

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: 08/24/2023

Location Address: 2005-2007-2011 Jackson Street, Hollywood, FL 33020

Lot(s): 14, 15, 16 & 17 Block(s): 6 Subdivision: _____

Folio Number(s): 5142 15 01 1080 / 5142 15 01 1070

Zoning Classification: PS-3 Land Use Classification: PS-3 MULTIFAMILY

Existing Property Use: MULTIFAMILY Sq Ft/Number of Units: 21,138 SF (49 UNITS)

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: Applicant is proposing a new construction project for a multifamily use. It is a 7-story building, with 49 units in approximate 35,142 square footage of rentable area.

Number of units/rooms: 49 UNITS Sq Ft: 35,142 SF

Value of Improvement: \$5,284,500 Estimated Date of Completion: DEC 2024

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

Name of Current Property Owner: MMVJ LAND LLC

Address of Property Owner: 2007 Jackson Street, Hollywood, FL 33020

Telephone: (786) 624-1375 Fax: _____ Email Address: ricardo@bedecoconstruction.com

Name of Consultant/Representative/Tenant (circle one): GS Architecture

Address: 2103 Coral Way, 2nd Floor Telephone: (786) 488-0571

Fax: _____ Email Address: gs@gsarchmiami.com

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

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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: 7/28/2022

PRINT NAME: MMVJ Land LLC managed by BYN LLC

Date: _____

Signature of Consultant/Representative: _____

Date: 03/28/2022

PRINT NAME: Gustavo A Spokoiny

Date: 03/28/2022

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 28th day of July 2022

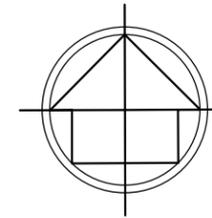
Signature of Current Owner
Fabian G Neiman

Notary Public State of Florida
Fabian G Neiman
My Commission HH 085632
Expires 03/26/2025

Print Name
Fabian G Neiman

My Commission Expires: _____ (Check One) Personally known to me; OR Produced Identification N/A

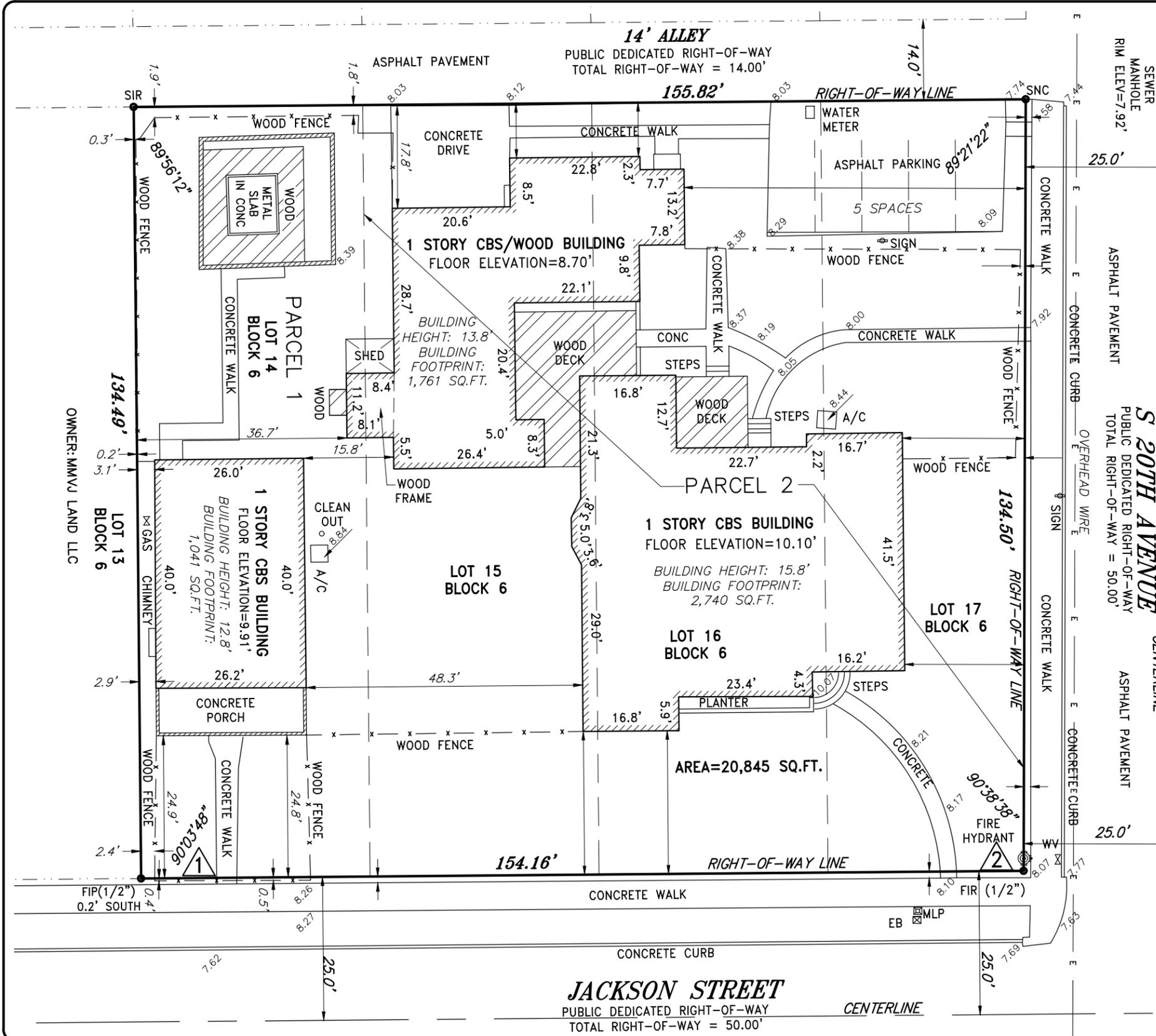
ALTA/NSPS LAND TITLE SURVEY



TOTAL SITE AREA:
 (NET) 20,845 SQ.FT.
 (NET) 0.4785 ACRES
 (GROSS) 29,948 SQ.FT.
 (GROSS) 0.6875 ACRES

LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD & CAP #6448
- SNC SET NAIL & CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL & CAP
- FND FOUND NAIL & DISK
- PRM PERMANENT REFERENCE MARKER
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- FPL FLORIDA POWER & LIGHT
- X- CHAIN LINK FENCE
- E- OVERHEAD UTILITY LINES
- A/C AIR CONDITIONER
- WM WATER METER
- WV WATER VALVE
- EB ELECTRIC BOX
- WPP WOOD POWER POLE
- MLP METAL LIGHT POLE
- CLP CONCRETE LIGHT POLE
- 0.00 ELEVATIONS
- ALTA AMERICAN LAND TITLE ASSOCIATION
- NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- ORB OFFICIAL RECORDS BOOK
- SQ.FT. SQUARE FEET



COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47th AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 8422-17

CLIENT :
 BEDECO

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	07/14/17	SKETCH	AM	REC
ADDED CERTIFICATIONS	07/28/17	-----	AC	REC
UPDATE ALTA/NSPS LAND TITLE SURVEY	03/03/22	SKETCH	JD	REC
UPDATE PER O&E REPORT	06/23/22	-----	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
 2005-2007-2011 JACKSON STREET

SCALE: 1" = 20'

SHEET 2 OF 2

PROJECT NAME:
**2005/2007/2011
JACKSON STREET**



PROJECT ADDRESS:
**2005/2007/2011 JACKSON STREET,
HOLLYWOOD, FL 33020**

ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS

7901 LUDLAM ROAD, SUITE 205
MIAMI, FL 33143
P: 786.488.0571
E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

OWNER ADDRESS:
2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
5451 PIERCE ST,
HOLLYWOOD, FL 33021
786-302-7693
EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
12950 NW 113TH CT,
MEDLEY, FL 33178
(305) 884-5700



architecture
DESIGN GROUP

SEAL - SIGNATURE - DATE

WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date
1	TAC COMMENTS	11/02/2022
2	TAC COMMENTS	04/03/2023

TAC SET
SITE PLAN &
PROJECT DATA

Project number: **Project Number**
Date: **08/01/2022**
Drawn by: **Author**
Checked by: **Checker**

AO-001

Scale: As indicated

PROPERTY DATA	
PROPERTY ID:	5142 15 01 1080 & 5142 15 01 1070
PROPERTY ADDRESS:	2005 / 2007 / 2011 JACKSON STREET, HOLLYWOOD FL 33020
LOT SIZE:	20,714 SF / 0.48 acres
LEGAL DESCRIPTION:	PARCEL 1: LOTS 14, BLOCK 6 OF "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA PARCEL 2: LOTS 15, 16 AND 17, BLOCK 6 OF "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
FEMA FLOOD ZONE:	X
FEMA FLOOD ZONE ELEVATION:	N/A
LAND USE:	PS-3 (PARKSIDE HIGH INTENSITY MIXED-USE DISTRICT DEVELOPMENT)

REGULATORY GUIDELINES	
AS PER HOLLYWOOD CODE OF ORDINANCE	
LAND USE - PS-3 (PARKSIDE HIGH INTENSITY MIXED-USE DISTRICT DEVELOPMENT)	

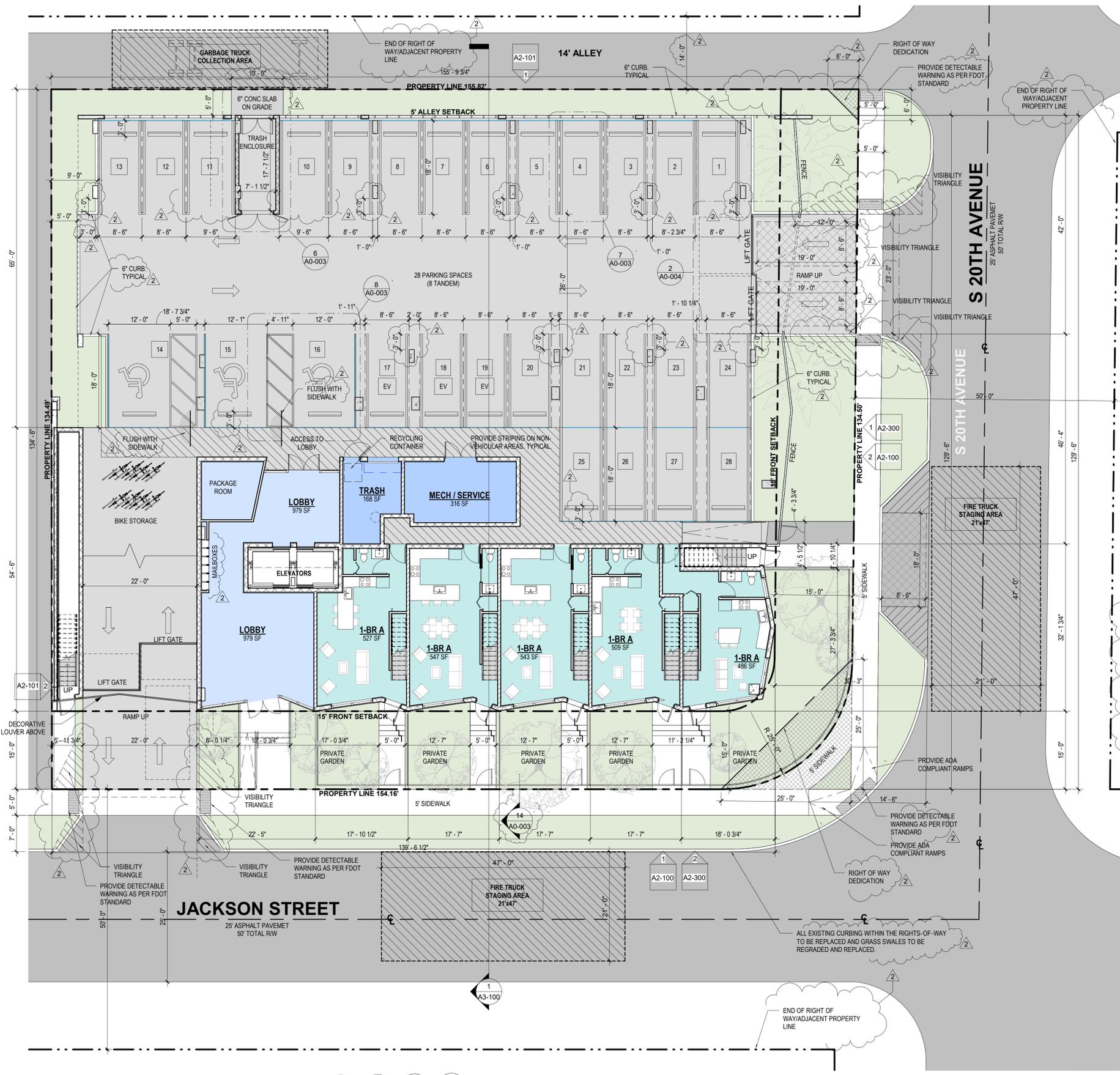
BUILDING PLACEMENT & STREET TYPE DEVELOPMENT PARAMETERS		
	ALLOWED/REQUIRED	PROPOSED
DENSITY	-	49 Units
BUILDING HEIGHT / STORIES	10 STORIES, NOT TO EXCEED 140 FT	7 STORIES / 77'-0" HIGH
FAR	3.0 MAX (62,142 SF)	2.18 (45,218 SF)
OPEN SPACE	MIN 10% (2,071sf / 0.048ac)	24% (4,968sf / 0.11ac)
WALK-UP PERVIOUS AREA	MIN 40% (1,599sf / 0.037ac)	65% (2,592sf / 0.060ac)
OVERALL PERVIOUS/IMPERVIOUS AREA	MIN 20% (4,214sf / 0.097ac)	20% (4,214sf / 0.097ac)
BUILDING PLACEMENT		
FRONT SETBACK (SOUTH)	15 FT (RESIDENTIAL USE)	15'-0"
SIDE INTERIOR SETBACK (WEST)	0 FT	0'-0"
ALLEY SETBACK (NORTH)	5 FT	5'-0"

DEVELOPMENT SUMMARY					
GROSS BUILDING SQUARE FOOTAGE	73,078 SF				
PARKING ANALYSIS					
UNIT TYPES	UNIT COUNT	PARKING REQUIRED	PARKING PROVIDED		
STUDIO	10	10	DESCRIPTION	LEVEL	COUNT
1-BR (ONE BEDROOM UNIT)	22	22	STANDARD SPACE 8'-6" x 18'	GROUND FLOOR	25
1-BR A (ONE BEDROOM UNIT)	5	5	HC 12'x18'	GROUND FLOOR	3
2-BR (TWO BEDROOM UNIT)	12	18	STANDARD SPACE 8'-6" x 18'	LEVEL 2	28
TOTALS	49	55	STANDARD SPACE 8'-6" x 18'	LEVEL 2	33
		+ 6 GUEST	LEVEL 2		33
		61 SPACES	TOTAL PROVIDED		61
BIKE RACKS (1 PER 20 PARKING SPACES)	4 RACKS		4 RACKS		

UNIT MIX - RESIDENTIAL				
UNIT TYPE	TOTAL # OF UNITS	PERCENTAGE	AREAS	REMARKS
1-BR	22	45%	15,352 SF	
1-BR A	5	10%	2,611 SF	
2-BR	12	24%	12,421 SF	
STUDIO	10	20%	4,759 SF	
GRAND TOTAL	49	100%	35,142 SF	
MINIMUM UNIT SIZE:		REQUIRED	PROVIDED	
CUMULATIVE AVERAGE:		300 SF	440 SF	
		500 SF	718 SF	

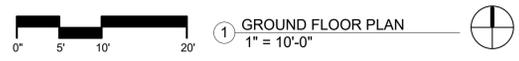
GROSS AREA CALCULATION			
AREA DESCRIPTION	AREA	# OF TYP FLOORS	TOTAL
GROUND FLOOR	15,710 SF	1	15,710 SF
2ND LEVEL	15,643 SF	1	15,643 SF
3RD LEVEL AMENITIES	8,242 SF	1	8,242 SF
TYPICAL LEVEL	8,371 SF	4	33,484 SF
TOTAL			73,078 SF

- * ALL SIGNAGE SHALL FOLLOW THE ZONING AND LAND DEVELOPMENT REGULATIONS.
- * MAXIMUM FOOTCANDLE LEVEL AT ALL PROPERTY LINES NOT TO EXCEED 0.5.
- * ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- * GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY
IN COMPLIANCE WITH CITY OF HOLLYWOOD'S GREEN BUILDING ORDINANCE IN CHAPTER 151, IS PROVIDED WITH A THIRD PARTY GREEN BUILDING CERTIFICATION, SINCE THIS PROJECT HAS MORE THAN 20,000 SQUARE FEET OF TOTAL FLOOR AREA. THE SELECTED CERTIFICATION COUNCIL IS THE FLORIDA GREEN BUILDING COALITION CERTIFICATION. REFER TO ATTACHED DOCUMENTATION TO THIS SUBMITTAL WITH THE LIST OF THE 10 PROPOSED GREEN BUILDING PRACTICES.
- THE HEIGHT OF BUSHES, HEDGES, FENCES AND WALLS LOCATED WITHIN CORNER SETBACK AREA IS RESTRICTED TO TWO FEET.



ADA NOTE
ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELLED TO MEET ADA REQUIREMENTS.
ADA COMPLIANCE CURB NOTE
ADJACENT CURB CUTS, SIDEWALKS AND SWALES NOT SHOWN.
NOT SHOWN. APPLICANT WILL BE REQUIRED TO MILL & RESURFACE ALL ADJACENT STREETS AND ALLEYS TO THE PROJECT.

RIGHT-OF-WAY STREETSCAPE IMPROVEMENTS NOTE
RIGHT-OF-WAY STREETSCAPE IMPROVEMENTS PLANS ARE REQUIRED TO BE PROVIDED AT TIME OF PERMIT REVIEW.
ALL PAVEMENT MARKINGS WITHIN THE RIGHTS-OF-WAY ARE TO BE APPROVED BY THE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION. TO BE PROVIDED AT TIME OF PERMIT REVIEW.
ALL SIDEWALKS SHALL HAVE DETECTABLE WARNINGS AT DRIVEWAY OPENINGS. PLEASE SHOW DETECTABLE WARNINGS ON PLANS AND PROVIDE THE STANDARD FDOT DETAIL IN PLANS.



1 GROUND FLOOR PLAN
1" = 10'-0"



PROJECT ADDRESS:
**2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020**

ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
 7901 LUDLAM ROAD, SUITE 205
 MIAMI, FL 33143
 P: 786.488.0571
 E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

OWNER ADDRESS:
 2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
 5451 PIERCE ST,
 HOLLYWOOD, FL 33021
 786-302-7693
 EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



SEAL - SIGNATURE - DATE

WEICHE KIRK WENG - AR94807

REVISION LOG		
No.	Description	Date
1	TAC COMMENTS	11/02/2022

**TAC SET
 SYMBOLS & SITE
 CALCS**

Project number **Project Number**
 Date **08/01/2022**
 Drawn by **Author**
 Checked by **Checker**

A0-002

Scale **As indicated**

MATERIAL LEGEND

	ROUGH CARPENTRY
	EARTH
	STEEL
	RIGID INSULATION
	CMU IN PLAN
	BATT INSULATION
	CONCRETE
	GRAVEL
	FINISHED WOOD
	WOOD OR METAL SHIM OR SPACER
	MORTAR OR GROUT
	ALUMINUM
	DRYWALL
	PLYWOOD
	WOOD
	HARDWOOD

SYMBOLS

	COLUMN LINE
	ROOM IDENTIFICATION
	DOOR SYMBOL
	WINDOW SYMBOL
	LOUVER SYMBOL
	PARTITION TYPE SYMBOL
	FURNITURE SYMBOL
	ELEVATION MARKER
	DATUM POINT
	NOTE REFERENCE SYMBOL
	ROOM NAME
	ROOM NUMBER
	DOOR TYPE
	WINDOW TYPE
	LOUVER TYPE
	PARTITION TYPE
	FURNITURE TYPE
	NOTE NUMBER

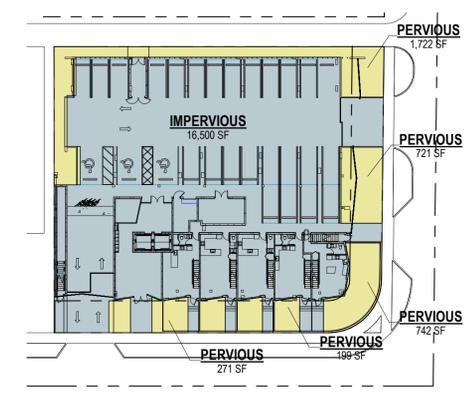
	FLOOR FINISH SYMBOL
	DELTA REVISION SYMBOL
	WALL TAG SYMBOL
	INTERIOR ELEV SYMBOL
	BUILDING SECTION SYMBOL
	WALL SECTION SYMBOL
	DETAIL SYMBOL
	WALL TYPE
	WALL TYPE NUMBER
	SECTION IDENTIFICATION
	SECTION IDENTIFICATION SHEET NUMBER
	SECTION IDENTIFICATION SHEET NUMBER

PLAN NORTH

GRAPHIC SCALE

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

PLAN DETAIL

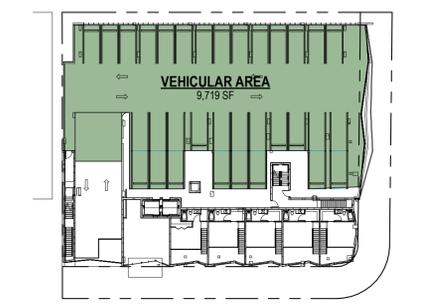


1 GROUND FLOOR PERVIOUS & IMPERVIOUS DIAGRAM
 1" = 40'-0"

PERVIOUS & IMPERVIOUS CALCS		
NAME	AREA	PERCENTAGE
IMPERVIOUS	16,500 SF	80%
PERVIOUS	4,214 SF	20%
Grand total	20,714 SF	100%

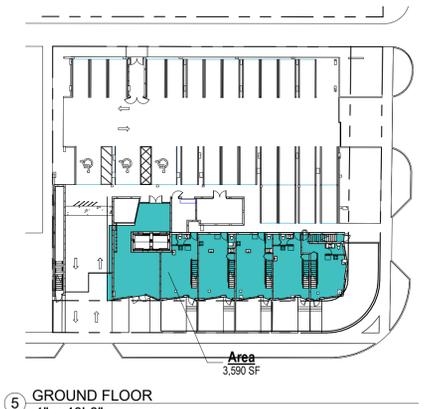


10 GROUND FLOOR
 1" = 40'-0"

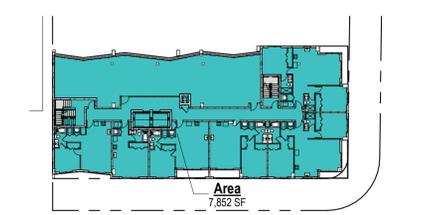


11 LEVEL 2
 1" = 40'-0"

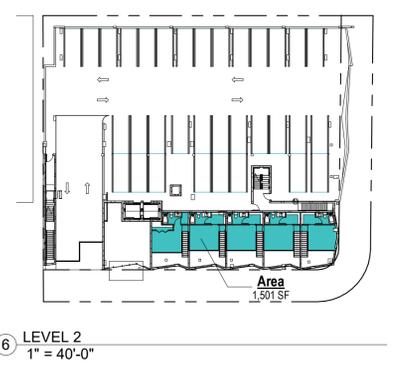
VEHICULAR USE AREA CALCS		
NAME	AREA	LEVEL
VEHICULAR AREA	9,463 SF	GROUND FLOOR
VEHICULAR AREA	9,719 SF	LEVEL 2
Grand total	19,182 SF	



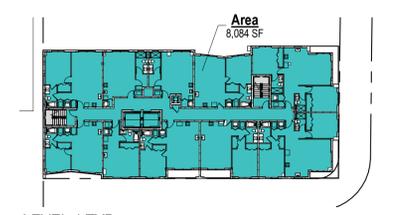
5 GROUND FLOOR
 1" = 40'-0"



7 LEVEL 3
 1" = 40'-0"



6 LEVEL 2
 1" = 40'-0"



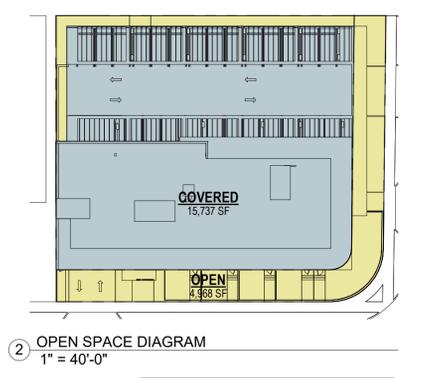
8 LEVEL 4 TYP
 1" = 40'-0"

FAR CALCULATION			
AREA DESCRIPTION	AREA	# OF TYP FLOORS	TOTAL
1ST LEVEL TOWNHOUSE	3,590 SF	1	3,590 SF
2ND LEVEL TOWNHOUSE	1,501 SF	1	1,501 SF
3RD LEVEL AMENITIES	7,852 SF	1	7,852 SF
4TH - 7TH TYPICAL LEVEL	8,084 SF	4	32,334 SF
GRAND TOTAL			45,278 SF

