

ATTACHMENT A

Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

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 ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development Board

Date of Application: 08/22/2022

Location Address: 2035 Monroe Street, Hollywood, FL 33020

Lot(s): 8 & 9 Block(s): 5 Subdivision: HOLLYWOOD

Folio Number(s): 5142 15 01 0810

Zoning Classification: DH-3 Land Use Classification: R.A.C

Existing Property Use: MULTI-FAMILY Sq Ft/Number of Units: 2,372 S.F./2- UNITS

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): NO

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

Explanation of Request: Developing 32-unit Multi-Family Apartments

Number of units/rooms: 32 Sq Ft: 32,712 S.F.

Value of Improvement: 5,000,000 Estimated Date of Completion: January 2024

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

Name of Current Property Owner: 2035 MONROE ST LLC

Address of Property Owner: 490 KINGS HWY 2 FLR BROOKLYN NY 11223

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant/Representative/Tenant (circle one): Luis La Rosa-Architect

Address: _____ Telephone: 786-543-0851

Fax: _____ Email Address: llarosa@larosaarchitects.com

Date of Purchase: 10/21/2021 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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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: David Zoarets Date: 12/8/2022

PRINT NAME: David Zoarets Date: _____

Signature of Consultant/Representative: Luis La Rosa Date: 12/8/2022

PRINT NAME: Luis La Rosa Date: _____

Signature of Tenant: _____ Date: _____

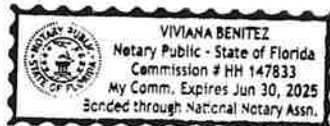
PRINT NAME: _____ Date: _____

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 _____ to my property, which is hereby made by me or I am hereby authorizing Luis La Rosa to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 8 day of August
[Signature]

Notary Public
State of Florida



David Zoarets
Signature of Current Owner

David Zoarets
Print Name

My Commission Expires: _____ (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



LLR Architects Inc.

Legal description- 2035 Monroe Street

Lots 8 and 9, Block 5, **HOLLYWOOD**, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

LLR Architects Inc.

9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

(work) 954-862-2248
e-mail: llarosa@llarosaarchitects.com



LLR Architects Inc.

VIRTUAL COMMUNITY MEETING

Our firm is representing 2035 Monroe St LLC & 2021 Jefferson St LLC who are developing Multi-Family Apartments at 2035 Monroe Street and 2021-2027 Jefferson Street in Hollywood, FL. On behalf of my clients, we would like to invite you to attend a Virtual Community Meeting to share our vision for this site.

Owner:

2035 Monroe St LLC
720 E. Palisade Ave Ste 105
Englewood Cliffs, NJ 07632

Project address:
2035 Monroe Street
Hollywood, FL 33020

FILE NUMBER: 22-DP-04

Owner:

2021 Jefferson St LLC
720 E. Palisade Ave Ste 105
Englewood Cliffs, NJ 07632

Project address:
2021-2027 Jefferson Street
Hollywood, FL 33020

FILE NUMBER: 22-DP-31

The hearing is being held to offer the community a preview of what is being designed and to obtain feedback on the projects. All interested parties are encouraged to participate in the virtual meeting. We will be presenting the proposed projects and immediately following the presentation will be a time to address any questions or concerns you may have.

MEETING TO BE HELD ON: Thursday October 13, 2022, at 3:00 PM
FOR FURTHER INFORMATION CONTACT: psepulveda@larosaarchitects.com

If you have questions regarding the proposed project or need assistance to access the Zoom application, we request that you please send via e-mail in advance of the meeting. To participate, you must access the link provided below via the Zoom Application.

Link to Join Zoom Meeting:

<https://us02web.zoom.us/j/83006332693?pwd=ZkE5V3MyNk5iN2owUE0zVjk2ZmRWQT09>

Meeting ID: 830 0633 2693

Passcode: 401803

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Pembroke Pines, FL 33024

(work) 954-862-2248
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

VIRTUAL COMMUNITY MEETING-minutes:

Our firm is 2035 Monroe St LLC & 2021 Jefferson St LLC who are developing Multi-Family Apartments at 2035 Monroe Street in Hollywood, Florida-

Owner:

2035 Monroe St LLC

720 E. Palisade Ave Ste 105

Englewood Cliffs, NJ 07632

Project Address:

2035 Monroe Street

Hollywood, FL 33020

FILE NUMBER: 22-DP-04

The hearing was held on Thursday October 13, 3:00 PM

The following people were in attendance via on-line zoom call.

- Luis La Rosa- Architect
- David Zoarets- Owner
- Achim Nowak – Parkside Civic
- Antonios Pandis
- Christine
- Ellen Rossetti
- Gabriel
- Sylvie Moreno
- Jacobo Cohen
- Ken Crawford
- Roy Gutman
- Traci Callari
- Xavier Valerie
- Manal
- Patt Morren
- Pamela Sepulveda

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Pembroke Pines, FL 33024

(work) 786-543-0851
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

- Luis La Rosa presented project. Showed Site Plan, Floor Plans and Elevations
- Luis La Rosa opened questions to participants
- Christine: Stated that the project was nice and liked the car elevator, mixture of stone and wood and townhouses on top
- Ken Crawford: Asked if there would be side parking in garage
 - Luis: Answered that some lifts have been assigned to two-bedroom units per requirement. Probability of purchasing off-site parking – probably 2 spaces
- Ken Crawford: Elevator for cars – concern: with no assigned parking people will be using elevator while others are trying to find parking which would cause traffic jam
 - Luis: Concern brought up by engineering - moved majority of lifts which are assigned – will take that into consideration
- Ken Crawford: Appreciates that trees are being kept, likes large windows and stated that building will be an asset next to Dixie Hwy.
 - Rooftop: if plants will be there, will native plants be placed?
 - Luis: Taller trees, open and exposed, on planter, potted plants, trees that can self-water – Showed rooftop plan – exposed to sun + rain
- Christine: Asked to see rear. Mentioned that the rear is attractive to keep integrity of neighborhood
 - Luis: Stone elements, decorative screen, big windows have been kept in rear of building
- Achim Nowak: Parkside Civic – one of favorite designs from Luis – townhouses on top, car elevators, assigned parking
 - Consider balconies second floor facing East – bedroom level of townhouses – best view of Young Circle vs Dixie Hwy
 - Traci Callari: West facing has view of skies and sunsets – address both with High Sky windows
 - Luis: Will talk to owner about Juliet balconies and explore option of east facing balconies as there may be some issues of views on that side
- Traci Callari: Asked about parking garage and turn around. Also, if house next door owner has been contacted
 - Luis: Public participation meeting has been held and open to everyone to discuss any concerns. Building is not encroaching into setbacks, not asking for variances, also owners are expert builders: open to talking to neighbors and care for neighborhood
- Comments: Building adding value to the area and surrounding properties

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LLR Architects Inc.

- Antonios Pandis: Nice design, modern.
- Was traffic study performed?
- Does east side of building, balcony side, reach property line?
- If neighbor decides to build something similar to this building what will be the privacy between the balconies
 - Luis: 2 elevators – most of these building only have 1 – In and up – Out and down
 - Traffic study not required by the city – meet parking requirement – buying parking lot
 - Stacking available – more than a car taking elevator – probably 3 cars
 - Allowed to encroach 75% into side setback – may have to cut back a little bit
 - Our zoning setback in this area is zero – we have a 4-foot setback and balcony
- Antonios Pandis: Would there be traffic jams due to building
 - Other participants: a building wouldn't cause traffic jams, there are not major traffic jams other than when there is Art Walk – still moderate
- Comment: If people need extra spaces, would they park in the street?
 - Luis: We meet parking requirement
 - Other participants: There are also additional parking spaces half a block away

Meeting Ended

LLR Architects Inc.

9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

(work) 786-543-0851
e-mail: llarosa@larosaarchitects.com



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

September 27, 2022

City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33020

Re: Property owners within 500 feet of:

SUBJECT: 2035 Monroe Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 15 01 0810

ABBREV. LEGAL DESCRIPTION: HOLLYWOOD 1-21 B LOT 8, 9 BLK 5

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 9/23/2022.

I affirm the notices for the attached Public Outreach Meeting were mailed to all property owners as noted above, to the Division of Planning, as well as to registered civic and neighborhood associations as provided by the applicant, and the site was posted on 9/27/2022.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed notices: **154, including 3 international**

(This includes the Division of Planning, registered civic and neighborhood association(s) as provided by the applicant, the Mayor and 6 commissioners)

EASTLAND TR
DENG, RU BIN TRSTEE ETAL
11B, 7, ENNA BLVD, RIVA 1 YING HO RD
YUEN LONG NT
HONG KONG

MARTEL, FRANCOIS & DIANE
2625 RUE MONTARVILLE
LONGUEUIL QC J4L 2L1
CANADA

XU, GANG
ZHOU, LI
83 AKENHEAD CRES
OTTAWA ON K2T 0B3
CANADA

1129 NW 3RD STREET LLC
1920 S OCEAN DR #7D
HALLANDALE BEACH, FL 33009

2032 MONROE STREET LLC
18660 COLLINS AVE #106
SUNNY ISLES BEACH, FL 33160

2035 MONROE ST LLC
720 E PALISADE #105
ENGLEWOOD CLIFFS, NJ 07632

311 M & J INC
4000 SW 106 TER
DAVIE, FL 33328

411 SOUTH 21 LLC
120 LAKESIDE DR
LAWRENCE, NY 11559

428 SW 6TH STREET LLC
1920 S OCEAN DR #7D
HALLANDALE BEACH, FL 33009

501 LTY LLC
835 MERIDIAN LN
HOLLYWOOD, FL 33019

509 SOUTH LLC
2025 TYLER ST
HOLLYWOOD, FL 33020

521 DIXIE LLC
640 RODGERS AVE
BROOKLYN, NY 11226

ALDAZABAL, IBON
1958 MONROE ST #202
HOLLYWOOD, FL 33020

ALEX II USA LLC
698 W PALMETTO PARK RD
BOCA RATON, FL 33486

ANTHONY, SAVITREE
NAUTH, ALLAN
1958 MONROE ST #209
HOLLYWOOD, FL 33020

ARIANA HOLDINGS LLC
% ROCIO BUSTELO
3530 MYSTIC POINTE DR UNIT 2013
AVENTURA, FL 33180

AVENCRE LLC
2945 NE 185 ST #1410
AVENTURA, FL 33180

B & T ROBBINS CORP
9101 NW 32 ST
CORAL SPRINGS, FL 33065

BAQUEANOS LLC
1556 NE 105 ST
MIAMI SHORES, FL 33138

BEJARANO, MARIA
199 OCEAN LANE DR APT 313
KEY BISCAYNE, FL 33149

BELANGER, LISE H
1958 MONROE ST #204
HOLLYWOOD, FL 33020

BENTLEY, EDWARD
SCHWEPPE, IRENE
2008 JACKSON ST #B-8
HOLLYWOOD, FL 33020

BETTY ANN WALSH REV TR
WALSH, BETTY TRSTEE
PO BOX 991
CUMBERLAND, WI 54829

BETYS & SONS LLC
2945 NE 185 ST #1410
AVENTURA, FL 33180

BITTON, JONATHAN
4124 NW 1 ST
DEERFIELD BEACH, FL 33442

BLUE UNIVERSAL SYSTEM LLC
111 SE 3 AVE APT 202
DANIA BEACH, FL 33004

BOHADANAH, ELI
3950 SW 6 ST
FORT LAUDERDALE, FL 33312

BORDES, LIDO
58 NE 14 ST #420
MIAMI, FL 33132

BRAVOS, WILLIAM J
DAVIDSON-BRAVOS, DONNA
2700 NE 58 ST
FORT LAUDERDALE, FL 33308

BROWN, KATHLEEN CASSIDY
1958 MONROE ST #307
HOLLYWOOD, FL 33020

BURNS, MAIA
DIAZ, ESTELA MORENO
2049 S OCEAN DR #1206
HALLANDALE BEACH, FL 33009

BUSTAMANTE, VERONICA
3512 CLEVELAND ST
HOLLYWOOD, FL 33021

BUTLER STREET REALTY LLC
1555 VAN BUREN ST
HOLLYWOOD, FL 33020

CAFFI, JEANETTE C
8937 NW 182 TER
MIAMI, FL 33018

CAFFI, RAMON
8937 NW 182 TER
HIALEAH, FL 33018

CANDI CASINO REV TR
CASINO, CANDI TRSTEE
303 S 21 AVE
HOLLYWOOD, FL 33020

CAVALCANTI, MIGUEL
20205 NE 3 CT #7
MIAMI, FL 33179

CB JACKSON LLC
2250 SW 3 AVE #100
MIAMI, FL 33129

COLONNA, SERGIO
20028 NE 2 CT
MIAMI, FL 33179

COMAT HOUSING LLC
1931 NW 150 AVE #257
PEMBROKE PINES, FL 33028

CREIGHTON, SEAN T
229 SW 9 AVE
FORT LAUDERDALE, FL 33312

CRESPO, MAUREEN
2028 JACKSON ST
HOLLYWOOD, FL 33020

CZERWONKO, MARISA S
182 NW 106 TER
PEMBROKE PINES, FL 33026

DAIDAN LLC
9569 NEW WATERFORD COVE
DELRAY BEACH, FL 33446

DE VECCHI, JORGE
2475 BRICKELL AVE #2305
MIAMI, FL 33129

DENIS, PRISCILLA
1958 MONROE ST #301
HOLLYWOOD, FL 33020

DISTRI-NOI INVESTMENTS LLC
1958 MONROE ST #205
HOLLYWOOD, FL 33020

DIXIE HIGHWAY HOLDINGS LLC
440 S DIXIE HWY #100
HOLLYWOOD, FL 33020

EASY HOME LLC
1556 NE 105 ST
MIAMI SHORES, FL 33138

ECHARDS, JACKELINE H/E
RAMOS, MARIA ANNA BARBOSA
2000 JACKSON STREET
HOLLYWOOD, FL 33020

ECKERT, FANIYA
VELO, JAMES ETAL
1739 FRANKLIN PARK S
COLUMBUS, OH 43205

EILEEN SANDERS TR
RHODES, LORRAINE
3443 SW 53 CT
FORT LAUDERDALE, FL 33312

EMAIRI, DONTÉ
2708 BRUCE TER
HOLLYWOOD, FL 33020

EMMA 307 LLC
21200 POINT PL #1904
AVENTURA, FL 33180

EPEGA, TITILOLA
2015 MADISON ST #202
HOLLYWOOD, FL 33020

ETLING, MEAGAN L
2021 MONROE ST
HOLLYWOOD, FL 33020

FERNANDEZ, HECTOR L & MILAGROS
1958 MONROE ST #210
HOLLYWOOD, FL 33020

FINK FAM REV TR
FINK, STEPHEN & JUDY TRSTEE ETAL
14105 SHERIDAN ST
SOUTHWEST RANCHES, FL 33330

FLORIDA EAST COAST RAILWAY LLC
7150 PHILIPS HWY
JACKSONVILLE, FL 32256

FORREST, RAMONA RAE
2030 JACKSON ST
HOLLYWOOD, FL 33020

GAITAN, LUIS E
229 MAHOGANY TER
DAVIE, FL 33325

GAMIZ, LIZA
11750 NW 6 ST
PLANTATION, FL 33325

GIOIA, MICHAEL
1958 MONROE ST #309
HOLLYWOOD, FL 33020

GRANDCANAMERICAN LLC
%OUTLOOK PROPERTY MANAGEMENT
5599 S UNIVERSITY DR #204
DAVIE, FL 33328

GROCHOLSKI, ADAM
2018 MADISON ST
HOLLYWOOD, FL 33020

GUZMAN, ROBINSON &
MORENO, SANDRA PATRICIA
1958 MONROE ST #303
HOLLYWOOD, FL 33020

HARBOR EQUITY PARTNER III LLC
701 NE 125 ST
NORTH MIAMI, FL 33161

HEADWAY NEW VISTAS LLC
4740 N STATE ROAD 7 #201
FORT LAUDERDALE, FL 33319

HORIZONS TO THE NORTH LLC
1931 NW 150 AVE STE 257
PEMBROKE PINES, FL 33028

HYNES, GUSTAVO GUILLERMO
HYNES, JUAN CARLOS
1958 MONROE ST #306
HOLLYWOOD, FL 33020

JACKSON PIER 43 LLC
18220 W DIXIE HWY
N MIAMI BEACH, FL 33160

JDC FAM LIV TR
DOBREA, CONSTANTIN TRSTEE
1900 VAN BUREN ST #109B
HOLLYWOOD, FL 33020

KHAIKIN, EVGENY
34384 DUNHILL DR
FREMONT, CA 94555

KHANIN, VICTOR
KLYMCHENKO, VIKTORIIA
200 WINSTON DR #2410
CLIFFSIDE PARK, NJ 07010

LA ROCHELLE LLC
1931 NW 150 AVE #257
PEMBROKE PINES, FL 33028

LIMONERO LLC
3801 S OCEAN DR #2L
HOLLYWOOD, FL 33019

LIPKA HOLDINGS LLC
423 S 21 AVE
HOLLYWOOD, FL 33020

LKA RENTALS LLC
2008 JACKSON ST #C-7
HOLLYWOOD, FL 33020

LUTEMAR LLC
1931 NW 150 AVE #257
PEMBROKE PINES, FL 33028

MADISON515 LLC
780 NE 69 ST STE 509
MIAMI, FL 33138

MAISON DELUXE 111 LLC
% STORMSTONE LLC
PO BOX 191524
MIAMI BEACH, FL 33119

MALINOV, RUMEN I
2008 JACKSON ST #D-8
HOLLYWOOD, FL 33020

MARILYN J CRESPO TR
CRESPO, MARILYN J TRSTEE
920 SW 66 AVE
PEMBROKE PINES, FL 33023

MAXWELL, LORRAINE
2015 MADISON ST APT 101
HOLLYWOOD, FL 33020

MAZAL TOV GROUP INC
PO BOX 667975
MIAMI, FL 33166

MCCORMACK, ARGENTINA E
434 S 20 AVE
HOLLYWOOD, FL 33020

MCGUIRE, BRETT
27800 WEST RD
NEW BOSTON, MI 48164

MICKIN LLC
4363 WILLOW POND RD APT C
WEST PALM BEACH, FL 33417

MIRCEA, DENIS B
4644 NW 93 TER
SUNRISE, FL 33351

MMVJ LAND LLC
2007 JACKSON ST
HOLLYWOOD, FL 33020

MORIN, PATRICIA A
2020 MADISON ST
HOLLYWOOD, FL 33020

MOSHE, SHMOUEL
418 SE 3 ST
DANIA BEACH, FL 33004

MR9 INVESTMENTS LLC
66 W FLAGLER ST 8 FLR
MIAMI, FL 33130

NAVARRO, SABRINA
2008 JACKSON ST #B-10
HOLLYWOOD, FL 33020

NEW PALMA LLC
9100 S DADELAND BLVD STE 912
MIAMI, FL 33156

NW1 LLC
382 NE 191 ST #46180
MIAMI, FL 33179

OCEGUERA, ANNDY RAMOS
3126 HARRISON ST
HOLLYWOOD, FL 33021

OJEDA, CARLOS ANTONIO
4960 NW 165 ST #B-15
MIAMI GARDENS, FL 33014

OLIPILI LLC
15 NW 7 AVE
FORT LAUDERDALE, FL 33311

OLIVOS ONES LLC
401 GOLDEN ISLES DR #101
HALLANDALE BEACH, FL 33009

OMAVAL LLC
1931 NW 150 AVE #257
PEMBROKE PINES, FL 33028

ORTIZ, LUIS FERNANDO
CABALLERO, MARIA VERONICA
2020 MONROE ST
HOLLYWOOD, FL 33020

PACHECO, DWAYNE
2104 MONROE TER
HOLLYWOOD, FL 33020

PEREZ-SOTO, CAROL
2015 MADISON ST APT 102
HOLLYWOOD, FL 33020

PINAT RAMZOR LLC
1119A S 21 AVE
HOLLYWOOD, FL 33020

PIONEER APARTMENTS INC
PO BOX 530142
MIAMI SHORES, FL 33153

POPESCU, NICOLETA
3901 PARKSIDE LN
HOLLYWOOD, FL 33021

POURJI, ANITA
POURJI, FARBOD
9321 SW 177 ST
PALMETTO BAY, FL 33157

POURJI, FARBOD
POURJI, ANITA
2525 JACKSON ST
HOLLYWOOD, FL 33020

PRANA TR
FORASTIERI, GRACIELA TRSTEEES ETAL
20100 W COUNTRY CLUB DR # 1505
AVENTURA, FL 33180

PRINCE FAMILY TR
PRINCE, MARK D & ESTHER L TRSTEEES
1243 FUNSTON ST
HOLLYWOOD, FL 33019

R&A SAADA FAMILY LTD
2025 TYLER ST
HOLLYWOOD, FL 33020

REATEGUI VANEGAS, EDWIN ARLEY
2728 DEWEY ST
HOLLYWOOD, FL 33020

REICHMAN, SIDNEY E
FALSEY, BARBARA
1945 MONROE ST
HOLLYWOOD, FL 33020

REYES, LAURA &
CONTRERAS, ERNESTO
2015 MADISON ST UNIT 103
HOLLYWOOD, FL 33020

RIVER BEND LAND COMPANY LLC
301 W 41 ST #501
MIAMI, FL 33140

ROCCAMONFINA LLC
12550 BISCAYNE BLVD #406
MIAMI, FL 33181

RODRIGUEZ, JAIRO A
GONZALEZ, PRISCILLA C
2015 MADISON ST #203
HOLLYWOOD, FL 33020

RODRIGUEZ, OLSON ANDRES
618 REED ST SE
ATLANTA, GA 30312

RODRIGUEZ, ORLANDO
1958 MONROE ST #109
HOLLYWOOD, FL 33020

ROSMAN, DEBORA
1108 KANE CONCOURSE DR #210
BAY HARBOR ISLANDS, FL 33154

ROSSETTI, ELLEN JOY
16565 NE 26 AVE #5J
N MIAMI BEACH, FL 33160

RUMBAITIS, ARVID A &
RUMBAITIS, MARIA M
4100 CATHEDRAL AVE NW # 15
WASHINGTON, DC 20016

SANTA ROSA BODY SHOP INC
500 S DIXIE HWY
HOLLYWOOD, FL 33020

SARMIENTO, SARA
2008 JACKSON ST UNIT C-7
HOLLYWOOD, FL 33020

SCHMITZ, HEIDI E
2015 MADISON ST APT 204
HOLLYWOOD, FL 33020

SCHULZ, LARISA
5888 IXIAS LN
SAN JOSE, CA 95124

SHARON BACHAR REV TR
BACHAR, SHARON TRSTEE
PO BOX 630098
MIAMI, FL 33163

SOUTH 21ST AVENUE WAREHOUSE LLC
902 S 14 AVE
HOLLYWOOD, FL 33020

STANLEY & JODI MEDOW REV TR
MEDOW, STANLEY & JODI TRSTEE
701 N FORT LAUD BEACH BLVD #114
FORT LAUDERDALE, FL 33304

SWCA HOLLYWOOD LLC
PO BOX 223190
HOLLYWOOD, FL 33022

TENZ LLC
2945 NE 185 ST #1410
AVENTURA, FL 33180

THOMAS, TIMOTHY L
2038 MADISON ST #2
HOLLYWOOD, FL 33020

TLC GROUP ASSOCIATES LLC
624 PALM DR
HALLANDALE BEACH, FL 33009

TODABARUJ LLC
2801 NE 183 ST #217W
AVENTURA, FL 33160

VAZQUEZ, JOSE
VAZQUEZ, IVETTE
1958 MONROE ST #203
HOLLYWOOD, FL 33020

VB HOLLYWOOD SOUTH HOLDINGS LLC
6201 SW 70 ST STE 200
MIAMI, FL 33143

VENN INVESTMENTS (FL) LLC
8403 PINES BLVD #1042
PEMBROKE PINES, FL 33024

VOICU, CARMEN
8607 LOCUST GROVE DR
LAUREL, MD 20707

WEINSTEIN, ROBERT M
1027 BUCHANAN ST
HOLLYWOOD, FL 33019

WONDER WIND LLC
15129 NW 7 ST
PEMBROKE PINES, FL 33028

XIDIS, PANAGIOTIS PETER
2036 JACKSON ST
HOLLYWOOD, FL 33020

CITY OF HOLLYWOOD
PLANNING & URBAN DESIGN
2600 HOLLYWOOD BLVD #315
HOLLYWOOD, FL 33020

THE HONORABLE ADAM GRUBER
DISTRICT 4
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE CARYL S SHUHAM
DISTRICT 1
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE JOSH LEVY
MAYOR
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE KEVIN BIEDERMAN
DISTRICT 5
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE LINDA HILL ANDERSON
DISTRICT 2
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE LINDA SHERWOOD
DISTRICT 6
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

THE HONORABLE TRACI CALLARI
DISTRICT 3
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

PARKSIDE CIVIC ASSOC.
KENNETH CRAWFORD, PRES.
2018 FLETCHER ST
HOLLYWOOD, FL 33020

HIGHLAND GARDENS CIVIC ASSOC.
DAVID KOUT, PRES.,
SHIRLEY STEALEY, SEC./TREAS.
2847 PLUNKETT ST
HOLLYWOOD, FL 33020

DOWNTOWN PARKSIDE ROYAL POINCIANA
CIVIC ASSOC.
MITCH ANTON, BD MEMBER/DIR.
PO BOX 223697
HOLLYWOOD, FL 33022

UNITED NEIGHBORS OF S
HOLLYWOOD/SOUTH CENTRAL
HELEN CHERVIN, PRES.
2470 ADAMS ST
HOLLYWOOD, FL 33020

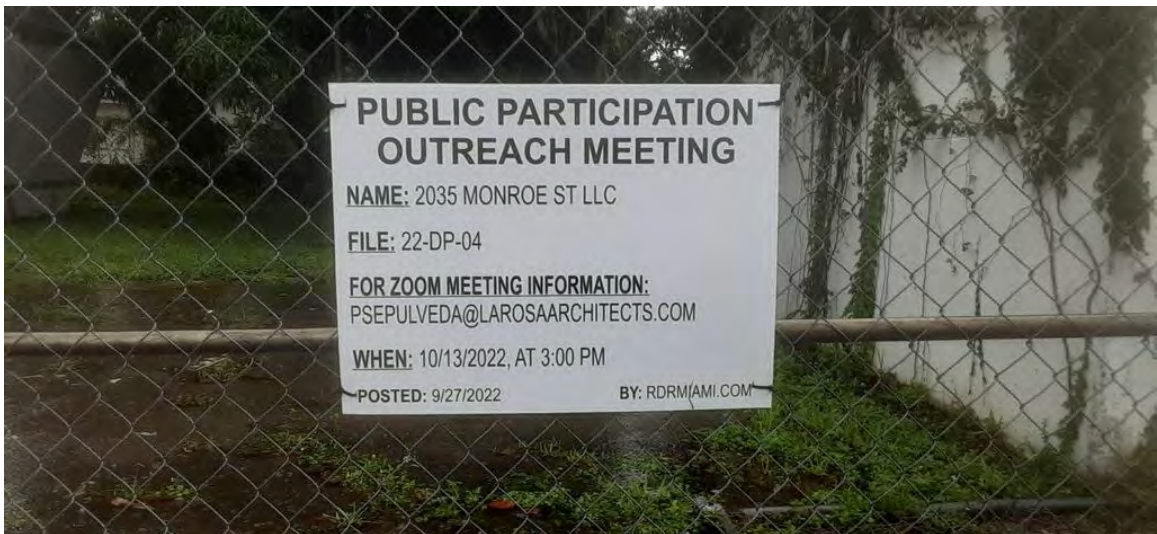
Name 1	Name 2	Address	City	State	Zip	Country
EASTLAND TR	DENG, RU BIN TRSTEE ETAL	11B, 7, ENNA BLVD, RIVA 1 YING HO RD	YUEN LONG NT			HONG KONG
MARTEL, FRANCOIS & DIANE		2625 RUE MONTARVILLE	LONGUEUIL QC		J4L 2L1	CANADA
XU, GANG	ZHOU, LI	83 AKENHEAD CRES	OTTAWA ON		K2T 0B3	CANADA
1129 NW 3RD STREET LLC		1920 S OCEAN DR #7D	HALLANDALE BEACH	FL	33009	USA
2032 MONROE STREET LLC		18660 COLLINS AVE #106	SUNNY ISLES BEACH	FL	33160	USA
2035 MONROE ST LLC		720 E PALISADE #105	ENGLEWOOD CLIFFS	NJ	07632	USA
311 M & J INC		4000 SW 106 TER	DAVIE	FL	33328	USA
411 SOUTH 21 LLC		120 LAKESIDE DR	LAWRENCE	NY	11559	USA
428 SW 6TH STREET LLC		1920 S OCEAN DR #7D	HALLANDALE BEACH	FL	33009	USA
501 LTY LLC		835 MERIDIAN LN	HOLLYWOOD	FL	33019	USA
509 SOUTH LLC		2025 TYLER ST	HOLLYWOOD	FL	33020	USA
521 DIXIE LLC		640 RODGERS AVE	BROOKLYN	NY	11226	USA
ALDAZABAL, IBON		1958 MONROE ST #202	HOLLYWOOD	FL	33020	USA
ALEX II USA LLC		698 W PALMETTO PARK RD	BOCA RATON	FL	33486	USA
ANTHONY, SAVITREE	NAUTH, ALLAN	1958 MONROE ST #209	HOLLYWOOD	FL	33020	USA
ARIANA HOLDINGS LLC	% ROCIO BUSTELO	3530 MYSTIC POINTE DR UNIT 2013	AVENTURA	FL	33180	USA
AVENCRE LLC		2945 NE 185 ST #1410	AVENTURA	FL	33180	USA
B & T ROBBINS CORP		9101 NW 32 ST	CORAL SPRINGS	FL	33065	USA
BAQUEANOS LLC		1556 NE 105 ST	MIAMI SHORES	FL	33138	USA
BEJARANO, MARIA		199 OCEAN LANE DR APT 313	KEY BISCAYNE	FL	33149	USA
BELANGER, LISE H		1958 MONROE ST #204	HOLLYWOOD	FL	33020	USA
BENTLEY, EDWARD	SCHWEPPE, IRENE	2008 JACKSON ST #B-8	HOLLYWOOD	FL	33020	USA
BETTY ANN WALSH REV TR	WALSH, BETTY TRSTEE	PO BOX 991	CUMBERLAND	WI	54829	USA
BETYS & SONS LLC		2945 NE 185 ST #1410	AVENTURA	FL	33180	USA
BITTON, JONATHAN		4124 NW 1 ST	DEERFIELD BEACH	FL	33442	USA
BLUE UNIVERSAL SYSTEM LLC		111 SE 3 AVE APT 202	DANIA BEACH	FL	33004	USA
BOHADANAH, ELI		3950 SW 6 ST	FORT LAUDERDALE	FL	33312	USA
BORDES, LIDO		58 NE 14 ST #420	MIAMI	FL	33132	USA
BRAVOS, WILLIAM J	DAVIDSON-BRAVOS, DONNA	2700 NE 58 ST	FORT LAUDERDALE	FL	33308	USA
BROWN, KATHLEEN CASSIDY		1958 MONROE ST #307	HOLLYWOOD	FL	33020	USA
BURNS, MAIA	DIAZ, ESTELA MORENO	2049 S OCEAN DR #1206	HALLANDALE BEACH	FL	33009	USA
BUSTAMANTE, VERONICA		3512 CLEVELAND ST	HOLLYWOOD	FL	33021	USA
BUTLER STREET REALTY LLC		1555 VAN BUREN ST	HOLLYWOOD	FL	33020	USA
CAFFI, JEANETTE C		8937 NW 182 TER	MIAMI	FL	33018	USA
CAFFI, RAMON		8937 NW 182 TER	HIALEAH	FL	33018	USA
CANDI CASINO REV TR	CASINO, CANDI TRSTEE	303 S 21 AVE	HOLLYWOOD	FL	33020	USA
CAVALCANTI, MIGUEL		20205 NE 3 CT #7	MIAMI	FL	33179	USA
CB JACKSON LLC		2250 SW 3 AVE #100	MIAMI	FL	33129	USA
COLONNA, SERGIO		20028 NE 2 CT	MIAMI	FL	33179	USA
COMAT HOUSING LLC		1931 NW 150 AVE #257	PEMBROKE PINES	FL	33028	USA
CREIGHTON, SEAN T		229 SW 9 AVE	FORT LAUDERDALE	FL	33312	USA
CRESPO, MAUREEN		2028 JACKSON ST	HOLLYWOOD	FL	33020	USA
CZERWONKO, MARISA S		182 NW 106 TER	PEMBROKE PINES	FL	33026	USA
DAIDAN LLC		9569 NEW WATERFORD COVE	DELRAY BEACH	FL	33446	USA
DE VECCHI, JORGE		2475 BRICKELL AVE #2305	MIAMI	FL	33129	USA
DENIS, PRISCILLA		1958 MONROE ST #301	HOLLYWOOD	FL	33020	USA
DISTRI-NOI INVESTMENTS LLC		1958 MONROE ST #205	HOLLYWOOD	FL	33020	USA
DIXIE HIGHWAY HOLDINGS LLC		440 S DIXIE HWY #100	HOLLYWOOD	FL	33020	USA
EASY HOME LLC		1556 NE 105 ST	MIAMI SHORES	FL	33138	USA
ECHARDS, JACKELINE H/E	RAMOS, MARIA ANNA BARBOSA	2000 JACKSON STREET	HOLLYWOOD	FL	33020	USA

