

PLANNING DIVISION



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

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 01/23/2023

Location Address: 2306 Fillmore St Hollywood FL 33020

Lot(s): 16 Block(s): 9 Subdivision: Hollywood Little ranches 1-26 B

Folio Number(s): 5142 16 01 3930

Zoning Classification: DH-2 Land Use Classification: Medium intensity Multi-Family

Existing Property Use: Multi-Family Sq Ft/Number of Units: 20,69/5 units

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PACO meeting 09/7/2022

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

Explanation of Request: Construction of a new multi-family project on address.

Number of units/rooms: 40 Units/ 43 bedrooms Sq Ft: 35,105 total SF

Value of Improvement: 7,500,000 Estimated Date of Completion: April 2024

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

Name of Current Property Owner: 2306 FILLMORE ST LLC

Address of Property Owner: 2306 FILLMORE ST HOLLYWOOD FL 33020

Telephone: 213-254-8604 Fax: \_\_\_\_\_ Email Address: dekel@h-18.com

Name of Consultant/Representative/Tenant (circle one): Agustina Maria Sklar

Address: 1421 NE 17th Street Fort Lauderdale FL Telephone: 954-608-9577

Fax: \_\_\_\_\_ Email Address: agustina.sklar@gmail.com

Date of Purchase: 2021 Is there an option to purchase the Property? Yes ( ) No

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

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

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

PLANNING DIVISION



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

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

GENERAL APPLICATION

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

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

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

Signature of Current Owner: Dekel Emuna , Lior Emuna *98* Date: 01/23/2023

PRINT NAME: Dekel Emuna , Lior Emuna Date: 01/23/2023

Signature of Consultant/Representative: *[Signature]* Date: 01/23/2023

PRINT NAME: AGUSTINA SKLAR Date: \_\_\_\_\_

Signature of Tenant: N/A 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 Dekel Emuna Lior Emuna to my property, which is hereby made by me or I am hereby authorizing Agustina Sklar 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 23<sup>rd</sup> day of January 2023

Dekel Emuna *98*  
Signature of Current Owner

*[Signature]*  
Notary Public  
State of Florida



DEKEL EMUNA / LIOR EMUNA  
Print Name

My Commission Expires: 2/20/24 (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_

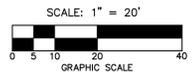
# SKETCH OF ALTA/NSPS LAND TITLE SURVEY

## ABBREVIATIONS

A/C	AIR CONDITIONER
B.C.R.	BROWARD COUNTY RECORDS
B.L.D.G.	BUILDING
(C)	CALCULATED
C.B.S.	CONCRETE BLOCK STRUCTURE
CL	CENTER LINE
CONC.	CONCRETE
D.D.C.V.	DOUBLE DETECTOR CHECK VALV
EL.	ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
FND.	FOUND
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
(M)	MEASURED
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
PAGE	PAGE
P.T.	POINT

## LEGEND

	BACK FLOW PREVENTER
	CLEANOUT
	CONCRETE POWER POLE
	WOOD POWER POLE
	GAS VALVE
	SEWER VALVE
	SEWER MANHOLE
	WATER VALVE
	ELECTRIC WIRE PULL BOX
	WATER METER
	ELECTRIC METER
	SURFACE ELEVATION
	PALM TREE
	TREE
	PALM CLUSTER
	CHAIN LINK FENCE
	WOOD FENCE
	OVERHEAD WIRES
	BREAK IN LINE SCALE



## LEGAL DESCRIPTION:

LOT 16, IN BLOCK 9, HOLLYWOOD LITTLE RANCHES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## SURVEY NOTES:

- THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN IS HEREON BASED ON THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, COMPANY FILE No. 20177636K52, COMMITMENT EFFECTIVE DATE: DECEMBER 9, 2020 AT 8:00 A.M.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON.
- THE BOUNDARIES SHOWN HEREON ARE BASED ON N.90°00'00"E, ALONG THE NORTH LINE OF LOT 16, BLOCK 9, HOLLYWOOD LITTLE RANCHES, RECORDED IN PLAT BOOK 1, AT PAGES 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING BENCHMARK No. 1896, ELEVATION = 9.331'.
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
  - NFP COMMUNITY NAME & COMMUNITY NUMBER: 125113 CITY OF HOLLYWOOD
  - COUNTY NAME: BROWARD COUNTY
  - STATE OF FLORIDA
  - MAP/PANEL NUMBER: 12011C0569
  - SUFFIX: H
  - FIRM INDEX DATE: 8/18/2014
  - FIRM PANEL EFFECTIVE/REVISED DATE: 8/18/2014
  - FLOOD ZONE: X
  - BASE FLOOD ELEVATION: N/A
- THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THIS SKETCH IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 20 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS.
- TREES, HEDGES, GROUND COVER, AND OTHER LANDSCAPE FEATURES ARE NOT SHOWN HEREON, UNLESS OTHERWISE NOTED.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE EXTERIOR BUILDING DIMENSIONS SHOWN HEREON REPRESENT THE OVERALL SIZE OF THE BUILDING (FOOTPRINT). SUBSURFACE BUILDING FOOTINGS AND SUPPORTS WERE NOT LOCATED. CERTAIN ARCHITECTURAL FEATURES MAY NOT BE SHOWN ON THE SURVEY. ROOF OVERHANGS ARE NOT SHOWN UNLESS OTHERWISE NOTED. BUILDING DIMENSIONS AND BUILDING SETBACKS ARE SHOWN ROUNDED TO THE NEAREST ONE-TENTH (0.1') OF A FOOT. BEFORE DESIGN OF IMPROVEMENTS CRITICAL DIMENSIONS SHOWN BE CONFIRMED.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
- PROPERTY OWNER, ADDRESS AND PARCEL IDENTIFICATION NUMBERS SHOWN HEREON ARE PER BROWARD COUNTY PROPERTY APPRAISER'S OFFICE AT THE TIME OF THE SURVEY.

## CERTIFIED TO:

DESARROLLADORES 1111, LLC.; SNYDER INTERNATIONAL LAW GROUP, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

## 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 10, 2020.

DATE OF PLAT OR MAP: 12/22/2020  
DATE OF SIGNATURE: 12/23/2020

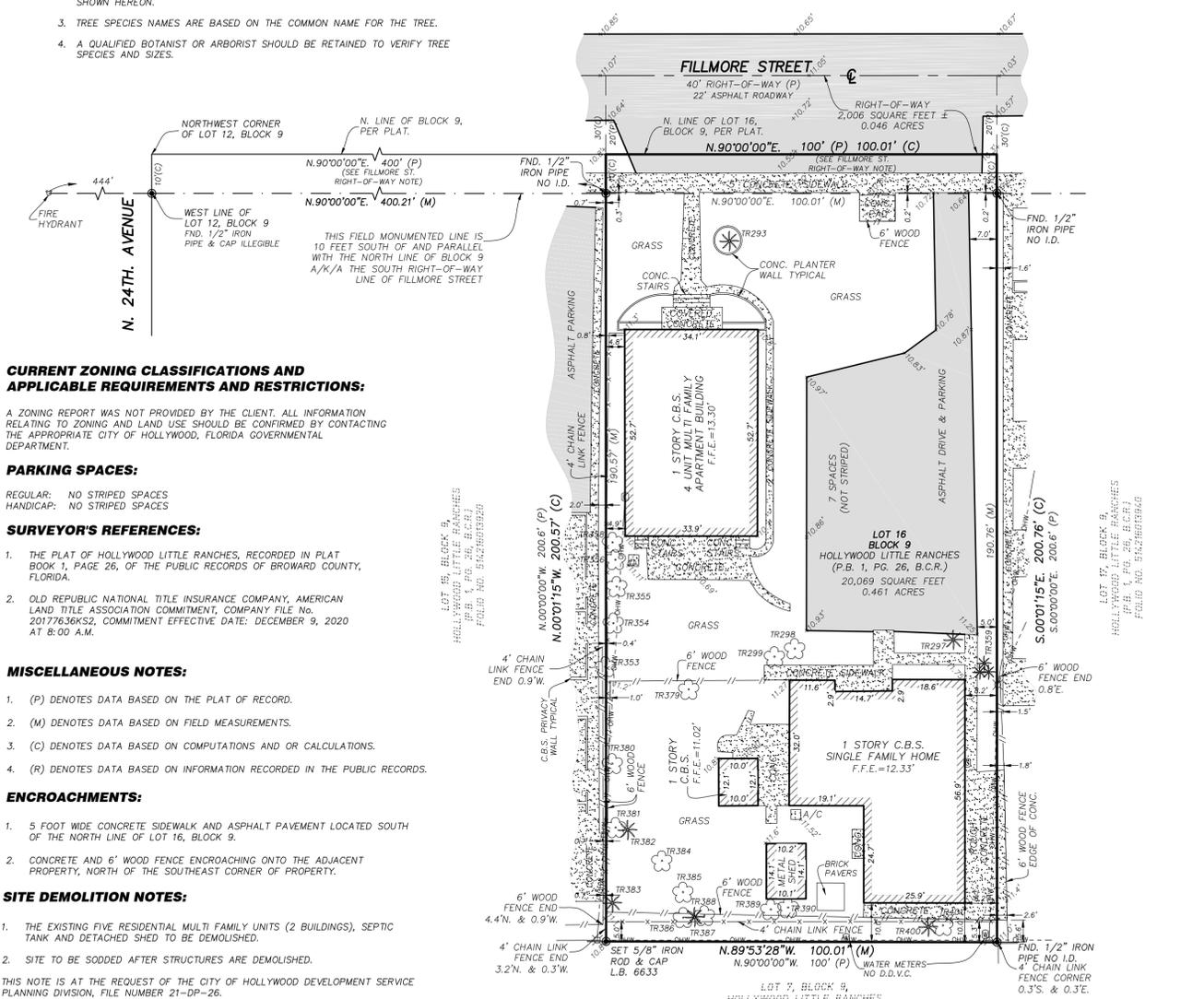
JAMES D. STONER  
PROFESSIONAL SURVEYOR AND MAPPER No. 4039  
STATE OF FLORIDA  
STONER AND ASSOCIATES, INC. L.B. 6633  
jstoner@stonersurveyors.com

