Planning and Development Board

Tuesday, January 24, 2023 6:00 PM

City of Hollywood



Hollywood City Hall 2600 Hollywood Blvd Hollywood, FL 33020 http://www.hollywoodfl.org

Room 219

Thank you for demonstrating an interest in the City of Hollywood Planning and Development Board Meeting. The public may view the meeting either in person, virtually http://hollywoodfl.org/calendar or on channel 78 for Comcast, channel 99 for AT&T U-Verse.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:

On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board's Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:

Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting: https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice). If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. Administration

- 1. Pledge of Allegiance
- 2. Roll Call
- 3. Approval of the Previous Meeting Minutes

Attachments: 2022_1213 Minutes.pdf

- 4. Additions, Deletions, Withdrawals, and Continuances
- 5. City Attorney Announcements

<u>Attachments:</u> Quasi-Judicial Hearing Procedures.pdf Witness List.pdf

B. Applications

ITEMS # 1-3 BELOW ARE CONSIDERED QUASI-JUDICIAL

1.2023 0124

2.2023 0124

3.2023 0124

FILE NO.: APPLICANT: LOCATION: REQUEST:	338 Oak Street		
Attac	<u>PDB_Staff Report_2223_0124.pdf</u> hment A_Application Package.pdf hment B_Land Use and Zoning Map.pdf		
FILE NO.: APPLICANT: LOCATION: REQUEST:	OCATION: 2035 Monroe Street		
Attachments: 2204 PDB Staff Report 2022 0124.pdf Attachment A_Application Package.pdf Attachment B Land Use and Zoning Map.pdf			
FILE NO.: APPLICANT: LOCATION: REQUEST:	······································		

Attachments: 2236 PDB Staff Report 2023 0124.pdf Attachment A Application Package Part I.pdf Attachment A Application Package Part II.pdf Attachment A Application Package Part III.pdf Attachment B Land Use and Zoning Map.pdf

C. Old Business

D. New Business

- 1. Review of projects before the Technical Advisory Committee
- 2. Summary of the City Commission Actions

E. Adjournment

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Board with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Board, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice). If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).



City of Hollywood

Staff Summary

Hollywood City Hall 2600 Hollywood Blvd Hollywood, FL 33020 http://www.hollywoodfl.org

Agenda Date:	1/24/2023
То:	Planning and Development Board
Title:	



SUMMARY OF THE MINUTES PLANNING AND DEVELOPMENT BOARD CITY OF HOLLYWOOD COMMISSION CHAMBERS – ROOM 219 2600 HOLLYWOOD BOULEVARD HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATIONS

- 1. Pledge of Allegiance
- 2. Roll Call

The meeting of the Planning and Development Board was called to order by Diana Pittarelli on Tuesday, **December 13th, 2022 at 6:01 P.M.** in Room 219, 2600 Hollywood Blvd., Hollywood, Florida, with the following members present:

Ken Crawford	Diana Pittarelli		
Nancy Gaggino	Joseph Stadlen		
Richard Blattner	Andrew Yanowitz		
Steve Morales	David McLeod		
Development Services, Div	vision of Planning and Urban Design Staff present:		
Andria Wingett	Assistant Director/Planning Manager		
Carmen Diaz	Planning Administrator		
Also Present:			
Damaris Henlon	Deputy City Attorney		
Richard Doody	Staff Attorney		

- Approval of the November 8th, Meeting Minutes. Approved.
- 4. Review of projects before the Technical Advisory Committee Andria Wingett informed the Board of projects before the Technical Advisory Committee.
- 5. Summary of the City Commission Actions Andria Wingett informed the Board of projects before the City Commission.
- 6. Additions, Deletions, Withdrawals, and Continuances None
- 7. City Attorney Announcements Richard Doody informed the Board of Quasi-Judicial Proceedings for Damaris Henlon.



B. APPLICATIONS

FILE NO.: 21-DP-48
 APPLICANT: Van Buren 18, LLC.
 LOCATION: 307 S. 24th Avenue
 REQUEST: Design and Site Plan for a 12-unit residential development (Van Buren Lofts)

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planning Administrator, made a presentation and answered questions from the Board.