ECKERT, FANIYA	VELO, JAMES ETAL	1739 FRANKLIN PARK S	COLUMBUS	OH	43205	USA
EILEEN SANDERS TR	RHODES, LORRAINE	3443 SW 53 CT	FORT LAUDERDALE	FL	33312	USA
EMAIRI, DONTÉ		2708 BRUCE TER	HOLLYWOOD	FL	33020	USA
EMMA 307 LLC		21200 POINT PL #1904	AVENTURA	FL	33180	USA
EPEGA, TITILOLA		2015 MADISON ST #202	HOLLYWOOD	FL	33020	USA
ETLING, MEAGAN L		2021 MONROE ST	HOLLYWOOD	FL	33020	USA
FERNANDEZ, HECTOR L & MILAGROS		1958 MONROE ST #210	HOLLYWOOD	FL	33020	USA
FINK FAM REV TR	FINK, STEPHEN & JUDY TRSTEE ETAL	14105 SHERIDAN ST	SOUTHWEST RANCHES	FL	33330	USA
FLORIDA EAST COAST RAILWAY LLC		7150 PHILIPS HWY	JACKSONVILLE	FL	32256	USA
FORREST, RAMONA RAE		2030 JACKSON ST	HOLLYWOOD	FL	33020	USA
GAITAN, LUIS E		229 MAHOGANY TER	DAVIE	FL	33325	USA
GAMIZ, LIZA		11750 NW 6 ST	PLANTATION	FL	33325	USA
GIOIA, MICHAEL		1958 MONROE ST #309	HOLLYWOOD	FL	33020	USA
GRANDCANAMERICAN LLC	%OUTLOOK PROPERTY MANAGEMENT	5599 S UNIVERSITY DR #204	DAVIE	FL	33328	USA
GROCHOLSKI, ADAM		2018 MADISON ST	HOLLYWOOD	FL	33020	USA
GUZMAN, ROBINSON &	MORENO, SANDRA PATRICIA	1958 MONROE ST #303	HOLLYWOOD	FL	33020	USA
HARBOR EQUITY PARTNER III LLC		701 NE 125 ST	NORTH MIAMI	FL	33161	USA
HEADWAY NEW VISTAS LLC		4740 N STATE ROAD 7 #201	FORT LAUDERDALE	FL	33319	USA
HORIZONS TO THE NORTH LLC		1931 NW 150 AVE STE 257	PEMBROKE PINES	FL	33028	USA
HYNES, GUSTAVO GUILLERMO	HYNES, JUAN CARLOS	1958 MONROE ST #306	HOLLYWOOD	FL	33020	USA
JACKSON PIER 43 LLC		18220 W DIXIE HWY	N MIAMI BEACH	FL	33160	USA
JDC FAM LIV TR	DOBREA, CONSTANTIN TRSTEE	1900 VAN BUREN ST #109B	HOLLYWOOD	FL	33020	USA
KHAIKIN, EVGENY		34384 DUNHILL DR	FREMONT	CA	94555	USA
KHANIN, VICTOR	KLYMCHENKO, VIKTORIIA	200 WINSTON DR #2410	CLIFFSIDE PARK	NJ	07010	USA
LA ROCHELLE LLC		1931 NW 150 AVE #257	PEMBROKE PINES	FL	33028	USA
LIMONERO LLC		3801 S OCEAN DR #2L	HOLLYWOOD	FL	33019	USA
LIPKA HOLDINGS LLC		423 S 21 AVE	HOLLYWOOD	FL	33020	USA
LKA RENTALS LLC		2008 JACKSON ST #C-7	HOLLYWOOD	FL	33020	USA
LUTEMAR LLC		1931 NW 150 AVE #257	PEMBROKE PINES	FL	33028	USA
MADISON515 LLC		780 NE 69 ST STE 509	MIAMI	FL	33138	USA
MAISON DELUXE 111 LLC	% STORMSTONE LLC	PO BOX 191524	MIAMI BEACH	FL	33119	USA
MALINOV, RUMEN I		2008 JACKSON ST #D-8	HOLLYWOOD	FL	33020	USA
MARILYN J CRESPO TR	CRESPO, MARILYN J TRSTEE	920 SW 66 AVE	PEMBROKE PINES	FL	33023	USA
MAXWELL, LORRAINE		2015 MADISON ST APT 101	HOLLYWOOD	FL	33020	USA
MAZAL TOV GROUP INC		PO BOX 667975	MIAMI	FL	33166	USA
MCCORMACK, ARGENTINA E		434 S 20 AVE	HOLLYWOOD	FL	33020	USA
MCGUIRE, BRETT		27800 WEST RD	NEW BOSTON	MI	48164	USA
MICKIN LLC		4363 WILLOW POND RD APT C	WEST PALM BEACH	FL	33417	USA
MIRCEA, DENIS B		4644 NW 93 TER	SUNRISE	FL	33351	USA
MMVJ LAND LLC		2007 JACKSON ST	HOLLYWOOD	FL	33020	USA
MORIN, PATRICIA A		2020 MADISON ST	HOLLYWOOD	FL	33020	USA
MOSHE, SHMOUEL		418 SE 3 ST	DANIA BEACH	FL	33004	USA
MR9 INVESTMENTS LLC		66 W FLAGLER ST 8 FLR	MIAMI	FL	33130	USA
NAVARRO, SABRINA		2008 JACKSON ST #B-10	HOLLYWOOD	FL	33020	USA
NEW PALMA LLC		9100 S DADELAND BLVD STE 912	MIAMI	FL	33156	USA
NW1 LLC		382 NE 191 ST #46180	MIAMI	FL	33179	USA
OCEGUERA, ANNDY RAMOS		3126 HARRISON ST	HOLLYWOOD	FL	33021	USA
OJEDA, CARLOS ANTONIO		4960 NW 165 ST #B-15	MIAMI GARDENS	FL	33014	USA
OLIPILI LLC		15 NW 7 AVE	FORT LAUDERDALE	FL	33311	USA
OLIVOS ONES LLC		401 GOLDEN ISLES DR #101	HALLANDALE BEACH	FL	33009	USA
OMAVALL LLC		1931 NW 150 AVE #257	PEMBROKE PINES	FL	33028	USA

ORTIZ, LUIS FERNANDO	CABALLERO, MARIA VERONICA	2020 MONROE ST	HOLLYWOOD	FL	33020	USA
PACHECO, DWAYNE		2104 MONROE TER	HOLLYWOOD	FL	33020	USA
PEREZ-SOTO, CAROL		2015 MADISON ST APT 102	HOLLYWOOD	FL	33020	USA
PINAT RAMZOR LLC		1119A S 21 AVE	HOLLYWOOD	FL	33020	USA
PIONEER APARTMENTS INC		PO BOX 530142	MIAMI SHORES	FL	33153	USA
POPESCU, NICOLETA		3901 PARKSIDE LN	HOLLYWOOD	FL	33021	USA
POURJI, ANITA	POURJI, FARBOD	9321 SW 177 ST	PALMETTO BAY	FL	33157	USA
POURJI, FARBOD	POURJI, ANITA	2525 JACKSON ST	HOLLYWOOD	FL	33020	USA
PRANA TR	FORASTIERI, GRACIELA TRSTEE ETAL	20100 W COUNTRY CLUB DR # 1505	AVENTURA	FL	33180	USA
PRINCE FAMILY TR	PRINCE, MARK D & ESTHER L TRSTEEES	1243 FUNSTON ST	HOLLYWOOD	FL	33019	USA
R&A SAADA FAMILY LTD		2025 TYLER ST	HOLLYWOOD	FL	33020	USA
REATEGUI VANEGAS, EDWIN ARLEY		2728 DEWEY ST	HOLLYWOOD	FL	33020	USA
REICHMAN, SIDNEY E	FALSEY, BARBARA	1945 MONROE ST	HOLLYWOOD	FL	33020	USA
REYES, LAURA &	CONTRERAS, ERNESTO	2015 MADISON ST UNIT 103	HOLLYWOOD	FL	33020	USA
RIVER BEND LAND COMPANY LLC		301 W 41 ST #501	MIAMI	FL	33140	USA
ROCCAMONFINA LLC		12550 BISCAYNE BLVD #406	MIAMI	FL	33181	USA
RODRIGUEZ, JAIRO A	GONZALEZ, PRISCILLA C	2015 MADISON ST #203	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, OLSON ANDRES		618 REED ST SE	ATLANTA	GA	30312	USA
RODRIGUEZ, ORLANDO		1958 MONROE ST #109	HOLLYWOOD	FL	33020	USA
ROSMAN, DEBORA		1108 KANE CONCOURSE DR #210	BAY HARBOR ISLANDS	FL	33154	USA
ROSSETTI, ELLEN JOY		16565 NE 26 AVE #5J	N MIAMI BEACH	FL	33160	USA
RUMBAITIS, ARVID A &	RUMBAITIS, MARIA M	4100 CATHEDRAL AVE NW # 15	WASHINGTON	DC	20016	USA
SANTA ROSA BODY SHOP INC		500 S DIXIE HWY	HOLLYWOOD	FL	33020	USA
SARMIENTO, SARA		2008 JACKSON ST UNIT C-7	HOLLYWOOD	FL	33020	USA
SCHMITZ, HEIDI E		2015 MADISON ST APT 204	HOLLYWOOD	FL	33020	USA
SCHULZ, LARISA		5888 IXIAS LN	SAN JOSE	CA	95124	USA
SHARON BACHAR REV TR	BACHAR, SHARON TRSTEE	PO BOX 630098	MIAMI	FL	33163	USA
SOUTH 21ST AVENUE WAREHOUSE LLC		902 S 14 AVE	HOLLYWOOD	FL	33020	USA
STANLEY & JODI MEDOW REV TR	MEDOW, STANLEY & JODI TRSTEE	701 N FORT LAUD BEACH BLVD #114	FORT LAUDERDALE	FL	33304	USA
SWCA HOLLYWOOD LLC		PO BOX 223190	HOLLYWOOD	FL	33022	USA
TENZ LLC		2945 NE 185 ST #1410	AVENTURA	FL	33180	USA
THOMAS, TIMOTHY L		2038 MADISON ST #2	HOLLYWOOD	FL	33020	USA
TLC GROUP ASSOCIATES LLC		624 PALM DR	HALLANDALE BEACH	FL	33009	USA
TODABARUJ LLC		2801 NE 183 ST #217W	AVENTURA	FL	33160	USA
VAZQUEZ, JOSE	VAZQUEZ, IVETTE	1958 MONROE ST #203	HOLLYWOOD	FL	33020	USA
VB HOLLYWOOD SOUTH HOLDINGS LLC		6201 SW 70 ST STE 200	MIAMI	FL	33143	USA
VENN INVESTMENTS (FL) LLC		8403 PINES BLVD #1042	PEMBROKE PINES	FL	33024	USA
VOICU, CARMEN		8607 LOCUST GROVE DR	LAUREL	MD	20707	USA
WEINSTEIN, ROBERT M		1027 BUCHANAN ST	HOLLYWOOD	FL	33019	USA
WONDER WIND LLC		15129 NW 7 ST	PEMBROKE PINES	FL	33028	USA
XIDIS, PANAGIOTIS PETER		2036 JACKSON ST	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
THE HONORABLE ADAM GRUBER	DISTRICT 4	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE CARYL S SHUHAM	DISTRICT 1	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE JOSH LEVY	MAYOR	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE KEVIN BIEDERMAN	DISTRICT 5	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE LINDA HILL ANDERSON	DISTRICT 2	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE LINDA SHERWOOD	DISTRICT 6	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE TRACI CALLARI	DISTRICT 3	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
PARKSIDE CIVIC ASSOC.	KENNETH CRAWFORD, PRES.	2018 FLETCHER ST	HOLLYWOOD	FL	33020	USA
HIGHLAND GARDENS CIVIC ASSOC.	DAVID KOUT, PRES., SHIRLEY STEALEY, SEC./TREAS.	2847 PLUNKETT ST	HOLLYWOOD	FL	33020	USA

DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	MITCH ANTON, BD MEMBER/DIR.	PO BOX 223697	HOLLYWOOD	FL	33022	USA
UNITED NEIGHBORS OF S HOLLYWOOD/SOUTH CENTRAL	HELEN CHERVIN, PRES.	2470 ADAMS ST	HOLLYWOOD	FL	33020	USA

SITE POSTED ON 9/27/2022

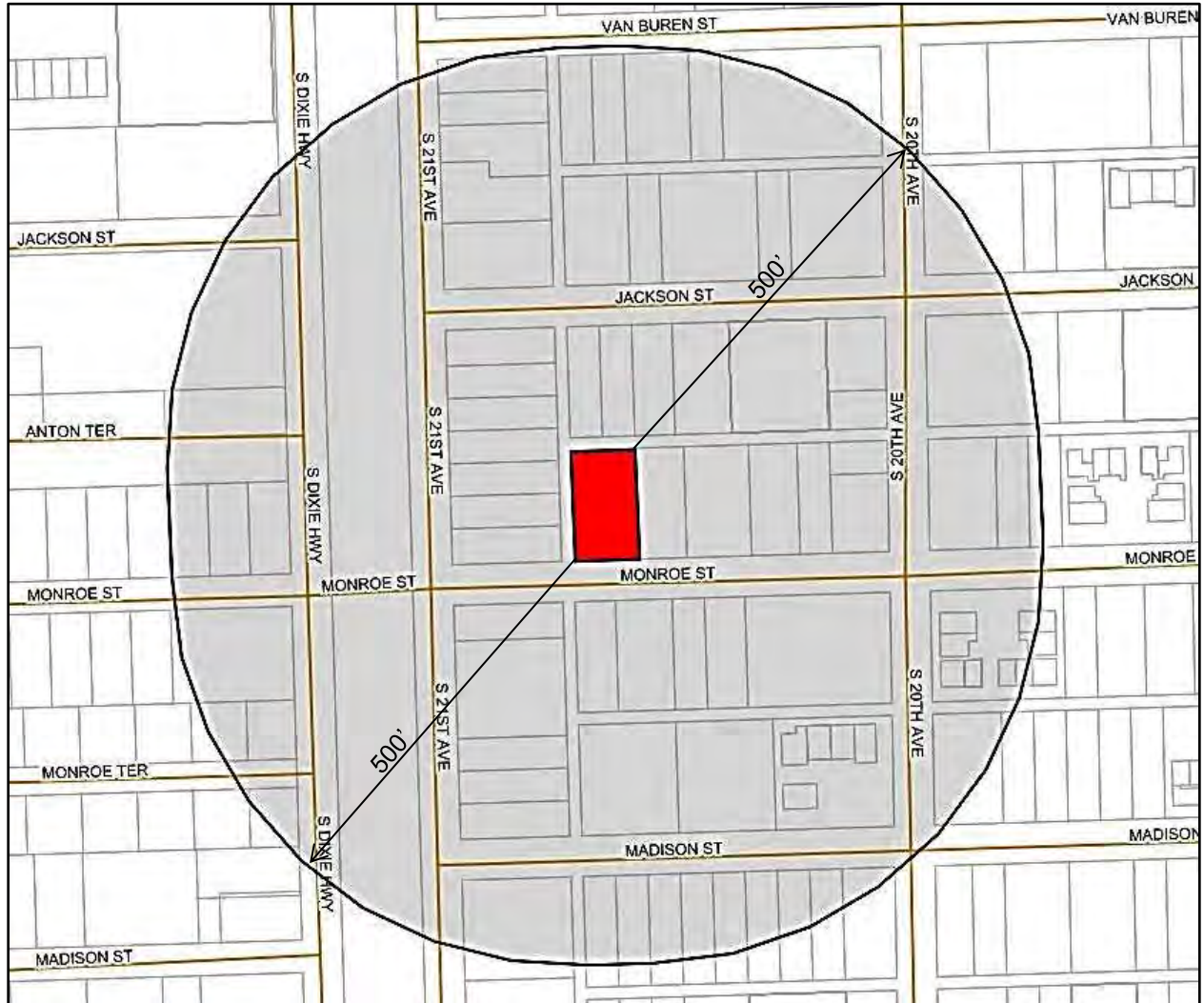




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500' RADIUS MAP



SUBJECT: 2035 Monroe Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 15 01 0810

ABBREV. LEGAL DESCRIPTION: HOLLYWOOD 1-21 B LOT 8, 9 BLK 5



LLR Architects Inc.

January 9, 2023

2035 Monroe ST LLC
490 Kings Highway, Second Floor
Brooklyn, NY 11223

FILE NUMBER: 22-DP-04

SUBJECT: Preliminary Site Plan review for 32-unit residential development (Monroe Residential).

SITE DATA

Owner/Applicant: 2035 Monroe ST LLC
Address/Location: 2035 Monroe Street
Net Size of Property: 10,906sq. ft. (0.25 acres)
Land Use: Regional Activity Center (RAC)
Zoning: Dixie Highway High Intensity Mixed-Use District
Present Use of Land: Single-Family
Year Built: 1955 (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: Dixie Highway High Intensity Mixed-Use District (DH-3)
South: Dixie Highway High Intensity Mixed-Use District (DH-3)
East: Dixie Highway High Intensity Mixed-Use District (DH-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).

LLR Architects Inc.

9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

(work) 954-962-2248
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

Dear Board Members,

It's with great pleasure we are presenting a 32- unit, 6-story, multi-family residential building. This project was designed with the intention to enhance the property and the surrounding neighborhood.

1. Design Criteria:

The architectural style for this 32-unit 6-story, +/-32,000 SF multi-family residential building embodies a truly modern style. The Front façade has an entry feature to the East and vehicular entry to the West. A 2-story parking area is decoratively screened with decorative circular opening in silver metal finish. Smooth stucco, and porcelain “wood-like” tile compliment the front façade. Decorative stone veneer flanks the entry and stair. The top floor features townhouse type units that are 2-story internally with balconies on top floor.

2. Compatibility:

The existing neighborhood consists of single and multi-family residential. This new development will be compatible with the residential neighborhoods and the fresh look of the RAC district.

3. Landscaping:

The landscaping has been integrated with the building design to emphasize the architectural features and help screen the parking areas from the street. Further, we are providing a promenade walkway surrounded by landscaping supported by the light well from atrium feature. Lastly, we are providing planters and additional landscaping on our roof top terrace and amenities space.

4. Site Massing: The 6-story project is located on Monroe Street between 20th Ave to the East and 21st Ave to the West. The setback is fifteen feet thus stepping the building back to allow for pedestrian friendly experience. The base- which consist of the first two floors- screens the parking area and is highlighted by decorative circular screens in a silver metal finish. The elevator core and lobby provide the backdrop for the main entry feature clad with stone and glass. The top 2-floors crown the building with the 2-story townhomes overlooking Monroe Street. The use of various materials like wood, raised bands and stone veneer as well as large glass panels provide a contemporary look and feel as well as natural light on every floor. The design is all about consideration of aesthetics maintaining the residential functionality.

There are several amenities offered on the roof top terrace including meeting Room, and sun deck areas. The side façade along is setback from neighbors three feet -six inches even though zero feet is allowed. The side facades carry out similar features as emphasized on front facades. All the parapets on all elevations vary in height. This new 32- unit development will help the improvement of the surrounding neighborhood on Monroe St. We hope to have your support and acceptance of this new project.

LLR Architects Inc.

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Pembroke Pines, FL 33024

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e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.

December 29, 2022

Owner:

2035 Monroe St LLC
720 E. Palisade Ave Ste 105
Englewood Cliffs, NJ 07632

Project Address:

2035 Monroe Street
Hollywood, FL 33020

FILE NUMBER: 22-DP-04

I am the Architect of record for the above reference project. The following is a written application for a variance along with response or explanation to variance criteria provided.

- (1) When literal or strict enforcement of the conditions set forth in this section would cause an unusual, exceptional, unnecessary or undue hardship or injustice, either the Planning and Development Board or Historic Preservation Board may vary or modify the conditions set forth herein.

(2) Variances to this section shall not be granted unless a written application for a variance has been submitted to the Office of Planning demonstrating:

(a) That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands.

Response: The subject property has an alley to the west and an alley to the North. As per Engineering requirements we aren't allowed to access or exit into said alleys, thus requiring entrance or exit only off of Monroe Street. The neighbor to the West faces the alley and has driveway access.

(b) That a literal interpretation of the conditions set forth in this section would deprive the applicant of rights commonly enjoyed by other properties.

Response: The variance request is to allow greater than 30% of curb-cut. The subject property is in the DH-3 zoning which allows 10 stories and 140' high max. height with an F.A.R. of 3.0. Our request to exceed curb-cut requirement is to accommodate parking via a ramp to 2nd. Floor parking and independent parking entrance on ground floor. There are several examples of (2)-curb cuts exceeding 30% currently in the RAC district.

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LLR Architects Inc.

(c) That the special conditions and circumstances do not result from actions of the applicant; and

(d) That the granting of the variances requested will not confer on the applicant any special privilege that is denied by this section to other lands. No pre-existing conditions on neighboring land which are contrary to this section shall be considered grounds for the issuance of a variance.

Response: The variance request is to allow greater than 30% of curb-cut. The subject property is in the DH-3 zoning which allows 10 stories and 140' high max. height with an F.A.R. of 3.0. Our request to exceed curb-cut requirement is to accommodate parking via a ramp to 2nd. Floor parking and independent parking entrance on ground floor. There are several examples of (2)-curb cuts exceeding 30% currently in the RAC district.

(3) Upon the recommendation of the City Engineer, Variance requests shall be forwarded to the Planning and Development Board. A public hearing before the Board shall be scheduled to hear the proposed variance request. The Planning and Development Board, shall make the following findings:

(a) That the requirements of this subdivision have been met.

(b) That the reasons set forth in the application justify the granting of the variance to make possible the reasonable use of the land.

(c) That the granting of the variance would be in harmony with the general purpose and intent of this section, would not be injurious to the surrounding property, would not impair the desirable general development of the neighborhood, and would not otherwise be detrimental to the public welfare.

Response: We believe that we have taken the appropriate measures to ensure the safety of the dual driveways/curb-cuts. We have worked with engineering in creating the appropriate site visibility triangles and provided traffic control measures in the form of right-turn only lanes exiting the ramp.

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LLR Architects Inc.



Subject Property- 2035 Monroe Street - View of East property



Subject Property- 2035 Monroe Street - View of South property

LLR Architects Inc.

9000 Sheridan Street-suite 158
Pembroke Pines, FL 33024

(office) 954-862-2248
e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.



Subject Property- 2035 Monroe Street - View from Monroe Street



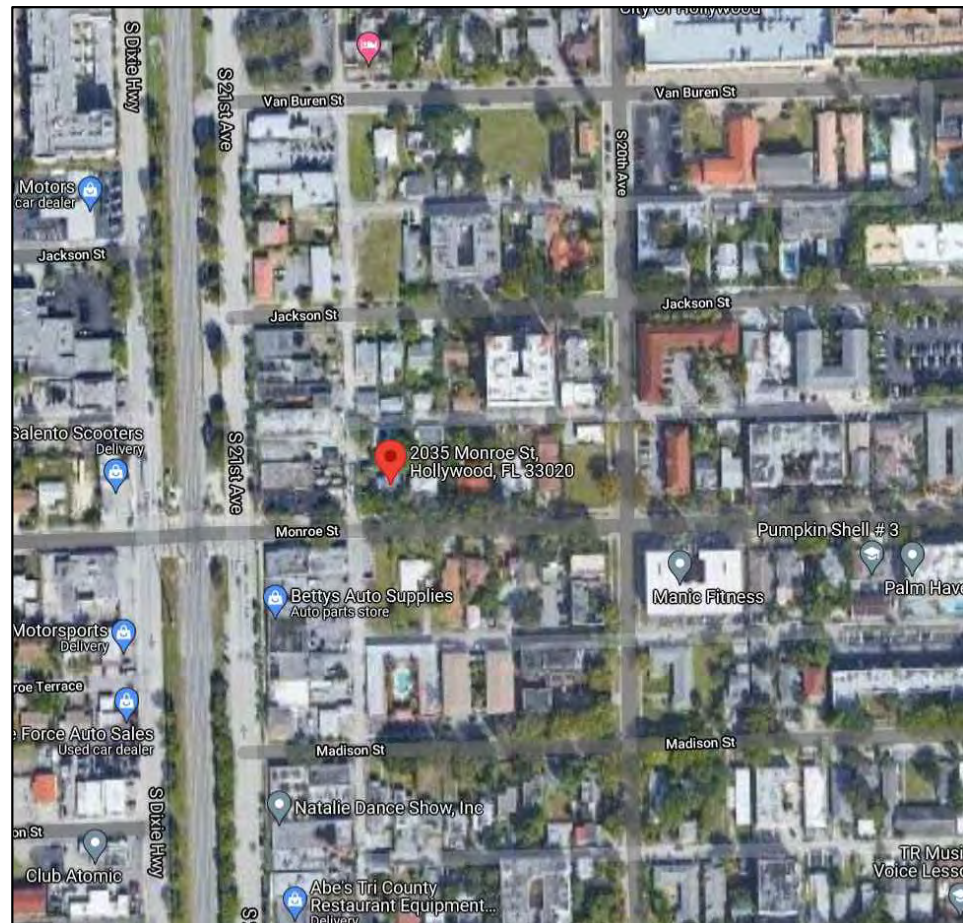
Subject Property- 2035 Monroe Street - View of alley and West property

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PROPOSED 32-UNITS MULTI FAMILY DEVELOPMENT FOR::
2035 MONROE LLC
2035 MONROE STREET
HOLLYWOOD, FLORIDA 33020



LOCATION MAP



LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 52 STREET
MIRAMAR, FLORIDA 33027

(O)- 305-403-7926
(F)- 305-403-7928
E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

AYLWARD ENGINEERING
CIVIL ENGINEERING

3222 RIDGE TRACE
DAVIE, FLORIDA 33328

(O)- 954-424-5852

E-MAIL: AYLWARDENGINEER@GMAIL.COM

BRANDON M. WHITE- ASLA
LANDSCAPE ARCHITECTURE

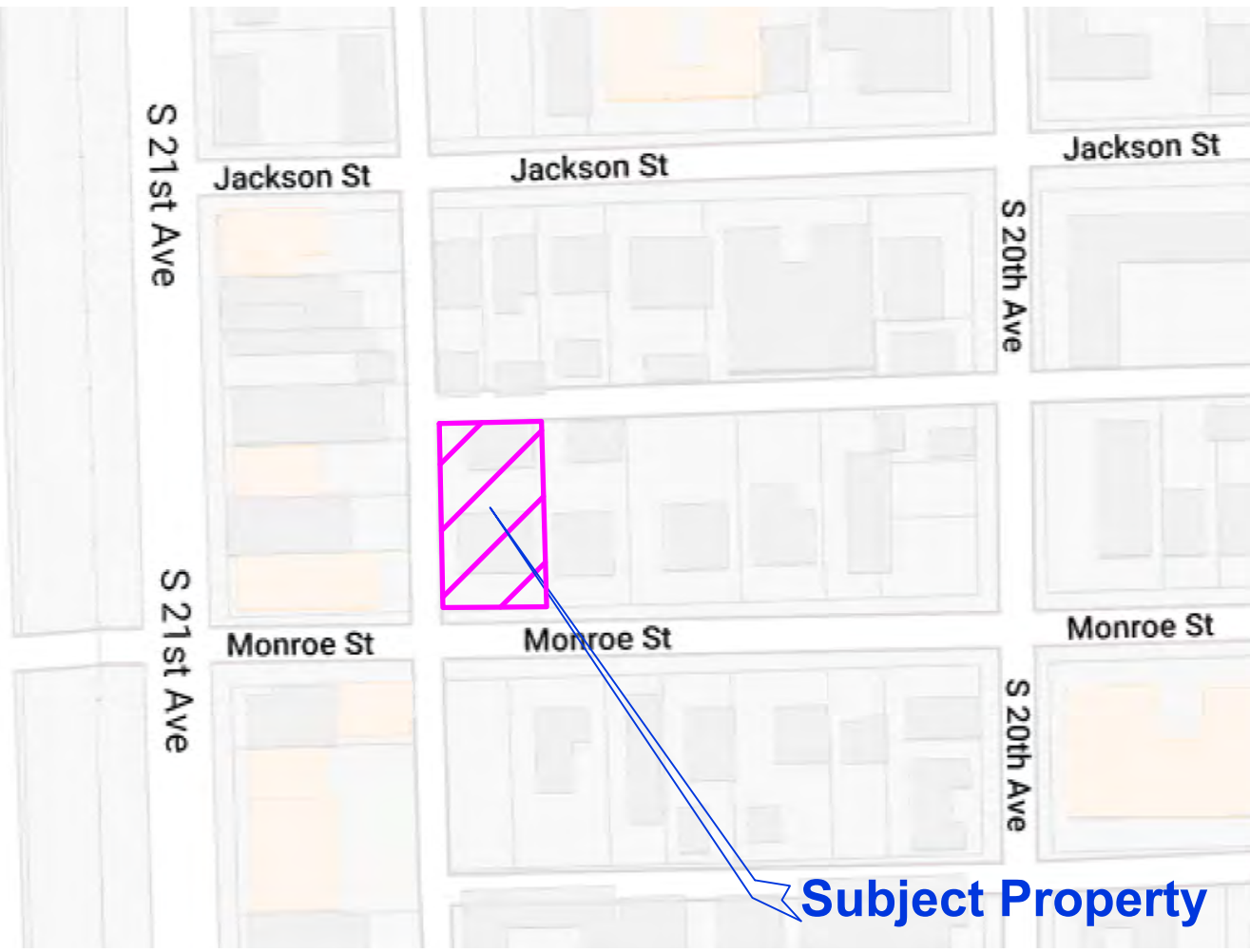
1708 SW JOY HAVEN ST
PORT ST. LUCIE, FL 34983
(O)-772-834-1357

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	SITE DATA
	SITE PLAN
	BUILDING CALCULATION
	DETAIL SCREEN
SP-1.2	DUMPSTER DETAIL
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SP-1.3	SITE ELEVATION- SOUTH-
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C-1.2	SECOND FLOOR CIVIL PLANS
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A-2.2	EAST ELEVATION
A-2.3	NORTH ELEVATION
A-2.4	WEST ELEVATION

FACO MEETING DATE: DEC. 06,2021
TAC-1 MEETING DATE: FEB. 07,2022
TAC-2 MEETING DATE: SEPT. 06,2022
FDB DATE: TBD





1 VICINITY MAP

Not to Scale

2 PROPERTY ADDRESS

2035 Monroe Street, Hollywood, Florida 33020

3 LEGAL DESCRIPTION

Lots 8 and 9, Block 5, **HOLLYWOOD**, according to the plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

4 AREA TABULATION

Net Area of subject parcel: 10906.31 SqFt (+/-0.250 Acres)
Gross Area of subject parcel: 12906.31 SqFt (+/-0.296 Acres)

6 ZONING INFORMATION

Zoning District: DH-3
(as per City of Hollywood Zoning Map published at the time of this survey)

This survey has been updated based on an examination of a OWNERSHIP AND ENCUMBRANCE REPORT (O&E) issued by CARUSI LAW, with a search done on June 15, 1944 @ 11:00 PM, to October 22, 2021 @ 11:00 PM.

Owner of Record: 2035 Monroe St LLC, a Delaware limited liability company by virtue of that warranty deed recorded in Instrument Number 117682421, Public Records of Broward County, Florida.

7 CERTIFICATIONS

I hereby certify to: 2035 Monroe St LLC; Daniel S. Carusi, P.A.; Old Republic National Title Insurance Company.

That this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5, 6 (a) (as per City Website, no zoning report letter provided), 7 (a), 8, 11 (Depiction of utilities only by observed aboveground visible evidence), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: October 8th, 2021

Alta Survey Revised: January 11th, 2022 (To add OWNERSHIP AND ENCUMBRANCE REPORT)

Odalys C. Bello-Iznaga
Professional Surveyor & Mapper # 6169
State of Florida

ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HOLLYWOOD, FLORIDA

5 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on October 7th, 2021 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2021.
- This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way: Monroe Street - along the South property line, and a 15' Alley along the north property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0732, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X". As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Broward County Engineering Division Bench Mark 1896, Elevation = 10.932 feet (NGVD29)
Description: A C&GS disc, about 0.1 mile south along the east coast railway from the station at Fort Lauderdale, 0.35 mile north of milepost 349, 223 feet south-west of the southwest corner of the station, 24' southeast corner of an outside waiting room, 25.5 feet east of the east rail of the northbound track, 5' south of the extended centerline of Polk street 6.5 feet west of the west curb of north 21 Avenue, 1 feet below the level of the track and set in the top of a concrete post flush with the ground.
Bench Mark # 2: Broward County Engineering Division Bench Mark 3943, Elevation = 9.15 feet (NGVD29)
Description: "Square" cut in S. edge of concrete sidewalk and at center of sidewalk leading to Stevens funeral home, residence #315 Pembroke road, Hollywood, 100 feet E. of N.W. 4 Ave., 38' S. of centerline of asphalt Pembroke road, 60' E. of a power pole.
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1" = 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Broward County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the North Right of Way Line of Monroe Street being S87°54'06"W.
- This survey has been made based on and upon an examination of said Commitment for Title Insurance (the Title Commitment) issued by Old Republic National Title Insurance Company, File No. 21-4183Shemesh, Dated September 9, 2021 @ 11:00 PM. Upon review and examination of instruments of record on Schedule B PART II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affects these lands have been noted and/or represented on this survey and the following applies:

SCHEDULE B-II EXCEPTIONS

Items # 1, thru Item # 4 and Items # 9-10: Not survey related matters.

Item # 5: This survey is subject to all matters contained on the Plat of Hollywood, as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida. (Does apply depicted on survey)

Item # 6: This survey is subject to all matters City of Hollywood Ordinance No. 0-81-27 recorded in O.R. Book 9637, Page 836, Public Records of Broward County, Florida. (Does apply, provisions are of "blanket nature", therefore "Non-plottable")

Item # 7: Not survey related matters.

