

ATTACHMENT I
Application Package

PLANNING & DEVELOPMENT SERVICES



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

Documents and forms can be accessed on the City's website at http://www.hollywoodfl.org/comm_planning/appforms.htm



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 4/22/2015

Location Address: 1817 TAYLOR STREET

Lot(s): 9, 10, 11, 12, 14, 15 Block(s): 44 Subdivision: TOWN OF HOLLYWOOD

Folio Number(s): 5142 15 01 8240

Zoning Classification: PP Land Use Classification: RAC

Existing Property Use: VACANT Sq Ft/Number of 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): _____

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

Explanation of Request: TO MODIFY THE EXISTING MASTER PLAN TO DEVELOP A NEW RESIDENTIAL MIXED USE DEVELOPMENT.

Number of units/rooms: 134 Sq Ft: _____

Value of Improvement: \$20 million Estimated Date of Completion: JULY 2016

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

Name of Current Property Owner: JED EQUITIES LLC

Address of Property Owner: 19220 NE 19TH PLACE, MIAMI, FL

Telephone: 786-285-3688 Fax: _____ Email Address: CHIEFBERG@YAHOO.COM

Name of Consultant/Representative/Tenant (circle one): GABRIEL SALAZAR

Address: 4970 SW 72ND AVE #102 MIAMI, FL Telephone: 305-322-8991

Fax: _____ Email Address: GSALAZAR.SAG@GMAIL.COM

Date of Purchase: 2014 Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

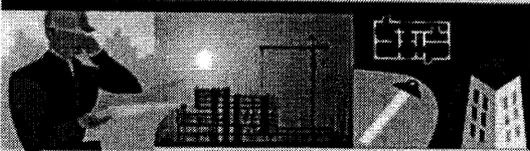
List Anyone Else Who Should Receive Notice of the Hearing: DEBBIE ORSHEFSKY

Address: _____

Email Address: _____

DEBBIE.ORSHEFSKY@HKLAW.COM

PLANNING & DEVELOPMENT SERVICES



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: [Signature] Date: 4/22/2015

PRINT NAME: DANIEL CHTEINBERG Date: 4/22/2015

Signature of Consultant/Representative: [Signature] Date: 4/22/2015

PRINT NAME: GABRIEL SALAZAR Date: 4/22/2015

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 (project description) JED TOWER to my property, which is hereby made by me or I am hereby authorizing (name of the representative) GABRIEL SALAZAR to be my legal representative before the CITY COMMISSION (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 22nd day of April NATACHA ALBERGHINA
Notary Public - State of Florida
My Comm. Expires Mar 31, 2017
Commission # EE 873504
Bonded Through National Notary Assn
Notary Public State of Florida

[Signature]
SIGNATURE OF CURRENT OWNER

DANIEL CHTEINBERG
PRINT NAME

My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____



Salazar Architectural Group
SAG Group, Inc.
NBR AA26001605

May 12, 2015

To: City Commission Members
City of Hollywood
Hollywood, FL

RE: JED Tower (Formerly known as Taylor Condominium)
1817 Taylor Street
Hollywood, FL

Developer: JED Equities LLC.

Dear Members:

My client JED Equities LLC has purchased and closed on this this property located at 1817 Taylor Street, Downtown Hollywood. The tract is approximately 35,556 square feet with 50,854 square feet of gross land area. The property is located on the corner of Taylor Street and N. Federal Highway. The property is currently vacant. This property was originally approved back in 2008 and a Planned Development was approved.

The vision is to create something special in downtown Hollywood, a unique building that would stand on it's own and show the future of Hollywood. The market consist of Young couples and young families with people coming not just from different parts of Broward County but also from different parts of the world making downtown Hollywood their home. Hollywood is being transformed into an international city.

This is a perfect location within the downtown district, being able to walk to restaurants, to work, to shopping and entertainment.

Therefore the architecture needs to reflect this new vision and different styles and this is what we are proposing in our building design.

We are proposing a condominium mixed use Project consisting of 134 residential units and 12,500 square feet of retail space on the ground floor with a parking structure for 262 spaces.

The proposed units will consist of Studios, 1 bedroom 1 bath, 2 bedrooms 2 bath, 3 bedrooms 2 bath and 2 story penthouse units that will have two, three and four bedrooms. These units will range from 525 sq.ft. Studios to 1,885 sq. Ft. Penthouse units.

On the 6th floor we are proposing a Clubroom-gym facility with a pool and pool deck. The units on this floor will have their private courtyards.

We are proposing to use 100% 24/7 valet service and therefore we are asking for a variance to the parking stall size to be reduced to 8.5 ft. X 18 ft. with a driveway width of 22 ft instead of 24 ft. We are also requesting to allow the use of tandem parking.



Salazar Architectural Group
SAG Group, Inc.
NBR AA26001605

Additionally we have 45 Studio units which we are requesting to be allowed to use a parking ratio of 1 space per unit instead of 1.5 spaces per unit.

We also have a metal structure projecting into Taylor Street Right of way, therefore we are requesting to allow an encroachment into these rights of ways.

We therefore submit this new community for your review and approval.

A handwritten signature in blue ink, appearing to read "Gabriel Salazar", is written over a faint, circular watermark or stamp.

Gabriel Salazar Pres.sag Group Inc.

SALAZAR ARCHITECTURAL GROUP

SAG GROUP, INC.
4970 SW 72nd AVENUE, SUITE 102
MIAMI, FLORIDA 33155
TEL. (786) 206-9023
GSalazar.SAG@gmail.com

LANDSCAPE ARCHITECT
MARIANO CORRAL, A.S.L.A.

3001 SW 109 COURT
MIAMI, FLORIDA 33165
TEL. (305) 551-1262
marianocorral@comcast.net

CIVIL ENGINEER

CLIFFORD LOUTAN

SUN-TECH ENGINEERING INC.

1600 W. OAKLAND PARK BOULEVARD # 202
FORT LAUDERDALE, FLORIDA 33311
TEL. (954) 777-3123
cloutan@suntecheng.com

INDEX:

	SURVEY
SP-01	SITE DATA & UNIT MIX CHART & DETAILS
SP-2.1	FIRST FLOOR PLAN
SP-2.2	SECOND FLOOR PLAN
SP-2.3	THIRD FLOOR PLANS
SP-2.4	FOURTH FLOOR PLANS
SP-2.5	FIFTH FLOOR PLAN
SP-2.6	SIXTH FLOOR PLAN
SP-2.7-12	SEVENTH - TWELFTH FLOOR PLANS
SP-2.14-16	FOURTEENTH - SIXTEENTH FLOOR PLANS
SP-2.17	SEVENTEENTH FLOOR PLAN (1ST PH FLOOR)
SP-2.18	EIGHTEENTH FLOOR PLAN (2ND PH FLOOR)
SP-2.19	ROOF PLAN
SP-3.1	NORTH ELEVATION
SP-3.2	SOUTH ELEVATION
SP-3.3	WEST & EAST ELEVATIONS
SP-3.4	A-A' SECTION
SP-3.5	B-B' SECTION
SP-3.6	DETAILS
SP-4.1	STUDIOS 01, 02, 03, 04
SP-4.2	STUDIOS 05, 06, 07
SP-4.3	UNITS A-1, A-2, A-3
SP-4.4	UNITS B-1, B-2, B-3
SP-4.5	UNITS C-1, C1.1, C-2
SP-4.6	UNIT PH A-1, A-2 1ST & 2ND FLOOR
SP-4.7	UNIT PH A-3, B-1 1ST & 2ND FLOOR
SP-4.8	UNIT PH B-2 1ST & 2ND FLOOR
SP-4.9	UNIT PH B-2.1 1ST & 2ND FLOOR
SP-4.10	UNIT PH S-07 1ST & 2ND FLOOR
	LANDSCAPE PLANS
	CIVIL PLANS

