

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

APPLICATION TYPE (CHECK ONE):

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

Date of Application: July 1, 2019

Location Address: 1940, 1954 N 30th Road and 3080 Sheridan Street

Lot(s): See Survey Exhibit A Block(s): _____ Subdivision: Central Golf Section

Folio Number(s): 5142-08-01-0041 and 0050 and 5142-08-19-0010

Zoning Classification: M-1 Land Use Classification: Industrial

Existing Property Use: Farmers Market Sq Ft/Number of Units: 145,496 existing and

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): See attached Exhibit B for 3080 Sheridan Street

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

Explanation of Request: Site Plan for expansion of existing farmers

market by adding a 44,688 sq.ft. open roofed food court and converting 35,688 sq.ft. of existing warehouse to vendor space.

Number of units/rooms: _____ Sq Ft: 145,496 sq. ft. farmers market

Value of Improvement: \$1,000,000 + Estimated Date of Completion: 2020

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

Name of Current Property Owner: 1940 N 30th Road LLC; 1954 N 30th Road LLC, 3080 Sheridan Street LLC

Address of Property Owner: 3069 Taft Street, Hollywood, FL 33021

Telephone: 954 921 2444 Fax: 954 921 2508 Email Address: adrucker@invictawatch.com

Name of Consultant/Representative/Tenant (circle one): Calvin, Giordano & Associates, Inc.

Address: 1800 Eller Drive, Suite 600, Ft. Lauderdale Telephone: 954 266 6468

Fax: 954 921 8807 Email Address: hholden@cgasolutions.com

Date of Purchase: 2-13-2009; 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 M. Orshefsky, Esquire, Partner Holland & Knight Address: 515 East Las Olas Blvd, Suite 1200

Fort Lauderdale, FL 33301 954 468 7871

Email Address: Debbie.Orshefsky@hklaw.com



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>



PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 6/25/19

PRINT NAME: Aline V. Ducker, General Counsel _____

Date: _____

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

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 _____ 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 _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

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

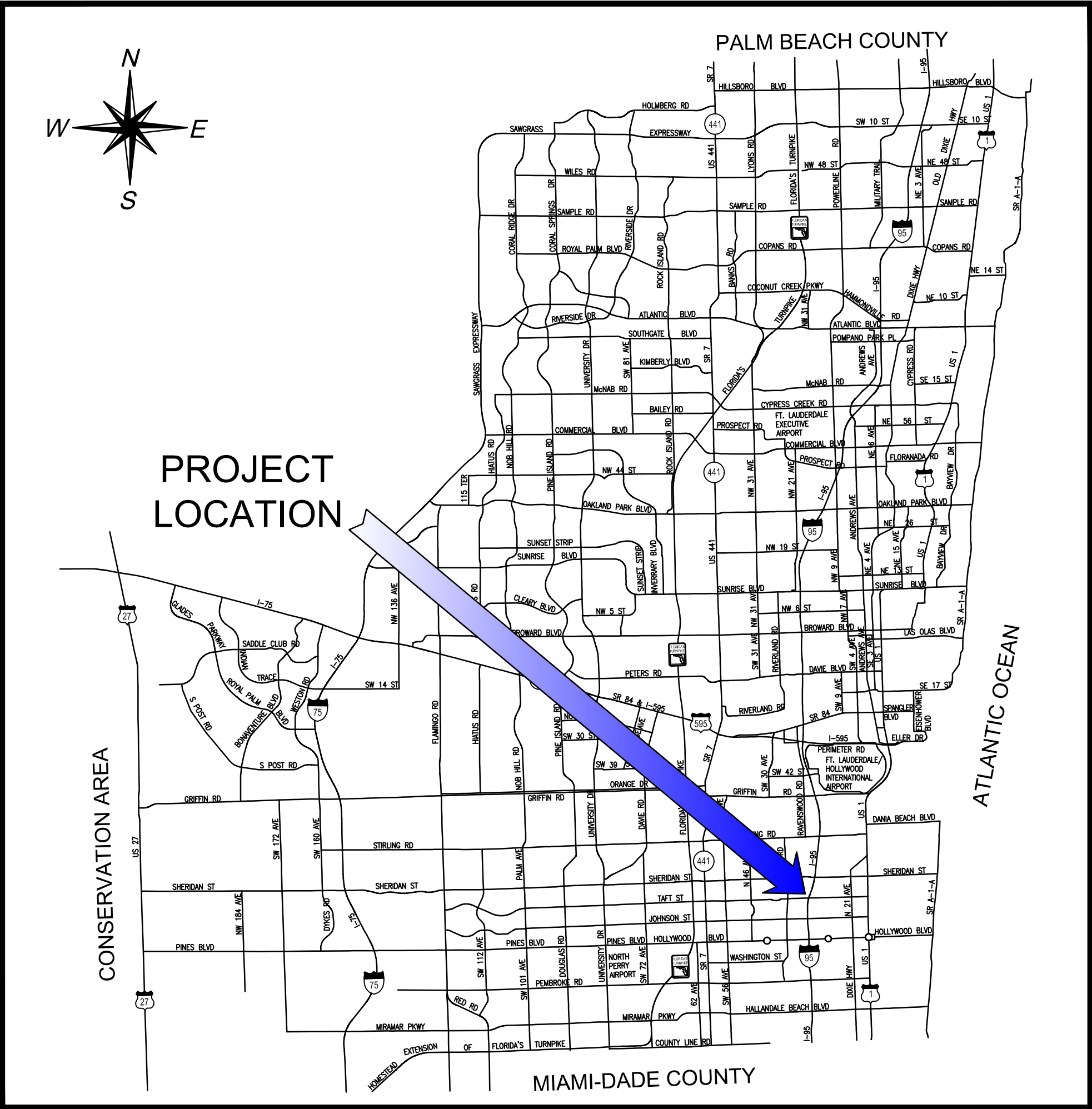
File Name: P:\Projects\2019\192856 Yellow Green Market Expansion\cadd Files\Drawings\192856-COVERSHEET.dwg - (Plotted by: Marcos Mendoza on Monday, July 1, 2019 1:58:03 PM)

YELLOW GREEN MARKET EXPANSION

3080 SHERIDAN STREET
CITY OF HOLLYWOOD, FL 33021

PROJECT No: 19-2856
192856-COVERSHEET.dwg

DRAWING INDEX	
NO.	SHEET TITLE
1	COVERSHEET
1 OF 5	ASSEMBLAGE SURVEY
2 OF 5	ASSEMBLAGE SURVEY
3 OF 5	ASSEMBLAGE SURVEY
4 OF 5	ASSEMBLAGE SURVEY
5 OF 5	ASSEMBLAGE SURVEY
SP-001	OVERALL SITE PLAN AND SITE DATA
SP-010	SITE PLAN
SP-011	SITE PLAN
SP-012	SITE PLAN
LE-010	TREE DISPOSITION PLAN
LE-011	TREE DISPOSITION PLAN
LE-012	TREE DISPOSITION PLAN
LE-013	DISPOSITION SCHEDULE AND NOTES
A-6	FRONT ELEVATIONS FOR MAIN ENTRY



LOCATION MAP
Scale: NTS



CITY OFFICIALS

MAYOR:	Josh Levy
COMMISSIONERS:	Caryl S. Shuman Peter D. Hernandez Traci L. Callari Richard S. Blattner Kevin D. Biederman Linda Sherwood
CITY MANAGER:	Dr. Wazir Ishmael

LEGAL DESCRIPTION:
SEE SHEET 1 OF 5 - ASSEMBLAGE SURVEY FOR LAND DESCRIPTION(S).