Item # 8: This survey is subject to all matters Broward County Ordinance No. 2005-19 recorded in O.R. Book 40082, Page 1789, Public Records of Broward County, Florida. (Does apply, provisions are of "blanket nature", therefore "Non-plottable")



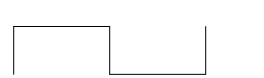
TREE CHART						
Tree #	B & B Data Collector's Pt #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	208	Live Oak	Quercus Virginiana	24	40	40
2	289	Black locust	Robinia pseudoacacia	18	30	25
3	288	Black locust	Robinia pseudoacacia	14	30	25
4	305	Unknown	Unknown	10	25	25
5	304	Gumbo Limbo Tree	Bursera simaruba	18	35	25
6	285	Black locust	Robinia pseudoacacia	12	20	15
7	273	Umbrella Tree	Schefflera actinophylla	12	20	15
8	274	Mango Tree	Mangifera Indica	30	50	40
9	272	Caribbean Grape Tree	Coccoloba uvifera	36	35	40

8 PROJECT NUMBER

21884 SHEET 1 OF 1



0 10 20



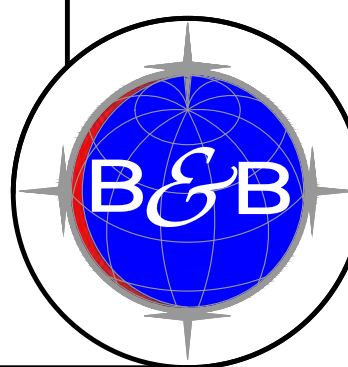
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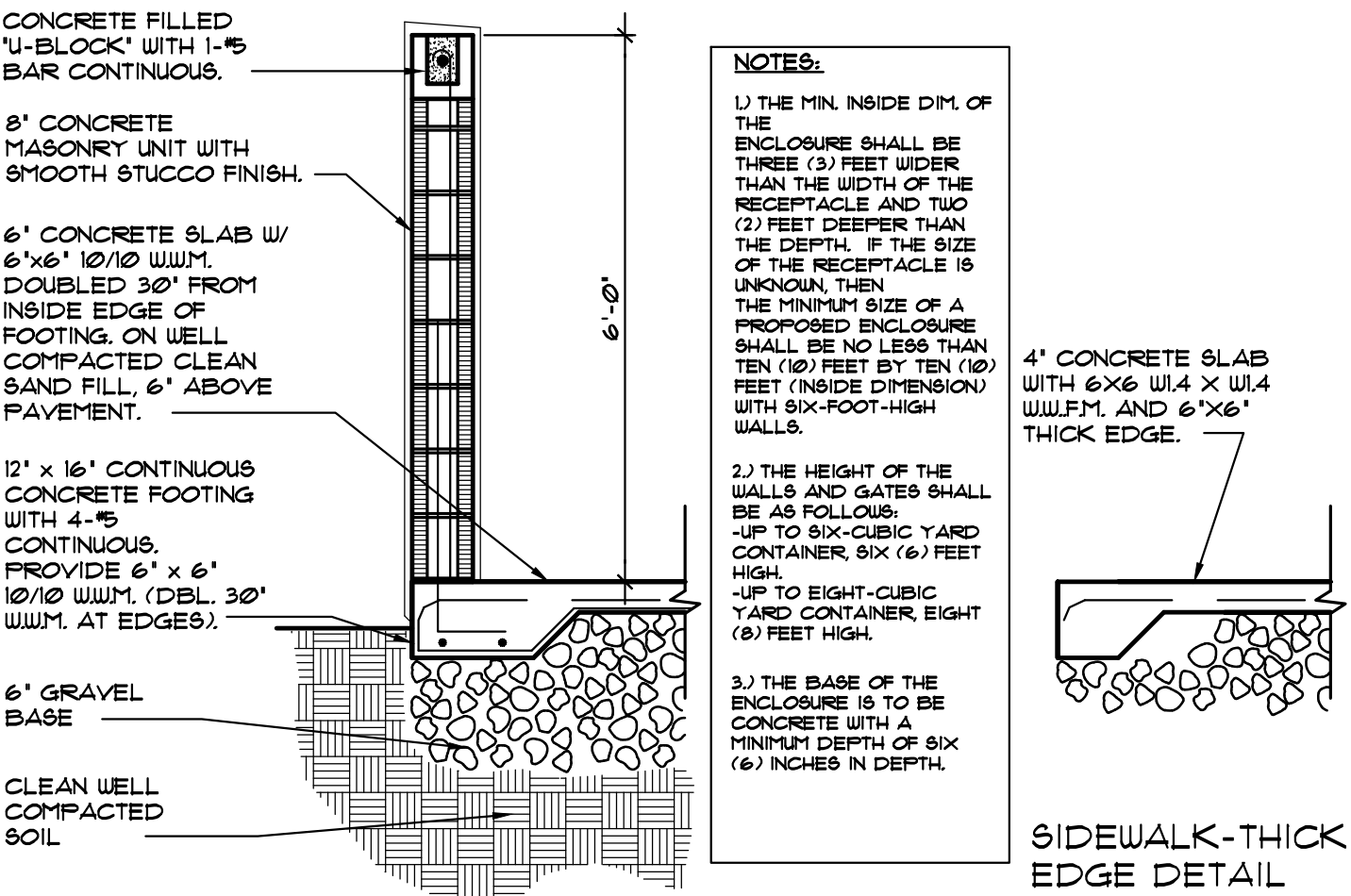
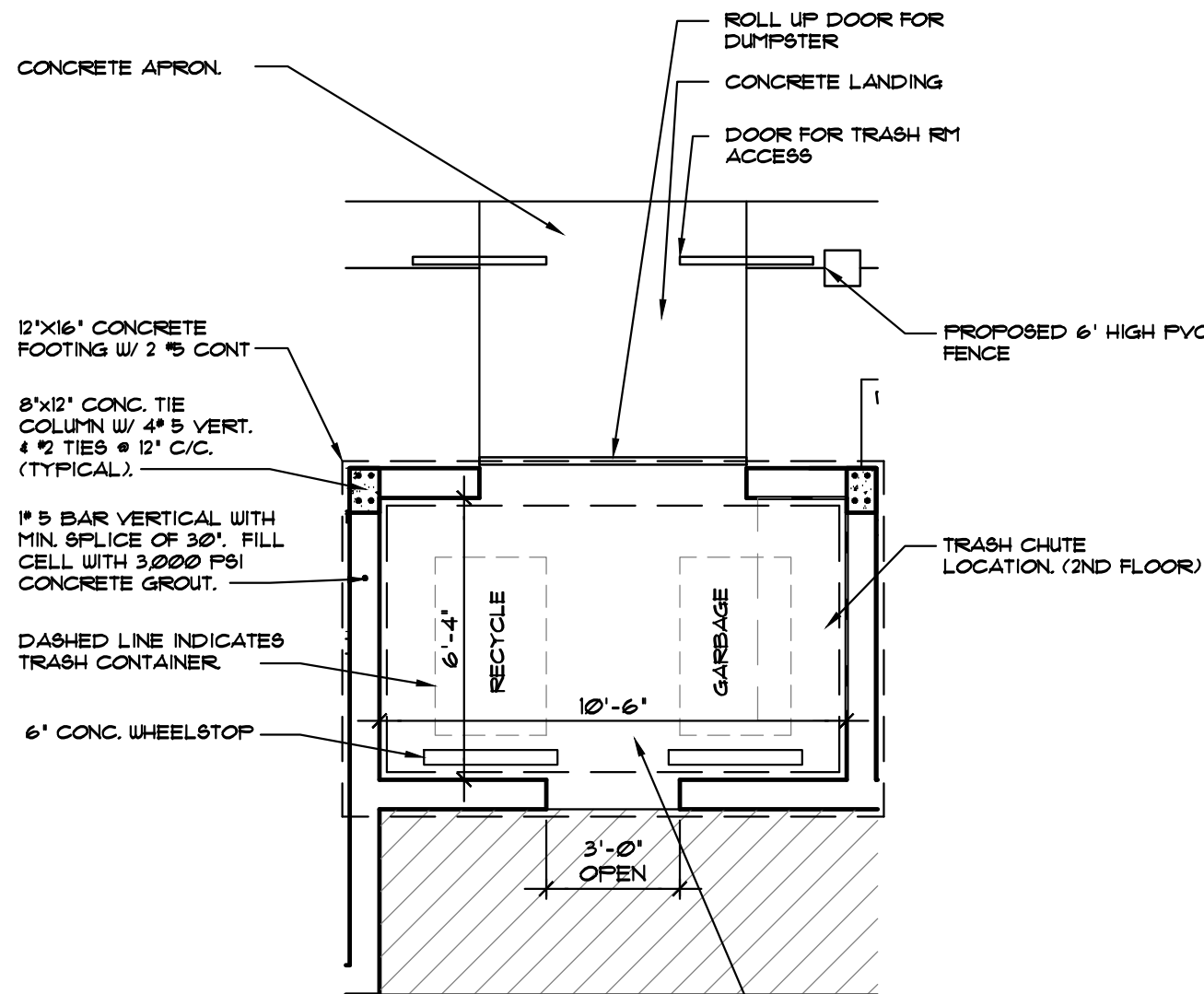
BELLO & BELLO LAND SURVEYING

12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186

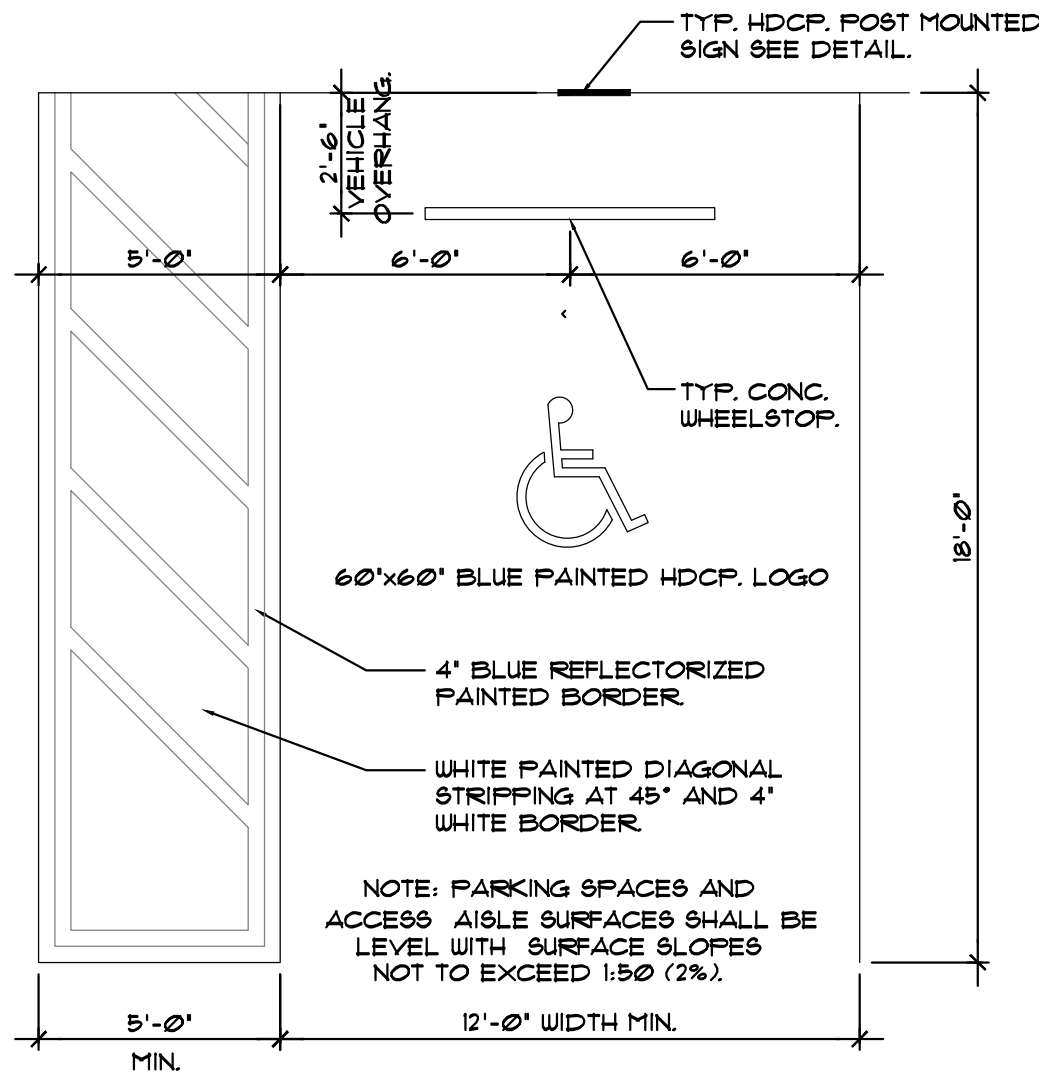
LB#7262 • Phone: 305.251.9606 • Fax: 305.251.6057

e-mail: info@belloland.com • www.bellolandsurveying.com

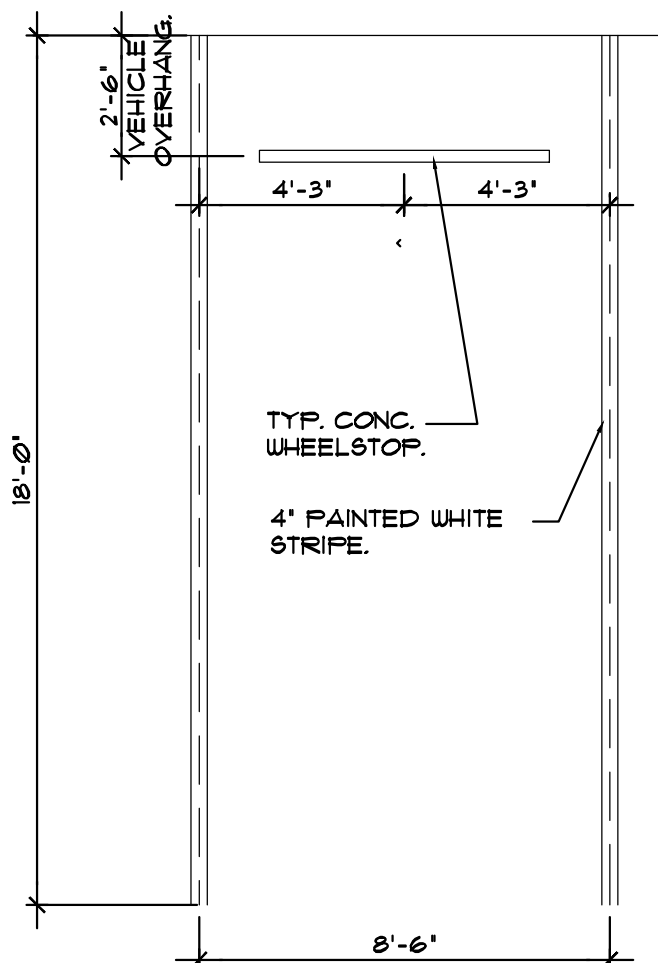




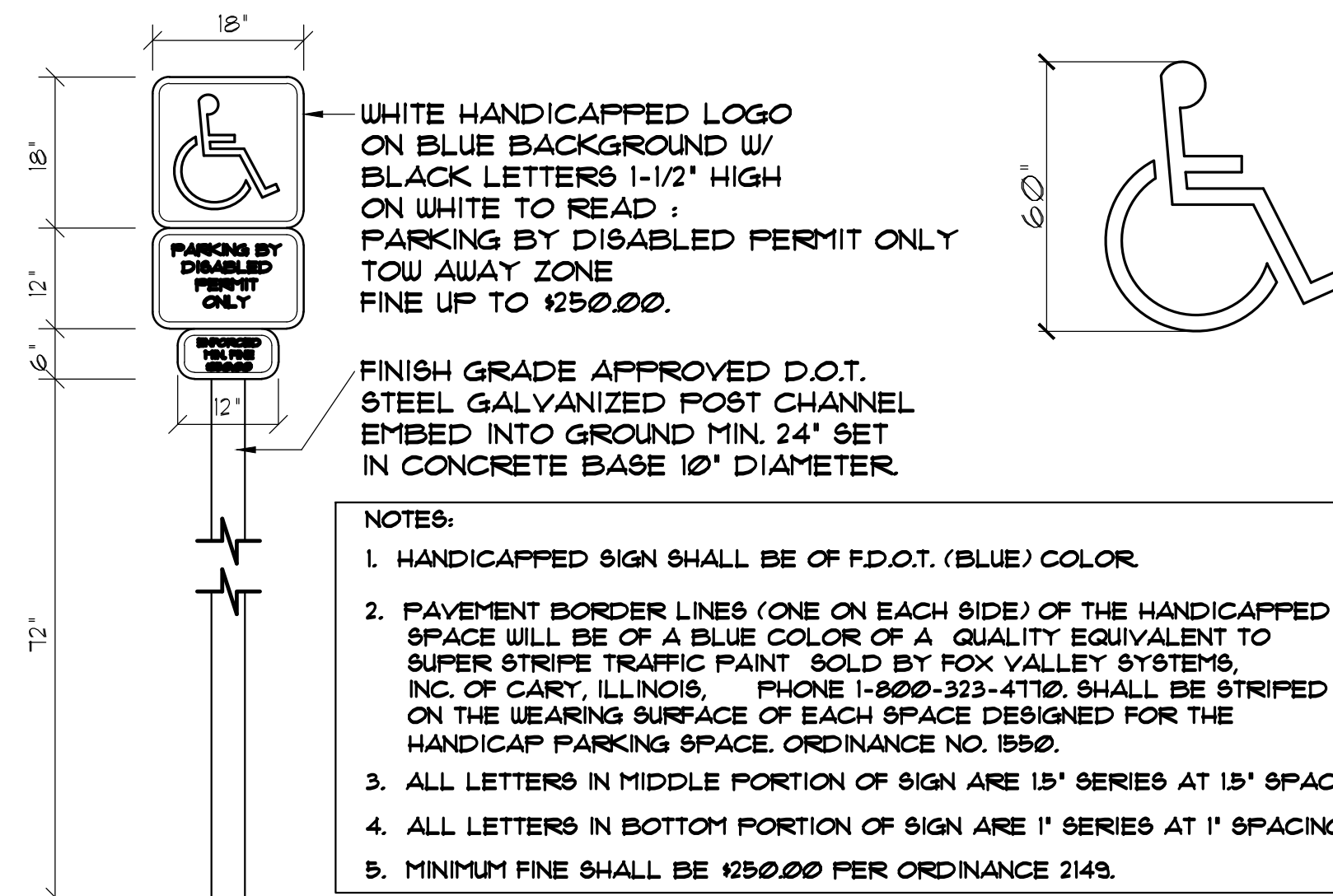
1 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"



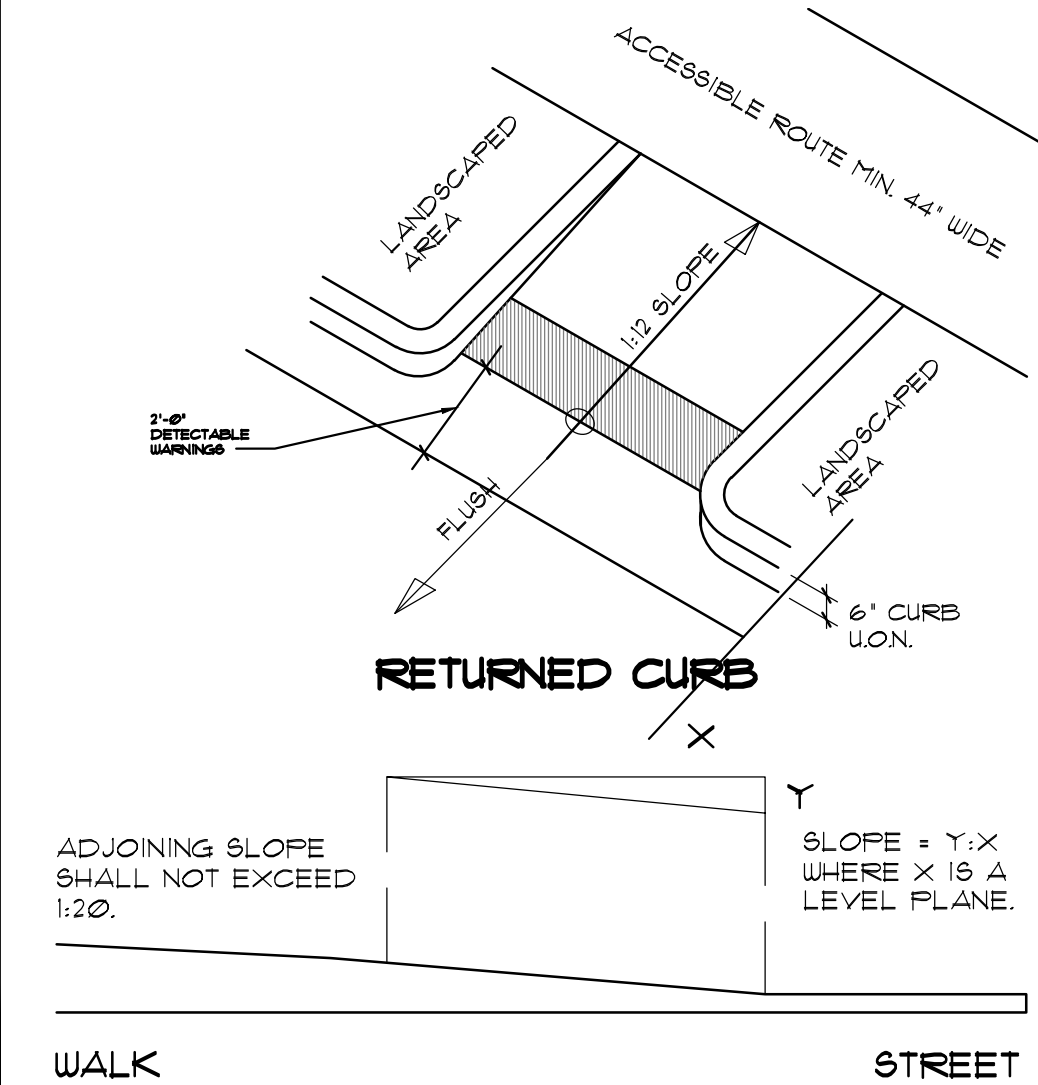
2 TYP. PARKING HANDICAP STALL DET.
SCALE: N.T.S.



3 TYP. PARKING STALL DET.
SCALE: N.T.S.



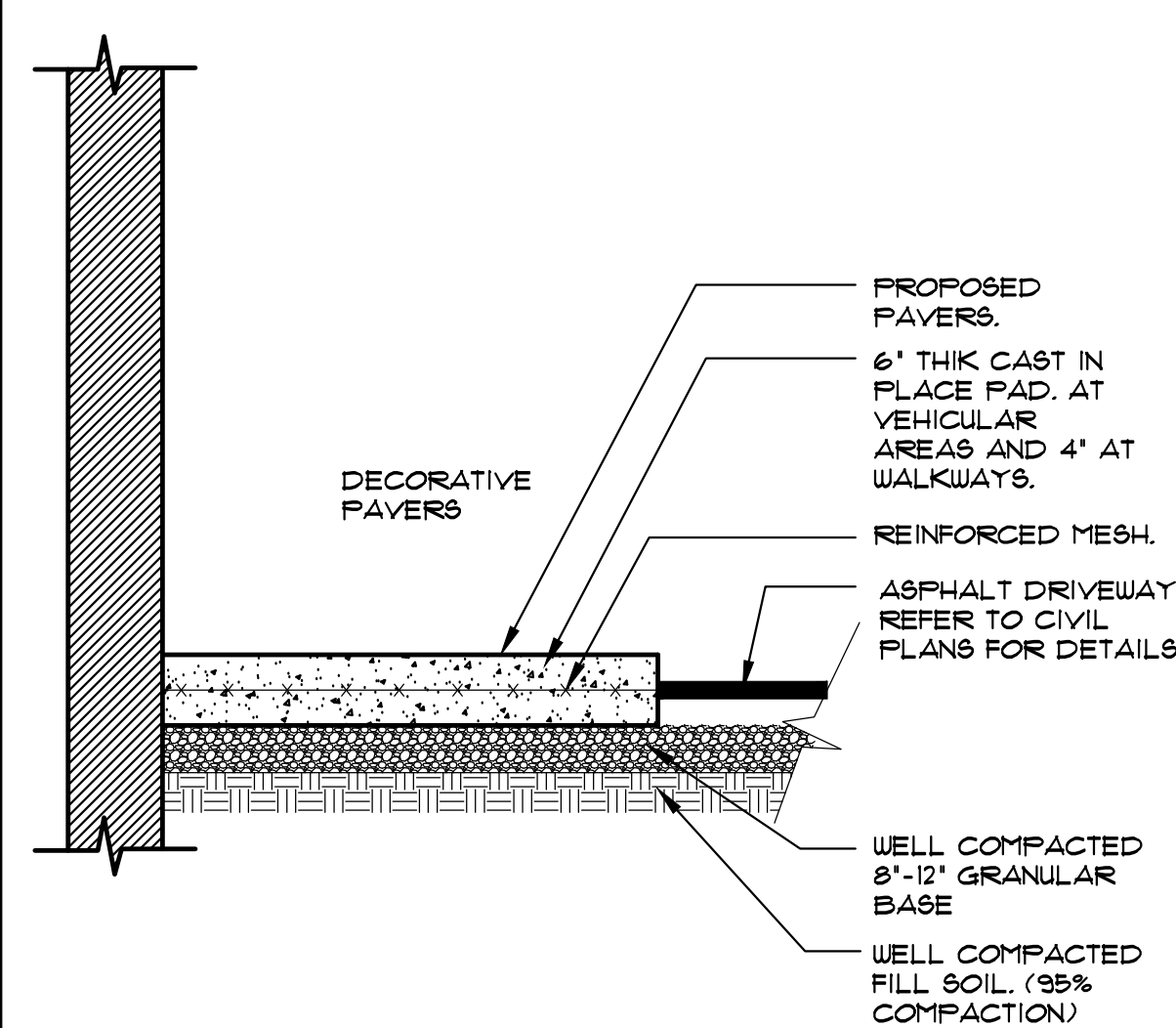
4 HANDICAP PARKING SIGN DETAILS



5A ACCESSIBLE CURB RAMP
NOT TO SCALE



5B ACCESSIBLE CURB RAMP
NOT TO SCALE



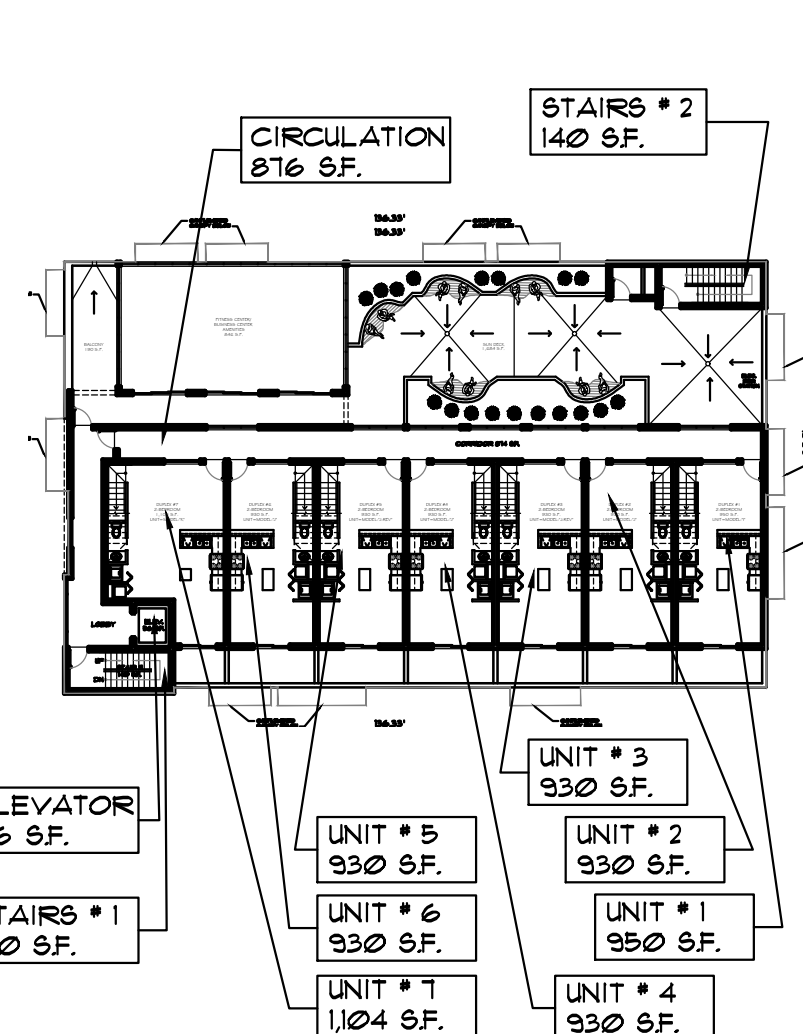
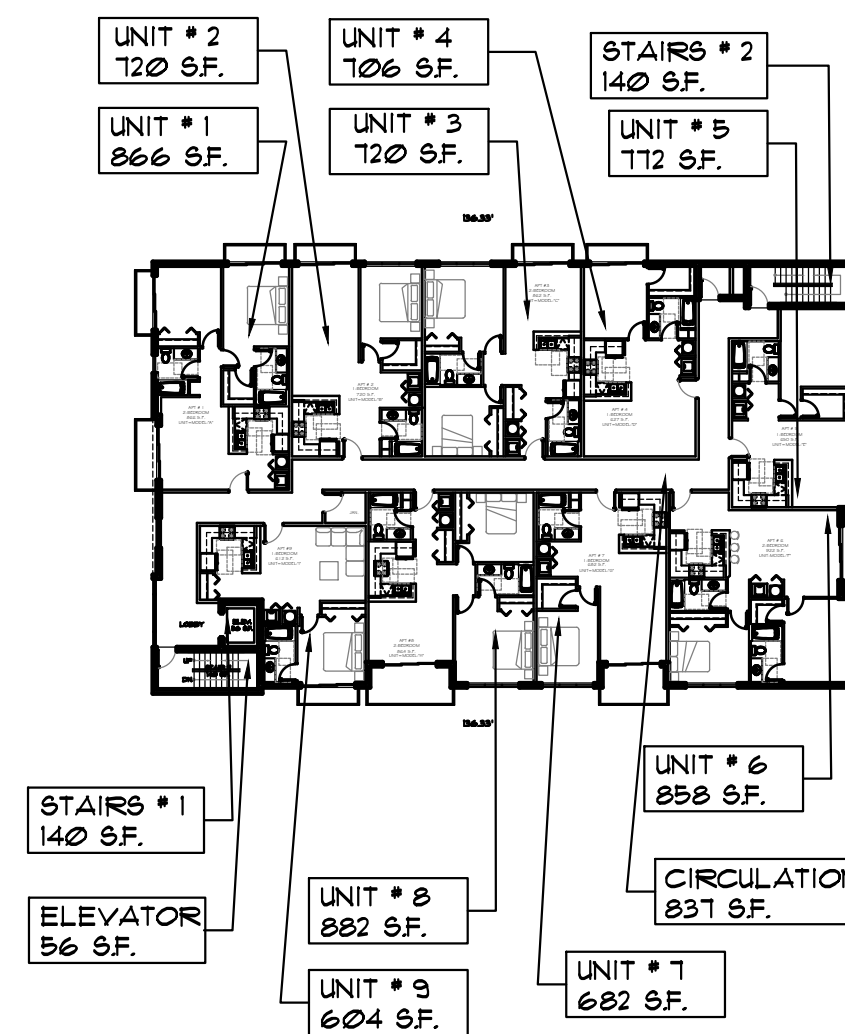
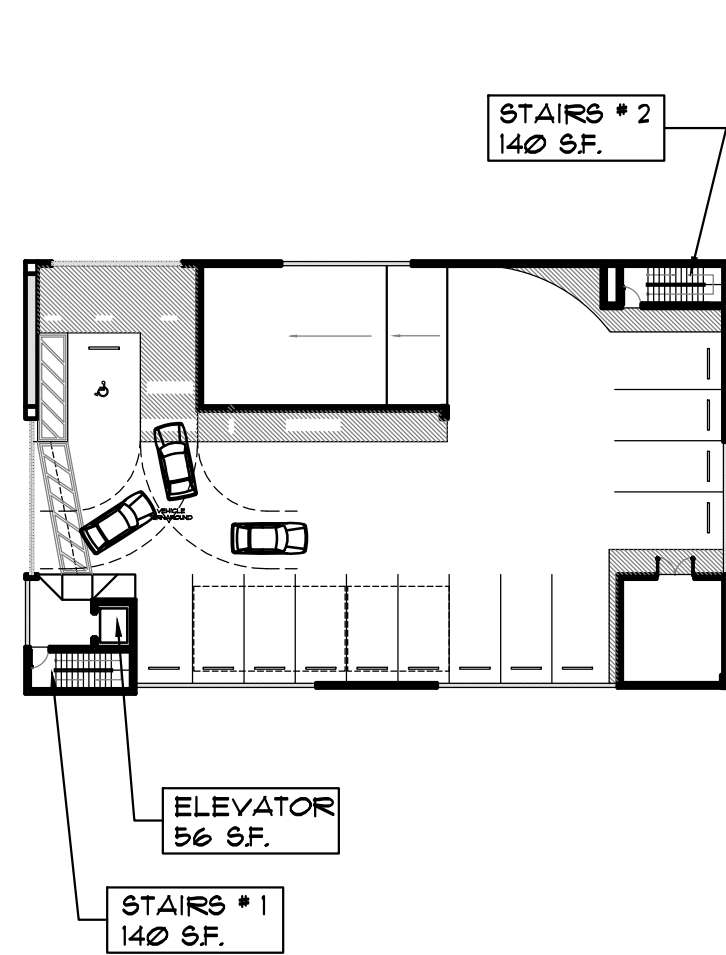
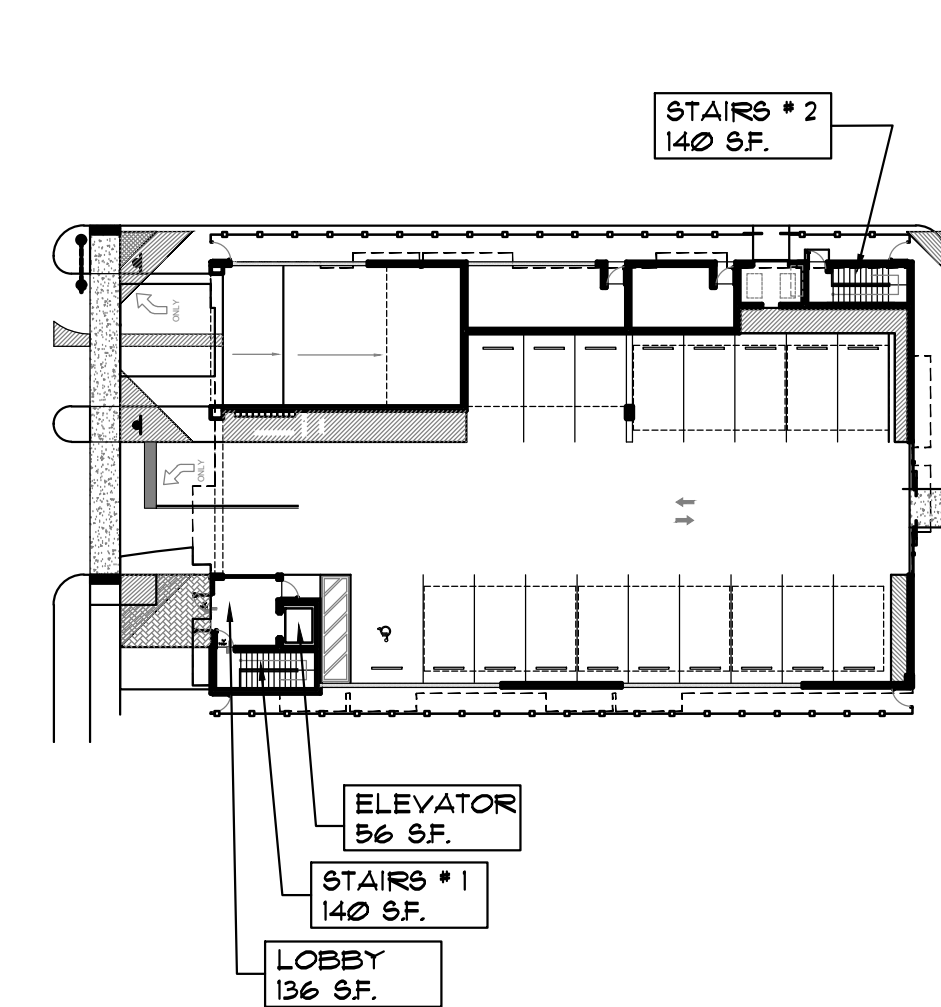
6 WALKWAY DETAIL
SCALE: N.T.S.