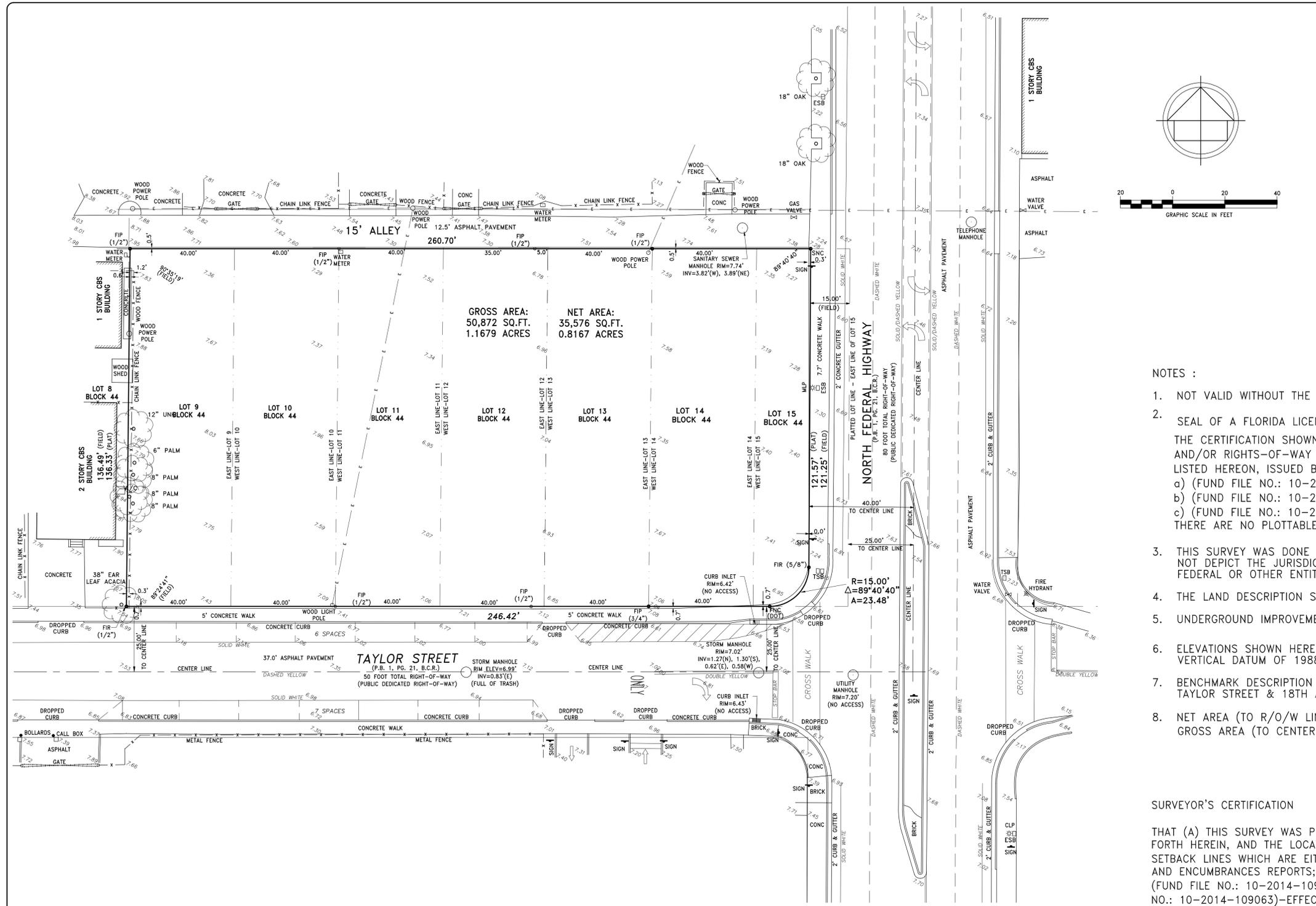


SUBMITTAL TO CITY COMMISSION

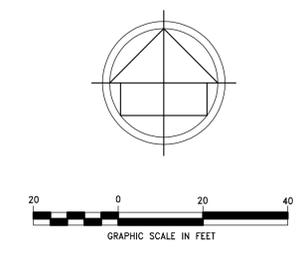
JED TOWER

FOR:
JED EQUITIES LLC.

LOCATED AT:
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033



LOCATION MAP (NTS)



GROSS AREA:
50,872 SQ.FT.
1.1679 ACRES

NET AREA:
35,576 SQ.FT.
0.8167 ACRES

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
- SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON THE OWNERSHIP & ENCUMBRANCES REPORTS, LISTED HEREON, ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC.
a) (FUND FILE NO.: 10-2014-109061)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.
b) (FUND FILE NO.: 10-2014-109062)-EFFECTIVE DATE FROM JULY 30, 2010 TO NOVEMBER 8, 2013.
c) (FUND FILE NO.: 10-2014-109063)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.
THERE ARE NO PLOTTABLE ENCUMBRANCES
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ TAYLOR STREET & 18TH AVENUE. ELEVATION = 9.55'(NGVD29) - 8.04'(NAVD88)
- NET AREA (TO R/O/W LINES & PROPERTY LINES) = 35,576 SQ.FT. (0.8167 ACRES)
GROSS AREA (TO CENTERLINE OF R/O/W) = 50,872 SQ.FT. (1.1679 ACRES)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0569 H
ZONE	0.2 PCT
BASE FLOOD ELEVATION	N/A
EFFECTIVE DATE	08/18/14

LAND DESCRIPTION:
LOTS 9, 10, 11, 12, 13, 14 AND 15 LESS THE EAST 15.00 FEET AND THAT PART INCLUDED IN THE EXTERNAL AREA FORMED BY A 15.00 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 15 AND TANGENT TO A LINE WHICH IS 15.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 15, BLOCK 44, OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND

BCR	BROWARD COUNTY RECORDS	SIR	SET IRON ROD & CAP #6448
CKD	CHECKED BY	FND	FOUND NAIL & DISC
DWN	DRAWN BY	ALTA	AMERICAN LAND TITLE ASSOCIATION
FB/PG	FIELD BOOK AND PAGE	ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
FIP	FOUND IRON PIPE	CB	CATCH BASIN
FIR	FOUND IRON ROD	B.C.R.	BROWARD COUNTY RECORDS
ORB	OFFICIAL RECORDS BOOK	-X-	WOOD/CHAIN LINK FENCE
PB	PLAT BOOK	WPP	WOOD POWER POLE
PG	PAGE	CLP	CONCRETE LIGHT POLE
SQ.FT.	SQUARE FEET	MLP	METAL LIGHT POLE
△	CENTRAL ANGLE	CPP	CONCRETE POWER POLE
R	RADIUS	ESB	ELECTRIC SERVICE BOX
A	ARC DISTANCE	-E-	OVERHEAD UTILITY LINES
-///-	NON VEHICULAR ACCESS LINE	UNK	UNKNOWN TREE TYPE

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO OWNERSHIP AND ENCUMBRANCES REPORTS; FUND FILE NUMBER: 10-2014-109061, FROM JULY 30, 2010 TO OCTOBER 6, 2014. (FUND FILE NO.: 10-2014-109062)-EFFECTIVE DATE FROM JULY 30, 2010 TO NOVEMBER 8, 2013, AND (FUND FILE NO.: 10-2014-109063)-EFFECTIVE DATE FROM JULY 30, 2010 TO OCTOBER 6, 2014.), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 11/17/14 FOR THE FIRM BY: *Richard E. Cousins*
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

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

CLIENT :
JED EQUITIES, LLC

TAYLOR STREET & NORTH FEDERAL
HIGHWAY, HOLLYWOOD, FL

ALTA/ACSM LAND
TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
UPDATED SURVEY	09/30/13	SKETCH	JD	REC
UPDATED ALTA/ACSM LAND TITLE SURVEY	10/08/14	SKETCH	JD	REC
ADDITIONAL LOCATION	11/17/14	SKETCH	JD	REC

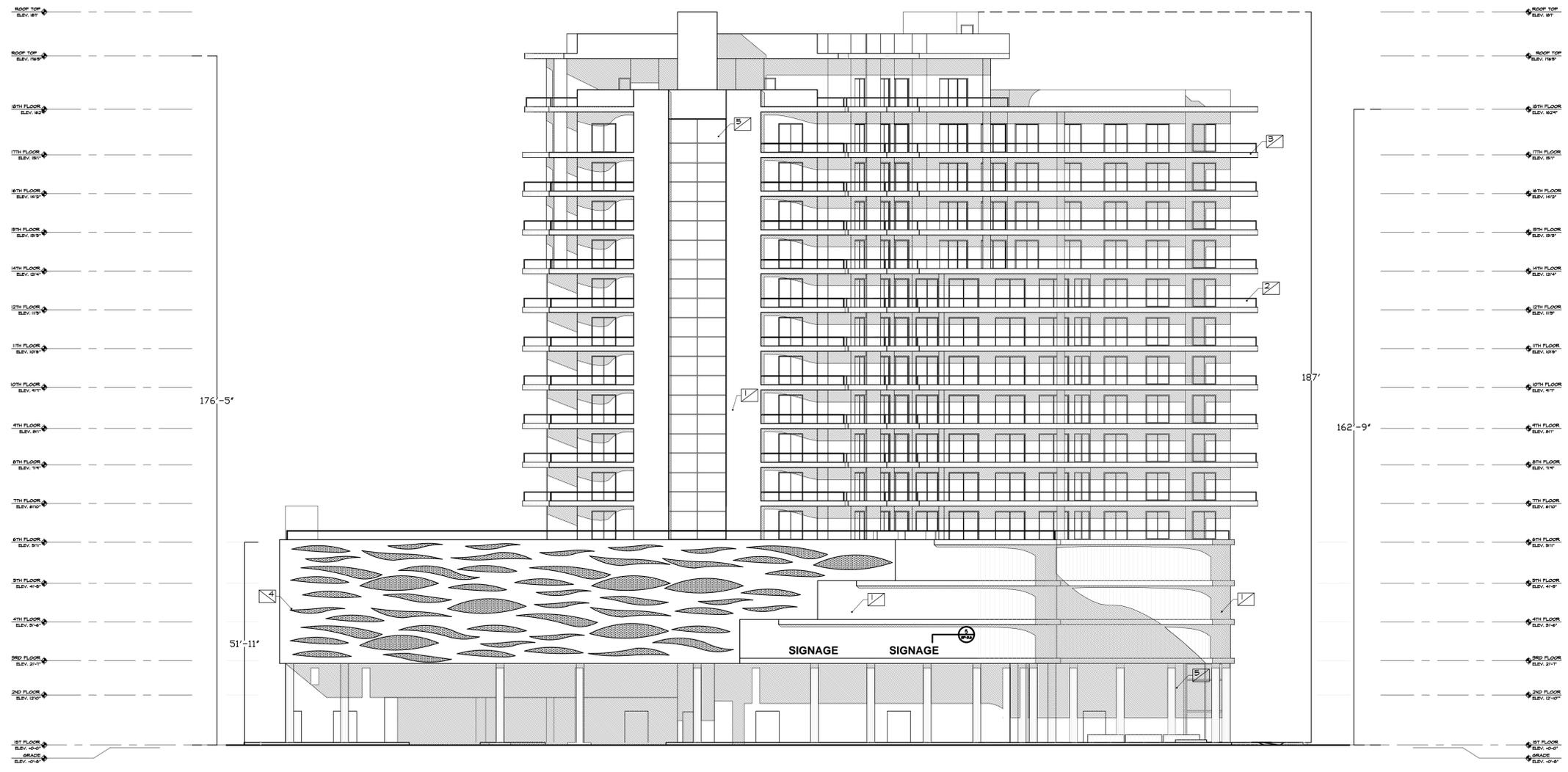
PROJECT NUMBER : 4816-04

SCALE : 1" = 20'

SHEET
1 OF
1
SHEET

REVISIONS	BY

ELEVATION LEGEND	
	STUCCO FINISH.
	GLASS RAILING
	CONC. SLAB EXTENSION
	METAL APPLICATION DESIGN
	GLASS WINDOWS/STOREFRONT
	GARAGE OPNG. W/ MTL. GRILL
	GARAGE OPNG. W/ CABLE RAILING

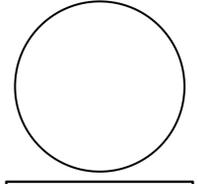


SOUTH ELEVATION
SCALE: 1/16"=1'-0"

JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33093
JED EQUITIES LLC.
CITY COMMISSION SUBMITTAL

salazararchitectural
ARCHITECTS
URBAN PLANNING
SALAZAR ARCHITECTURAL GROUP
SAG GROUP INC. • www.SalazarArchitecturalGroup.com
MIAMI, FLORIDA 33155 • (786) 296-9023 • gsalazar.sag@gmail.com

