to the City of Hollywood.

The site benefits from its proximity to major transportation corridors and employment centers, while maintaining appropriate separation from established residential neighborhoods. This location makes the property particularly well-suited for office development, allowing professional activity to occur in a manner that supports economic growth without creating land use conflicts.

3. Consistency with the Comprehensive Plan
The proposed office development is consistent with the goals, objectives, and policies of the City of Hollywood Comprehensive Plan. The project supports policies that encourage redevelopment of severely unutilized and underutilized property, promotes employment-generating uses, and directs growth to appropriate urban locations where infrastructure capacity already exists.

By introducing modern innovative office space at this location, the project advances the Comprehensive Plan's objectives related to economic development, land use compatibility, and sustainable growth. The development reinforces the City's vision for strengthening employment corridors and fostering private investment that enhances the overall quality of the built environment. Further, the design of the project focuses on creating pedestrian friendly access which will promote pedestrian traffic and walkability within the community.

4. Land Use Compatibility
The proposed office use is compatible with surrounding land uses in terms of scale, intensity, and operational characteristics. The proposed development provides for predictable traffic patterns which will not create any negative impacts on the community, has minimal noise impact, and limited off-site impacts when compared to more intensive industrial or high-traffic commercial uses.

Operational aspects such as hours of activity, loading, and circulation have been carefully considered to ensure compatibility with adjacent properties. The project functions harmoniously within its context and supports a balanced transition between surrounding uses.

5. Zoning and Regulatory Alignment
The proposed development has been designed to comply with applicable zoning regulations and land development standards or, where flexibility is requested, to meet the intent and purpose of those standards. The project does not seek spot zoning or a departure that would undermine the City's regulatory framework.

Any requested approvals are limited in scope, consistent with planning precedent, and supported by sound urban planning principles. The development respects height, setback, access, and operational considerations appropriate for the site and surrounding area.

6. Architectural Design and Urban Form
The office building at 2910 Polk Street has been designed to achieve a high standard of architectural quality that enhances the visual character of the area. Building massing, façade articulation, materials, and detailing have been intentionally selected to create a modern, professional, and enduring architectural presence.

The design avoids utilitarian or temporary aesthetics and instead establishes a refined architectural identity that contributes positively to the streetscape. This level of design investment supports the City's goal of improving the overall quality and perception of development along key corridors.

7. Public Realm and Streetscape Improvements
The proposed development contributes meaningfully to the public realm through enhanced landscaping, improved pedestrian connectivity, and thoughtful engagement with the public right-of-way. Streetscape improvements along Polk Street will improve visual continuity, pedestrian comfort, and overall corridor aesthetics.

These enhancements extend beyond the boundaries of the site itself and contribute to a more cohesive and inviting urban environment for employees, visitors, and the general public.

8. Public Art Integration
Public art has been incorporated as an intentional and integrated component of the project's design. The inclusion of public art supports the City of Hollywood's cultural and placemaking goals by adding visual interest, reinforcing community identity, and enhancing the overall user experience.

Rather than serving as an afterthought, public art elements are integrated into the site in a manner that complements the architecture and contributes to the cultural fabric of the area.

9. Transportation, Access, and Circulation
The site is appropriately served by existing roadway infrastructure and is capable of accommodating the proposed office use without adverse impacts to surrounding streets. Vehicular access, internal circulation, and parking have been designed to operate efficiently and safely.

The development is not expected to generate traffic volumes that exceed the capacity of the surrounding transportation network. The project makes efficient use of existing infrastructure without requiring significant public investment or roadway modifications.

10. Infrastructure and Public Services
The proposed development utilizes existing utility and service infrastructure, including water, sewer, drainage, and emergency services. The project does not place disproportionate demands on public facilities and does not require expansion of public infrastructure beyond what is already available in the area.

Office development represents a fiscally efficient land use that supports municipal services while generating long-term economic value.

11. Economic Development and Employment Benefits
The office building at 2910 Polk Street will support the City of Hollywood's economic development goals by expanding the supply of modern, professional office space. The project is expected to attract businesses that provide stable, long-term employment opportunities and contribute to workforce retention within the City.

By providing quality office environments, the development helps reduce commuter outflow and supports daytime economic activity that benefits nearby businesses and services.

12. Fiscal Impact and Tax Base Enhancement
Redevelopment of the subject property represents a significant private investment that will increase the assessed value of the site and generate additional ad valorem tax revenues. Office development provides sustained fiscal benefits over time without placing significant demands on public services such as schools or recreational facilities.

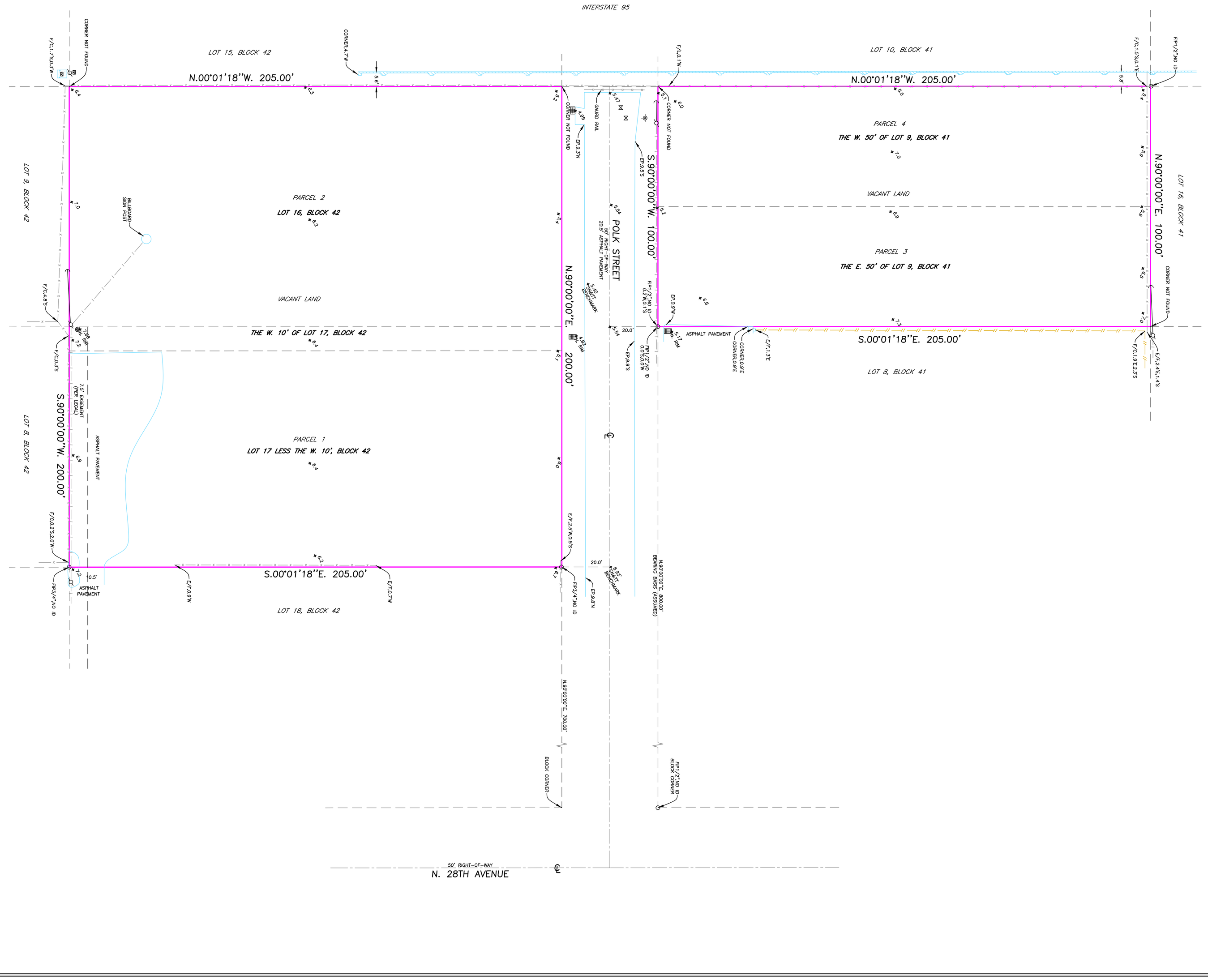
As such, the project represents a fiscally responsible form of development that strengthens the City's tax base and supports long-term financial stability.

13. Long-Term Planning and Community Benefit
The proposed development advances long-term planning objectives by encouraging reinvestment in a transitional area, reinforcing employment corridors, and setting a positive precedent for future redevelopment. The project demonstrates how private investment can align with public planning goals to produce outcomes that benefit both the City and the broader community.

14. Conclusion

In conclusion, the proposed office development at 2910 Polk Street represents a well-planned, context-sensitive project that is consistent with the City of Hollywood Comprehensive Plan, applicable zoning regulations, and sound planning principles. The project delivers measurable public benefits, including employment generation, tax base enhancement, architectural quality, streetscape improvements, and efficient use of existing infrastructure.

For these reasons, and the benefits the proposed development will bring to the City of Hollywood, it is appropriate for the planned site, will serve the public interest, and merits approval.



SURVEYOR'S NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. ALL IMPROVEMENTS OBSERVED WERE LOCATED FOR BOUNDARY PURPOSES. WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.
5. FENCE LINES ARE TO THE CENTER-LINE OF FENCE WALL TIES ARE TO THE FACE OF WALL.
6. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. SOME ITEMS SHOWN HEREON MAY HAVE BEEN EXAGGERATED FOR CLARITY. GRAPHIC REPRESENTATIONS MAY NOT BE TO SCALE.
8. THE LOCATIONS AND DIMENSIONS OF BUILDINGS AND IMPROVEMENTS ARE APPROXIMATE AND SHOULD NOT BE USED TO RECONSTRUCT PROPERTY LINES. ONLY DIMENSIONS SHOWN AS BEING FIELD MEASURED ON PROPERTY LINE AND ARE 0.1' WIDE UNLESS OTHERWISE NOTED.
9. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED.
10. UNDISTURBED CORNERS ARE WITNESSED BY IMPROVEMENTS.
11. IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AGREEMENTS AND RESTRICTIONS OF RECORD.

ABBREVIATIONS

BC	BUILDING CORNER
CALC	CALCULATED
C	CHORD LENGTH
CH.BRG.	CHORD BEARING
CONC	CONCRETE
CB	CONCRETE BLOCK
CM	CONCRETE MONUMENT
D	DELTA
(D)	DEED DATA
ENCR	ENCROACHMENT
EP	EDGE OF PAVEMENT
E/F	EDGE OF WATER
FC	FENCE CORNER
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL & DISC
FPL	FOUND PK NAIL
(M)	MEASURED
(P)	PLAT DATA
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PCP	PERMANENT CONTROL POINT MONUMENT
R	RADIUS
(R)	RECORD DATA
SIRSD	SET IRON ROD & CAP
SPKAC	SET PK NAIL & DISC

LEGEND

CABLE JUNCTION BOX	BRICK PAVERS
CATCH BASIN	CENTERLINE
CLEAN OUT	CONCRETE/CHAT
CONTROL VALVE	CONCRETE WALL
ELECTRIC SERVICE	ELEVATION
FIRE HYDRANT	METAL FENCE
FP&L PAD	OVERHEAD WIRES
GUY ANCHOR	WOOD DECK/DOCK
MANHOLE	WOOD FENCE
POOL EQUIPMENT	
POWER/LIGHT POLE	
SPRINKLER SYSTEM	
WATER METER	
WATER VALVE	
WELL	

ATLANTIC COAST SURVEYING INC.

PAUL J. STOWELL, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING INC.
6129 STIRLING RD. SUITE 2, DAVIE, FLORIDA 33314
OFFICE: 954-587-2100 FAX: 954-587-5418

Scale 1" = 20'

0 20 40 60

LEGAL DESCRIPTION

PARCEL 1

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

PARCEL 2

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

PARCEL 3

THE EAST 50 FEET OF LOT 8, BLOCK FOURTY-ONE (41) HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4

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

CERTIFIED TO:
SAILER TOWERS, LLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

PROPERTY ADDRESS
1515 POLK STREET
HOLLYWOOD, FL 33020

BOUNDARY SURVEY
FIELD WORK COMPLETED ON
SURVEY DATE: 11/13/19
FLOOD ZONE: AH9 AE9
MAP DATE: 09/19/14
MAP NUMBER: 12011 0306H

ATTACHMENT B

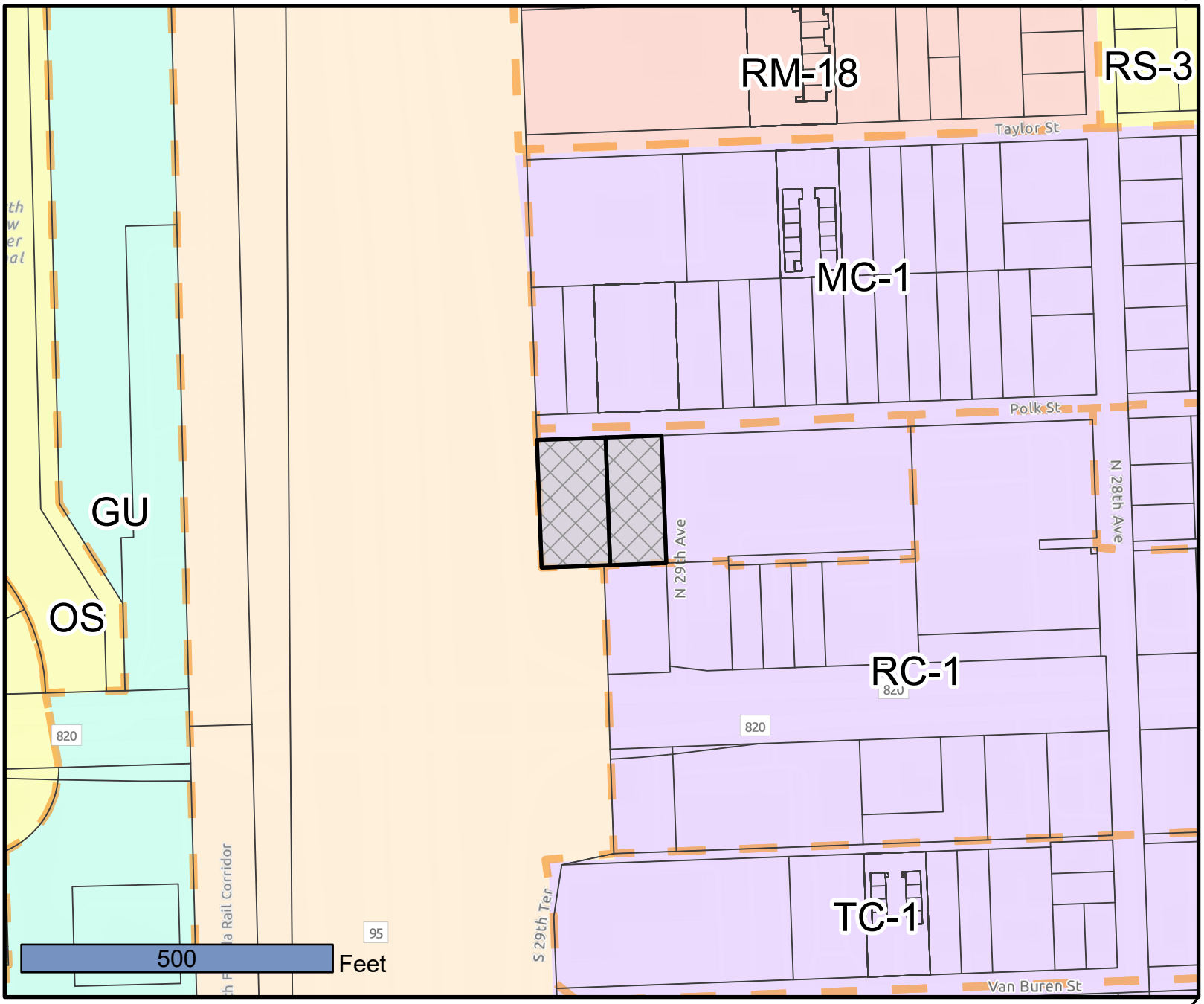
Land Use and Zoning Map

25-Z-13a

2910 Polk Street

folio(s): 514216026810, 514216026800

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design



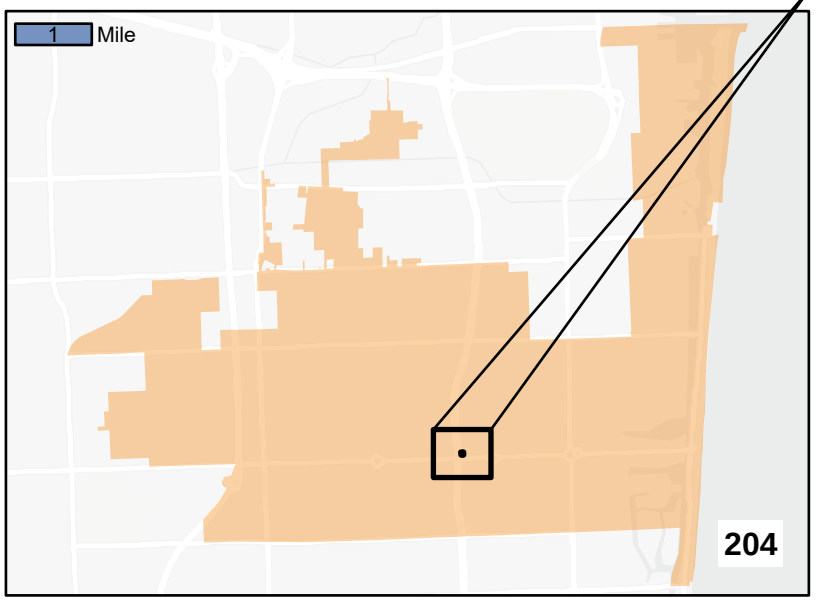
LEGEND

LAND USE

- REGIONAL ACTIVITY CENTER
- MEDIUM (16) RESIDENTIAL
- LOW (5) RESIDENTIAL
- OPEN SPACE AND RECREATION

- ZONING
- PARCELS
- SUBJECT SITE





Rezoning from TC-1 to RC-1

ATTACHMENT C

Public Participation

From:	Adar Ganon
To:	אביהו נהרי; itamar@goldenholz.com; Itamar Goldenholz; Rosemarie Bacallao; Umar Javed; Cameron Palmer; Hector Torres
Subject:	[EXT]Re: Public Participation Meetings – March 9 & March 19, 2026, 2910 Polk Street
Date:	Monday, March 9, 2026 2:29:53 PM

Dear All,

Ahead of the upcoming **Public Participation Meetings for the 2910 Polk Street project**, I wanted to share the confirmed meeting details along with instructions for joining the virtual sessions via Zoom.

Public Participation Meeting #1
Project: 2910 Polk Street – Rezoning / Design / Site Plan
Date: Monday, March 9, 2026
Time: 5:30 PM – 7:00 PM (Eastern Time)
Format: Virtual (Zoom)

Zoom Access Information
Zoom Email: info@sapphirecenters.com
ZoomLink: https://us05web.zoom.us/j/82504629483pwd=bYu0CRlb2mIrNselfk2HLlb6QRYaHa.1
Meeting ID: 825 0462 9483
Passcode: wK2sHM

Public Participation Meeting #2
Date: Thursday, March 19, 2026
Time: 5:30 PM – 7:30 PM (Eastern Time)
Format: Virtual
Contact Email: info@sapphirecenters.com
(The Zoom access information for this meeting will be the same unless otherwise noted.)

Instructions for Joining the Meetings
* Please join the meeting 5–10 minutes early to allow time for audio and video setup.
* When prompted, please enter your full name.
* Upon entry, keep your microphone muted.
* When speaking, please unmute and turn on your camera if possible.

If anyone experiences technical issues or has questions prior to the meetings, please contact me at info@sapphirecenters.com.

Thank you all for your time and participation. I truly appreciate everyone's coordination and support to ensure these meetings run smoothly.

Kind regards,
Adar Ganon
Operations Manager
BSD 23 Development LLC
954 234 5028

On Mon, Mar 2, 2026 at 10:21 AM Adar Ganon <info@sapphirecenters.com> wrote:

> Dear All,
>
> Ahead of the upcoming **Public Participation Meetings for the 2910 Polk Street project**, I

wanted to share the confirmed meeting details along with instructions for joining the virtual sessions via Zoom.

Public Participation Meeting #1
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Time: 5:30 PM – 7:00 PM (Eastern Time)
Format: Virtual (Zoom)

Zoom Access Information
Zoom Email: info@sapphirecenters.com
ZoomLink: https://us05web.zoom.us/j/82504629483pwd=bYu0CRlb2mIrNselfk2HLlb6QRYaHa.1
Meeting ID: 825 0462 9483
Passcode: wK2sHM

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Operations Manager
BSD 23 Development LLC
954 234 5028

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Date: File No.:

CITY OF Hollywood FLORIDA

Public Outreach Meeting Comment Matrix			
Project Description: Proposed rezoning design, site plan application – office building development			
Project Address: 2910 POLK St Hollywood FL 33020		File No.:	
Meeting Date: March 09, 2026		Start Time: 5:30 PM	End Time: 6:05 PM
Commenter Name (First & Last)	**Comment**	**How was this Comment Addressed? If not, why?**	
Warren Stein	Expressed support for the Project loves the concept	Comment Noted. No action required	

CITY OF Hollywood FLORIDA

Project Address:	File No.:
Date:	

Public Outreach Meeting
Sign-In Sheet

Name	Home Address	Email	Phone #
Warren Stein	2841-43 Hollywood Blvd.	nwarrenstein@aol.com.	954 882 8491

FOLIO_NUMB	NAME	ADDRESS_LI	CITY
514216018810	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216026240	LDOR VADOR DEVELOPMENTCORPORATION	4625 PINE TREE DR	MIAMI BEACH
514216026420	TVIZER,ZVI IONATAN	124 W 60 ST #48D	NEW YORK
514216026430	2823 POLK STREET LLC	4706 VILLAGE WAY	DAVIE
514216026440	GARCIA,ANA BGARCIA,JOSE A	8260 SW 103 ST	MIAMI
514216026450	LINNE,KATARINA H/EDELUISE,RONALD C	2831 POLK ST	HOLLYWOOD
514216026460	DAAAM PROPERTIES LLC	2120 SW 52 TER	PLANTATION
514216026470	RINALDO,GINA JEANETTEORTIZ,JOANA LOURDES	2839 POLK ST	HOLLYWOOD
514216026480	PADILLA,JOSE L &PADILLA,MARTA	2843 POLK ST	HOLLYWOOD
514216026490	2847 POLK ST LAND TR	2900 NE 7 AVE	MIAMI
514216026500	MAO TE BUDDHIST ASSN OF FL INC	2851 POLK ST	HOLLYWOOD
514216026520	NAHARI,AVIHU	2144 JOHNSON ST	HOLLYWOOD
514216026530	NAHARI,AVIHU	2144 JOHNSON ST	HOLLYWOOD
514216026560	HOLLYWOOD SHRINE BLDG CORP	PO BOX 668977	MIAMI
514216026580	ST GREGORIOS ORTHODOXCHURCH OF INDIA INC	9441 SW 53 ST	COOPER CITY
514216026600	LOPEZ LEYVA,ANALEYDA	2830 TAYLOR ST	HOLLYWOOD
514216026610	CUTLER,DANETTE	2826 TAYLOR ST	HOLLYWOOD
514216026630	ENJEDI,VERONKIAENJEDI,JOSEPH	5201 SW 27 TER	FORT LAUDERDALI
514216026660	MINOS HOLLYWOOD VENTURES INC	336 E DANIA BEACH BLVD	DANIA BEACH
514216026661	MINOS HOLLYWOOD VENTURES INC	336 E DANIA BEACH BLVD	DANIA BEACH
514216026700	MINOS GOOD YEAR INC	336 EAST DANIA BEACH BLVD	DANIA BEACH
514216026720	BEACH MURAL LLC	2634 NW 49 ST	BOCA RATON
514216026730	MURRAY STEIN INC% WARREN J STEIN	941 NW 92 TER	PLANTATION
514216026740	MIGELAN HOLDING LLC	2847 HOLLYWOOD BLVD	HOLLYWOOD
514216026760	ELITE HOTELS LLC	2736 SHAUGHNESSY DR	WELLINGTON
514216026770	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216026800	BSD 23 DEVELOPMENT LLC	2144 JOHNSON ST	HOLLYWOOD
514216026810	BSD 23 DEVELOPMENT LLC	2144 JOHNSON ST	HOLLYWOOD
514216026820	ELITE HOTELS LLC	2736 SHAUGHNESSY DR	WELLINGTON
514216026980	ST JOHNS LUTHERAN CHURCHOF HOLLYWOOD FLORIDA INC	2919 VAN BUREN ST	HOLLYWOOD

514216027040	2908 HOLLYWOOD LLC	597 WESTPORT AVE #B434	NORWALK
514216027050	HOLLYWOOD ANIMAL HOSPITALVAN BUREN ST PROPERTIES LLC	2864 HOLLYWOOD BLVD	HOLLYWOOD
514216027071	PETROLEUM LIMITED INC	3660 N 55 AVE	HOLLYWOOD
514216028950	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216028960	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216AM0010	MUKOSIEIEV,PAVLO MYKHAILOVICHMUKOSIEIEVA,ANTONINA IUREVNA	2840 TAYLOR ST #1	HOLLYWOOD
514216AM0020	RIGHT PARTNERS LLC	2840 TAYLOR ST #2	HOLLYWOOD
514216AM0030	MUKOSIEIEV,PAVLOMUKOSIEIEVA,ANTONINA	2840 TAYLOR ST #1	HOLLYWOOD
514216AM0040	FIDENZIO,LUCA	2840 TAYLOR ST #4	HOLLYWOOD
514216AM0050	ARIGUE,OULEYA H/EKAVANAGH,MICHEL PAOLICELLI,RODOLFOPAOLICELLI	2840 TAYLOR ST #5	HOLLYWOOD
514216AM0060	PAPA,LAUDIO ENZO ETAL	21 E 3 ST #310	HIALEAH
514216AM0070	COSMELLI,ALESSANDRO	1973 PISCES TER	WESTON
514216AM0080	DEMARCO,STELLA	2840 TAYLOR ST APT #8	HOLLYWOOD
514216AM0090	FIDENZIO,LUCA	41 SEVILLE CIR	DAVIE
514216AM0100	GUILLAUME,MARIE C	2840 TAYLOR ST #10	HOLLYWOOD
514216AM0110	D'SOUZA,LISAD'SOUZA,GLYNIS	80-80 88 AVE	WOODHAVEN
514216AM0120	SASULA CORP	3340 NE 190 ST #109	AVENTURA
514216AM0130	TULLIO,DONNA	1321 GRAVENHURST CIR	VIRGINIA BEACH
514216AM0140	ESTRADA,RAUL J	7190 SW 11 ST	PEMBROKE PINES
514216AM0150	PETERSON,DORA L	2840 TAYLOR ST APT 25	HOLLYWOOD
514216AM0160	BAQUERO,ARNOLD ALEJANDRO	2840 TAYLOR ST #26	HOLLYWOOD
514216AM0170	GABBRIELLI,UMILIANA	7378 W ATLANTIC BLVD	MARGATE
514216AM0180	CASTANEDA,ALVARO G	2840 TAYLOR ST APT 28	HOLLYWOOD
514216AM0190	ACOSTA NOY,MAGDIEL	2840 TAYLOR ST #29	HOLLYWOOD
514216AM0200	TARASI,FARZANEH	2840 TAYLOR ST #30	HOLLYWOOD
514216PT0010	CABRERA,JORGE	2901 POLK ST #1	HOLLYWOOD
514216PT0020	RIVERA,EMMARIVERA,DONALD I	16736 SW 5TH WAY	WESTON
514216PT0030	VITERI,CARLOS JULIO	2901 POLK ST APT 3	HOLLYWOOD
514216PT0040	CUNNINGHAM,JERRY	2901 POLK ST #4	HOLLYWOOD
514216PT0050	SIMON03 LLC	9 E LOOCKERMAN ST #217	DOVER
514216PT0060	CUNNINGHAM,JERRY	2901 POLK ST #6	HOLLYWOOD
514216PT0070	DEFALLE,LAVERNE EST	2901 POLK ST #7	HOLLYWOOD
514216PT0080	NIPPER,CLIFFORD JR	2901 POLK ST #8	HOLLYWOOD
514216PT0090	BOUCHER,ALAN J	2901 POLK ST APT 9	HOLLYWOOD

514216PT0100	RIVERA,DONALD LRIVERA,EMMA L	2901 POLK ST #2	HOLLYWOOD
514216PT0110	MAURO,CRAIG	2901 POLK ST UNIT 11	HOLLYWOOD
514216PT0120	DELGADO,ALBERTO D	2901 POLK ST #12	HOLLYWOOD
514216PT0130	CABRERA,JORGEMUNOZ,CARMENSITA	2901 POLK ST #1	HOLLYWOOD
514216PT0140	SIMON03 LLC	9 E LOOCKERMAN ST #217	DOVER
514216PT0150	PAUDEL,RAMESH	2901 POLK ST #15	HOLLYWOOD
514216PT0160	CHAVEZ,ANDREA ROXANA	1908 N 58 WAY	HOLLYWOOD

STATE	ZIP	ZIP4	LEGAL
FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BTHAT PART OF ST RD 9 (I-95) ASPER R/W MAP 3-18 LYING WITHINSAID SEC 16
FL	33140		HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 6 W 60,7,8,9 BLK 40
NY	10023		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 E1/2 BLK 41
FL	33314		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 W1/2 BLK 41
FL	33156		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 E1/2 BLK 41
FL	33020	4228	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 W1/2 BLK 41
FL	33317		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 E1/2 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 W1/2 BLK 41
FL	33020	4228	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 E1/2 BLK 41
FL	33137	4228	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 W1/2 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 7 LESS W 30 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 9 LESS E 50 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 9 E 50 BLK 41
FL	33166	8977	HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 16,17,18 W1/2 BLK 41
FL	33328		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 18 E1/2,19 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 21 W1/2 BLK 41
FL	33020	4233	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 21 E1/2 BLK 41
FL	33312		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 22 W1/2 BLK 41
FL	33004		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 N 130 LESS N 10 OFE 10 OF W 92,2 N 130,3 N 130,22,23,24 LESS S 15,& LESS E 8OF LOTS 1 & 24,BLK 42
FL	33004		HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 1,2&3,S 45 OF N 175LESS E 8 BLK 42
FL	33004		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 LESS ST & LESS N 7.5FOR ALLEY,5 E 50 LESS ST &LESS N 7.5 FOR ALLEY BLK 42
FL	33434		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 LESS E 50 & LESS ST& LESS N 7.5 FOR ALLEYBLK 42
FL	33324		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 E1/2 LESS ST & LESSN 7 1/2 FOR ALLEY BLK 42
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 W1/2 LESS ST & LESS N7 1/2FOR ALLEY BLK 42
FL	33414		HOLLYWOOD LITTLE RANCHES 1-26 BPT OF LOT 7 DESC'D AS,BEG ATNW COR,SLY 165.52 TO PT ONR/W,SELY ALG SAME FOR 60.33,ELY 40.42 TO PT ON E/L OF LOT 7,NLY 175 TO NE COR,WLY 100TO POB BLK 42
FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 8,BLK 42AKA:PT PAR 104 OF CA-94-08468-06
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 16,17 W 10 BLK 42
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 17 E 90 BLK 42
FL	33414		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 18,19 LESS S 7.5 FOR ALLEY,20 LESS S 7.5 FOR ALLEY,21 LESSS 7.5 FOR ALLEY BLK 42
FL	33020	4296	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 LESS E 20,7,8 & 9 LESS ALLALLEYS FOR SAID LOTSBLK 43

CT	06851		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 19 BLK 43 LESS S 7.50 FT ANDN 30 FT THEREOF & LESS PT DESCAS:COMM AT SW COR OF LOT 19,NALG W/L OF SAID LOT 19 159.16TO POB,CONT N 15.84 TO SLY R/W/LOF HOLLYWOOD BLVD (SR 820),E100 TO A PT ON E/L OF SAID LOT19,S 11.99 TO P/C,WLY ALG CUR100.08 TO POB
FL	33020	4297	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 LESS N 7.50 & LOT 6 E 20LESS N 7.50 & LOTS 20,21 & 22,LESS S 7.50 THEREOF,& LESS THATPOR DESC AS:COMM SE COR LOT 21,NW 175,W 61.25 TO POB,W 138.75,SE 11.99,ELY ARC DIST 79.39,ELYARC DIST 59.88 TO POB,BLK 43
FL	33021	2344	HOLLYWOOD LITTLE RANCHES 1-26 BN 120 OF THAT PT OF LOT 23LYING S OF HWD BLVD,TOGETHERWITH N 120 OF W 30 OF THAT PTOF LOT 24 LYING S OF HWD BLVDBLK 43
FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BPOR LOT 19 BLK 43 DESC AS:COMM SW COR SAID LOT 19,N 159.16TO POB,N 15,84,E 100,S 11.99 TOPT ON CUR WLY 100.08 TO POBAKA:PARCEL 103
FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BPOR STATE RD 820(HOLLYWOOD BLVD)LOCATED BETWEEN I-95 AND 28 AVEOF SAID PLAT DEDICATED PERFLA STATUTES CHAPTER 95 SECTION(95-361)
FL	33020	4249	OAKWOOD CONDO INCUNIT 1PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 2PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 3PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 4PER CDO BK/PG: 3765/922
FL	33020	4249	OAKWOOD CONDO INCUNIT 5PER CDO BK/PG: 3765/922
FL	33010		OAKWOOD CONDO INCUNIT 6PER CDO BK/PG: 3765/922
FL	33327		OAKWOOD CONDO INCUNIT 7PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 8PER CDO BK/PG: 3765/922
FL	33324	5447	OAKWOOD CONDO INCUNIT 9PER CDO BK/PG: 3765/922
FL	33020	4279	OAKWOOD CONDO INCUNIT 10PER CDO BK/PG: 3765/922
NY	11421		OAKWOOD CONDO INCUNIT 21PER CDO BK/PG: 3765/922
FL	33180		OAKWOOD CONDO INCUNIT 22PER CDO BK/PG: 3765/922
VA	23464		OAKWOOD CONDO INCUNIT 23PER CDO BK/PG: 3765/922
FL	33023	1653	OAKWOOD CONDO INCUNIT 24PER CDO BK/PG: 3765/922
FL	33020	4280	OAKWOOD CONDO INCUNIT 25PER CDO BK/PG: 3765/922
FL	33020	4281	OAKWOOD CONDO INCUNIT 26PER CDO BK/PG: 3765/922
FL	33063	4214	OAKWOOD CONDO INCUNIT 27PER CDO BK/PG: 3765/922
FL	33020	4281	OAKWOOD CONDO INCUNIT 28PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 29PER CDO BK/PG: 3765/922
FL	33020	4821	OAKWOOD CONDO INCUNIT 30PER CDO BK/PG: 3765/922
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 1
FL	33326	1545	ORANGEBROOK VILLAS CO-OPUNIT 2
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 3
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 4
DE	19901		ORANGEBROOK VILLAS CO-OPUNIT 5
FL	33020	4216	ORANGEBROOK VILLAS CO-OPUNIT 6
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 7
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 8
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 9

FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 10
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 11
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 12
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 13
DE	19901		ORANGEBROOK VILLAS CO-OPUNIT 14
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 15
FL	33021		ORANGEBROOK VILLAS CO-OPUNIT 16

$2.5 MIL SETTLEMENT
LLG GOT ME.COM
877-LLG-PAID

NOTICE

Hollywood
FLORIDA



6 stories
74 feet

Office
92,000 square feet

293 Cars

A change is proposed for this site.
The City has received a Rezoning, Design and Site Plan request to facilitate the construction of a 92,000 square foot office development in the TC-1 Zoning District within the Regional Activity Center (RAC).

PUBLIC MEETING

Date: March 09, 2026 | March 19, 2026
Time: 5:30 - 7:30 PM
Address: info@sapphirecenters.com

File # 25-DPZ-13

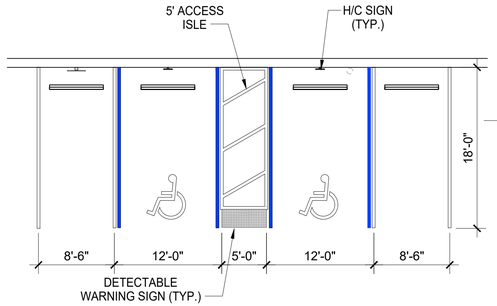
Applicant: BSD 23 DEVELOPMENT LLC
Address: 2910 Polk Street, Hollywood, FL 33020
Applicant Contact: itamar@goldenholz.com

For more information about this application or to tell us what you think:

PLANNING CONTACT
Lauren Sorrell, City Planner
954-921-3471
cplan@hollywoodfl.org

APPLICATION INFORMATION
AGENDA
hollywoodfl.legistar.com

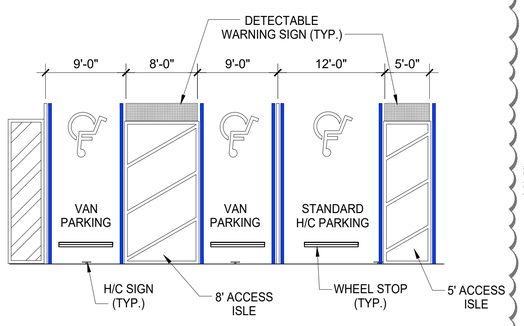
SCAN FOR CITY DEVELOPMENT WEB PAGE



STANDARD ACCESSIBLE & EV- PARKING SPACE

N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS

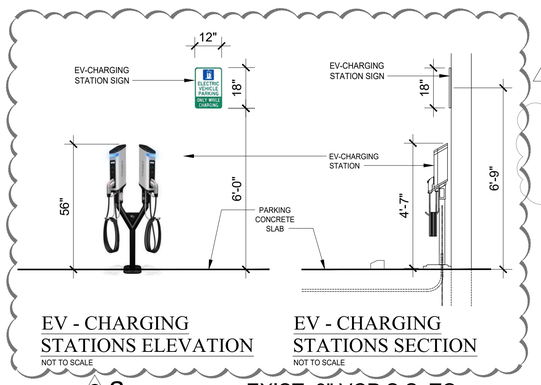


VAN & STANDARD ACCESSIBLE PARKING SPACE

N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS

3



EV - CHARGING STATIONS ELEVATION

NOT TO SCALE

EV - CHARGING STATIONS SECTION

NOT TO SCALE

3 a

192'-0"

existing FDOT wall

existing chain link fence

fire department clear access

EXITING BILLBOARD TO BE REMOVED AND RELOCATED

RAMP UP/DN slope 10.15%

CMU fire rated walls (Typ.)

BICYCLE SCOOTER

25 cars

FIN. FL. ELEV. +6.5 N.V.A.D.

ADA detectable warning (Typ.)

trash room

C.B.

CHARGING STATION

ACO Brick Trench

pump room

landscape

landscape garden

pedestrian bridges above

ELEC. RM.

MEN'S

WOMEN'S

Stair #1

Stair #2

Stair #3

Stair #4

UP

Elevator #1

Elevator #2

FIN. FL. ELEV. +9.0 N.V.A.D.

Reception

Mail Room

CAFETERIA

PROP. 6" C.O.T.G.

EXIST. 8" VCP S.S. TO BE CUT AND CAPPED

VARIANCE 3

1 d

8"x 6" TAP TEE

6 LF - 6" PVC

PROPOSED 4' DIA. S.S.

M.H. R.E.=7.50, I.E.=1.40

EX. 8" VCP S.S.

EX. 2" WM

NEW 7 FT. FP&L EASEMENT

EXIST. 2" WM TO BE CUT AND CAPPED

PATIO

150'-0"

VARIANCE 1

1 j

VARIANCE 2

1 k

FIRE DEPART. CONNECTION 2

6" DIA. WATER LINE

EXIST. FIRE HYDRANT

PROPOSED BILLBOARD LOCATION

12' x 6' sight traingle (Typ.)

STOP BAR

EXIST. 6" DIA. WATER MAIN

STOP SIGN

FIRE DEPART. CONNECTION 1

NEW 2" DIA. WATER LINE

Proposed FP&L Trans.

POLK ST.

NEW 6" DIA. WATER LINE

fl. line above

ADA detectable warning

RAMP UP .0516/FT.

landscape - see landscape plans

25'-0" NEW R/W

VARIANCE 6

TAC NEW R/W

CITY PARK

NEW R/W

46'-10"

R32'-0"

22'-0"

R10'-0"

51'-6"

delete loading area

1st FLOOR PLAN

OFFICE AREA: 12,650 S.F. +/-

SCALE: 3/32 = 1'-0"

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PERSON, WITHOUT THE PRIOR WRITTEN CONSENT AND PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING

2910 POLK STREET

HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

4-4-2024
7-18-24 4 STORY OFFICE
9-19-2024
11-27-2024
1-15-2025
3-4-2025
3-12-2025
3-20-2025
3-25-2025
3-31-2025
4-30-2025 REV. 1
6-23-2025 REV. 2
9- 9-2025 REV. 3

STATE OF FLORIDA ITAMAR GOLDENHOLZ 7817 2-10-2026 REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ

FL. LIC. AR0007817

1- 26-2026 REV. 3

TAC NO. 25-DP-13

A-1

p.n. 22036

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date: March 2 2026

Applicant: BSD 23 Development LLC

Legal Description: Portion of Lot 17 Block 42 of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26 of the Public Records of Broward County, Florida.

Address or General Location: 2910 Polk Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of February 11, 2026, and all registered Civic Associations, the City Commission, Mayor, and Planning Department.

This letter also certifies that the attached community meeting invitation notification was sent to the persons on the list of property owners. The notice was mailed February 26, 2026.

Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was updated March 2, 2026.

Thank You,

Christina Mathews

Sworn and subscribed before me this 2nd day of March, 2026. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date: February 19, 2026

Applicant: BSD 23 Development LLC

Legal Description: Portion of Lot 17 Block 42 of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26 of the Public Records of Broward County, Florida.

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This letter also certifies that the attached community meeting invitation notification was sent to the persons on the list of property owners. The notice was mailed February 19, 2026.

Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was posted February 12, 2026.

Thank You,

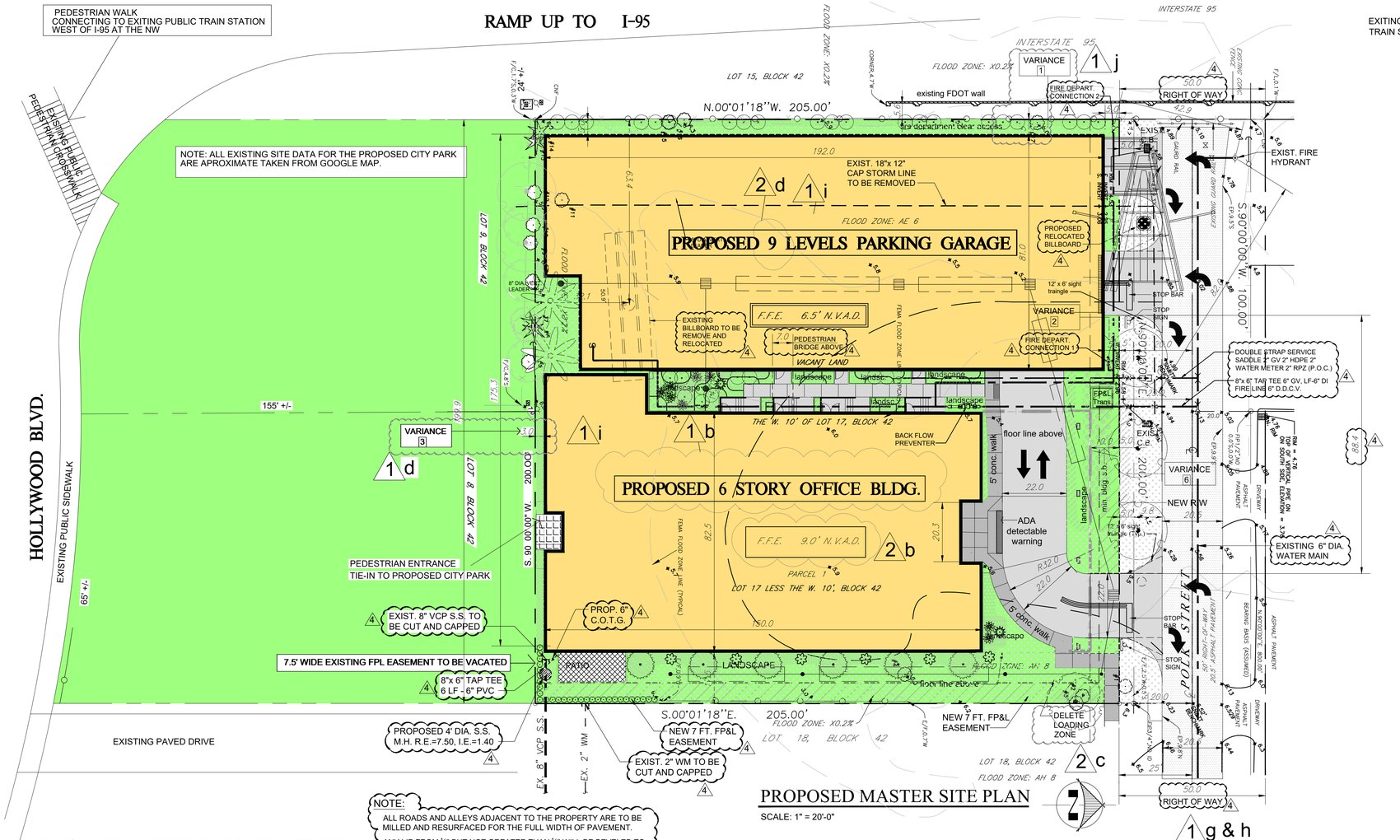
Christina Mathews

Sworn and subscribed before me this 12th day of February, 2026. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com



PROPOSED MASTER SITE PLAN

SCALE: 1" = 20'-0"



LOCATION PLAN

N.T.S.