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE No. 20177636 EFFECTIVE DATE 12/9/2020 @ 8:00AM					
SCHEDULE B SECTION II EXCEPTIONS					
No.	Instrument Type	Description	Recording Data	Affects	Plotted
1	Standard Exceptions	Defects, liens, encumbrances, adverse claims or other matters	Not Available	Not Addressed	Not a Matter of Survey
2	Standard Exceptions	Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.		Not Addressed	See the attached Survey
3	Standard Exceptions	Rights or claims of parties in possession.	Not Available	Not Addressed	Not a Matter of Survey
4	Standard Exceptions	Construction, Mechanic's, Contractors' or Materialmen's lien claims	Not Available	Not Addressed	Not a Matter of Survey
5	Standard Exceptions	Easements or claims of easements not shown by the public records	Not Available	Not Addressed	Not a Matter of Survey
6	Standard Exceptions	General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	Not Available	Not Addressed	Not a Matter of Survey
7	Plat	Plat of Hollywood Little Ranches	PB 1, Pg 26	Yes	See Plat of Record
8	Standard Exceptions	Any lien provided by County Ordinance or by Ch. 159, F.S.	Not Available	Not Addressed	Not a Matter of Survey
9	Standard Exceptions	Rights of tenants and/or parties in possession	Not Available	Not Addressed	Not a Matter of Survey

TREE TABLE			
TREE ID#	BOTANIC NAME	TRUNK DIAMETER	COMMENT
293	CHRISTMAS PALM	6"	
297	COCONUT PALM	10"	
298	NORFOLK PINE	22"	
299	UNKNOWN TREE	12"	
353	UNKNOWN TREE	8"	
354	UNKNOWN TREE	8"	
355	FICUS TREE	12"	
356	FICUS TREE	12"	
358	UNKNOWN TREE	8"	
359	ARECA PALM CLUSTER	18"	
379	UNKNOWN TREE	24"	
380	FICUS TREE	12"	
381	UNKNOWN TREE	36"	
382	CABBAGE PALM	6"	
383	SOLITARY PALM	7"	
384	UNKNOWN TREE	7"	
385	UNKNOWN TREE	18"	DEAD
386	UNKNOWN TREE	8"	
387	UNKNOWN PALM	6"	
388	GUMBO LIMBO TREE	3"	
389	UNKNOWN TREE	7"	
390	FICUS TREE	36"	
400	CABBAGE PALM	6"	
401	GUMBO LIMBO TREE	4"	

## TREE NOTES:

- ONLY TREES 3 CALIPER INCHES AND LARGER WHEN MEASURED AT BREAST HEIGHT ARE SHOWN HEREON.
- HEDGES, GROUND COVER AND TREES LESS THAN 3 CALIPER INCHES ARE NOT SHOWN HEREON.
- TREE SPECIES NAMES ARE BASED ON THE COMMON NAME FOR THE TREE.
- A QUALIFIED BOTANIST OR ARBORIST SHOULD BE RETAINED TO VERIFY TREE SPECIES AND SIZES.



## CURRENT ZONING CLASSIFICATIONS AND APPLICABLE REQUIREMENTS AND RESTRICTIONS:

A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT. ALL INFORMATION RELATING TO ZONING AND LAND USE SHOULD BE CONFIRMED BY CONTACTING THE APPROPRIATE CITY OF HOLLYWOOD, FLORIDA GOVERNMENTAL DEPARTMENT.

## PARKING SPACES:

REGULAR: NO STRIPED SPACES  
HANDICAP: NO STRIPED SPACES

## SURVEYOR'S REFERENCES:

- THE PLAT OF HOLLYWOOD LITTLE RANCHES, RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, COMPANY FILE No. 20177636K52, COMMITMENT EFFECTIVE DATE: DECEMBER 9, 2020 AT 8:00 A.M.

## MISCELLANEOUS NOTES:

- (P) DENOTES DATA BASED ON THE PLAT OF RECORD.
- (M) DENOTES DATA BASED ON FIELD MEASUREMENTS.
- (C) DENOTES DATA BASED ON COMPUTATIONS AND OR CALCULATIONS.
- (R) DENOTES DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS.

## ENCROACHMENTS:

- 5 FOOT WIDE CONCRETE SIDEWALK AND ASPHALT PAVEMENT LOCATED SOUTH OF THE NORTH LINE OF LOT 16, BLOCK 9.
- CONCRETE AND 6' WOOD FENCE ENCRUCHING ONTO THE ADJACENT PROPERTY, NORTH OF THE SOUTHEAST CORNER OF PROPERTY.

## SITE DEMOLITION NOTES:

- THE EXISTING FIVE RESIDENTIAL MULTI-FAMILY UNITS (2 BUILDINGS), SEPTIC TANK AND DETACHED SHED TO BE DEMOLISHED.
- SITE TO BE SOODED AFTER STRUCTURES ARE DEMOLISHED.

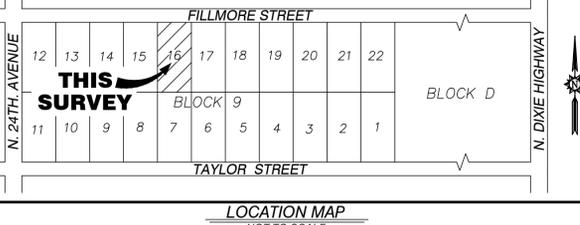
THIS NOTE IS AT THE REQUEST OF THE CITY OF HOLLYWOOD DEVELOPMENT SERVICE PLANNING DIVISION, FILE NUMBER 21-DP-26.

## AREA TABLE NOTE:

- RIGHT-OF-WAY AREA IS DEFINED AS THE AREA BOUNDED ON THE SOUTH BY THE S. RIGHT-OF-WAY LINE OF FILLMORE STREET, ON THE NORTH BY THE CENTERLINE OF FILLMORE STREET AND ON THE EAST AND WEST BY THE LOT SIDE LINES EXTENDED TO THE CENTERLINE OF FILLMORE STREET.
- AREA FIGURES ON FIELD MEASUREMENTS ROUNDED TO THE NEAREST SQUARE FOOT AND NEAREST ONE-HUNDREDTH OF AN ACRE.

## AREA TABLE

IDENTIFICATION	SQ. FT.	ACRES
PARCEL AREA	20,069	0.461
R/W AREA	2,006	0.046
GROSS AREA	22,075	0.507



LOCATION MAP  
NOT TO SCALE

## SNYDER INTERNATIONAL LAW GROUP

REAL ESTATE | CORPORATE LITIGATION | MEDIATION | ARBITRATION | LAW

### CITY OF HOLLYWOOD OWNERSHIP & ENCUMBRANCES REPORT

TO: CITY OF HOLLYWOOD, a municipal corporation

This will serve to certify that First American Title Insurance Company has caused to be made a search of the Public Records of Broward County, Florida, ("Public Records") as contained in the office of the Clerk of the Circuit Court of said County, from July 3, 1922 through April 6, 2021, as to the following described real property lying and being in the aforesaid County, to-wit:

Lot 16, Block 9, HOLLYWOOD LITTLE RANCHES, a subdivision, according to the Plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

- PLAT RECORDED ON JULY 3, 1922 AND IS ATTACHED HERETO AS EXHIBIT "A"
- SQUARE FOOTAGE:

The property has a total square footage of approximately 20,069 square feet, pursuant to ALTA Survey prepared by Stoner & Associates, Inc., under Project Number 20-9117.

### ENCUMBRANCES AFFECTING THE PROPERTY BOUNDARY NECESSARY FOR LEGAL ACCESS TO THE PROPERTY:

None

### ENCUMBRANCES LYING WITHIN ON THE PROPERTY BOUNDARIES:

None

### GRANTEES IN LAST DEED OF RECORD:

DESARROLLADORES 1111, L.L.C., a Florida limited liability company, by virtue of that Warranty Deed recorded under Instrument Number 1697031.

### RECORDED MORTGAGES:

None

### RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

Final Order & Costing Claim of Lien O.R. Book 22793, page 694

### GENERAL EXCEPTIONS:

- Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
- Any adverse ownership claim by right of sovereignty to any portion of the land's insured hereunder, including islands, submerged, filled and artificially exposed lands and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land.

21500 BISCAYNE BOULEVARD | SUITE 401 | AVENUE, FL 33180  
OFFICE: 784.899.2880 | FAX: 784.899.2880 | WWW.SNYDERINTL.COM

### SPECIAL EXCEPTIONS:

- Easements, dedications, restrictions, covenants and conditions as set forth in the Plat of HOLLYWOOD LITTLE RANCHES, A SUBDIVISION, recorded in Plat Book 1, page 26.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 16<sup>th</sup> day of April 2021.

