

# GENERAL APPLICATION

APPLICATION DATE: May 20, 2025

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@  
Hollywoodfl.org

## SUBMISSION REQUIREMENTS:

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

## NOTE:

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

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

## APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

## PROPERTY INFORMATION

**Location Address:** 1715 ROOSEVELT ST. HOLLYWOOD, FL. 33020

Lot(s): 15 W1/2,16 Block(s): 2-39 Subdivision: CHATTANOOGA PARK

Folio Number(s): 514210120110

Zoning Classification: FH-1 Land Use Classification: MULTI-FAMILY RESIDENTIAL

Existing Property Use: 01-02 house w/guest house Sq Ft/Number of Units: 2,149 sf / 2 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): Yes, PACO meeting on 1/13/2025

## DEVELOPMENT PROPOSAL

Explanation of Request: New Multifamily Building w/ 15 Units and ground level parking w/ lifts

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="15"/> #Rooms <input type="text" value="24"/>
Proposed Non-Residential Uses	<input type="text" value="N/A"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="43.33"/> (Area: <input type="text" value="4,401"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="22"/> )
Height (# of stories)	(# STORIES) <input type="text" value="4"/> ( <input type="text" value="41'-8"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text" value="10,158 sq. ft."/> FT.)

**Name of Current Property Owner:** CIOAN HOLDING INC

Address of Property Owner: 20191 E COUNTRY CLUB DR #501 AVENTURA, FL 33180

Telephone: (786) 285-4290 Email Address: damianelissalt@hotmail.com

**Applicant** ARKO Architecture, LLC

Consultant ☒ Representative ☐ Tenant ☐

Address: 2490 Coral Way, Ste. 301 Miami, FL 33145 Telephone: 954.647.1447

Email Address: Edgardo@thearkogroup.com

Email Address #2: lmunoz@arkoarchitecture.com

Date of Purchase: 04/12/2021 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

**Noticing Agent** (FTAC & Board submissions only) : \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

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

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

Signature of Current Owner: \_\_\_\_\_ Date: 05/16/2025

PRINT NAME: Damian A. Elissalt Date: 05/16/2025

Signature of Consultant/Representative: \_\_\_\_\_ Date: 05/16/2025

PRINT NAME: Edgardo J Betancourt Santiago Date: 05/16/2025

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

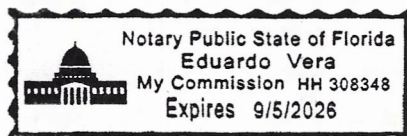
PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**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 1715 ROOSEVELT ST. HOLLYWOOD, FL. 33020 to my property, which is hereby made by me or I am hereby authorizing ARKO Architecture, LLC to be my legal representative before the Technical Advisory Committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 16 day of MAY, 2025

\_\_\_\_\_  
Notary Public  
State of Florida



\_\_\_\_\_  
Signature of Current Owner

Damian A. Elissalt  
Print Name

My Commission Expires: 9/05/2026 (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_



THE ARCHITECT HEREBY EXPRESSLY RESERVES THE COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS. DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

NEW MULTI-FAMILY DEVELOPMENT FOR:

1715 ROOSEVELT MULTI-FAMILY

1 7 1 5 R O O S E V E L T S T . H O L L Y W O O D , F L 3 3 0 2 0



SHEET INDEX

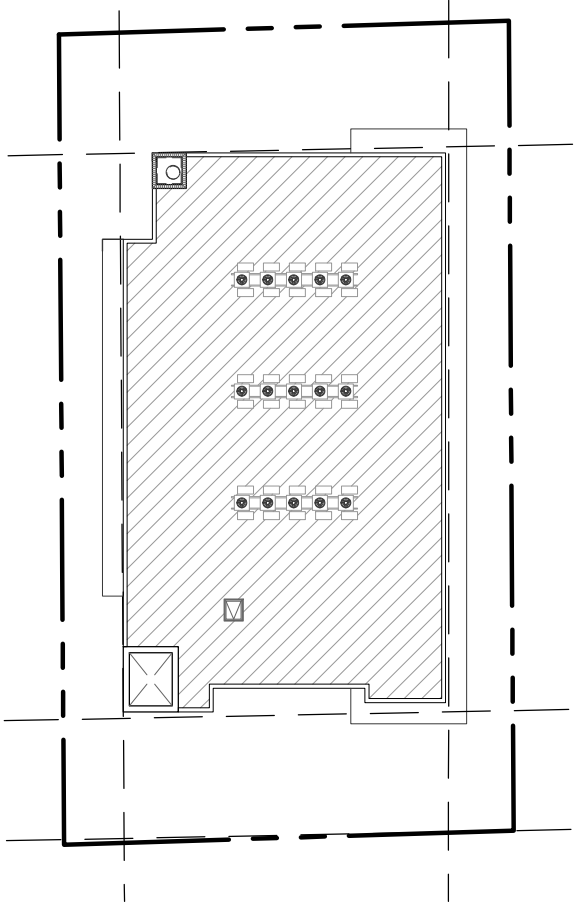
G-1.00	COVER SHEET
SURVEY	
G-1.01	RENDERINGS
G-1.02	RENDERINGS
G-1.03	RENDERINGS
G-1.04	ZONING & CONTEXT MAPS
G-1.05	REQUIREMENT DIAGRAMS
SURVEY	
ARCHITECTURAL	
A-1.00	SITE PLAN
A-1.01	GROUND FLOOR PLAN
A-1.02	TYPICAL & ROOF PLAN
A-2.01	PROPOSED ELEVATIONS SOUTH - EAST
A-2.02	PROPOSED ELEVATIONS NORTH - WEST
A-3.01	PROPOSED BUILDING SECTIONS
A-4.01	ENLARGED UNIT PLANS
LANDSCAPE	
LD-1.00	TREE DISPOSITION PLAN
L-1.00	LANDSCAPE PLAN
L-1.01	LANDSCAPE NOTES
IR-1.00	IRRIGATION PLAN

LEGAL DESCRIPTION:

THE WEST HALF OF LOT 15 AND ALL OF LOT 16, "CHATTANOOGA PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2-B, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

CONSULTANTS

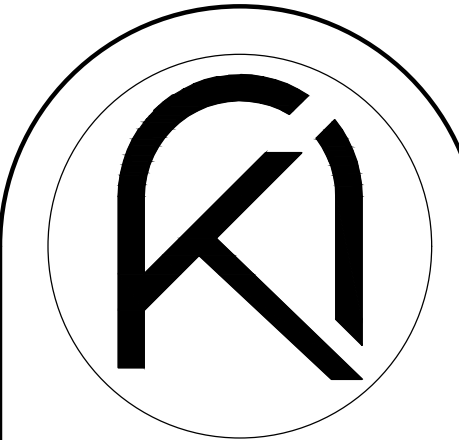
LANDSCAPE  
ENVIROSCAPE  
LANDSCAPE AND DESIGN LLC.  
FL: L220000237497  
PHONE: 305-556-4002  
CONTACT: RAHIM VEDAEE



KEY PLAN  
SCALE: 1/32" = 1'-0"



LOCATION MAP  
SCALE: N.T.S.

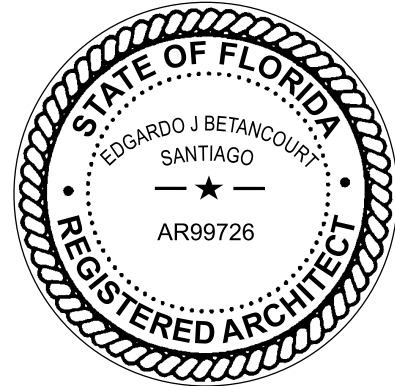


ARKO ARCHITECTURE, LLC  
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MIAMI, FL 33145  
edgardo@thearkogroup.com  
eduardo@thearkogroup.com  
www.thearkogroup.com  
p: 305.400.8133

NEW MULTI-FAMILY DEVELOPMENT FOR:

1715 ROOSEVELT MULTIFAMILY

1715 ROOSEVELT ST.  
HOLLYWOOD, FL 33020



DRAWN BY		
DATE	LM	PROJECT
09.27.24	CHECKED BY	24-061
	EB	

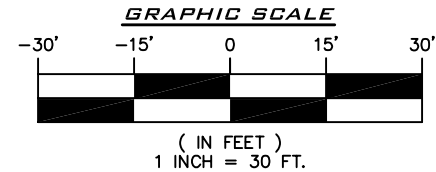
REVISIONS

COVER SHEET

SCHEMATIC DESIGN

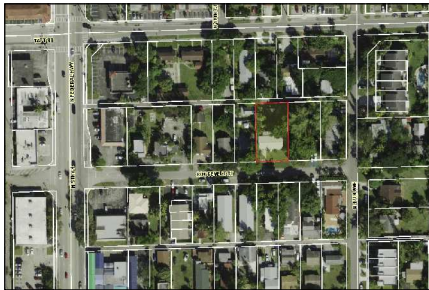
G-1.00





# MAP OF BOUNDARY SURVEY

LOCATION MAP  
SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST  
LYING AND BEING IN BROWARD COUNTY FLORIDA  
(NOT TO SCALE)



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS  
8532 S.W. 8th STREET, SUITE "282"  
MIAMI, FL 33144  
PHONE: (305) 556-4002 FAX: (305) 556-4003  
WWW.LMSURVEYING.COM  
EMAIL-REQUEST@LMSURVEYING.COM

## ABBREVIATIONS AND LEGEND:

AC	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
CL	=DENOTES CENTERLINE
ML	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
---	=DENOTES WOOD FENCE
-x-	=DENOTES CHAIN LINK FENCE
-o-o-	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
Δ	=DENOTES FOUND NAIL AND DISC
[Pattern]	=DENOTES ASPHALT PAVEMENT
[Pattern]	=DENOTES BRICK
[Pattern]	=DENOTES CONCRETE PAD
X.XX	=DENOTES ELEVATIONS

ALL BEARINGS AND DISTANCES SHOWN  
HEREON ARE RECORD AND MEASURED  
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	X	
ELEVATION:	N/A	
COMMUNITY:	125113	
PANEL:	12011C0569	
DATE OF FIRM:	08-18-2014	
SUFFIX:	H	
ORIGINAL FIELD WORK SURVEY DATE	03-14-2021	
BENCH MARK:	N/A	
ELEVATION:	N/A	
DATE	DRAWN BY	SCALE
03-14-2021	J.FEE	1"=30'
REVISION / UPDATE OF SURVEY		
DATE	DRAWN BY	DESCRIPTION
10-04-2024	E.SS	UPDATE
JOB No.		
2103.0114-01		

## LEGAL DESCRIPTION:

THE WEST HALF OF LOT 15 AND ALL OF LOT 16 ,  
"CHATTANOOGA PARK" ACCORDING TO THE PLAT  
THEREOF, AS RECORDED IN PLAT BOOK 2-B, PAGE 39  
OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA.

## PROPERTY ADDRESS:

FOLIO NO. 5142-10-12-0110

1715 ROOSEVELT STREET,  
HOLLYWOOD, FLORIDA 33020-2833

AREA OF PROPERTY: 10,125 SQUARE FEET AND/OR  
0.232 ACRES MORE OR LESS.

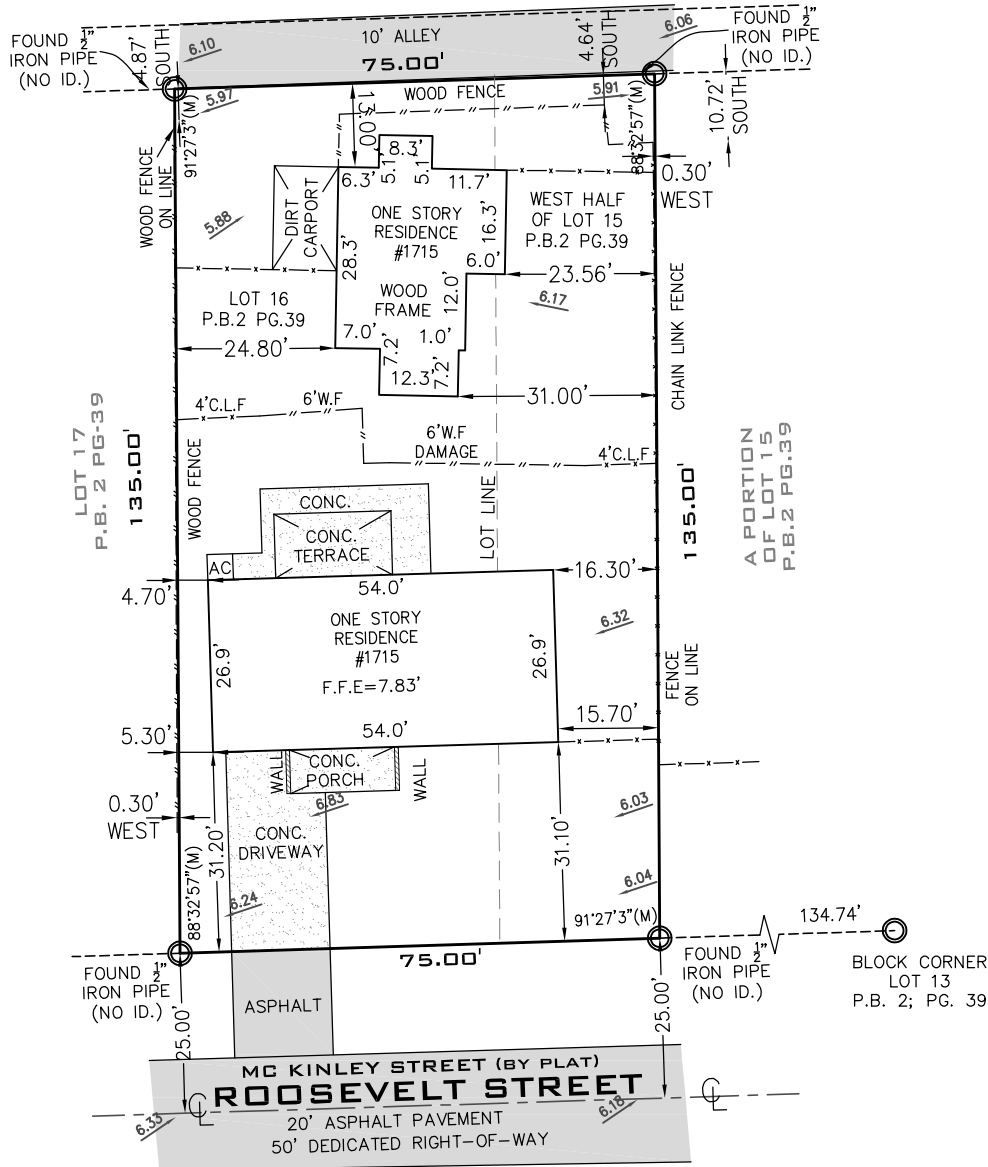
## CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE  
USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT  
EXTEND TO ANY UNNAMED PARTIES.

-MCCAFFREY, TERRY M  
-TERRYM25 ROOSEVELT TR

## SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL".THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "CHATTANOOGA PARK" RECORDED IN PLAT BOOK 2, AT PAGE 39.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 30 FEET OR SMALLER.



**SURVEYOR'S CERTIFICATION:** I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTE.

SIGNED \_\_\_\_\_ FOR THE FIRM  
ARTURO MENDIGUTIA, P.S.M. STATE OF FLORIDA P.S.M. No. 5844-STATE OF FLORIDA  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR  
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT  
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN  
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

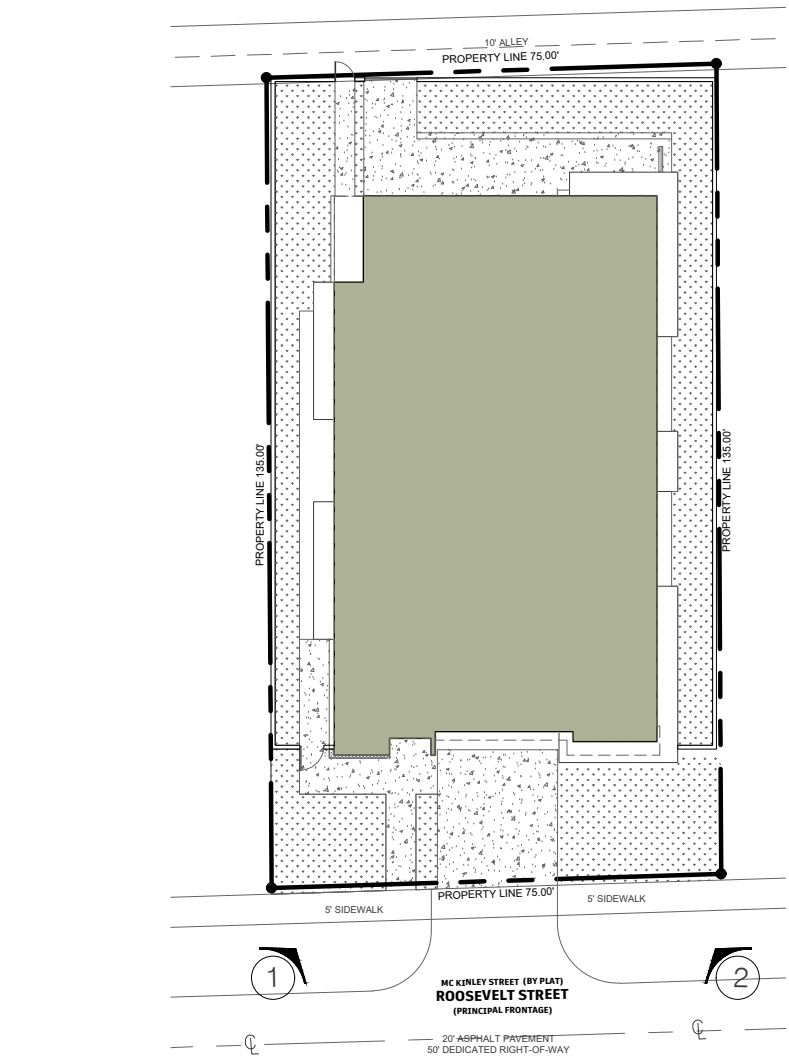




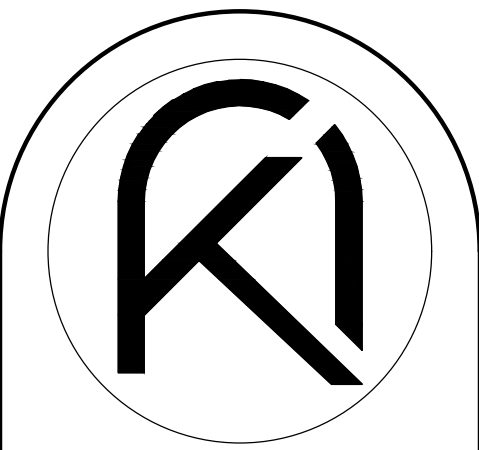
1 FRONT (SOUTH) VIEW RENDERING  
SCALE: N.T.S.



2 FRONT (SOUTH) AND SIDE (WEST) RENDERING  
SCALE: N.T.S.

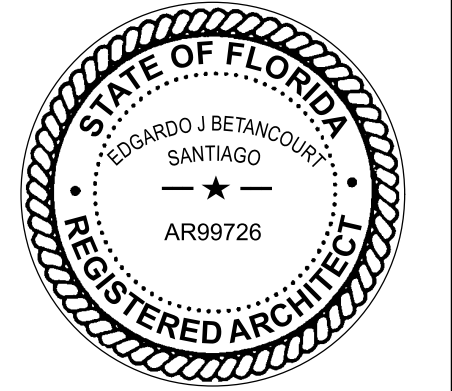


KEY PLAN  
SCALE: 1/32"=1'-0"



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NEW MULTI-FAMILY DEVELOPMENT FOR:  
**1715 ROOSEVELT MULTIFAMILY**  
1715 ROOSEVELT ST.  
HOLLYWOOD, FL 33020



DRAWN BY  
LM  
DATE 09.27.24  
PROJECT 24-061  
CHECKED BY  
EB

REVISIONS

RENDERING

SCHEMATIC DESIGN

G-1.01

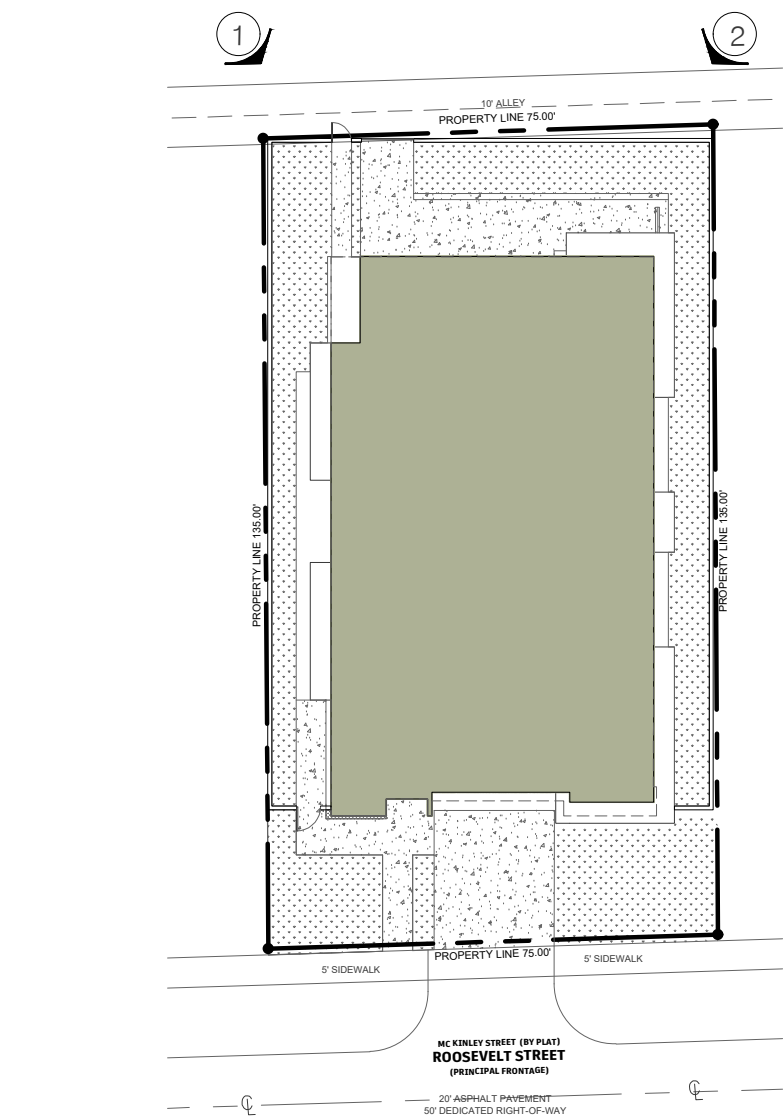




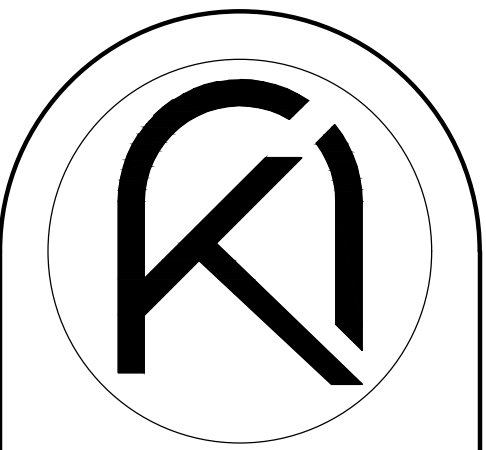
1 REAR (NORTH) AND SIDE (WEST) RENDERING  
SCALE: N.T.S.



