

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: March 27, 2023

Location Address: 2910 Stirling Road, Hollywood, FL 33020 [See page 3 for all site addresses & folio numbers](#)

Lot(s): N/A Block(s): N/A Subdivision: N/A

Folio Number(s): 514204000330/514204000331/514204020011/51420400037/514204000336/5142040003321/514204000335

Zoning Classification: IM-1 Land Use Classification: Industrial

Existing Property Use: Warehousing Sq Ft/Number of Units: 27,859

Is the request the result of a violation notice? () Yes (X) 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): Pre & Final TAC, both approved, file # 22-DP-61

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

Explanation of Request: Variance, Design + Site Plan Review

Number of units/rooms: N/A Sq Ft: 99,013

Value of Improvement: \$7,323,750 Estimated Date of Completion: Q2 2024

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

Name of Current Property Owner: CVQOZP 2910 Stirling Road LLC

Address of Property Owner: 1717 McKinney Ave Suite 1900, Dallas, TX 75020

Telephone: 214-775-7684 Fax: N/A Email Address: elliott.byers@clarionpartnersllc.com

Name of Consultant/Representative/Tenant (circle one): Todd Watson

Address: 617 Virginia Drive, Orlando, FL 32803 Telephone: 407-489-0042

Fax: N/A Email Address: todd@cadencepartnersllc.com

Date of Purchase: 11/3/21 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: N/A

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. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: Date: 3/27/23

PRINT NAME: Elliott Byers - Authorized Signatory of CV QOZP 2901 Stirling Rd LLC Date: 3/27/23

Signature of Consultant/Representative: Date: 3/27/23

PRINT NAME: Todd Watson Date: 3/27/23

Signature of Tenant: N/A Date: 3/27/23

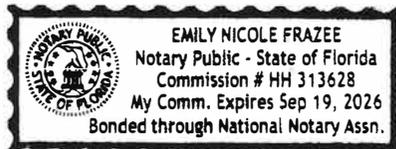
PRINT NAME: N/A Date: 3/27/23

Current Owner Power of Attorney

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

Sworn to and subscribed before me this 27th day of MARCH 2023

Notary Public



Signature of Current Owner

Elliott Byers

Print Name

State of Florida

My Commission Expires: 9/19/24 (Check One) Personally known to me; OR Produced Identification _____

2910 Stirling Road – All Addresses & Tax Folio Numbers

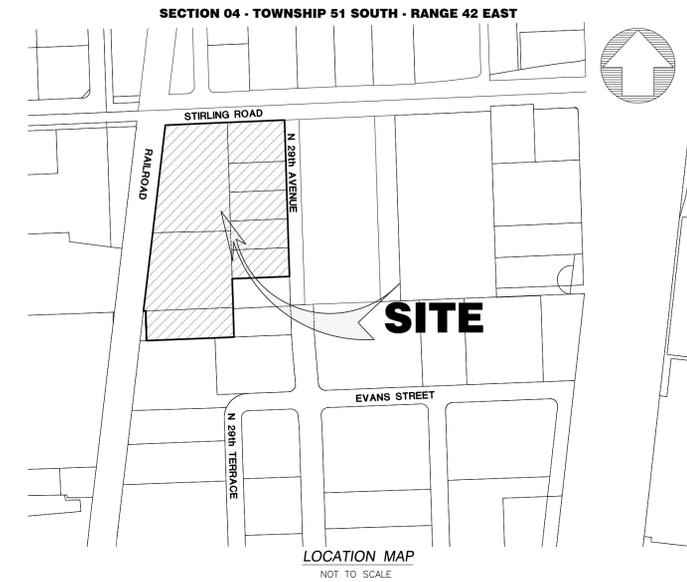
Address	Tax Folio Numbers
2910 Stirling Road, Hollywood, FL 33020	51 42 04 00 0330
N 29 th Ave Hollywood, FL 33020	51 42 04 00 0331
N 29 th Terrace Hollywood, FL 33020	51 42 04 02 0011
4450 N 29 th Ave, Hollywood, FL 33020	51 42 04 00 0334
N 29 th Ave Hollywood, FL 33020	51 42 04 00 0335
4450 N 29 th Ave, Hollywood, FL 33020	51 42 04 00 0332
N 29 th Ave, Hollywood, FL 33020	51 42 04 00 0336
Stirling Road, Hollywood, FL 33020	51 42 04 00 0337

Additional note per TAC Comments:

Applicant states the areas defined as Office Use Space are speculative as tenants are unknown. Threshold square footage of Office Use would need to be determined and coordinated for the Site Plan as well as for the plat application. Currently, the being process states the site is restricted to 105,000 square feet of Warehouse, not permitting and accounting for any Office use.

ALTA/NSPS LAND TITLE SURVEY

A SUBDIVISION IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

- The date of completion of the field work of the Boundary Survey was on September 9, 2021.
- The date of completion of the field work of the Update Boundary Survey was on June 29, 2022.

SECTION 2) LEGAL DESCRIPTION:

PARCEL 1:

A Portion of that part of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4, Township 51 South, Range 42 East, Broward County, Florida lying East of the Easterly Right-of-Way line of the Seaboard Air Line Railroad, being more particularly described as follows:

COMMENCE at the Northwest corner of Block D, SOUTH FLORIDA INDUSTRIAL PARK, according to the Plat thereof as recorded in Plat Book 63, Page 38 of the Public Records of Broward County, Florida;

THENCE North 89°40'57" East, along the North line of said Block D (basis of bearing), a distance of 327.73 feet to the intersection with the Southerly projection of the West line of the West 200 feet of the East 250 feet of said Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4;

THENCE North 00°07'31" East, along said West line of the West 200 feet, of the East 250 feet, of the Northwest one-quarter (NW 1/4), of Section 4 and its Southerly projection, a distance of 373.30 feet to the POINT OF BEGINNING;

THENCE South 89°41'47" West, a distance of 271.58 feet to the intersection with the Easterly Right-of-Way line of said Seaboard Air Line Railroad;

THENCE North 08°40'05" East, along said Easterly Right-of-Way line of the Seaboard Air Line Railroad, a distance of 376.04 feet to the intersection with the South Right-of-Way line of Stirling Road as described in Official Records Book 2944, Page 852 of the Public Records of Broward County, Florida;

THENCE North 89°32'21" East, along said South Right-of-Way line of Stirling Road, a distance of 215.72 feet to the intersection with said West line of the West 200 feet, of the East 250 feet, of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4;

THENCE South 00°07'31" West, along said West line, a distance of 372.04 feet to the POINT OF BEGINNING;

Said lands lying in the City of Hollywood, Broward County, Florida.

PARCEL 2:

A Portion of that part of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4, Township 51 South, Range 42 East, lying East of the Easterly Right-of-Way line of the Seaboard Air Line Railroad, also a portion of the 20 foot alley in Block 1 of NEW LIBERIA, according to the Plat thereof as recorded in Plat Book 6, Page 43 of the Public Records of Broward County, Florida, said alley is part of the 20 foot alley in Block 1 vacated by City of Hollywood in Ordinance Number 1857, also the North 100 feet of Lots 3, 4, 5, 6, 7, 8, 9 and a portion of the North 100 feet of Lot 10 of said Block 1, NEW LIBERIA, all being more particularly described as follows:

COMMENCE at the Northwest corner of Block D, SOUTH FLORIDA INDUSTRIAL PARK, according to the Plat thereof as recorded in Plat Book 63, Page 38 of the Public Records of Broward County, Florida;

THENCE North 89°40'57" East, along the North line of said Block D, a distance of 22.85 feet to the Southwest corner of the North 100 feet of said Lot 3, Block 1, NEW LIBERIA and the POINT OF BEGINNING;

THENCE continue North 89°40'57" East, along said North line of Block D and the South Line of said North 100 feet of Lots 3 through 10, a distance of 304.88 feet to the intersection with the Southerly projection of the West line of the West 200 feet of the East 250 feet of said Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4;

THENCE North 00°07'31" East, along said West line of the West 200 feet, of the East 250 feet, of the Northwest one-quarter (NW 1/4), of Section 4 and its Southerly projection, a distance of 373.30 feet;

THENCE South 89°41'47" West, a distance of 271.58 feet to the intersection with the Easterly Right-of-Way line of said Seaboard Air Line Railroad;

Thence South 08°40'05" West, along said Easterly Right-of-Way line of the Seaboard Air Line Railroad, a distance of 273.92 feet to the intersection with the South line of said Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4;

Thence North 89°41'47" East, along said South line, a distance of 7.64 feet to the intersection with the Northerly projection of the West line of said Lot 3, Block 1, NEW LIBERIA;

Thence South 00°15'50" West, along said west line of Lot 3 and its Northerly projection, a distance of 102.80 feet to the POINT OF BEGINNING;

Said lands lying in the City of Hollywood, Broward County, Florida.

PARCEL 3:

The West 200 feet of the East 250 feet of the West 1/2 of the North 1/2 of Government Lot 4 (said West 1/2 of Government Lot 4 being also known as the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4), of Section 4, Township 51 South, Range 42 East, Broward County, Florida, less the North 53 feet thereof, and less that portion conveyed to Tony Villella and Betty Villella, his wife in Official Records Book 13282, Page 381, Public Records of Broward County, Florida.

The above described lands containing a total of 309,266 Square Feet or 7.1 Acres (Net Area), more or less, by calculations and 360,903 Square Feet, or 8.29 Acres (Gross Area), more or less, by calculations.

Property Address and Tax Folio Number:

2910 Stirling Road, Hollywood, FL 33020, Parcel ID: 51 42 04 00 0330
N 29 AVE Hollywood, FL 33020, Parcel ID: 51 42 04 00 0331
N 29 TER Hollywood, FL 33020, Parcel ID: 51 42 04 02 0011
4450 N 29 AVE Hollywood, FL 33020, Parcel ID: 51 42 04 00 0334
N 29 AVE Hollywood, FL 33020, Parcel ID: 51 42 04 00 0335
4450 N 29 AVE Hollywood, FL 33020, Parcel ID: 51 42 04 00 0332
N 29 AVE Hollywood, FL 33020, Parcel ID: 51 42 04 00 0336
STIRLING RD Hollywood, FL 33020, Parcel ID: 51 42 04 00 0337

SECTION 3) ZONING INFORMATION:

Zoning Designation:
IM-1 (LOW INTENSITY INDUSTRIAL AND MANUFACTURING DISTRICT)

(Zoning designation was based upon the City of Hollywood Zoning Code Web page

SECTION 4) ACCURACY:

Parcels 1, 2 and 3 are contiguous, with no overlaps or gaps between the parcels.

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=40') or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "NEW LIBERIA", recorded in Plat Book 6, at Page 43, Public Records of Broward County, Florida.

Plat of "SOUTH FLORIDA INDUSTRIAL PARK", recorded in Plat Book 63, at Page 38, Public Records of Broward County, Florida.

Legal Description was furnished by client Commitment File No: 2037-5567623, issued by First American Title Insurance Company on September 09, 2021.

Bearings as shown hereon are based upon the Southerly Boundary Line of the Subject Site with an assumed bearing of N89°40'57"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X", Flood Zone "AH" (Elev. 5), Flood Zone "AH" (Elev. 6), as per Federal Emergency Management Agency (FEMA) Community Number 125113 (City of Hollywood), Map Panel No. 12011C0566, Suffix h, Map Revised Date: August 18, 2014.

Elevations as shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88).

Broward County Bench Mark Number: 2352 Elevation 7.10 (NGVD 29)

Benchmark elevations in National Geodetic Vertical Datum of 1929 (NGVD 29) was converted to North American Vertical Datum of 1988 (NAVD 88), by applying the Official Broward County Single Average Conversion Factor (AFC) of -1.51 as per instructions from the Broward County Public Works Department Memorandum letter dated January 24, 2010.

For example:
7.10 (NGVD 29)
- 1.51 (AFC)

5.59 (NAVD 88)

SECTION 6) LIMITATIONS:

The Surveyor makes no legal representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the Public Records of this County. The Surveyor's roll is to ascertain the correct location of the boundaries of any real property according to his best knowledge and belief.

No excavation or determination was made as to how the Subject Property is served by utilities.

All visible improvements were located and are reflected on the Survey. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) STATEMENT OF ENCROACHMENTS:

- chain link fences encroach FPL Easement (Book 4711, Page 334) in Northwest corner,
- asphalt driveways on North line encroaches So. Bell Easement (Book 23231, page 975), and FPL Easements (Book 4392, Page 256 and Book 4608, Page 620).
- unknown utility line between said driveways,
- asphalt pavement encroachment on Northerly portion of East line,
- chain link fence encroachment along Southerly portion of Easterly line,
- asphalt pavement encroachment in Southwest corner.

SECTION 8) NOTES CORRESPONDING TO THE OWNERSHIP AND ENCUMBRANCE REPORT:

SUBJECT TO:

The Encumbrances/Matter Affecting Title, Customer Reference Number: 2910 Stirling, and First American File Number: 2037-6211288, prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, effective date: November 10, 2022. Searched from: from January 1, 1915 through November 7, 2022 at 8:00 a.m. and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

- Easement granted to Florida Power & Light Company by instrument recorded April 9, 1970 in Book 4184, Page 155. **Affects the Subject Property and is shown on the Map of Survey.**
- Easement granted to Florida Power & Light Company by instrument recorded January 8, 1971 in Book 4392, Page 256. **Affects the Subject Property and is shown on the Map of Survey.**
- Easement granted to Florida Power & Light Company by instrument recorded September 14, 1971 in Book 4608, Page 620. **Affects the Subject Property and is shown on the Map of Survey.**
- Easement granted to Florida Power & Light Company by instrument recorded December 17, 1971 in Book 4711, Page 334. **Affects the Subject Property and is shown on the Map of Survey.**
- Deed of Easement granted to Southern Bell Telephone and Telegraph Company by instrument recorded March 14, 1995 in Book 23231, page 971. **Affects the Subject Property and is shown on the Map of Survey.**
- Deed of Easement granted to Bellsouth Telecommunications, Inc., d/b/a Southern Bell Telephone and Telegraph Company by instrument recorded March 14, 1995 in Book 23231, Page 975. **Affects the Subject Property and is shown on the Map of Survey.**
- Easement for telecommunications created by Amended Easement Deed by Court Order in Settlement of Landowner Action recorded October 19, 2013 in Book 50264, Page 1803. **Does Not Affect the Subject Property.**

Federal Emergency Management Agency (FEMA)							
Community Name	Community Number	Map/Panel Number	Suffi x	FIRM Index Date	FIRM Panel Effective/Revised	Flood Zones	Base Flood
CITY OF HOLLYWOOD	125113	12011C0566	H	8/18/2014	8/18/2014	X	-----
CITY OF HOLLYWOOD	125113	12011C0566	H	8/18/2014	8/18/2014	AH	5
CITY OF HOLLYWOOD	125113	12011C0566	H	8/18/2014	8/18/2014	AH	6

SECTION 9) SURVEYOR'S CERTIFICATE:

Certify to:

- Cadence Group Partners
- First American Title Insurance Company

(i) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11 (by observed evidence), 13, 16, 17, and 18 of Table A thereof.

(ii) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property. This Survey was made in accordance with laws and/or Minimum Standards of the State of Florida.

(iii) The subject property is the same as the property described in the Schedule "A" of the Title Commitment cited on Section 8 of this Surveyor's Report. I have plotted all easements, covenants and restrictions referenced in the Title Search Report and Hadonne Corp.'s search efforts and I have otherwise noted their effect on the subject property.

(iv) The subject property has direct access STIRLING ROAD (STATE ROAD N°848 AND TO N 29th Avenue, both roads being dedicated for public roads purposes.

(v) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction.

(vi) There is no observed evidence on the Subject Site to be used as a solid waste dump, sump or sanitary landfill.

(vii) There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(viii) There is no observed evidence of cemeteries or burial grounds on the Subject Property.

The survey was also made in accordance with the Standards of Practice set forth by the Florida Board of Surveyors and Mappers pursuant to Section 472.027 of the Florida Statutes and Chapter 5J-17.051 through 5J-17.052 of the Florida Administrative Code. The easements and other recorded data shown herein were obtained from the Title Commitment.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

Abraham Hadad, P.S.M.
For The Firm
Professional Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida corporation
Land Surveyors and Mappers
Certificate of Authorization LB7097
1985 NW 88 Court, Suite 101
Doral, Florida 33172
Date: November 15, 2022

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
HADONNE
1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305)667-8846 - F: (305)667-8846 - W: www.hadonne.com

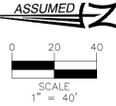
ALTA/NSPS LAND TITLE SURVEY
for
CADENCE GROUP PARTNERS
of
2910 STIRLING ROAD HOLLYWOOD, FL 33020

REVISED	DATE	BY
1	07-01-2022	LS
2	11-07-2022	LS
3		
4		
5		
6		
7		
8		
9		
10		

Field Book: FILE
DRAWN BY: J.A.
TECH BY: R.I.
QA/QC BY: J.S.
Job No.: 21102
1/2

ALTA/NSPS LAND TITLE SURVEY

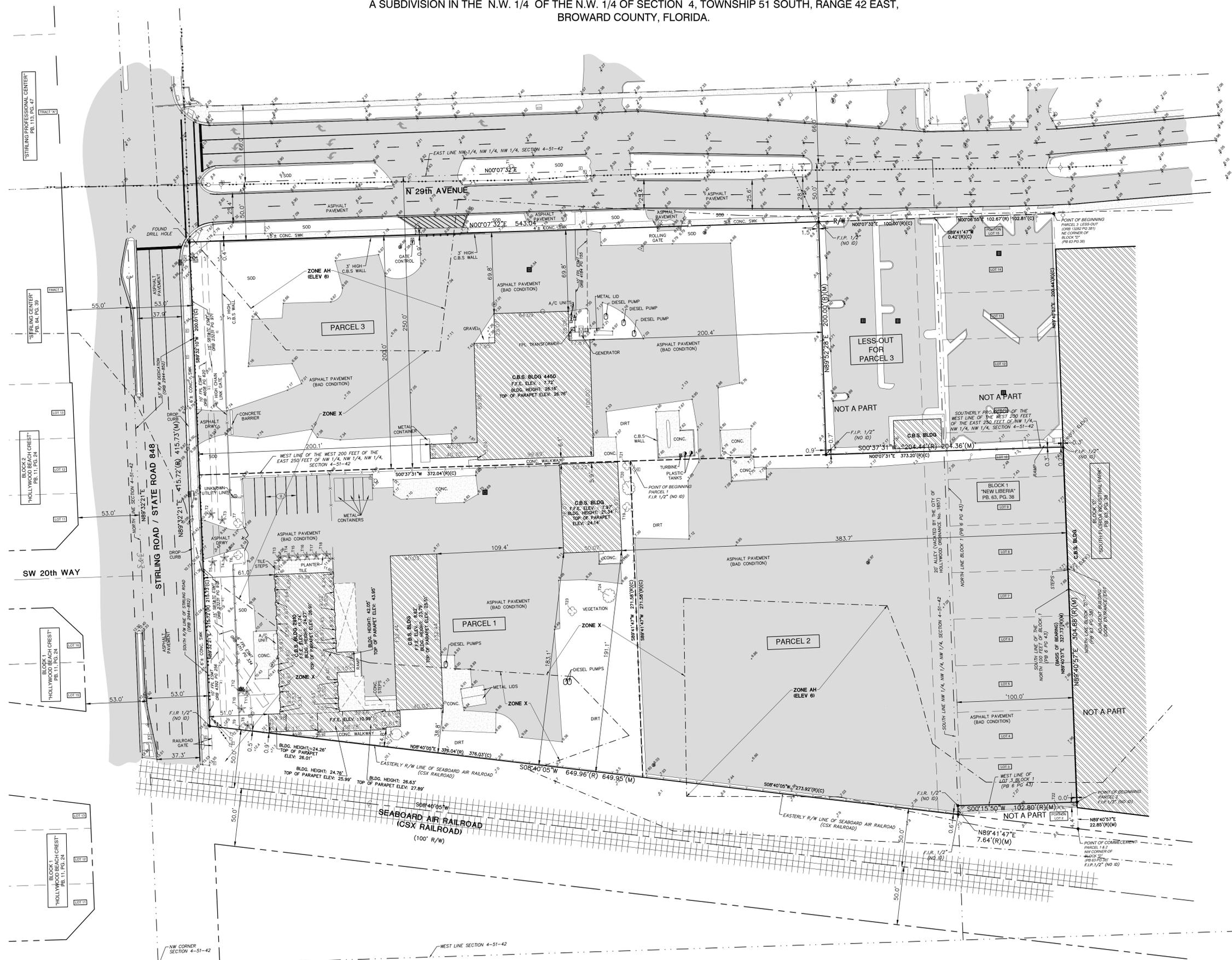
A SUBDIVISION IN THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.



SYMBOL	DESCRIPTION
(R)	RECORD
(C)	CALCULATED
(M)	MEASURED
⊕	CENTER LINE
—	SECTION LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
SBT&TC	SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY
PB	PLAT BOOK
PG	PAGE
FPL	FLORIDA POWER AND LIGHT
○	NUMBER OF PARKING SPACES
ORB	OFFICIAL RECORD BOOK
PG	PAGE
SMK	SIDWALK
ESMT	EASEMENT
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
C.B.S.	CATCH BASIN
⊕	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
⊕	GAS VALVE
⊕	BACKFLOW PREVENTOR
⊕	GAS METER
⊕	PEDESTRIAN SIGNAL
⊕	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE-UNKNOWN
⊕	DRAINAGE MANHOLE
⊕	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
⊕	UTILITY STRUCTURE NUMBER
⊕	CBS WALL
⊕	WOOD FENCE
⊕	IRON FENCE
⊕	IRON ROLLING GATE
⊕	IRON SWING GATE
⊕	CHAIN-LINK FENCE
⊕	CHAIN-LINK ROLLING GATE
⊕	CHAIN-LINK SWING GATE
⊕	FENCE_OTHER
⊕	TREE
⊕	PINE TREE
⊕	PALM TREE
⊕	PROPERTY LINE
⊕	RIGHT-WAY-LINE
⊕	EASEMENT LINE
⊕	X-UTL-DRAIN
⊕	X-UTL-SANT
⊕	OVERHEAD UTILITY LINE
⊕	EXISTING ELEVATION
⊕	GRAVEL
⊕	BRICK
⊕	BUILDING HATCH
⊕	CONCRETE
⊕	TILE
⊕	ASPHALT PAVEMENT
⊕	HANDICAP TACTILE STRIP

TREE SURVEY

TREE No	COMMON NAME	DIAMETER	HEIGHT	CANOPY
T1	TREE-U	18	20	20
T2	PALM	6	10	8
T3	PALM	6	10	8
T4	PALM	6	10	8
T5	PALM	6	8	6
T6	TREE-U	6	10	8
T7	TREE-U	6	10	8
T8	PALM	12	12	10
T9	TREE-U	6	14	10
T10	PALM	10	8	8
T11	PALM	12	15	15
T12	PALM	12	15	15
T13	PALM	6	12	6
T14	PALM	6	12	6
T15	PALM	6	12	6
T16	PALM	6	12	6
T17	PALM	6	12	6
T18	PALM	6	12	6
T19	TREE-U	6	18	20
T20	UMBRELLA	12	20	15
T21	TREE-U	6	18	20
T22	TREE-U	6	18	20
T23	TREE-U	6	18	20
T24	UMBRELLA	12	20	18



LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING
F - 1(305)207-8845 - W - www.hadonne.com

HADONNE

ALTA/NSPS LAND TITLE SURVEY
for
CADENCE GROUP PARTNERS
of
2910 STIRLING ROAD HOLLYWOOD, FL 33020

REVISIONS	FILE
1. Update Tree Survey 07-01-2022	J.A.
2. Update data on part new CER 11-07-2022	R.I.
3.	J.S.
4.	
5.	

Field Book: FILE
DRAWN BY: J.A.
TECH BY: R.I.
CACC BY: J.S.
Job No.: 21102

848

RAILROAD

ZONE AH
(EL 8)

EVANS ST

ZONE AH
(EL 6)

N 29TH TER

N 28TH WAY

28TH TER

DE

W

W

W

STIRLING LOGISTICS CENTER

Final Technical Assistance Review

Prepared for Cadence Partners LLC
 2910 Stirling Road
 Hollywood, Florida 33020

AR Architecture, LLC.

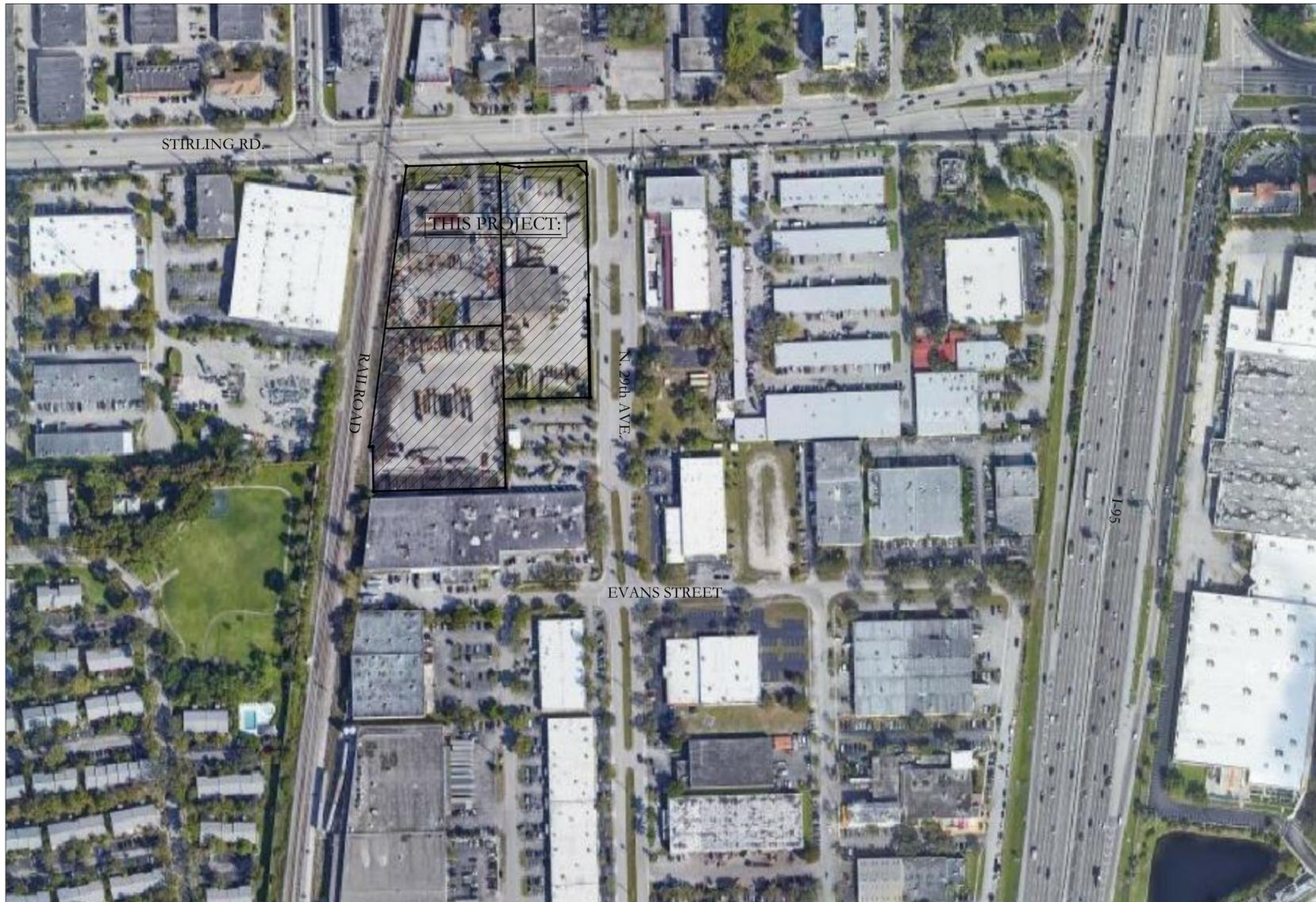
7700 CONGRESS AVE., SUITE #3204
 BOCA RATON, FLORIDA 33487
 PH. 561.241.6376 CELL: 305.519.1178
 adam@ar-architecturefirm.com

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NO.	DATE	REVISION
△	2022-12-19	TAC REVIEW COMMENTS
△	2023-02-22	TAC REVIEW COMMENTS

PROJECT NAME:



LOCATION MAP △

(n.t.s.)

ARCHITECTURAL DRAWINGS:
 A-0.0 COVER SHEET AND LEGAL DESCRIPTION

SURVEY:
 1/2 SURVEY'S NOTES
 2/2 ALTA/NSPS LAND TITLE SURVEY

ARCHITECTURAL DRAWINGS:
 A-0.1 MASTER SITE PLAN AND LEGAL DESCRIPTION
 A-0.2 SITE DETAILS
 A-1.0 PROPOSED FLOOR PLAN
 A-2.0 PROPOSED ELEVATIONS

PRELIMINARY TAC MEETING
 DATE 11/07/22

REQUEST FOR BUILDING HEIGHT
 VARIANCE:
 ALLOWED BLDG. HEIGHT- 35'-0"
 PROVIDED BLDG. HEIGHT- 41'-0"
 IS PART OF THIS SUBMITTAL

REQUEST FOR APPROVAL OF THE
 DESIGN AND SITE PLAN △

DRAWING INDEX:

CLIENT:
 CADENCE PARTNERS LLC
 P.O. BOX 536372
 Orlando, Florida 32853
 T 407.276.7997
 E-mail: adrian@cadencepartnersllc.com
 Contact: ADRIAN GALEANO

SURVEYOR:
 HADONNE CORP.
 71985 NW 88th Court, Suite #101
 Doral Florida 33172
 T: 305.266.2288
 E-mail: info@hardonne.com
 Contact: ABRAHAM HADAD

ARCHITECT:
 AR ARCHITECTURE, LLC (AR92163)
 7700 Congress Ave., Suite #1117
 Boca Raton, Florida 33487
 T: 561.241.6376 C: 305.519.1178
 E-mail: adam@ar-architecturefirm.com
 Contact: ADAM RYDZEWSKI

TAC NOTES:

BOARD/ COMMITTEE	MEETING DATE
PRELIMINARY TAC COMMITTEE	11/21/22
FINAL TAC MEETING	02/21/23
PLANNING AND DEVELOPMENT BOARD	-

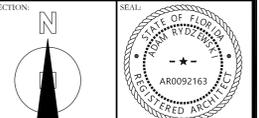
ISSUED DATE:	DRAWN BY:
2021-10-20	A.R.
DATE PRINTED:	CHECKED BY:
2023-03-13	A.R.
SCALE:	PROJECT NO.:
AS NOTED	21-136
TITLE:	COVER SHEET AND LEGAL DESCRIPTION
DRAWING NO.:	A-0.0

PROJECT TEAM:

BOARD MEETINGS:

STIRLING LOGISTICS CENTER
 Final Technical Assistance Review
 Prepared for Cadence Partners LLC
 2910 Stirling Road
 Hollywood, Florida 33020

ADAM RYDZEWSKI
 FLORIDA REGISTERED ARCHITECT
 REGISTRATION NO. AR0092163



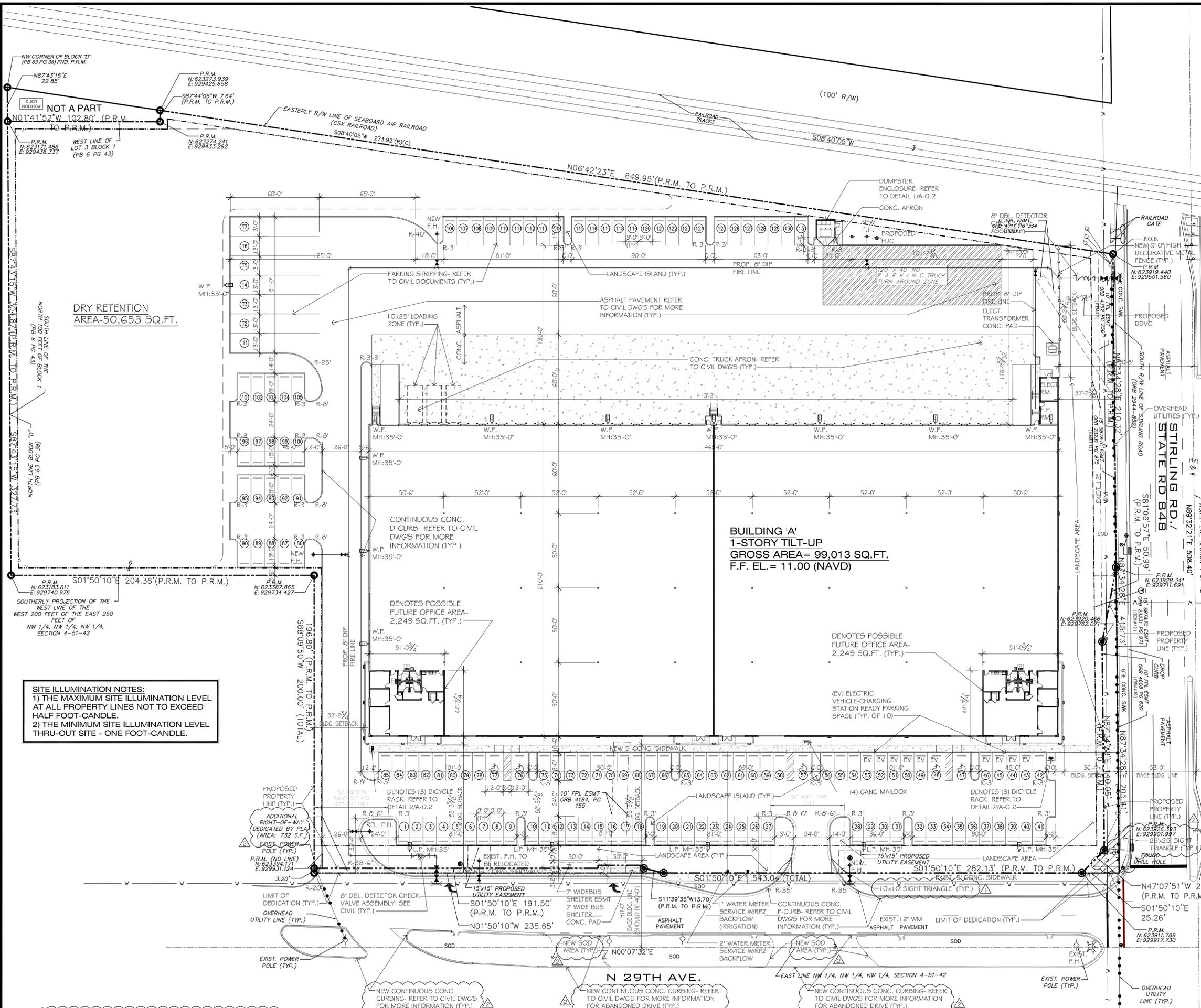
ISSUED DATE: 2021-10-20
 DRAWN BY: A.R.