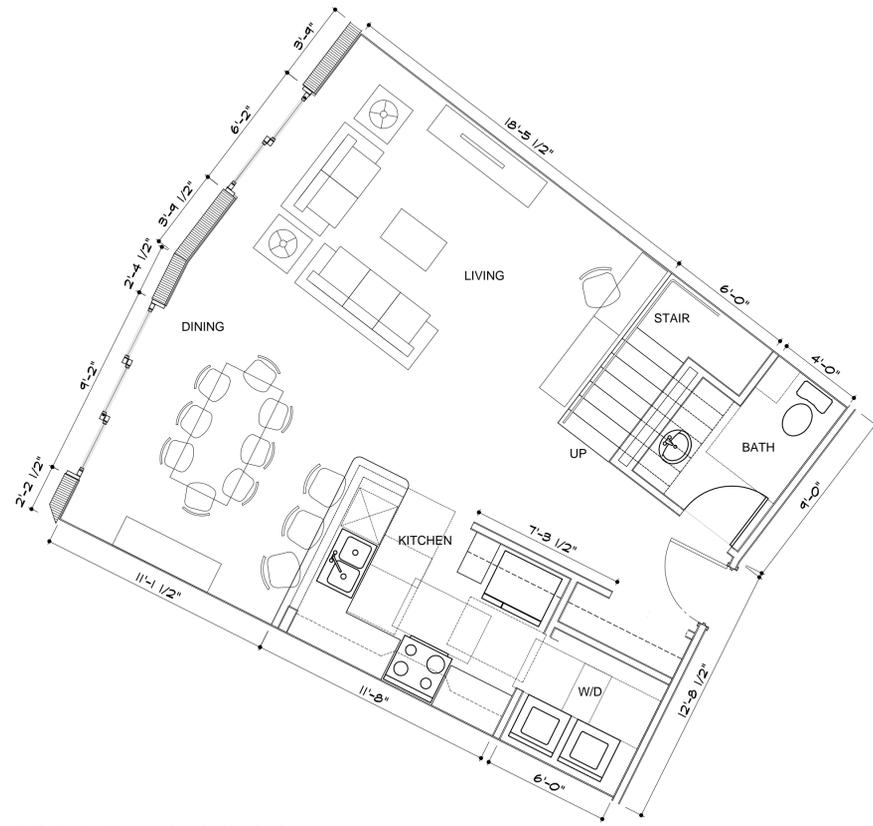
Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



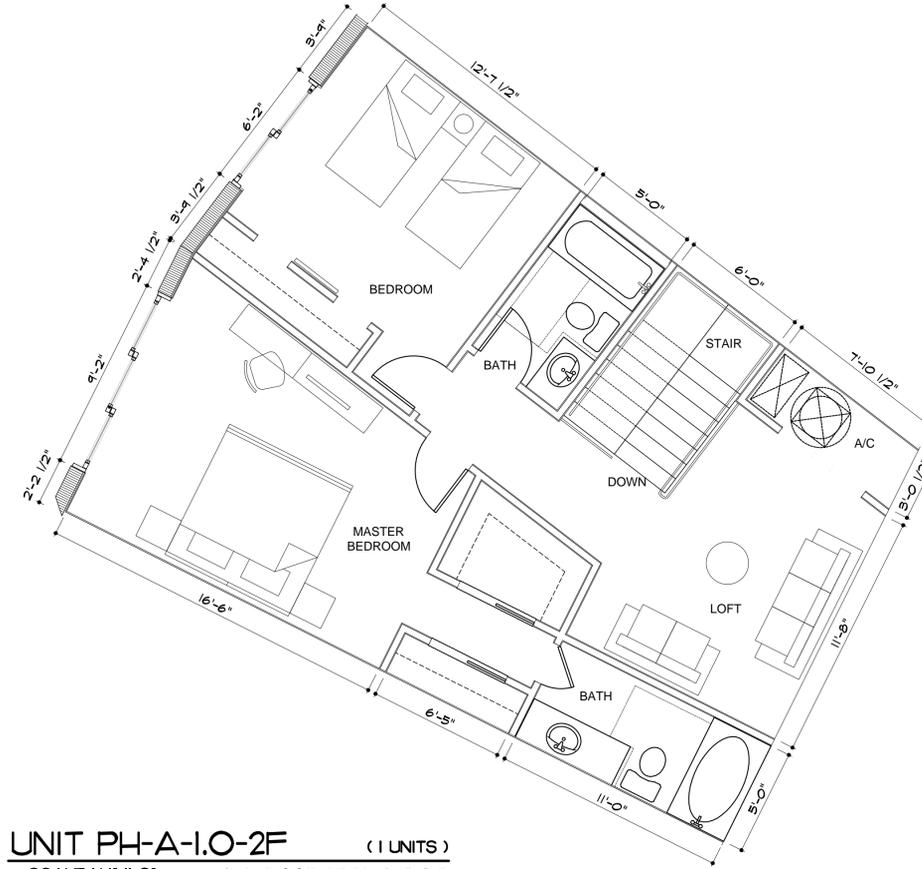
Job No. 230
Project Manager J.O.
Drawn by J.O.
Scale AS NOTED
Date 04-22-2015

SHEET No.

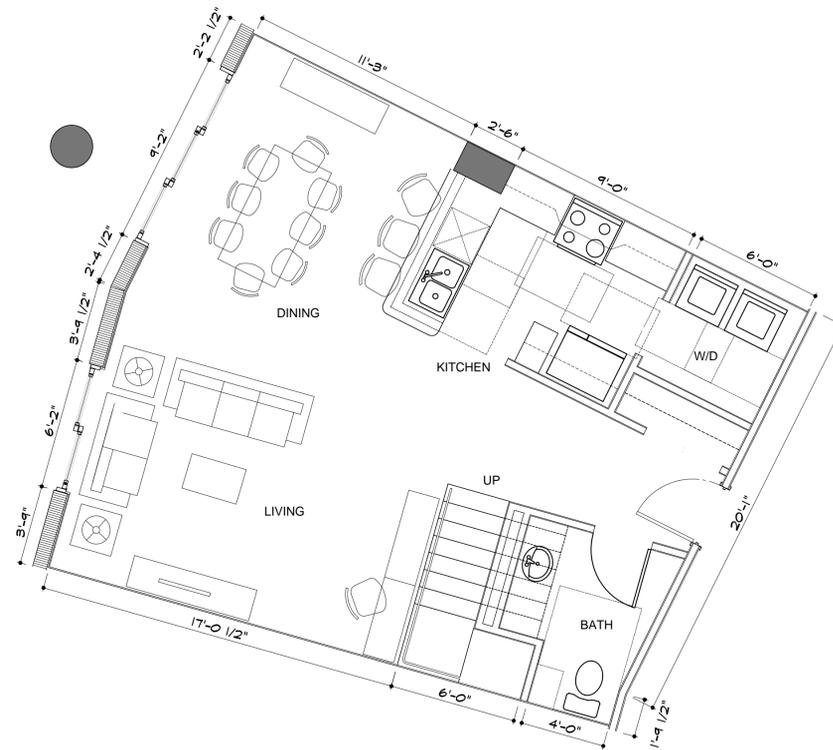
SP-3.1



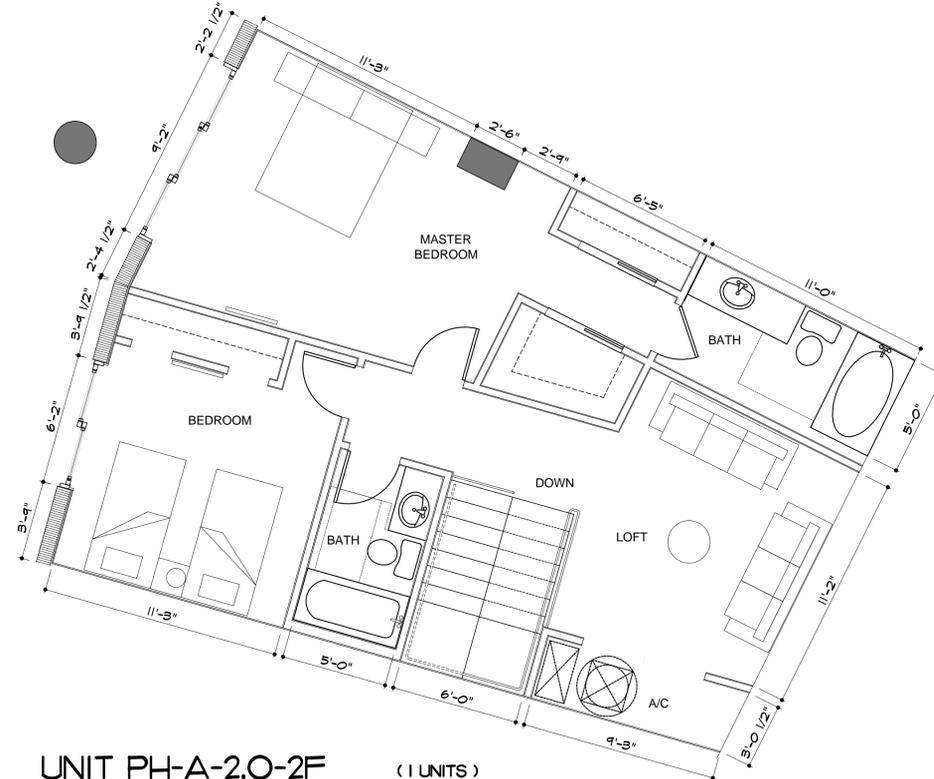
UNIT PH-A-1.0-1F (1 UNITS)
SCALE 1/4"=1'-0" 1ST FLOOR AREA: 745 S.F.



UNIT PH-A-1.0-2F (1 UNITS)
SCALE 1/4"=1'-0" 2ND FLOOR AREA: 845 S.F.



UNIT PH-A-2.0-1F (1 UNITS)
SCALE 1/4"=1'-0" 1ST FLOOR AREA: 735 S.F.



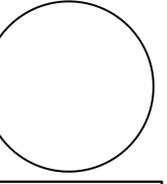
UNIT PH-A-2.0-2F (1 UNITS)
SCALE 1/4"=1'-0" 2ND FLOOR AREA: 845 S.F.