Jennifer Snyder, Esquire  
Print Name: Snyder International Law Group, P.A.  
Firm Name: 21500 Biscayne Blvd., Suite 401  
Aventura, FL 33180

Florida Bar Number: 32712  
STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was sworn and subscribed before me by means of physical presence, this 16<sup>th</sup> day of April 2021, by Jennifer Snyder, who is personally known to me.

Notary Public  
Rivka Meyer  
Print Name

My Commission Expires:



21500 BISCAYNE BOULEVARD | SUITE 401 | AVENUE, FL 33180  
OFFICE: 784.899.2880 | FAX: 784.899.2880 | WWW.SNYDERINTL.COM

## EASEMENTS OF RECORD:

THERE ARE NO EASEMENTS OF RECORD REFERENCED IN SCHEDULE B-II (EXCEPTIONS) OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, COMPANY FILE No. 20177636K52, COMMITMENT EFFECTIVE DATE: DECEMBER 9, 2020 AT 8:00 A.M.

## FILLMORE STREET RIGHT-OF-WAY NOTE:

FOUND PROPERTY CORNER MONUMENTS ARE LOCATED 10 FEET SOUTH OF THE NORTH LINE OF, BLOCK 9, INDICATING A POSSIBLE 10 FOOT RIGHT-OF-WAY DEDICATION ALONG THE SOUTH SIDE OF FILLMORE STREET.

THE SURVEYOR WAS NOT ABLE TO DOCUMENT OR FIND ANY RECORDED INSTRUMENTS SHOWING A RIGHT-OF-WAY DEDICATION AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, COMPANY FILE No. 20177636K52, COMMITMENT EFFECTIVE DATE: DECEMBER 9, 2020 AT 8:00 A.M. DOES NOT LIST ANY DOCUMENTS SHOWING A RIGHT-OF-WAY DEDICATION.

NO.	REVISION	DATE	BY:
1	ADD OWNERSHIP AND ENCUMBRANCE REPORT	4/28/21	DWS
2	ADD AMOUNT OF UNITS AND TYPE PER BLDG.	5/24/21	DWS
3	ADD FIRE HYD. & UNIT COUNT NOTE	09/05/21	JDS
4	REVISE SITE DEMOLITION NOTE	11/17/21	JDS

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2020

TEL: (954) 685-0897  
www.stonersurveyors.com

**STONER & ASSOCIATES, Inc.**  
SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 6633  
4341 S.W. 62nd AVENUE, TOWN OF DAVIE, FLORIDA 33314

## SKETCH OF ALTA/NSPS LAND TITLE SURVEY LOT 16, BLOCK 9, HOLLYWOOD LITTLE RANCHES, PLAT BOOK 1, PAGE 26, B.C.R. 2306 FILLMORE STREET, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY	DATE OF 12/00/20
FRANK: DWS	
CHECKED: DJS	
BOOK/PAGES(S):	1109/47-48
& DATA COLLECTOR	

SEAL  
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

PROJECT  
20-9117  
SHEET NO.  
1 OF 1









02 FILLMORE STREET PROFILE  
SCALE: 1/8"=1'-0"



01 FILLMORE STREET CONTEXT  
SCALE: 1/8"=1'-0"

OWNER  
ARCHITECT  
LANDSCAPE ARCHITECT  
CIVIL ENGINEER



AGUSTINA MARIA SALAR  
FL ARCHITECT REG. NO. AA-101086

AMS  
ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET, 401  
LAUDERDALE, FLORIDA 33306  
WWW.AMSARCHITECTURE.COM  
AA-101086

PROPOSED 40 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: N.T.S.  
DATE: 2/01/2021  
DRAWING TITLE:  
STREET PROFILE  
AND CONTEXT  
VIEW

SHEET NO. A-002

**PROJECT DATA**

**PROJECT NAME AND ADDRESS**  
2306 FILLMORE STREET HOLLYWOOD FL 33020

**ZONING**  
ZONING: DH2 Dixie Highway Medium Intensity Multi-Family District  
LOT SIZE: 20,069 SF (461 ACRES)  
MAX FAR: 1.75 X 20,069 SF = 35,120 SF  
MAX HEIGHT: 4 STORIES NOT TO EXCEED 45'

**OPEN SPACE** 20% OF TOTAL SITE AREA

SETBACKS	ALLOWABLE	PROPOSED
FRONT	15'	15'
REAR	20'	20'
SIDES (INT)	10'	10'
PARKING SETBACKS	ALLOWABLE	PROPOSED
FRONT	10'	10'
INTERIOR	5'	5'
ALLEY	5'	NA'

**LEGAL DESCRIPTION**  
LOT 16, IN BLOCK 9, HOLLYWOOD LITTLE RANCHES, A SUBDIVISION ACCORDING TO PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**HEIGHT CALCULATIONS**

MAX HEIGHT ALLOWED: 4 STORIES NOT TO EXCEED 45'  
HEIGHT PROVIDED: 45' TOP OF STRUCTURAL ROOF SLAB

**SCOPE OF WORK**

NEW CONSTRUCTION OF 4 STORY MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED OFF STREET PARKING  
ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER AND FIRE SAFETY FEATURES  
ADJACENT TO RECREATIONAL POOL & ROOF RESERVABLE BBQ AREA, LOUNGE SPACE  
NOTE:  
1.1.1 MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES: MAXIMUM OF 0.5  
1.1.2 ADJACENT TO RESIDENTIAL SIGNAGE PROPOSED SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS  
1.1.3 BUILDING SHOULD BE IN COMPLIANCE WITH NPFA 1, 11, 10" Two-Way Radio Communication System  
1.1.4 THE FIRE SPRINKLER SYSTEM TO BE DESIGNED AS EXTRA HAZARD, GROUP II

**FLOOR AREA RATIO**

FAR:	1.75
LOT SIZE:	20,069 S.F. (461 ACRES)
MAX BUILDABLE AREA:	35,120 S.F.
GROUND FLOOR:	1,010 S.F.
FIRST FLOOR: 11,006 S.F.	
SECOND FLOOR: 11,006 S.F.	
THIRD FLOOR: 11,106 S.F.	
ROOF FLOOR: 987 S.F.	
FAR PROVIDED:	35,105 S.F.

**PARKING CALCULATIONS**

PARKING	REQUIRED	PROVIDED
34 ONE BEDROOMS, 34 X 1 = 34 PARKING SPACES REQUIRED	34	34
1 STUDIO: 1X1+ 1 PARKING SPACE REQUIRED	1	1
5 TWO BEDROOMS: 5 X 1.5 = 7.5 PARKING SPACES REQUIRED	8	9
ACCESSIBLE 2% OF TOTAL REQUIRED:	2	2 (2 IN TOTAL)
LIFTS	NA	4
GUESTS 1 GUEST PER 10 UNITS	4	4
TOTAL REQUIRED ON SITE PARKING:	47	48

**UNIT CALCULATION/COUNT**

UNIT TYPE	DESCRIPTION	INTERIOR SF.	TOT # UNITS
UNIT TYPE A	ONE BEDROOM 1 BATH	726 SF	33 UNITS
UNIT TYPE B	ONE BEDROOM 1 BATH	620 SF	3 UNITS
UNIT TYPE C	TWO BEDROOM 2 BATH	865 SF	3 UNITS
UNIT TYPE D	TWO BEDROOM 2 BATH	888 SF	2 UNITS
UNIT TYPE E	STUDIO/1 BATH	2 UNITS	1 UNIT
UNIT TYPE F	ONE BEDROOM 1 BATH	605 SF	1 UNIT
TOTAL:			40 UNITS
		AVERAGE UNIT SIZE: 733.9 SF	

**FEMA FLOOD ZONE ELEVATION**

BASED ON F.E.M.A. FIRM 057N, FIRM DATE IS 8/18/2014.  
FLOOD ZONE: X  
BASE FLOOD ELEVATION: 10.71  
FINISHED FLOOR ELEVATION: 10.72  
FINISHED FLOOR ELEVATION: 10.72  
CRANE LABEL: 13.72  
IF THIS PROPERTY IS LOCATED WITHIN THE FEMA FLOODPLAIN AND REQUIRES TWO (2) APPROVED ELEVATION CERTIFICATES (EC) BEFORE THE STRUCTURE CAN BE OCCUPIED, PLEASE BE INFORMED THAT TWO (2) ELEVATION CERTIFICATES ARE REQUIRED DURING THE DEVELOPMENT PROCESS.  
FOUNDATION ELEVATION CERTIFICATE (EC)  
FINAL AS-BUILT ELEVATION CERTIFICATE (EC)  
FINAL INSPECTION IS REQUIRED BEFORE THE STRUCTURE CAN BE OCCUPIED.  
DOCUMENTATION FOR THE ENGINEER REQUIRED FLOOD OPENINGS SHALL BE REQUIRED WITH THE SUBMISSION OF THE FINISHED ELEVATION CERTIFICATE.  
NEW ELECTRICAL OR MECHANICAL EQUIPMENT IS REQUIRED TO BE ELEVATED AT A MINIMUM ONE (1) FOOT ABOVE THE FEMA BASE FLOOD ELEVATION.