Luis La Rosa, Applicant's architect was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE DESIGN AS SHOWN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE SITE PLAN WITH THE CONDITION WITH THE CONDITION FOR THE APPLICANT TO PROVIDE A COPY OF THE RECORDED PLAT FROM BROWARD COUNTY AT THE TIME OF BUILDING PERMIT SUBMITTAL. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

2. FILE NO.: 22-DP-16

APPLICANT: 4001 North 30 Avenue, LLC. LOCATION: 4001 North 30 Avenue REQUEST: Design and Site Plan for a 9,600 square feet industrial building (Gold Coast Crane)

Diana Pittarelli read the Application.

Diana Pittarelli asked Staff, the Applicant, and members of the public, if they wished to waive Quasi-Judicial Proceedings. Quasi-Judicial Proceedings were waived.

Carmen Diaz, Planning Administrator, made a presentation and answered questions from the Board.

Joseph Villella, Applicant, was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. No Public Comments were made. Diana Pittarelli closed the public comment portion.



Board discussion ensued.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE DESIGN AS SHOWN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

MOTION WAS MADE BY KEN CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE SITE PLAN WITH THE FOLLOWING CONDITIONS, THE APPLICANT SHALL PROVIDE A COPY OF THE RECORDED PLAT FROM BROWARD COUNTY; COORDINATION AND ACKNOWLEDGEMENT BY THE UTILITY COMPANIES SINCE THE PARKING LOT IS WITHIN A UTILITY EASEMENT ALONG THE SOUTH PROPERTY LINE; PAVEMENT RESTORATION FOR NEW SEWER AND WATER MAIN WORK WITHIN THE RIGHT OF WAY; INDICATION OF ASPHALT PAVEMENT ON 30TH AVENUE ALONG THE PROJECT TO BE MILLED AND RESURFACED, WITH AN ASPHALT THICKNESS OF 2"; REVISE DRAINAGE CALCULATIONS; MATCH SITE PLAN, CIVIL AND LANDSCAPE PLANS, ALL PLANS SHALL BE CONSISTENT; AND PERVIOUS AREAS MUST BE COVERED WITH GRASS, GROUND COVER AND/OR SHRUBBERY. MOTION PASSED UNANIMOUSLY BY VOICE VOTE

C. OLD BUSINESS

None

- **D. NEW BUSINESS**
 - Opportunity Zone was approved by the City Commission.
 - Joint Board meeting was approved for January 24th, 2023.

E. ADJOURNMENT

The meeting adjourned at 6:38 P.M.



City of Hollywood

Staff Summary

Hollywood City Hall 2600 Hollywood Blvd Hollywood, FL 33020 http://www.hollywoodfl.org

Agenda Date:	1/24/2023
То:	Planning and Development Board
Title:	

QUASI-JUDICIAL HEARING PROCEDURES AND RULES FOR EX-PARTE COMMUNICATIONS

I. Scope and Applicability. These procedures shall apply to all quasi-judicial hearings held by the City Commission or by any Board or Committee (hereinafter referred to as "Boards") which holds quasi-judicial hearings. The City Attorney shall determine which matters are quasi-judicial in nature and shall direct the City Clerk or Board liaison to designate specially such matters on the agenda.

II. Proceedings. Mayor, Vice Mayor or other presiding officer (hereafter, the "Presiding Officer") shall conduct the proceedings and maintain order. The City Attorney or legal advisor shall represent the City Commission or Board, rule on all evidentiary and procedural issues and objections, and advise the City Commission or Board as to the applicable law and necessary factual findings. Hearings shall be conducted informally, but with decorum. Formal rules of procedure shall not apply except as set forth herein; however, fundamental due process shall be accorded.

III. Unauthorized Communications. In all quasi-judicial hearings, all rulings must be based only upon the evidence presented at the hearing. In accordance with Section 286.0115(1), Florida Statutes, ex parte communications with City Commissioners or Board members in quasi-judicial matters is permissible and the adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with City Commissioners or Board members or Board members:

1. The substance of any ex parte communication with a City Commissioner or Board member which relates to a quasi-judicial action pending before the Commission or Board is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before the final action on the matter.

2. A City Commissioner or Board member may read a written communication from any person. However, a written communication that relates to a quasi-judicial action pending before the Commission or Board shall not be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

3. City Commissioners or Board members may conduct investigations and site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activities shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is made a part of the record before final action on the matter.