DATE PRINTED: 2023-03-13
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SCALE: AS NOTED
 PROJECT NO.: 21-136

TITLE: COVER SHEET AND LEGAL DESCRIPTION

DRAWING NO.: A-0.0



SITE ILLUMINATION NOTES:
 1) THE MAXIMUM SITE ILLUMINATION LEVEL AT ALL PROPERTY LINES NOT TO EXCEED HALF FOOT-CANDLE.
 2) THE MINIMUM SITE ILLUMINATION LEVEL THRU-OUT SITE - ONE FOOT-CANDLE.

ZONING DISTRICT: IM-1 LOW INTENSITY INDUSTRIAL AND MANUFACTURING DISTRICT
 MUNICIPALITY: CITY OF HOLLYWOOD
 SITE AREA: 306,522 sq.ft. (7.04 acres)

IMPERVIOUS AREA:
 - BUILDING FOOTPRINT- 99,053 SQ.FT.
 - VEHICULAR USE AREA- 110,303 SQ.FT.
 - CONCRETE SIDEWALKS- 4,058 SQ.FT.

TOTAL IMPERVIOUS AREA: 213,414 SQ.FT. (4.90 ACRES; 69.62%)

PERVIOUS AREA:
 - DRY RETENTION AREA- 50,653 SQ.FT. (1.16 ACRES; 16.52%)
 - GREEN AREA- 42,455 SQ.FT. (.97 ACRES; 13.85%)
 (GREEN AREA REQD- 30,652 SQ.FT. (0.70 ACRES; 10%))

TOTAL PERVIOUS AREA: 93,108 SQ.FT. (2.14 ACRES; 30.37%)

BLDG. HEIGHT:
 - MAX. BLDG. HEIGHT ALLOWED- 35'-0"
 - BLDG. HEIGHT PROVIDED- 41'-0"
 (**WE ARE APPLYING FOR HEIGHT VARIANCE**)

BASE BUILDING LINE:
 N. 29th AVE. 40'-0" PROVIDED: 50'-0"
 STIRLING RD. 53'-0" PROVIDED: 53'-0"

BUILDING'S SETBACKS:
 - FRONT: 15'-0" PROVIDED: 83'-3 5/8"
 - SIDE (STREET): 15'-0" PROVIDED: 36'-4"
 - SIDE (INTERIOR): 0'-0" PROVIDED: 32'-2 3/4"
 - REAR: 0'-0" PROVIDED: 88'-2 3/4"

BUILDING 'A' GROSS AREA: 99,053 sq.ft.
 USABLE AREA- 97,650 sq.ft.
 COVERED ENTRIES- 1,001 sq.ft.
 METER & PUMP ROOM- 402 sq.ft.
 BUILDING FOOTPRINT: 99,053 sq.ft.
 (USABLE AREA + METER & PUMP RMS. 97,650 sq.ft. + 402 sq.ft.)

ANTICIPATED AIRCONDITIONED AREA- 9,765 sq.ft.
 ANTICIPATED NON AIRCONDITIONED AREA- 87,888 sq.ft.

2 SITE STATS		
PARKING REQUIREMENTS		
USE TYPE	REQD	PROVIDED
OFFICE USE 10% (of bldg. area)- 9,765 sq.ft. at 1/250 sq.ft.	39	43
WAREHOUSE USE 90% (of bldg. area) 87,888 sq.ft. at 1/1,000 sq.ft.	88	88
TOTAL PARKING	127	131
REGULAR PARKING STALLS	126	126
HANDICAP PARKING STALLS	5	5
OFF-STREET LOADING SPACES FOR BLDG'S 60,000-119,999 sq.ft.	3	29
TRACTOR TRAILER TRUCK PARKING	0	7

3 PRKG CALC'S		
1) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.		
2) RE-PLOTTING IS REQUIRED.		
3) CITY'S APPROVAL IS REQUIRED FOR REPLANTING.		
4) ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.		
5) RECYCLING OPERATIONS WILL TAKE PLACE WITHIN DUMPSTER ENCLOSURE AS PER ORDINANCE 151.152 (B) COMMERCIAL GREEN BUILDING PRACTICES.		
6) THE PROJECT WILL BE PURSUING CERTIFICATION WITH USGBC'S LEED CERTIFICATION UNDER LEED v4 WAREHOUSE AND DISTRIBUTION CENTER.		
7) PURSUANT TO CITY OF HOLLYWOOD CODE SECTION 4.21- ANY USES WHICH ARE NOT MANUFACTURING, INDUSTRIAL OR WAREHOUSE USES, SHALL NOT EXCEED 25% OF THE TOTAL FLOOR AREA		

4 NOTES

AR Architecture, LLC.
 7700 CONGRESS AVE., SUITE #3024
 BOCA RATON, FLORIDA 33487
 PH. 561.241.6376 CELL: 305.519.1178
 adam@ar-architecturefirm.com

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NO.	DATE	REVISION
2022-12-19	TAC REVIEW COMMENTS	
2023-02-22	TAC REVIEW COMMENTS	

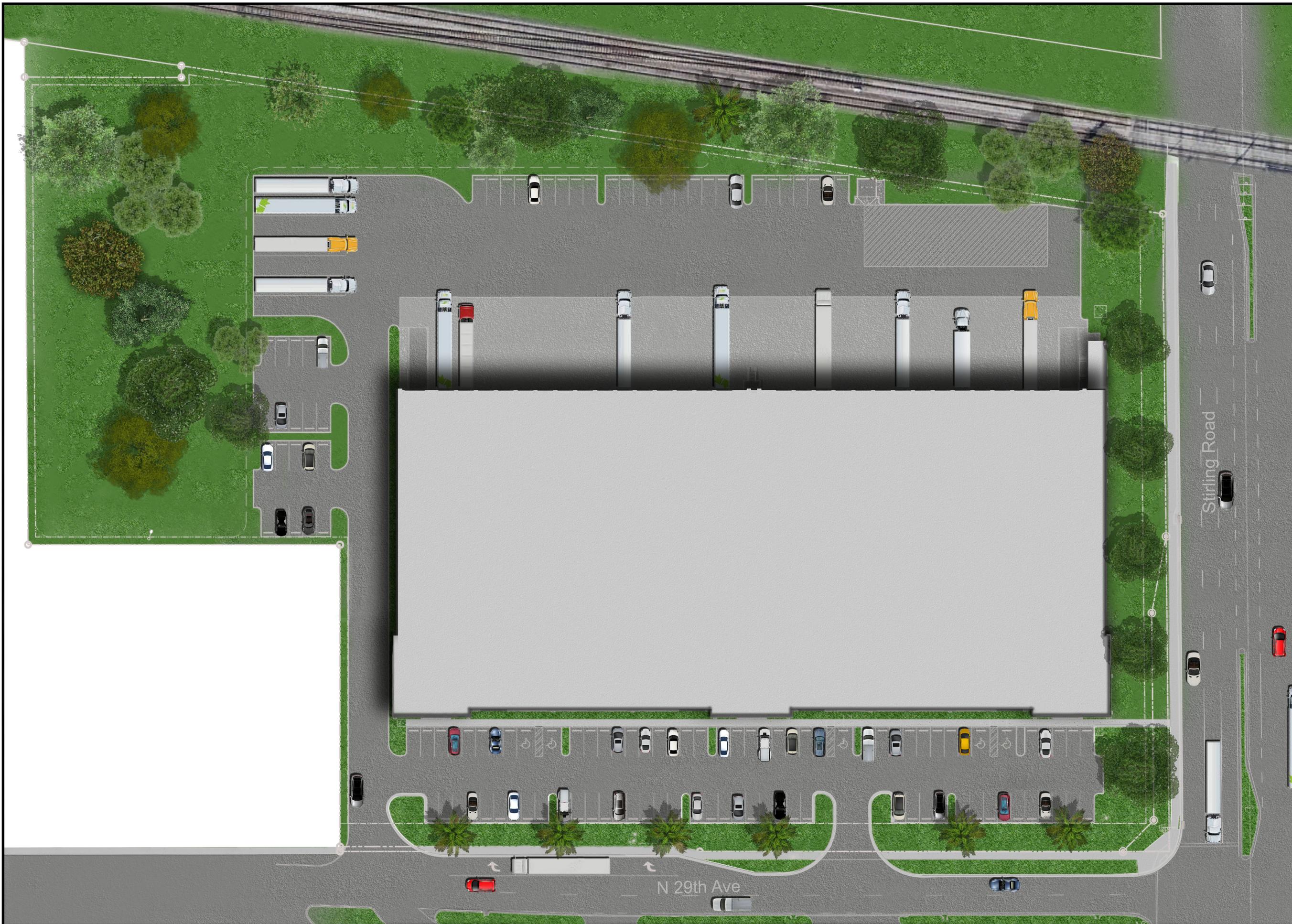
STIRLING LOGISTICS CENTER

Final Technical Assistance Review
 Prepared for Cadence Partners LLC
 2910 Stirling Road
 Hollywood, Florida, 33020

ADAM RYZEWSKI
 FLORIDA REGISTERED ARCHITECT
 REGISTRATION NO. AR0092163

ISSUED DATE: 2021-10-20
 DATE PRINTED: 2023-03-13
 SCALE: AS NOTED
 DRAWN BY: A.R.
 CHECKED BY: A.R.
 PROJECT NO: 21-136

TITLE: MASTER SITE PLAN AND SITE STATISTICS
 DRAWING NO: A-0.1



AR Architecture, LLC.
 7700 CONGRESS AVE., SUITE #3204
 BOCA RATON, FLORIDA 33487
 PH. 561.241.6376 CELL: 305.519.1178
 adam@ar-architecturefirm.com

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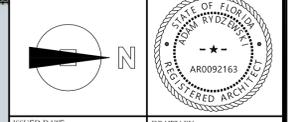
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NO.	DATE	REVISION

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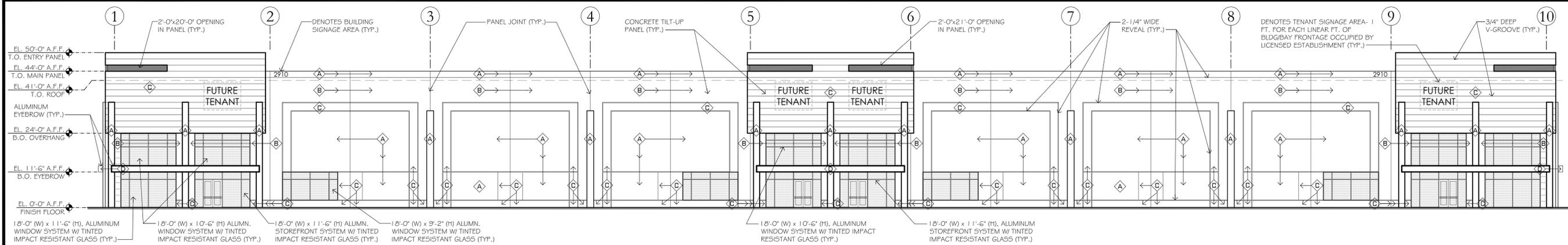
ISSUED DATE: 2021-10-20
 DRAWN BY: T.S.

DATE PRINTED: 2023-03-14
 CHECKED BY: A.R.

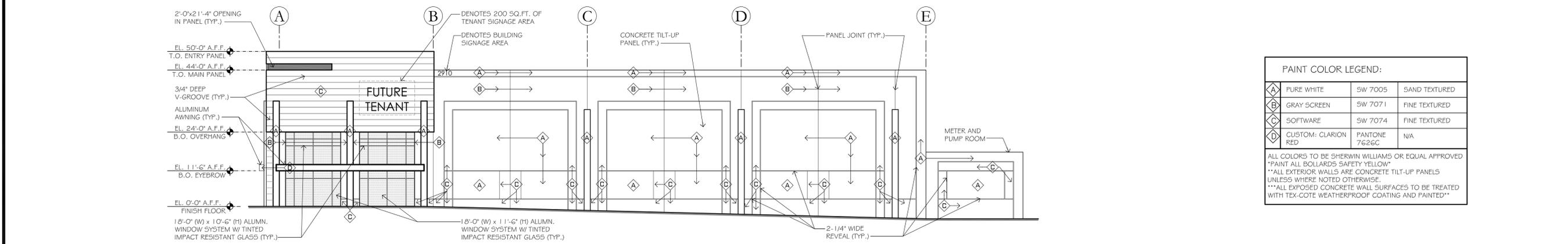
SCALE: AS NOTED
 PROJECT NO.: 21-136

TITLE:
PROPOSED SITE PLAN

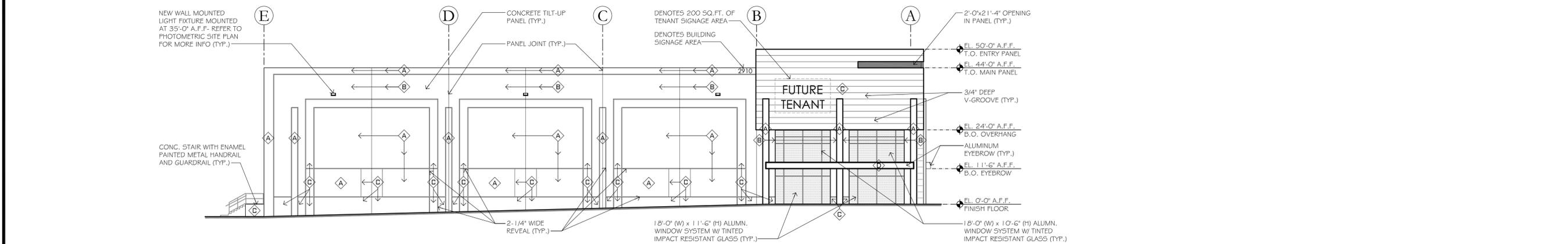
DRAWING NO.
A-0.3



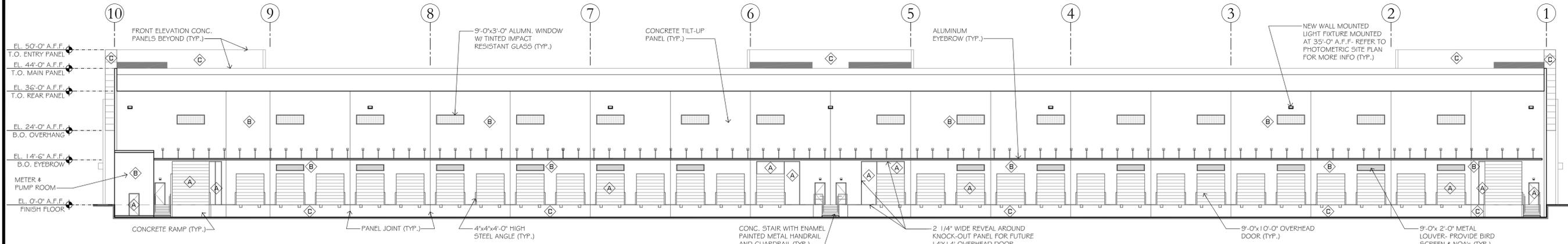
1 PROPOSED EAST ELEVATION
1/16"=1'-0"



2 PROPOSED NORTH ELEVATION
1/16"=1'-0"



3 PROPOSED SOUTH ELEVATION
1/16"=1'-0"



4 PROPOSED WEST ELEVATION
1/16"=1'-0"

AR Architecture, LLC.

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BOCA RATON, FLORIDA 33487
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adam@ar-architecturefirm.com

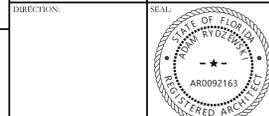
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ADAM RYDZEWSKI
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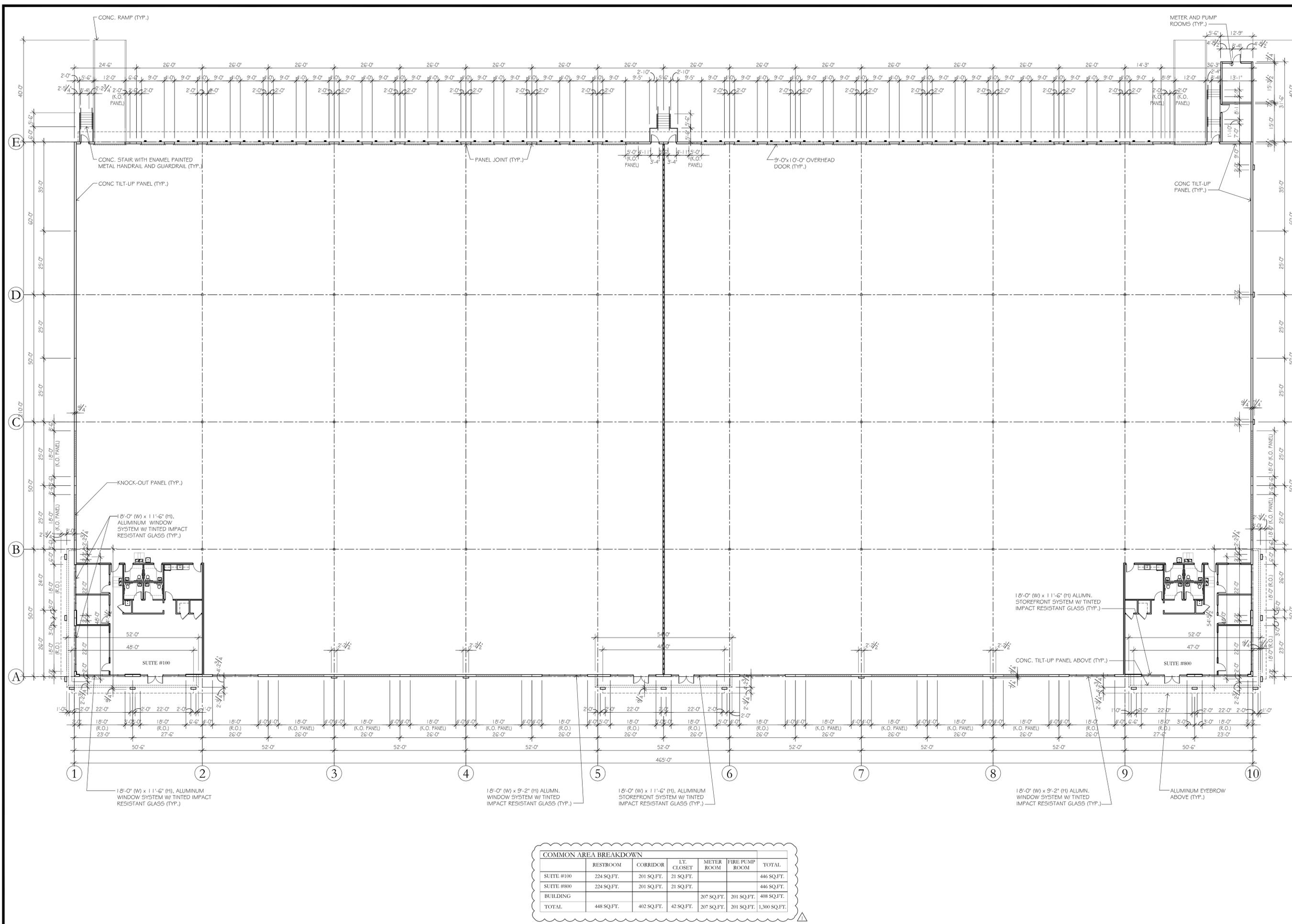
ISSUED DATE: 2021-10-20
DRAWN BY: A.R.

DATE PRINTED: 2023-01-30
CHECKED BY: A.R.

SCALE: AS NOTED
PROJECT NO.: 21-136

TITLE: PROPOSED ELEVATIONS

DRAWING NO. A-2.0



COMMON AREA BREAKDOWN						
	RESTROOM	CORRIDOR	LT. CLOSET	METER ROOM	FIRE PUMP ROOM	TOTAL
SUITE #100	224 SQ.FT.	201 SQ.FT.	21 SQ.FT.			446 SQ.FT.
SUITE #800	224 SQ.FT.	201 SQ.FT.	21 SQ.FT.			446 SQ.FT.
BUILDING				207 SQ.FT.	201 SQ.FT.	408 SQ.FT.
TOTAL	448 SQ.FT.	402 SQ.FT.	42 SQ.FT.	207 SQ.FT.	201 SQ.FT.	1,300 SQ.FT.

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 BOCA RATON, FLORIDA 33487
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 adam@ar-architecturefirm.com

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ADAM RYDZEWSKI
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 REGISTRATION NO. AR0092163

ISSUED DATE: 2021-10-20
 DRAWN BY: A.R.
 DATE PRINTED: 2023-01-30
 CHECKED BY: A.R.
 SCALE: AS NOTED
 PROJECT NO: 21-136

TITLE: **PROPOSED FLOOR PLAN**

DRAWING NO. **A-1.0**

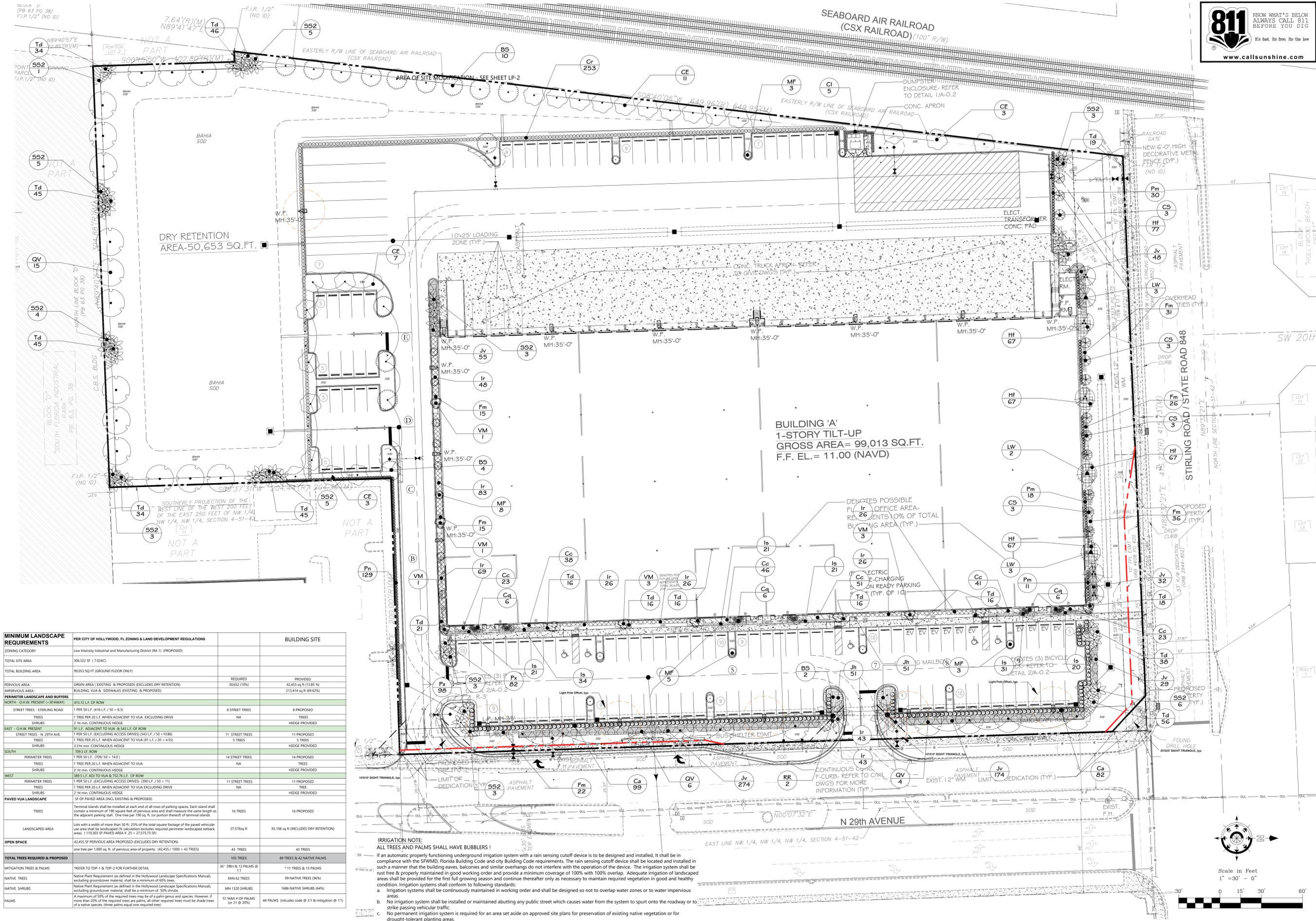


LA CONSULTANT

LBLA, Inc.
Lynn Bender Landscape Architecture

5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
lbenderlarch@gmail.com

2910 Stirling Road
2910 Stirling Road,
HOLLYWOOD, FLORIDA 33020



MINIMUM LANDSCAPE REQUIREMENTS	PER CITY OF HOLLYWOOD, FL ZONING & LAND DEVELOPMENT REGULATIONS	BUILDING SITE
ZONING CATEGORY	Low Intensity Industrial and Manufacturing District (M-1) (PROPOSED)	
TOTAL SITE AREA	306,522 SF (7.02AC)	
TOTAL BUILDING AREA	99,013 SF (GROUND FLOOR ONLY)	
PERVIOUS AREA:	GREEN AREA (EXISTING & PROPOSED) (EXCLUDES DRY RETENTION)	REQUIRED: 42,455 sq. ft. (13.85%) PROVIDED: 42,455 sq. ft. (13.85%)
IMPERVIOUS AREA:	BUILDING VIA & SIDEWALKS (EXISTING & PROPOSED)	213,414 sq. ft. (69.62%)
PERIMETER LANDSCAPE AND BUFFERS		
NORTH - O.H.W. PRESENT (-30'AWAY)	415.72 L.F. OF ROW	
STREET TREES - STIRLING ROAD	1 PER 50 L.F. (416 L.F. / 50 = 8.3)	8 STREET TREES
TREES	1 TREE PER 20 L.F. WHEN ADJACENT TO VUA, EXCLUDING DRIVE	TREES
SHRUBS	2' H MIN. CONTINUOUS HEDGE	HEDGE PROVIDED
EAST - O.H.W. PRESENT	91 L.F. ADJACENT TO VUA & 543 L.F. OF ROW	
STREET TREES - N. 29TH AVE.	1 PER 50 L.F. (EXCLUDING ACCESS DRIVES) (543 L.F. / 50 = 10.86)	11 STREET TREES
TREES	1 TREE PER 20 L.F. WHEN ADJACENT TO VUA (BY L.F. / 20 = 4.53)	5 TREES
SHRUBS	3.5' H MIN. CONTINUOUS HEDGE	HEDGE PROVIDED
SOUTH	709.3 L.F. OF ROW	
PERIMETER TREES	1 PER 50 L.F. (709.3 / 50 = 14.1)	14 STREET TREES
TREES	1 TREE PER 20 L.F. WHEN ADJACENT TO VUA	TREES
SHRUBS	2' H MIN. CONTINUOUS HEDGE	HEDGE PROVIDED
WEST	389.5 L.F. ADJ. TO VUA & 752.76 L.F. OF ROW	
PERIMETER TREES	1 PER 50 L.F. (EXCLUDING ACCESS DRIVES) (390 L.F. / 50 = 7.8)	11 STREET TREES
TREES	1 TREE PER 20 L.F. WHEN ADJACENT TO VUA EXCLUDING DRIVE	TREES
SHRUBS	2' H MIN. CONTINUOUS HEDGE	HEDGE PROVIDED
PAVED VIA LANDSCAPE	5' OF PAVED AREA (INCL. EXISTING & PROPOSED)	
TREES	Terminal islands shall be installed at each end of all rows of parking spaces. Each island shall contain a minimum of 100 square feet of pervious area and shall measure the same length as the adjacent parking stall. One tree per 100 sq. ft. (or portion thereof) of terminal islands.	16 TREES
LANDSCAPED AREA	Lots with a width of more than 50 ft.: 25% of the total square footage of the paved vehicular use area shall be landscaped (1% calculation includes required perimeter landscaped setback areas: 1,110,893 SF PAVED AREA x .25 = 277,723.25 SF)	27,576 sq. ft.
OPEN SPACE	42,455 SF PERVIOUS AREA PROPOSED (EXCLUDES DRY RETENTION)	93,108 sq. ft. (INCLUDES DRY RETENTION)
TOTAL TREES REQUIRED & PROPOSED	one tree per 1000 sq. ft. of pervious area of property: (42,455 / 1000 = 43 TREES)	43 TREES
MITIGATION TREES & PALMS	"REFER TO TDP-1 & TDP-2 FOR FURTHER DETAIL."	103 TREES & 42 NATIVE PALMS
NATIVE TREES	Native Plant Requirement (as defined in the Hollywood Landscape Specifications Manual), excluding groundcover material, shall be a minimum of 60% trees	* 11 TREES & 13 PALMS @ 1:1
NATIVE SHRUBS	Native Plant Requirement (as defined in the Hollywood Landscape Specifications Manual), excluding groundcover material, shall be a minimum of 50% shrubs.	99 NATIVE TREES (90%)
PALMS	A maximum of 50% of the required trees may be of a palm genus and species. However, if more than 20% of the required trees are palms, all other required trees must be shade trees of a native species. (three palms equal one required tree)	1686 NATIVE SHRUBS (64%)
		51 MAX # OF PALMS (or 21 @ 20%)
		44 PALMS (includes code @ 3:1 & mitigation @ 1:1)

1
1"=30'-0"

PROPOSED LANDSCAPE PLAN - OVERALL SITE

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

Designed: LMB
Drawn: LMB
Date: 01-14-2023
Job No.: 21-106

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Title:
PROPOSED LANDSCAPE PLAN OVERALL SITE

Sheet No.
LP-1

PLANT SCHEDULE STIRLING LP-1

NOTE: ALL TREES SHALL BE FLORIDA #1 OR BETTER ACCORDING TO MOST RECENT COPY OF GRADES AND STANDARDS FOR NURSERY PLANTS

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPECIFICATION
	BS	16	Bursera simaruba	Gumbo Limbo	12' ht min	2" dbh	4.5' ct	High	Native	B&B, FULL CANOPY
	CE	24	Conocarpus erectus	Buttonwood	12' ht min	2" dbh	4.5' ct	High	Native	B&B, FULL CANOPY
	CS	12	Conocarpus erectus sericeus	Silver Buttonwood	12' ht min	2" dbh	4.5' ct	High	Native	Full Canopy
	LW	8	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle std	12' ht min	2" dbh	4.5' ct	High	Non Native	Single Trunk
	MF	18	Myrcianthes fragrans	Simpson's Stopper	12' ht min	2" dbh	4.5' ct	High	Native	Full Canopy
	QV	25	Quercus virginiana	Southern Live Oak	12' ht min	2" dbh	4.5' ct	High	Native	B&B, FULL CANOPY
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPECIFICATION
	RR	2	Roystonea regia	Royal Palm	22' oa min	heavy base	10' ct	High	Native	Specimen, full frond
	SS2	44	Sabal palmetto	Cabbage Palmetto	18' oa	8"	10' ct	High	Native	Remove all fronds - cigar cut
	VM	10	Veitchia merrillii	Manila Palm	12' ht min	multit	6'-7" C.T.	High	Non Native	triple
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
	Cr	253	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	24" min @ install	3 gal min.	tip to tip	High	Native	Full to base
	CI	26	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum 'Hedge'	36" min @ install	7 Gallon	tip to tip	HIGH	Native	Full to base
	Ca	181	Clusia rosea	Autograph Tree	24" min @ install	3 gal min.	tip to tip	HIGH	Non Native	Full to base
	Cq	18	Crinum augustum 'Queen Emma'	Queen Emma Crinum Lily	36" min @ install	7 Gallon	AS SHOWN	High	Non Native	3 ppp
	Pm	103	Podocarpus macrophyllus	Yew Pine 'Hedge'	30" ht	3 gal min.	24" oc	MEDIUM	Non Native	Full to base
	Pn	129	Psychotria nervosa	Wild Coffee 'Hedge'	24" min @ install	3 gal min.	24" oc	High	Native	Full to base
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
	Cc	222	Codiaeum variegatum 'Curlyboy'	Curlyboy Croton	24" ht	3 gal. min.	18" oc	High	Non Native	Full to base
	Hf	345	Hamelia patens	Firebush	24" ht	3 gal. min.	18" oc	High	Native	Full
	Ir	390	Ixora chinensis 'Red Dwarf'	Red Dwarf Chinese Ixora	24" ht	3 gal. min.	24" oc	High	Non Native	Full
	Jv	612	Jasminum volubile	Wax Jasmine	24" ht	3 gal. min.	24" oc	High	Non Native	Full
	Px	180	Philodendron xanadu	Xanadu Philodendron	24" ht	3 gal. min.	18" oc	High	Non Native	Full
	Td	497	Tripsacum dactyloides nana	Dwarf Fakahatchee Grass	24" ht	3 gal. min.	24" oc	High	Native	Full
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
	Fm	145	Ficus microcarpa 'Green Island'	Green Island Indian Laurel Fig	18" X 18"	3 gallon	24" oc	High	Non Native	Fully rooted
	Is	148	Ilex vomitoria 'Schillings'	Schillings Yaupon Holly	12" x 12"	3 gallon	18" oc	High	Native	Fully rooted
	Jh	102	Juniperus horizontalis	Creeping Juniper	15"x15"	3 gallon	18" oc	High	Non Native	Fully rooted
TURF	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
	BAHIA	TBD	Paspalum notatum	Bahiagrass	final amount tbd in field					
	SOD	TBD	Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Sod	final amount tbd in field					Laid tight solid

12 MONTH TREE & PALM IRRIGATION SCHEDULE
 All trees and Palms shall have one bubbler each, placed 1/2 way between edge of trunk and root ball.
 All trees and Palms shall receive adequate water until established. Recommended watering schedule as below:
 For First 30 days = 7 days per week apply 5 gallons per minute for 10 minutes for each plant.
 For next 60 days = 3 times per week apply 5 gallons per minute for 10 minutes for each plant.
 For remaining 9 months = 2 times per week apply 5 gallons per minute for 10 minutes for each plant.
 Contractor shall monitor & adjust accordingly dependant on outside factors (ie extended dry or wet periods).