NOTE:
PEDESTRIAN WALK CONNECTION TO PUBLIC TRANSPORTATION.

LEGEND :

- EXISTING ASPHALT PAVEMENT
- PROPOSED 22' CONCRETE DRIVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CAFETERIA CONCRETE PATIO
- PROPOSED CONCRETE COLUMN

SITE DATA : ZONING CHANGE FROM TC-1 TO RC-1

EXISTING ZONING	TC-1 (TRANSITIONAL CORRIDOR)
PROPOSE ZONING	RC-1 (RETAIL CORE)
FLOOD ZONE	AH & AE
SITE GROSS AREA	67,500 S.F. = 1.55 ACRES
NET SITE AREA	40,000 S.F. = 0.92 ACRES
LOT DIMENSIONS WIDTH 200.00' DEPTH 200.00'	
CURRENT LAND USE	VACANT
PROPOSED LAND USE	OFFICE
MAXIMUM LOT COVERAGE: N/A	
RESIDENTIAL DENSITY: N/A	
MAXIMUM FLOOR AREA RATIO: 2.75	40,000 X 2.75 = 110,000. S.F.
MINIMUM OPEN SPACE REQUIRED: .	
OPEN SPACE PROVIDED:	7,983 S.F. +/- (19.96%)
TOTAL PERVIOUS AREA PROVIDED:	7,983 S.F. +/- (19.96%)
TOTAL IMPERVIOUS AREA PROVIDED:	32,017 S.F. +/- (80.04%)

15,169 SF GARAGE + 12,650 SF OFFICE + 260 S.F. PATIO + 2,238 SF DRIVEWAY & + 1,700 SF WALKWAYS

	ALLOWED PER HOLLYWOOD ZONING:	PROVIDED:
MAX. BLDG. FOOTPRINT:	15,169 + 12,650 = 27,819 S.F.	OFFICE BLDG. 12,650 S.F. +/- PARKING GARAGE 15,169 S.F. +/- TOTAL 27,819 S.F. +/-

PROPOSED BUILDING CONSTRUCTION TYPE :
OFFICE BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION
PARKING BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION

	ALLOWED:	PROVIDED:
MAXIMUM BUILDING HEIGHT	75 FT.	75 FT.
MAXIMUM HEIGHT - STORIES	7	6
~~VARIANCE 1 REQUESTING: 6 FLOORS OF OFFICE BUILDING AND 9 LEVELS PARKING GARAGE~~		

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
MIN. PRIMARY FRONTAGE (NORTH):	10.00 FT.	10.00 FT.
MIN. SECONDARY FRONTAGE SETBACK (EAST):	5.00 FT.	17.50 FT.
MIN. SIDE GROUND SETBACK (WEST):	5.00 FT.	5.00 FT.
MIN. REAR GROUND SETBACK (SOUTH):	00.00 FT.	3.00 FT.
~~VARIANCE 3 REQUESTING: 0 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED~~		
~~VARIANCE 4 REQUESTING: 0 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED~~		

MAX. OFFICE AREA ALLOWED — SITE AREA x FAR (200 FT. x 200 FT.) x 2.75 = 110,000 S.F.

PROVIDED FLOOR AREA OF OFFICE BLDG. 92,000 S.F +/- GROSS
RESTROOMS 2,500 S.F. +/-
POWER EQUIPMENT & METER ROOMS 1,500 S.F. +/-

PARKING PER ARTICLE 4.6 OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:

	Minimum:	Maximum:
OFFICE 2.5 SPACES PER 1,000 S.F. MIN. (2.5 x 92,000 / 1000)	230	
OFFICE 5 SPACES PER 1,000 S.F. MAX. (5 x 92,000 / 1,000)		460

PARKING PROVIDED	STANDARD	CHARGING STATION	HANDICAP (including van parking)	
1ST FLOOR	17	3	8	
2ND FLOOR	38		0	
3RD FLOOR	38		0	
4TH FLOOR	38		0	
5TH FLOOR	38		0	
6TH FLOOR	38		0	
7TH FLOOR	38		0	
8TH FLOOR	38		0	
9th LEVEL	40		0	
	323	+ 3 +	8	= 334 TOTAL

FOR 301- 400 SPACES PROVIDED - 8 HC SPACES REQUIRED

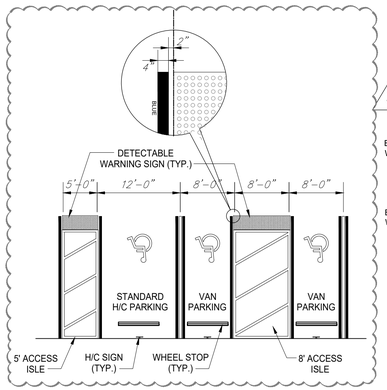
LIGHTING: 0.5 MAX LUMENS AT ALL PROPERTY LINES

APPLIED FOR REZONING EXISTING TC-1 TO RC-1 ZONING

NOTE:
ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED FOR THE FULL WIDTH OF PAVEMENT.

ANY LIP FROM ¼" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

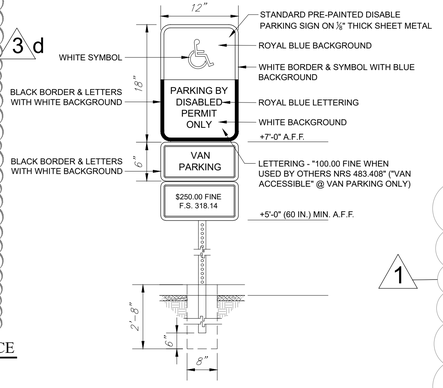
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5 INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MANTAIN CONTROL LOCATED EVERY 250 SQ. FT. AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAW CUT FOR A CLEAN STRAIGHT EDGE.



VAN & STANDARD ACCESSIBLE PARKING SPACE

N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS



ACCESSIBLE PARKING SIGN

N.T.S.

VARIANCE REQUEST

~~VARIANCE 1 REQUESTING: 0 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED ALONG THE WEST PROPERTY LINE (PROVIDING FIRE DEPARTMENT ACCESS).~~

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

~~VARIANCE 3 REQUESTING: 0 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED ALONG THE SOUTH PROPERTY LINE AT THE PROPOSED FUTURE CITY PARK.~~

~~VARIANCE 4 REQUESTING: 6 LEVELS OF OFFICE BUILDING, 6 LEVELS OF GARAGE STRUCTURE WITH MAX. BUILDING HT. = 76 FEET ABOVE FIN. FIRST FL.~~

~~VARIANCE 5 REQUESTING: INCREASED F.A.R. FROM MAX. ALLOWABLE 1.5 PROVISTO FOR A MAX. OFFICE BUILDING AREA OF 81,500 S.F. TO ALLOW 2.625 F.A.R. FOR A PROPOSED BUILDING AREA OF 92,800 S.F.~~

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

NOTE:

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

EXTERNAL LIGHTING

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

MAIL DELIVERY TO CENTRAL MAIL ROOM AT THE MAIN LOBBY

CONSTRUCTION TO COMPLY WITH FLORIDA FIRE PREVENTION CODE (8TH EDITION) NFPA 1 (2021 ED.) NFPA 101 (2021 ED.)

NOTE:

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

SCOPE OF WORK

PROPOSED SIX STORY OFFICE BUILDING AND NINE LEVEL PARKING GARAGE ON AN EXISTING VACANT LOT

LEGAL DESCRIPTION

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

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

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

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113 0568H
PANEL NUMBER	0145 H
	AH-8 A-E9
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

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

TAC NO. 25-DP-13

COLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE USED OR DISCLOSED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE: SITE PLAN

4-04-2024
8-05-2024
4-30-2025 REV. 1
6-23-2025 REV. 2
9- 8-2025 REV. 3
1-26-2026 REV. 4

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

STATE OF FLORIDA — ITAMAR J. GOLDENHOLZ — 7817 — 2-10-2026 — REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

CSP-1

p.n. 22036

0 62.5 125 250 375 500 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
2910 POLK ST
DATE OF PRINT: 06/03/2025
TYLER ST
STHY 820
ACCESS RD
HOLLYWOOD BLVD RAMP
I95 RAMP
I95
I95
I95 RAMP
HOLLYWOOD BLVD RAMP
N 29TH AVE
STHY 820
S 29TH TER
HOLLYWOOD BLVD
POLK ST
TAYLOR ST
S 28TH AVE
N 28TH AVE

MEETING NOTICE

RE: 2910 POLK STREET, HOLLYWOOD, FL 33020

Dear Neighbor,

You are invited to attend a Community Participation Meeting related to the proposed office building project located at 2910 Polk Street, Hollywood, Florida 33020.

The applicant, BSD 23 Development LLC, is proposing to construct a 92,000 square foot office building including a proposed City Park area.

We would like to hear from you and invite you to join us. The meeting has been scheduled as follows:

Date: March 19, 2026
Time: 5:30 PM – 7:00 PM
Location: 2910 Polk St, Hollywood, FL 33020 (via Zoom)

Zoom Login Information:
https://us05web.zoom.us/j/82504629483?pwd=bYu0CRlb2mIrNselfk2HLlb6QRYaHa.1
Meeting ID: 825 0462 9483
Passcode: wK2sHM

If you have any questions prior to the meeting, please contact us at:

Email: info@sapphirecenters.com

Sincerely,

BSD 23 Development LLC

Date: File No.:

CITY OF Hollywood FLORIDA

Public Outreach Meeting Comment Matrix			
Project Description: Proposed rezoning design, site plan application – office building development			
Project Address: 2910 POLK St Hollywood FL 33020		File No.:	
Meeting Date: March 09, 2026		Start Time: 5:30 PM	End Time: 6:05 PM
Commenter Name (First & Last)	**Comment**	**How was this Comment Addressed? If not, why?**	
Warren Stein	Expressed support for the Project loves the concept	Comment Noted. No action required	

CITY OF Hollywood FLORIDA

Project Address:	File No.:
Date:	

Public Outreach Meeting
Sign-In Sheet

Name	Home Address	Email	Phone #
Warren Stein	2841-43 Hollywood Blvd.	nwarrenstein@aol.com.	954 882 8491

CITY OF Hollywood FLORIDA

Project Address: 2910 POLK ST Hollywood **File No.:**

Date: March 19, 2026

Public Outreach Meeting
Sign-In Sheet

Name	Home Address	Email	Phone #
Ronen Rubin		rubingroup real estate@gmail.com	561 715 4050

CITY OF Hollywood FLORIDA

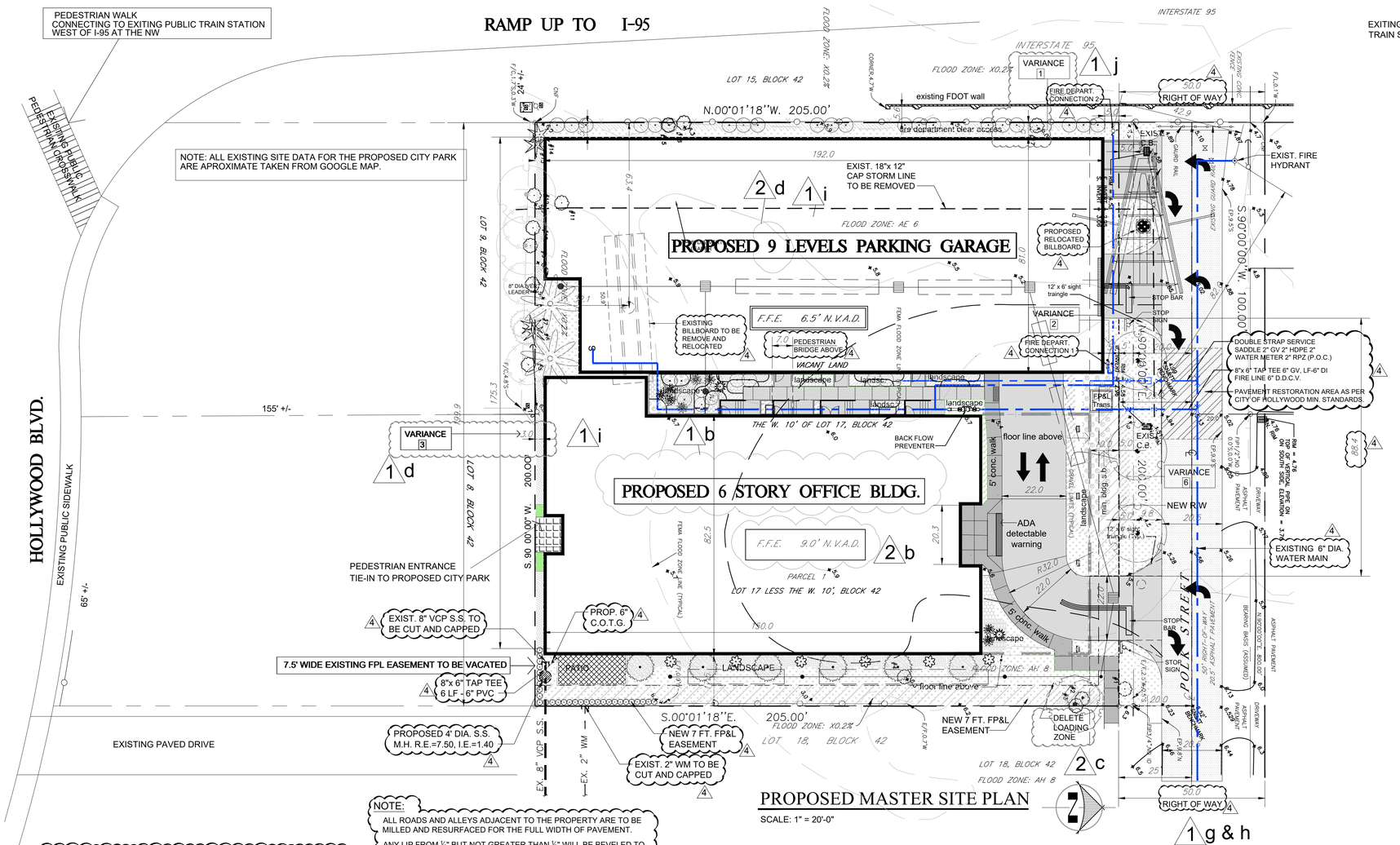
Public Outreach Meeting
Comment Matrix

Project Description: Proposed rezoning design, site plan application - office building development

Project Address: 2910 Polk St Hollywood FL 33020 | File No.:

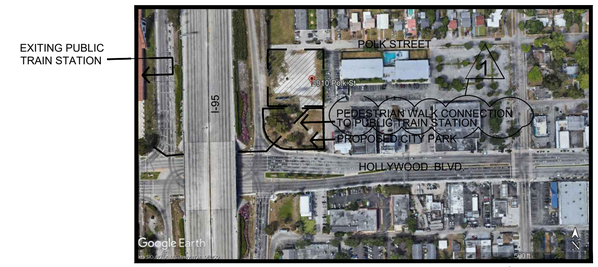
Meeting Date: March 19, 2026 | Start Time: 5:30 PM | End Time: 5:50 PM

Commenter Name (First & Last)	Comment	How was this Comment Addressed? If not, why?
Ronen Rubin	encouragement with No objection	-Comment Noted No action required.



PROPOSED MASTER SITE PLAN

SCALE: 1" = 20'-0"



LOCATION PLAN

N.T.S.

NOTE: PEDESTRIAN WALK CONNECTION TO PUBLIC TRANSPORTATION.

LEGEND :

- EXISTING ASPHALT PAVEMENT
- PROPOSED 22' CONCRETE DRIVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CAFETERIA CONCRETE PATIO
- PROPOSED CONCRETE COLUMN

SITE DATA : ZONING CHANGE FROM TC-1 TO RC-1

EXISTING ZONING	TC-1 (TRANSITIONAL CORRIDOR)
PROPOSE ZONING	RC-1 (RETAIL CORE)
FLOOD ZONE	AH & AE
SITE GROSS AREA	67,500 S.F. = 1.55 ACRES
NET SITE AREA	40,000 S.F. = 0.92 ACRES
LOT DIMENSIONS WIDTH 200.00' DEPTH 200.00'	
CURRENT LAND USE	VACANT
PROPOSED LAND USE	OFFICE
MAXIMUM LOT COVERAGE: N/A	
RESIDENTIAL DENSITY: N/A	
MAXIMUM FLOOR AREA RATIO: 2.75	40,000 X 2.75 = 110,000. S.F.
MINIMUM OPEN SPACE REQUIRED: .	
OPEN SPACE PROVIDED:	7,983 S.F. +/- (19.96%)
TOTAL PERVIOUS AREA PROVIDED:	7,983 S.F. +/- (19.96%)
TOTAL IMPERVIOUS AREA PROVIDED:	32,017 S.F. +/- (80.04%)

15,169 SF GARAGE + 12,650 SF OFFICE + 260 S.F. PATIO + 2,238 SF DRIVEWAY & + 1,700 SF WALKWAYS

	ALLOWED PER HOLLYWOOD ZONING:	PROVIDED:
MAX. BLDG. FOOTPRINT:	15,169 + 12,650 = 27,819 S.F.	OFFICE BLDG. 12,650 S.F. +/- PARKING GARAGE 15,169 S.F. +/- TOTAL 27,819 S.F. +/-

PROPOSED BUILDING CONSTRUCTION TYPE :
OFFICE BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION
PARKING BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION

	ALLOWED:	PROVIDED:
MAXIMUM BUILDING HEIGHT	75 FT.	75 FT.
MAXIMUM HEIGHT - STORIES	7	6

~~VARIANCE 4 REQUESTING 6 FLOORS OF OFFICE BUILDING~~
~~AND 9 LEVELS PARKING GARAGE~~

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
MIN. PRIMARY FRONTAGE (NORTH):	10.00 FT.	10.00 FT.
MIN. SECONDARY FRONTAGE SETBACK (EAST):	5.00 FT.	17.50 FT.
MIN. SIDE GROUND SETBACK (WEST):	5.00 FT.	5.00 FT.
MIN. REAR GROUND SETBACK (SOUTH):	00.00 FT.	3.00 FT.

~~VARIANCE 7 REQUESTED: 0 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED~~
~~VARIANCE 8 REQUESTED: 0 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED~~

MAX. OFFICE AREA ALLOWED — SITE AREA x FAR: (200 FT. x 200 FT.) x 2.75 = 110,000 S.F.

PROVIDED FLOOR AREA OF OFFICE BLDG. 92,000 S.F +/- GROSS
RESTROOMS 2,500 S.F. +/-
POWER EQUIPMENT & METER ROOMS 1,500 S.F. +/-

PARKING PER ARTICLE 4.6 OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:

	Minimum:	Maximum:
OFFICE 2.5 SPACES PER 1,000 S.F. MIN. (2.5 x 92,000 / 1000)	230	
OFFICE 5 SPACES PER 1,000 S.F. MAX. (5 x 92,000 / 1,000)		460

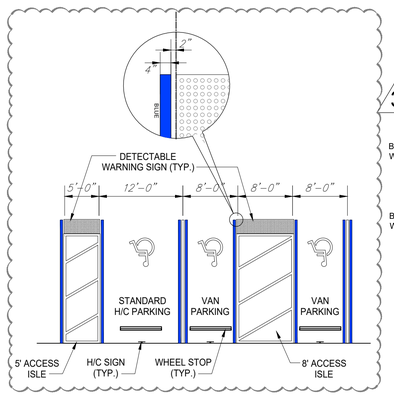
PARKING PROVIDED	STANDARD	CHARGING STATION	HANDICAP (including van parking)
1ST FLOOR	17	3	8
2ND FLOOR	38		0
3RD FLOOR	38		0
4TH FLOOR	38		0
5TH FLOOR	38		0
6TH FLOOR	38		0
7TH FLOOR	38		0
8TH FLOOR	38		0
9th LEVEL	40		0
	323 +	3 +	8 = 334 TOTAL

FOR 301- 400 SPACES PROVIDED - 8 HC SPACES REQUIRED

LIGHTING: 0.5 MAX LUMENS AT ALL PROPERTY LINES

APPLIED FOR REZONING EXISTING TC-1 TO RC-1 ZONING

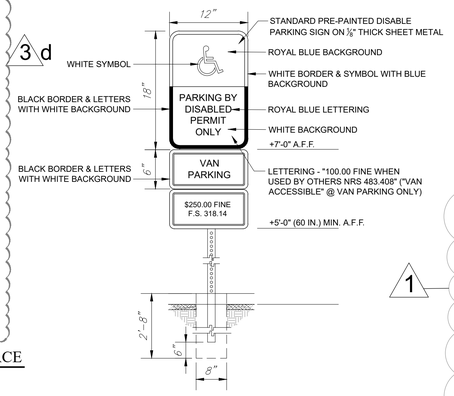
NOTE:
ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED FOR THE FULL WIDTH OF PAVEMENT.
ANY LIP FROM ¼" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5 INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MANTAIN CONTROL LOCATED EVERY 250 SQ. FT. AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAW CUT FOR A CLEAN STRAIGHT EDGE.



VAN & STANDARD ACCESSIBLE PARKING SPACE

N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS



ACCESSIBLE PARKING SIGN

N.T.S.

VARIANCE REQUEST

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

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

~~VARIANCE 3 REQUESTING: 0 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED ALONG THE SOUTH PROPERTY LINE AT THE PROPOSED FUTURE CITY PARK~~

~~VARIANCE 4 REQUESTING: 6 LEVELS OF OFFICE BUILDING, 9 LEVELS OF GARAGE STRUCTURE WITH MAX. BUILDING HT. = 76 FEET ABOVE FIN. FIRST FL.~~

~~VARIANCE 5 REQUESTING: INCREASED F.A.R. FROM MAX. ALLOWABLE 1.5 PROVIDING FOR A MAX. OFFICE BUILDING AREA OF 81, 500 S.F. TO ALLOW 2.225 F.A.R. FOR A PROPOSED BUILDING AREA OF 92,800 S.F.~~

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

NOTE:

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

EXTERNAL LIGHTING

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

MAIL DELIVERY TO CENTRAL MAIL ROOM AT THE MAIN LOBBY

CONSTRUCTION TO COMPLY WITH FLORIDA FIRE PREVENTION CODE (8TH EDITION) NFPA 1 (2021 ED.) NFPA 101 (2021 ED.)

NOTE:

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

SCOPE OF WORK

PROPOSED SIX STORY OFFICE BUILDING AND NINE LEVEL PARKING GARAGE ON AN EXISTING VACANT LOT

LEGAL DESCRIPTION

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

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

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

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113 0568H
PANEL NUMBER	0145 H
	AH-8 A-E9
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

TAC NO. 25-DP-13

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

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES THESE PLANS, LAW OF COPYRIGHT AND DESIGNS AND DETAILS DESIGNED AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GOLDENHOLZ & ASSOCIATES. DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE: SITE PLAN

4-04-2024
8-05-2024
4-30-2025 REV. 1
6-23-2025 REV. 2
9- 8-2025 REV. 3
1-26-2026 REV. 4

STATE OF FLORIDA — MARK J. GOLDENHOLZ — 7817 — 2-10-2026 — REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

SP-1

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



POLK OFFICE BUILDING

2910 POLK STREET

HOLLYWOOD, FLORIDA

PACO MEETING:	4- 3-2023
TAC MEETING:	2-18-2025
TAC MEETING:	6-16-2025 (2)
TAC MEETING:	2-10-2026 (3)

TAC NO. 25-DP-13

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

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

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



LOCATION MAP

INDEX OF DRAWINGS:

ARCHITECTURAL:

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

SURVEY:

SURVEY

CIVIL:

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

LANDSCAPE:

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

GOLDENHOLZ & ASSOCIATES ARCHITECTS & PLANNERS P.A.

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

Email: Itamar@goldenholz.com

ITAMAR J GOLDENHOLZ
FL. LIC. AR0007817

STATE OF FLORIDA — ITAMAR J GOLDENHOLZ — 7817 — 2-10-2026 — REGISTERED ARCHITECT

DATE: 1-15-2025 TAC
4-30-2025 TAC REV. 1
10-17-2025 TAC REV. 2
2-10-2026 TAC REV. 3
PROJECT No. 22036
SHEET NO. T-1

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

File Number: 5.2026_0609

Agenda Date:	6/9/2026	**Agenda Number:**	
To:	Planning and Development Board		
Title:	FILE NO.: 25-DPV-13 APPLICANT: BSD 23 DEVELOPMENT LLC LOCATION: 2910 Polk Street REQUEST: Design and Site Plan for a 6-story, +/- 92,000 square foot office building with an attached 70 foot parking garage, and a Variance request pursuant to Article 4.6(B)(c)(ii) to reduce the front setback requirement from 10 feet to 5 feet in the RC-1 Zoning District within the Regional Activity Center (RAC).		

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
DIVISION OF PLANNING AND URBAN DESIGN

DATE: June 9, 2026 **FILE:** 25-DPV-13

TO: Planning and Development Board

VIA: Cameron Palmer, Assistant Director / Chief Planner

FROM: Umar Javed, Planner III

SUBJECT: BSD 23 Development LLC requests Design and Site Plan for a 6-story, +/- 92,000 square foot office building with an attached parking garage, and a Variance to reduce to front setback requirement in the RC-1 Zoning District in the Regional Activity Center (RAC) (2910 Polk Street).

REQUEST:

Design and Site Plan for a 6-story, +/- 92,000 square foot office building with an attached 70 foot parking garage, and a Variance request pursuant to Article 4.6(B) to reduce the front setback requirement from 10 feet to 5 feet in the RC-1 Zoning District within the Regional Activity Center (RAC).

RECOMMENDATION

Variance 1: To be determined by the Planning and Development Board.

Design: Approval, if the Variance is granted.

Site Plan: To be determined by the Planning and Development Board, if the Variances and Design are granted, should the Board move to approve the request, staff recommends the conditions and safeguards outlined in Attachment D "Conditions of Approval".

BACKGROUND

The subject site, located at 2910 Polk Street, comprises of two parcels that are approximately 41,000 net square feet (0.94 net acres), is zoned Transitional Core (TC-1) under the Zoning and Land Development Regulations (ZLDR), and is located within the Regional Activity Center (RAC). The land is vacant, although does accommodate a billboard on-site, and situated on the south side of Polk Street. To the north and east are existing residential uses (multi-family and single-family), to the south is vacant land owned by FDOT, and to the east is the Interstate-95 on-ramp from Hollywood Boulevard.

The intention of the RAC is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Furthermore, the purpose of the RAC is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth.

A concurrent application seeking approval to rezone the subject property from the Transitional Core (TC-1) zoning district to the Retail Core (RC-1) zoning district accompanies this request as a companion item under project number 25-Z-13. Accordingly, the request for a Variance, Design and Site Plan in the following staff report are assessed against the proposed RC-1 zoning district requirements under the LDRs. Conditions of approval are recommended to ensure the Variance, Design and Site Plan, if approved, will not become effective unless the rezoning is approved by the City Commission.

REQUEST

Design and Site Plan for a 6-story office building with an attached 70 foot parking garage, and a Variance request pursuant to Article 4.6(B)(4.)(a.)(2)(c)(ii) to reduce the front setback requirement from 10 feet to 5 feet in the RC-1 Zoning District within the Regional Activity Center (RAC).

The Applicant is requesting Variances for relief from the following Land Development Regulations, each of which is addressed in further detail in this staff report:

1. Front Setback Requirement (RC-1 Zoning District)
   Required: 10 feet Proposed: 5 feet

The proposed development, with a height of 75 feet and 6-stories (for the office building) complies with the maximum allowed height of 75 feet / 7-stories. The proposed attached parking garage also satisfies the maximum height limitation. The proposed office building complies with the maximum allowed FAR of 2.75.

Features of the office building include a ground floor cafeteria with patio, pedestrian entrances from both Polk Street, and a ground floor reception/lobby/mail room area. The proposed office building and parking garage will be connected via a pedestrian walkway at the ground level, as well as pedestrian bridges on all upper levels. Staff notes that the parcel to the south is owned by the Florida Department of Transportation (FDOT) for access to I-95. The FDOT parcel is presently vacant, however may be used for open space purposes in the future, pending FDOT drainage studies and works that are currently in progress, for the foreseeable future.

Two points of vehicular access are proposed, one to/from Polk Street in front of the proposed office building and connecting to the parking garage, and a second access further to the west on Polk Street directly to/from the parking garage.

The proposal also consists of 320 parking spaces, which is compliant with the minimum and maximum parking requirements for office development on the RAC. The applicant is intending to provide parking through parking garage that is proposed be approximately 70 feet, across nine levels of parking.

Pedestrian access will be via a sidewalk connection to Polk Street at the north-eastern corner of the property. The proposed office building also includes a pedestrian entrance on the south side of the building to provide connectivity to the future City park on adjoining land to the south of the site.

The proposed development will require the relocation of the existing billboard. At this time, the Applicant proposes to relocate the billboard as a free-standing structure integrated into the design and configuration of the proposed parking structure, specifically to a new location on the northeast side of the site. Approval of the relocation of the billboard will be addressed prior to application for permitting.

The proposed design of the office building is contemporary, using simple rectilinear lines in both a vertical and horizontal manner. Materials used include glass windows on all levels, interspersed with horizontal stucco bands and vertical elements to frame the upper levels above the pedestrian entrances on the north and south facades. The proposed parking garage will be screened with decorative cladding on all sides, with public artwork proposed to be added to part of the southern façade which will be visible from Hollywood Boulevard The landscape plan incorporates a variety of native materials on Polk Street and around the ground floor perimeter of the property. Development of this site is consistent with the vision for the Regional Activity Center.

The Applicant has worked closely with staff throughout the Development Review Committee (DRC) process to address complex site requirements; however, final departmental authorizations remain contingent on a number of significant conditions of approval to be satisfied at the time of permitting or prior to application of Building Permit(s). Staff notes that the applicant is electing to proceed to the Board at their own risk, with full understanding that there are a significant number of approval conditions. The applicant has acknowledged that the fulfillment of certain conditions may result in a future request to amend the site plan and variance request as presented. The item is being advanced at this time due to the applicant's stated financing limitations and time constraints, and to afford the applicant the opportunity for due process. While staff recognizes that this is not a traditional procedural posture, the sufficiency of the request and the appropriateness of proceeding remain within the Board's discretion.

Notably, the project's approval is contingent upon the successful recordation of FDOT and FPL easement agreements, which may fundamentally impact the building footprint and garage orientation. Furthermore, the Applicant must still secure FDOT approval for billboard relocation and structural proximity to the limited-access right-of-way, satisfy Public Utilities requirements for water main connections and drainage mitigation, and provide a Unity of Title and a Right-of-Way dedication along Polk Street.

The Applicant shall submit a fully reconciled and consistent plan set including but not limited to the Site Plan, Landscape Plans, Civil Plans, and Survey drawings to resolve all existing discrepancies and technical inconsistencies. The Applicant acknowledges that these comprehensive revisions must be finalized to the City's satisfaction prior to the issuance of building permits. Because FDOT is still confirming easements that may impact the proposed development, the Applicant understands that any final determination resulting in a structural conflict will necessitate a formal Site Plan Modification request.

While the Applicant is being afforded due process via this Planning and Development Board hearing, they do so with the understanding that final technical sign-offs from the Utilities and Engineering staff remain unresolved unless the conditions of approval are addressed effectively. Accordingly, the

Applicant seeks approval from the Planning and Development Board subject to the strict satisfaction of all Planning, Engineering, and Utility conditions outlined in Attachment D – "Conditions of Approval."

The applicant has fulfilled all public outreach requirements related to the proposed development. A total of two public outreach meetings were facilitated by the applicant on March 9, 2026 and March 19, 2026.

SITE INFORMATION

Owner/Applicant:	BSD 23 Development LLC
Address/Location:	2910 Polk Street (Folios: 5142-16-02-6800 and 5142-16-02-6810)
Size of Property:	Net: 41,000 square feet (0.94 acres) Gross: 45,000 square feet (1.03 acres)
Land Use:	Regional Activity Center (RAC)
Existing Zoning:	Transitional Core District (TC-1)
Proposed Zoning:	Retail Core District (RC-1) – subject to approval of 25-Z-13
Existing Use of Land:	Vacant / Billboard
Year Built:	N/A
Parking:	320 spaces
Bike Parking:	Bike Racks Provided at Front of Property

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Multi-Family Residential Core District (MC-1)
South:	Retail Core District (RC-1)
East:	Transitional Core District (TC-1)
West:	Interstate-95

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center (RAC), the subject site is surrounded by a mix of commercial uses, residential uses and vacant land. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. Development of this site will increase the availability of office uses in the downtown and expand the mixture of uses in the area, serving the adjacent community as well as the region. The proposed development is consistent with the following Goals, Objectives and Policies of the Comprehensive Plan.

Land Use Element:

Goal: *Promote a distribution of Land Uses that will enhance and improve the residential, business, resort and natural communities while allowing landowners to maximize the use of their property.*

Objective 3.2: *Assist, coordinate and monitor adjacent municipalities' land development efforts along major thoroughfare corridors and, when feasible, implement plans, Capital Improvement Projects and other programs to supplement and enhance economic development, land use changes, streetscape design, and infrastructure service improvements along these corridors.*

> ***Policy 3.2.12:*** *Enhance the Hollywood Boulevard corridor with Presidential Circle as the focal point.*

Objective 4: *Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.*

> ***Policy 4.5:*** *Maintain the City of Hollywood Zoning Map and Zoning and Development Regulations that provide for compatibility of adjacent land uses by rezoning or strengthening buffering requirements between land uses.*
>
> ***Policy 4.9:*** *Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.*

Objective 5: *Encourage appropriate infill redevelopment in blighted areas throughout the City and economic development in blighted business and tourist areas by promoting improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination.*

> ***Policy 5.5:*** *Continue redeveloping the downtown.*

Objective 6: *Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development.*

Objective 10: *The City of Hollywood shall encourage the centralization of commercial, governmental, retail, residential, and cultural activities within the Downtown Central Business District and Beach Community Redevelopment Agency (CRA) area in order to promote the use of existing infrastructure and to accommodate growth in an orderly, efficient, and environmentally acceptable manner.*

> ***Policy 10.3:*** *Encourage development of office space in the Downtown and other desired locations in the surrounding area.*
>
> ***Policy 10.7:*** *Provide a mix of businesses and events that will attract area residents to the Downtown.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5, Section 5.3.F.

Variance 1: to reduce the front setback requirement from 10 feet to 5 feet

CRITERIA 1: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

ANALYSIS: The applicant is proposing a setback of 5 feet along the front property line of the proposed development. The 5 foot buffer will allow for minimal but sufficient spacing between the front property line and building, which generally meets the intent of the setback requirements in the City's Zoning and Land Development Regulations. The applicant will work closely with staff to ensure there is adequate landscaping and that open space requirements are met along the permitters of the site.

FINDING: **Consistent.**

CRITERIA 2: That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS: The proposed request is generally not anticipated to negatively impact the surrounding land uses or the community. The parcel is unique in character as it abuts the I-95 ramp and is at the end of the Polk Street right of way (dead-end). As such, staff do not anticipate the requested reduced front setback to create any negative impacts.

FINDING: **Consistent.**

CRITERIA 3: That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

ANALYSIS: The proposed request meets the goals and policies of the City's Comprehensive Plan, as the applicant has proposed an office development that diversifies the existing land uses within the immediate area. The applicant has indicated that the proposed reduced setback is necessary to construct a development of this size and will work closely with Staff to ensure all impacts are reduced to a minimum, if any.

FINDING: **Consistent.**

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS: The Applicant is requesting Variance relief to allow a new building to encroach into the required front-yard setback under the proposed RC-1 zoning designation. The Applicant has indicated that the proposed building placement is necessary to support on-site parking maneuverability and satisfy parking requirements.

Staff finds that the request does not fully satisfy this criteria. The need for the Variance appears to be primarily driven by the Applicant's preferred site layout rather than a unique physical constraint of the property. Based on the proposed site plan, there appears to be an opportunity to shift the building further from the front property line, which could reduce or potentially eliminate the requested setback encroachment. Additionally, the plan appears to provide parking in excess of the minimum requirement for the proposed office use, suggesting that alternative site configurations may be available.

Accordingly, Staff finds that the need for the requested Variance is, at least in part, self-imposed through the proposed site design. Should the Variance be approved, the Applicant will be required to continue working with Staff to minimize the extent of relief and limit any potential adverse impacts associated with the front setback encroachment.

FINDING: **Inconsistent.**

CRITERIA 5: That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

FINDING: **Not applicable.**

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: *Architectural and Design components.* Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

ANALYSIS: The building features a mix of high-quality materials to enhance visual interest and offers a bold and open architectural expression that makes appositive contribution to the streetscape and locality. The office building incorporates varied architectural elements—such as glazing intermixed with vertical and horizontal projections that frame the pedestrian entrances—to reinforce human scale and reflect design characteristics found within the neighborhood.

The proposed parking structure incorporates decorative cladding on all sides for screening, as well as a place for future public artwork that can be viewed from Hollywood Boulevard on the southern faced of the structure.

FINDING: **Consistent.**

CRITERIA 2: *Compatibility*. The harmonious relationship between existing architectural language and composition 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; and with the established and adopted vision for the area.

ANALYSIS: The proposed development demonstrates compatibility with the evolving character of the area, which includes a mix of uses in close proximity to the downtown and Hollywood Boulevard corridor. The proposal fits within this context, especially given that is located within the Regional Activity Center, and has been designed to integrate with the future development of the City park on land to the south. The project's scale, massing, and materials are harmonious with the surrounding community, thereby promoting a unified and vibrant streetscape, as well as activating the site when viewed from Hollywood Boulevard. Additionally, the screening and artwork on the proposed parking garage from reinforces this compatibility, aligning the entire development with the adopted vision for the Regional Activity Center as a walkable, transit-oriented, and architecturally cohesive urban center.

FINDING: **Consistent.**

CRITERIA 3: *Scale/Massing.* Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries 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.

ANALYSIS: The development has been designed to reflect appropriate proportions and massing within the evolving context of the downtown area. Rising 6 stories in height, the proposed office building establishes a strong urban presence while maintaining a balanced relationship with surrounding structures and future development intent for the RAC. The design emphasizes vertical and horizontal planes, clean geometries, and material variation to break down the overall scale into a cohesive and legible form.

The proposed parking garage maintains a similar heigh to the proposed office building, is located on the westernmost portion of the site adjacent to Interstate-95, and incorporates design features that screen the facades.

FINDING: **Consistent.**

CRITERIA 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 Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscape plan incorporates an array of native trees, palms, and shrubs. The Applicant is proposing green and open space that meets code requirements.

FINDING: **Consistent.**

SITE PLAN

The Development Review Committee (DRC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations. The Applicant has worked closely with staff during the DRC process to address review requirements and the DRC has included comments that are to be considered at the time of permitting and conditions to be considered post approval.

The following standards shall be utilized by the Development Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy

access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner so as to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to insure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to insure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner insuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

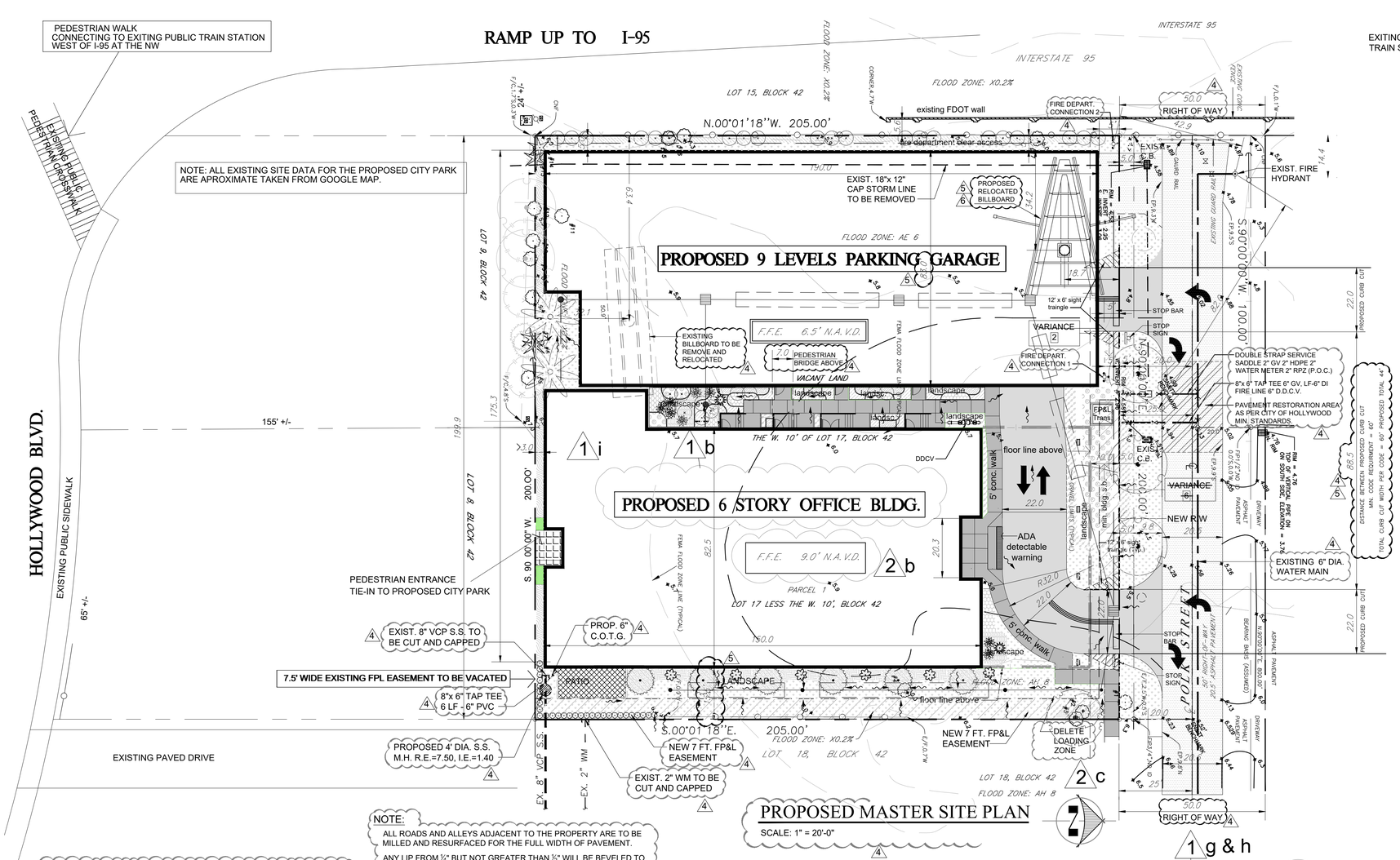
F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.

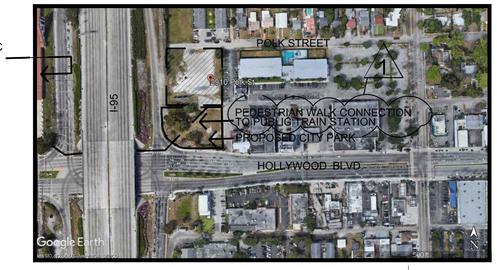
G. *Other requirements*. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Map
Attachment C: Public Participation Package
Attachment D: Conditions of Approval

ATTACHMENT A
Application Package





LOCATION PLAN

N.T.S.

NOTE:
PEDESTRIAN WALK CONNECTION TO PUBLIC TRANSPORTATION.

LEGEND :

- EXISTING ASPHALT PAVEMENT
- PROPOSED 22' CONCRETE DRIVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CAFETERIA CONCRETE PATIO
- PROPOSED CONCRETE COLUMN
- PROPOSED SWALE

SITE DATA : ZONING CHANGE FROM TC-1 TO RC-1

EXISTING ZONING	TC-1 (TRANSITIONAL CORRIDOR)
PROPOSE ZONING	RC-1 (RETAIL CORE)
FLOOD ZONE	AH & AE
SITE GROSS AREA	67,500 S.F. = 1.55 ACRES
NET SITE AREA	40,000 S.F. = 0.92 ACRES
LOT DIMENSIONS WIDTH 200.00' DEPTH 200.00'	
CURRENT LAND USE	VACANT
PROPOSED LAND USE	OFFICE
MAXIMUM LOT COVERAGE: N/A	
RESIDENTIAL DENSITY: N/A	
MAXIMUM FLOOR AREA RATIO: 2.75	40,000 X 2.75 = 110,000. S.F.
MINIMUM OPEN SPACE REQUIRED: .	
OPEN SPACE PROVIDED:	7,746 S.F. +/- (19.92%)
TOTAL PERVIOUS AREA PROVIDED:	7,746 S.F. +/- (19.92%)
TOTAL IMPERVIOUS AREA PROVIDED:	32,354 S.F. +/- (80.08%)

15,536 SF GARAGE + 12,650 SF OFFICE + 230 S.F. PATIO + 2,238 SF DRIVEWAY & + 1,700 SF WALKWAYS

	ALLOWED PER HOLLYWOOD ZONING:	PROVIDED:
MAX. BLDG. FOOTPRINT:	15,536 + 12,650 = 28,186 S.F.	OFFICE BLDG. 12,650 S.F. +/- PARKING GARAGE 15,536 S.F. +/- TOTAL 28,186 S.F. +/-

PROPOSED BUILDING CONSTRUCTION TYPE :
OFFICE BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION
PARKING BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION

	ALLOWED:	PROVIDED:
MAXIMUM BUILDING HEIGHT	75 FT.	75 FT.
MAXIMUM HEIGHT - STORIES	7	6

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
MIN. PRIMARY FRONTAGE (NORTH):	10.00 FT.	10.00 FT.
MIN. SECONDARY FRONTAGE SETBACK (WEST):	5.00 FT.	5.00 FT.
MIN. SIDE GROUND SETBACK (EAST):	5.00 FT.	15.00 FT.
MIN. REAR GROUND SETBACK (SOUTH):	00.00 FT.	3.00 FT.