4. Disclosure made pursuant to subparagraphs 1, 2 and 3 must be made before or during the public meeting at which a vote is taken on such matters, so that persons who have opinions contrary to those expressed in the ex parte communication are give a reasonable opportunity to refute or respond to the communication.

IV. Witnesses and Supporting Materials. At least eight <u>City business</u> days before a quasi-judicial hearing.

A. Staff shall prepare a report, recommendation and supporting materials, a copy of which shall be available to the applicant, appellant and to the public at the City Clerk's Office. Included in the supporting materials will be copies of all exhibits and documents upon which staff's recommendation is based.

B. The Applicant and the Appellant, if applicable, shall submit a detailed outline of the argument in support of their application, copies of all exhibits which will be presented at hearing and the names and addresses of all witnesses who will be called to testify in support of the application (including resumes for any witness the party intends to qualify as an expert).

C. The eight <u>City business</u> day deadline is necessary to ensure the Commission or Board members are given sufficient opportunity to review the written submissions prior to the hearing, and shall be strictly observed. Should the eight-day <u>City business day</u> deadline be missed by either staff or the Applicant, the item may be continued at the discretion of the City Commission or Board to the next available agenda.

V. Party Intervenors.

The City Attorney may allow a person to intervene as a Party Intervenor if they meet the following requirements:

A. The person must have an interest in the application, which is different than the public at large.

B. At least eight three days prior to the hearing, the person shall submit a written request to intervene including: a detailed outline of their interest in the application and argument in favor or against it, copies of all exhibits which will be presented at the hearing and the names and addresses of all witnesses who will be called to testify on their behalf (including resumes for any witness the person intends to qualify as an expert).

VI. Conduct of Hearing.

A. The Presiding Officer shall call the proceeding to order and announce that the hearing has begun.

B. The Presiding Officer, City Attorney or legal advisor shall inquire whether all parties, members of the public and Commission or Board members agree to waiving the quasijudicial hearing.

C. When the quasi-judicial hearing is not waived, the City Attorney, legal advisor or Presiding Officer shall explain the rules concerning procedure, testimony, and admission of evidence.

D. When the quasi-judicial hearing is not waived, the City Clerk or staff liaison shall swear in all witnesses who are to testify at the hearing.

E. The order of proof shall be as follows:

1. A representative of the City's staff (or outside counsel) shall briefly describe the Applicant's request, introduce and review all relevant exhibits and evidence, report staff's recommendation, and present any testimony in support of staff's recommendation. Staff shall have a maximum of 30 minutes to make their full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

2. The Appellant, if applicable, (or his/her representative or counsel) shall present evidence and testimony in support of the application. Appellant shall have a maximum of 30 minutes to make its full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

3. Any Party Intervenor (or his/her representative or counsel) shall present evidence and testimony in support of or opposed to the application. A Party Intervenor shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board Member.

4. The Applicant (or his/her representative or counsel) shall present evidence and testimony in support of the application. Applicant shall have a maximum of 30 minutes to make his/her full presentation, including opening statement and all direct presentation by witnesses, but excluding any cross-examination or questions from the Commission or a Board member.

5. Any other persons present who wish to submit relevant information to the City Commission or Board shall speak next for a maximum of three minutes each (excluding any cross-examination or questions from the Commission or a Board member). Members of the public will be permitted to present their non-expert opinions, but the Commission or board will be expressly advised that public sentiment is not relevant to the decision, which must be based only upon competent and substantial evidence.

6. The Appellant will be permitted to make final comments, if any (maximum of five minutes).

7. The Applicant will be permitted to make final comments, if any (maximum of five minutes).

8. The Party Intervenor will be permitted to make final comments, if any (maximum of five minutes).

9. The City's staff will make final comments, if any (maximum of five minutes).

10. At the discretion of the Presiding Officer, the Applicant may be permitted to respond to the final Party Intervenor and staff comments and recommendations (maximum of three minutes).

G. The City Attorney or legal advisor will advise the City Commission or Board as to the applicable law and the factual findings that must be made to approve or deny the application.

H. The City Commission or Board will conduct open deliberation of the application. The Presiding Officer shall have the discretion to reopen the proceeding for additional testimony or argument by the parties when an outcome substantially different than either the granting or denial of the application is being considered. After deliberations, a vote shall be taken to approve, approve with conditions or deny the application.