BENCHMARK:
SEE SURVEY FOR BENCHMARK INFORMATION



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONSSM
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8807
Certificate of Authorization 514

JULY 1, 2019
TAC PRELIMINARY SITE PLAN REVIEW



PERMITTING AGENCIES	DATE SUBMITTED	CGA INITIALS	DATE APPROVED	PERMIT NUMBER

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

CURRENT REV No.: ---- - ----	JENNA MARTINETTI, P.E. STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE No. 69035 DATE: JULY 1, 2019	SHEET: 1
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LAND DESCRIPTION:

A PORTION OF TRACT A OF "CENTRAL GOLF SECTION OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE N/E 1/4 OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF THE SAID NORTHEAST 1/4 A DISTANCE OF 615.00 FEET; THENCE NORTHERLY, MAKING AN INCLUDED ANGLE OF 89°41', A DISTANCE 657.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE AFOREMENTIONED COURSE A DISTANCE OF 500.00 FEET; THENCE EASTERLY, MAKING AN INCLUDED ANGLE OF 89°56', A DISTANCE OF 400.0 FEET; THENCE SOUTHERLY, MAKING AN INCLUDED ANGLE OF 87°27'14", A DISTANCE OF 500.49 FEET; THENCE WESTERLY, MAKING AN INCLUDED ANGLE OF 92°32'46", A DISTANCE OF 377.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL ONE (FEE):

A PORTION OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND A PORTION OF CENTRAL GOLF SECTION OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 88° 54' 12" WEST ALONG THE NORTH LINE OF SECTION 8, A DISTANCE OF 215.00 FEET; THENCE SOUTH 01° 08' 48" EAST ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SECTION 8, A DISTANCE OF 982.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 54' 12" WEST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 01° 08' 48" EAST, ALONG THE EAST LINE OF PARCEL "A", TAFT STREET INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 540.75 FEET; THENCE NORTH 88° 54' 12" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 01° 08' 48" WEST, ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 540.75 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING IN BEING IN BROWARD COUNTY, FLORIDA.

PARCEL TWO (EASEMENT):

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 23326, PAGE 304, AND AS ASSIGNED BY ASSIGNMENT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 23427, PAGE 337, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ACROSS THE FOLLOWING DESCRIBED LANDS:

THE WEST 45 FEET OF THE FOLLOWING:

A PORTION OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AND A PORTION OF CENTRAL GOLF SECTION OF HOLLYWOOD, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 88° 54' 12" WEST ALONG THE NORTH LINE OF SECTION 8, A DISTANCE OF 215.00 FEET; THENCE SOUTH 01° 08' 48" EAST ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SECTION 8, A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° 54' 12" WEST, A DISTANCE OF 400.00 FEET; THENCE SOUTH 01° 08' 48" EAST, ALONG THE EAST LINE OF PARCEL "A", TAFT STREET INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 282.25 FEET; THENCE NORTH 88° 54' 12" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 01° 08' 48" WEST, ALONG A LINE PARALLEL WITH AND 215.00 FEET WEST OF THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 282.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL THREE (EASEMENT):

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 25417, PAGE 242, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ACROSS THE FOLLOWING DESCRIBED LANDS:

A PORTION OF TRACT A, CENTRAL GOLF SECTION OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST NORTHEAST CORNER OF TAFT STREET INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 08' 48" WEST, RADIAL TO THE NEXT DESCRIBED CURVE CONCAVE TO THE SOUTHWEST, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SHERIDAN INDUSTRIAL PARK SOUTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 45.00 FEET, A DELTA OF 90° 00' 00" AND AN ARC DISTANCE OF 70.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01° 08' 48" EAST, A DISTANCE OF 157.87 FEET; THENCE SOUTH 88° 54'12" WEST, A DISTANCE OF 45.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID TAFT STREET INDUSTRIAL PARK; THENCE NORTH 01° 08' 48" WEST, ALONG SAID EAST LINE, A DISTANCE OF 162.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

AND TOGETHER WITH A PARCEL DESCRIBED AS FOLLOWS:

A PORTION OF TRACT A, CENTRAL GOLF SECTION OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST NORTHEAST CORNER OF PARCEL "A", TAFT STREET INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01° 08' 48" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", 162.83 FEET; THENCE NORTH 88° 54' 12" EAST, 45.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 08' 48" WEST, 40.96 FEET; THENCE NORTH 88° 51' 12" EAST, A DISTANCE OF 1.00 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST (THE PREVIOUSLY DESCRIBED COURSE BEING RADIAL TO SAID CURVE); THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET, A DELTA OF 55° 02' 05", AND AN ARC DISTANCE OF 48.03 FEET TO AN INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 88° 54' 12" WEST, 22.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

1940 N 30TH ROAD

THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY THE LAW OFFICES OF PAUL FELDMAN, P.A. (SEARCHED THROUGH: 05/15/19 AT 6:00 AM FROM THE TIME OF PLATTING)

EXCEPTIONS:

- PERPETUAL PARKING AND ACCESS EASEMENT FILED IN OFFICIAL RECORDS BOOK 50298, PAGE 688, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- VEHICULAR ACCESS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 47359, PAGE 1152, AS AMENDED IN OFFICIAL RECORDS BOOK 47796, PAGE 866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- EASEMENT DEED FILED IN OFFICIAL RECORDS BOOK 49885, PAGE 466, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 50264, PAGE 1803, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- NOTICE AS RECORDED IN OFFICIAL RECORDS BOOK 50355, AT PAGE 1901, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

1954 N 30TH ROAD

THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY THE LAW OFFICES OF PAUL FELDMAN, P.A. (SEARCHED THROUGH: 05/15/19 AT 6:00 AM FROM THE TIME OF PLATTING)

EXCEPTIONS:

- RESTRICTIONS AND EASEMENTS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), CONTAINED IN PLAT BOOK 9, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- GRANT OF EASEMENT FILED IN OFFICIAL RECORDS BOOK 23326, PAGE 307, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (DOES NOT AFFECT/NOT PLOTTED)
- GRANT OF EASEMENT FILED IN OFFICIAL RECORDS BOOK 25417, PAGE 242, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- EASEMENT DEED AS RECORDED IN OFFICIAL RECORDS BOOK 49885, AT PAGE 466, RE-RECORDED IN OFFICIAL RECORDS BOOK 50264, PAGE 1803, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)
- NOTICE AS RECORDED IN OFFICIAL RECORDS BOOK 50355, AT PAGE 1901, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

3080 SHERIDAN STREET

THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY THE LAW OFFICES OF PAUL FELDMAN, P.A. (SEARCHED THROUGH: 05/15/19 AT 6:00 AM FROM THE TIME OF PLATTING)

EXCEPTIONS:

- RESTRICTIONS AND EASEMENTS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), CONTAINED IN PLAT BOOK 183, AT PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- RESTRICTIONS AND EASEMENTS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), CONTAINED IN PLAT BOOK 9, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
- EASEMENT FILED IN OFFICIAL RECORDS BOOK 49769, PAGE 292, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MAY, 2019.
I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: -----

TOGETHER WITH:

PARCEL 1:

PARCEL A, 3080 SHERIDAN WAREHOUSE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE(S) 11-12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

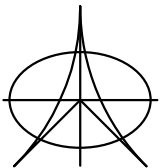
PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFITS OF PARCEL 1 AS MORE PARTICULARLY DESCRIBED IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 49769, PAGE 292.