MAX. OFFICE AREA ALLOWED — SITE AREA x FAR: (200 FT. x 200 FT.) x 2.75 = 110,000 S.F.

PROVIDED FLOOR AREA OF OFFICE BLDG.	92,000 S.F +/- GROSS
RESTROOMS	2,500 S.F. +/-
POWER EQUIPMENT & METER ROOMS	1,500 S.F. +/-

PARKING PER ARTICLE 4.6 OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:

	Minimum:	Maximum:
OFFICE 2.5 SPACES PER 1,000 S.F. MIN. (2.5 x 92,000 / 1000)	230	
OFFICE 5 SPACES PER 1,000 S.F. MAX. (5 x 92,000 / 1,000)		460

PARKING PROVIDED	STANDARD	CHARGING STATION	HANDICAP (including van parking)
1ST FLOOR	12	3	8
2ND FLOOR	32		0
3RD FLOOR	35		0
4TH FLOOR	35		0
5TH FLOOR	35		0
6TH FLOOR	35		0
7TH FLOOR	35		0
8TH FLOOR	35		0
9th LEVEL	30		0
	284 +	3 +	8 = 295 TOTAL

FOR 301- 400 SPACES PROVIDED - 8 HC SPACES REQUIRED

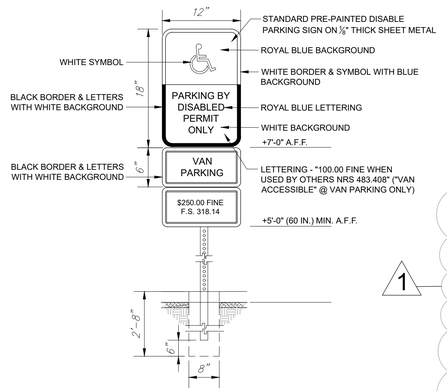
LIGHTING: 0.5 MAX LUMENS AT ALL PROPERTY LINES

APPLIED FOR REZONING EXISTING TC-1 TO RC-1 ZONING

NOTE:
ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED FOR THE FULL WIDTH OF PAVEMENT.

ANY LIP FROM ¼" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

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, 3,000PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MANTAIN CONTROL LOCATED EVERY 250 SQ. FT. AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAW CUT FOR A CLEAN STRAIGHT EDGE.



ACCESSIBLE PARKING SIGN

N.T.S.

VARIANCE REQUEST

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

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

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

EXTERNAL LIGHTING

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

MAIL DELIVERY TO CENTRAL MAIL ROOM AT THE MAIN LOBBY

CONSTRUCTION TO COMPLY WITH FLORIDA FIRE PREVENTION CODE (8TH EDITION) NFPA 1 (2021 ED.) NFPA 101 (2021 ED.)

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

SCOPE OF WORK

PROPOSED SIX STORY OFFICE BUILDING AND NINE LEVEL PARKING GARAGE ON AN EXISTING VACANT LOT

LEGAL DESCRIPTION

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

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

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

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113 0568H
PANEL NUMBER	0145 H
	AH-8 A-E9
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

TAC NO. 25-DP-13

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

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GOLDENHOLZ ASSOC. ARCHITECT. THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE: SITE PLAN

4-04-2024
8-05-2024
4-30-2025 REV. 1
6-23-2025 REV. 2
9- 8-2025 REV. 3
1-26-2026 REV. 4
4- 7-2026 REV. 5
5-12-2026 REV. 6

STATE OF FLORIDA — ITAMAR J. GOLDENHOLZ — 7817 — 5-20-2026 — REGISTERED ARCHITECT

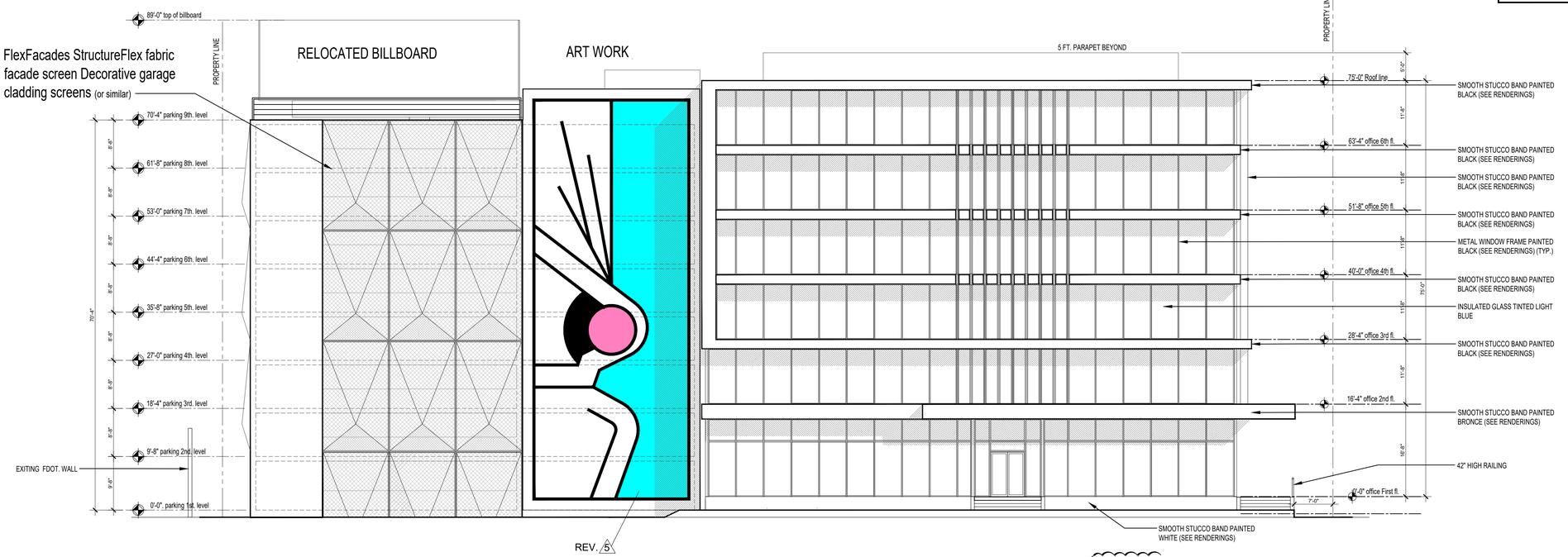
ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

SP-1

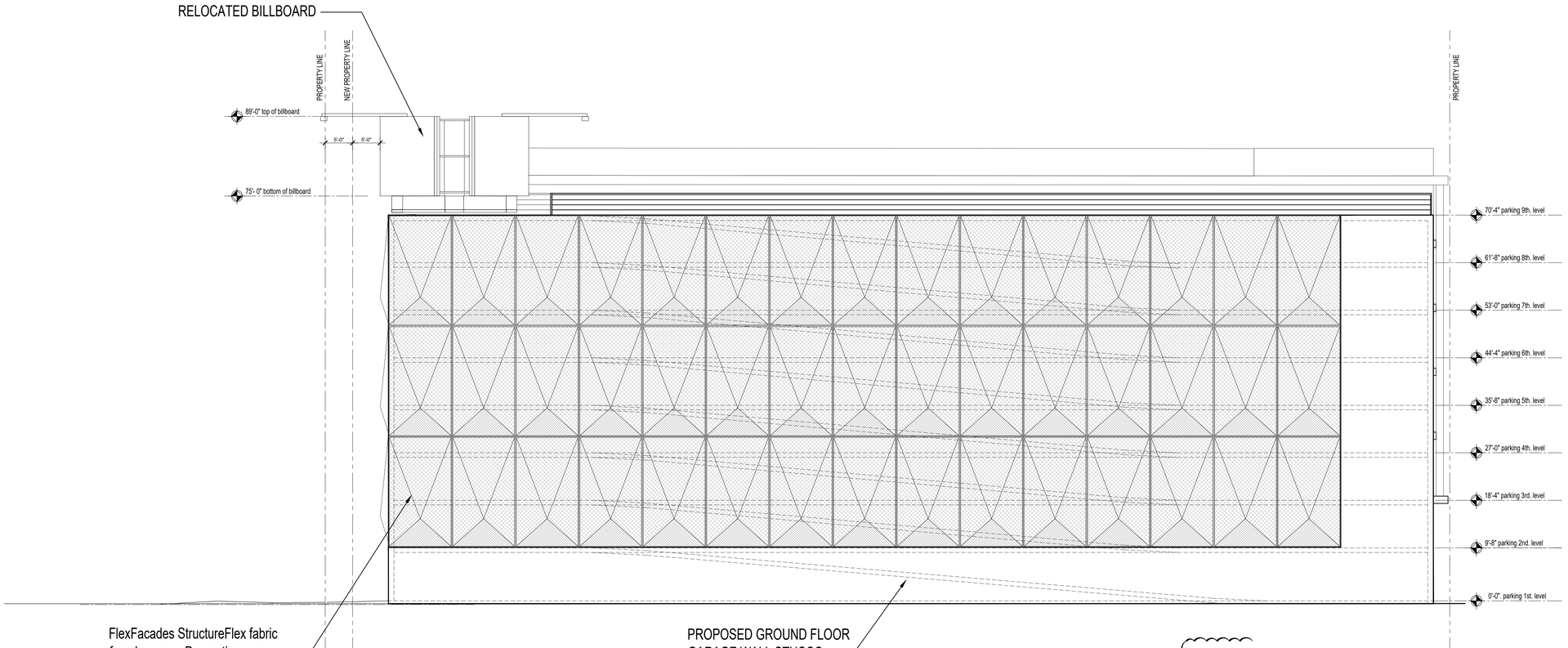
p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

TAC NO. 25-DP-13



SOUTH ELEVATION
4 6
SCALE: 7/32" = 1'-0"



WEST ELEVATION (REAR)
4 6
SCALE: 3/32" = 1'-0"

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

OFFICE BUILDING ELEVATIONS

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

	4-4-2024
	7-18-24 4 STORY OFFICE
	2-18-2024
	12-23-2024
TAC	1-15-2025
	3-7-2025
	3-12-2025
	3-18-2025
CITY PARK	3-20-2025
CITY PARK	3-25-2025
CITY PARK	4-9-2025
CITY PARK	4-18-2025
	4-30-2025 REV. 1
2-04-2026	REV. 4
4-17-2026	REV. 5
5-12-2026	REV. 6

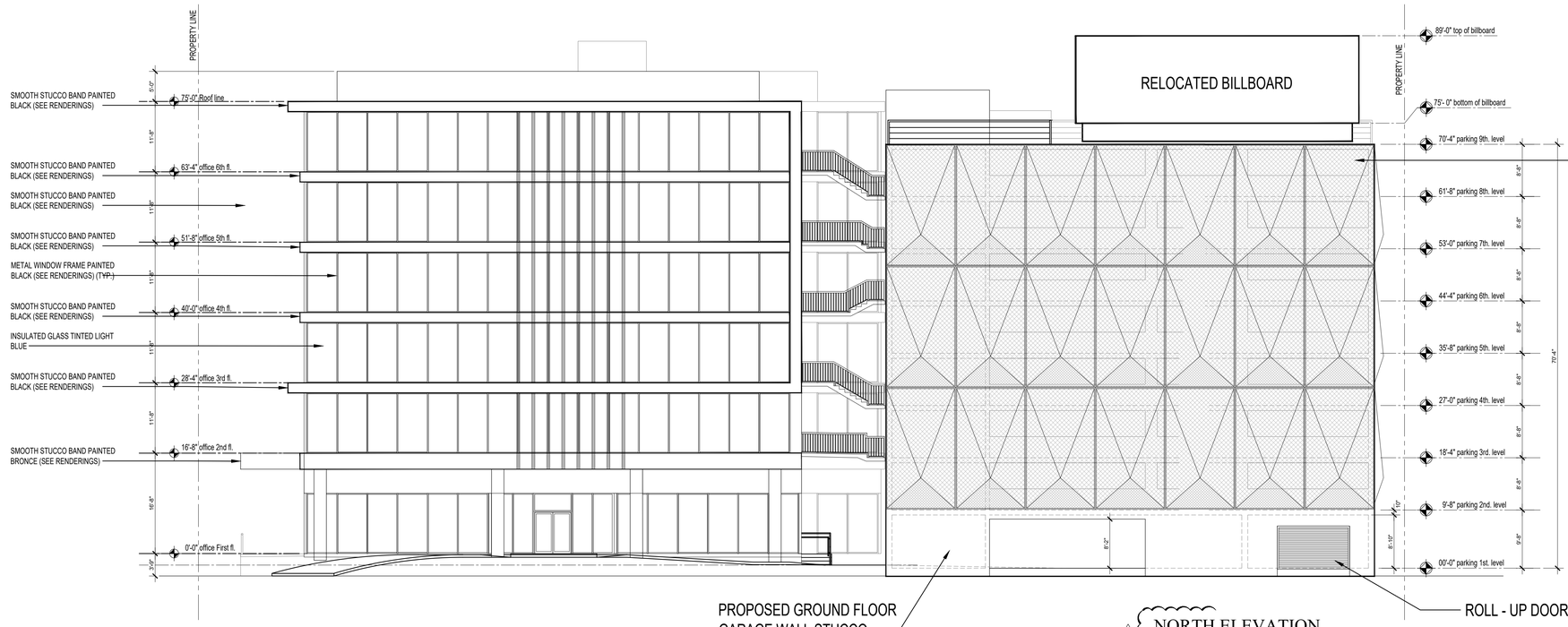
STATE OF FLORIDA · ITAMAR J. GOLDENHOLZ · 7817 · 5-12-2026 · REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

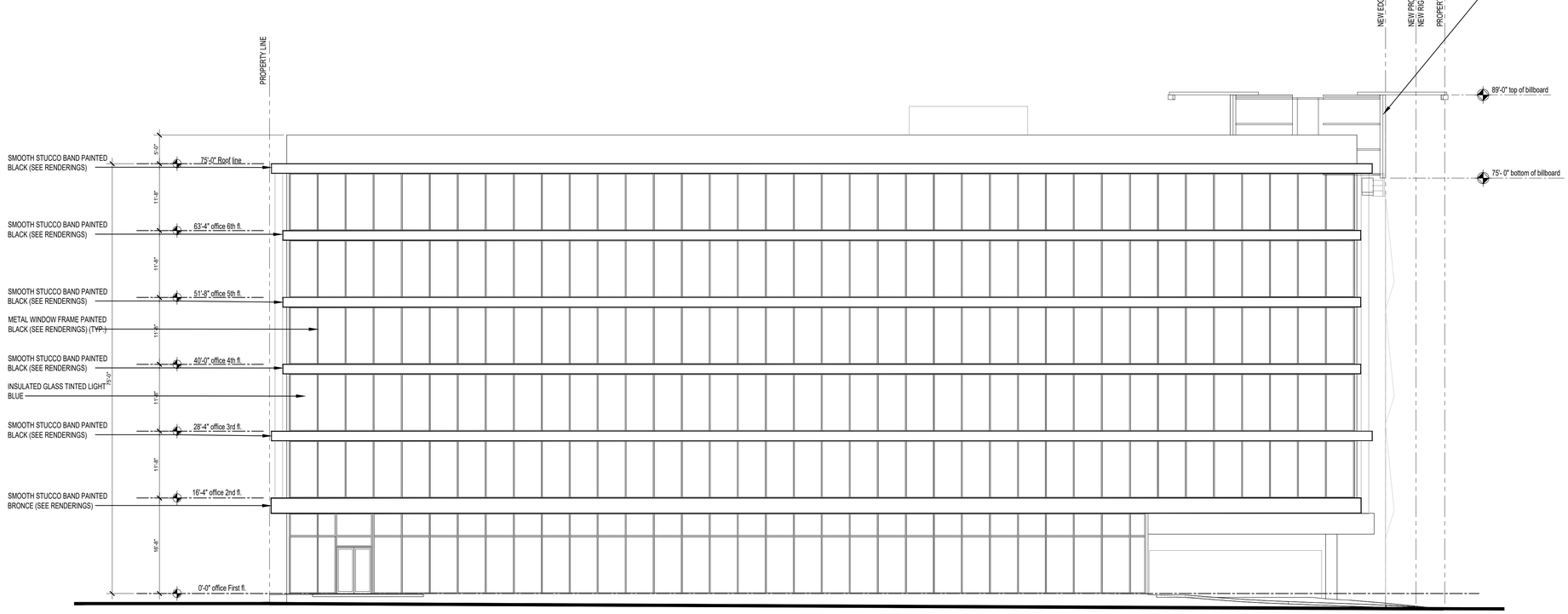
A-8

p.n. 22036

TAC NO. 25-DP-13



NORTH ELEVATION
4/5 SCALE: 3/32" = 1'-0"



EAST ELEVATION
4/5 SCALE: 3/32" = 1'-0"

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

OFFICE BUILDING ELEVATIONS

4-4-2024
7-18-24 4 STORY OFFICE
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12-23-2024
1-15-2025 TAC
3-7-2025
3-12-2025
3-18-2025
3-20-2025 CITY PARK
3-25-2025 CITY PARK
4-30-2025 REV. 1
2-04-2026 REV. 4
5-12-2026 REV. 5

STATE OF FLORIDA · ITAMAR Y. GOLDENHOLZ · 7817 · 5-12-2026 · REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

A-9

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

Instrument prepared by City Attorney, Thomas A. Thomas., 1935 Harrison St., Hollywood.

30
55

68- 44334 INDENTURE OFF REC 3642 PAGE 265

0-68-13

This indenture made this 21st day of December, 1967, between Gene & Stella Hollis party of the first part, hereinafter referred to as the grantor; and the City of Hollywood, Florida, a municipal corporation under the laws of the State of Florida, party of the second part, hereinafter described as the grantee.

'68 APR 12 PM 3:19

WHEREAS, the grantor is the Owner in fee simple of Lot 16, Block 42, Hollywood Little Ranches Amended, a subdivision of Broward County, Florida according to the plat thereof recorded in Plat Book No. 1, Page 26, of the public records of Broward County, Florida.

WHEREAS, the party of the second part, the grantee herein, is a Municipality authorized under its charter to provide for the general welfare of the people of the City of Hollywood, Florida and in order to provide for the general welfare it is deemed necessary that an easement for perpetual use of the public for alley purposes, public utilities, and storm drainage be obtained across the following described parcel of said lot:

> Beginning at the Southwest Corner of Lot 16, Block 42, Hollywood Little Ranches Amended run northerly a distance of 205 feet to the Northwest corner of said Lot 16, thence Easterly along the North line of said Lot 16 a distance of 12.0 feet to a point, thence Southerly on and along a line parallel to the West line of said Lot 16, a distance of 185 feet to a point; thence Southeasterly along a radial return concave to the Northeast, with a central angle of 90°00'00" and a radius of 20.0 feet, an arc distance of 31.416 feet to a point on the South line of said Lot 16, thence Westerly along said south line a distance of 32.0 feet to the point of beginning.

WHEREAS, the grantor has agreed, in consideration of One Dollar ($1.00) and other considerations paid by the grantee, receipt of which by the grantor is hereby acknowledged, to grant to the grantee an easement across the following described parcel of said lot.

> Beginning at the Southwest Corner of Lot 16, Block 42, Hollywood Little Ranches Amended run northerly a distance of 205 feet to the Northwest corner of said Lot 16, thence Easterly along the North line of said Lot 16 a distance of 12.0 feet to a point, thence Southerly on and along a line parallel to the West line of said Lot 16, a distance of 185 feet to a point; thence Southeasterly along a radial return concave to the Northeast, with a central angle of 90°00'00" and a radius of 20.0 feet, an arc distance of 31.416 feet to a point on the South line of said Lot 16, thence Westerly along said south line a distance of 32.0 feet to the point of beginning.

BROWARD COUNTY

STATE OF FLORIDA DOCUMENTARY STAMP TAX APR 12 '68 COMPTROLLER P.B. 130119 030

CANCELLED STATE OF FLORIDA DOCUMENTARY '68 SUR TAX $.55

4.25

Order: 13079239 Page 1 of 3 Requested By: Jennifer Petrick , Printed: 4/17/2026 3:245
Doc: 3642-265 EAS 04-12-1968

NOW, THEREFORE, this indenture Witnesseth: That in consideration of the sum of One Dollar ($1.00) and other valuable consideration, paid by the grantee to the grantor, the grantor by these presents does grant unto the grantee, its successors and assigns full and free right and authority to use said easement in the area aforesaid to wit: along and in the following described parcel of Lot 16, Block 42, Hollywood Little Ranches Amended, a subdivision of Broward County, Florida.

> Beginning at the Southwest Corner of Lot 16, Block 42, Hollywood Little Ranches Amended run Northerly a distance of 205 feet to the Northwest corner of said Lot 16, thence Easterly along the North line of said Lot 16 a distance of 12.0 feet to a point, thence Southerly on and along a line parallel to the West line of said Lot 16, a distance of 185 feet to a point; thence Southeasterly along a radial return concave to the Northeast, with a central angle of 90°00'00" and a radius of 20.0 feet, an arc distance of 31.416 feet to a point on the South line of said Lot 16, thence Westerly along said south line a distance of 32.0 feet to the point of beginning.

APPENDIX NO. 1: The grantee agrees that the grantor of said agreement shall have the right to build or construct any structure (permitted by the present zoning of the property) adjacent to the east line of said easement but not in said easement; and further agrees that the grantor shall not be required by the grantee to set back from the east easement line. This agreement shall not alter or waive any zoning or building requirements which apply to the remainder of the total parcel known as Lot 16, Block 42, of Hollywood Little Ranches Amended.

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

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

Henry Lotti (L.S.)
Stella Lotti

WITNESSES:

Robert G. Handley
James H. Campbell

Order: 13079239 Page 2 of 3 Requested By: Jennifer Petrick , Printed: 4/17/2026 3:246
Doc: 3642-265 EAS 04-12-1968

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Hollywood, Florida, and in said County and State this 21 day of December A.D., 1967

James H. Coughlin
(Notary Public)
NOTARY PUBLIC, STATE of FLORIDA at LARGE
MY COMMISSION EXPIRES JUNE 13, 1970
BONDED THROUGH FRED W. DIESTELHORST

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

Order: 13079239 Page 3 of 3 Requested By: Jennifer Petrick , Printed: 4/17/2026 3:247
Doc: 3642-265 EAS 04-12-1968

ATLANTIC COAST SURVEYING

PROJECT# 42161SL1

SKETCH AND LEGAL DESCRIPTION

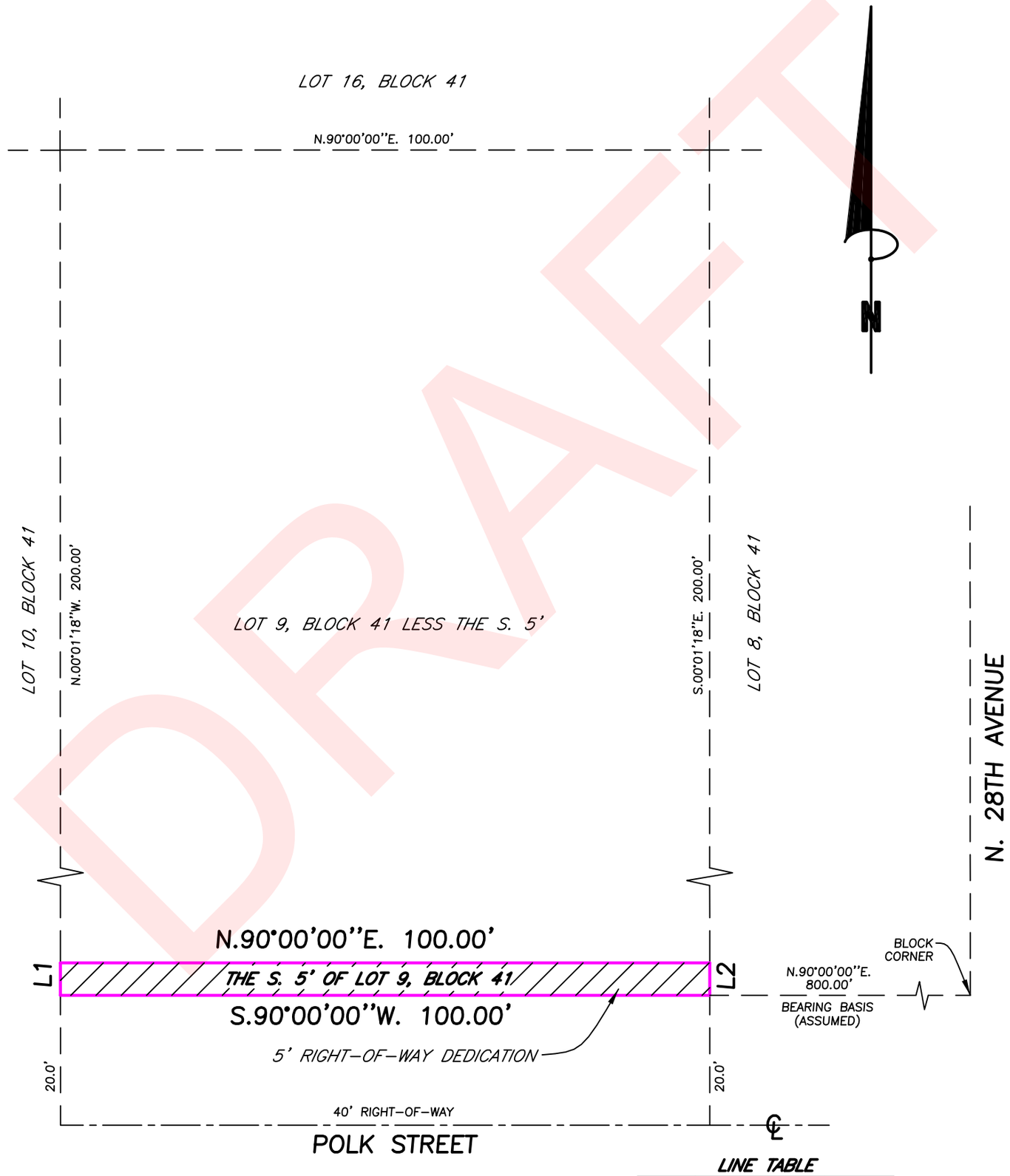
SHEET 1 OF 1

20 0 20 40 60

Scale 1" = 20'

LEGAL DESCRIPTION (5' RIGHT OF WAY DEDICATION)

THE SOUTH 5 FEET OF LOT 9, BLOCK FOURTY-ONE (41), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N.00°01'18"W.	5.00'
L2	S.00°01'18"E.	5.00'

NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. THE LEGAL DESCRIPTION AND SKETCH DOES NOT CONSTITUTE A LAND SURVEY ATLANTIC COAST SURVEYING, INC.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241
13798 NW 4TH STREET, SUITE 306 SUNRISE, FL 33325
P.954.587.2100 E: info@acsiweb.net

DRAFT

ATLANTIC COAST SURVEYING

PROJECT# 42161SL2

SKETCH AND LEGAL DESCRIPTION

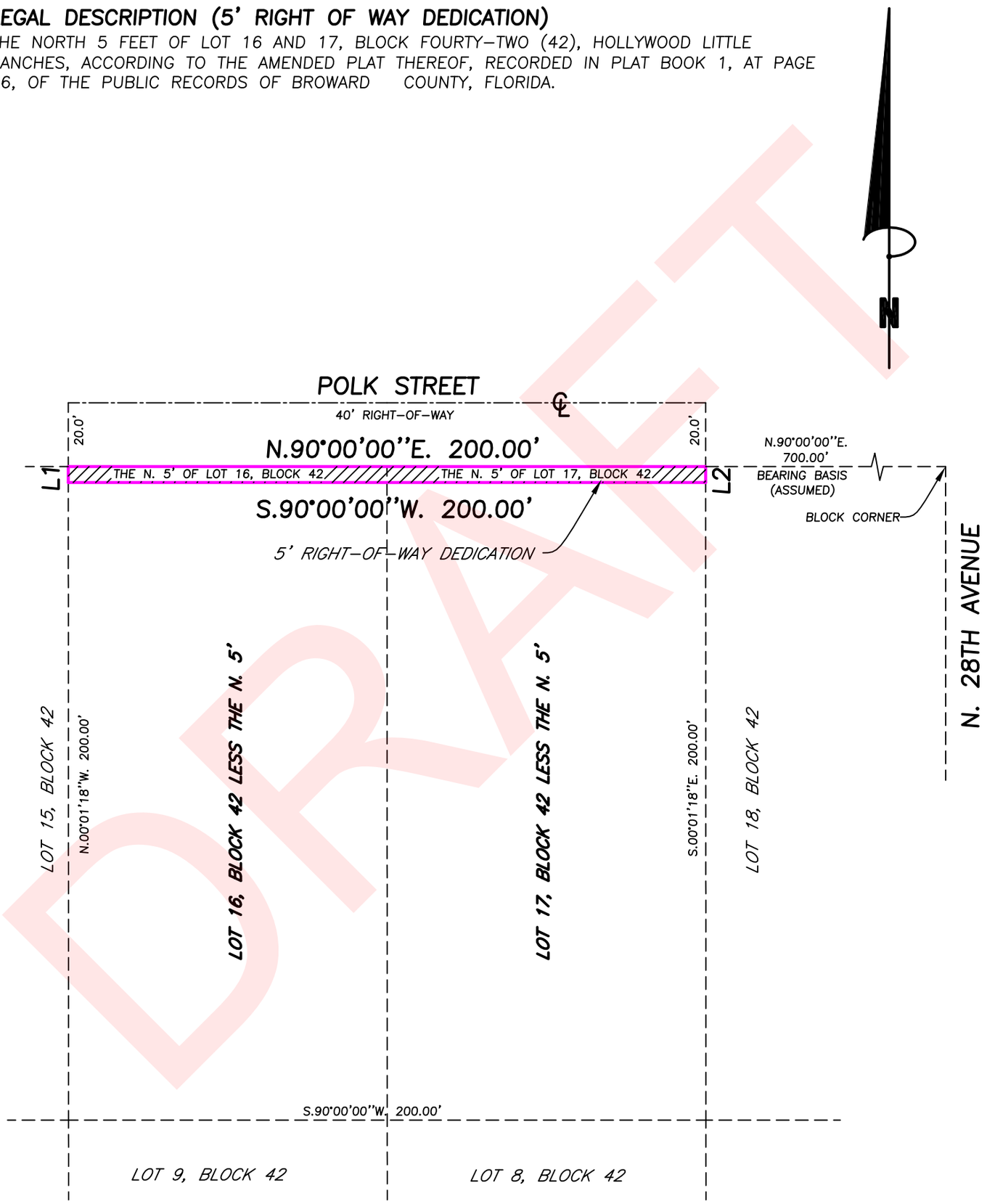
SHEET 1 OF 1

40 0 40 80 120

Scale 1" = 40'

LEGAL DESCRIPTION (5' RIGHT OF WAY DEDICATION)

THE NORTH 5 FEET OF LOT 16 AND 17, BLOCK FOURTY–TWO (42), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



DRAFT

LINE TABLE

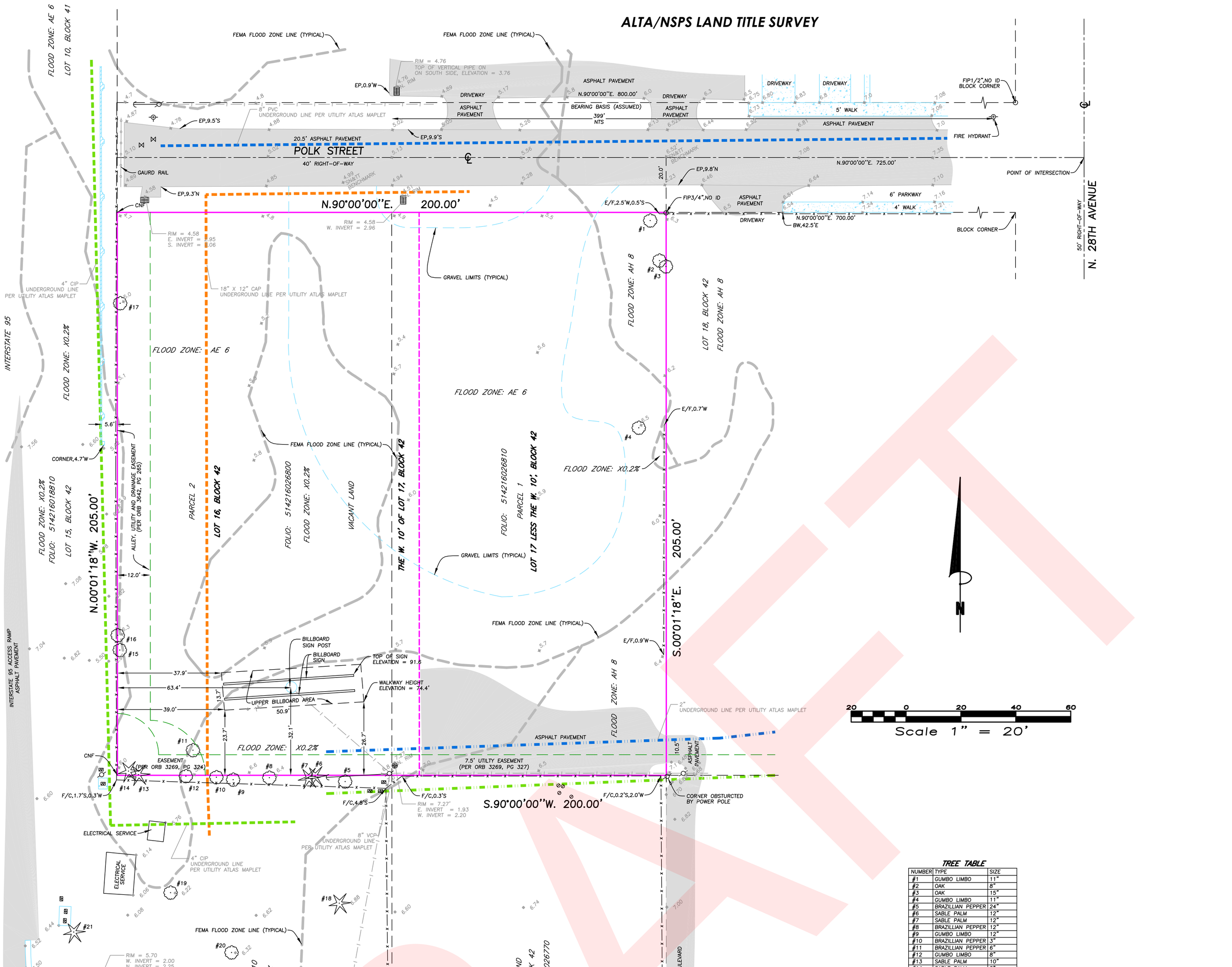
NUMBER	DIRECTION	DISTANCE
L1	N.00°01'18"W.	5.00'
L2	S.00°01'18"E.	5.00'

NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
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3. THE LEGAL DESCRIPTION AND SKETCH DOES NOT CONSTITUTE A LAND SURVEY ATLANTIC COAST SURVEYING, INC.
4. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATION NO. 5241
13798 NW 4TH STREET, SUITE 306 SUNRISE, FL 33325
P.954.587.2100 E: info@acsiweb.net

ALTA/NSPS LAND TITLE SURVEY



TREE TABLE

NUMBER	TYPE	SIZE
#1	GUMBO LIMBO	11"
#2	OAK	8"
#3	OAK	15"
#4	GUMBO LIMBO	11"
#5	BRAZILLIAN PEPPER	24"
#6	SABLE PALM	12"
#7	SABLE PALM	12"
#8	BRAZILLIAN PEPPER	12"
#9	GUMBO LIMBO	12"
#10	BRAZILLIAN PEPPER	3"
#11	BRAZILLIAN PEPPER	6"
#12	GUMBO LIMBO	8"
#13	SABLE PALM	10"
#14	SABLE PALM	8"
#15	UMBRELLA TREE	5"
#16	STRANGLER FIG	5"
#17	MUMOSA	12"
#18	SABLE PALM	8"
#19	BLACK OLIVE	24"
#20	BLACK OLIVE	20"
#21	ROYAL PALM	16"
#22	ROYAL PALM	16"
#23	ROYAL PALM	17"
#24	ROYAL PALM	17"
#25	ROYAL PALM	17"
#26	ROYAL PALM	16"
#27	GUMBO LIMBO	8"
#28	GUMBO LIMBO	(2) X 8"
#29	GUMBO LIMBO	(4) X 6"
#30	GUMBO LIMBO	9"
#31	BLACK OLIVE	20"

LEGEND

- GUY ANCHOR
- WATER METER
- FIRE HYDRANT
- CABLE BOX
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- FP&L BOX
- CATCH BASIN
- CLEAN OUT
- MANHOLE
- WELL
- WATER VALVE
- VALVE
- CONCRETE/CHAT
- ASPHALT PAVEMENT
- BRICK/TILE PAVERS
- WOOD DECK/DOCK
- PROPERTY LINE
- CENTERLINE
- CONCRETE WALL
- METAL FENCE
- WOOD/PVC FENCE
- OVERHEAD WIRES
- 0.00 ELEVATION
- 8" PVC LINE PER ATLAS MAPLET
- 2" LINE PER ATLAS MAPLET
- 8" VCP LINE PER ATLAS MAPLET
- 4" CIP LINE PER ATLAS MAPLET
- 18" X 12" CAP LINE PER ATLAS MAPLET

ABBREVIATIONS

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BM	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
E/F	END/FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NTS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

TABLE A

4. GROSS LAND AREA* = 67,500 SQUARE FEET MORE OR LESS (1.550 ACRES MORE OR LESS) . NET LAND AREA = 61,500 SQUARE FEET MORE OR LESS (1.412 ACRES MORE OR LESS)
*GROSS LAND AREA TAKEN TO CENTER OF POLK STREET RIGHT-OF-WAY
16. NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEY NOTE:

Underground utility lines shown are based solely on City documentation (UTILITY ATLAS MAPLET), have not been field verified and are for informational purposes only. Locations are approximate only and shall not be interpreted as accurate, precise, or complete.

LEGAL DESCRIPTION

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

PARCEL 2

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

CERTIFIED TO:
BSD 23 DEVELOPMENT LLC & NAHARI, AVIHU

PROPERTY ADDRESS
2910 POLK STREET
HOLLYWOOD, FL 33020

BOUNDARY SURVEY
INVOICE # 42161U2
SURVEY DATE 04/30/26

FLOOD ZONE AH8 / AE6 / X0.2%
MAP DATE 07/31/24
MAP NUMBER 125113 0568J

TITLE REVIEW

SCHEDULE B, PART II EXCEPTIONS

Issuing Agent: Perlow Kornik Dorot & Bensimon PLLC
Commitment Number: 13079239
Issuing Office File Number: 26-Nahari
Commitment Date: 04/10/2026 at: 8:00 AM

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. (NOT A SURVEY MATTER)

2. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (NOT A SURVEY MATTER)

3. Standard Exceptions:

A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (NOT A SURVEY MATTER)

B. Rights or claims of parties in possession not shown by the public records. (NOT A SURVEY MATTER)

C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. (NOT A SURVEY MATTER)

D. Taxes or assessments which are not shown as existing liens in the public records. (NOT A SURVEY MATTER)

4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (NOT A SURVEY MATTER)

5. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. (NOT A SURVEY MATTER)

6. Easement in favor of the City of Hollywood, Florida, recorded in Official Records Book 3269, Page 324, of the Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)

7. Easement in favor of the City of Hollywood, Florida, recorded in Official Records Book 3269, Page 327, of the Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)

8. Easement in favor of the City of Hollywood, Florida, recorded in Official Records Book 3642, Page 265, of the Public Records of Broward County, Florida. (AS SHOWN ON SURVEY)

SURVEYOR'S NOTES

1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

VICINITY MAP



SURVEYOR'S CERTIFICATE
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7A, 8, 14, 16 of Table A thereof. The field work was completed on April 30, 2026.
Date of Plat or Map: May, 05. 2026.

ATLANTIC COAST SURVEYING
PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Sunrise, FL 33325
P: 954.587.2100 E: info@acsiweb.net

GOLDENHOLZ & ASSOCIATES ARCHITECTS & PLANNERS, P.A.
3122 N. PINE ISLAND ROAD, SUNRISE, FLORIDA 33351 TEL (954)742-0797 FAX (954)742-3093
22036

May 11, 2026.

City of Hollywood
Department of Development Services
Planning Division
2600 Hollywood Boulevard.
Hollywood, FL 33020

File Number: **25-DP-13**

Recap from TC-1 to RC-1

PLANNING and ZONING & URBAN DESIGN:

Change of zoning designation from TC-1 to RC-1

1. Omit Variance # 1 – Requesting 5 ft. side setback where a 10 ft. is required on TC-1, RC-1 complies with the 5 ft. at the west side of the property.

2. Omit Variance # 3 – Requesting the 3 ft. rear setback along the south side of the property line. Per RC-1 the required setback is 0.0 ft. We are keeping the 3 ft. setback at the south side of the property.

3. Omit Variance # 4 – Requesting 6 levels of office building. RC-1 allows 7 stories and 75 ft. roof line. We are maintaining the proposed 6 stories building.

4. Omit Variance # 5 – Requesting an increase in of F.A.R. (1.5) (60,000 sq. ft. to 92,000 sq. ft.) RC-1 F.A.R. (2.75) = 112,750 SQ. FT., the 92,000 sq. ft. is within the F.A.R. of RC-1

We are keeping the following variances.

Variance # 2 requesting: 5 ft. front setback where 10 ft. is required along the north property line from the new right of way line at the garage frontage line.

Variance # 6 requesting: Delete required sidewalk along the north property line.