VII. Examination by Commissioners and City Attorney or Legal Advisor.

Commissioners, Board members and the City Attorney or Legal Advisor may ask questions of persons presenting testimony or evidence at any time during the proceedings until commencement of deliberation.

VIII. Cross-Examination of Witnesses. After each witness testifies, the City staff representative, the Applicant's representative, Appellant's representative, and/or the Party Intervenor's representative shall be permitted to question the witness, but such cross-examination shall be limited to matters about which the witness testified and shall be limited to five minutes per side. Members of the public will not be permitted to cross-examine witnesses. Cross-examination shall be permitted only as would be permitted in a Florida court of law.

IX. Rules of Evidence.

A. All evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a court of law in Florida. Irrelevant, immaterial, harassing, defamatory or unduly repetitive evidence shall be excluded.

B. Hearsay evidence may be used for the purposes of supplementing or explaining other evidence, but it shall not be sufficient by itself to support a finding unless it would be admissible over objection in a civil action.

C. Documentary evidence may be presented in the form of a copy or the original. Upon request, parties shall be given an opportunity to compare the copy with the original.

X. Statements of Counsel. Statements of counsel, or any non-attorney representative, shall only be considered as argument and not testimony unless counsel or the representative is sworn in and the testimony if based on actual personal knowledge of the matters which are the subject of the statements.

XI. Continuances and Deferrals. The City Commission or Board shall consider requests for continuances made by City staff, the Applicant, the Appellant or a Party Intervenor and may grant continuances in its sole discretion. If, in the opinion of the City Commission or Board, any testimony or documentary evidence or information presented at the hearing justifies allowing additional research or review in order to properly determine the issue presented, then the City Commission or Board may continue the matter to a time certain to allow for such research or review.

XII. Transcription of hearing.

A. The City Clerk or staff liaison shall preserve the official transcript of the hearing through tape recording and/or video recording.

B. The Applicant, Appellant or Party Intervenor may arrange, at its own expense, for a court reporter to transcribe the hearing.

C. The Applicant, Appellant or Party Intervenor may request that all or a part of the transcript of a hearing be transcribed into verbatim, written form. In such case, the Applicant, Appellant or Party Intervenor requesting the transcript shall be responsible for the cost of production of the transcription and the transcription shall become the official transcript.

XIII. Maintenance of Evidence and Other Documents. The Office of the City Clerk or staff liaison shall retain all of the evidence and documents presented at the hearing unless any such evidence is too large to be stored by the City Clerk or staff liaison. In that event, such evidence will be stored in the Community Planning and Development Department.

XIV. False Testimony. Any willful false swearing on the part of any witness or person giving evidence before the Commission or Board as to any material fact in the proceedings shall be deemed to be perjury and shall be punished in the manner prescribed by law for such offense.

XV. Failure of Applicant to Appear. If the Applicant, the Appellant or Party Intervenor or their representative fails to appear at the time fixed for the hearing, and such absence is not excused by the Commission or Board, the Commission or Board may proceed to hear the evidence and render a decision thereon *in absentia*.

XVI. Subpoena Power. The Applicant, the Appellant or Party Intervenor or City's staff shall be entitled to compel the attendance of witnesses through the use of subpoenas. All such subpoenas shall be issued by the City Clerk at the request of the Applicant, Appellant or City's staff.

R-2016-334, 11/2/2016

CITY OF HOLLYWOOD MEMORANDUM DEPARTMENT OF DEVELOPMENT SERVICES DIVISION OF PLANNING AND URBAN DESIGN

EXPLANATION:

Following is a list of Technical Advisory Committee members which may serve as witnesses for all **Planning and Development Board, Historic Preservation Board, and City Commission Quasi-Judicial items.** Resumes and credentials on file with the Office of Human Resources. The City may add additional witness for specific items as necessary in conformance with Quasi-Judicial procedures.