**SOIL EROSION & SEDIMENT CONTROL**

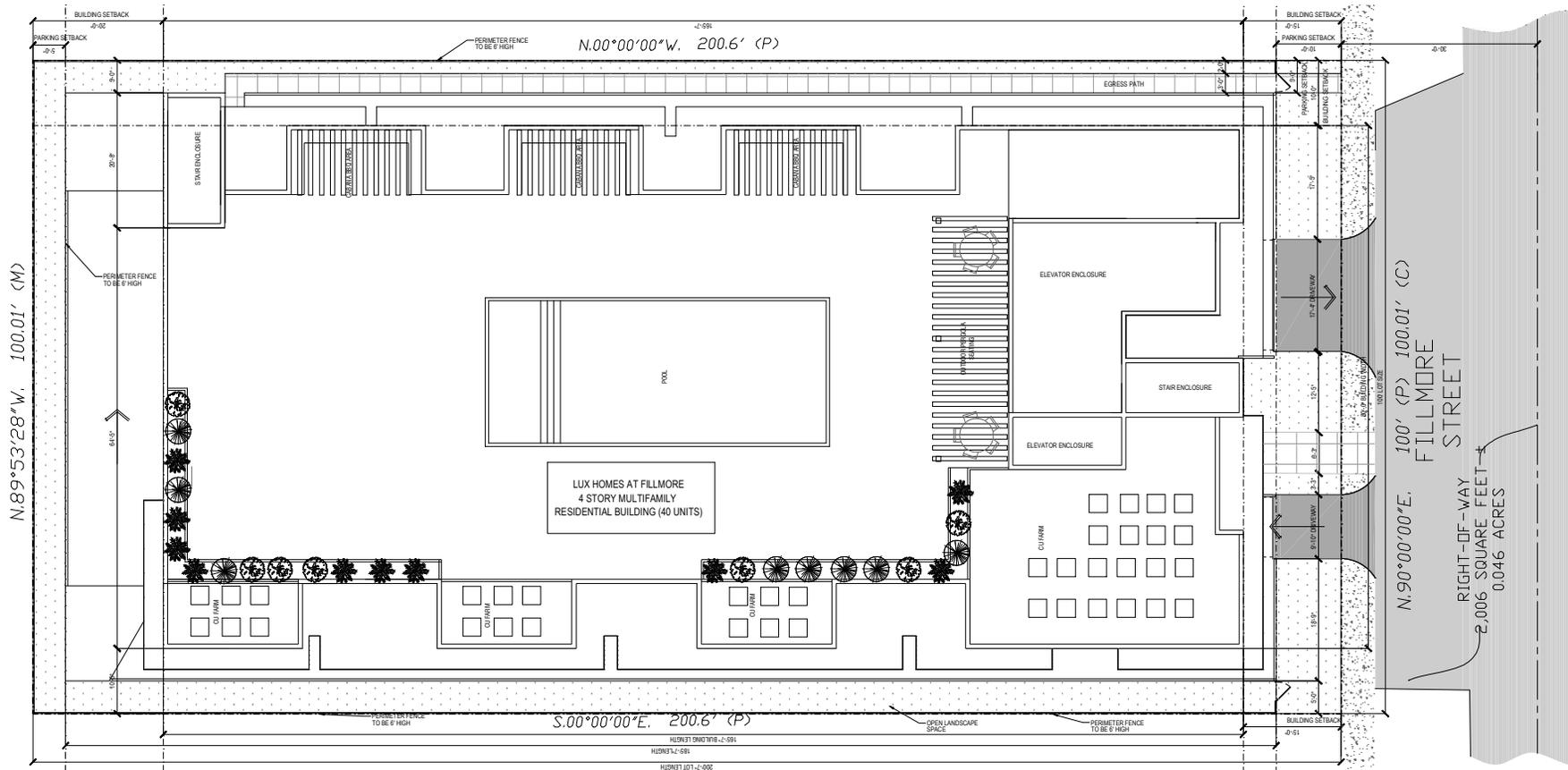
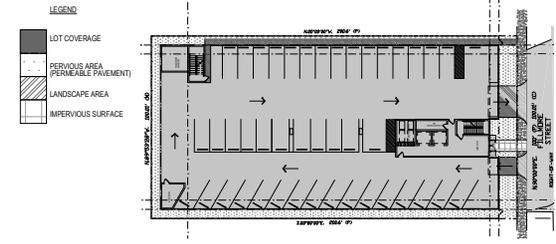
- EXISTING PROPERTY DOES NOT PRESENT SIGNIFICANT SLOPES OR ADJACENT WATER BODIES. NEVERTHELESS, THE CONTRACTOR SHALL CONDUCT OPERATIONS AS TO AVOID ANY WATER RUNOFF OUTSIDE OF PROPERTY.
- PROVIDE SILT FENCE AROUND THE PROPERTY DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL STOCK PILE EXISTING TOP SOIL FOR FENCE.
- CONTRACTOR SHALL KEEP LAND CLEARANCE TO A MINIMUM, NO MORE THAN 10 FEET AWAY FROM BUILDING.

**TERMITE PROTECTION NOTES**

BUILDING SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY PERFORMING THE TREATMENT.

**OPEN SPACE & LOT COVERAGE CALCULATIONS**

LOT SIZE:	20,069 S.F. (461 ACRES)
LOT COVERAGE:	16,810 S.F. (82% OF LOT)
PERVIOUS SURFACE:	890 SF PERMEABLE PAVEMENT
LANDSCAPED AREAS:	2152 SF
IMPERVIOUS AREAS:	130 SF
TOTAL OPEN AREA:	3,459 SF 17.2% SITE AREA



**OWNER**

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER

AGUSTINA MARIA SIKLAR  
FL ARCHITECT REG. NO. AR151006  
FL LANDSCAPE ARCHITECT REG. NO. LA151006  
FL CIVIL ENGINEER REG. NO. CE151006



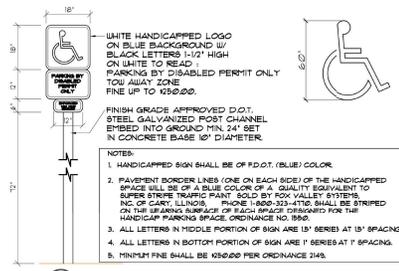
**REVISIONS**

NO.	DESCRIPTION

PROPOSED 40 UNITS MULTI-FAMILY DEVELOPMENT FOR: 2306 FILLMORE STREET HOLLYWOOD FL

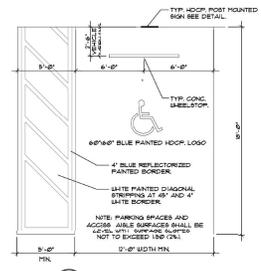
AM5 ARCHITECTURE AND DESIGN  
4216 NE 17TH STREET, SUITE 100  
LAUDERDALE, FLORIDA 33306  
WWW.AM5ARCHITECTURE.COM  
AR151006

SCALE: 1/8" = 1'-0"  
DATE: 02/01/2021  
DRAWING TITLE: OVERALL SITE PLAN  
SHEET NO: A-003

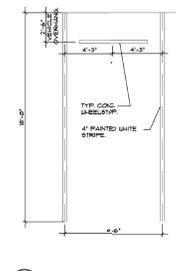


04 HANDICAP PARKING SIGN DTL  
SCALE: N.T.S.

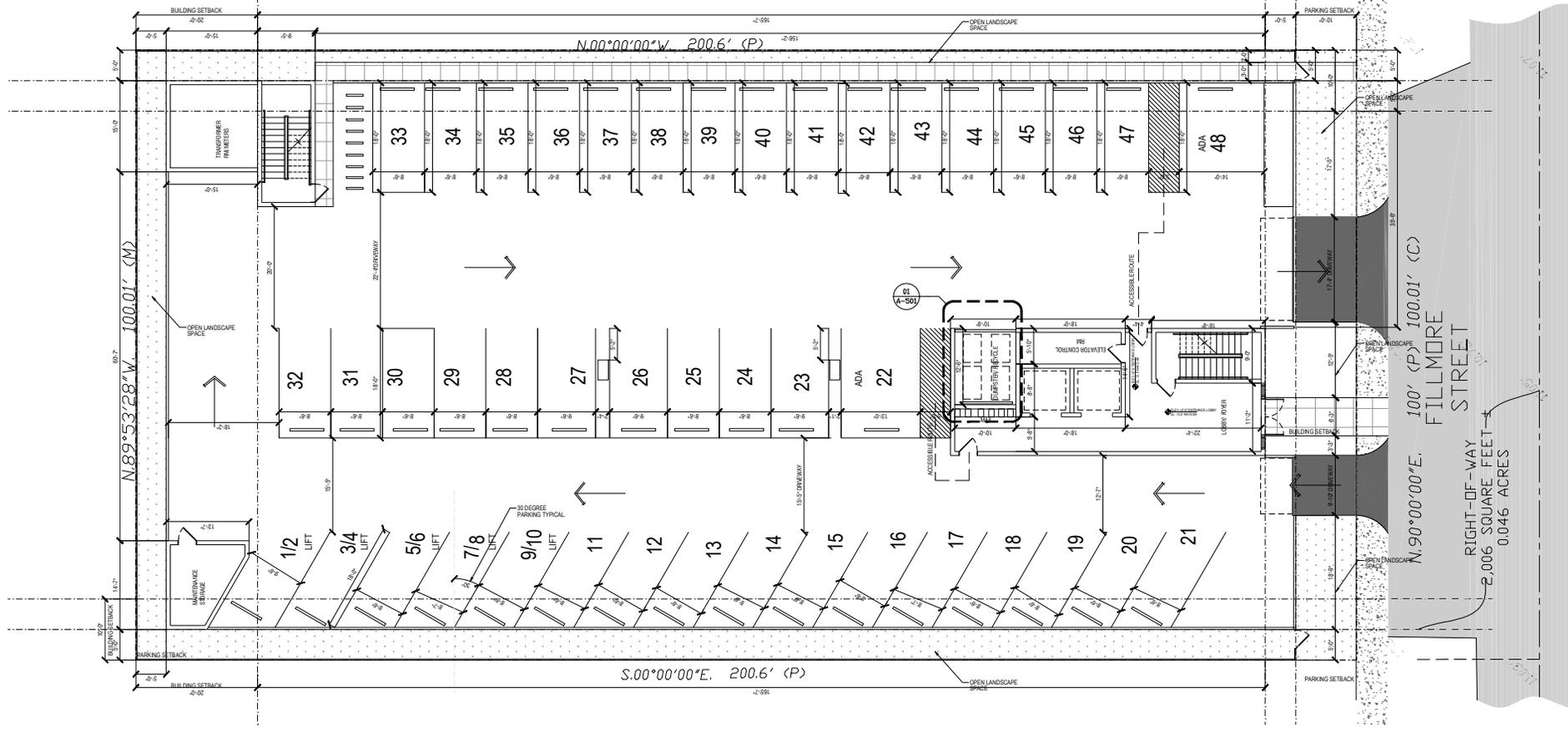
EACH ACCESSIBLE PARKING SPACE MUST BE PROMINENTLY OUTLINED WITH BLUE PAINT AND REPAINTED AS NECESSARY TO BE CLEARLY DISTINGUISHABLE AND MUST BE POSTED WITH A PERMANENT ABOVE GRADE SIGN BEARING INTERNATIONAL SYMBOL OF ACCESSIBILITY MEETING COLORS AND DESIGNS APPROVED BY THE DEPARTMENT OF TRANSPORTATION CAPTIONED "PARKING BY DISABLED PERMIT ONLY" AND COMPLYING WITH THE CITY OF PLANTATION ENGINEERING DEPARTMENT HANDICAPPED MARKINGS AND DETAILS.