Notes to contractor
 Contractor shall be familiar w/ the Landscape code and shall comply with all of its applicable requirements.
 Contractor shall verify all quantities indicated at time of bid.
 Contractor shall provide unit prices at time of bid.
 All contractors working on the project shall be licensed and fully insured as required.
 Tree and palm staking shall be removed between 6 and 12 months after planting.

Landscape notes:

FDOT Type D or F curb shall be provided along the perimeter of all landscaped, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
 Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
 Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
 Landscape shall not be placed around structures in a manner so as to impede accessibility for fire rescue operations.
 All new landscape areas shall be provided with 100 % automatic irrigation coverage.
 A Functioning rain sensor/shut-off device shall be required on all irrigation systems.
 Mulch all plant beds as specified in details using hardwood, non-cypress to 3" depth.
 The soil utilized within the parking island areas MUST be a minimum of 36" in depth of natural soil NOT consisting of road rock, imported fill or other miscellaneous debris.

FOR ALL TREE PLANTINGS:
 Synthetic burlap ball covering materials shall be completely removed.
 Wire baskets shall be cut off to a depth of 1/2 (half) the depth f the root ball.
 Burlap coverings shall be removed to a depth of 1/3 (third) of the root ball.
 Any tree support materials shall be removed from each tree once it is established.
 All Canopy trees shall be planted no closer than 10' to any underground utilities UNLESS a root barrier is used.
 Root Barrier to be installed WHERE APPLICABLE (refer to city note)
 Install as per Manufacture specs:
 Root Solutions (800)554-0914
 Biobarrier (800)257-6687 Or Equal
 If any proposed Trees/Palms are adjacent to exiting overhead utility lines, then principles of FPL "Plant the Right Tree in the Right Place" shall be adhered to.
 Alteration of proposed material shall be reviewed by Project LA for approval & notification to City.

IRRIGATION NOTE:

ALL TREES AND PALMS SHALL HAVE BUBBLERS!
 If an automatic properly functioning underground irrigation system with a rain sensing cutoff device is to be designed and installed. It shall be in compliance with the SFWMD, Florida Building Code and city Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be rust free & properly maintained in good working order and provide a minimum coverage of 100% with 100% overlap. Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Irrigation systems shall conform to following standards:
 a. Irrigation systems shall be continuously maintained in working order and shall be designed so not to overlap water zones or to water impervious areas.
 b. No irrigation system shall be installed or maintained abutting any public street which causes water from the system to spurt onto the roadway or to strike passing vehicular traffic.
 c. No permanent irrigation system is required for an area set aside on approved site plans for preservation of existing native vegetation or for drought-tolerant planting areas.

ROOT BARRIER NOTE:

A ROOT BARRIER SYSTEM TO BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 10' OF A PAVED SURFACE OR INFRASTRUCTURE.
 Minimum Root Barrier Requirements:
 1) Panel 0.085 thick polypropylene
 2) Zipper join system
 3) Rounded edges
 4) 24" depth
 5) Anti-lift pads
 a. Root barriers should extend no less than 1/2 the canopy width of a mature tree or 20' in length, whichever is greater.

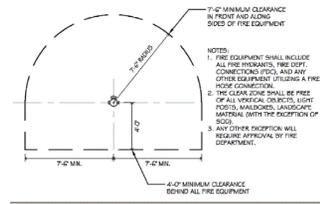


Figure 3. Fire Hydrant Separation Detail

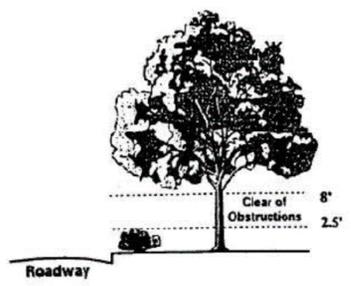


FIGURE 4 CLEAR VISIBILITY REQUIREMENTS

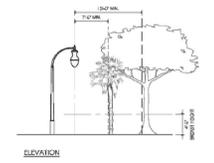


Figure 2. Site Lighting Separation Details

UTILITY SCREENING NOTE:
MECHANICAL & SERVICE EQUIPMENT SCREENING DETAIL
 All air conditioners, pumps, transformers, back-flow preventers, and other site utilities shall receive a landscape hedge screen of plant material as required by applicable jurisdiction. All hedges shall be maintained 6" above equipment.
 hedge eq. hedge 6"
 provide screening on 3 sides as applicable
 2' MIN.

All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.



A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER AND LANDSCAPE CONTRACTOR BEFORE ANY INSTALLATION BEGINS.
 Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

LA CONSULTANT

LBLA, Inc.
 Lynn Bender Landscape Architecture
 5610 Adair Way
 Lake Worth, FL 33467
 Phone: 561-644-3237
 FL-LA666715
 lbenderlarch@gmail.com

2910 Stirling Road
 2910 Stirling Road
 HOLLYWOOD, FLORIDA 33020

Designed: LMB
 Drawn: LMB
 Date: 01/20/23
 Job No.: 21-106



Title: **LANDSCAPE DETAILS & SPECIFICATIONS**

Sheet No. **LP-2**

Planting Specifications

QUALITY: All plants shall be Florida No.1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.

RESEARCH: Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.

The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.

No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the performance of his duty. Any discrepancies or errors not addressed at the time of bid.

DRAWINGS: Drawings are part of this contract. Any discrepancies between the drawings and specifications shall be brought to the attention of the owner at time of bid.

SCOPE: Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping work as shown on the Drawings, as included in the Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until accepted by the Owner.

The contractor shall be responsible for all planting/ maintenance of plants until acceptance by Owner. Contractor shall protect all existing structure, plants etc., from damage during the construction process.

All damage shall be repaired at the contractors expense

WARRANTY: All trees shall be warranted for a period of 1 year. All shrubs and groundcovers shall be warranted for a period of 90 days, and sod shall be warranted for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.

REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.

SAMPLES: Samples of any landscape material may be required for approval on the site or as otherwise determined by the Owner. Upon approval of samples (i.e. mulch, planting soil, plant varieties, etc.) by the Owner, delivery of material may begin. Approved samples shall be stored on the site and protected until furnishing of materials is completed. Plant samples be planted in permanent positions, but labeled as samples.

SUBSTITUTIONS: Any substitutions made for any reason must be approved by the owner.

WATER: It is the contractors responsibility to obtain and adequately water the plants during the duration of the installation phase. All plants shall be freshly dug, healthy and be well branched, free from disease and insects.

CONTAINER GROWN MATERIAL: All container grown materials shall be healthy vigorous, well rooted plants, and established in the container so that the root mass will retain its shape and hold together when removed from the container.

PALMS: Only a minimum number of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Cabbage palm heads shall be tied with a burlap strip per the following procedure: The first (inside) row of fronds contiguous to bud shall be removed. The next 3-4 rows shall be tied to bud for support. The remaining (lower) fronds shall be removed. Tied fronds and bud tip shall not be clipped. Burlap strip shall be left in place until the tree is well established.

PALMS: Clear trunk (c.t.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature green portion of the tree. Caliper shall be measured at breast height. Overall height (OA) shall be measured from the ground at the time of installation to a point one-quarter the length of the unopened bud below the bud tip.

SHADE TREES: Height shall be measured from the ground to the avg. height of canopy. Spread shall be measured to the average outer edge. Single trunk trees shall be free from low-crotches.

SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass. Measurements are not to include any terminal growth.

SOD: Sod shall be measured on the basis of square footage. Contractor shall be responsible for coverage of the square footage shown on the plans.

SOD: Time delivery so that sod will be placed within 24 hours after.

MULCH: Apply 3" NON-CYPRESS mulch to all planting areas. Keep mulch from piling up along the base of the tree and shrubs. Mulch to be measured after compaction.

FINE GRADING: The landscape contractor shall be responsible for fine grading of the site. This means that the site shall be brought within 1" of final grade so that the landscape contractor will be able to perform final grading. All landscape areas, sod areas, are to be fine graded.

PLANT LAYOUT: All bed areas shall have planting laid out prior to planting. The Landscape Architect shall review all layout prior to planting. If the bed and shrub layout is not inspected prior to planting, the Landscape Architect reserves the right to relocate the plants.

SOIL

Planting beds shall contain good soil, complete with organic sand mix. There shall be no construction debris, rock larger than 1" within bed areas. Soil shall be dark grey-brown in organic color and shall have good drainage characteristics. Soil within planting beds shall not be compacted.

All compacted sub-base/shell is to be removed from all landscape areas.

BACKFILL/SOIL MIX	ANNUALS
50% decomposed organic matter (muck)	100% Potting Soil
50% existing soil	
pH: 5.5 - 7.0	

FERTILIZER: Two fertilizers shall be used in all types of plantings except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be 6-6-6 Nitrogen-Phosphorous-Potassium. Tablet Fertilizer (Agriform or equal) in 21 gr size, shall meet the following requirements: 20% Nitrogen, 10% Phosphorous, 10% Potassium.

The two fertilizers will be applied at the following rates:

1. PLANT SIZE	6-6-6 "AGRIFORM" TABLET (21 GRAM)
1 gal.	1/4 lb. 1
3 gal.	1/3 lb. 2
7-15 gal.	1/2 lb. 4
1"-6" caliper	2 lbs./1" cal. 2/1" caliper
6" and larger	3 lbs./1" cal. 2/1" caliper

2. Magnesium sulfate or "Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper.

PRUNING: Each plant shall be pruned to complement the natural character of the tree. All dead and brown fronds, leaves, branches shall be removed.

TREE GUYING AND BRACING: Firmly stake or guy all trees in accordance with the plans and planting details immediately after planting to prevent wind damage.

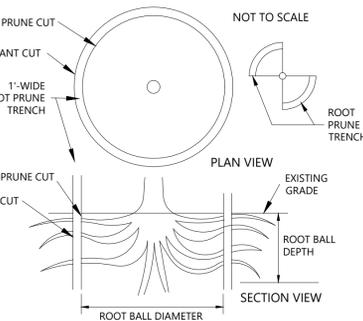
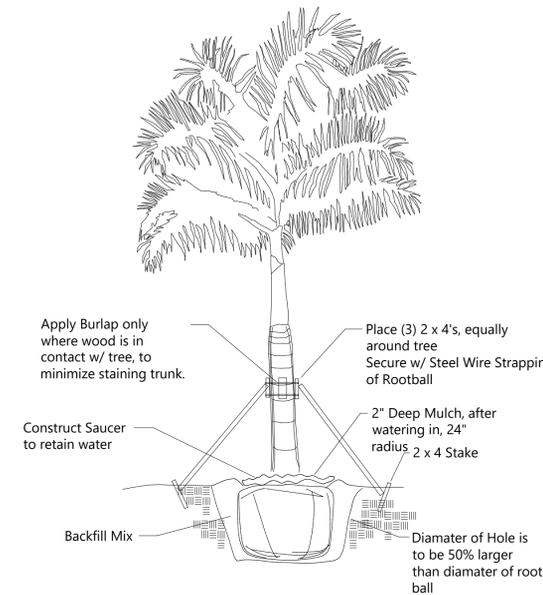
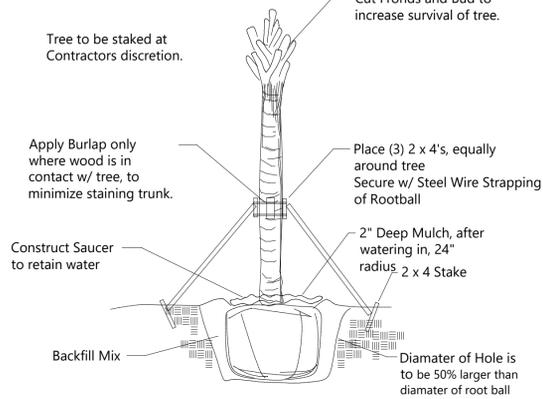
WEED CONTROL: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds.

PLANT MAINTENANCE: Contractor shall maintain all plants until final acceptance by owner.

CLEAN-UP: Contractor shall clean site area every day. The site shall be devoid of all rubbish, landscape debris, containers.

Palm Tree Staking Detail

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



- NOTES:**
- MARK AND CUT A 12"-WIDE 'ROOT PRUNE TRENCH' AROUND THE TREE TO PROVIDE A ROOT BALL SIZE PER THE APPROPRIATE TABLE IN ITEM 3 (REFER TO SHEET LA-3, TREE RELOCATION SPEC) USE SHARPENED SPADES FOR ROOT PRUNING. DO NOT CUT UNDER THE ROOT BALL, NOR REMOVE OLD ROOTS ON TOP OF ROOT BALL.
 - CUT THE 'ROOT PRUNE TRENCH' INITIALLY ON TWO SIDES (QUARTERS) OPPOSITE EACH OTHER. THEN AFTER 1 OF TOTAL 'WAIT TIME' HAS PASSED, CUT THE 'ROOT PRUNE TRENCH' FOR THE REMAINING TWO QUARTERS.
 - FILL THE 'ROOT PRUNE TRENCH' WITH A MIXTURE OF 1/2 EXISTING SOIL AND 1/2 PEAT HUMUS. LEAVE A DEPRESSION TO HOLD WATER AND THEN IRRIGATE THE ROOT BALL AREA AND TRENCH TO PROMOTE FEEDER ROOT GROWTH.
 - REFER TO "TREE RELOCATION SPECIFICATIONS" ON SHEET LA-3 FOR COMPLETE SPECIFICATIONS.

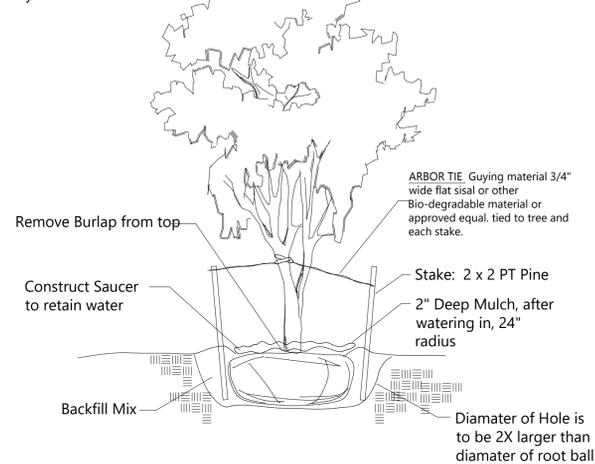
TREE & PALM ROOT PRUNING
IF APPLICABLE

TREE PRUNING SPECIFICATIONS
THE CONTRACTOR SHALL PROTECT ALL TREE CANOPIES TO PREVENT LIMB BREAKAGE AND OTHER DAMAGE DURING ALL CONSTRUCTION OPERATIONS AT ALL TIMES. THE CONTRACTOR SHALL HIRE AN ISA CERTIFIED ARBORIST TO PERFORM TREE CROWN REDUCTION FOR ANY TREE CANOPY THAT WILL CONFLICT WITH CONSTRUCTION OPERATIONS. THE REQUIRED CLEARANCE PRUNING SHALL BE DONE IN ACCORDANCE WITH ANSI A300 - STANDARD PRACTICES FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE, PART 1: PRUNING. NO MORE THAN ONE-FOURTH OF A TREE'S LEAF BEARING CANOPY SHALL BE REMOVED. ALL PRUNING CUTS SHALL BE MADE BACK TO STRONG LATERALS OR PARENT LIMBS THAT CAN ASSUME APICAL DOMINANCE. ALL PRUNING SHALL ALSO CLEAN OUT DEAD, DISEASED, BROKEN OR WEAKLY ATTACHED BRANCHES AND SHALL MAINTAIN THE NATURAL SHAPE AND STRUCTURE OF THE TREE. THE ARBORIST HIRED FOR THIS PROJECT MUST HAVE A LOCAL COUNTY TREE TRIMMER'S LICENSE.

ALL TREE ROOTS THAT MUST BE CUT TO INSTALL ADJACENT CONCRETE CURBS, UTILITIES, AND FOOTERS, ETC., OR FOR ROOT PRUNING BEFORE RELOCATION, SHALL BE CUT CLEANLY WITH SHARP BLADES TO PREVENT UNNECESSARY ROOT SHREDDING AND DAMAGE.

Tree Staking Detail

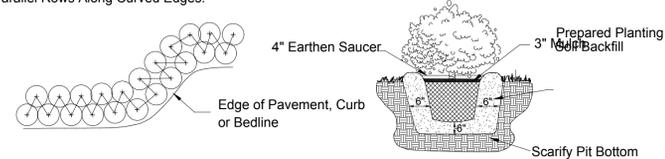
Tree Stakes are to be removed between 6-12 months by the Owner.



Shrub & Groundcover Planting Detail

NTS

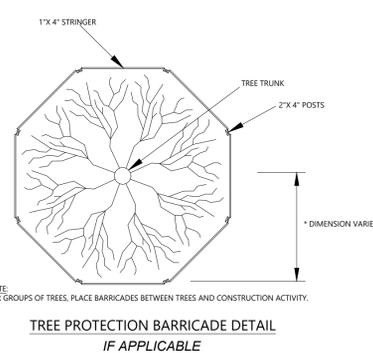
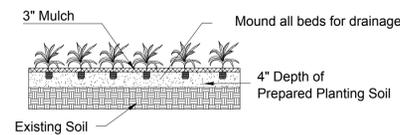
Note: All Shrubs And Groundcovers Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.



Groundcover & Annual Detail

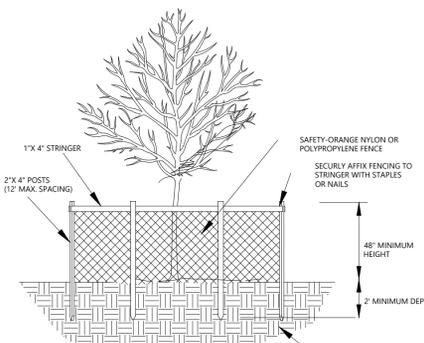
NTS

NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.



NOTE: FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

TREE PROTECTION BARRICADE DETAIL
IF APPLICABLE



NOTE: TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRICADE 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.

All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.



Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

LA CONSULTANT



LBLA, Inc.
Lynn Bender Landscape Architecture

5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA666715
lbenderlarch@gmail.com

2910 Stirling Road

2910 Stirling Road
HOLLYWOOD, FLORIDA 33020

Designed: LMB
Drawn: LMB
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Job No.: 21-106

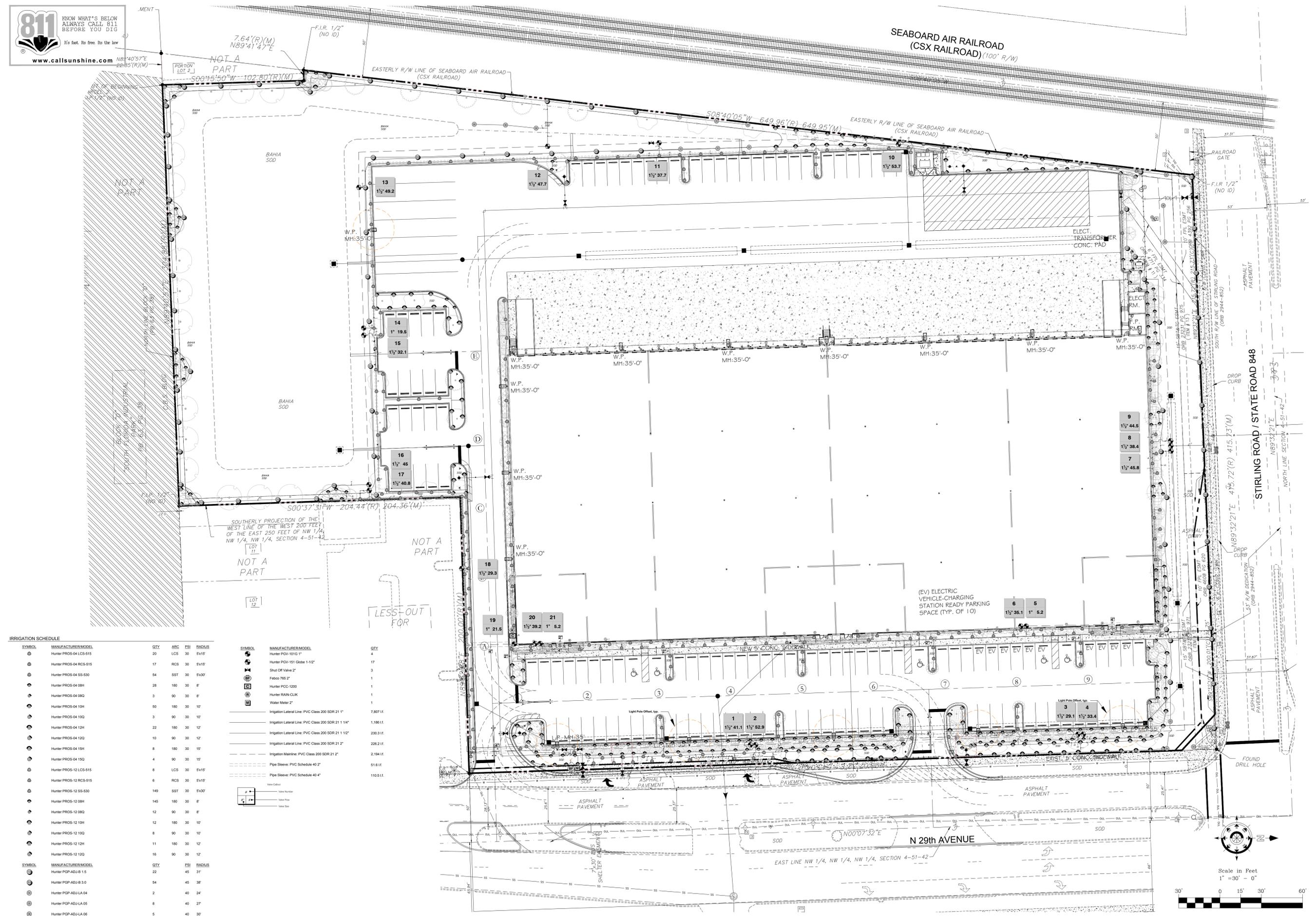
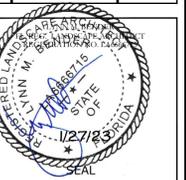
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. NO REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN ANY FORM OR BY ANY MEANS IS PERMITTED WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.
OWNER TO BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.



Title: LANDSCAPE DETAILS & SPECIFICATIONS

Sheet No.

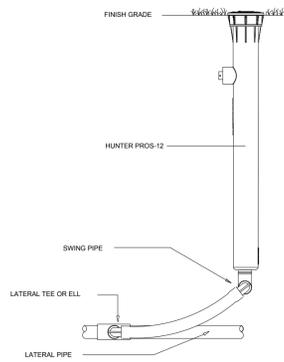
LP-3



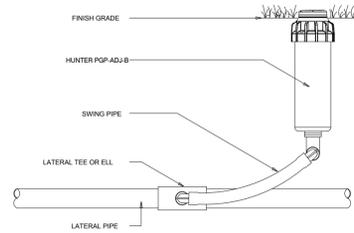
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PDS	RADIUS
●	Hunter PROS-04 LCS-515	20	LCS	30	5x15'
●	Hunter PROS-04 RCS-515	17	RCS	30	5x15'
●	Hunter PROS-04 SS-530	54	SST	30	5x30'
●	Hunter PROS-04 08H	28	180	30	8"
●	Hunter PROS-04 08Q	3	90	30	8"
●	Hunter PROS-04 10H	50	180	30	10"
●	Hunter PROS-04 10Q	3	90	30	10"
●	Hunter PROS-04 12H	22	180	30	12"
●	Hunter PROS-04 12Q	10	90	30	12"
●	Hunter PROS-04 15H	8	180	30	15"
●	Hunter PROS-04 15Q	4	90	30	15"
●	Hunter PROS-12 LCS-515	8	LCS	30	5x15'
●	Hunter PROS-12 RCS-515	6	RCS	30	5x15'
●	Hunter PROS-12 SS-530	149	SST	30	5x30'
●	Hunter PROS-12 08H	145	180	30	8"
●	Hunter PROS-12 08Q	12	90	30	8"
●	Hunter PROS-12 10H	12	180	30	10"
●	Hunter PROS-12 10Q	8	90	30	10"
●	Hunter PROS-12 12H	11	180	30	12"
●	Hunter PROS-12 12Q	16	90	30	12"
●	Hunter PGP-ADJ-B 1.5	22	45	31'	
●	Hunter PGP-ADJ-B 3.0	54	45	38'	
●	Hunter PGP-ADJ-LA 04	2	40	24'	
●	Hunter PGP-ADJ-LA 05	8	40	27'	
●	Hunter PGP-ADJ-LA 06	5	40	30'	

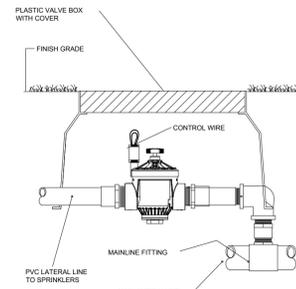
SYMBOL	MANUFACTURER/MODEL	QTY
●	Hunter PGP-151 Globe 1 1/2"	4
●	Shut Off Valve 2"	17
●	Febco 765 2"	3
●	Hunter PCC-1200	1
●	Hunter RAIN-CLIK	1
●	Water Meter 2"	1
—	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	7,807 L.F.
—	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	1,186 L.F.
—	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	230.3 L.F.
—	Irrigation Lateral Line: PVC Class 200 SDR 21 2"	226.2 L.F.
—	Irrigation Mainline: PVC Class 200 SDR 21 2"	2,194 L.F.
—	Pipe Sleeve: PVC Schedule 40 2"	518 L.F.
—	Pipe Sleeve: PVC Schedule 40 4"	110.5 L.F.



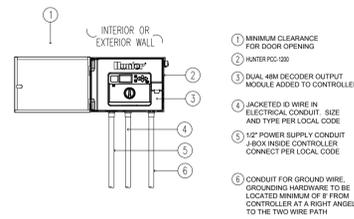
POP-UP SPRAY SPRINKLER



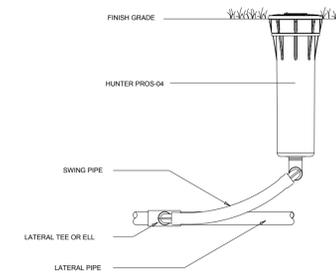
ROTOR



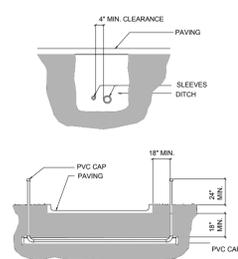
REMOTE CONTROL VALVE



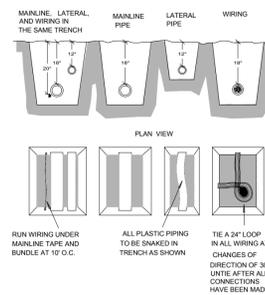
HUNTER PRO-C CONTROLLER



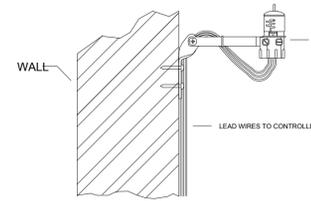
POP-UP SPRAY SPRINKLER



IRRIGATION SLEEVING



PIPE AND WIRE TRENCH



HUNTER RAIN-CLICK RAIN SENSOR

CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 2"
Flow Available: 83.32 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 70 PSI
Elevation Change: 5.00 ft
Service Line Size: 2"
Length of Service Line: 20 ft
Pressure Available: 66 PSI

DESIGN ANALYSIS
Maximum Station Flow: 53.67 GPM
Flow Available at POC: 83.32 GPM
Residual Flow Available: 29.65 GPM

Design Pressure: 45 PSI
Friction Loss: 7.22 PSI
Fittings Loss: 0.72 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3.5 PSI
Pressure Req. at Critical Station: 56.4 PSI
Loss for Fittings: 0.32 PSI
Loss for Main Line: 3.15 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 3.4 PSI
Loss for Water Meter: 1.6 PSI
Critical Station Pressure at POC: 64.9 PSI
Pressure Available: 66 PSI
Residual Pressure Available: 1.09 PSI

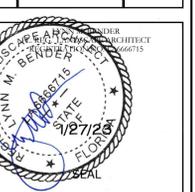
IRRIGATION SPECIFICATIONS

- IRRIGATION POINT OF CONNECTION SHALL BE CAPABLE OF DELIVERING A VARIABLE FLOW RATE OF 55 GPM AT A CONSTANT PRESSURE OF 70 PSI DOWNSTREAM OF BACKFLOW PREVENTION DEVICE. POINT OF CONNECTION SHALL BE ABLE TO MAINTAIN THE MAXIMUM FLOW RATE AND PRESSURE FOR THE DURATION OF AN IRRIGATION CYCLE. CONTRACTOR SHALL VERIFY THESE PARAMETERS PRIOR TO CONSTRUCTION, AND NOTIFY OWNER'S REPRESENTATIVE AND IRRIGATION CONSULTANT IF THEY CANNOT BE MET.
- IF THE POINT OF CONNECTION EXCEEDS THE ABOVE PRESSURE REQUIREMENTS, A PRESSURE REGULATOR SHALL BE INSTALLED AT THE OWNER'S EXPENSE. PRESSURE REGULATOR SHALL BE SET AT THE PRESSURE RECOMMENDED ABOVE.
- AN PVB TYPE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IN A MANNER SATISFYING LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS.
- POWER FOR THE IRRIGATION CONTROLLER, PUMP AND OTHER ELECTRICAL COMPONENTS SHALL BE PROVIDED BY OTHER. CONTRACTOR SHALL VERIFY POWER AVAILABLE MEETS THE REQUIREMENTS OF THE COMPONENT'S MANUFACTURER. IF POWER AVAILABLE IS INADEQUATE, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- IRRIGATION SYSTEM IS DISPLAYED SCHEMATIC IN NATURE. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE FOR LANDSCAPING CHANGES, PLANTING BEDS OR OTHER OBSTRUCTIONS. THESE ADJUSTMENTS MAY BE MADE ONLY AFTER NOTIFYING THE OWNER'S REPRESENTATIVE.
- SOME IRRIGATION COMPONENTS AND PIPING ARE SHOWN IN HARDSCAPE AREAS AND OUTSIDE OF PROPERTY LINES TO IMPROVE ON THE READABILITY OF THE IRRIGATION PLAN. ALL COMPONENTS AND PIPING SHALL BE INSTALLED INSIDE OF THE PROPERTY LINES AND OUTSIDE OF HARDSCAPE AREAS.
- MAINLINE, LATERALS AND CONTROL WIRES SHALL BE INSTALLED INSIDE THE SAME TRENCH WHENEVER POSSIBLE..
- SYSTEM TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTROLLER SHALL BE GROUNDED PER MANUFACTURER'S SPECIFICATIONS.
- ALL CONTROLLER/VALVE WIRE SHALL BE #14 GAUGE. THE COMMON WIRE SHALL BE COLORED WHITE, WHILE THE STATION WIRES SHALL BE OF AT LEAST ONE COLOR OTHER THAN WHITE.
- ALL FIELD WIRE ABOVE GRADE OR WITHIN STRUCTURE TO BE INSTALLED IN CONDUIT PER LOCAL CODE.
- ALL UNDERGROUND SPLICES TO UTILIZE 3M DBY, OR KING WATER PROOF SPLICE KITS, DEPENDING ON NUMBER AND SIZE OF WIRES. ALL SPLICES SHALL BE MADE INSIDE A VALVE BOX.
- DEPTH OF IRRIGATION PIPING; 18" ON MAINLINE; 12" ON LATERALS.
- SLEEVING UNDER PAVED AREAS SHALL BE INSTALLED AT A DEPTH OF 24".

VALVE SCHEDULE

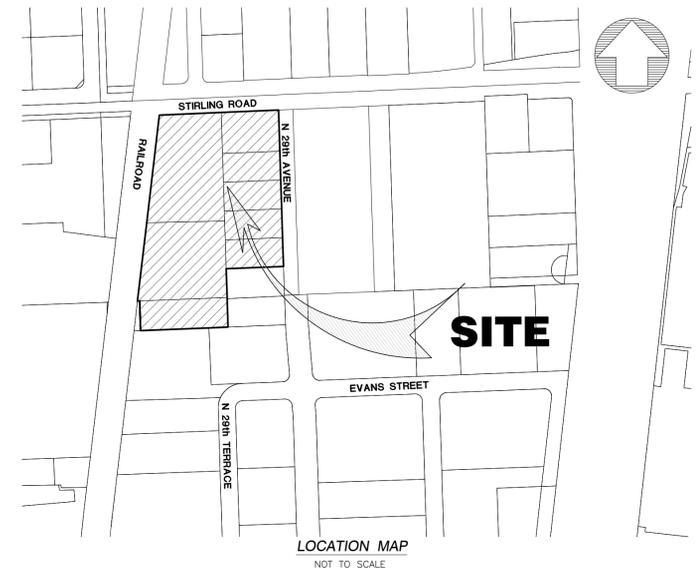
NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	DESIGN PSI	FRICITION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	41.1	71	613.4	30	3.17	3.11	36.3	42.6	1.35 in/h
2	Hunter PGV-151 Globe	1-1/2"	Turf Spray	52.94	61	580.9	30	3.46	4.29	37.8	45.8	1.81 in/h
3	Hunter PGV-151 Globe	1-1/2"	Turf Spray	29.07	36	362.0	30	0.73	3	33.7	39.5	1.6 in/h
4	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	33.43	55	492.2	30	1.14	3	34.1	40.6	1.29 in/h
5	Hunter PGV-101G	1"	Turf Spray	5.2	6	160.9	30	0.13	1.9	32.0	35.7	1.61 in/h
6	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	35.1	29	283.9	30	1.85	3	34.8	42.8	2.66 in/h
7	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	45.8	20	552.2	45	3.77	3.58	52.4	62.1	0.71 in/h
8	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	38.4	15	440.2	45	4.25	3	52.2	60.2	0.57 in/h
9	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	44.48	63	576.4	30	2.96	3.45	36.4	45.8	1.71 in/h
10	Hunter PGV-151 Globe	1-1/2"	Turf Spray	53.67	52	720.4	30	3.17	4.37	37.5	48.9	1.44 in/h
11	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	37.7	31	458.1	30	3.4	3	36.4	44.2	1.52 in/h
12	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	47.7	19	511.8	45	5.7	3.77	54.5	64.7	0.71 in/h
13	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	49.2	18	530.7	45	5.14	3.92	54.1	64.5	0.68 in/h
14	Hunter PGV-101G	1"	Shrub Spray	19.5	15	223.1	30	0.75	3.13	33.9	38.4	1.48 in/h
15	Hunter PGV-151 Globe	1-1/2"	Turf Spray	32.06	31	396.9	30	2.83	3	35.8	42.2	1.49 in/h
16	Hunter PGV-151 Globe	1-1/2"	Turf Rotor	45	19	446.3	45	7.94	3.5	56.4	64.9	0.83 in/h
17	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	40.78	52	939.9	30	5.83	3.08	38.9	46.5	1.43 in/h
18	Hunter PGV-151 Globe	1-1/2"	Turf Spray	29.31	27	328.5	30	1.95	3	34.9	40.2	1.62 in/h
19	Hunter PGV-101G	1"	Shrub Spray	21.45	17	249.9	30	3.75	3.71	37.5	41.8	1.56 in/h
20	Hunter PGV-151 Globe	1-1/2"	Shrub Spray	39.23	34	333.2	30	3.7	3	36.7	43.4	2.36 in/h
21	Hunter PGV-101G	1"	Turf Spray	5.2	6	248.4	30	0.58	1.9	32.5	36.1	1.59 in/h





MAP OF BOUNDARY SURVEY

SECTION 04 - TOWNSHIP 51 SOUTH - RANGE 42 EAST



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

- The date of completion of the field work of the Boundary Survey was on September 9, 2021.
- The date of completion of the field work of the Update Boundary Survey was on June 29, 2022.