REVISIONS	BY

JED TOWER
1817 TAYLOR STREET, HOLLYWOOD, FLORIDA 33033
JED EQUITIES LLC.
CITY COMMISSION SUBMITTAL

salazararchitectural group
ARCHITECTS URBAN PLANNING
SALAZAR ARCHITECTURAL GROUP
SAG GROUP INC. • www.SalazarArchitecturalGroup.com
MIAMI, FLORIDA 33155
(786) 296-9023 • gsalarzag@gmail.com

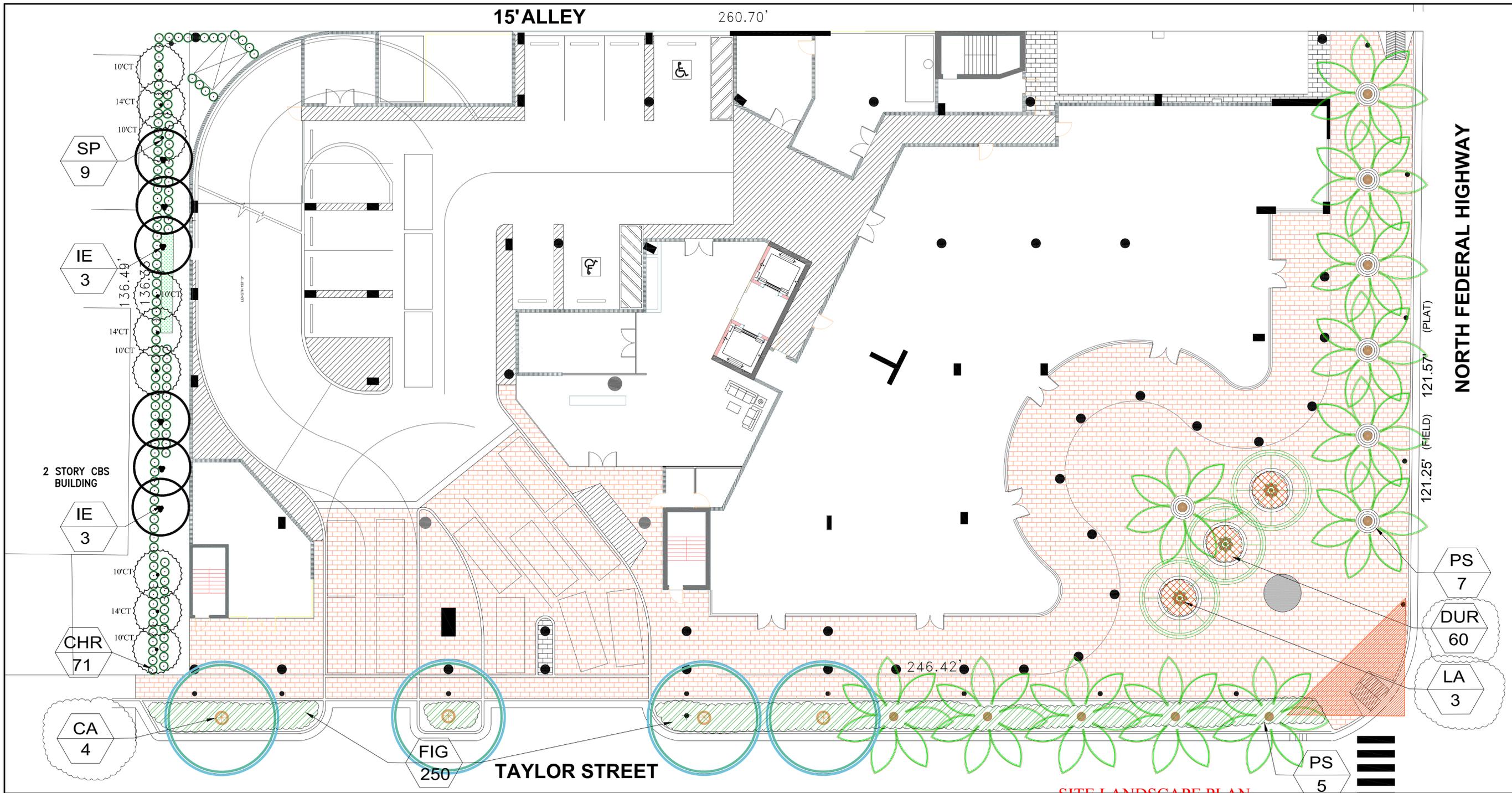
Signed and Sealed by:
GABRIEL SALAZAR
AR # 0009297



Job No	230
Project Manager	J.O.
Drawn by	J.O.
Scale	AS NOTED
Date	04-13-2015

SHEET No.

SP-4.6



15' ALLEY

260.70'

NORTH FEDERAL HIGHWAY

TAYLOR STREET

SITE LANDSCAPE PLAN
SCALE: 1"=10'-0"

ZONING : PD LOT SIZE : 35,544.96 = 0.816 ACRES
 PERIMETER BUFFER: 1 TREE @50' OC (136' / 50'=3 TREES
 PROVIDED: 6 TREES AND 9 SABAL PALMS-NATIVE- WEST SIDE
 PROVIDED: 3 TREES AND 1 PHOENIX SYLVESTRIS- FRONT OF BLDG.
 TOTAL FOR SITE: 13 TREES INCLUDING PALMS
 STREET TREES: 1 TREE @ 50' OC.
 STREET TREES REQUIREMENTS: 1 @ 50' OC. (367') / 50' = 8 TREES
 PROVIDED: 16 TREES
 AMOUNT OF TOTAL TREES COMBINED: 29 TREES
 OPEN SPACE REQ: 40%
 PROVIDED 55% INCLUDING GROUND AND POOL DECK AREA
 6TH FLOOR
 ALL LANDSCAPE AREAS WILL HAVE 100%
 AUTOMATIC IRRIGATION SYSTEM WITH 100%
 COVERAGE AND 100% OVERLAP.

PLANT LIST FOR - JED TOWER

KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	CALIPER DBH HGT.	TYPE L, M, F, S	FLOWERS FRUITS	XERISCAPE REQ. TOLERANCE		REMARKS
								SALT	DROUGHT	
NATIVE PLANTS - TREES and PALMS										
CA	4	Calophyllum inophyllum / Beauty Leaf	14'	6'	2"	Medium		High	High	FLORIDA # 1 MATERIAL Native Tree for small spaces
LA	3	Lagerstromia indica / Crape Myrtle Tuscarrossa	16'	8'	3"	Medium		Low	Medium	45 Gallons From Cherry Tree lake
IE	6	Ilex opaca "EAST PALATKA" / American Holly E. Palatka	16'	8'	5" cal	Large	acorns	Medium	High	Good Tree with narrow space-Native
PS	12	Phoenix Sylvestris" / Sylvester Date Palm	22'		8'-10' GW	PALM		HIGH	HIGH	GOOD ACCENT PALM
SP	9	Sabal palmetto / Sabal Palm = 3 trees	14'-24'	OA		PALM		MEDIUM	HIGH	Food for wildlife and Refuge -16@8' ct, 16@10' ct, 10@12' ct, 10@14' ct

PLANT LIST

KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	Spacing	TEXTURE Course, Medium or Fine	Flowers Or Fruit	XERISCAPE REQ. TOLERANCE		REMARKS
								SALT	DROUGHT	
DUR	40	Duranta repens / Yellow Duranta	18"	15"	18"	Fine-Med		Medium	High	Very Colorfull- Does not required too much water once established
CHR	74	Chrysobalanus horizontalis / Horizontal Cocoplum	24"	20"	24" oc	Medium	Fruit	HIGH	HIGH	Native Shrub- grows to max. of 3' high
FIG	250	Ficus microcarpa / Green Island Ficus	18"	18"	24" oc	Fine		HIGH	HIGH	Great SHRUB for urban areas and tight spaces- can be sheer and maintain at 24" high

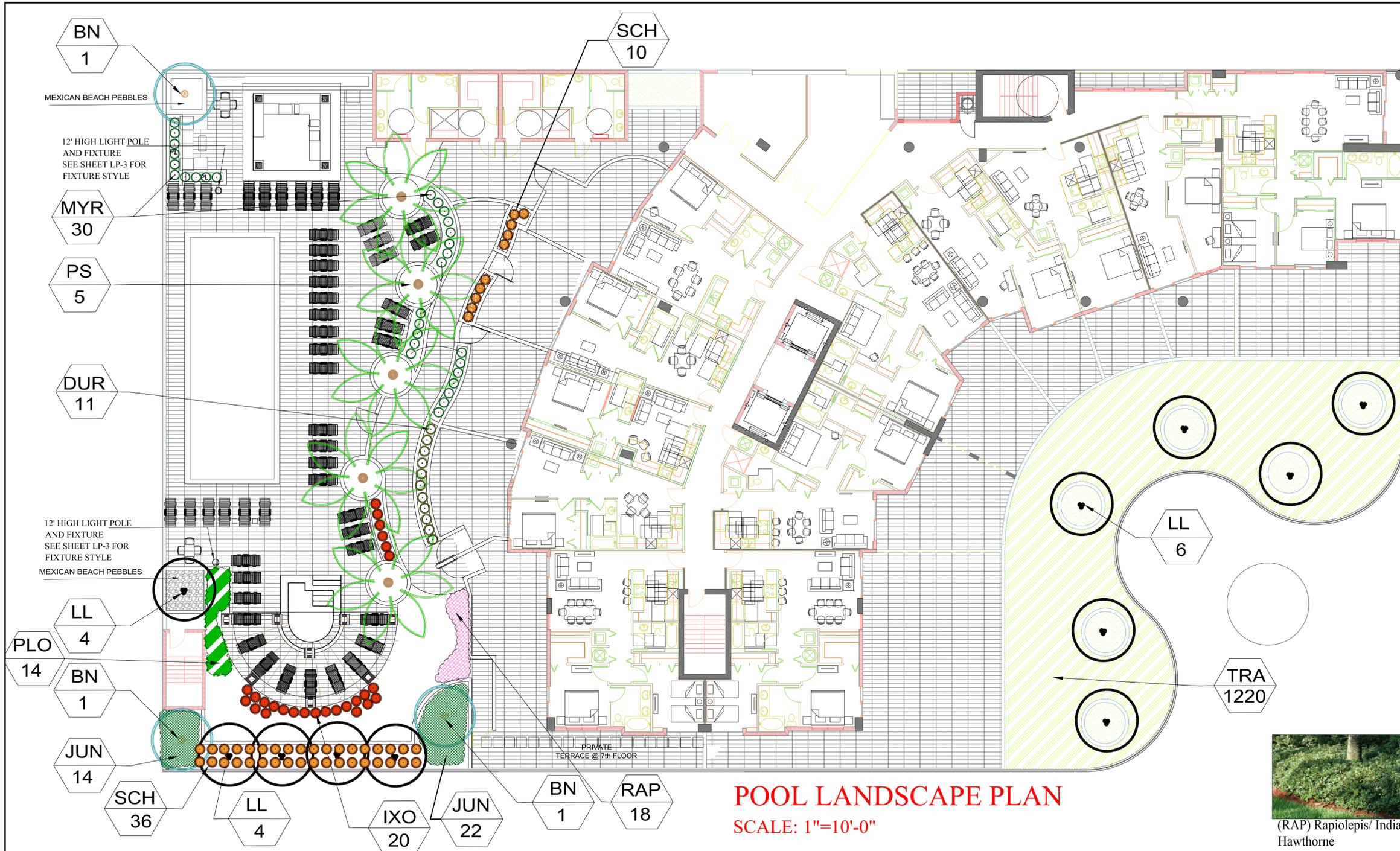
MC
Mariano Corral
 Landscape Architect
 Landscape Architecture
 Golf Course Design
 Land Planning
 Urban Design
 Member of the American Society
 Landscape Architects
 ASSOCIATION WITH
 CHH CHH RODRIGUEZ
 GOLF COURSE DESIGN