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

SURVEY DATE : 05/10/19

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 :

GREEN & GOLD DEVELOPMENT

1940 & 1954 N 30TH ROAD
3080 SHERIDAN STREET
HOLLYWOOD, FLORIDA 33021
ASSEMBLAGE SURVEY

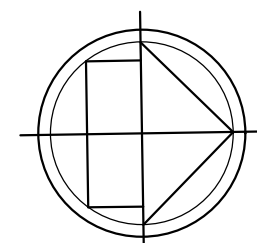
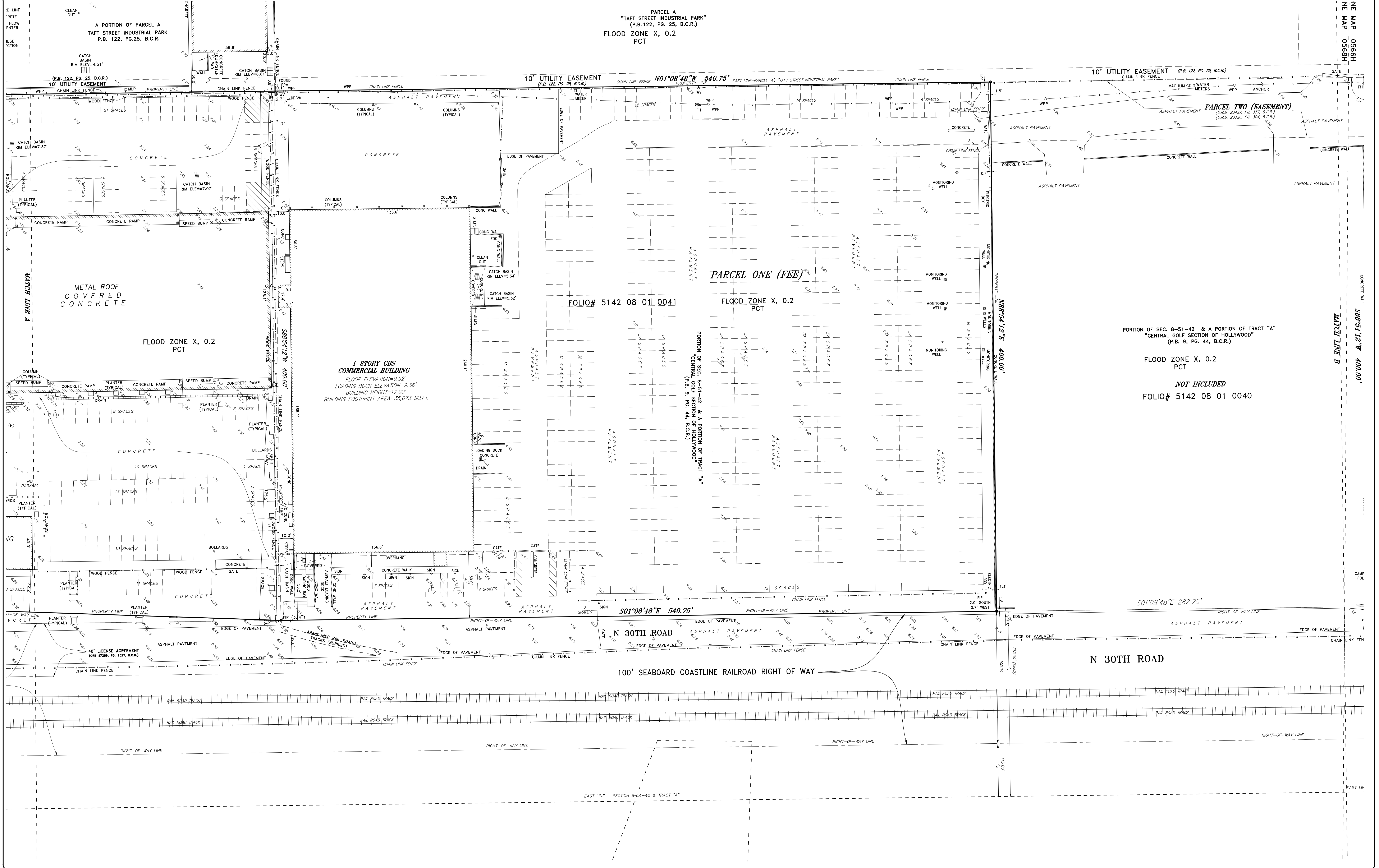
ASSEMBLAGE SURVEY

R E V I S I O N S				DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY				05/10/19	----	AM	REC
REVIMD O&E REPORTS				06/06/19	----	AM	REC