FIRST FLOOR	
(NOT DUMPSTER)	472 S.F.

SECOND FLOOR	
(NOT ELEC. ROOM & TRASH ROOM)	336 S.F.

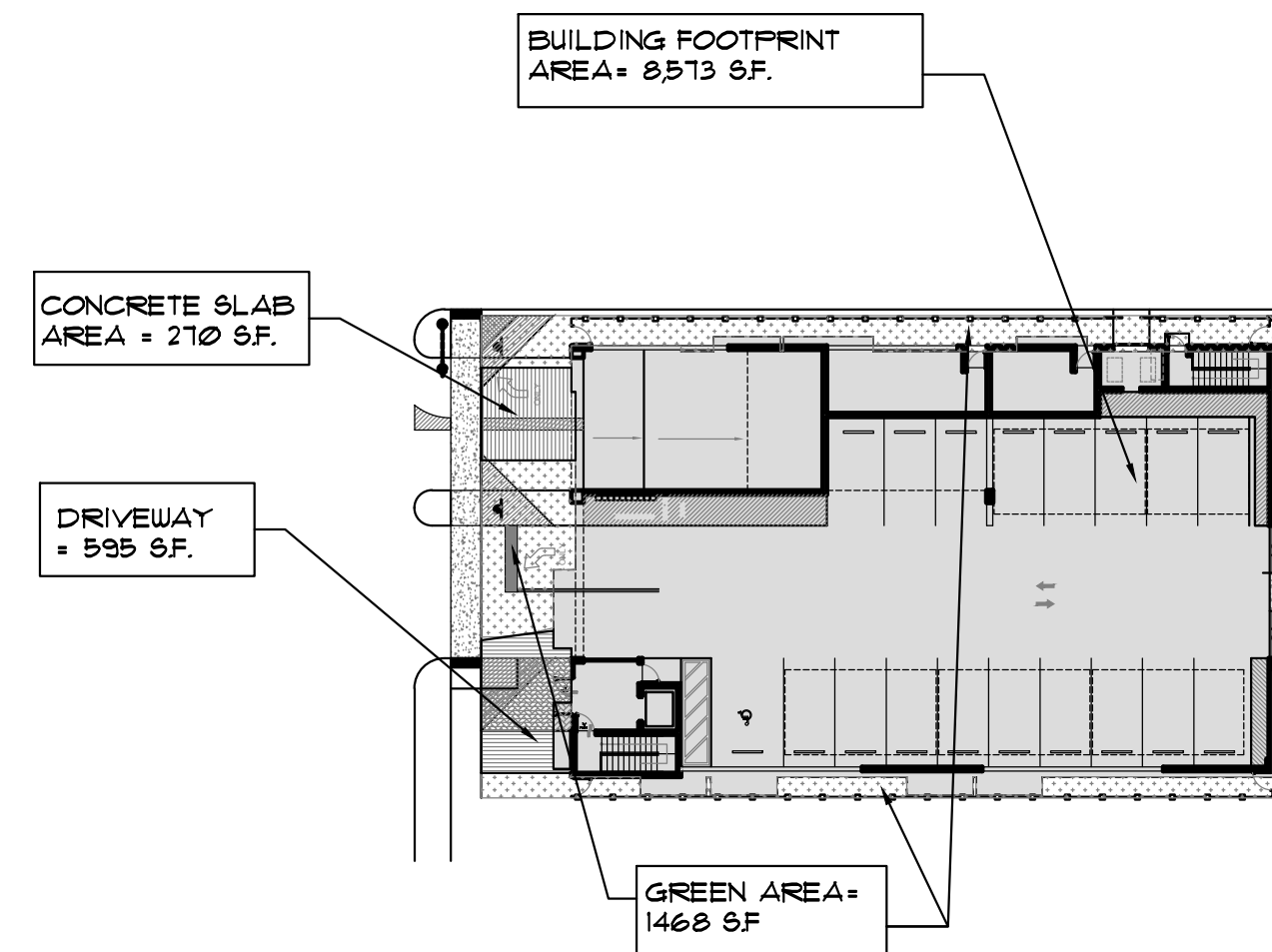
3RD - 4TH & 5TH FLOOR	
(NOT TRASH ROOM, JANITOR & BALCONY)	1,983 S.F. (EACH FLOOR)

6TH & 7TH FLOOR-(DUPLEX)	
	7,916 S.F.



F.A.R.	
GROUND FLOOR=	472 S.F.
2ND. FLOOR=	336 S.F.
3RD. FLOOR=	1,983 S.F.
4TH. FLOOR=	1,983 S.F.
5TH. FLOOR=	1,983 S.F.
6TH & 7TH. FL.=	15,832 S.F.
TOTAL F.A.R.=	32,673 S.F.

TOTAL IMPERVIOUS AREA=	9,438 S.F. (86.5%)
TOTAL PERVIOUS AREA=	1,468 S.F. (13.5%)



8 DIAGRAM (PERVIOUS & IMPERVIOUS)
SCALE: N.T.S.

7 DIAGRAM (F.A.R. CALCULATIONS)
SCALE: N.T.S.

REVISION:	BY:

DRAWN	C.C.
CHECKED	LLR
DATE	12/28/21
SCALE	AS NOTED
JOB. NO.	021-031
SHEET	



1 PROPOSED SOUTH ELEVATION/SITE ELEVATION

SCALE: 3/32"=1'-0"



2 PROPOSED EAST ELEVATION/SITE ELEVATION

SCALE: 3/32"=1'-0"

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ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL) - 786-543-0851
E-MAIL: LUIS@LLRARCHITECTS.COM

Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

PROPOSED 32-UNITS MULTI FAMILY DEVELOPMENT FOR:
2035 MONROE LLC
2035 MONROE STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

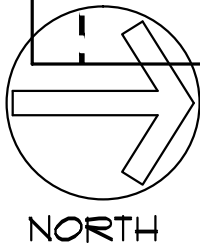
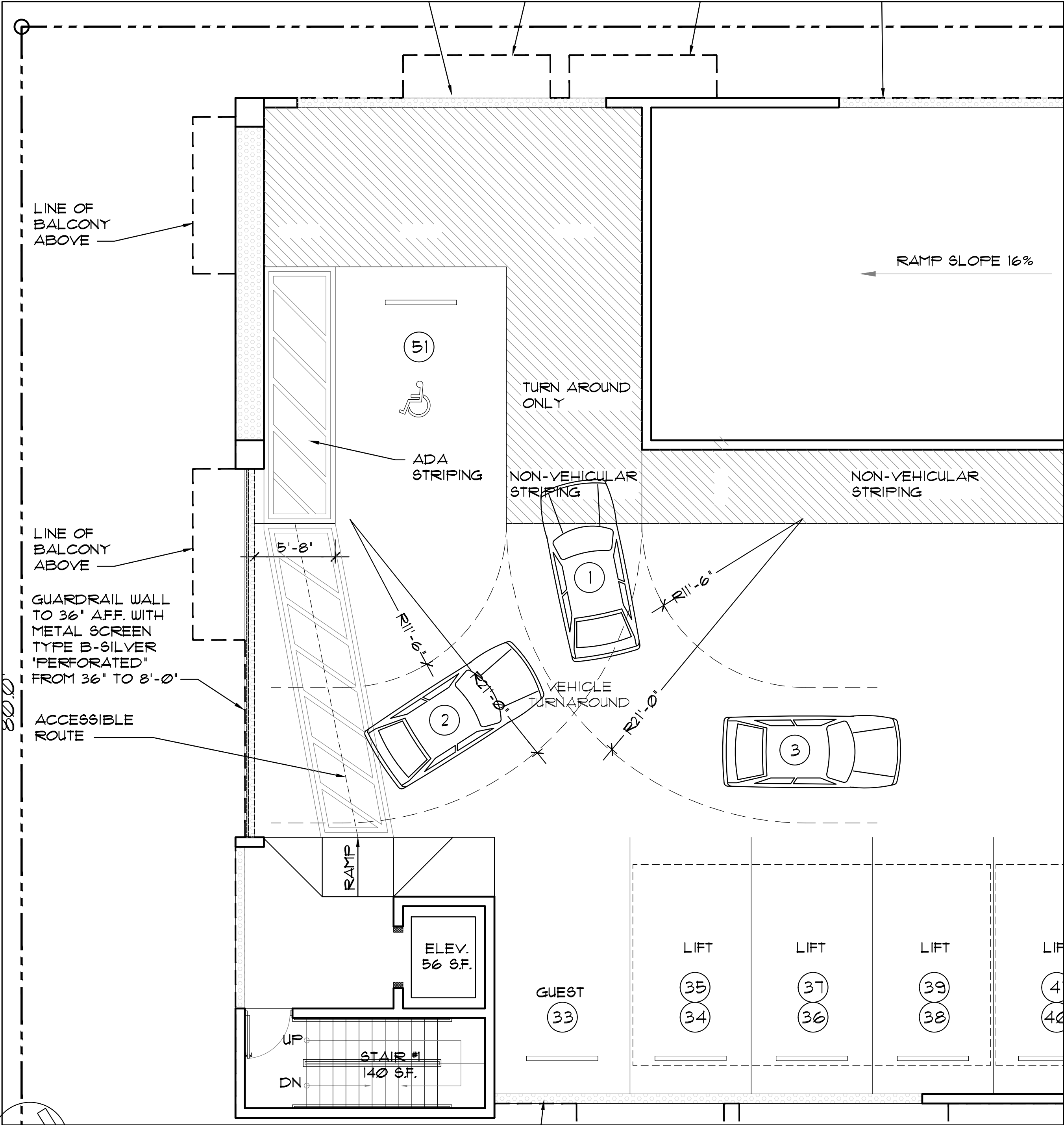
DRAWN	C.C.
CHECKED	LLR
DATE	12/28/21
SCALE	AS NOTED
JOB. NO.	021-031
SHEET	SP-1.3
OF	SHEETS

REVISION:	BY:

PROPOSED 32-UNITS MULTI FAMILY DEVELOPMENT FOR:
 2035 MONROE LLC
 2035 MONROE STREET
 HOLLYWOOD, FLORIDA 33020

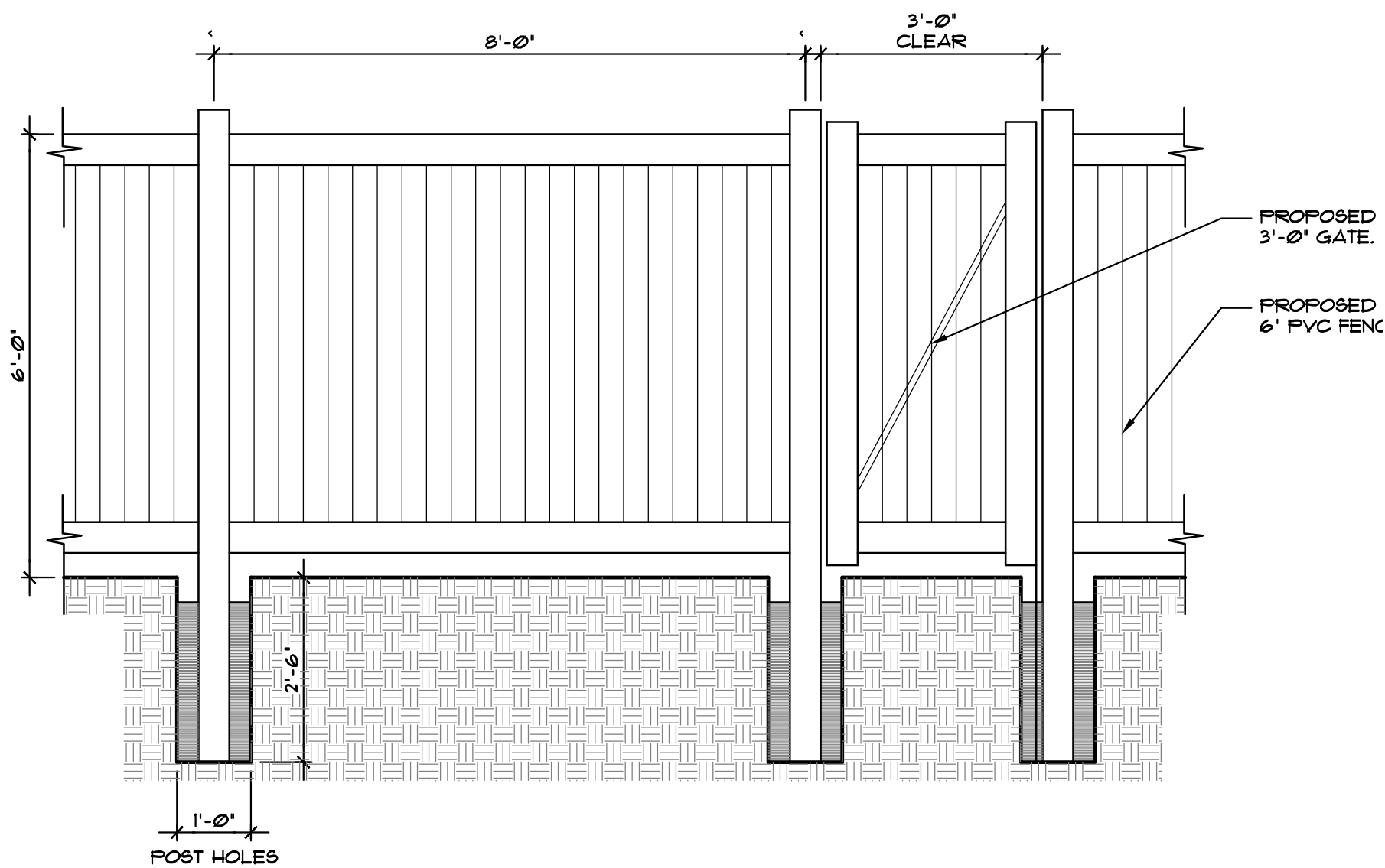
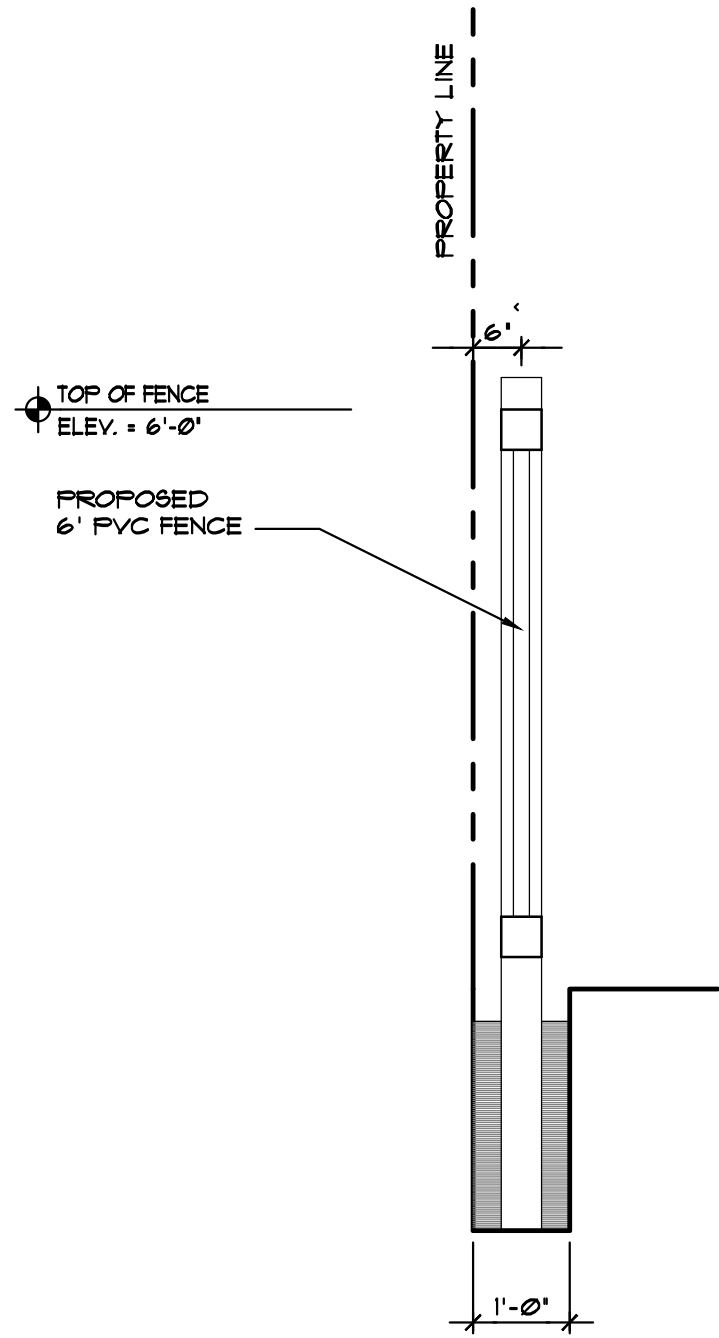
SEAL: AR 0017852
 LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	12/28/21
SCALE	AS NOTED
JOB. NO.	021-031
SHEET	
SP-1.4	
OF	SHEETS

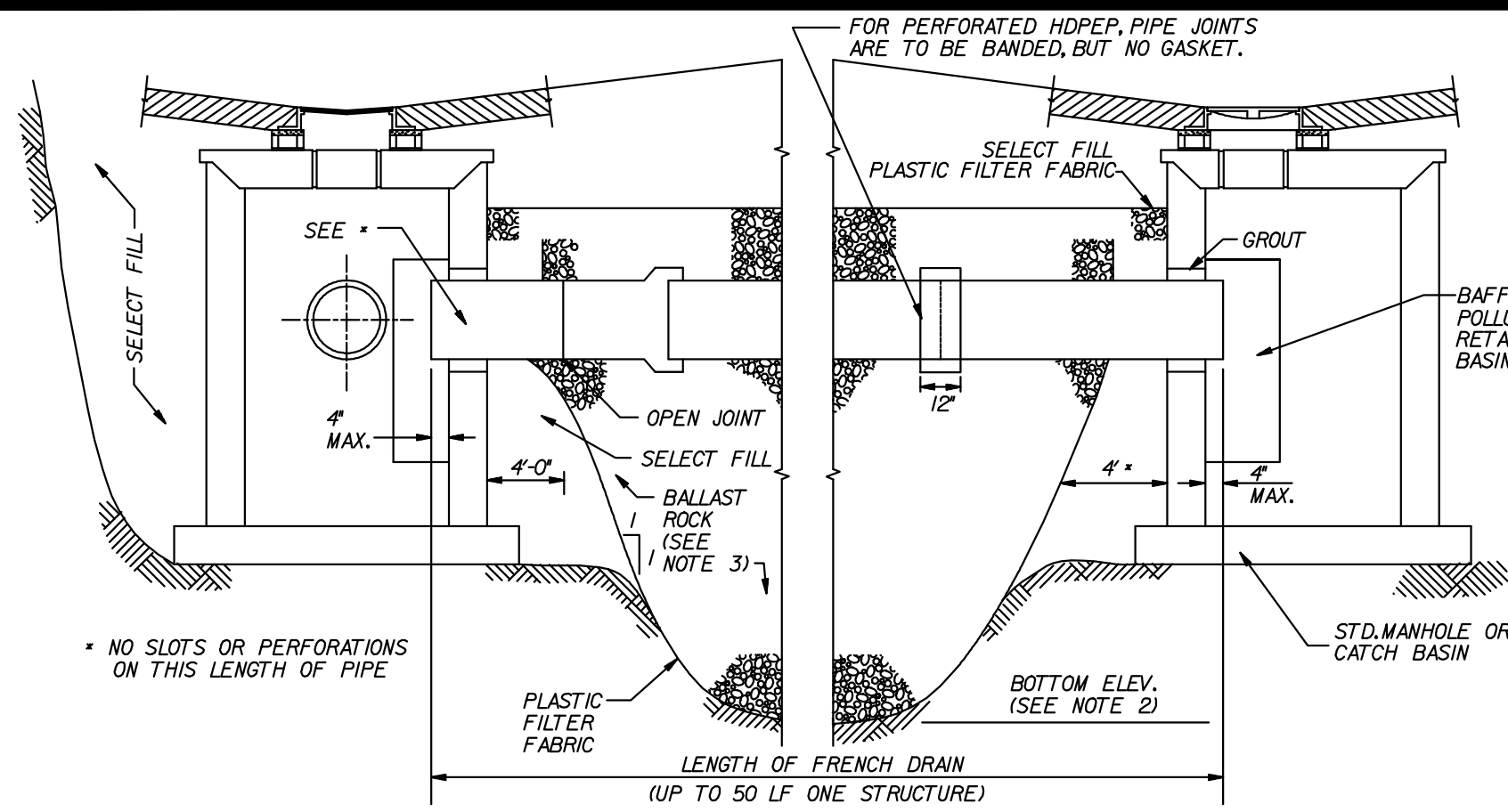


1 ENLARGED DETAIL-VEHICLE TURNAROUND

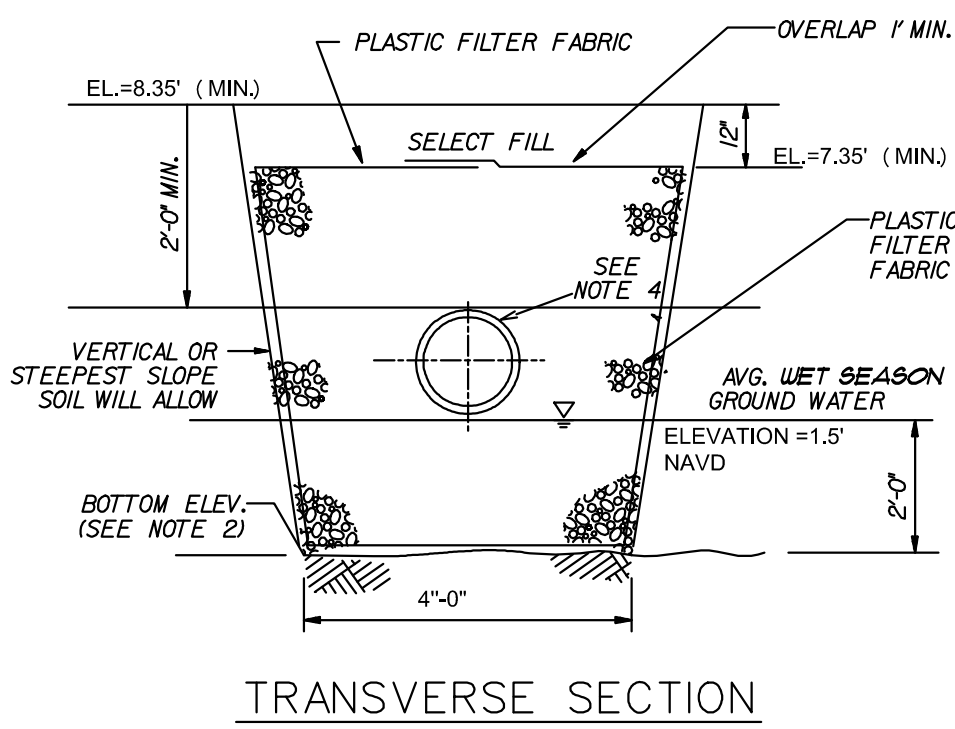
SCALE: 3/16"=1'-0"



2 FENCE DETAIL



- NOTES:
1. PLASTIC FILTER FABRIC (AT EASIDE TOP & BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED ON PLANS AND/OR AS DIRECTED BY THE ENGINEER.
 2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 2'-0" BELOW EXISTING GROUND ELEVATION, UNLESS FIELD CONDITIONS WARRANT OTHERWISE.
 3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
 4. INVERT ELEVATION TO BE ABOVE AVERAGE OCTOBER GROUND WATER LEVEL OF 13' NAVD PER BROWARD COUNTY'S FUTURE CONDITIONS AVERAGE WET SEASON GROUNDWATER ELEVATION MAP.
 5. PLUG STUB PIPES WITH 10"x12" GALV. STEEL MESH OR ALUM. WIRE MESH (OVER END OF PIPE).



LEGEND: (note all values are N.A.V.D.88)

XX	DENOTES EXISTING GRADE
XX	DENOTES PROPOSED GRADE

WATER & SEWER DEMAND

34 UNITS X 250 GPD/UNIT = 8,500 GPD

FIRE NOTES:

- 1). UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS 1, II OR V LICENSE AS PER FS 633.102
- 2). NO FIRE PUMP IS REQUIRED

3). PER NFPA 1, 12.3.2.1 A QUALITY ASSURANCE PROGRAM FOR THE INSTALLATION OF DEVICES AND SYSTEMS INSTALLED TO PROTECT PENETRATION AND JOINTS SHALL BE PREPARED AND MONITORED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR DESIGN. INSPECTIONS OF FIRE STOP SYSTEMS AND FIRE-RESISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

FIRE FLOW CALCULATION:
CODE: F.F.C. 2011 EDITION & NFPA 220

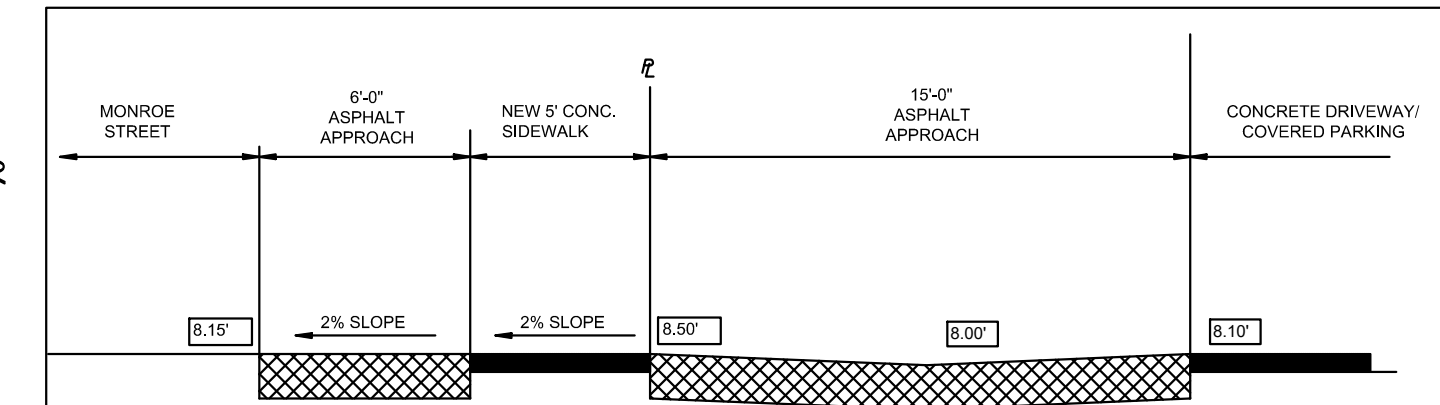
BUILDING TYPE: - I
TOTAL AREA: 48861 SF.
TYPE OF OCCUPANCY: APARTMENT BUILDING
AS PER SECTION 18.4.5.2. FOR NON-ONE & TWO-FAMILY DWELLING

TABLE 18.4.5.12 - 48301-59,000 SF. = 2,500 GPM FOR A DURATION OF 2 HOURS
A REDUCTION OF 15% SHALL BE PERMITTED TO BE APPLIED
MIN. FLOW: 1,000 GPM STANDARD SPRINKLERS OR 600 GPM QUICK RESPONSE

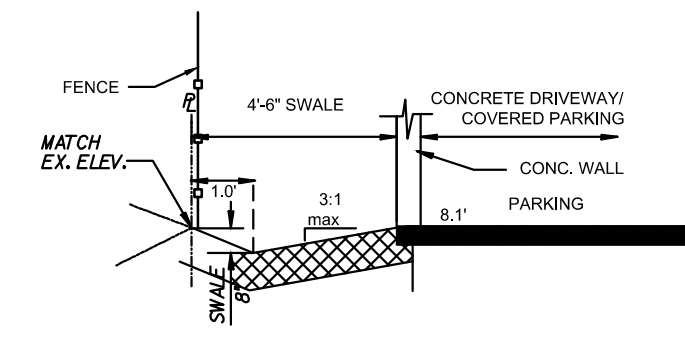
1,500 GPM X 25 = 375 GPM (USE MINIMUM FOR QUICK RESPONSE - 600 GPM @ 20 PSI)

FLOW TEST RESULTS:
STATIC = PSI
RESIDUAL = PSI

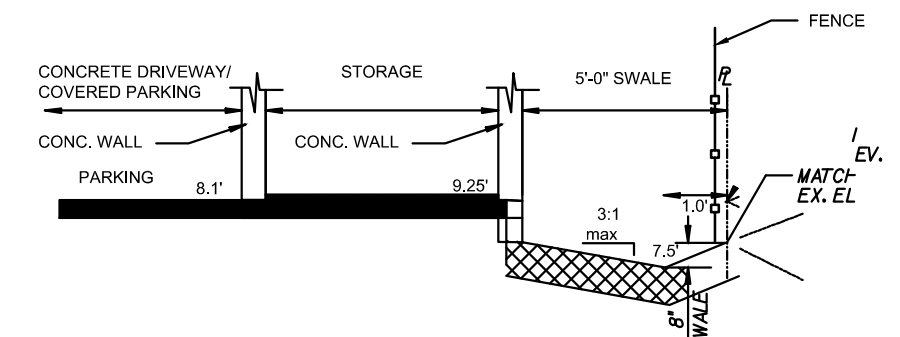
TOTAL FLOW = 1,060 + 920 GPM = 1,980 GPM



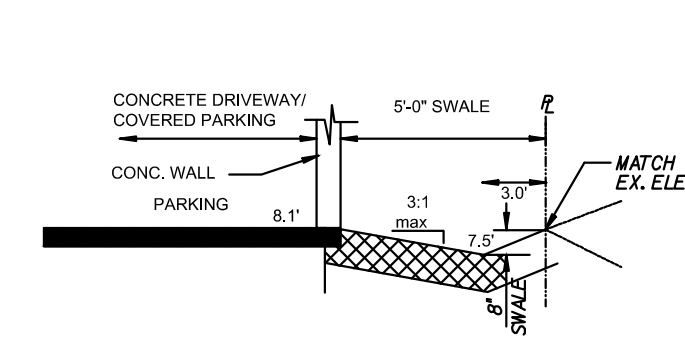
SECTION "A-A"
N.T.S.



SECTION "B-B"
N.T.S.



SECTION "C-C"
N.T.S.

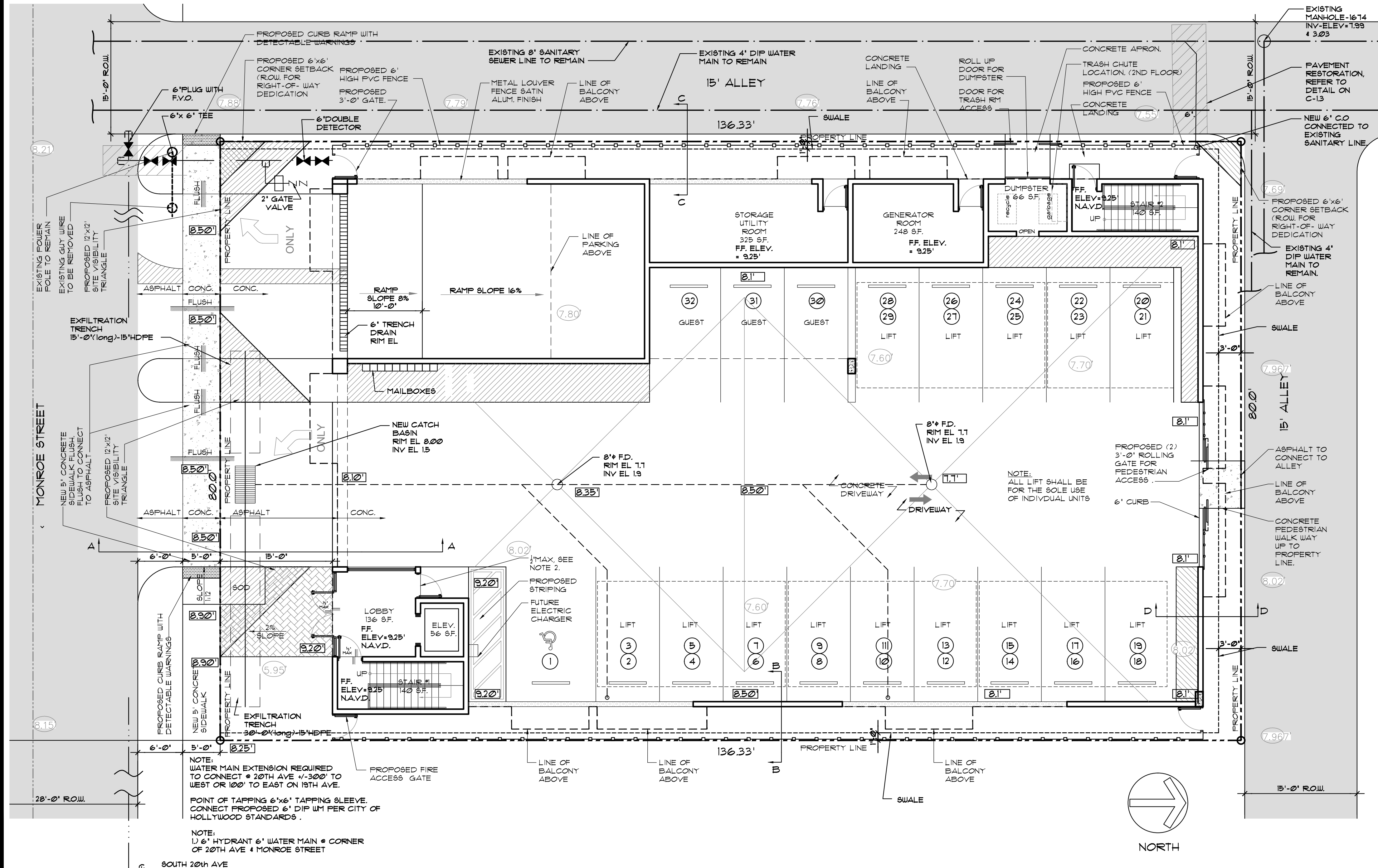


SECTION "D-D"
N.T.S.