2 REAR (NORTH) AND SIDE (EAST) RENDERING  
SCALE: N.T.S.



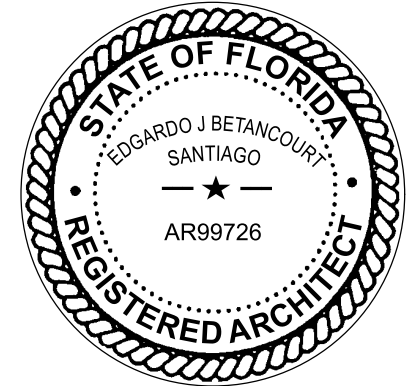
KEY PLAN  
SCALE: 1/32"=1'-0"



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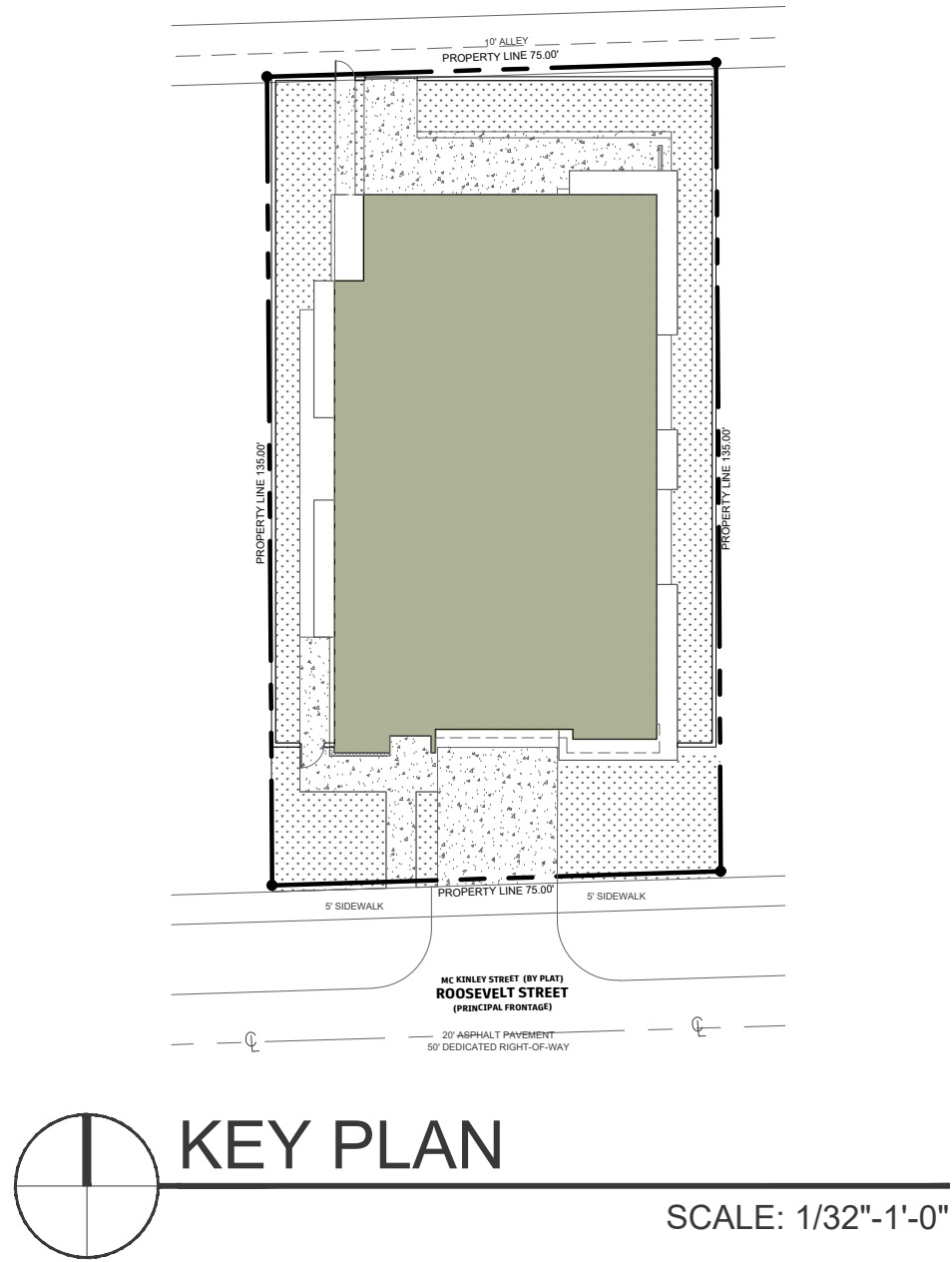
SCHEMATIC DESIGN

G-1.02



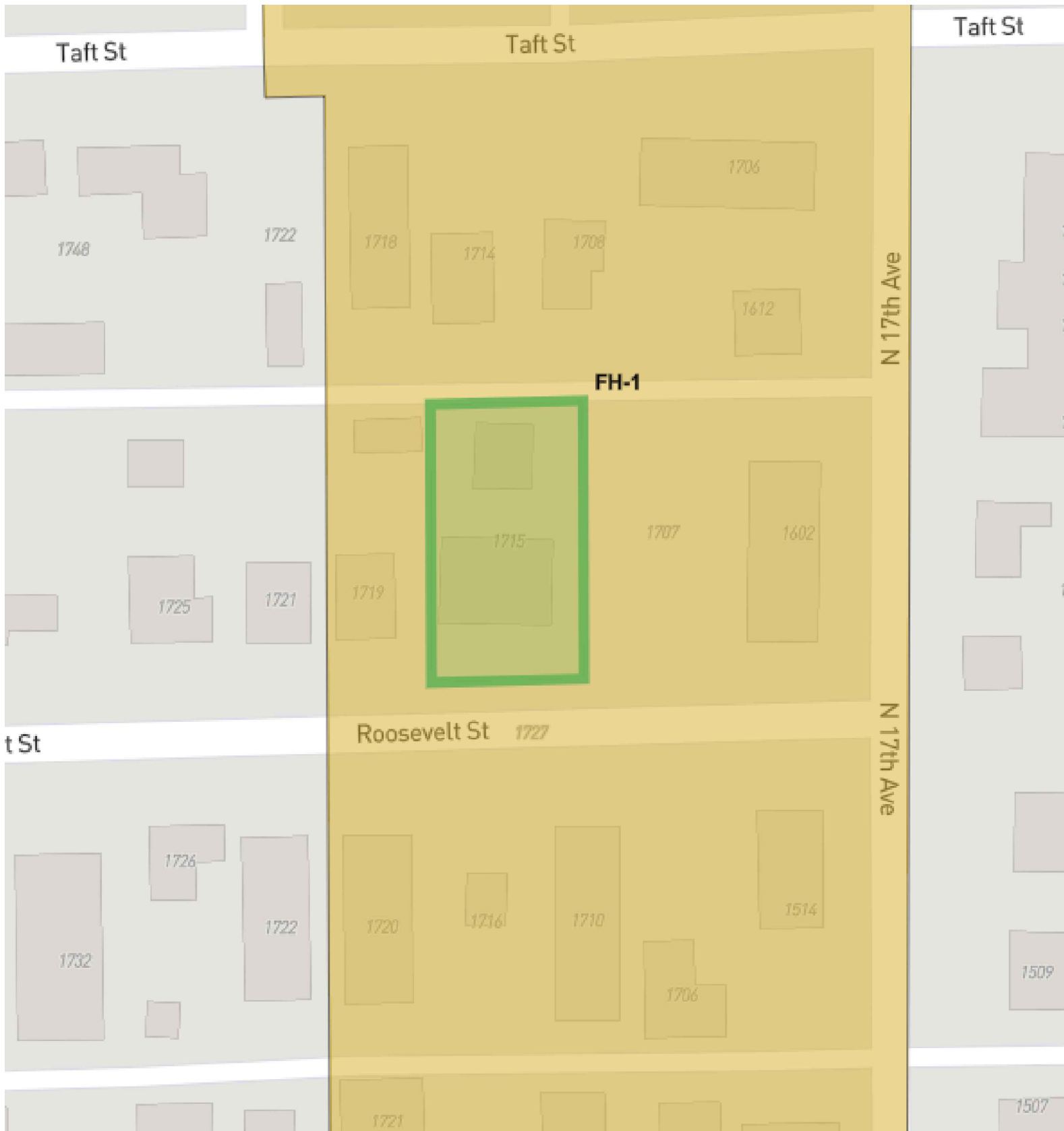


1 AERIAL RENDERING SCALE: N.T.S.

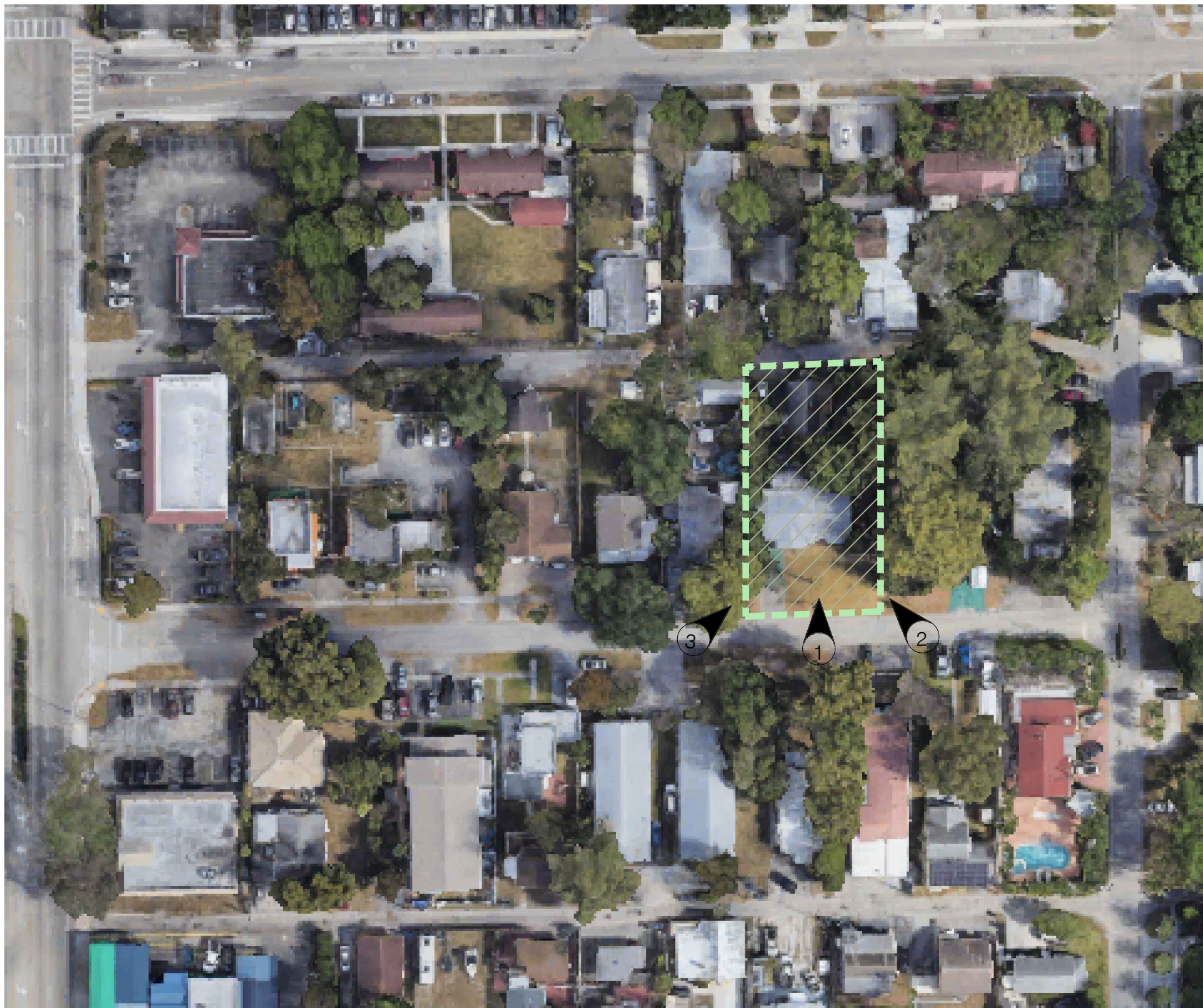
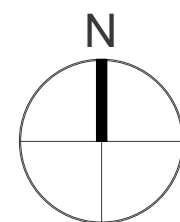




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Zoning Map  
NTS.



Site Location & Context Photo  
NTS.

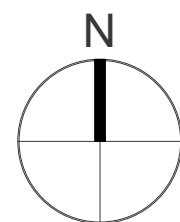


IMAGE 1



IMAGE 2

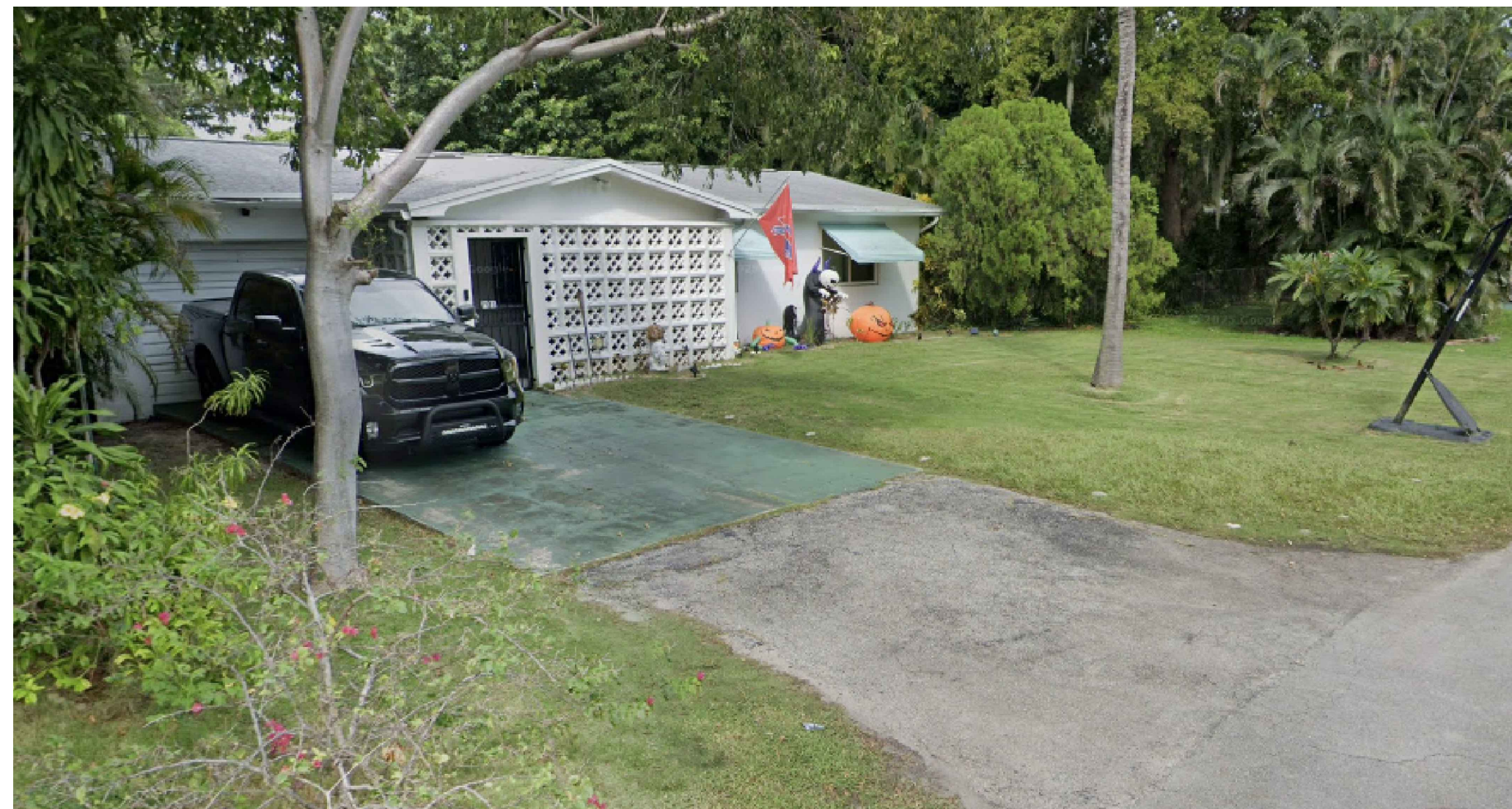
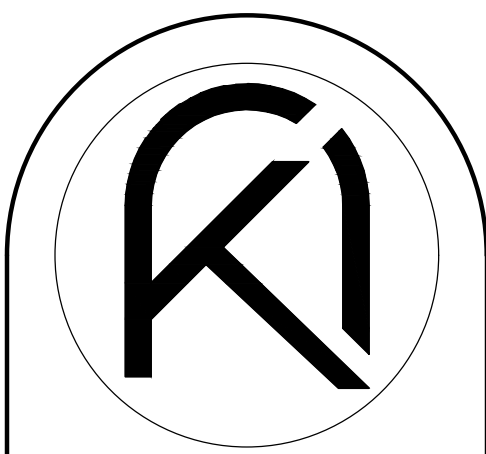


IMAGE 3

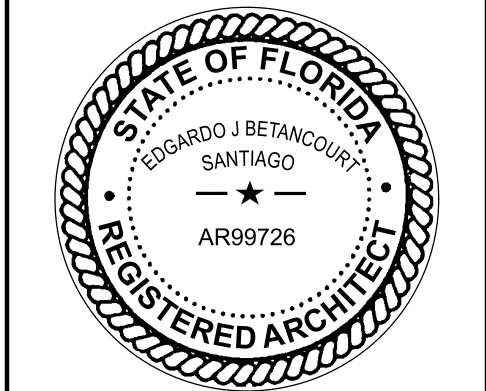
Site Location & Neighborhood Context Photos  
NTS.



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REVISIONS

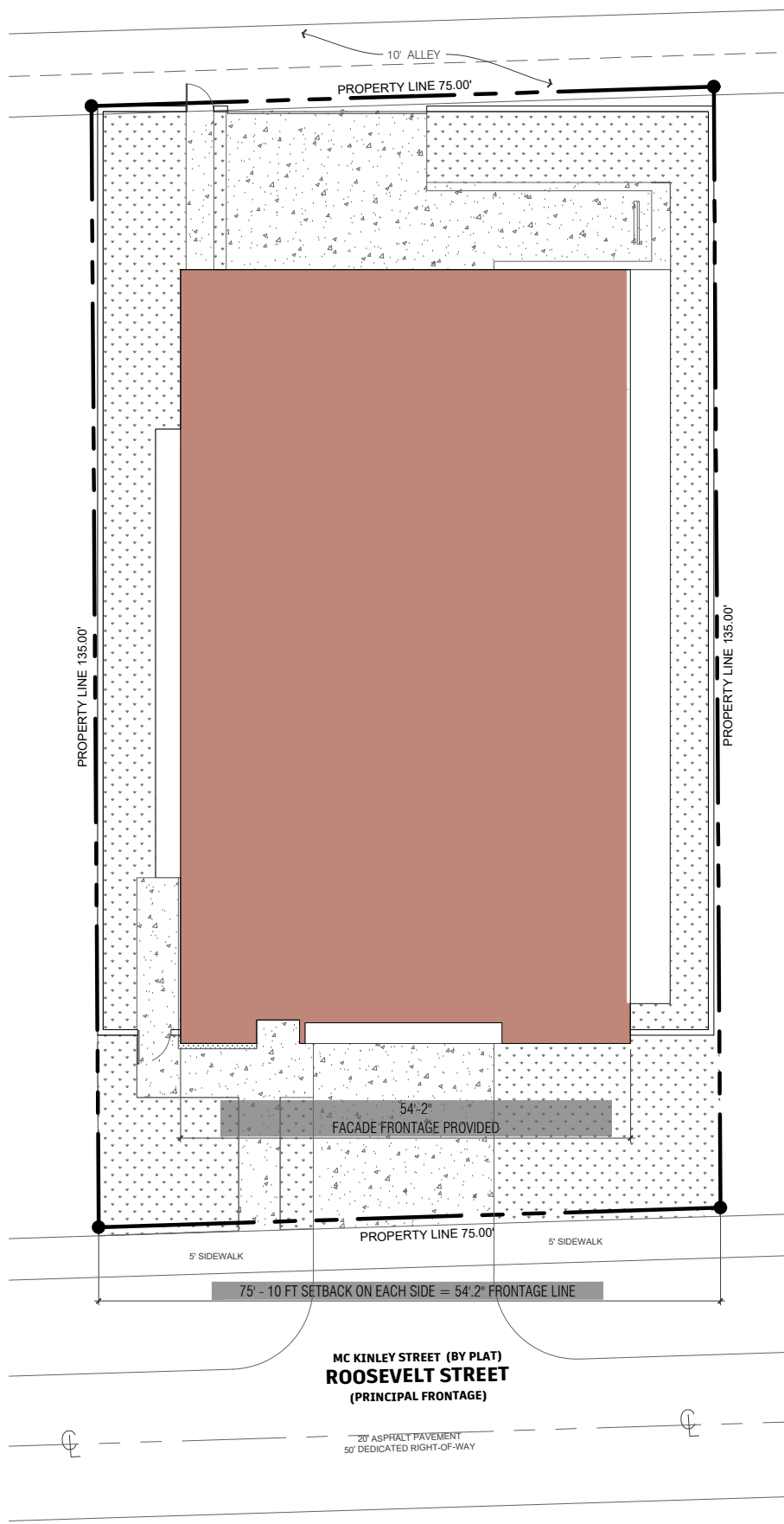
ZONING &  
CONTEXT MAPS

SCHEMATIC DESIGN

G-1.04

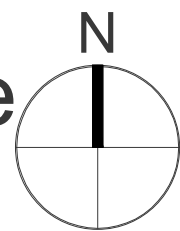


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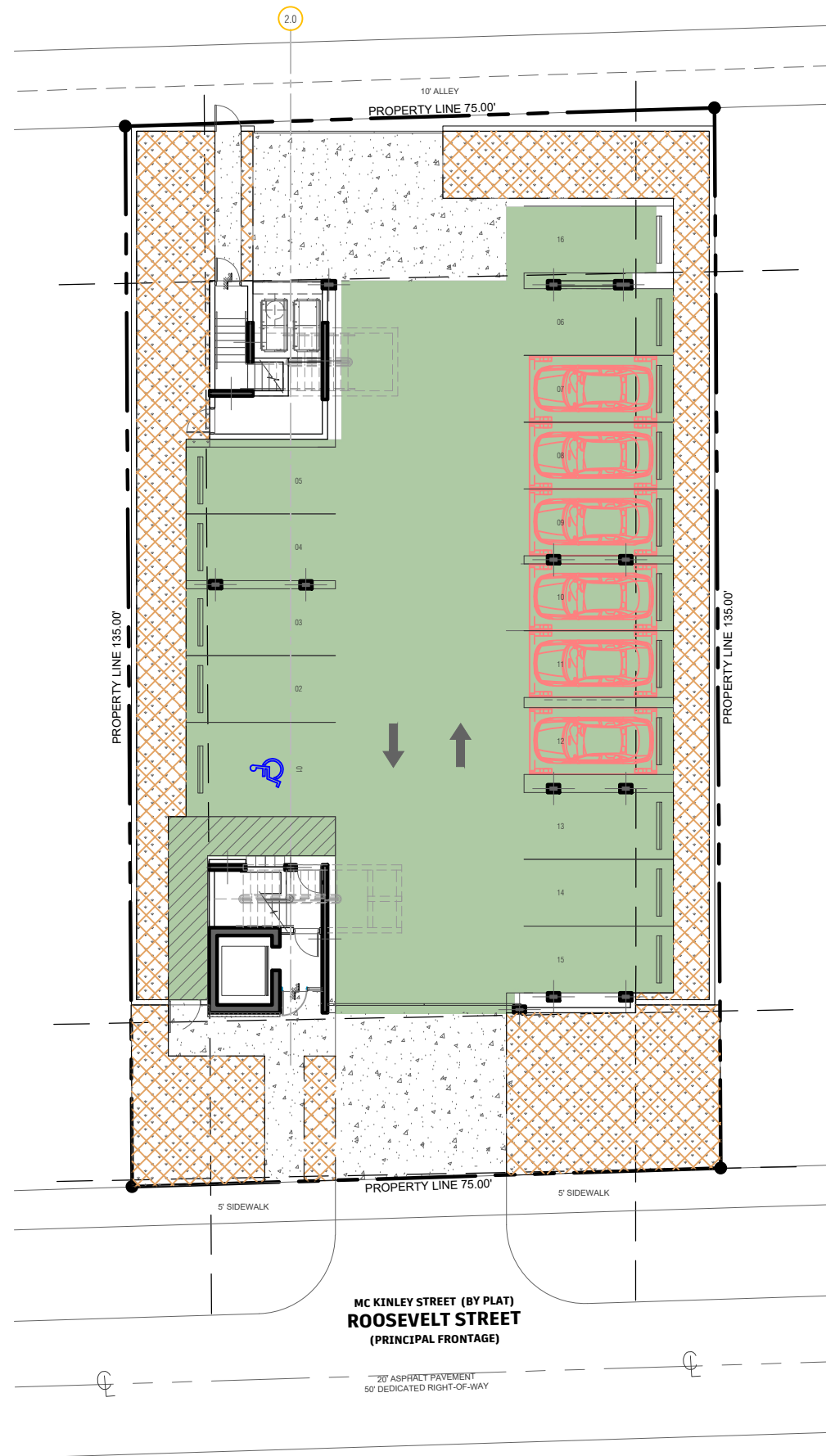
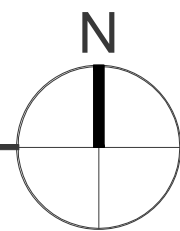
01 - Lot Coverage & Frontage