Donna Biederman Liliana Beltran Raelin Storey Azita Behmardi Clarissa Ip Rick Mitinger Russell Long Daniel Quintana Jovan Douglas Elaine Franklin Alicia Verea-Feria Giselle Hipolito Favio Perez Jorge Castano Christine Adamcik Doreen Avitabile	Community Development Coordinator Housing Inspector Communications, Marketing, and Economic Development Director City Engineer Engineering Support Services Manager Transportation Engineer Assistant Chief Building Official Electrical Plans examiner / Inspector Parking Administrator Environmental Sustainability Coordinator Engineer, Public Utilities Engineer, Public Utilities Landscape Inspector / Plans Examiner Fire Marshal / Division Chief Community Service Officer, Police Department Crime Prevention Specialist Assistant Director, Public Works
•	-
Doreen Avitabile	Crime Prevention Specialist
Charles Lassiter	Assistant Director, Public Works
Annalie Holmes	Assistant Director, Public Works
David Vazquez	Assistant Director, Parks, Recreation, and Cultural Arts
Andria Wingett	Assistant Director / Planning Manager
Carmen Diaz	Planning Administrator
Mawusi Watson	Planning Administrator
Tasheema Lewis	Associate Planner
Laura Gomez	Assistant Planner



City of Hollywood

Staff Summary

File Number: 1.2023_0124

Agenda Date:	1/24/2023	Agenda Number:		
То:	Planning and D	Planning and Development Board		
Title:	LOCATION: REQUEST:	22-V-73 AAA Property Management, INC. 338 Oak Street Variance to reduce required setback, number of aximum height encroachment		

CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES PLANNING AND URBAN DESIGN DIVISION

January 9, 2023 FILE: 22-V-73
Planning and Development Board
Andria Wingett, Assistant Director of Development Services and Planning Manager
Tasheema Lewis, Associate Planner
AAA Property Management, Inc. requests Variances for a new single-family home at 338 Oak Street.

REQUEST:

- 1. Variance to reduce the minimum required front setback from 25 feet to 20 feet.
- 2. Variance to reduce the minimum required rear setback from 15 feet to 12 feet.
- 3. Variance to reduce the minimum required amount of parking from 5 spaces to 4 spaces.
- 4. Variance to vertically extend the upper roof beyond 25% of the allowable maximum height.

RECOMMENDATION:

Variance 1:	Approval.
Variance 2:	Approval.
Variance 3:	Approval.
Variance 4:	Approval.

BACKGROUND

The subject property is located in the North Beach neighborhood. Because of the unique variation in lot shape and size prevalent throughout the neighborhood, there is a precedent for the approval of certain variances for new construction. The inconsistent lot sizes found throughout North Beach results in circumstances where certain platted lots may easily meet the minimum requirements of the land development regulations whereas other lots, because of their small size, have significant hardship that may render the variances justified.

REQUEST

The Applicant requests multiple variances for the new construction of a single-family home at 338 Oak Street. Specifically the Applicant is requesting variances to the minimum front and rear setbacks; as well as a vertical encroachment beyond 25 percent of the maximum allowable height for an elevator; and a reduction in the minimum required parking to allow for four spaces instead of five.

The 3,146 square foot site has a zoning designation of North Beach Development District – Development Zone (NBDD-DZ) and a Land Use Designation of Medium/High Residential (MHRES). Pursuant to the Zoning and Land Development Regulations, single-family homes are a main permitted use in the NBDD-DZ District. The subject site currently consists of a single-story single-family home. The current size, shape, and dimensions of the site render redevelopment potentially difficult without obtaining variances. As such, the applicant is requesting the above four referenced variances where staff have deemed appropriate and justifiable given the context of the existing conditions found on the site and the surrounding properties.

The North Beach Development District was established with the intention to provide for and encourage appropriate residential, resort, hotel, motel, tourist uses (including ecotourism), and accessory uses within a coastal environment with unique natural, physical, and man-made features. Specifically, the North Beach Development District is intended to facilitate a pattern of development that allows for the reasonable use of land considering the environmental limitations that may constrain development. The NBDD also was established to ensure that the environmental quality of the area is not degraded, while simultaneously encouraging the efficient use of land for quality design and development. The proposed single-family home takes into consideration these intentions of the district as the requested variances are reasonable and justified considering the unique size of the parcel, while also contributing quality design to the neighborhood.

The surrounding neighborhood contains a mixture of housing types including single-family, townhouses, and apartments. Although it is residential in use, the nature of the built environment is more quasi-urban in form than it is suburban. A number of properties in this neighborhood have existing buildings with setbacks similar to what is being requested for this new single-family home. The specific setbacks requested are 20 feet in the front (instead of the requisite 25 feet) and 12 feet in the rear (instead of the requisite 15 feet). While each of these proposed setbacks necessitates a variance, the design is presented in a way that the variances will not impose a burden on neighboring property owners while simultaneously contributing unique design that is well integrated and effectually matches the setbacks of adjacent properties.