JED TOWER
 HOLLYWOOD, FLORIDA

Consultant

SCALE: AS SHOWN
 PROJECT NUMBER: 09-2014-M
 DATE: 10-06-14
 REVISIONS:
 SECOND TAC SUBMITTAL 01-20-15
 THIRD TAC SUBMITTAL 04-03-15
 FOURTH TAC SUBMITTAL 04-20-15
 FIFTH TAC SUBMITTAL 04-27-15
 SEAL:
 I.C.# LA 6666671
 SHEET NUMBER: LP-1
 OF:
 3001 SW 109 Court
 Miami, Florida 33165
 Off: (305) 551-1265
 Fax: (305) 228-4146
 EMAIL: marianocorral@comcast.net





POOL LANDSCAPE PLAN
SCALE: 1"=10'-0"

PLANT LIST FOR - POOL AREA

KEY	QUANT.	BOTANICAL NAMES/ COMMON NAMES	HGT	SPR	CALIPER DBH HGT.	TYPE L, M, F, S	FLOWERS FRUITS	XERISCAPE REQ.		REMARKS
								SALT	DROUGHT	
								HIGH, MED, LOW		FLORIDA # 1 MATERIAL
BN	4	Bismarkia nobilis / Bismarkia Palm	14'			Palm		Med	Med	5' GW
LL	11	Ligustrum japonicum / Japanese Privet	14'	8'	multi-trunk	Medium	white	HIGH	HIGH	TO MATCH
PS	5	Phoenix Sylvestris" / Sylvester Date Palm	22'		8'-10' GW	FALM		HIGH	HIGH	GOOD ACCENT PALM
DUR	11	Duranta Gold Mound / Yellow Duranta	24"	24"	24"	Mediumfine		med	med	Good looking low shrub for tight spaces and leaf color
MYR	30	Myrcianthes fragrans / Simpson's Stopper	24"	20"	24" oc	Medium	Fruit	HIGH	HIGH	Gets large must be maintained for control
PLO	14	Microsorium scolopendrium/ Wart Fern	18"	18"	24" oc	Medium	Fern	HIGH	HIGH	Excellent native fern adjacent to wetlands
IXO	20	Ixora NORA GRANT / Large Leaf Ixora	24"	20"	30" oc	Medium	Pink	Medium	Medium	Best shrub for continous flower-and as a filler.
JUN	36	Jasminum simplicifolium / Wax Jasmine	18"	18"	20"	Medium	Pink	Medium	Medium	Continous bloomer- hardy plant in planters
RAP	18	Raphiolepis indica /Dwarf Indina Hawthorne	18"	18"	20"	Medium	Pink	Medium	Medium	Adds color to landscape areas
TRA	1220	Trachelospermum asiaticum dwarf/ Dwarf jasmine	16"	16"	18" oc	fine		Medium	HIGH	Excellent groundcovers that grows up 18" in height-makes a carpet like look
SCH	46	Schefflera arbicola / Dwarf Schefflera Gold Capella	24"	20"	24" oc	Medium		Medium	High	Shrub grows to a max ht. of 4' - can be sheered and leaf colr is the interest on this plant



(PS) SYLVESTER DATE PALM



(BN) BISMARKIA PALM



(LL) LIGUSTRUM TREE



(RAP) Raphiolepis/ Indian Hawthorne



(MYR) MYRSINE SIMPSON STOPPER



(SCH) DWARF SHEFFLERA



(PLO) WART FERN



(JUN) JUNIPER PARSONI

MC
Mariano Corral
Landscape Architect
Landscape Architecture
Golf Course Design
Land Planning
Urban Design
Member of the American Society
Landscape Architects
ASSOCIATION WITH
GRI, CSI, IRL, AND
GOLF COURSE DESIGN

JED TOWER
HOLLYWOOD, FLORIDA

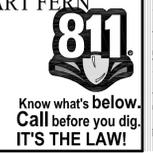
Consultant

SCALE: AS SHOWN
PROJECT NUMBER: 09-2014-M
DATE: 10-06-14

REVISIONS:
SECOND TAC SUBMITTAL 01-20-15
THIRD TAC SUBMITTAL 04-03-15

SEAL:
LIC.# LA 6666671

SHEET NUMBER:
LP-2
OF:
3001 SW 109 Court
Miami, Florida 33165
OFF: (305) 551-1262
FAX: (305) 551-4146
EMAIL: marianocorral@comcast.net



SECTIONS AND DETAILS

SITE FURNISHINGS



**SITE FURNISHING
STONE TRASH RECEPTABLE**



**GARDCO - CIRCA LIGHT -CR-20
FIXTURE W/ LED ON A 12'
MOUNTED POLE LIGHT FOR**



**BEGA TREE FLOOD
LIGHT**



**BEGA BOLLARD LIGHT
FOR WALKWAYS AND
PATHS**

General Notes and Instructions:

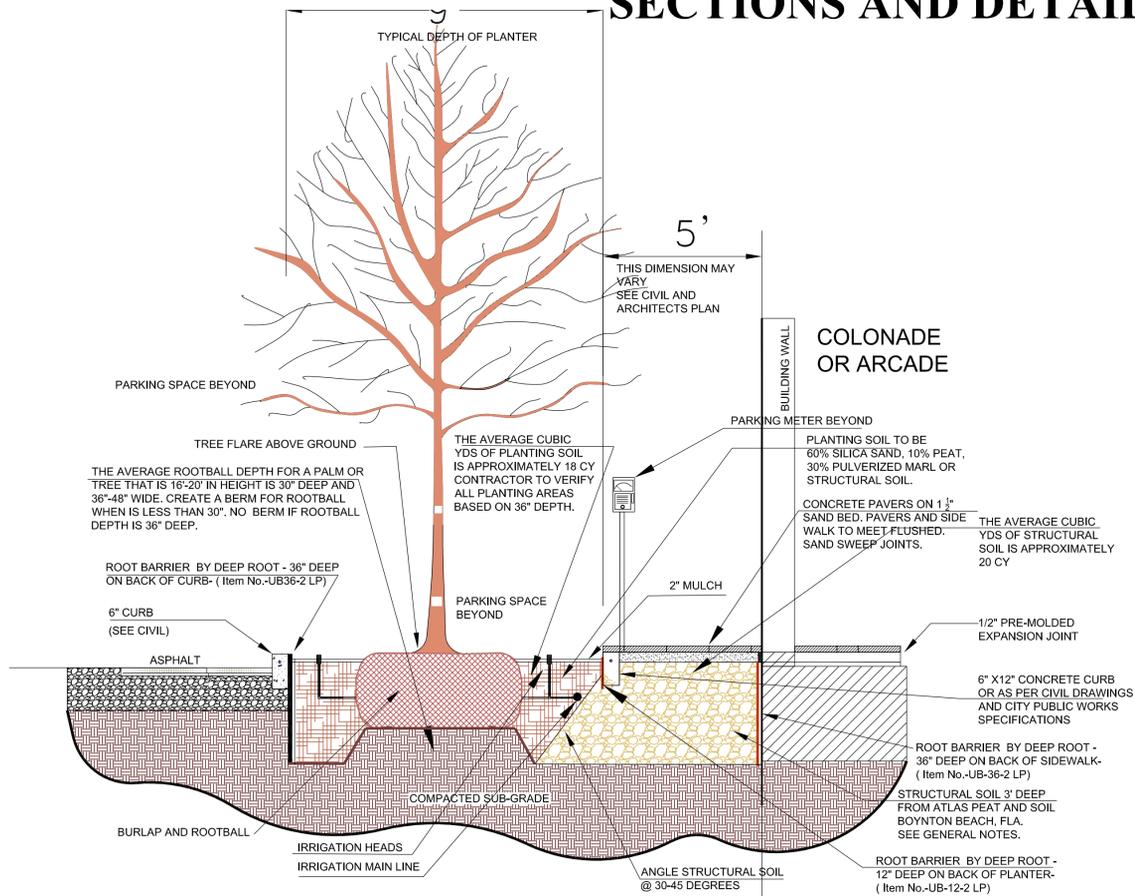
Attention: Owner, General Contractor, City Reviewer, Landscape Contractor and any individual involved in this project:

The notes below are unconditional and there shall be no excuses that it has not been read or overlooked or followed.