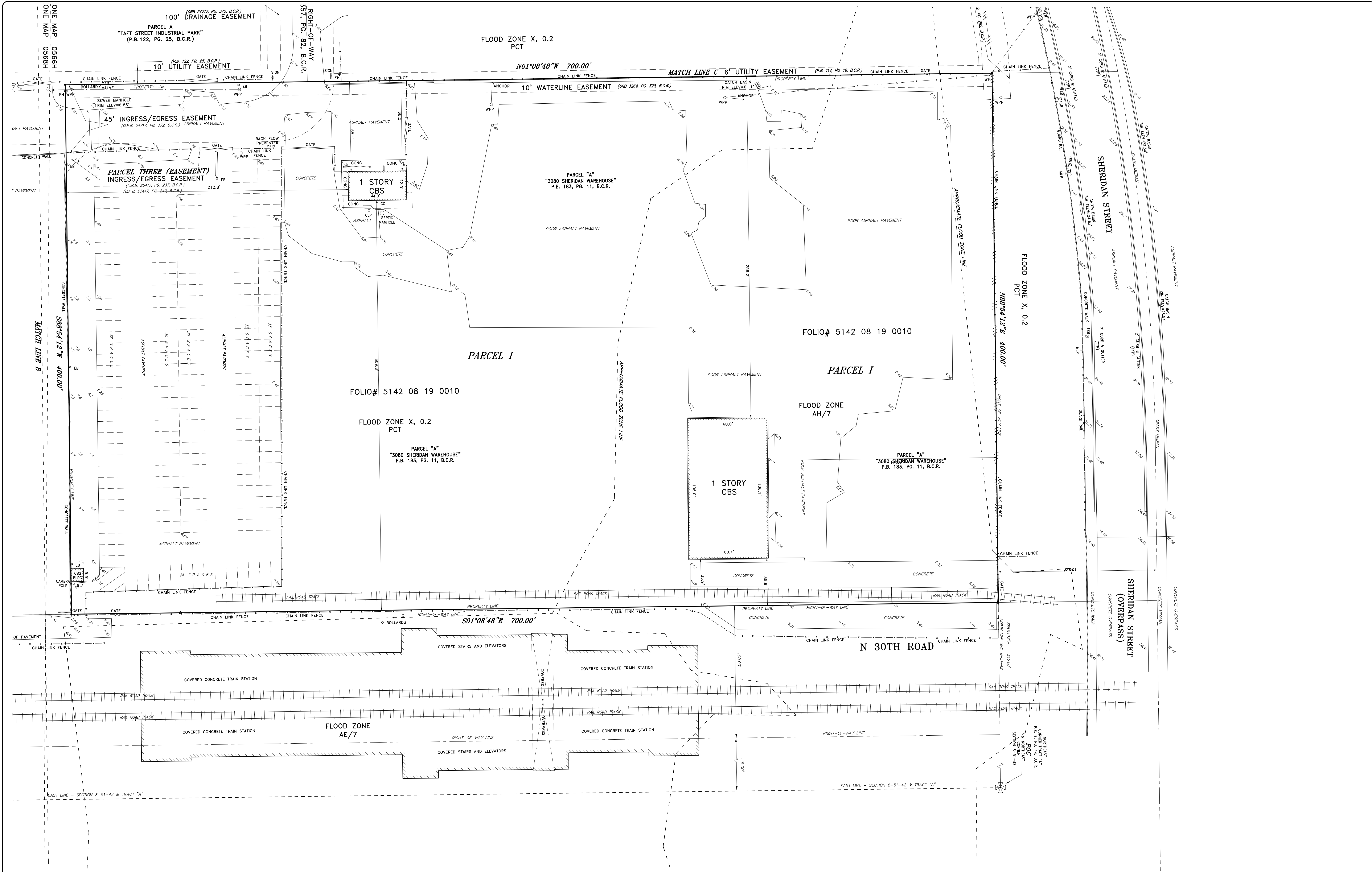
PROJECT NUMBER : 5982-07

SCALE : N/A

SHEET
1
OF
5
SHEETS



REVISIONS		DATE	FB/PG	DWN	CKD
ASSEMBLAGE SURVEY		11/08/18	----	AM	REC
REVISED O&E REPORTS		06/06/19	----	AM	REC



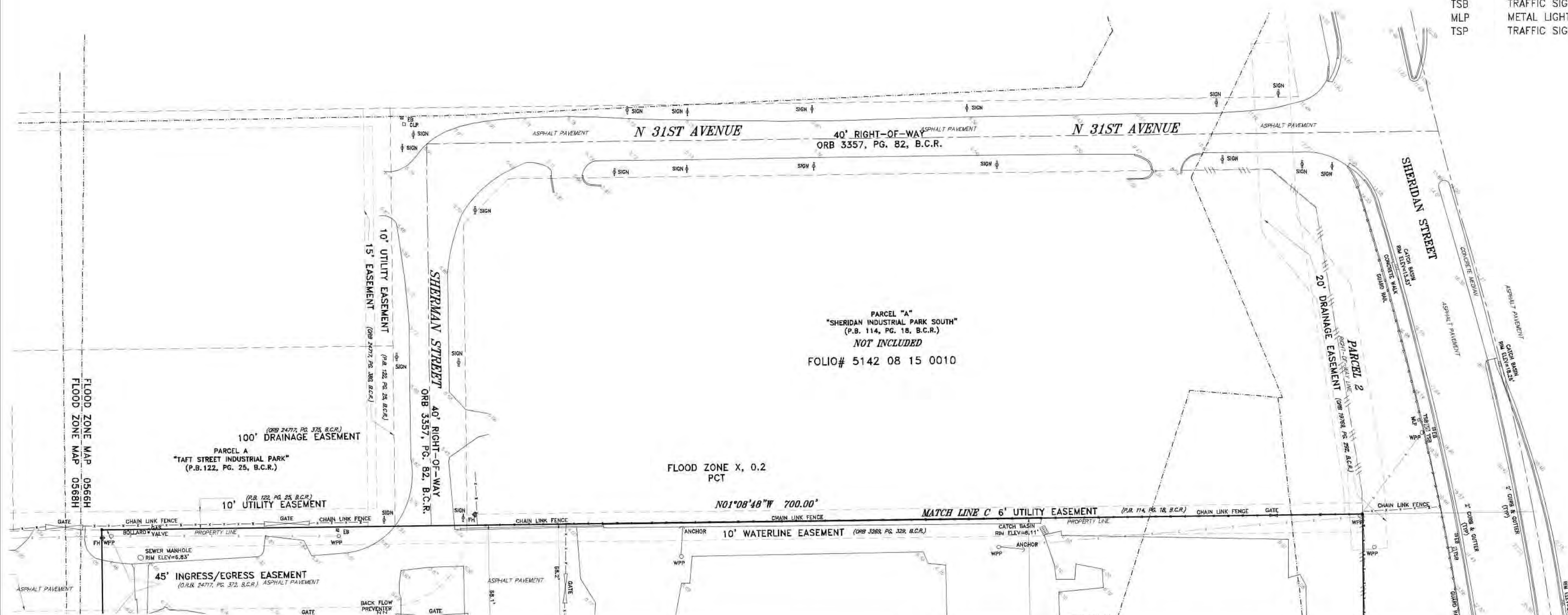
COMMUNITY NUMBER	125113
PANEL NUMBER	0566 H & 0568 H
ZONE	X, 0.2 PCT , AH
BASE FLOOD ELEV	N/A , 7
EFFECTIVE DATE	08/18/14

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
3. LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. BENCHMARK REFERENCE: CITY OF HOLLYWOOD BENCHMARK @ N 31ST ROAD & ROOSEVELT STREET. ELEVATION=4.54' (NAVD88)
7. BEARINGS SHOWN HEREON ARE BASED ON THE DEED.



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DRAWN BY	
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWN COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
PRM	PERMANENT REFERENCE MONUMENT
MLP	METAL LIGHT POLE
POC	POINT OF COMMENCEMENT
-E-	OVERHEAD UTILITY LINE
POB	POINT OF BEGINNING
WM	WATER METER
9.83	ELEVATIONS
R.E.	RIM ELEVATION
EB	ELECTRIC BOX
FH	FIRE HYDRANT
WPP	WOOD POWER POLE
WV	WATER VALVE
DMH	DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET
(UNK)	UNKNOWN
CO	CLEAN OUT
TSB	TRAFFIC SIGNAL BOX
MLP	METAL LIGHT POLE
TSP	TRAFFIC SIGNAL POLE

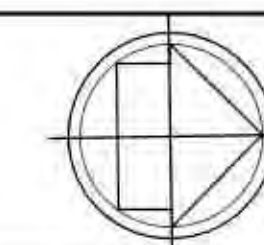


3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

GREEN & GOLD DEVELOPMENT

30 0 30 60

GRAPHIC SCALE IN FEET



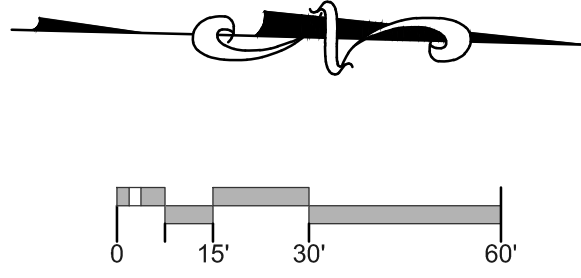
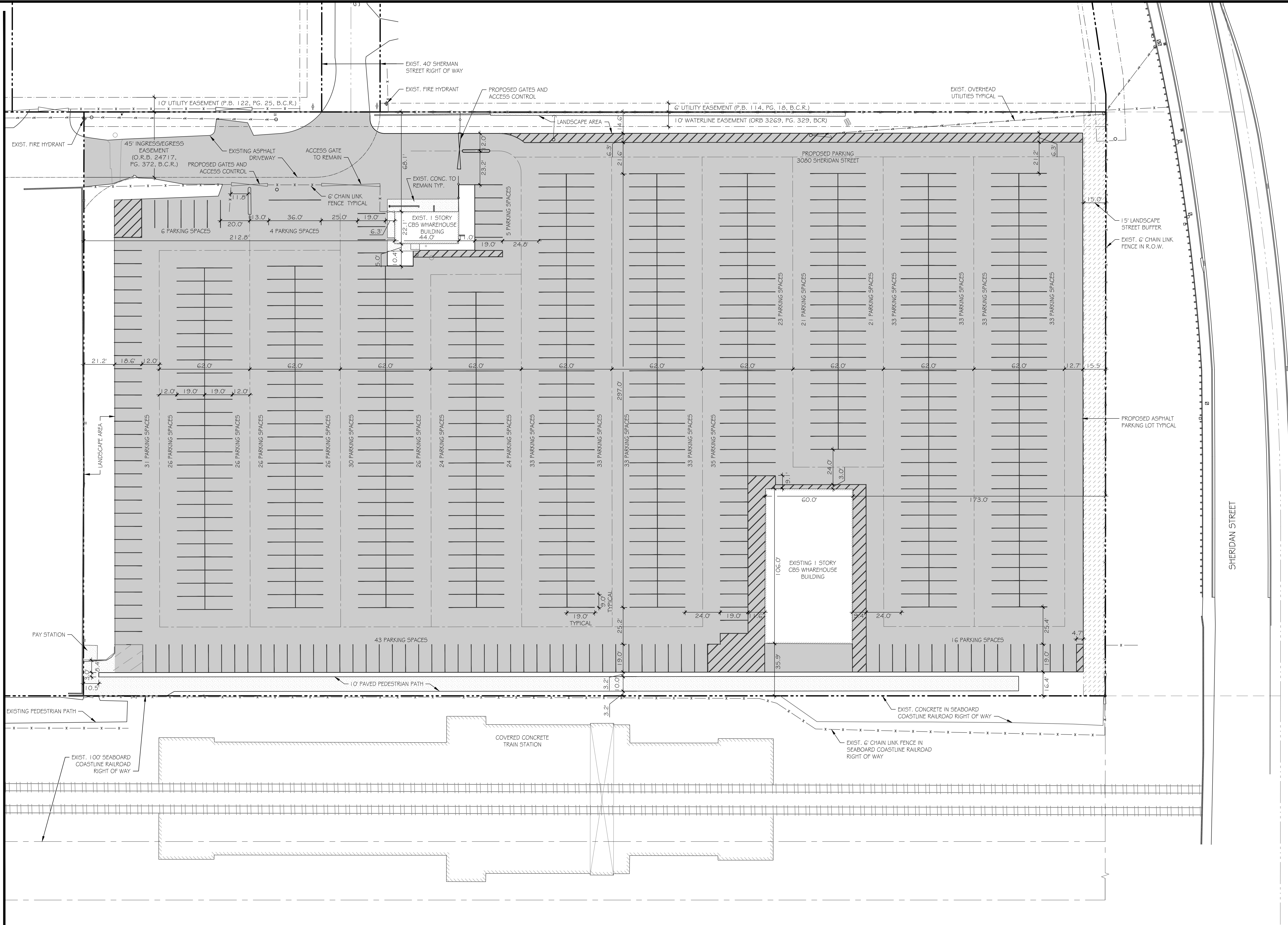
R E V I S I O N S		DATE	FB/PG	DWN	CHK
ASSEMBLAGE SURVEY		11/09/18	----	AM	RE
REVISED Q&E REPORTS		06/06/19	----	AM	RE