The building height proposed is approximately 33 feet to the flat portion of the active roof deck, which is permitted in the North Beach Development District. In addition, the Zoning and Land Development Regulations allows certain projections to extend beyond the maximum allowed building height, up to 25 percent, to allow for decorative features and functional elements (e.g. elevator bulkheads, vestibules, etc.). The overall projection as proposed in this design extends to a height above the allowable 25 percent to accommodate the elevator bulkhead and vestibule for access to the rooftop. If this was the extent of the request staff would find sufficient justification to recommend approval. However, the applicant is utilizing the justification of a vertical encroachment to accommodate necessary mechanical equipment. Effectively, the intent of the regulation that allows for vertical projections above maximum building height is being circumvented by using justification that the projection is required for necessary mechanical equipment. The intent of the regulation is not so that additional living space can be created, which is what the applicant is attempting to achieve.

The majority of the requested variances are reflective and comparable to the overall development pattern of the neighborhood. As such, Staff considers the variances requested to be appropriate for this site and recommends approval.

SITE INFORMATION

West:

Owner/Applicant:	AAA Property Management Inc
Address/Location:	338 Oak Street
Net Size of Property:	3,146 sq. ft. (0.76 acres)
Land Use:	Medium/High Residential (MHRES)
Zoning:	North Beach Development District - Development Zone (NBDD-DZ)
Existing Use of Land:	Multi-family residential
Year Built:	1975 (Broward County Property Appraiser)
ADJACENT LAND USE	
North:	Medium/High Residential (MHRES)
South:	Medium/High Residential (MHRES)
East:	Medium/High Residential (MHRES)
West:	Medium/High Residential (MHRES)
ADJACENT ZONING	
North:	North Beach Development District - Development Zone (NBDD-DZ)
South:	North Beach Development District - Development Zone (NBDD-DZ)
East:	North Beach Development District - Development Zone (NBDD-DZ)

North Beach Development District - Development Zone (NBDD-DZ)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Medium/High Residential Land Use designation, the site is surrounded by Medium/High Residential uses. The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property. Development of this site will enable the Applicant to construct a single family home that will contribute to the enhancement of the surrounding properties in the neighborhood without adversely affecting the character of the neighborhood. The proposed home will provide a unique piece of architecture that will contribute to the interest of the streetscape, while also thoughtfully considering the scale of the existing neighborhood fabric. The project is consistent with the Comprehensive Plan based on the following Objectives and Policies:

Objective 4: Maintain and enhance neighborhoods, business, utilities, industrial and tourist areas that are not blighted.

Policy 4.9: Place a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

Sub-Area 4, Hollywood Beach, is defined by the Atlantic Ocean to the east, the Intracoastal Waterway to the west, Hallandale Beach Boulevard to the south and Dania Beach Boulevard to the north. The Beach is comprised of three very distinct areas, North Beach (of which this project is located), Central Beach and South Beach. The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principles and Policies:

• Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.

Policy CW.15: Place a priority on protecting, preserving and enhancing residential neighborhoods.

Policy 4.1: Recognize and protect the unique character of Hollywood Beach and each of the three areas that comprise it; north, Central and South Beach; and provide a clear vision for creating a more harmonious and attractive community.

The proposed single family home is designed in a manner complementary to the development pattern and unique character of North Beach. This project will help the community by creating a viable development that fits within the context of the neighborhood while simultaneously enhancing the streetscape through creative and unique design.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Variance as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

VARIANCE 1: VARIANCE 2:	To reduce the required 25 feet front setback to allow for 20 feet. To reduce the required 15 feet rear setback to allow for 12 feet.
CRITERION 1 :	That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.
ANALYSIS:	The proposed home will have similar setbacks as the properties that are directly adjacent. The intent of the setback regulations are to ensure adequate buffering is maintained between neighboring properties and adjacent areas of public right-of-way. Furthermore, the front setback is still sufficient to adequately fit parking for two vehicles without infringing into the right-of-way. Because the proposed setbacks are consistent with adjacent properties, Staff finds this request as being consistent with the basic intent and purpose of the regulation.
FINDING:	Consistent.
CRITERION 2:	That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.
ANALYSIS:	One of the objectives of North Beach Development District is to encourage a desirable mix of development uses, types and intensities that are harmonious with each other and with the natural characteristics of the area. Many of the existing front setbacks that occur within the neighborhood are less than 25 feet, including properties directly adjacent to this parcel. The proposed project is consistent with the existing development pattern within the neighborhood. Therefore, the requested variance would not be detrimental to the neighborhood.