SCALE 1" = 20'-0"



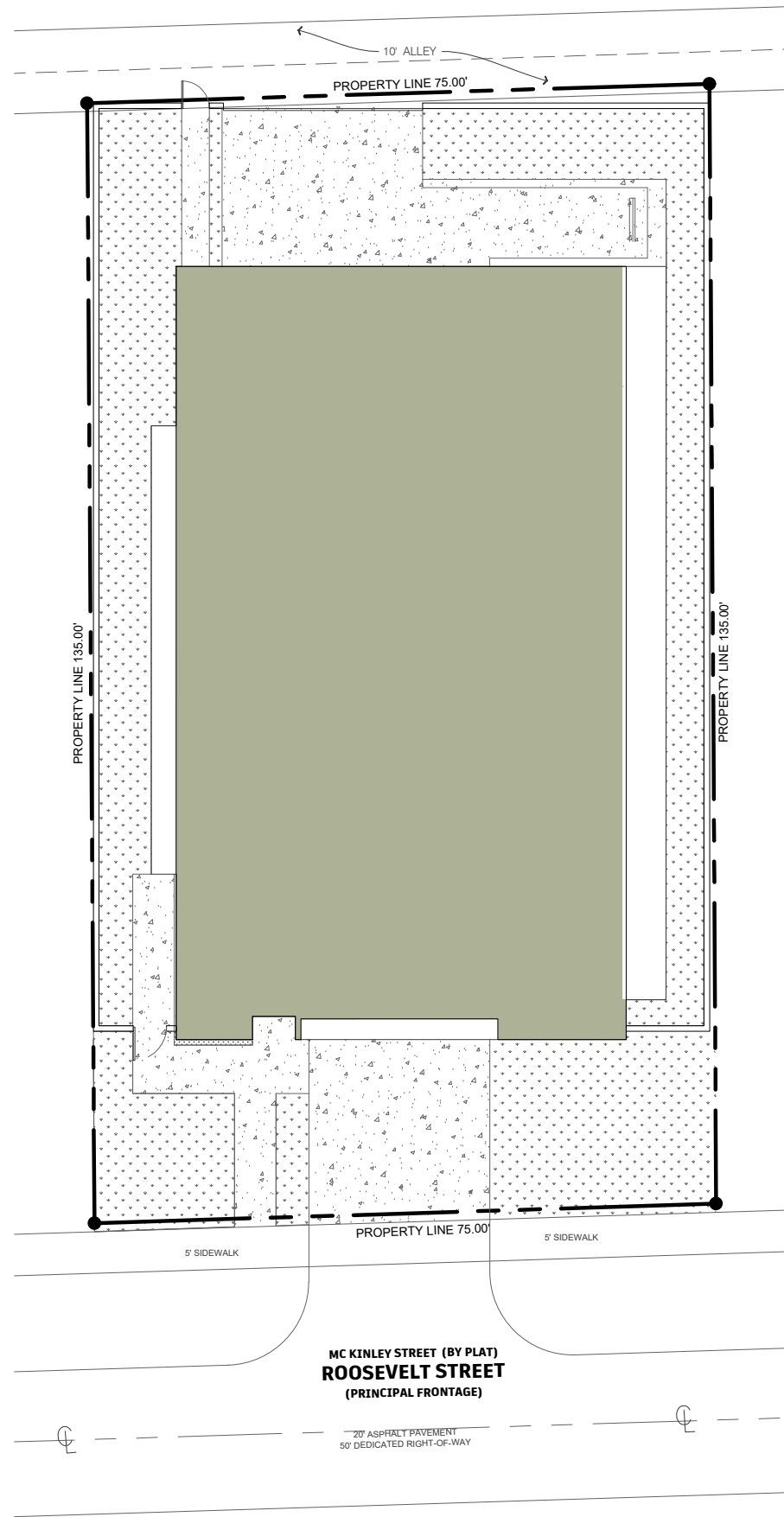
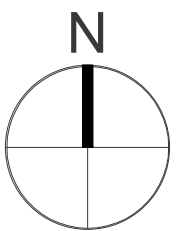
02 - Open Space

SCALE 1" = 20'-0"



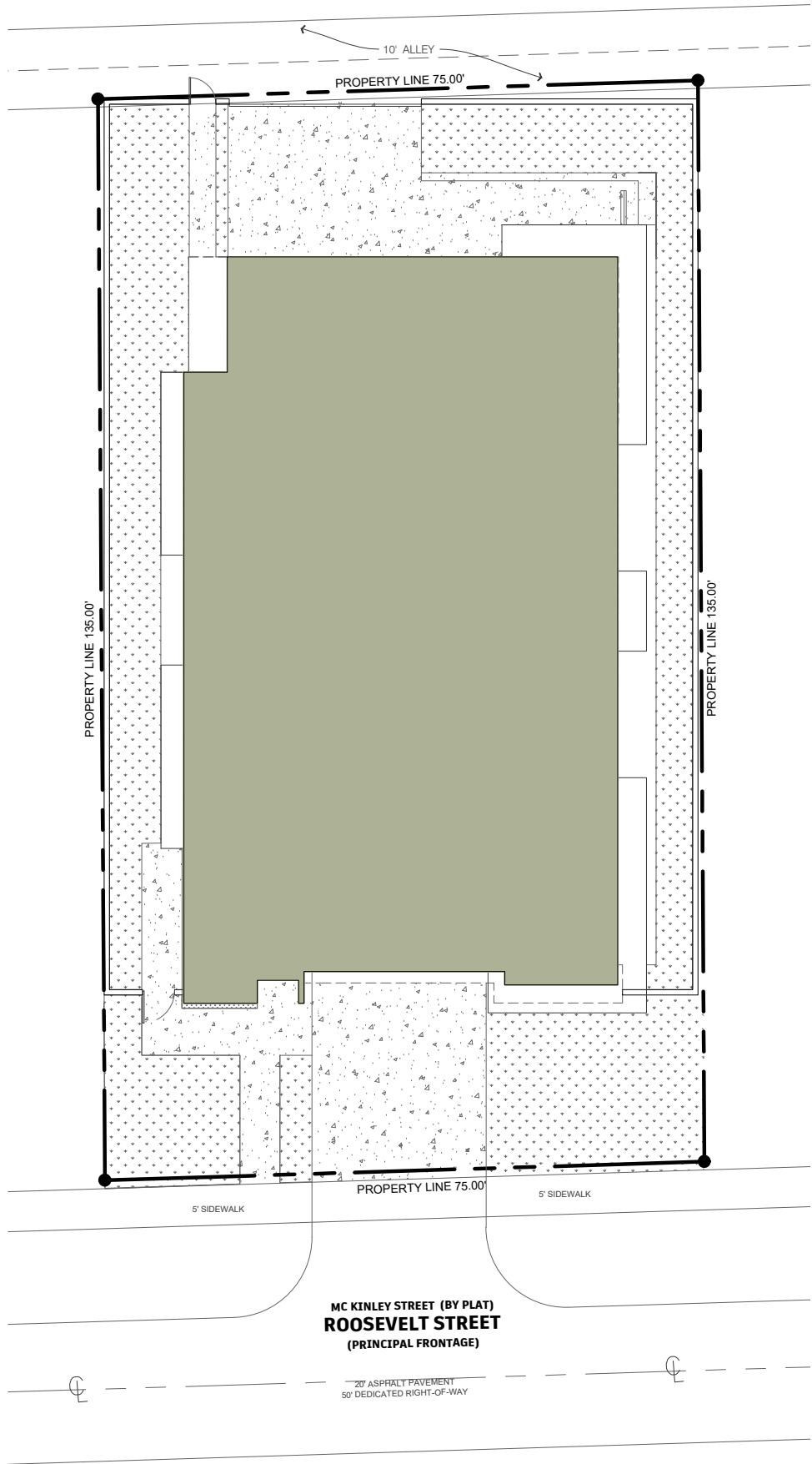
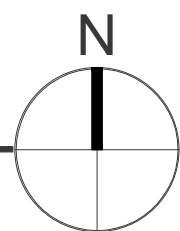
03 - Landscape Green space

SCALE 1" = 20'-0"



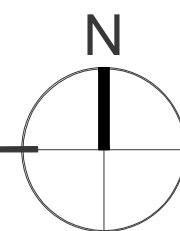
04 - Floor Level Ground

SCALE 1" = 20'-0"



05 - FLR levels 2 thru 4

SCALE 1" = 20'-0"



LOT COVERAGE CALCULATIONS:				
BUILDING DISPOSITION LOT OCCUPATION	Required/ Allowed (#'s)		Provided (#'s)	
Floor Area Ratio :FAR.	1.25 % max = 12,697 sf		12,590 nsf	99.15%

OPEN SPACE & GREEN SPACE CALCULATIONS :				
OPEN SPACE	Required/ Allowed (#'s)		Provided (#'s)	
Lot Area			10,158.00 nsf	.233 ac
c. Open Space requirements	40 % Lot Area min.	4,063 sf	43.33 %	4,401 sf
Green Space (10% of lot area)	20% Lot Area min.	2,032 sf	24.84 %	2,524 sf

LEGEND	
	LOT COVERAGE
	OPEN SPACE
	LANDSCAPE GREEN SPACE
	FLOOR LOT RATIO (FLR)



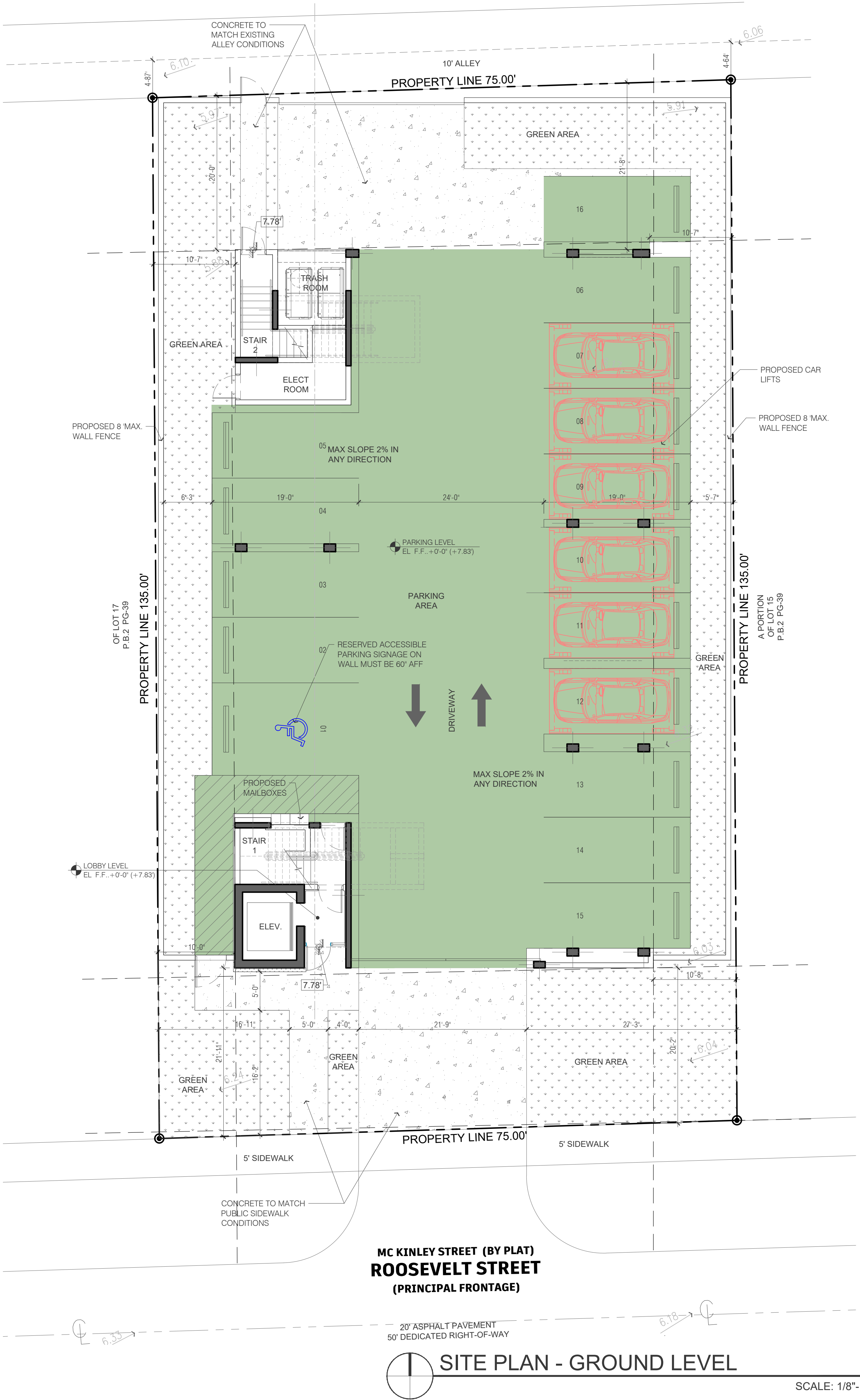
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LEGAL DESCRIPTION:

THE WEST HALF OF LOT 15 AND ALL OF LOT 16, "CHATTANOOGA PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2-B, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ZONING & PROJECT DATA				
ZINING DATA SHEET				
PROPERTY INFORMATION				
PARCEL ID : Folio: 5142-10-12-0110				
PROPERTY ADDRESS:		1715 ROOSEVELT ST. HOLLYWOOD, FL. 33020		
ZONING:		FH-1 MULTI-FAMILY RESIDENTIAL		
CURRENT LAND USE		RESIDENTIAL		
BUILDING DISPOSITION		REQUIRED/ ALLOWS (#'S)	PROVIDED (#'S)	
LOT OCCUPATION		co		
a. Lot Area 1		10,158 s.f. // 0.233 ACRES		
b. Lot Coverage		1-4 Stories	4 Stories	
1-4 Stories		45 ft.	41 ft. - 8 in	
c. Floor Area Ratio: FAR.		1.25 Max. = 12,697 sf.		12,590 sf. 99.16%
d. Open Space requirements		40 % minimum	4,063 sf.	4,401 sf. 43.33%
Green Space		20% minimum	2,031 sf.	2,524 sf. 24.84%
e. Density		Unlimited		15 units
BUILDING SETBACK				
a. Primary Frontage		20 ft.	20 ft. - 2in	
b. Side		10 ft.	10 ft.	
c. Rear		20 sf.	21 ft. - 8 in	
PARKING				
a. Resident Parking		Minimum Unit of 1 Bedroom 1 Space		16 spaces
		Maximum 2.5 Spaces per Unit		6 Lift
b. Guest Parking		Minimum 1 Space per 10 units		
		Maximum 1 Space per 5 units		2 Spaces
		21 Spaces	Total:	22 Spaces
MINIMUM DWELLING UNIT SIZE				
MINIMUM PER UNIT				
a. New Multifamily		Minimum per Unit 400 SF.		435 sf.

UNIT BREAKDOWN							
Unit Type	SF/Unit Provided	Level 1	Level 2	Level 3	Total # of Units	Leasable Area	% of Totals
STUDIO - (400 sf min)							
S1	435 sf	1 unit	1 unit	1 unit	3 units	1,305 sf	
Subtotal		1 unit	1 unit	1 unit	3 units	1,305 sf	12%
1BD / 1 BATH -(550 sf min)							
A1	560 sf	1 unit	1 unit	1 unit	3 units	1,680 sf	
Subtotal		1 unit	1 unit	1 unit	3 units	1,680 sf	15%
2BD / 2BATH - (650 sf min)							
B1	870 sf	2 units	2 units	2 units	6 units	5,220 sf	
B2	900 sf	1 unit	1 unit	1 unit	3 units	2,700 sf	
Subtotal		3 units	3 units	3 units	9 units	7,920 sf	73%
GRAN TOTAL		5 units	5 units	5 units	15 units	10,905 sf	100%
						727 avg sf/unit	



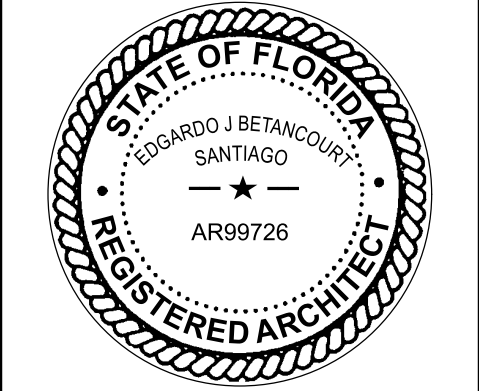


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NEW MULTI-FAMILY DEVELOPMENT FOR:

**1715 ROOSEVELT MULTIFAMILY**

1715 ROOSEVELT ST.  
HOLLYWOOD, FL 33020



DRAWN BY LM PROJECT  
DATE 09.27.24 CHECKED BY EB 24-061

REVISIONS

SITE PLAN & GROUND LEVEL

SCHEMATIC DESIGN

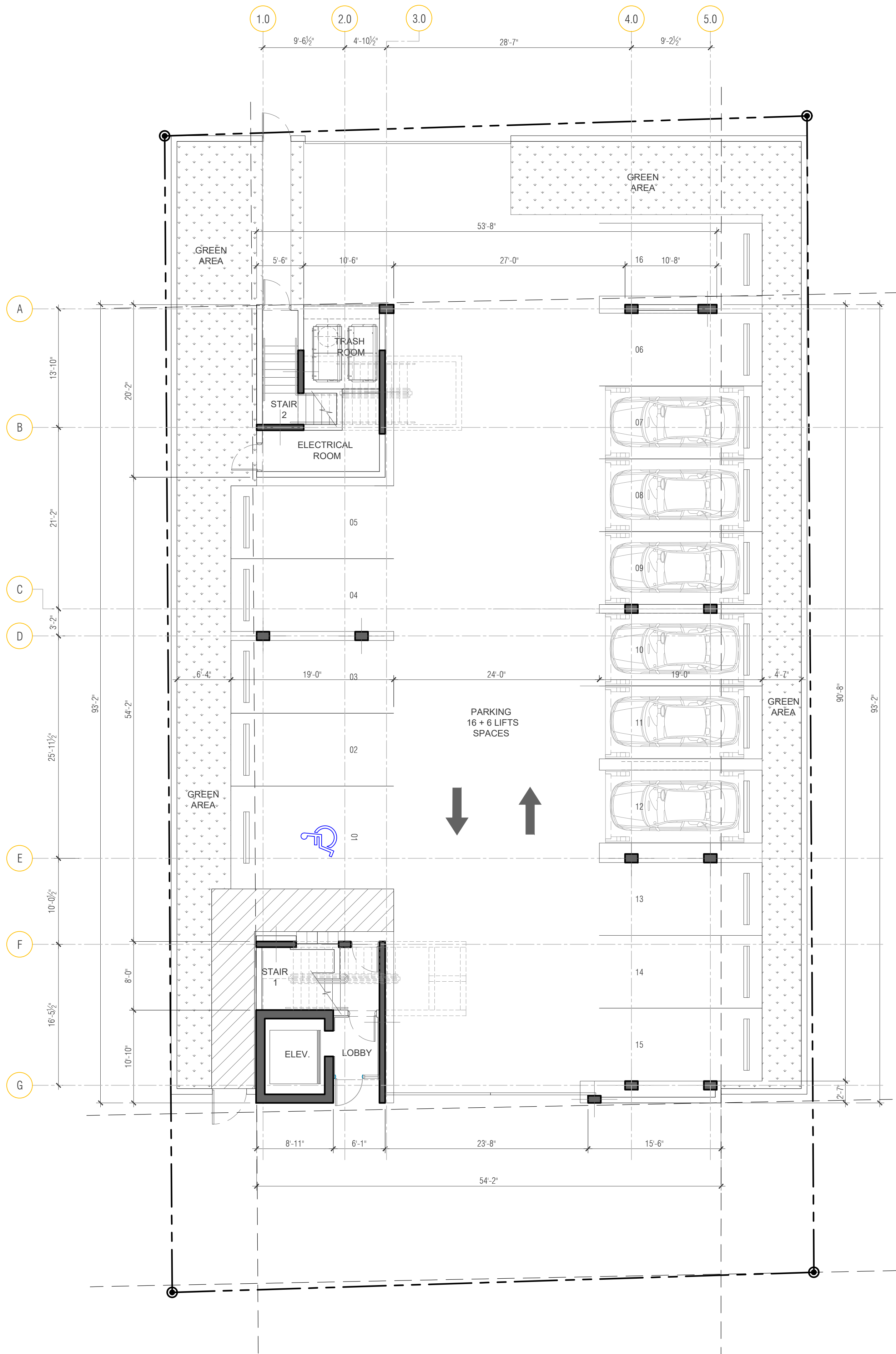
**A-1.00**

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

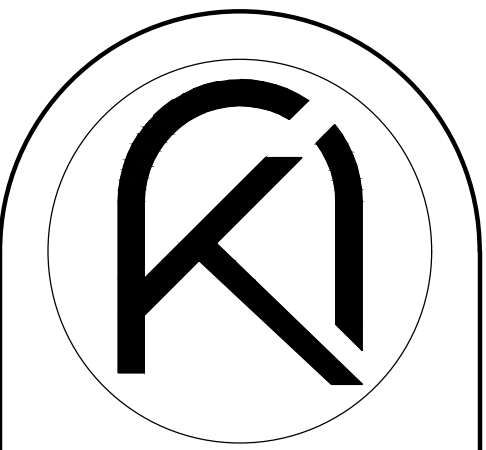


UNITS			
UNIT TYPE		LEVELS	
2 BED/ 2 BATH	3	3	9
1 BED/ 1 BATH	1	3	3
STUDIO	1	3	3
TOTAL			15

PARKING	REQUIRED	PROPOSED
GROUND		16
LIFT PARKING		6
GUEST	1	
TOTAL	21	22

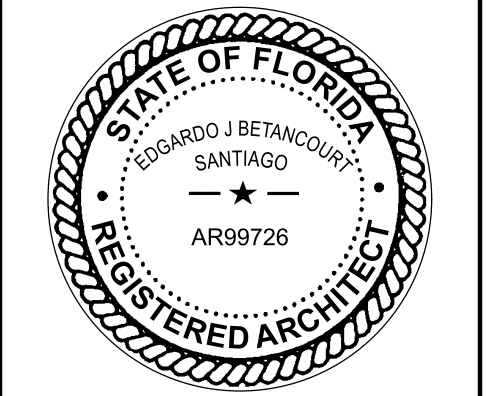


**PARKING FLOOR PLAN**  
SCALE: 1/8"=1'-0"



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1715 ROOSEVELT ST.  
HOLLYWOOD, FL 33020