03 TYP. ADA PARKING STALL DTL  
SCALE: N.T.S.



02 TYP. PARKING STALL DTL  
SCALE: N.T.S.



01 PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"

OWNER  
 ARCHITECT  
 LANDSCAPE ARCHITECT  
 CIVIL ENGINEER



AGUSTINA MARIA SALZAR  
 FL ARCHITECT REG. NO. AR151065

ARCHITECTURE AND DESIGN  
 421 NE 17TH STREET, FORT LAUDERDALE, FLORIDA 33301  
 WWW.AMSARCHITECTURE.COM AR151065

PROPOSED 40 UNITS MULTI-FAMILY DEVELOPMENT FOR: 2306 FILLMORE STREET HOLLYWOOD FL

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NO. A-101











**OWNER**  
 ARCHITECT  
 LANDSCAPE ARCHITECT  
 CIVIL ENGINEER



AGUSTINA MARIA SALAR  
 FL ARCHITECT REG. NO. AR151065

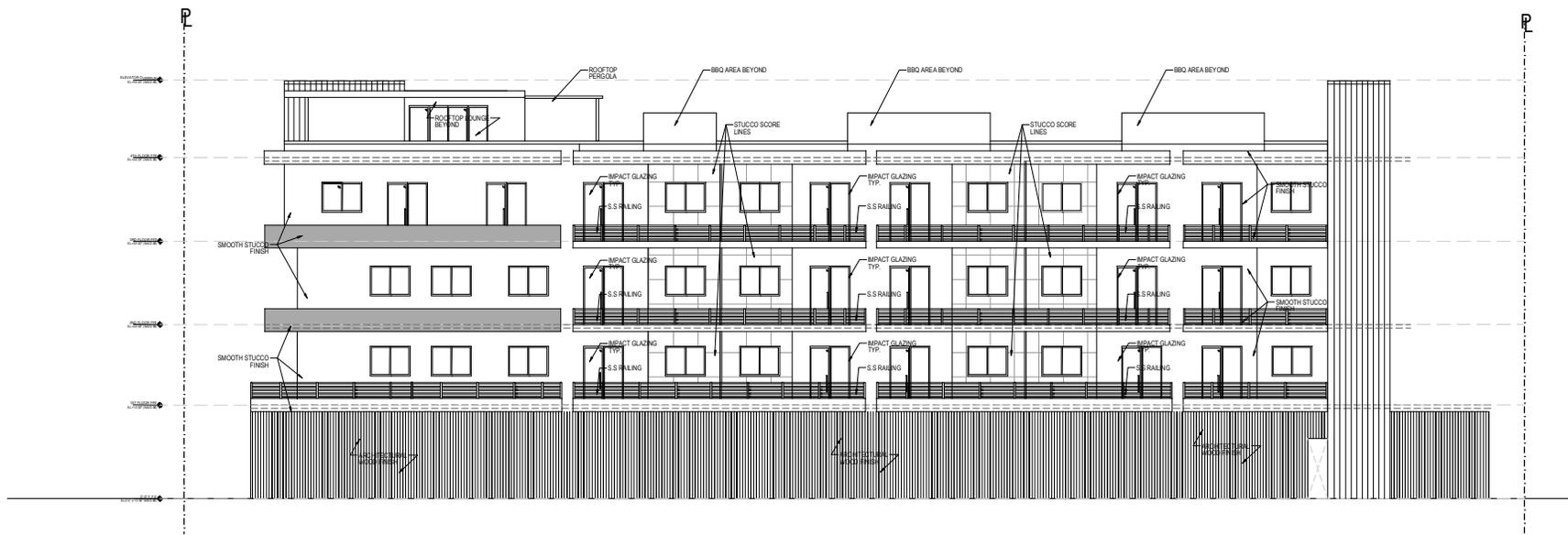
**AMS**  
 ARCHITECTURE AND DESIGN  
 421 NE 17TH STREET, FORT LAUDERDALE, FLORIDA 33305  
 WWW.AMSARCHITECTURE.COM  
 AA 101065

**PROPOSED 40 UNITS MULTI-FAMILY DEVELOPMENT FOR:**  
 2306 FILLMORE STREET  
 HOLLYWOOD FL

**REVISIONS**


SCALE: 1/8" = 1'-0"  
 DATE: 02/01/2021  
 DRAWING TITLE:  
 ELEVATION

SHEET **A-202**



**01** SIDE SETBACK ELEVATION  
 SCALE: 1/8" = 1'-0"

OWNER

ARCHITECT

LANDSCAPE ARCHITECT

CIVIL ENGINEER



AGUSTINA MARIA SALAR  
FL ARCHITECT REG. NO.  
AR151006

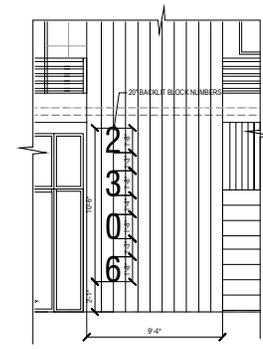
AMS  
ARCHITECTURE AND DESIGN  
421 NE 17TH STREET, FORT  
LAUDERDALE, FLORIDA 33306  
WWW.AMSARCHITECTURE.COM  
AR 101006

PROPOSED 40 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 HOLLYMORE STREET  
HOLLYWOOD FL

REVISIONS

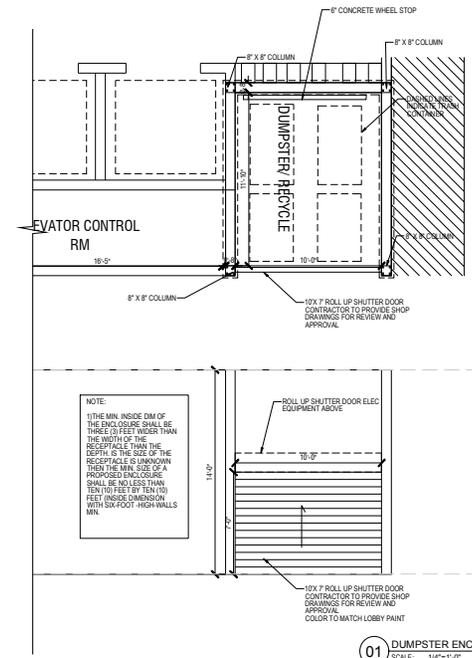
SCALE:  
DATE: 02/01/2021  
DRAWING TITLE:  
DETAILS

SHEET NO. A-501



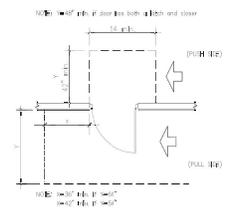
NOTE:  
1: SIGNAGE SHOP DRAWING PACKAGE SHOULD BE SUBMITTED FOR ARCHITECT REVIEW AND APPROVAL PRIOR TO MANUFACTURE  
2: SIGNAGE PACKAGE MUST BE SUBMITTED UNDER SEPARATE PERMIT

05 SIGNAGE DETAIL  
SCALE: 1/4"=1'-0"

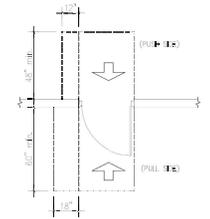


NOTE:  
1: THE MIN. INSIDE DIM OF THE ENCLOSURE SHALL BE THREE (3) FEET WIDER THAN THE WIDTH OF THE RECYCLABLE BIN UNLESS THE DEPTH IS THE SIZE OF A PROPOSED ENCLOSURE. THEN THE MIN. SIZE OF A PROPOSED ENCLOSURE SHALL BE NO LESS THAN TEN (10) FEET BY TEN (10) FEET (INSIDE DIMENSION WITH 3/4 FOOT HIGH WALLS MIN.)