_____
Hector Torres – Project Manager

GGB Engineering
An independence engineering company
4101 Ravenswood Road, Suite 113
Fort Lauderdale, Florida 33312
Phone: 954-986-9899
E-mail: Jandrade@independence.engineering

JOB NAME:	2910 POLK STREET		
JOB NO:	136-002		
JOB LOCATION:	2910 POLK STREET, HOLLYWOOD, FL 33351		
DESIGNED BY:	A.R.	DATE:	5/27/2025
CHECKED BY:	N.E.S.	DATE:	1/28/2026
SUBJECT: STORM DRAINAGE CALCULATIONS			
		SHEET:	OF

PRE-SITE CHARACTERISTICS AND AREAS

BUILDING AREA/ROOF	0.00	SF	0.00%
IMPERVIOUS PAVED AREAS	3,206.00	SF	7.82%
POOL	0.00	SF	0.00%
PERVIOUS SITE AREA	37,794.00	SF	92.18%
TOTAL SITE AREA	**41,000.00**	SF	**100.00%**

RUNOFF COEFFICIENTS

IMPERVIOUS AREAS	0.90	
PERVIOUS AREAS	0.35	
Wet season water table elev.	0.50	NAVD
Average finished grade in pervious area	6.00	FT NGVD
Compacted water storage	8.18	Inches

DESIGN STORM FREQUENCY FOR WATER QUALITY

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

First inch runoff (Total site area x (1/12))	3,416.67	CF	
Site area for water quality (Total site - Bldg+Pool)	41,000.00	SF	
Impervious area for water quality	3,206.00	SF	
2.5 Inches x % Impervious	667.92	CF	
2.5" x Pervious site area/Total area	2.30	Inches	
10 year 24 hour storm rainfall	8.50	Inches	
Soil storage (percent pervious x soil storage)	7.54	Inches. Avg. depth to WT =	5.50 FT

Runoff = $\frac{(P-0.2\,xS)^2}{(P+0.8\,x\,S)}$ Where P = 8.50 inches for 10 year 24 hour storm rainfall

Runoff = 3.36 inches

Volume = A x R/12 11,493.77 CF

GGB Engineering
An independence engineering company
4101 Ravenswood Road, Suite 113
Fort Lauderdale, Florida 33312
Phone: 954-986-9899
E-mail: Jandrade@independence.engineering

JOB NAME:	2910 POLK STREET		
JOB NO:	136-002		
JOB LOCATION:	2910 POLK STREET, HOLLYWOOD, FL 33351		
DESIGNED BY:	A.R.	DATE:	5/27/2025
CHECKED BY:	N.E.S.	DATE:	1/28/2026
SUBJECT: STORM DRAINAGE CALCULATIONS			
		SHEET:	OF

PRO-SITE CHARACTERISTICS AND AREAS

BUILDING AREA/ROOF	27,819.00	SF	67.85%
IMPERVIOUS PAVED AREAS	4,198.00	SF	10.24%
POOL	0.00	SF	0.00%
PERVIOUS SITE AREA	8,983.00	SF	21.91%
TOTAL SITE AREA	**41,000.00**	SF	**100.00%**

RUNOFF COEFFICIENTS

IMPERVIOUS AREAS	0.90	
PERVIOUS AREAS	0.35	
Wet season water table elev.	2.00	NGVD
Average finished grade in pervious area	6.50	FT NGVD
Compacted water storage	8.18	Inches

DESIGN STORM FREQUENCY FOR WATER QUALITY

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

First inch runoff (Total site area x (1/12))	3,416.67	CF			
Site area for water quality (Total site - Bldg+Pool)	13,181.00	SF			
Impervious area for water quality	4,198.00	SF			
2.5 Inches x % Impervious	2,720.42	CF			
2.5" x Pervious site area/Total area	0.55	Inches			
10 year 24 hour storm rainfall	8.50	Inches			
Soil storage (p	1.79	Inches. Avg. depth to	WT =	4.50	FT

Runoff = $\frac{(P-0.2\,xS)^2}{(P+0.8\,x\,S)}$ Where P = 8.50 inches for 10 year 24 hour storm rainfall

Runoff = 6.67 inches

Volume = A x R/12 22,798.34 CF

GGB Engineering
An independence engineering company
4101 Ravenswood Road, Suite 113
Fort Lauderdale, Florida 33312
Phone: 954-986-9899
E-mail: Jandrade@independence.engineering

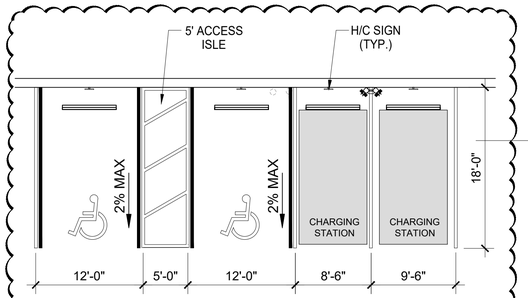
JOB NAME:	2910 POLK STREET		
JOB NO:	136-002		
JOB LOCATION:	2910 POLK STREET, HOLLYWOOD, FL 33351		
DESIGNED BY:	A.R.	DATE:	5/27/2025
CHECKED BY:	N.E.S.	DATE:	1/28/2026
SUBJECT: STORM DRAINAGE CALCULATIONS			
		SHEET:	OF

22,798.34 CF OF STORAGE REQUIRED WILL BE PROVIDED IN ONSITE EXFILTRATION TRENCH

DESIGN STORM PEAK AND AVERAGE DAY TRENCH CALCULATIONS

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

Volume =	6.28	AC-INCH
A = Drainage Area	0.94	AC
W = Trench Width	5.00	FT
K = Hydraulic Conductivity	0.000795	cfs/ft^2per ft of head
H = Depth to water table	3.00	FT
Du = Non Saturated trench depth	2.00	FT
Ds = Saturated trench depth	2.00	FT
Trench Required	**214.96**	**LF**
Trench Provided	**215**	**LF**

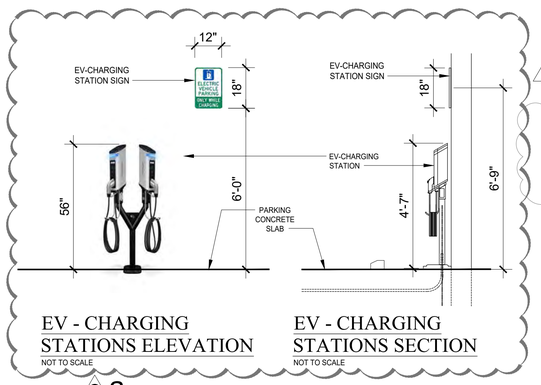


STANDARD ACCESSIBLE & EV- PARKING SPACE

N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS

3/4



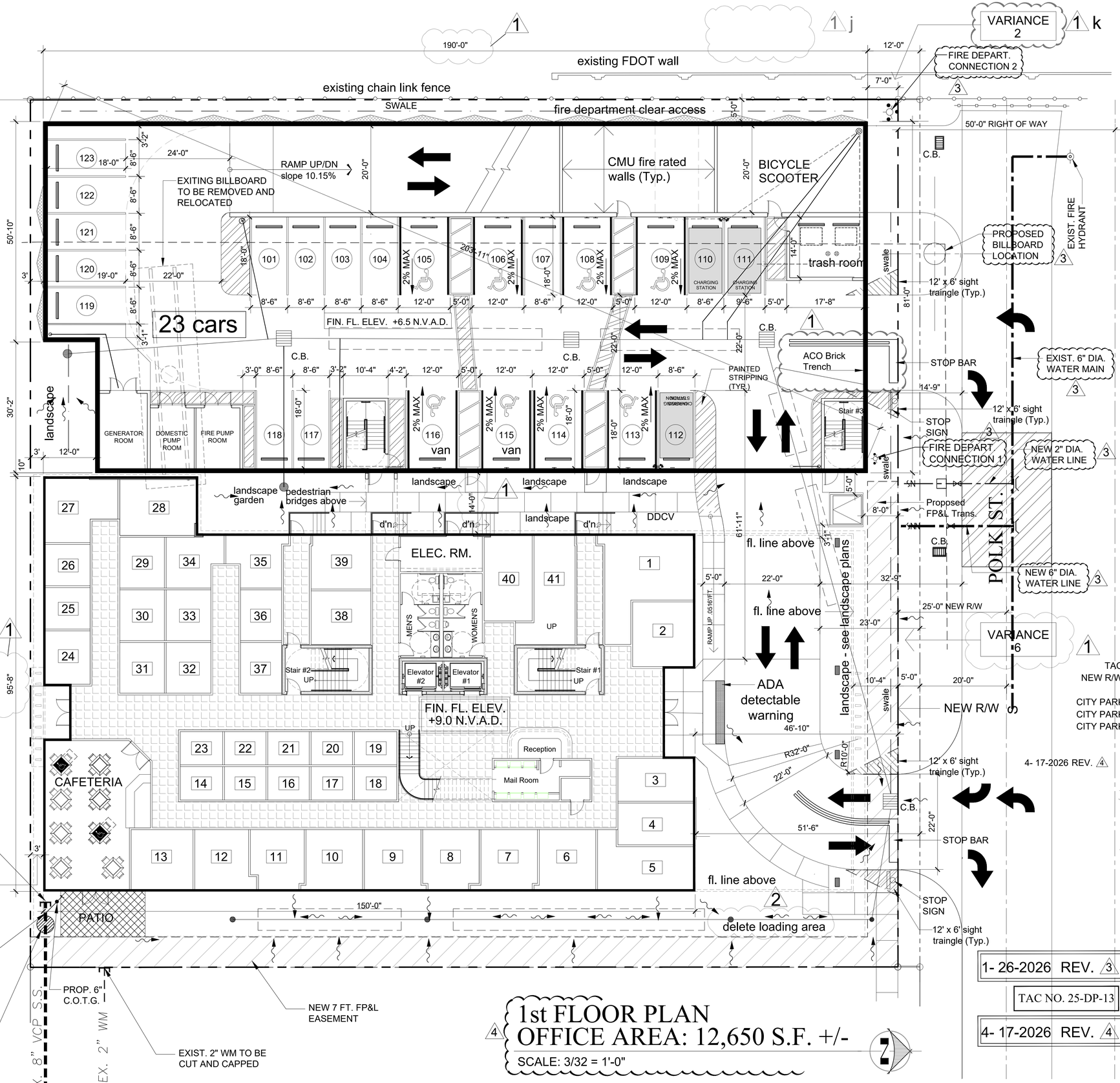
EV - CHARGING STATIONS ELEVATION

NOT TO SCALE

EV - CHARGING STATIONS SECTION

NOT TO SCALE

3a



4 1st FLOOR PLAN

OFFICE AREA: 12,650 S.F. +/-

SCALE: 3/32 = 1'-0"

7

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS. CONTRACTORS TO OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN

4-4-2024
7-18-24 4 STORY OFFICE
9-19-2024
11-27-2024
1-15-2025
3-4-2025
3-12-2025
3-20-2025
3-25-2025
3-31-2025
4-30-2025 REV. 1
6-23-2025 REV. 2
9- 9-2025 REV. 3

STATE OF FLORIDA ITAMAR GOLDENHOLZ 7817 4-17-2026 REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

1- 26-2026 REV. 3

TAC NO. 25-DP-13

4- 17-2026 REV. 4

A-1

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

2nd. FLOOR PLAN

SCALE: 3/32 = 1'-0"

PARKING 2nd LEVEL — 37 cars

VARIANCE 3

PROPOSED BILLBOARD LOCATION 4

new R/W line

pedestrian bridge

ELEC. RM.

Stair #1 · Stair #2 · Stair #3 · Stair #4

Elevator #1 · Elevator #2

MEN'S · WOMEN'S · OPEN

RAMP UP (8.81%) · RAMP DOWN (8.81%) · UP · D'N.

PAINTED STRIPPING (TYP.)

2nd. FLOOR LINE

15,870 s.f. +/-

TAC NO. 25-DP-13

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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

11-27-2024
2-6-2025
2-12-2025
3-12-2025
3-17-2025
3-20-2025
3-25-2025
3-31-2025
4-30-2025 REV. 4
4-17-2026 REV. 5

CITY PARK
CITY PARK
CITY PARK

STATE OF FLORIDA · ITAMAR J. GOLDENHOLZ · 7817 · 4-17-2026 · REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

A-2

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

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

192'-0"

VARIANCE 2

PROPOSED BILLBOARD LOCATION 4

RAMP UP (8.81%)

RAMP DOWN (8.81%)

PAINTED STRIPPING (TYP.)

205'-9" 4

PARKING 3rd - 8th LEVEL

37 cars

81'-0"

pedestrian bridge

112'-1" 4

Stair #4

Stair #3

Electrical Room

Elevator #2

Elevator #1

Stair #2

Stair #1

MEN'S

WOMEN'S

95'-8"

82'-6"

177'-6"

17'-6"

186'-8"

3rd. FLOOR LINE

2nd. FLOOR LINE (BELOW)

CITY PARK
CITY PARK

4 3rd - 8th. FLOOR PLAN

SCALE: 3/32 = 1'-0"

15,870 s.f. +/-

TAC NO. 25-DP-13

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

11-27-2024
2-6-2025
2-12-2025
3-12-2025
3-17-2025
3-20-2025
3-25-2025
4-30-2025 REV. 1
2-10-2026 REV. 4

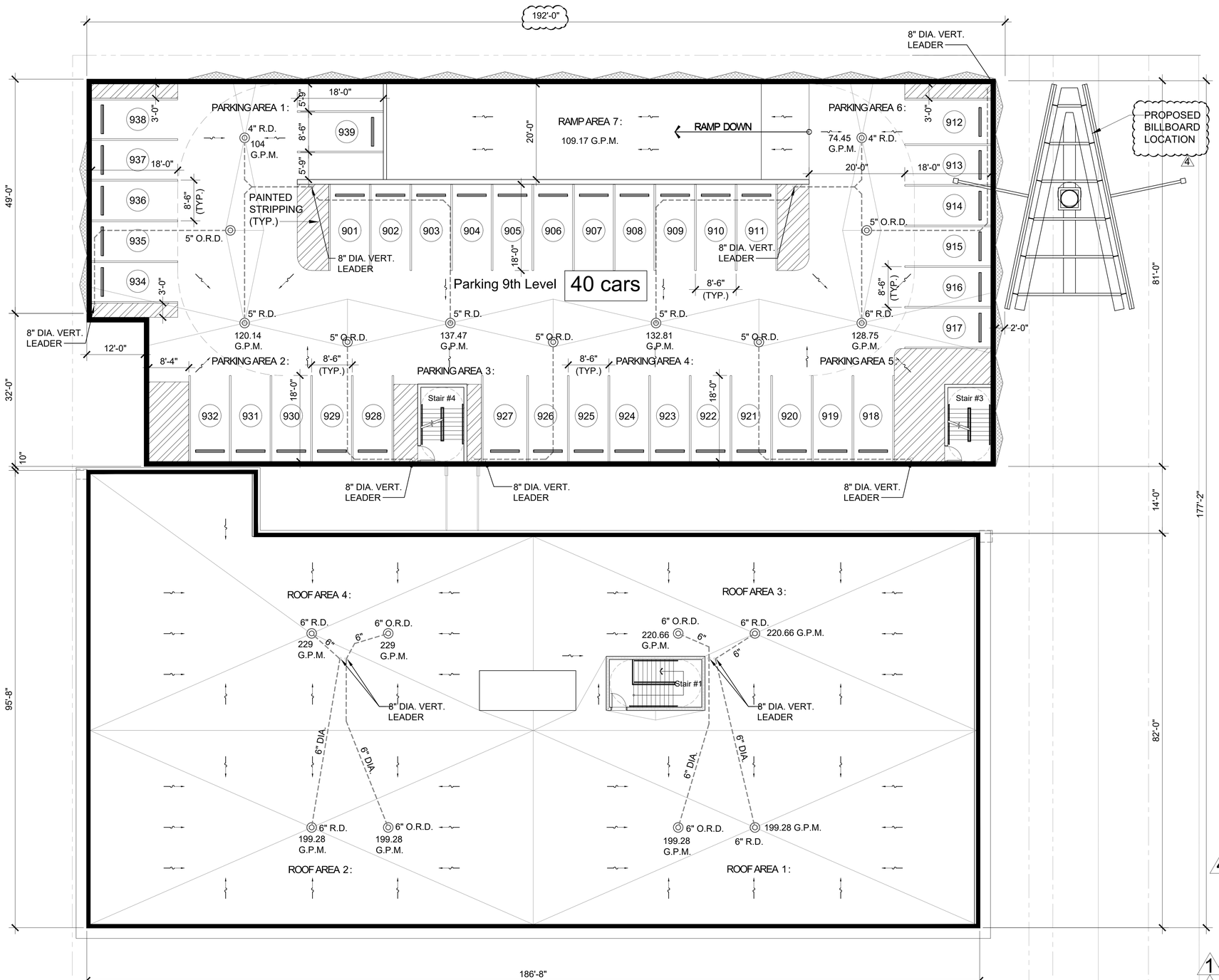
STATE OF FLORIDA · ITAMAR GOLDENHOLZ · 7817 · 2-10-2026 · REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

A-3

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



ROOF FLOOR PLAN

SCALE: 3/32 = 1'-0"

7

PARKING BUILDING:

3

PARKING ROOF AREA 1:	= 1,789.00 S.F.
PERIMETER= 141.00 L.F. x 4'-6" x .5	= 318.00
	= 2,107.00 S.F.
G.P.M. = .0104 x 4.75" x 2,107.00 =	104.08 G.P.M.
PARKING ROOF AREA 2:	= 2,203.00 S.F.
PERIMETER= 102.00 L.F. x 4'-6" x .5	= 229.50
	= 2,432.50 S.F.
G.P.M. = .0104 x 4.75" x 2,432.00 =	120.14 G.P.M.
PARKING ROOF AREA 3:	= 2,495.00 S.F.
PERIMETER= 86.00 L.F. x 4'-6" x .5	= 193.50
STAIR= 42.00 L.F. x 4'-6" x .5	= 94.45
	= 2,782.95 S.F.
G.P.M. = .0104 x 4.75" x 2,782.95 =	137.47 G.P.M.
PARKING ROOF AREA 4:	= 2,495.00 S.F.
PERIMETER= 86.00 L.F. x 4'-6" x .5	= 193.50
	= 2,688.50 S.F.
G.P.M. = .0104 x 4.75" x 2,688.50 =	132.81 G.P.M.
PARKING ROOF AREA 5:	= 2,442.00 S.F.
PERIMETER= 73.00 L.F. x 4'-6" x .5	= 164.25
	= 2,606.25 S.F.
G.P.M. = .0104 x 4.75" x 2,606.25 =	128.75 G.P.M.
PARKING ROOF AREA 6:	= 1,327.00 S.F.
PERIMETER= 80.00 L.F. x 4'-6" x .5	= 180.00
	= 1,507.00 S.F.
G.P.M. = .0104 x 4.75" x 1,507.00 =	74.45 G.P.M.
PARKING RAMP AREA 7:	= 1,767.00 S.F.
PERIMETER= 197.00 L.F. x 4'-6" x .5	= 443.25
	= 2,210.25 S.F.
G.P.M. = .0104 x 4.75" x 2,210.25 =	109.17 G.P.M.

OFFICE BUILDING:

3

ROOF AREA 1:	= 3,761.00 S.F.
PERIMETER= 133.00 L.F. x 5'-0" x .5	= 332.00
	= 4,093.00 S.F.
G.P.M. = .0104 x 4.75" x 4,093.00 =	202.19 G.P.M.
ROOF AREA 2:	= 3,761.00 S.F.
PERIMETER= 133.00 L.F. x 5'-0" x .5	= 332.00
	= 4,093.00 S.F.
G.P.M. = .0104 x 4.75" x 4,093.00 =	202.19 G.P.M.
ROOF AREA 3:	= 3,761.00 S.F.
PERIMETER= 133.00 L.F. x 5'-0" x .5	= 333.94
STAIR= 64.00 L.F. x 10'-0" x .5	= 320.00
ELEV. = 26.00 L.F. x 4'-0" x .5	= 52.00
	= 4,466.94 S.F.
G.P.M. = .0104 x 4.75" x 4,466.94 =	220.66 G.P.M.
ROOF AREA 4:	= 4,214.00 S.F.
PERIMETER= 160.00 L.F. x 4'-6" x .5	= 360.00
ELEV. = 31.00 L.F. x 4'-0" x .5	= 62.00
	= 4,636.00 S.F.
G.P.M. = .0104 x 4.75" x 4,636.00 =	229.00 G.P.M.

CITY PARK
CITY PARK

4 Garage Bldg.15,169 s.f.+/-

1 4 Office Bldg. 15,870 s.f. +/-

TAC NO. 25-DP-13

9 level garage = 40cars

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PERSON, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

11-27-2024
2-6-2025
2-12-2025
3-12-2025
3-17-2025
3-20-2025
3-25-2025
4-30-2025 REV. 1
8-30-2025 REV. 2
9-26-2025 REV. 3
2- 4-2026 REV. 4

STATE OF FLORIDA ITAMAR GOLDENHOLZ 7817 2-04-2026 REGISTERED ARCHITECT

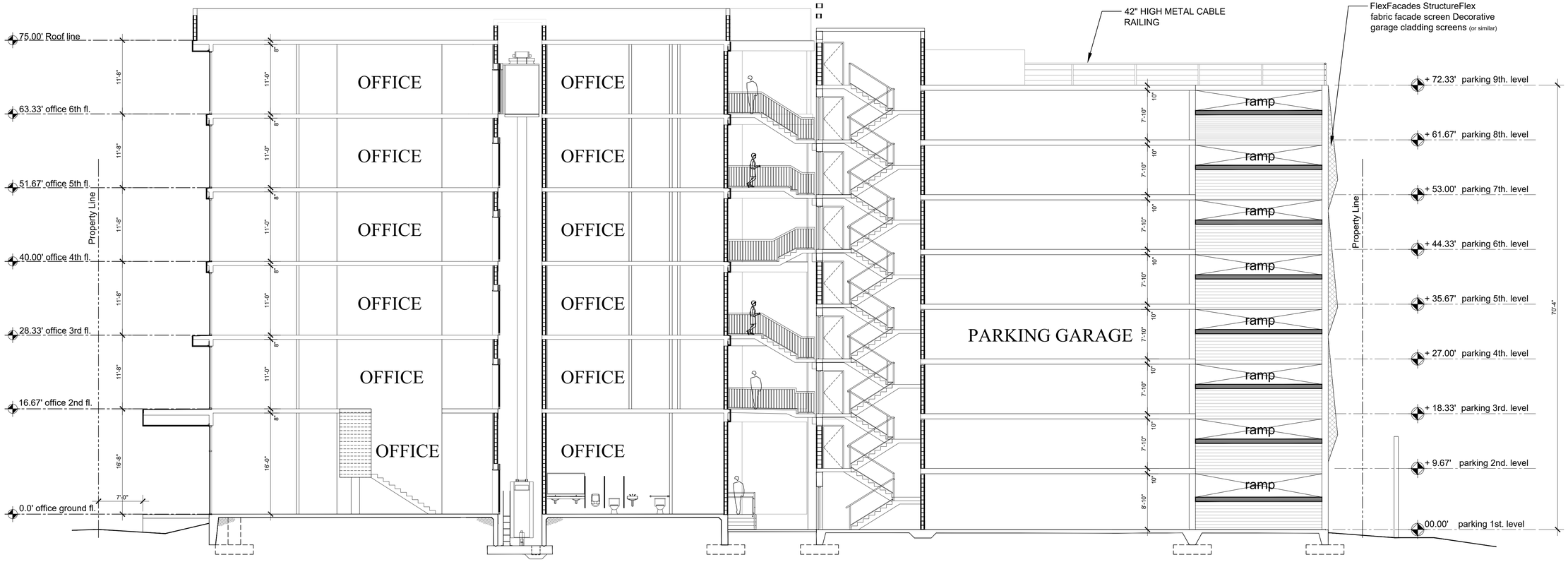
ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

A-7

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

TAC NO. 25-DP-13



BUILDING CROSS SECTION

SCALE: 1/8" = 1'-0"

4

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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

3-7-2025	
3-12-2025	
3-18-2025	
3-20-2025	CITY PARK
3-25-2025	CITY PARK
4-9-2025	CITY PARK
4-18-2025	CITY PARK
4-30-2025	REV. 1
6- -2025	REV. 2
2-10-2026	REV. 3
4-17-2026	REV. 4

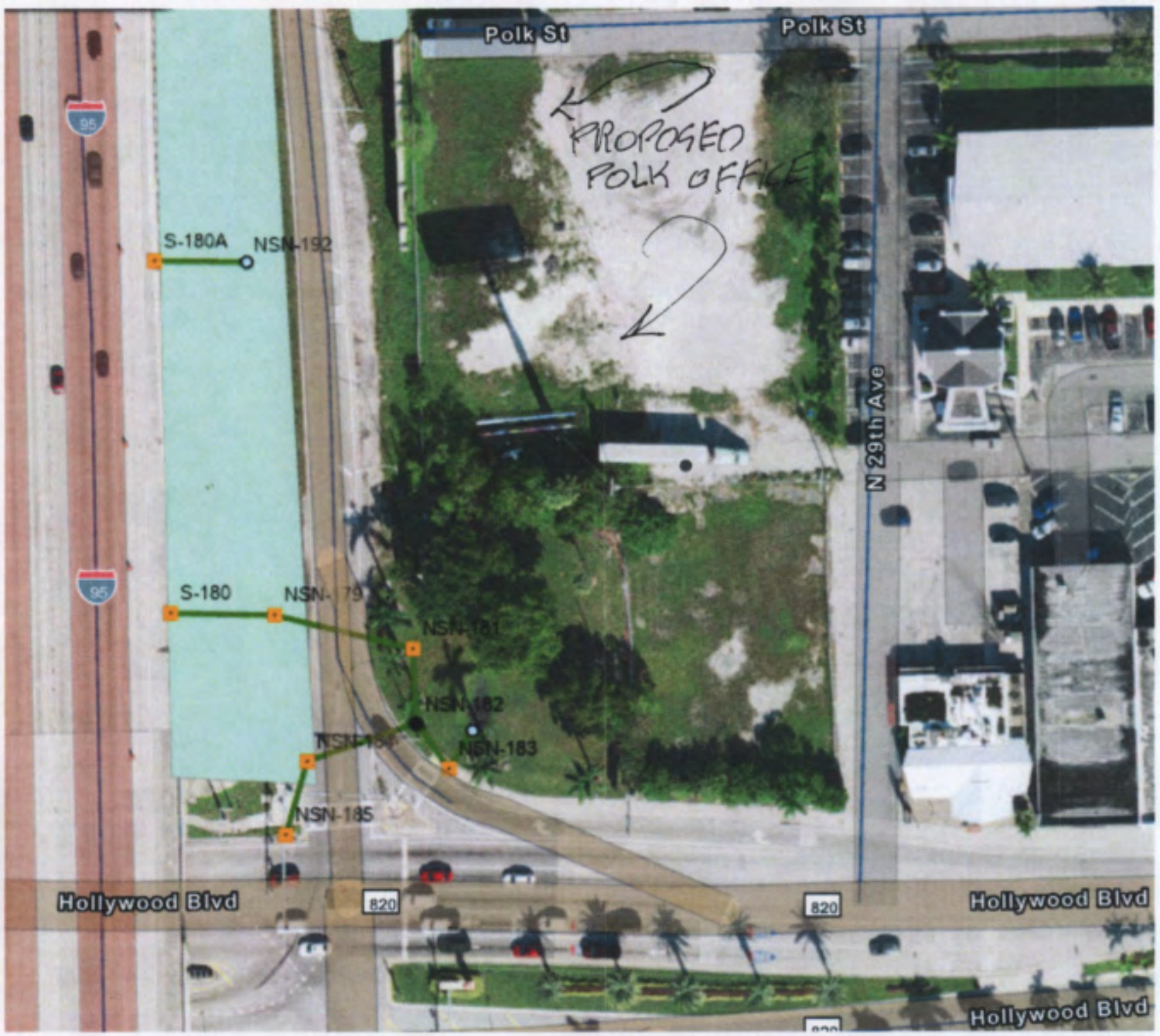
STATE OF FLORIDA
ITAMAR J. GOLDENHOLZ
7817
4-17-2026
REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

A-12

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



FDOT - AS BUILT

PROPOSED POLK OFFICE BUILDING
2910 POLK STREET, HOLLYWOOD, FLORIDA

#22036 4.22.2026

DRAINAGE STRUCTURE TABULATION

STR. No.	DESCRIPTION	RIM OR GRATE ELEV.	PIPE INV. ELEV.	PIPE DIAM.
C-1	15" NYLOPLAST FIELD DRAIN	5.80	3.00 N	15"
C-2	TYPE "D" INLET	6.00	2.00 S,E&W, (2.00 N-PRB)	15"
C-3	TYPE "D" INLET	6.00	(2.00 N&S-PRB)	15"
C-4	TYPE "D" INLET	5.60	2.00 W, (2.00 S&E-PRB)	15"
C-5	ACO BRICK TRENCH DRAIN	4.75	2.50 W&S	4"
C-6	15" NYLOPLAST FIELD DRAIN	6.00	3.00 S	15"
C-7	TYPE "D" INLET	5.30	2.50 E, (2.00 W-PRB)	15"
C-8	15" NYLOPLAST FIELD DRAIN	6.00	2.75 S&E	15"
C-9	24" NYLOPLAST FIELD DRAIN	6.00	2.25 N, (2.00 S-PRB)	15"
C-10	24" NYLOPLAST FIELD DRAIN	5.90	(2.00 N&S-PRB)	15"
C-11	24" NYLOPLAST FIELD DRAIN	6.00	(2.00 N-PRB)	15"

LEGEND

- R.E. — RIM ELEVATION
- G.E. — GRATE ELEVATION
- I.E. — INVERT ELEVATION
- DIRECTION OF OVERLAND FLOW
- F.F.E.= — FINISHED FLOOR ELEVATION
- X.XX — EXISTING ELEVATIONS
- (X.XX) — PROPOSED ELEVATION
- X.XX — PROPOSED CONCRETE ELEVATION
- W — EXISTING WATER METER
- W — PROPOSED WATER METER
- PROPERTY LINE
- DRAINAGE STRUCTURE NUMBER
- PAVEMENT RESTORATION
- MILL AND RESURFACE

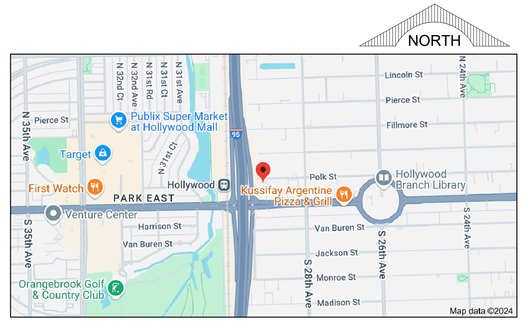
WATER AND SEWER DEMAND

62,000/1,000 SF GROSS AREA x 42 GPD/UNIT=2,604 GPD

FIRE NOTES:
1. UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I, II OR V LICENSE AS PER fs 633.102

2. PER NFPA 1, 12.3.2* A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DECIVES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BEIN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

0 20' 40'
SCALE 1":20'



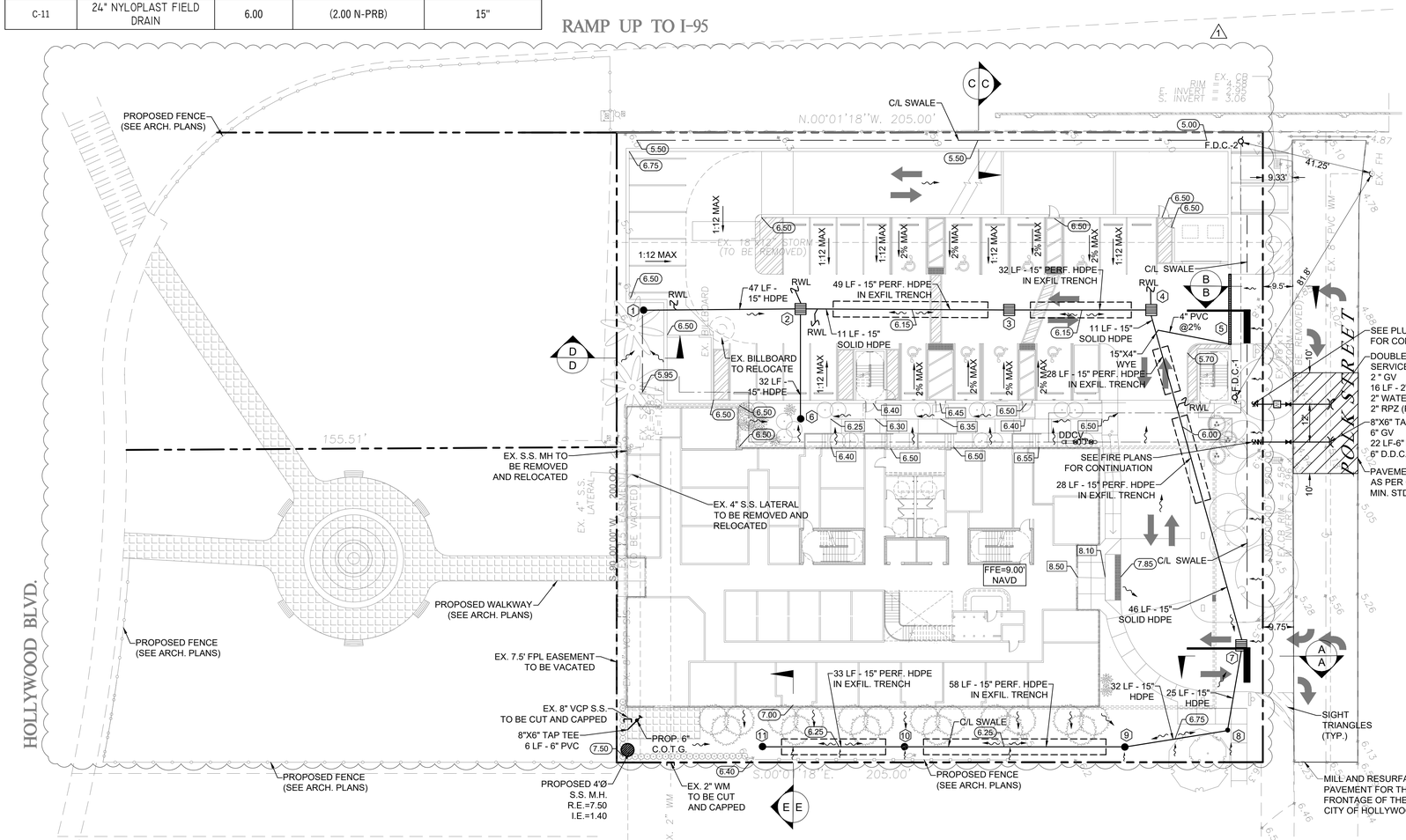
LOCATION MAP
N.T.S.

FIRE FLOW CALCULATION:
CODE: F.F.P.C. 2021 EDITION & NFPA 220

1) BUILDING TYPE: 1B
TYPE OF OCCUPANCY: OFFICE BUILDING
THE TOTAL AREA OF THE THREE LARGEST SUCCESSIVE FLOORS IS 44,390 SQ. FT., AND AS PER NFPA 1 (2021 ED.) TABLE 18.4.5.2.1, THE FIRE FLOW REQUIRED IS 2,250 GPM FOR A DURATION OF 2 HOURS.
AS PER NFPA 1 (2021 ED.) SECTION 18.4.5.3.2, TE REQUIRED FLOW SHALL BE REDUCED BY 75 PERCENT WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1000 GPM.
2,250 GPM X 75% = 1687.5 GPM (FLOW CREDIT)
2,250 GPM - 1687.5 GPM = 562.5 GPM

2) BUILDING TYPE: 1B
TYPE OF OCCUPANCY: GARAGE
THE TOTAL AREA OF THE THREE LARGEST SUCCESSIVE FLOORS IS 45,507. FT., AND AS PER NFPA 1 (2021 ED.) TABLE 18.4.5.2.1, THE FIRE FLOW REQUIRED IS 2,250 GPM FOR A DURATION OF 2 HOURS.
AS PER NFPA 1 (2021 ED.) SECTION 18.4.5.3.2, TE REQUIRED FLOW SHALL BE REDUCED BY 75 PERCENT WHEN THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM. THE RESULTING FIRE FLOW SHALL NOT BE LESS THAN 1000 GPM.
2,250 GPM X 75% = 1687.5 GPM (FLOW CREDIT)
2,250 GPM - 1687.5 GPM = 562.5 GPM

TOTAL FIRE FLOW REQUIRED = 562.5 GPM + 562.5 GPM = 1125 GPM



NOTES:
1. EXISTING CONDITIONS ARE TAKEN FROM A PLAN ENTITLED "SKETCH OF SURVEY", PREPARED BY ATLANTIC COAST SURVEYING INC. OF SUNRISE, FLORIDA, DATED NOVEMBER 6, 2024.
2. NO GEOTECHNICAL INVESTIGATION WAS DONE IN THE PREPARATION OF THIS PLAN.
3. FOR SITE DIMENSIONS AND MINIMUM SETBACKS, REFER TO THE ARCHITECTURAL SITE PLAN.
4. ALL FIELD DRAINS SHALL HAVE A PEDESTRIAN RATED TOP.
5. F.F.E. PROVIDED BY OTHERS.

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

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

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

NOTE:
PROPOSED LANDSCAPING SHALL NOT OBSTRUCT ONSITE STORMWATER RUNOFF RETENTION

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

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

TAC CMNTS 06.16.25

REV	DATE	DESCRIPTION	BY
1	06.16.25	TAC CMNTS	

CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINES ISLAND
SUNRISE, FL

PROJECT:
2910 POLK STREET
HOLLYWOOD FLORIDA

TASK:
CIVIL ENGINEERING PLAN

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CERTIFICATE OF AUTHORIZATION No. 34516
FLORIDA REGISTRATION No. 34516
4101 RAVENSWOOD ROAD, SUITE 113 FAX: (954) 986-0555
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-9899
AN INDEPENDENCE ENGINEERING COMPANY

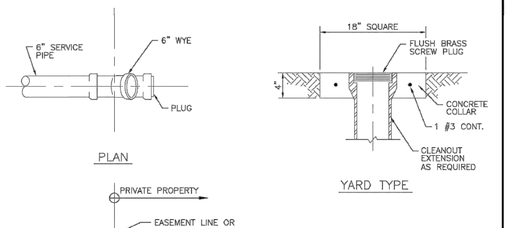
DATE:	SCALE:
02/06/2026	1"=20'
DESIGNED BY: N.E.S.	DRAWN BY: J.A.
PROJECT No. 24-0330	
SHEET C-1	

NEIL E. SANDER LICENSE No. 89099 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/06/2026

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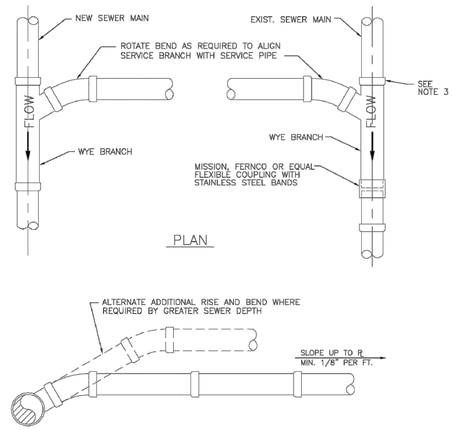
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SINGLE SERVICE CONNECTION

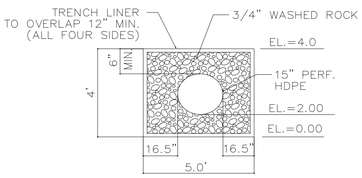
CLEANOUT DETAILS

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

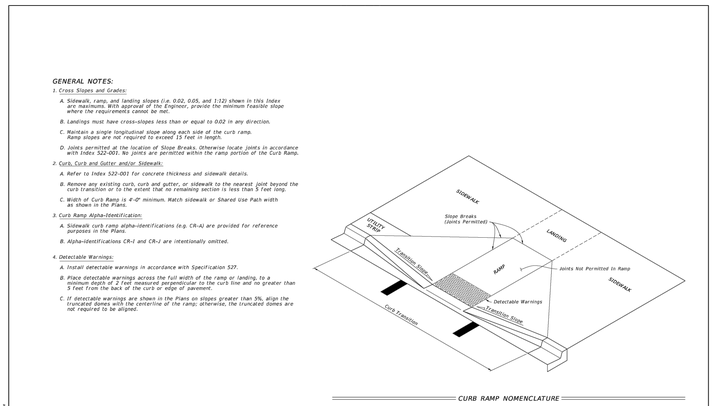


NOTES:
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

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



EXFILTRATION TRENCH DETAIL



GENERAL NOTES:

1. Cross Slopes and Grades:

A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.

B. Landings must have cross-slopes less than or equal to 0.02 in any direction.

C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.

D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.

2. Curb, Curb and Gutter and/or Sidewalk:

A. Refer to Index 522-001 for concrete thickness and sidewalk details.

B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.

C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.

3. Curb Ramp Alpha-Identification:

A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.

B. Alpha-identifications CR-I and CR-J are intentionally omitted.

4. Detectable Warnings:

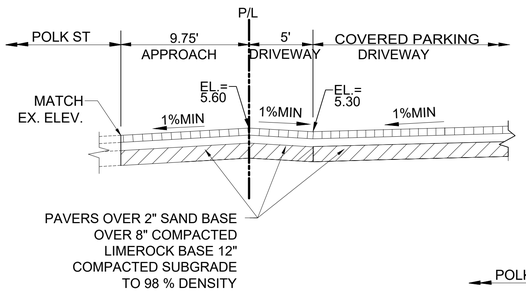
A. Install detectable warnings in accordance with Specification 527.

B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.

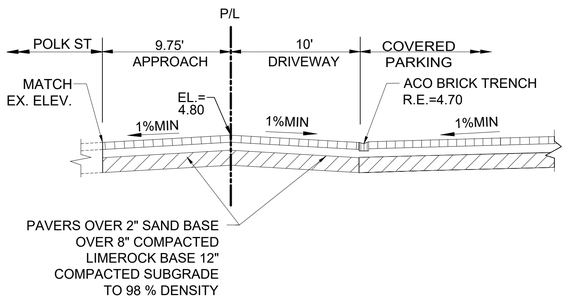
C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

CURB RAMP NOMENCLATURE

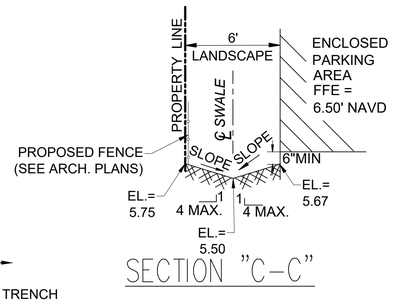
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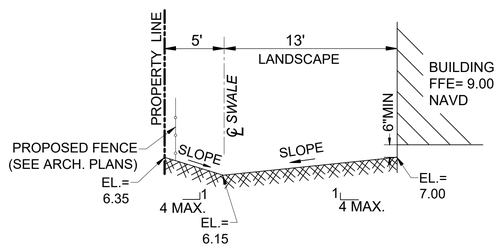
SECTION "A-A"



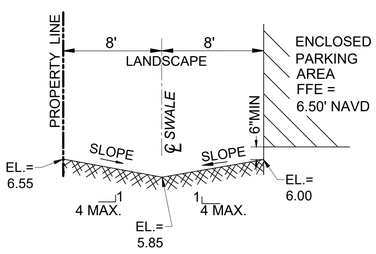
SECTION "B-B"



SECTION "C-C"



SECTION "E-E"



SECTION "D-D"

REV	DATE	DESCRIPTION	BY
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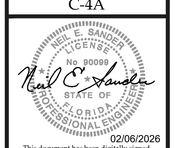
CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINES ISLAND
SUNRISE, FL

PROJECT:
2910 POLK STREET
HOLLYWOOD FLORIDA

TASK:
CONSTRUCTION DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 34516
FLORIDA REGISTRATION NO. 34516
4101 RAVENSWOOD ROAD, SUITE 113 FAX: (954) 986-6655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-9839
AN INDEPENDENCE ENGINEERING COMPANY

DATE: 02/06/2026	SCALE: N.T.S
DESIGNED BY: N.E.S.	DRAWN BY: J.A.
PROJECT No. 24-0330	
SHEET C-4A	



02/06/2026
This document has been digitally signed and sealed by Neil E. Sander, P.E. On the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:\2024\24-0330\24030_CD2 - JUAN 2026.02.06

FLOOD ZONE: AE 6
LOT 10, BLOCK 41
FEMA FLOOD ZONE LINE (TYPICAL)
RIM = 4.76
TOP OF VERTICAL PIPE ON
ON SOUTH SIDE, ELEVATION = 3.76
EP,0.9'W
ASPHALT PAVEMENT
DRIVEWAY
N.90°00'00"E. 800.00'
BEARING BASIS (ASSUMED)
399'
NTS
FIP1/2",NO ID
BLOCK CORNER
8" PVC
UNDERGROUND LINE PER UTILITY ATLAS MAPLET
EP,9.5'S
20.5' ASPHALT PAVEMENT
POLK STREET
50' RIGHT-OF-WAY
EP,9.9'S
5' WALK
FIRE HYDRANT
GAURD RAIL
SN&TT
BENCHMARK
N.90°00'00"E. 725.00'
POINT OF INTERSECTION
EP,9.3'N
EP,9.8'N
FIP3/4",NO ID
E/F,2.5'W,0.5'S
6' PARKWAY
4' WALK
N.90°00'00"E. 700.00'
BW,42.5'E
BLOCK CORNER
50' RIGHT-OF-WAY
N. 28TH AVENUE
CNF
RIM = 4.58
E. INVERT = 2.95
S. INVERT = 3.06
N.90°00'00"E. 200.00'
RIM = 4.58
W. INVERT = 2.96
GRAVEL LIMITS (TYPICAL)
4" CIP
UNDERGROUND LINE
PER UTILITY ATLAS MAPLET
18" X 12" CAP
UNDERGROUND LINE PER UTILITY ATLAS MAPLET
INTERSTATE 95
FLOOD ZONE: X0.2%
FLOOD ZONE: AE 6
FLOOD ZONE: AH 8
LOT 18, BLOCK 42
FLOOD ZONE: AH 8
#17
#1
#2
#3
#4
E/F,0.7'W
5.6'
CORNER,4.7'W
FEMA FLOOD ZONE LINE (TYPICAL)
FLOOD ZONE: X0.2%
N.00°01'18"W. 205.00'
LOT 15, BLOCK 42
PARCEL 2
LOT 16, BLOCK 42
FLOOD ZONE: X0.2%
VACANT LAND
THE W. 10' OF LOT 17, BLOCK 42
PARCEL 1
LOT 17 LESS THE W. 10', BLOCK 42
GRAVEL LIMITS (TYPICAL)
FLOOD ZONE: X0.2%
S.00°01'18"E. 205.00'
FEMA FLOOD ZONE LINE (TYPICAL)
E/F,0.9'W
FLOOD ZONE: AH 8
#16
#15
BILLBOARD
SIGN POST
BILLBOARD
SIGN
TOP OF SIGN
ELEVATION = 91.6
WALKWAY HEIGHT
ELEVATION = 74.4'
UPPER BILLBOARD AREA
50.9'
37.9'
63.4'
39.0'
13.7'
23.7'
32.1'
26.7'
2" UNDERGROUND LINE PER UTILITY ATLAS MAPLET
ASPHALT PAVEMENT
FLOOD ZONE: X0.2%
#11
#12
#13
#14
#10
#9
#8
#7
#6
#5
CNF
RIM = 7.27'
E. INVERT = 1.93
W. INVERT = 2.20
7.5' EASEMENT
(PER LEGAL)
S.90°00'00"W. 200.00'
10.5'
ASPHALT
PAVEMENT
F/C,1.7'S,0.3'W
F/C,0.3'S
F/C,4.8'S
F/C,0.2'S,2.0'W
CORNER OBSTURCTED
BY POWER POLE
8" VCP
UNDERGROUND LINE
PER UTILITY ATLAS MAPLET
4" CIP
UNDERGROUND LINE
PER UTILITY ATLAS MAPLET
LOT 9, BLOCK 42
LOT 8, BLOCK 42

SURVEY NOTE:
Underground utility lines shown are based solely on City documentation (UTILITY ATLAS MAPLET), have not been field verified and are for informational purposes only. Locations are approximate only and shall not be interpreted as accurate, precise, or complete.