NOTE:
1. ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY). (IDENTIFIED IN GRAY HATCH)

2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.

3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.



AYLWARD ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
465 Archaic Drive, Winter Haven, Florida 33880
954-424-5852 or 305-827-2216

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12980 S.W. 52 STREET
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E-MAIL: LLR@LLRARCHITECTS.COM
Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

PROPOSED 34-UNITS MULTI FAMILY DEVELOPMENT FOR:
2035 MONROE LLC
2035 MONROE STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	12/28/21
SCALE	AS NOTED
JOB. NO.	021-031
SHEET	

C-1.1
OF SHEETS

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSO), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSO AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSO IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSO IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION. OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES	REVISED: 06/08/2014 DRAWING NO. G-00
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GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSO UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSO FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCRoACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSO FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSO.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL GENERAL NOTES (CONTINUED)	REVISED: 11/06/2017 DRAWING NO. G-00.1
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GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTling OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

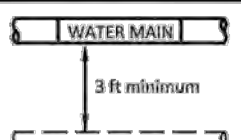
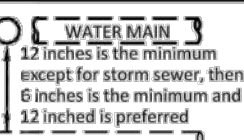
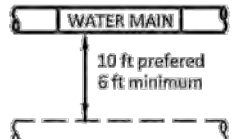
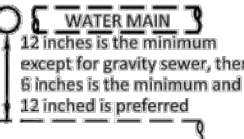
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GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
-
41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
 42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
 43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSO SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
 - a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
 - b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
 - d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
 - e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
 - f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CADD DRAWING STANDARDS"

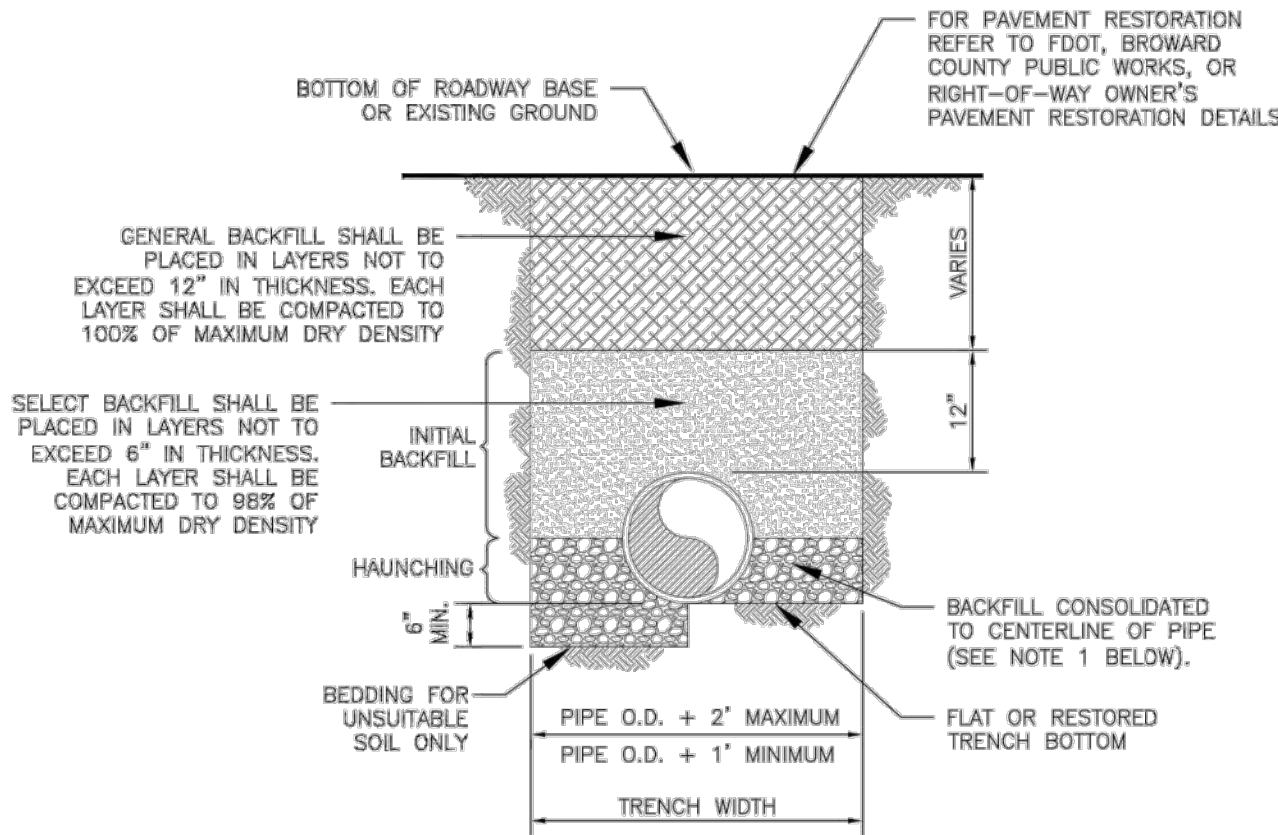
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WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL-JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)			Alternate 3 ft minimum 
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER			Alternate 6 ft minimum 
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum		

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

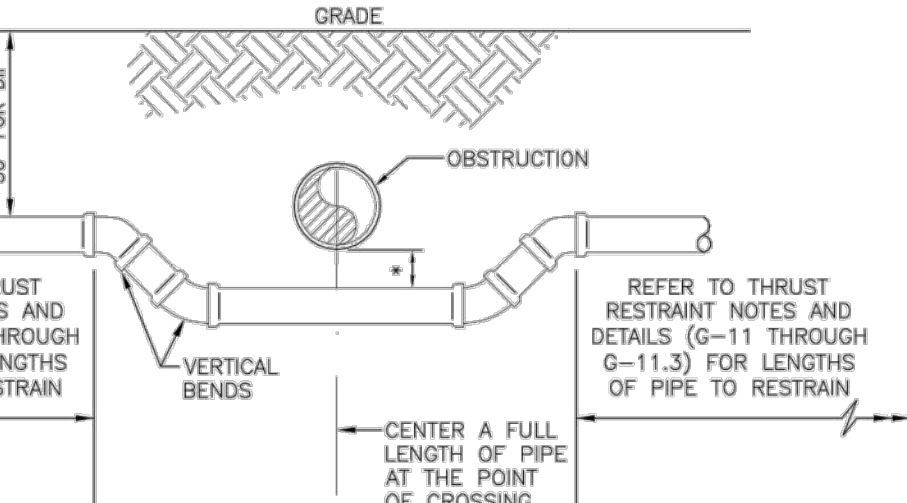
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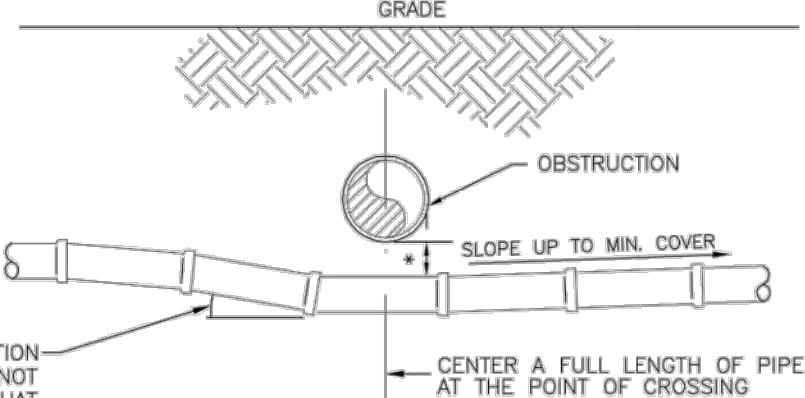
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL-GRADED, WASHED CRUSHED STONE (OR GRANFELD LIMEROCK), CRUSHED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

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UTILITY CROSSING USING FITTINGS

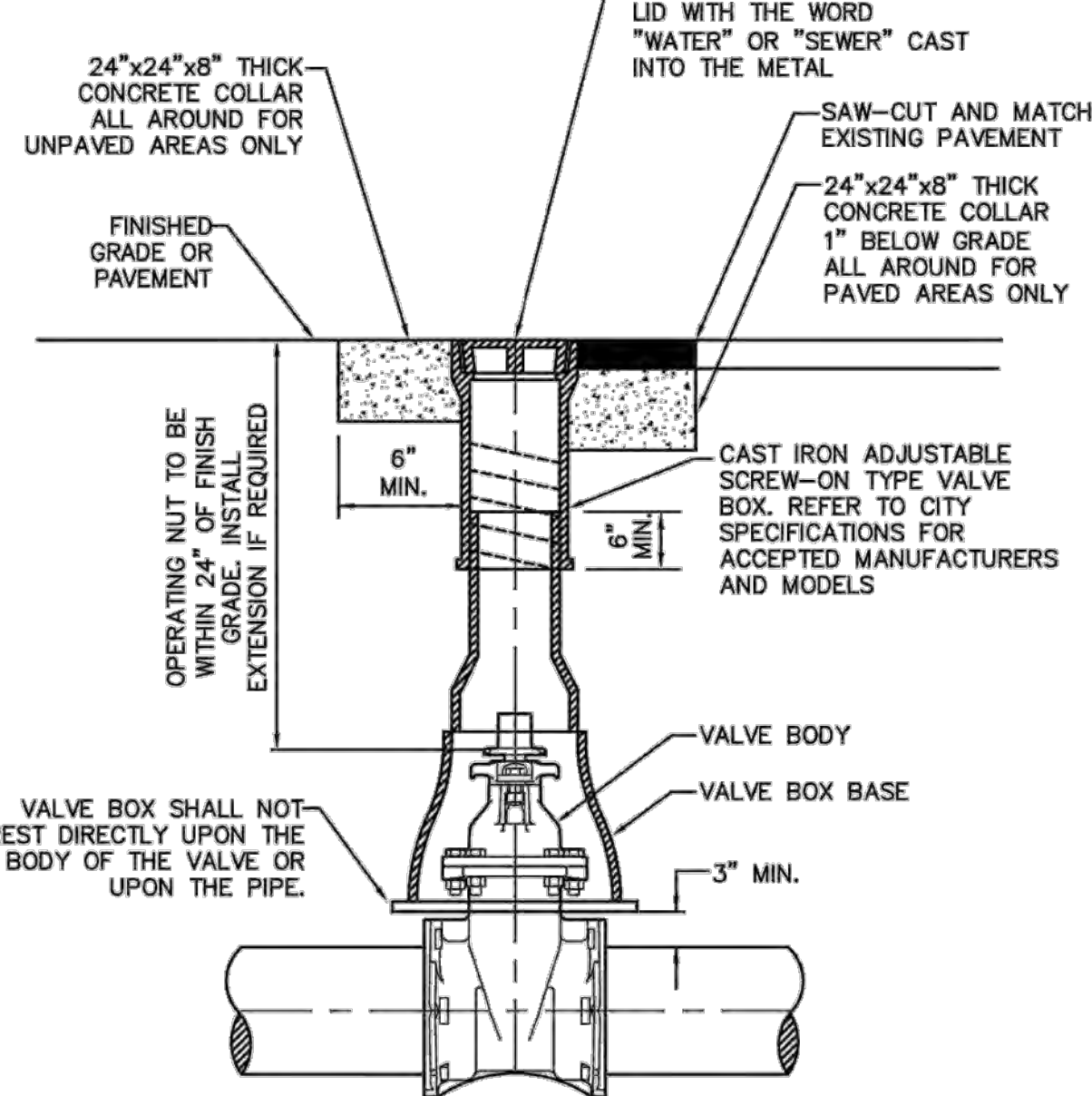
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



UTILITY CROSSING USING JOINT DEFLECTIONS

* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL VALVE BOX SETTING	REVISED: 06/08/2014 DRAWING NO. G-05
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Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

PROPOSED 34-UNITS MULTI-FAMILY DEVELOPMENT FOR:

2035 MONROE LLC

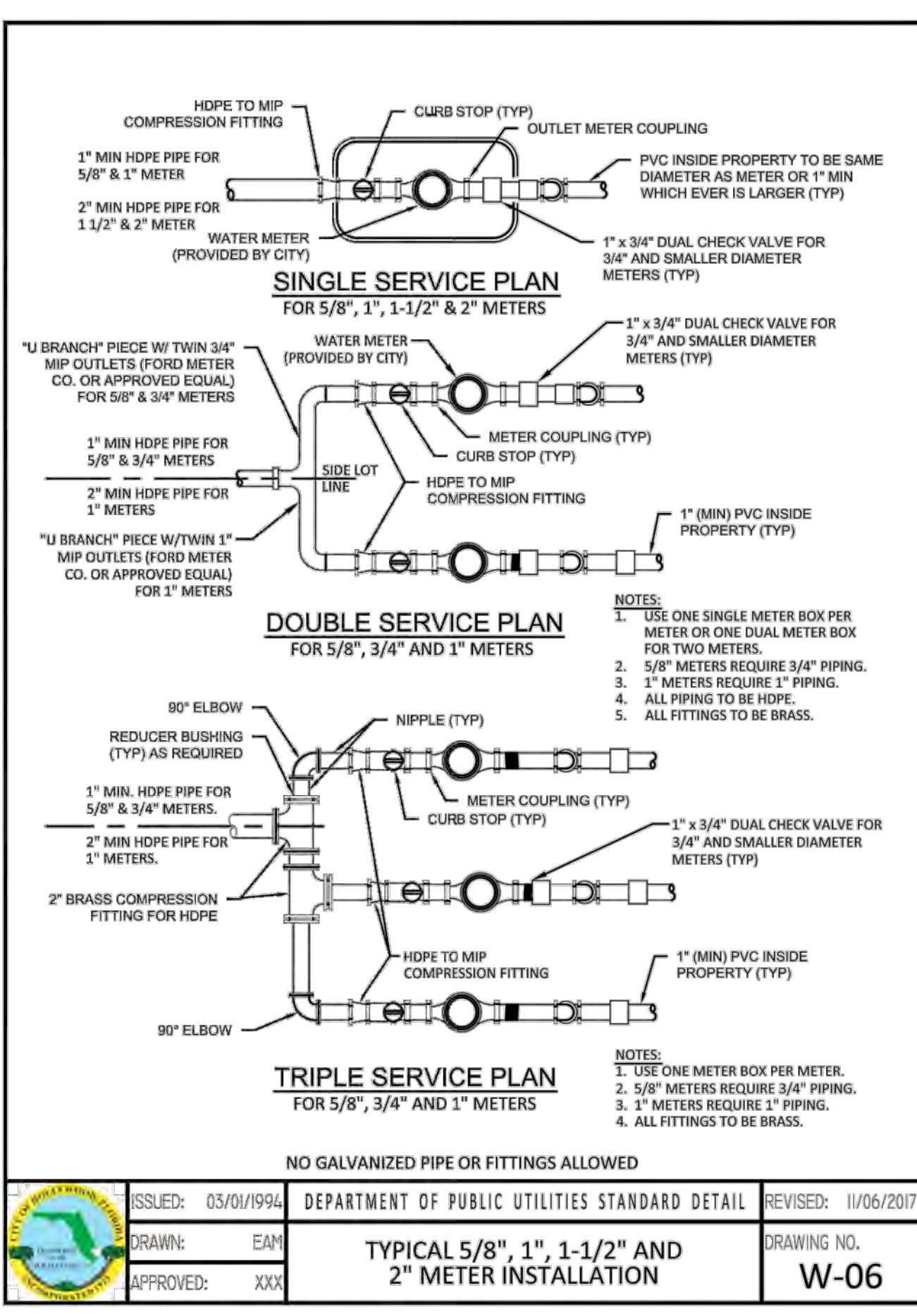
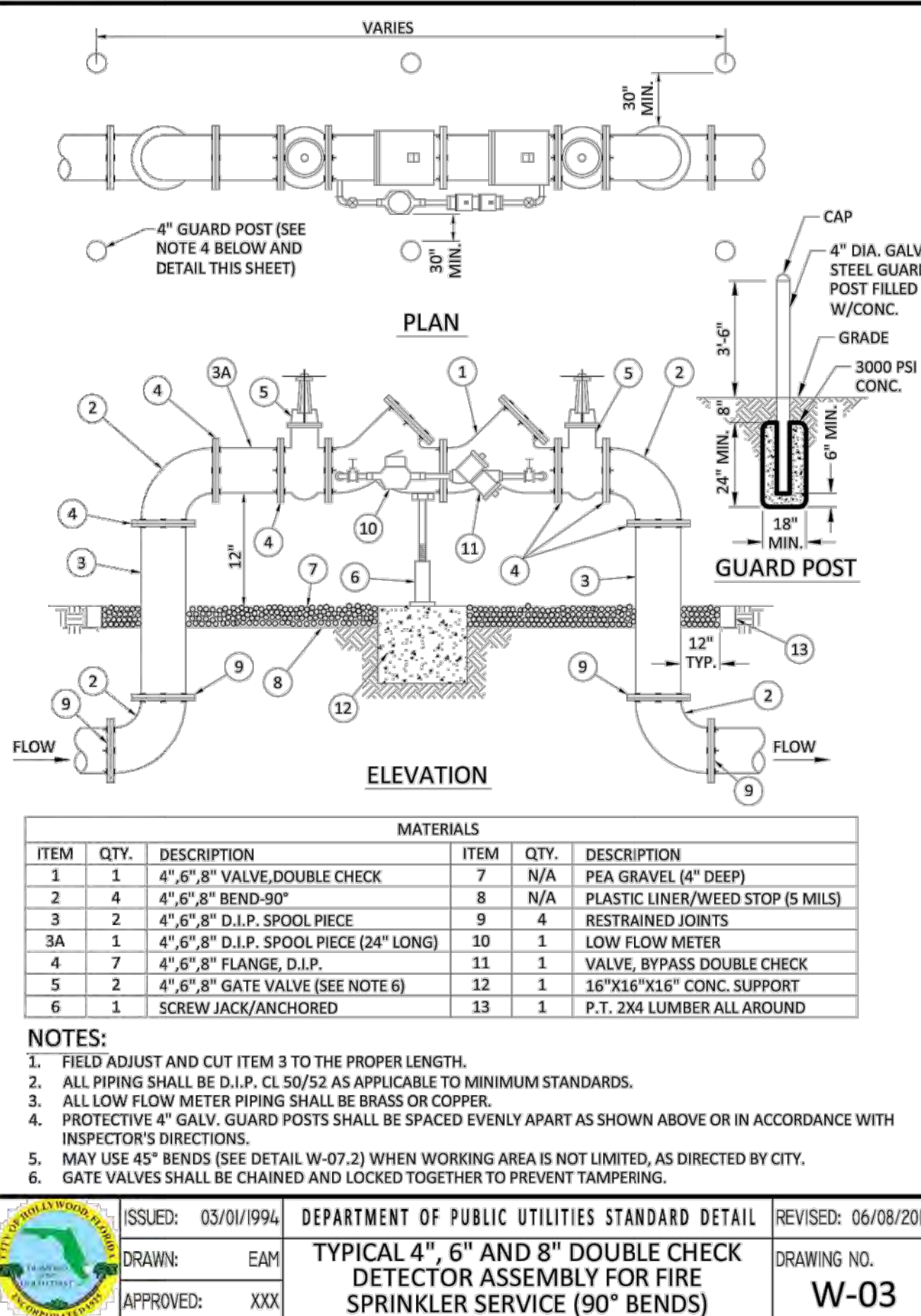
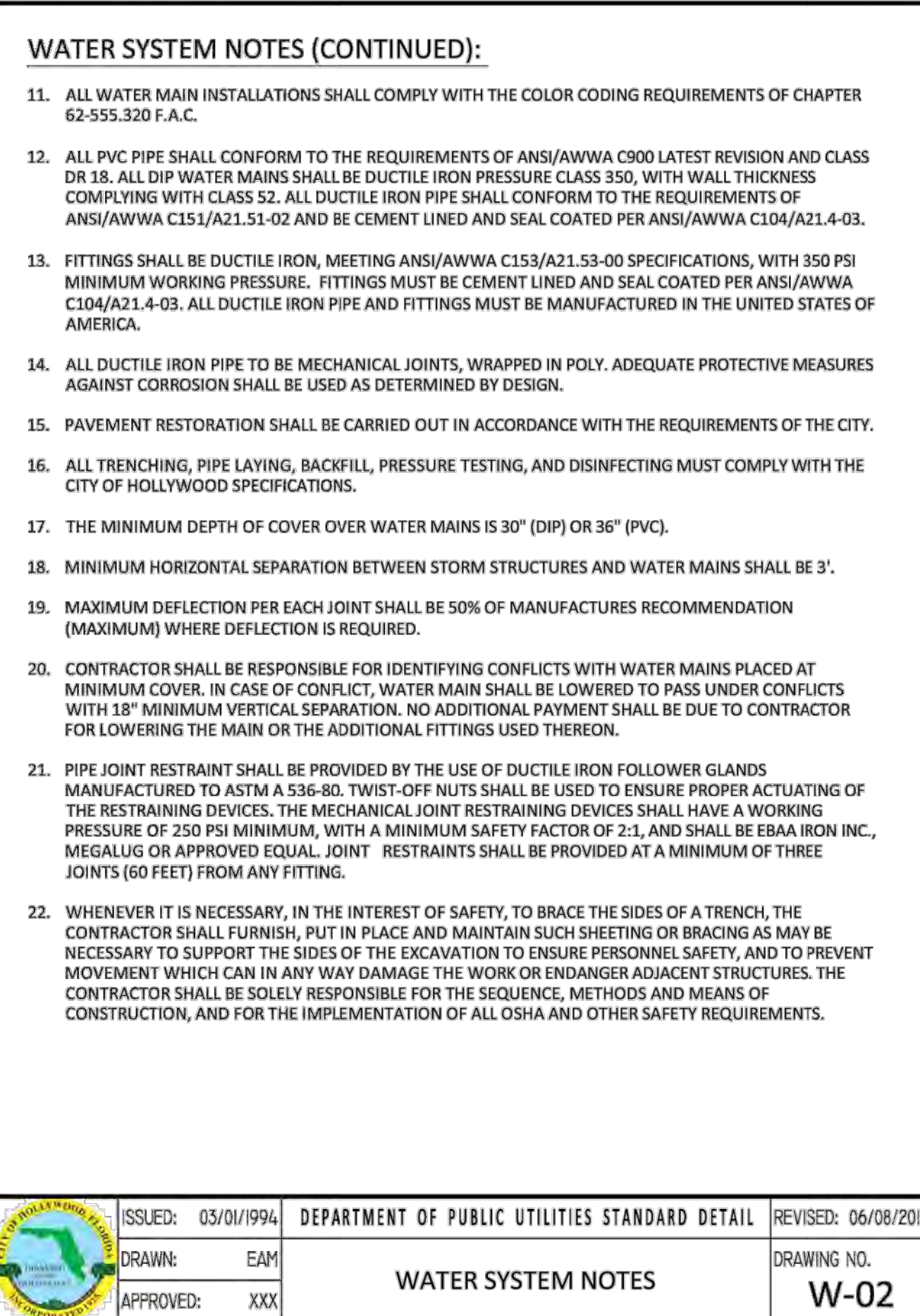
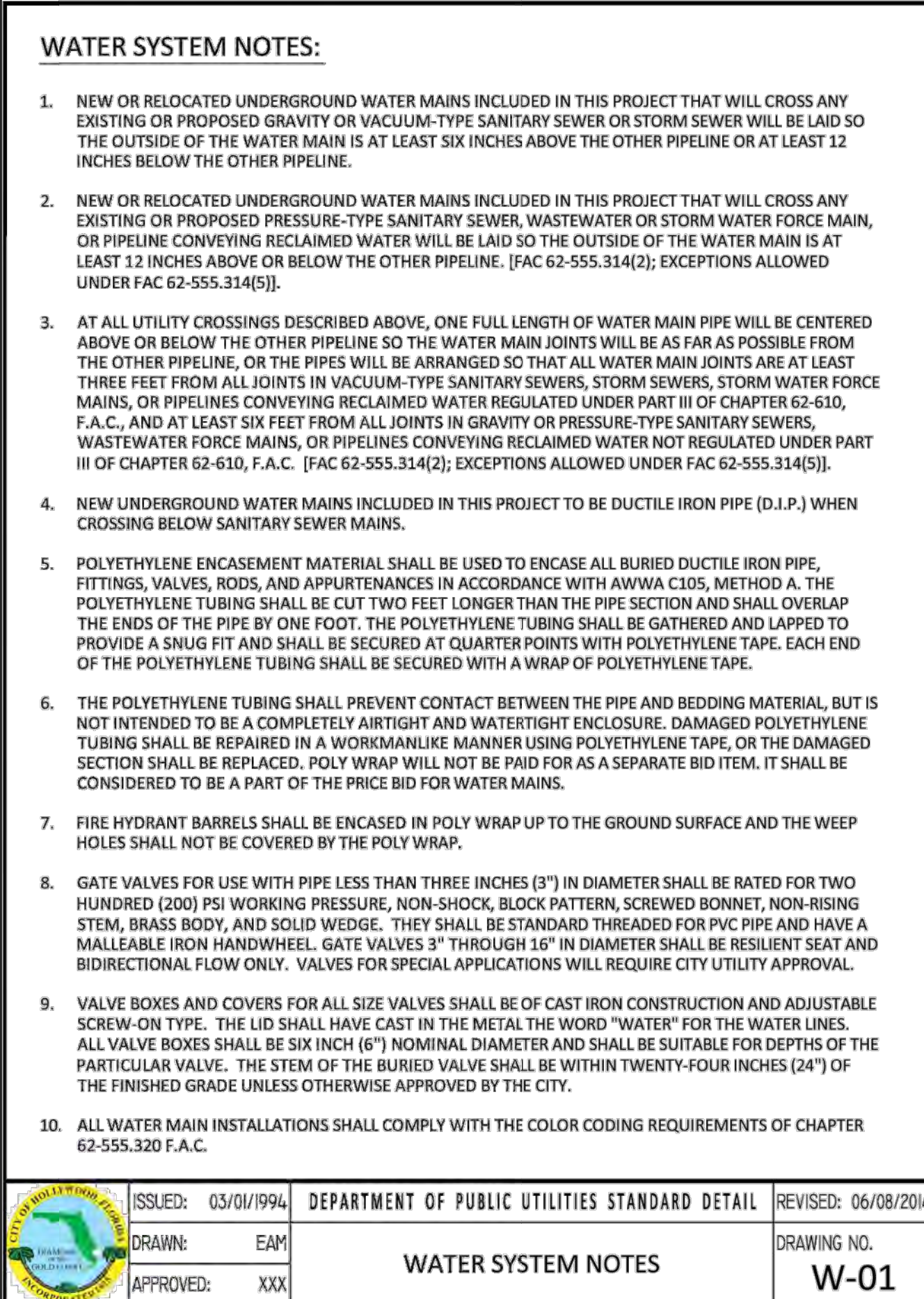
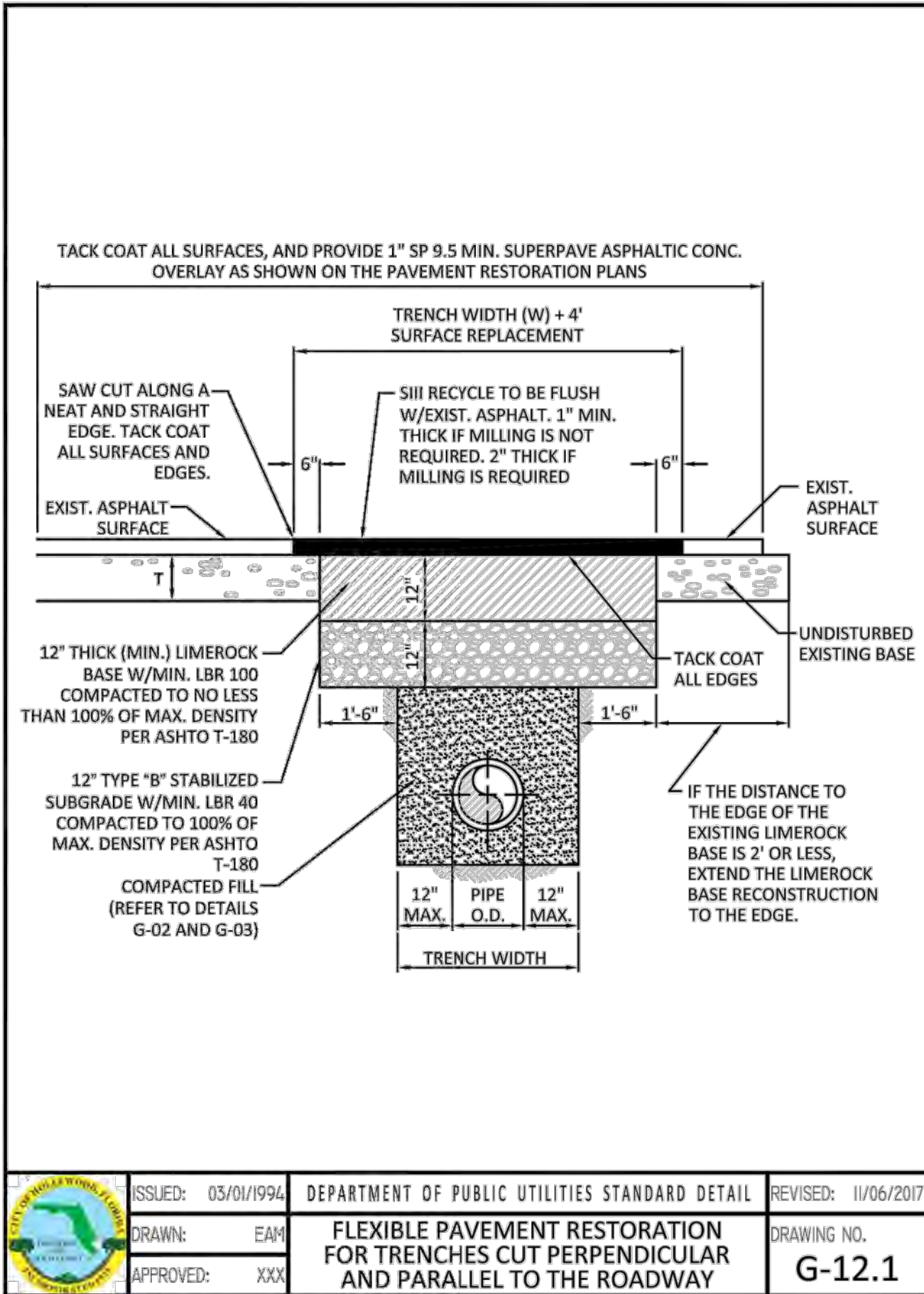
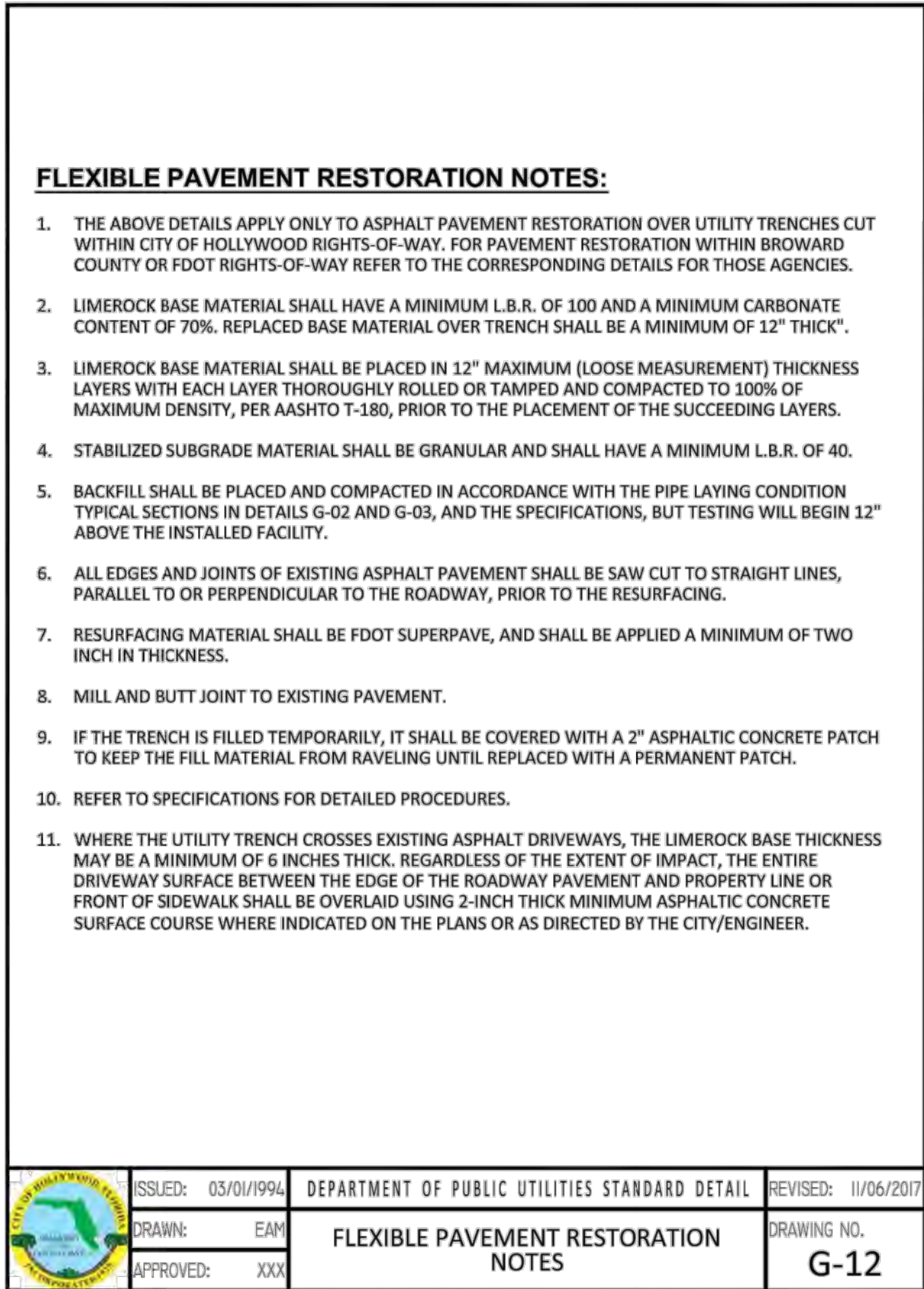
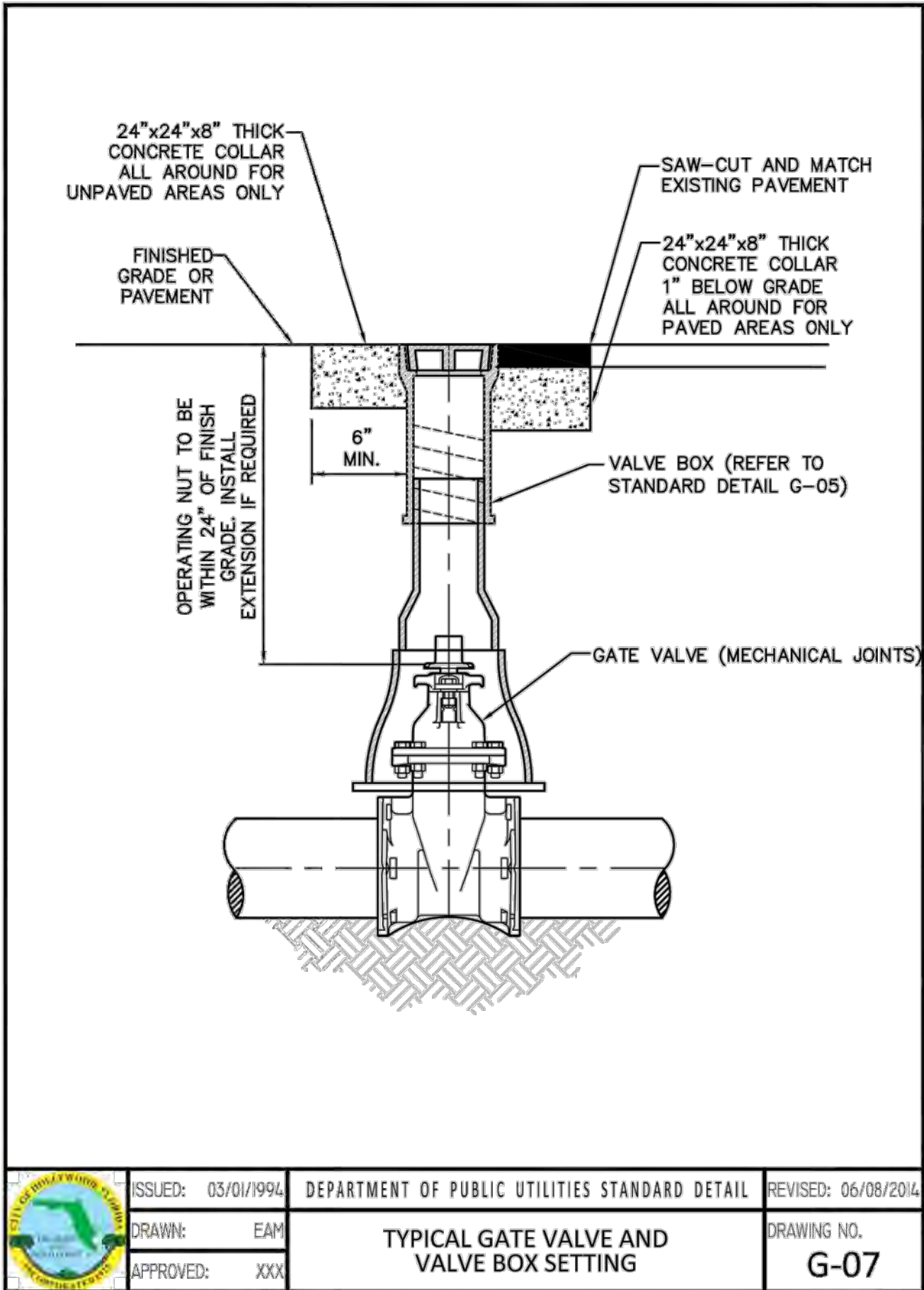
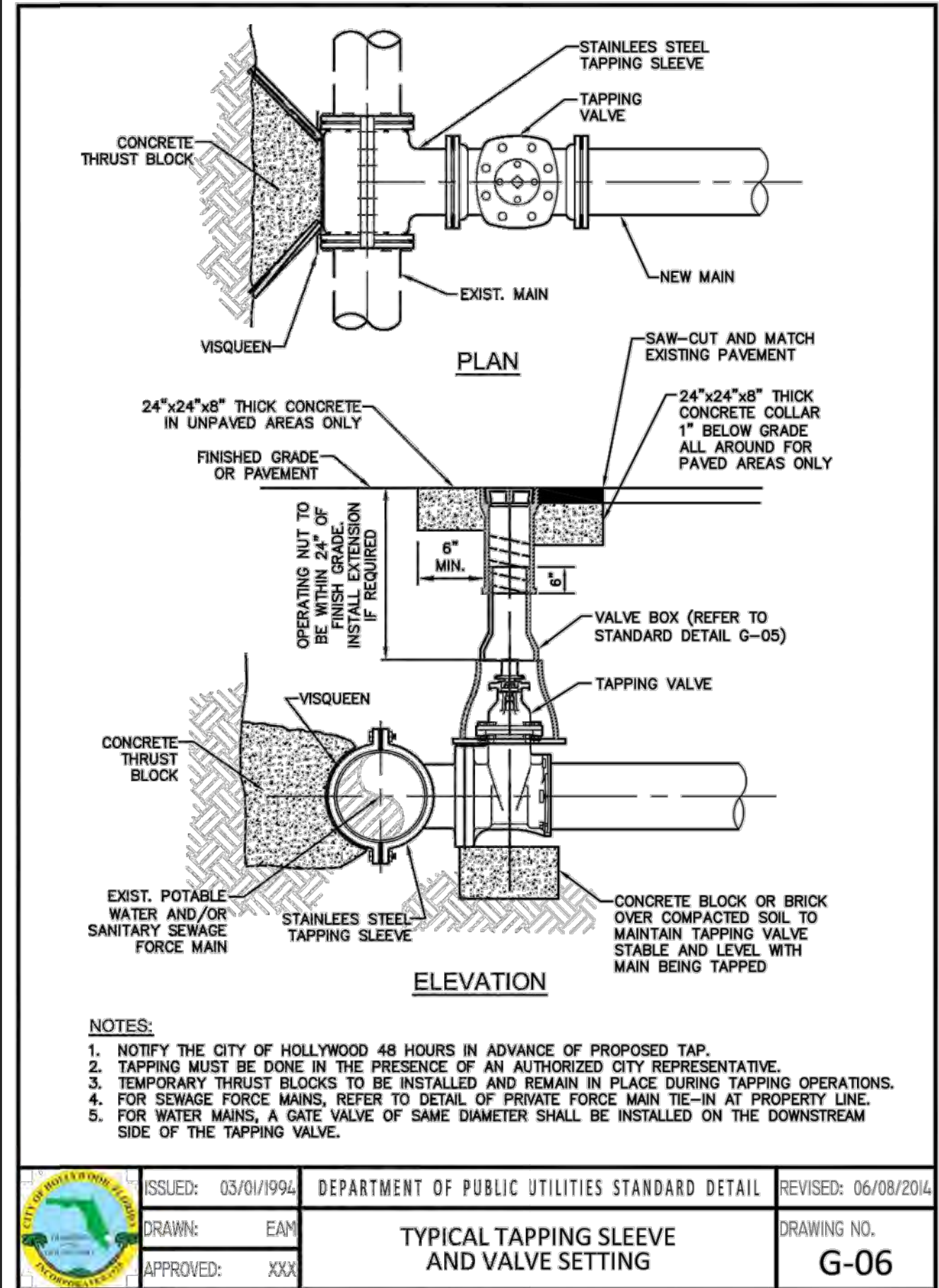
2035 MONROE STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