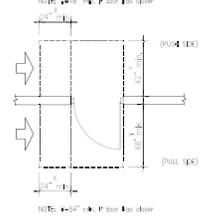
01 DUMPSTER ENCLOSURE DTL  
SCALE: 1/4"=1'-0"



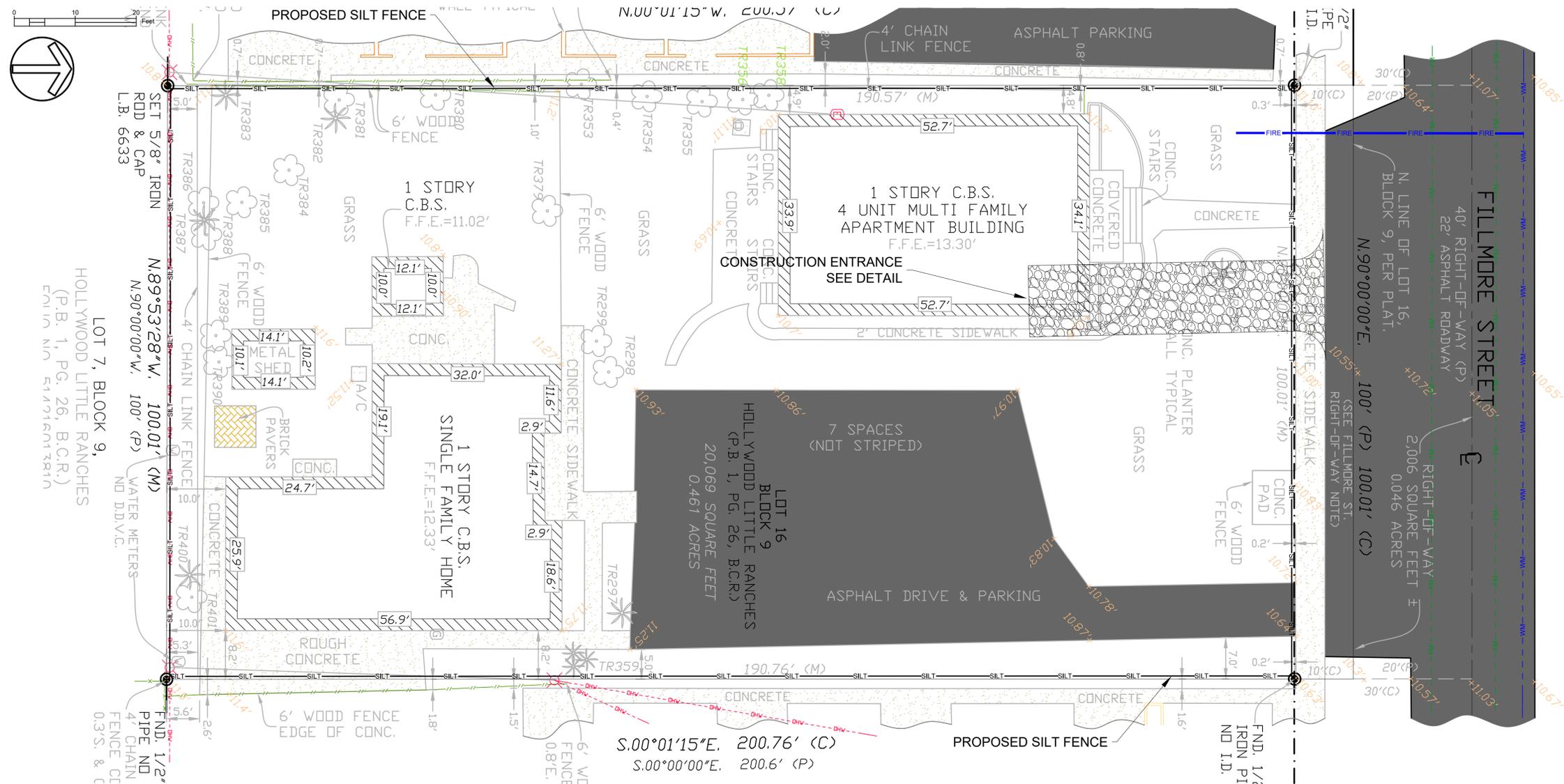
04 HINGE SIDE APPROACH  
SCALE: N.T.S.



03 FRONT APPROACH  
SCALE: N.T.S.

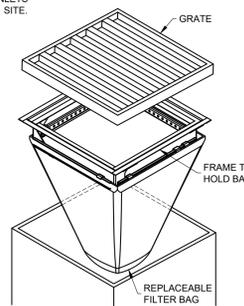


02 LATCH SIDE APPROACH  
SCALE: N.T.S.

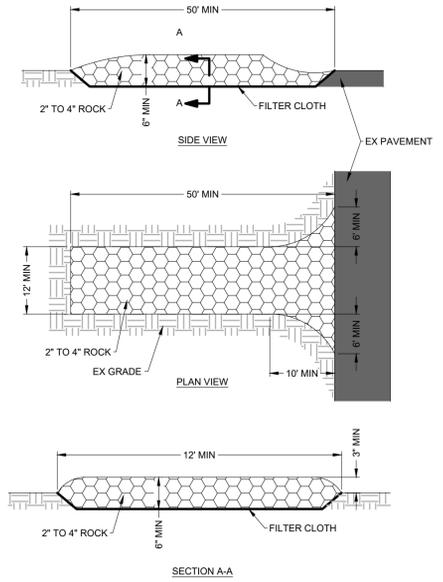


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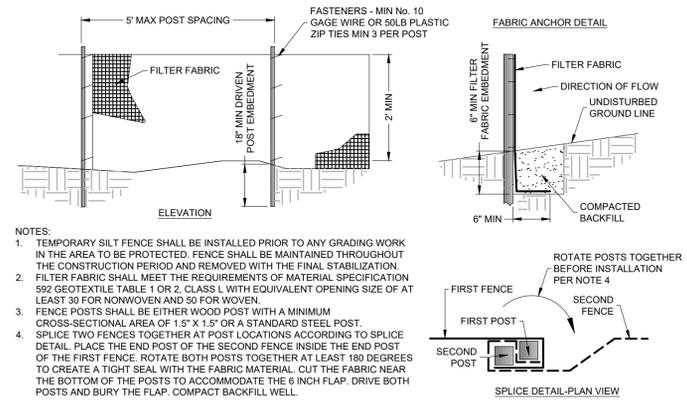
- NOTES:**
- ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM (NAVD 1988).
  - CONTRACTOR TO PROVIDE MOT PLANS FOR WORK WITHIN CITY ROW.
  - CONTRACTOR TO REFER TO ARCHITECT AND LANDSCAPE PLANS FOR SITE AND TREE DEMO.
  - INLET PROTECTION REQUIRED FOR ANY INLETS LOCATED WITHIN 100FT OF THE PROJECT SITE.



**TYPICAL INLET PROTECTION DETAIL**  
NOT TO SCALE



**CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



**TYPICAL SILT FENCE DETAIL**  
NOT TO SCALE

48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
811 or 1-800-432-4770  
SUNSHINE STATE ONE CALL CENTER

**OWNER**  
M18 DEVELOPMENT LLC  
1314 E BROWARD BLVD STE 1003  
FORT LAUDERDALE, FL 33301

**ARCHITECT**  
AMS ARCHITECTURE AND DESIGN CORP  
1421 NE 17TH STREET  
FORT LAUDERDALE, FL 33305

**LANDSCAPE ARCHITECT**  
RAVIN VEGAR  
4132 SW 11TH STREET  
DEER BEACH, FL 33414

**CIVIL ENGINEER**  
M ENGINEERING DESIGN LLC  
207 SEMINOLE LAKES DRIVE  
ROSELAND, FL 33411

This document has been digitally signed and sealed by Marckley Etienne, P.E. on 01-23-23. Printed copies of this document are not considered signed and sealed and electronic copies should be used for verification.

**ENGINEER OF RECORD:**  
MARCKLEY E. ETIENNE  
FL PE # 83266  
2023-01-23

**AMS**  
ARCHITECTURE AND DESIGN  
1421 NE 17TH STREET FORT  
LAUDERDALE, FLORIDA 33305  
WWW.AMSARCHITECTURE.COM  
AA 101065