FAR = TOTAL BUILDING FLOOR AREA / LOT AREA

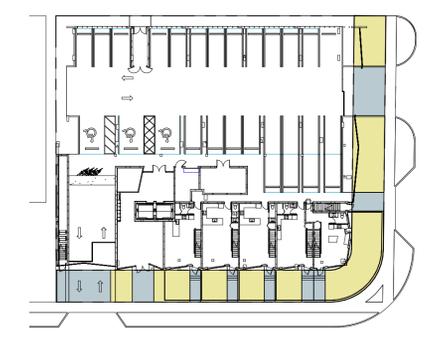
FAR = 45,278 SF / 20,714 SF

FAR = 2.18



2 OPEN SPACE DIAGRAM
 1" = 40'-0"

OPEN AREA CALCS		
NAME	AREA	PERCENTAGE
COVERED	15,737 SF	76%
OPEN	4,968 SF	24%
GRAND TOTAL	20,705 SF	100%



9 WALK-UP GARDEN DIAGRAM
 1" = 40'-0"

WALK-UP GARDEN CALCS		
NAME	AREA	PERCENTAGE
IMPERVIOUS	1,406 SF	35%
PERVIOUS	2,592 SF	65%
TOTAL	3,998 SF	100%



PROJECT ADDRESS:
 2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020

ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
 7901 LUDLAM ROAD, SUITE 205
 MIAMI, FL 33143
 P: 786.488.0571
 E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

OWNER ADDRESS:
 2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
 5451 PIERCE ST,
 HOLLYWOOD, FL 33021
 786-302-7693
 EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



SEAL - SIGNATURE - DATE

WEICHE KIRK WENG - AR94807

REVISION LOG

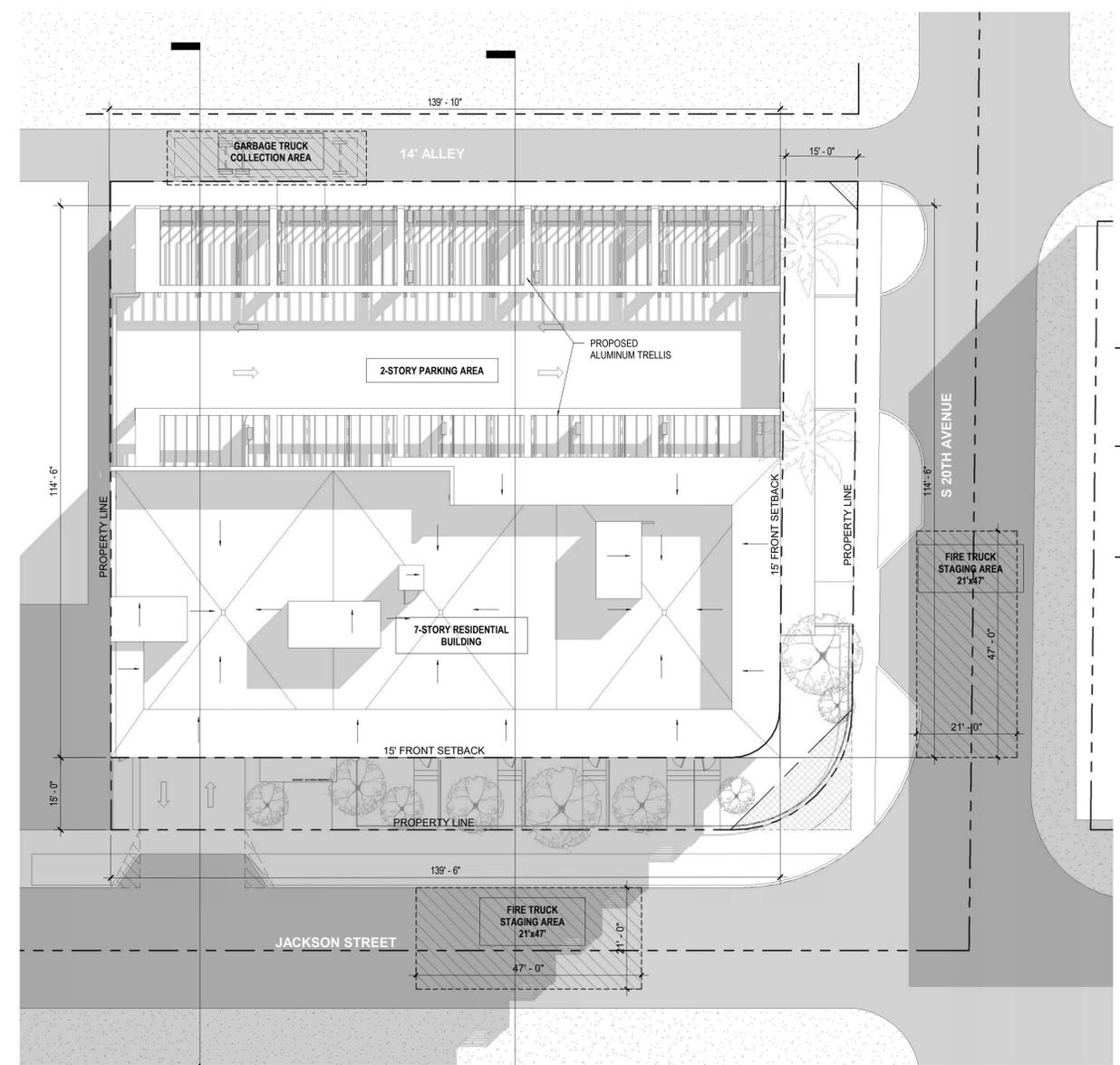
No.	Description	Date
1	TAC COMMENTS	11/02/2022
2	TAC COMMENTS	04/03/2023

TAC SET
 SITE DETAILS

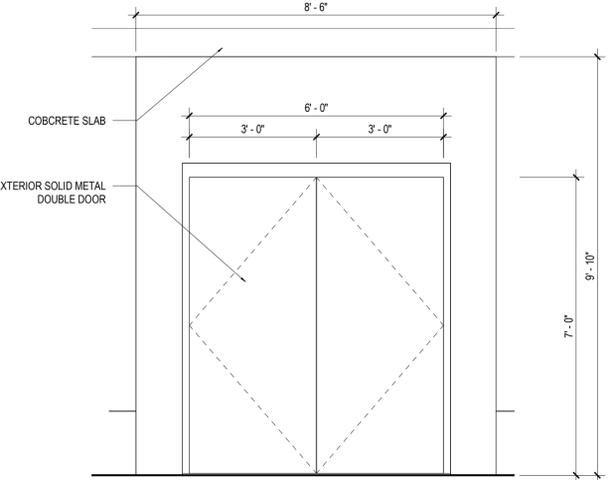
Project number	Project Number
Date	08/01/2022
Drawn by	Author
Checked by	Checker

A0-003

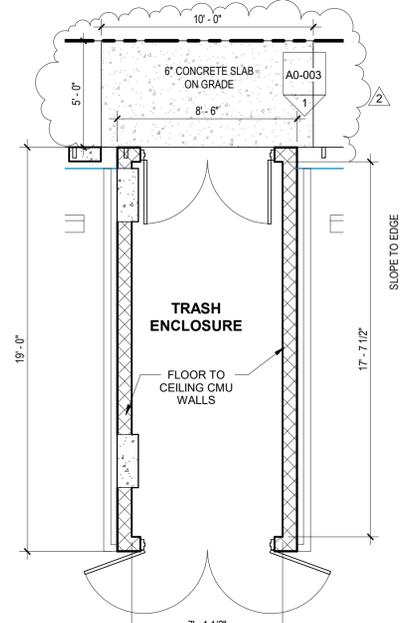
Scale: As indicated



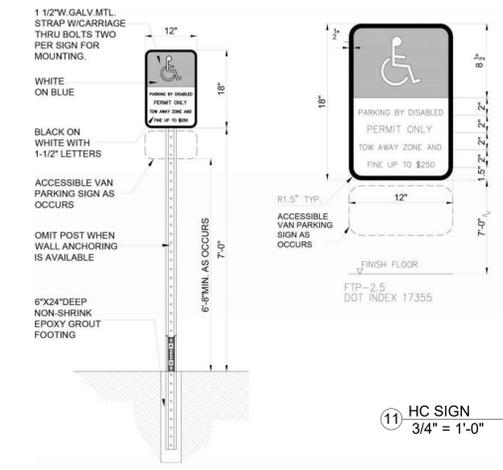
13 SITE PLAN
 1/16" = 1'-0"



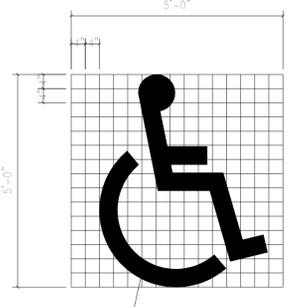
1 TRASH ENCLOSURE DOOR ELEVATION
 1/2" = 1'-0"



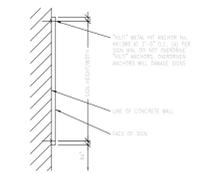
6 TRASH ENCLOSURE FLOOR PLAN
 1/4" = 1'-0"



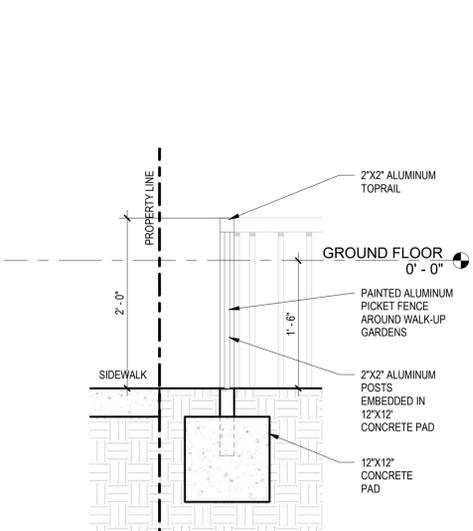
11 HC SIGN
 3/4" = 1'-0"



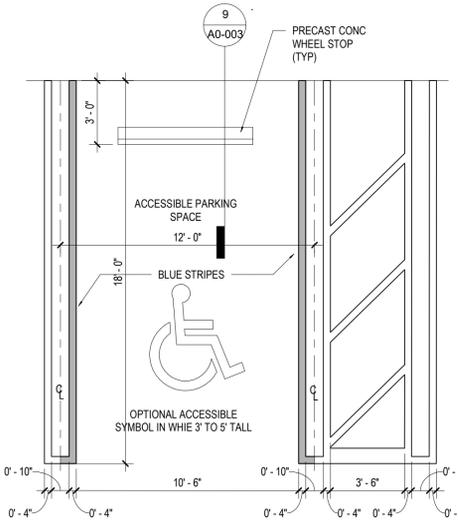
10 HC PAVING MARKINGS
 1/2" = 1'-0"



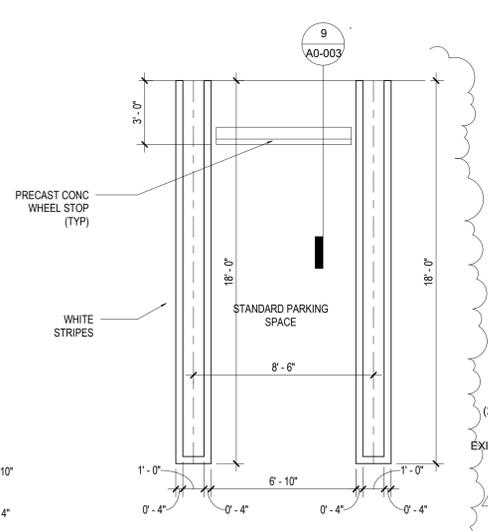
12 HC SIGN MOUNTING
 3/4" = 1'-0"



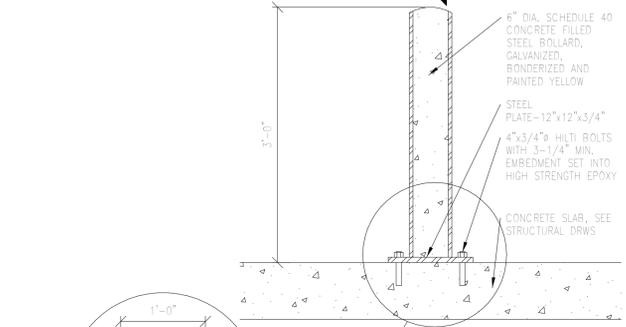
14 TYPICAL GARDEN GUARDRAIL DETAIL
 1" = 1'-0"



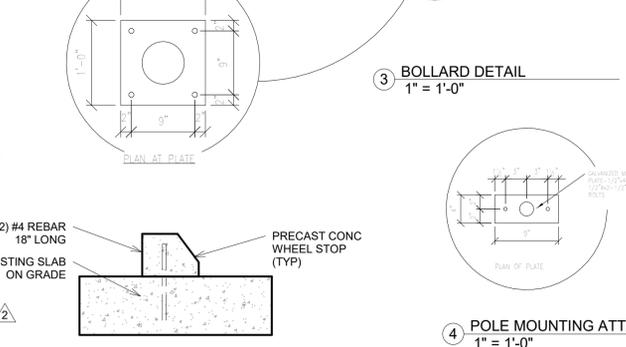
8 HC PARKING SPACE
 1/4" = 1'-0"



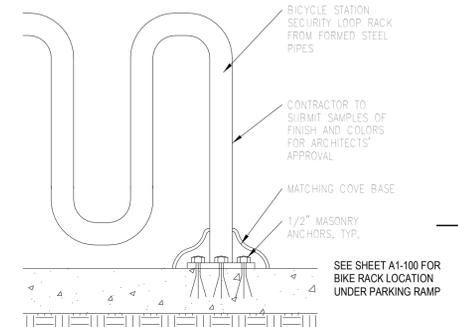
7 PARKING SPACE
 1/4" = 1'-0"



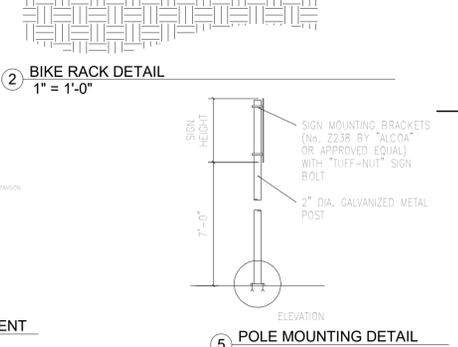
3 BOLLARD DETAIL
 1" = 1'-0"



9 PRECAST CONCRETE WHEELSTOP
 1" = 1'-0"



2 BIKE RACK DETAIL
 1" = 1'-0"



5 POLE MOUNTING DETAIL
 1/2" = 1'-0"

*REGULATORY SIGNAGE AND PAVEMENT MARKING IN COMPLIANCE WITH THE MANUAL OF UNIFORM CONTROL DEVICES.



PROJECT ADDRESS:
**2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020**

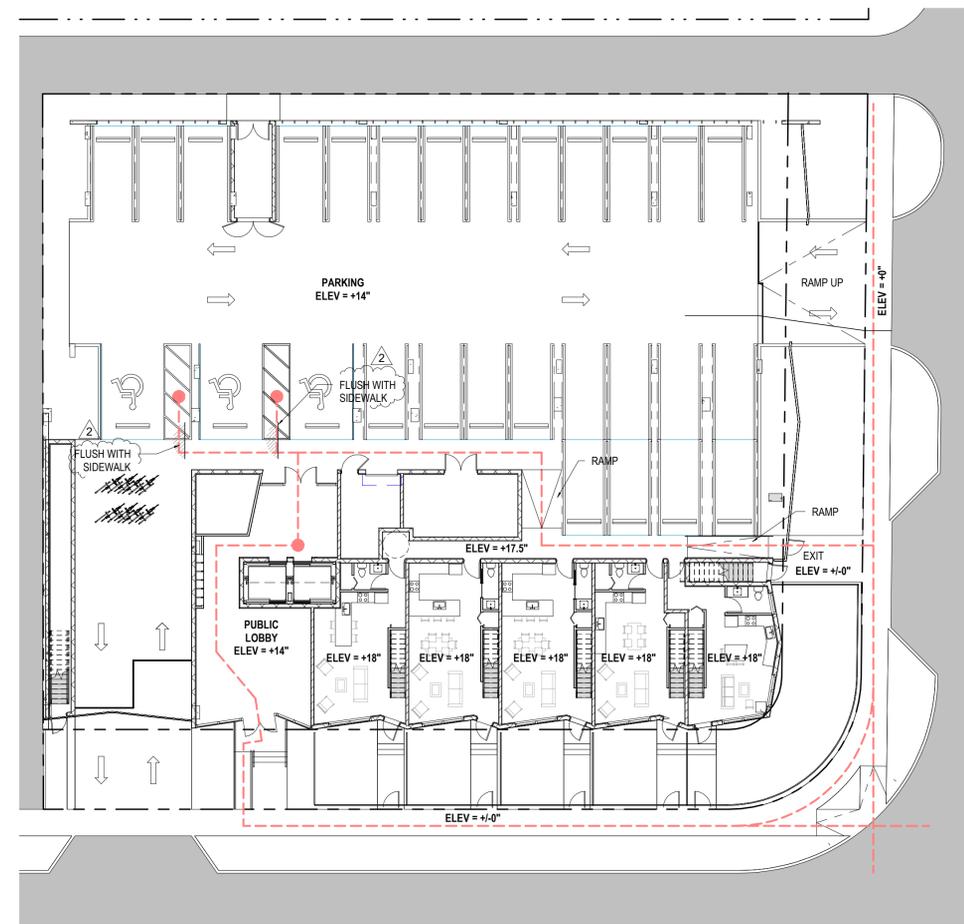
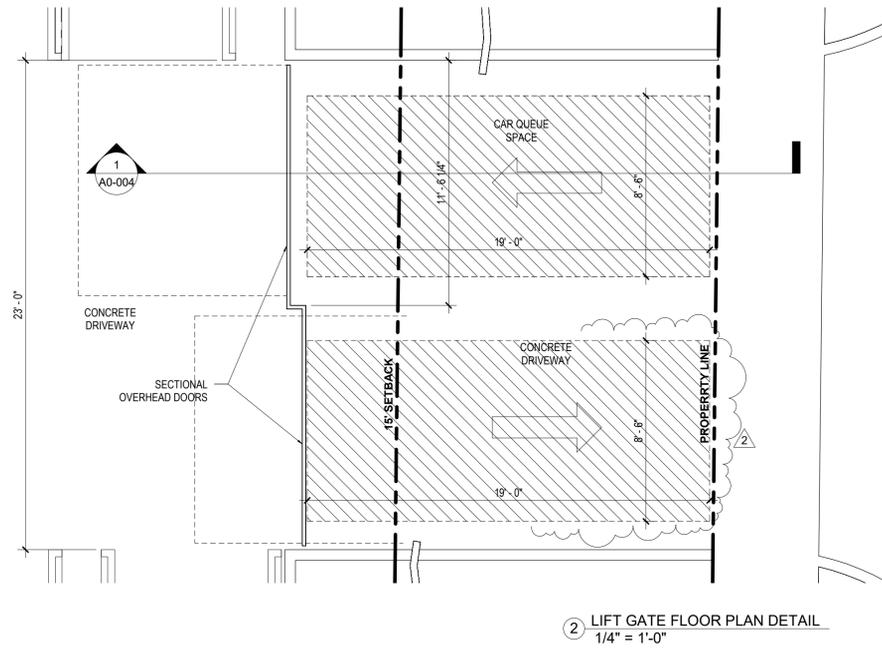
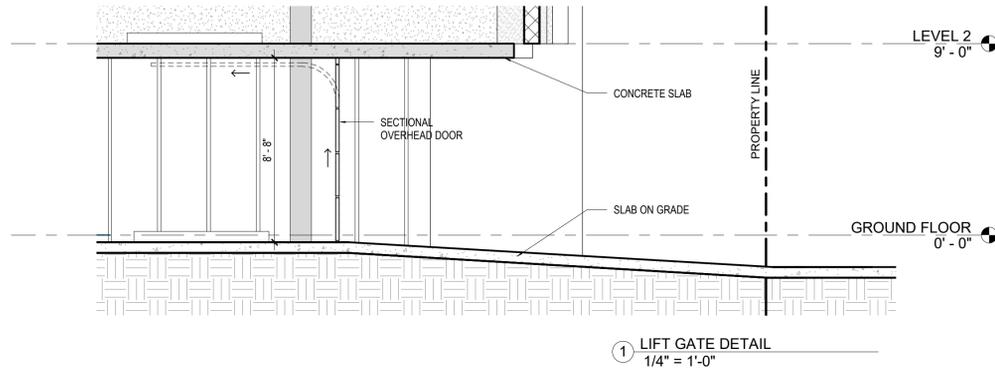
ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
 7901 LUDLAM ROAD, SUITE 205
 MIAMI, FL 33143
 • P: 786.488.0571
 • E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

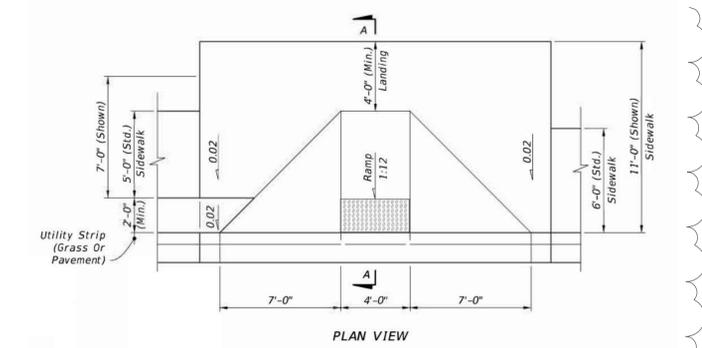
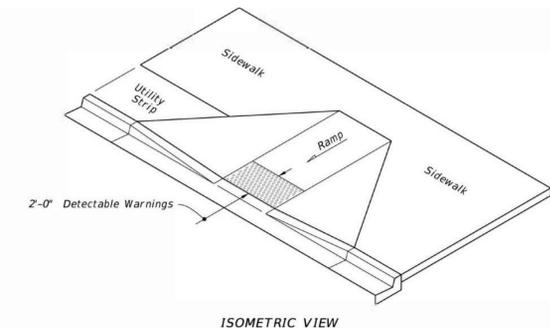
OWNER ADDRESS:
 2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
 5451 PIERCE ST,
 HOLLYWOOD, FL 33021
 786-302-7693
 EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



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



4 FDOT DETECTABLE WARNING DETAIL
 NTS

SEAL - SIGNATURE - DATE

WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date
2	TAC COMMENTS	04/03/2023

**TAC SET
 SITE DETAILS &
 ADA CIRC ROUTE**

Project number **Project Number**
 Date **06//09/2023**
 Drawn by **Author**
 Checked by **Checker**

A0-004 2

Scale **As indicated**



PROJECT ADDRESS:
**2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020**

ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
 7901 LUDLAM ROAD, SUITE 205
 MIAMI, FL 33143
 P: 786.488.0571
 E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

OWNER ADDRESS:
 2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
 5451 PIERCE ST,
 HOLLYWOOD, FL 33021
 786-302-7693
 EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



SEAL - SIGNATURE - DATE

WEICHE KIRK WENG - AR94807

REVISION LOG

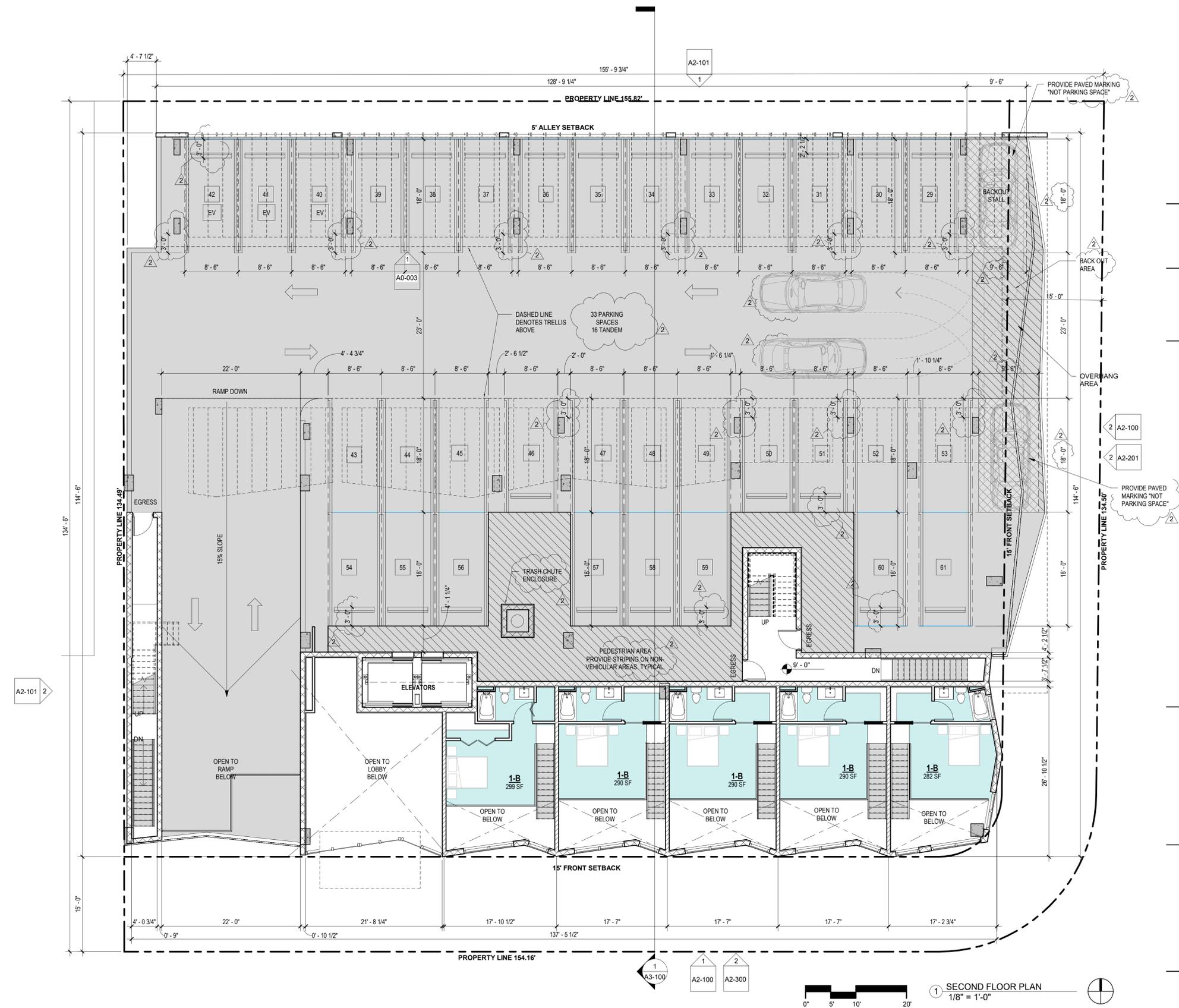
No.	Description	Date
1	TAC COMMENTS	11/02/2022
2	TAC COMMENTS	04/03/2023