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CHECKED	LLR
DATE	12/28/21
SCALE	AS NOTED
JOB. NO.	021-031
SHEET	

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OF SHEETS



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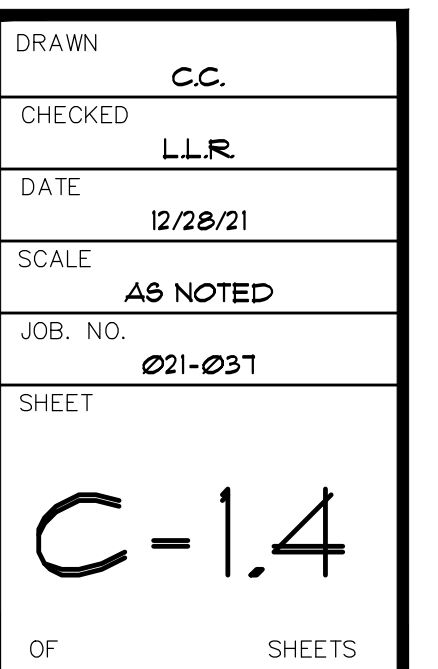
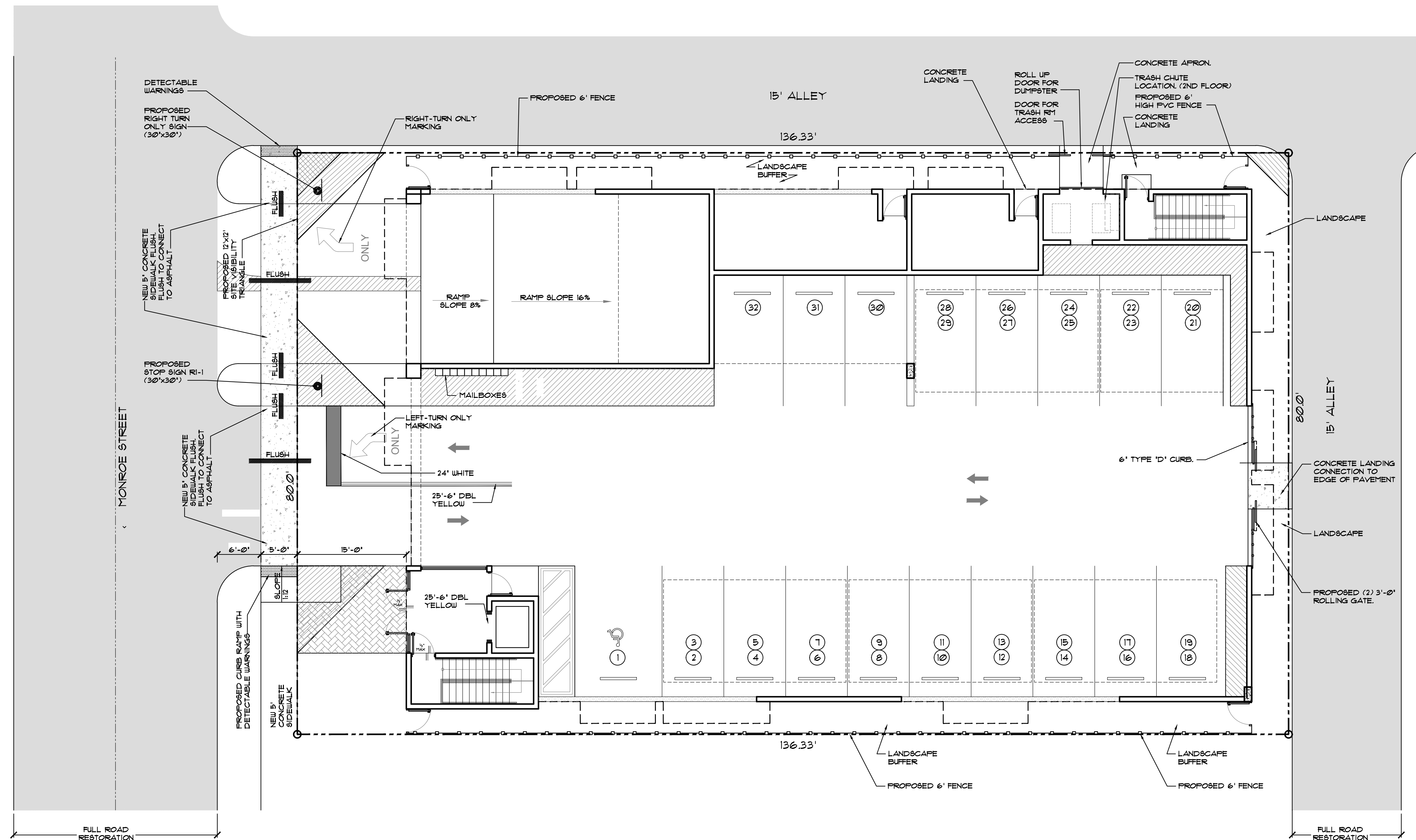
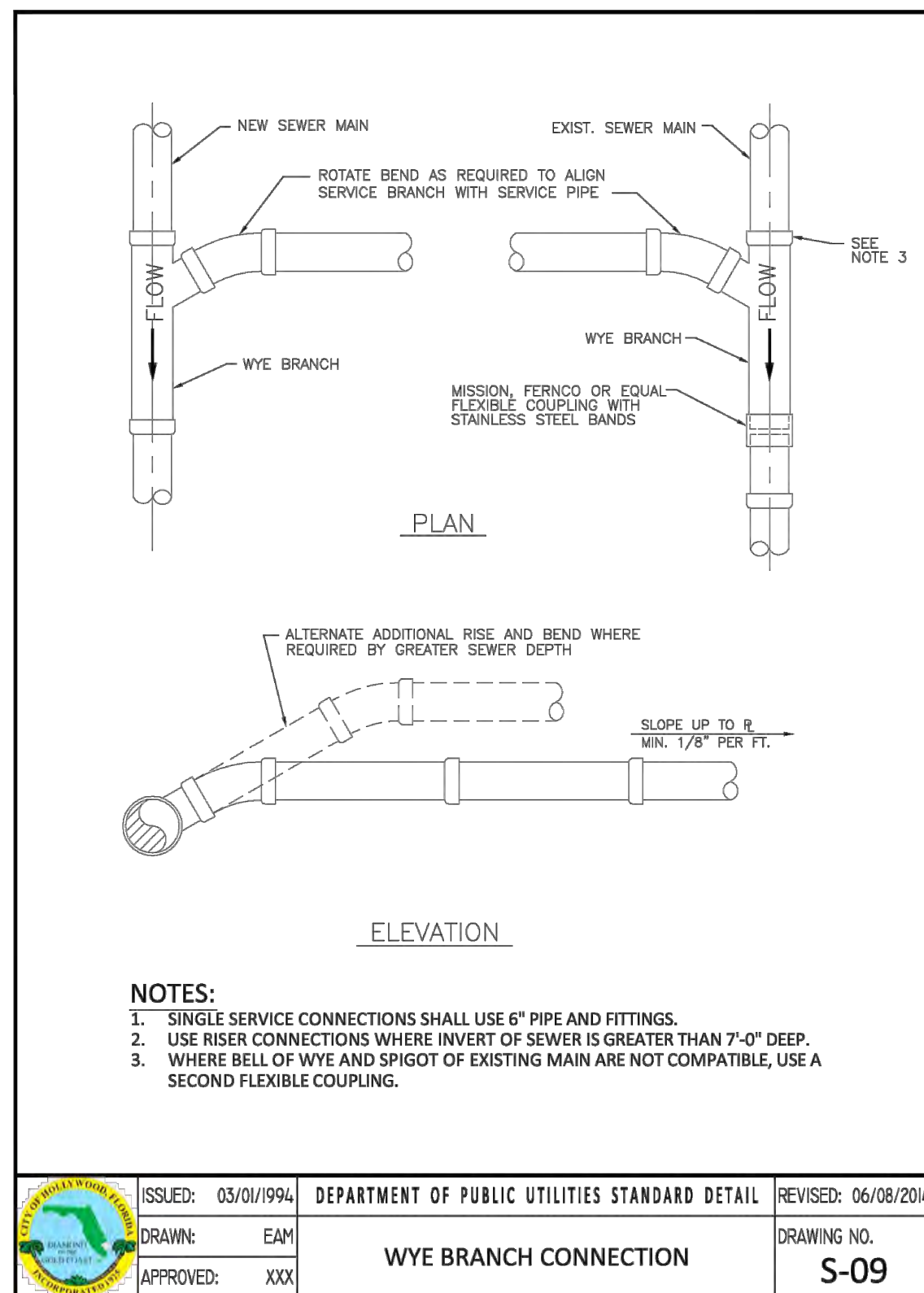
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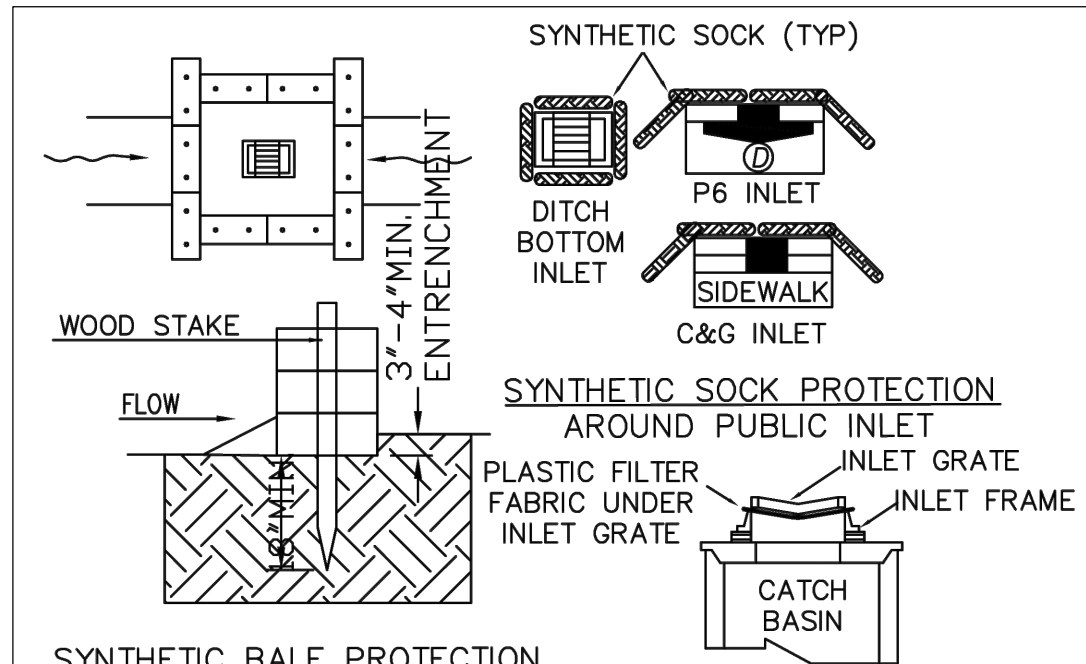
PROPOSED 34-UNITS MULTI FAMILY DEVELOPMENT FOR:
2035 MONROE LLC
2035 MONROE STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

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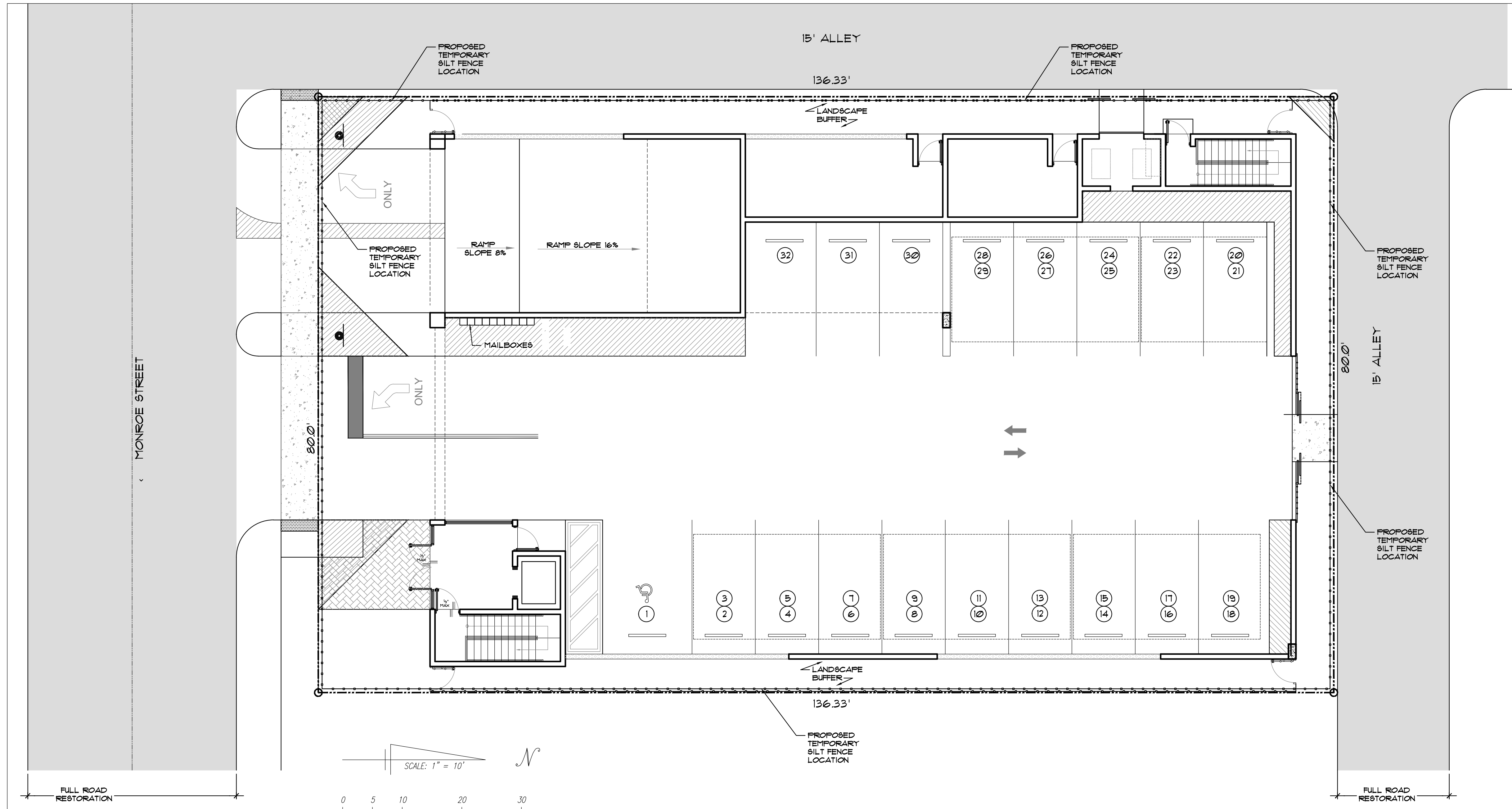
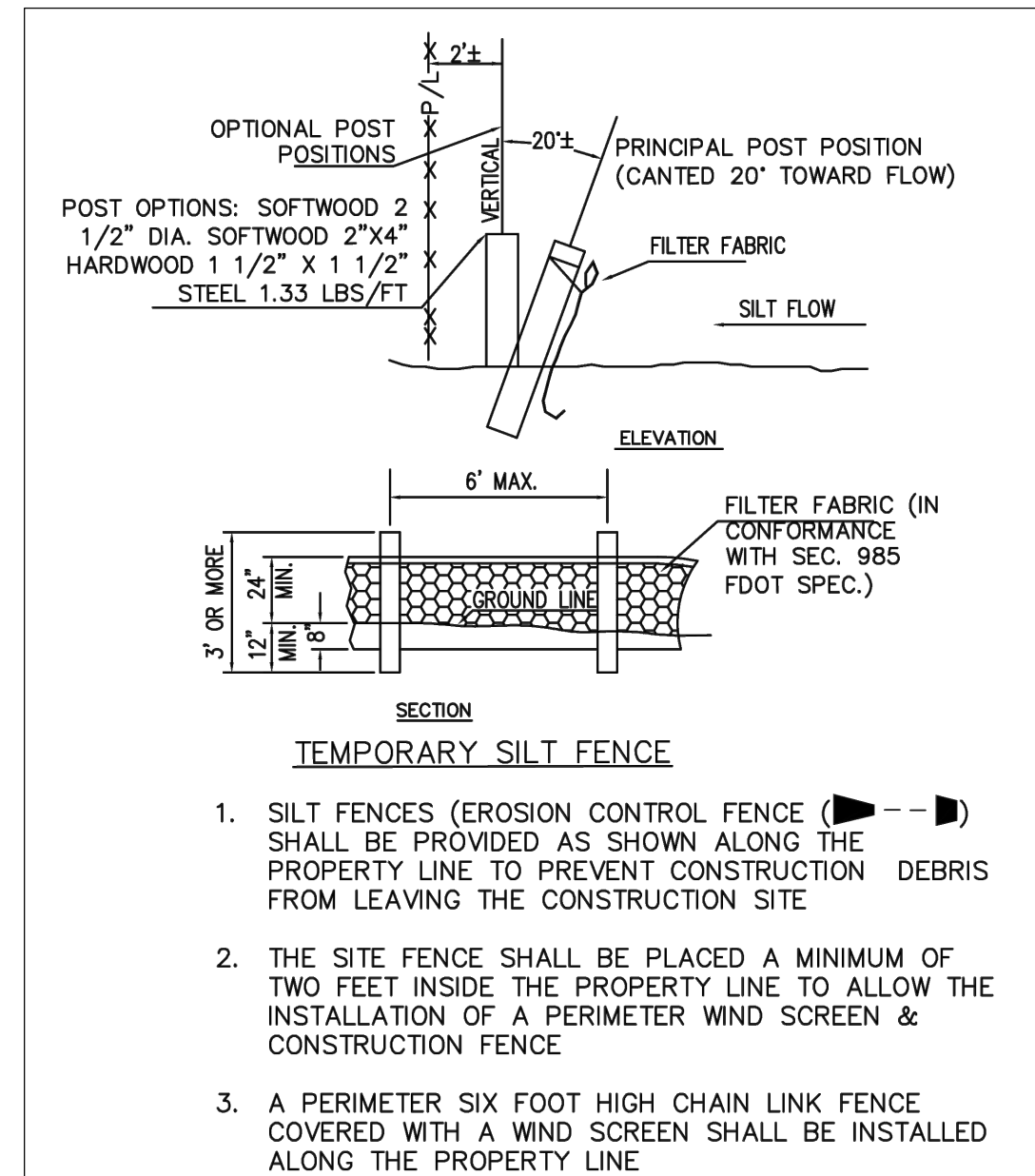
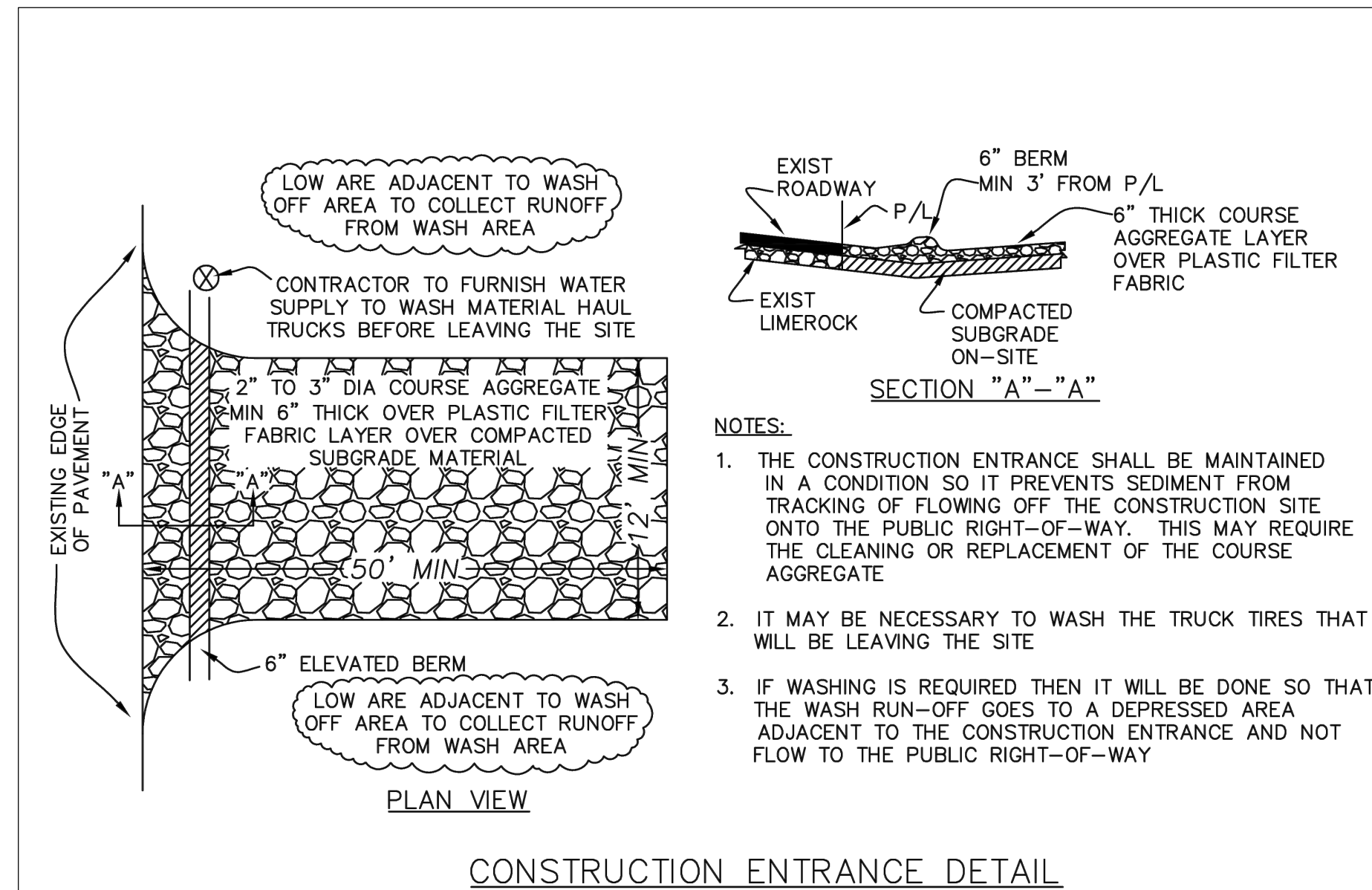
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SYNTHETIC BALE PROTECTION AROUND PRIVATE INLET

- NOTES:**
1. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 - 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALENT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER
 2. ADJACENT SYNTHETIC BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING
 3. SYNTHETIC BALES SHALL BE INSTALLED AT ALL NEW INLETS ON PRIVATE PROPERTY AND SYNTHETIC "SOCKS" ON EXISTING INLETS IN THE PUBLIC RIGHT OF WAY DURING CONSTRUCTION
 4. CONTRACTOR TO INSTALL PLASTIC FILTER FABRIC UNDER INLET GRATE ON ALL NEW INLETS AND IT SHALL REMAIN THERE FOR THE DURATION OF THE CONSTRUCTION



This item has been digitally signed and sealed by Sharon Aylward Cox, P.E. on the date adjacent to the seal.