DRAWN BY: LM  
DATE: 09.27.24  
CHECKED BY: EB  
PROJECT: 24-061

**REVISIONS**

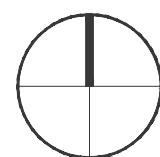
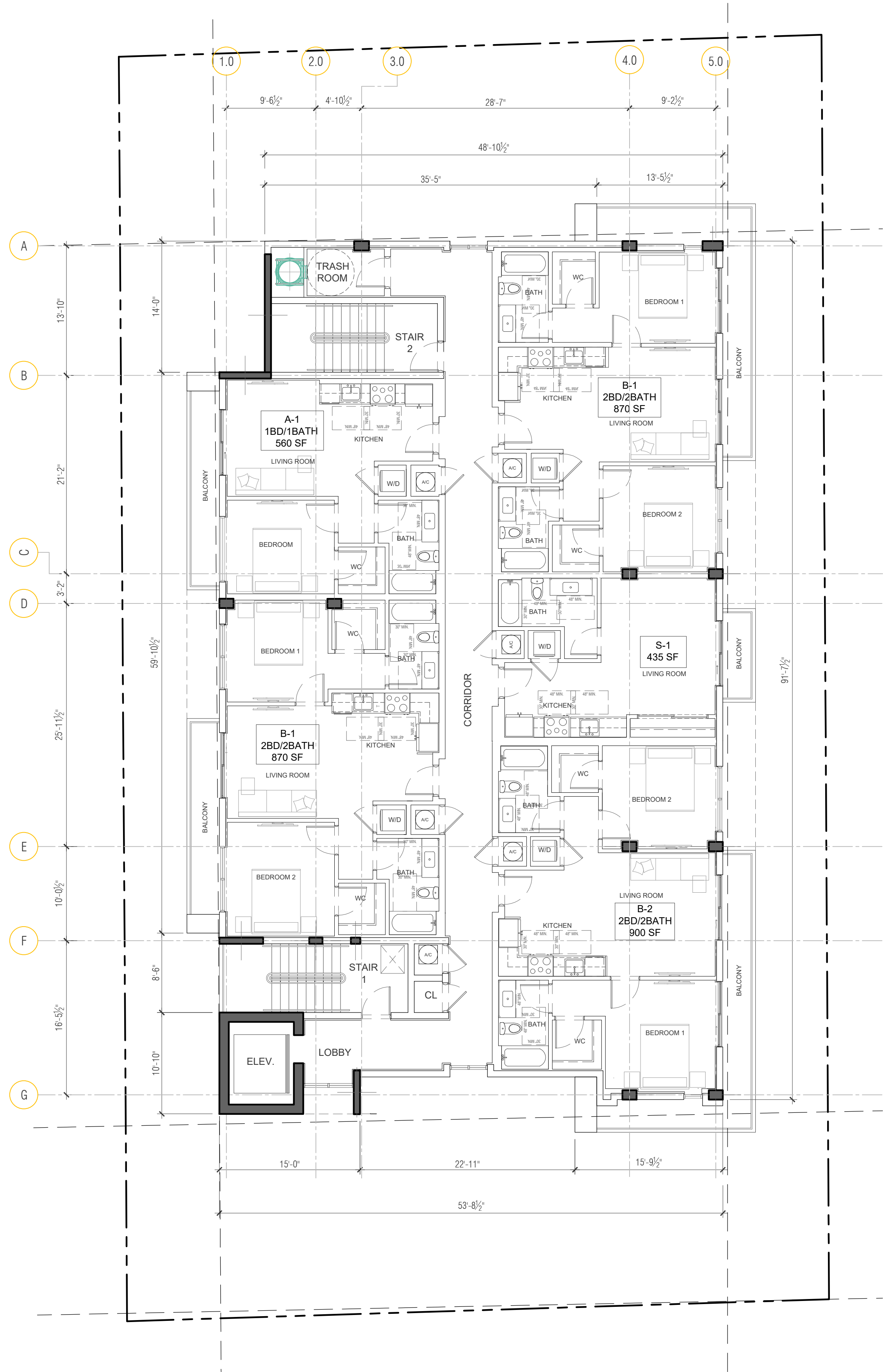
**GROUND FLOOR PLAN**

SCHEMATIC DESIGN

**A-1.01**

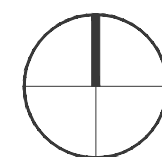
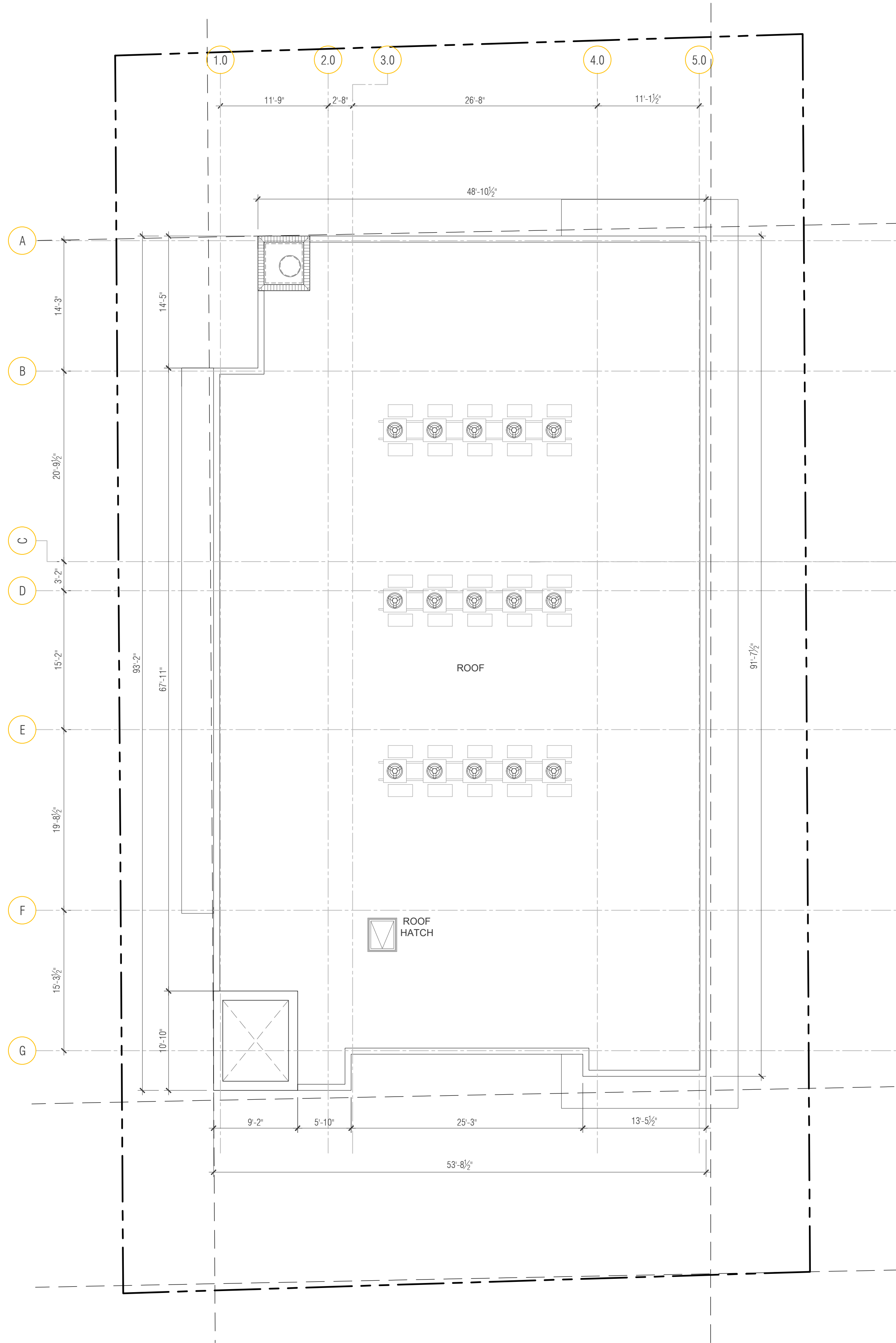


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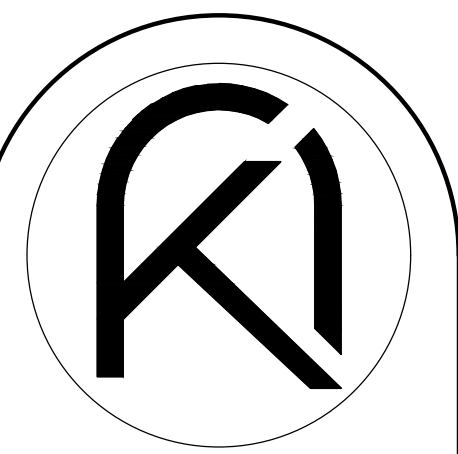
TYPICAL FLOOR PLAN

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



ROOF PLAN

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

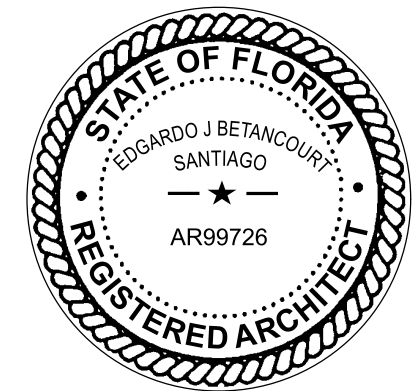


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HOLLYWOOD, FL 33020

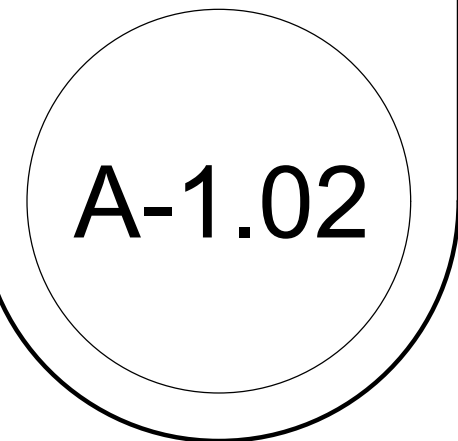


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REVISIONS

TYPICAL FLOOR  
PLAN &  
ROOF PLAN

SCHEMATIC DESIGN





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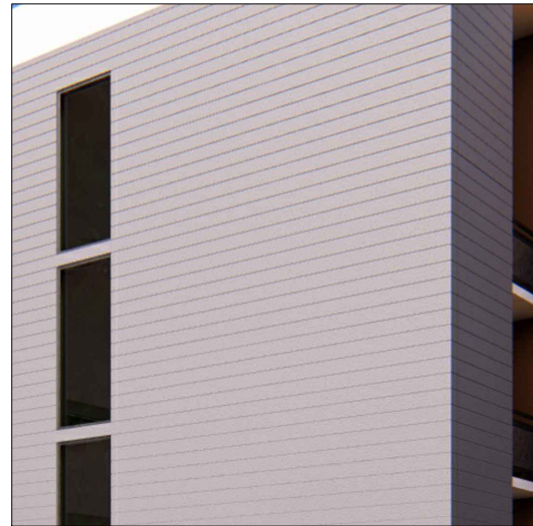
PT-1 BM #OC-129  
BM - ALABASTER

PT-2 BM CSP-1100  
BM - PERUVIAN CHILI

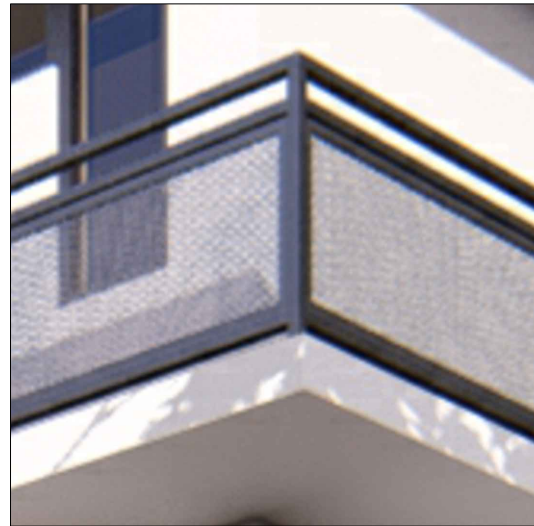
PT-3 BM #OC-78  
BM - PARCHMENT



(1)



(2)



(3)

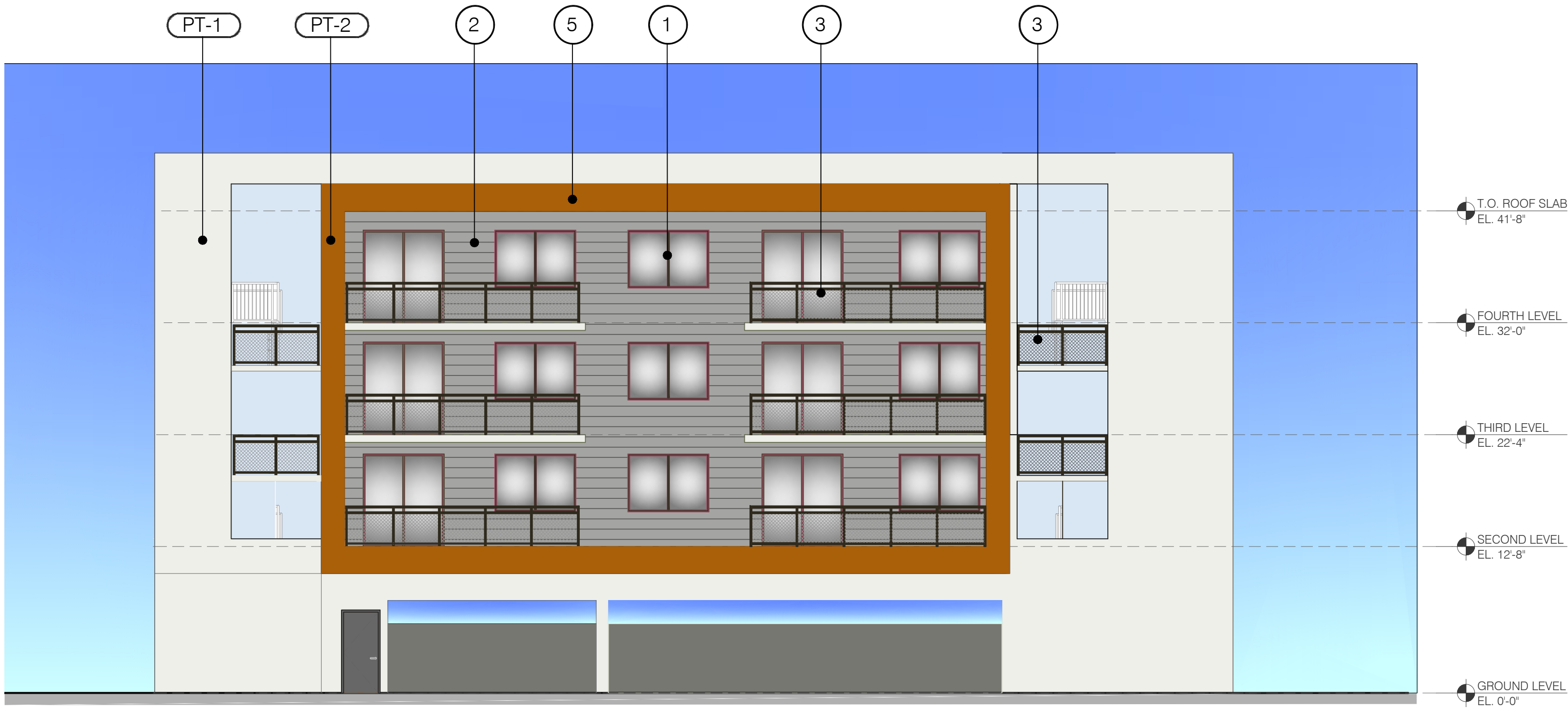


(4)

Elevation Keynotes :	
1	power coated finish impact glass window /sliding door system (typ.)
2	Gray facade siding-palisander
3	Aluminum Railing System
4	Aluminum Fence Gate
5	Concrete Eyebrow
6	Metal access garage door

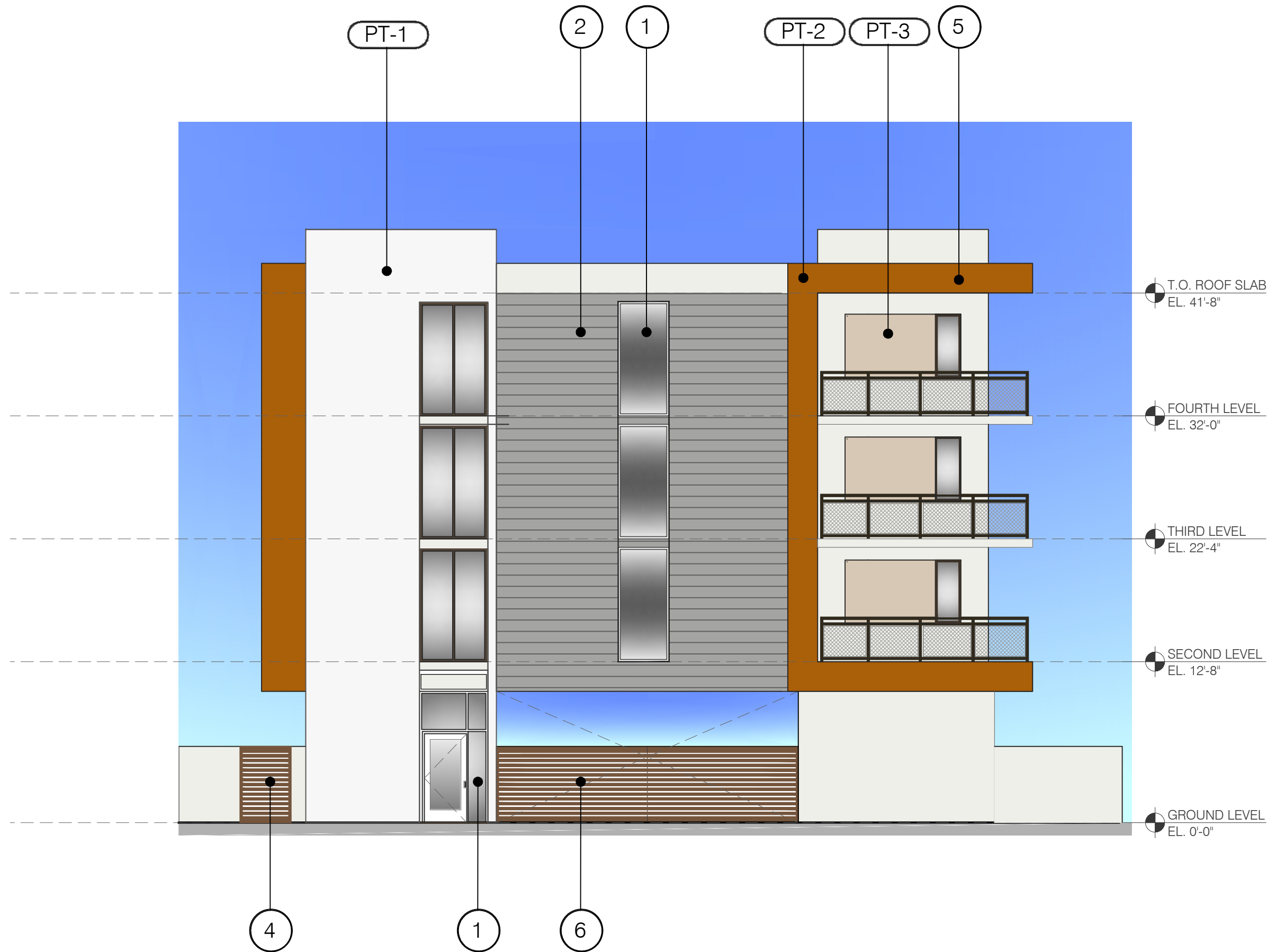
Elevation Finish schedule :	
PT-1	Benjamin Moore: # OC-1129 Alabaster
PT-2	Benjamin Moore: # Vogue-462 - Vintage

Notes:	
1. All proposed signage is illustrative and will be under separate permit.	