**TAC SET
 2ND LEVEL FLOOR
 PLAN**

Project number **Project Number**
 Date **08/01/2022**
 Drawn by **Author**
 Checked by **Checker**

A1-100

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



1 SECOND FLOOR PLAN
 1/8" = 1'-0"



PROJECT ADDRESS:
 2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020

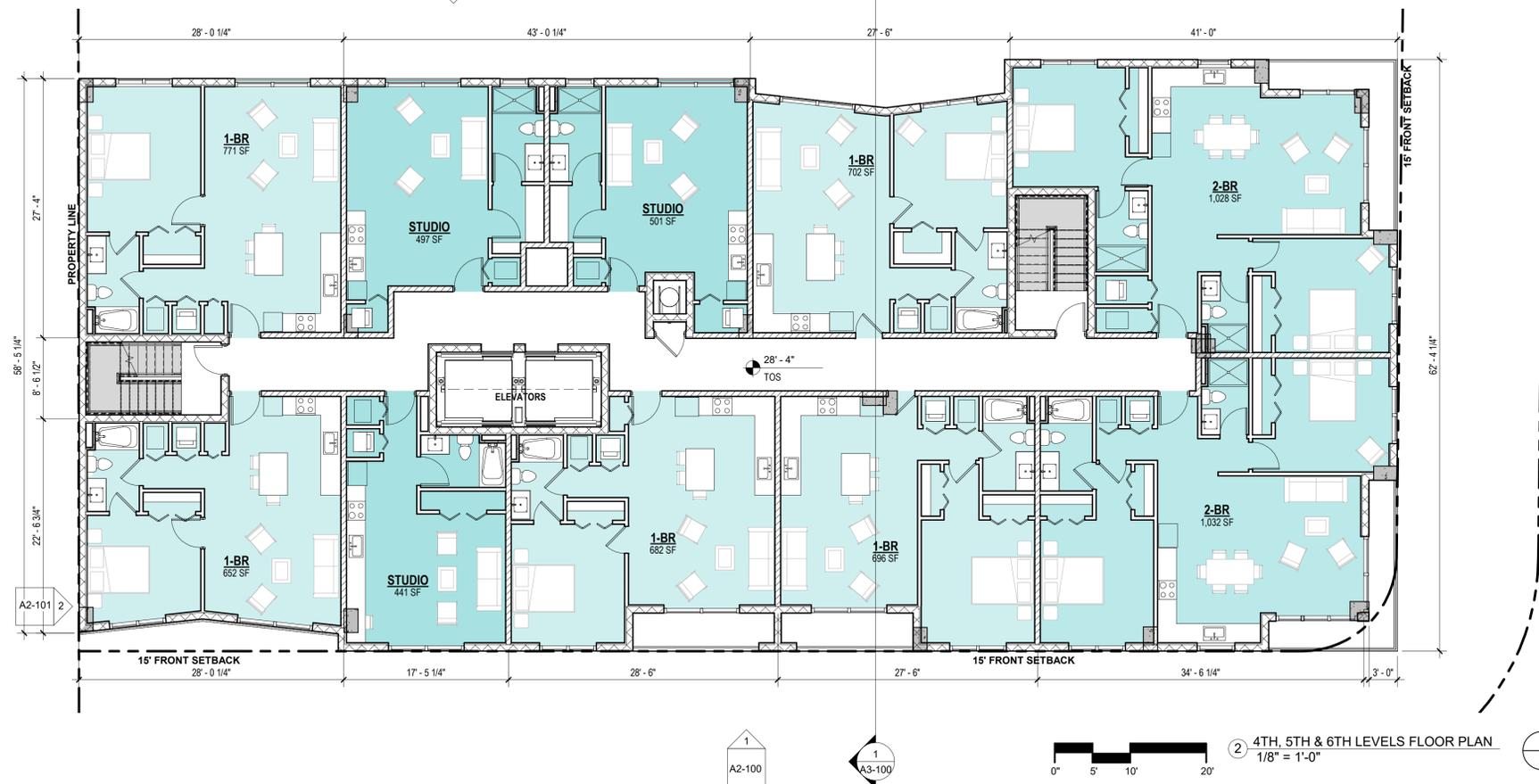
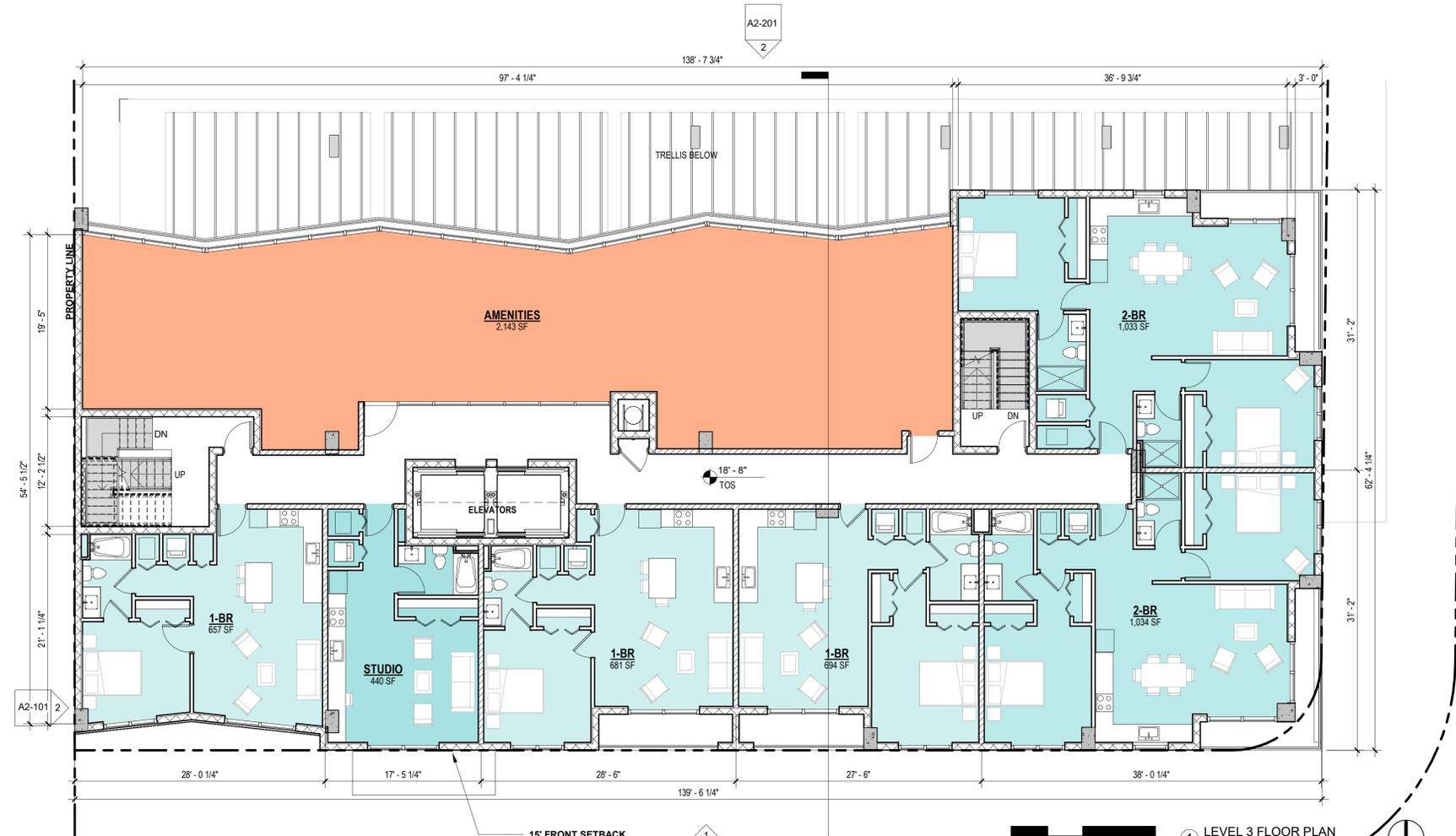
ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
 7901 LUDLAM ROAD, SUITE 205
 MIAMI, FL 33143
 P: 786.488.0571
 E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

OWNER ADDRESS:
 2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
 5451 PIERCE ST,
 HOLLYWOOD, FL 33021
 786-302-7693
 EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



SEAL - SIGNATURE - DATE



WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date

TAC SET
 3RD LEVEL /
 TYPICAL FLOOR
 PLAN

Project number **Project Number**
 Date **08/01/2022**
 Drawn by **Author**
 Checked by **Checker**

A1-101



PROJECT ADDRESS:
 2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020

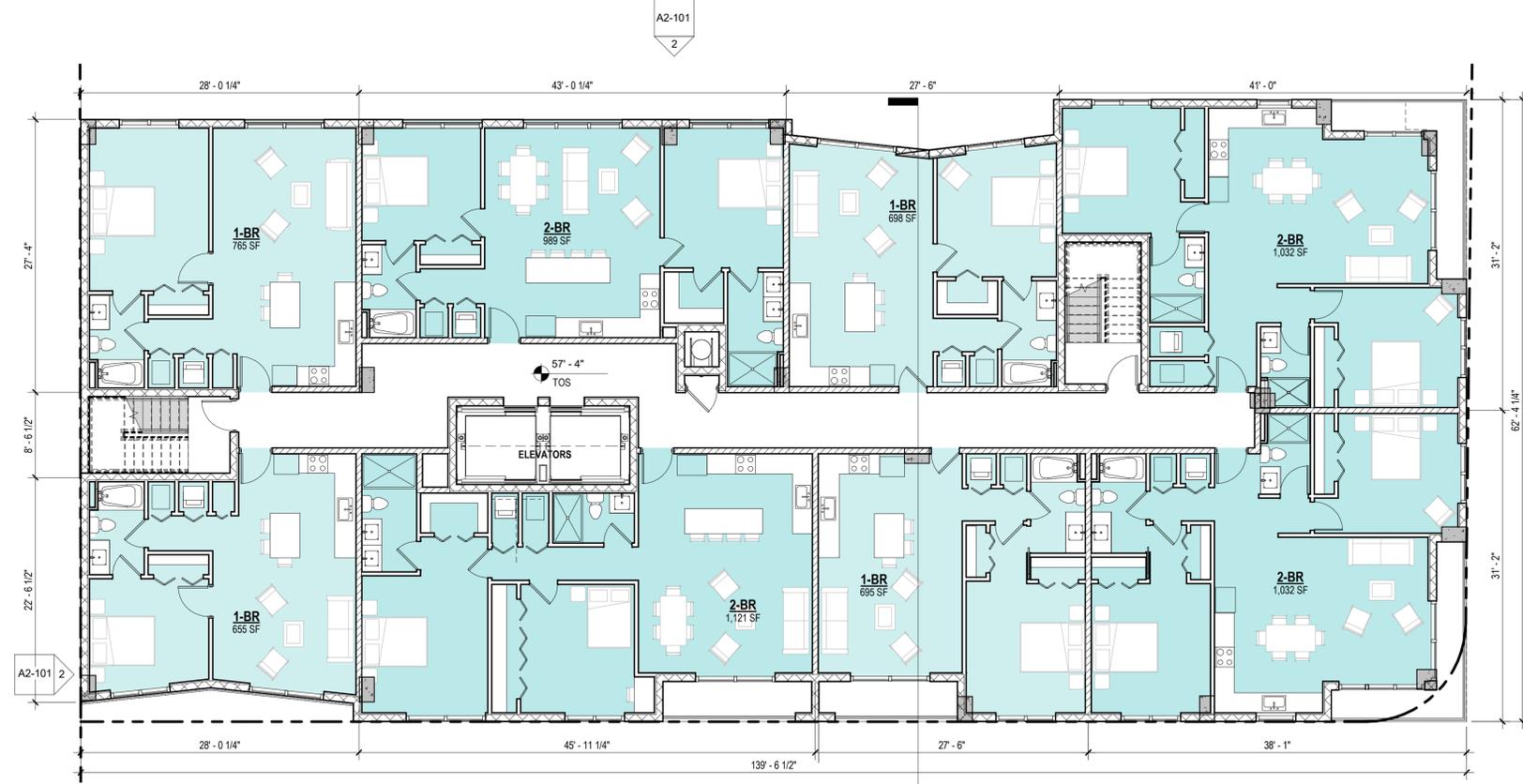
ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
 7901 LUDLAM ROAD, SUITE 205
 MIAMI, FL 33143
 P: 786.488.0571
 E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

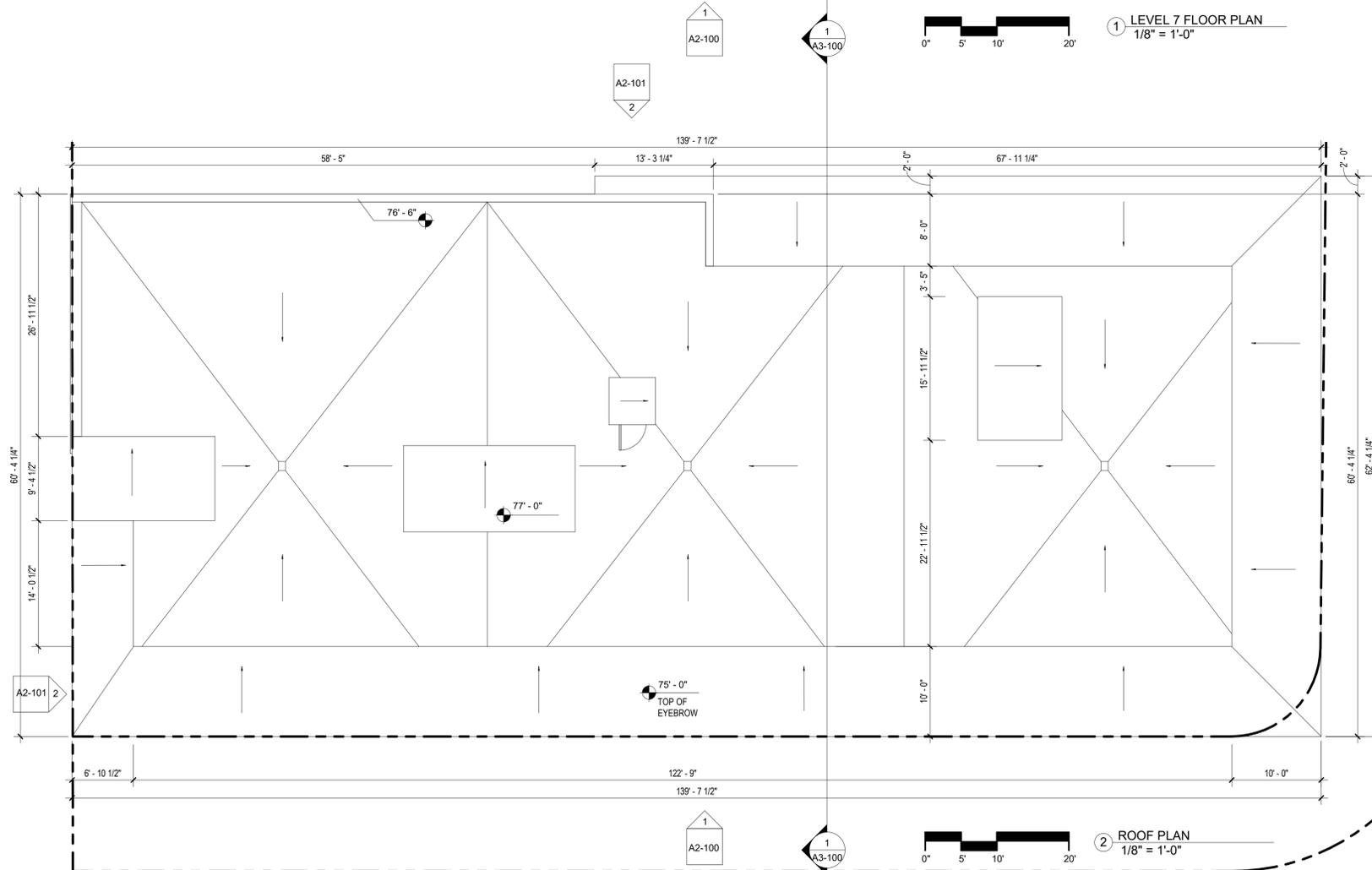
OWNER ADDRESS:
 2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
 5451 PIERCE ST,
 HOLLYWOOD, FL 33021
 786-302-7693
 EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



1 LEVEL 7 FLOOR PLAN
 1/8" = 1'-0"



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

1 A2-300
 2 A2-100

1 A2-300
 2 A2-100

SEAL - SIGNATURE - DATE



WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date

TAC SET
 7TH LEVEL / ROOF
 FLOOR PLAN

Project number	Project Number
Date	08/01/2022
Drawn by	Author
Checked by	Checker

A1-102



PROJECT ADDRESS:
 2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020

ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
 7901 LUDLAM ROAD, SUITE 205
 MIAMI, FL 33143
 P: 786.488.0571
 E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

OWNER ADDRESS:
 2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
 5451 PIERCE ST,
 HOLLYWOOD, FL 33021
 786-302-7693
 EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



① SOUTH ELEVATION
 1/8" = 1'-0"

- LEGEND**
- 1 ALUMINUM RAILING, PAINTED FINISH
 - 2 SIDE WALL FINISH, SMOOTH STUCCO (LIGHT GREY)
 - 3 SIDE WALL FINISH, SMOOTH STUCCO (DARK GRAY)
 - 4 GREY COLOR LAMINATED GLASS
 - 5 ALUMINUM MULLION, PAINTED FINISH
 - 6 HORIZONTAL METAL SCREEN



② EAST ELEVATION
 1/8" = 1'-0"

SEAL - SIGNATURE - DATE



WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date
1	TAC COMMENTS	11/02/2022

**TAC SET
 BUILDING
 ELEVATIONS**

Project number	Project Number
Date	08/01/2022
Drawn by	Author
Checked by	Checker

A2-100



PROJECT ADDRESS:
 2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020

ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
 7901 LUDLAM ROAD, SUITE 205
 MIAMI, FL 33143
 P: 786.488.0571
 E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

OWNER ADDRESS:
 2007 Jackson Street #1, Hollywood FL 33020

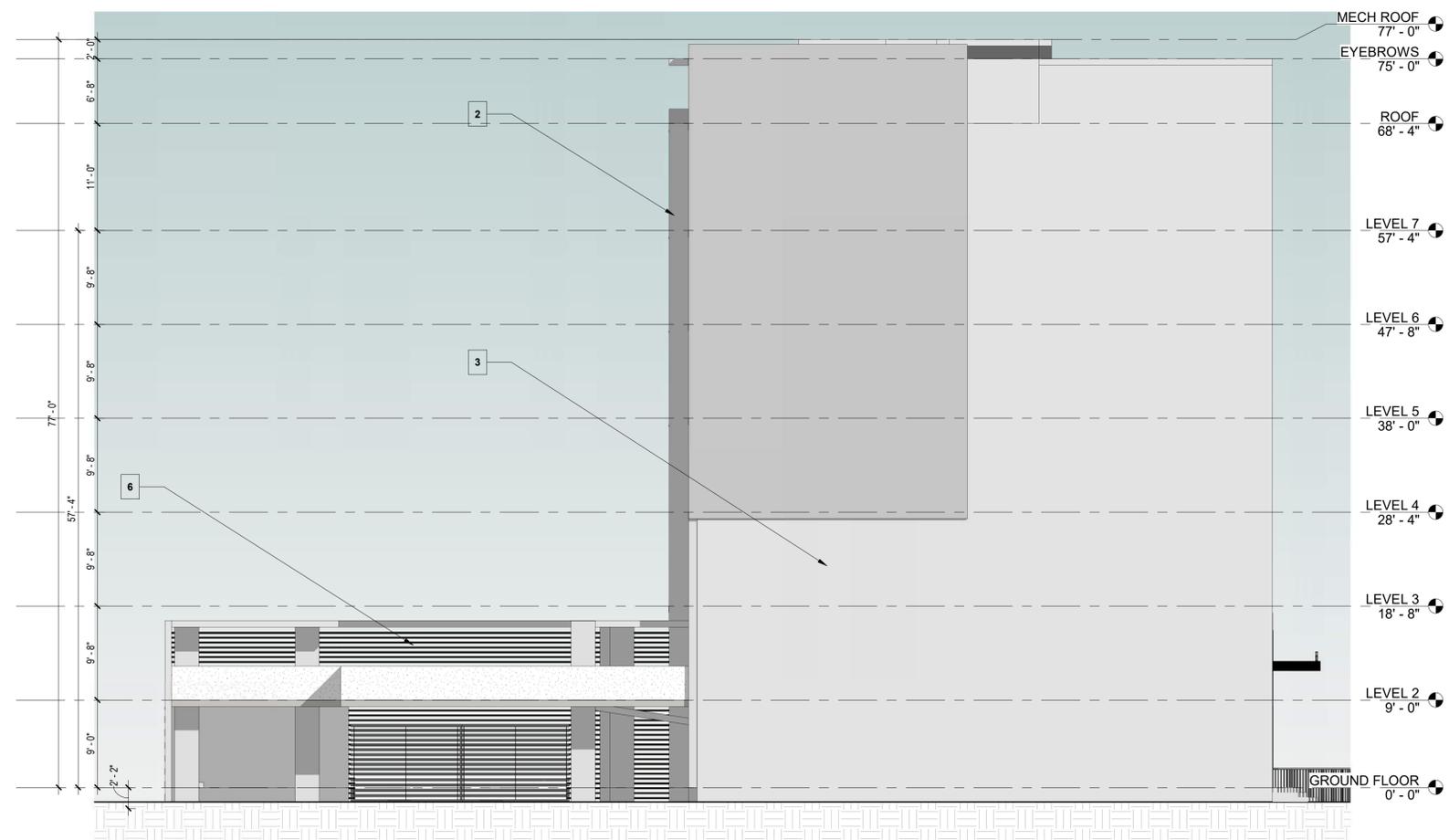
CIVIL ENGINEER
WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
 5451 PIERCE ST,
 HOLLYWOOD, FL 33021
 786-302-7693
 EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



① NORTH ELEVATION
 1/8" = 1'-0"

- LEGEND**
- 1 ALUMINUM RAILING, PAINTED FINISH
 - 2 SIDE WALL FINISH, SMOOTH STUCCO (LIGHT RED)
 - 3 SIDE WALL FINISH, SMOOTH STUCCO (DARK GRAY)
 - 4 GREY COLOR LAMINATED GLASS
 - 5 ALUMINUM MULLION, PAINTED FINISH
 - 6 HORIZONTAL METAL SCREEN



② WEST ELEVATION
 1/8" = 1'-0"

SEAL - SIGNATURE - DATE



WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date
1	TAC COMMENTS	11/02/2022

**TAC SET
 BUILDING
 ELEVATIONS**

Project number	Project Number
Date	08/01/2022
Drawn by	Author
Checked by	Checker

A2-101



PROJECT ADDRESS:
 2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020

ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
 7901 LUDLAM ROAD, SUITE 205
 MIAMI, FL 33143
 • P: 786.488.0571
 • E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

OWNER ADDRESS:
 2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
 5451 PIERCE ST,
 HOLLYWOOD, FL 33021
 786-302-7693
 EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



SEAL - SIGNATURE - DATE



WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date

TAC SET
 STREET
 ELEVATIONS

Project number **Project Number**
 Date **08/01/2022**
 Drawn by **Author**
 Checked by **Checker**