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MIRAMAR, FLORIDA 33027
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Luis LaRosa-Registered
Architect
AR#-0017852
AA#-26003693

REVISION:	BY:

PROPOSED 34-UNITS MULTI FAMILY DEVELOPMENT FOR:
2035 MONROE LLC
2035 MONROE STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

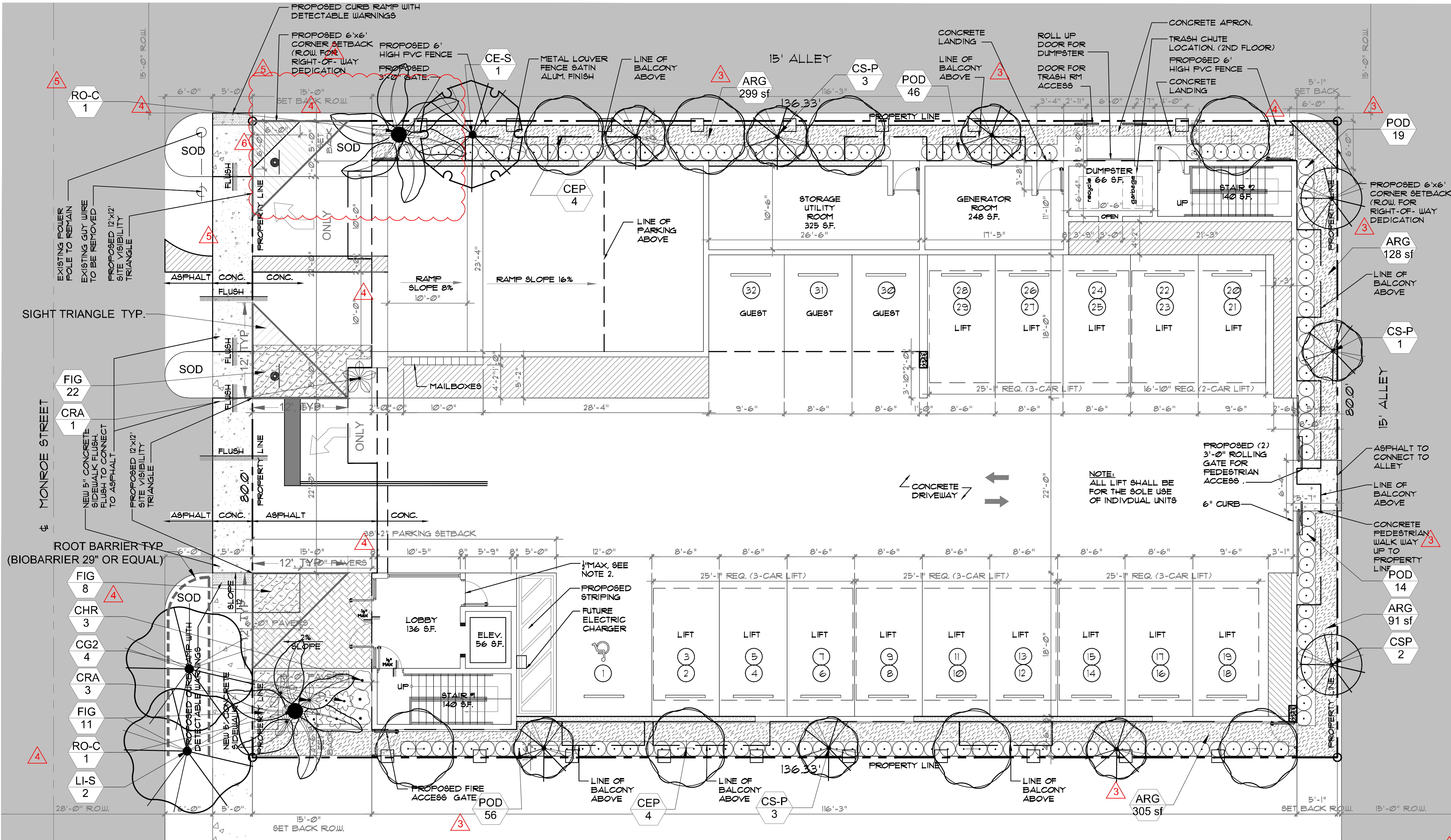
DRAWN	CC.
CHECKED	LLR
DATE	12/28/21
SCALE	AS NOTED
JOB. NO.	021-031
SHEET	

C-1.5

Plant Schedule:

PERIMETER TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	CEP	8	Conocarpus erectus	Green Buttonwood	CG, 12' HT x 6' SPR, 2" DBH MIN, SP	Yes	
	CS-P	7	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes	
	CSP	2	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes	
CODE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	RO-C	2	Roystonia regia	Florida/Cuban Royal Palm	FG, 10' GW, SGL, SP, MATCHING	Yes	
	WB	1	Wodyetia bifurcata	Foxtail Palm	FG, 8' GW, SP, Matching, No Scars	No	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	PTS	3	Ptychosperma elegans	Alexander Palm	FG, 8' CT, SGL, SP	No	
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	CE-S	1	Conocarpus erectus	Green Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes 4	
	LI-S	2	Lagerstroemia indica 'Natchez'	White Crape Myrtle	FG, 12' HT, 2" DBH MIN, STD, SP	No	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	ALC	1	Alcantarea odorata	Giant Silver Bromeliad	15G, 3'-4' OA, SP	No	
	CHR	3	Chrysobalanus icaco 'Redtip'	Red Tip Coccolup	3G, 24" OA, F,	Yes	
	CG2	4	Codiaeum variegatum 'Golden Dust'	Gold Dust Croton	3G, 24" OA, F,	No	
	CVP	20	Codiaeum variegatum 'Petra'	Bravo Croton	3G, 24" OA, F,	No	
	CAL	5 6	Cordyline fruticosa 'Auntie Lou'	Ti Plant	7G, 4' HT x 3' SPR, 3PP, SP, AS	No	
	CRA	4	Crinum augustum 'Queen Emma'	Queen Emma Crinum	15G, 2'-3' OA, F, SP	No	
	PHX	12 3	Philodendron 'Xanadu'	Xanadu Philodendron	3G, 18" OA, F,	No	
	POD	135	Podocarpus macrophyllus	Podocarpus	7G, 3' OA, FTB	No	
	STN	1	Strelitzia nicotai	White Bird of Paradise	15G, 5'-6' HT, 5PP, F, SP	No	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
	ARG	789 sf 6	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No	
	FIG	41 6	Ficus microcarpa 'Green Island'	Green Island Ficus	3G, 12" HT x 15" SPR, F,	No	24" o.c.
	LMB	92	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F, SP	No	18" o.c.

*Note: Plant schedule includes roof gardens; see sheet two for roof garden details.



*Note: Applicant to maintain sight visibility at all times within area between the building and the alley edge of pavement from the building to Monroe Street edge of pavement.

Landscape Data:

RAC Zoning - DH-3 (Dixie Highway Mixed-Use District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	3 Trees (80'/30)	3 Trees (See Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	17 Trees (346'/20)	17 Trees (See Schedule)
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Terminal islands shall be installed at each end of all rows of Vehicular Use Area parking spaces. Each island shall contain a minimum of 190 s.f. of pervious area and shall measure the same length as adjacent parking stall. Each island shall contain at least one tree. Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	1,444 sf Landscape (5,777 sf x .25)	1,968 sf Landscape
Minimum Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.		
Ground Floor: 1,968 sf Sixth (6th) Floor: 436 sf	2 Trees 1 Tree	2 Trees 1 Tree
Total Required:	3 Trees (2,404 SF)	3 Trees (See Schedule)
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	14 Trees (60%)	20 Trees (86%)

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.

- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

Project Team

Landscape Architect:

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

Architect:

LJR Architects, Inc.
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PROPOSED 34-UNIT MULTIFAMILY DEVELOPMENT FOR:

2035 MONROE LLC

2035 Monroe Street, Hollywood, FL 33020

Landscape Plan

Revisions		
Date	Init.	Description
12.28.21	BW	Initial Submittal
08.22.22	BW	Revised per Site Plan
11.07.22	BW	Revised per Site Plan
11.16.22	BW	Revised per Comments
11.22.22	BW	Revised per Comments
11.28.22	DC	Revised per Comments
12.05.22	BW	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

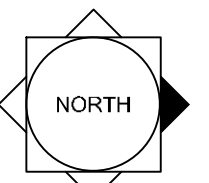
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

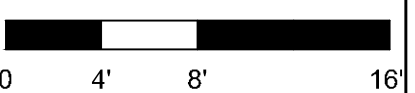
Municipal Project:

Scale:



NORTH

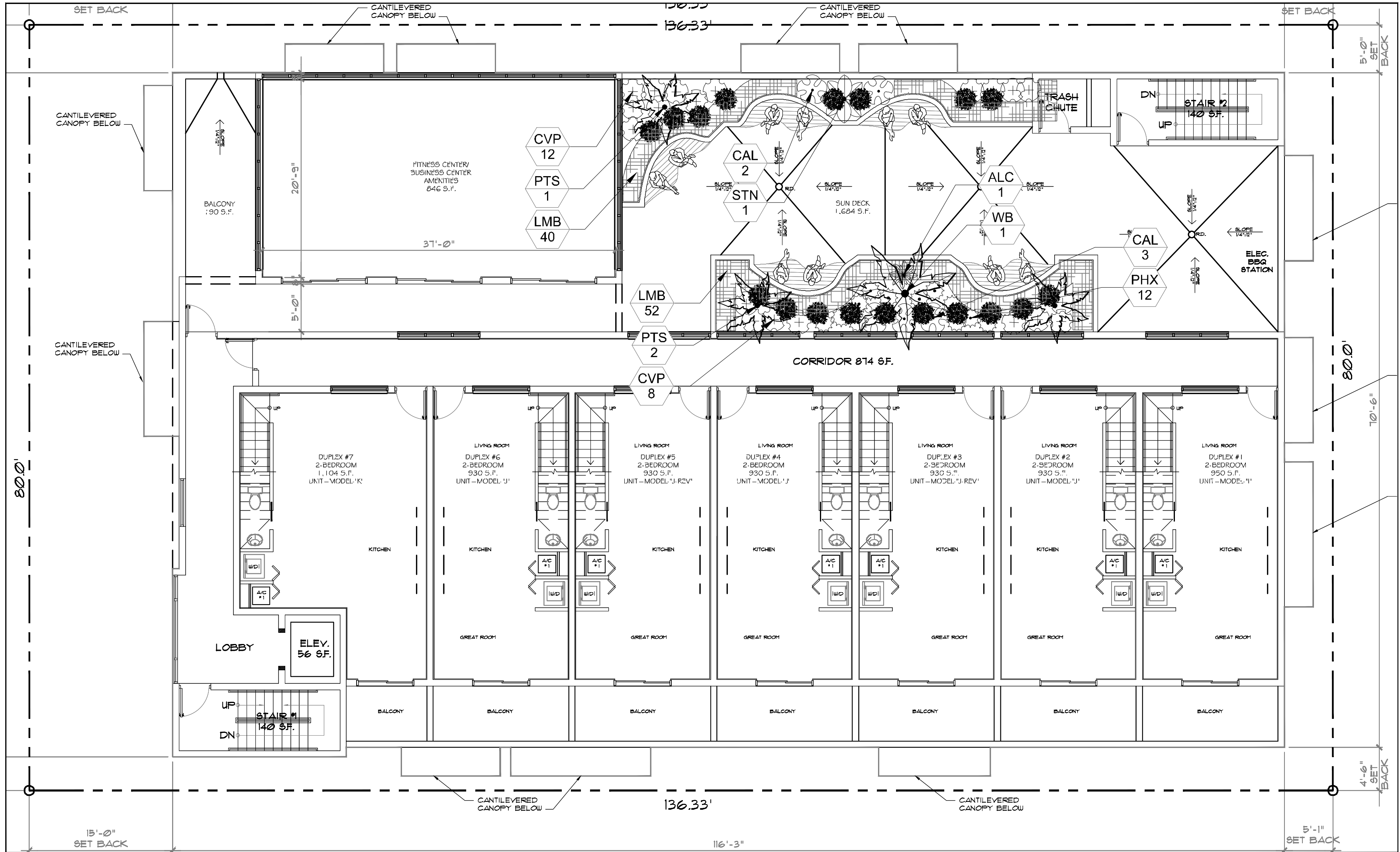
SCALE: 1" = 8'



0 4' 8' 16'

L-01





6th Floor Roof Garden

6th Floor Roof Garden Plant Schedule:

CODE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	WB	1	Wodyetia bifurcata	Foxtail Palm	FG, 8' GW, SP, Matching, No Scars	No	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	PTS	3	Ptychosperma elegans	Alexander Palm	FG, 8' CT, SGL, SP	No	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	ALC	1	Alcantarea odorata	Giant Silver Bromeliad	7G, 36" OA, F, SP, AS	No	
	CVP	20	Codiaeum variegatum 'Petra'	Bravo Croton	3G, 24" OA, F,	No	
	CAL	5	Cordyline fruticosa 'Auntie Lou'	Ti Plant	7G, 4' HT x 3' SPR, 3PP, SP, AS	No	
	PHX	12	Philodendron 'Xanadu'	Xanadu Philodendron	3G, 18" OA, F,	No	
	STN	1	Strelitzia nicolai	White Bird of Paradise	15G, 5'-6' HT, 5PP, F, SP	No	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
	LMB	92	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F, SP	No	18" o.c.

Roof Garden Notes:

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

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Landscape Architect:



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Architect:

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PROPOSED 34-UNIT MULTIFAMILY DEVELOPMENT FOR:
2035 MONROE LLC
2035 Monroe Street, Hollywood, FL 33020
Roof Garden Landscape Plan

Revisions		
Date	Init.	Description
12.28.21	BW	Initial Submittal
08.22.22	BW	Revised per Site Plan
11.07.22	BW	Revised per Site Plan
11.16.22	BW	Revised per Comments
11.22.22	BW	Revised per Comments
11.28.22	DC	Revised per Comments
12.05.22	BW	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT

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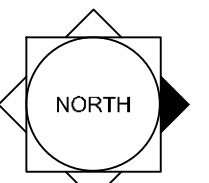
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

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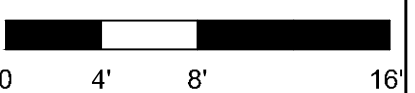
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Municipal Project:

Scale:


NORTH

SCALE: 1" = 8'



L-02

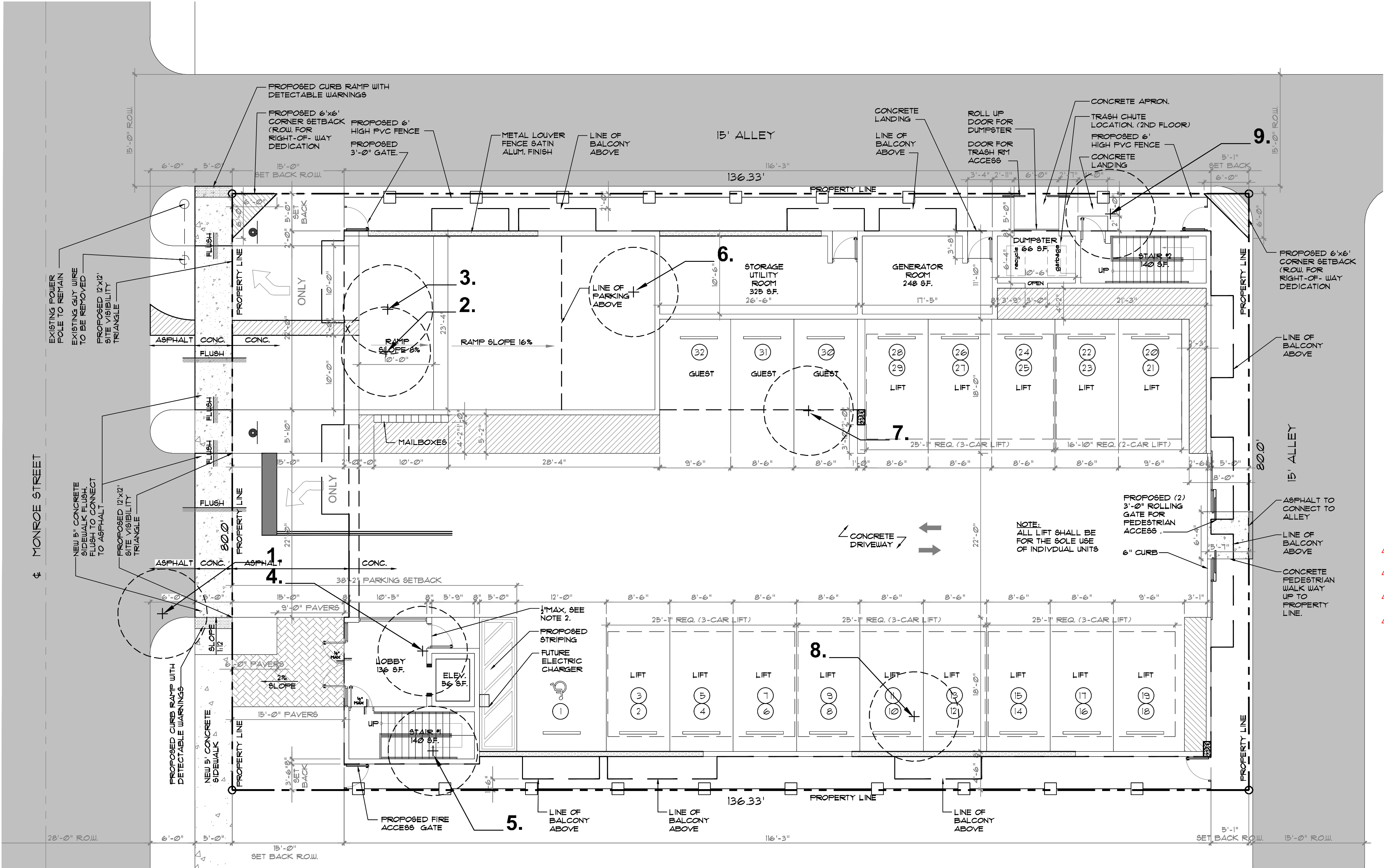
Existing Trees to be Removed:

1. Live Oak, *Quercus Virginiana*, 24" DBH, 40' HT, 40' Canopy
2. Black locust, *Robinia pseudoacacia*, 18" DBH, 30' HT, 25' Canopy
3. Black locust, *Robinia pseudoacacia*, 14" DBH, 30' HT, 25' Canopy
4. Unknown Tree, *Unknown Tree*, 10" DBH, 25' HT, 25' Canopy
5. Gumbo Limbo, *Bursera simaruba*, 18" DBH, 35' HT, 25' Canopy
6. Black locust, *Robinia pseudoacacia*, 12" DBH, 20' HT, 15' Canopy
7. Umbrella Tree, *Schefflera actinophylla*, 12" DBH, 20' HT, 15' Canopy
8. Mango Tree, *Mangifera indica*, 30" DBH, 50' HT, 40' Canopy
9. Sea Grape, *Coccoloba uvifera*, 36" DBH, 35' HT, 40' Canopy

Landscape Tree Mitigation Data:

Trees Removed	Replacement Provided
1. Live Oak, <i>Quercus Virginiana</i> , 24" DBH, 40' HT, 40' Canopy	\$4,200 Contribution to City Tree Fund (24" x \$350 per 2" DBH Removed)
2. Black locust, <i>Robinia pseudoacacia</i> , 18" DBH, 30' HT, 25' Canopy	\$3,150 Contribution to City Tree Fund (18" x \$350 per 2" DBH Removed)
3. Black locust, <i>Robinia pseudoacacia</i> , 14" DBH, 30' HT, 25' Canopy	\$2,450 Contribution to City Tree Fund (14" x \$350 per 2" DBH Removed)
4. Unknown Tree, <i>Unknown Tree</i> , 10" DBH, 25' HT, 25' Canopy	\$1,750 Contribution to City Tree Fund (10" x \$350 per 2" DBH Removed)
5. Gumbo Limbo, <i>Bursera simaruba</i> , 18" DBH, 35' HT, 25' Canopy	\$3,150 Contribution to City Tree Fund (18" x \$350 per 2" DBH Removed)
6. Black locust, <i>Robinia pseudoacacia</i> , 12" DBH, 20' HT, 15' Canopy	\$2,100 Contribution to City Tree Fund (12" x \$350 per 2" DBH Removed)
7. Umbrella Tree, <i>Schefflera actinophylla</i> , 12" DBH, 20' HT, 15' Canopy	Exempt from Mitigation (Invasive Exotic Species)
8. Mango Tree, <i>Mangifera indica</i> , 30" DBH, 50' HT, 40' Canopy	\$5,250 Contribution to City Tree Fund (30" x \$350 per 2" DBH Removed)
9. Sea Grape, <i>Coccoloba uvifera</i> , 36" DBH, 35' HT, 40' Canopy	\$6,300 Contribution to City Tree Fund (36" x \$350 per 2" DBH Removed)

*Mitigation Tree Requirements: All replacement trees minimum of twelve (12) feet in height when planted on private property and twelve (12) feet when planted on swales and commercial properties. Palms minimum 8' clear trunk.



Project Team

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LA

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2035 MONROE LLC

2035 Monroe Street, Hollywood, FL 33020

Existing Tree Information

Revisions			
Date	Init.	Description	
11.16.22	BW	Revised per Comments	3
11.22.22	BW	Revised per Comments	4
11.28.22	DC	Revised per Comments	5
12.05.22	BW	Revised per Comments	6

REGISTERED LANDSCAPE ARCHITECT

PAUL A. GOULAS

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

Scale:

NORTH

SCALE: 1" = 8'

0 4' 8' 16'

L-03

Landscape Specifications:

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.
- 1.04 ERRORS AND OMISSIONS:
- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for higher own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
- B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
- C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.
- 1.05 EXECUTION OF THE WORK:
- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
- B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.
- C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.
- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.
- 1.07 CHANGES AND EXTRAS:
- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.
- 1.08 GUARANTEE:
- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
- B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and any subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.
- 1.09 CARE AND MAINTENANCE:
- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
- B. The Owner agrees to execute the instructions for such care and maintenance.
- 1.10 SAFETY:
- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
- B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).
- 1.11 CONTRACTOR QUALIFICATION:
- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.
- 1.12 INSURANCE AND BONDING:
- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
- B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.
- 1.13 PERMITS AND CERTIFICATES:
- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

- 2.01 PLANT MATERIALS:
- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
- B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
- C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
- D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
- E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
- F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

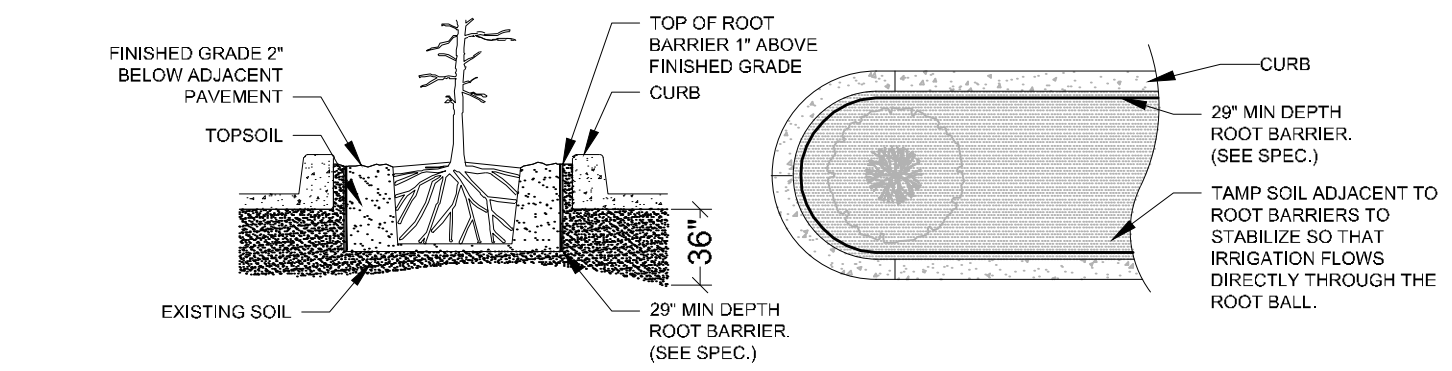
- 2.02 INSPECTION:
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.
- 2.03 PROTECTION OF PLANT MATERIALS:
- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
- B. Plants with broken, damaged or insufficient rootballs will be rejected.
- C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
- D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other material during the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.
- 2.04 STORAGE:
- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
- B. No plant material shall be stored longer than seventy-two (72) hours unless approved by the Landscape Architect and/or owner.
- C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
- D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.
- 2.05 PROTECTION DURING PLANTING:
- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.
- 2.06 PLANTING SOIL:
- A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.
- 2.07 FERTILIZER:
- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.
- B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
- C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:
- | | |
|--------------------|-----------|
| 1 gallon container | 1 tablet |
| 3 gallon container | 2 tablets |
| 5 gallon container | 3 tablets |
| 7 gallon | 5 tablets |
- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
- The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:
- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
- B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION

- 3.01 DIGGING:
- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.
- 3.02 GRADING:
- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
- B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drainage structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.
- 3.03 PLANTING:
- A. Planting shall take place during favorable weather conditions.
- B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
- C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
- D. Excavation of holes shall extend to the required depths as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
- E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
- F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil:
- 1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Loro material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.
- G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and sewers and approved by Landscape Architect or owner's rep.
- H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
- I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
- J. All flagging ribbon shall be removed from trees and shrubs before planting.
- K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
- L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

- 3.04 PRUNING:
- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
- B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
- C. Trees shall not be poled or topped.
- D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

- NOTES:
- 1- ROOT BARRIER SHALL BE 29\"/>
 - 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

- 3.05 GUYING:
- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
- B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.
- D. Stake & Brace all trees larger than 12" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
- E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.
- 3.06 WATER:
- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
- B. See General Notes of Landscape Plan for water source.

- 3.07 SOD:
- A. The Landscape Contractor shall sod all areas indicated on the drawings.
- B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
- C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
- D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
- E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
- F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
- G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
- H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08 SEEDING:
- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
- B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
- C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
- D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

- 3.09 CLEANING UP:
- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

- 3.10 MAINTENANCE:
- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
- B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
- C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
- D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
- E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

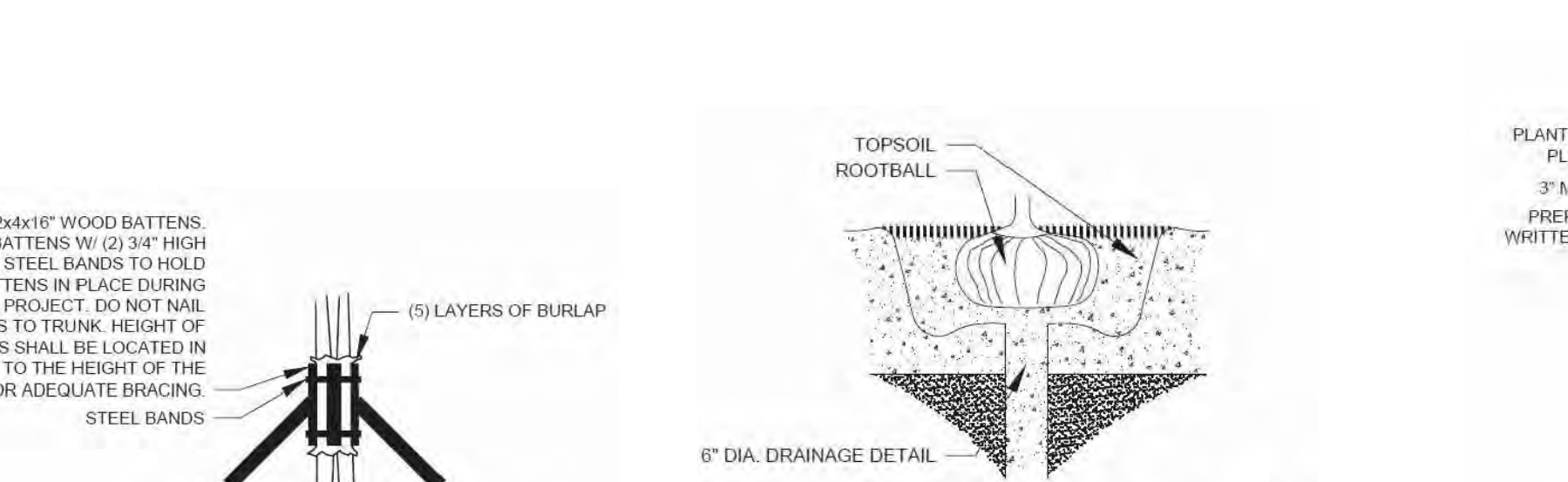
- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
- B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
- C. All plant material shall be alive and in good growing condition after each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
- D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

- A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.
- C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

TREE PROTECTION DETAIL



BRACING DETAIL

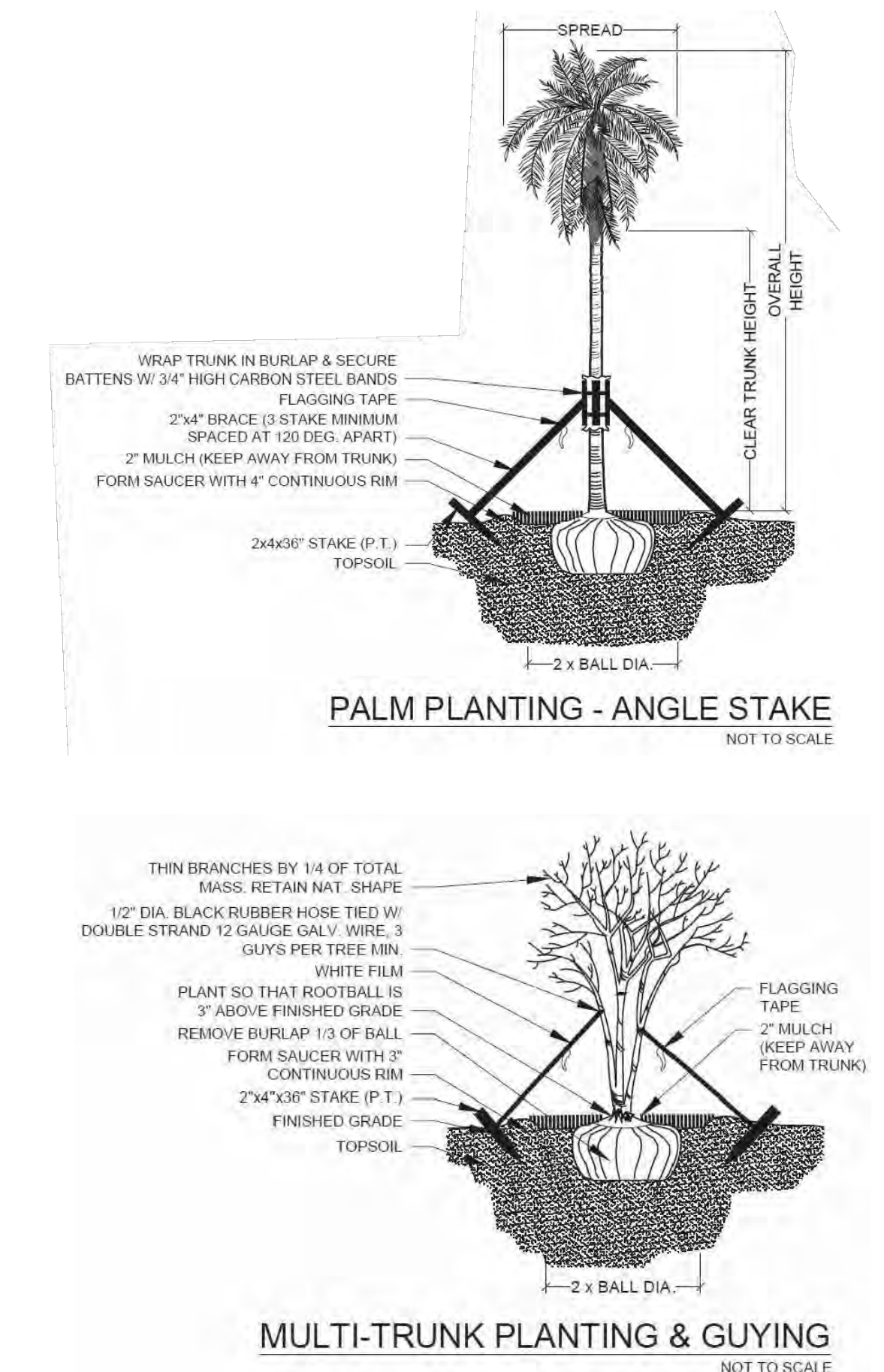
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DRAINAGE TESTING DETAIL

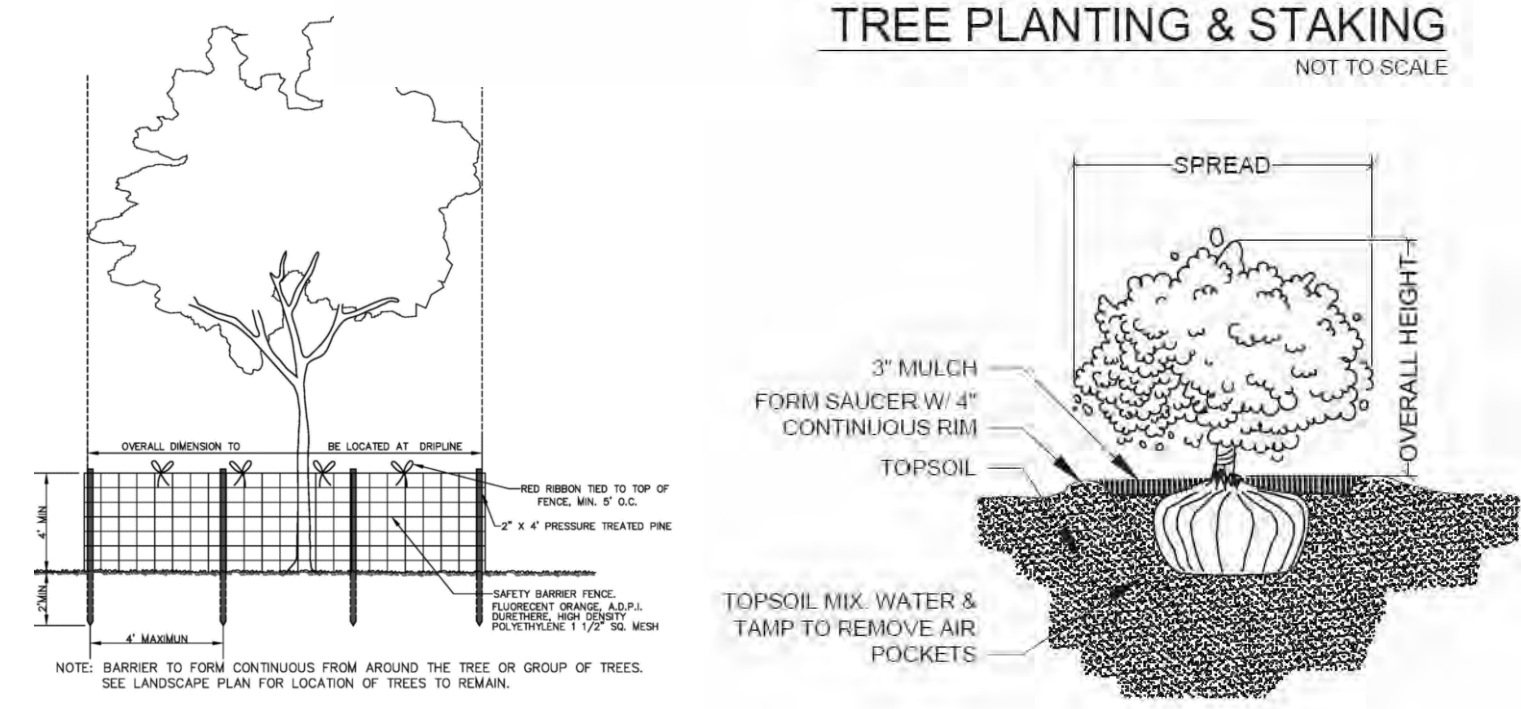
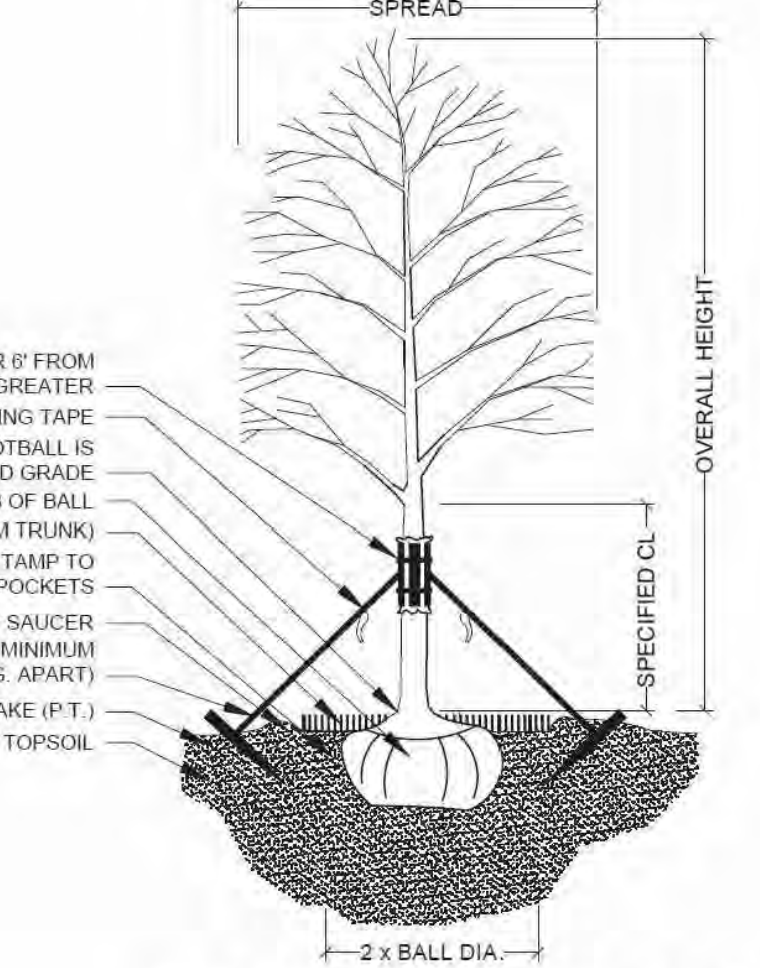
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GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