SCALE : 1" = 30'

7 SHEET
5 OF
5 SHEETS

File Name: P:\Projects\2019\192856 Yellow Green Market Expansion\cadd Files\Drawings\192856-SP10-SITEPLAN_PLANS.dwg -- (Plotted by: Marcos Mendoza on Monday, July 1, 2019 1:55:45 PM)

MATCH LINE SEE SHEET SP-011



SHERIDAN STREET



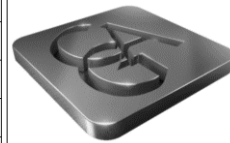
JULY 1, 2019
TAC PRELIMINARY SITE PLAN REVIEW

TAMMY D. COOK-WEEDON, R.L.A.
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
LICENSE No. 1328

DATE: JULY 1, 2019

SCALE
1" = 30'-0"
PROJECT No
19-2856

SHEET
SP-010



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONSSM
1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax: 954.921.8907
Certificate of Authorization LC399

YELLOW GREEN MARKET EXPANSION
3080 SHERIDAN STREET
CITY OF HOLLYWOOD, FL 33021

SITE PLAN



SCALE	1" = 30'-0"
PROJECT No	19-2856

SHEET

SP-011

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY



YELLOW GREEN MARKET EXPANSION
3080 SHERIDAN STREET
CITY OF HOLLYWOOD, FL 33021

SITE PLAN

TAMMY D. COOK-WEEDON, R.L.A.
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
LICENSE No.1328

DATE: JULY 1, 2019



DATE: JULY 1, 2019

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SITE PLAN

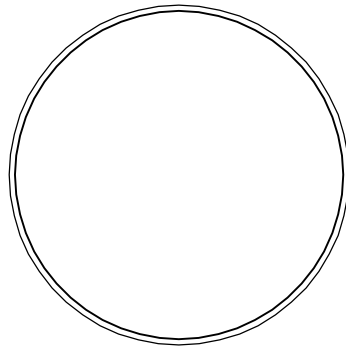
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PROJECT No	19-2856

SHEET

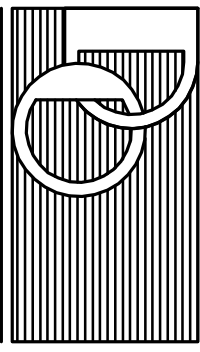
SP-012

DESIGN ODYSSEY INC.
REG. # 00000007 BLDG.
DESIGNER
FORT LAUDERDALE FL 33309
GREGORY A. JONES ARCHITECT
REG. # AN02185

REVISIONS BY

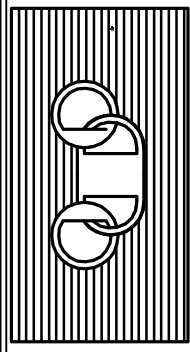


For : YELLOW AND GREEN MARKET
PRELIMINARY ELEVATION FOR THE MAIN ENTRY FOR MARKET
CITY OF HOLLYWOOD , Florida



**DESIGN
ODYSSEY Inc.**
Architectural Drafting

ONE W. COMMERCIAL BLVD.
FORT LAUDERDALE FL 33309
Phone (954) 418-7111
Direct Rx (954) 547-4441
e-mail: designodyssey@gmail.com
WWW.DESIGNODYSSEY.NET



DESIGNED BY: ABEY

DRAWN BY:

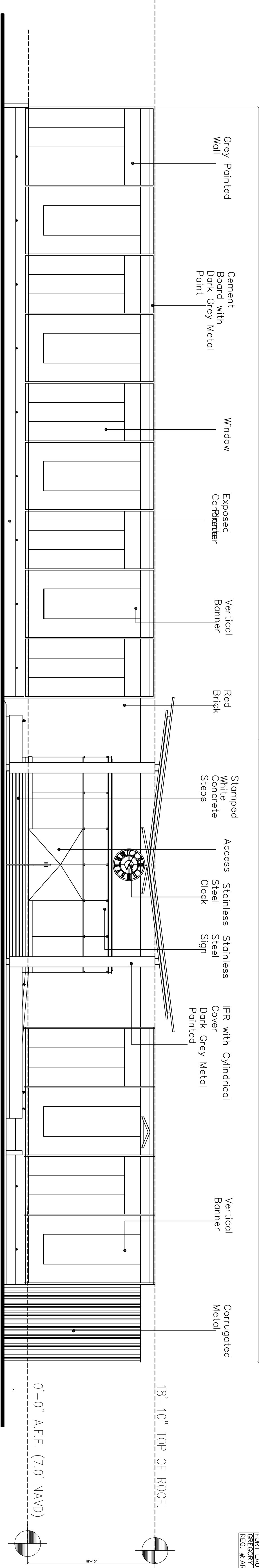
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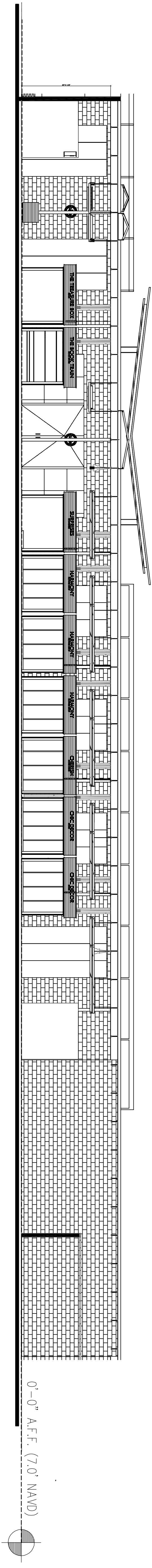
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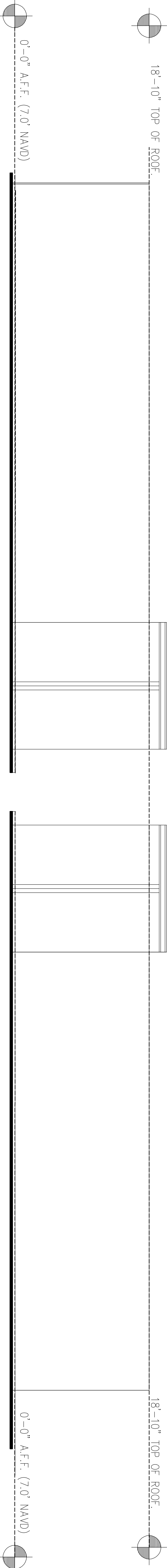
7 of 14



SOUTH ELEVATION FRONT
SCALE 1/8=1'-0"



NORTH ELEVATIONS
SCALE 1/8=1'-0"