FINDING: Consistent.

- **CRITERION 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.
- ANALYSIS: The goal of the Land Use Element in the Comprehensive Plan is to promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property. The Applicant's setbacks are reflective of the existing development pattern of the neighborhood.

FINDING: Consistent.

- **CRITERION 4:** That the need for requested Variance is not economically based or self-imposed.
- ANALYSIS: The need for the Variances are not economically based or self-imposed. The requested setback Variances are predicated on the fact the platted lot dimensions are fairly restrictive in comparison to some of the other lots in the neighborhood and a firm enforcement of the setbacks on a parcel of this size would result in a significant reduction in the amount of developable footprint, rendering the long term improvement and redevelopment of the property infeasible. The proposed setbacks are comparable to the setbacks of the surrounding properties.
- FINDING: Consistent.
- **CRITERIA 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.
- FINDING: Not applicable.
- VARIANCE 3: Variance to reduce the minimum required amount of parking from 5 spaces to 4 spaces.
- **CRITERIA 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.
- ANALYSIS: The intent of the regulation is to ensure sufficient off-street parking is provided for residences so that there is not a substantial need to rely on public right of way for overflow parking. Simultaneously, the parking regulations are established so that there is consistency of appearance amongst parking facilities across residential neighborhoods. While the proposed home would be required five spaces based on the overall square footage, the spatial limitations due to the small parcel size do not render a fifth space feasible without substantially reducing the space available for the building footprint or ignoring other regulations relating to the aesthetic consistency of parking facilities (e.g. curb cut width, landscape buffering, etc.). Based on the width of the lot, a driveway width more than 18 feet is not permitted by code,

and therefore, the maximum number of parking spaces that can be accommodated side by side is two. Moreover, if a tandem driveway were required in order to accommodate a third parking space in the driveway, this would substantially reduce the amount of remaining space that is usable for the actual building footprint, as the driveway would encroach almost 50% of the depth of the parcel. Furthermore, the existing use of the property is a three unit multi-family residential rental with non-conforming parking. Because the proposed use is shifting from multi-family to single-family there will theoretically be less demand for parking and the degree of parking nonconformity is being reduced. As such, the intent of the regulation is being maintained.

- FINDING: Consistent.
- **CRITERIA 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.
- ANALYSIS: The proposed project is compatible with the surrounding neighborhood as the proposed parking for the single-family home, while requiring a variance, is still reducing the degree of nonconformity that currently exists.
- FINDING: Consistent.
- **CRITERIA 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.
- ANALYSIS: The goal of the Land Use Element in the Comprehensive Plan is to promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property. The reduction in parking allows for the applicant to reasonably maximize the use of the property, given the spatial limitations of the parcel dimensions, while facilitating redevelopment that maintains consistency with the surrounding neighborhood.

FINDING: Consistent.

- **CRITERIA 4:** That the need for the requested Variance is not economically based or self-imposed.
- ANALYSIS: The need for the Variance is not economically based or self-imposed. The requested variance is facilitated by the spatial constraints of the small parcel size.

FINDING: Consistent.

- **CRITERIA 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.
- FINDING: Not applicable.

- VARIANCE 4: Variance to vertically extend the upper roof beyond 25% of the allowable maximum height.
- **CRITERIA 1:** That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.
- ANALYSIS: The Zoning and Land Development Regulations allows certain projections to extend beyond the maximum allowed building height, up to 25 percent, to allow for decorative features and functional elements, e.g. elevator bulkheads, vestibules, etc. The overall projection as proposed in this design extends to a height above the allowable 25 percent to accommodate the elevator bulkhead and vestibule for access to the rooftop.
- FINDING: Consistent.
- **CRITERIA 2:** That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.
- ANALYSIS: Vertical projections to a smaller degree that are proposed for the purpose of accommodating necessary mechanical equipment for access to an active rooftop deck have been approved and are deemed compatible with the neighborhood.
- FINDING: Consistent.
- **CRITERIA 3:** That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City.
- ANALYSIS: The goal of the Land Use Element in the Comprehensive Plan is to promote a distribution of land uses to enhance and improve the residential, business, resort and natural communities while allowing land owners to maximize the use of their property. The projection of the roof above maximum building height for the purpose intended is essential to the project remaining compliant with the goals of the comprehensive plan.