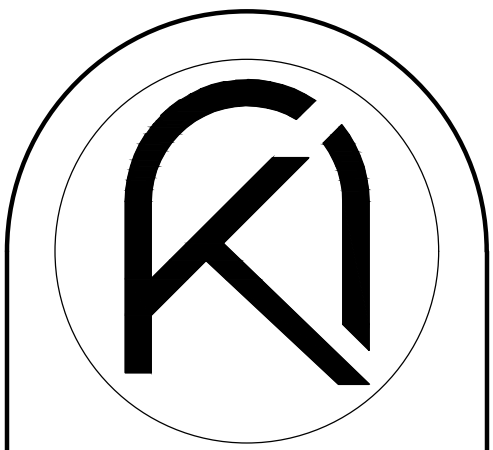
SIDE ELEVATION (SOUTH)

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



FRONT ELEVATION (EAST)

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

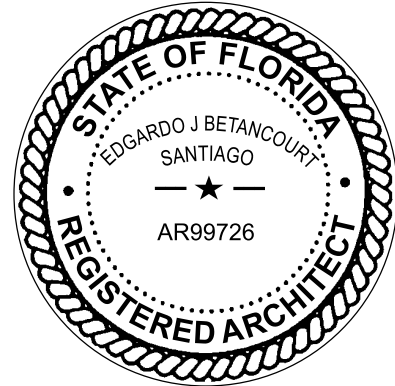


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1715 ROOSEVELT MULTIFAMILY

1715 ROOSEVELT ST.  
HOLLYWOOD, FL 33020



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LM PROJECT  
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REVISIONS

ELEVATION

SCHEMATIC DESIGN

A-2.01



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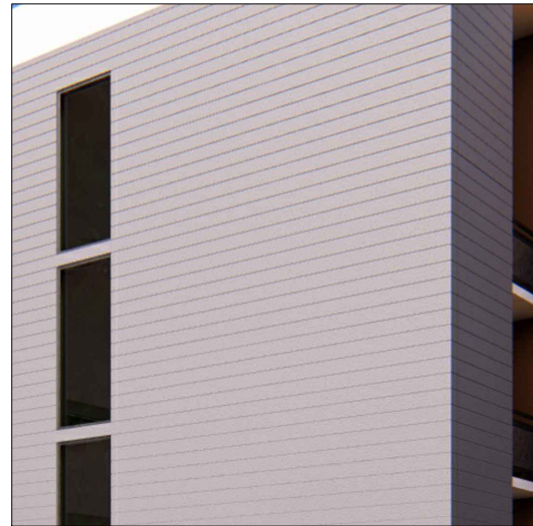
PT-1 BM #OC-129  
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BM - PERUVIAN CHILI

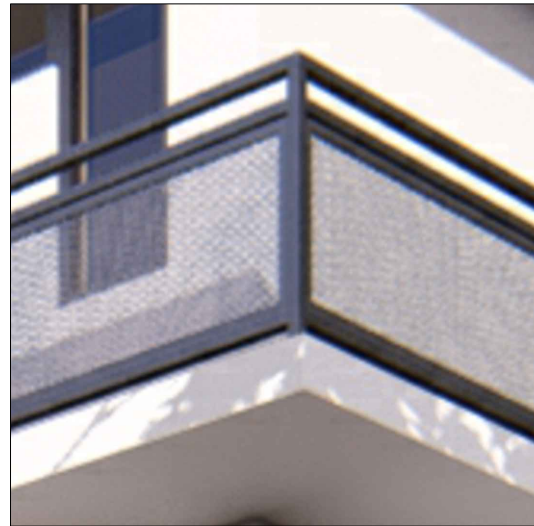
PT-3 BM #OC-78  
BM - PARCHMENT



(1)



(2)



(3)



(4)

Elevation Keynotes :

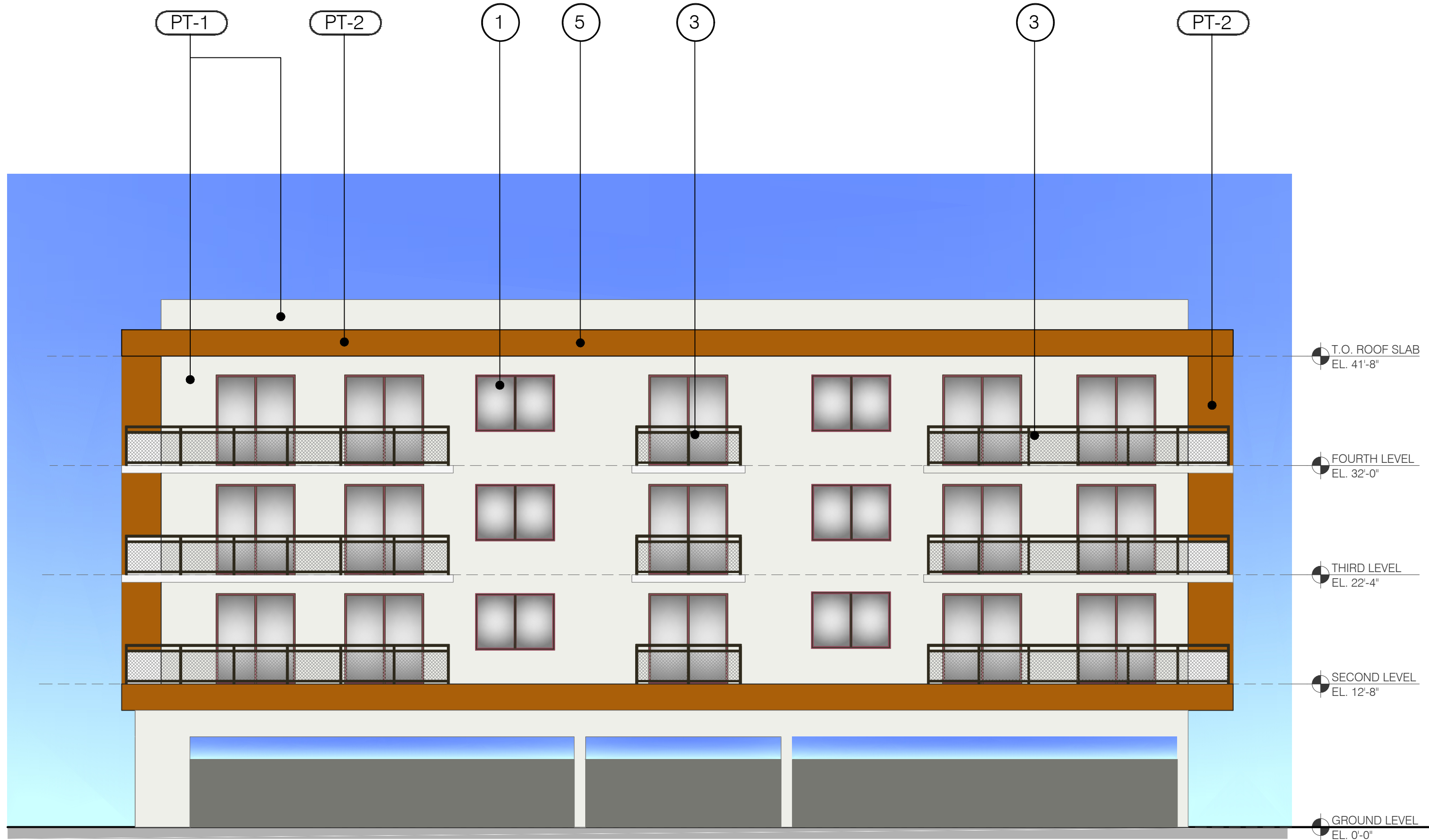
1	power coated finish impact glass window /sliding door system (typ.)
2	Gray facade siding-palisander
3	Aluminum Railing System
4	Aluminum Fence Gate
5	Concrete Eyebrow
6	Metal access garage door
7	Metal Rolling Door (trash area)

Elevation Finish schedule :

PT-1	Benjamin Moore: # OC-1129 Alabaster
PT-2	Benjamin Moore: # Vogue-462 - Vintage

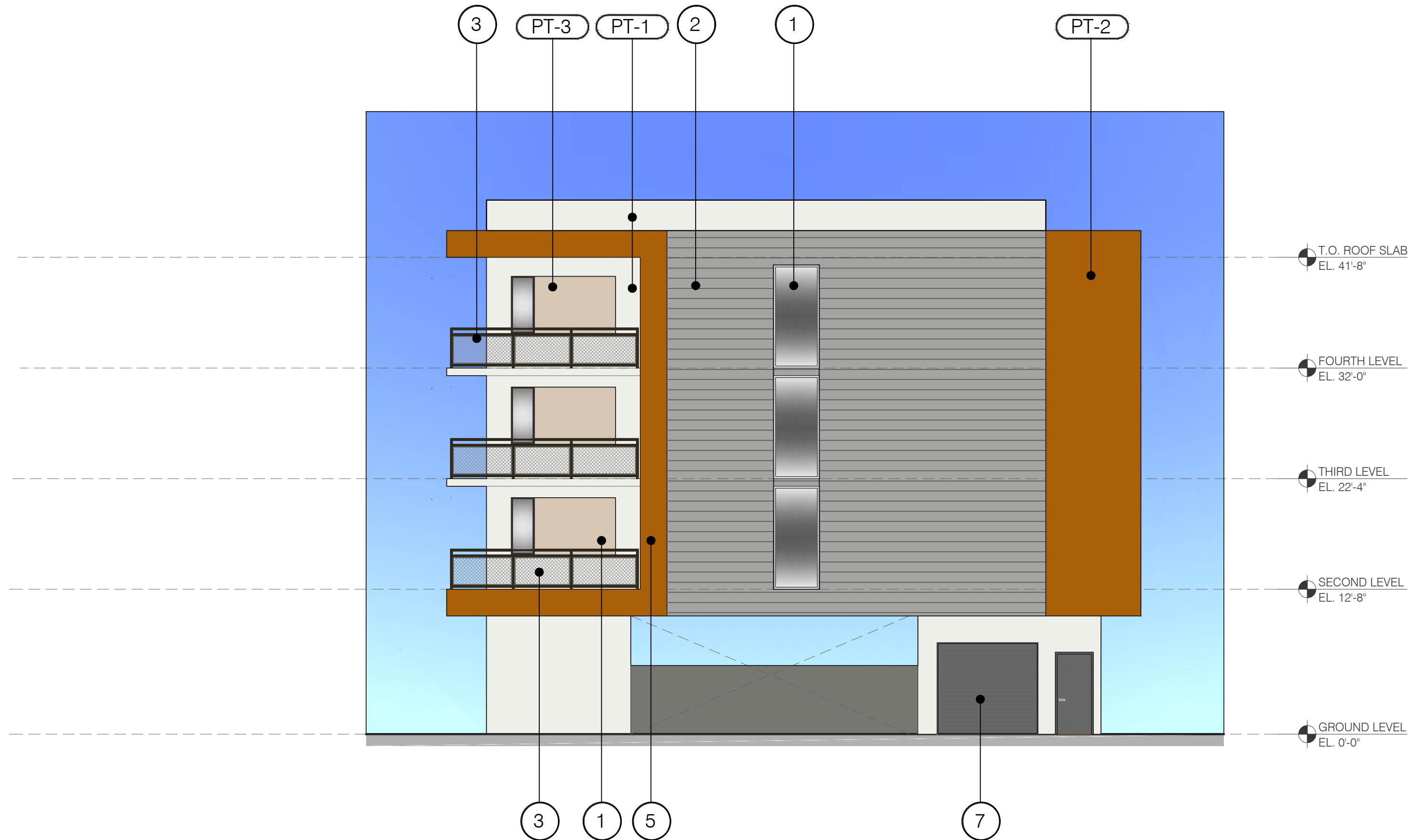
Notes:

1. All proposed signage is illustrative and will be under separate permit.



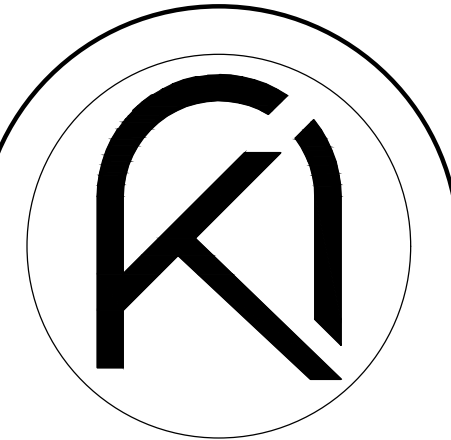
SIDE ELEVATION (NORTH)

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



REAR ELEVATION (WEST)

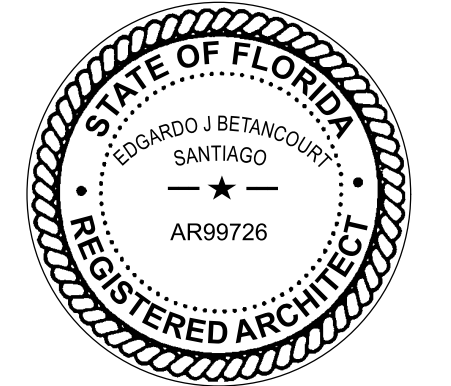
SCALE: 1/8"=1'-0"



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1715 ROOSEVELT ST.  
HOLLYWOOD, FL 33020



DRAWN BY LM PROJECT 24-061  
DATE 09.27.24 CHECKED BY EB

REVISIONS

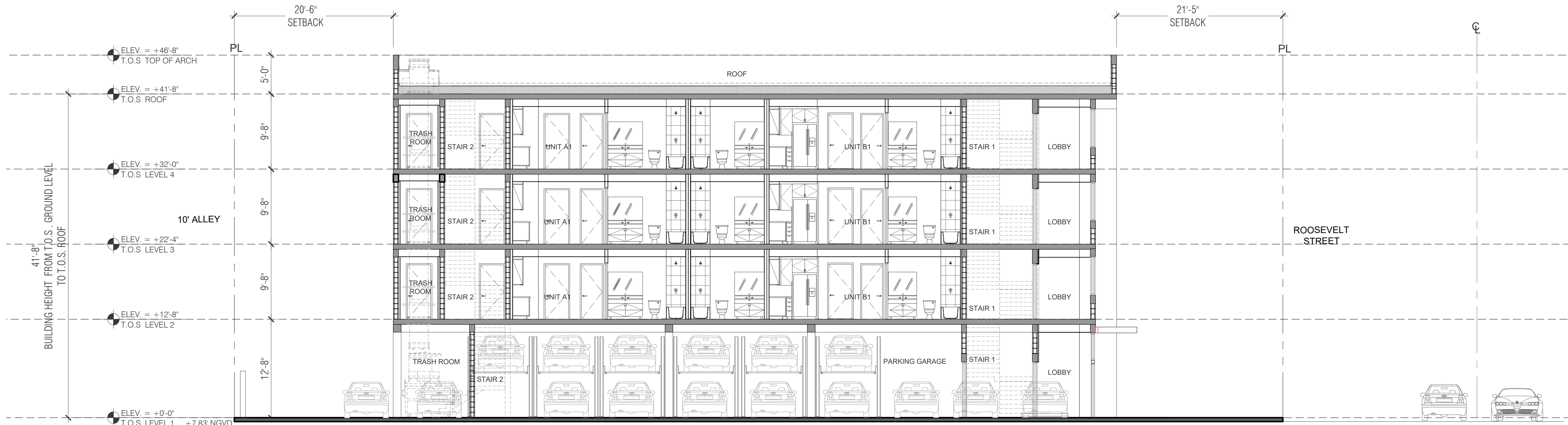
ELEVATION

SCHEMATIC DESIGN

A-2.02

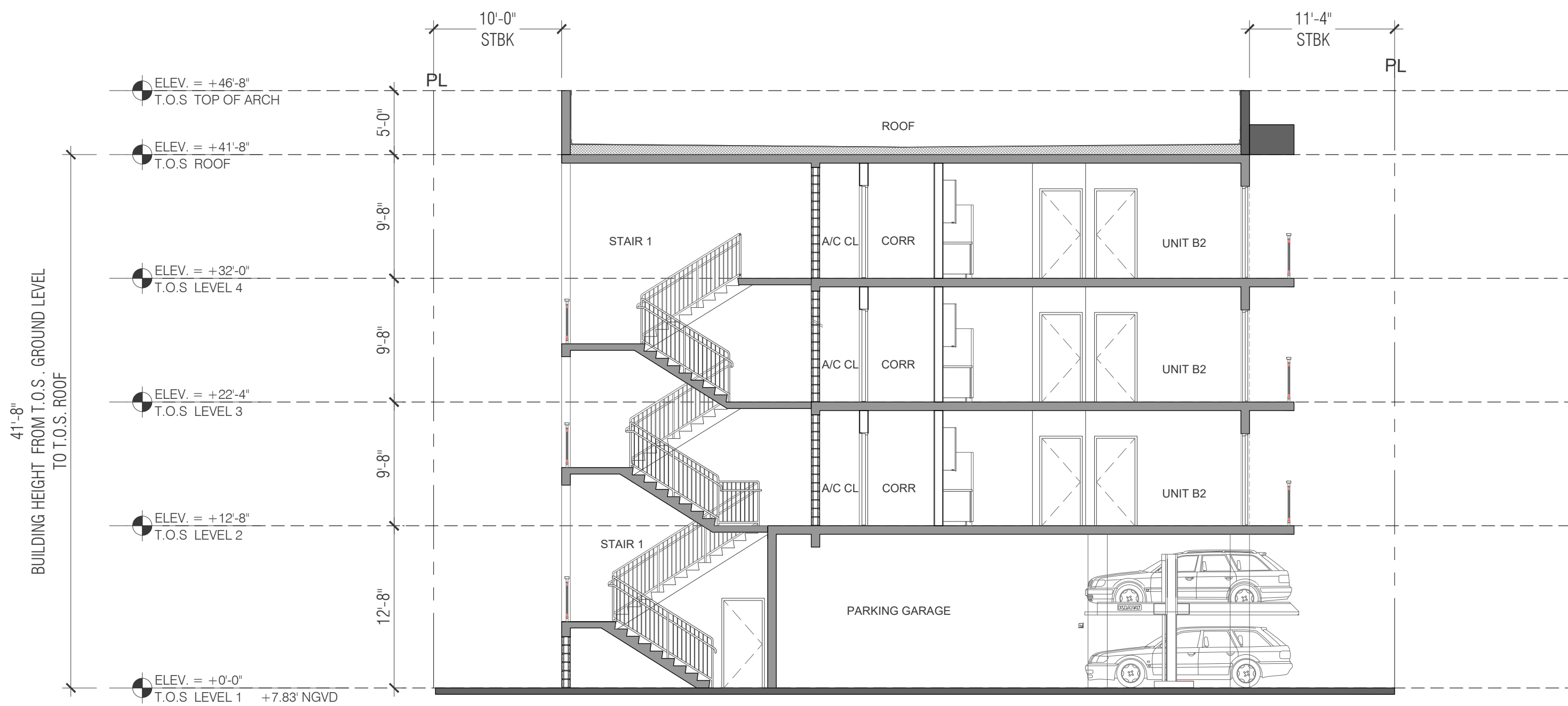


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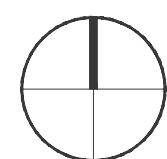
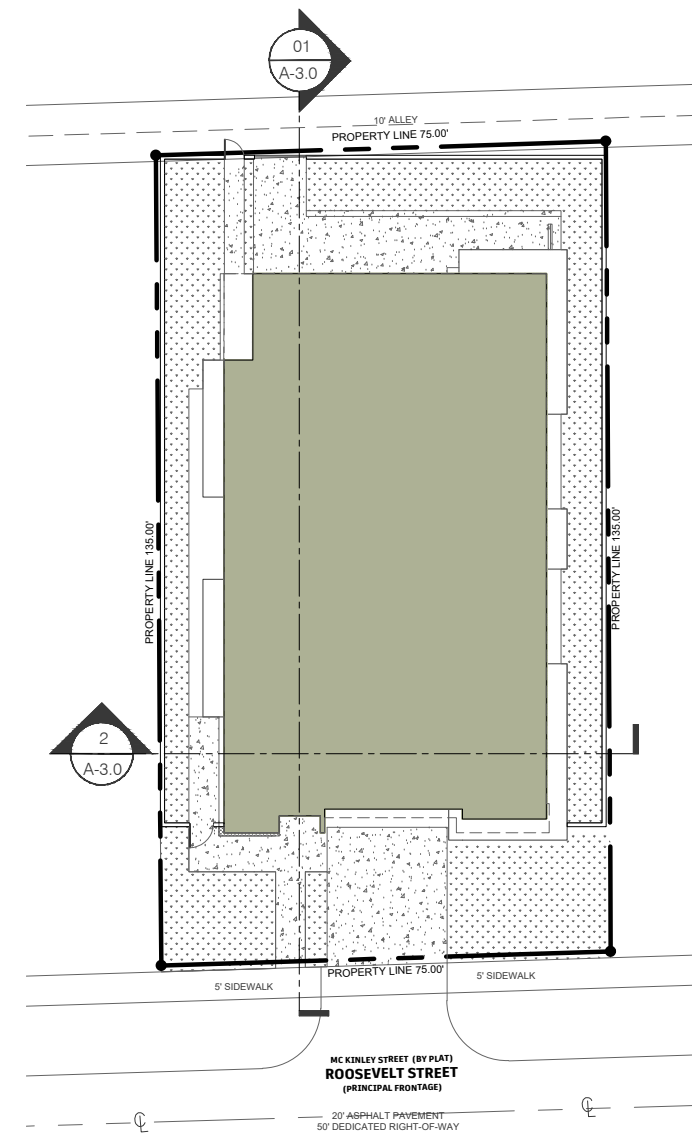
## 1 - Proposed Building Section

SCALE 1/8" = 1'-0"



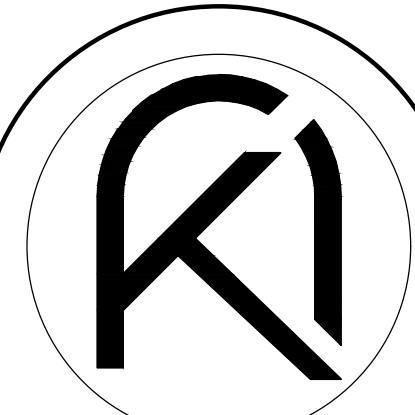
## 2 - Proposed Building Section

SCALE 1/8" = 1'-0"



KEY PLAN

SCALE: 1/32"=1'-0"