A2-201



1 STREET ELEVATION 1
 1" = 20'-0"

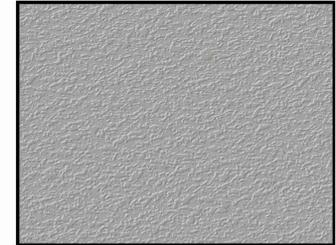


2 STREET ELEVATION 2
 1" = 20'-0"

SITE IMAGES



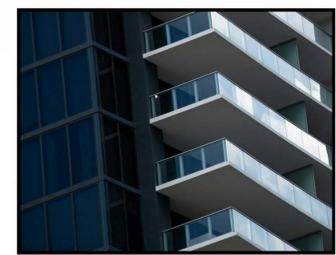
1 METAL PIPED GUARDRAIL



2 WALL STUCCO



3 CONCRETE COLUMNS



4 GREY COLOR IMPACT GLASS WINDOWS

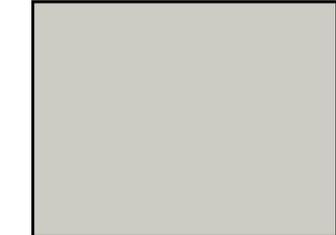


5 DARK GREY ALUMINUM MULLIONS

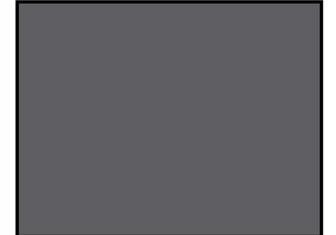


5 HORIZONTAL METAL SCREEN

PAINT COLORS



1 WALL STUCCO
 MERCURIAL SW 9550



2 WALL STUCCO
 CLOAK GRE SW 6278



PROJECT ADDRESS:
 2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020

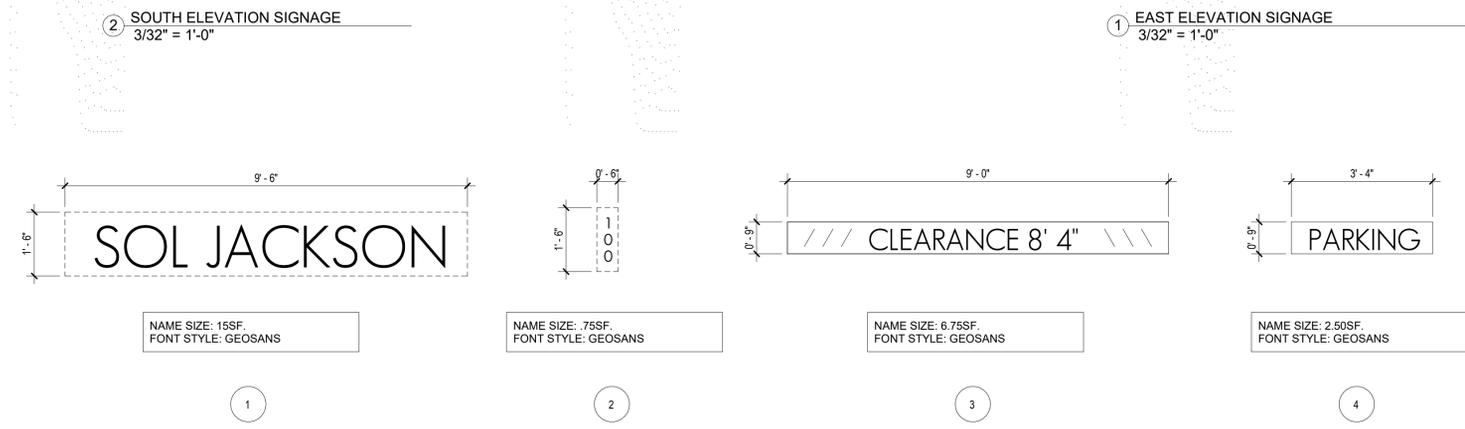
ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
 7901 LUDLAM ROAD, SUITE 205
 MIAMI, FL 33143
 P: 786.488.0571
 E: info@kirkweng.com

OWNER NAME:
MMVJ LAND LLC

OWNER ADDRESS:
 2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
WILFORD ZEPHYR, P.E., LEED AP, CFM
ZEPHYR ENGINEERING
 5451 PIERCE ST,
 HOLLYWOOD, FL 33021
 786-302-7693
 EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
DIEGO VANDERBIEST, PLA, ASLA
DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



③ SIGNAGE DETAILS
 1/2" = 1'-0"

*ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS TO BE SUBMITTED UNDER A SEPARATE ELECTRICAL PERMIT.

SEAL - SIGNATURE - DATE



WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date
1	TAC COMMENTS	11/02/2022

TAC SET
 SIGNAGE
 LOCATION AND
 DETAILS

Project number	Project Number
Date	11/02/2022
Drawn by	Author
Checked by	Checker

A2-300



PROJECT NAME:
**2005/2007/2011
 JACKSON STREET**



PROJECT ADDRESS:
 2005/2007/2011 JACKSON STREET,
 HOLLYWOOD, FL 33020

ARCHITECT OF RECORDS
KIRK WENG ARCHITECTS
 7901 LUDLAM ROAD, SUITE 205
 MIAMI, FL 33143
 • P: 786.488.0571
 • E: info@kirkweng.com

OWNER NAME:
 MMVJ LAND LLC

OWNER ADDRESS:
 2007 Jackson Street #1, Hollywood FL 33020

CIVIL ENGINEER
 WILFORD ZEPHYR, P.E., LEED AP, CFM
 ZEPHYR ENGINEERING
 5451 PIERCE ST,
 HOLLYWOOD, FL 33021
 786-302-7693
 EMAIL: wilford@zephyrengineeringfl.com

LANDSCAPE ARCHITECT
 DIEGO VANDERBIEST, PLA, ASLA
 DIXIE LANDSCAPE
 12950 NW 113TH CT,
 MEDLEY, FL 33178
 (305) 884-5700



architecture
 DESIGN GROUP

SEAL - SIGNATURE - DATE



WEICHE KIRK WENG - AR94807

REVISION LOG

No.	Description	Date
1	TAC COMMENTS	11/02/2022

TAC SET
 RENDERINGS

Project number	Project Number
Date	08/01/2022
Drawn by	Author
Checked by	Checker

A4-100

Scale

ALTA/NSPS LAND TITLE SURVEY

ENCROACHMENTS:

- ① WOOD FENCE ENCROACHES INTO THE RIGHT OF WAY OF JACKSON STREET AT THE SW CORNER OF THE PROPERTY.
- ② FIRE HYDRANT ENCROACHES ONTO THE PROPERTY AT THE SE CORNER OF THE SITE.

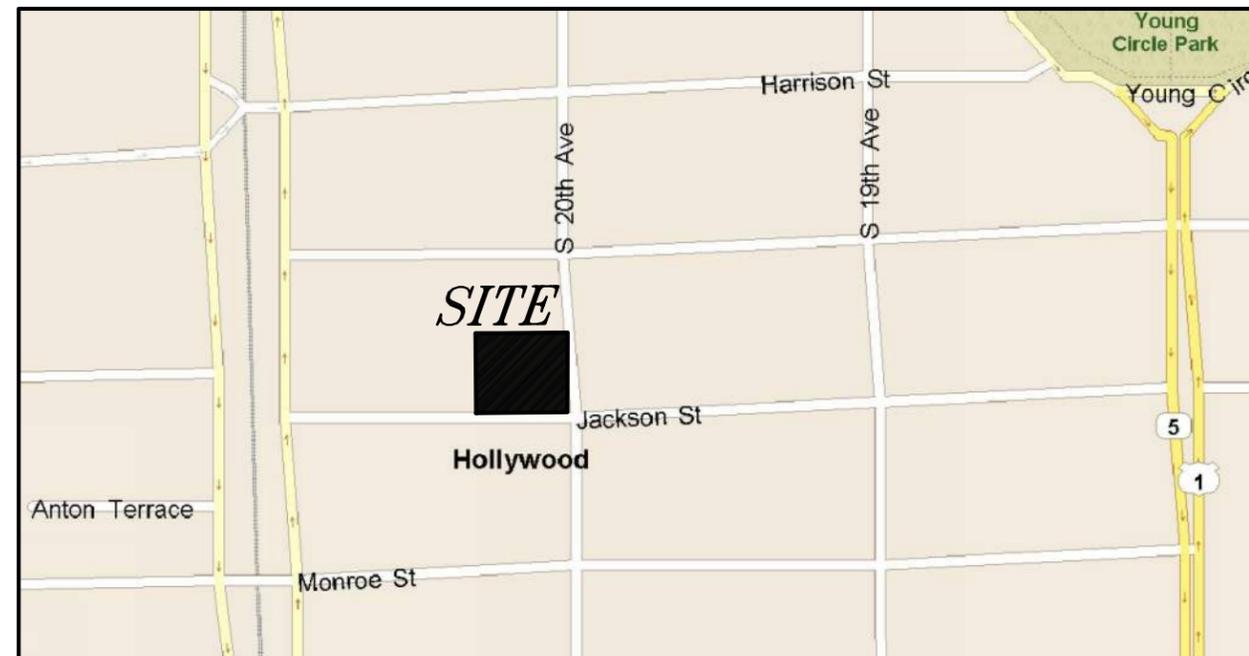
RESTRICTIONS/EASEMENTS:

- 1. ALL MATTERS CONTAINED ON THE PLAT OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- 2. ORDINANCE NO. 0-81-26 RECORDED IN O.R. BOOK 9637, PAGE 836, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

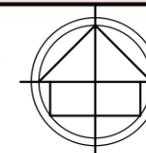
NOTES:

- 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- 3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
- 5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 6. BENCHMARK REFERENCE : CITY OF HOLLYWOOD BENCHMARK AT JEFFERSON ST. AND 16TH AVE. ELEVATION= 4.19' (NAVD88)
- 7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- 8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT ISSUED BY ROSENTHAL ROSENTHAL--RASCO-ATTORNEYS AT LAW, DATED JUNE 17,2022 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA SEARCHED FROM MAY 14, 1925 (DATE OF PLAT) TO JUNE 2, 2022, AT 11:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- 9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- 10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, OTHER THAN SHOWN HEREON AND LISTED ABOVE.
- 11. THE PROPERTY HAS DIRECT ACCESS TO JACKSON STREET AND SOUTH 20TH AVENUE, DEDICATED PUBLIC STREETS AS SHOWN ON PLAT BOOK 1, PAGE 21, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
- 12. THERE ARE 5 STRIPED PARKING SPACES ON THE PROPERTY.
- 13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- 14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- 15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- 16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

ZONE=RM-25-CC -
MULTI-FAMILY-CENTRAL CITY COMBINING DISTRICT
PER ORB 9637, PG. 836, B.C.R.



LOCATION MAP (NTS)



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
PRM	PERMANENT REFERENCE MARKER
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
A/C	AIR CONDITIONER
WM	WATER METER
WV	WATER VALVE
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET
O&E	OWNERSHIP AND ENCUMBRANCE

LAND DESCRIPTION:

PARCEL 1:
LOT 14, BLOCK 6 OF "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
LOTS 15, 16 AND 17, BLOCK 6 OF "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 3, 2022.

Richard E. Cousins

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

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 8422-17

CLIENT :

BEDECO

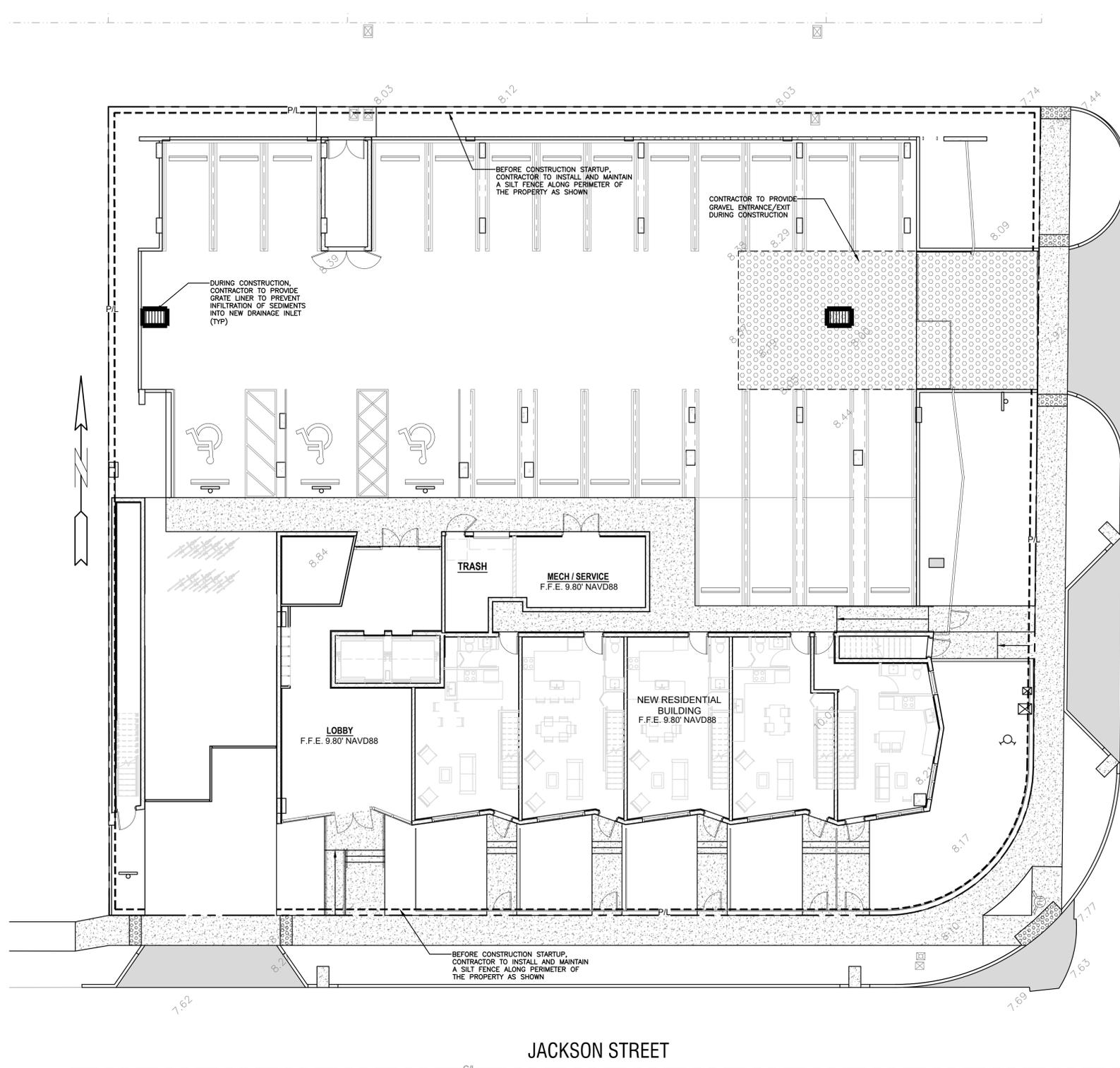
REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	07/14/17	SKETCH	AM	REC
ADDED CERTIFICATIONS	07/28/17	-----	AC	REC
UPDATE ALTA/NSPS LAND TITLE SURVEY	03/03/22	SKETCH	JD	REC
UPDATE PER O&E REPORT	06/23/22	-----	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	X
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
2005-2007-2011 JACKSON STREET

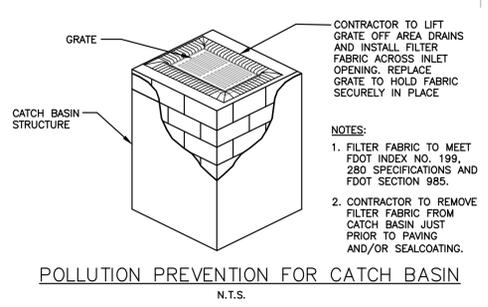
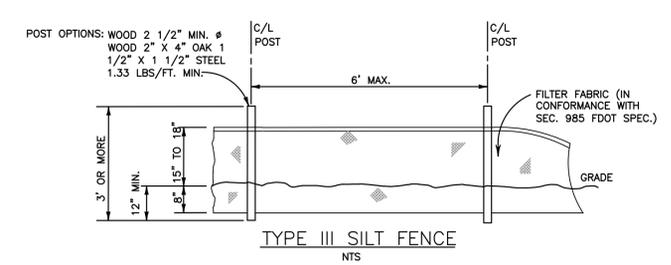
SCALE: 1" = 20'

SHEET 2 OF 2

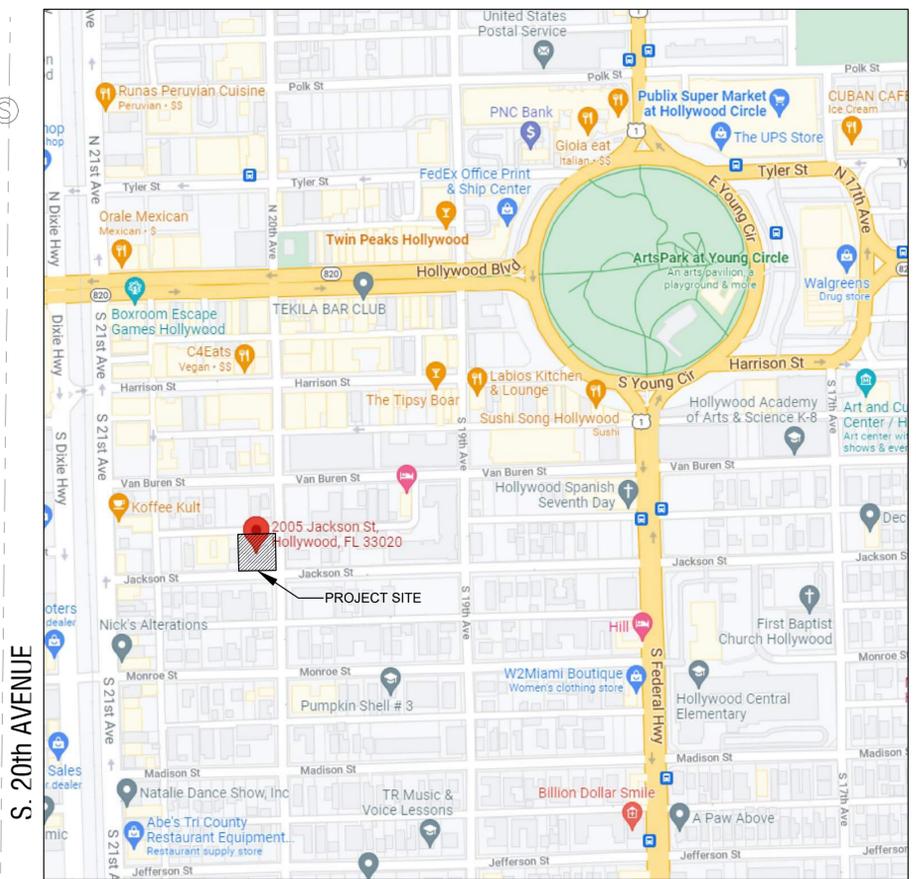


LEGEND

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



ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



LOCATION MAP
NOT TO SCALE

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

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

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



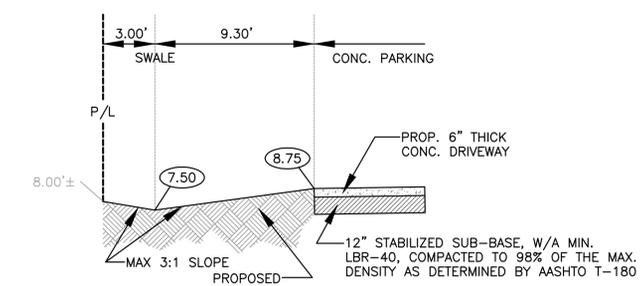
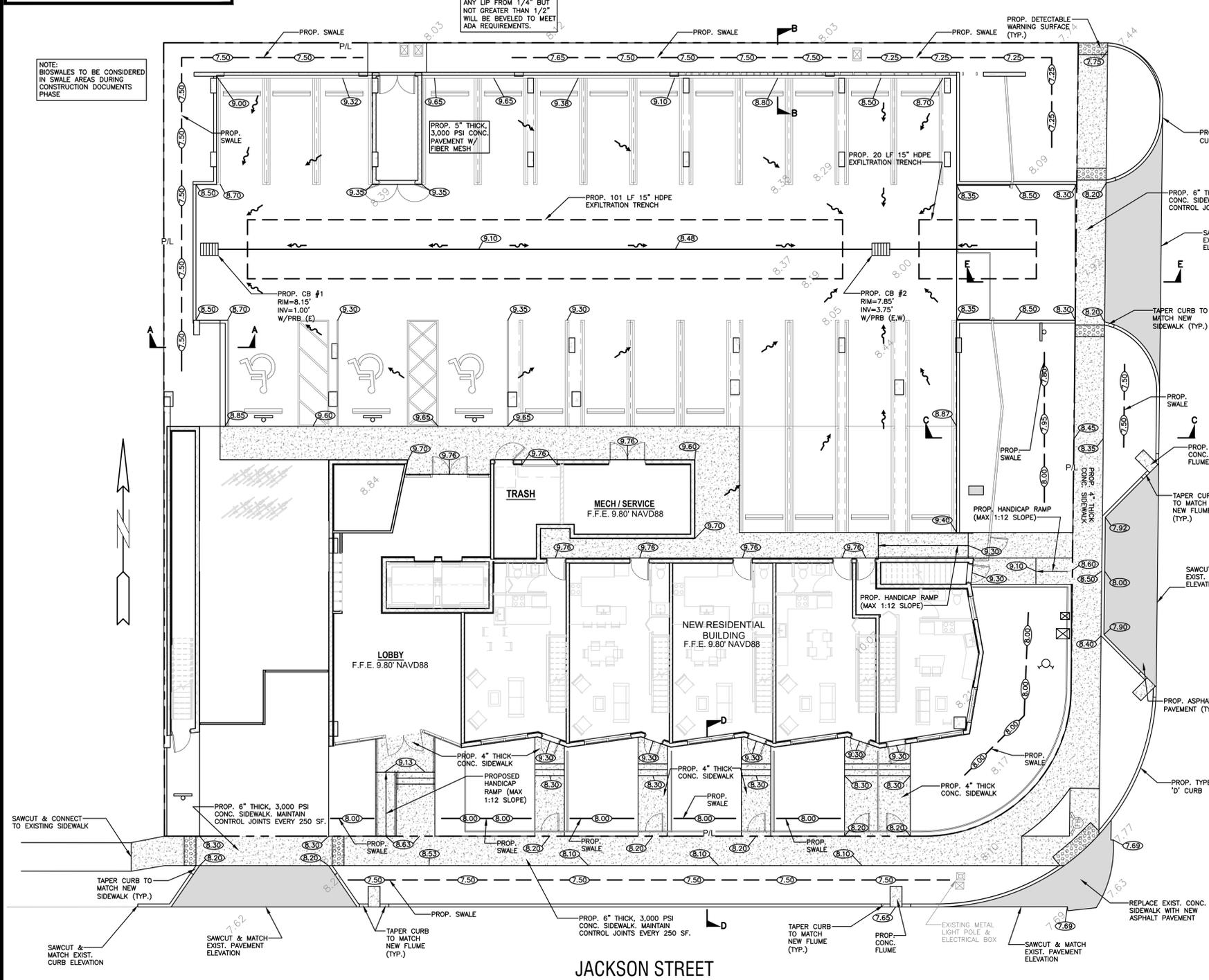
EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=10'

REVISIONS NO. DATE DESCRIPTION	
ZEPHYR ENGINEERING WILFORD ZEPHYR, P.E. HOLLYWOOD, FL (786) 302-7693 wzephyreng@gmail.com CA#: 31158	
MMVJ LAND LLC 2005 JACKSON STREET HOLLYWOOD, FL	
P.E.#: 76036 DATE: 1/11/22 SCALE: 1"=10' SHEET NO.: C1 1 OF 8 PROJECT NO.: 21-90	

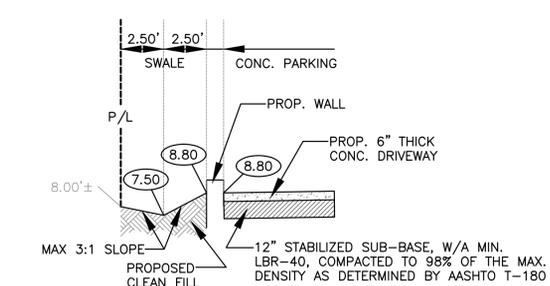
ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

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

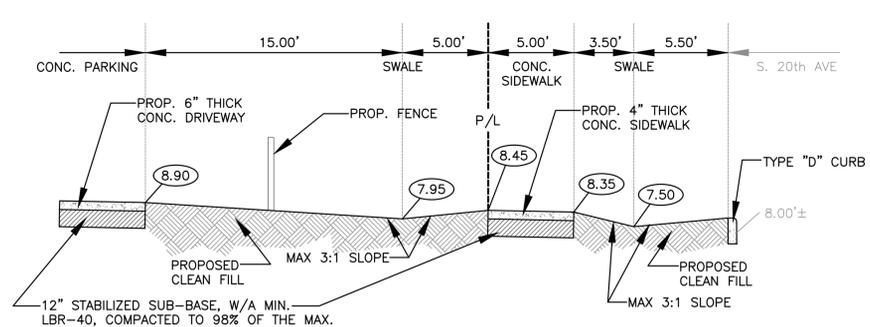
NOTE:
BIOSWALES TO BE CONSIDERED IN SWALE AREAS DURING CONSTRUCTION DOCUMENTS PHASE



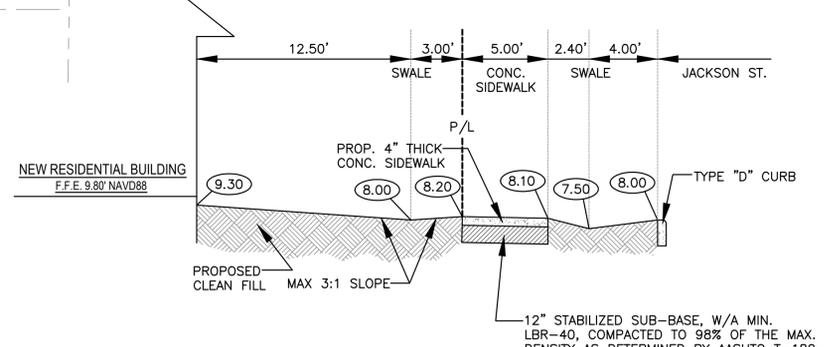
TYPICAL SECTION A-A
N.T.S.