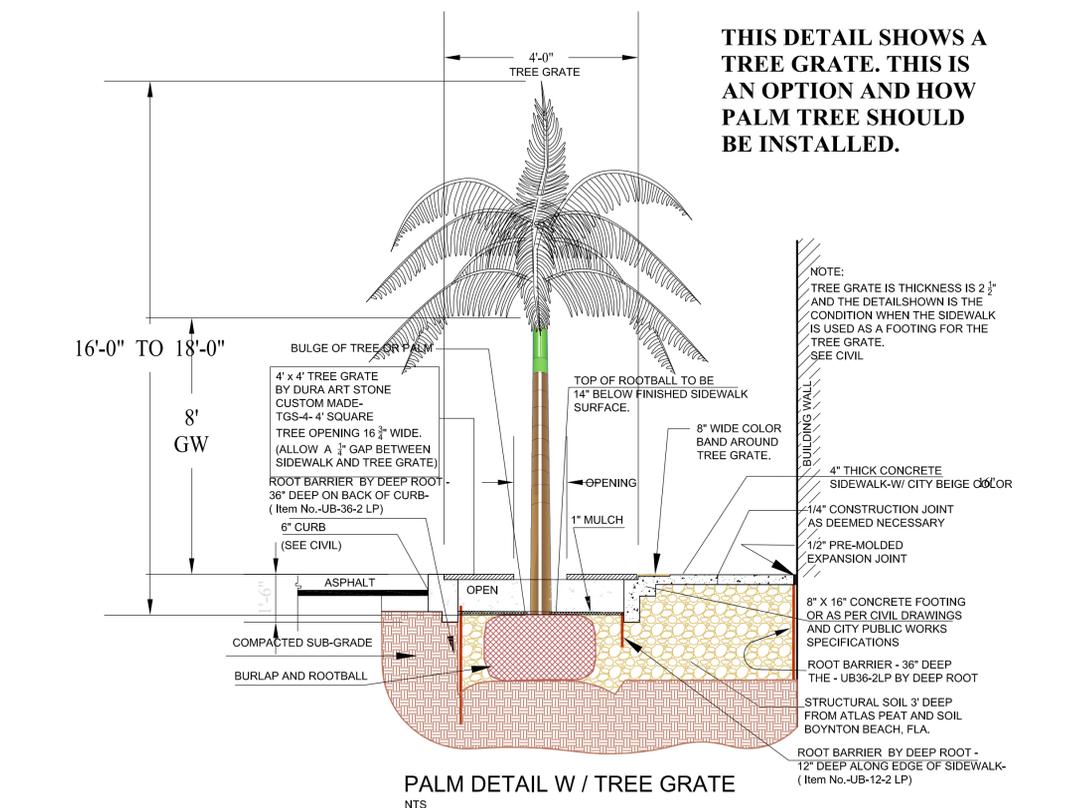
- The Plans are copyrighted and it is the ownership of Mariano Corral, Landscape Architect for all the designs shown. Therefore, no copy or reproduction shall be made without his approval. By doing so, the individual or entity shall be liable and subjected to penalties, fines and punitive damages to the full extent of the law. However, the City may reproduce plans as needed to comply with transparency for members of the general public to review.
- All photographs are the property of Mariano Corral Landscape Architect. Any reproduction, or use without his consent shall be prohibited, doing so will be subjected to penalties and fines as to the full extent of the law. However, the City may reproduce plans as needed to comply with transparency for members of the general public to review.
- These drawings are for the sole purpose of this project. In the event it is used on another development without the knowledge of Landscape Architect, the contractor/owner shall be liable for fines, penalties and punitive damages to the full extent of the law. GENERAL CONTRACTOR WHEN SELECTING LANDSCAPE CONTRACTOR (LC) SHALL HAVE HIM OR HER UNDER CONTRACT ONE YEAR BEFORE PROJECT COMPLETION. THIS MEANS THAT IF A RETAINER TO LC IS NECESSARY THEN, MAKE IT HAPPEN. THIS WILL INSURE THAT THE LANDSCAPE CONTRACTOR CAN BEGIN ACQUIRING THE PLANT MATERIALS AHEAD OF TIME AND WILL MEET THE SPECIFIED PLANT HEIGHT AND SPECIFICATIONS. THERE SHALL BE NO EXCUSES THAT THE PLANT SPECIFIED CAN NOT BE OBTAINED, AND THEREFORE REQUIRES A SUBSTITUTION. IF ANOTHER PLANT IS INSTALLED THAN SPECIFIED, IT WILL BE REMOVED, AND YOU WILL NOT RECEIVE CERTIFICATE OF COMPLETION OR OCCUPANCY UNTIL WORK IS COMPLETED TO MY SATISFACTION. I CAN NOT MAKE IT ANY CLEARER IN PLAIN ENGLISH THAN AS STATED HERE.
- General Contractor at his own discretion (it is recommended) shall call for a meeting with Landscape Contractor and Landscape Architect to meet and discuss any procedures prior, during and final installation of work.
- General Contractor at his own discretion, (it is recommended) shall call Landscape Architect to make site observations in overseeing if Landscape Contractor has followed the plans, quality of Plant materials, and proper installation procedures, to insure approval inspections from City and for approval of payments to Landscape Contractor.
- General contractor and Landscape Contractor do not have the right nor permission to change anything from Landscape Architectural plans as approved and submitted to the City OR County.
- In the event Value Engineering is performed by Landscape Contractor, as directed by General Contractor without the approval, consent or knowledge of the Landscape Architect, Landscape Architect shall no longer ASSUME ANY TYPE OF RESPONSIBILITY, and it will become the responsibility of parties involved to provide the City with all revisions or as-built drawings, and obtain their approval for such changes.
- In the event another Landscape Architect or Landscape Designer is called to make such revisions without the knowledge or consent of Mariano Corral Landscape Architect, the Landscape Architect or Designer shall also be liable to the full extent of the Law for tampering.
- All CAD Files, PDF files supplied to Architect or any engineer shall not be copied or used for any other project. Landscape Cad Files, photographs, and any other information on plans are the property of the Landscape Architect Mariano Corral, and shall not be furnished to any entity without the consent of Mariano Corral, Landscape Architect.
- During Design Review and/or the permit process, if county reviewer has an issue with the plant materials, Landscape Contractor, nor expeditor, SHALL NOT HAVE THE RIGHT TO NEGOTIATE WITH THE COUNTY OR CITY. The City shall point out deficiencies and/or areas where CODES were not met, so that the Landscape Architect can make corrections and/or decide what action to take. City Reviewer shall discuss with the Landscape Architect the type of plant materials to use and reach an amicable agreement, unless it is specifically and unconditionally specified in the codes (ie: Street Tree requirements for certain sections of City Master Plan). The Landscape Architect is the sole unconditional responsible individual and qualified to make the final decision as to what is appropriate on Copyrighted and sealed plans, and to protect his liability insurance.
- All plant materials to be Florida #1 or better as set by the State of Florida Grades and Standards 1998, Parts I and II, and as per City of Hollywood Tree Standards.

PAGE TWO

- All plant materials to be Florida #1 or better as set by the State of Florida Grades and Standards 1998.
- Before commencing installation, it is recommended that the Landscape Contractor visit site and become familiarized with the site.
- Contractor shall have all utilities identified and carefully located for the safety, welfare of his workers as well as the general public. **Contact Sunshine State One-Call of Florida, Inc. 1-800-432-4770 - 48 hours before installation.**
- Contractor shall have all utilities identified and carefully located for the safety, welfare of his workers as well as the public.
- During installation Landscape Contractor shall make all possible intent to secure area of work from the public for their safety and welfare.
- Landscape Contractor must obtain all necessary permits prior to beginning installation. Any existing trees that must be removed or transplanted must first receive approval by The Department of Environmental Resource Management (DERM).
- All existing Trees to remain shall be barricaded (if space is allowed) to the tree canopy drip line to prevent damage to the tree or palm during construction. A red color Vinyl fence 5' high, with 2 x4 posts for anchoring can be used. Careful care for tree trunks shall be taken.
- Landscape Contractor must provide documentation that any Coconut Palm Trees to be installed are numbered and certified as being free of disease and must be provided to the Planning and zoning department when seeking a permit for installation of plant materials and a copy sent to Landscape Architect for his records.
- Landscape Contractor: Documentation that all newly proposed / installed Sabal palmetto utilized on site have come from a government approved donor site or were grown from seed at a register Florida nursery.
- Landscape Contractor or Owners representative, shall provide to City a schedule for the timely removal of tree and palm guying. This should be accomplished within a 12 month period after installation, and should NOT exceed the 12 month period.
- All lime rock within plating areas shall be removed to a depth of 3' feet. Replace material with specified planting soil, as per section 15 below.
- All lime rock, asphalt or debris within parking islands, corner parking islands, and entry islands, shall be removed to a depth of 3 Feet. In the event a refurbishing or establishing a new parking island with the use of extruded curves over an existing asphalt parking lot, the same will apply as to removal of asphalt and lime rock as stated above and the use of proper planting soil as per Section 15.
- NO PLANTS SHALL BE PLANTED ON TOP OF ROOT BALL.
- All planting beds on site shall be composed of 70% silica sand, 20% good clean pulverized black soil and 10% Canadian Peat. Soil shall be thoroughly mix and delivered on site free of debris and rocks. Soil shall be fumigated prior to mixing for any insects, contamination or weeds and follow method as approved by the EPA and Nursery Growers Association. Soil shall have a 72 hour waiting period.
- FERTILIZER TO USE AT TIME OF INSTALLATION:** Because some Landscape Contractors have a tendency to purchase fertilizers from sources that are NOT compatible or consistent to the FNGA and the University of Florida Agricultural Extension Services recommendations (to save money), it is therefore mandatory that all fertilizers to be used on my projects will be purchased from a qualified supplier AS LONG AS IT IS THE SAME PRODUCT AND SPECIFICATIONS DESCRIBE BELOW:
The only type of fertilizer to be used on all newly installed plant materials is PALM SPECIAL # 9836. This is an 8-2-12 (nitrogen, potassium, and minor elements) for all Trees, Palms, shrubs and groundcovers. It can be obtained from ATLANTIC FERTILIZER IN HOMESTEAD, FL. 18375 SW 260th Street. **Contact Patrick Coyle at (305) 986-0671.** Landscape Contractor shall use 1 pound per tree, and a hand full or 2 tablespoons per shrub for all and each shrub and groundcover. Palm trees shall receive 2 lbs of fertilizer per palm tree. Fertilizer shall be place on top of root ball and 2" inches away from trunk. Milorganite, will not be acceptable, however, slow release tablet fertilizers can be used at time of planting if Palm Special is not available and installation of materials is on a sandy loam VS rock-limestone condition.