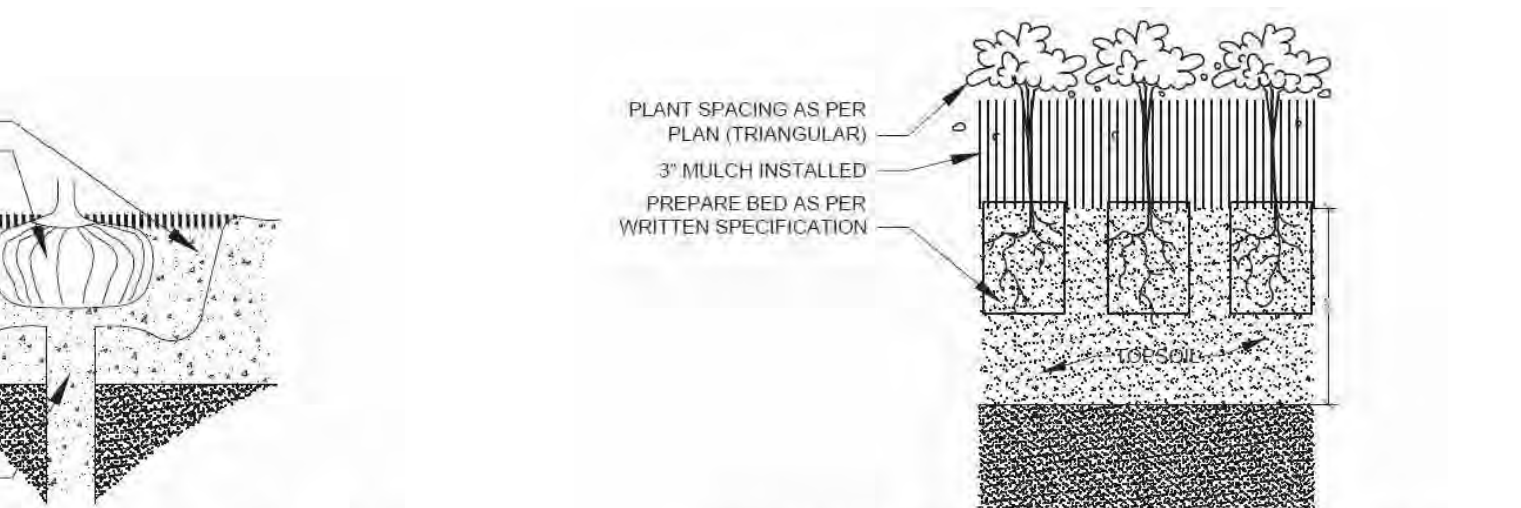


MULTI-TRUNK PLANTING & GUYING



SHRUB PLANTING

NOT TO SCALE



Project Team

Landscape Architect:

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(772) 834-1357 | brandon@las-fl.com

Architect:

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PROPOSED 34-UNIT MULTIFAMILY DEVELOPMENT FOR:

2035 MONROE LLC

2035 Monroe Street, Hollywood, FL 33020

Landscape Details & Specifications

Revisions		
Date	Init.	Description
12.28.21	BW	Initial Submittal
08.22.22	BW	Revised per Site Plan
11.07.22	BW	Revised per Site Plan
11.16.22	BW	Revised per Comments
11.22.22	BW	Revised per Comments
11.28.22	DC	Revised per Comments
12.05.22	BW	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT

LA 6666807

STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC

Checked By: PG

Municipal Project:

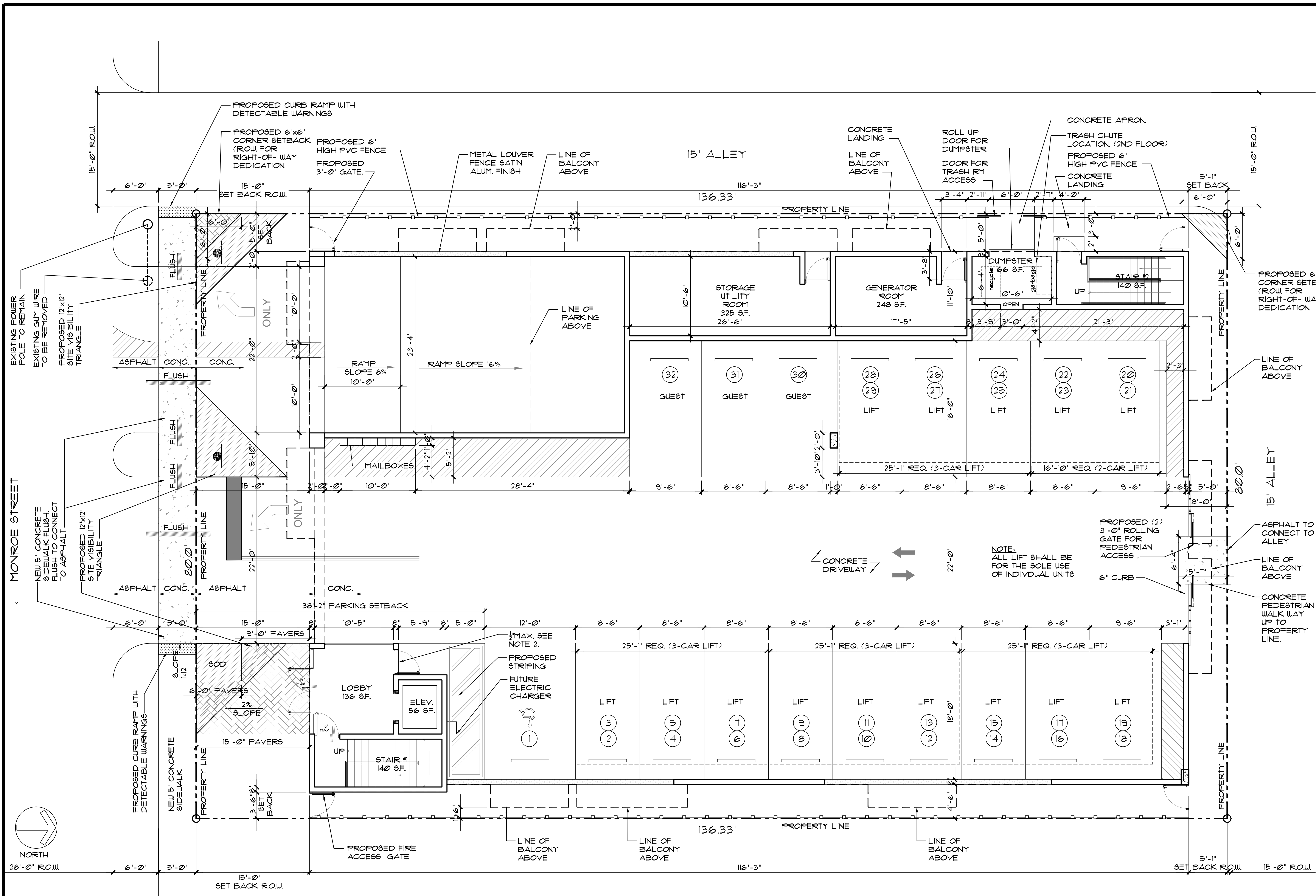
Scale:

NORTH

SCALE: 1" = N.T.S.

0 0 0 0

L-04



1 PROPOSED FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



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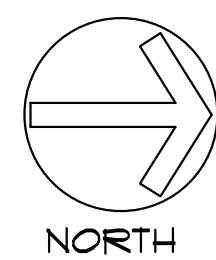
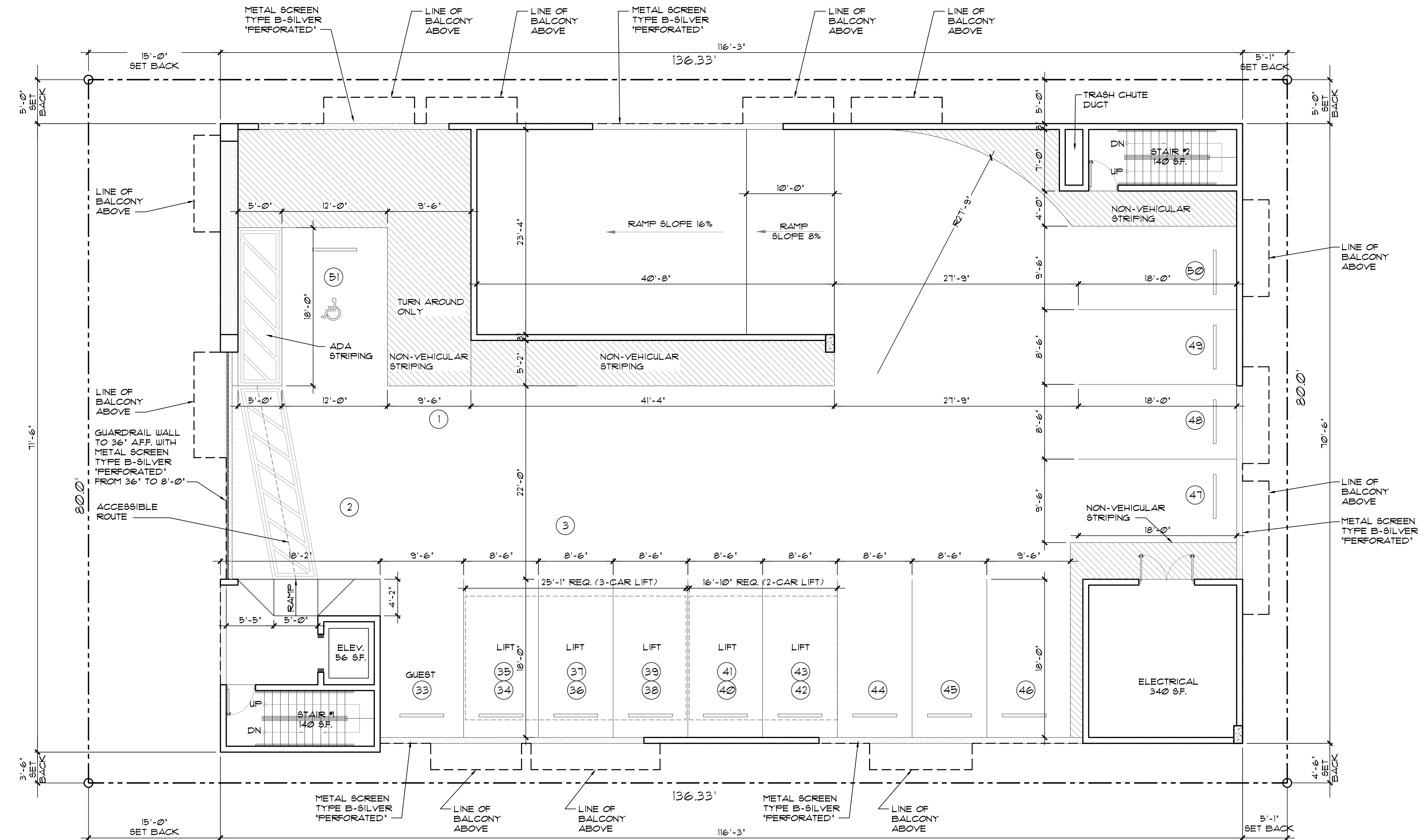
PROPOSED 32-UNITS MULTI FAMILY DEVELOPMENT FOR:
2035 MONROE LLC
2035 MONROE STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	12/28/21
SCALE	AS NOTED
JOB. NO.	021-031
SHEET	

A-1.1

OF SHEETS



1 PROPOSED SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



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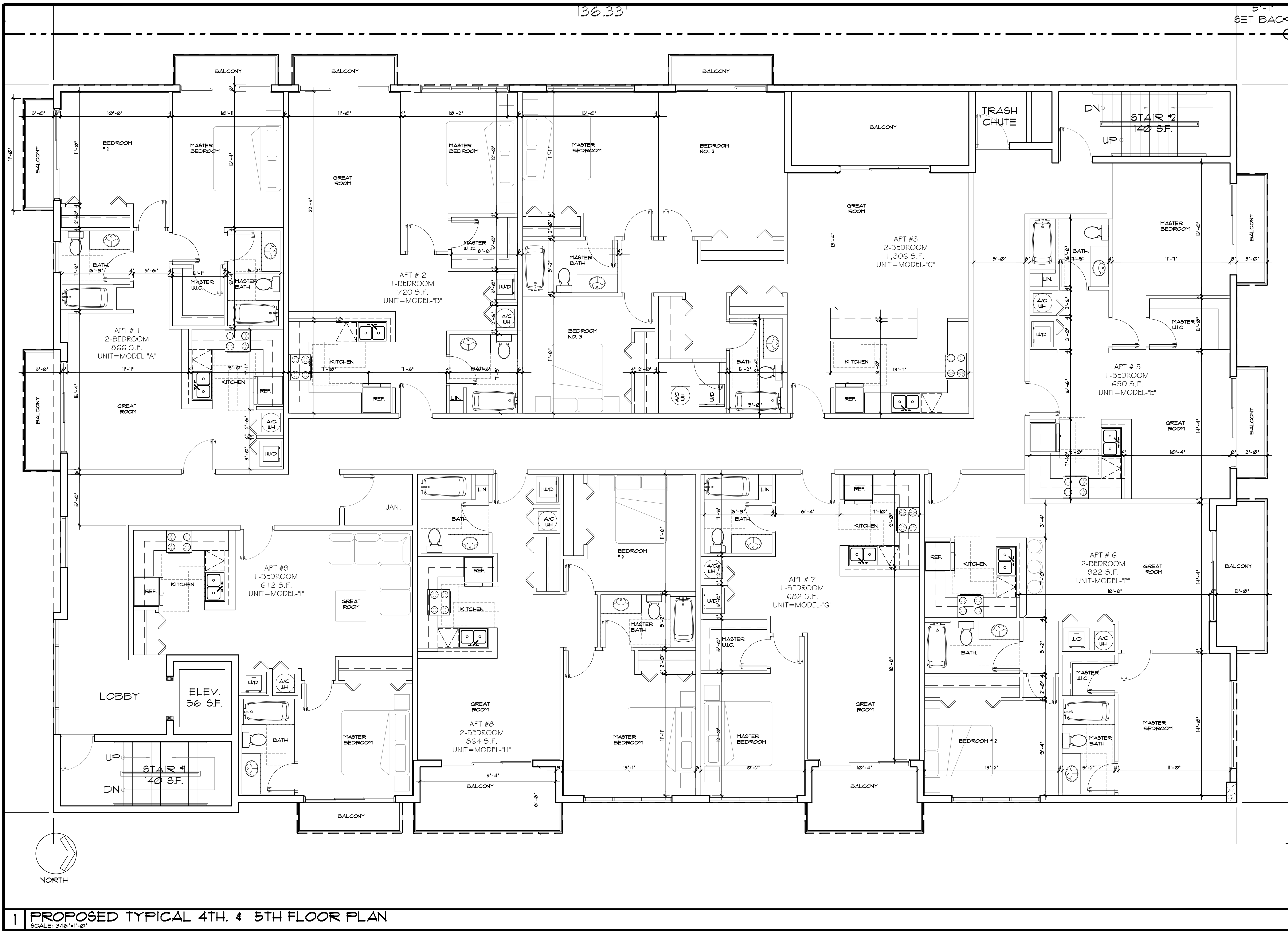
PROPOSED 32-UNITS MULTI FAMILY DEVELOPMENT FOR:
2035 MONROE LLC
2035 MONROE STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
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SCALE	AS NOTED
JOB. NO.	021-031
SHEET	

A-1.2

OF SHEETS





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SHEET	A-1.3B
OF	SHEETS



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PROPOSED 32-UNITS MULTI FAMILY DEVELOPMENT FOR:

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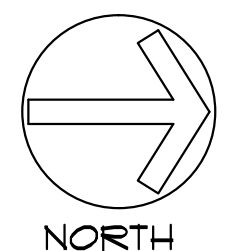
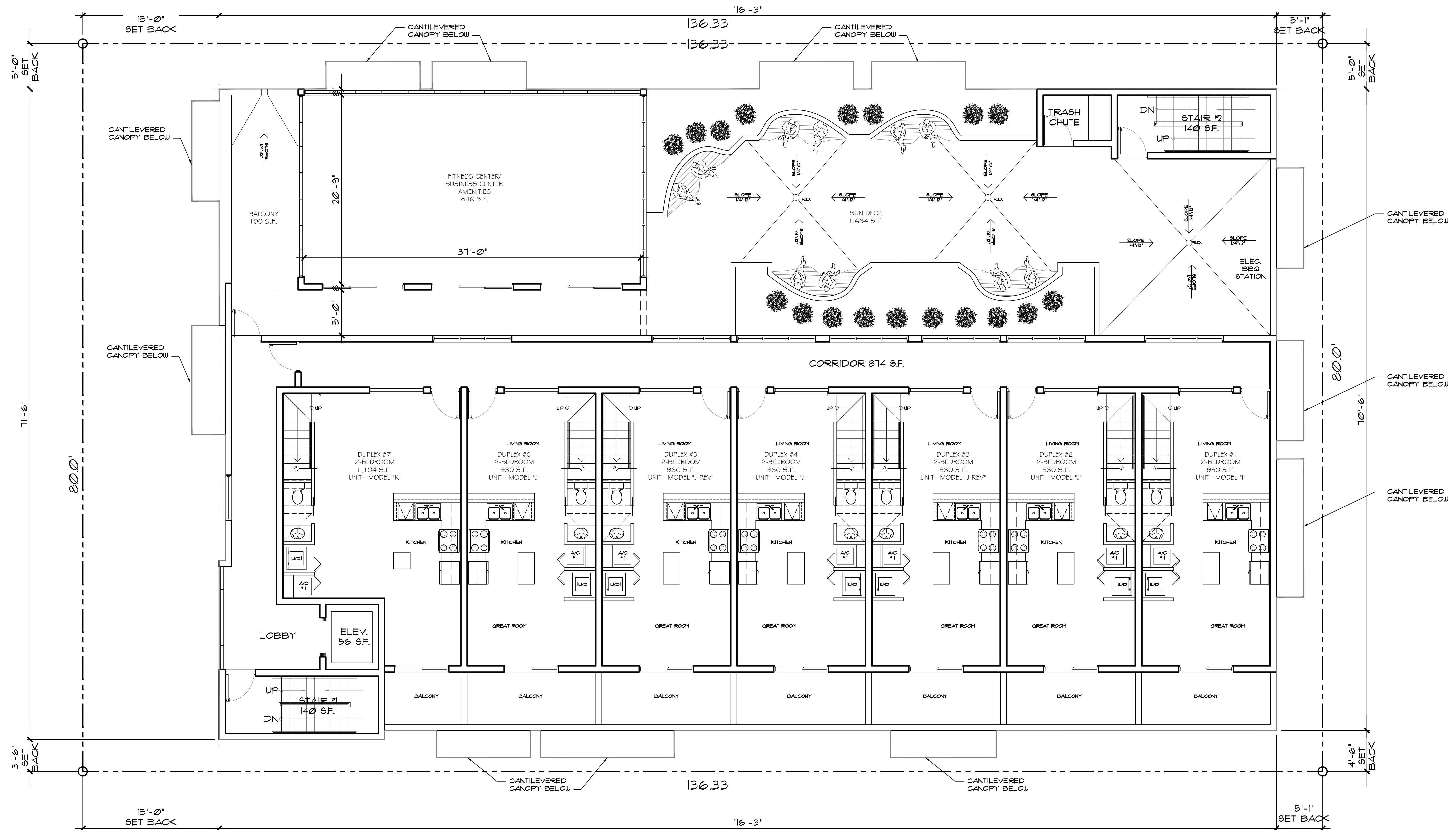
2035 MONROE STREET
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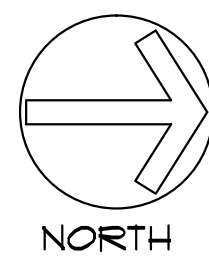
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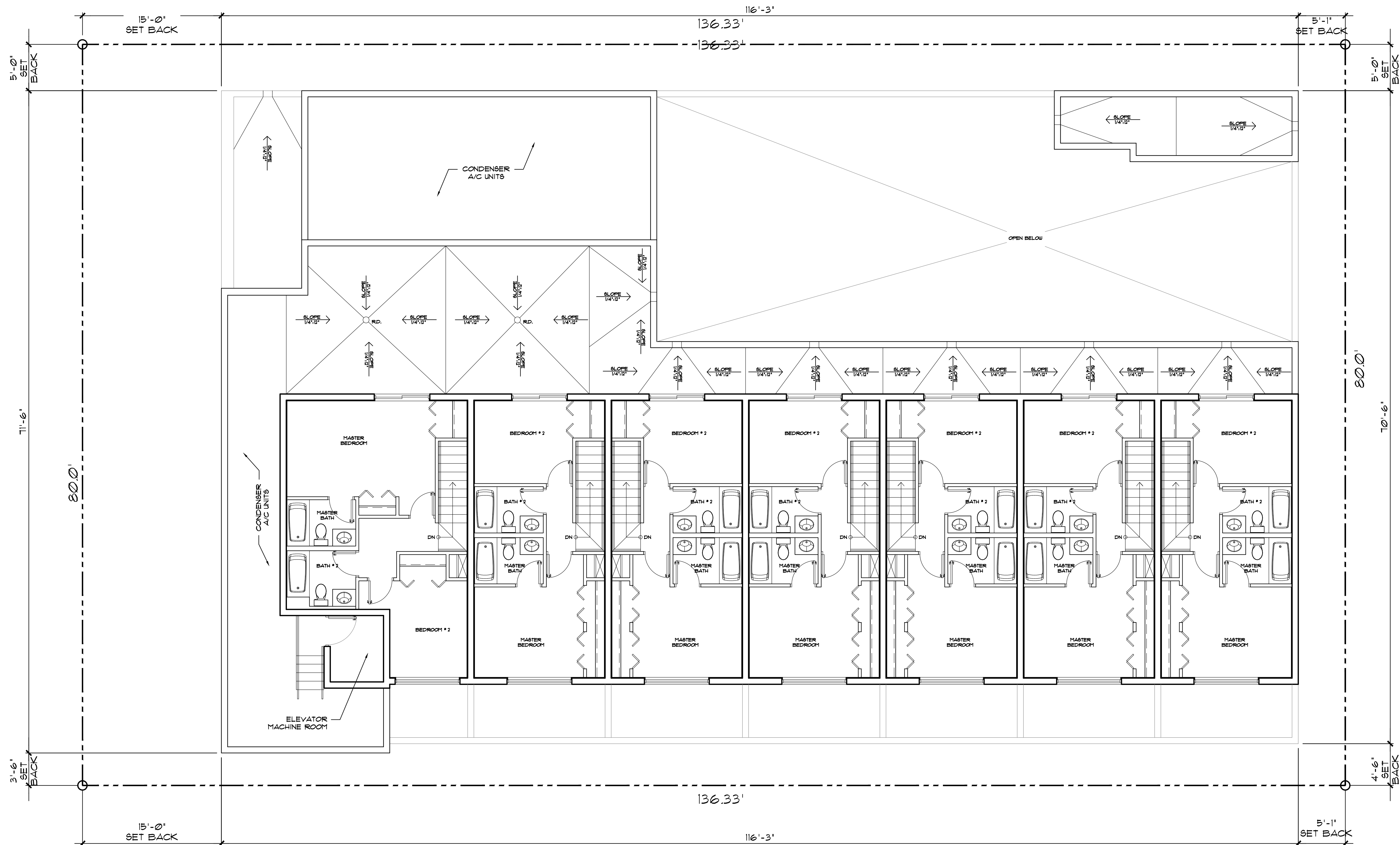
1 PROPOSED TYPICAL 6TH. FLOOR/ROOF PLAN

SCALE: 3/16"=1'-0"



1 PROPOSED TYPICAL 7TH. FLOOR/ROOF PLAN

SCALE: 3/16"=1'-0"



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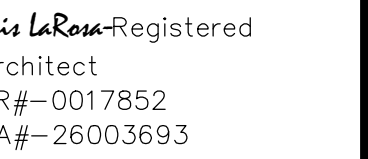
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PROPOSED 32-UNITS MULTI FAMILY DEVELOPMENT FOR:
2035 MONROE LLC
2035 MONROE STREET
HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
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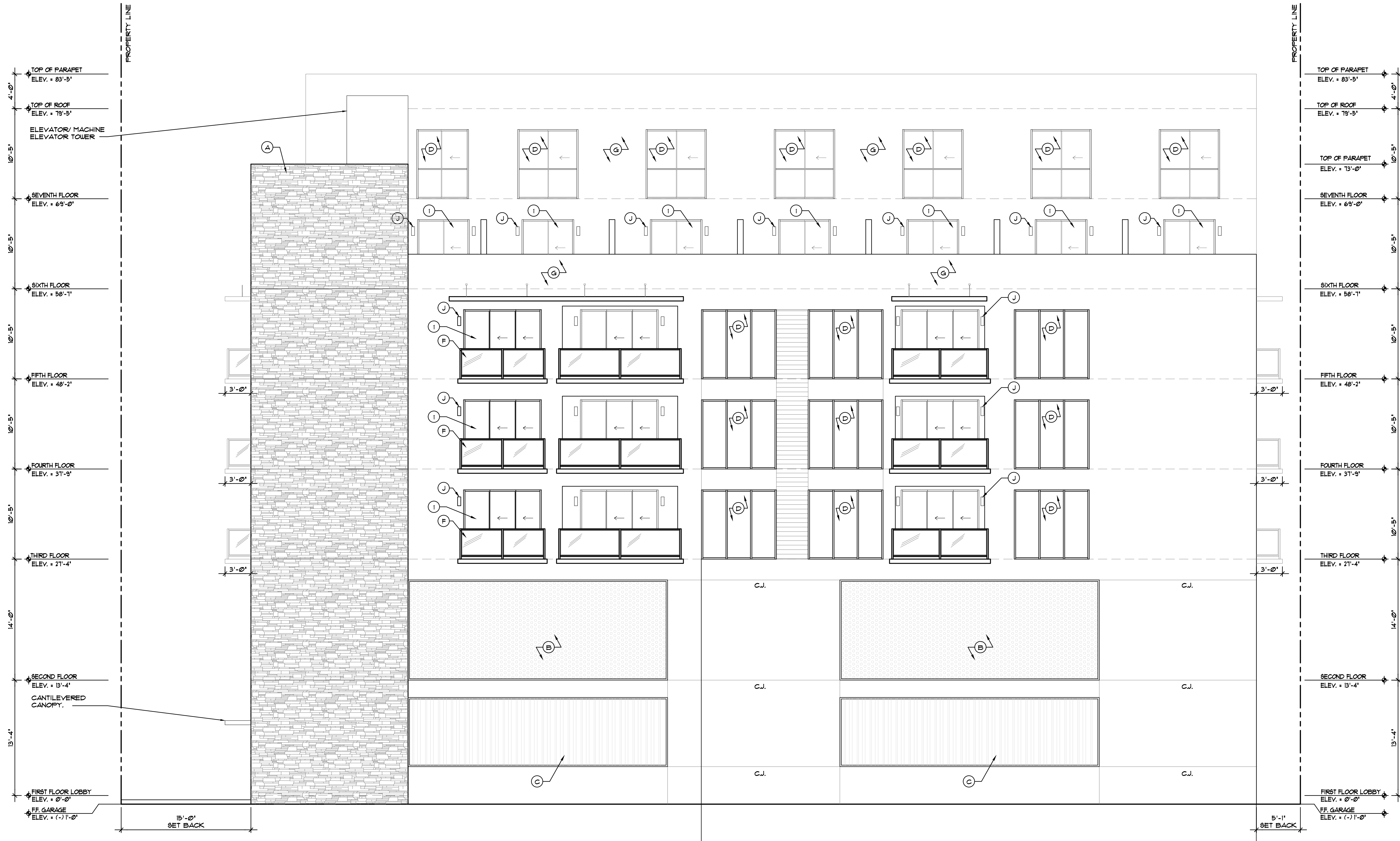
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OF SHEETS



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- MATERIAL LEGEND
- (A) -FLAGSTONE
 - (B) -METAL SCREEN TYPE B-SILVER 'PERFORATED'
 - (C) -METAL SCREEN VERTICAL BAFFLE
 - (D) -IMPACT GLASS
 - (E) -PORCELAIN TILE 'WOOD'
 - (F) -GLASS GUARDRAILS
 - (G) -STUCCO
 - (H) -IMPACT RESISTANT CASHEMENT WINDOW
 - (I) -IMPACT RESISTANT SLIDING GLASS DOORS
 - (J) -EXTERIOR LIGHT FIXTURE



1 EAST ELEVATION- (SIDE)

SCALE: 3/16"=1'-0"



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SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	12/28/21
SCALE	AS NOTED
JOB. NO.	021-031
SHEET	

A-2.2
OF SHEETS

- MATERIAL LEGEND
- (A) - FLAGSTONE
 - (B) - METAL SCREEN TYPE B-SILVER 'PERFORATED'
 - (C) - METAL SCREEN VERTICAL BAFFLE
 - (D) - IMPACT GLASS
 - (E) - PORCELAIN TILE 'WOOD'
 - (F) - GLASS GUARDRAILS
 - (G) - STUCCO
 - (H) - IMPACT RESISTANT CASEMENT WINDOW
 - (I) - IMPACT RESISTANT SLIDING GLASS DOORS
 - (J) - EXTERIOR LIGHT FIXTURE



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PROPOSED 32-UNITS MULTI FAMILY DEVELOPMENT FOR:
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SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	L.L.R.
DATE	12/28/21
SCALE	AS NOTED
JOB. NO.	021-031
SHEET	

A-2.3

OF SHEETS

- MATERIAL LEGEND
- (A) - FLAGSTONE
 - (B) - METAL SCREEN TYPE B-SILVER 'PERFORATED'
 - (C) - METAL SCREEN VERTICAL BAFFLE
 - (D) - IMPACT GLASS
 - (E) - PORCELAIN TILE 'WOOD'
 - (F) - GLASS GUARDRAILS
 - (G) - STUCCO
 - (H) - IMPACT RESISTANT CASEMENT WINDOW
 - (I) - IMPACT RESISTANT SLIDING GLASS DOORS
 - (J) - EXTERIOR LIGHT FIXTURE



1 WEST ELEVATION- (SIDE)

SCALE: 3/16"=1'-0"



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2035 MONROE LLC
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SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	12/28/21
SCALE	AS NOTED
JOB. NO.	021-031
SHEET	

A-2.4

OF SHEETS

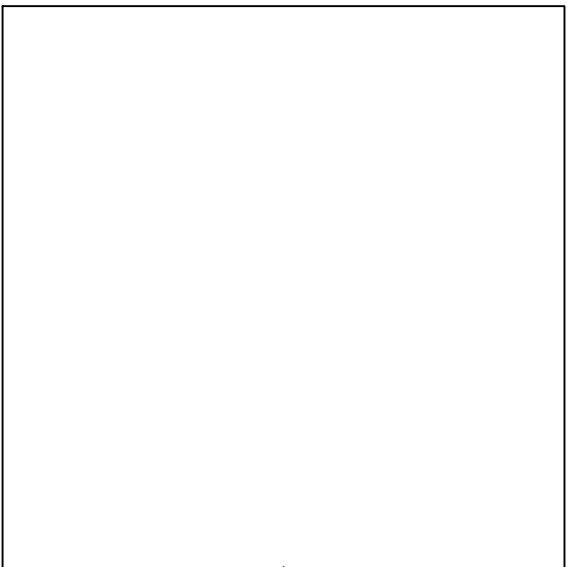
PROPOSED 34-UNITS MULTI FAMILY DEVELOPMENT FOR::
2035 MONROE LLC
2035 MONROE STREET
HOLLYWOOD, FLORIDA 33020



FRONT ENTRY
DRYSTACK STONE
COLOR: GRAPHITE



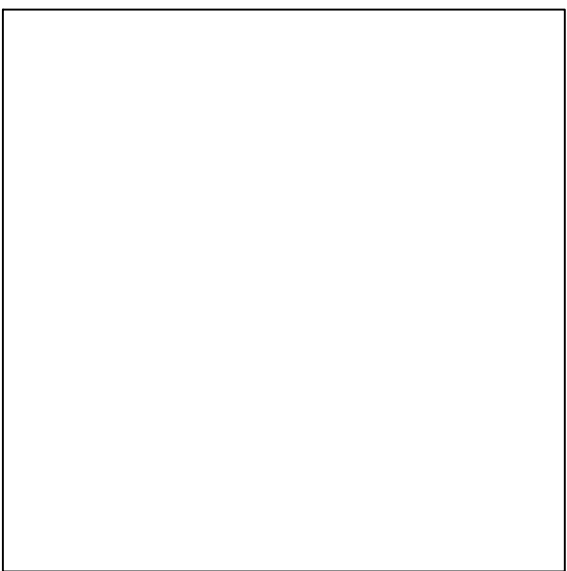
METAL SCREEN
COLOR: SILVER



WINDOW FRAMES:
COLOR:
CLEAR ANNOIDIZED



PORCELAIN WOOD
(VERTICAL)
COLOR: CREAM



MAIN BUILDING
COLOR: SW 9541
WHITE SNOW

< MONROE STREET