TYPICAL SECTION B-B
N.T.S.



TYPICAL SECTION C-C
N.T.S.



TYPICAL SECTION D-D
N.T.S.

LEGEND

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

NOTES:

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

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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

REVISIONS	
NO.	DATE

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

MMVJ LAND LLC
2005 JACKSON STREET
HOLLYWOOD, FL

P.E.#: 76036
DATE: 1/11/22
SCALE: 1"=10'
SHEET NO.: C2
2 OF 8
PROJECT NO.: 21-90

GENERAL CONDITION NOTES :

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

- THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
 FLORIDA POWER & LIGHT CO., CONSTRUCTION BELLSOUTH COMCAST TECO LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AS APPLICABLE UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

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

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

- ASPHALT - BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1996 EDITION, SECTION 916-1. PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

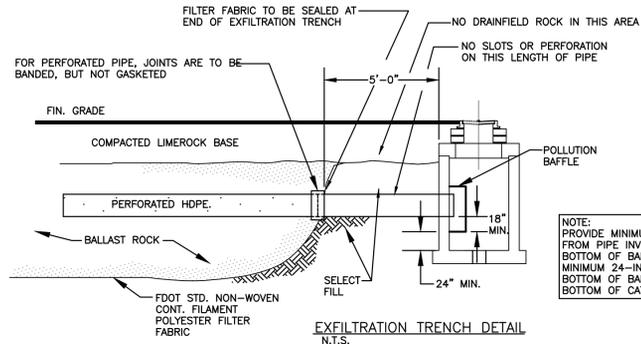
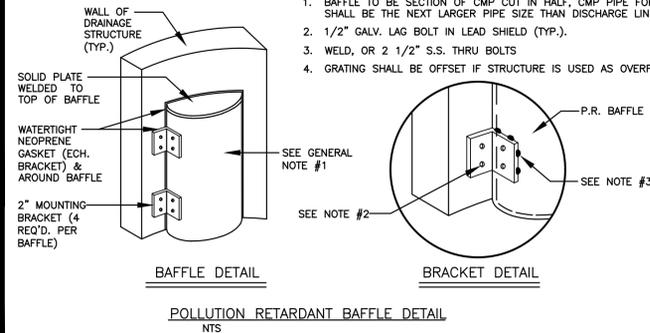
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

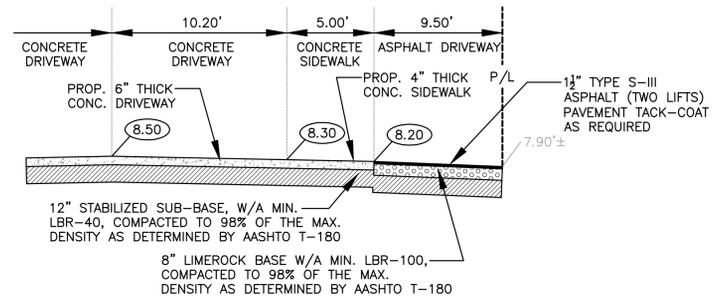
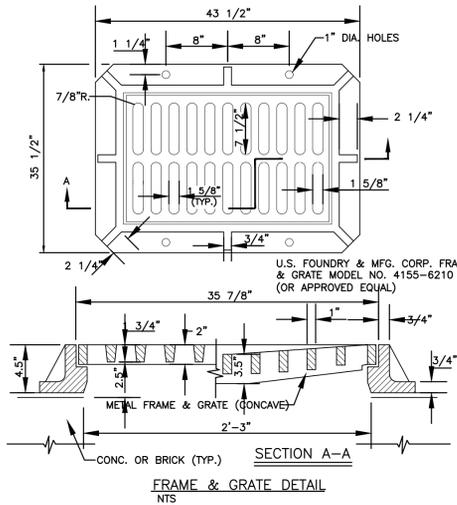
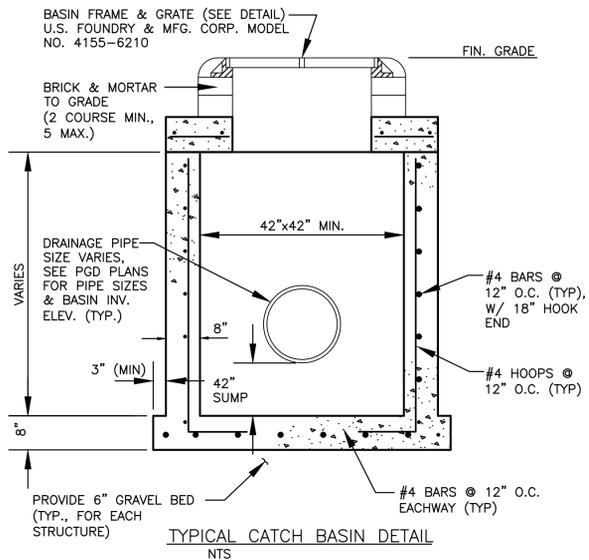
- STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
- ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT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

GENERAL NOTES :

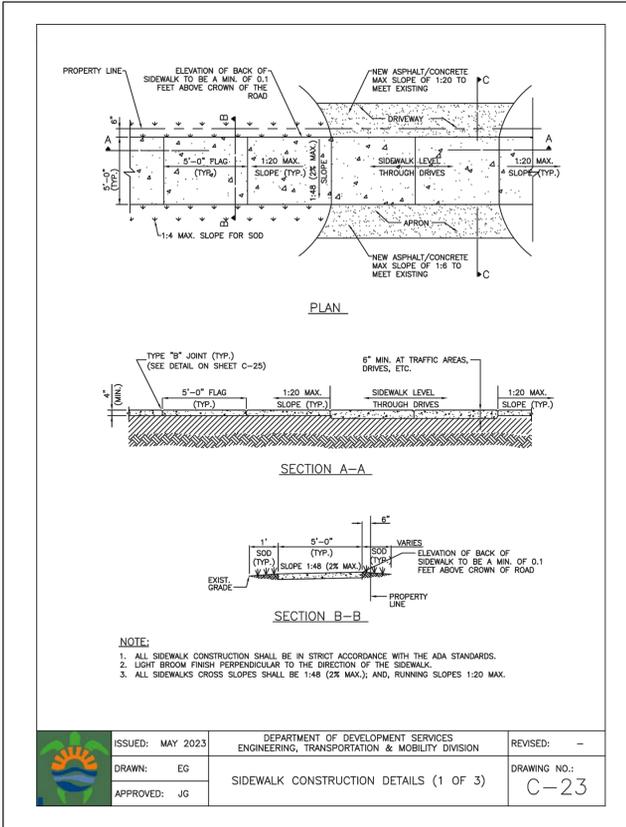
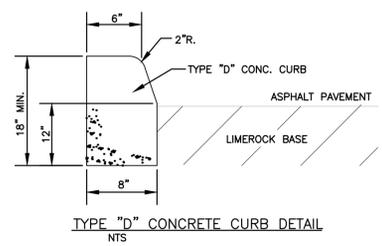
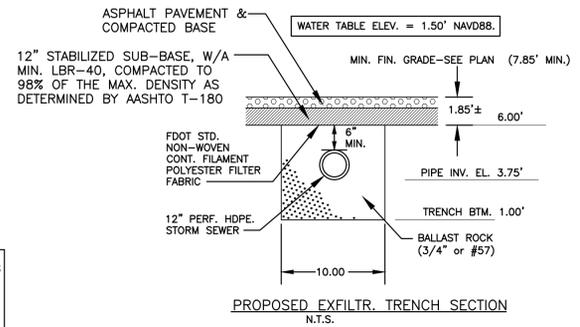
- BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
- 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
- WELD, OR 2 1/2" S.S. THRU BOLTS
- GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.



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



TYPICAL SECTION E-E
 N.T.S.



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

CIVIL DETAILS I
 SCALE: N.T.S.



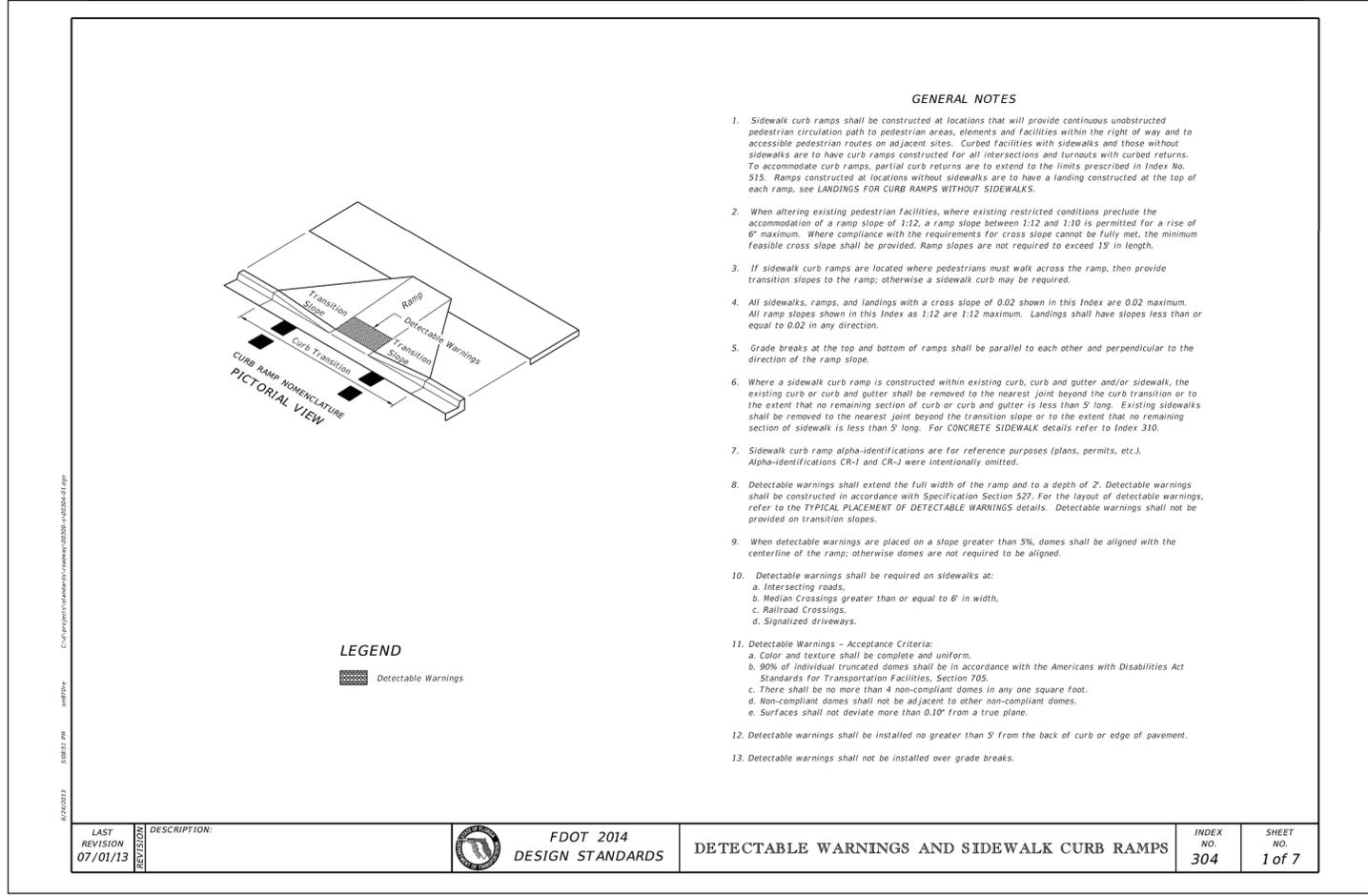
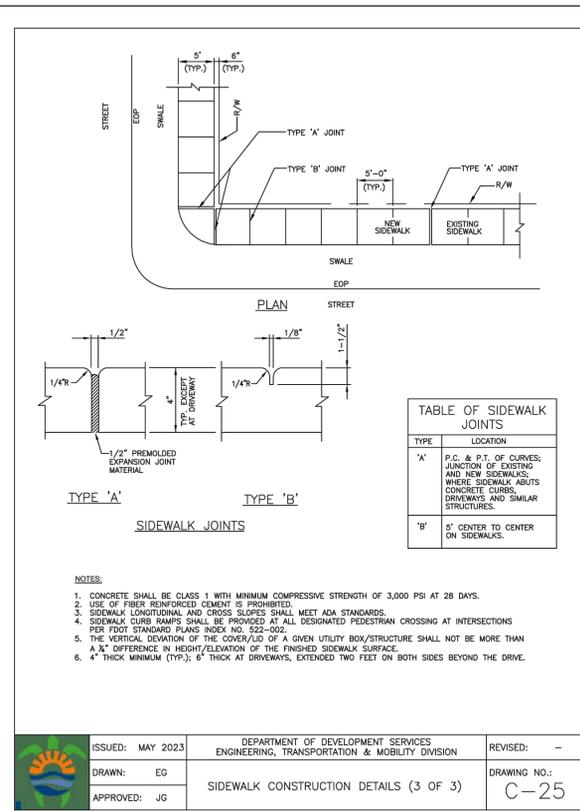
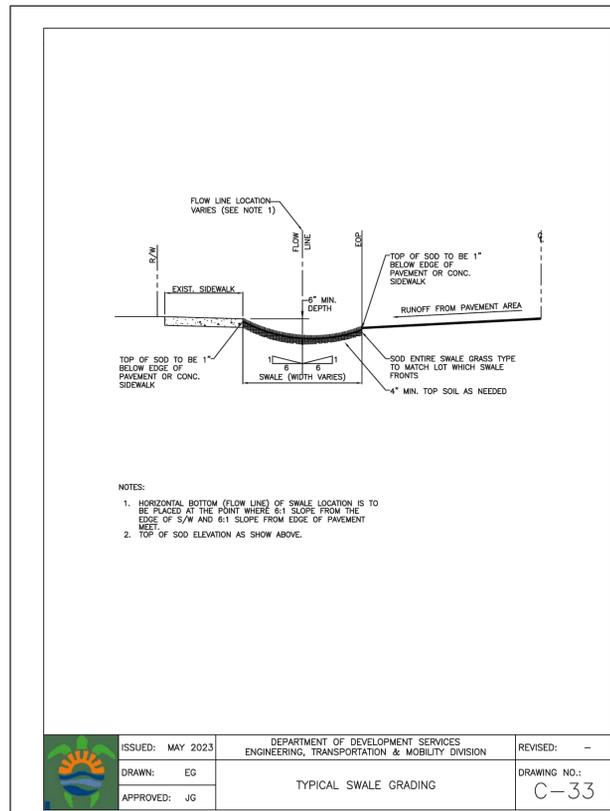
NO.	DATE	DESCRIPTION

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



MMVJ LAND LLC
 2005 JACKSON STREET
 HOLLYWOOD, FL

P.E.#:76036
 DATE: 1/11/22
 SCALE: N.T.S.
 SHEET NO.: C3
 3 OF 8
 PROJECT NO.: 21-90



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

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



NO.	DATE	REVISIONS DESCRIPTION

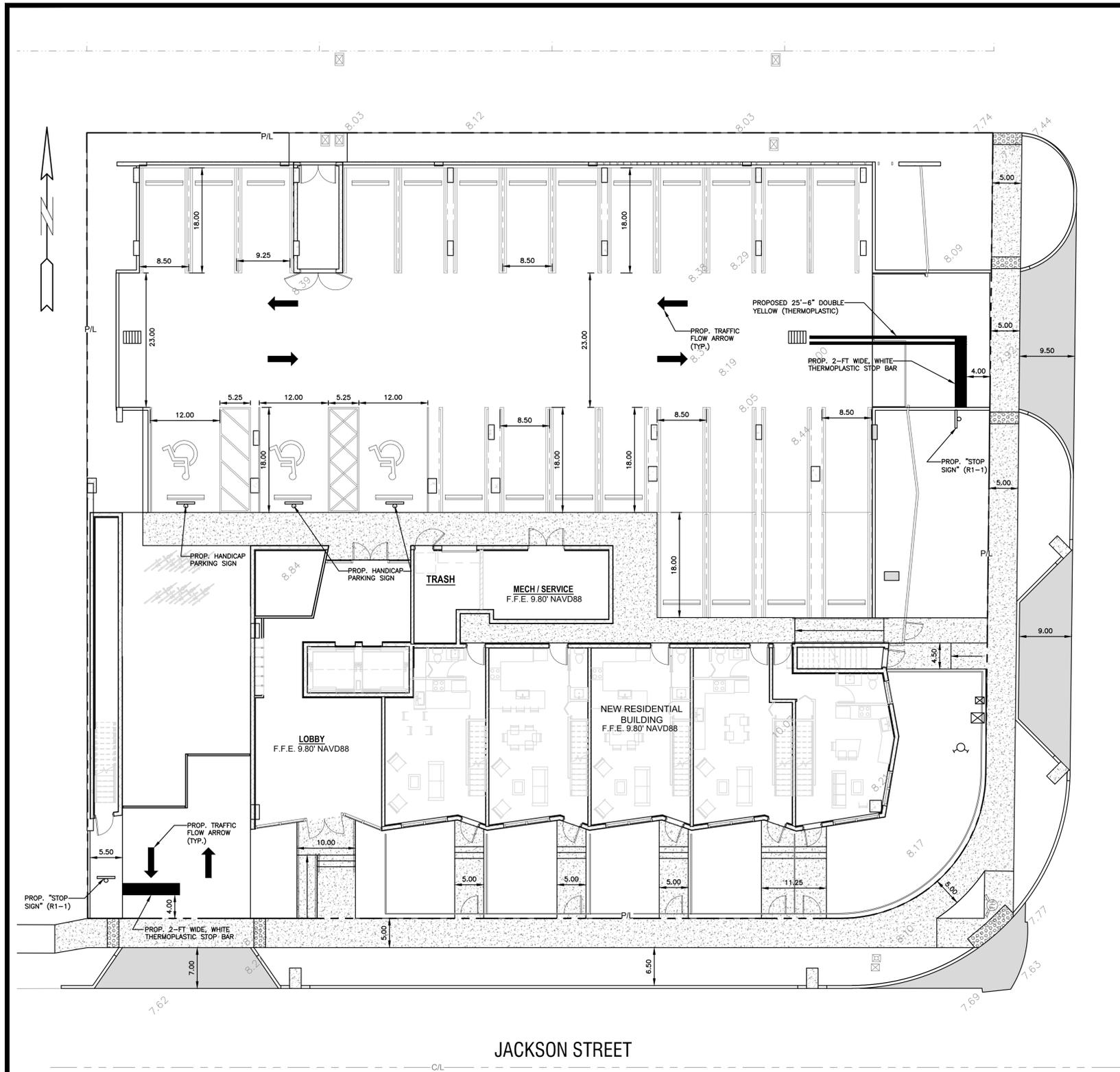
ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E.
 HOLLYWOOD, FL
 (786) 302-7693
 wzephyr@gmail.com
 CA#: 31158



MMVJ LAND LLC
 2005 JACKSON STREET
 HOLLYWOOD, FL

P.E.#: 76036
 DATE: 1/11/22
 SCALE: N.T.S.
 SHEET NO.: C4
 4 OF 8
 PROJECT NO.: 21-90

CIVIL DETAILS II
 SCALE: N.T.S.



S. 20th AVENUE

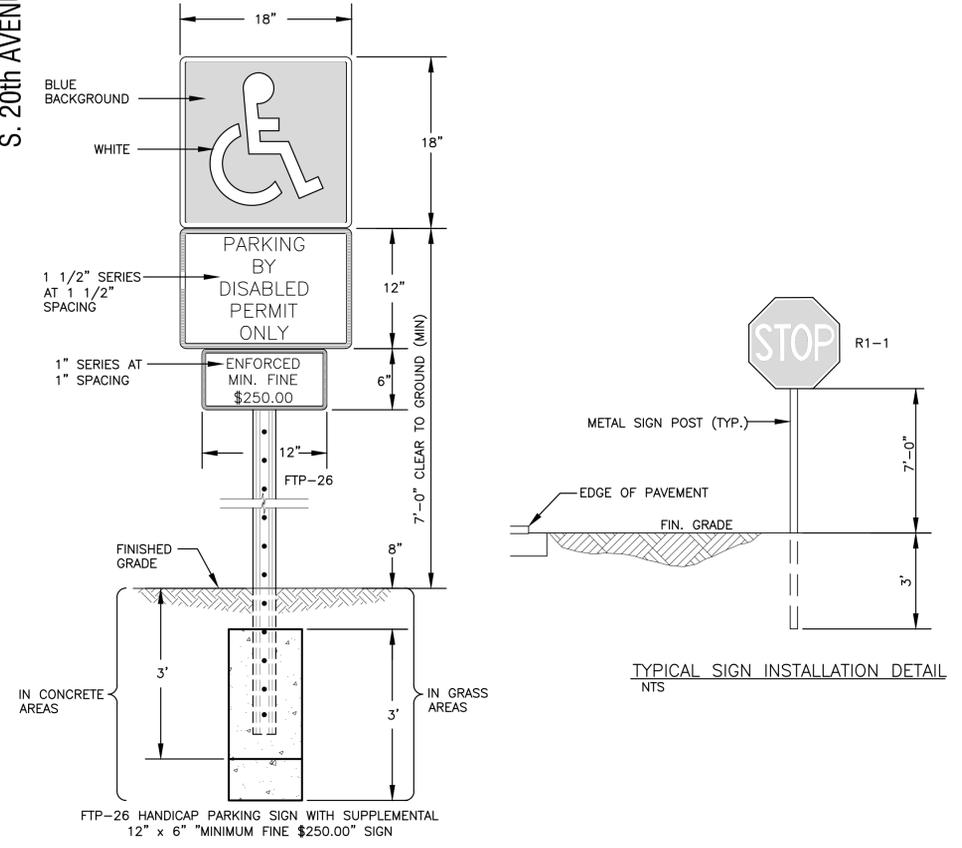
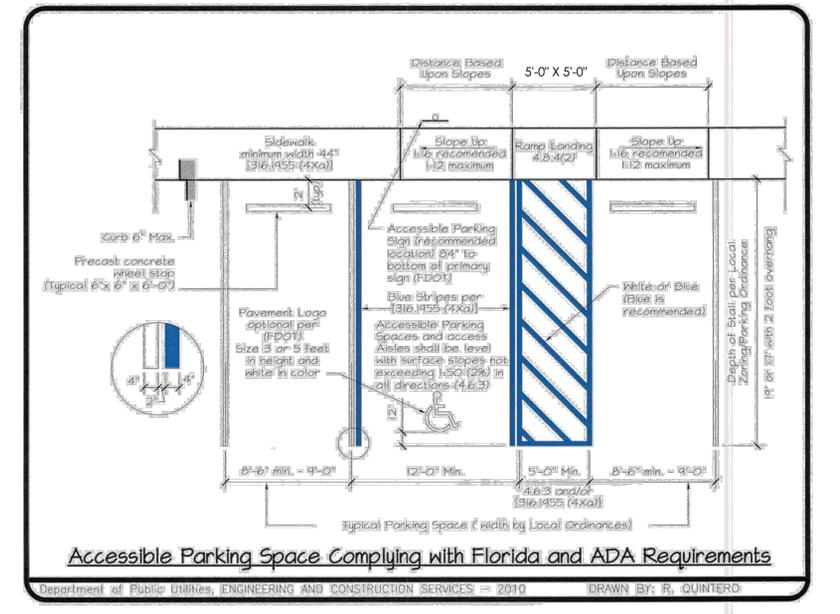
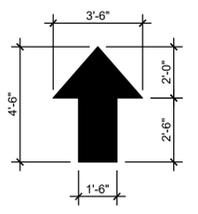
JACKSON STREET

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

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

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

TRAFFIC CONTROL ARROWS DETAILS
N.T.S.



- NOTES:**
- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
 - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.