TYP. SECTION TAYLOR STREET



TYP. SECTION FEDERAL HIGHWAY

PHOTOS OF PLANT MATERIALS FOR GROUND LEVEL



(PS) SYLVESTER DATE PALM



(SP) SABAL PALM



(CA) CALLOPHYLLUM



(CHR) COCOPLUM



(LA) CRAPE MYRTLE



(IE) ILEX EAST PALATKA TREE



(DUR) DURANTA



(FIG) GREEN ISLAND FICUS

MC
Mariano Corral
Landscape Architect
Landscape Architecture
Golf Course Design
Land Planning
Urban Design
Member of the American Society
Landscape Architects
ASSOCIATION WITH
CHH CHH RODRIGUEZ
GOLF COURSE DESIGN

JED TOWER
HOLLYWOOD, FLORIDA

Consultant

SCALE:
AS SHOWN

PROJECT NUMBER:
09-2014-M

DATE:
10-06-14

REVISIONS:
SECOND TAC SUBMITTAL **01-20-15**
THIRD TAC SUBMITTAL **04-03-15**
FOURTH TAC SUBMITTAL **04-20-15**
FIFTH TAC SUBMITTAL **04-27-15**

SEAL:

I.C.# LA 6666671

SHEET NUMBER:
LP-3

OF:

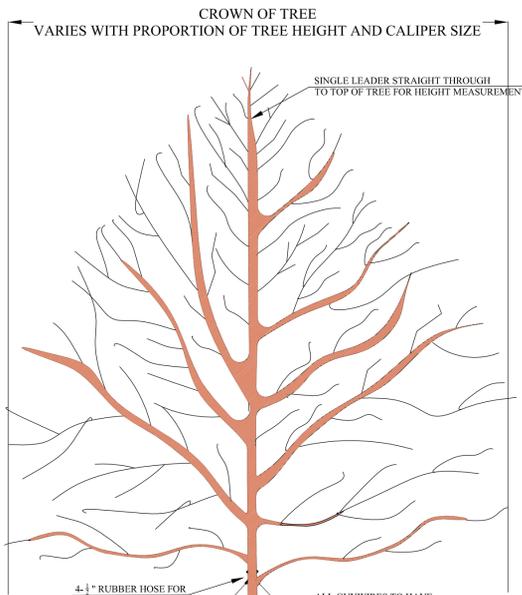
3001 SW 109 Court
Miami, Florida 33166
OFF: (305) 551-2262
FAX: (305) 228-4146
EMAIL: marianocorral@comcast.net



These Designs And Drawings Are The Copyrighted Property Of Mariano Corral, Landscape Architect. The Contractor Must Check And Verify All Dimensions Of The Job And Be Responsible For Same. Reporting Any Discrepancies To The Landscape Architect Before Commencing Work. Drawings Not To Be Scaled.

SPECIFICATIONS AND DETAILS

SEE SHEET LP-3 FOR GENERAL NOTES



3" CALIPER-6" ABOVE GRADE
 TREE FLARE
 ROOT BALL 2-3" ABOVE FINISHED GRADE
 4" HIGH SAUCER 3" FROM TRUNK



PHOTOS BY MARIANO CORRAL LANDSCAPE ARCHITECT

The TOP of TREE ROOTBALL shall be placed 3" above existing soil. This will insure that tree flare will be exposed and NO MULCH shall be placed on top of rootball.
 If you must place mulch for appearance sake, lightly do so no more than 1/2" thick and 4" away from tree trunk. Create a 4" saucer around tree rootball 6' in diameter.



Mariano Corral Landscape Architect

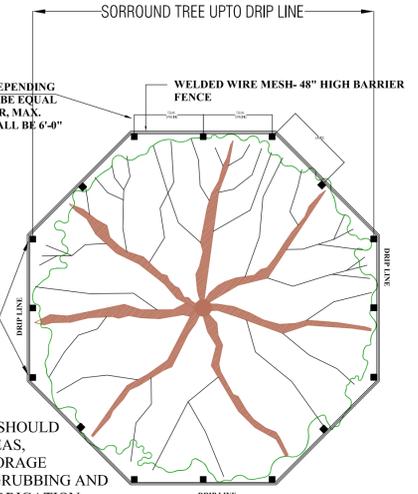
Proper Palm Bracing for Royals, Sabal Palms, or Date Palms- use burlap, metal straps brace and (4) Wood Battens do not nail to trunk.
 Use Four (4) wood planks 8' long to uphold palm tree over 22' height or 10' greywood and above.



Mariano Corral Landscape Architect

WRAP BURLAP AROUND PALM TREE TRUNK FOR PROTECTION.
TYP. PALM TREE BRACING DETAIL
 2"x4"x8" WD. BLOCK FOR NAILING THE WOOD PLANKS TO SUPPORT PALM TREE. USE METAL STRAPS TO HOLD WD. BLOCK AND BURLAP.

THIS DIMENSION WILL VARY DEPENDING ON CANOPY SIZE. ALL POST TO BE EQUAL SPACING ON CENTER. HOWEVER, MAX. DISTANCE BETWEEN POSTS SHALL BE 6'-0" OC.

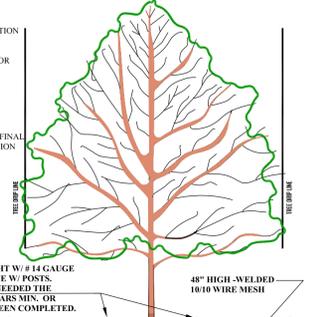


4" SQ. WOOD POST 6' IN LENGTH W/ #14 GAUGE STEEL WIRE TO SECURE FENCE W/ POSTS AND ATTACHED VINYL FENCE. MAINTAIN AND REPLACE AS NEEDED THE BARRIER FENCE FOR TWO YEARS MIN. OR UNTIL CONSTRUCTION HAS BEEN COMPLETED.

NOTE: NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICULAR USE, STORAGE MATERIALS, GRADE CHANGES, GRUBBING AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL LIGHTING, ETC.

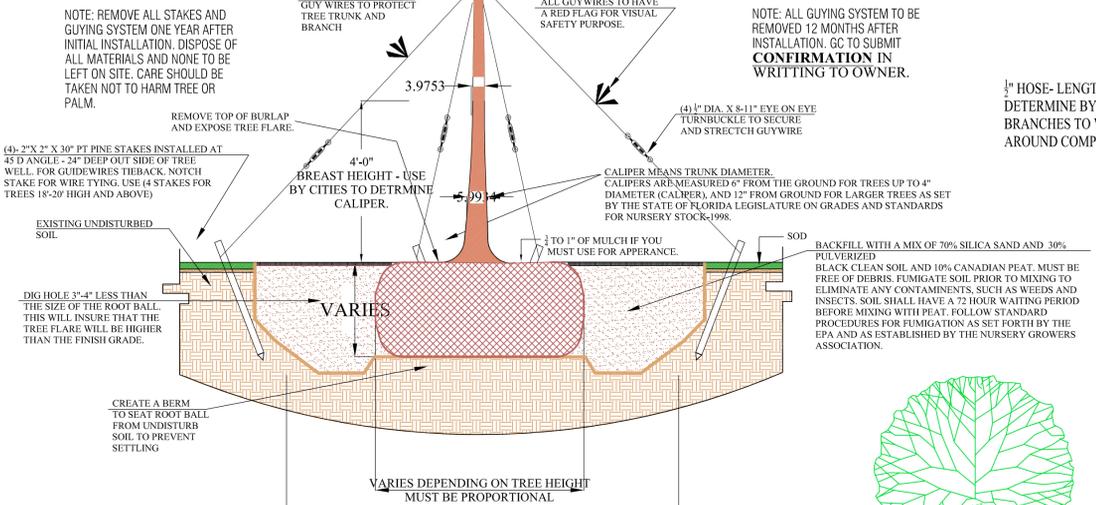
ERECT FENCE PRIOR TO CONSTRUCTION AND POST SIGN TO KEEP OUT.
 DO NOT PILE SOIL AGAINST FENCE OR ROOTS.

MONITOR TREE AND WATER AS NECESSARY.
 CALL LANDSCAPE ARCHITECT FOR FINAL APPROVAL OF TREE ZONE PROTECTION AREA.



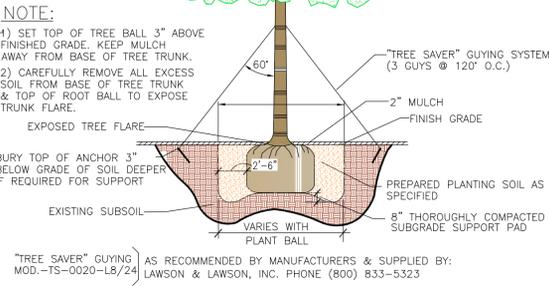
4" SQ. WOOD POST 6' IN LENGTH W/ #14 GAUGE STEEL WIRE TO SECURE FENCE W/ POSTS. MAINTAIN AND REPLACE AS NEEDED THE BARRIER FENCE FOR TWO YEARS MIN. OR UNTIL CONSTRUCTION HAS BEEN COMPLETED.

TYP. TREE PROTECTION BARRIER FENCE FOR EXISTING TREES

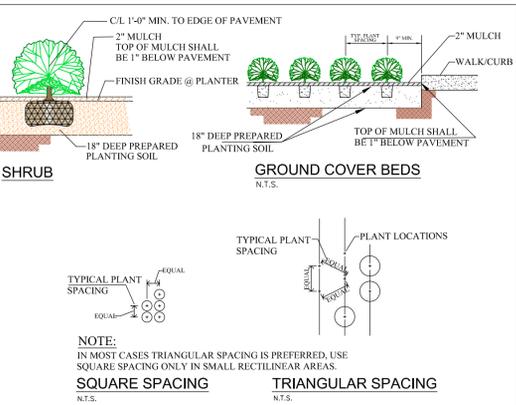


TYP. TREE BRACING DETAIL FOR A TREE 3 1/2" AND HIGHER

WARNING: DO NOT FERTILIZE NEWLY INSTALLED PLANT MATERIALS UNTIL APPROXIMATELY 2 TO 3 MONTHS AFTER PLANTING. NEW INSTALLED PLANTS ARE ALL READY FERTILIZED BY THE NURSERY GROWER.