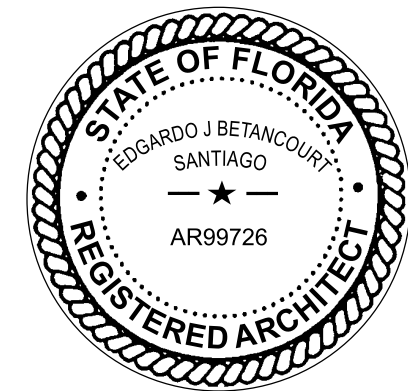


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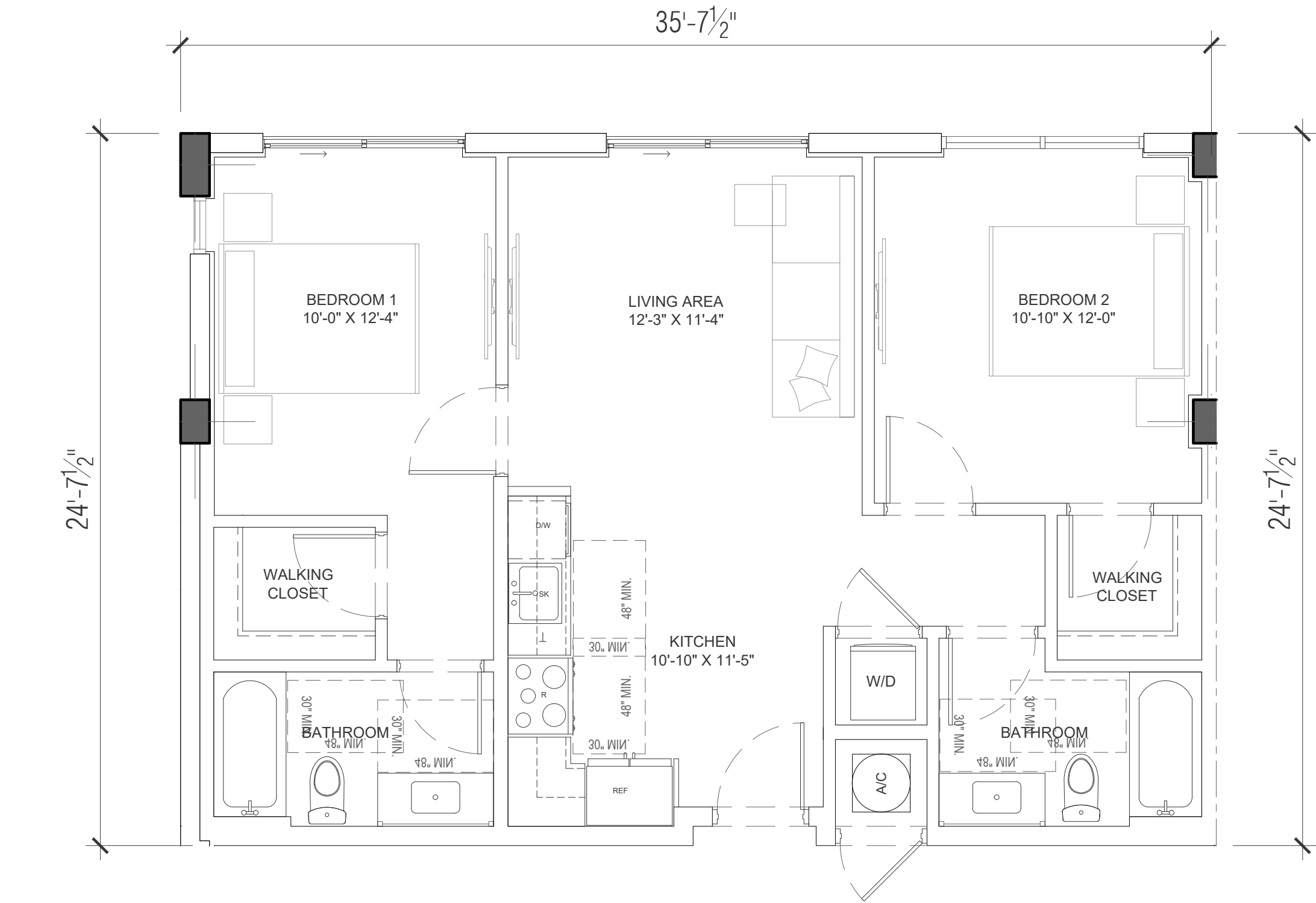
PROPOSED  
BUILDING  
SECTIONS

SCHEMATIC DESIGN

A-3.01

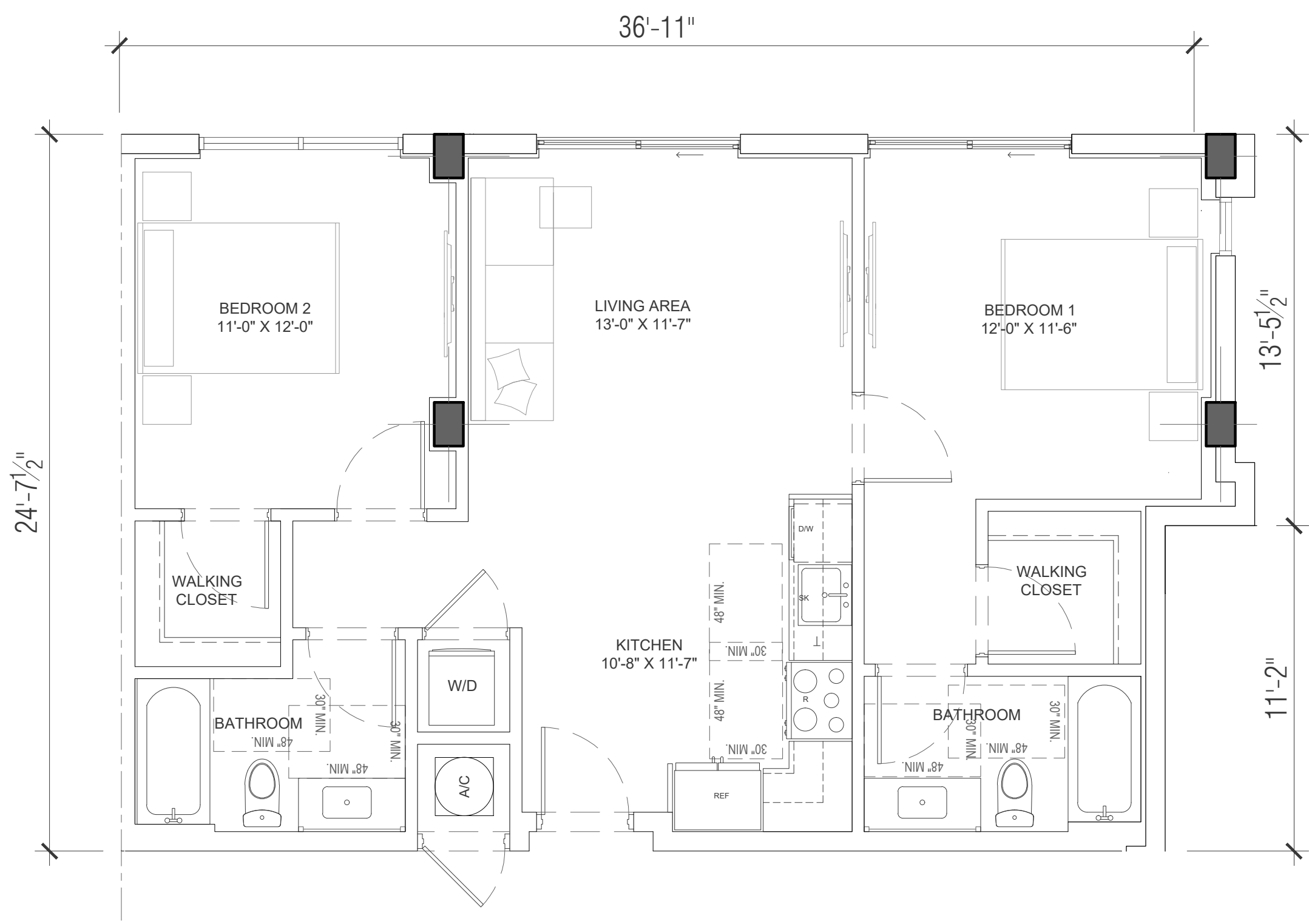


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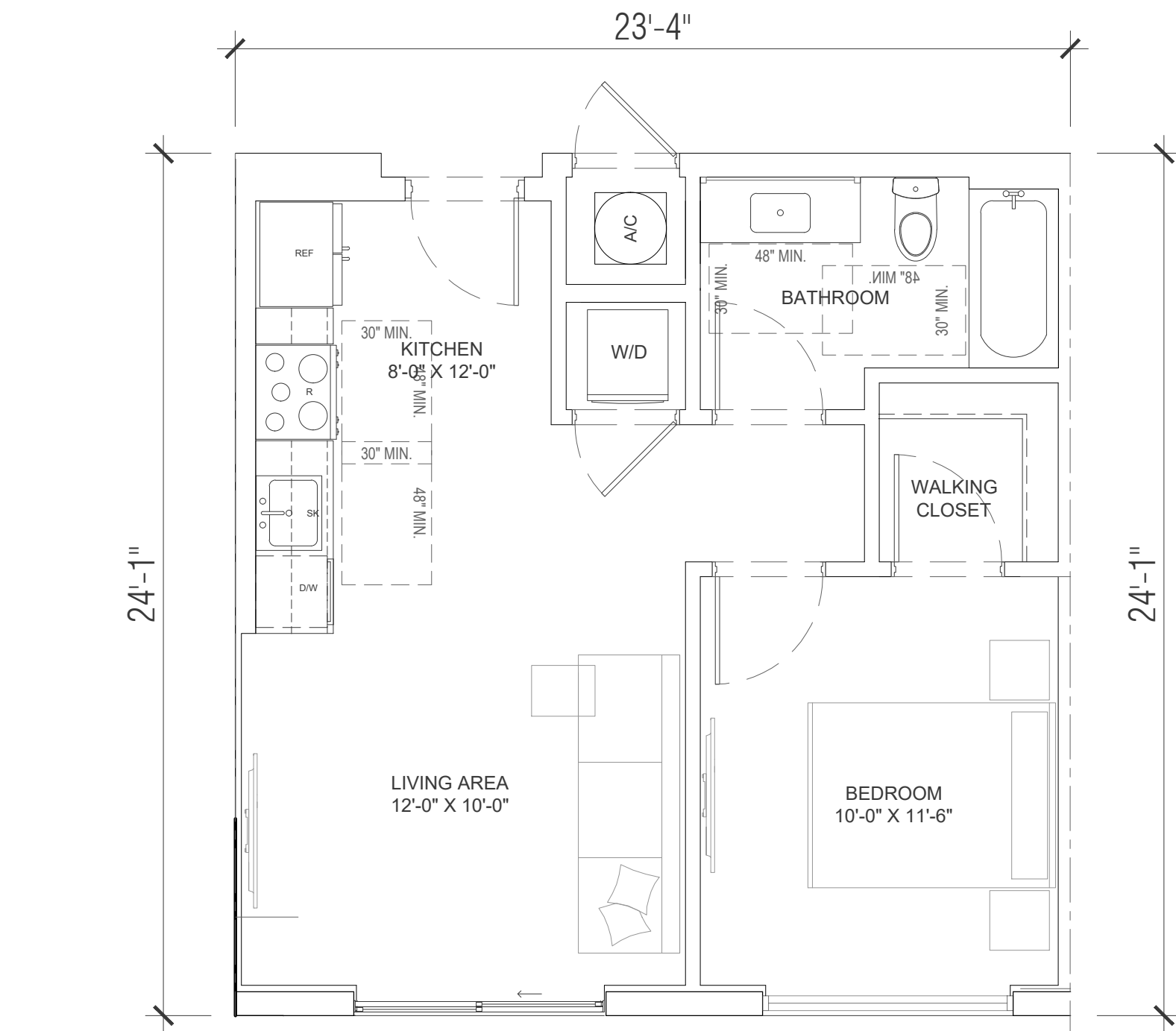
1 - Unit Type "B1"

SCALE 1/4" = 1.0' AREA: 840 SQ. FT.



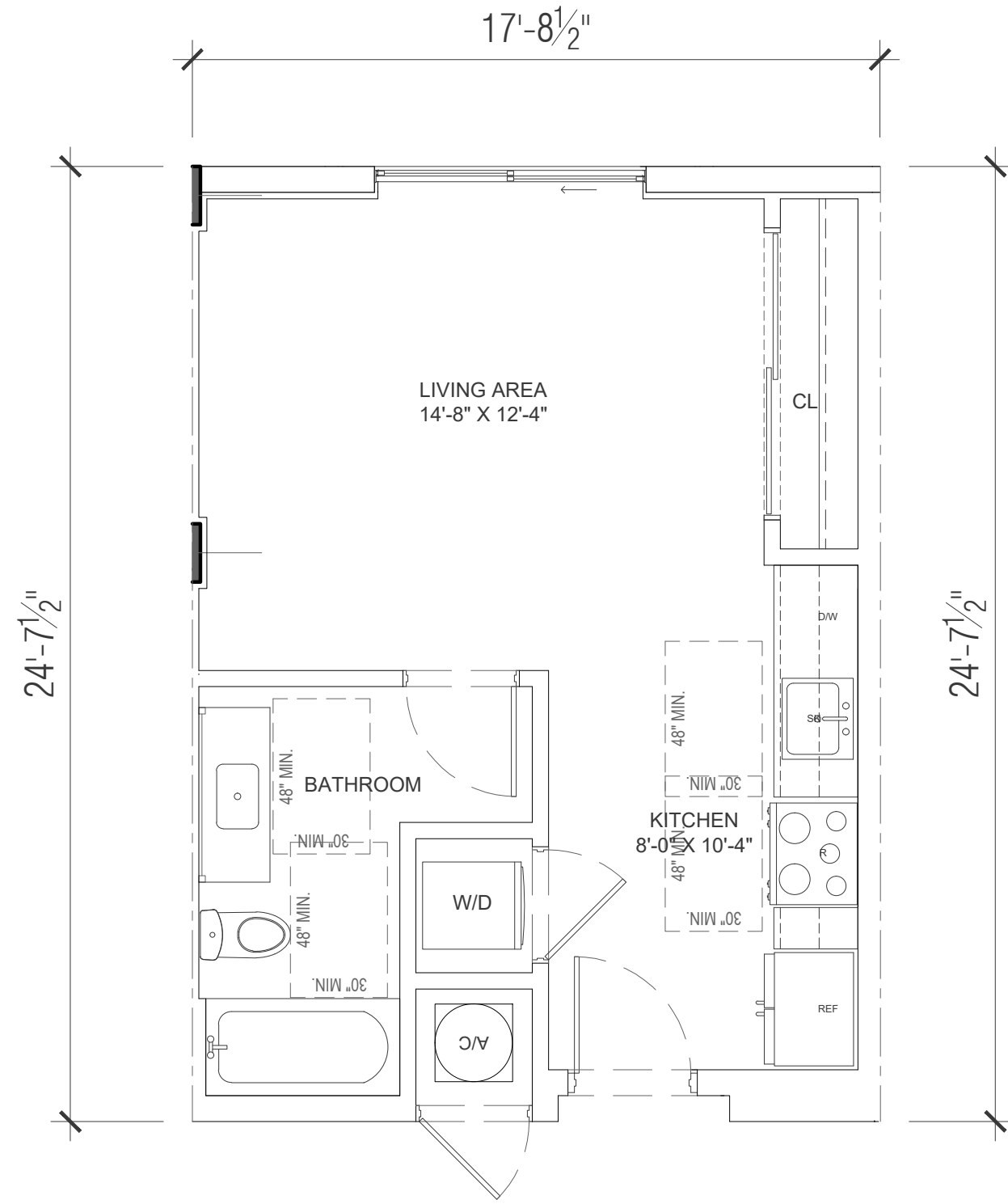
2 - Unit Type "B2"

SCALE 1/4" = 1.0' AREA: 815 SQ. FT.



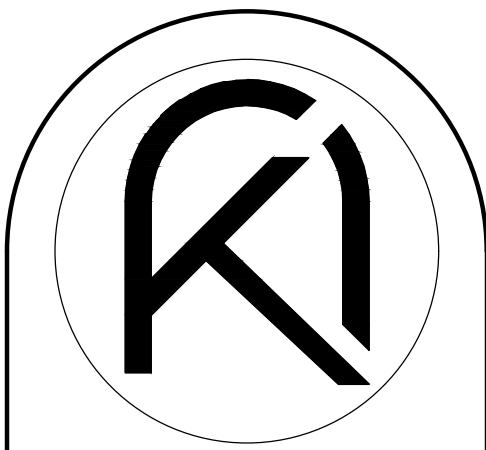
3 - Unit Type "A1"

SCALE 1/4" = 1.0' AREA: 840 SQ. FT.



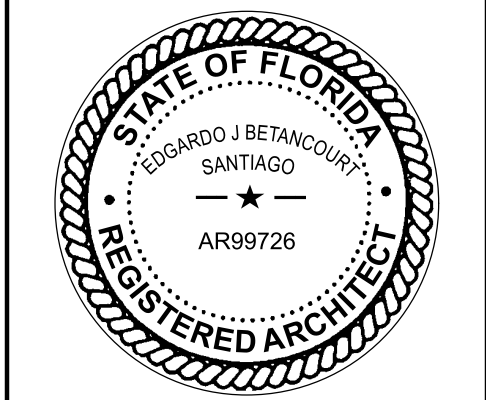
4- Unit Type "S1"

SCALE 1/4" = 1.0' AREA: 840 SQ. FT.



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HOLLYWOOD, FL 33020



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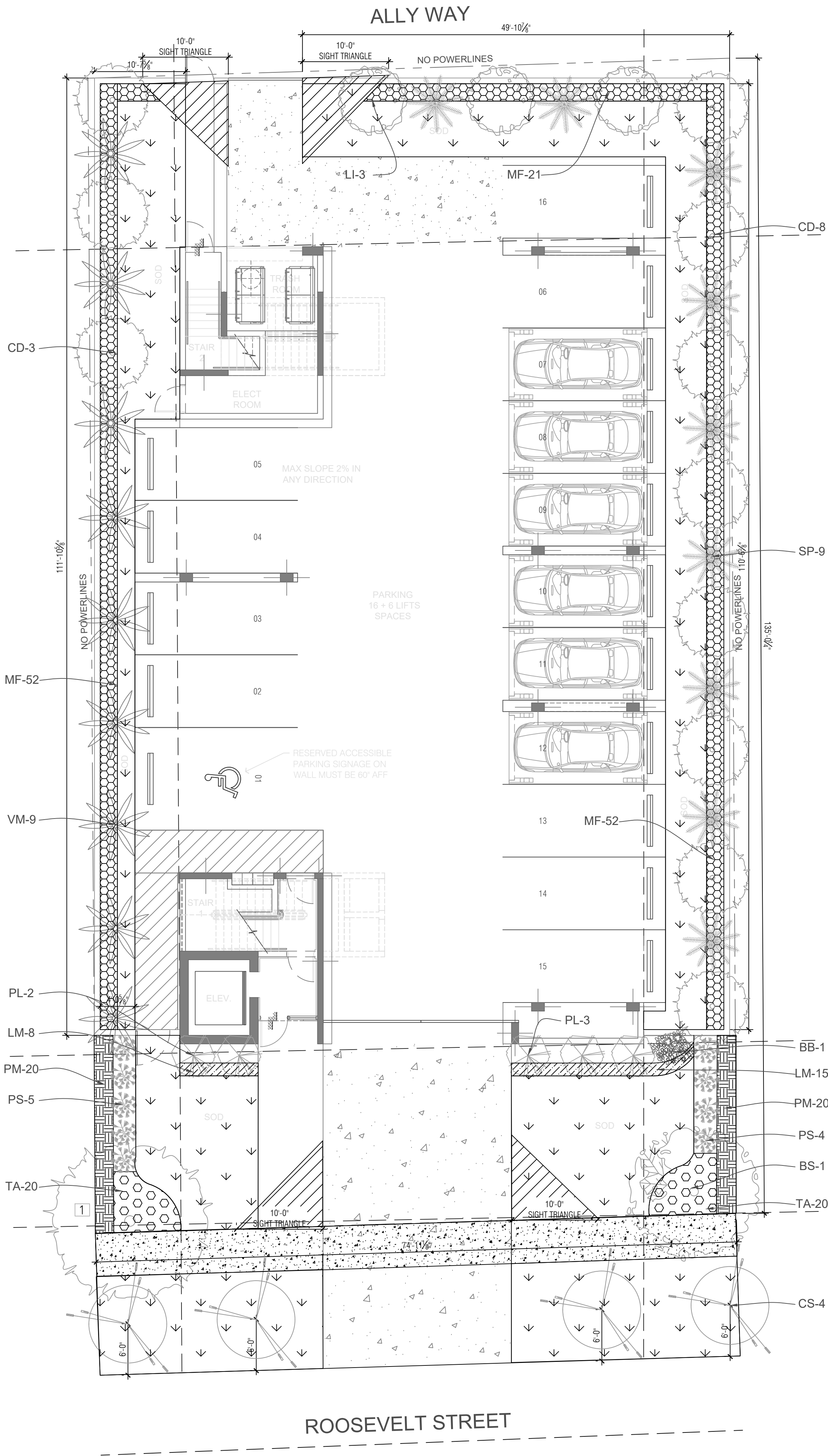
REVISIONS

ENLARGED  
UNITS PLANS

SCHEMATIC DESIGN

A-4.01





City of Hollywood LANDSCAPE REQUIREMENTS

SITE CALCULATIONS

TOTAL LOT AREA	10,158 S.F.
TOTAL IMPERVIOUS AREA	7,429 S.F.
TOTAL PERVIOUS AREA	2,729 S.F.

SITE TREES: 1 Tree Per. 1,000 S.F. Total Pervious area 2,729 S.F.  
(3) TREES REQUIRED / (2) TREES PROVIDED (1) Gumbo Limbo, (1) Pigeon Plum  
+ (1) Existing Gumbo Limbo

Perimeter Landscape: 1 Tree Per. 20 L.F. Total L.F. 290 S.F.  
(16) TREES REQUIRED / (16) TREES PROVIDED (9) Pigeon Plum, (3) Crape Myrtle  
(9) Montgomery Palm 3-1 Ratio (3)

STREET TREES: 1 TREE PER 30 L.F. 100 TOTAL L.F.  
(4) Trees Required / (4) Orange Geigers Trees Provided

A minimum of 60% of required trees and 50% of required shrubs must be native species.  
Total Trees Provided (24) 60% Required (15)-Trees Provided (19) 79%  
Total Shrubs (165)-50% Required (83)- Provided (125) 75%

Mitigation Owed: 14 Caliper inches and 8 Palms  
9 excess Palms planted  
Remaining mitigation owed = 14" Caliper inches to be paid into the tree fund,  
14" / 2" = 7" X \$350 = \$2,450  
TOTAL TREE CANOPY TRUST FUND PAYMENT \$2,450

TOTAL SOD ARE 25%

NUMBER SYMBOL		PLANT MATERIAL SCHEDULE				
SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CD	Coccoloba diversifolia	Pigeon Plum	14' HT. 6' SPR. MIN. 2" DBH FL-1	Yes	11	Medium
LI	Lagerstroemia indica "Natchez"	Crape myrtle	14' HT. 8' SPR. MIN. 2" DBH FL-1	No	3	Low
VM	Veitchia arccina	Montgomery palm	14' HT. Min. 8' CT. FL-1	No	9	Low
SP	Sabal palmetto	Sable palm	14' HT. Min. 8' CT. FL-1	Yes	9	Low
BS	Bursera simaruba	Gumbo Limbo	MIN. 3" DBH. 14' HT. 6' SPR.	YES	1	Medium
CS	Cordia Sebestena	Orange Geiger	16' HT. 6' SPR. MIN. 4" DBH FL-1	Yes	4	Low
Shrubs and Groundcover						
LM	Liriope muscari	Lily Turf	12" HT X 12" SPRD.	No	23	Low
MF	Myrcianthes fragrans	Simpson Stopper	36" HT. X 18" SPR., 36" O.C.	Yes	125	Low
PS	Pennisetum setaceum 'Alba'	White Fountain grass	18" HT X 14" Sprd. 24" O.C.	No	9	Medium
PM	Podocarpus macrophyllus	Podocarpus	36" HT. X 24" SPR., 30" O.C.	No	40	Medium
PL	Polyalthia longifolia	Mast tree	6' OA	No	5	Medium
TA	Trachelospermum asiaticum	Jasmine Minima	4" HT X 4" Sprd.	No	40	Medium
BB	Bougainvillea	Bougainvillea	48" HT Trellis	No	1	Low
SOD	Palmetto	ON SITE SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY	APPROX. 1,841 S.F.		
SOD	Palmetto	OFF SITE SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY	APPROX. 656 S.F.		
NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD						

TREE DISPOSITION LIST Rahim Vedaae: Certified Arborist FL-9609A

KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK	CONDITION (%)	DISPOSITION
1	Gumbo Limbo	Bursera simaruba	9	20	19	283.4		Fair	Remain