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

PARCEL 2

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

CERTIFIED TO:
BSD 23 DEVELOPMENT LLC & NAHARI, AVIHU

PROPERTY ADDRESS
2910 POLK STREET
HOLLYWOOD, FL 33020

BOUNDARY SURVEY
INVOICE # 42161PP
SURVEY DATE 11/06/24

FLOOD ZONE AH8 / AE6 / X0.2%
MAP DATE 07/31/24
MAP NUMBER 125113 0568J

TREE TABLE

NUMBER	TYPE	SIZE
#1	GUMBO LIMBO	11"
#2	OAK	8"
#3	OAK	15"
#4	GUMBO LIMBO	11"
#5	BRAZILLIAN PEPPER	24"
#6	SABLE PALM	12"
#7	SABLE PALM	12"
#8	BRAZILLIAN PEPPER	12"
#9	GUMBO LIMBO	12"
#10	BRAZILLIAN PEPPER	3"
#11	BRAZILLIAN PEPPER	6"
#12	GUMBO LIMBO	8"
#13	SABLE PALM	10"
#14	SABLE PALM	8"
#15	UMBRELLA TREE	5"
#16	STRANGLER FIG	5"
#17	MUMOSA	12"

20 0 20 40 60
Scale 1" = 20'

N

LEGEND

- GUY ANCHOR
- WATER METER
- FIRE HYDRANT
- CABLE BOX
- ELECTRIC SERVICE
- POOL EQUIPMENT
- POWER/LIGHT POLE
- SPRINKLER SYSTEM
- CONTROL VALVE
- FP&L BOX
- CATCH BASIN
- CLEAN OUT
- MANHOLE
- WELL
- WATER VALVE
- CONCRETE/CHAT
- ASPHALT PAVEMENT
- BRICK/TILE PAVERS
- WOOD DECK/DOCK
- PROPERTY LINE
- CENTERLINE
- CONCRETE WALL
- METAL FENCE
- WOOD/PVC FENCE
- OVERHEAD WIRES
- 0.00 / 0.00 ELEVATION
- 8" PVC LINE PER ATLAS MAPLET
- 2" LINE PER ATLAS MAPLET
- 8" VCP LINE PER ATLAS MAPLET
- 4" CIP LINE PER ATLAS MAPLET
- 18" X 12" CAP LINE PER ATLAS MAPLET

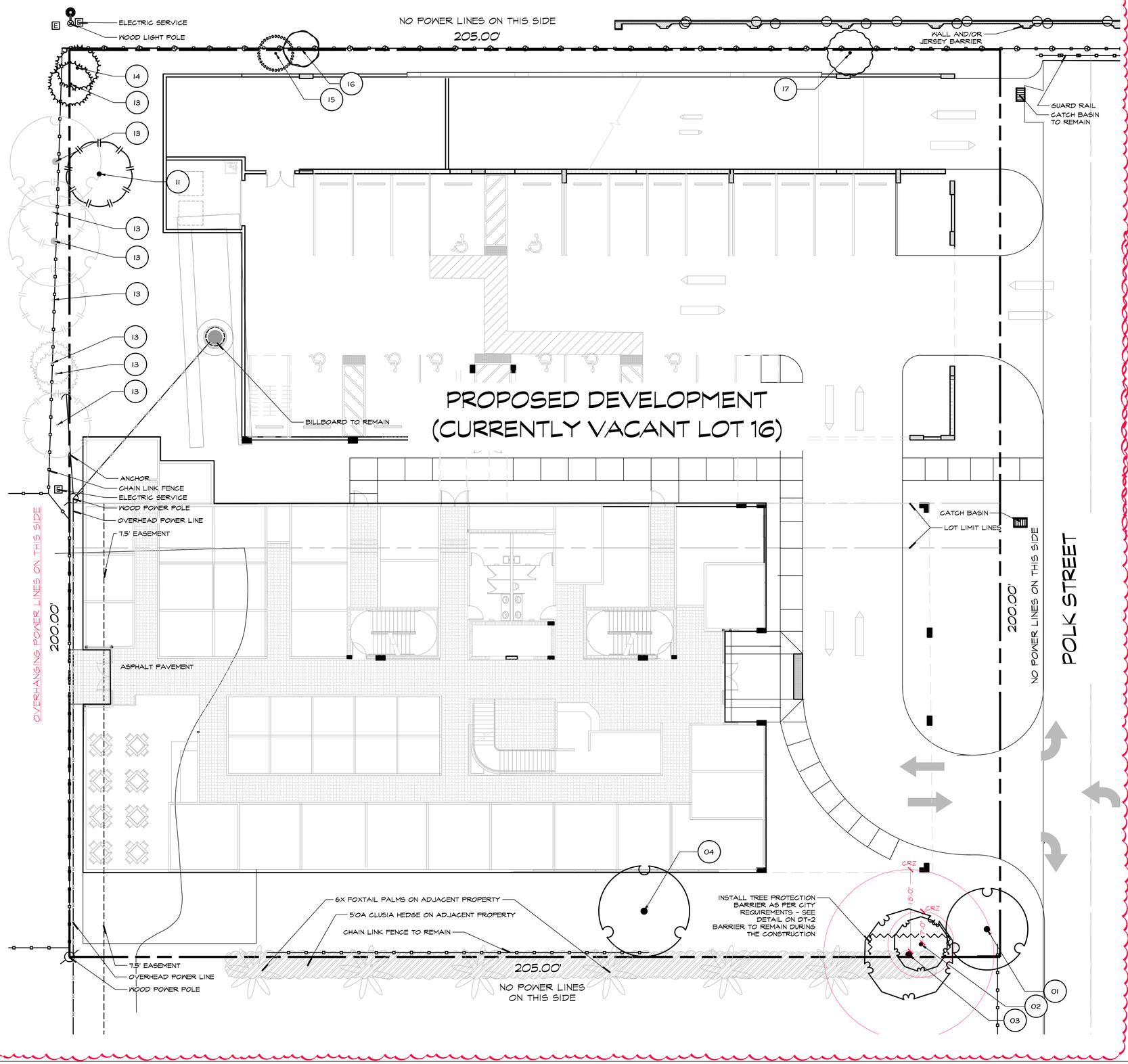
ABBREVIATIONS

AC	AIR CONDITIONER
AE	ANCHOR EASEMENT
BC	BUILDING CORNER
BM	BENCHMARK
BW	BACK OF WALK
C	CALCULATED
CNF	CORNER NOT FOUND
DE	DRAINAGE EASEMENT
E/F	END/FENCE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE/CORNER
FF	FINISH FLOOR
F/L	FENCE/LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FN&T	FOUND NAIL & TAB
FP&L	FLORIDA POWER & LIGHT
GAR	GARAGE
GEN	GENERATOR
INSTR	INSTRUMENT
OP	OPEN PORCH
ORB	OFFICIAL RECORD BOOK
M	MEASURED
NTS	NOT TO SCALE
PB	PLAT BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R	RECORD
RAD	RADIAL
RW	RIGHT-OF-WAY
SN&D	SET NAIL & DISC 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP 5495
UE	UTILITY EASEMENT

SURVEYOR'S NOTES

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

ATLANTIC COAST SURVEYING
PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Sunrise, FL 33325
P: 954.587.2100 E: info@acsiweb.net



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

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

REMOVED TOT. OF 38" HARDWOOD DBH.....
.....38"/2 x $350=**$6,650**

MITIGATION DBH PROVIDED.....4"/2 x $350=**$700**
MITIGATION PALMS .....38 x $350=**$13,300**

TOTAL MITIGATION CALCULATIONS
$6,650 - $14,000=**-$7,350**

NO MITIGATION TO BE PAID TO THE CITY TREE FUND

SEE DT-2 FOR EXISTING TREES LIST

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

0 10 21 32 feet
SCALE: 3/32" = 1'-0"

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

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

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

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

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

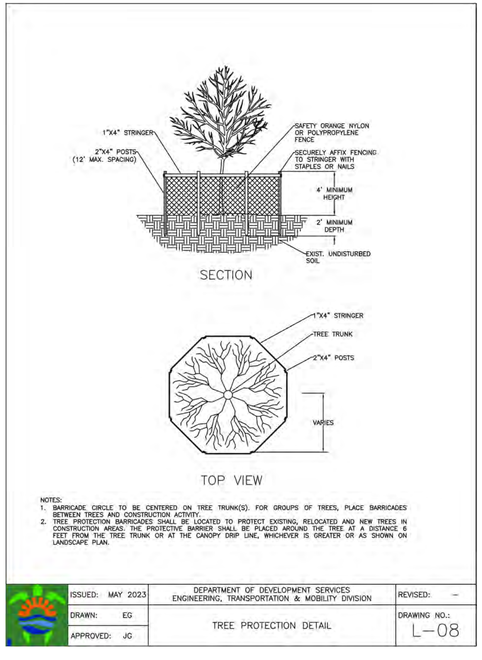
SCALE	3/32"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	
per City comments 1	05.28.2025
per City comments 2	09.26.2025

2910 POLK STREET
HOLLYWOOD
FL 33020

REMOVAL PLAN

PLANT_SCHEDULE

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



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c (954) 478 3064
www.florida-landscape.com
gabriela@themirrorofparadise.com

SCALE	AS NOTED
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	
per City comments 1	05.28.2025
per City comments 2	09.26.2025

2910 POLK STREET
HOLLYWOOD
FL 33020

EXISTING TREES LIST, TREE PROTECTION DETAIL

WOOD LIGHT POLE
ELECTRIC SERVICE
2 EXISTING SABAL PALMS
NO POWER LINES ON THIS SIDE
205.00'
5' CLEARANCE PER FIRE DEPARTMENT
WALL AND/OR JERSEY BARRIER
5'-0" in
swale
GUARD RAIL
VEHICULAR RAMP
12' sight triangle
5'-0"
INSTALL ROOT BARRIER (TYPICAL)
sod
10'-11"
38'-0" BILLBOARD MAINTENANCE CLEARANCE
EXISTING TREES ON ADJACENT PROPERTY.
EXISTING BILLBOARD TO REMAIN
VEHICULAR CIRCULATION
EX. CHAIN LINK FENCE
EXISTING POWER POLE TO BE REMOVED
PROPOSED OFFICE BUILDING
200.00'
COVERED ENTRY
PATIO
water
sewer
EXISTING EASEMENT VARIANCE REQUESTED (SEE SITE PLAN)
EX. 5'OA CLUSIA HEDGE ON ADJACENT PROPERTY
EX. FOXTAIL PALMS ON ADJACENT PROPERTY
INSTALL TREE PROTECTION BARRIER AS PER CITY REQUIREMENTS - SEE DETAIL ON DR-2
BARRIER TO REMAIN DURING THE CONSTRUCTION
2 EXISTING OAKS
NO POWER LINES ON THIS SIDE
POLK STREET

| | | |

PLANT SCHEDULE

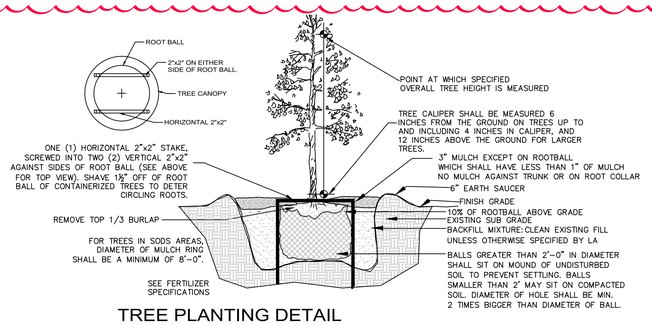
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Bb	4	Bauhinia x blakeana	Hong Kong Orchid Tree	12'OA 2"dbh	AS SHOWN	NO	HIGH
	Bs	3	Bursera simaruba	Gumbo Limbo	14`-16`OA, 4"dbh	AS SHOWN	YES	HIGH
	Cg	2	Caesalpinia granadillo	Bridal Veil Tree	12'OA, 2"dbh, std, matched	AS SHOWN	NO	HIGH
	Pe	31	Ptychosperma elegans	Alexander Palm	8'-18'CT, sngl, staggered	AS SHOWN	NO	HIGH
	Re	3	Roystonea elata	Florida Royal Palm	10'GW, matched	AS SHOWN	YES	HIGH
	Ss	18	Sabal palmetto	Cabbage Palmetto	8`CT	AS SHOWN	YES	HIGH
	Tb	2	Tabebuia bahamensis	Bahama Tabebuia	12'OA, 2"dbh, std, matched	AS SHOWN	NO	HIGH
	Vm	7	Veitchia montgomeryana	Montgomery Palm	8'-20'CT, staggered	AS SHOWN	NO	HIGH
EXISTING TREES & PALMS								
	eQv	2	Quercus virginiana	Southern Live Oak	See DT-1 & 2	EXISTING	YES	HIGH
	eSp	2	Sabal palmetto	Cabbage Palmetto	See DT-1 & 2	EXISTING	YES	HIGH
SHRUBS								
	Cc	7	Chamaedorea cataractarum	Cascade Palm	6'-7'OA, full	AS SHOWN	NO	MODERATE
	Cf	38	Clusia guttifera	Small leave Clusia	4'-5`OA, ftb	24"OC	NO	HIGH
	Jj	42	Jasminum volubile	Wax Jasmine	3 gal, full	24"OC	NO	HIGH
	Re2	9	Rhapis excelsa	Lady Palm	4`-5`OA	AS SHOWN	NO	MODERATE
SHRUB AREAS								
	Ae	72	Aspidistra elatior	Cast Iron Plant	1 gal, full	24"OC	NO	MODERATE
	Bk	49	Bougainvillea x 'Barbara Karst'	Barbara Karst Bougainvillea	3 gal, ftb	24"OC	NO	HIGH
	Fg2	20	Farfugium japonicum giganteum	Giant Leopard Plant	3 gal, full	30"OC	NO	LOW
	Fg	429	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal, full	18"OC	NO	HIGH
	Hl	199	Hymenocallis latifolia	Spider Lily	3 gal, full	24"OC	NO	HIGH
	Md	19	Monstera deliciosa	Split-leaf Philodendron	3 gal	48"OC	NO	MODERATE
	Nm	13	Nephrolepis biserrata	Macho Fern	1 gal	36"OC	YES	MODERATE
	Pp	81	Philodendron x 'Prince of Orange'	Prince of Orange Philodendron	3 gal	24"OC	NO	MODERATE
	Pm	65	Pilea microphylla	Rockweed	1 gal	18"OC	NO	LOW
	Sp	20	Spathoglottis plicata	Ground Orchid	3 gal, full	24"OC	NO	LOW
GROUND COVERS								
	So	7,554 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			

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

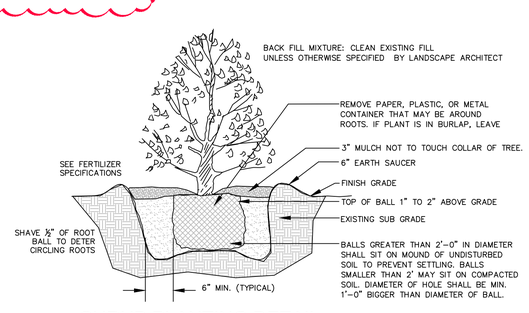
CODE REQUIREMENT TC-1

Code requirement	Required	Exsiting	Proposed	Provided
Perimeter landscape				
Street tree - one 12'oa tree/each 30 lf of street frontage (200.00'/30=6.6)	**7 trees**	**2** Oaks	**3** Gumbo Limbo, 6 Montgomery palms (3:1=**2** trees)	**7 provided**
Residential buffer	**N/A**			**N/A**
Open space				
1 tree per 1000sf of pervious site area (8,913 sq.ft/1,000=8.9)	**9 trees**		**4** Honk Kong Orchid trees, 15 Sabals (3:1=**5** trees)	**9 provided**
min. 25% lot space as open/landscape (40,990sqft x.25=10,247sqft)	**Min. 25%**		**8,913 sq ft(22%)**	**22 %provided (*)**
60% of required trees to be native (16x.6=9.6)	**Min. 10 native trees**	**2** Oaks	**3** Gumbo Limbo, 15 Sabals (3:1=**5** trees)	**10 provided**
No more than 50% of trees to be palms (3:1 count) (16x.5=8)	**Max. 8 trees as palms**		15 Sabals (3:1=**5** trees), 6 Montgomery palms (3:1=**2** trees)	**7 provided**
Mitigation trees			**3** Sabal palms, **3** Royal palms, **1** Montgomery, **2** Bridalveil **31** Ptychosperma	**4" dbh and 38 palms**

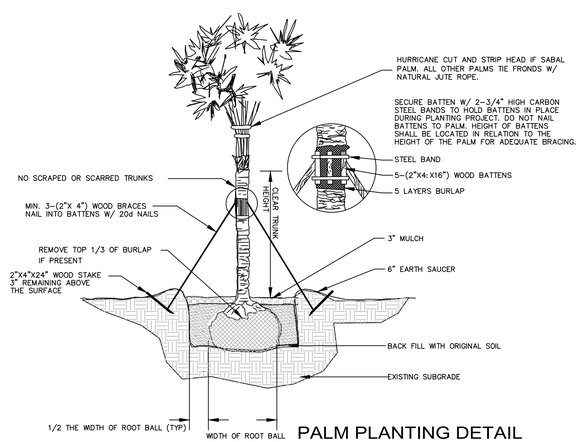
(*) ADJACENT LOT DONATED TO THE CITY AS PARK COMPENSATES LANDSCAPED AREA



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



PALM PLANTING DETAIL

JOB CONDITIONS:

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

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

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

PLANT MATERIAL:

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

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

Site water shall be verified by Contractor prior to submission of bids.
The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.
At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

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

MULTIPLE TRUNK TREES:

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

IRRIGATION

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

MATERIALS LIST:

SUBSTITUTIONS:

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

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

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

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

MULCH:

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

SOD:

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

STAKING:

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

FERTILIZER:

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

CLEANUP:

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

INSPECTION:

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

ACCEPTANCE:

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

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

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ISA FL-10207A

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

SCALE	AS NOTED
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	
per City comments 1	05.28.2025
per City comments 2	09.26.2025

2910 POLK STREET
HOLLYWOOD
FL 33020

PLANT SCHEDULE, CODE CHART, NOTES & DETAILS



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

0 10 21 32 feet
SCALE: 3/32" = 1'-0"

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

NOTE:
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REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

The Mirror of Paradise

Gabriela Fojt
LA 6667277
ISA FL-10207A

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

SCALE	3/32"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	
per City comments 1	05.28.2025
per City comments 2	09.26.2025

2910 POLK STREET
HOLLYWOOD
FL 33020

COLORED LANDSCAPE PLAN





LOCATION MAP

POLK OFFICE BUILDING

2910 POLK STREET

HOLLYWOOD, FLORIDA

PACO MEETING:	4- 3-2023
TAC MEETING:	2-18-2025
TAC MEETING:	6-16-2025 (2)
TAC MEETING:	2-10-2026 (3)

TAC NO. 25-DP-13

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

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

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

INDEX OF DRAWINGS:

ARCHITECTURAL:

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

SURVEY:

SURVEY

CIVIL:

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

LANDSCAPE:

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

GOLDENHOLZ & ASSOCIATES ARCHITECTS & PLANNERS P.A.

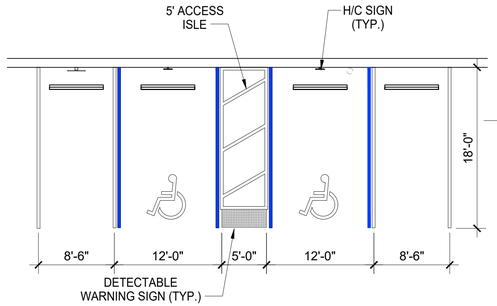
3122 NORTH PINE ISLAND ROAD, SUNRISE, FLORIDA 33351 TEL. (954) 742-0797 FAX (954) 742-3093

Email: Itamar@goldenholz.com

ITAMAR J GOLDENHOLZ
FL. LIC. AR0007817

STATE OF FLORIDA — ITAMAR J GOLDENHOLZ — 7817 — 2-10-2026 — REGISTERED ARCHITECT

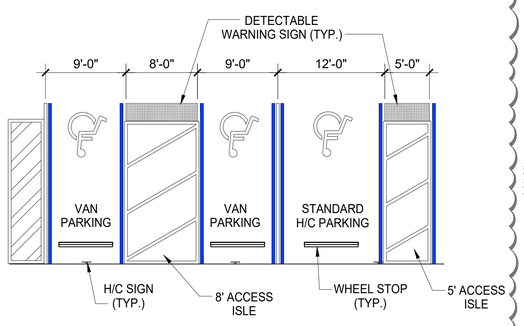
DATE:	1-15-2025 TAC
	4-30-2025 TAC REV. 1
	10-17-2025 TAC REV. 2
	2-10-2026 TAC REV. 3
PROJECT No.	22036
SHEET NO.	T-1



STANDARD ACCESSIBLE & EV- PARKING SPACE

N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS

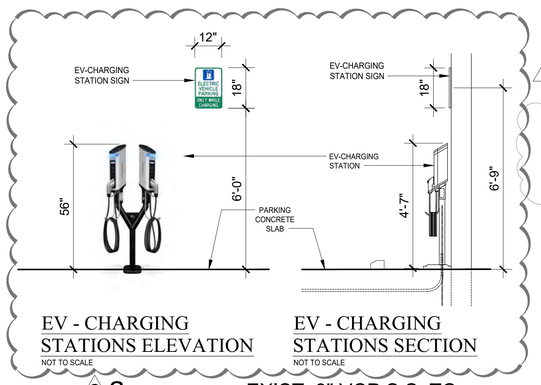


VAN & STANDARD ACCESSIBLE PARKING SPACE

N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS

3



EV - CHARGING STATIONS ELEVATION

NOT TO SCALE

EV - CHARGING STATIONS SECTION

NOT TO SCALE

3 a

192'-0"

existing FDOT wall

existing chain link fence

fire department clear access

EXITING BILLBOARD TO BE REMOVED AND RELOCATED

RAMP UP/DN slope 10.15%

CMU fire rated walls (Typ.)

BICYCLE SCOOTER

C.B. CHARGING STATION

CHARGING STATION

25 cars

trash room

FIN. FL. ELEV. +6.5 N.V.A.D.

ADA detectable warning (Typ.)

ACO Brick Trench

pump room

landscape

landscape garden

pedestrian bridges above

landscape

ELEC. RM.

MEN'S

WOMEN'S

Stair #1

Stair #2

Stair #3

Stair #4

Elevator #1

Elevator #2

UP

RAMP UP .0516/FT.

FIN. FL. ELEV. +9.0 N.V.A.D.

Reception

Mail Room

CAFETERIA

PROP. 6" C.O.T.G.

EXIST. 8" VCP S.S. TO BE CUT AND CAPPED

VARIANCE 3

1 d

8"x 6" TAP TEE

6 LF - 6" PVC

PROPOSED 4' DIA. S.S. M.H. R.E.=7.50, I.E.=1.40

PATIO

150'-0"

EX. 8" VCP S.S.

EX. 2" WM

NEW 7 FT. FP&L EASEMENT

EXIST. 2" WM TO BE CUT AND CAPPED

VARIANCE 1

1 j

VARIANCE 2

1 k

FIRE DEPART. CONNECTION 2

6" DIA. WATER LINE

EXIST. FIRE HYDRANT

PROPOSED BILLBOARD LOCATION

12' x 6' sight traingle (Typ.)

STOP BAR

EXIST. 6" DIA. WATER MAIN

STOP SIGN

FIRE DEPART. CONNECTION 1

NEW 2" DIA. WATER LINE

Proposed FP&L Trans.

POLK ST.

NEW 6" DIA. WATER LINE

fl. line above

ADA detectable warning

landscape - see landscape plans

25'-0" NEW R/W

VARIANCE 6

TAC NEW R/W

CITY PARK

NEW R/W

delete loading area

STOP SIGN

1st FLOOR PLAN

OFFICE AREA: 12,650 S.F. +/-

SCALE: 3/32 = 1'-0"

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POLK OFFICE BUILDING

2910 POLK STREET

HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN

4-4-2024
7-18-24 4 STORY OFFICE
9-19-2024
11-27-2024
1-15-2025
3-4-2025
3-12-2025
3-20-2025
3-25-2025
3-31-2025
4-30-2025 REV. 1
6-23-2025 REV. 2
9- 9-2025 REV. 3

STATE OF FLORIDA ITAMAR GOLDENHOLZ 7817 2-10-2026 REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ

FL. LIC. AR0007817

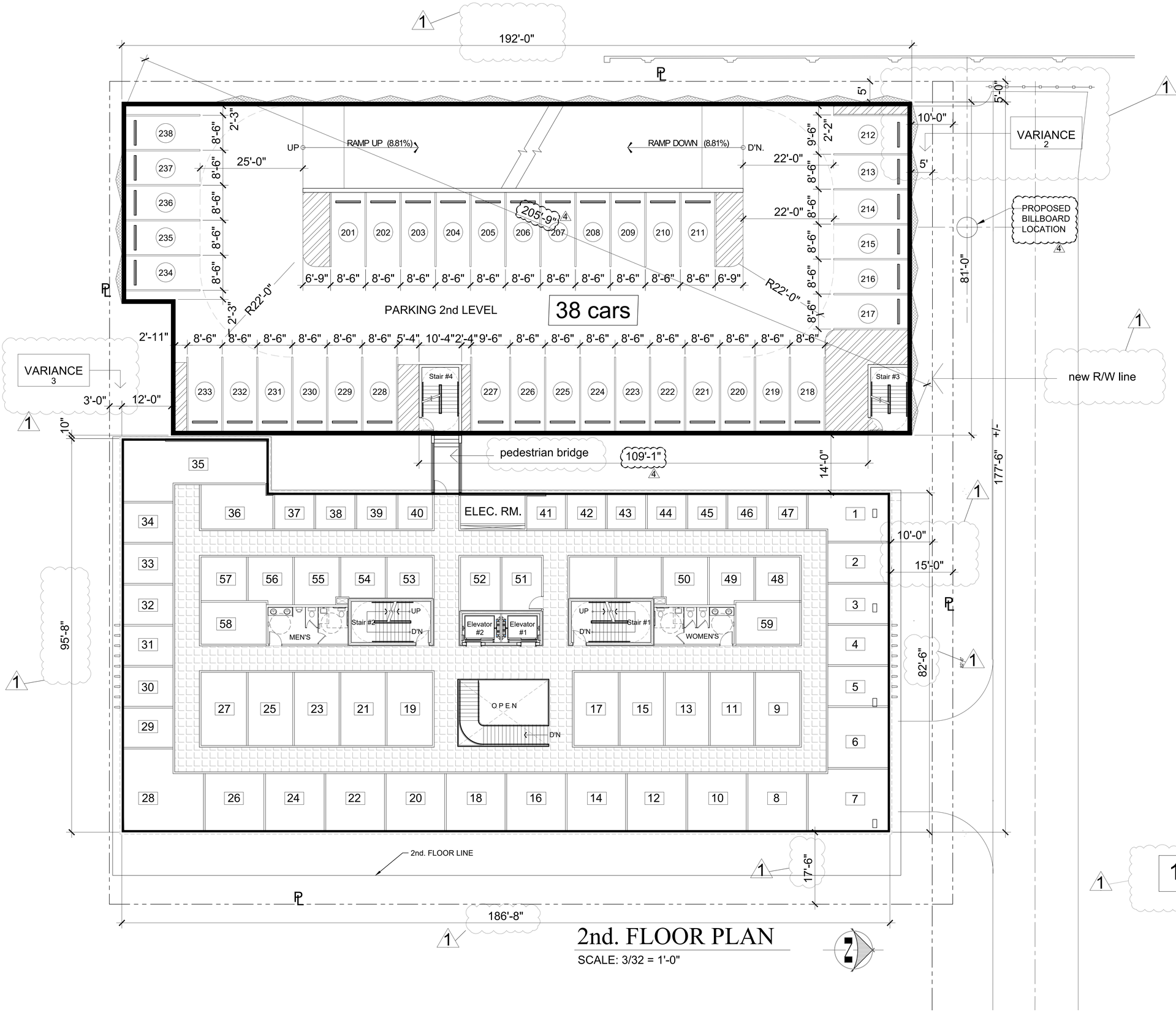
1- 26-2026 REV. 3

TAC NO. 25-DP-13

A-1

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



2nd. FLOOR PLAN

SCALE: 3/32 = 1'-0"

15,870 s.f. +/-

TAC NO. 25-DP-13

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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

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

CITY PARK
CITY PARK
CITY PARK

STATE OF FLORIDA
ITAMAR J. GOLDENHOLZ
7817
10-17-2025
REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

A-2

p.n. 22036

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

192'-0"

5'

5'-0"

10'-0"

VARIANCE
2

5'

PROPOSED
BILLBOARD
LOCATION
4

UP

RAMP UP (8.81%)

RAMP DOWN (8.81%)

D'N.

25'-0"

205'-9"
4

22'-0"

81'-0"

PARKING 3rd - 8th LEVEL

38 cars

R22'-0"

R22'-0"

2'-11"

2'-3"

2'-3"

8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 5'-4" 10'-4" 2'-4" 9'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6"

6'-9" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 6'-9"

9'-6" 8'-6" 8'-6" 8'-6" 8'-6" 8'-6" 2'-2"

338 337 336 335 334

301 302 303 304 305 306 307 308 309 310 311

312 313 314 315 316 317

333 332 331 330 329 328 327 326 325 324 323 322 321 320 319 318

Stair #4

Stair #3

10"

3'-0"

pedestrian bridge

109'-1"
4

14'-0"

177'-6"

Electrical
Room

10'-0"

15'-0"

18 19 20 21 22 23 1

17

2

16 15 14 13 12 11 10 9 8 7 6 5 4 3

MEN'S

Stair #2

UP

D'N

Elevator
#2

Elevator
#1

UP

D'N

Stair #1

WOMEN'S

95'-8"

82'-6"

17'-6"

3rd. FLOOR LINE

2nd. FLOOR LINE
(BELOW)

186'-8"

CITY PARK
CITY PARK

4 3rd - 8th. FLOOR PLAN

SCALE: 3/32 = 1'-0"

15,870 s.f. +/-

TAC NO. 25-DP-13

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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

11-27-2024
2-6-2025
2-12-2025
3-12-2025
3-17-2025
3-20-2025
3-25-2025
4-30-2025 REV. 1
2-10-2026 REV. 4

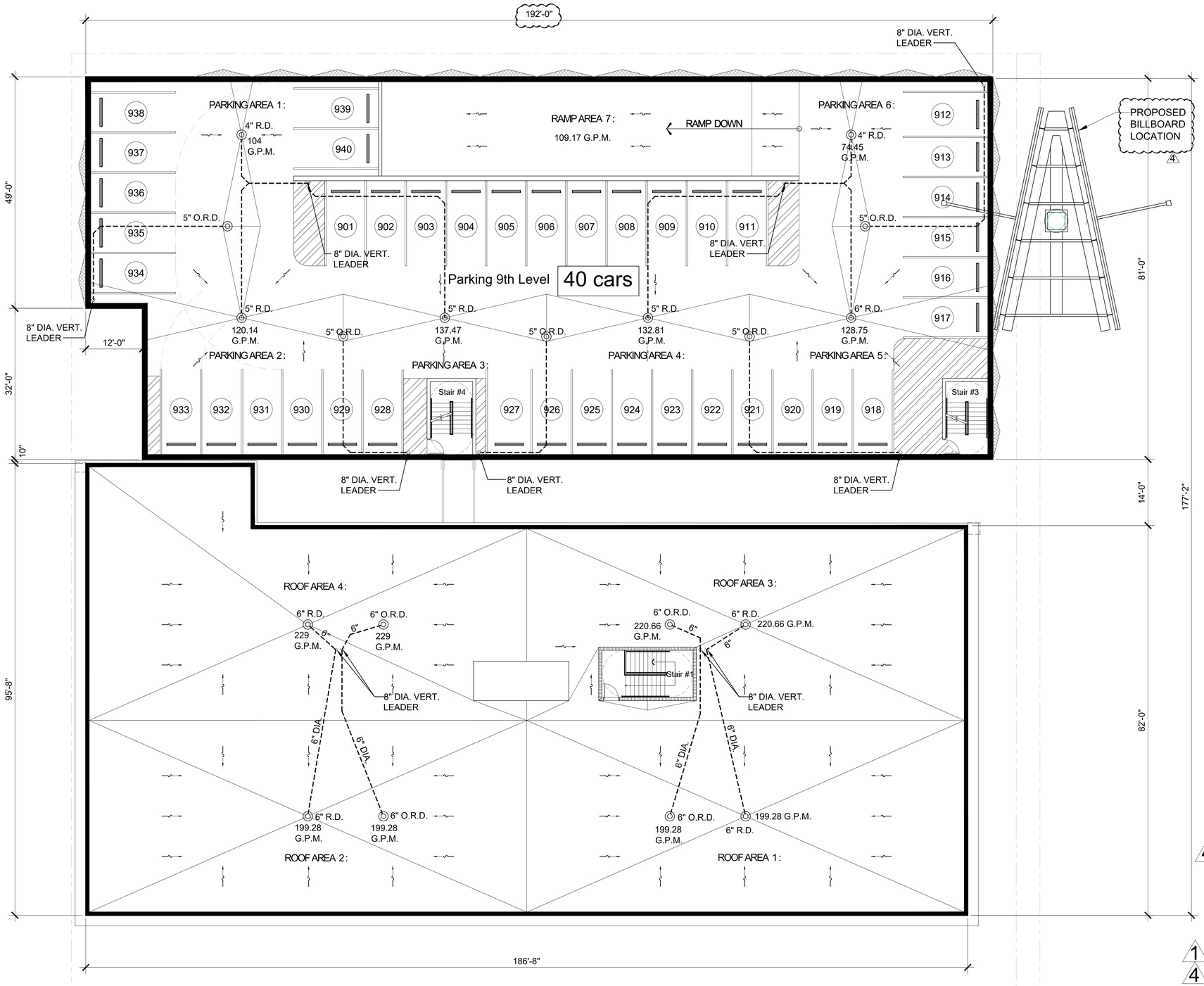
STATE OF FLORIDA · ITAMAR GOLDENHOLZ · 7817 · 2-10-2026 · REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

A-3

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



PARKING BUILDING:

3

PARKING ROOF AREA 1: = 1,789.00 S.F.
PERIMETER= 141.00 L.F. x 4'-6" x .5 = 318.00
= 2,107.00 S.F.

G.P.M. = .0104 x 4.75" x 2,107.00 = 104.08 G.P.M.

PARKING ROOF AREA 2: = 2,203.00 S.F.
PERIMETER= 102.00 L.F. x 4'-6" x .5 = 229.50
= 2,432.50 S.F.

G.P.M. = .0104 x 4.75" x 2,432.00 = 120.14 G.P.M.

PARKING ROOF AREA 3: = 2,495.00 S.F.
PERIMETER= 86.00 L.F. x 4'-6" x .5 = 193.50
STAIR= 42.00 L.F. x 4'-6" x .5 = 94.45
= 2,782.95 S.F.

G.P.M. = .0104 x 4.75" x 2,782.95 = 137.47 G.P.M.

PARKING ROOF AREA 4: = 2,495.00 S.F.
PERIMETER= 86.00 L.F. x 4'-6" x .5 = 193.50
= 2,688.50 S.F.

G.P.M. = .0104 x 4.75" x 2,688.50 = 132.81 G.P.M.

PARKING ROOF AREA 5: = 2,442.00 S.F.
PERIMETER= 73.00 L.F. x 4'-6" x .5 = 164.25
= 2,606.25 S.F.

G.P.M. = .0104 x 4.75" x 2,606.25 = 128.75 G.P.M.

PARKING ROOF AREA 6: = 1,327.00 S.F.
PERIMETER= 80.00 L.F. x 4'-6" x .5 = 180.00
= 1,507.00 S.F.

G.P.M. = .0104 x 4.75" x 1,507.00 = 74.45 G.P.M.

PARKING RAMP AREA 7: = 1,767.00 S.F.
PERIMETER= 197.00 L.F. x 4'-6" x .5 = 443.25
= 2,210.25 S.F.

G.P.M. = .0104 x 4.75" x 2,210.25 = 109.17 G.P.M.

OFFICE BUILDING:

3

ROOF AREA 1: = 3,761.00 S.F.
PERIMETER= 133.00 L.F. x 5'-0" x .5 = 332.00
= 4,093.00 S.F.

G.P.M. = .0104 x 4.75" x 4,093.00 = 202.19 G.P.M.

ROOF AREA 2: = 3,761.00 S.F.
PERIMETER= 133.00 L.F. x 5'-0" x .5 = 332.00
= 4,093.00 S.F.

G.P.M. = .0104 x 4.75" x 4,093.00 = 202.19 G.P.M.

ROOF AREA 3: = 3,761.00 S.F.
PERIMETER= 133.00 L.F. x 5'-0" x .5 = 333.94
STAIR= 64.00 L.F. x 10'-0" x .5 = 320.00
ELEV. = 26.00 L.F. x 4'-0" x .5 = 52.00
= 4,466.94 S.F.

G.P.M. = .0104 x 4.75" x 4,466.94 = 220.66 G.P.M.

ROOF AREA 4: = 4,214.00 S.F.
PERIMETER= 160.00 L.F. x 4'-6" x .5 = 360.00
ELEV. = 31.00 L.F. x 4'-0" x .5 = 62.00
= 4,636.00 S.F.

G.P.M. = .0104 x 4.75" x 4,636.00 = 229.00 G.P.M.

CITY PARK
CITY PARK

4 Garage Bldg.15,169 s.f.+/-

1/4 Office Bldg. 15,870 s.f. +/-

TAC NO. 25-DP-13

9 level garage = 40cars

ROOF FLOOR PLAN

SCALE: 3/32 = 1'-0"

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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

11-27-2024
2-6-2025
2-12-2025
3-12-2025
3-17-2025
3-20-2025
3-25-2025
4-30-2025 REV. 1
8-30-2025 REV. 2
9-26-2025 REV. 3
2- 4-2026 REV. 4

STATE OF FLORIDA · ITAMAR GOLDENHOLZ · 7817 · 2-04-2026 · REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

A-7

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



NORTH EAST VIEW

REV. 1



SOUTH WEST VIEW

REV. 1
REV. 2

TAC NO. 25-DP-13

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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

OFFICE Building West & South Rendering

goldenholz & associates architects planners p.o. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

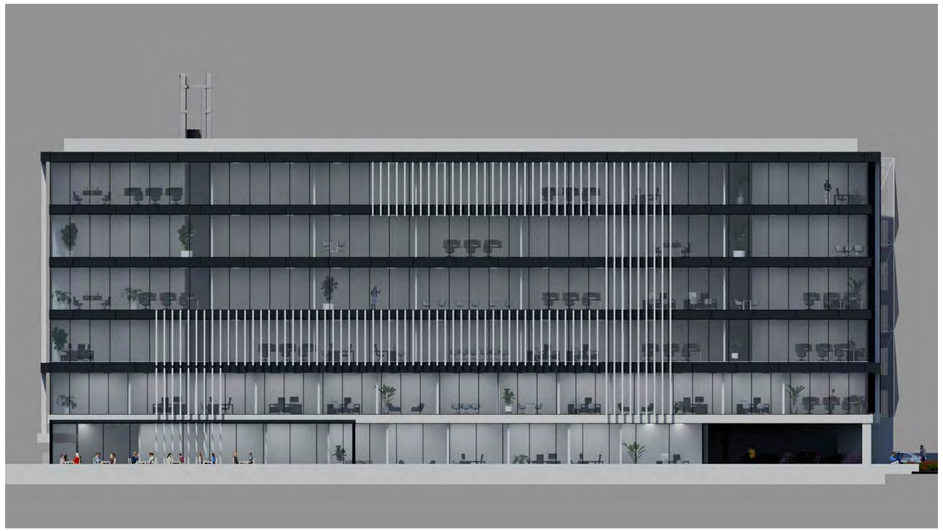
5-12-2025
4-30-2025 REV. 1
2-10-2026 REV. 2

STATE OF FLORIDA
ITAMAR J. GOLDENHOLZ
7817
2-10-2026
REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

A-10

p.n. 22036



EAST ELEVATION

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

REV. 1



NORTH ELEVATION

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

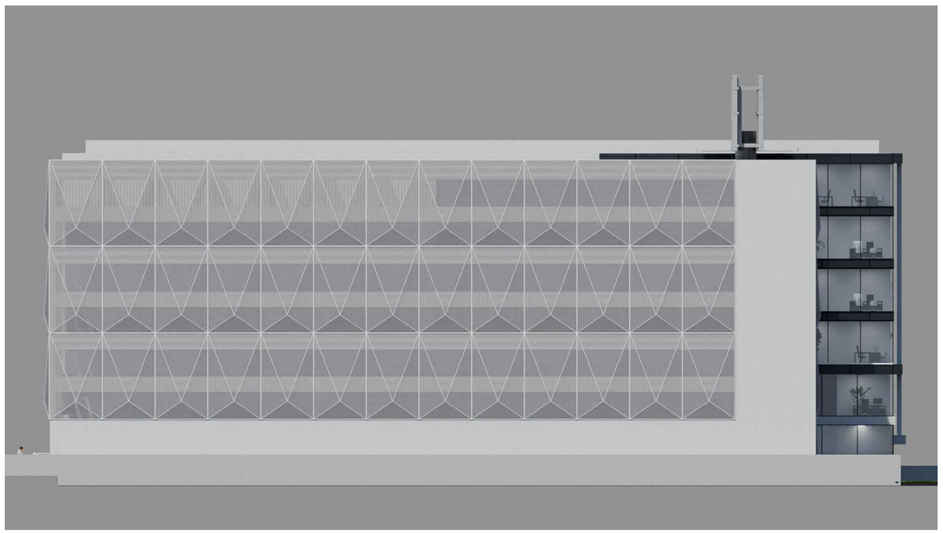
REV. 1



SOUTH ELEVATION

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

REV. 1



WEST ELEVATION

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

REV. 1

TAC NO. 25-DP-13

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POLK OFFICE BUILDING

2910 POLK STREET

HOLLYWOOD, FLORIDA 33020

BUILDING COLOR ELEVATIONS

4-30-2025 REV. 1

STATE OF FLORIDA · ITAMAR J. GOLDENHOLZ · 7817 · 10-17-2025 · REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ

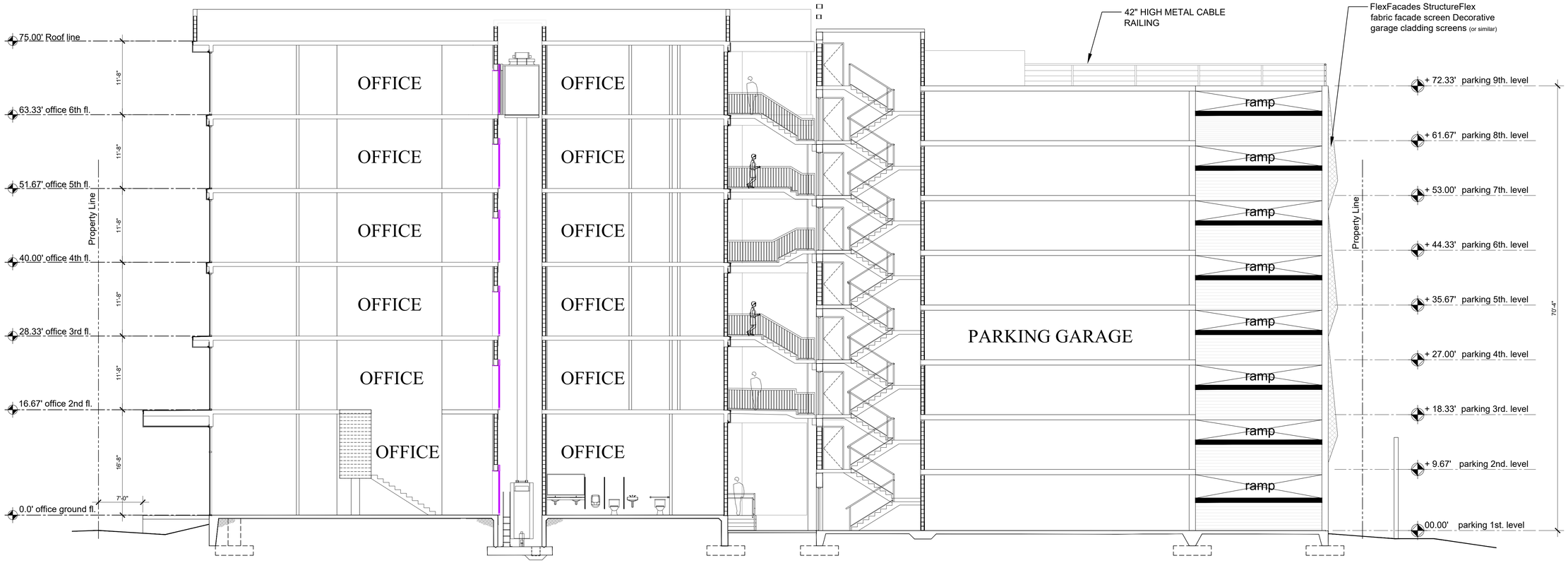
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A-11

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

TAC NO. 25-DP-13



BUILDING CROSS SECTION

SCALE: 1/8" = 1'-0"

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

3-7-2025	
3-12-2025	
3-18-2025	
3-20-2025	CITY PARK
3-25-2025	CITY PARK
4-9-2025	CITY PARK
4-18-2025	CITY PARK
4-30-2025	REV. 1
6- -2025	REV. 2
2-10-2026	REV. 3

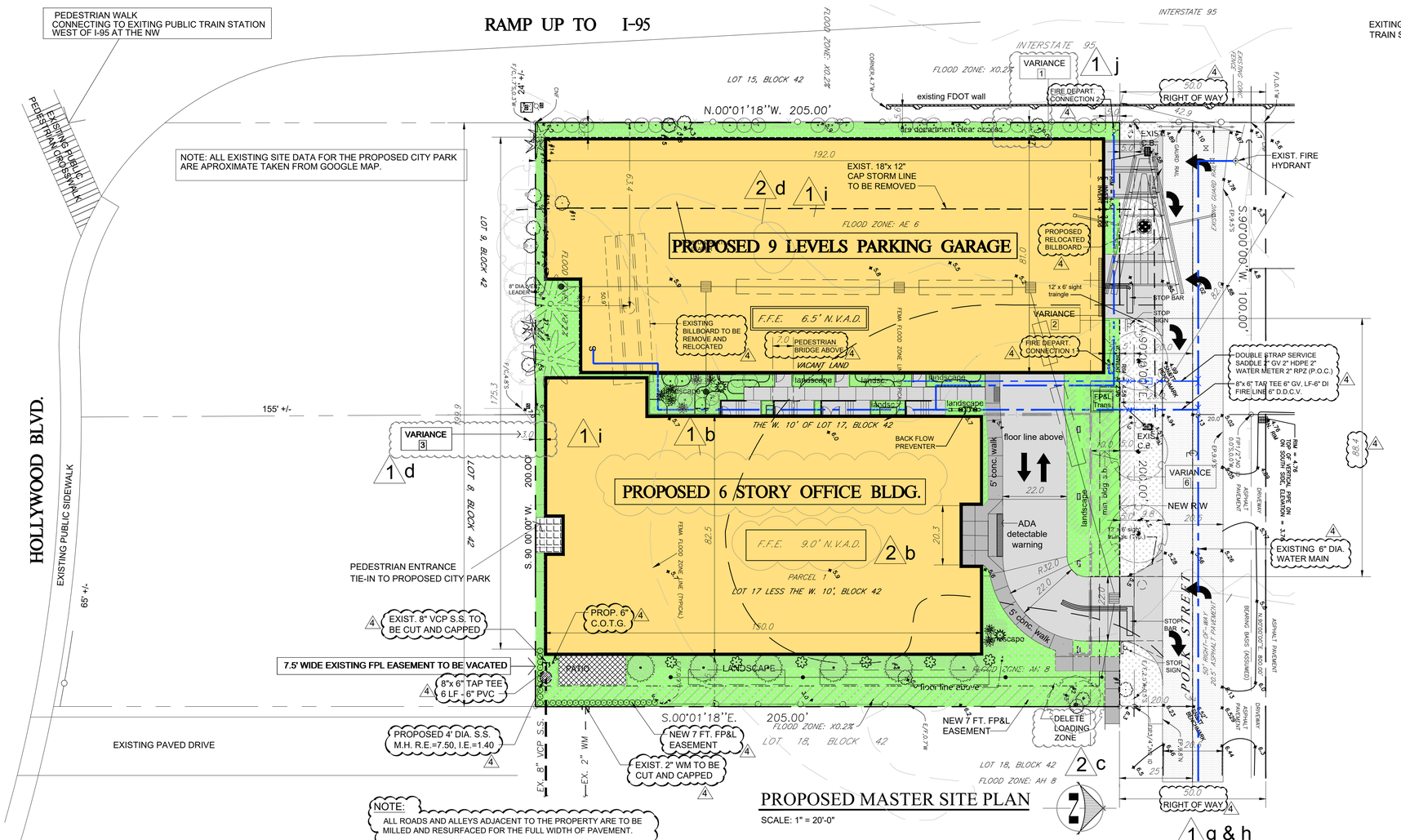
STATE OF FLORIDA
ITAMAR J. GOLDENHOLZ
7817
10-17-2025
REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

A-12

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PROPOSED MASTER SITE PLAN

SCALE: 1" = 20'-0"



LOCATION PLAN

N.T.S.