NOTE: ALL GUYING SYSTEM TO BE REMOVED 12 MONTHS AFTER INSTALLATION. GC TO SUBMIT CONFIRMATION IN WRITING TO OWNER.
 OPTION TWO: SINGLE STEM TREE GUYING (1-1/2" - 3" CAL.) N.T.S.



NOTE: IN MOST CASES TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
SQUARE SPACING N.T.S. **TRIANGULAR SPACING** N.T.S.



PHOTOS BY MARIANO CORRAL LANDSCAPE ARCHITECT
 OPTION ONE TREE BRACING: TREES WITH 2" CALIPER OR LESS: USE (3) 2" DIAMETER PRESSURE TREATED LODGE POLE. POLE SHALL BE 9' OVER ALL LENGTH. BURY POLE 3" DEEP. USE CINCH TIES TO SECURE TREE TRUNK TO POLES.



CINCH TIES TO SECURE TREE TRUNK TO POLES.



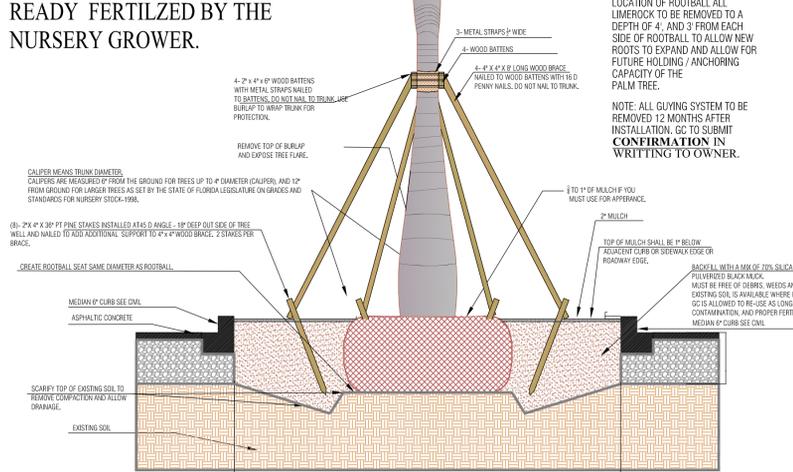
PHOTOS BY MARIANO CORRAL LANDSCAPE ARCHITECT

Use Four (4) wood planks 8' long to uphold palm tree over 22' height or 10' greywood and above.



ALL PLANTING BEDS TO USE EUCALYPTUS GRADE A MULCH, OR ECO MULCH, OR SHREDDED WOOD PRODUCTS AND AS APPROVED AND CERTIFIED BY THE NATIONAL SOIL AND MULCH COUNCIL. (NO RED MULCH PLEASE)

WARNING: DO NOT FERTILIZE NEWLY INSTALLED PLANT MATERIALS UNTIL APPROXIMATELY 2 TO 3 MONTHS AFTER PLANTING. NEW INSTALLED PLANTS ARE ALL READY FERTILIZED BY THE NURSERY GROWER.



TYP. PALM TREE DETAIL (NOT TO SCALE)

6'-TO 9' WILL VARY WITH WIDTH OF ROOTBALL

NOTE: REMOVE ALL LIMEROCK FROM MEDIAN ISLANDS 18" DEEP AND REPLACE WITH SOIL MEDIA AS SPECIFIED. HOWEVER, AROUND THE LOCATION OF ROOTBALL ALL LIMEROCK TO BE REMOVED TO A DEPTH OF 4" AND 3" FROM EACH SIDE OF ROOTBALL TO ALLOW NEW ROOTS TO EXPAND AND ALLOW FOR FUTURE HOLDING / ANCHORING CAPACITY OF THE PALM TREE.
 NOTE: ALL GUYING SYSTEM TO BE REMOVED 12 MONTHS AFTER INSTALLATION. GC TO SUBMIT CONFIRMATION IN WRITING TO OWNER.

MC
Mariano Corral
 Landscape Architect
 Landscape Architecture
 Golf Course Design
 Land Planning
 Urban Design
 Member of the American Society
 of Landscape Architects
 ASSOCIATION WITH
 GRI, CSI, ROYALTY, GOLF COURSE DESIGN

JED TOWER
 HOLLYWOOD, FLORIDA

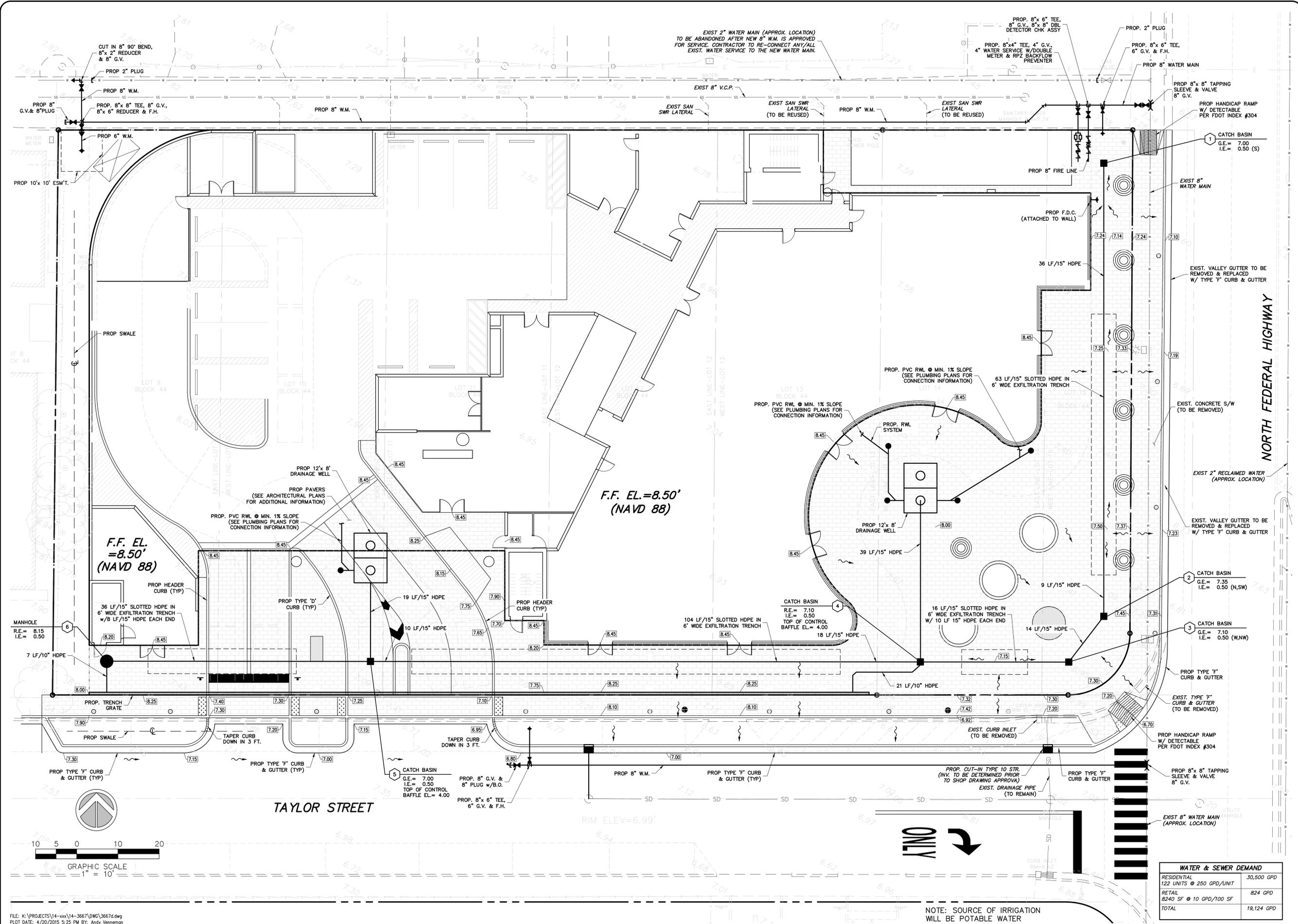
Consultant

SCALE: AS SHOWN
 PROJECT NUMBER: 09-2014-M
 DATE: 10-06-14
 REVISIONS:
 SECOND TAC SUBMITTAL: 01-20-15
 THIRD TAC SUBMITTAL: 04-03-15

SEAL:
 L.I.C.# LA 6666671
 SHEET NUMBER:
LP-4
 OF:
 3081 SW 109th Court
 Miami, Florida 33166
 Off: (305) 551-2262
 Fax: (305) 551-4146
 EMAIL: marianocorral@comcast.net

811
 Know what's below.
 Call before you dig.
 IT'S THE LAW!

These Design and Drawings Are The Copyrighted Property Of Mariano Corral, Landscape Architect. All Plans, Notes, and Details Shall Be Reproduced Except With Specific Written Consent Of The Landscape Architect. The Contractor Must Check And Verify All Dimensions Of The Landscape Architect. The Contractor Must Check And Verify All Dimensions Of The Landscape Architect. The Contractor Must Check And Verify All Dimensions Of The Landscape Architect. Drawings Not To Be Scaled.



FILE: K:\PROJECTS\14-xxxx\14-3667\DWG\3667.dwg
 PLOT DATE: 4/20/2015 5:25 PM BY: Andy Vennema
 LAYOUT: [C]

NOTE: SOURCE OF IRRIGATION
 WILL BE POTABLE WATER

WATER & SEWER DEMAND	
RESIDENTIAL 122 UNITS @ 250 GPD/UNIT	30,500 GPD
RETAIL 8240 SF @ 10 GPD/100 SF	824 GPD
TOTAL	19,124 GPD

Sun-Tech Engineering, Inc.
 Engineers - Planners - Surveyors
TECH
 1600 West Oakland Park Boulevard
 Ft. Lauderdale, FL 33311
 www.suntecheng.com
 Certificate of Auth. # 7097
 Phone (954) 777-3123
 Fax (954) 777-3114

NO.	DATE	DESCRIPTION

JED TOWERS
 SCHEMATIC
 SITE ENGINEERING PLAN
 FLORIDA
 HOLLYWOOD

DATE: Dec. 2014
 SCALE: 1" = 10'
 DESIGNED BY: C.R.L.
 DRAWN BY: A.E.V.
 JOB NUMBER: 14-3667
 SHEET No. C1
 SEAL
 Apr 20 2015
 CLIFFORD R. LOUTAN, P.E.
 FL. REG. NO. 56890