**PROPOSED 40 UNITS  
MULTI-FAMILY  
DEVELOPMENT FOR:  
2306 FILLMORE STREET  
HOLLYWOOD FL**

**REVISIONS**

NO.	DATE	DESCRIPTION

SCALE: 1" = 10'  
DATE: 01/23/23

DRAWING TITLE:  
**DEMOLITION,  
SWPPP, & EROSION  
CONTROL PLAN**

SHEET NO.  
**C-050**

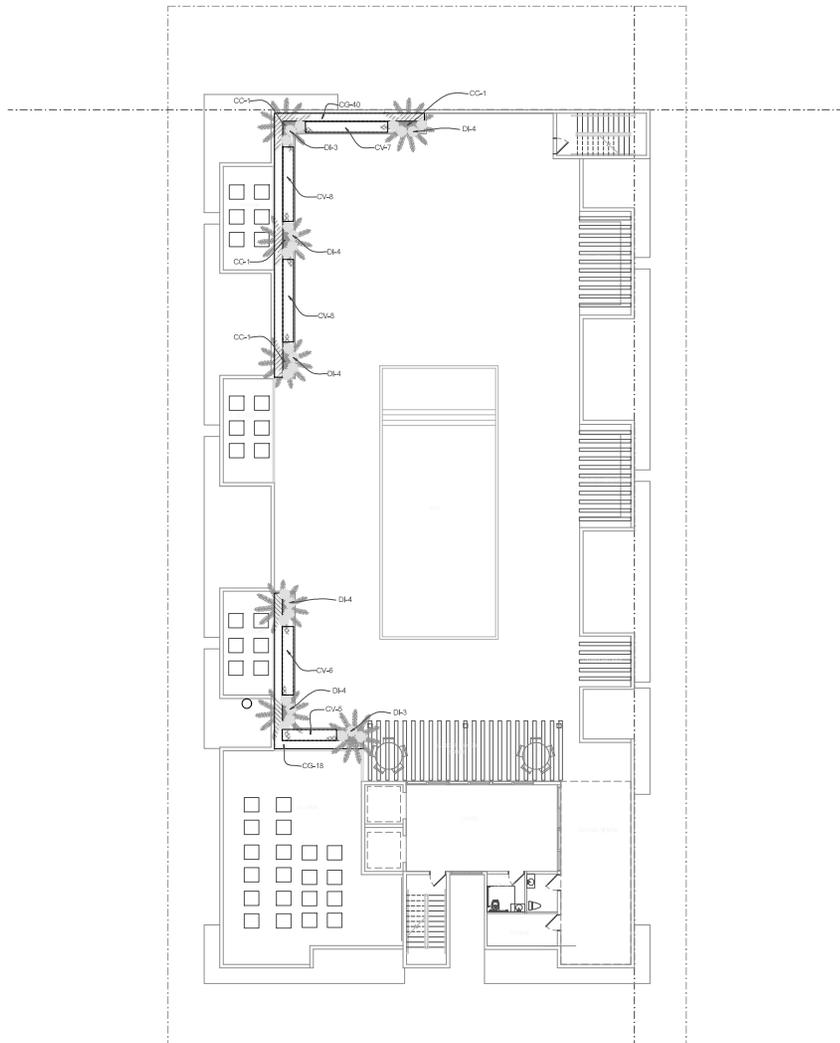












# LANDSCAPE ROOF PLAN

PLANT MATERIAL SCHEDULE						
SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CC	Coccothrinax	Florida silver palm	6' GA	Yes	7	Low
<b>Shrubs and Groundcover</b>						
DI	Dietes iridoides	African Iris	15" HT. X 18" SPRL. 24" O.C.	No	26	Medium
CV	codium variegatum	Magnificent Croton	18" HT X 18" Spd. 24" O.C.	No	34	Medium
CG	Clusia guilfordia	Clusia	36" HT X 20" Spd.	No	58	Medium

REVISION	DATE

**ENVIROSCOPE**  
 4132 SW 51 ST  
 Dania Beach FL 33314

MULTI-FAMILY DEVELOPMENT  
 2306 FILLMORE STREET  
 Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2005
DATE:	12/19/2022



**Hugh Johnson**  
 Digitally signed by Hugh Johnson  
 Date: 2022.12.19 10:48:33 -05'00'

L-1

**GENERAL PLANTING REQUIREMENTS**

1-All sizes shown for plant material on the plans are to be considered Minimum.

2-All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

3-All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".

4-All material shall be installed as per CSI specifications. All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

5-All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well-drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications. Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 30 bedding or groundcover plants.

6-All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

7-All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

8-All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source.

9-Each system shall be installed with a rain sensor.

10-It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods.

11-Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

12-All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

13-Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

14-All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of landscape Architect

15-The plan takes precedence over the plant list.

**SPECIAL INSTRUCTIONS**

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

**TREE RELOCATION**

**1) ROOT PREPARATION**

A. Trees to be root pruned with clean, sharp equipment.

1. Maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices.

2. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth.

3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards

set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees.

Florida Department of Agriculture.

1. Trees-Minimum Ball Sizes: DBH Minimum Ball Diameter

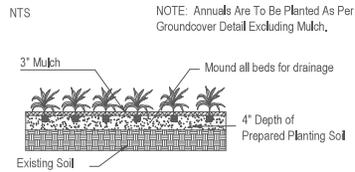
3'-1/2" to 4" 28"

4" to 4-1/2" 30"

4-1/2" to 5" 32"

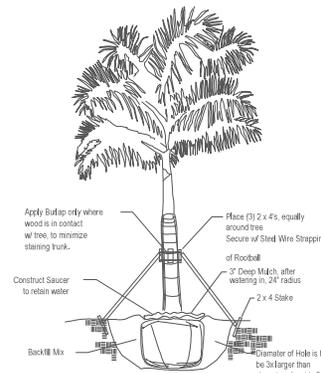
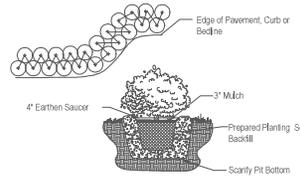
5" to 5-1/2" 34"

Larger sizes increase proportionally.



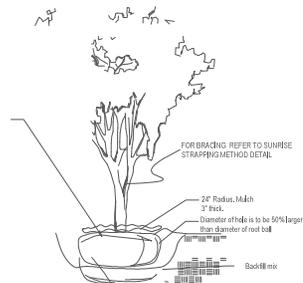
**Shrub & Groundcover Planting Detail**

Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.



**Tree Planting Detail**

Tree Stakes are to be removed between 6-12 months by the Owner.



1. All Plants shall be Florida No. 1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Hollywood, FLORIDA landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant, trees, and palms shall be for guarantee 1 Year Warranty period begins at the time of project acceptance by the owner.
16. 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.
17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Hollywood and Broward County.
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
24. All slopes steeper than 4:1 shall be planted with native vegetation
25. 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.
26. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
27. 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.
28. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
29. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

REVISION DATE

**ENVIROSCOPE**  
4132 SW 51 ST  
Dania Beach FL 33314

MULTI-FAMILY DEVELOPMENT  
2306 FILLMORE STREET  
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2006L
DATE:	05/05/22



**Hugh Johnson**  
Digitally signed by Hugh Johnson  
Date: 2022.12.19 10:49:16 -05'00'

L-2

REVISION	DATE

**ENVIROSCOPE**  
4132 SW 51 ST  
Dania Beach FL 33314

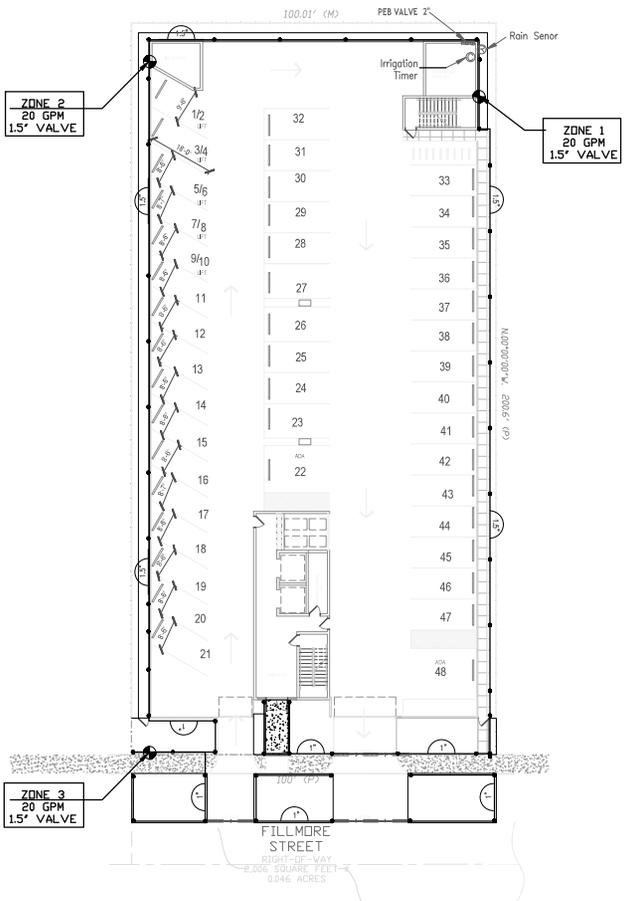
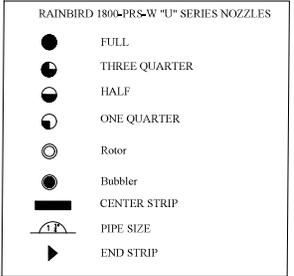
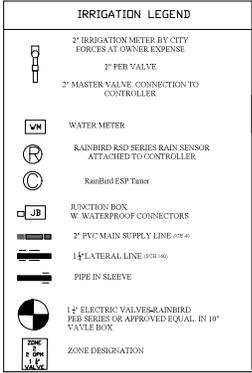
MULTI-FAMILY DEVELOPMENT  
2306 HOLLYMORE STREET  
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2205L
DATE:	12/09/22



**Hugh Johnson**  
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Hugh Johnson  
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10:46:38 -05'00'