SECTION 2) LEGAL DESCRIPTION:

PARCEL 1:

A Portion of that part of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4, Township 51 South, Range 42 East, Broward County, Florida lying East of the Easterly Right-of-Way line of the Seaboard Air Line Railroad, being more particularly described as follows:

COMMENCE at the Northwest corner of Block D, SOUTH FLORIDA INDUSTRIAL PARK, according to the Plat thereof as recorded in Plat Book 63, Page 38 of the Public Records of Broward County, Florida;

THENCE North 89°40'57" East, along the North line of said Block D (basis of bearing), a distance of 327.73 feet to the intersection with the Southerly projection of the West line of the West 200 feet of the East 250 feet of said Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4;

THENCE North 00°07'31" East, along said West line of the West 200 feet, of the East 250 feet, of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4 and its Southerly projection, a distance of 373.30 feet to the POINT OF BEGINNING;

THENCE South 89°41'47" West, a distance of 271.58 feet to the intersection with the Easterly Right-of-Way line of said Seaboard Air Line Railroad;

THENCE North 08°40'05" East, along said Easterly Right-of-Way line of the Seaboard Air Line Railroad, a distance of 376.04 feet to the intersection with the South Right-of-Way line of Stirling Road as described in Official Records Book 2944, Page 852 of the Public Records of Broward County, Florida;

THENCE North 89°32'21" East, along said South Right-of-Way line of Stirling Road, a distance of 215.72 feet to the intersection with said West line of the West 200 feet, of the East 250 feet, of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4;

THENCE South 00°07'31" West, along said West line, a distance of 372.04 feet to the POINT OF BEGINNING;

Said lands lying in the City of Hollywood, Broward County, Florida.

PARCEL 2:

A Portion of that part of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4, Township 51 South, Range 42 East, lying East of the Easterly Right-of-Way line of the Seaboard Air Line Railroad, also a portion of the 20 foot alley in Block 1 of NEW LIBERIA, according to the Plat thereof as recorded in Plat Book 6, Page 43 of the Public Records of Broward County, Florida, said alley is part of the 20 foot alley in Block 1 vacated by City of Hollywood in Ordinance Number 1857, also the North 100 feet of Lots 3, 4, 5, 6, 7, 8, 9 and a portion of the North 100 feet of Lot 10 of said Block 1, NEW LIBERIA, all being more particularly described as follows:

COMMENCE at the Northwest corner of Block D, SOUTH FLORIDA INDUSTRIAL PARK, according to the Plat thereof as recorded in Plat Book 63, Page 38 of the Public Records of Broward County, Florida;

THENCE North 89°40'57" East, along the North line of said Block D, a distance of 22.85 feet to the Southwest corner of the North 100 feet of said Lot 3, Block 1, NEW LIBERIA and the POINT OF BEGINNING;

THENCE continue North 89°40'57" East, along said North line of Block D and the South Line of said North 100 feet of Lots 3 through 10, a distance of 304.88 feet to the intersection with the Southerly projection of the West line of the West 200 feet of the East 250 feet of said Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4;

THENCE North 00°07'31" East, along said West line of the West 200 feet, of the East 250 feet, of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4 and its Southerly projection, a distance of 373.30 feet;

THENCE South 89°41'47" West, a distance of 271.58 feet to the intersection with the Easterly Right-of-Way line of said Seaboard Air Line Railroad;

Thence South 08°40'05" West, along said Easterly Right-of-Way line of the Seaboard Air Line Railroad, a distance of 273.92 feet to the intersection with the South line of said Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of the Northwest one-quarter (NW 1/4), of Section 4;

Thence North 89°41'47" East, along said South line, a distance of 7.64 feet to the intersection with the Northerly projection of the West line of said Lot 3, Block 1, NEW LIBERIA;

Thence South 00°15'50" West, along said west line of Lot 3 and its Northerly projection, a distance of 102.80 feet to the POINT OF BEGINNING;

Said lands lying in the City of Hollywood, Broward County, Florida.

PARCEL 3:

The West 200 feet of the East 250 feet of the West 1/2 of the North 1/2 of Government Lot 4 (said West 1/2 of Government Lot 4 being also known as the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4), of Section 4, Township 51 South, Range 42 East, Broward County, Florida, less the North 53 feet thereof, and less that portion conveyed to Tony Villella and Betty Villella, his wife in Official Records Book 13282, Page 381, Public Records of Broward County, Florida.

Containing 309,489 Square Feet or 7.1 Acres, more or less, by calculations.

Property Address and Tax Folio Number:

2910 Stirling Road, Hollywood, FL 33020
Parcel ID: 51 42 04 00 0330

N 29 AVE Hollywood, FL 33020
Parcel ID: 51 42 04 00 0331

N 29 TER Hollywood, FL 33020
Parcel ID: 51 42 04 02 0011

4450 N 29 AVE Hollywood, FL 33020
Parcel ID: 51 42 04 00 0334

N 29 AVE Hollywood, FL 33020
Parcel ID: 51 42 04 00 0335

4450 N 29 AVE Hollywood, FL 33020
Parcel ID: 51 42 04 00 0332

N 29 AVE Hollywood, FL 33020
Parcel ID: 51 42 04 00 0336

STIRLING RD Hollywood, FL 33020
Parcel ID: 51 42 04 00 0337

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=40') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "NEW LIBERIA", recorded in Plat Book 6, at Page 43, Public Records of Broward County, Florida.

Plat of "SOUTH FLORIDA INDUSTRIAL PARK", recorded in Plat Book 63, at Page 38, Public Records of Broward County, Florida.

Legal Description was furnished by client Commitment File No: 2037-5567623, issued by First American Title Insurance Company on September 09, 2021.

Bearings as shown hereon are based upon the Southerly Boundary Line of the Subject Site with an assumed bearing of N89°40'57"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X", Flood Zone "AH" (Elev. 5), Flood Zone "AH" (Elev. 6), as per Federal Emergency Management Agency (FEMA) Community Number 125113 (City of Hollywood), Map Panel No. 12011C0566, Suffix h, Map Revised Date: August 18, 2014.

Elevations as shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88).

Broward County Bench Mark Number: 2352 Elevation 7.10 (NGVD 29)

Benchmark elevations in National Geodetic Vertical Datum of 1929 (NGVD 29) was converted to North American Vertical Datum of 1988 (NAVD 88), by applying the Official Broward County Single Average Conversion Factor (AFC) of -1.51 as per instructions from the Broward County Public Works Department Memorandum letter dated January 24, 2010.

For example:
7.10 (NGVD 29)
- 1.51 (AFC)

5.59 (NAVD 88)

SECTION 5) LIMITATIONS:

Besides the exceptions listed in the Commitment for Title Insurance, Client is hereby advised that there may be additional legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no legal representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the Public Records of this County. The Surveyor's roll is to ascertain the correct location of the boundaries of any real property according to his best knowledge and belief.

No excavation or determination was made as to how the Subject Property is served by utilities.

All visible improvements were located and are reflected on the Survey. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) STATEMENT OF ENCROACHMENTS:

There are no any visible encroachments in the subject property, other than those shown hereon.

SECTION 7) NOTES CORRESPONDING TO THE TITLE EXCEPTIONS' REVIEW:

SUBJECT TO:

The exceptions of Schedule B-II, Fund File Number: 2037-5567623 and Agent's File Reference: Cadence Partners/J & J/FLT, prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, effective date: September 09, 2021 at 8:00 A.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

Items # 1 through # 3, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

9. Easement granted to Florida Power & Light Company by instrument recorded January 8, 1971 in Book 4392, Page 256. (As to Parcel 1) **Affects the Subject Property and is shown on the Map of Survey.**

10. Easement granted to Florida Power & Light Company by instrument recorded September 14, 1971 in Book 4608, Page 620. (As to Parcel 3) **Affects the Subject Property and is shown on the Map of Survey.**

11. Easement granted to Florida Power & Light Company by instrument recorded December 17, 1971 in Book 4711, Page 334. (As to Parcel 1) **Affects the Subject Property and is shown on the Map of Survey.**

12. Deed of Easement granted to Southern Bell Telephone and Telegraph Company by instrument recorded March 14, 1995 in Book 23231, page 971. (As to Parcel 3) **Affects the Subject Property and is shown on the Map of Survey.**

13. Deed of Easement granted to Bellsouth Telecommunications, Inc., d/b/a Southern Bell Telephone and Telegraph Company by instrument recorded March 14, 1995 in Book 23231, Page 975. (As to Parcel 1) **Affects the Subject Property and is shown on the Map of Survey.**

14. Access Easement granted to FLT Investments, Inc., a Florida corporation by instrument recorded January 14, 1997 in Book 25905, Page 124. (As to Parcel 3) **Affects the Subject Property and is shown on the Map of Survey.**

15. Easement for telecommunications created by Amended Easement Deed by Court Order in Settlement of Landowner Action recorded June 12, 2013 in Book 49885, Page 466. (As to Parcels 1 and 2) **Does Not Affect the Subject Property.**

16. Easement for telecommunications created by Amended Easement Deed by Court Order in Settlement of Landowner Action recorded October 18, 2013 in Book 50264, Page 1803. (As to Parcels 1 and 2) **Does Not Affect the Subject Property.**

SECTION 8) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 9) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

Cadence Group Partners

SECTION 10) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

Abraham Hadad, PSM

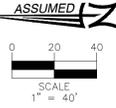
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida
Date: 07-01-2022

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

Federal Emergency Management Agency (FEMA)							
Community Name	Community Number	Map/Panel Number	Suffi x	FIRM Index Date	FIRM Panel Effective/Revised	Flood Zones	Base Flood
CITY OF HOLLYWOOD	125113	12011C0566	H	8/18/2014	8/18/2014	X	-----
CITY OF HOLLYWOOD	125113	12011C0566	H	8/18/2014	8/18/2014	AH	5
CITY OF HOLLYWOOD	125113	12011C0566	H	8/18/2014	8/18/2014	AH	6

LAND SURVEYOR AND MAPPERS
 3D LASER SCANNING
 UTILITY COORDINATION
 SUBSURFACE UTILITY ENGINEERING
 F - (305)607-8846 - W - www.hadonne.com
HADONNE
 1986 NW 88th Court, Suite 101 - Doral, FL 33172 - P - (305)666-1188 - F - (305)607-8846 - W - www.hadonne.com
MAP OF BOUNDARY SURVEY
 for
CADENCE GROUP PARTNERS
 or
HOLLYWOOD, FL 33020
 2910 STIRLING ROAD
 REVISIONS
 1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 Update Free Survey 07-01-2022
 Field Book:
FILE
 DRAWN BY:
J.A.
 TECH BY:
R.I.
 GAGG BY:
J.S.
 Job No.:
21102
1/2

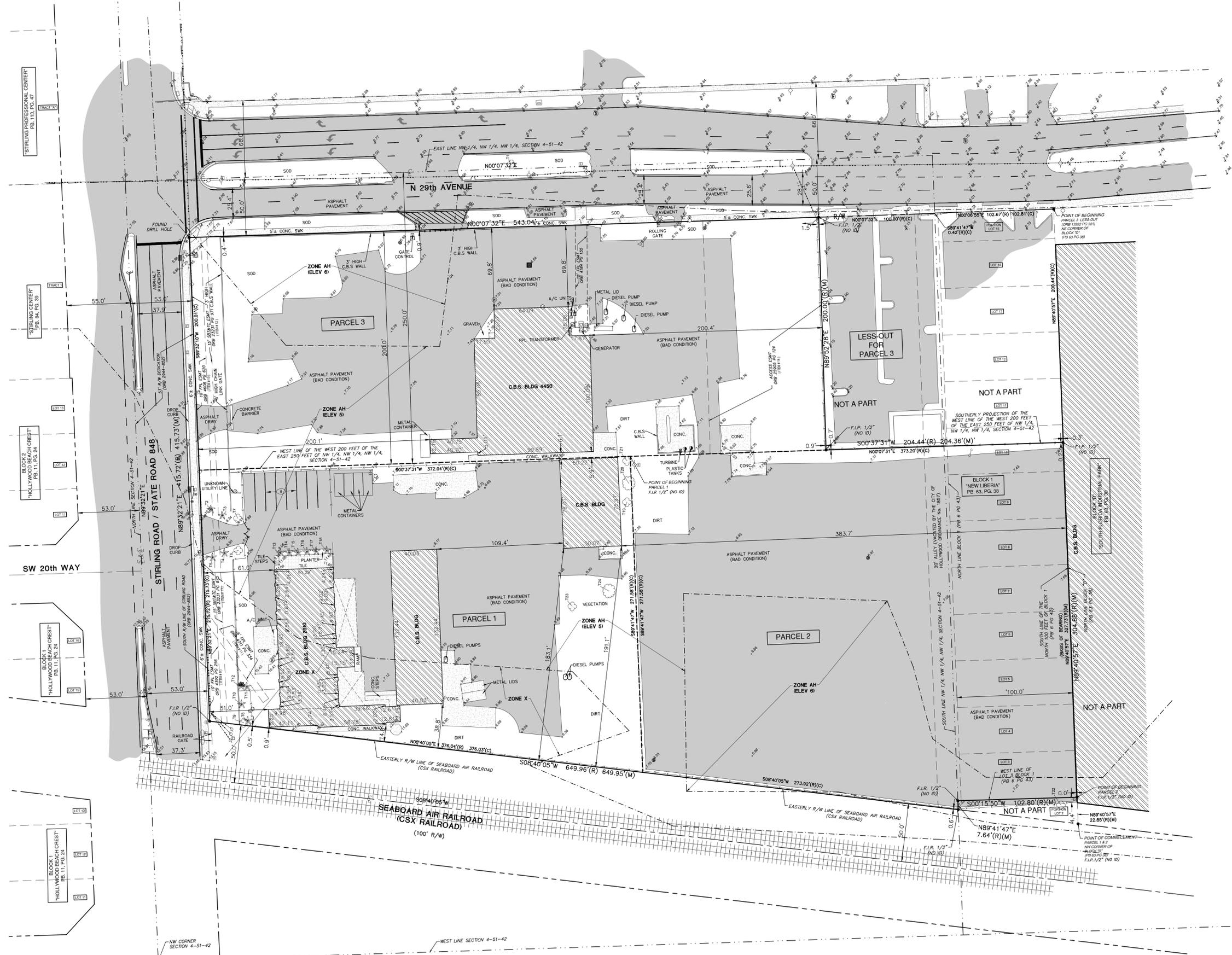
MAP OF BOUNDARY SURVEY



SYMBOL	DESCRIPTION
(R)	RECORD
(C)	CALCULATED
(M)	MEASURED
⊕	CENTER LINE
—	SECTION LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
SBT&TC	SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY
PB	PLAT BOOK
PG	PAGE
FPL	FLORIDA POWER AND LIGHT
○	NUMBER OF PARKING SPACES
ORB	OFFICIAL RECORD BOOK
PG	PAGE
SWK	SIDEWALK
ESMT	EASEMENT
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊕	CATCH BASIN
⊕	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
⊕	GAS VALVE
⊕	BACKFLOW PREVENTOR
⊕	GAS METER
⊕	PEDESTRIAN SIGNAL
⊕	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
⊕	DRAINAGE MANHOLE
⊕	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
---	UTILITY STRUCTURE NUMBER
---	CBS WALL
---	WOOD FENCE
---	IRON FENCE
---	IRON ROLLING GATE
---	IRON SWING GATE
---	CHAIN-LINK FENCE
---	CHAIN-LINK ROLLING GATE
---	CHAIN-LINK SWING GATE
---	FENCE_OTHER
---	TREE
---	PINE TREE
---	PALM TREE
---	PROPERTY LINE
---	RIGHT-WAY LINE
---	EASEMENT LINE
---	X-UTL-DRAIN
---	X-UTL-SANT
---	OVERHEAD UTILITY LINE
---	EXISTING ELEVATION
---	GRAVEL
---	BRICK
---	BUILDING HATCH
---	CONCRETE
---	TILE
---	ASPHALT PAVEMENT
---	HANDICAP TACTILE STRIP

TREE SURVEY

TREE No	COMMON NAME	DIAMETER	HEIGHT	CANOPY
T1	TREE-U	18	20	20
T2	PALM	6	10	8
T3	PALM	6	10	8
T4	PALM	6	10	8
T5	PALM	6	8	6
T6	TREE-U	6	10	8
T7	TREE-U	6	10	8
T8	PALM	12	12	10
T9	TREE-U	6	14	10
T10	PALM	10	8	8
T11	PALM	12	15	15
T12	PALM	12	15	15
T13	PALM	6	12	6
T14	PALM	6	12	6
T15	PALM	6	12	6
T16	PALM	6	12	6
T17	PALM	6	12	6
T18	PALM	6	12	6
T19	TREE-U	6	18	20
T20	UMBRELLA	12	20	15
T21	TREE-U	6	18	20
T22	TREE-U	6	18	20
T23	TREE-U	6	18	20
T24	UMBRELLA	12	20	18



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1965 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 968-1188 - F: (305) 907-8845 - W: www.hadonne.com

MAP OF BOUNDARY SURVEY

for

CADENCE GROUP PARTNERS

of

2910 STIRLING ROAD HOLLYWOOD, FL 33020

REVISONS

REV.	DATE	DESCRIPTION
1	07-01-2022	Update Tree Survey
2		
3		
4		
5		
6		

Field Book:

FILE

DRAWN BY:

J.A.

TECH BY:

R.I.

CADC BY:

J.S.

Job No.:

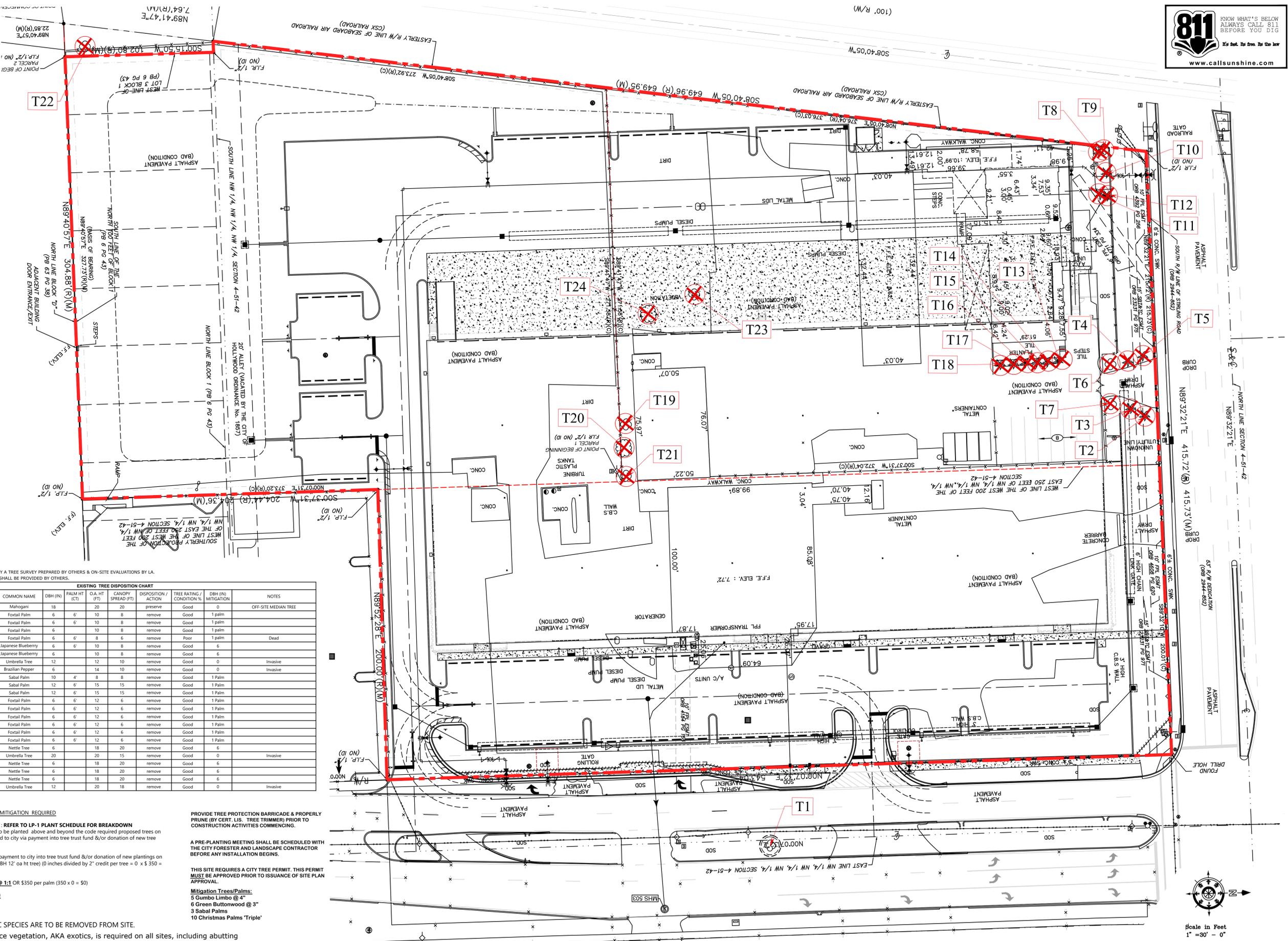
21102

2/2



LA CONSULTANT
LBLA, Inc.
 Lynn Bender Landscape Architecture
 5610 Adair Way
 Lake Worth, FL 33467
 Phone: 561-644-3237
 FL-LA6666715
 lbenderlarch@gmail.com

2910 Stirling Road
 2910 Stirling Road,
 HOLLYWOOD, FLORIDA 33020



BELOW INFORMATION IS AS PROVIDED BY A TREE SURVEY PREPARED BY OTHERS & ON-SITE EVALUATIONS BY LA. ARBORISTS REPORTS (IF APPLICABLE) SHALL BE PROVIDED BY OTHERS.

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	PALM HT (FT)	O.A. HT (FT)	CANOPY SPREAD (FT)	DISPOSITION / ACTION	TREE RATING / CONDITION %	DBH (IN) MITIGATION	NOTES
T1	Sweetenia mahogany	Mahogany	18	6	20	20	preserve	Good	0	OFF-SITE MEDIUM TREE
T2	Wodyetia bifurcata	Foxtail Palm	6	6	10	8	remove	Good	1	palm
T3	Wodyetia bifurcata	Foxtail Palm	6	6	10	8	remove	Good	1	palm
T4	Wodyetia bifurcata	Foxtail Palm	6	6	10	8	remove	Good	1	palm
T5	Wodyetia bifurcata	Foxtail Palm	6	6	10	8	remove	Good	1	palm
T6	Elaeagnus argentea	Japanese Blueberry	6	6	10	8	remove	Good	0	Dead
T7	Elaeagnus argentea	Japanese Blueberry	6	6	10	8	remove	Good	0	
T8	Scheffera actinophylla	Umbrella Tree	12	12	10	10	remove	Good	0	Invasive
T9	Schinus molle	Brazilian Pepper	6	14	10	10	remove	Good	0	Invasive
T10	Sabal palmetto	Sabal Palm	10	4	8	8	remove	Good	1	Palm
T11	Sabal palmetto	Sabal Palm	12	6	15	15	remove	Good	1	Palm
T12	Sabal palmetto	Sabal Palm	12	6	15	15	remove	Good	1	Palm
T13	Wodyetia bifurcata	Foxtail Palm	6	6	12	6	remove	Good	1	Palm
T14	Wodyetia bifurcata	Foxtail Palm	6	6	12	6	remove	Good	1	Palm
T15	Wodyetia bifurcata	Foxtail Palm	6	6	12	6	remove	Good	1	Palm
T16	Wodyetia bifurcata	Foxtail Palm	6	6	12	6	remove	Good	1	Palm
T17	Wodyetia bifurcata	Foxtail Palm	6	6	12	6	remove	Good	1	Palm
T18	Wodyetia bifurcata	Foxtail Palm	6	6	12	6	remove	Good	1	Palm
T19	Trema micrantha	Nettle Tree	6	6	18	20	remove	Good	0	
T20	Scheffera actinophylla	Umbrella Tree	20	20	15	15	remove	Good	0	Invasive
T21	Trema micrantha	Nettle Tree	6	6	18	20	remove	Good	0	
T22	Trema micrantha	Nettle Tree	6	6	18	20	remove	Good	0	
T23	Trema micrantha	Nettle Tree	6	6	18	20	remove	Good	0	
T24	Scheffera actinophylla	Umbrella Tree	12	20	18	18	remove	Good	0	Invasive

COMBINED TOTAL OF xx INCHES OF MITIGATION REQUIRED

36 INCHES MITIGATED FOR ON-SITE - REFER TO LP-1 PLANT SCHEDULE FOR BREAKDOWN
 (If limited space for mitigation trees to be planted above and beyond the code required proposed trees on site, the remaining inches shall be paid to city via payment into tree trust fund &/or donation of new tree plantings on city public property.)

0 INCHES TO BE MITIGATED FOR via payment to city into tree trust fund &/or donation of new plantings on city public property. (\$350 per a 2" DBH 12' oa ht tree) (0 inches divided by 2" credit per tree = 0 x \$350 = \$0 owed for remaining mitigation)

13 PALMS TO BE MITIGATED FOR @ T11 OR \$350 per palm (350 x 0 = \$0)

TOTAL MITIGATION PAYMENT = \$0

PROVIDE TREE PROTECTION BARRICADE & PROPERLY PRUNE (BY CERT. LIS. TREE TRIMMER) PRIOR TO CONSTRUCTION ACTIVITIES COMMENCING.

A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER AND LANDSCAPE CONTRACTOR BEFORE ANY INSTALLATION BEGINS.

THIS SITE REQUIRES A CITY TREE PERMIT. THIS PERMIT MUST BE APPROVED PRIOR TO ISSUANCE OF SITE PLAN APPROVAL.

Mitigation Trees/Palms:
 5 Gumbo Limbo @ 4"
 6 Green Buttonwood @ 3"
 3 Sabal Palms
 10 Christmas Palms 'Triple'

NOTE: ALL INVASIVE EXOTIC SPECIES ARE TO BE REMOVED FROM SITE.
 The eradication of nuisance vegetation, AKA exotics, is required on all sites, including abutting rights-of-way. This shall be performed prior to the issuance of a certificate of occupancy.

EXISTING TREES OVERLAID WITH PROPOSED SITE PLAN
EXISTING TREE DISPOSITION PLAN - OVERALL SITE

Designed: LMB
 Drawn: LMB
 Date: 01-14-2023
 Job No.: 21-106

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Title:
EXISTING TREE DISPOSITION PLAN

Sheet No.
TDP-2

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

2910 STIRLING ROAD

2910 Stirling Road, Hollywood, FL 33020

OWNER:

CV QOZP 2910 STIRLING RD, LLC
 1717 MCKINNEY AVE. STE 1900
 DALLAS, TX 75202
 (214) 214-7684
 EMAIL: Karen.rodriquez@clarionpartners.com

ARCHITECT:

AR ARCHITECTURE, LLC
 7700 CONGRESS AVE, SUITE #3204
 BOCA RATON, FL 33487
 (561) 241-6376
 (305) 519-1178 (CELL)
 EMAIL: adam@ar-architecturefirm.com

LANDSCAPE ARCHITECT:

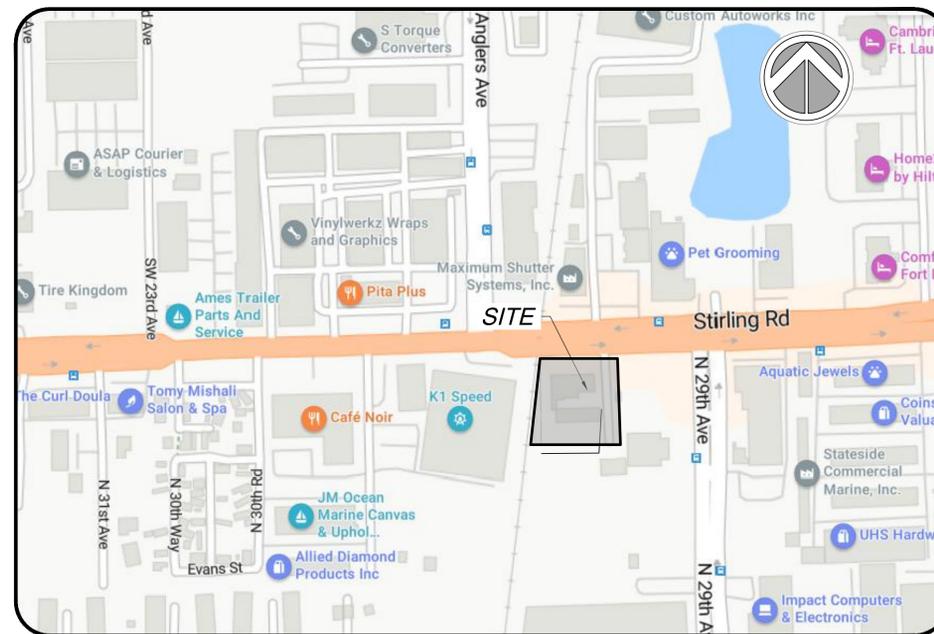
LBLA, INC. LANDSCAPE ARCHITECTURE
 5610 ADAIR WAY
 LAKE WORTH, FL 33467
 (561) 644-3237

CIVIL ENGINEER:

SUN-TECH ENGINEERING, INC.
 4577 NOB HILL ROAD, SUITE 102
 FORT LAUDERDALE, FL 33351
 (954) 777-3123
 (954) 777-3114 (FAX)
 EMAIL: mgai@suntecheng.com

SURVEYOR:

HADONNE
 1985 NW 88TH COURT, SUITE 101
 DORAL, FL 33172
 (305) 266-1188
 (305) 207-6845 (FAX)
 WWW.HADONNE.COM



SECTION 04, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LOCATION MAP

Sun-Tech Engineering, Inc.
 Engineers • Planners • Surveyors

4577 Nob Hill Road, Suite 102
 Sunrise, FL 33351
 www.suntecheng.com

Certificate of Auth. #7097/LB 7019
 Phone (954) 777-3123
 Fax (954) 777-3114

NOTE:

THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND CITY OF COCONUT CREEK CODES AND STATUTES. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE PLANS AND/OR SPECIFICATIONS PREPARED BY THE ENGINEER OF RECORD OR REGISTERED ARCHITECT AND ANY PUBLISHED STANDARDS, INCLUDING BUT NOT LIMITED TO THE CITY OF COCONUT CREEK CODE AND/OR THE CITY OF COCONUT CREEK ADOPTED UTILITY AND ENGINEERING STANDARDS, SPECIFICATIONS AND CONSTRUCTION DETAILS, SAID DISCREPANCIES SHALL BE RESOLVED UTILIZING THE LATEST AND MOST UPDATED STANDARDS ADOPTED BY THE AGENCY HAVING JURISDICTION, OR THE MOST STRINGENT.