NOTE: PEDESTRIAN WALK CONNECTION TO PUBLIC TRANSPORTATION.

LEGEND :

- EXISTING ASPHALT PAVEMENT
- PROPOSED 22' CONCRETE DRIVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CAFETERIA CONCRETE PATIO
- PROPOSED CONCRETE COLUMN

SITE DATA : ZONING CHANGE FROM TC-1 TO RC-1

EXISTING ZONING	TC-1 (TRANSITIONAL CORRIDOR)
PROPOSE ZONING	RC-1 (RETAIL CORE)
FLOOD ZONE	AH & AE
SITE GROSS AREA	67,500 S.F. = 1.55 ACRES
NET SITE AREA	40,000 S.F. = 0.92 ACRES
LOT DIMENSIONS WIDTH 200.00' DEPTH 200.00'	
CURRENT LAND USE	VACANT
PROPOSED LAND USE	OFFICE
MAXIMUM LOT COVERAGE: N/A	
RESIDENTIAL DENSITY: N/A	
MAXIMUM FLOOR AREA RATIO: 2.75	40,000 X 2.75 = 110,000. S.F.
MINIMUM OPEN SPACE REQUIRED: .	
OPEN SPACE PROVIDED:	7,983 S.F. +/- (19.96%)
TOTAL PERVIOUS AREA PROVIDED:	7,983 S.F. +/- (19.96%)
TOTAL IMPERVIOUS AREA PROVIDED:	32,017 S.F. +/- (80.04%)

15,169 SF GARAGE + 12,650 SF OFFICE + 260 S.F. PATIO + 2,238 SF DRIVEWAY & + 1,700 SF WALKWAYS

	ALLOWED PER HOLLYWOOD ZONING:	PROVIDED:
MAX. BLDG. FOOTPRINT:	15,169 + 12,650 = 27,819 S.F.	OFFICE BLDG. 12,650 S.F. +/- PARKING GARAGE 15,169 S.F. +/- TOTAL 27,819 S.F. +/-

PROPOSED BUILDING CONSTRUCTION TYPE :
OFFICE BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION
PARKING BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION

	ALLOWED:	PROVIDED:
MAXIMUM BUILDING HEIGHT	75 FT.	75 FT.
MAXIMUM HEIGHT - STORIES	7	6

~~VARIANCE 4 REQUESTING: 6 FLOORS OF OFFICE BUILDING~~
~~AND 9 LEVELS PARKING GARAGE.~~

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
MIN. PRIMARY FRONTAGE (NORTH):	10.00 FT.	10.00 FT.
MIN. SECONDARY FRONTAGE SETBACK (EAST):	5.00 FT.	17.50 FT.
MIN. SIDE GROUND SETBACK (WEST):	5.00 FT.	5.00 FT.
MIN. REAR GROUND SETBACK (SOUTH):	00.00 FT.	3.00 FT.

~~VARIANCE 75 REQUESTED: 0 FT. SIDE SETBACK WHERE 10 FT IS REQUIRED~~
~~VARIANCE 76 REQUESTED: 0 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED~~

MAX. OFFICE AREA ALLOWED — SITE AREA x FAR: (200 FT. x 200 FT.) x 2.75 = 110,000 S.F.

PROVIDED FLOOR AREA OF OFFICE BLDG. 92,000 S.F +/- GROSS
RESTROOMS 2,500 S.F. +/-
POWER EQUIPMENT & METER ROOMS 1,500 S.F. +/-

PARKING PER ARTICLE 4.6 OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:

	Minimum:	Maximum:
OFFICE 2.5 SPACES PER 1,000 S.F. MIN. (2.5 x 92,000 / 1000)	230	
OFFICE 5 SPACES PER 1,000 S.F. MAX. (5 x 92,000 / 1,000)		460

PARKING PROVIDED	STANDARD	CHARGING STATION	HANDICAP (including van parking)
1ST FLOOR	17	3	8
2ND FLOOR	38		0
3RD FLOOR	38		0
4TH FLOOR	38		0
5TH FLOOR	38		0
6TH FLOOR	38		0
7TH FLOOR	38		0
8TH FLOOR	38		0
9th LEVEL	40		0
	323 +	3 +	8 = 334 TOTAL

FOR 301- 400 SPACES PROVIDED - 8 HC SPACES REQUIRED

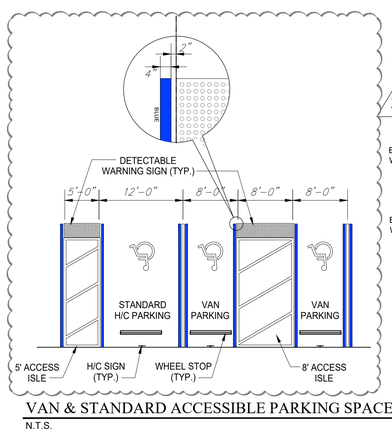
LIGHTING: 0.5 MAX LUMENS AT ALL PROPERTY LINES

APPLIED FOR REZONING EXISTING TC-1 TO RC-1 ZONING

NOTE:
ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED FOR THE FULL WIDTH OF PAVEMENT.

ANY LIP FROM ¼" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

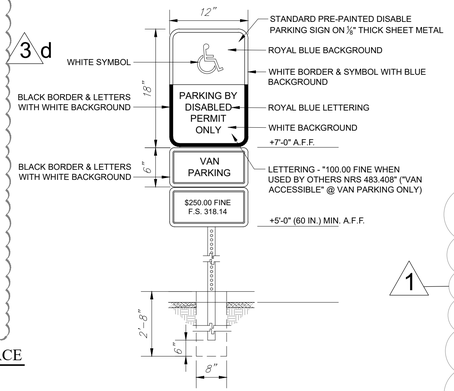
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5 INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MANTAIN CONTROL LOCATED EVERY 250 SQ. FT. AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAW CUT FOR A CLEAN STRAIGHT EDGE.



VAN & STANDARD ACCESSIBLE PARKING SPACE

N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS



ACCESSIBLE PARKING SIGN

N.T.S.

VARIANCE REQUEST

~~VARIANCE 1 REQUESTING: 6 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED ALONG THE WEST PROPERTY LINE (PROVIDING FIRE DEPARTMENT ACCESS).~~

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

~~VARIANCE 3 REQUESTING: 0 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED ALONG THE SOUTH PROPERTY LINE AT THE PROPOSED FUTURE CITY PARK.~~

~~VARIANCE 4 REQUESTING: 6 LEVELS OF OFFICE BUILDING, 9 LEVELS OF GARAGE STRUCTURE WITH MAX. BUILDING HT. = 76 FEET ABOVE FIN. FIRST FL.~~

~~VARIANCE 5 REQUESTING: INCREASED F.A.R. FROM MAX. ALLOWABLE 1.5 PROVIDING FOR A MAX. OFFICE BUILDING AREA OF 81, 500 S.F. TO ALLOW 2.2257 F.A.R. FOR A PROPOSED BUILDING AREA OF 92,800 S.F.~~

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

NOTE:

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

EXTERNAL LIGHTING

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

MAIL DELIVERY TO CENTRAL MAIL ROOM AT THE MAIN LOBBY

CONSTRUCTION TO COMPLY WITH FLORIDA FIRE PREVENTION CODE (8TH EDITION) NFPA 1 (2021 ED.) NFPA 101 (2021 ED.)

NOTE:

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

SCOPE OF WORK

PROPOSED SIX STORY OFFICE BUILDING AND NINE LEVEL PARKING GARAGE ON AN EXISTING VACANT LOT

LEGAL DESCRIPTION

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

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

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

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113 0568H
PANEL NUMBER	0145 H
	AH-8 A-E9
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

TAC NO. 25-DP-13

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

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES THESE DRAWINGS AND DESIGNS AND THESE DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GOLDENHOLZ ASSOC. ARCHITECT PLANNERS. DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE: SITE PLAN

4-04-2024
8-05-2024
4-30-2025 REV. 1
6-23-2025 REV. 2
9- 8-2025 REV. 3
1-26-2026 REV. 4

STATE OF FLORIDA — MARC J. GOLDENHOLZ — 7817 — 2-10-2026 — REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

CSP-1

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

GENERAL NOTES:

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

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

GENERAL NOTES (CONTINUED):

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

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

GENERAL NOTES (CONTINUED):

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

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

GENERAL NOTES (CONTINUED):

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

Always call 811 two full business days before you dig.
Sunshine811.com

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

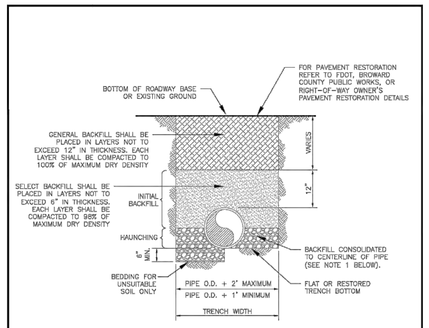
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3
APPROVED: XXX		

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

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN — 3 ft minimum	WATER MAIN — 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 3 ft minimum — WATER MAIN
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	WATER MAIN — 10 ft prefered 6 ft minimum	WATER MAIN — 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inched is preferred	Alternate 6 ft minimum — WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum	———	———

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

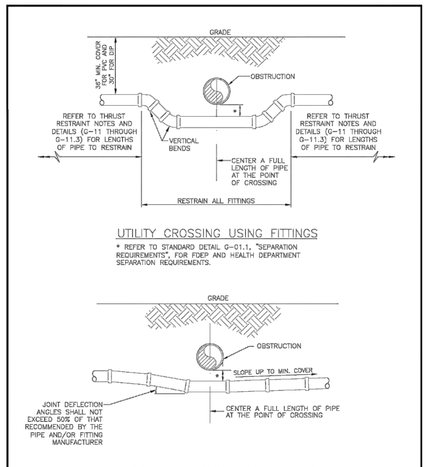
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	SEPARATION REQUIREMENTS OF F.D.E.P.	DRAWING NO. G-01.1
APPROVED: XXX		



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROOC). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-8.

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



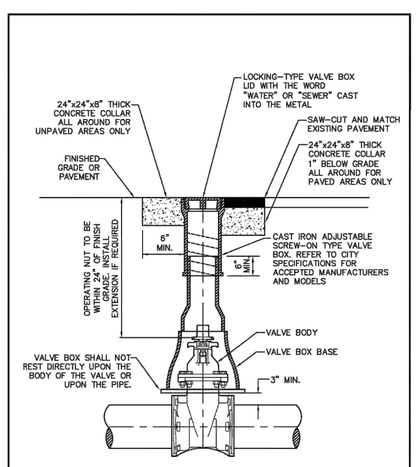
UTILITY CROSSING USING FITTINGS

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

UTILITY CROSSING USING JOINT DEFLECTIONS

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

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



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

REV	DATE	DESCRIPTION	BY
1	06.16.25	TAC COMNTS	

CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINES ISLAND
SUNRISE, FL

PROJECT:
2910 POLK STREET
HOLLYWOOD
FLORIDA

TASK:
GENERAL NOTES AND CONSTRUCTION DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
FLORIDA REGISTRATION NO. 45416
401 RAVENSWOOD ROAD, SUITE 113 FAX: (954) 986-6655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-9899
AN INDEPENDENCE ENGINEERING COMPANY

DATE: 02/06/2026	SCALE: N.T.S
DESIGNED BY: N.E.S.	DRAWN BY: J.A.
PROJECT No. 24-0330	
SHEET C-3	

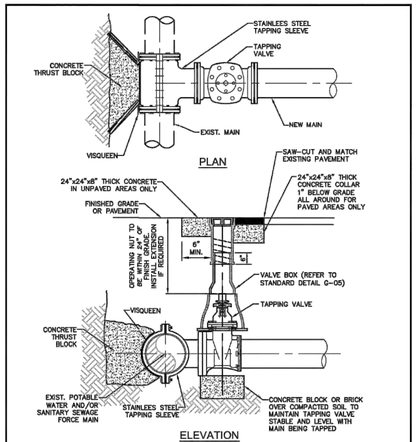
Neil E Sander
Digitally signed by Neil E Sander
DN: CN=Neil E Sander, O=GGB Engineering, OU=0000018DB3B0B0000B4A105, E=Not Verified, C=US
Reason: I am approving this document
Date: 2026.02.12 14:55:52 -05'00'

NEIL E. SANDER LICENSE No. 90099 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/06/2026

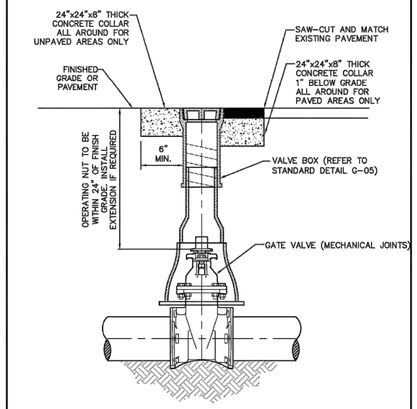
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NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

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

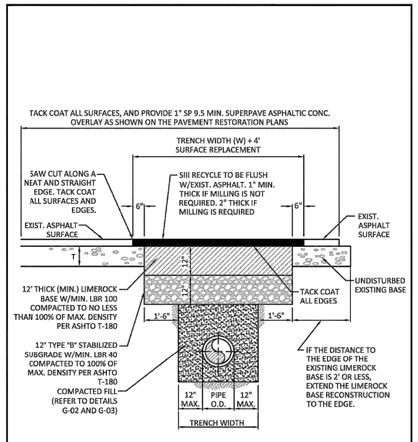


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
APPROVED: XXX		

WATER SYSTEM NOTES:

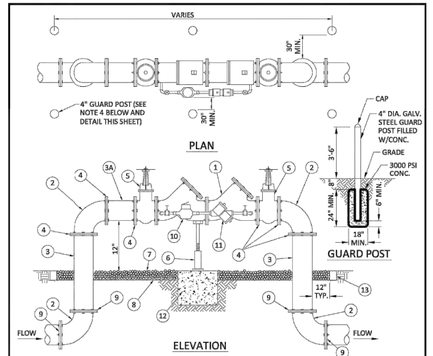
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.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

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

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80, TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

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

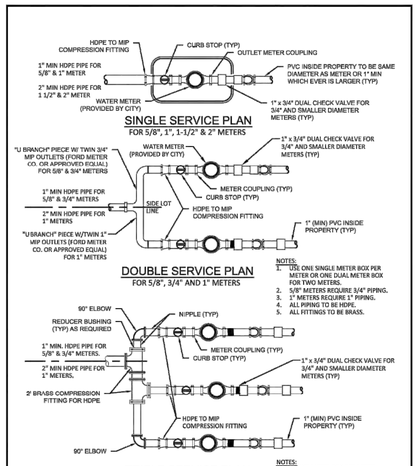


MATERIALS

ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTORS DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	DRAWING NO. W-03
APPROVED: XXX		



NO GALVANIZED PIPE OR FITTINGS ALLOWED

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

REV	DATE	DESCRIPTION	BY
1	06.16.25	TAC COUNTS	

CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINES ISLAND
SUNRISE, FL

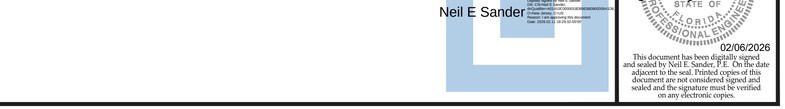
PROJECT:
2910 POLK STREET
HOLLYWOOD
FLORIDA

TASK:
CONSTRUCTION DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS / LAND PLANNERS
FLORIDA REGISTRATION No. 34516
4101 RAVENSWOOD ROAD, SUITE 113 FAX: (954) 986-8655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-8899
AN INDEPENDENCE ENGINEERING COMPANY

DATE: 02/06/2026
SCALE: N.T.S
DESIGNED BY: N.E.S.
DRAWN BY: J.A.
PROJECT No. 24-0330
SHEET C-4

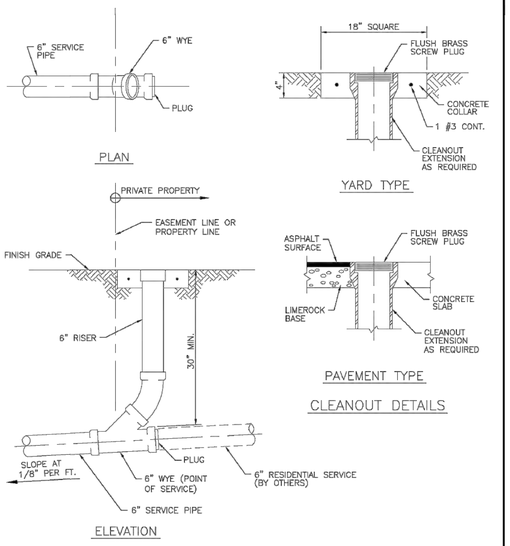
Neil E Sander
Digitally signed by Neil E Sander
DN: C=US,E=neil@sander.com,O=Sander,CN=Neil E Sander
Reason: I am approving this document
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02/06/2026

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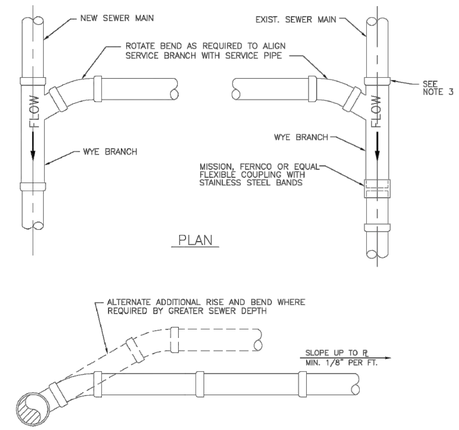
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SINGLE SERVICE CONNECTION

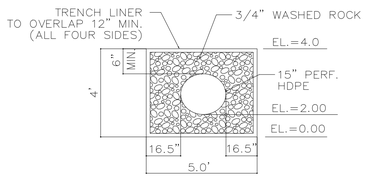
CLEANOUT DETAILS

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

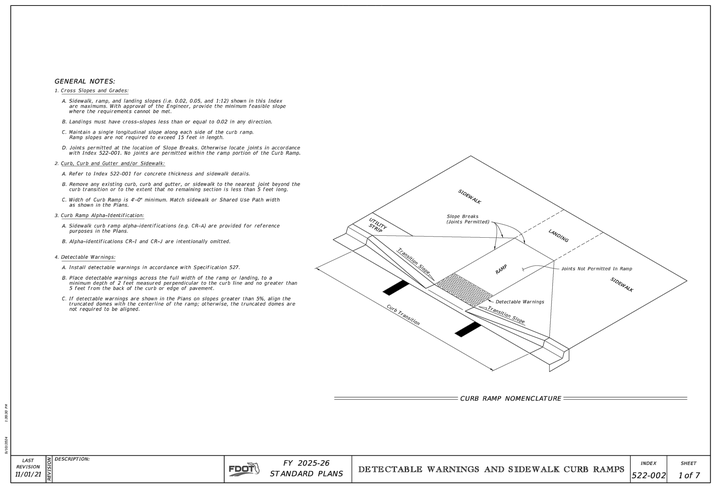


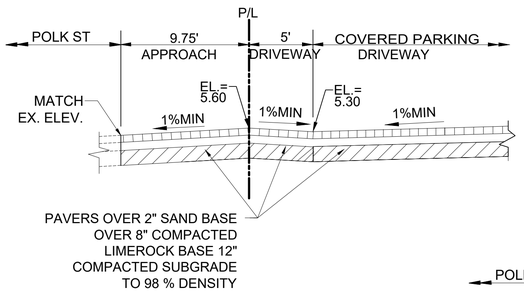
NOTES:
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

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

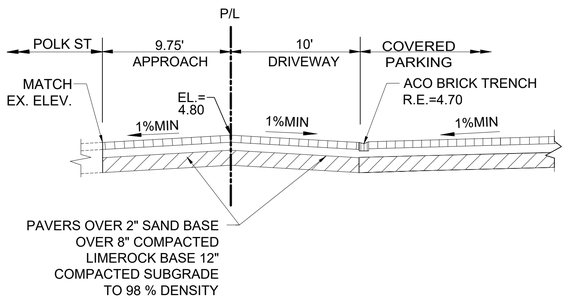


EXFILTRATION TRENCH DETAIL

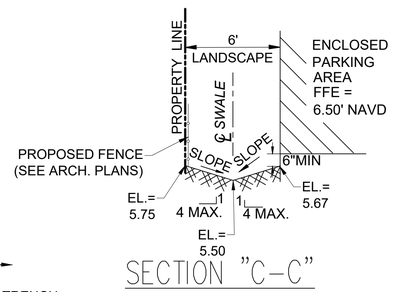




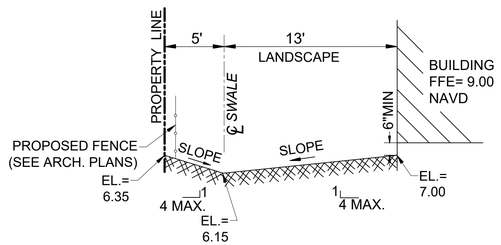
SECTION "A-A"



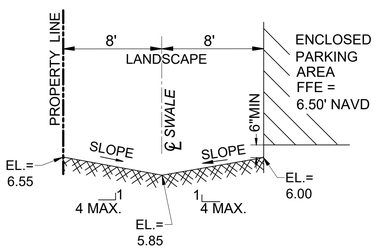
SECTION "B-B"



SECTION "C-C"



SECTION "E-E"



SECTION "D-D"

Neil E Sander
Digitally signed by Neil E Sander
DN: CN=Neil E Sander, O=GGB Engineering, OU=Qualifier=AD01A10C0000018D4B3B0B6000562108, C=US
Date: 2026.02.02 18:31:49-05'00'

REV	DATE	DESCRIPTION	BY
1	06.16.25	TAC COMMTS	

CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINES ISLAND
SUNRISE, FL

PROJECT:
2910 POLK STREET
HOLLYWOOD FLORIDA

TASK:
CONSTRUCTION DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 34516
FLORIDA REGISTRATION NO. 34516
4101 RAVENSWOOD ROAD, SUITE 113 FAX: (954) 986-6655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-9839
AN INDEPENDENCE ENGINEERING COMPANY

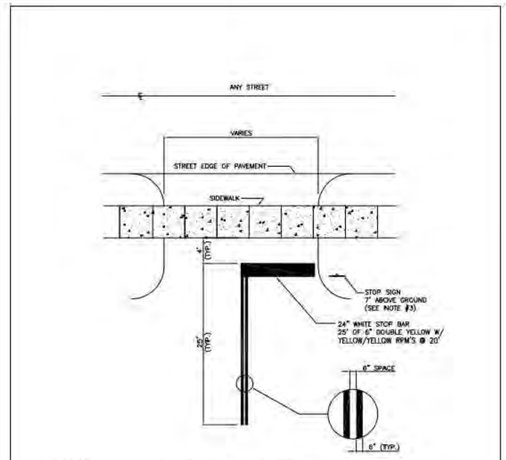
DATE: 02/06/2026	SCALE: N.T.S
DESIGNED BY: N.E.S.	DRAWN BY: J.A.
PROJECT No. 24-0330	
SHEET C-4A	

NEIL E. SANDER LICENSE No. 90099 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/06/2026

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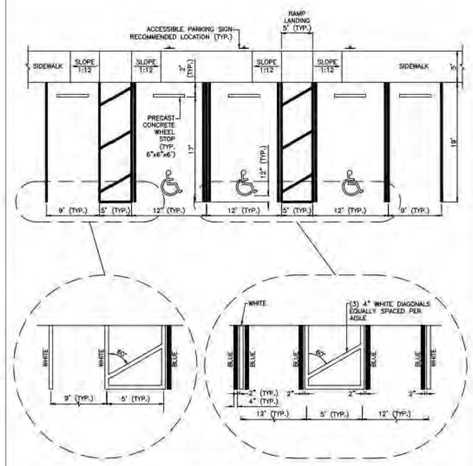


NOTES:

1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
3. REFER TO STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (LATEST EDITION).

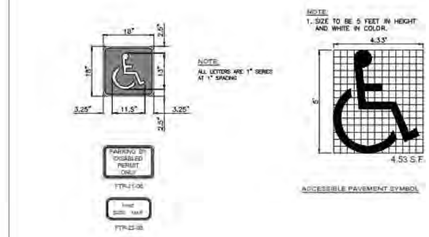
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	PARKING LOT EXIT-ENTRANCE DETAIL	DRAWING NO.: C-20
	APPROVED: JG		

ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS (*)



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

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21A
	APPROVED: JG		



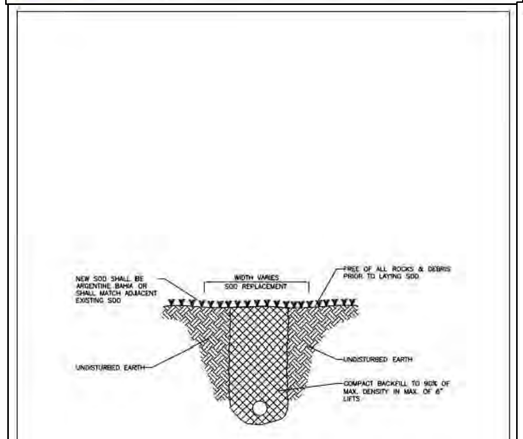
SIGNAGE NOTES:

1. FTP-21-06 & FTP-22-08 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

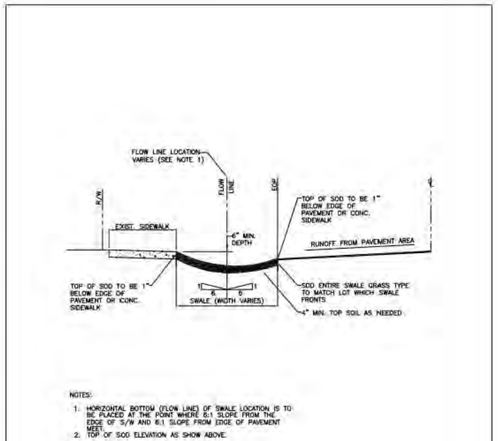
NOTES:

1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCIED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-21B
	APPROVED: JG		



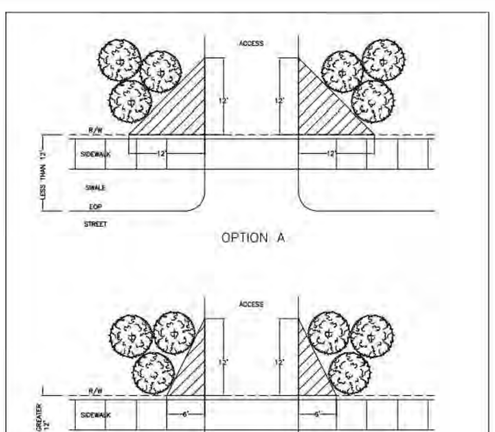
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	TURF RESTORATION DETAIL	DRAWING NO.: C-32
	APPROVED: JG		



NOTES:

1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
	APPROVED: JG		



NOTES:

1. ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANT MATERIAL WITHIN THE VIEW TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 72 INCHES ABOVE GROUND LEVEL.
2. TREES HAVING OVER 72 INCHES OF CLEAR TRUNK WITH LIMBS AND FOLIAGE TRIMMED IN SUCH A MANNER AS NOT TO EXTEND INTO THE VIEW TRIANGLE SHALL BE PERMITTED WITHIN SAID AREAS, PROVIDED THEY IN NO WAY IMPEDE VISIBILITY. NO LANDSCAPING ELEMENTS, EXCEPT FOR REQUIRED GRASS OR GROUND COVER, SHALL BE LOCATED CLOSER THAN 36 INCHES FROM THE EDGE OF ANY VEHICULAR TRAVEL LANE.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
	DRAWN: EG	VISIBILITY TRIANGLE DETAIL	DRAWING NO.: L-07
	APPROVED: JG		

REV	DATE	DESCRIPTION	BY
1	06.16.25	TAC COMNTS	

CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINES ISLAND
SUNRISE, FL

PROJECT:
2910 POLK STREET
HOLLYWOOD **FLORIDA**

TASK:
STANDARD DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 34516
4101 RAVENSWOOD ROAD, SUITE 113 FAX: (954) 986-6655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-9899
AN INDEPENDENCE ENGINEERING COMPANY

DATE:	SCALE:
02/06/2026	N.T.S
DESIGNED BY: N.E.S.	DRAWN BY: J.A.

PROJECT No.
24-0330

SHEET
C-4B

Neil E Sander
Digitally signed by Neil E Sander
DN: CN=Neil E. Sander, O=Goldenholz & Associates, P.A., OU=Engineering, E=nsander@GGAssociates.com, C=US
Reason: I am approving this document
Date: 2026.02.11 16:34:23-05'00'

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02/06/2026

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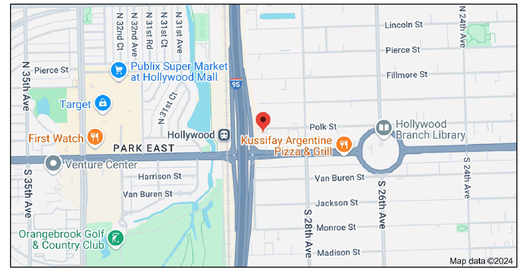
LEGEND

DENOTES WINDROW AND SILT SCREEN ALONG PROPERTY LINE DURING CONSTRUCTION OF GRADING AND DRAINAGE

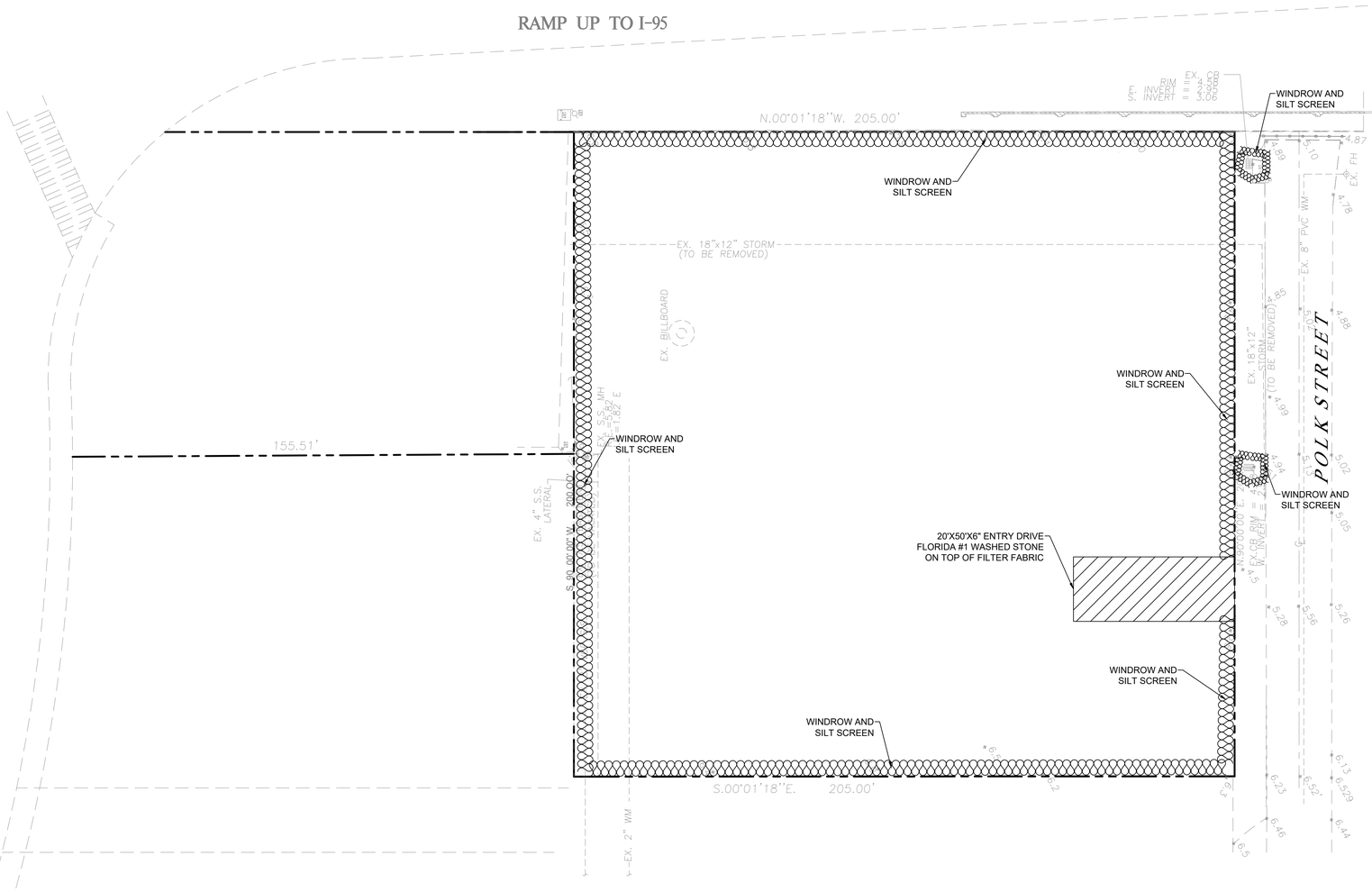
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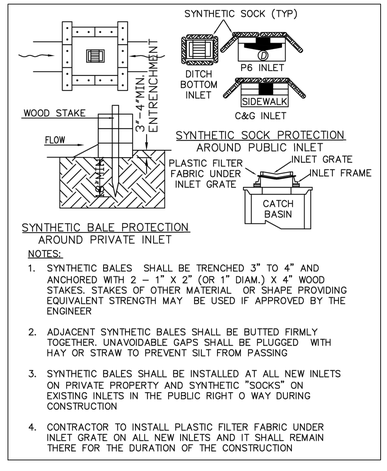
SCALE 1":20'

NORTH



LOCATION MAP
N.T.S.





NOTES:

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

Neil E Sander

Digitally signed by Neil E Sander
DN: CN=Neil E Sander, O=QuadMan-ADJUCC0001DC49E3B6B0000A1D9, C=US
Reason: I am approving this document
Date: 2026.02.11 18:58:09-05'00'

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

REV	DATE	DESCRIPTION	BY
1	06.16.25	TAC COMMTS	

CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINES ISLAND
SUNRISE, FL

PROJECT:
2910 POLK STREET
HOLLYWOOD
FLORIDA

TASK:
EROSION AND SEDIMENT CONTROL PLAN

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
ENGINEERING LICENSE NO. EB 26955
FLORIDA REGISTRATION No. 34516
4101 RAVENSWOOD ROAD, SUITE 113 FAX: (954) 986-6655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-6899
AN INDEPENDENCE ENGINEERING COMPANY

DATE:	SCALE:
02/06/2026	1"=20'
DESIGNED BY: N.E.S.	DRAWN BY: J.A.
PROJECT No. 24-0330	
SHEET C-5	

NEIL E. SANDER LICENSE No. 90099 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/06/2026

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STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF. AN EROSION PROTECTION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINT AIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

DURING CONSTRUCTION, STORM WATER DRAINAGE WILL BE PROVIDED BY UTILIZATION OF THE EXISTING DRAINAGE COLLECTION SYSTEM IN THE STREET RIGHT OF WAY OF POLK STREET AND NORTH 19TH AVENUE. THE EXISTING SYSTEM CONVEYS STORM WATER RUNOFF VIA DRAINAGE PIPES TO THE ATLANTIC OCEAN. AFTER STORMWATER UTILITIES ARE INSTALLED, STORM WATER DRAINAGE WILL BE PROVIDED BY CATCH BASINS, EXFILTRATION TRENCH AND DRAINAGE WELLS. DURING VARIOUS PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL UTILIZE STAKED SILT FENCE AND/OR HAY BALES OR OTHER BEST MANAGEMENT PRACTICES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS SET FORTH BY LOCAL, STATE AND FEDERAL REQUIRMENTS.

TIMING OF CONTROLS/MEASURES

IT IS THE CONTRACTOR IS RESPONSIBLE FOR THE TIMING OF CONTROLS AND MEASURES AS REQUIRED TO MEET REQUIREMENTS.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

_____

#_____

POLLUTION PREVENTION PLAN CERTIFICATION

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

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

SEQUENCE OF MAJOR ACTIVITIES:

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
2. DEMO AND CLEAR SITE
3. INSTALL UNDERGROUND UTILITIES.
4. COMPLETE FINAL GRADING OPERATIONS.
5. CONTINUE WITH E&S CONTROL MEASURES.
6. START BUILDING FOUNDATION.
7. CONTINUE WITH E&S CONTROL MEASURES.
8. COMPLETE BUILDING CONSTRUCTION.
9. CONTINUE WITH E&S CONTROL MEASURES.
10. COMPLETE CURB AND SIDEWALK CONSTRUCTION
11. REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTIONS OF THE SITE. AS CONSTRUCTION PROCEEDS, THE CONTRACTOR MUST BE DILIGENT TO UN-INSTALL AND RE-INSTALL PORTIONS OR ALL OF THE SILT FENCE OR HAY BAYS OR TAKE OTHER MEASURES NECESSARY TO MAINTAIN THE SYSTEM IN ACCORDANCE WITH ALL REGULATIONS.

ENDANGERED SPECIES AND CRITICAL HABITAT

1. ARE THERE ENDANGERED SPECIES ON SITE? NO.
2. ARE THERE CRITICAL HABITAT ON SITE? NO.

IF YES TO EITHER QUESTION, PLEASE EXPLAIN.

_____

_____

_____

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE GRADING, DRAINAGE & EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE GRADING, DRAINAGE & EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE GRADING, DRAINAGE & EROSION CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES (IF APPLICABLE):

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

   REFER TO EROSION CONTROL DETAILS FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO THE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPER LOCATION
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

   REFER TO THE EROSION CONTROL DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. DUST CONTROL: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES (IF APPLICABLE):

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
   THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
   B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
   C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: (NOT APPLICABLE)

OTHER CONTROLS

WASTE DISPOSAL (IF APPLICABLE):

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

[X] Concrete	[X] Fertilizers	[X] Wood
[X] Asphalt	[X] Petroleum Based Products	[X] Masonry Blocks
[X] Tar	[X] Cleaning Solvents	[X] Roofing Materials
[X] Detergents	[X] Paints	[X] Metal Studs
[ ] _____	[ ] _____	[ ] _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

NO MORE THAN 5 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.

ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING
* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/UTILITIES	BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	SIGNATURE
GENERAL CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		

REV	DATE	DESCRIPTION	BY
1	06.16.25	TAC COMMTS	

CLIENT:
GOLDENHOLZ AND ASSOCIATES
3122 NORTH PINES ISLAND
SUNRISE, FL

PROJECT:
2910 POLK STREET
HOLLYWOOD FLORIDA

TASK:
STORMWATER POLLUTION PREVENTION DETAILS AND NOTES

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
FLORIDA CERTIFICATION No. 34616
4101 RAVENSWOOD ROAD, SUITE 113 FAX: (954) 986-0655
FORT LAUDERDALE, FLORIDA 33312 PHONE: (954) 986-8899
AN INDEPENDENCE ENGINEERING COMPANY

DATE: 02/06/2026
SCALE: N.T.S
DESIGNED BY: N.E.S.
DRAWN BY: J.A.
PROJECT No. 24-0330
SHEET C-6

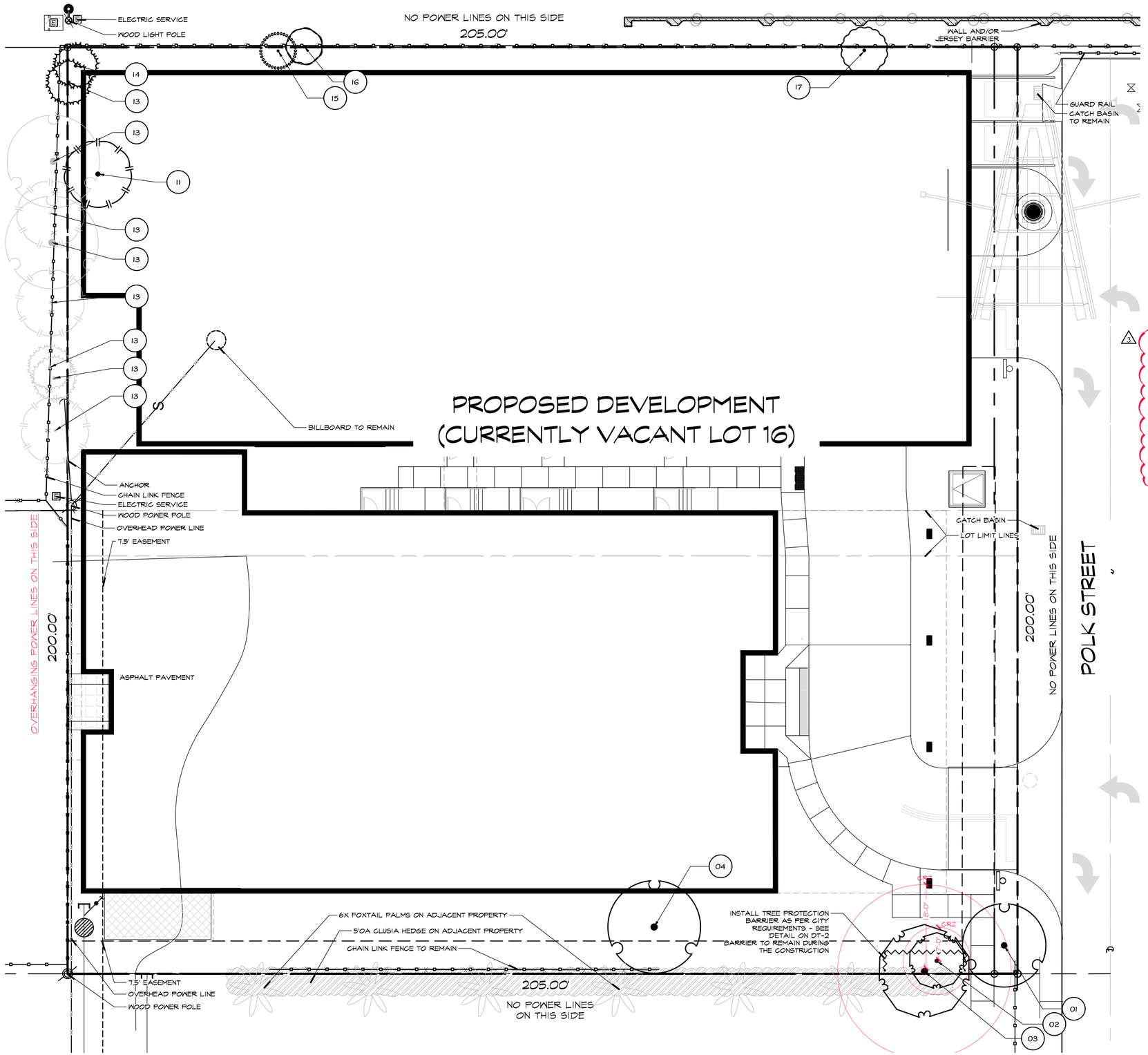
Neil E Sander
Digitally signed by Neil E Sander
DN: CN=Neil E Sander
Date: 2026.02.11 18:42:30-05'00'

NEIL E. SANDER LICENSE No. 80098 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/06/2026

This document has been digitally signed and sealed by Neil E. Sander, P.E. On the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

R:\2024\24-0330\24-0330_SWPP_JULIAN-3936-03-06



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

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

3

TOT. OF 38" HARDWOOD DBH .....38"/2=19

MITIGATION PALMS 17

MITIGATION CALCUALTION
19 x & 250 =$ 4,750.00-$5,950= - **$ 1,200.00**

NO MITIGATION TO BE PAID TO THE CITY TREE FUND

SEE DT-2 FOR EXISTING TREES LIST

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

0 10 21 32 feet
SCALE: 3/32" = 1'-0"

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

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

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2026.02.05 18:53:38 -05'00'

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

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

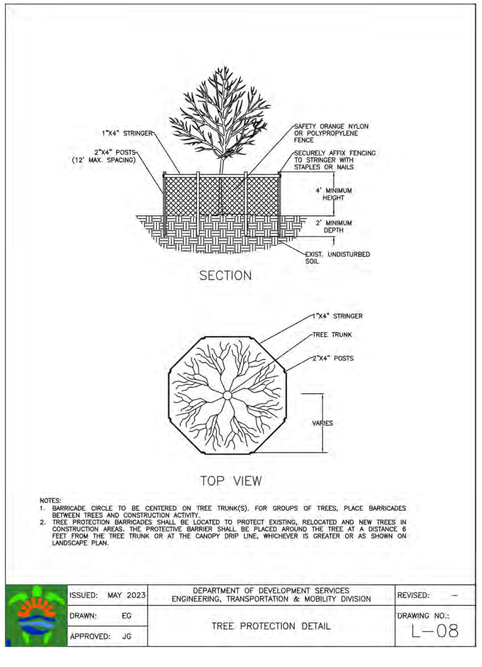
SCALE	3/32"=1'-0"
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	
per City comments 1	05.28.2025
per City comments 2	09.26.2025
per City comments 3	02.05.2026

2910 POLK STREET
HOLLYWOOD
FL 33020

REMOVAL PLAN

EXISTING TREES LIST

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



NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	TREE PROTECTION DETAIL	DRAWING NO.: L–08	
APPROVED: JG			

LANDSCAPE NOTES:

1. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS AND FREE FROM DISEASES, INSECTS EGGS, AND SHALL HAVE A HEALTHY NORMAL ROOT SYSTEM. FURNISHED IN THE MINIMUM SIZES INDICATED IN THE SCHEDULE. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT A WRITTEN PERMISSION FROM THE CITY OF HOLLYWOOD.
2. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER
3. ALL PLANTING SOIL AND TOP SOIL SHALL CONSIST OF 30% MUCK, 70% SAND, AND SHALL BE FREE OF HEAVY CLAY, COARSE SAND, ROCKS LARGER THAN 2", LUMPS, STICKS OR ANY OTHER DEBRIS.
4. FERTILIZER SHALL BE 12–12–12, 50% ORGANIC OR SLOW RELEASE NITROGEN.
5. TERRA–SORB OR APPROVED EQUAL SHALL BE PROVIDED ACCORDING TO MANUFACTURER'S RECOMMENDATION.
6. ALL PLANT MATERIALS EXCEPT TREES SHALL BE GUARANTEED FOR 180 DAYS AFTER THE COMPLETED PROJECTS IS ACCEPTED BY THE CITY. TREES SHALL BE GUARANTEED FOR ONE (1) YEAR.
7. CONTRACTOR SHALL CONFIRM PLANT QUANTITIES PRIOR TO BIDDING.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE AREA AND PLANTS FOR 90 DAYS STARTING ON THE DATE OF SUBSTANTIAL COMPLETION.
9. MULCH SHALL BE EUCALYPTUS GRADE A OR BETTER, USE OF CYPRESS BARK MULCH IS PROHIBITED IN THE PUBLIC RIGHT–OF–WAY.
10. THE ESTABLISHMENT PERIOD SHALL BEGIN AT THE TIME OF ACCEPTANCE OF INSTALLATION OF PLANTING AND IRRIGATION, AND EXTEND FOR 90 DAYS PAST THAT DATE, AND SHALL INCLUDE THE FOLLOWING ACTIVITIES:
   a. SUPPLY WATER IN SUFFICIENT AMOUNTS REQUIRED TO INSURE ESTABLISHMENT AND GOOD GROWTH FOLLOWING INDUSTRY STANDARDS. WATERING SCHEDULE MAY BE INTERRUPTED DURING PERIODS OF HEAVY RAINFALL (0.50" OR MORE PER DAY).
   b. STRAIGHTEN TREES AND PALMS AS REQUIRED (INCLUDING RE–GUYING AND RE–STAKING AS REQUIRED).
   c. WEEDING IS REQUIRED.
   d. MOWING EVERY 21 DAYS.
   e. MAINTAIN AND REPAIR IRRIGATION SYSTEM AS REQUIRED.
   f. INSECT AND DISEASE CONTROL AS REQUIRED.
   g. REMOVE STAKES AND GUYS AT THE END OF THE MAINTENANCE PERIOD.
11. ALL SOD AND LANDSCAPE SHALL RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
12. IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR.
13. ALL TREES AND PALMS SHALL BE PLANTED AT LEAST FIVE (5) FEET AWAY FROM ANY UNDERGROUND UTILITY LINE.
14. ALL TREES AND PALMS SHALL BE PLANTED AT LEAST SEVEN AND A HALF (7.5) FEET AWAY FROM ANY FIRE HYDRANT.
15. ANY SPECIES THAT ARE LISTED AS CATEGORY I AND II SPECIES ON THE MOST CURRENT 'FLORIDA EXOTIC PEST PLANT COUNCIL' LIST ARE PROHIBITED TO BE PLANTED ON PRIVATE PROPERTY OR ON CITY PROPERTY INCLUDING R/W AND SWALE AREAS. – SEC. 106.01
16. A MAXIMUM OF 50% OF THE REQUIRED TREES MAY BE OF A PALM SPECIES. SEC.3.5
17. STREET TREES: AT TIME OF INSTALLATION, SHADE TREES MUST BE A MINIMUM OF 12' OVERALL HEIGHT, APPROVED PALM TREES ARE TO HAVE A MINIMUM OF 8' CLEAR TRUNK (CT).
18. IDENTIFY ALL TREES TO REMAIN ON SITE WITH THE CORRESPONDING TREE PROTECTION AND PROTECTION BARRIERS. PROVIDE A TREE PROTECTION BARRIER DETAIL ON PLAN AS APPROVED BY CITY OF HOLLYWOOD. OUTLINE THE TREE PROTECTION BARRIER TO SCALE AROUND EACH TREE/PALM TO REMAIN ON PLAN.
19. PROVIDE A RECENT TREE SURVEY TO SHOW THE EXISTING TREES ON SITE AND IN SWALE AREAS.
20. SHOW ALL TREES ON SITE TO SCALE, SUPERIMPOSE EXISTING TREES ON PROPOSED SITE PLAN. THE TREE LEGEND MUST INCLUDE THE TREE NUMBER, COMMON NAME, BOTANICAL NAME, DBH, OVERALL HEIGHT, SPREAD, CONDITION, AND DISPOSITION (TO REMAIN, TO BE RELOCATED, TO BE REMOVED). SHOW ALL CANOPY INCLUDING CROWNS OF TREES FROM ADJACENT LOT LOCATED WITHIN 10' FROM PROPERTY LINE.
21. PROVIDE SIGHT TRIANGLES ON PLANS AT INTERSECTION OF DRIVEWAY AND PROPERTY LINE.
22. NATIVE PLANT REQUIREMENTS; 60% TREES, 50% SHRUBS – SEC. 3.4.
23. LABEL ALL SIDES OF PROPERTY WHETHER THERE ARE 'EXISTING OVERHEAD POWERLINES' OR 'NO OVERHEAD POWERLINES'. PROVIDE FPL APPROVED TREES FOR PLANTING UNDER POWERLINES.
24. TREE REMOVAL DISCLAIMER: WRITE THIS STATEMENT ON ALL SHEETS FOR EXISTING/PROPOSED LANDSCAPE: "TREES AND PALMS SHALL NOT BE REMOVED WITHOUT FIRST OBTAINING AN APPROVED TREE REMOVAL PERMIT FROM THE CITY OF HOLLYWOOD."
25. ABOVE GROUND EQUIPMENT: WHERE REQUIRED FOR SCREENING PURPOSES, HEDGE SHALL BE PLANTED AT EQUIPMENT HEIGHT FOR VISUAL SCREENING.
26. NO TREE REMOVALS ALLOWED WITHOUT AN APPROVED CITY OF HOLLYWOOD TREE REMOVAL PERMIT.
27. FOR BUILDING PERMITS; NO TREE REMOVAL OR PLANTING ALLOWED WITHOUT AN APPROVED SUB–PERMIT.
28. EQUIPMENT (DUMPSTERS, ELECTRICAL TRANSFORMERS, ETC. WITH THE EXCEPTION OF FIRE HYDRANTS) MUST BE SCREENED ON AT LEAST THREE SIDES BY LANDSCAPE MATERIAL A MINIMUM OF 30 INCHES TALL. LANDSCAPING MUST NOT INTERFERE WITH THE NORMAL OPERATION OF THE EQUIPMENT.
29. IF YOU ARE PLANNING A PROJECT ON YOUR PROPERTY THAT INVOLVES DIGGING, SUCH AS INSTALLING A MAILBOX, FENCES, PLANTING TREES, ETC., YOU ARE ENCOURAGED TO CALL 811 A FEW DAYS BEFORE YOU START TO MAKE SURE YOU DO IT SAFELY. UTILITY COMPANIES WILL MARK BURIED LINES SO THAT YOU CAN DIG SAFELY AROUND THEM. VISIT CALL811.COM FOR DETAILS.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	LANDSCAPING GENERAL NOTES	DRAWING NO.: L–05	
APPROVED: JG			

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2026.02.05 18:54:00 -05'00'

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

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

SCALE	AS NOTED
DESIGNED BY	GF
DRAWN BY	KM,GF
CHECKED BY	GF
CAD DWG.	
DATE	12.26.2024
REVISIONS	
per City comments 1	05.28.2025
per City comments 2	09.26.2025
per City comments 3	02.05.2026

2910 POLK STREET
HOLLYWOOD
FL 33020

EXISTING TREES LIST, TREE PROTECTION DETAIL

WOOD LIGHT POLE
ELECTRIC SERVICE
2 EXISTING SABAL PALMS

RAMP TO I-95

NO POWER LINES ON THIS SIDE
205.00'

RAMP TO I-95

8' 16' 8' (typ.)

sod

GUARD RAIL

5' FIRE DEPARTMENT CLEARANCE

EX. STORM TO BE REMOVED

Cf 102 | Pe 21

PROPOSED 9 LEVELS PARKING GARAGE

RELOCATED BILLBOARD

12' sight triangle

VEHICULAR CIRCULATION

EXISTING TREES ON ADJACENT PROPERTY.

Bk 35

Re 2

PEDESTRIAN BRIDGE ABOVE

Pm 7 | Ae 10 | Ap 5 | Pp 9 | Ds 1 | Md 3

Pm 7 | Ae 3 | Pp 6 | Pm 7 | Pp 5 | Ae 9 | Pe 2 | Pm 7

Pm 8 | Ae 9 | Pp 6 | Pm 6

FIRE DEP. CONNECTION

BACKFLOW PREVENTER

Fg 38

FPL TRANSF.

Ba 3 | Fg 215 | Hl 71 | Cc 3 | Vm 3 | Md 2

EX. CHAIN LINK FENCE

EXISTING POWER POLE TO BE REMOVED

Bk 31

Fa2 17 | Pe 9 | Re2 6 | Ap 5 | Md 2

Pm 36 | Fg 5 | Ae 2

Fa 5

Pm 6 | Pp 5 | Ae 4 | Pm 5

200.00'

PROPOSED 6 STORY OFFICE BLDG.

COVERED ENTRY

VEHICULAR CIRCULATION

5' DEDICATION

LINE OF FLOOR ABOVE

12' sight triangle

STOP SIGN

PROPOSED SIDEWALK

INSTALL ROOT BARRIER (TYPICAL)

2 EXISTING OAKS

Pp 14 | Fa2 15 | Re2 2 | Ds 1 | Mc 14

Mc 12 | Hl 12

Mc 14 | Hl 12

Mc 14 | Hl 12 | Ss 6

Mc 14 | Hl 12 | Zf 6

Mc 14 | Hl 12

Hl 8

Bk 22

Cf 30

PATIO

PROPOSED NEW 7' EASEMENT

Fa 19 | Hl 9

EXISTING EASEMENT TO BE ABANDONED

EX. 6" VCP S.S.

EX. 21" RCP

205.00'
NO POWER LINES ON THIS SIDE

EX. 5'OA CLUSIA HEDGE ON ADJACENT PROPERTY
EX. FOXTAIL PALMS ON ADJACENT PROPERTY

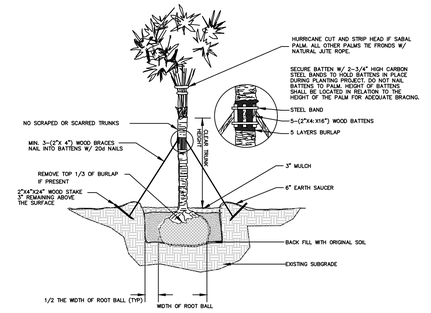
EX. CHAIN LINK FENCE

NO POWER LINES ON THIS SIDE
200.00'

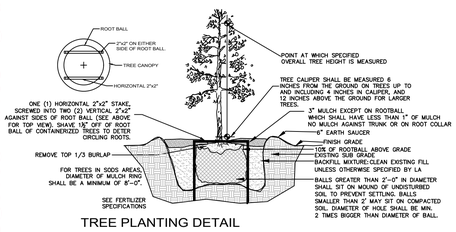
POLK STREET

WATER MAIN

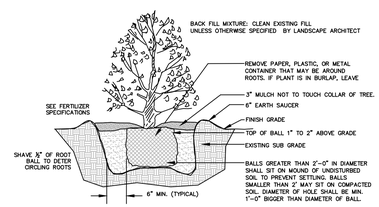
SEE LP-2 FOR PLANTING SCHEDULE & CODE CHART



PALM PLANTING DETAIL



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

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

0 10 21 32 feet

SCALE: 3/32" = 1'-0"

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

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

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2026.02.05 18:54:16 -05'00'

The Mirror of Paradise
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2910 POLK STREET
HOLLYWOOD
FL 33020

LANDSCAPE PLAN

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESIST.
TREES								
	Bs	3	Bursera simaruba	Gumbo Limbo	14`-16`OA, 4"dbh	AS SHOWN	YES	HIGH
	Pe	32	Ptychosperma elegans	Alexander Palm	8'-16'CT, sngl, staggered	AS SHOWN	NO	HIGH
	Re	2	Roystonea elata	Florida Royal Palm	10'GW, matched	AS SHOWN	YES	HIGH
	Ss	6	Sabal palmetto	Cabbage Palmetto	8`CT	AS SHOWN	YES	HIGH
	Vm	6	Veitchia montgomeryana	Montgomery Palm	8'-20'CT, staggered	AS SHOWN	NO	HIGH
EXISTING TREES & PALMS								
	eQv	2	Quercus virginiana	Southern Live Oak	See DT-1 & 2	EXISTING	YES	HIGH
	eSp	2	Sabal palmetto	Cabbage Palmetto	See DT-1 & 2	EXISTING	YES	HIGH
SHRUBS								
	Cc	3	Chamaedorea cataractarum	Cascade Palm	6'-7'OA, full	AS SHOWN	NO	MODERATE
	Cf	30	Clusia guttifera	Small leave Clusia	4`-5`OA, ftb	24"OC	NO	HIGH
	Ds	2	Dioon spinulosum	Giant Dioon	7 gal	AS SHOWN	NO	MODERATE
	Re2	8	Rhapis excelsa	Lady Palm	4`-5`OA	AS SHOWN	NO	MODERATE
	Zf	6	Zamia furfuracea	Cardboard Palm	7 gal, full	AS SHOWN	NO	HIGH
SHRUB AREAS								
	Ap	10	Alpinia purpurata	Red Ginger	3 gal, full	36"OC	NO	LOW
	Ae	37	Aspidistra elatior	Cast Iron Plant	1 gal, full	24"OC	NO	MODERATE
	Bk	88	Bougainvillea x 'Barbara Karst'	Barbara Karst Bougainvillea	3 gal, ftb	24"OC	NO	HIGH
	Ci	102	Chrysobalanus icaco	Coco Plum	3 gal, ftb	24"OC	YES	HIGH
	Fg2	32	Farfugium japonicum giganteum	Giant Leopard Plant	3 gal, full	30"OC	NO	LOW
	Fg	282	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	3 gal, full	18"OC	NO	HIGH
	Hl	148	Hymenocallis latifolia	Spider Lily	3 gal, full	24"OC	NO	HIGH
	Md	7	Monstera deliciosa	Split-leaf Philodendron	3 gal	48"OC	NO	MODERATE
	Mc	82	Muhlenbergia capillaris	Pink Muhly Grass	3 gal	30"OC	YES	HIGH
	Pp	45	Philodendron x 'Prince of Orange'	Prince of Orange Philodendron	3 gal	24"OC	NO	MODERATE
	Pm	95	Pilea microphylla	Rockweed	1 gal	18"OC	NO	LOW
GROUND COVERS								
	So	5,130 sf	Stenotaphrum secundatum	St. Augustine Grass	sod			

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

△3

CODE REQUIREMENT TC-1

Code requirement	Required	Exsiting	Proposed	Provided
Perimeter landscape				
Street tree - one 12'oa tree/each 30 lf of street frontage (200.00'/30=6.6)	**7 trees**	**2** Oaks	**3** Gumbo Limbo, 3 Montgomery palms (3:1=**1** tree), 3 Alexander (3:1=**1** tree)	**7 provided**
Residential buffer	**N/A**			**N/A**
Open space				
1 tree per 1000sf of pervious site area (8,094 sq.ft/1,000=8)	**8 trees**		**2** Royal palms (1:1=2 trees), 6 Sabals (3:1=**2** trees), 29 Alexanders (3:1=**9 2/3** trees)	**(+)8 provided**
min. 25% lot space as open/landscape (40,990 sf x.25=10,247 sf)	**Min. 25%**		**8,094 sf (20%)**	**20 %provided (*)**
60% of required trees to be native (15x.6=9)	**Min. 9 native trees**	**2** Oaks	**3** Gumbo Limbo, 6 Sabals (3:1=**2** trees)**, 2** Royal palms	**9 provided**
No more than 50% of trees to be palms (3:1 count) (15x.5=7.5)	**Max. 8 trees as palms**		6 Sabals (3:1=**2** trees), 3 Montgomery (3:1=**1** tree), **2** Royal, 32 Alexander (3:1=**10 2/3** trees)	**(+)8 provided (see **)**

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

(**) REDUCED PLANTING AREA AND EASEMENTS DON'T ALLOW PLANTING MORE TREES THAN PALMS

JOB CONDITIONS:

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

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

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

PLANT MATERIAL:

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

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

Site water shall be verified by Contractor prior to submission of bids.
The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.
At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:

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

MULTIPLE TRUNK TREES:

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

IRRIGATION

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

MATERIALS LIST:

Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:

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

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

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

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

MULCH:

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

SOD:

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

STAKING:

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

FERTILIZER:

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

CLEANUP:

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

INSPECTION:

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

ACCEPTANCE:

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

REGISTERED LANDSCAPE ARCHITECT
GABRIELA FOJT
LA 6667277
STATE OF FLORIDA

Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2026.02.05 18:54:34 -05'00'

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2910 POLK STREET
HOLLYWOOD
FL 33020

PLANT SCHEDULE, CODE CHART, NOTES & DETAILS

ATTACHMENT B

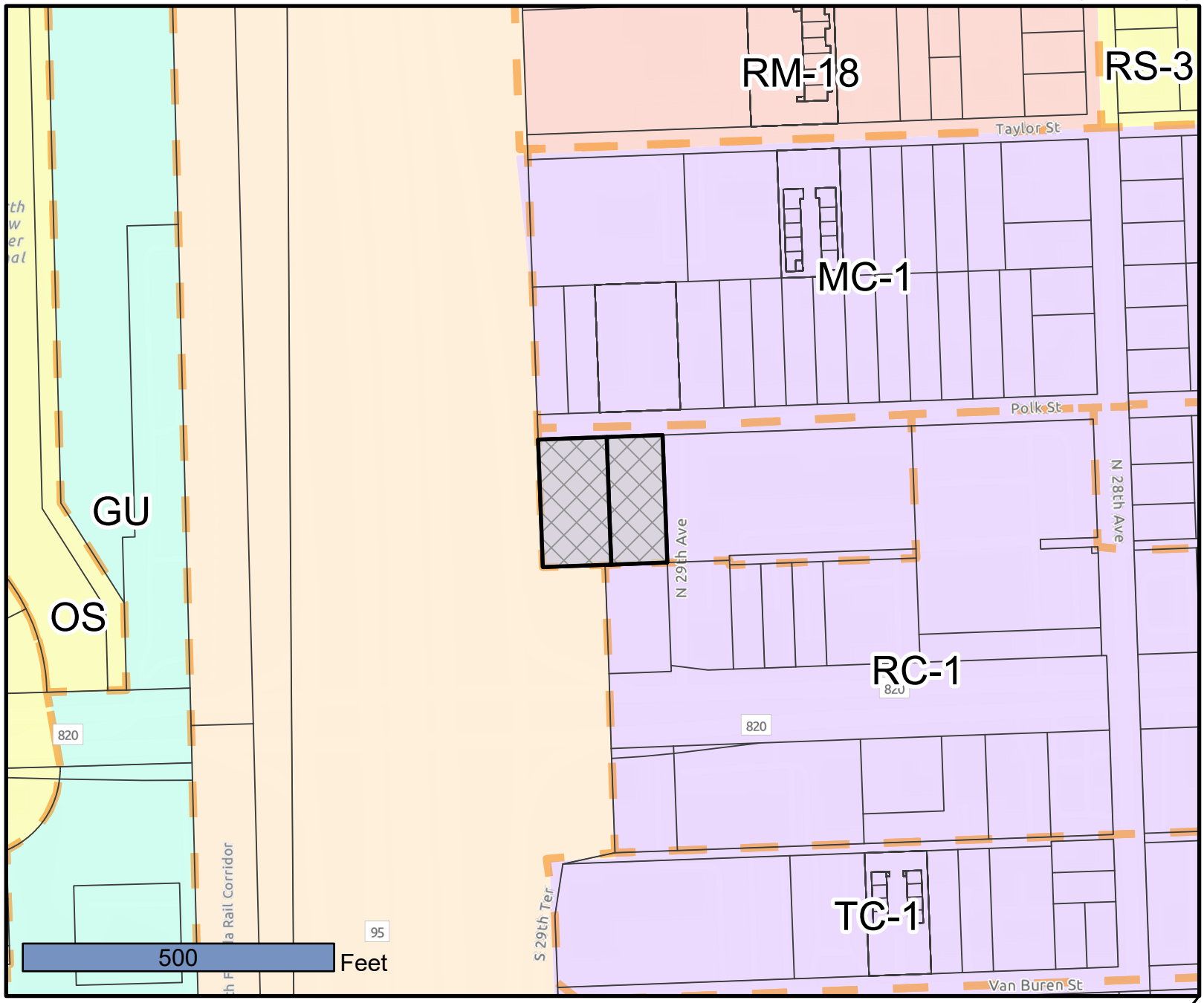
Land Use and Zoning Map

25-DPV-13

2910 Polk Street

folio(s): 514216026810, 514216026800

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design



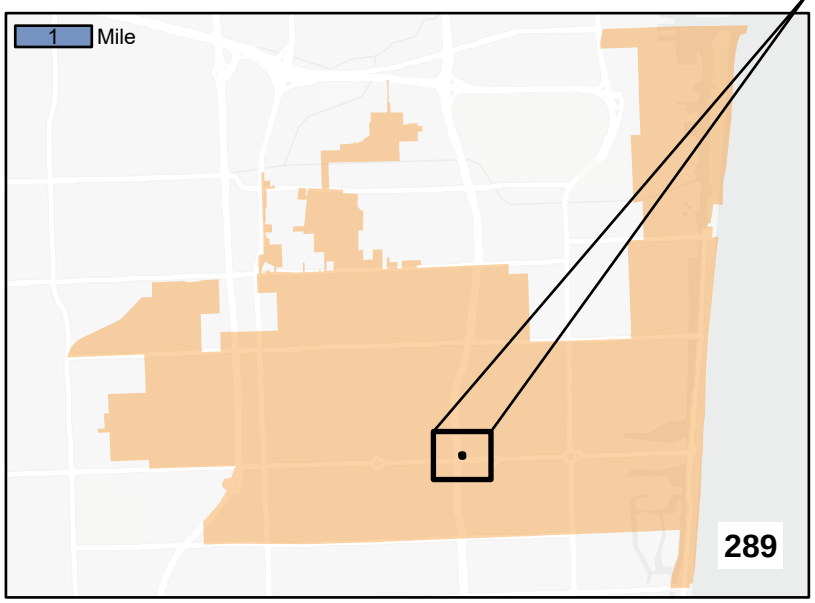
LEGEND

LAND USE

- REGIONAL ACTIVITY CENTER
- MEDIUM (16) RESIDENTIAL
- LOW (5) RESIDENTIAL
- OPEN SPACE AND RECREATION

- ZONING
- PARCELS
- SUBJECT SITE





Rezoning from TC-1 to RC-1

ATTACHMENT C

Public Participation

From: Adar Ganon
To: אביהו נהרי; itamar@goldenholz.com; Itamar Goldenholz; Rosemarie Bacallao; Umar Javed; Cameron Palmer; Hector Torres
Subject: [EXT]Re: Public Participation Meetings – March 9 & March 19, 2026, 2910 Polk Street
Date: Monday, March 9, 2026 2:29:53 PM

Dear All,

Ahead of the upcoming **Public Participation Meetings for the 2910 Polk Street project**, I wanted to share the confirmed meeting details along with instructions for joining the virtual sessions via Zoom.

Public Participation Meeting #1
Project: 2910 Polk Street – Rezoning / Design / Site Plan
Date: Monday, March 9, 2026
Time: 5:30 PM – 7:00 PM (Eastern Time)
Format: Virtual (Zoom)

Zoom Access Information
Zoom Email: info@sapphirecenters.com
ZoomLink: https://us05web.zoom.us/j/82504629483pwd=bYu0CRlb2mIrNselfk2HLlb6QRYaHa.1
Meeting ID: 825 0462 9483
Passcode: wK2sHM

Public Participation Meeting #2
Date: Thursday, March 19, 2026
Time: 5:30 PM – 7:30 PM (Eastern Time)
Format: Virtual
Contact Email: info@sapphirecenters.com
(The Zoom access information for this meeting will be the same unless otherwise noted.)

Instructions for Joining the Meetings
* Please join the meeting 5–10 minutes early to allow time for audio and video setup.
* When prompted, please enter your full name.
* Upon entry, keep your microphone muted.
* When speaking, please unmute and turn on your camera if possible.

If anyone experiences technical issues or has questions prior to the meetings, please contact me at info@sapphirecenters.com.

Thank you all for your time and participation. I truly appreciate everyone's coordination and support to ensure these meetings run smoothly.

Kind regards,
Adar Ganon
Operations Manager
BSD 23 Development LLC
954 234 5028

On Mon, Mar 2, 2026 at 10:21 AM Adar Ganon <info@sapphirecenters.com> wrote:

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>
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Meeting ID: 825 0462 9483
Passcode: wK2sHM

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Format: Virtual
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(The Zoom access information for this meeting will be the same unless otherwise noted.)

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Operations Manager
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954 234 5028

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Date: File No.:

CITY OF Hollywood FLORIDA

Public Outreach Meeting
Comment Matrix

Project Description: Proposed rezoning design, site plan application – office building development		
Project Address: 2910 POLK St Hollywood FL 33020	File No.:	
Meeting Date: March 09, 2026	Start Time: 5:30 PM	End Time: 6:05 PM

Commenter Name (First & Last)	Comment	How was this Comment Addressed? If not, why?
Warren Stein	expressed support for the Project loves the concept	Comment Noted. No action required

CITY OF Hollywood FLORIDA

Project Address:	File No.:
Date:	

Public Outreach Meeting
Sign-In Sheet

Name	Home Address	Email	Phone #
Warren Stein	2841-43 Hollywood Blvd.	nwarrenstein@aol.com.	954 882 8491

FOLIO_NUMB	NAME	ADDRESS_LI	CITY
514216018810	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216026240	LDOR VADOR DEVELOPMENTCORPORATION	4625 PINE TREE DR	MIAMI BEACH
514216026420	TVIZER,ZVI IONATAN	124 W 60 ST #48D	NEW YORK
514216026430	2823 POLK STREET LLC	4706 VILLAGE WAY	DAVIE
514216026440	GARCIA,ANA BGARCIA,JOSE A	8260 SW 103 ST	MIAMI
514216026450	LINNE,KATARINA H/EDELUISE,RONALD C	2831 POLK ST	HOLLYWOOD
514216026460	DAAAM PROPERTIES LLC	2120 SW 52 TER	PLANTATION
514216026470	RINALDO,GINA JEANETTEORTIZ,JOANA LOURDES	2839 POLK ST	HOLLYWOOD
514216026480	PADILLA,JOSE L &PADILLA,MARTA	2843 POLK ST	HOLLYWOOD
514216026490	2847 POLK ST LAND TR	2900 NE 7 AVE	MIAMI
514216026500	MAO TE BUDDHIST ASSN OF FL INC	2851 POLK ST	HOLLYWOOD
514216026520	NAHARI,AVIHU	2144 JOHNSON ST	HOLLYWOOD
514216026530	NAHARI,AVIHU	2144 JOHNSON ST	HOLLYWOOD
514216026560	HOLLYWOOD SHRINE BLDG CORP	PO BOX 668977	MIAMI
514216026580	ST GREGORIOS ORTHODOXCHURCH OF INDIA INC	9441 SW 53 ST	COOPER CITY
514216026600	LOPEZ LEYVA,ANALEYDA	2830 TAYLOR ST	HOLLYWOOD
514216026610	CUTLER,DANETTE	2826 TAYLOR ST	HOLLYWOOD
514216026630	ENJEDI,VERONKIAENJEDI,JOSEPH	5201 SW 27 TER	FORT LAUDERDALI
514216026660	MINOS HOLLYWOOD VENTURES INC	336 E DANIA BEACH BLVD	DANIA BEACH
514216026661	MINOS HOLLYWOOD VENTURES INC	336 E DANIA BEACH BLVD	DANIA BEACH
514216026700	MINOS GOOD YEAR INC	336 EAST DANIA BEACH BLVD	DANIA BEACH
514216026720	BEACH MURAL LLC	2634 NW 49 ST	BOCA RATON
514216026730	MURRAY STEIN INC% WARREN J STEIN	941 NW 92 TER	PLANTATION
514216026740	MIGELAN HOLDING LLC	2847 HOLLYWOOD BLVD	HOLLYWOOD
514216026760	ELITE HOTELS LLC	2736 SHAUGHNESSY DR	WELLINGTON
514216026770	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216026800	BSD 23 DEVELOPMENT LLC	2144 JOHNSON ST	HOLLYWOOD
514216026810	BSD 23 DEVELOPMENT LLC	2144 JOHNSON ST	HOLLYWOOD
514216026820	ELITE HOTELS LLC	2736 SHAUGHNESSY DR	WELLINGTON
514216026980	ST JOHNS LUTHERAN CHURCHOF HOLLYWOOD FLORIDA INC	2919 VAN BUREN ST	HOLLYWOOD

514216027040	2908 HOLLYWOOD LLC	597 WESTPORT AVE #B434	NORWALK
514216027050	HOLLYWOOD ANIMAL HOSPITALVAN BUREN ST PROPERTIES LLC	2864 HOLLYWOOD BLVD	HOLLYWOOD
514216027071	PETROLEUM LIMITED INC	3660 N 55 AVE	HOLLYWOOD
514216028950	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216028960	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216AM0010	MUKOSIEIEV,PAVLO MYKHAILOVICHMUKOSIEIEVA,ANTONINA IUREVNA	2840 TAYLOR ST #1	HOLLYWOOD
514216AM0020	RIGHT PARTNERS LLC	2840 TAYLOR ST #2	HOLLYWOOD
514216AM0030	MUKOSIEIEV,PAVLOMUKOSIEIEVA,ANTONINA	2840 TAYLOR ST #1	HOLLYWOOD
514216AM0040	FIDENZIO,LUCA	2840 TAYLOR ST #4	HOLLYWOOD
514216AM0050	ARIGUE,OULEYA H/EKAVANAGH,MICHEL PAOLICELLI,RODOLFOPAOLICELLI	2840 TAYLOR ST #5	HOLLYWOOD
514216AM0060	PAPA,LAUDIO ENZO ETAL	21 E 3 ST #310	HIALEAH
514216AM0070	COSMELLI,ALESSANDRO	1973 PISCES TER	WESTON
514216AM0080	DEMARCO,STELLA	2840 TAYLOR ST APT #8	HOLLYWOOD
514216AM0090	FIDENZIO,LUCA	41 SEVILLE CIR	DAVIE
514216AM0100	GUILLAUME,MARIE C	2840 TAYLOR ST #10	HOLLYWOOD
514216AM0110	D'SOUZA,LISAD'SOUZA,GLYNIS	80-80 88 AVE	WOODHAVEN
514216AM0120	SASULA CORP	3340 NE 190 ST #109	AVENTURA
514216AM0130	TULLIO,DONNA	1321 GRAVENHURST CIR	VIRGINIA BEACH
514216AM0140	ESTRADA,RAUL J	7190 SW 11 ST	PEMBROKE PINES
514216AM0150	PETERSON,DORA L	2840 TAYLOR ST APT 25	HOLLYWOOD
514216AM0160	BAQUERO,ARNOLD ALEJANDRO	2840 TAYLOR ST #26	HOLLYWOOD
514216AM0170	GABBRIELLI,UMILIANA	7378 W ATLANTIC BLVD	MARGATE
514216AM0180	CASTANEDA,ALVARO G	2840 TAYLOR ST APT 28	HOLLYWOOD
514216AM0190	ACOSTA NOY,MAGDIEL	2840 TAYLOR ST #29	HOLLYWOOD
514216AM0200	TARASI,FARZANEH	2840 TAYLOR ST #30	HOLLYWOOD
514216PT0010	CABRERA,JORGE	2901 POLK ST #1	HOLLYWOOD
514216PT0020	RIVERA,EMMARIVERA,DONALD I	16736 SW 5TH WAY	WESTON
514216PT0030	VITERI,CARLOS JULIO	2901 POLK ST APT 3	HOLLYWOOD
514216PT0040	CUNNINGHAM,JERRY	2901 POLK ST #4	HOLLYWOOD
514216PT0050	SIMON03 LLC	9 E LOOCKERMAN ST #217	DOVER
514216PT0060	CUNNINGHAM,JERRY	2901 POLK ST #6	HOLLYWOOD
514216PT0070	DEFALLE,LAVERNE EST	2901 POLK ST #7	HOLLYWOOD
514216PT0080	NIPPER,CLIFFORD JR	2901 POLK ST #8	HOLLYWOOD
514216PT0090	BOUCHER,ALAN J	2901 POLK ST APT 9	HOLLYWOOD

514216PT0100	RIVERA,DONALD LRIVERA,EMMA L	2901 POLK ST #2	HOLLYWOOD
514216PT0110	MAURO,CRAIG	2901 POLK ST UNIT 11	HOLLYWOOD
514216PT0120	DELGADO,ALBERTO D	2901 POLK ST #12	HOLLYWOOD
514216PT0130	CABRERA,JORGEMUNOZ,CARMENSITA	2901 POLK ST #1	HOLLYWOOD
514216PT0140	SIMON03 LLC	9 E LOOCKERMAN ST #217	DOVER
514216PT0150	PAUDEL,RAMESH	2901 POLK ST #15	HOLLYWOOD
514216PT0160	CHAVEZ,ANDREA ROXANA	1908 N 58 WAY	HOLLYWOOD

STATE	ZIP	ZIP4	LEGAL
FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BTHAT PART OF ST RD 9 (I-95) ASPER R/W MAP 3-18 LYING WITHINSAID SEC 16
FL	33140		HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 6 W 60,7,8,9 BLK 40
NY	10023		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 E1/2 BLK 41
FL	33314		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 W1/2 BLK 41
FL	33156		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 E1/2 BLK 41
FL	33020	4228	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 W1/2 BLK 41
FL	33317		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 E1/2 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 W1/2 BLK 41
FL	33020	4228	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 E1/2 BLK 41
FL	33137	4228	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 W1/2 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 7 LESS W 30 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 9 LESS E 50 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 9 E 50 BLK 41
FL	33166	8977	HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 16,17,18 W1/2 BLK 41
FL	33328		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 18 E1/2,19 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 21 W1/2 BLK 41
FL	33020	4233	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 21 E1/2 BLK 41
FL	33312		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 22 W1/2 BLK 41
FL	33004		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 N 130 LESS N 10 OFE 10 OF W 92,2 N 130,3 N 130,22,23,24 LESS S 15,& LESS E 8OF LOTS 1 & 24,BLK 42
FL	33004		HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 1,2&3,S 45 OF N 175LESS E 8 BLK 42
FL	33004		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 LESS ST & LESS N 7.5FOR ALLEY,5 E 50 LESS ST &LESS N 7.5 FOR ALLEY BLK 42
FL	33434		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 LESS E 50 & LESS ST& LESS N 7.5 FOR ALLEYBLK 42
FL	33324		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 E1/2 LESS ST & LESSN 7 1/2 FOR ALLEY BLK 42
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 W1/2 LESS ST & LESS N7 1/2FOR ALLEY BLK 42
FL	33414		HOLLYWOOD LITTLE RANCHES 1-26 BPT OF LOT 7 DESC'D AS,BEG ATNW COR,SLY 165.52 TO PT ONR/W,SELY ALG SAME FOR 60.33,ELY 40.42 TO PT ON E/L OF LOT 7,NLY 175 TO NE COR,WLY 100TO POB BLK 42
FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 8,BLK 42AKA:PT PAR 104 OF CA-94-08468-06
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 16,17 W 10 BLK 42
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 17 E 90 BLK 42
FL	33414		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 18,19 LESS S 7.5 FOR ALLEY,20 LESS S 7.5 FOR ALLEY,21 LESSS 7.5 FOR ALLEY BLK 42
FL	33020	4296	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 LESS E 20,7,8 & 9 LESS ALLALLEYS FOR SAID LOTSBLK 43

CT	06851		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 19 BLK 43 LESS S 7.50 FT ANDN 30 FT THEREOF & LESS PT DESCAS:COMM AT SW COR OF LOT 19,NALG W/L OF SAID LOT 19 159.16TO POB,CONT N 15.84 TO SLY R/W/LOF HOLLYWOOD BLVD (SR 820),E100 TO A PT ON E/L OF SAID LOT19,S 11.99 TO P/C,WLY ALG CUR100.08 TO POB
FL	33020	4297	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 LESS N 7.50 & LOT 6 E 20LESS N 7.50 & LOTS 20,21 & 22,LESS S 7.50 THEREOF,& LESS THATPOR DESC AS:COMM SE COR LOT 21,NW 175,W 61.25 TO POB,W 138.75,SE 11.99,ELY ARC DIST 79.39,ELYARC DIST 59.88 TO POB,BLK 43
FL	33021	2344	HOLLYWOOD LITTLE RANCHES 1-26 BN 120 OF THAT PT OF LOT 23LYING S OF HWD BLVD,TOGETHERWITH N 120 OF W 30 OF THAT PTOF LOT 24 LYING S OF HWD BLVDBLK 43
FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BPOR LOT 19 BLK 43 DESC AS:COMM SW COR SAID LOT 19,N 159.16TO POB,N 15,84,E 100,S 11.99 TOPT ON CUR WLY 100.08 TO POBAKA:PARCEL 103
FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BPOR STATE RD 820(HOLLYWOOD BLVD)LOCATED BETWEEN I-95 AND 28 AVEOF SAID PLAT DEDICATED PERFLA STATUTES CHAPTER 95 SECTION(95-361)
FL	33020	4249	OAKWOOD CONDO INCUNIT 1PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 2PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 3PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 4PER CDO BK/PG: 3765/922
FL	33020	4249	OAKWOOD CONDO INCUNIT 5PER CDO BK/PG: 3765/922
FL	33010		OAKWOOD CONDO INCUNIT 6PER CDO BK/PG: 3765/922
FL	33327		OAKWOOD CONDO INCUNIT 7PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 8PER CDO BK/PG: 3765/922
FL	33324	5447	OAKWOOD CONDO INCUNIT 9PER CDO BK/PG: 3765/922
FL	33020	4279	OAKWOOD CONDO INCUNIT 10PER CDO BK/PG: 3765/922
NY	11421		OAKWOOD CONDO INCUNIT 21PER CDO BK/PG: 3765/922
FL	33180		OAKWOOD CONDO INCUNIT 22PER CDO BK/PG: 3765/922
VA	23464		OAKWOOD CONDO INCUNIT 23PER CDO BK/PG: 3765/922
FL	33023	1653	OAKWOOD CONDO INCUNIT 24PER CDO BK/PG: 3765/922
FL	33020	4280	OAKWOOD CONDO INCUNIT 25PER CDO BK/PG: 3765/922
FL	33020	4281	OAKWOOD CONDO INCUNIT 26PER CDO BK/PG: 3765/922
FL	33063	4214	OAKWOOD CONDO INCUNIT 27PER CDO BK/PG: 3765/922
FL	33020	4281	OAKWOOD CONDO INCUNIT 28PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 29PER CDO BK/PG: 3765/922
FL	33020	4821	OAKWOOD CONDO INCUNIT 30PER CDO BK/PG: 3765/922
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 1
FL	33326	1545	ORANGEBROOK VILLAS CO-OPUNIT 2
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 3
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 4
DE	19901		ORANGEBROOK VILLAS CO-OPUNIT 5
FL	33020	4216	ORANGEBROOK VILLAS CO-OPUNIT 6
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 7
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 8
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 9

FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 10
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 11
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 12
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 13
DE	19901		ORANGEBROOK VILLAS CO-OPUNIT 14
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 15
FL	33021		ORANGEBROOK VILLAS CO-OPUNIT 16

$2.5 MIL SETTLEMENT
LLG GOT ME.COM
877-LLG-PAID

NOTICE

Hollywood
FLORIDA



6 stories
74 feet

Office
92,000 square feet

293 Cars

A change is proposed for this site.
The City has received a Rezoning, Design and Site Plan request to facilitate the construction of a 92,000 square foot office development in the TC-1 Zoning District within the Regional Activity Center (RAC).

PUBLIC MEETING

Date: March 09, 2026 | March 19, 2026
Time: 5:30 - 7:30 PM
Address: info@sapphirecenters.com

File # 25-DPZ-13

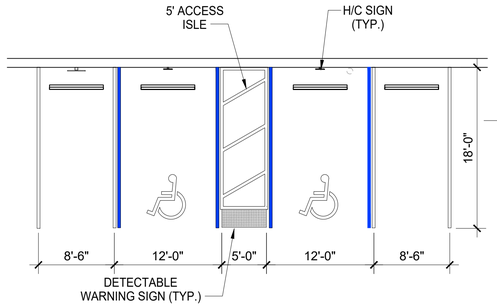
Applicant: BSD 23 DEVELOPMENT LLC
Address: 2910 Polk Street, Hollywood, FL 33020
Applicant Contact: itamar@goldenholz.com

For more information about this application or to tell us what you think:

PLANNING CONTACT
Lauren Sorrell, City Planner
954-921-3471
LSorrell@hollywoodfl.org

APPLICATION INFORMATION
AGENDA
hollywoodfl.legistar.com

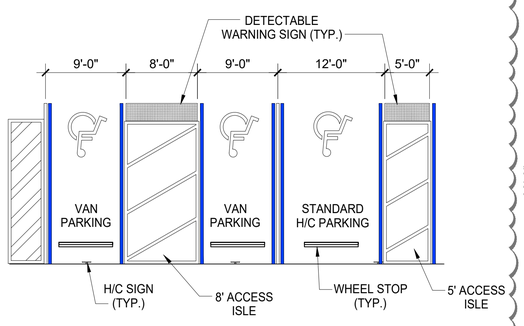
SCAN FOR CITY DEVELOPMENT WEB PAGE



STANDARD ACCESSIBLE & EV- PARKING SPACE

N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS

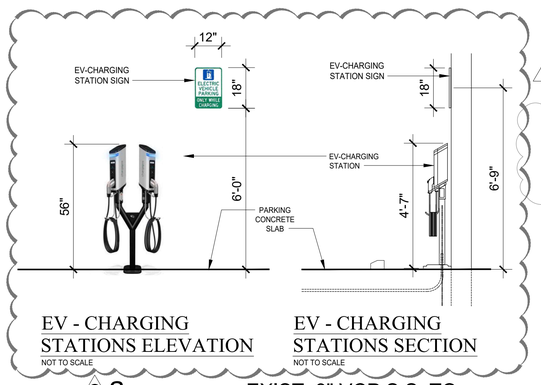


VAN & STANDARD ACCESSIBLE PARKING SPACE

N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS

3



EV - CHARGING STATIONS ELEVATION

NOT TO SCALE

EV - CHARGING STATIONS SECTION

NOT TO SCALE

3 a

1

95'-8"

192'-0"

existing FDOT wall

existing chain link fence

fire department clear access

EXITING BILLBOARD TO BE REMOVED AND RELOCATED

RAMP UP/DN slope 10.15%

CMU fire rated walls (Typ.)