EAST ELEVATIONS

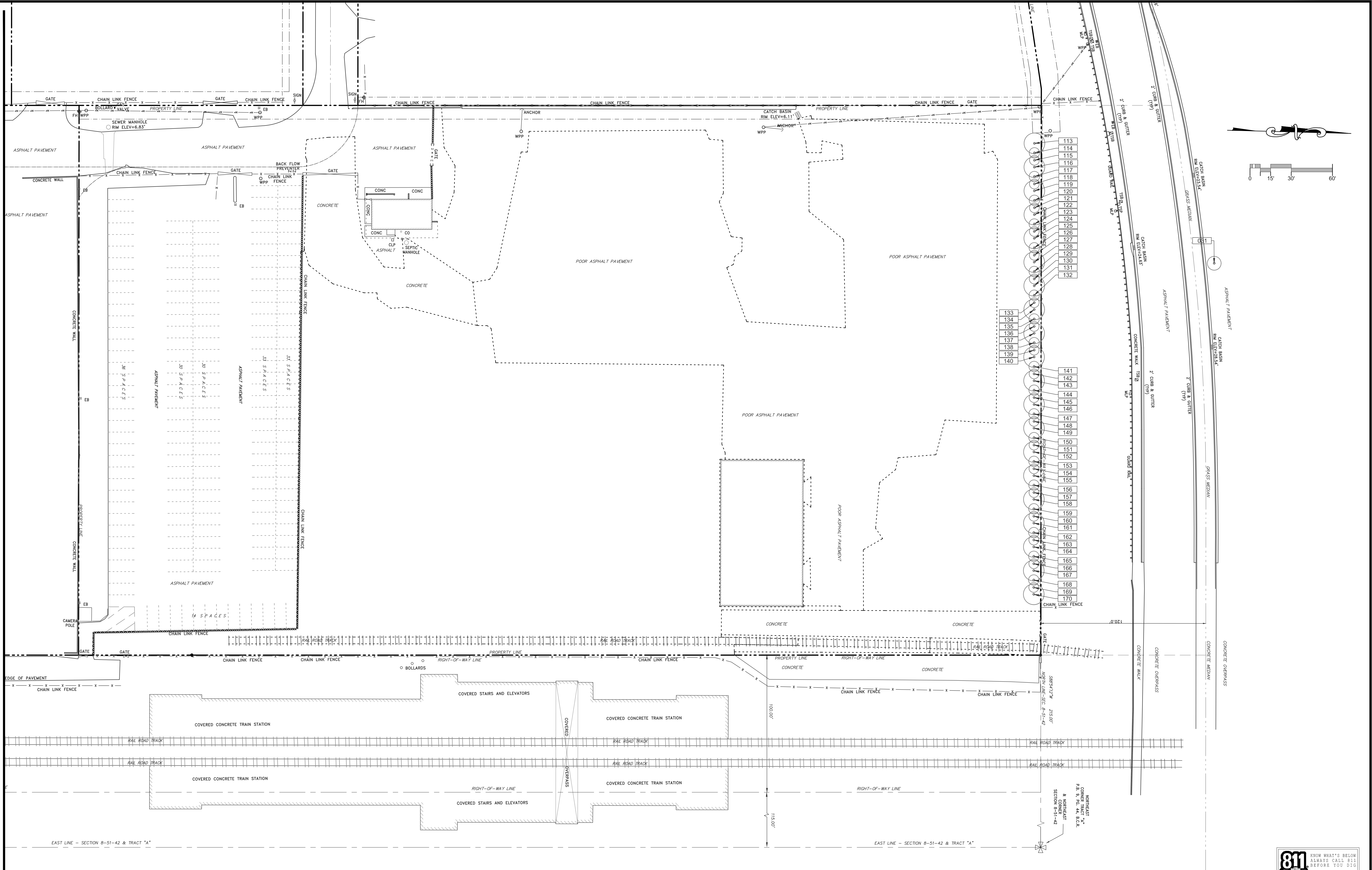
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WEST ELEVATIONS

SCALE 1/8=1'-0"

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MATCH LINE SEE SHEET SP-011



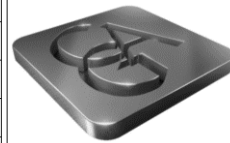
JULY 1, 2019
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STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
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SCALE
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PROJECT No
19-2856

SHEET
LE-010



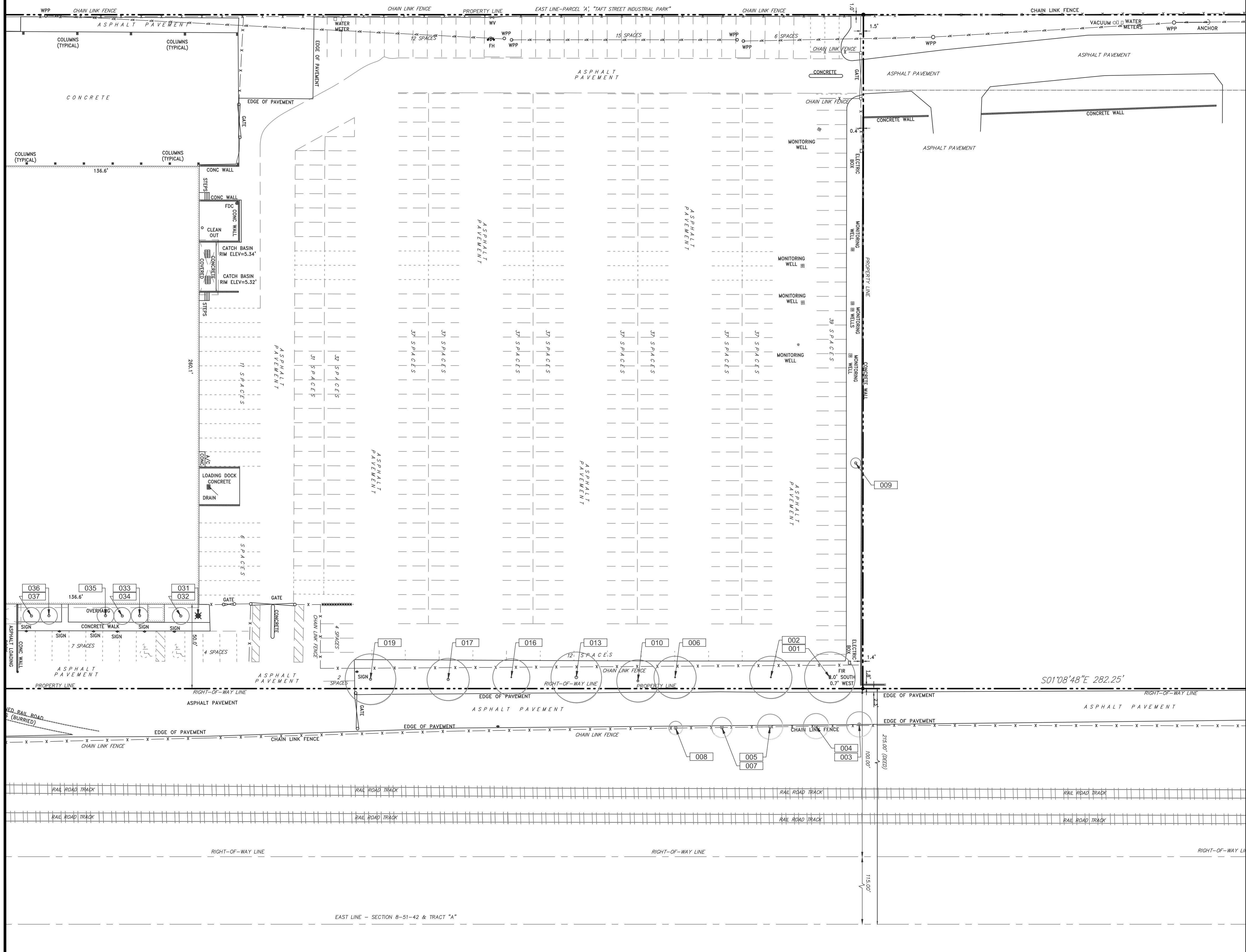
Calvin, Giordano & Associates, Inc.
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YELLOW GREEN MARKET EXPANSION
3080 SHERIDAN STREET
CITY OF HOLLYWOOD, FL 33021