INDEX OF DRAWINGS	
SHEET NO.	TITLE
CS-1	COVER SHEET
PD-1	PAVING, GRADING & DRAINAGE PLAN
PD-2 - PD-3	PAVING, GRADING & DRAINAGE DETAIL
WS-1	WATER & SEWER PLAN
WS-2 - WS-5	WATER & SEWER DETAILS
PMS-1	PAVEMENT MARKING & SIGNAGE PLAN
SWPP-1	STORMWATER POLLUTION PREVENTION PLAN
SWPP-2	STORMWATER POLLUTION PREVENTION DETAIL

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
 A PORTION OF THAT PART OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF BLOCK D, SOUTH FLORIDA INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
 THENCE NORTH 89°40'57" EAST, ALONG THE NORTH LINE OF SAID BLOCK D (BASIS OF BEARING), A DISTANCE OF 327.73 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF THE WEST 200 FEET OF THE EAST 250 FEET OF SAID NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 4;
 THENCE NORTH 00°07'31" EAST, ALONG SAID WEST LINE OF THE WEST 200 FEET, OF THE EAST 250 FEET, OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 4 AND ITS SOUTHERLY PROJECTION, A DISTANCE OF 373.30 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 89°41'47" WEST, A DISTANCE OF 271.58 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD AIR LINE RAILROAD;
 THENCE NORTH 08°40'05" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD, A DISTANCE OF 376.04 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 2944, PAGE 852 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
 THENCE NORTH 89°32'21" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD, A DISTANCE OF 215.72 FEET TO THE INTERSECTION WITH SAID WEST LINE OF THE WEST 200 FEET, OF THE EAST 250 FEET, OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 4;
 THENCE SOUTH 00°07'31" WEST, ALONG SAID WEST LINE, A DISTANCE OF 372.04 FEET TO THE POINT OF BEGINNING;
 SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
 TOGETHER WITH:
 A PORTION OF THAT PART OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD, ALSO A PORTION OF THE 20 FOOT ALLEY IN BLOCK 1 OF NEW LIBERIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID ALLEY IS PART OF THE 20 FOOT ALLEY IN BLOCK 1 VACATED BY CITY OF HOLLYWOOD IN ORDINANCE NUMBER 1857, ALSO THE NORTH 100 FEET OF LOTS 3, 4, 5, 6, 7, 8, 9 AND A PORTION OF THE NORTH 100 FEET OF LOT 10 OF SAID BLOCK 1, NEW LIBERIA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF BLOCK D, SOUTH FLORIDA INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
 THENCE NORTH 89°40'57" EAST, ALONG THE NORTH LINE OF SAID BLOCK D, A DISTANCE OF 22.85 FEET TO THE SOUTHWEST CORNER OF THE NORTH 100 FEET OF SAID LOT 3, BLOCK 1, NEW LIBERIA AND THE POINT OF BEGINNING;
 THENCE CONTINUE NORTH 89°40'57" EAST, ALONG SAID NORTH LINE OF BLOCK D AND THE SOUTH LINE OF SAID NORTH 100 FEET OF LOTS 3 THROUGH 10, A DISTANCE OF 304.88 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF THE WEST 200 FEET OF THE EAST 250 FEET OF SAID NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 4;
 THENCE NORTH 00°07'31" EAST, ALONG SAID WEST LINE OF THE WEST 200 FEET, OF THE EAST 250 FEET, OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 4 AND ITS SOUTHERLY PROJECTION, A DISTANCE OF 373.30 FEET;
 THENCE SOUTH 89°41'47" WEST, A DISTANCE OF 271.58 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID SEABOARD AIR LINE RAILROAD;
 THENCE SOUTH 08°40'05" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD, A DISTANCE OF 373.92 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4), OF THE NORTHWEST ONE-QUARTER (NW 1/4), OF SECTION 4;
 THENCE NORTH 89°41'47" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 7.64 FEET TO THE INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 3, BLOCK 1, NEW LIBERIA;
 THENCE SOUTH 00°15'50" WEST, ALONG SAID WEST LINE OF LOT 3 AND ITS NORTHERLY PROJECTION, A DISTANCE OF 102.80 FEET TO THE POINT OF BEGINNING;
 SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
 TOGETHER WITH:
 THE WEST 200 FEET OF THE EAST 250 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF GOVERNMENT LOT 4 (SAID WEST 1/2 OF GOVERNMENT LOT 4 BEING ALSO KNOWN AS THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE NORTH 53 FEET THEREOF, AND LESS THAT PORTION CONVEYED TO TONY VILLELLA AND BETTY VILLELLA, HIS WIFE IN OFFICIAL RECORDS BOOK 15282, PAGE 381, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

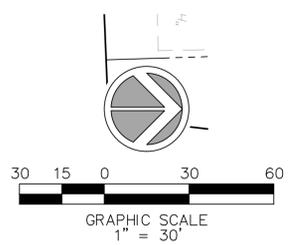
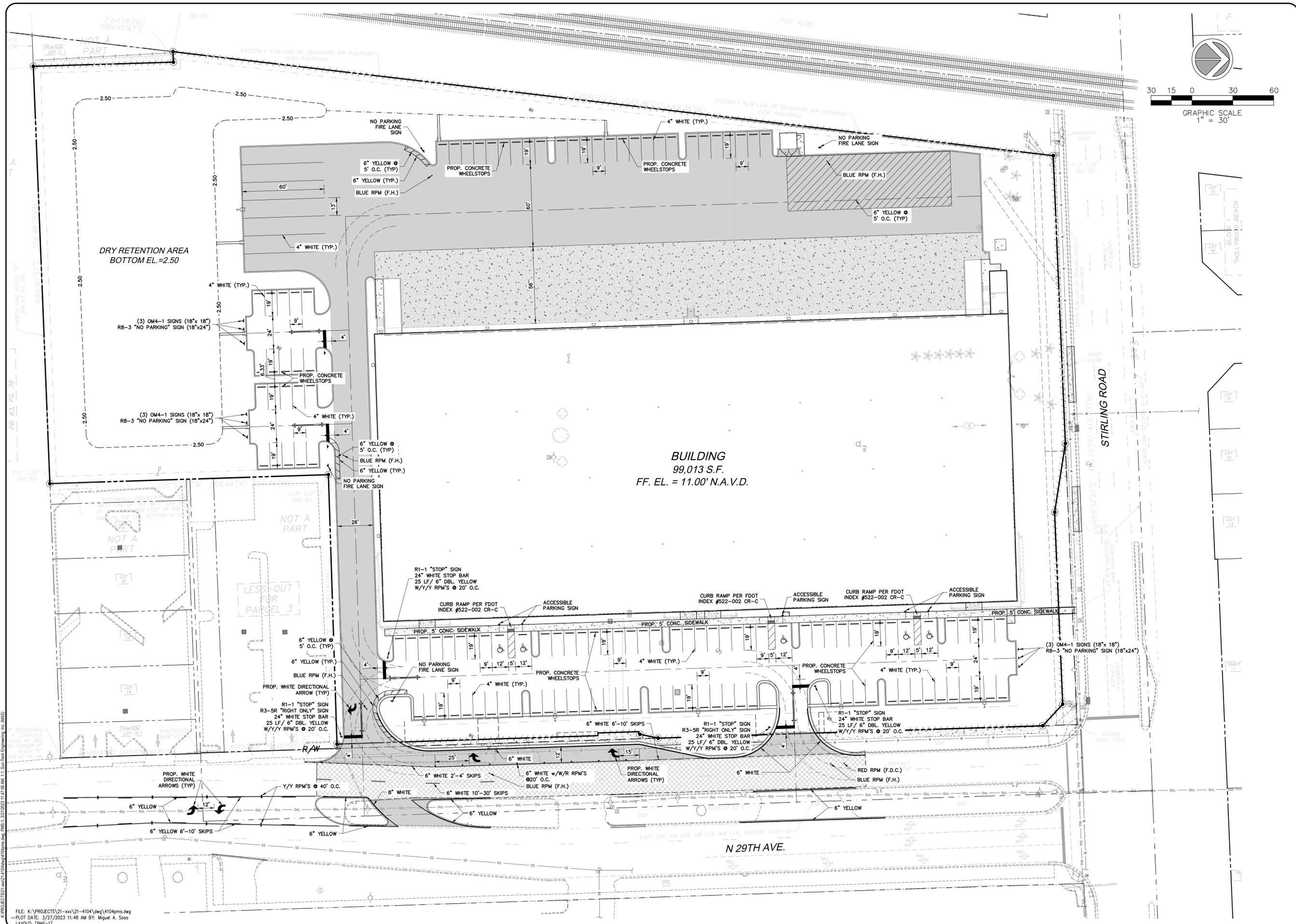
NOTE:
 ALL ELEVATIONS IN N.A.V.D. 88

Always call 811 two full business days before you dig to have underground utilities located and marked.

PROJECT NO. 21-4104
 DESIGN DATE: MAR. 2023



Date: March 22, 2023
 This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, 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.



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 Sunrise, FL 33351
 www.suntecheng.com
 Certificate of Auth. #009715709
 Phone: (854) 777-3114
 Fax: (854) 777-3114



NO.	DATE	DESCRIPTION

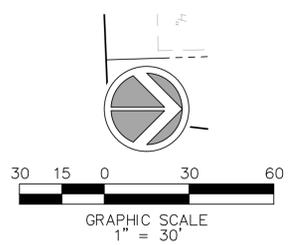
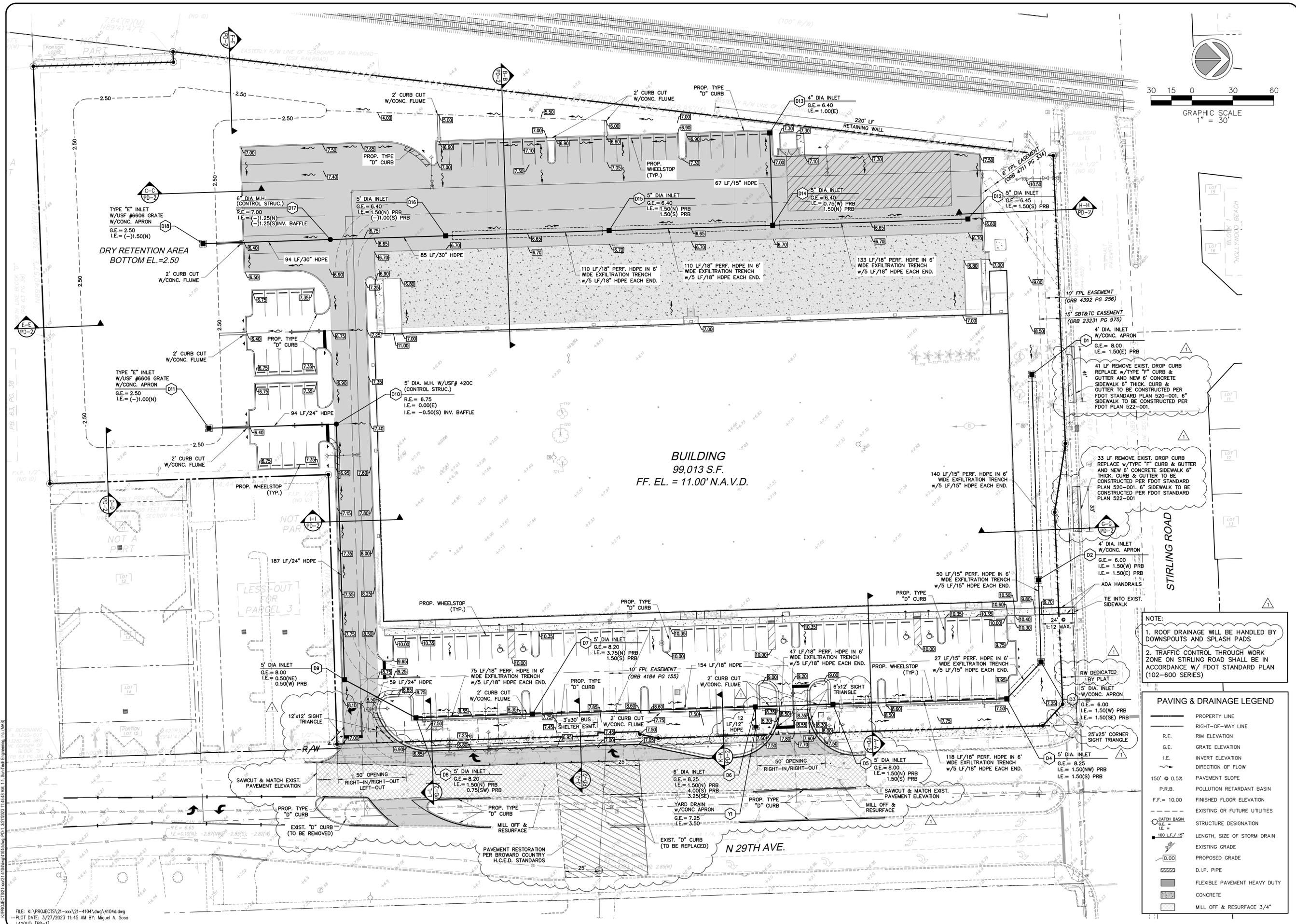
2910 STIRLING ROAD
 CITY OF HOLLYWOOD
PAVEMENT MARKING AND SIGNAGE PLAN
 FLORIDA

DATE: JAN. 2023
 SCALE: 1"=30'
 DESIGNED BY: M.G.
 DRAWN BY: CAD-004
 JOB #: 21-4104



Date: March 27, 2023
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SHEET No.
PMS-1



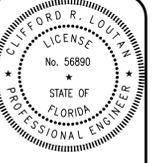
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 Sunrise, FL 33351
 www.suntecheng.com
 Certificate of Auth. #009715 703
 Phone: (854) 777-3114
 Fax: (854) 777-3114



NO.	DATE	DESCRIPTION
1	03/24/23	PER DRC REVIEW

2910 STIRLING ROAD
 CITY OF HOLLYWOOD
 FLORIDA
**PAVING, GRADING
 AND DRAINAGE PLAN**

DATE: JAN. 2023
 SCALE: 1"=30'
 DESIGNED BY: M.G.
 DRAWN BY: CAD-004
 JOB #: 21-4104



Date: March 27, 2023
 This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, 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.

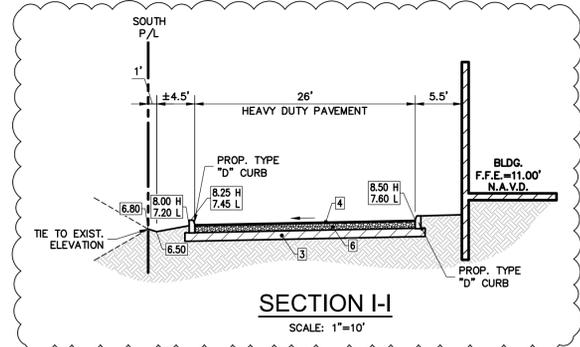
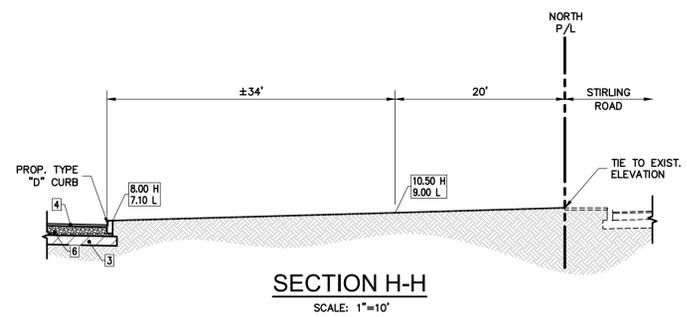
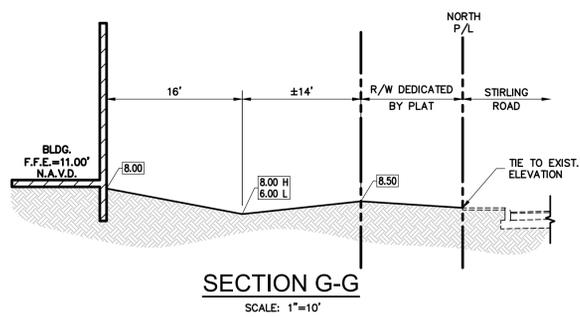
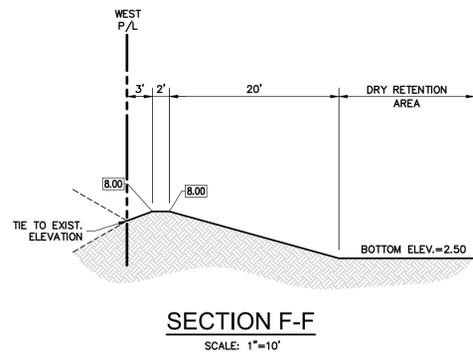
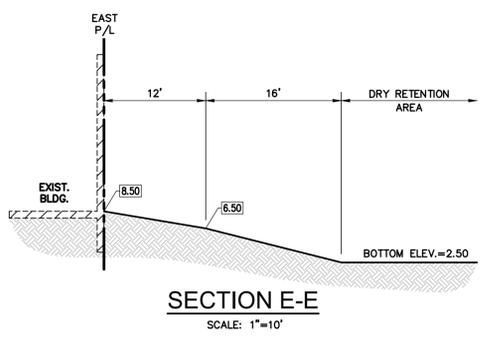
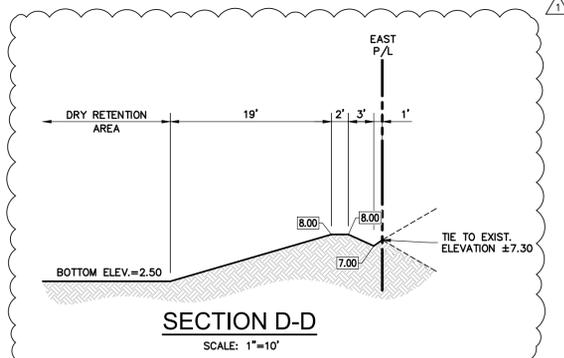
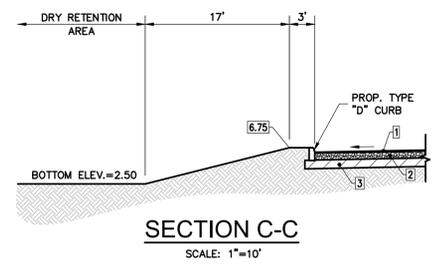
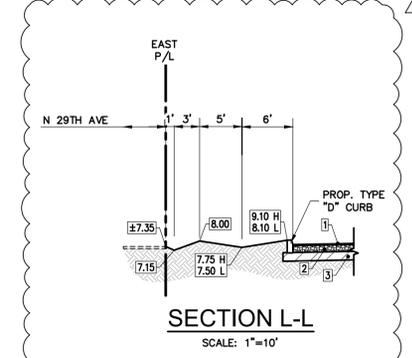
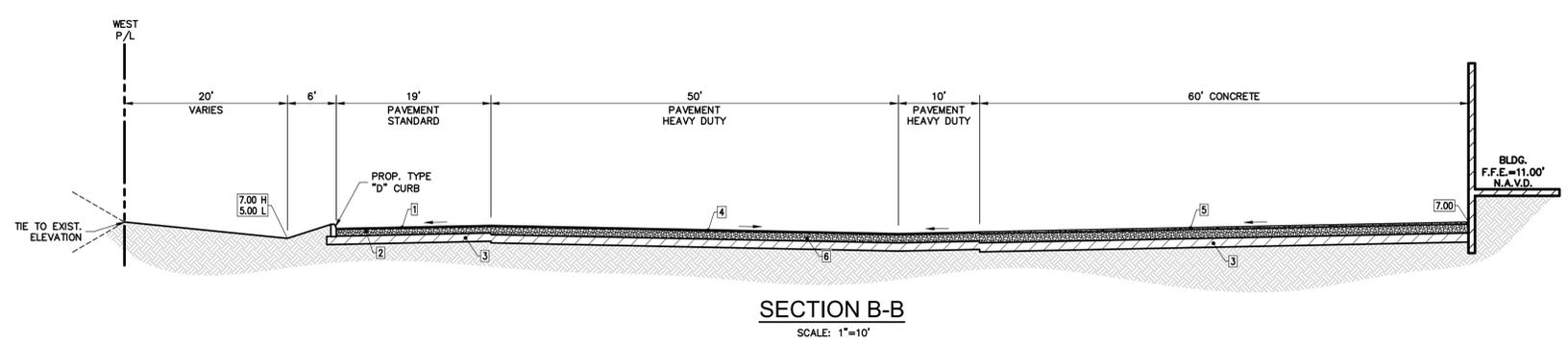
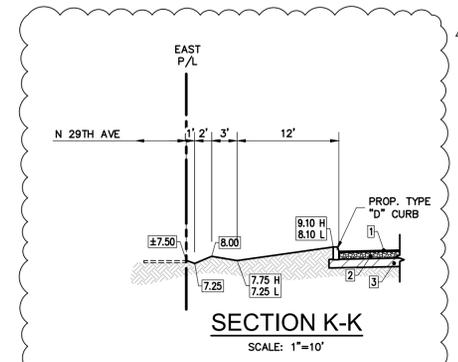
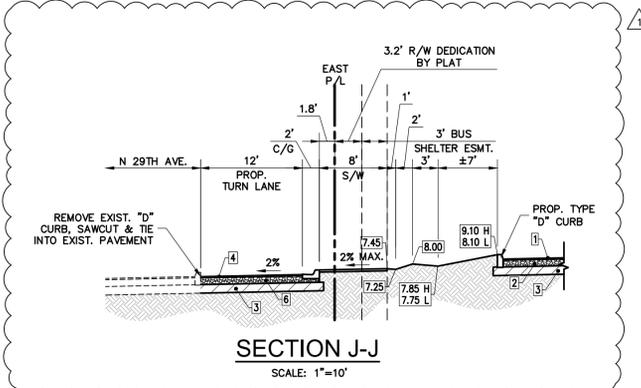
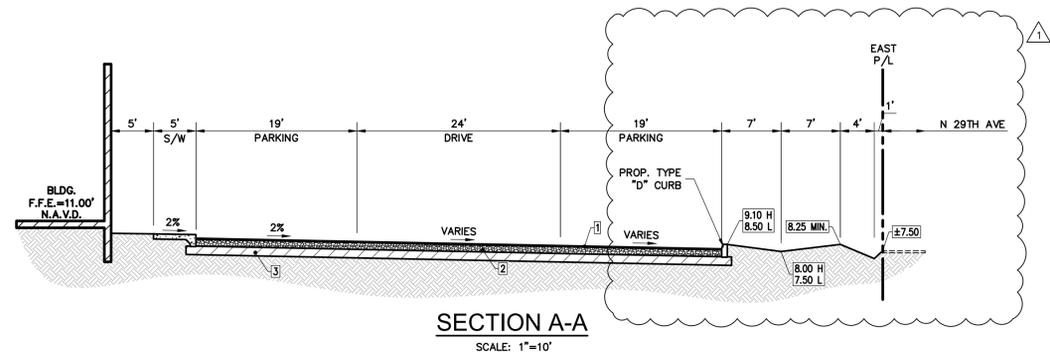
SHEET No.
 PD-1

- NOTE:
- ROOF DRAINAGE WILL BE HANDLED BY DOWNSPOUTS AND SPLASH PADS
 - TRAFFIC CONTROL THROUGH WORK ZONE ON STIRLING ROAD SHALL BE IN ACCORDANCE W/ FDOT STANDARD PLAN (102-600 SERIES)

PAVING & DRAINAGE LEGEND

—	PROPERTY LINE
---	RIGHT-OF-WAY LINE
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
→	DIRECTION OF FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F. = 10.00	FINISHED FLOOR ELEVATION
---	EXISTING OR FUTURE UTILITIES
CATCH BASIN	STRUCTURE DESIGNATION
100 LF / 15"	LENGTH, SIZE OF STORM DRAIN
0.00	PROPOSED GRADE
---	D.I.P. PIPE
---	FLEXIBLE PAVEMENT HEAVY DUTY
---	CONCRETE
---	MILL OFF & RESURFACE 3/4"

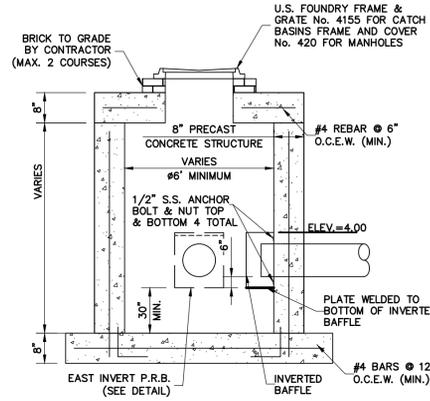
FILE: K:\PROJECTS\21-xxx\21-4104\dwg\4104d.dwg
 PLOT DATE: 3/27/2023 11:45 AM BY: Miguel A. Sosa
 LAYOUT: [PD-1]



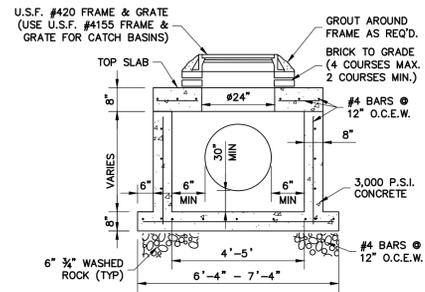
- PAVEMENT NOTES**
1. THE WEARING SURFACE SHALL BE 1-1/2" THICK, DOUBLE COURSE, TYPE SP-9.5 ASPHALTIC CONCRETE, OVER PRIME COAT.
 2. THE BASE COURSE SHALL BE 8" LIMEROCK (70% CALCIUM), COMPACTED IN ACCORDANCE WITH A.A.S.H.T.O. SPECIFICATION T-180 TO 98% MAXIMUM DENSITY.
 3. THE STABILIZED SUBGRADE SHALL BE MINIMUM 12" THICK AND COMPACTED TO 98% MAX. DENSITY ACCORDING TO AASHTO T-180. MATERIAL TO HAVE MINIMUM LBR OF 40 AND CONFORM TO SECTION 160. REMOVE ALL MUCK, OVERBURDEN AND ROOT MATERIAL TO THE RIGHT-OF-WAY LINE, AND BACKFILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAX. 6" LIFTS COMPACTED TO 100% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO T-99-C SPECIFICATIONS AND EACH LIFT TESTED BEFORE PLACING NEXT LIFT.
 4. THE WEARING COURSE SHALL BE 1-1/2" THICK SP-12.5 (BOTTOM), 1" THICK SP-9.5 (TOP) THICK COAT TO BE APPLIED BETWEEN FIRST AND SECOND LIFTS OF ASPHALT.
 5. THE STRUCTURAL COURSE SHALL BE 7.0" CONCRETE, MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI W/FIBER MESH.
 6. THE BASE COURSE SHALL BE LIMEROCK (70% CALCIUM), 12" THICK COMPACTED IN 6" LIFTS IN ACCORDANCE WITH AASHTO SPECIFICATION T-180 TO 98% DENSITY. MIN. LBR 100. CONSTRUCTION TO CONFORM TO SECTION 200. BASE TO BE PRIMED AFTER COMPACTION.

K:\PROJECTS\21-xxxx\21-4104\dwg\4104d1.dwg, PLOTTED: 3/27/2023 11:46:07 AM, 1:1, Sun-Tech Engineering, Inc. (MSD)

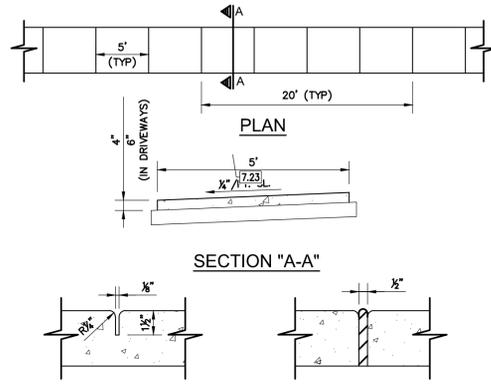
NO.	DATE	DESCRIPTION
1	03/24/23	PER DRC REVIEW



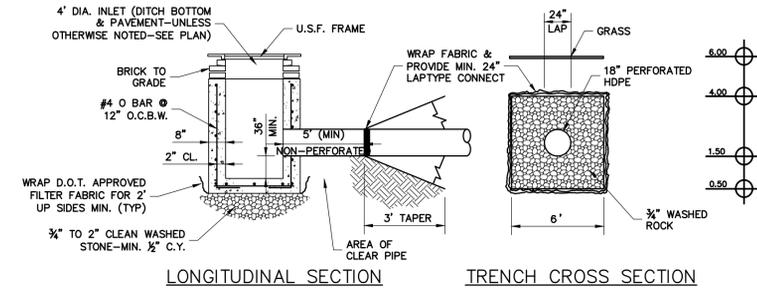
CONTROL STRUCTURE STRUCTURES D10 and D17
N.T.S.



4'-5\"/>



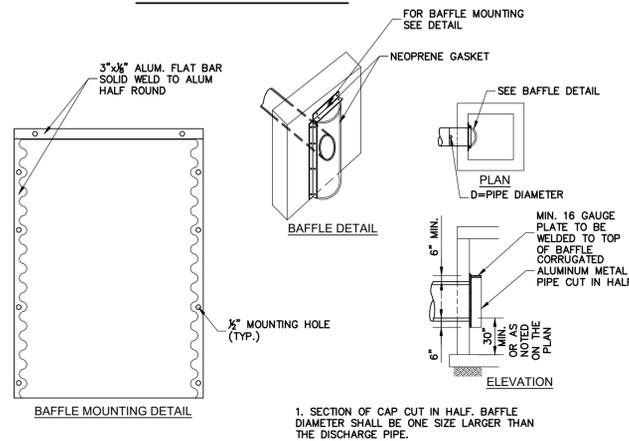
PIPE BEDDING DETAIL
N.T.S.



EXFILTRATION TRENCH DETAIL
N.T.S.

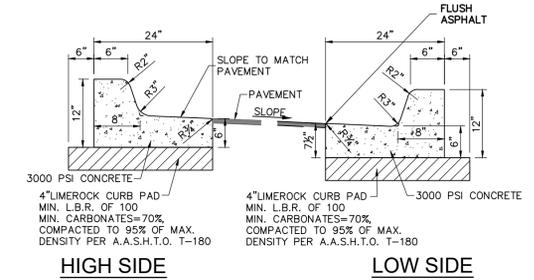
GROOVE EXPANSION JOINT
N.T.S.

SIDWALK DETAIL
N.T.S.

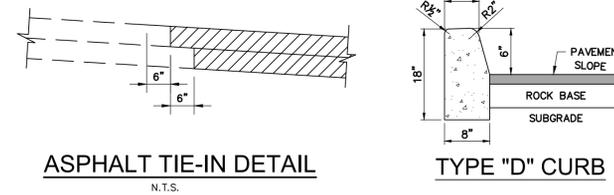


All Sidewalk Ramps Shall Have Detectable Warning Surfaces That Extend The Full Width Of The Ramp And In The Direction Of Travel 36\"/>

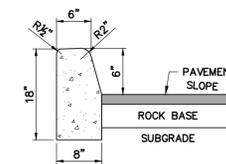
CURB RAMP DETECTABLE WARNING
N.T.S.



TYPE \"/>



ASPHALT TIE-IN DETAIL
N.T.S.



TYPE \"/>

POLLUTION RETARDANT BASIN
(ALL STRUCTURES SEE PLAN FOR BAFFLE LOCATION)

NOTE:
INVERTED BAFFLE. PLATE TO BE WELDED TO BOTTOM OF BAFFLE. TOP OF BAFFLE TO BE OPEN AND SET AT ELEVATION AS SHOWN ON CONTROL STRUCTURE DETAILS

NO.	DATE	DESCRIPTION

DATE: JAN. 2023
SCALE: 1\"/>

DESIGNED BY: M.G.
DRAWN BY: CAD-004
JOB #: 21-4104

Date: March 27, 2023
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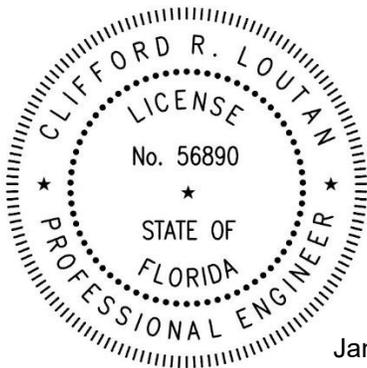
STORMWATER DRAINAGE REPORT

Project:

2910 STIRLING RD.
SECTION 01, TOWNSHIP 48S, RANGE 42E
BROWARD COUNTY, FLORIDA
STE PROJECT #21-4104

Prepared by:

SUN-TECH ENGINEERING, INC.
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351



January 12, 2023

January 12, 2023

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Clifford, R. Loutan, P.E.
FL REG. No. 56890



4577 Nob Hill Road, Suite 102 Sunrise, FL, 33351
Tel: (954) 777-3123 – Fax: (954) 777-3114
Certificate of Authorization #7097

**2910 STIRLING RD.
 SURFACE WATER MANAGEMENT CALCULATIONS (PRE)
 STE PROJECT #21-4104**

HORIZONTAL SURFACE LAND USE BREAKDOWN			GRADING PARAMETERS (NAVD)	
LAND USE	AREA	PERCENT	FROM	TO
BUILDING	0.68	10%	9.50	13.25
PAVEMENT	4.23	60%	7.00	10.00
SIDEWALK	0.20	3%	7.00	13.25
GREEN	1.98	28%	7.00	11.00
TOTAL	7.09	100%		

Stage-Storage Calculations

Stage (ft-NAVD)	Area (acres)				Volume (ac-ft)	
	PAVEMENT (LINEAR)	SIDEWALK (LINEAR)	GREEN (LINEAR)	Total	Storage	Total Provided
1.50	0.00	0.00	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00	0.00	0.00	0.00
7.00	0.00	0.00	0.00	0.00	0.00	0.00
7.50	0.71	0.02	0.25	0.71	0.18	0.18
8.00	1.41	0.03	0.50	1.41	0.71	0.71
8.50	2.12	0.05	0.74	3.12	2.09	2.09
9.00	2.82	0.06	0.99	4.82	4.32	4.32
9.50	3.53	0.08	1.24	6.53	7.41	7.41
10.00	4.23	0.10	1.49	8.23	11.35	11.35

Project Location Hydraulic Details

Design Water Level= 1.50
 Allowable Discharge = 0 cfs

Design Storm Rainfall Amounts--(in.)