HANDICAP PARKING SIGN DETAIL
N.T.S.

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

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



PAVEMENT MARKINGS & SIGNAGE PLAN
SCALE: 1"=10'

REVISIONS

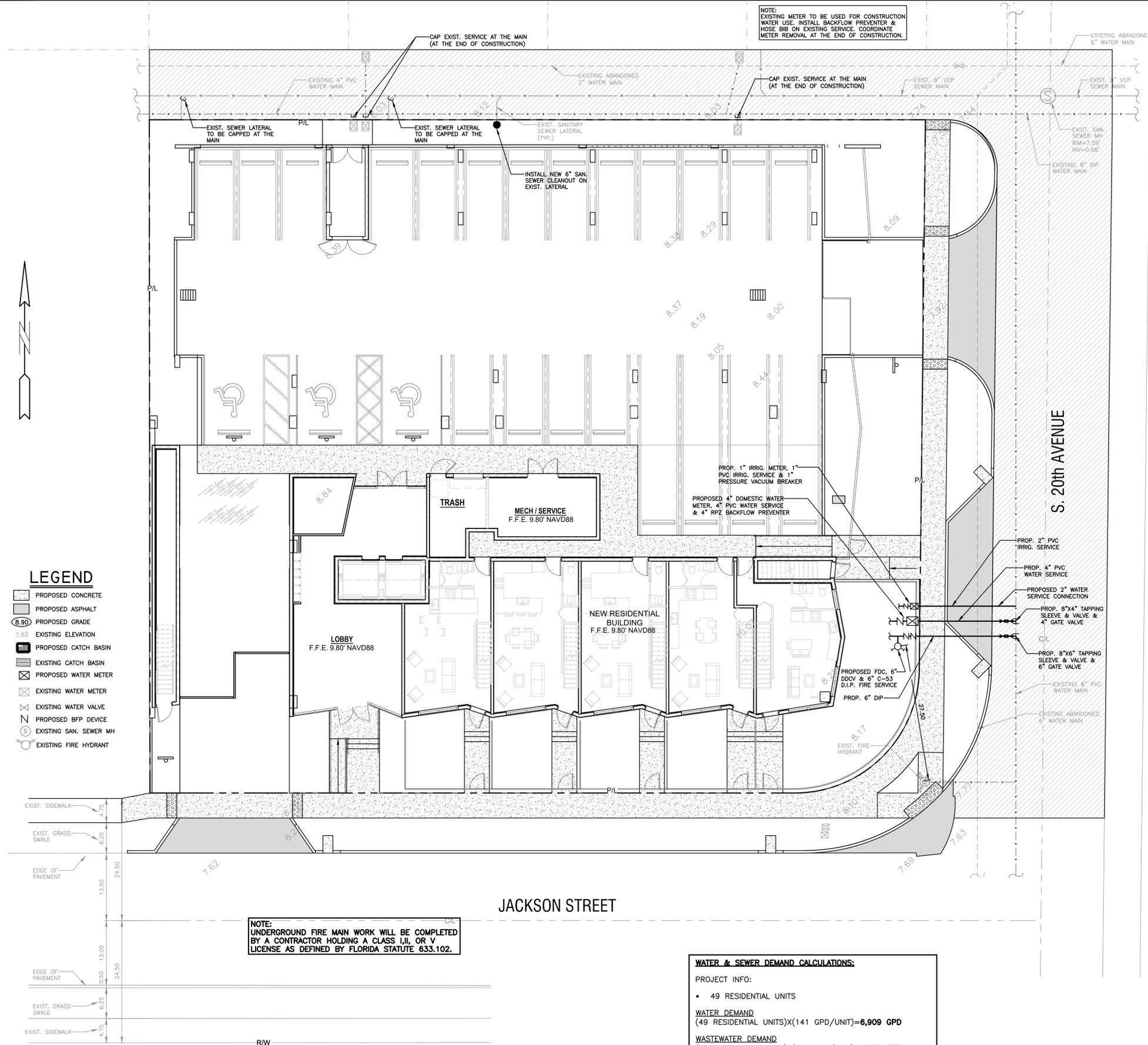
NO.	DATE	DESCRIPTION

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

ZE

MMVJ LAND LLC
2005 JACKSON STREET
HOLLYWOOD, FL

P.E.#: 78036
DATE: 1/11/22
SCALE: 1"=10'
SHEET NO.: C5
5 OF 8
PROJECT NO.: 21-90



LEGEND

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

NOTE:
UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS III, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.

WATER & SEWER DEMAND CALCULATIONS:

PROJECT INFO:

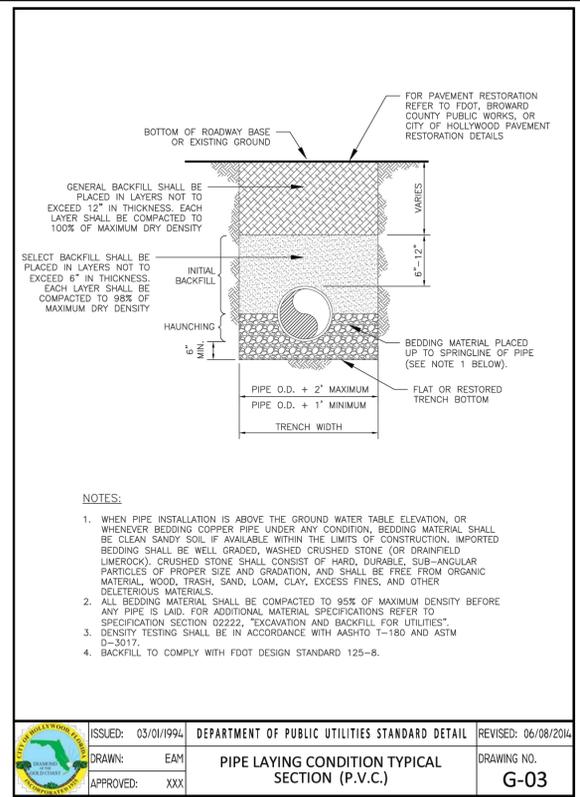
- 49 RESIDENTIAL UNITS

WATER DEMAND
(49 RESIDENTIAL UNITS)X(141 GPD/UNIT)=**6,909 GPD**

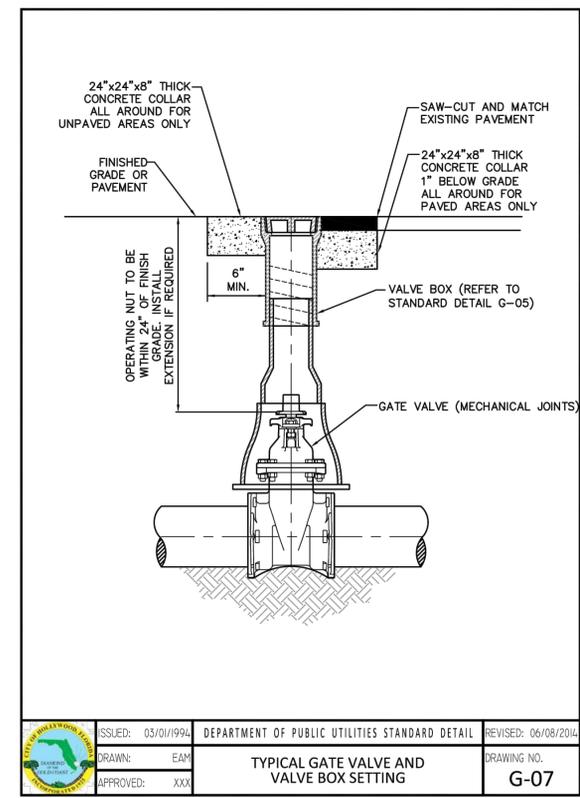
WASTEWATER DEMAND
(49 RESIDENTIAL UNITS)X(100 GPD/UNIT)=**4,900 GPD**

(PER BROWARD COUNTY WATER & WASTEWATER ENGINEERING DIVISION'S GUIDELINE FOR DETERMINING ABILITY TO PROVIDE POTABLE WATER & WASTEWATER SERVICE AND EQUIVALENT RESIDENTIAL UNIT FACTORS PUBLICATIONS)

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



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



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



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

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

WATER & SEWER PLAN & DETAILS

SCALE: 1"=10'

REVISIONS

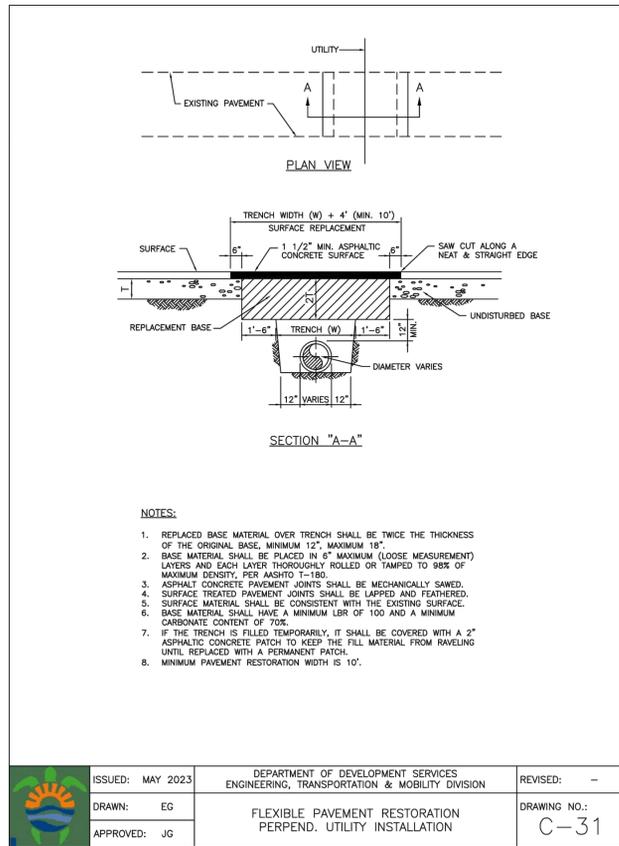
NO.	DATE	DESCRIPTION

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

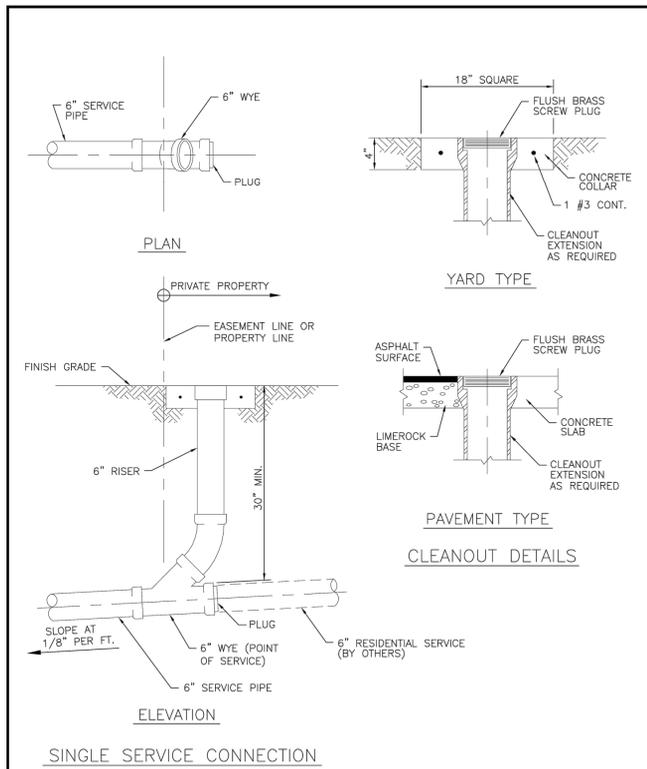


MMVJ LAND LLC
2005 JACKSON STREET
HOLLYWOOD, FL

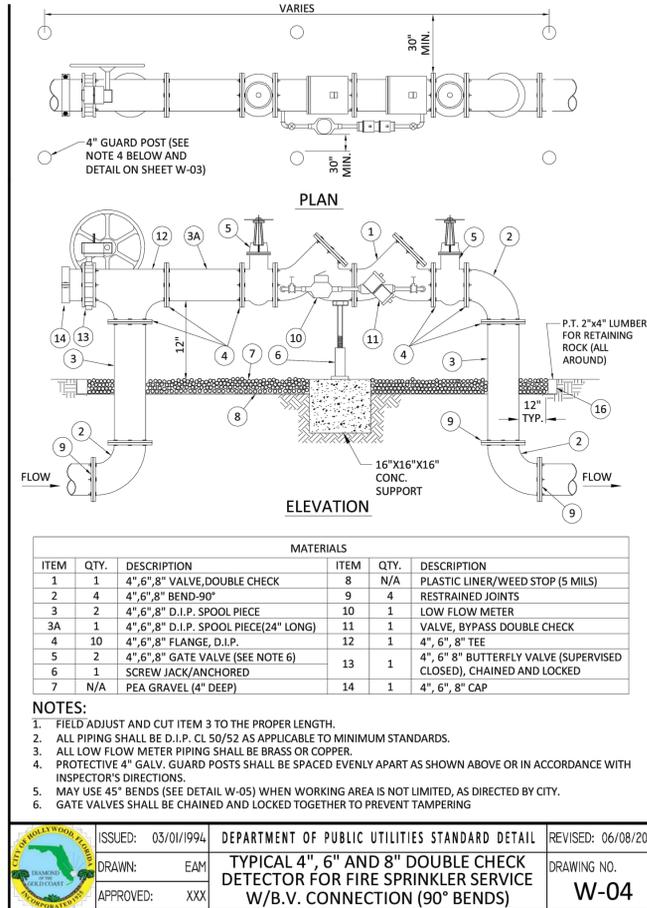
P.E.#:76036
DATE: 1/11/22
SCALE: 1"=10'
SHEET NO.: C6
6 OF 8
PROJECT NO.: 21-90



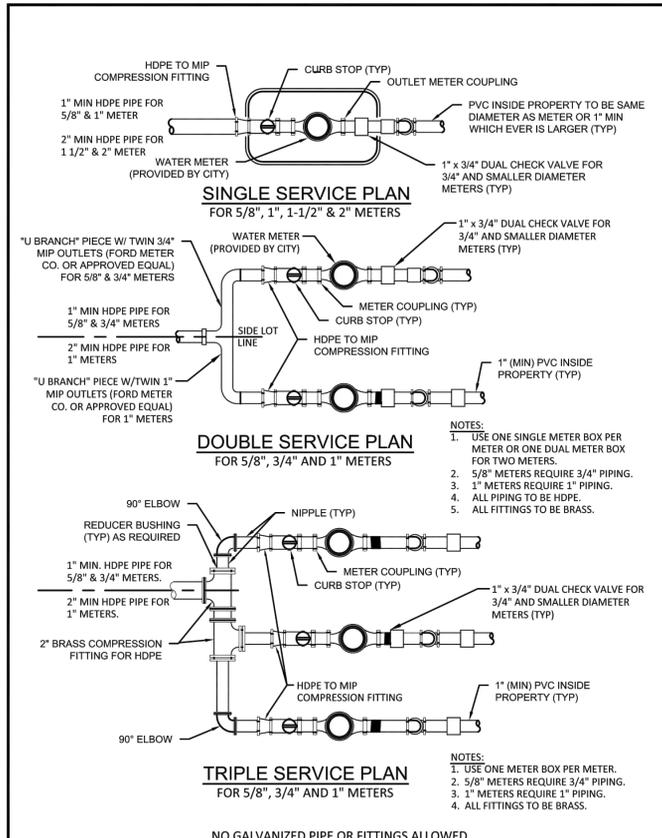
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
APPROVED: JG		



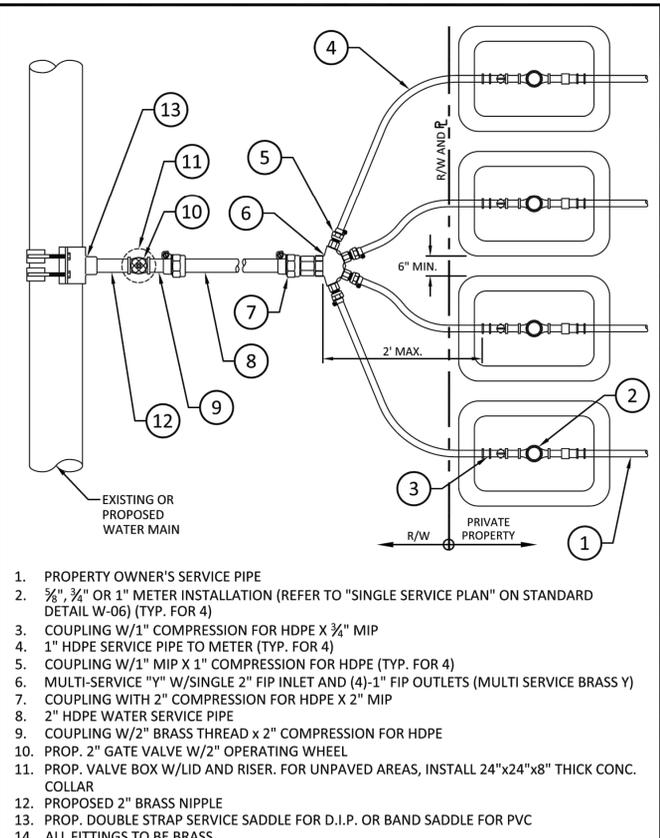
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO.: S-12
APPROVED: XXX		



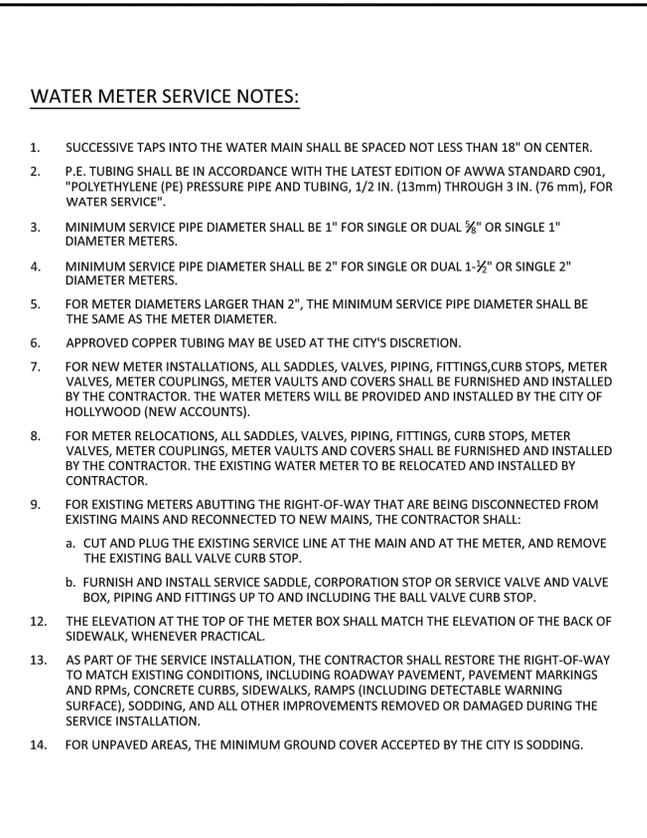
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO.: W-04
APPROVED: XXX		



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		



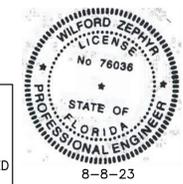
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	METER BANK INSTALLATION FOR FOUR 5/8", 3/4" AND/OR 1" METERS	DRAWING NO.: W-06.1
APPROVED: XXX		



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		

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

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



WATER & SEWER DETAILS I

SCALE: N.T.S.

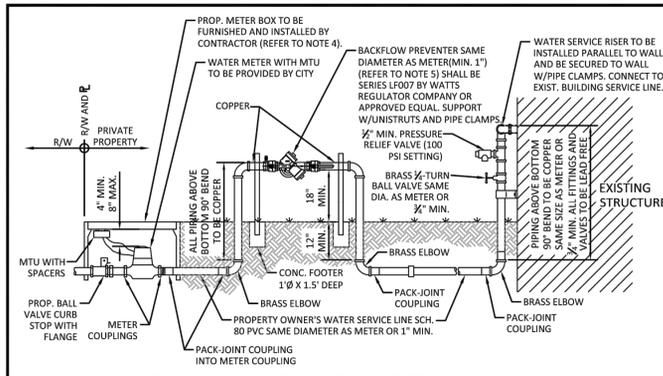
NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyr@gmail.com
CA# 311158

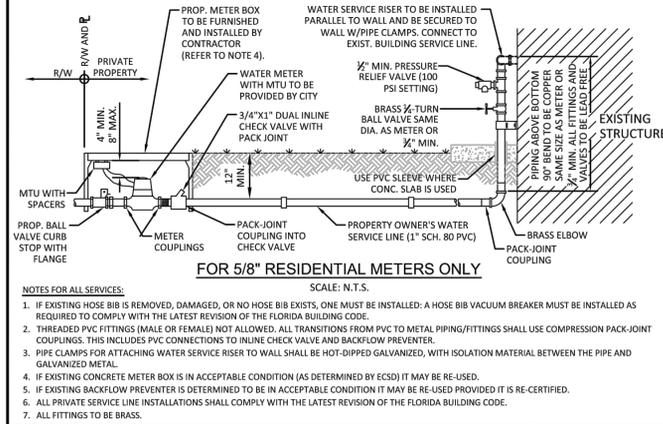
ZE

MMVJ LAND LLC
2005 JACKSON STREET
HOLLYWOOD, FL

P.E.#: 76036
DATE: 1/11/22
SCALE: N.T.S.
SHEET NO.: C7
7 OF 8
PROJECT NO.: 21-90



FOR 1", 1-1/2" & 2" RESIDENTIAL METERS, AND FOR ALL COMMERCIAL PROPERTIES REGARDLESS OF METER DIAMETER
SCALE: N.T.S.



FOR 5/8" RESIDENTIAL METERS ONLY
SCALE: N.T.S.

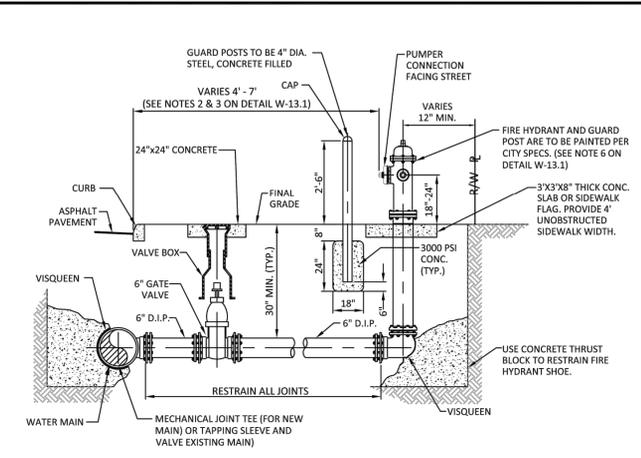
- NOTES FOR ALL SERVICES:
- IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
 - THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS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

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

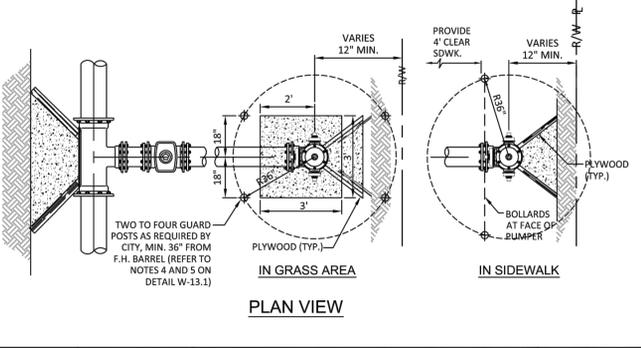
NOTES:

- IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
- FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
- FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
- GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE DEPT. OF PUBLIC UTILITIES. IN SIDEWALK, LOCATE GUARD POSTS AT THE FACE OF THE PUMPER AND 2'-6" LEFT/RIGHT OF C OF THE FIRE HYDRANT. EXTRA POSTS MAY BE REQUIRED IN INDUSTRIAL AND CONGESTED TRAFFIC AREAS. (4 POSTS MAX.)
- FIRE HYDRANT CONCRETE SLAB AND CONCRETE GUARD POST FOOTINGS SHALL BE DIFFERENT POURS.
- THE FIRE HYDRANT BONNET, OPERATING NUT, HOLD-DOWN NUT, PUMPER CAP AND HOSE CAPS SHALL BE PAINTED GREEN, AND THE HYDRANT UPPER BARREL SHALL BE PAINTED SILVER IN ACCORDANCE WITH CITY SPECIFICATIONS.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	TYPICAL FIRE HYDRANT NOTES	DRAWING NO. W-13.1
	APPROVED: XXX		



ELEVATION



PLAN VIEW

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 03/05/2019
	DRAWN: EAM	TYPICAL FIRE HYDRANT INSTALLATION	DRAWING NO. W-13
	APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

- THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
- LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
- LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
- STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
- BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
- ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
- RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
- MILL AND BUTT JOINT TO EXISTING PAVEMENT.
- IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
- REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
- WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
	DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
	APPROVED: XXX		

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



WATER & SEWER DETAILS II
SCALE: N.T.S.