TREE DISPOSITION PLAN

File Name: P:\Projects\2019\192856 Yellow Green Market Expansion\cadd Files\Drawings\192856-LE101-DISPOSITION_PLANS2.dwg -- (Plotted by: Marcos Mendoza on Monday, July 1, 2019 1:43:30 PM)

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YELLOW GREEN MARKET EXPANSION
3080 SHERIDAN STREET
CITY OF HOLLYWOOD, FL 33021

TREE DISPOSITION PLAN

JULY 1, 2019
TAC PRELIMINARY SITE PLAN REVIEW

TAMMY D. COOK-WEEDON, R.L.A.
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
LICENSE No.1328

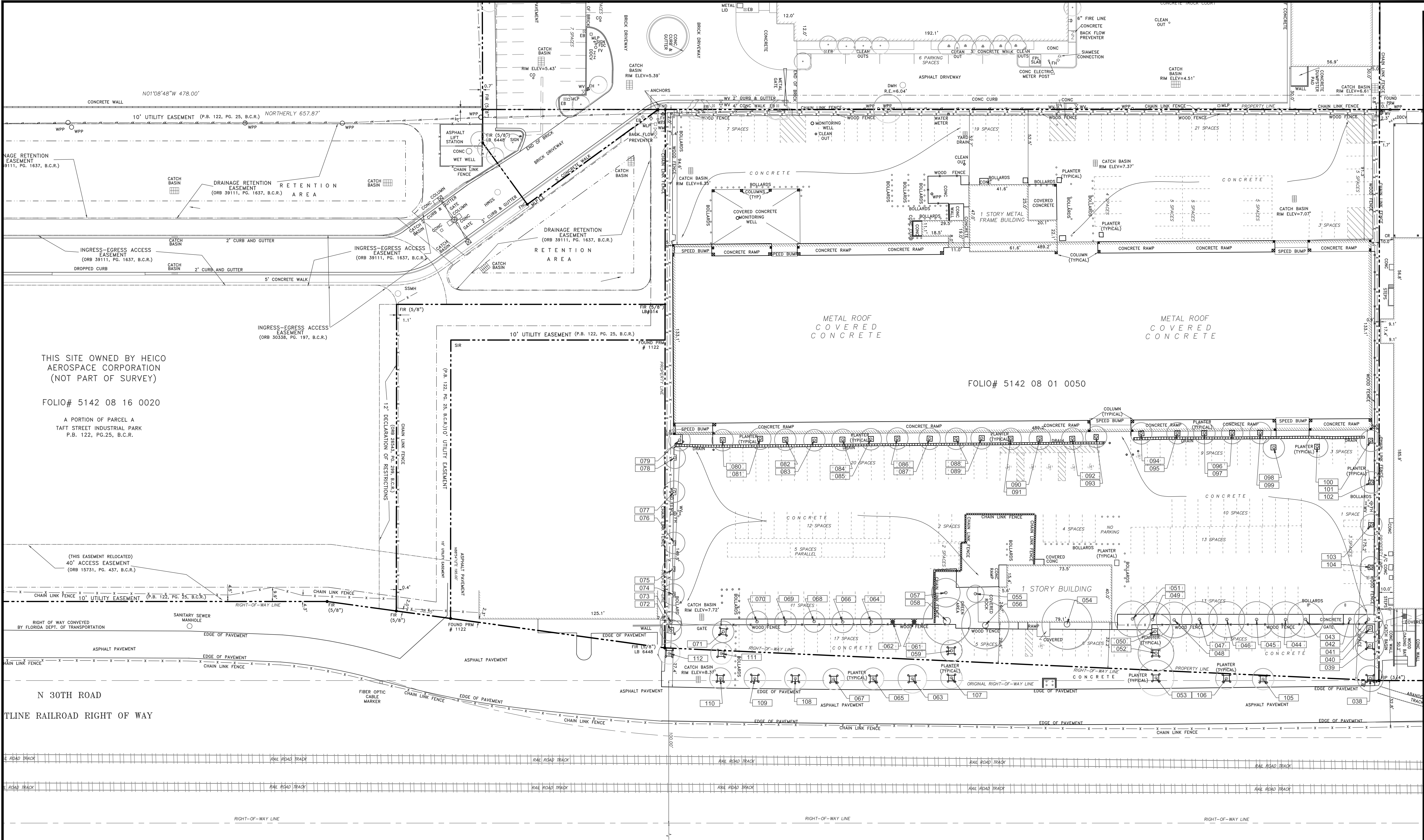
DATE: JULY 1, 2019

SCALE
1" = 30'-0"
PROJECT No
19-2856



SHEET
LE-011

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THIS SITE OWNED BY HEICO
AEROSPACE CORPORATION
(NOT PART OF SURVEY)

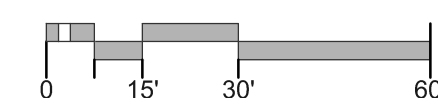
FOLIO# 5142 08 16 0020

A PORTION OF PARCEL A
TAFT STREET INDUSTRIAL PARK
P.B. 122, PG.25, B.C.R.

FOLIO# 5142 08 01 0050

N 30TH ROAD

T-LINE RAILROAD RIGHT OF WAY



JULY 1, 2019
TAC PRELIMINARY SITE PLAN REVIEW



NO	DATE	REVISION	BY	NO	DATE	REVISION	BY



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YELLOW GREEN MARKET EXPANSION
3080 SHERIDAN STREET
CITY OF HOLLYWOOD, FL 33021

TREE DISPOSITION PLAN

TAMMY D. COOK-WEEDON, R.L.A.
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
LICENSE No.1328
DATE: JULY 1, 2019

SCALE
1" = 30'-0"
PROJECT No
19-2856

SHEET
LE-012

MATCH LINE SEE SHEET SP-011

File Name: P:\Projects\2019\192856 Yellow Green Market Expansion\cadd Files\Drawings\192856-LE101-DISPOSITION_PLANS2.dwg -- (Plotted by: Marcos Mendoza on Monday, July 1, 2019 1:43:40 PM)