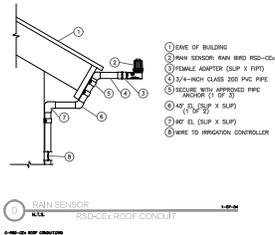
L-1



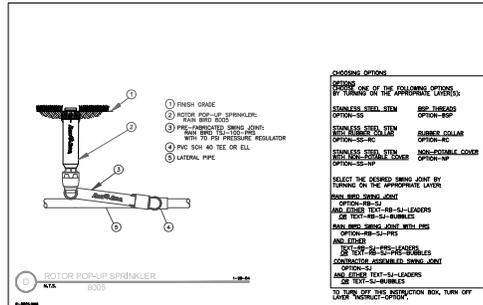
**IRRIGATION NOTES:**

- The developer shall schedule a preconstruction meeting with the public works department plumbing inspector via the engineering department inspector prior to the commencement of the irrigation work. The developer, its landscape architect, and its landscape contractor shall attend the meeting. The meeting shall be at a time and place acceptable to the inspector. The developer shall provide the landscape inspector with the contact information for its landscape architect, project manager, superintendent, and irrigation and landscape contractor at the meeting.
- Developer shall submit a complete materials list and associate catalogue cuts for all manufactured materials to be incorporated in the work to the public works department prior to start of construction. The submittal shall be in bound form.
- The work shall be constructed in accordance with the developers city approved plans, the city's irrigation and landscape standard drawings, the city approved irrigation and landscape materials list, the standard specification for public works construction, and these standards irrigation notes.
- Review and approval of the developers plans by the city does not warrant that the plans are accurate and complete. The developer is solely responsible for accuracy and completeness of its drawing.
- Irrigation plans are diagrammatic. The actual location of irrigation improvements shall be in planted areas where possible. Location of irrigation improvements are subjected to public works department approval prior to installation. Irrigation controllers shall be installed "outside" of irrigation coverage.
- All threaded fitting require Teflon tape.
- Above ground irrigation system are not permitted.
- Control wiring shall be color coded and labeled at the controller and all junctions.
- All trees and palms will have bubblers.
- Dedicated water and electrical services shall be provided for all irrigation systems and controllers. Contractor shall verify and coordinate locations of irrigation water services and irrigation controller electrical service location with other trades to ensure they correspond with irrigation water points of connection and controller location. Electrical and water feeds from service sources are not allowed.
- Code Section 54.04 CONNECTION REQUIRED: (A) Where available, the owner of every lot or parcel of land within the city utility service district developed for public, commercial, office, industrial, warehousing and/or multifamily uses shall connect or cause to be connected, with the reclaimed water distribution system.

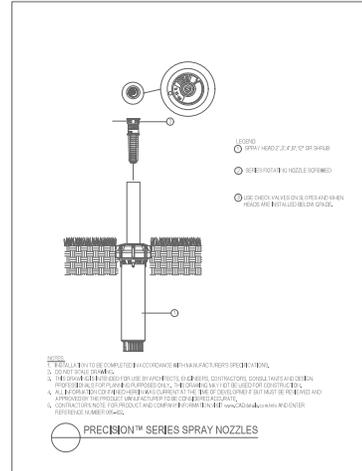
# Rain Sensor



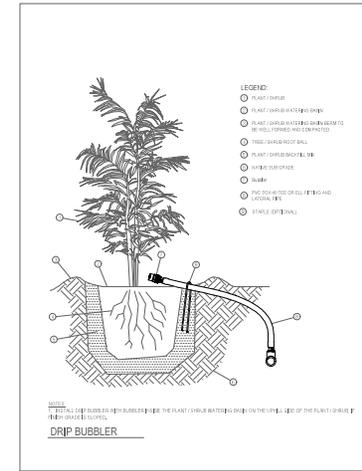
# Rotor Sprinkler



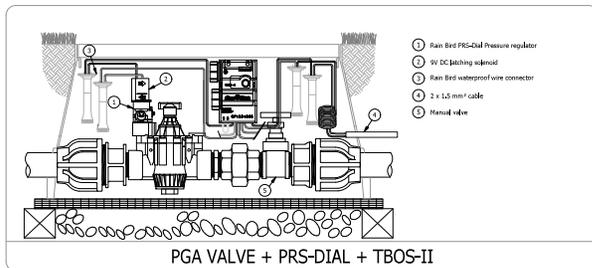
# Pop-Up Sprinkler



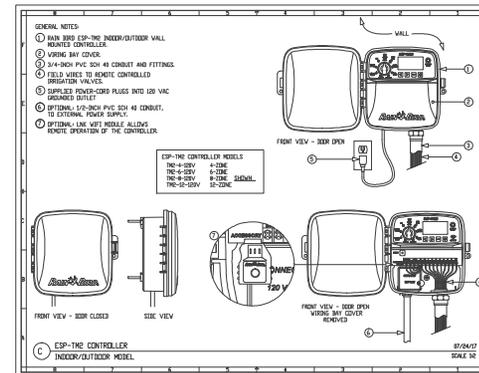
# Bubbler



# Irrigation Control



# Timer



REVISION/DATE

**ENVIROSCAPE**  
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 Dania Beach FL 33314

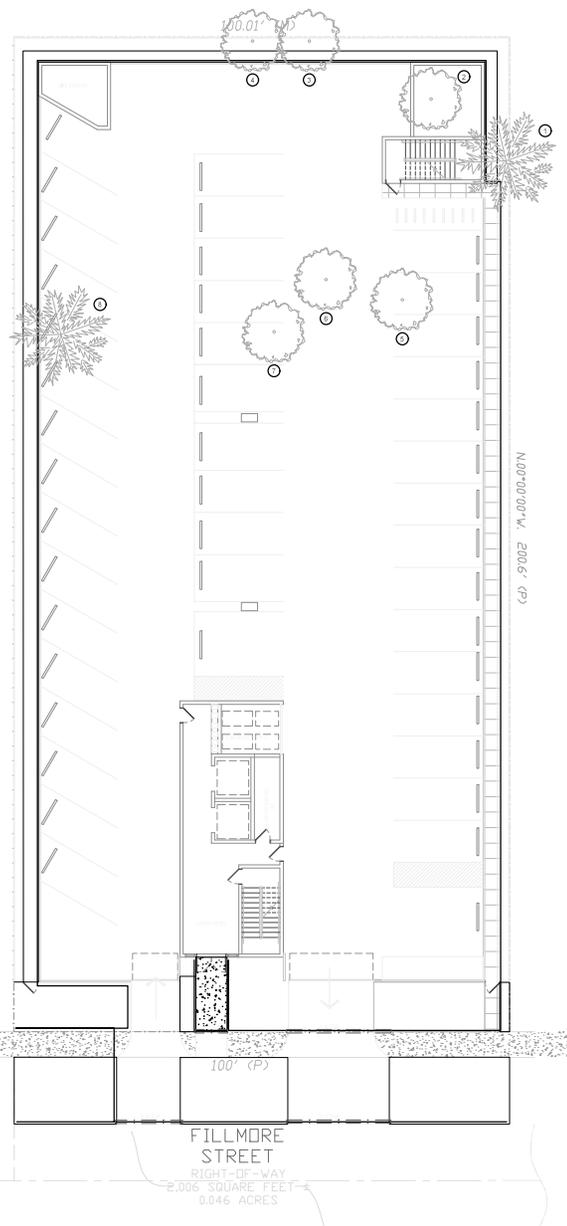
**MULTI-FAMILY DEVELOPMENT**  
 2306 FILLMORE STREET  
 Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2306L
DATE:	03/20/22



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 Date: 2022.12.19 10:47:11 -05'00'

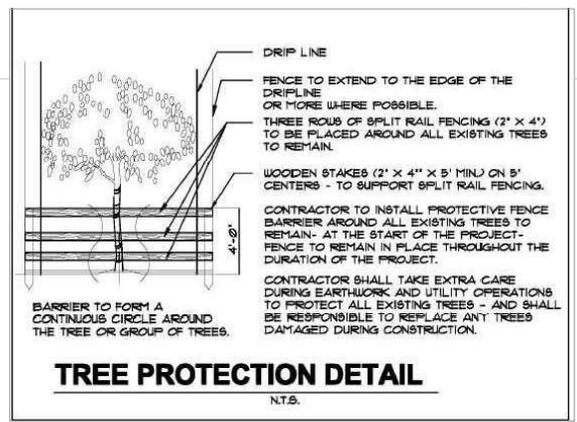
**IR-2**



**TREE DISPOSITION LIST** Rahim Vedaee: Certified Arborist FL-9609A

SURVEY #	NET	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK (FT)	CONDITION (%)	DISPOSITION	COMMENTS	MITIGATION
	1	Sabal Palm	<i>Sabal palmetto</i>	10	12	10	78.5	4	Fair	Remove	Undersize	
	2	Mango	<i>Mangifera indica</i>	7	25	16	201.0		58%	Remove		7" Caliper
	3	Carrotwood	<i>Cipriparpis nanerardinoides</i>							Remove	Invasive	
	4	Weeping Fig	<i>Ficus benjamina</i>	24	40	25	490.6		47%	Remove		24" Caliper
	5	Brazilian pepper	<i>Schinus terebinthifolia</i>				0.0			Remove	Invasive	
	6	Winnemac Tongue	<i>Alhizia lehhack</i>							Remove	Invasive	
	7	Norfolk Island Pine	<i>Araucaria heterophylla</i>	19	50	18	254.3		50%	Remove		19" Caliper
	8	Coconut Palm	<i>Cocos nucifera</i>	9	30	20	314.0	18	Good	Remove		1 Palm

Total Mitigation to be 50 Caliper inches and 1 Palm



Note: All undeveloped portions of a parcel of land shall be left undisturbed or planted with ground cover or lawn as to leave no exposed soil in order to prevent dust or soil erosion.

REVISION	DATE

**ENVIROSCOPE**  
4132 SW 51 ST  
Dania Beach FL 33314

MULTI-FAMILY DEVELOPMENT  
2306 FILLMORE STREET  
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	2005
DATE:	12/10/2022



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Date: 2022.12.19 10:49:58 -05'00'

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