REVISIONS	
NO.	DESCRIPTION

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

ZE

MMVJ LAND LLC
2005 JACKSON STREET
HOLLYWOOD, FL

P.E.#:76036
DATE: 1/11/22
SCALE: N.T.S.
SHEET NO.: C8
8 OF 8
PROJECT NO.: 21-90

REVISIONS	
CITY COMMENTS	08/01/2023
CITY COMMENTS	08/15/2023
LICENSED PROFESSIONAL	
DIEGO J. VANDERBILT, RIA	
FLORIDA NO. 6667365	
DATE:	

2005/2007 JACKSON STREET
2005 JACKSON STREET
HOLLYWOOD, FLORIDA
LANDSCAPE PLAN

DIXIE LANDSCAPE

12950 Northwest 113 Ct.
 Miami, FL 33178
 P. 305-884-5700 F. 305-884-8843

This drawing is the property of Dixie Landscape Co., Inc. and is an instrument of service not to be reproduced in any form or in any manner without the express written permission of Dixie Landscape Co., Inc.

Date 11/22/2022
 Scale 1"=10'-0"
 Drawn AM
 Check DV
 Sheet
LA1
 Of 2 Sheets

LANDSCAPE LEGEND CITY OF HOLLYWOOD		
ZONE DISTRICT: RAC [FH-2]		
Pervious Landscape area 4,772 sq. ft.		
Street Tree Distance 449 linear feet		
TREES:		
Open Space	REQ.	PROV.
A. No. trees required per pervious landscape area 1 tree per 1,000 sq. ft. 4,772 sq. ft. / 1,000 sq.ft. = 5 trees	5	5
B. Percentage palms allowed Palms permitted count as 3 palms = 1 tree Up to 50%, but more than 20% all trees must be shade natives	3	12
Perimeter Landscape		
C. Street trees (maximum spacing 30' o.c.) 449 linear feet along street / 30 lf = 15 trees	15	15
D. Total Trees Required A + C + D = Total Trees(60% NATIVE REQUIRED)	20	20
E. Percentage Natives Required 60% of total trees required must be Florida Native	12	12
SHRUBS		
A. Total Shrubs Provided (50% NATIVE SHRUBS) : 471 SHRUBS PROVIDED (50%) = 236 NATIVE SHRUBS	236	328
Alley/Buffer		
1 tree per 20 lf when abutting an alley 155 Ln.ft. / 20 Ln.ft. = 7.75 trees	8	8

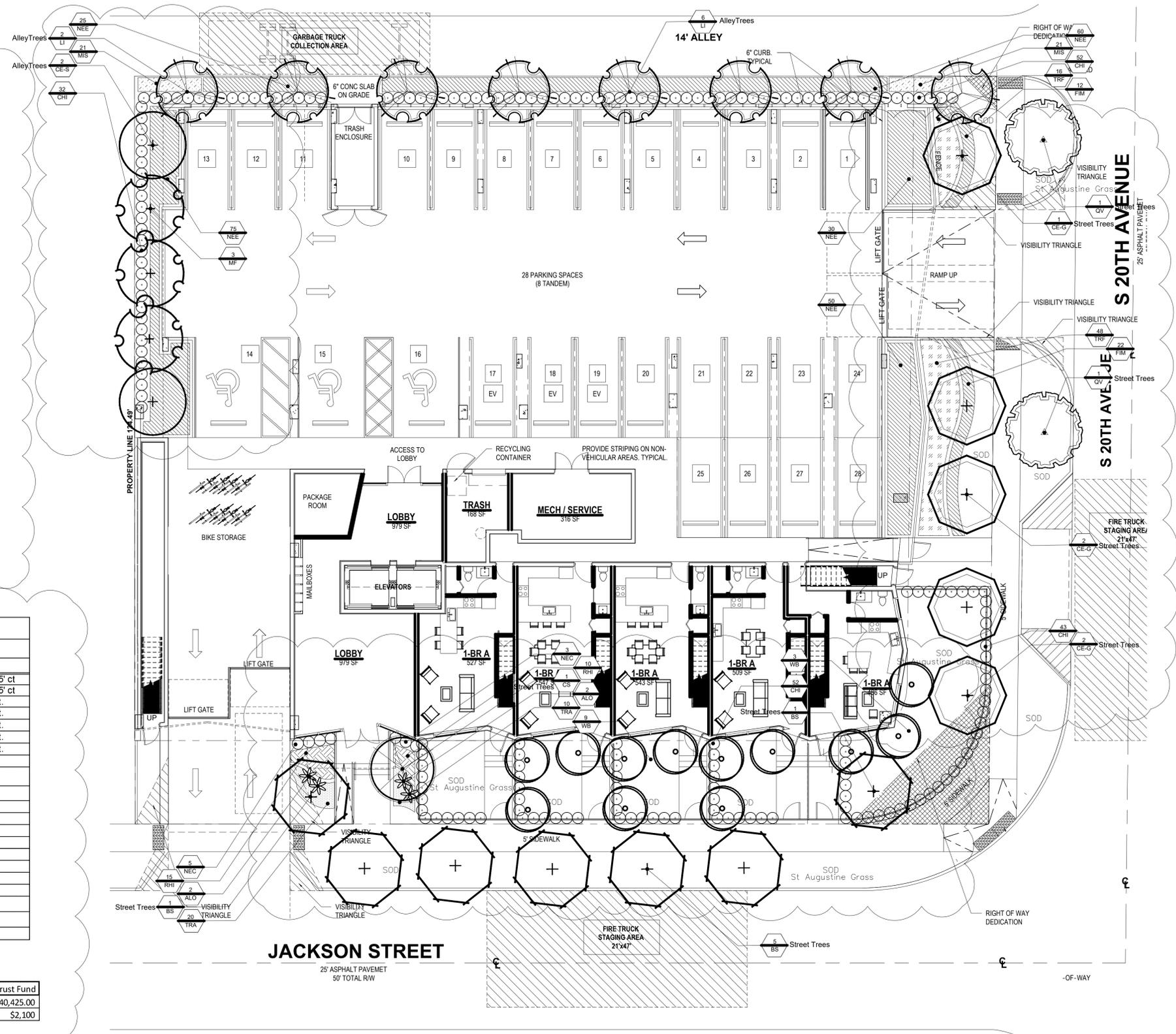
NOTES
 IRRIGATION: 100% coverage as required by City of Hollywood
 Plant material will not be planted into root balls of trees and palms
 No substitutions without the approval of Hollywood's Landscape Plan Reviewer
 Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

PLANTLIST				
TREES & PALMS				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
7	BS*	Bursera simaruba	Gumbo Limbo	20'-24" ht, 8' spread, 6" dbh, 5' ct
2	QV*	Quercus virginiana	Live Oaks	20'-24" ht, 8' spread, 6" dbh, 5' ct
3	MF*	Myrcianthes fragrans	Simpson's Stopper	12' ht, 6' spread, 2" dbh, 5' ct.
8	LI	Lagerstroemia indica	Crepe Myrtle	12' ht, 6' spread, 2" dbh, 5' ct.
1	CS*	Cordia sebestena	Orange Geiger	12' ht, 6' spread, 2" dbh, 5' ct.
5	CE-G*	Conocarpus erectus 'sericeus'	Green Buttonwood	12' ht, 6' spread, 2" dbh, 5' ct.
2	CE-S*	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' ht, 6' spread, 2" dbh, 5' ct.
12	WB	Wodyetia bifurcata	Foxtail Palm	12'-16" oa ht, 8' CT min.
SHRUBS AND GRASSES				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
4	ALO	Alcantarea odorata	Odorata Bromeliad	7 gal, 36" ht
179	CHI*	Chrysobalanus icaco 'red tip'	Red Tip Cocoplum	3 gal, 24" ht
34	FIM	Ficus microcarpa 'green island'	Green Island Ficus	3 gal, 24" ht
42	MIS	Microsorium scolopendria	Wart Fern	1 gal, 24" ht
8	NEC	Neomanica coerulea	Twelve Apostles Iris	7 gal, 24" ht
240	NEE*	Nephrolepis exaltata	Boston Fern	3 gal, 24" ht
25	RHI	Rhaphiolepis indica	Indian Hawthorn	3 gal, 24" ht
30	TRA	Trachelospermum asiaticum	Asiatic Jasmine	1 gal, 15" ht
64	TRF*	Tripsacum floridanum	Dwarf Fakahatchee Grass	3 gal, 24" ht
As Req	SOD	Stenotaphrum secundatum 'Floratum'	- St Augustine Grass	

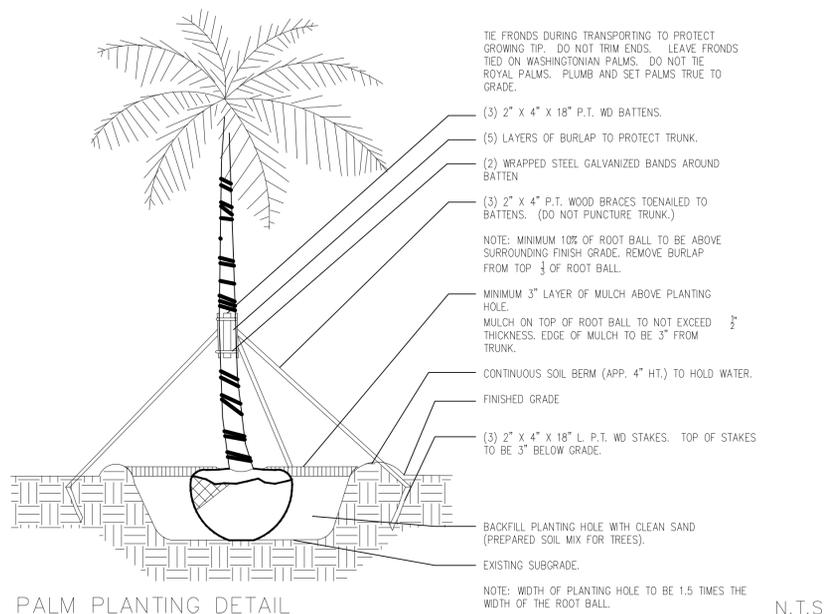
Note: * denotes native species. Trees shall be single trunk, 12' ht with 2" dbh minimum.

Note: All landscapes shall be warranted for 1 year after final inspection

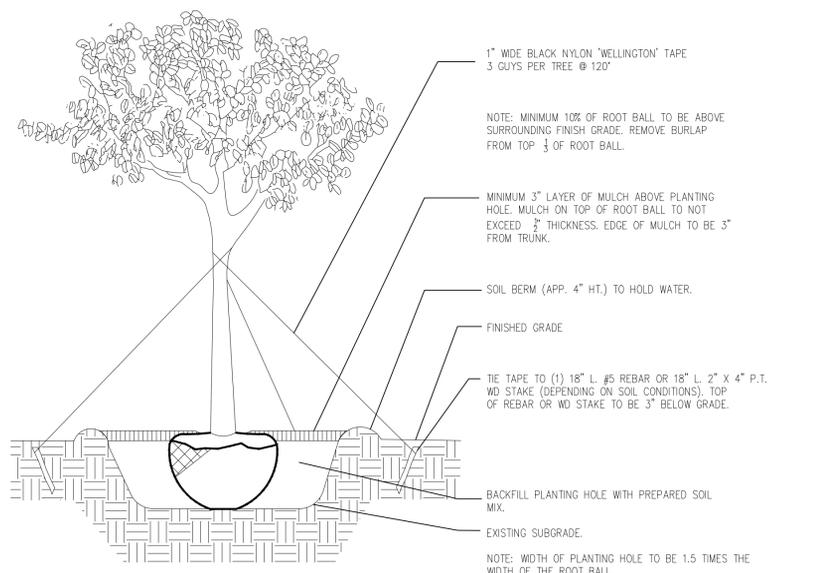
MITIGATION REQUIREMENT TABLE			
MITIGATION REQUIREMENT:	PROVIDED MITIGATION:	SHORT FALL MITIGATION	City Trust Fund
REQUIRED DBH TO MITIGATE: 207.5"	PROVIDED DBH TO MITIGATE: 92"	REQUIRED DBH TO MITIGATE: 115.5"	\$40,425.00
REQUIRED PALMS TO MITIGATE: 18	PROVIDED PALMS TO MITIGATE: 12	REQUIRED PALMS TO MITIGATE: 6	\$2,100



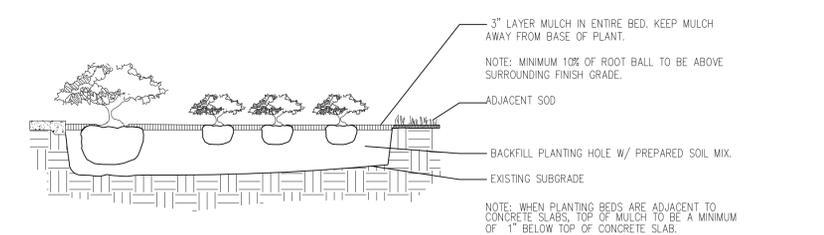
JACKSON STREET



PALM PLANTING DETAIL
 LARGE TREE PLANTING DETAIL SIMILAR
 N.T.S.



TREE PLANTING DETAIL
 TREES WITH 3" CALIPER OR LESS
 N.T.S.



SHRUB/GROUND COVER DETAIL
 N.T.S.

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 2ND EDITION; FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE OWN QUANTITY COUNTS(PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

PLANTLIST

TREES & PALMS				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
7	BS*	Bursera simaruba	Gumbo Limbo	20'-24' ht, 8' spread, 6" dbh, 5' ct
2	QV*	Quercus virginiana	Live Oaks	20'-24' ht, 8' spread, 6" dbh, 5' ct
3	MF*	Myrcianthes fragrans	Simpson's Stopper	12' ht, 6' spread, 2" dbh, 5' ct.
8	LI	Lagerstroemia indica	Crepe Myrtle	12' ht, 6' spread, 2" dbh, 5' ct.
1	CS*	Cordia sebestena	Orange Geiger	12' ht, 6' spread, 2" dbh, 5' ct.
5	CE-G*	Conocarpus erectus 'sericeus'	Green Buttonwood	12' ht, 6' spread, 2" dbh, 5' ct.
2	CE-S*	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' ht, 6' spread, 2" dbh, 5' ct.
12	WB	Wodyetia bifurcata	Foxtail Palm	12'-16' oa ht, 8' CT min.

SHRUBS AND GRASSES				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
4	ALO	Alcantarea odorata	Odorata Bromeliad	7 gal, 36" ht
179	CHI*	Chrysobalanus icaco 'red tip'	Red Tip Cocoplum	3 gal, 24" ht
34	FIM	Ficus microcarpa 'green island'	Green Island Ficus	3 gal, 24" ht
42	MIS	Microsorium scolopendria	Wart Fern	1 gal, 24" ht
8	NEC	Neomarica coerulea	Twelve Apostles Iris	7 gal, 24" ht
240	NEE*	Nephrolepis exaltata	Boston Fern	3 gal, 24" ht
25	RHI	Rhaphiolepis indica	Indian Hawthorn	3 gal, 24" ht
30	TRA	Trachelospermum asiaticum	Asiatic Jasmine	1 gal, 15" ht
64	TRF*	Tripsacum floridanum	Dwarf Fakahatchee Grass	3 gal, 24" ht
As Req	SOD	Stenotaphrum secundatum 'Floratam'	St Augustine Grass	

Note: * denotes native species. Trees shall be single trunk, 12' ht with 2" dbh minimum.

REVISIONS	
CITY COMMENTS	08/01/2023
CITY COMMENTS	08/15/2023

LICENSED PROFESSIONAL
 DIEGO J. VANDERBEEK, RLA
 FLORIDA NO. 6667355
 DATE:

LANDSCAPE PLAN
 2005/2007 JACKSON STREET
 2005 JACKSON STREET
 HOLLYWOOD, FLORIDA

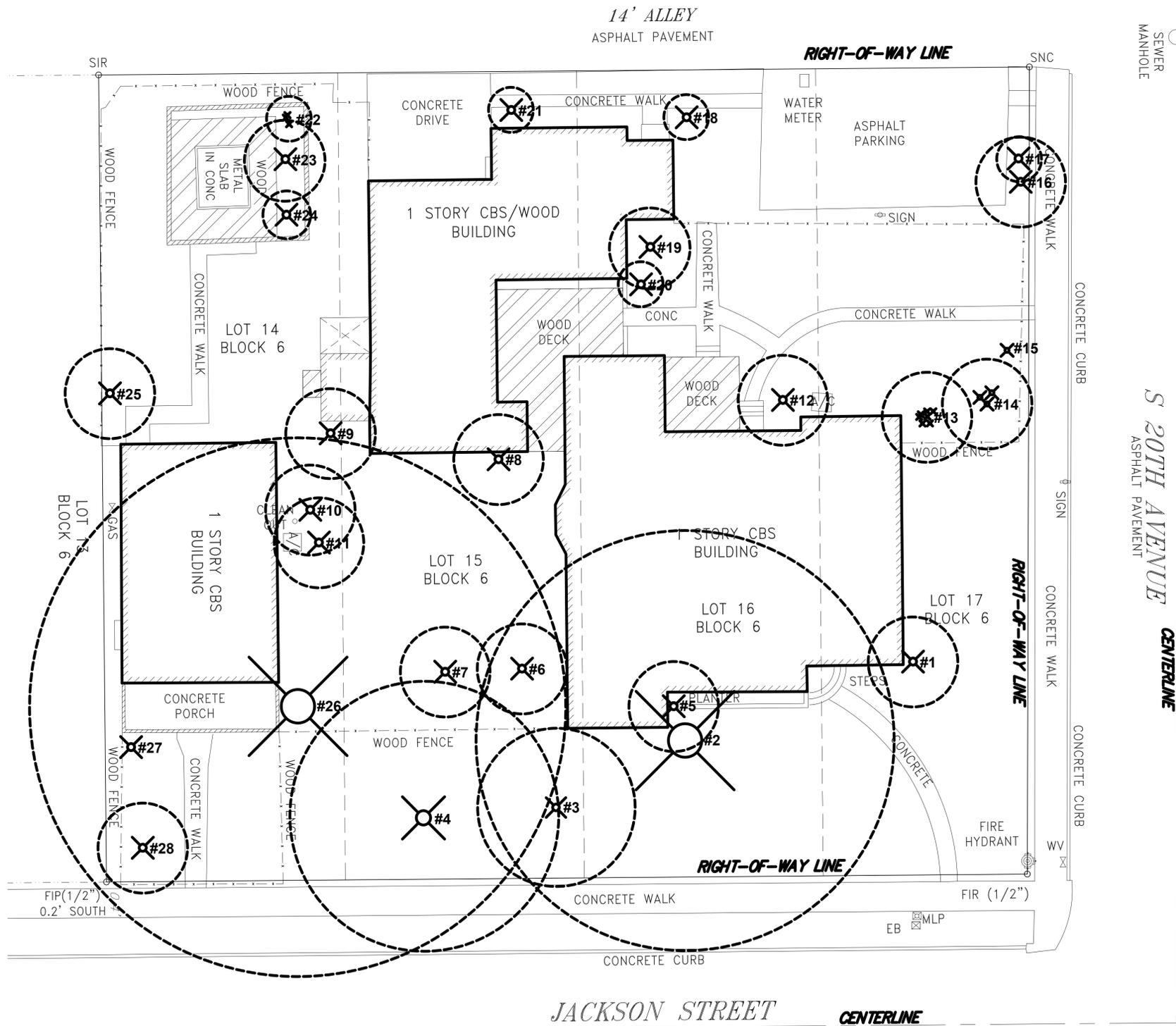
DIXIE LANDSCAPE
 12950 Northwest 113 Ct.
 Miami, FL 33178
 P. 305-884-5700 F. 305-884-8843
This drawing is the property of Dixie Landscapes Co., Inc. and is an instrument of service not to be reproduced in any form without the express written permission of Dixie.

Date	11/22/2022
Scale	NTS
Drawn	AM
Check	DV
Sheet	LA2
Of	2 Sheets

REVISIONS	
CITY COMMENTS	08/01/2023
CITY COMMENTS	08/15/2023

LICENSED PROFESSIONAL
 DIEGO J. VANDERBILT, RLA
 FLORIDA NO. 6667355
 DATE:

Tree Disposition					
No	Botanical Name	Common Name	DBH (in)	HT (ft.)	SPR (ft.)
1	Melaleuca quinquenervia	Melaleuca	23.5"	40'	18'
2	Ficus elastica	Rubber tree	18", 21", 24.5"	38'	50'
3	Grevillea robusta	Silky Oak	14"	40'	16'
4	Quercus virginiana	Live Oak	26"	45'	45'
5	Ptychosperma elegans	Alexander Palm	3"	25'	16'
6	Cocos nucifera	Coconut Palm	6.5" cal.	14'	15'
7	Cocos nucifera	Coconut Palm	4" cal.	9'	6'
8	Syagrus romanzoffiana	Queen Palm	8"	18'	17'
9	Syagrus romanzoffiana	Queen Palm	9"	20'	14'
10	Cocos nucifera	Coconut Palm	9"	35'	20'
11	Cocos nucifera	Coconut Palm	10"	40'	20'
12	Syagrus romanzoffiana	Queen Palm	10"	35'	14'
13	Dypsis lutescens	Areca Palm	3" multi	18'	12'
14	Caryota spp.	Fishtail Palm	5" multi	23'	16'
15	Ptychosperma elegans	Alexander Palm	3"	20'	0'
16	Plumeria spp.	Frangipani	6.5", 4.5"	14'	12'
17	Adonidia merrillii	Christmas Palm	3.5"	12'	8'
18	Adonidia merrillii	Christmas Palm	6"	12'	8'
19	Quercus virginiana	Live Oak	4.5"	16'	11'
20	Ptychosperma elegans	Alexander Palm	3.5"	26'	10'
21	Adonidia merrillii	Christmas Palm	3.5"	12'	8'
22	Dypsis lutescens	Areca Palm	3"	18'	12'
23	Quercus virginiana	Live Oak	6"	20'	12'
24	Bursera simaruba	Gumbo Limbo	4"	10'	6'
25	Cocos nucifera	Coconut Palm	9"	45'	20'
26	Ficus benjamina	Weeping Fig	60"	45'	50'
27	Syagrus romanzoffiana	Queen Palm	7"	18'	0'
28	Plumeria spp.	Frangipani	8", 5.5", 5"	15'	12'



TREE SURVEY
 2005/2007 JACKSON STREET
 2005 JACKSON STREET
 HOLLYWOOD, FLORIDA

DIXIE LANDSCAPE
 12960 Northwest 113 Ct.
 Alachua, FL 32317
 P. 305-884-5700 F. 305-884-8843
This drawing is the property of Dixie Landscapes Co., Inc. and is an instrument of service not to be reproduced in any form or in any manner without the express written permission of the company.