Storm Frequency	SFWMD		FDOT
	1 hr	24 hr	24 hr
5 year	3.2		
10 year		8.50	
25 year			14.0
100 year			17.5
			13.0

Soil Storage Calculation

- A. Total Pervious Area = 1.98 acres
- B. Depth to Water Table = 7.5 feet
 If depth to water table is greater than 4 ft, use 4 ft.
- C. From SFWMD Permit Information Manual, Vol. IV, Figure E-1, For 'Developed/Compacted Flatwoods', the Cumulative Available Soil Storage is:
- Sp = 6.75 inches
- D. Site Soil Storage = Sp x (Pervious Area/Total Area)
 = 1.89 inches
- E. Runoff Curve Number = 1000 / (S + 10)
 CN = 84.14

Water Quantity Calculations

A. Calculate the Runoff in Inches.

$$Q = \frac{(\text{Rainfall} - 0.2 \times \text{Soil Storage})^2}{(\text{Rainfall} + 0.8 \times \text{Soil Storage})}$$

$$Q_{5\text{yr-1hr}} = 1.69 \text{ inches}$$

$$Q_{10\text{yr-1day}} = 6.59 \text{ inches}$$

$$Q_{25\text{yr-3dy}} = 11.97 \text{ inches}$$

$$Q_{100\text{yr-1dy}} = 10.98 \text{ inches}$$

$$Q_{100\text{yr-3dy}} = 15.42 \text{ inches}$$

B. Calculate the Runoff Volume

$$V = Q \times \text{Project Area (1 ft / 12 in)}$$

$$V_{5\text{yr-1hr}} = 1.00 \text{ ac-ft}$$

$$V_{10\text{yr-1day}} = 3.90 \text{ ac-ft}$$

$$V_{25\text{yr-3dy}} = 7.07 \text{ ac-ft}$$

$$V_{100\text{yr-1dy}} = 6.49 \text{ ac-ft}$$

$$V_{100\text{yr-3dy}} = 9.11 \text{ ac-ft}$$

C. Using the stage-storage chart and the runoff volumes calculated above, the corresponding stages can be interpolated.

$$\text{Stage}_{5\text{yr-1hr}} = 8.11 \text{ ft}$$

$$\text{Stage}_{10\text{yr-1day}} = 8.90 \text{ ft}$$

$$\text{Stage}_{25\text{yr-3dy}} = 9.45 \text{ ft}$$

$$\text{Stage}_{100\text{yr-1dy}} = 9.35 \text{ ft}$$

$$\text{Stage}_{100\text{yr-3dy}} = 9.72 \text{ ft}$$

**2910 STIRLING RD.
 SURFACE WATER MANAGEMENT CALCULATIONS (POST)
 STE PROJECT #21-4104**

HORIZONTAL SURFACE LAND USE BREAKDOWN			GRADING PARAMETERS (NAVD)	
LAND USE	AREA	PERCENT	FROM	TO
BUILDING	2.27	32%	11.00	11.00
PVMT LOW	0.45	6%	6.40	7.50
PVMT HIGH	0.90	13%	7.50	10.35
DRY RET.	0.61	9%	2.50	9.00
DRY RET. BANK	0.25	4%	2.50	7.00
LOADING	1.28	18%	6.40	7.30
GREEN	1.33	19%	6.00	10.50
TOTAL	7.09	100%		

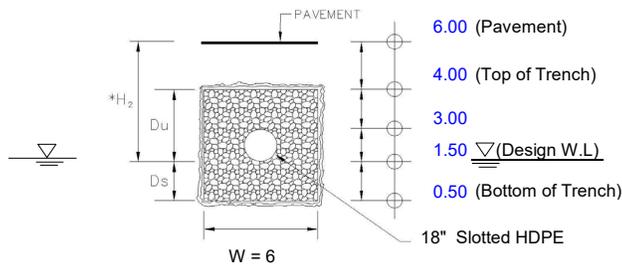
Exfiltration Trench

Water Quality (V_{wq}) = 0.65 ac-ft FS = 2.00
 Additional Volume (V_{add}) = 0.00 ac-ft %WQ = 0.50
 Total Volume = **0.65** ac-ft

L (LF) = $\frac{FS[(\%WQ(V_{wq})) + V_{add}]}{[K \times (H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u]}$ L (LF) = $\frac{7.74}{0.00893} = 867$

Trench Stage-Storage Calcs. Assuming Linear Progression		
Stage (ft)	Area (ac)	Storage (ac-ft)
1.50	0.00074	0.00
2.00	0.00074	0.13
2.50	0.00074	0.26
3.00	0.00074	0.39
3.50	0.00074	0.52
4.00	0.00074	0.65

Exfiltration Trench Provided	
L =	867 feet
W =	6 feet
K_{Avg} =	2.61E-04 cfs/ft. ² -ft. head
H_2 =	2.50 feet
D_u =	2.50 feet
D_s =	1.00 feet



Stage-Storage Calculations

Stage (ft-NAVD)	Area (acres)							Volume (ac-ft)		
	PVMT LOW (LINEAR)	PVMT HIGH (LINEAR)	LOADING (LINEAR)	GREEN (LINEAR)	DRY RET. BANK (LINEAR)	DRY RET. (VERTICAL)	Total	Storage	Trench	Total Provided
1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.13	0.13
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.26
3.00	0.00	0.00	0.00	0.00	0.03	0.61	0.64	0.31	0.39	0.70
3.50	0.00	0.00	0.00	0.00	0.06	0.61	0.67	0.64	0.52	1.15
4.00	0.00	0.00	0.00	0.00	0.08	0.61	0.69	0.98	0.65	1.62
4.50	0.00	0.00	0.00	0.00	0.11	0.61	0.72	1.33	0.65	1.98
5.00	0.00	0.00	0.00	0.00	0.14	0.61	0.75	1.70	0.65	2.34
5.50	0.00	0.00	0.00	0.00	0.17	0.61	0.78	2.08	0.65	2.73
6.00	0.00	0.00	0.00	0.00	0.19	0.61	0.80	2.48	0.65	3.12
6.50	0.04	0.00	0.14	0.15	0.22	0.61	1.16	2.97	0.65	3.61
7.00	0.25	0.00	0.85	0.30	0.25	0.61	2.25	3.82	0.65	4.47
7.50	0.45	0.00	1.28	0.44	0.25	0.61	3.03	5.14	0.65	5.79
8.00	0.45	0.16	1.28	0.59	0.25	0.61	3.34	6.74	0.65	7.38
8.50	0.45	0.32	1.28	0.74	0.25	0.61	3.64	8.48	0.65	9.13
9.00	0.45	0.47	1.28	0.89	0.25	0.61	3.95	10.38	0.65	11.03
9.50	0.45	0.63	1.28	1.03	0.25	0.61	4.26	12.43	0.65	13.08

Project Location Hydraulic Details

Design Water Level= 1.50
 Allowable Discharge = 0 cfs

Design Storm Rainfall Amounts--(in.)

Storm Frequency	SFWMD			FDOT
	1 hr	24 hr	72 hr	24 hr
5 year	3.2			
10 year		8.50		
25 year			14.0	
100 year			17.5	13.0

Soil Storage Calculation

- A. Total Pervious Area = 2.19 acres
- B. Depth to Water Table = 5.65 feet
 If depth to water table is greater than 4 ft, use 4 ft.
- C. From SFWMD Permit Information Manual, Vol. IV, Figure E-1, For 'Developed/Compacted Flatwoods', the Cumulative Available Soil Storage is:
- Sp = 6.75 inches
- D. Site Soil Storage = Sp x (Pervious Area/Total Area)
 = 2.08 inches
- E. Runoff Curve Number = $1000 / (S + 10)$
 CN = 82.75

Water Quantity Calculations

- A. Calculate the Runoff in Inches.

$$Q = \frac{(\text{Rainfall} - 0.2 \times \text{Soil Storage})^2}{(\text{Rainfall} + 0.8 \times \text{Soil Storage})}$$

$Q_{5\text{yr-1hr}}$	=	1.59	inches
$Q_{10\text{yr-1day}}$	=	6.43	inches
$Q_{25\text{yr-3dy}}$	=	11.78	inches
$Q_{100\text{yr-1dy}}$	=	10.79	inches
$Q_{100\text{yr-3dy}}$	=	15.22	inches

- B. Calculate the Runoff Volume

V =

$V_{5\text{yr-1hr}}$	=	0.94	ac-ft
$V_{10\text{yr-1day}}$	=	3.80	ac-ft
$V_{25\text{yr-3dy}}$	=	6.96	ac-ft
$V_{100\text{yr-1dy}}$	=	6.38	ac-ft
$V_{100\text{yr-3dy}}$	=	9.00	ac-ft

- C. Using the stage-storage chart and the runoff volumes calculated above, the corresponding stages can be interpolated.

$\text{Stage}_{5\text{yr-1hr}}$	=	3.27	ft
$\text{Stage}_{10\text{yr-1day}}$	=	6.61	ft
$\text{Stage}_{25\text{yr-3dy}}$	=	7.87	ft
$\text{Stage}_{100\text{yr-1dy}}$	=	7.68	ft
$\text{Stage}_{100\text{yr-3dy}}$	=	8.46	ft

Water Quality Calculations (Note: Excluding the roof/building areas)

Water Quality Required

A. Compute the first inch of runoff from the entire site.

$$= 1 \text{ inch} \times \text{Total Area} \times (1 \text{ ft} / 12 \text{ in})$$

$$= 0.59 \text{ ac-ft}$$

B. Compute 2.5 inches times the percentage of imperviousness.

a. Site Area (SA), for water quality pervious/impervious calculations only

$$SA = \text{Total Area} - (\text{roof} + \text{lake})$$

$$= 4.82 \text{ Acres}$$

b. Impervious Area (IA), for water quality pervious/impervious calculations only

$$IA = \text{Site Area}(SA) - \text{Pervious Area}$$

$$= 2.63 \text{ Acres}$$

c. Percentage of imperviousness for water quality

$$\%imp = (IA / SA) \times 100\%$$

$$= 54.56 \%$$

d. For 2.5 inches times percentage of imperviousness

$$= 2.5 \text{ inches} \times \%imp$$

$$= 1.36 \text{ inches}$$

e. Compute volume required for quality detention

$$= \text{inches to be treated} \times (\text{total site} - \text{lake}) \times (1 \text{ ft} / 12 \text{ in})$$

$$= 0.81 \text{ ac-ft} \quad \textbf{(CONTROLS)}$$

C. Since 2.5 inches times the percentage of impervious is greater than the first inch of runoff over the entire site, the volume to be treated is:

$$\text{Volume to be treated} = 0.81 \text{ ac-ft}$$

a. Since Dry Retention is proposed, a minimum 50% of the controlling water quality volume shall be retained.

$$\text{Volume to be treated} = 0.40 \text{ ac-ft}$$

D. Since this is a commercial project, 0.5 in. dry detention/retention Pre-treatment must be provided.

$$= 1/2 \text{ inch} \times (\text{Total Site} - \text{Lake}) \times (1 \text{ ft} / 12 \text{ in})$$

$$= 0.30 \text{ ac-ft}$$

Water Quality Provided

A. Dry Retention Area and Exf. Trench stage-storage:

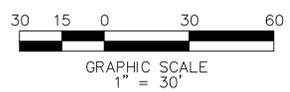
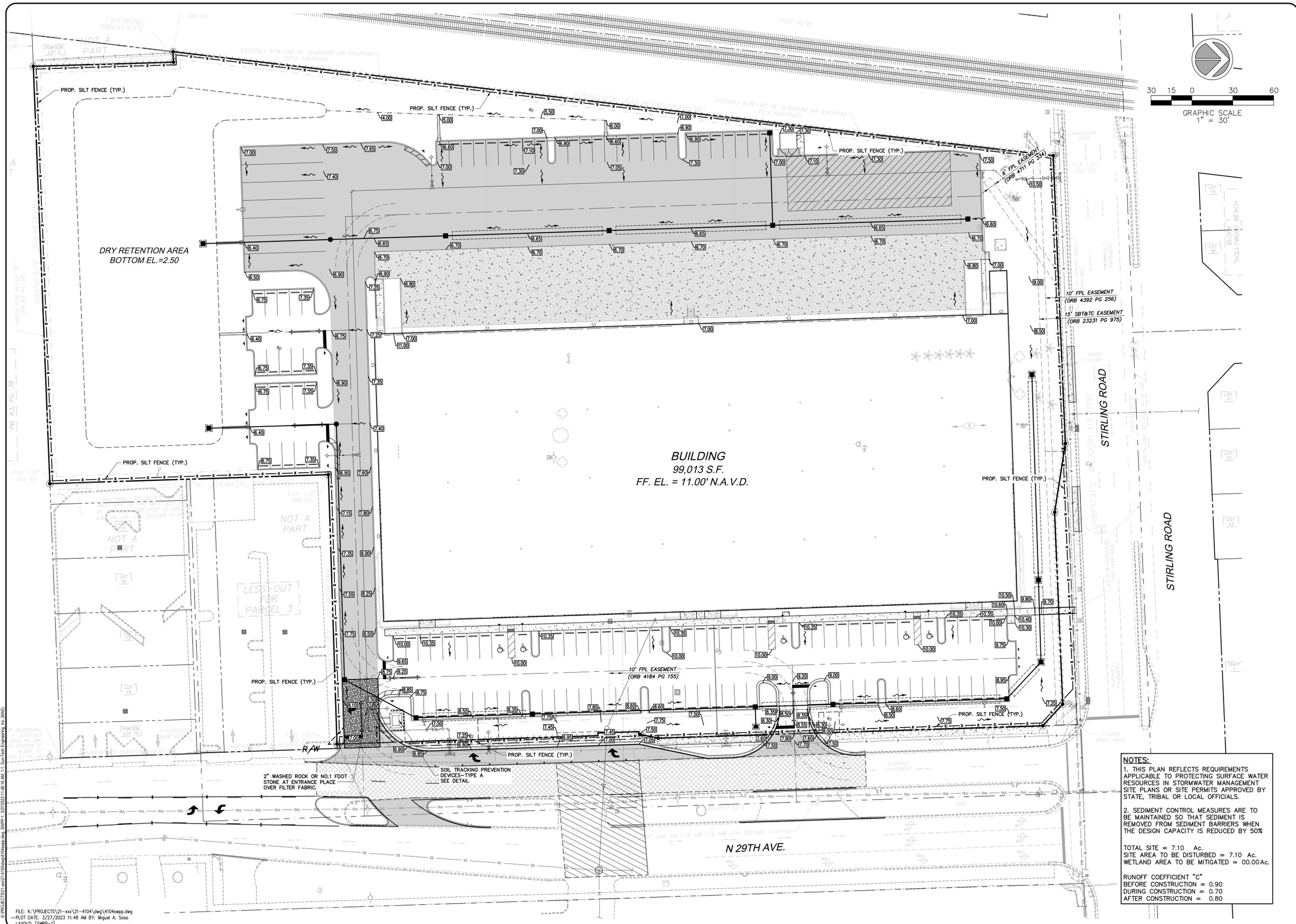
Stage (ft-NAVD)	Volume (ac-ft)		
	DRA	Exf. Trench	Total
1.50	0.00	0.00	0.00
2.00	0.00	0.13	0.13
2.50	0.00	0.26	0.26
3.00	0.31	0.39	0.70

B. Interpolating from the Stage-Storage Table, the Volume to be treated is met at a stage of:

$$\text{Stage (Water Quality)} = 2.66 \text{ ft}$$

C. Interpolating from the Stage-Storage Table, the Pre-treatment Volume is met at a stage of:

$$\text{Stage (Pre-Treat)} = 2.54 \text{ ft}$$



BUILDING
 99,013 S.F.
 FF. EL. = 11.00' N.A.V.D.

NOTES:

1. THIS PLAN REFLECTS REQUIREMENTS APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE, TRIBAL OR LOCAL OFFICIALS.
2. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED SO THAT SEDIMENT IS REMOVED FROM SEDIMENT BARRIERS WHEN THE DESIGN CAPACITY IS REDUCED BY 50%

TOTAL SITE = 7.10 Ac.
 SITE AREA TO BE DISTURBED = 7.10 Ac.
 WETLAND AREA TO BE MITIGATED = 00.00Ac.

RUNOFF COEFFICIENT "C"
 BEFORE CONSTRUCTION = 0.90
 DURING CONSTRUCTION = 0.70
 AFTER CONSTRUCTION = 0.80

4577 Nob Hill Road, Suite 102
 Sunrise, FL 33351
 www.suntecheng.com

Certificate of Auth. #009715709
 Phone: (854) 777-3114
 Fax: (854) 777-3114



NO.	DATE	DESCRIPTION

2910 STIRLING ROAD
 FLORIDA
STORMWATER POLLUTION PREVENTION PLAN
 CITY OF HOLLYWOOD

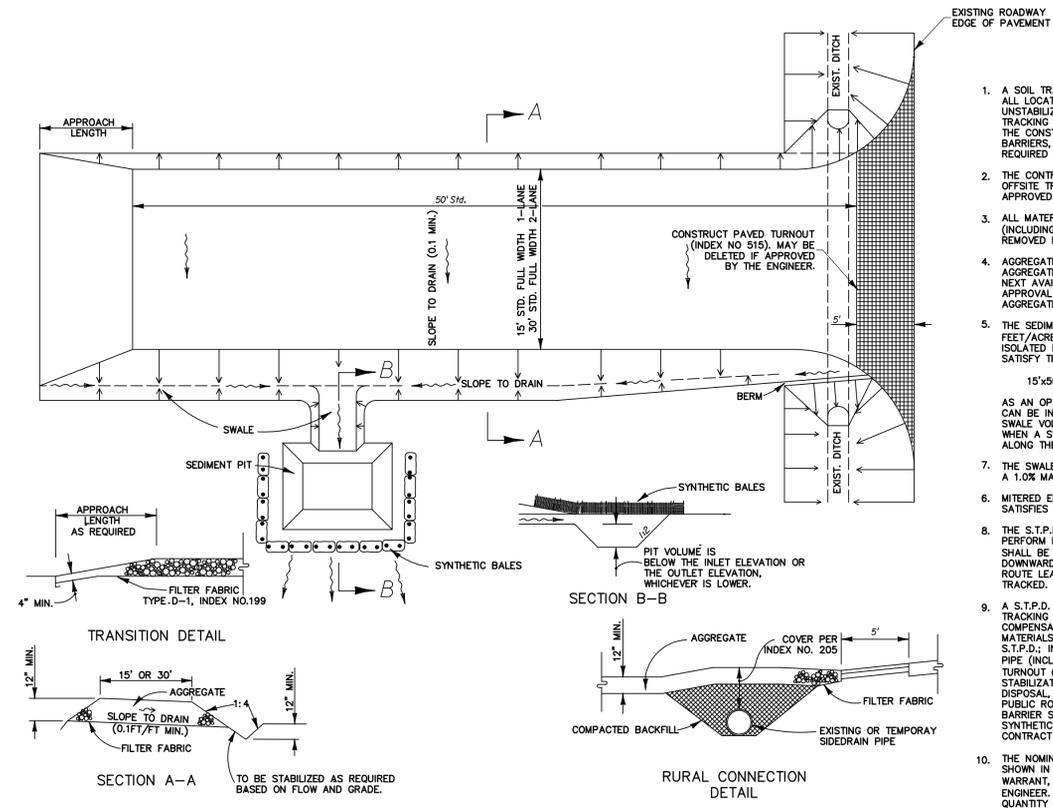
DATE: JAN. 2023
 SCALE: 1"=30'
 DESIGNED BY: M.G.
 DRAWN BY: CAD-004
 JOB #: 21-4104



Date: March 27, 2023
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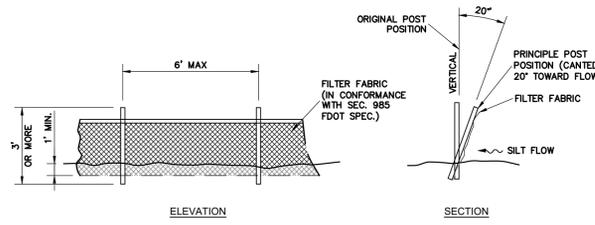
SHEET No.
SWPP-1

FILE: K:\PROJECTS\21-xxx\21-4104\dwg\4104swpp.dwg
 PLOT DATE: 3/27/2023 11:48 AM BY: Miguel A. Sosa
 LAYOUT: [SWPP-1]



GENERAL NOTES

1. A SOIL TRACKING PREVENTION DEVICE (S.T.P.D.) SHALL BE CONSTRUCTED AT ALL LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A S.T.P.D. BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE S.T.P.D.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER APPROVED TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE S.T.P.D. AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE S.T.P.D. IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:
 $15' \times 50' = 100 \text{ FT}^2$ $30' \times 50' = 200 \text{ FT}^2$
 AS AN OPTION TO THE SEDIMENT PIT, THE WIDTH OF THE SWALE BOTTOM CAN BE INCREASED TO OBTAIN THE VOLUME. WHEN THE SEDIMENT PIT OR SWALE VOLUME HAS BEEN REDUCED TO ONE HALF, IT SHALL BE CLEANED. WHEN A SWALE IS USED, SYNTHETIC BALES OR SILT FENCE SHALL BE PLACED ALONG THE ENTIRE LENGTH.
7. THE SWALE DITCH DRAINING THE S.T.P.D., SHALL HAVE A 0.2% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE S.T.P.D. AND TO THE SEDIMENT PIT.
6. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDE DRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
8. THE S.T.P.D. SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE S.T.P.D. SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE S.T.P.D. MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
9. A S.T.P.D. SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SOIL TRACKING PREVENTION DEVICE, EA. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE S.T.P.D.; INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING M.E.S. WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION), DITCH STABILIZATION, APPROACH ROUTE STABILIZATION, SEDIMENT REMOVAL, AND DISPOSAL, WATER RINSING AND CLEANING OF THE S.T.P.D. AND CLEANING OF PUBLIC ROADS, GRASSING AND SOD. SYNTHETIC BALES OR BALE TYPE BARRIER SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SYNTHETIC HAY BALES, LF. SILT FENCE SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, LF.
10. THE NOMINAL SIZE OF A STANDARD S.T.P.D. IS 15'x50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH S.T.P.D. MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') S.T.P.D. IS USED, THE PAY QUANTITY SHALL BE 2 FOR EACH LOCATION.



SILT FENCE DETAIL

SOIL TRACKING PREVENTION DEVICE - TYPE 'A'

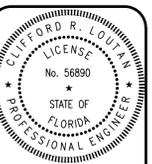
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REVISIONS	
NO.	DESCRIPTION

2910 STIRLING ROAD
 FLORIDA
 CITY OF HOLLYWOOD
STORMWATER POLLUTION PREVENTION DETAILS

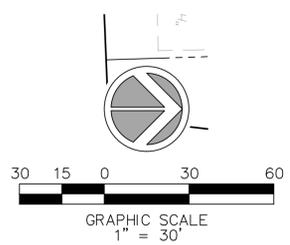
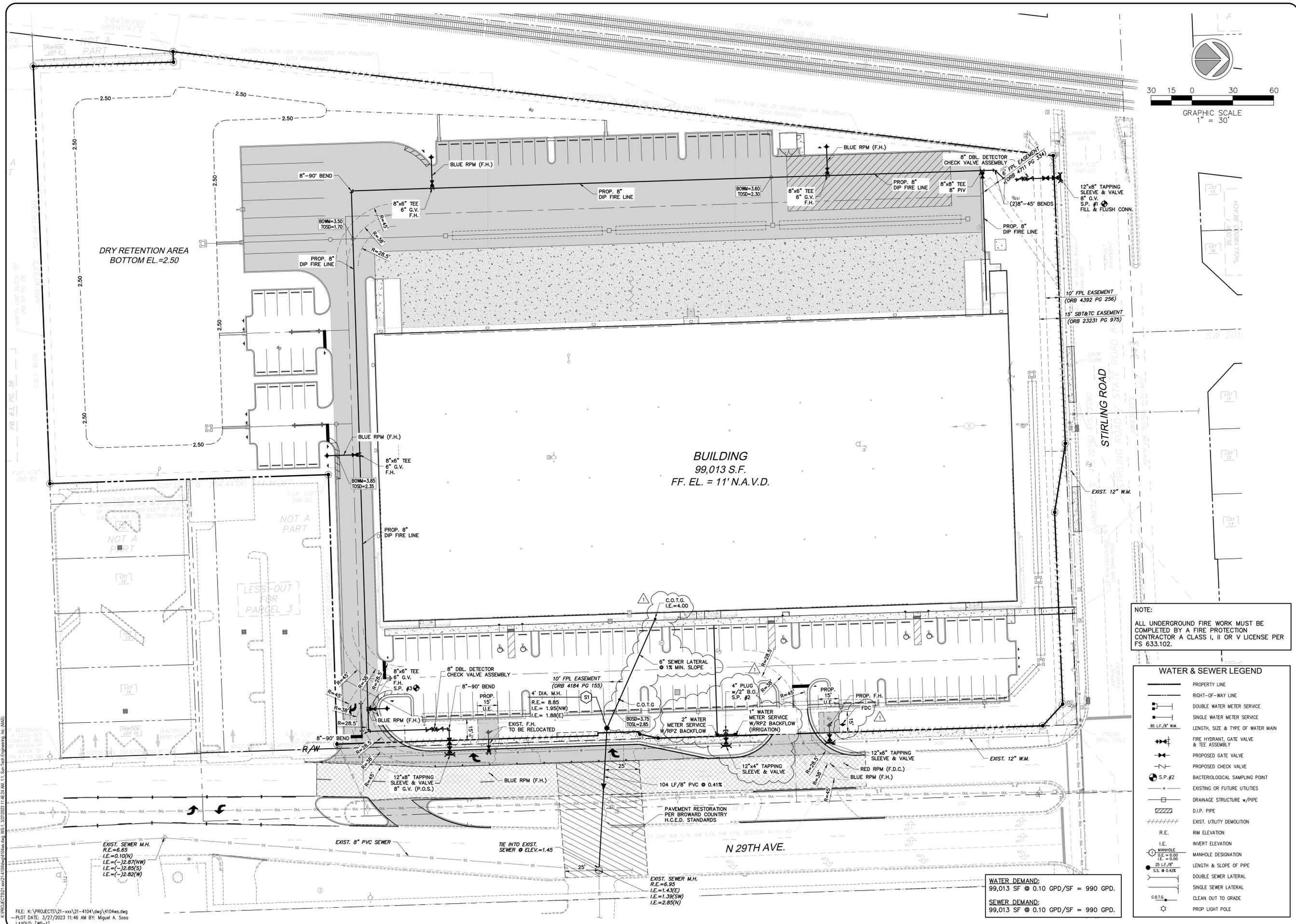
DATE: JAN. 2023
 SCALE: N.T.S.
 DESIGNED BY: M.G.
 DRAWN BY: CAD-004
 JOB #: 21-4104



Date: March 27, 2023
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SHEET No.
SWPP-2

K:\PROJECTS\21-xxx\21-4104\dwg\4104swpp.dwg SWPP-2 3/27/2023 11:48:29 AM L1 Sun-Tech Engineers, Inc. (RAS)



4577 Nob Hill Road, Suite 102
 Sunrise, FL 33351
 www.suntecheng.com
 Certificate of Auth. #009715709
 Phone: (854) 777-3114
 Fax: (854) 777-3114



NO.	DATE	DESCRIPTION
1	03/24/23	PIER DRC REVIEW

2910 STIRLING ROAD
 CITY OF HOLLYWOOD
 FLORIDA
 WATER AND SEWER PLAN

DATE: JAN. 2023
 SCALE: 1"=30'
 DESIGNED BY: M.G.
 DRAWN BY: CAD-004
 JOB #: 21-4104



SHEET No.
 WS-1

NOTE:
 ALL UNDERGROUND FIRE WORK MUST BE COMPLETED BY A FIRE PROTECTION CONTRACTOR A CLASS I, II OR V LICENSE PER FS 633.102.

WATER & SEWER LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
	LENGTH, SIZE & TYPE OF WATER MAIN
	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CHECK VALVE
	BACTERIOLOGICAL SAMPLING POINT
	EXISTING OR FUTURE UTILITIES
	DRAINAGE STRUCTURE w/PIPE
	D.I.P. PIPE
	EXIST. UTILITY DEMOLITION
	RIM ELEVATION
	INVERT ELEVATION
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE

WATER DEMAND:
 99,013 SF @ 0.10 GPD/SF = 990 GPD.
 SEWER DEMAND:
 99,013 SF @ 0.10 GPD/SF = 990 GPD.

FILE: K:\PROJECTS\21-xxx\21-4104\dwg\4104ws.dwg
 PLOT DATE: 3/27/2023 11:46 AM BY: Miguel A. Sosa
 LAYOUT: [WS-1]

WATER SYSTEM NOTES:

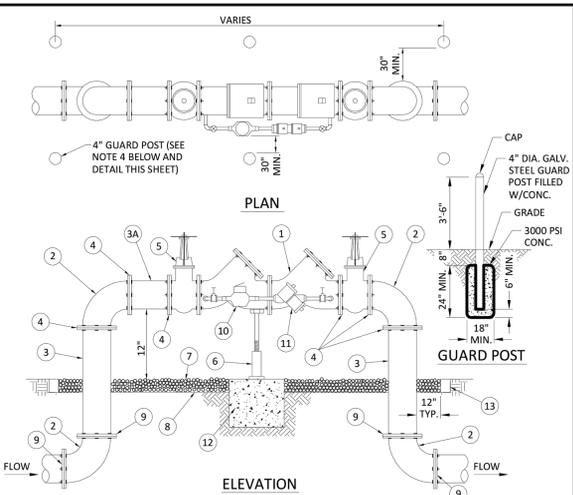
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM WATER FORCE MAIN OR PIPELINE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES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

ISSUED: 03/01/1994 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):

- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL D.I.P. WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
- MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. 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 EBA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

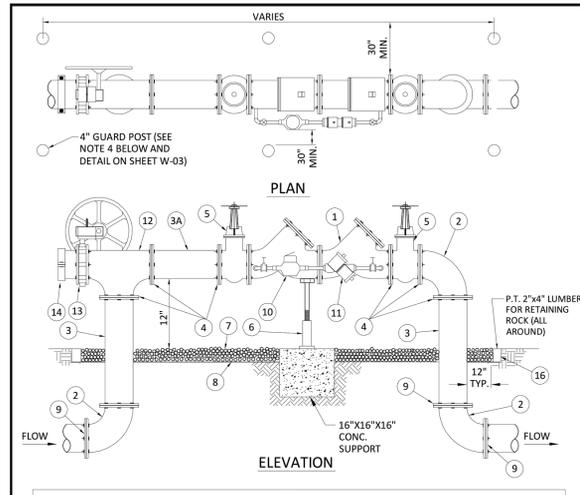
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM WATER SYSTEM NOTES DRAWING NO. W-02
 APPROVED: XXX



MATERIALS		MATERIALS	
ITEM	QTY.	ITEM	QTY.
1	1	4"	4"
2	4	4"	4"
3	2	4"	4"
4	7	4"	4"
5	2	4"	4"
6	1	4"	4"

- NOTES:**
- FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
 - ALL PIPING SHALL BE D.I.P. CL 50/S2 AS APPLICABLE TO MINIMUM STANDARDS.
 - ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 - PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
 - MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
 - GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

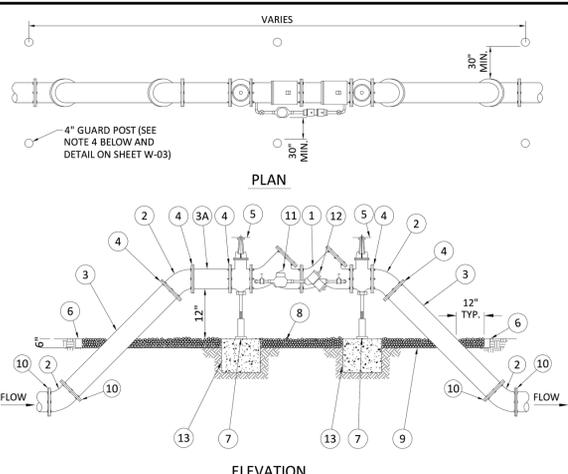
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS) DRAWING NO. W-03
 APPROVED: XXX



MATERIALS		MATERIALS	
ITEM	QTY.	ITEM	QTY.
1	1	4"	4"
2	4	4"	4"
3	2	4"	4"
4	7	4"	4"
5	2	4"	4"
6	1	4"	4"

- NOTES:**
- FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
 - ALL PIPING SHALL BE D.I.P. CL 50/S2 AS APPLICABLE TO MINIMUM STANDARDS.
 - ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 - PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
 - MAY USE 45° BENDS (SEE DETAIL W-05) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
 - GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

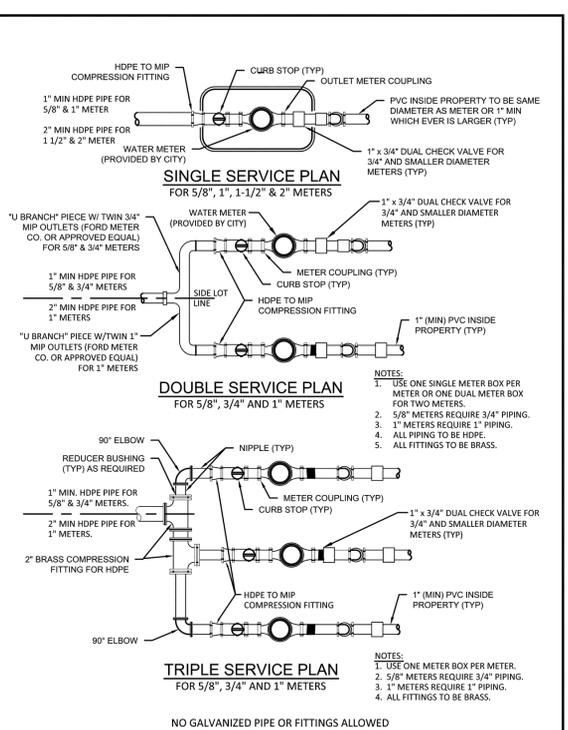
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014
 DRAWN: EAM TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS) DRAWING NO. W-04
 APPROVED: XXX



MATERIALS		MATERIALS	
ITEM	QTY.	ITEM	QTY.
1	1	4"	4"
2	4	4"	4"
3	2	4"	4"
3A	1	4"	4"
4	7	4"	4"
5	2	4"	4"
6	2	4"	4"

- NOTES:**
- FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
 - ALL PIPING SHALL BE D.I.P. CL 50/S2 AS APPLICABLE TO MINIMUM STANDARDS.
 - ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
 - PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
 - MAY USE 90° BENDS (SEE DETAIL W-03) WHEN WORKING AREA IS LIMITED.
 - 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 (45° BENDS) DRAWING NO. W-05
 APPROVED: XXX

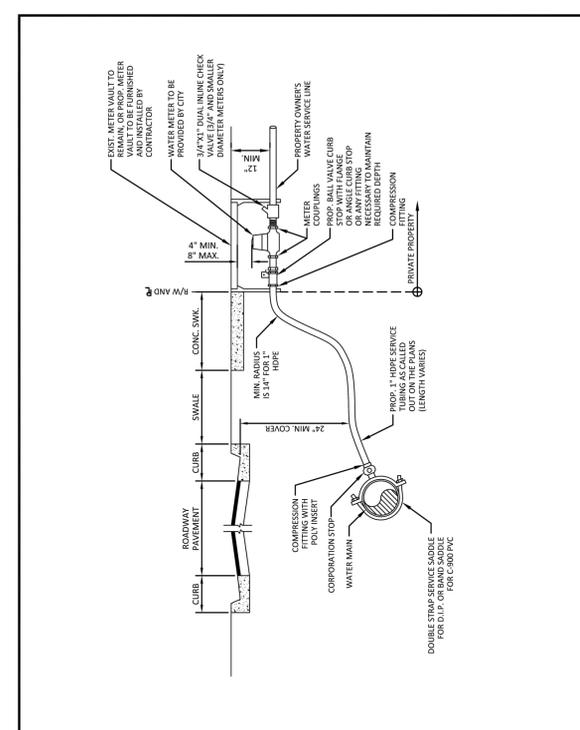


ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017
 DRAWN: EAM TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION DRAWING NO. W-06
 APPROVED: XXX