BICYCLE SCOOTER

C.B.

CHARGING STATION

CHARGING STATION

25 cars

49'-0"

3'

19'-0"

18'-0"

20'-5"

8'-6" 8'-6" 8'-6" 8'-6" 12'-0" 5'-0" 12'-0" 8'-6" 12'-0" 5'-0" 12'-0" 8'-6" 9'-6" 5'-0" 17'-8"

125 124 123 122 121

101 102 103 104 105 106 107 108 109 110 111

trash room

20'-0"

5'-0"

FIN. FL. ELEV. +6.5 N.V.A.D.

ADA detectable warning (Typ.)

C.B.

22'-0"

C.B.

22'-0"

ACO Brick Trench

81'-0"

49'-10"

14'-9"

STOP BAR

STOP SIGN

3

12' x 6' sight traingle (Typ.)

6" DIA. WATER LINE

PROPOSED BILLBOARD LOCATION

3

EXIST. FIRE HYDRANT

EXIST. 6" DIA. WATER MAIN

3

12' x 6' sight traingle (Typ.)

FIRE DEPART. CONNECTION 1

NEW 2" DIA. WATER LINE

3

FIRE DEPART. CONNECTION 2

3

10'-0"

5'-0"

VARIANCE 1

1 j

VARIANCE 2

1 k

32'-0"

landscape

pump room

Stair #4

Stair #3

CHARGING STATION

5'-3" 8'-6" 8'-6" 8'-6" 8'-6" 5'-4" 10'-4" 4'-2" 9'-0" 8'-0" 9'-0" 12'-0" 5'-0" 12'-0" 8'-6"

120 119 118 117 116 115 114 113 112

van van

18'-0"

3'-4"

10'

3'

12'-0"

landscape garden

pedestrian bridges above

landscape

landscape

1

14'-0"

d'n.

d'n.

landscape

d'n.

landscape

Proposed FP&L Trans.

C.B.

POLK ST.

61'111"

fl. line above

ELEC. RM.

27 28 29 34 35 39 40 41 1

26 30 33 36 38 2

25 31 32 37 3

24 4

23 22 21 20 19 5

14 15 16 17 18 6

13 12 11 10 9 8 7

Stair #2 UP

Elevator #2

Elevator #1

Stair #1 UP

MEN'S

WOMEN'S

UP

FIN. FL. ELEV. +9.0 N.V.A.D.

UP

Reception

Mail Room

CAFETERIA

PROP. 6" C.O.T.G.

EXIST. 8" VCP S.S. TO BE CUT AND CAPPED

3'

VARIANCE 3

1 d

8"x 6" TAP TEE

6 LF - 6" PVC

PROPOSED 4' DIA. S.S.

M.H. R.E.=7.50, I.E.=1.40

EX. 8" VCP S.S.

EX. 2" WM

NEW 7 FT. FP&L EASEMENT

EXIST. 2" WM TO BE CUT AND CAPPED

PATIO

150'-0"

fl. line above

2

delete loading area

5'-0"

22'-0"

32'-9"

25'-0" NEW R/W

RAMP UP .0516/FT.

fl. line above

ADA detectable warning

46'-10"

landscape - see landscape plans

23'-0"

10'-4"

5'-0"

20'-0"

NEW R/W

VARIANCE 6

1

TAC NEW R/W

CITY PARK

CITY PARK

CITY PARK

R32'-0"

22'-0"

R10'-0"

12' x 6' sight traingle (Typ.)

C.B.

22'-0"

51'-6"

STOP BAR

STOP SIGN

12' x 6' sight traingle (Typ.)

NEW 6" DIA. WATER LINE

3

1- 26-2026 REV. 3

TAC NO. 25-DP-13

1st FLOOR PLAN
OFFICE AREA: 12,650 S.F. +/-

SCALE: 3/32 = 1'-0"

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PERSON, WITHOUT THE PRIOR WRITTEN CONSENT AND PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

FIRST FLOOR PLAN

4-4-2024
7-18-24 4 STORY OFFICE
9-19-2024
11-27-2024
1-15-2025
3-4-2025
3-12-2025
3-20-2025
3-25-2025
3-31-2025
4-30-2025 REV. 1
6-23-2025 REV. 2
9- 9-2025 REV. 3

STATE OF FLORIDA ITAMAR GOLDENHOLZ 7817 2-10-2026 REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

A-1

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date:	March 2 2026
Applicant:	BSD 23 Development LLC
Legal Description:	Portion of Lot 17 Block 42 of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26 of the Public Records of Broward County, Florida.
Address or General Location:	2910 Polk Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of February 11, 2026, and all registered Civic Associations, the City Commission, Mayor, and Planning Department.

This letter also certifies that the attached community meeting invitation notification was sent to the persons on the list of property owners. The notice was mailed February 26, 2026.

Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was updated March 2, 2026.

Thank You,

Christina Mathews

Sworn and subscribed before me this 2nd day of March, 2026. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date:	February 19, 2026
Applicant:	BSD 23 Development LLC
Legal Description:	Portion of Lot 17 Block 42 of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26 of the Public Records of Broward County, Florida.
Address or General Location:	2910 Polk Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of February 11, 2026, and all registered Civic Associations, the City Commission, Mayor, and Planning Department.

This letter also certifies that the attached community meeting invitation notification was sent to the persons on the list of property owners. The notice was mailed February 19, 2026.

Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was posted February 12, 2026.

Thank You,

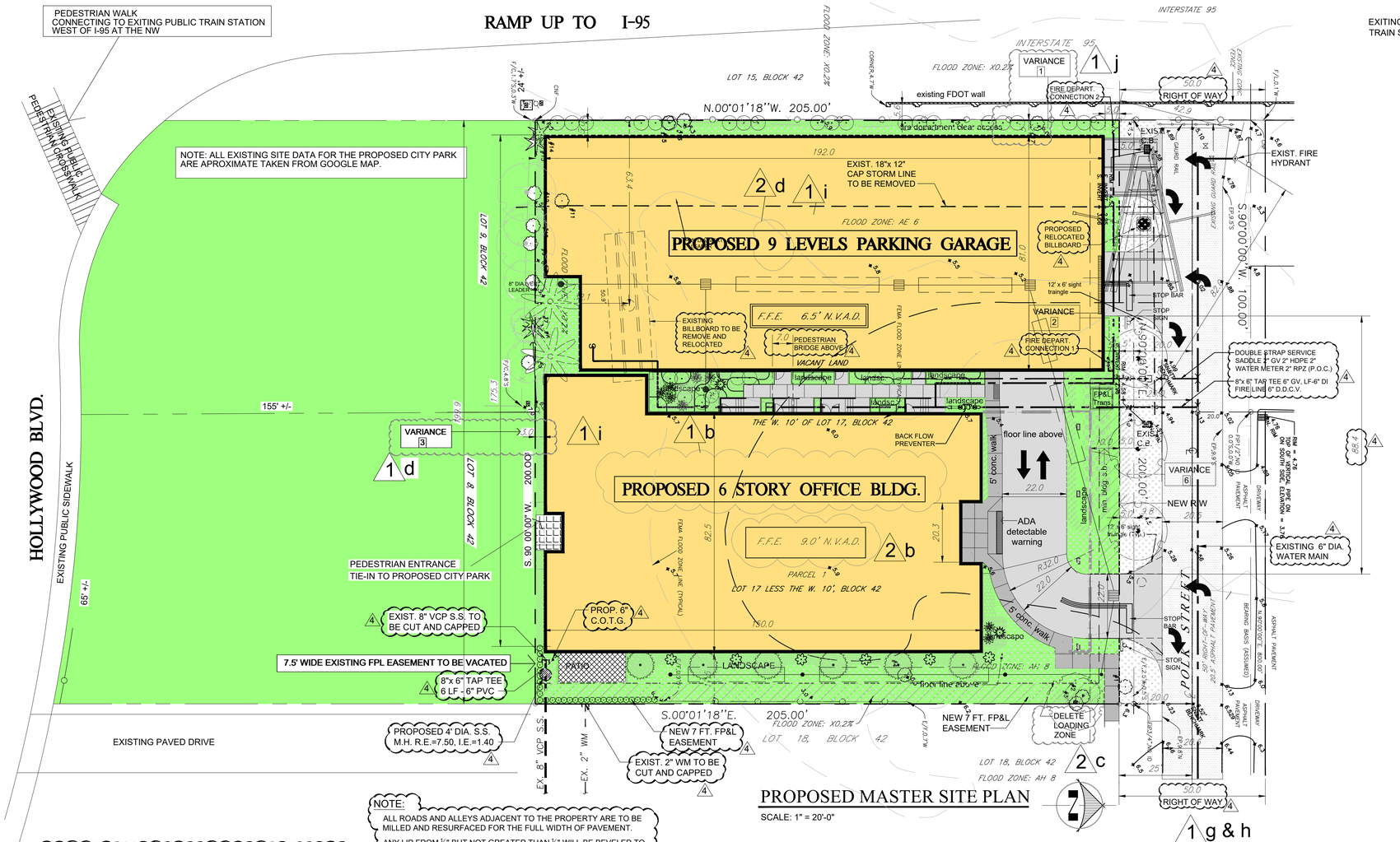
Christina Mathews

Sworn and subscribed before me this 12th day of February, 2026. She is personally known to me.

Signature of Notary

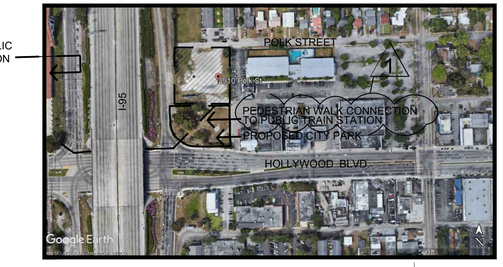
JEFFERSON DURHAM
Commission # HH 701004
Expires July 22, 2029

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com



PROPOSED MASTER SITE PLAN

SCALE: 1" = 20'-0"



LOCATION PLAN

N.T.S.

NOTE: PEDESTRIAN WALK CONNECTION TO PUBLIC TRANSPORTATION.

LEGEND :

- EXISTING ASPHALT PAVEMENT
- PROPOSED 22' CONCRETE DRIVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CAFETERIA CONCRETE PATIO
- PROPOSED CONCRETE COLUMN

SITE DATA : ZONING CHANGE FROM TC-1 TO RC-1

EXISTING ZONING	TC-1 (TRANSITIONAL CORRIDOR)
PROPOSE ZONING	RC-1 (RETAIL CORE)
FLOOD ZONE	AH & AE
SITE GROSS AREA	67,500 S.F. = 1.55 ACRES
NET SITE AREA	40,000 S.F. = 0.92 ACRES
LOT DIMENSIONS WIDTH 200.00' DEPTH 200.00'	
CURRENT LAND USE	VACANT
PROPOSED LAND USE	OFFICE
MAXIMUM LOT COVERAGE: N/A	
RESIDENTIAL DENSITY: N/A	
MAXIMUM FLOOR AREA RATIO: 2.75	40,000 X 2.75 = 110,000. S.F.
MINIMUM OPEN SPACE REQUIRED: .	
OPEN SPACE PROVIDED:	7,983 S.F. +/- (19.96%)
TOTAL PERVIOUS AREA PROVIDED:	7,983 S.F. +/- (19.96%)
TOTAL IMPERVIOUS AREA PROVIDED:	32,017 S.F. +/- (80.04%)

15,169 SF GARAGE + 12,650 SF OFFICE + 260 S.F. PATIO + 2,238 SF DRIVEWAY & + 1,700 SF WALKWAYS

	ALLOWED PER HOLLYWOOD ZONING:	PROVIDED:
MAX. BLDG. FOOTPRINT:	15,169 + 12,650 = 27,819 S.F.	OFFICE BLDG. 12,650 S.F. +/- PARKING GARAGE 15,169 S.F. +/- TOTAL 27,819 S.F. +/-

PROPOSED BUILDING CONSTRUCTION TYPE :
OFFICE BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION
PARKING BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION

	ALLOWED:	PROVIDED:
MAXIMUM BUILDING HEIGHT	75 FT.	75 FT.
MAXIMUM HEIGHT - STORIES	7	6
~~VARIANCE 1 REQUESTING - 6 FLOORS OF OFFICE BUILDING AND 9 LEVELS PARKING GARAGE~~		

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
MIN. PRIMARY FRONTAGE (NORTH):	10.00 FT.	10.00 FT.
MIN. SECONDARY FRONTAGE SETBACK (EAST):	5.00 FT.	17.50 FT.
MIN. SIDE GROUND SETBACK (WEST):	5.00 FT.	5.00 FT.
MIN. REAR GROUND SETBACK (SOUTH):	00.00 FT.	3.00 FT.
~~VARIANCE 3 REQUESTING - 0 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED~~		
~~VARIANCE 4 REQUESTING - 0 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED~~		

MAX. OFFICE AREA ALLOWED — SITE AREA x FAR (200 FT. x 200 FT.) x 2.75 = 110,000 S.F.

PROVIDED FLOOR AREA OF OFFICE BLDG. 92,000 S.F +/- GROSS
RESTROOMS 2,500 S.F. +/-
POWER EQUIPMENT & METER ROOMS 1,500 S.F. +/-

PARKING PER ARTICLE 4.6 OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:

	Minimum:	Maximum:
OFFICE 2.5 SPACES PER 1,000 S.F. MIN. (2.5 x 92,000 / 1000)	230	
OFFICE 5 SPACES PER 1,000 S.F. MAX. (5 x 92,000 / 1,000)		460

PARKING PROVIDED	STANDARD	CHARGING STATION	HANDICAP (including van parking)
1ST FLOOR	17	3	8
2ND FLOOR	38		0
3RD FLOOR	38		0
4TH FLOOR	38		0
5TH FLOOR	38		0
6TH FLOOR	38		0
7TH FLOOR	38		0
8TH FLOOR	38		0
9th LEVEL	40		0
	323 +	3 +	8 = 334 TOTAL

FOR 301- 400 SPACES PROVIDED - 8 HC SPACES REQUIRED

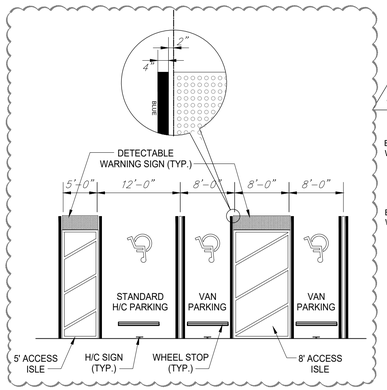
LIGHTING: 0.5 MAX LUMENS AT ALL PROPERTY LINES

APPLIED FOR REZONING EXISTING TC-1 TO RC-1 ZONING

NOTE:
ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED FOR THE FULL WIDTH OF PAVEMENT.

ANY LIP FROM ¼" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

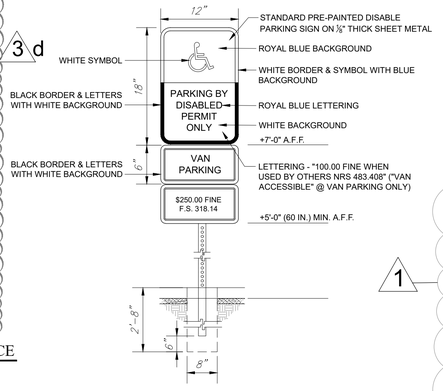
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5 INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MANTAIN CONTROL LOCATED EVERY 250 SQ. FT. AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAW CUT FOR A CLEAN STRAIGHT EDGE.



VAN & STANDARD ACCESSIBLE PARKING SPACE

N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS



ACCESSIBLE PARKING SIGN

N.T.S.

VARIANCE REQUEST

~~VARIANCE 1 REQUESTING - 0 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED ALONG THE WEST PROPERTY LINE (PROVIDING FIRE DEPARTMENT ACCESS).~~

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

~~VARIANCE 3 REQUESTING - 0 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED ALONG THE SOUTH PROPERTY LINE AT THE PROPOSED FUTURE CITY PARK.~~

~~VARIANCE 4 REQUESTING - 6 LEVELS OF OFFICE BUILDING, 6 LEVELS OF GARAGE STRUCTURE WITH MAX. BUILDING HT. = 76 FEET ABOVE FIN. FIRST FL.~~

~~VARIANCE 5 REQUESTING - INCREASED F.A.R. FROM MAX. ALLOWABLE 1.5 PROVIDING FOR A MAX. OFFICE BUILDING AREA OF 91,500 S.F. TO ALLOW 2.285 F.A.R. FOR A PROPOSED BUILDING AREA OF 92,800 S.F.~~

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

NOTE:

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

EXTERNAL LIGHTING

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

MAIL DELIVERY TO CENTRAL MAIL ROOM AT THE MAIN LOBBY

CONSTRUCTION TO COMPLY WITH FLORIDA FIRE PREVENTION CODE (8TH EDITION) NFPA 1 (2021 ED.) NFPA 101 (2021 ED.)

NOTE:

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

SCOPE OF WORK

PROPOSED SIX STORY OFFICE BUILDING AND NINE LEVEL PARKING GARAGE ON AN EXISTING VACANT LOT

LEGAL DESCRIPTION

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

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

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

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113 0568H
PANEL NUMBER	0145 H
	AH-8 A-E9
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

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

TAC NO. 25-DP-13

COLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM THIS OFFICE. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE: SITE PLAN

4-04-2024
8-05-2025
4-30-2025 REV. 1
6-23-2025 REV. 2
9- 8-2025 REV. 3
1-26-2026 REV. 4

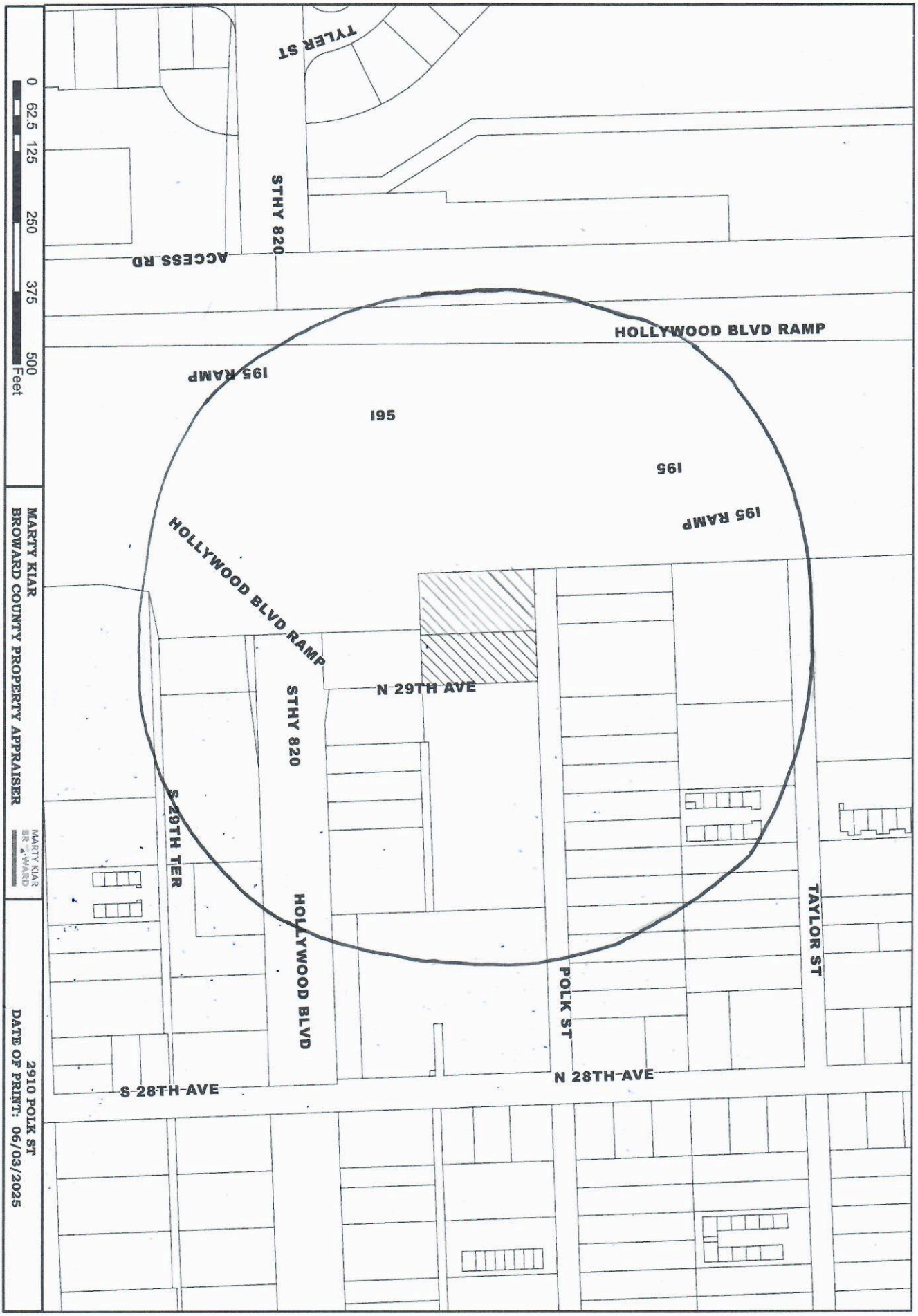
goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093

STATE OF FLORIDA — ITAMAR J. GOLDENHOLZ — 7817 — 2-10-2026 — REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

CSP-1

p.n. 22036


0 62.5 125 250 375 500 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
2910 POLK ST
DATE OF PRINT: 06/03/2025
TYLER ST
STHY 820
ACCESS RD
HOLLYWOOD BLVD RAMP
I95 RAMP
I95
I95
I95 RAMP
HOLLYWOOD BLVD RAMP
N 29TH AVE
STHY 820
S 29TH TER
HOLLYWOOD BLVD
POLK ST
TAYLOR ST
S 28TH AVE
N 28TH AVE

MEETING NOTICE

RE: 2910 POLK STREET, HOLLYWOOD, FL 33020

Dear Neighbor,

You are invited to attend a Community Participation Meeting related to the proposed office building project located at 2910 Polk Street, Hollywood, Florida 33020.

The applicant, BSD 23 Development LLC, is proposing to construct a 92,000 square foot office building including a proposed City Park area.

We would like to hear from you and invite you to join us. The meeting has been scheduled as follows:

Date: March 19, 2026
Time: 5:30 PM – 7:00 PM
Location: 2910 Polk St, Hollywood, FL 33020 (via Zoom)

Zoom Login Information:
https://us05web.zoom.us/j/82504629483?pwd=bYu0CRlb2mIrNselfk2HLlb6QRYaHa.1
Meeting ID: 825 0462 9483
Passcode: wK2sHM

If you have any questions prior to the meeting, please contact us at:

Email: info@sapphirecenters.com

Sincerely,

BSD 23 Development LLC

Date: File No.:

CITY OF Hollywood FLORIDA

Public Outreach Meeting
Comment Matrix

Project Description: Proposed rezoning design, site plan application – office building development		
Project Address: 2910 POLK St Hollywood FL 33020	File No.:	
Meeting Date: March 09, 2026	Start Time: 5:30 PM	End Time: 6:05 PM

Commenter Name (First & Last)	Comment	How was this Comment Addressed? If not, why?
Warren Stein	expressed support for the Project loves the concept	Comment Noted. No action required

CITY OF Hollywood FLORIDA

Project Address:	File No.:
Date:	

Public Outreach Meeting
Sign-In Sheet

Name	Home Address	Email	Phone #
Warren Stein	2841-43 Hollywood Blvd.	nwarrenstein@aol.com.	954 882 8491

CITY OF Hollywood FLORIDA

Project Address: 2910 POLK ST Hollywood **File No.:**
Date: March 19, 2026

Public Outreach Meeting
Sign-In Sheet

Name	Home Address	Email	Phone #
Ronen Rubin		rubingroup real estate@gmail.com	561 715 4050

CITY OF Hollywood FLORIDA

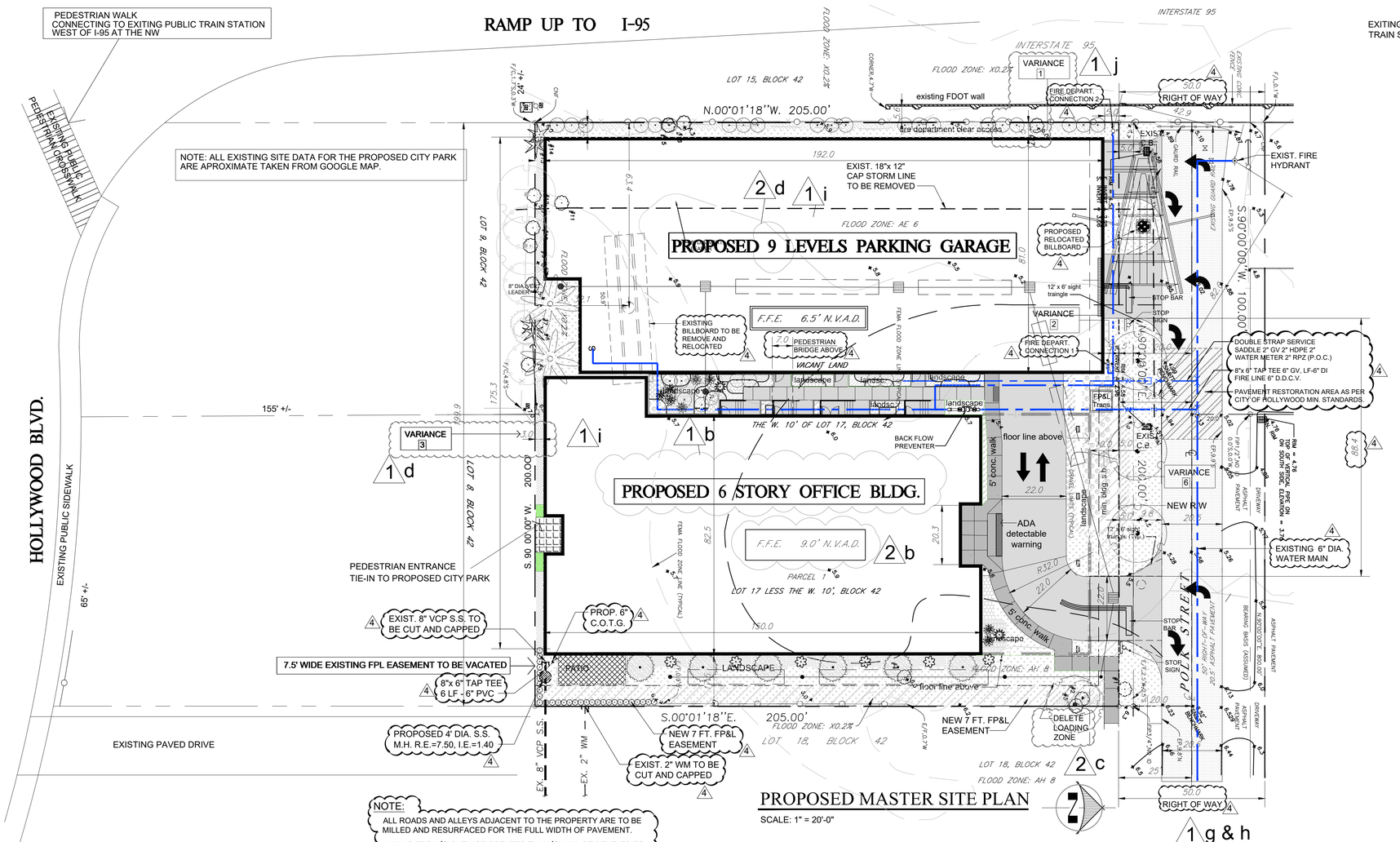
Public Outreach Meeting
Comment Matrix

Project Description: Proposed rezoning design, site plan application - office building development

Project Address: 2910 Polk St Hollywood FL 33020 | File No.:

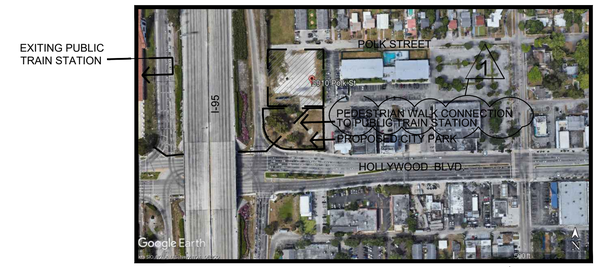
Meeting Date: March 19, 2026 | Start Time: 5:30 PM | End Time: 5:50 PM

Commenter Name (First & Last)	Comment	How was this Comment Addressed? If not, why?
Ronen Rubin	encouragement with No objection	-Comment Noted No action required.



PROPOSED MASTER SITE PLAN

SCALE: 1" = 20'-0"



LOCATION PLAN

N.T.S.

NOTE: PEDESTRIAN WALK CONNECTION TO PUBLIC TRANSPORTATION.

LEGEND :

- EXISTING ASPHALT PAVEMENT
- PROPOSED 22' CONCRETE DRIVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CAFETERIA CONCRETE PATIO
- PROPOSED CONCRETE COLUMN

SITE DATA : ZONING CHANGE FROM TC-1 TO RC-1

EXISTING ZONING	TC-1 (TRANSITIONAL CORRIDOR)
PROPOSE ZONING	RC-1 (RETAIL CORE)
FLOOD ZONE	AH & AE
SITE GROSS AREA	67,500 S.F. = 1.55 ACRES
NET SITE AREA	40,000 S.F. = 0.92 ACRES
LOT DIMENSIONS WIDTH 200.00' DEPTH 200.00'	
CURRENT LAND USE	VACANT
PROPOSED LAND USE	OFFICE
MAXIMUM LOT COVERAGE: N/A	
RESIDENTIAL DENSITY: N/A	
MAXIMUM FLOOR AREA RATIO: 2.75	40,000 X 2.75 = 110,000. S.F.
MINIMUM OPEN SPACE REQUIRED: .	
OPEN SPACE PROVIDED:	7,983 S.F. +/- (19.96%)
TOTAL PERVIOUS AREA PROVIDED:	7,983 S.F. +/- (19.96%)
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	ALLOWED PER HOLLYWOOD ZONING:	PROVIDED:
MAX. BLDG. FOOTPRINT:	15,169 + 12,650 = 27,819 S.F.	OFFICE BLDG. 12,650 S.F. +/- PARKING GARAGE 15,169 S.F. +/- TOTAL 27,819 S.F. +/-

PROPOSED BUILDING CONSTRUCTION TYPE :
OFFICE BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION
PARKING BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION

	ALLOWED:	PROVIDED:
MAXIMUM BUILDING HEIGHT	75 FT.	75 FT.
MAXIMUM HEIGHT - STORIES	7	6

~~VARIANCE 4 REQUESTING 9 FLOORS OF OFFICE BUILDING~~
~~AND 9 LEVELS PARKING GARAGE~~

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
MIN. PRIMARY FRONTAGE (NORTH):	10.00 FT.	10.00 FT.
MIN. SECONDARY FRONTAGE SETBACK (EAST):	5.00 FT.	17.50 FT.
MIN. SIDE GROUND SETBACK (WEST):	5.00 FT.	5.00 FT.
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~~VARIANCE 10 REQUESTED: 0 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED~~
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MAX. OFFICE AREA ALLOWED — SITE AREA x FAR: (200 FT. x 200 FT.) x 2.75 = 110,000 S.F.

PROVIDED FLOOR AREA OF OFFICE BLDG. 92,000 S.F +/- GROSS
RESTROOMS 2,500 S.F. +/-
POWER EQUIPMENT & METER ROOMS 1,500 S.F. +/-

PARKING PER ARTICLE 4.6 OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:

	Minimum:	Maximum:
OFFICE 2.5 SPACES PER 1,000 S.F. MIN. (2.5 x 92,000 / 1000)	230	
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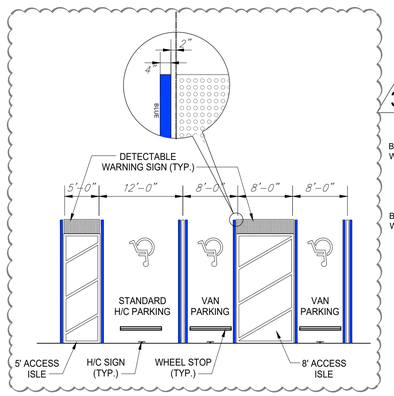
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1ST FLOOR	17	3	8
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6TH FLOOR	38		0
7TH FLOOR	38		0
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FOR 301- 400 SPACES PROVIDED - 8 HC SPACES REQUIRED

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APPLIED FOR REZONING EXISTING TC-1 TO RC-1 ZONING

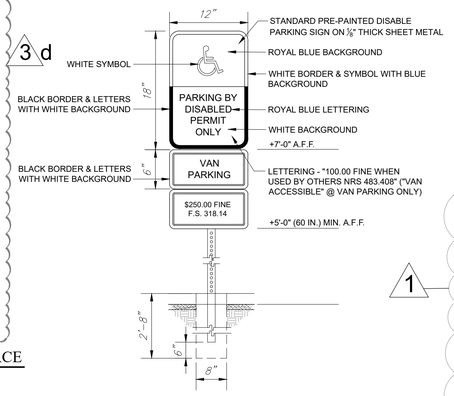
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N.T.S.

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N.T.S.

VARIANCE REQUEST

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ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.

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EXTERNAL LIGHTING

PARKING	3.5 foot candles
WALKING SURFACES	3.0 foot candles
RECREATIONAL AREAS	2-3 foot candles
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LEGAL DESCRIPTION

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FLOOD ZONE INFORMATION

COMMUNITY NUMBER	125113 0568H
PANEL NUMBER	0145 H
	AH-8 A-E9
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

TAC NO. 25-DP-13

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

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES THESE PLANS, DESIGNS AND DRAWINGS AS AN INSTRUMENT OF SERVICE AND DESIGN SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND SHALL REMAIN THE PROPERTY OF GOLDENHOLZ & ASSOCIATES. ALL PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF GOLDENHOLZ & ASSOCIATES. DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE: SITE PLAN

4-04-2024
8-05-2024
4-30-2025 REV. 1
6-23-2025 REV. 2
9- 8-2025 REV. 3
1-26-2026 REV. 4

STATE OF FLORIDA — OMAR J. GOLDENHOLZ — 7817 — 2-10-2026 — REGISTERED ARCHITECT

ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

SP-1

p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



POLK OFFICE BUILDING

2910 POLK STREET

HOLLYWOOD, FLORIDA

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

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

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

PACO MEETING:	4- 3-2023
TAC MEETING:	2-18-2025
TAC MEETING:	6-16-2025 (2)
TAC MEETING:	2-10-2026 (3)

TAC NO. 25-DP-13



LOCATION MAP

INDEX OF DRAWINGS:

ARCHITECTURAL:

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

SURVEY:

SURVEY

CIVIL:

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

LANDSCAPE:

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

GOLDENHOLZ & ASSOCIATES ARCHITECTS & PLANNERS P.A.

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

Email: Itamar@goldenholz.com

ITAMAR J GOLDENHOLZ
FL. LIC. AR0007817

STATE OF FLORIDA — ITAMAR J GOLDENHOLZ — 7817 — 2-10-2026 — REGISTERED ARCHITECT

DATE: 1-15-2025 TAC
4-30-2025 TAC REV. 1
10-17-2025 TAC REV. 2
2-10-2026 TAC REV. 3
PROJECT No. 22036
SHEET NO. T-1

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

CONDITIONS OF APPROVAL - 2910 POLK ST DESIGN, SITE PLAN, VARIANCE 26-DPV-13

REQUEST:

Design and Site Plan for a 6-story, +/- 92,000 square foot office building with an attached 9-level parking garage, and a Variance request pursuant to Article 4.6(B)(c)(ii) to reduce the front setback requirement from 10 feet to 5 feet in the RC-1 Zoning District within the Regional Activity Center (RAC).

RECOMMENDATION

Variance 1: Approval.

Design: Approval if the Variance is granted.

Site Plan: Approval, if the Variances and Design are granted, subject to the following conditions:

Planning and Urban Design:

1. If approved, the Variance, Design and Site Plan determinations (and all associated timelines) shall not become effective until the City Commission approves the companion rezoning request (File No. 25-Z-13).

2. Prior to applying for Building Permits, the applicant shall revise the proposed site plan drawing (SP-1) and all applicable drawings to ensure and display the latest information relating to any easements, billboard relocation, zoning standards, and all related works as deemed necessary to the satisfaction to the Division of Planning and Urban Design.

3. Prior to applying for Building Permits, the applicant shall provide a Unity of Title to unify the subject parcels for the proposed development.

4. Prior to applying for Building Permits, the Applicant shall satisfy all public art requirements, in accordance with Section 3.22 (J) of the City's Zoning and Land Development Regulations.

5. The parking structure shall not be used for commercial purposes and must remain accessory to the office building.

Engineering, Mobility, and Transportation:

6. Prior to applying for Building Permits, the Applicant shall submit the plat determination from Broward County Planning Council.

7. Prior to applying for Building Permits, the Applicant shall submit an Owner and Encumbrance (O&E) report for the proposed site.

8. Prior to applying for Building Permits, the Applicant shall submit a corrected, signed, sealed, and dated survey for the proposed site. Survey shows Draft and not sealed.

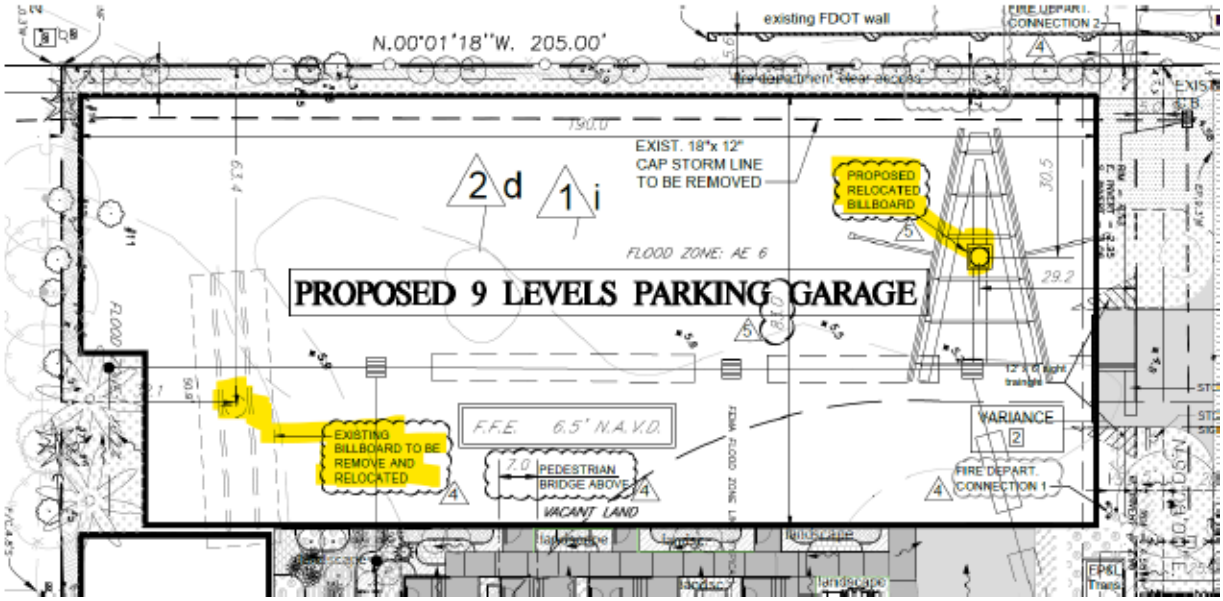
9. Prior to applying for Building Permits, the Applicant shall submit revised consistent, site, architectural, landscape, and civil plans.

10. Prior to applying for Building Permits, the plans shall indicate the 5' Right of Way dedication along Polk Street. The existing property line and the property line after the dedication shall be labeled.

11. Prior to applying for Building Permits, the Applicant shall submit executed easement agreements recorded with Broward County for City review (i.e. reestablished FPL utility easement and FDOT easement along the west side of the property).

12. Prior to applying for Building Permits, the Applicant shall submit revised plans to construct a sidewalk connection from Polk Street to Hollywood Boulevard. The revised plans shall include applicable cross-sections to delineate changes in elevations to ensure ADA compliance. Revisions to the office building footprint will be necessary. Approval from FDOT will be necessary.

13. Prior to applying for Building Permits, the Applicant shall submit revised plans for the proposed location, to be determined, of the billboard which is currently shown to be relocated to a location that conflicts with the proposed garage. See below. FDOT approval for the proposed location of the billboard, to be determined, as it relates to the proximity to the limited access facility Right of Way may be required.



14. Prior to applying for Building Permits, the Applicant shall submit FDOT approval for the garage building as it relates to its proximity to the limited access facility Right of Way. Failure to secure approval from FDOT will result in modification to the site plan.

15. Prior to applying for Building Permits, the Applicant shall submit revised plans to include a delivery area internal to the site and not visible from the public Right of Way.

16. Prior to applying for Building Permits, the Applicant shall revise the plans to install sidewalk along Polk Street adjacent to the entire frontage of the project site.

17. Prior to applying for Building Permits, the Applicant shall submit revised plans locating the trash dumpster staging location on Polk Street with accompanying analysis that demonstrates adequate maneuverability.

18. Prior to applying for Building Permits, the Applicant shall submit both on-site and off-site Pavement Marking and Signage (PMS) Plans.

19. Prior to applying for Building Permits, the Applicant shall submit revised plans with the width dimension for each parking space for level 9.

20. Prior to applying for Building Permits, the Applicant shall submit revised plans with a corrected parking calculation table in SP-1 to reflect Level 2 (A-2), 37 parking spaces and Level 9 (A-7), 38 parking spaces. Further, A-7 shall be corrected to reflect the correct number of parking spaces.

21. Prior to applying for Building Permits, the Applicant shall submit revised plans with the internal ramp width shown on each level of the garage.

22. Prior to applying for Building Permits, the Applicant shall submit revised plans with the vertical heights for the garage labeled on all entrances, exits, doorways, opening, ADA van accessible parking spaces, etc.

23. Prior to applying for Building Permits, the Applicant shall submit revised plans with clear access shown for ADA accessible routes, including door widths.

24. Prior to applying for Building Permits, the Applicant shall submit revised plans with flush transitions identified for the ADA accessible routes.

25. Prior to applying for Building Permits, the Applicant shall submit revised plans to include changes in elevations along the ADA accessible routes to ensure ADA compliance.

26. Prior to applying for Building Permits, the Applicant shall submit revised plans delineating landscape hatching on the site plan.

27. Prior to applying for Building Permits, the Applicant shall submit revised plans with dimensions on all walkways.

28. Prior to applying for Building Permits, the Applicant shall submit revised plans with dimensions for the Back of House.

29. Prior to applying for Building Permits, the Applicant shall submit revised plans with applicable City of Hollywood details.

30. Prior to applying for Building Permits, the Applicant shall submit revised plans with all applicable (driveways, curb cuts, landscape island, apron radius flares, parking stalls, ADA stalls, accessible aisle, etc.) dimensions.

31. Prior to applying for Building Permits, the Applicant shall obtain Engineering approval for the traffic study. Additional conditions may be forthcoming pending the review of the traffic study. Within one year after issuance of Certificate of Occupancy, the Applicant, owner or designee of the 2910 Polk Street office building, shall perform a speed study on Polk Street to determine if traffic calming measures are required due to the office building occupants. The speed study shall include origin-destination data. If the speed study determines that office building occupants are exceeding the posted speed limit by over 5 miles per hour, the Applicant, owner, or designee of the 2910 Polk Street office building shall install traffic calming measure approved by the City.

Public Utilities:

32. Prior to applying for Building Permits, the applicant shall provide documentation confirming the 7.5-foot FPL easement vacation and reconcile all Architectural and Civil plans to resolve conflicts between proposed easements and sewer infrastructure.

33. Prior to applying for Building Permits, all plan sheets shall be revised to correctly identify the existing 8-inch PVC water main and the corresponding 8”x6” tapping tee in the southeast corner.

34. Prior to applying for Building Permits, the applicant shall submit a formal Letter of Intent or application to vacate the existing 12-foot western easement dated 1968.

35. Prior to building permit issuance, the applicant shall provide one of the following: (a) a recorded easement in favor of FDOT along the western property line, in a location, width, and form approved by FDOT; or (b) written confirmation from FDOT District Four that no easement is required. The easement, if required, shall be reflected on the approved site plan. Any conflict between a required FDOT easement and the building footprint as approved shall require the applicant to return to the Development Review Committee for Site Plan Modification review, in accordance with Section Article 6.26 of the City’s Zoning and Land Development Regulations.

36. Prior to applying for Building Permits, civil plans and drainage calculations shall be revised to reflect the removal of the 18”x12” CAP, the inclusion of an FDOT Drainage Connection Permit, and the extension of exfiltration trenches along Polk Street.

37. Prior to applying for Building Permits, the applicant shall provide written FDOT approval for all proposed walkways located within the FDOT right-of-way.

38. Prior to applying for Building Permits, all Architectural and Civil plans shall be revised to reference the NAVD88 vertical datum, replacing all references to "N.V.A.D."

39. Prior to applying for Building Permits, the survey shall be updated to show field-verified locations of the 18”x12” CAP based on physical inlets and shall remove all references to utility atlas data.

40. Prior to applying for Building Permits, the applicant shall ensure total horizontal and vertical consistency regarding all facility layouts, pipe sizes, and easement boundaries across the Architectural, Civil, and Survey plan sets.