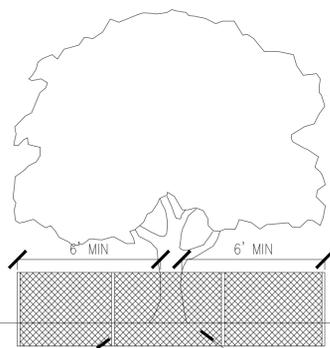
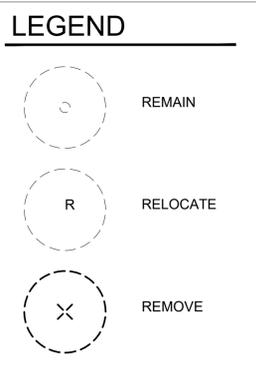
Date 1/24/2022
 Scale 1"=10'-0"
 Drawn AS
 Check DV
 Sheet
TD1
 Of 2 Sheets

REVISIONS	
CITY COMMENTS	08/01/2023
CITY COMMENTS	08/15/2023
LICENSED PROFESSIONAL	
DIEGO J. VANDERBILT, RIA FLORIDA NO. 6667355 DATE:	

No	Botanical Name	Common Name	DBH (in)	HT (ft)	SPR (ft)	Disposition	Condition	Comments
1	Melaleuca quinquenervia	Melaleuca	23.5"	40'	18'	Remove	Fair	Invasive
2	Ficus elastica	Rubber tree	18", 21", 24.5"	38'	50'	Remove	Fair	
3	Grevillea robusta	Silky Oak	14"	40'	16'	Remove	Fair	
4	Quercus virginiana	Live Oak	26"	45'	45'	Remove	Good	
5	Ptychosperma elegans	Alexander Palm	3"	25'	16'	Remove	Good	
6	Cocos nucifera	Coconut Palm	6.5" cal.	14'	15'	Remove	Fair	
7	Cocos nucifera	Coconut Palm	4" cal.	9'	6'	Remove	Fair	
8	Syagrus romanzoffiana	Queen Palm	8"	18'	17'	Remove	Fair	
9	Syagrus romanzoffiana	Queen Palm	9"	20'	14'	Remove	Fair	
10	Cocos nucifera	Coconut Palm	9"	35'	20'	Remove	Good	
11	Cocos nucifera	Coconut Palm	10"	40'	20'	Remove	Good	
12	Syagrus romanzoffiana	Queen Palm	10"	35'	14'	Remove	Fair	
13	Dypsis lutescens	Areca Palm	3" multi	18'	12'	Remove	Fair	
14	Caryota spp.	Fishtail Palm	5" multi	23'	16'	Remove	Fair	
15	Ptychosperma elegans	Alexander Palm	3"	20'	0'	Remove	Dead	Denuded Crown
16	Plumeria spp.	Frangipani	6.5", 4.5"	14'	12'	Remove	Poor	
17	Adonia merrillii	Christmas Palm	3.5"	12'	8'	Remove	Poor	Holes in trunk
18	Adonia merrillii	Christmas Palm	6"	12'	8'	Remove	Good	
19	Quercus virginiana	Live Oak	4.5"	16'	11'	Remove	Good	
20	Ptychosperma elegans	Alexander Palm	3.5"	26'	10'	Remove	Fair	
21	Adonia merrillii	Christmas Palm	3.5"	12'	8'	Remove	Fair	
22	Dypsis lutescens	Areca Palm	3"	18'	12'	Remove	Fair	
23	Quercus virginiana	Live Oak	6"	20'	12'	Remove	Good	
24	Bursera simaruba	Gumbo Limbo	4"	10'	6'	Remove	Poor	
25	Cocos nucifera	Coconut Palm	9"	45'	20'	Remove	Good	
26	Ficus benjamina	Weeping Fig	60"	45'	50'	Remove	Fair	
27	Syagrus romanzoffiana	Queen Palm	7"	18'	0'	Remove	Dead	Denuded Crown
28	Plumeria spp.	Frangipani	8", 5.5", 5"	15'	12'	Remove	Fair	

MITIGATION REQUIREMENT:
 REQUIRED DBH TO MITIGATE: 207.5"
 REQUIRED PALMS TO MITIGATE: 18

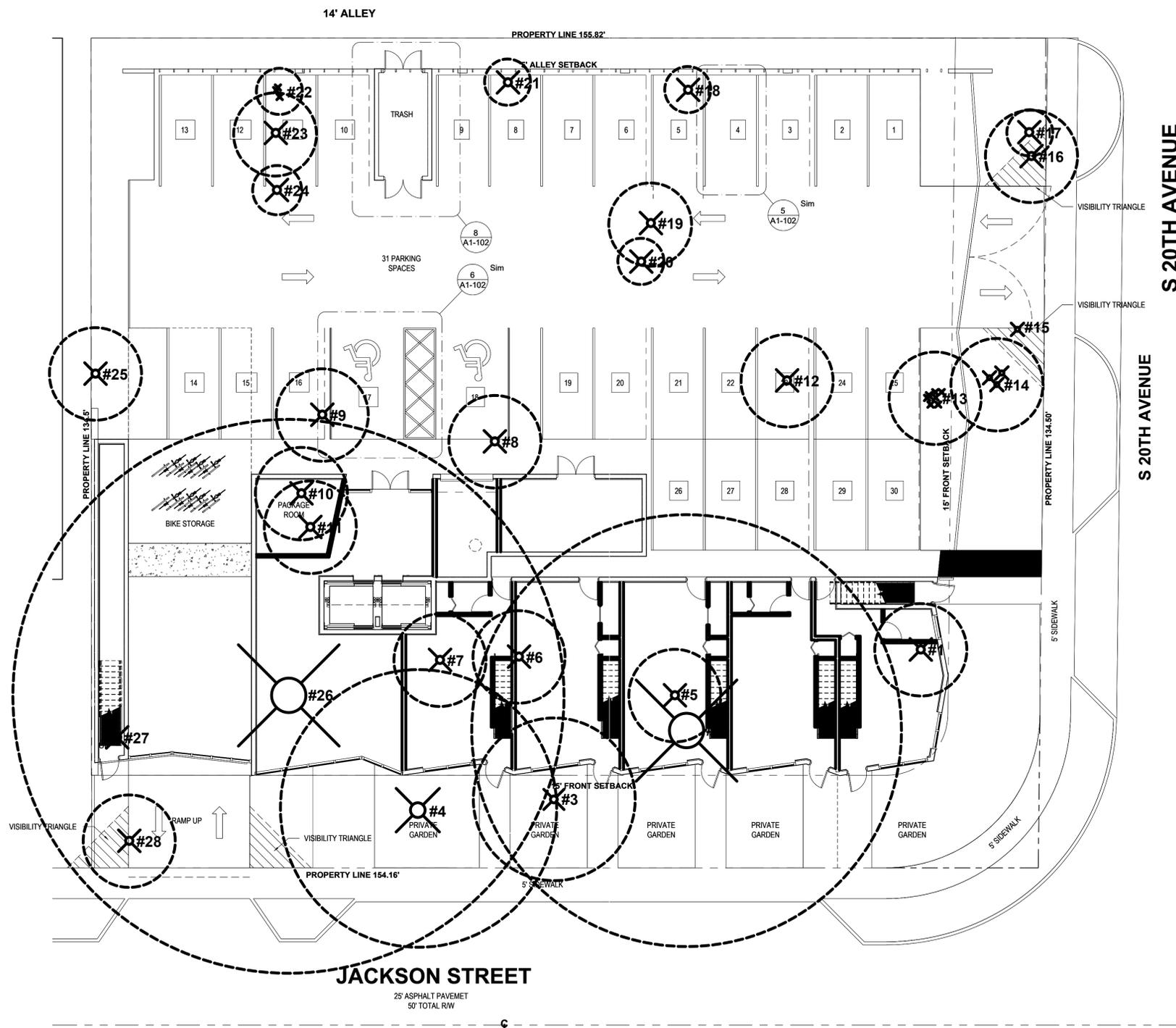
Note: please refer to landscape plan for mitigation table.



NOTE:
 -A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION.
 -BARRIER SHALL BE LOCATED A MINIMUM OF 6' FROM THE FACE OF TRUNK IN ALL DIRECTIONS.

TREE BARRIER DETAIL

N.T.S.



2005/2007 JACKSON STREET
 2005 JACKSON STREET
 HOLLYWOOD, FLORIDA
 TREE DISPOSITION

DIXIE LANDSCAPE
 12950 Northwest 113 Ct.
 Miami, FL 33178
 P. 305-884-5700 F. 305-884-8843

Date 1/24/2022
 Scale 1"=10'-0"
 Drawn AS
 Check DV
 Sheet TD2
 Of 2 Sheets



TECHNICAL ADVISORY COMMITTEE REPORT

March 20, 2023

MMVJ Land LLC
2007 Jackson Street
Hollywood, Florida 33020

FILE NUMBER: 22-DP-42

SUBJECT: Final Site Plan review for 49-Unit residential development (2005-2007-2011 Jackson)

SITE DATA

Owner/Applicant: MMVJ Land LLC
Address/Location: 2005/2007 & 20011 Jackson Street
Net Size of Property: 20,862 sq. ft. (0.48 acres)
Land Use: Regional Activity Center (RAC)
Zoning: Parkside High Intensity Mixed Use District (PS-3)
Present Use of Land: Single Family Residential
Year Built: 1932/1946 respectively for both folios (Broward County Property Appraiser)

ADJACENT LAND USE

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

ADJACENT ZONING

North: Parkside High Intensity Mixed Use District (PS-3)
South: Parkside High Intensity Mixed Use District (PS-3)
East: Parkside High Intensity Mixed Use District (PS-3)
West: Dixie Highway High Intensity Mixed-Use District (DH-3)

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

1. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.
2. **Modify the General Applications as follows:**
 - a. **** New Comment:** Update General Application. Submitted form was from July 28, 2022. Updated form may have been missing from the submittal. If so, submit updated form.
 - b. ****New Comment:** Current Owner Power of Attorney section incomplete. The name of the authorized representative is missing.
 - c. The "Explanation of Request" section of the General Application must be completed. Add explanation. ****Old Comment.**
3. **Ownership & Encumbrance Report (O&E):**
 - a. Shall indicate it was searched from 1953 or time of platting (earliest of the two). ****Old Comment.**
 - b. Shall be dated within 30 days of submittal packet. ****Old Comment.**
 - c. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated. ****Old Comment.**
4. **ALTA Survey Report:**
 - a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced. ****Old Comment.**
 - b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated. ****Old Comment.**
5. **The Site Plan:**
 - a. Verify the requirements for open space are being met.
 - b. Include note on Site Plan indicating that all changes to the design will require planning review and may be subject to Board approval.
6. 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>
7. 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.

8. 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).

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

- a. Parkside Civic Association
- b. Royal Poinciana Civic Association
- c. Highland Gardens Civic Association

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

9. Additional comments may be forthcoming.
10. Provide written responses to all comments with next submittal.

B. ZONING

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

1. Per Sec. 4.6.B.3.(a)(3), "Buildings shall have a recognizable entrance facing rights-of-way". The proposed design has an entrance on the side of the building which is denoted on the plan to be accessed by a "fire access gate". There is no entrance facing the right-of-way. Revise the design to provide the primary entrance facing Jackson Street, as required by Code.

C. ARCHITECTURE AND URBAN DESIGN

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

1. Application is substantially.
2. Planning staff would like the applicant to consider incorporating an accent color and weave it into the building façade.

D. SIGNAGE

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

1. Application is substantially compliant.

E. LIGHTING

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

1. Application is substantially compliant.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

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

1. Add Green Strategy to Site Plan. Work with staff.
2. Application is substantially compliant.

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. See attached Memorandum from Engineering dated March 15, 2023.

H. LANDSCAPING

Guillermo Salazar, Landscape Reviewer (gsalazar@hollywoodfl.org) 954-921-3900

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

1. Show all trees on site to scale. The tree legend must include the tree number, common name, botanical name, DBH, overall height, spread, condition, and disposition (to remain, to be relocated, to be removed).
Comment: Met

2. Revise legend with requirements to show the RAC zoning requirements: 1 street tree per 30 lf, 1 tree per 20 lf for landscape buffer within required setbacks, 1 tree per 20 lf when abutting an alley, 1 tree per parking island, 1 tree per 1,000 sf of pervious area of property.

Comment: **NOT Met**

-Provide alley/buffer requirements.

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

Comment: Met

4. Add note: All landscaping shall be warranted for 1 year after final inspection.

Comment: **NOT Met**

5. Add note: Where required for screening purposes, hedge shall be planted at equipment height for visual screening.

Comment: **NOT Met**

6. Provide sod species on plant list and label on plan.

7. Site plan being used seems to be overlapping other lines. Revise site plan base for landscape plan. Label hatching inside garage and behind building.

8. Provide chart on sheet TD-2 and show how the mitigation will be provided. Palm mitigation is 1:1. The following palm species should be used for mitigation or code: Royal Palm, Phoenix sylvestris/Medjool/canariensis, Bismarkia, Foxtail palm and Coconut palm. Minimum height requirements for all palms at planting is 8' of CT. Tree mitigation is inch per inch with a 12' ht, 2" dbh mitigation tree from the approved city list.

9. On Plant List description; add 8' CT min. for palms. Provide spread and dbh for proposed trees. Trees shall be single trunk, 12' ht with 2" dbh minimum. Add height on proposed shrubs, minimum requirement is 24".

10. Provide corner sight triangle on landscape plan for visibility clearance.
11. Provide street trees on proposed swale tree islands.
12. Additional comments may follow upon further review of requested items and information provided.
13. We encourage you to reach out for any questions or clarification at fperez@hollywoodfl.org or 954-921-3900

I. UTILITIES

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

1. Clarify how the sewer will be serviced for this property. A new cleanout shall be installed at the property line if an existing sewer lateral is field verified.

Response: Refer to revised civil plans.

*****COMMENT NOT ADDRESSED. Refer to snapshot below from utility atlas to update tapping locations and sizes accordingly*****



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

Response: Refer to revised civil plans.

*****COMMENT PARTIALLY ADDRESSED. Section C-C should show Fence. Provide additional section across driveway.*****

3. Ensure all stormwater is retained onsite.

Response: Acknowledged

*****COMMENT NOT ADDRESSED. Pending drainage calculations.*****

4. Indicate how roof drainage will be collected and connected to the on-site drainage system.

Response: Refer to revised Civil plans.

*****COMMENT ADDRESSED*****

5. Provide preliminary drainage calculations.

Response: Refer to revised Civil plans.

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

6. Permit approval from outside agencies will be required.

Response: Acknowledged.

*****COMMENT TO BE ADDRESSED AT TIME OF PERMITTING*****

7. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features.

Response: Acknowledged

*****COMMENT PARTIALLY ADDRESSED. Trees and landscape shown within proposed swale areas*****

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

Response: Acknowledged.

J. BUILDING

*Russell Long, Assistant Building Official (rlong@hollywoodfl.org) 954-921-3490
Daniel Quintana, Electrical Plans Examiner/Inspector (dquintana@hollywoodfl.org) 954-921-3335*

1. No comments.
2. Planning Staff will follow up with Building and verify that application is substantially compliant.

K. FIRE

Chris Clinton, Deputy Fire Marshal / Deputy Division Chief (cclinton@hollywoodfl.org) 954-967-4404

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.
2. This is the third TAC review by Fire. (TAC review #1 by J. Castano on 08-24-22) (TAC review #2 by C. Clinton on 02-27-23)
3. Water supply shall meet NFPA 1 (2018 Ed.) Section 18.4.5.3. --- In order to determine the minimum fire flow for firefighting purposes, a hydrant flow test will need to be scheduled through our underground utilities dept., underground@hollywoodfl.org. --- After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.
4. For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

FIRE FLOW CALCULATIONS
NEW MIXED USE DH-3
A Ten Story Mixed Use Building
810 South Dixie Highway, Hollywood

These calculations are for a ten (10) story mixed use building, with a total ground floor square footage of 1,988 SF. The entire building is non-combustible construction.

Fire Flow Area = 24,228 SF

Based on Type II (222) construction. Per NFPA 18.4.4.1 Fire Flow Area, the fire flow area is based on the total square footage of the three largest floors, which is 24,228 square feet.

Per Table 18.4.5.2.1, the fire flow requirement is 1,750 gpm for 2 hours.

NFPA 18.4.5.3.2 states that the required fire flow can be reduced by 75% if the building has automatic sprinklers.

$1,750 \text{ gpm} \times 75\% = 1,312.50 \text{ gpm}$ (fire flow credit)

$1,750 \text{ gpm} - 1,312.50 \text{ gpm} = 437.50 \text{ gpm}$

The minimum fire flow per NFPA 18.4.5.3.2 is 1,000 gpm

Fire flow required = 1,000 gpm

5. Provide a copy of the hydrant flow test as noted in comment #3 above.

L. PUBLIC WORKS

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

1. No comments received.
2. Planning staff will follow up with the department. Will forward upon receipt.

M. PARKS, RECREATION AND CULTURAL ARTS

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

1. Applicant needs to submit park impact fee. Coordinate with Parks.

N. COMMUNITY DEVELOPMENT

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

1. No comments received.
2. Planning Staff will follow up with Community Development and forward comments to the applicant.

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

1. Application is substantial compliant.

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. Application is substantially complaint.
2. See Police Memorandum dated February 22, 2023.

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. Confirm if the ROW improvements shown in the site plan will be part of this development project.
2. The proposed site plan eliminates the curb ramp at the intersection of 20th Ave. and Jackson Street. The CRA would like to recommend retaining the curb ramp for clear pedestrian access.
3. CRA would like to suggest reducing the driveway width to 20'.

R. PARKING

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

1. No comments received.
2. Planning will follow up with Parking. Staff will provide comments, once received.

S. ADDITIONAL COMMENTS

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

1. Additional comments may be forthcoming.

The Technical Advisory Committee finds this application compliant with the requirements of Final Review; therefore, the Applicant should submit a clean package for Signoff and Planning and Development Board.

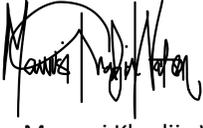
Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

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,

A handwritten signature in black ink, appearing to read 'Mawusi Khadija Watson', written in a cursive style.

Mawusi Khadija Watson
Planning Administrator

C: MMVJ Land LLC via email ricardo@bedecoconstruction.com
GS Architecture gs@gsarchmiami.com

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
INTEROFFICE MEMORANDUM

DATE: March 15, 2023 **FILE NO.:** EN-23-083

TO: Mawusi Watson
Planning and Urban Design Division

FROM: Clarissa Ip
Engineering, Transportation and Mobility Division

SUBJECT: Final TAC Review, TAC File 22-DP-42
2005-2007, 2011 Jackson Street, 49 Units Residential

SITE PLAN 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) Property line shown on Site Plan, Sheet A0-001, is not consistent with the survey.
****Comment addressed.**
- 2) Survey shows Parcel 1 and Parcel 2 have been unified as one property. Broward County records show as two properties. Please clarify.
****To be provided / addressed. Unity of Title or similar will be required.**
- 3) On all plans, for the parking bump out, show curbing on plans and provide minimum 3' from the inside face of curb.
****Comment not addressed. Revision not found on Sheets A0-001 and A1-100 as per Applicant response.**
- 4) Fully dimension all parking stalls. Minimum width is 9.5' with obstruction on one side of the stall and 10.5' with obstruction on both sides of the stall. For tandem spaces, both stalls shall have the same width meeting the most stringent requirement.
****Comment not fully addressed.**
Sheet A0-001:

Stalls 1-3, 5, 6, 8, 9, 13, 17, 18, 20, 21/25, 22/26, 24/28, provide column setback from the entrance of the parking stall of minimum 3' or increase stall width to 9.5' wide.

Stalls 10 and 11, stall width shall be 9.5', not stall distance to the wall.

Sheet A1-100:

Stalls 19-31, 33, 34, 36, 37, 39, 40, 42, 43, 46, 47, 49/59, 50, 51, 52/60, 53/61, provide column setback from the entrance of the parking stall of minimum 3' or increase stall width to 9.5' wide.

- 5) Show location of building's structural columns on plans. Minimum 3' is required from the entrance of a parking stall to the face of the column.
****Comment not addressed.**
- 6) Second Floor parking has a dead-end condition where vehicles will need to be able to get out if no parking space is available. Please provide means for turnaround.
****Comment not addressed. No dimension of the bump out and no wheel path to show vehicles can maneuver to turnaround at the dead-end drive aisle.**
- 7) Label the elevators.
****Comment addressed.**
- 8) Provide sight visibility triangle as per City Code Chapter 155.12. Show all necessary dimensions such as distance between edge of pavement to property line.
****Comment not addressed. 6'x12' sight triangles (6' along the property line) are required for 20th Avenue and Jackson Street, not 10'x10'.**
- 9) Label gap between Stall 18 and Stall 19.
****Comment addressed.**
- 10) Minimum two-way drive is 22', 20'-5.25" provided at the ramp.
****Comment addressed.**
- 11) Sheet A0-001, properly show the ramp to continue above, not connecting to the Bike Storage and the concrete area. Also, please explain and label the purpose of the concrete area.
****Comment addressed.**
- 12) Be sure all dimensions of the property are consistent between the plans and the survey, i.e. 155'-6.5" vs 155.82'.
****Comment addressed.**
- 13) Sheet A0-001 and all applicable sheets, provide full description for the Unit Types for "1-B", "2-B" and "TW".
****Comment addressed.**

- 14) On Site Plan, fully show full rights-of-way of adjacent streets/roads and alley.
****Comment addressed.**
- 15) Sheet A1-100, please label square near the elevators, what appears to be the trash chute.
****Comment addressed.**
- 16) Sheet A0-001, dimension all walk paths connecting to City sidewalk and separation distance between them.
****Comment addressed.**
- 17) There is no setback along the west property line.
****Comment addressed.**
- 18) Please indicate on civil plans for full road(s) and alley width to be milled and resurfaced adjacent to the site. Include all applicable details.
****Comment not addressed. Include existing right-of-way width dimension and show limits of the rights-of-way on of all streets adjacent to the site. Show all surrounding elements of the civil plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc. ADA compliant curb ramp will be required at the corner of 20th Avenue and Jackson Street to be shown at the time of the right-of-way streetscape plans submittal, please coordinate civil plans with streetscape plans.**
- 19) Will there be a gate at the two access to the garage? Please indicate on plans. Vehicular queuing spaces or any additional space required for gate operation will be required if gates are proposed. Include information such as type of gate and access control (i.e. remote, sensor, etc.). If no gates, add note and indicate on plans.
****Comment not fully addressed.**
Sheet A0-001, at both access points:
Provide dimension for the entry vehicle queue space shown on plan, minimum dimension is 8.5'x19'.
Provide detail for the lift gate shown. Show how the lift gate operates. Indicate the operational area the gate requires for both the entry and the exit. The entry vehicular queue space is within the lift gate operation area.
Show location of exit vehicular space beyond the gate outside the garage, minimum space shall be 8.5'x19'.
- 20) Corner right-of-way dedication to be determined at the northeast and southeast corner of the property.

****Comment addressed. ROW dedication of 25'x25' at the corner of 20th Avenue and Jackson Street and 6'x6' at 20th Avenue and alley is being provided.**

21) Indicate corner setbacks for streets and alley per City Code Chapter 155.12 on plans.

****Comment not addressed. On Site Plan, please provide dimension for distance between the property line along the alley to the north edge of the driveway on 20th Avenue, minimum distance is 25'.**

22) Please note that the City, in conjunction with the Downtown Community Redevelopment Agency, is working on developing a manual setting forth requirements for rights-of-way design and improvements guidelines in the RAC area. Rights-of-way improvements are to be determined and will be required. Continued coordination will be necessary.

****Applicant acknowledged. ADA compliant curb ramp will be required at the corner of 20th Avenue and Jackson Street to be shown at the time of the right-of-way streetscape plans submittal.**

23) Separate rights-of-way improvement streetscape plans will be required at a later date.

****Applicant acknowledged and to be provided.**

24) Indicate on site plan and civil plans for existing curbing within the rights-of-way to be replaced and grass swales to be regraded and replaced.

****Comment to be further addressed at the time of rights-of-way streetscape plans are submitted.**

25) MOT plans required at the time of City Building Permit.

To be provided.

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

To be provided.

27) Park impact fees requirements will be required to be satisfied at the time of City building permit.

This project will be subject to the impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022.

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

New Comments - Final TAC Review:

29) Application form should include 2011 in the address.

- 30) Sheet A0-001, in the Parking Analysis Table, 62 parking spaces are shown as provided, however, 61 is shown on plans.
- 31) Revise parking details on Sheet A0-003 to match Site Plan and all other plan sheets.
- 32) Provide enclosure for the trash area along that alley meeting requirements of Chapter 50.02. Enclosure along the alley will be required, be sure proposed method of enclosure does not encroach into the adjacent City rights-of-way.
- 33) Provide ADA accessibility routes and identify on plans with the proper pavement markings and signage per code. ADA accessible routes are required between accessibility parking and building's Lobby access as well as an accessible route to the sidewalk in the public rights-of-way. For the accessible route, identify any change in elevation or slopes. If there is no change in elevation, indicate on plans the transition is flush. Please add a note on the site plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements.

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

**CITY OF HOLLYWOOD, FLORIDA
INTEROFFICE MEMORANDUM
POLICE DEPARTMENT**

DATE: February 22, 2023

TO: Mawusi Watson
Department of Development Services

FROM: Christine Adamcik #2705
Crime Prevention Specialist

SUBJECT: CPTED Blueprint Review/Recommendations

ISSUE:
Crime Prevention Through Environmental Design Blueprint Review/Recommendations.

EXPLANATION:
The following recommendations were developed during the Crime Prevention Through Environmental Design review of the blueprints for **2007 Jackson St- Hollywood, Florida**”- **FINAL**

RECOMMENDATION:

*****Note: Application is substantially compliant.**

Note: Crime Prevention Recommendations: The following are the reviews and recommendations for the CPTED review of the blueprints for **“2007 Jackson St. - Hollywood, Florida” – FINAL.**

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

CPTED Strategies

Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

External Lighting

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

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

- These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- Exterior lighting should be controlled by automatic devices (preferably by photocell).
- Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.

- Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).

Landscaping:

- Make sure all landscaping is trimmed and well maintained.
- Make sure that landscaping does not obstruct the natural surveillance (visibility) of the area.
- Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
- Plants/Shrubbery should not be more than 2ft in height.
- Tree canopies should not be lower than 6ft in height.

Building(s) Perimeter Doors

- Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
- Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.
- Lobby should be accessible to residents only.
- Electrical, Mechanical, Pump Room, Maintenance Room, should be kept locked when not in use.
- Parking Garage should be accessible to residents only. Guests can be given access by residents.
- Bike Storage should remain locked and have access to residents and staff only
- Package room should remain locked when not in use
- Tenant storage space should remain locked when not in use

Internal Circulation and Control

- There should not be recessed areas in corridors that could be used for hiding or loitering.
- Convex mirrors should be used in corners and in stairwells.
- Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.
- Stairwells should be clearly visible from the lobby.
- Roof should be kept locked and authorized personnel should have access.
- Lobby should remain locked when not in use
- Residents should have key card access to lobby
- Trash Chute should remain locked when not in use

Corridors

- Corridors should be well-lighted with no dark areas.
- Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.

General locations

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

CCTV

- CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.

Fencing

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

Non-Pedestrian Building Entry Points

- Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- Locations where gas and electric utilities enter buildings should be well lighted.

Signage

- Ensure proper signage is posted throughout property.
- Amenities area should have rules and hours of operation posted

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

For action memoranda only

Approved Disapproved

by: _____
Signature