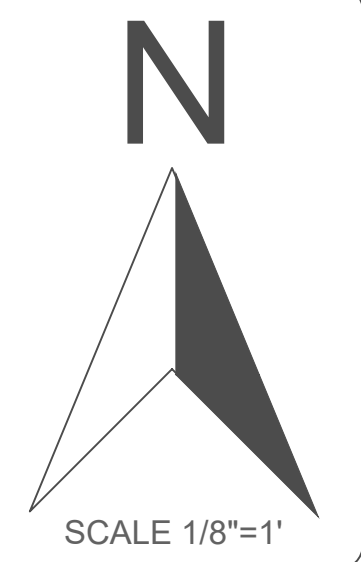
SCALE: 1/8"-1'-0"

REVISION / DATE



MULTI-FAMILY DEVELOPMENT  
1715 Roosevelt Street  
Hollywood FL 33314

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	A-1.00
DATE:	5/2/2025



SEAL

L-1



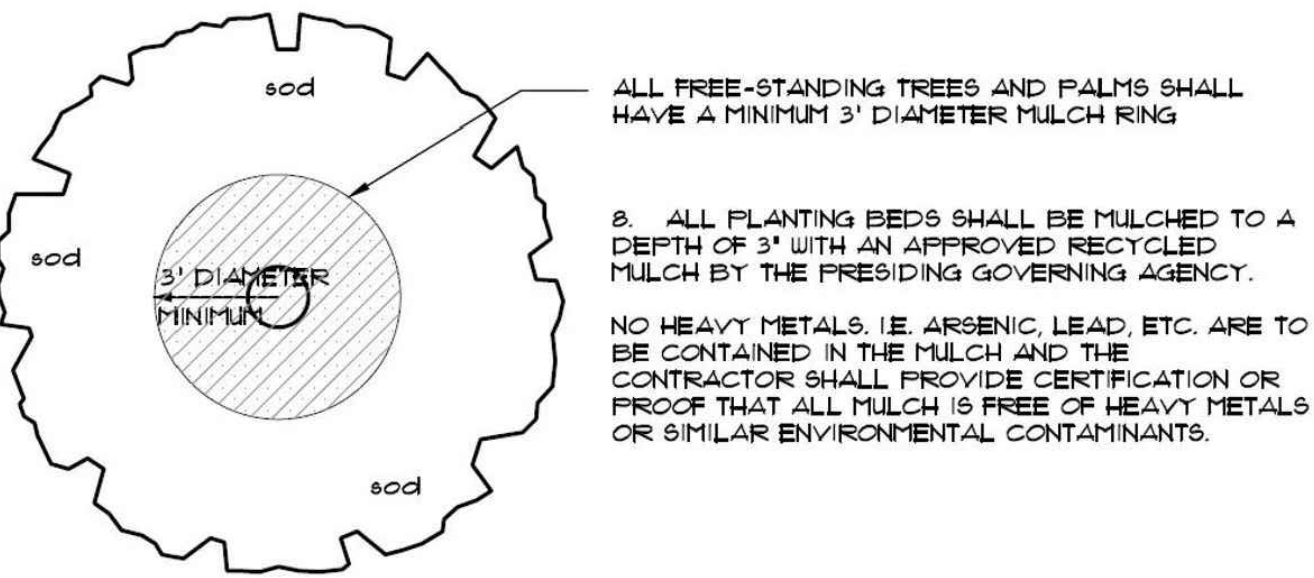
GENERAL PLANTING REQUIREMENTS

- 1-All sizes shown for plant material on the plans are to be considered Minimum.
- 2-All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- 3-All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".
- 4-All material shall be installed as per CSI specifications. All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.
- 5-All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well-drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications. Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.
- 6-All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.
- 7-All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.
- 8-All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source.
- 9-Each system shall be installed with a rain sensor.
- 10-It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods.
- 11-Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- 12-All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.
- 13-Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.
- 14-All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of landscape Architect
- 15-The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

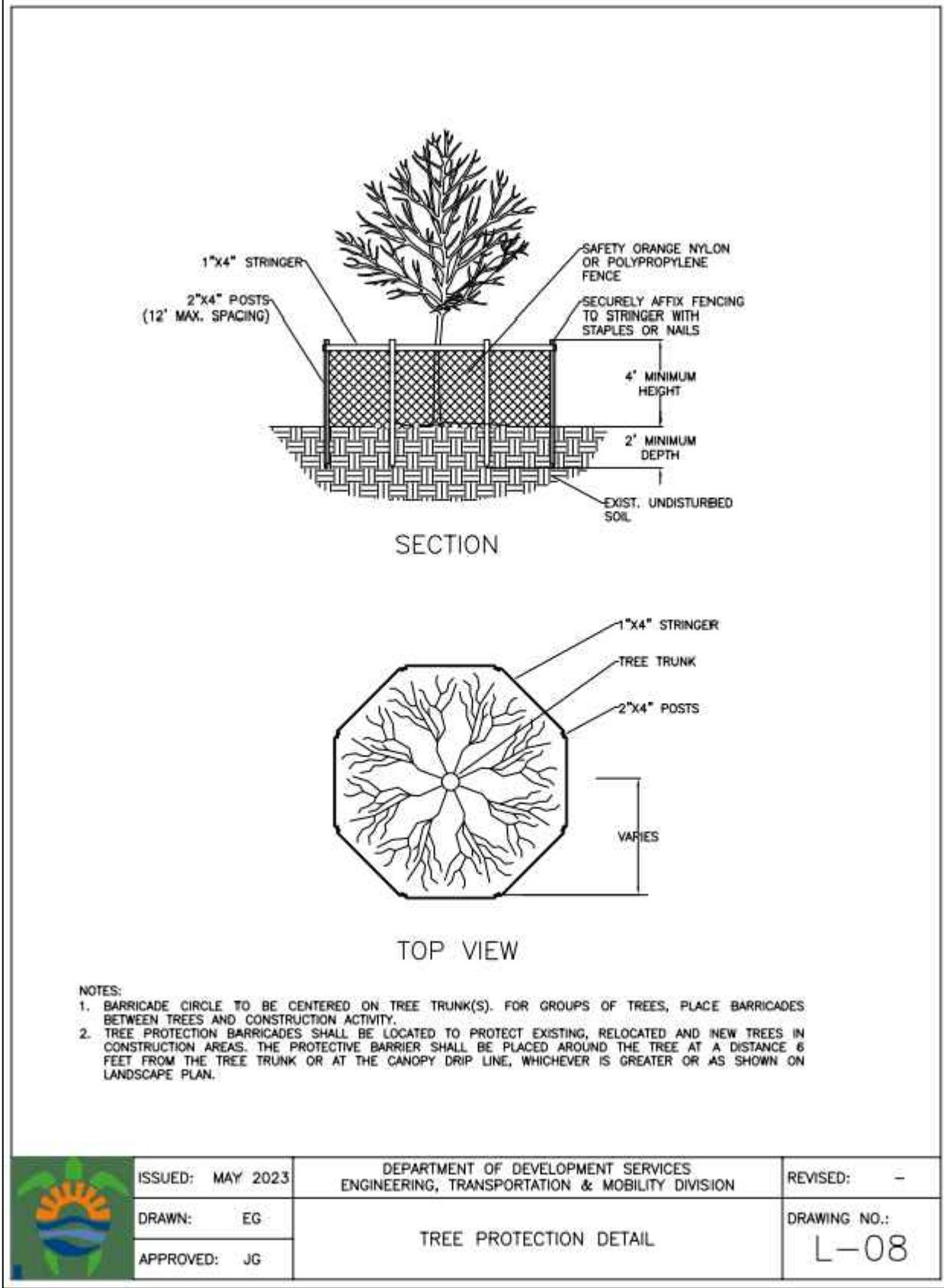
General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

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



TYPICAL MULCH RING FOR  
FREE-STANDING TREES AND PALMS

N.T.S.



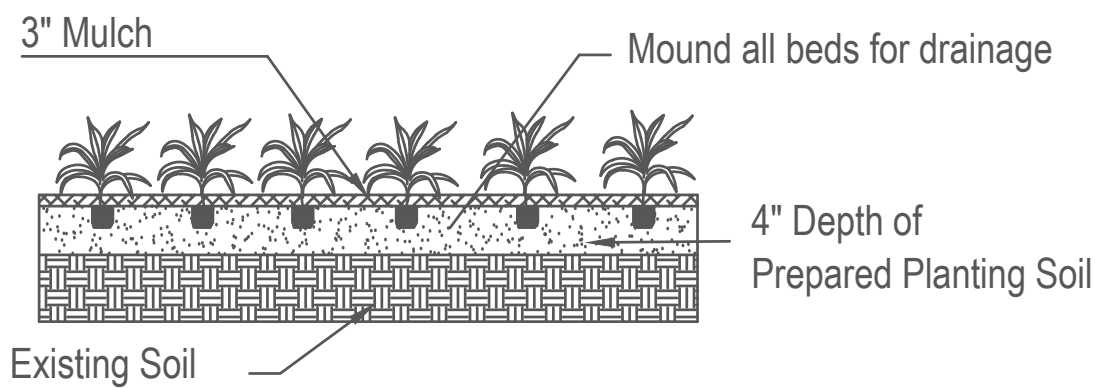
NOTES:  
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.  
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TREE PROTECTION DETAIL	DRAWING NO.: L-08
APPROVED: JG		

N

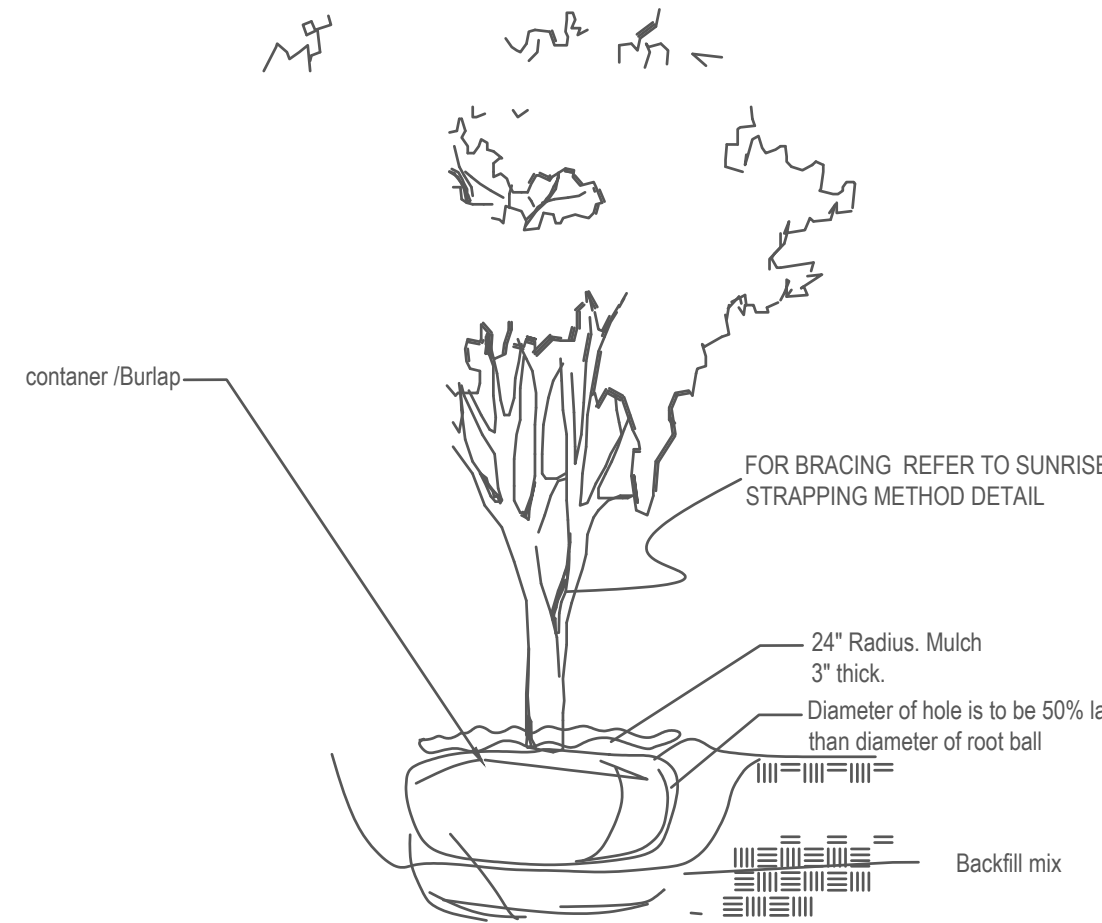
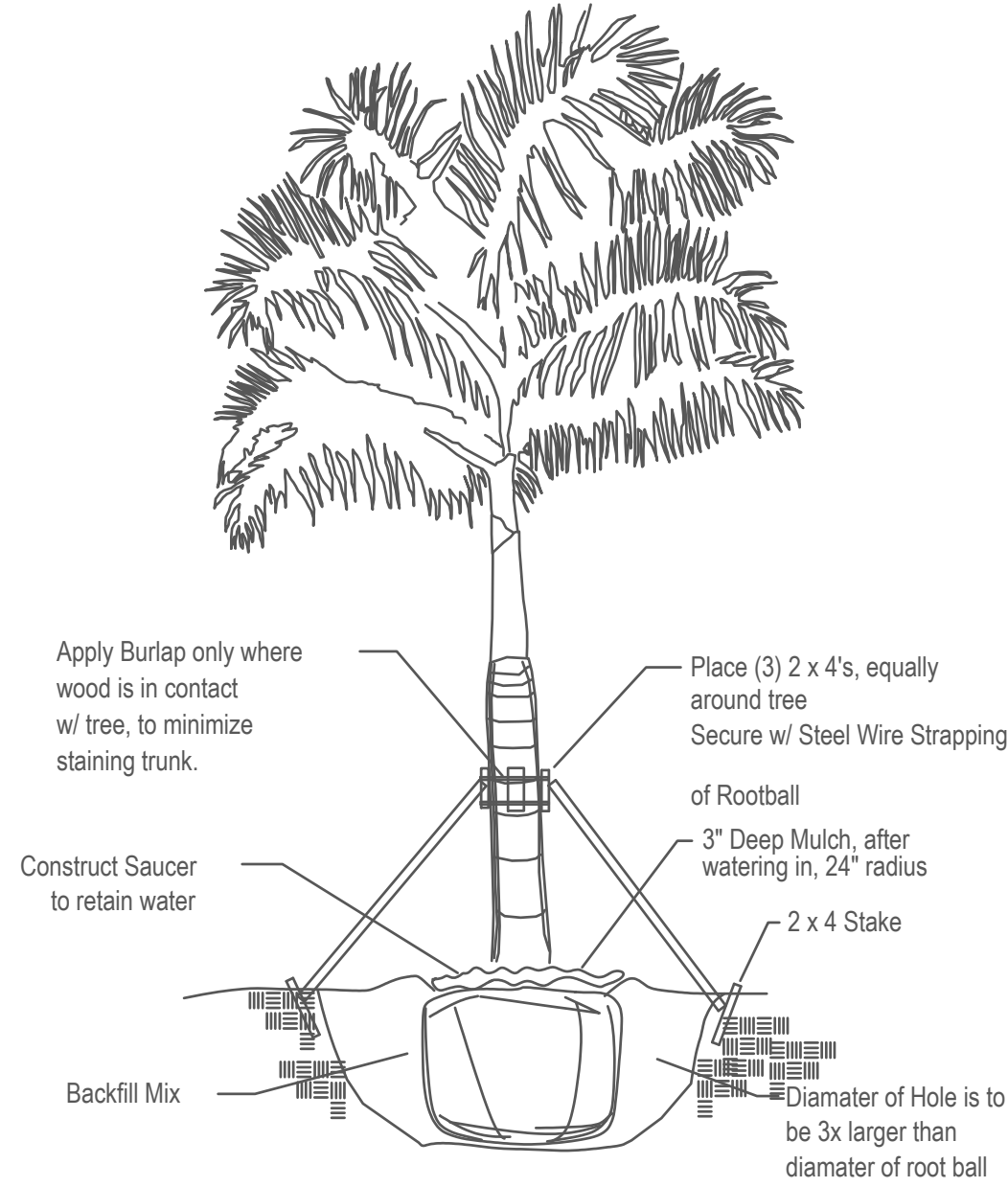
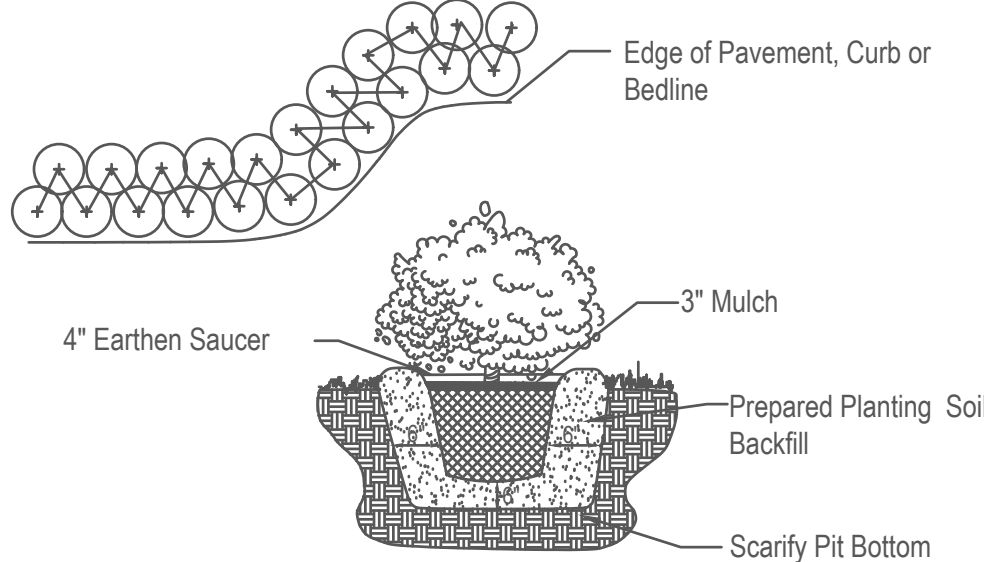
NTS

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



Shrub & Groundcover Planting Detail

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



1. All Plants shall be Florida No.1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Hollywood, FLORIDA landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant, trees, and palms shall be for guarantee 1 Year Warranty period begins at the time of project acceptance by the owner.
16. Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system

designed and constructed in accordance with the City of Hollywood Code of

Ordinances, the Florida Building Code, State Law, and the regulations of

the South Florida Water Management District. Failure to maintain or

disconnection of the irrigation system shall be a violation of these

regulations.

17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Hollywood and Broward County.
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
24. All slopes steeper than 4:1 shall be planted with native vegetation
25. No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
26. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
27. This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
28. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
29. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