WATER METER SERVICE NOTES:

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

ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017
 DRAWN: EAM WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS DRAWING NO. W-07
 APPROVED: XXX



ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017
 DRAWN: EAM TYPICAL 1" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS DRAWING NO. W-08
 APPROVED: XXX

4577 Nob Hill Road, Suite 102
 Sunrise, FL 33351
 www.suntecheng.com
Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors
 STE
 Certificate of Auth. #7057/LB 7019
 Phone: (954) 777-3123
 Fax: (954) 777-3174

NO.	DATE:	DESCRIPTION

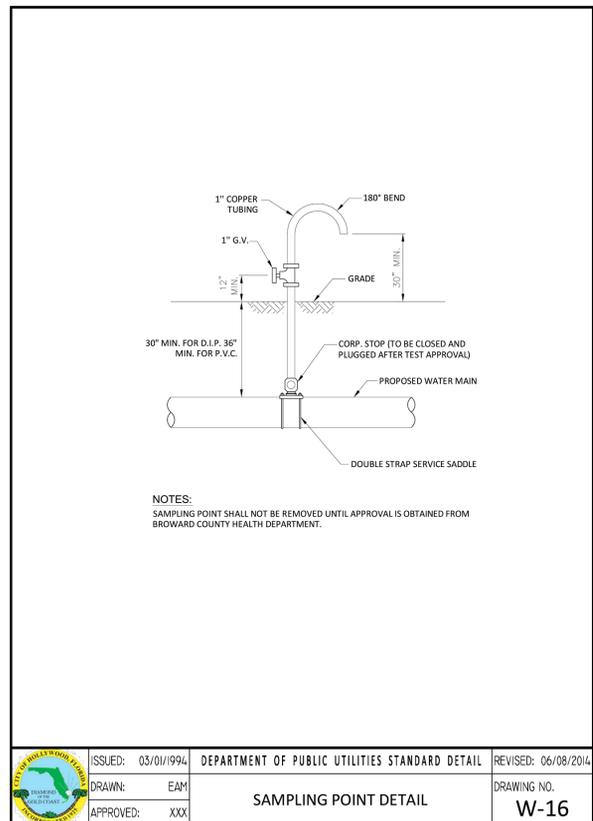
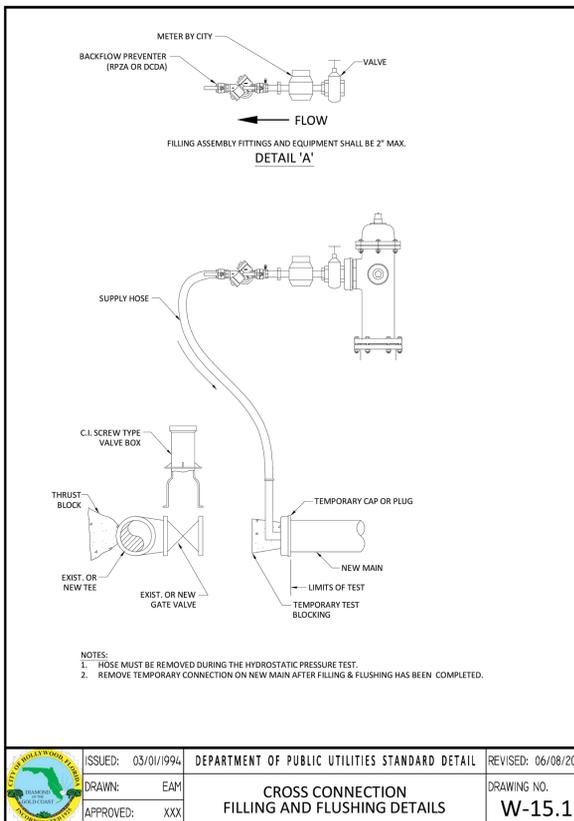
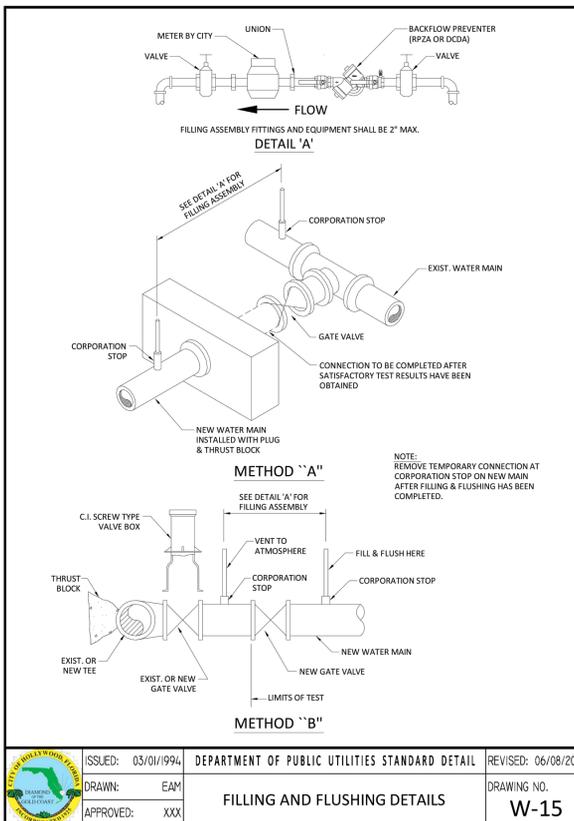
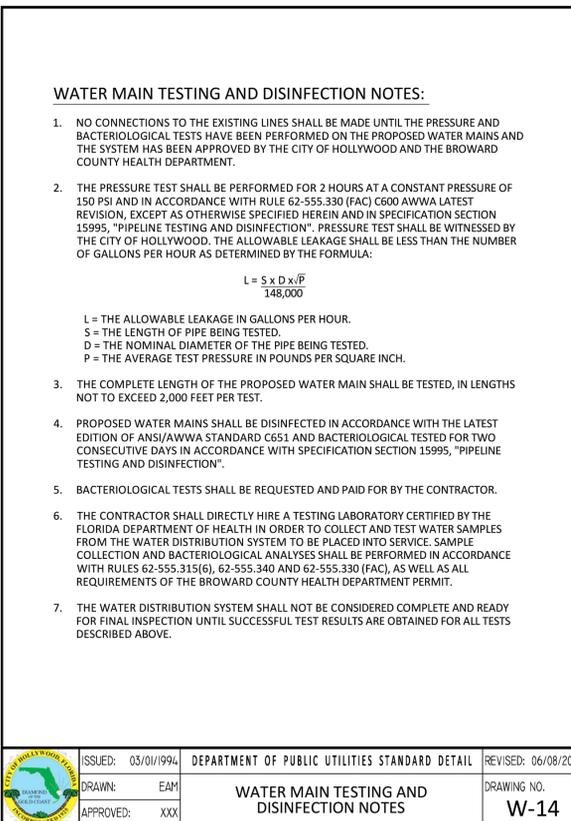
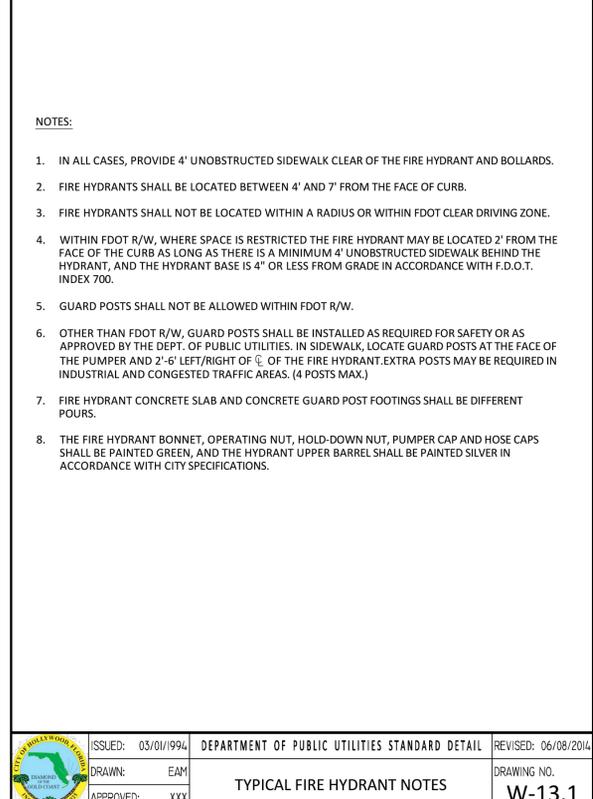
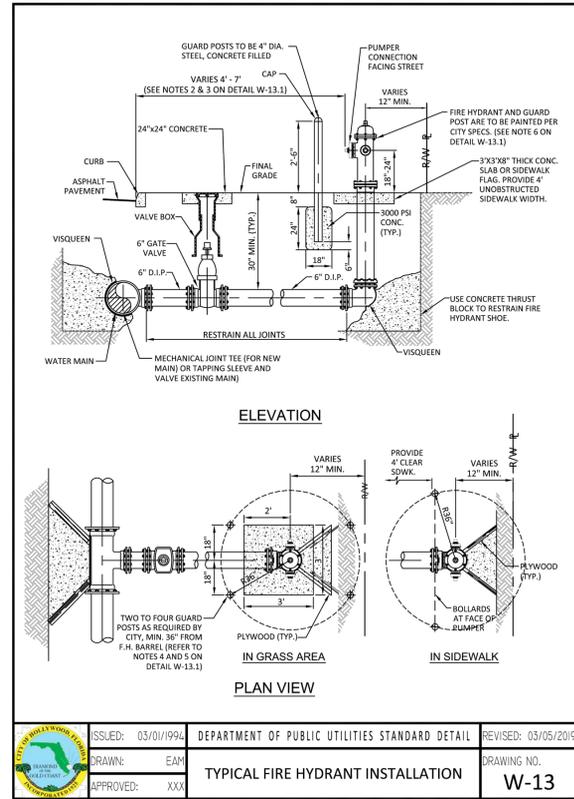
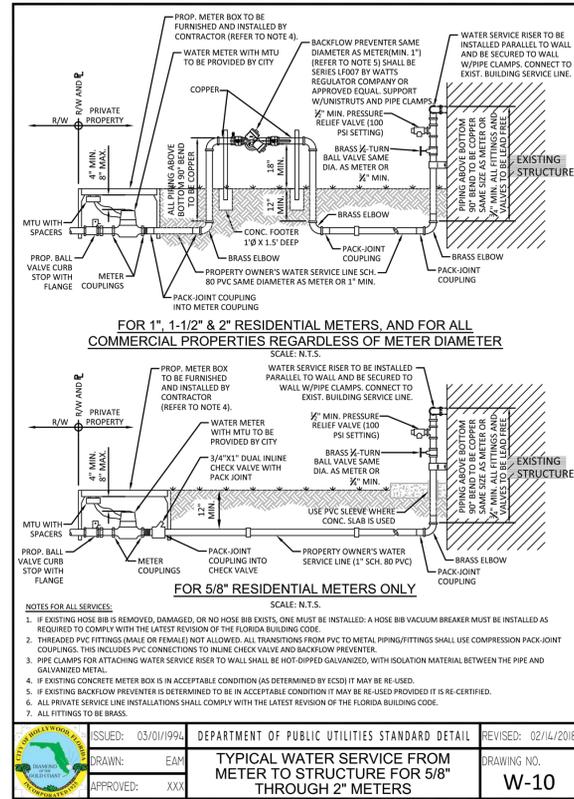
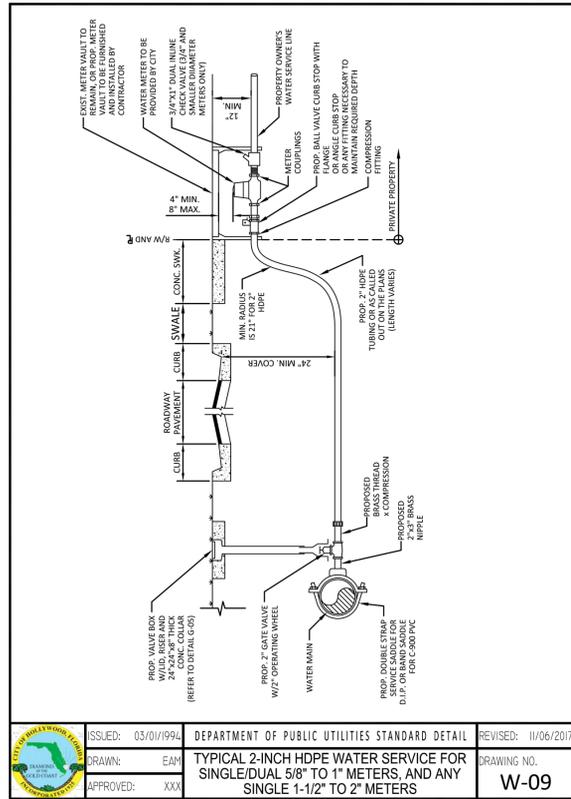
FLORIDA
2910 STIRLING ROAD
 CITY OF HOLLYWOOD
WATER AND SEWER DETAILS

DATE: JAN. 2023
 SCALE: N.T.S.
 DESIGNED BY: M.G.
 DRAWN BY: CAD-004
 JOB #: 21-4104

CLIFFORD R. LOUTAN
 LICENSE
 No. 56890
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

Date: March 27, 2023
 This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, 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.

K:\PROJECTS\21-xxx\21-4104\dwg\4104wsdt.dwg
 PLOT DATE: 3/27/2023 11:47 AM BY: Miguel A. Sosa
 LAYOUT: [WS-2]



K:\PROJECTS\21-xxx\21-4104\dwg\4104wsdt.dwg
PLOT DATE: 3/27/2023 11:47:03 AM BY: Miguel A. Sosa
LAYOUT: [WS-3]

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntech.com
Certificate of Auth. #7057LB 7019
Phone (954) 777-3123
Fax (954) 777-3174

STE Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors

REVISIONS

NO.	DATE	DESCRIPTION

2910 STIRLING ROAD
CITY OF HOLLYWOOD
FLORIDA
WATER AND SEWER DETAILS

DATE: JAN. 2023
SCALE: N.T.S.
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 21-4104

Date: March 27, 2023
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, 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.

SHEET No. WS-3

SEWER NOTES:

- 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".
- ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 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.
- 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.
- 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 INFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
- 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:

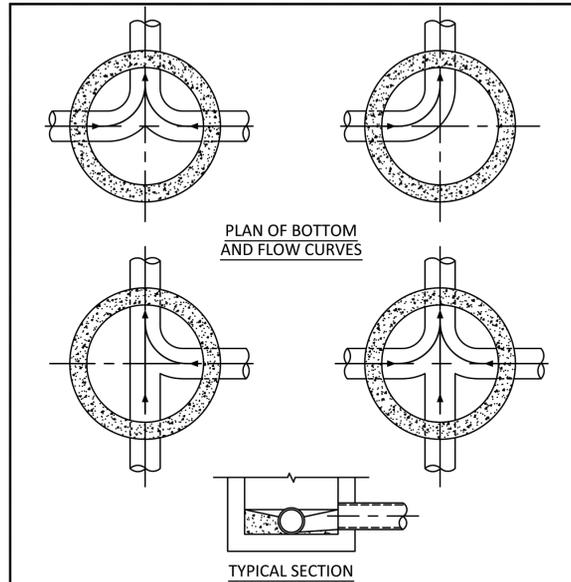
$$L = \frac{S \times D \times \sqrt{P}}{148,000}$$

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

- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING 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.
- 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.

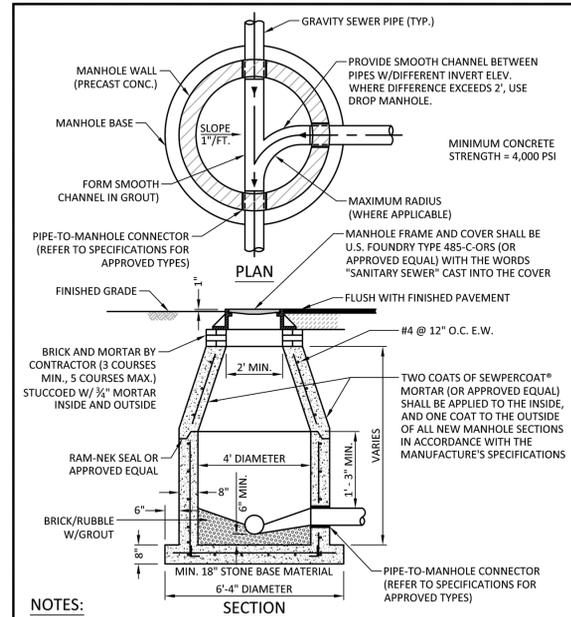
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
	APPROVED: XXX		



NOTES:

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

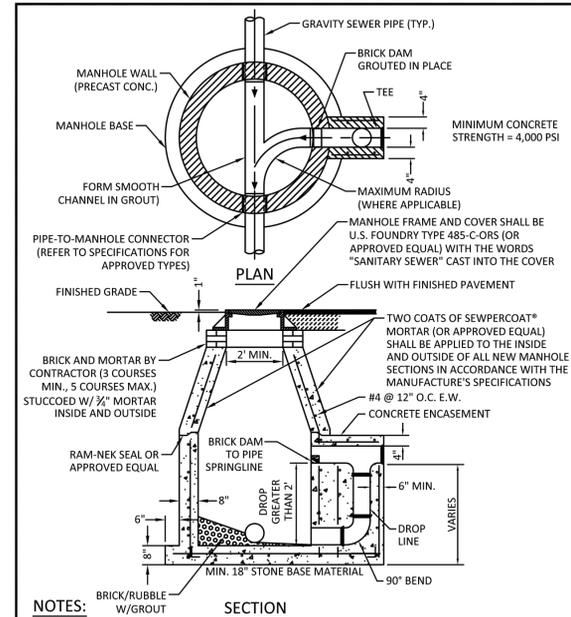
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	DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO. S-02
	APPROVED: XXX		



NOTES:

- SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE CITY PRIOR TO INSTALLATION.
- THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 3" ABOVE SLAB BASE.
- 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.

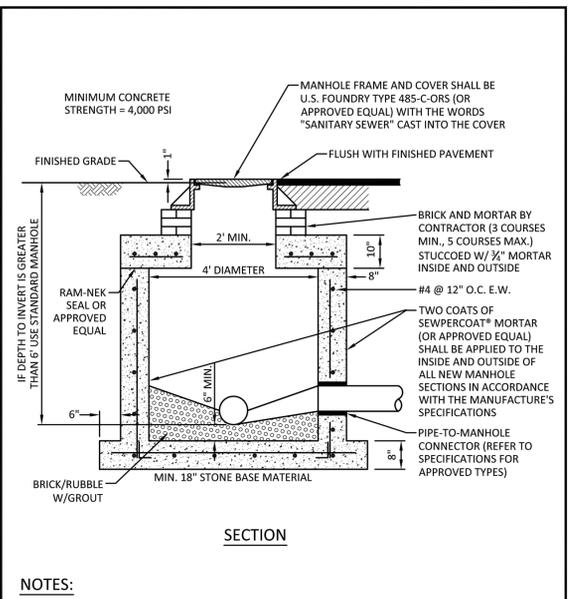
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
	DRAWN: EAM	STANDARD PRECAST MANHOLE	DRAWING NO. S-03
	APPROVED: XXX		



NOTES:

- SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE CITY PRIOR TO INSTALLATION.
- THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 3" ABOVE SLAB BASE.
- 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.

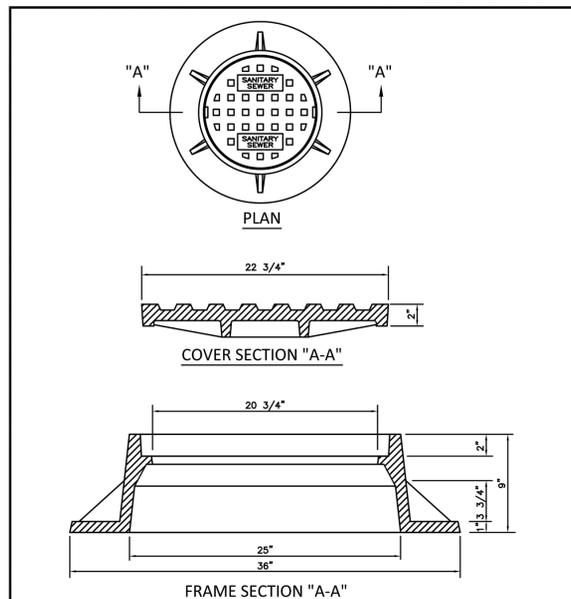
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
	DRAWN: EAM	DROP MANHOLE	DRAWING NO. S-04
	APPROVED: XXX		



NOTES:

- SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE CITY PRIOR TO INSTALLATION.
- THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 3" ABOVE SLAB BASE.
- 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.

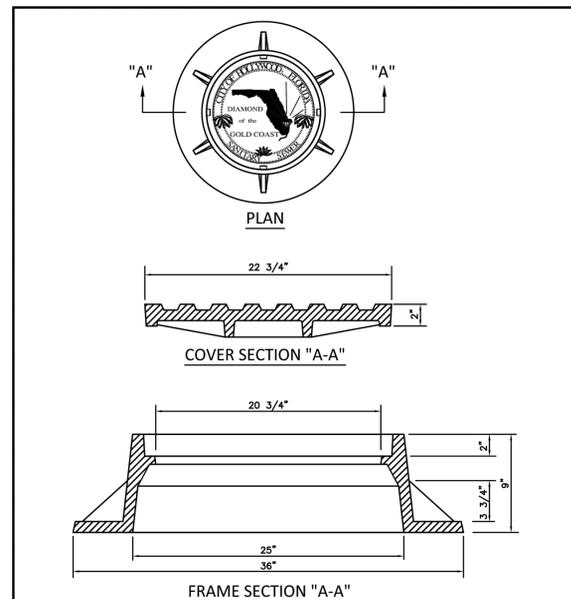
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
	DRAWN: EAM	SHALLOW MANHOLE	DRAWING NO. S-05
	APPROVED: XXX		



NOTES:

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

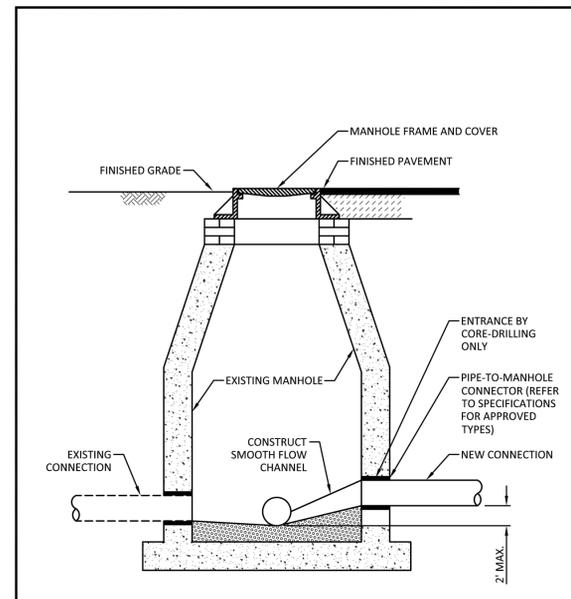
	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	MANHOLE FRAME AND COVER	DRAWING NO. S-06
	APPROVED: XXX		



NOTES:

- LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
- ALL BEARING SURFACES TO BE MACHINED.
- MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
- MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C-ORS TYPE EL, 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 CITY OF HOLLYWOOD	DRAWING NO. S-06.1
	APPROVED: XXX		



NOTES:

- LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
- ALL BEARING SURFACES TO BE MACHINED.
- MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
- MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C-ORS TYPE EL, 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	NEW CONNECTION TO EXISTING MANHOLE	DRAWING NO. S-07
	APPROVED: XXX		

4577 Nob Hill Road, Suite 102
 Sunrise, FL 33351
 www.suntecheng.com
 Certificate of Auth. #7057/LB 7019
 Phone (954) 777-3123
 Fax (954) 777-3114

Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors

STE

NO.	DATE	DESCRIPTION

2910 STIRLING ROAD
 CITY OF HOLLYWOOD
 FLORIDA
WATER AND SEWER DETAILS

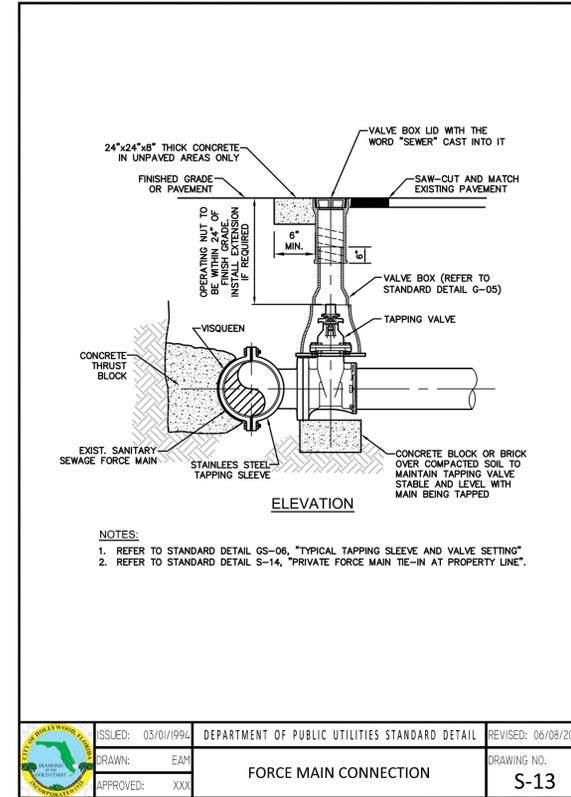
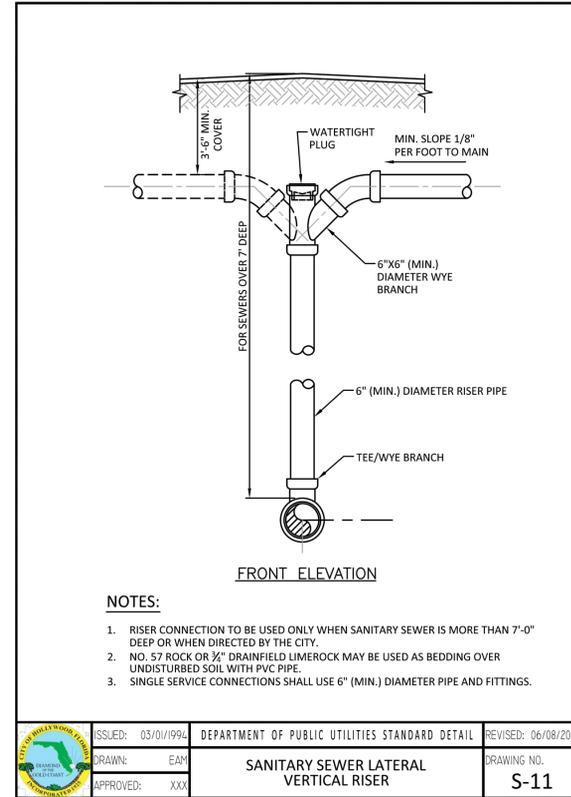
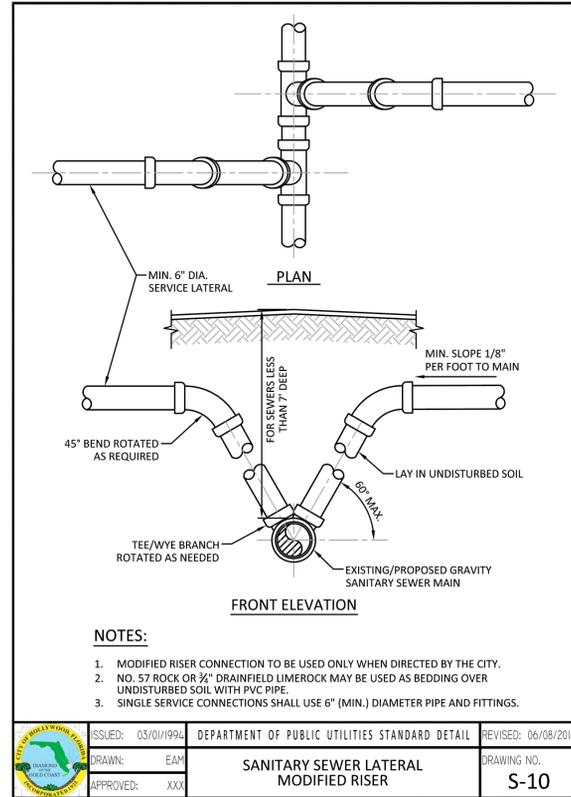
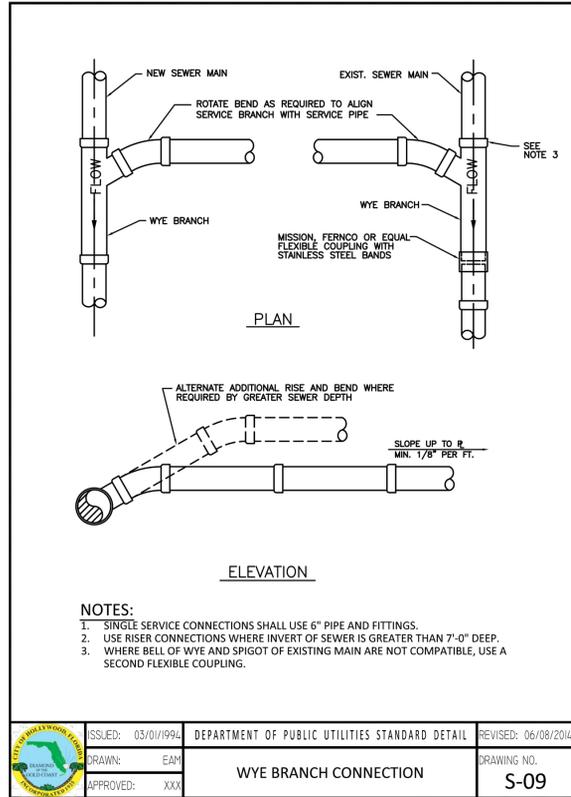
DATE: JAN. 2023
 SCALE: N.T.S.
 DESIGNED BY: M.G.
 DRAWN BY: M.A.S.
 JOB #: 21-4104

CLIFFORD R. LOUTAN
 LICENSE
 No. 56890
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

Date: March 27, 2023
 This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, 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.

SHEET No.
WS-4

K:\PROJECTS\21-xxx\21-4104\dwg\4104wsdt.dwg
 FILE: K:\PROJECTS\21-xxx\21-4104\dwg\4104wsdt.dwg
 PLOT DATE: 3/27/2023 11:47 AM BY: Miguel A. Sosa
 LAYOUT: [WS-4]



4577 Nob Hill Road, Suite 102
 Sunrise, FL 33351
 www.suntecheng.com
 Certificate of Auth. #7057LB 7019
 Phone (954) 777-3123
 Fax (954) 777-3114

STE Sun-Tech Engineering, Inc.
 Engineers • Planners • Surveyors

NO.	DATE	DESCRIPTION

2910 STIRLING ROAD
 CITY OF HOLLYWOOD
 FLORIDA
WATER AND SEWER DETAILS

DATE: JAN. 2023
 SCALE: N.T.S.
 DESIGNED BY: M.G.
 DRAWN BY: M.A.S.
 JOB #: 21-4104

CLIFFORD R. LOUTAN
 LICENSE
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SHEET No.
WS-5

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 PLOT DATE: 3/27/2023 11:47 AM BY: Miguel A. Sosa
 LAYOUT: [WS-5]



2910

2910



TECHNICAL ADVISORY COMMITTEE REPORT

February 28, 2023

CVQOZP 2910 Stirling Road, LLC
1717 McKinney Avenue, Suite 1900
Dallas, Texas 75020

FILE NUMBER: 22-DP-61

SUBJECT: Preliminary Site Plan review for an approximately 100,000 sq. ft. Warehouse (Stirling Logistics)

SITE DATA

Owner/Applicant: CVQOZP 2910 Stirling Road, LLC
Address/Location: 2910 Stirling Street
Net Size of Property: 91,286 sq. ft.
Land Use: Commercial
Zoning: Low Intensity Industrial and Manufacturing District (IM-1)
Present Use of Land: Industrial
Year Built: 1950 (Broward County Property Appraiser)

ADJACENT LAND USE

North: Commercial
South: Warehouse
East: Office
West: Road (RIGHT-OF-WAY)

ADJACENT ZONING

North: Commercial (C-2)
South: Low Intensity Industrial and Manufacturing District (IM-1)
East: Low/Medium Intensity and Manufacturing District (IM-2)
West: Civic Support

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

A. APPLICATION SUBMITTAL

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

Per the TAC submittal checklist the following items were either missing or require revisions (Refer to TAC Submittal Checklist: <http://hollywoodfl.org/ArchiveCenter/ViewFile/Item/454> and Guide to TAC Submittal Checklist: <http://hollywoodfl.org/ArchiveCenter/ViewFile/Item/453f> or requirements).

1. General Application Comments

- a. ~~Add owner of the property's name to the "Current Owner Power of Attorney" section of the form.~~
ADDRESSED
- b. Add all addresses associated with the project on application. **ADDRESSES ON SURVEY NEED TO BE ON APPLICATION.** Addressed. Please see page 3 of the general application.
- c. Modify to reflect that an approval of the design and site plan are requested, in addition to the height variance. **RESPONSE STATES COMMENT ADDRESSED BUT COVER SHEET DOES NOT SHOW.** Addressed. Please see updated cover sheet.