DISPOSITION SCHEDULE									
TREE NO	COMMON NAME	SPECIES	DBH (IN)	OA / WD HT (FT)	SPR DIA (FT)	CANOPY AREA (SQ FT)	CONDITION	NOTES	RECOMMEND :
001	Live Oak	Quercus virginiana	10.0"	30'	30'	707 Sq. Ft.	Good		
002	Live Oak	Quercus virginiana	8.0"	25'	25'	491 Sq. Ft.	Good		
003	Royal Palm	Roystonea regia	10.0"	30'	15'	177 Sq. Ft.	Good	Off-site	
004	Royal Palm	Roystonea regia	10.0"	30'	15'	177 Sq. Ft.	Good	Off-site	
005	Royal Palm	Roystonea regia	10.0"	30'	15'	177 Sq. Ft.	Good	Off-site	
006	Live Oak	Quercus virginiana	6.0"	25'	15'	177 Sq. Ft.	Good		
007	Royal Palm	Roystonea regia	7.0"	32'	12'	113 Sq. Ft.	Poor	Off-site	
008	Royal Palm	Roystonea regia	7.0"	15'	8'	50 Sq. Ft.	Poor	Off-site	
009	Cabbage Palm	Sabal palmetto	8.0"	6'	6'	28 Sq. Ft.	Good	Off-site	
010	Live Oak	Quercus virginiana	7.0"	25'	25'	491 Sq. Ft.	Fair		
011	Royal Palm	Roystonea regia						Off-site	
012	Royal Palm	Roystonea regia						Off-site	
013	Live Oak	Quercus virginiana	10.0"	30'	25'	491 Sq. Ft.	Good		
014	Royal Palm	Roystonea regia					Poor	Off-site	
015	Royal Palm	Roystonea regia						Off-site	
016	Live Oak	Quercus virginiana	6.0"	22'	18'	254 Sq. Ft.	Good		
017	Live Oak	Quercus virginiana	8.0"	25'	20'	314 Sq. Ft.	Good		
018	Royal Palm	Roystonea regia	10.0"	16'	6'	28 Sq. Ft.	Poor	Off-site	
019	Live Oak	Quercus virginiana	10.0"	30'	25'	491 Sq. Ft.	Good		
020	Royal Palm	Roystonea regia	11.0"	16'	6'	28 Sq. Ft.	Poor	Off-site	
021	Royal Palm	Roystonea regia	8.0"	22'	8'	50 Sq. Ft.	Poor	Off-site	
022	Royal Palm	Roystonea regia	9.0"	25'	15'	177 Sq. Ft.	Fair	Off-site	
023	Royal Palm	Roystonea regia	7.0"	22'	6'	28 Sq. Ft.	Poor	Off-site	
024	Royal Palm	Roystonea regia	7.0"	22'	6'	28 Sq. Ft.	Poor	Off-site	
025	Royal Palm	Roystonea regia	10.0"	28'	15'	177 Sq. Ft.	Poor	Off-site	
026	Royal Palm	Roystonea regia	8.0"	27'	12'	113 Sq. Ft.	Fair	Off-site	
027	Royal Palm	Roystonea regia	9.0"	16'	8'	50 Sq. Ft.	Poor	Off-site	
028	Royal Palm	Roystonea regia	10.0"	22'	15'	177 Sq. Ft.	Good	Off-site	
029	Royal Palm	Roystonea regia	9.0"	14'	8'	50 Sq. Ft.	Poor	Off-site	
030	Royal Palm	Roystonea regia	10.0"	16'	9'	64 Sq. Ft.	Poor	Off-site	
031	Queen Palm	Syagrus romanzoffiana	10.0"	22'	10'	79 Sq. Ft.	Dead		
032	Queen Palm	Syagrus romanzoffiana	10.0"	22'	10'	79 Sq. Ft.	Fair/Good		
033	Queen Palm	Syagrus romanzoffiana	10.0"	22'	10'	79 Sq. Ft.	Fair/Good		
034	Queen Palm	Syagrus romanzoffiana	10.0"	22'	10'	79 Sq. Ft.	Fair/Good		
035	Queen Palm	Syagrus romanzoffiana	10.0"	22'	10'	79 Sq. Ft.	Fair/Good		
036	Queen Palm	Syagrus romanzoffiana	10.0"	22'	10'	79 Sq. Ft.	Fair/Good		
037	Queen Palm	Syagrus romanzoffiana	10.0"	22'	10'	79 Sq. Ft.	Fair/Good		
038	Royal Palm	Roystonea regia	11.0"	25'	18'	254 Sq. Ft.	Good		
039	Royal Palm	Roystonea regia	14.0"	35'	20'	314 Sq. Ft.	Good		
040	Royal Palm	Roystonea regia	14.0"	35'	20'	314 Sq. Ft.	Good		
041	Royal Palm	Roystonea regia		25'	20'	314 Sq. Ft.	Good		
042	Royal Palm	Roystonea regia	8.0"	35'	25'	491 Sq. Ft.	Good		
043	Royal Palm	Roystonea regia	18.0"	35'	25'	491 Sq. Ft.	Good		
044	Royal Palm	Roystonea regia	14.0"	35'	25'	491 Sq. Ft.	Good		
045	Royal Palm	Roystonea regia	14.0"	35'	25'	491 Sq. Ft.	Good		
046	Royal Palm	Roystonea regia	16.0"	35'	25'	491 Sq. Ft.	Good		
047	Royal Palm	Roystonea regia	16.0"	35'	25'	491 Sq. Ft.	Good		
048	Royal Palm	Roystonea regia	14.0"	35'	25'	491 Sq. Ft.	Good		
049	Royal Palm	Roystonea regia	16.0"	35'	25'	491 Sq. Ft.	Good		
050	Royal Palm	Roystonea regia	14.0"	35'	25'	491 Sq. Ft.	Good		
051	Royal Palm	Roystonea regia	8.0"	35'	25'	491 Sq. Ft.	Good		
052	Royal Palm	Roystonea regia	10.0"	35'	25'	491 Sq. Ft.	Good		
053	Royal Palm	Roystonea regia	15.0"	35'	25'	491 Sq. Ft.	Good	Off-site	
054	Live Oak	Quercus virginiana	12.0"	35'	35'	962 Sq. Ft.	Good		
055	Royal Palm	Roystonea regia	24.0"	20'	12'	113 Sq. Ft.	Good		
056	Live Oak	Quercus virginiana	12.0"	35'	35'	962 Sq. Ft.	Good		
057	Royal Palm	Roystonea regia	30.0"	25'	20'	314 Sq. Ft.	Good		
058	Live Oak	Quercus virginiana	12.0"	35'	35'	962 Sq. Ft.	Good		
059	Royal Palm	Roystonea regia	14.0"	30'	15'	177 Sq. Ft.	Good		
060	Royal Palm	Roystonea regia					Dead	Off-site	
061	Royal Palm	Roystonea regia					Dead		
062	Royal Palm	Roystonea regia	10.0"	30'	15'	177 Sq. Ft.	Good		
063	Royal Palm	Roystonea regia	10.0"	30'	20'	314 Sq. Ft.	Good	Off-site	
064	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good		
065	Royal Palm	Roystonea regia	10.0"	30'	15'	177 Sq. Ft.	Good	Off-site	
066	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good		
067	Royal Palm	Roystonea regia	8.0"	30'	15'	177 Sq. Ft.	Good	Off-site	
068	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good		
069	Royal Palm	Roystonea regia	16.0"	30'	15'	177 Sq. Ft.	Good		
070	Royal Palm	Roystonea regia	14.0"	30'	15'	177 Sq. Ft.	Good		
071	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good		
072	Royal Palm	Roystonea regia	10.0"	30'	15'	177 Sq. Ft.	Good		
073	Royal Palm	Roystonea regia	15.0"	30'	15'	177 Sq. Ft.	Good		
074	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good		
075	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good		
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077	Royal Palm	Roystonea regia	13.0"	30'	15'	177 Sq. Ft.	Good		
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080	Royal Palm	Roystonea regia	14.0"	30'	15'	177 Sq. Ft.	Good		
081	Royal Palm	Roystonea regia	16.0"	30'	15'	177 Sq. Ft.	Good		
082	Royal Palm	Roystonea regia	14.0"	30'	15'	177 Sq. Ft.	Good		
083	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good		
084	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good		
085	Royal Palm	Roystonea regia	14.0"	30'	15'	177 Sq. Ft.	Good		
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089	Royal Palm	Roystonea regia	20.0"	30'	15'	177 Sq. Ft.	Good		
090	Royal Palm	Roystonea regia	20.0"	30'	15'	177 Sq. Ft.	Good		

091	Royal Palm	Roystonea regia	21.0"	30'	15'	177 Sq. Ft.	Good	
092	Royal Palm	Roystonea regia	17.0"	30'	15'	177 Sq. Ft.	Good	
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096	Royal Palm	Roystonea regia	14.0"	30'	15'	177 Sq. Ft.	Good	
097	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good	
098	Royal Palm	Roystonea regia	14.0"	30'	15'	177 Sq. Ft.	Good	
099	Royal Palm	Roystonea regia	13.0"	30'	15'	177 Sq. Ft.	Good	
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104	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good	
105	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good	Off-site
106	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good	Off-site
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111	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good	Off-site
112	Royal Palm	Roystonea regia	12.0"	30'	15'	177 Sq. Ft.	Good	Off-site
113	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
114	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
115	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
116	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
117	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
118	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
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122	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
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131	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
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139	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
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142	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
143	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
144	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
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146	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
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148	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
149	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
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152	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
153	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
154	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
155	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
156	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
157	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
158	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
159	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
160	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
161	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
162	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
163	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
164	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
165	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
166	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
167	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	
168	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
169	Bamboo	Bambuseae		20'	10'	79 Sq. Ft.	Good	
170	Royal Palm	Roystonea regia	12.0"	35'	15'	177 Sq. Ft.	Good	