△	REVISION / DATE

ENVIROSCOPE

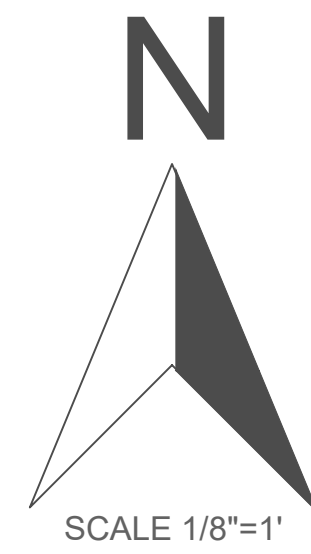
4132 SW 51 ST  
Dania Beach Fl 33314



MULTI-FAMILY DEVELOPMENT

1715 Roosevelt Street  
Hollywood Fl 33314

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	A-1.00
DATE:	5/2/2025

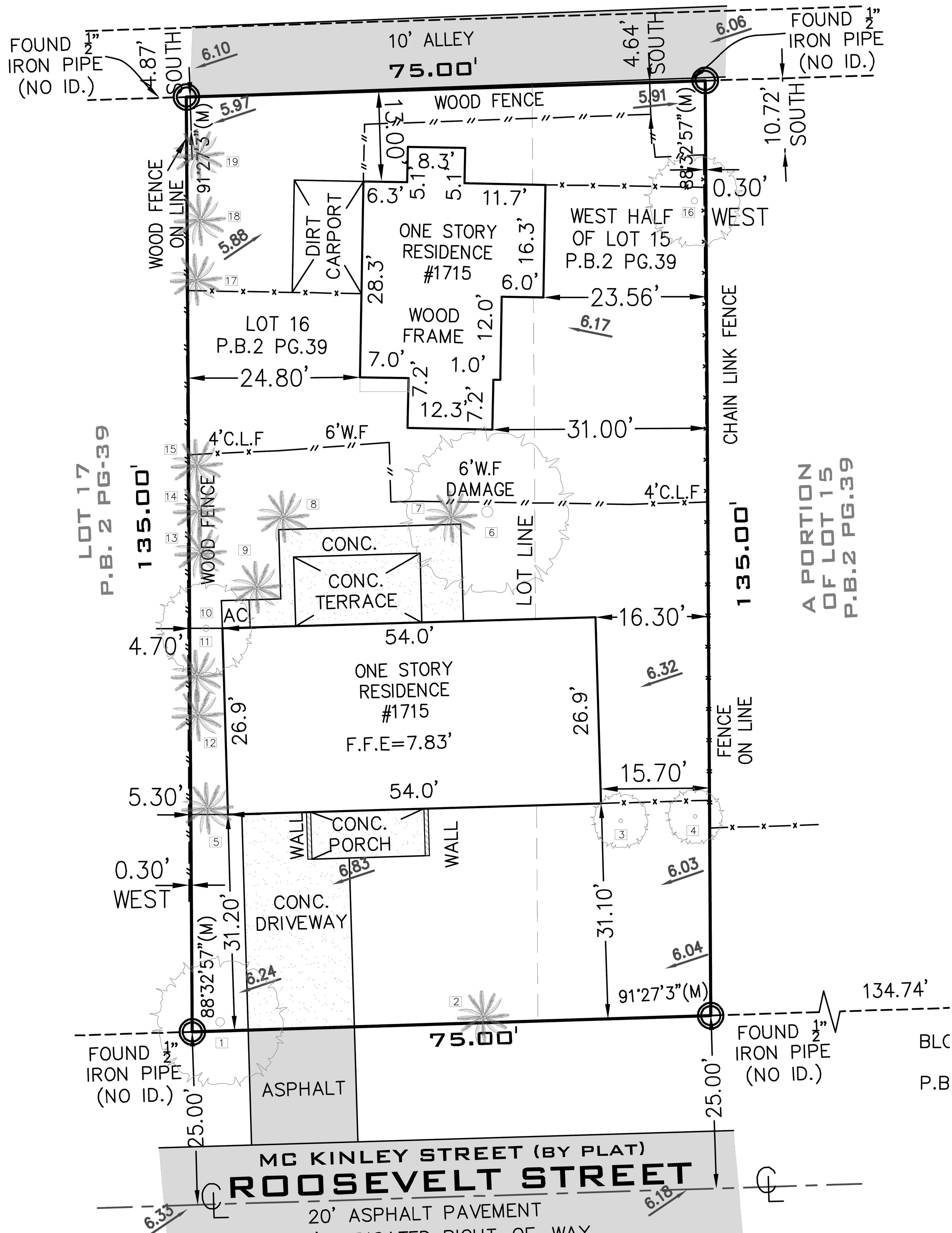


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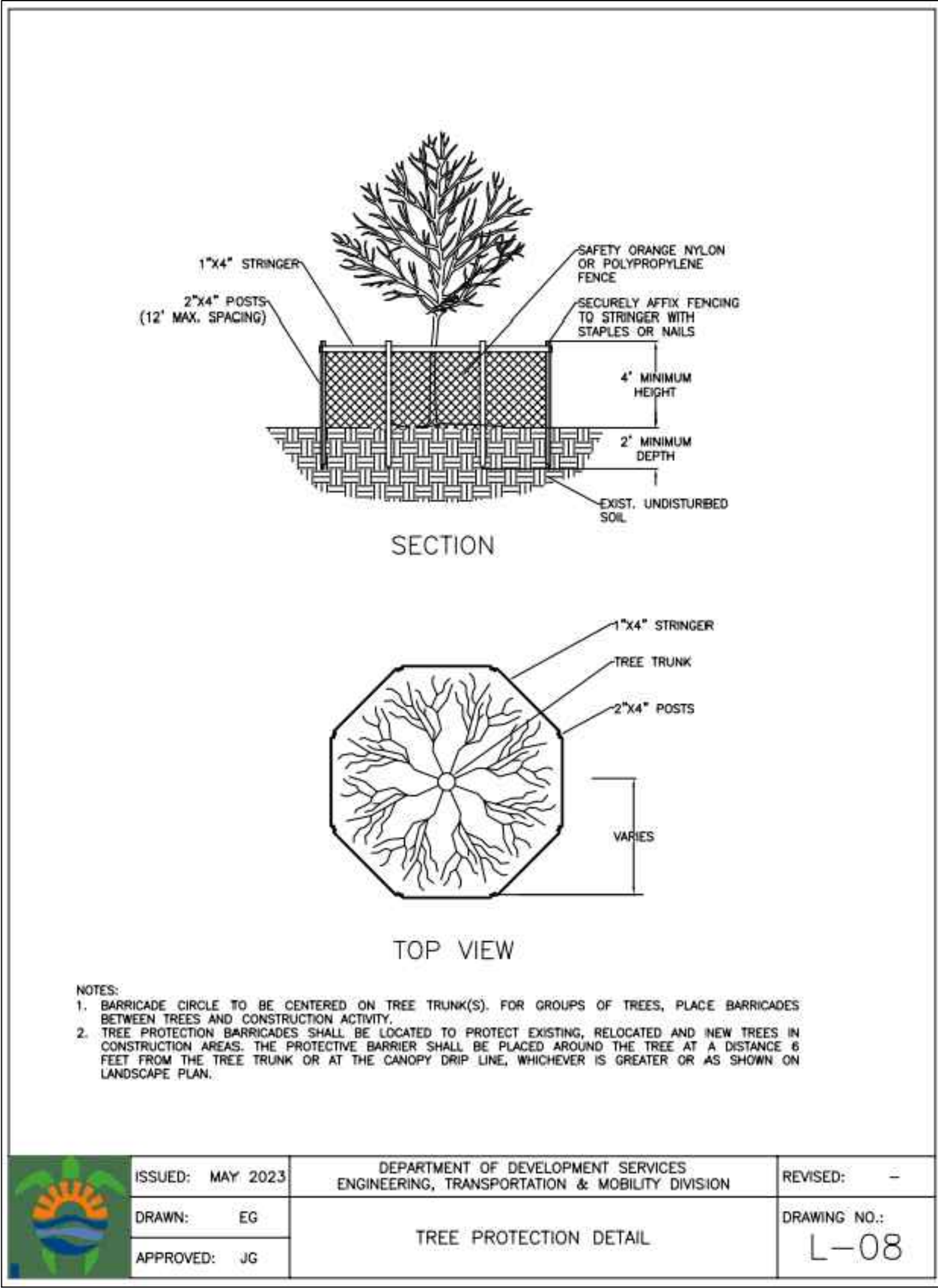


TREE DISPOSITION LIST Rahim Vedade: Certified Arborist FL-9609A

KEY	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK	CONDITION (%)	DISPOSITION	COMMENT	MITIGATION
1	Gumbo Limbo	Bursera simaruba	9	20	19	283.4		Fair	Remain		
2	Coconut Palm	Coco nucifera	12	30	10	78.5	20	Poor	Remove		1 Palm
3	Arborvitae	Thuja occidentalis	2	16	10	78.5		Poor	Remove		2" inches
4	Arborvitae	Thuja occidentalis	2	12	10	78.5		Poor	Remove		2" inches
5	Areca Palm	Dypsis lutescens	2	12	6	28.3	8	Poor	Remove		1 Palm
6	Sapodilla	Manilkara zapota	20	40	28	615.4		Fair	Remove	CAT 1 INVASIVE	
7	Montgomery palm	Veitchia arecina	6	30	14	153.9	22	Fair	Remove		1 Palm
8	Christmas Palm	Adonidia merrillii	4	15	10	78.5	8	Fair	Remove		1 Palm
9	Christmas Palm	Adonidia merrillii	4	15	10	78.5	8	Fair	Remove		1 Palm
10	Live oak	Quercus virginiana	7	25	19	283.4		Poor	Remove		7" Inches
11	Areca Palm	Dypsis lutescens	1	8	6	28.3	4	Poor	Remove	Undersize	
12	Areca Palm	Dypsis lutescens	1	8	6	28.3	4	Poor	Remove	Undersize	
13	Areca Palm	Dypsis lutescens	2	10	6	28.3	4	Poor	Remove	Undersize	
14	Areca Palm	Dypsis lutescens	2	10	6	28.3	4	Poor	Remove	Undersize	
15	Areca Palm	Dypsis lutescens	2	10	6	28.3	4	Poor	Remove	Undersize	
16	Avocado	Persea americana	3	10	10	78.5		Poor	Remove		3" inches
17	Areca Palm	Dypsis lutescens	3	16	10	78.5	10	Fair	Remove		1 Palm
18	Areca Palm	Dypsis lutescens	3	16	10	78.5	10	Fair	Remove		1 Palm
19	Royal Palm	Roystonea regia	9	18	14	153.9	10	Fair	Remove		1 Palm

MITIGATION OWED: 14 CALIPER INCHES AND 8 PALMS

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



REVISION / DATE

EnviroScape

4132 SW 51 ST  
Dania Beach FL 33314

Single Family Residence

1715 Roosevelt Street  
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	1715 R
DATE:	4/26/2025

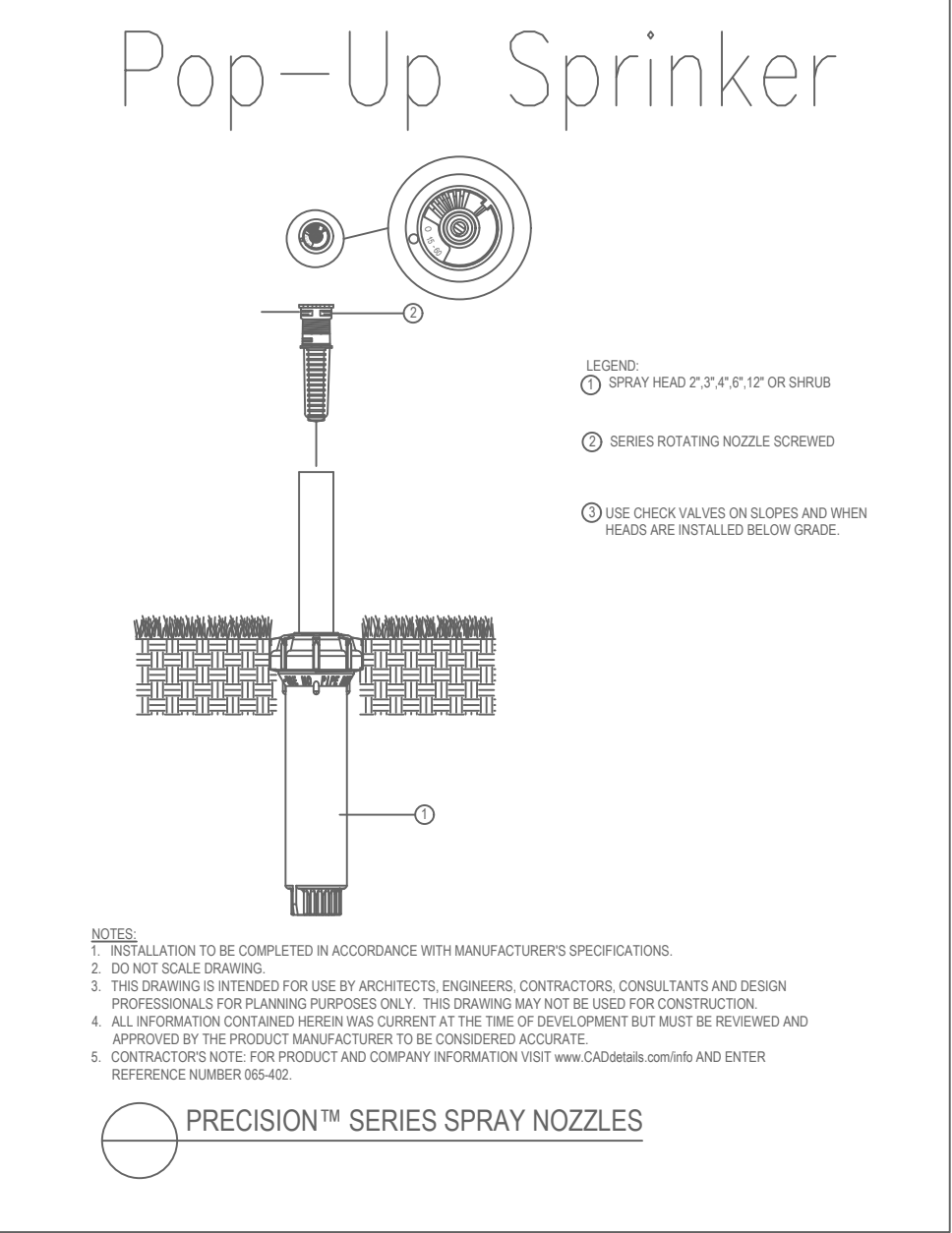
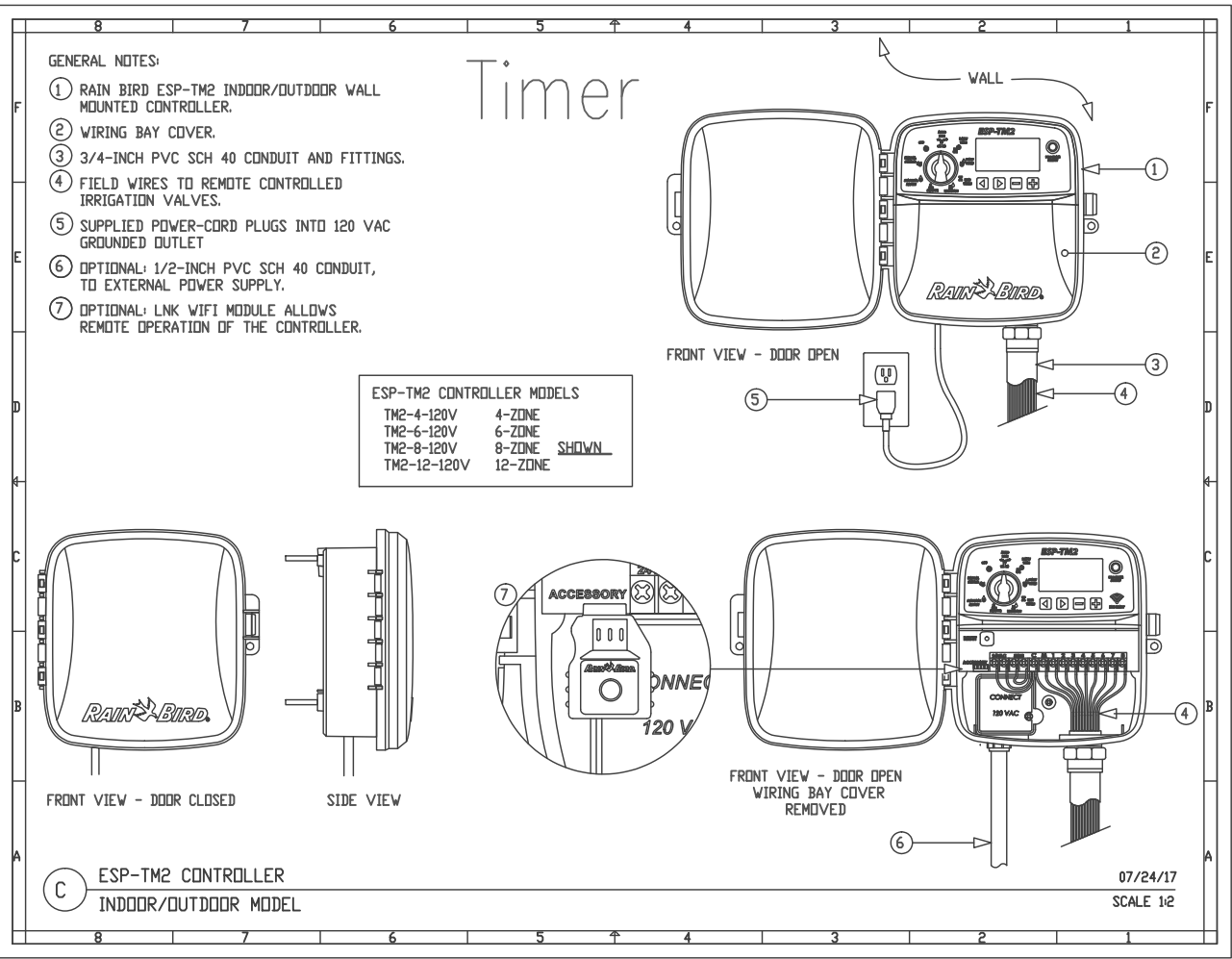
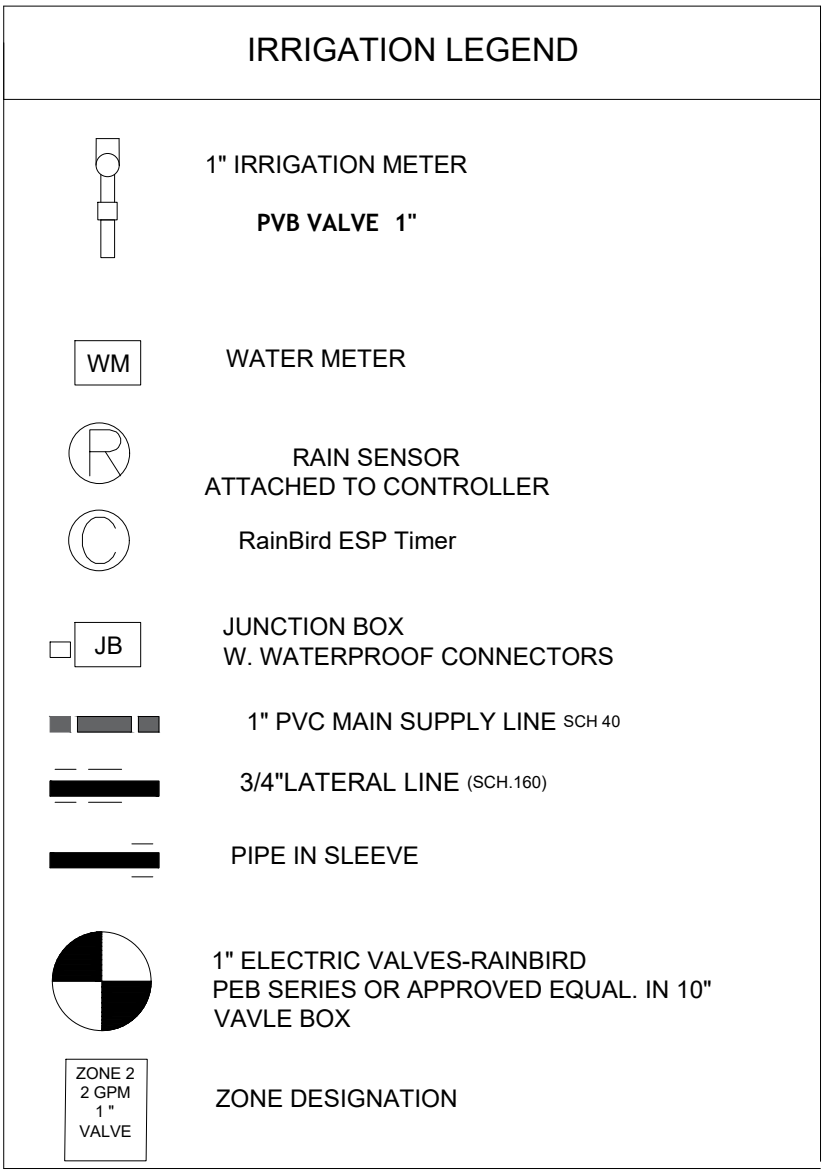
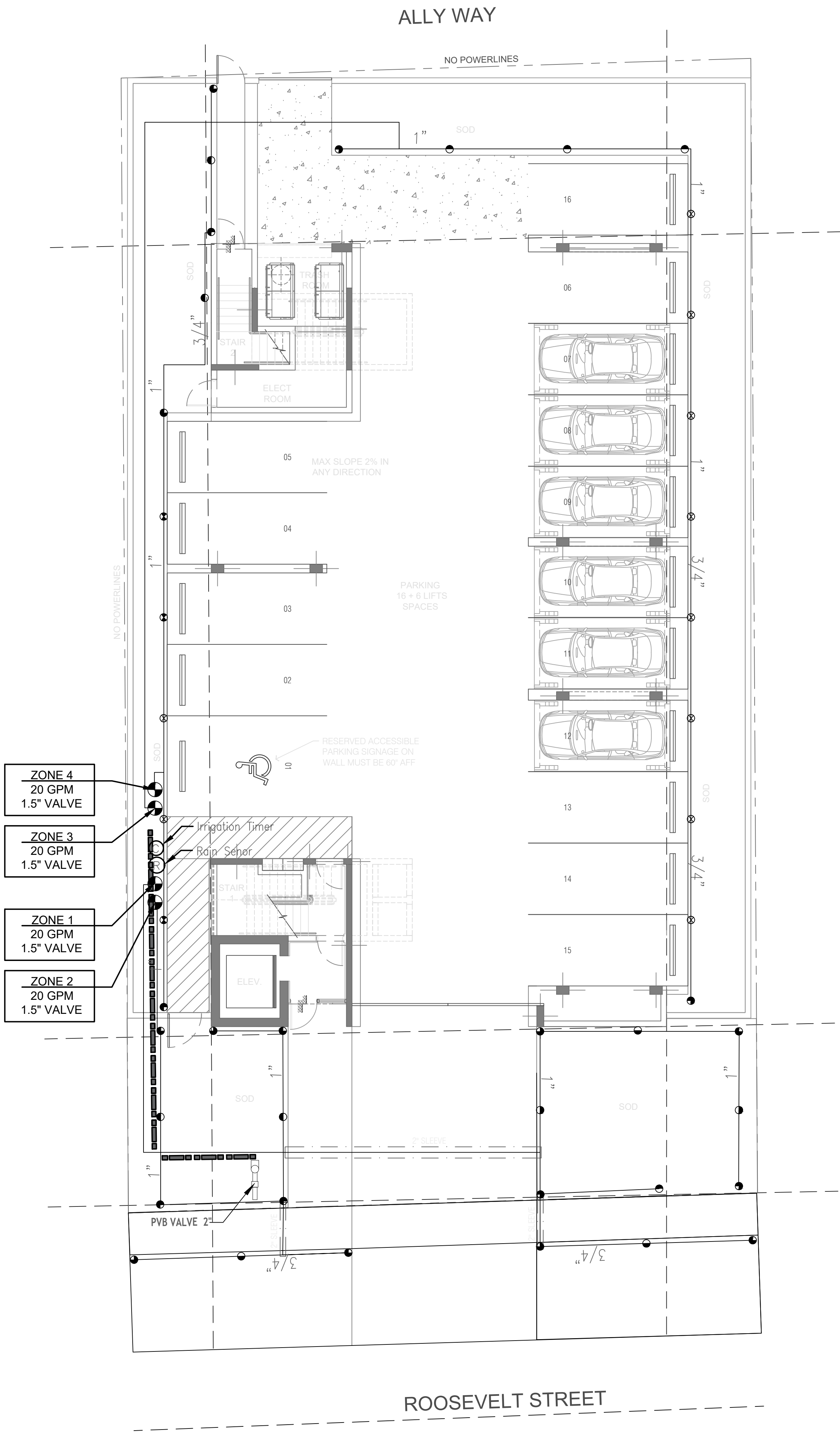
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SCALE 1/8"=1'

SEAL

TD-1





IRRIGATION NOTES:

- 1.The developer shall schedule a preconstruction meeting with the public works department plumbing inspector via the engineering department inspector prior to the commencement of the irrigation work. The developer, its Landscape architect, and its landscape contractor shall attend the meeting. the meeting shall be at a time and place acceptable to the inspector. the developer shall provide the landscape inspector with the contact information for its landscape architect, project manage, superintendent, and irrigation and landscape contractor at the meeting.
2. Developer shall submit a complete materials list and associate catalogue cuts for all manufactured materials to be incorporated in the work to the public works department prior to start of construction. the submittal shall be in bound form.
- 3.The work shall be constructed in accordance with the developers city approved plans, the city's irrigation and landscape standard drawings, the city approved irrigation and landscape materials list, the standard specification for public works construction, and these standards irrigation notes.
- 4.Review and approval of the developers plans by the city does not warrant that the plans are accurate and complete. The developer is solely responsible for accuracy and completeness of its drawing.
- 5.Irrigation plans are diagrammatic. The actual location of irrigation improvements shall be in planted areas where possible. Location of irrigation improvements are subjected to public works department approval prior to installation. Irrigation controllers shall be installed "outside" of irrigation coverage.
- 6.All threaded fitting require Teflon tape.
- 7.Above ground irrigation system are not permitted.
- 8.Control wiring shall be color coded and labeled at the controller and all junctions.
9. All trees and palms will have bubblers.
- 10.Dedicated water and electrical services shall be provided for all irrigation systems and controllers. Contractor shall verify and coordinate locations of irrigation water services and irrigation controller electrical service location with other trades to ensure they correspond with irrigation water points of connection and controller location. Electrical and water feeds from private source are not allowed.
11. Code Section 54.04 CONNECTION REQUIRED. (A) Where available, the owner of every lot or parcel of land within the city utility service district developed for public, commercial, office, industrial, warehousing and/or multifamily use(s) shall connect or cause to be connected, with the reclaimed water distribution system
12. System will have a 100 percent coverage with 50 percent over lap.



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

REVISION / DATE

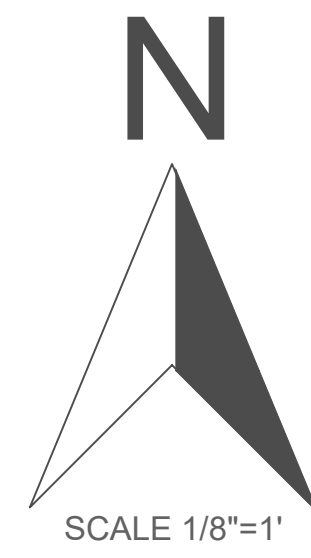
ENVIROSCOPE  
4132 SW 51 ST  
Dania Beach FL 33314



MULTI-FAMILY DEVELOPMENT

1715 Roosevelt Street  
Hollywood FL 33314

DRAWN BY:	
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JOB NUMBER:	A-1.00
DATE:	5/2/2025



SEAL

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