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

- a. ~~Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.~~ **ADDRESSED**

3. Cover Sheet

- a. ~~Remove Legal Description.~~**ADDRESSED**
- b. Increase the size of the "Location Map. illustrate that the project is consists of the three (3) parcels not one (1) parcel. Remove black shading to indicate the project boundaries; use a lighter shade to show boundaries, if appropriate after illustrating the boundaries of parcels assembled.
ADDRESSED
- c. ~~Instead of using the wording, "Master Site Plan for TAC Submittal", change to "Final Technical Assistance Review". Add the date of the meeting below. Add a box that indicates the date of the Preliminary TAC and the Final TAC Date.~~ **ADDRESSED**

4. Alta Survey:

- a. ~~Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced.~~
ADDRESSED
- b. ~~Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.~~**ADDRESSED**
- c. Add net and gross property size in square feet and acreage. **ADDRESSED.**

5. Site Plan:

- a. GENERAL COMMENTS
 - i. ~~Include note on Site Plan indicating that all changes to the design will require planning review and may be subject to Board approval.~~ **ADDRESSED**

- ii. ~~Add note re platting is required.~~ **ADDRESSED**
- iii. ~~Add note that City's approval is required for replatting.~~ **ADDRESSED.**

6. Site Data:

- a. ~~**New Comment:~~ Add the Legal Description, including subdivision name, plat book, and page number, lot and block. **ADDRESSED-PROVIDED ON 3/A-0.2.**
- b. ~~**New Comment:~~ Break down parking calculations by required vs provided in a table format. **ADDRESSED**
- c. ~~**New Comment:~~ Include the net of site, including square footage and acreage. **ADDRESSED.**
- d. ~~**New Comment:~~ Include a floor plan and breakdown of common areas such as restrooms, power equipment rooms, and meter rooms. **ADDRESSED ON A-0.1**
- e. Add total area breakdown of airconditioned versus non airconditioned space. **ADDRESSED**
- f. Provide amounts for pervious and impervious in square footage, acreage, and percentage. **ADDRESSED**

7. ~~Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:~~
~~<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf>~~ **NOT NEEDED. COMMENT TO BE REMOVED.**

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

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

The following Civic Association are located within 500 feet project site.

- a. Lakes of Emerald Hills
- b. Oakwood Hills

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

10. Additional comments may be forthcoming.

11. Provide written responses to all comments with next submittal. **ADDRESSED**

B. ZONING

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Identify the location of all building projects (i.e., air conditioning pads, mailboxes, light poles, overhead utilities lines, back flow preventors, balconies, roof overhangs, etc.) **ADDRESSED**
2. Provide a tree sketch showing all trees that are two inches in diameter at the breast height (DBH) or more and their locations. **ADDRESSED**
3. Provide method of mail delivery. **ADDRESSED**
4. ~~If applicable, dimensions required for stacking. **ADDRESSED. APPLICANT HAS STATED NO STACKING REQ'D.**~~
5. Illustrate the vehicular circulation system showing required radii, dimensioned sign distance triangles and non-access line as per shown on the plat. **ADDRESSED**
6. ****Modified Comment:** Add decorative metal picket fence or CBS wall six to eight feet high along the inside of the landscaped buffer except where broken by a building or a driveway pursuant to §4.4(E)(b) of the City of Hollywood Land Use and Zoning Code. **ADDRESSED**
7. Recycling operations must take place within enclosed buildings. **ADDRESSED**
8. Landscaping and screening must be installed prior to issuance of a certificate of occupancy. An occupancy certificate may be issued if an approved bond is posted in the amount of the cost of the landscaping to ensure that the landscaping and screening will be provided within a 30-day period. **ACKNOWLEDGED**
9. ~~Work with the City's Landscape Architect to ensure that all landscape requirements are met. **ACKNOWLEDGED**~~
10. ****New Comment:** Identify curbing for all vehicular impact points (roadway curves, parking island, etc.), per §6.22(D)(12) of the City of Hollywood's Land Use and Development Code **ACKNOWLEDGED**

C. ARCHITECTURE AND URBAN DESIGN

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. List all building materials and treatments. **ADDRESSED**
2. Consider adding canopies and weather protection elements in the front area, or other areas as appropriate. **ADDRESSED**
3. ~~Illustrate how the curb and garage driveway materials meet (e.g., will the connection point be seamless and level?). **NOT APPLICABLE. NO GARAGE? COMMENT IS A MISTAKE.**~~

D. SIGNAGE

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Provide location, size, content of any proposed signage. **ADDRESSED**
2. For review, full signage package shall be provided. **ACKNOWLEDGED**

3. ~~Include note on Site Plan indicating all signage shall be in compliance with the Zoning and Land Development Regulations.~~ **ADDRESSED**
4. ~~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.~~ **ACKNOWLEDGED**

E. LIGHTING

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. ~~Include note on Site Plan stating the maximum foot candle level at all property lines (maximum 0.5 allowed).~~ **ADDRESSED**

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. ~~As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 10,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.~~ **ACKNOWLEDGED. NOTE SHALL BE ADDED ON THE SITE PLAN.** Addressed. Note is located on sheet A-0.1.under section 4 "Notes".
5. ~~Submittal shall indicate compliance with Green Building Ordinance (O-2011-06). Include a list with proposed green building practices. Include a list with a minimum of ten (10) green building practices.~~ **ADDRESSED**
6. ~~Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.~~ **ADDRESSED**
2. ~~Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved.~~ **ACKNOWLEDGED.**

G. ENGINEERING

Azita Behmardi, City Engineer (abehmardi@hollywoodfl.org) 954-921-3251
 Clarissa Ip, Assistant City Engineer (cip@hollywoodfl.org) 954-921-3915
 Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Last comments received in a Memorandum containing Engineering's comments dated February 15, 2023.
2. Planning Staff will follow up with Engineering. **Comments are addressed on pages 10-14 below.**

H. LANDSCAPING

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

1. No Comments Received. **Understood. Applicant also followed up via email, no comments received in email on 3/23/23.**
2. Planning Staff will follow up with Landscaping.

I. **UTILITIES**

Alicia Verea-Feria, Engineer (averea-feria@hollywoodfl.org) 954-921-3302

1. Survey – The incorrect FEMA Flood Zone is indicated. The area designated Flood Zone “AH” with Elev. 5 should be designated Zone X. Please refer to the FEMA Map Service Center snapshot below. Revise note on Sheet 1 / 2 of the Alta Survey

R: Revised. Please see submitted ALTA survey.

*****COMMENT NOT ADDRESSED*****

Comment addressed, ALTA does show the correct FEMA flood zones. Resolved in email with Alicia on 3/15/23.

4. Specify size and location of the existing and proposed water meters and backflow preventers and show how service lines connect into the existing building.

R: Existing water meters and backflow preventers not found, proposed ones shown.

*****COMMENT PARTIALLY ADDRESSED. Minimize number of taps into existing 12-inch water main.

Revise to eliminate 12’x1” tap and if possible, 12”x2” tap.*****

A 12” x 4” TSV and 4” main has been added with 2 water services off of the 4” main. In lieu of the 2 taps into the 12” watermain on 29th Ave.

6. Show location of sewer cleanout if an existing sewer lateral is field verified.

R: Completed, civil plans have been provided.

*****COMMENT PARTIALLY ADDRESSED. Proposed lateral shall wye into existing 8” PVC sanitary sewer main instead of the manhole. Proposed Manhole S1 should be located closer to the property line and or additional cleanout will be required at property line.*****

A 6” Sewer Lateral has been shown tying directly into the manhole which has been placed closer to the property line as requested.

8. Provide perimeter cross sections across all property limits including transition areas meeting adjacent property grades.

R: Completed, civil plans have been provided.

*****COMMENT PARTIALLY ADDRESSED. Propose a swale adjacent to the property line in Sections A-A, and I-I*****

Proposed swale is now shown at sections I, J , and A.

9. Ensure all stormwater is retained onsite.

*****COMMENT NOT ADDRSED. Pending drainage calculations.*****

See attached drainage calculations. The 25 year-3day berm elevation is at 8.00 minimum which is above the calculated elevation of 7.87. Therefore all storm water will be retained on-site.

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

R: Completed, civil plans have been provided.

*****COMMENT NOT ADDRESSED. Add note.*****

Note has been added above the legend on sheet PD1 indicating that roof drainage will be handled by downspouts and splash pads, which will sheet flow into the storm water drainage structures.

13. Provide preliminary drainage calculations.

R: Completed, civil plans have been provided. Addressed. Pre & Post drainage calculations have been submitted and re-provided in this submittal.

*****COMMENT NOT ADDRESSED. Preliminary Pre and Post Drainage Calculations not found in submittals.
Addressed. Pre & Post drainage calculations have been submitted and re-provided in this submittal.

15. Permit approval from outside agencies will be required.

*****COMMENT TO BE ADDRESSED DURING PERMITTING PROCESS*****

Understood.

The following comment is provided as a courtesy:

NPDES – Over 1 acre

The construction activity on this site is regulated and required to obtain the NPDES Construction Generic Permit (CGP) from DEP. Failure to obtain permit coverage and/or maintain job site erosion and sedimentation control in accordance with permit conditions and applicable regulations may result in fines up to \$27,500.00 per day.

Prior to issuance of building permit a Stormwater Pollution Prevention Plan (SWPPP) shall be required and CGP Notice of Intent (NOI) must be submitted to DEP. SWPPP must be maintained at the job site at all times until the project is terminated and Notice of Termination (NOT) filed with DEP. The SWPPP shall contain detailed descriptions of structures, procedures, contact names and/or control measures designed to reduce sediment and stormwater runoff.

Construction sites and operations shall be required to maintain during and after all construction, development, excavation, dewatering, and/or alteration operations, structural and non-structural Best Management Practices (BMP's) with the intent to reduce pollutants and sediment in stormwater runoff.

For additional information regarding NPDES regulations please contact:

Florida Department of Environmental Protection

2600 Blair Stone Road, MS #2500

Tallahassee, FL 32399-2400

(850) 245-7522

Visit DEP's Web site at: www.dep.state.fl.us/water/stormwater/npdes

16. Additional comments may follow upon further review of requested items.

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490
Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. No comments received. No additional comments received in email on 2/28/23, application substantially complete.
2. Follow up with Building.

K. FIRE

Chris Clinton, Deputy Fire Marshal / Assistant Division Chief (cclinton@hollywoodfl.org) 954-967-4404
Understood. Please see comment response from 2.22.23 email addressed on Page 16.

1. The application is substantially compliant. --- A full architectural review will be completed when an application and a full set of architectural plans are submitted to the building dept.

L. PUBLIC WORKS

Annalie Holmes, Interim Public Works Director (classiter@hollywoodfl.org) 954-967-4207

1. No comments received. No additional comments received in email on 3/14/23, application substantially complete.
2. Follow up with Public Works.

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. Not Applicable. No additional comments received in email on 3/10/23, application substantially complete.

N. COMMUNITY DEVELOPMENT

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

1. Not applicable. No additional comments received in email on 3/22/23, application substantially complete.
2. Application is substantially compliant.

O. ECONOMIC DEVELOPMENT

Raelin Storey, Director (rstorey@hollywoodfl.org) 954-924-2922
Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922
Tekisha Jordan, Principal Planner (tjordan@hollywoodfl.org) 954-924-2922

1. What are the intended uses for the spaces and how many new jobs are anticipated as a result of this project? We anticipate that the property could be used by a variety of distribution tenants, possibly including food/grocery distributors, freight forwarders, etc. We anticipate roughly 125 jobs.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371
Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500
Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

1. No comments received. No additional comments received in email on 2/28/23, application substantially complete.
2. Follow up with the Police Department.

Q. DOWNTOWN AND BEACH CRA

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

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980
Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable. **Understood.**

R. PARKING

Jovan Douglas, Parking Operations Manager (jdouglas@hollywoodfl.org) 954-921-3548

1. No comments received. **No additional comments received in email on 1/18/23, application substantially complete.**
2. Follow up with Parking.

S. ADDITIONAL COMMENTS

Mawusi Khadija Watson, Planning Administrator (mwatson@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming. **Understood.**

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,



Mawusi Khadija Watson
Planning Administrator

- C: CVQDZP 2910 Stirling LLC (karen.rodriguez@clarionpartners.com)
Todd Watson (todd@candencepartnersllc.com)

K. Fire

Plan page WS-1 shows a FDC (Fire Dept. Connection) on the railroad track side of the structure which does not comply with the code requirements listed below..

- **NFPA 14 (2016 Ed.) Section 6.4.5.1 --- Fire department connections shall be visible and recognizable from the street or nearest point of fire department apparatus accessibility or on the street side of buildings.**
- **NFPA 14 (2016 Ed.) Section 6.4.5.1.1 --- Fire department connections shall be located and arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, landscaping, vehicles, or other fire department connections.**

Plan was revised to move the FDC out to 29th Ave . In coordination with the Fire Marshall, this has been approved per email dated 3/1/23.

**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
INTEROFFICE MEMORANDUM**

DATE: February 16, 2023 **FILE NO.:** EN-23-076

TO: Mawusi Watson
Planning and Urban Design Division

FROM: Clarissa Ip
Engineering, Transportation & Mobility Division

SUBJECT: TAC Final Review: 22-DP-61
2910 Stirling Road
Proposed 97,650SF Warehouse

COMMENTS:

Revision Procedure:

-Any revisions applied to the plans shall be numbered and bubbled/clouded.
-In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, bubble/cloud number and a narrative describing each change or how a comment is being addressed.

Final TAC Review Responses are in Bold.

- 1) Unity of Title will be required.
****To be addressed. Project under plat application process.****
Understood. Plat process is underway.
- 2) Platting is required and it is currently in process with Engineering.
****Plat application processing is currently taking place. ****
Understood. Plat process is underway.
- 3) Traffic impact study will be required. Please submit traffic impact study and coordinate submittal with the plat application. Traffic study reviews are done on a cost recovery basis by a City's consultant. Please provide payment per cost recovery table for review.

CONSULTANT COST RECOVERY FEE TABLE

Traffic Transportation Related Cost Recovery Fees Table			
a) Administrative Processing Fee: 5% of Initial Deposit			
b) Initial Deposit and Minimum Balance:			
Project Size	Initial Deposit	Minimum Account Balance	Administrative Fee
Less than 10 Acres	\$5,000	\$1,000	\$250
10 Acres to Less than 30 Acres	\$8,000	\$1,600	\$400
30 Acres & Over	\$12,000	\$2,400	\$600

*Resolution R-2015-209

****Traffic study review fee received. Comments from traffic study review are being attached to this response.**** Addressed at end of packet.

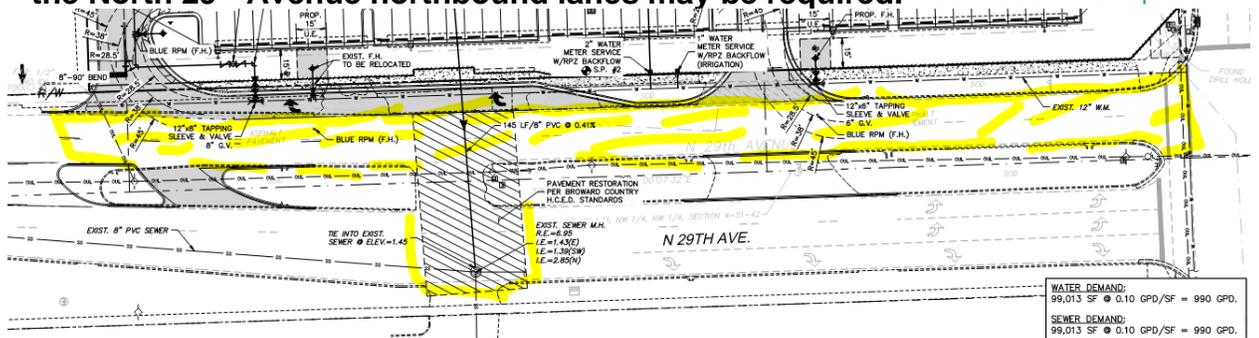
- 4) Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, all vehicle turning radii, sight triangles, pavement marking and signage plans and details as well as change in elevations to show that handicap accessibility has been met. Show location of existing water and sewer mains on plans and show how connection to the public system will be made. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width asphalt pavement mill and resurfacing is required on adjacent streets along the frontage of the site. Additional pavement mill and resurfacing may be required for any off-site utility improvements.

****Comment partially addressed.**

Please indicate on plans for asphalt pavement mill and resurface for the two southbound lanes along the frontage of the site on North 29th Avenue to be provided. Per follow-up meeting with staff the limits of mill and resurface will go from the north pavement return of the north entrance on to 29th ave to the south pavement return of the south entrance

Show on plans for any curbing to be removed and replaced as a result of the proposed utility connection. Shown on revised plans.

Will curb replacement be required along the northbound lane on North 29th Avenue? If so, additional asphalt pavement mill and resurfacing for the North 29th Avenue northbound lanes may be required. Please see revised plans.



Sight triangles shall be provided as per Chapter 155.12. Be sure to provide distance between edge of pavement to the property line on plans.** Understood and shown on revised plans.

- 5) Plans show for an existing property line and a proposed property line. Please clearly identify the two on plans. Indicate any dedication to take place resulting the new property line location. Existing property line should be labeled as limit of dedication.

****Comment partially addressed.**

- Please identify the dedication to be provided along the new north property line and at the northeast corner. Please clarify. In addition, please call out the required 25'X25 corner setback triangle at Stirling and N 29th Ave on master site plan. Understood and identified on new plans.

- Notes from the plat shall be deleted from the site plan, please address.

- Please clearly label what appears to be a 15' SBT & TC easement around the perimeter of the site on the site plan. This area is only This easement is only labeled on the North side because that's the only place this easement exists. This easement doesn't exist on the other side of the property.

- labeled along the north side of the site. Please provide additional label for clarity along south, east and west side of the site. *Response on above page.*
- Please identify the line type with three dots along the north side of the property. **** Identified and labeled on new plans.**
- 6) Number the parking spaces and tractor spaces on Site Plan.
****Comment not addressed. Stalls shall be numbered, and all loading zones shall be shown/numbered on the plan. ****
Addressed. Please see revised Site Plan.
 - 7) Full dimension parking stalls adjacent to the Dry Retention Area, width for the standard parking and length for the trailer parking.
****Comment addressed. ****
 - 8) Indicate on plans for any easements that will be vacated by plat.
****Per Applicant response, no easements are to be vacated. Please note that proposed private parking lot and sidewalks are being constructed over existing 10' FPL Easement, ORB 4184, Page 155, located off of 29th Avenue. The public sidewalk along 29th Avenue within the dedicated area is proposed to be constructed in this FPL easement, at the minimum, this portion of the easement would need to be vacated.****
Understood. Per our discussion the FPL easement will be vacated upon redevelopment but shall remain until such time.
 - 9) Sheet A-0.1, call out and leader for the dumpster is pointing to the parking area.
****Comment addressed. ****
 - 10)The dumpster is encroaching beyond the new property line.
****Please identify the setback of the enclosure from the asphalt in the vehicular area, the gates of the dumpster shall not encroach into this area and the dumpster shall be setback a minimum distance of the gates when they are open. **** *Addressed.*
 - 11)Provide dimension and area of each future Office Use space.
****Applicant states the areas defined as Office Use Space are speculative as tenants are unknown. Threshold square footage of Office Use would need to be determined and coordinated for the Site Plan as well as for the plat application. Currently, the being process states the site is restricted to 105,000 square feet of Warehouse, not permitting and accounting for any Office use. Please address under TAC application as well as under plat application. **** *Understood and addressed.*
 - 12)Indicate and label use of the room west of the F.P. Room.
****Comment addressed. ****
 - 13)Verify if there are any setback requirements along the south side of the site adjacent to the drive aisle.
****Engineering to confirm with Planning Division that setback for drive aisle is not required. **** *Understood.*
 - 14)It is unclear if portion of the sidewalk on North 29th Avenue is within private property, please clarify.

****Comment not fully addressed. Sidewalk has been clarified. However, the leader for the Bus Shelter Easement is pointing to the FPL Easement, please revise.**

Please clearly indicate the 7'x30' Bus Shelter Easement starting at the back of sidewalk to be provided as per the plat on the site plan.**

Addressed. Please see revised site plan.

15) Dumpster enclosure shall meet requirements under City code under Chapter 55.02.

****Comment addressed. ****

16) Indicate location of the three required Loading Zone. Loading zones shall be minimum 10'x25'.

****Comment addressed. ****

17) All outside agency permits must be obtained prior to issuance of City building permit.

****Acknowledged. ****

18) This project will be subject to the impact fees under the new City Ordinance PO-2022-17, effective September 21, 2022.

****Acknowledged. ****

19) Provide FDOT pre-application letter.

****Comment addressed, sheet 108 of 144 (FILE NAME: 2261_F_Application Package_2023_0221 DATED: 2/7/2023)****

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

New Comments:

21) Show on plans, site and civil, for the two existing driveway openings along Stirling Road to be removed, replaced with proper curbing and area to be restored. FDOT permit will be required.

Plans have been revised to indicate closure of the 2 existing driveway connections on to Stirling Road.

Attachments: Traffic study review comments and site plan markups by Traffic Engineer Lisa Bernstein.

cc: Azita Behmardi, P.E., City Engineer
Rick Mitinger, P.E., Transportation Engineer
File

LISA S. BERNSTEIN, PE

— TRAFFIC ENGINEER —

Ms. Azita Behmardi, PE
City Engineer, City of Hollywood
Department of Development Services
P.O. Box 229045
Hollywood, Florida, 33022-6045

February 7, 2023

Re: Stirling Warehouse Traffic Study and Site Plan Review

Dear Ms. Behmardi:

I have reviewed the Stirling Warehouse Traffic Statement prepared by TrafTech Engineering, Inc. dated July 2022. The site plan was also reviewed for traffic requirements and circulation.

The following comments will need to be addressed:

1. Please include the documentation for the applicable Institute of Transportation Engineer's (ITE) Trip Generation Manual Land Use Code. **Understood, included in submittal.**
2. Please include the Broward County Metropolitan Planning Organization documentation. **Understood, included in submittal.**

Site Plan Comments

1. A mark-up of the Site Plan is included with this letter.

If you have any questions or comments, please let me know.

Sincerely,



Lisa S. Bernstein, PE
Senior Traffic Engineer

Attachment

Understood, all marked comments have been addressed.

SHEET No.
AC-1

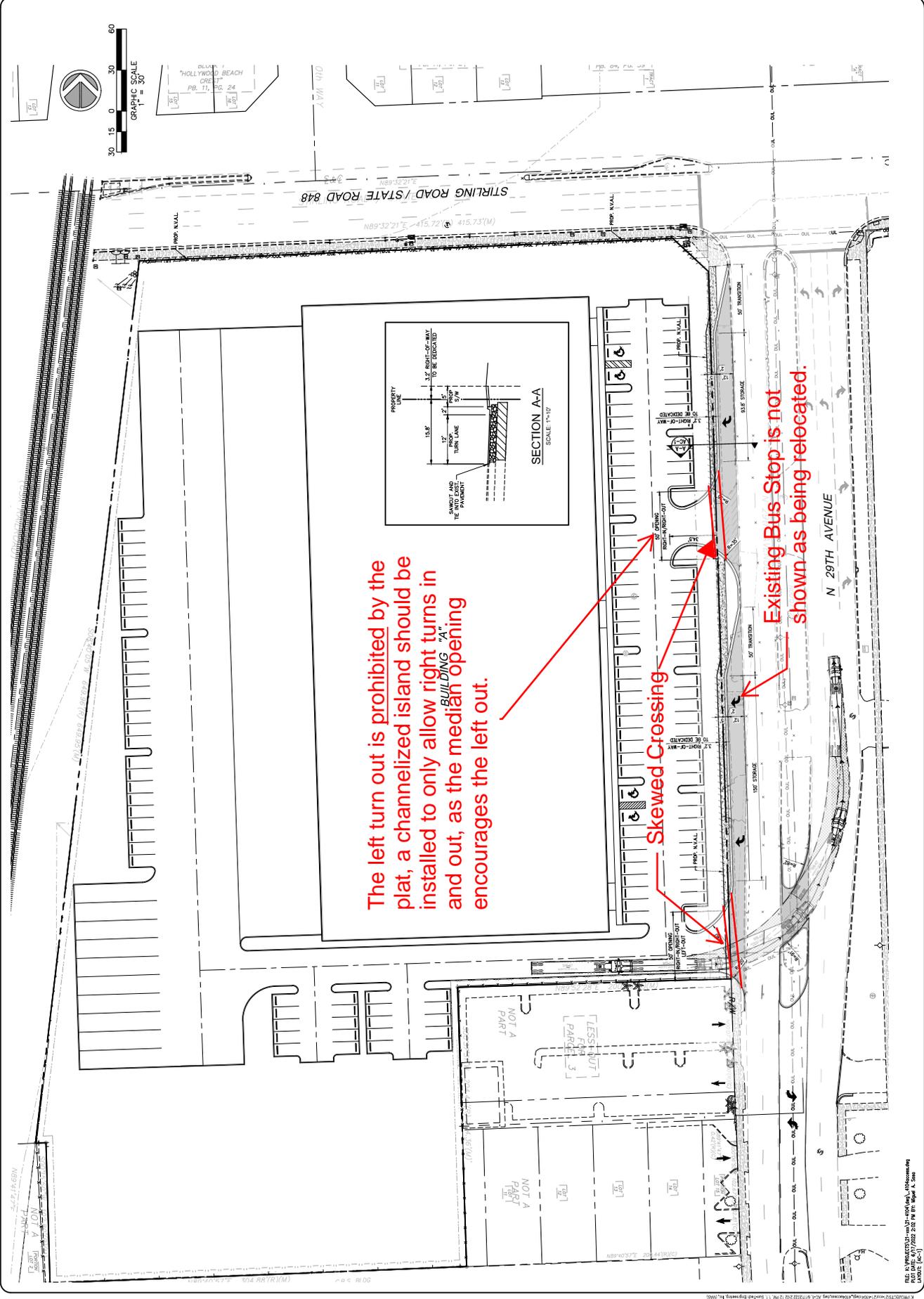


DATE: JAN 2022
SCALE: 1/8" = 1'-0"
DESIGNED BY: M.A.S.
DRAWN BY: M.A.S.
JOB # 21-141

ACCESS MANAGEMENT PLAN
CITY OF HOLLANDWOOD
FLORIDA
2910 STIRLING ROAD

NO.	DATE	DESCRIPTION

STF Sun-Tech
Engineering, Inc.
Engineers, Planners, Surveyors
4577 N.W. 8th Road, Suite 102
Davie, FL 33325
www.stfinc.com
Phone (954) 777-4123
Fax (954) 777-4114



The left turn out is prohibited by the plat, a channelized island should be installed to only allow right turns in and out, as the median opening ^{BUILDING "A"} encourages the left out.

Skewed Crossing

Existing Bus Stop is not shown as being relocated.

FILE: N:\PROJECTS\21-141\21-141\21-141.dwg
PLOT DATE: 6/17/2022 2:02 PM BY: Soper, A. Soper
SCALE: 1/8" = 1'-0"



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Stirling Logistics Center – 2910 Stirling Road, Hollywood, FL 33020

File Number: 022-DP-61

Criteria Statement for Article 5 of the Zoning & Land Development Regulations

The following responses have been provided to address the general design criteria elements specified in Article 5 of the Zoning and Land Development Regulations.

a. General criteria. All plans/architectural drawings shall be reviewed based on the evaluation of compatibility with the City's Design Guidelines, including the following elements:

(1) Architectural and design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The 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.

RESPONSE: This design incorporates large glass windows along pedestrian-oriented facades to create a continuous visual pedestrian scale. Red awnings bring a pop of color and blend well with the overall style and complement the color of the adjacent structures. The concrete wall finish and color scheme echoes and compliments the surrounding structures. Columns and panel detailing along with reveals have been provided at regular intervals to create a visually appealing design while breaking up the mass of this large structure.

(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.

RESPONSE: The proposed exterior building finishes, awning style, and color, height, and color scheme of the overall building harmonize with the existing surrounding buildings as the color scheme of the existing structures along both sides of the property location. The style of the building reflects a modern aesthetic through the use of larger scale entries and decorative columns to provide weight to the pedestrian entries to the building. The panel articulation between the main office entries creates a very clean-lined, simple patterned canvas with complimentary embellishments. The style marries the simpler and less articulated, older buildings with the newer, more contemporary style building at the corner of Stirling/ N 29th ave. The proposed structure also harmonizes with the existing patterns of most of the smaller buildings in the surrounding area.

(3) Scale/massing. Buildings shall be proportionate in scale, with a height consistent with the surrounding structures and with the established and adopted vision of 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.

RESPONSE: The proposed building is proportionate in scale and has a consistent height compared to the surrounding structures. The building geometry is a simple rectangle broken up by entries and columns to soften the building's mass. These columns are red in color to provide visual contrast to the clean lines of the massing and provide some articulation of the roof edge, creating visual interest and mimicking the alternating building heights of the surrounding structures. The proposed building sits on the corner of Stirling Road and N. 29th Ave, the majority of the parking will be along the front of the building off N. 29th Ave.

(4) Landscaping. Landscaped areas should contain various native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. In addition, existing mature trees and other significant plants on the site should be preserved.

RESPONSE: The landscaping proposed for this site contains several different species of native, flowering, and ornamental tree species known to thrive in South Florida, including Cabbage Palms, Royal Palms, and Silver Buttonwoods. Several species of native shrubs and grasses are also being used on the project, along with complimentary non-native species. Some examples include Red Tip Coco Plums, Yew Pine Hedges & Wax Jasmine. All tree and plant species were selected to fit within the context of the project and to complement and accentuate the building and pedestrian areas.

January 31, 2023

STIRLING LOGISTICS
2910 Stirling Road, Hollywood, Florida
Height Variance Request Narrative

The Applicant, CV QOZP 2910 Stirling Road, LLC, is the owner of the property located at 2910 Stirling Road, Hollywood, Florida (the "Property"). The Property consists of assembled parcels of approximately 7 acres, located south of Stirling Road, west and adjacent to the CSX Railroad tracks and east of North 29th Avenue. The Property is zoned IM-1, Low Intensity Industrial and Manufacturing, has a City land use designation of Industrial and a Broward County land use designation of Commerce. Warehouse/distribution facilities are permitted uses within the IM-1 zoning district. The Property has been used as a heavy industrial operation for at least 50 years.

The Applicant is proposing to develop Stirling Logistics, an industrial distribution facility of approximately 97,650 square feet on the property (the "Project"). The Property is ideally located for the proposed distribution facility Project, centrally located in Hollywood, close to the airports and seaports and has direct access to I-95. The Project is consistent and compatible with the zoning and land use designations. The proposed structure will have ingress and egress from North 29th Avenue, with no access points from Stirling Road. The building has been articulated with various architectural details which break up the mass and scale of the building and landscaping that softens and frames the development. Architectural features with prominent corner treatments containing glass and vertical colored panels will greatly enhance the Project and the entire area. The Project will also provide landscaped buffers, street trees along Stirling Road and North 29th Avenue and added sidewalks to encourage pedestrian activity.

Application / Request

The Applicant is seeking a minor variance for the height of the building in order to develop the Project. The Project is being designed to comply with current industrial distribution facility market standards for tenants, including 32-foot internal clear height building requirements. To establish a 32-foot internal clear height, clear of the lowest structural member, the building has to be designed to allow additional space up to the actual ceiling in order to move and retrieve the pallets of product, as well as for the actual roof membrane sloped to permit adequate drainage. This results in a structure height that exceeds the City's 35-foot maximum height requirement in the IM-1 district. The Applicant is therefore requesting a variance pursuant to Section 5.3(F) from the following Zoning Code section:

Section 4.4(A)(2)	Required Max Height:	35 feet
	Proposed Height:	41 feet

Variance Requested: 6 feet

The Applicant submits that the criteria to granting variances established by Section 5.3(F)(1) of the City's Zoning Code are satisfied as demonstrated below:

a. 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.

The variance requested is in harmony with the general purpose and intent of the City's Zoning Code and will not adversely affect the stability or appearance of the City. The Applicant is requesting a height variance of only 6 feet, which is required due to current industry standards for heights of these types of distribution facilities. The minor height increase still meets the intent of the moderate structure height in the district and will allow the building, with a 32-foot clear height, to be leased by high-level tenants seeking these high-in-demand facilities. The Project is located at the north end of the South Florida Design and Commerce Center, an area which is growing and expanding due to the increased need for industrial warehousing, showroom and distribution facilities. The Project's use and height is consistent and compatible with the existing and future projects in the area. Additionally, due to its location between the CSX Railroad and I-95 and in the middle of the heavy industrial area, it will not adversely affect the stability of the City and in fact, will greatly improve and enhance the appearance of the neighborhood.

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

The granting of the variance is compatible and will not be detrimental to the surrounding land uses. As stated above, the Project is located in the middle of the IM-1 heavy industrial district and is consistent with the uses and structures there in or proposed. There are no residential or residential land uses surrounding the Project or in close proximity to the Project. The minor height variance being requested will not be detrimental to the community; it will be a benefit, as the Project will bring new businesses to the City and to the Design and Commerce Center, create jobs and improve the aesthetics and appearance of the area.

c. 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.

The variance requested is consistent with and in furtherance of the City's adopted Comprehensive Plan and Master Plan. The Property's land use and zoning designations of Industrial and IM-1, respectively, permit the proposed Project and use as a warehouse/distribution facility. The following policies in the City Comprehensive Plan and Master Plan are relevant to the Project and the variance requested:

Comprehensive Plan

Policy 7.1: Future industrial land uses shall be located, to the maximum extent possible, with access to major transportation facilities including highways, airports, railroads, and seaports.

Policy 8.2: In order to ensure that sufficient amounts of industrial land are available to meet the City's future needs, those lands designated for industrial development on the City's Future Land Use Plan Map shall not be utilized for non-industrial purposes, except where in conformance with the Industrial Permitted Uses subsection of the City's Land Use Element.

Master Plan

Policy 7.2: Identify parcels on Stirling Road that are inappropriate and provide incentives for improvement or relocation.

d. That the need for the requested Variance is not economically based or self-imposed.

The Applicant's request for the minor height variance of 6 feet is not economically based or self-imposed but is what the market is requiring for these types of industrial distribution facilities. New, larger industrial distribution facilities are receiving demands from tenants for 32-foot clear height structures. This internal height allows for the pallets to be stacked for the volume needed. The minor height variance being requested will permit the Applicant to construct the Project based on market standards and be able to attract the large tenants and businesses the City wants within its borders.