FINDING: Consistent.

- **CRITERIA 4:** That the need for the requested Variance is not economically based or self-imposed.
- ANALYSIS: The need for the Variance is not self-imposed as the extension required for mechanical equipment is justified.

FINDING: Consistent.

- **CRITERIA 5:** That the Variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.
- FINDING: Not applicable.

ATTACHMENTS

ATTACHMENT A:	Application Package
ATTACHMENT B:	Land Use and Zoning Map

ATTACHMENT A

Application Package

PLANNING DIVISION

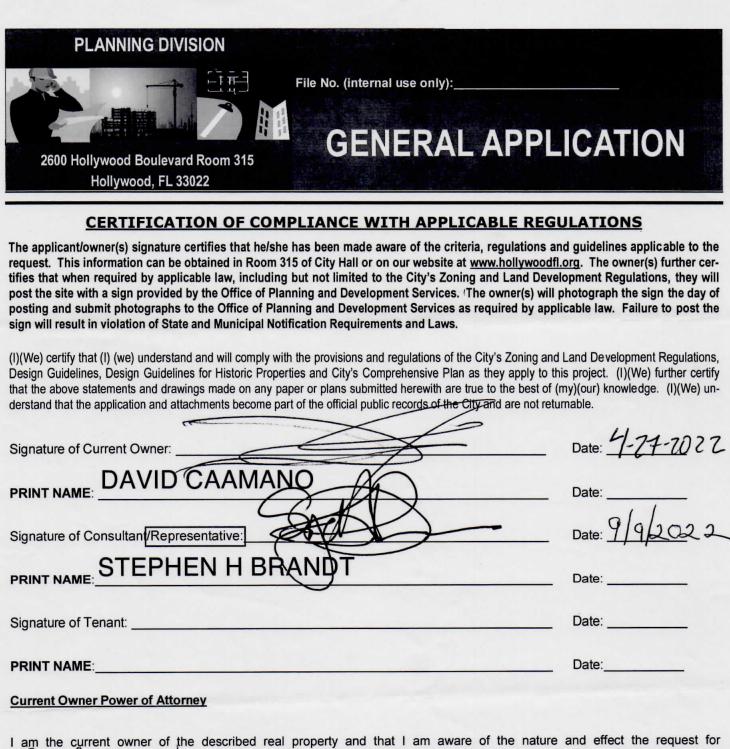


File No. (internal use only):_

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

	APPLICATION TYP	E (CHECK ONE)	:
CITY OF	Technical Advisory Committee		Historic Preservation Board
	City Commission		Planning and Development Board
FLORIDA	Date of Application:		_
Tel: (954) 921-3471	Location Address: 338 OA	STREET, HOLL	YWOOD FLORIDA 33019
Fax: (954) 921-3347	Lot(s): 27	Block(s): 193	3 Subdivision: HOLLYWOOD CENTRAL BEACH
	Folio Number(s): 5142 01 0	2 6530	
	Zoning Classification: NBD	D-DZ	_ Land Use Classification:
This application must be	Existing Property Use: SINC	GLE FAMILY	Land Use Classification: <u>MEDIUM HIGH (25) RESIDENTIAL</u> Sq Ft/Number of Units: <u>1,114 sf / 1 unit</u>
completed in full and submitted with all documents			? () Yes (X No If yes, attach a copy of violation.
to be placed on a Board or Committee's agenda.	Has this property been pre- Number(s) and Resolution(s		y before? If yes, check al that apply and provide File
	Economic Roundtable	Technical Ac	dvisory Committee Historic Preservation Board
The applicant is responsible for obtaining the appropriate	City Commission	Planning and	d Development
checklist for each type of application.	Explanation of Request: 4	VARIANCE REQU	JESTS
Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.	Number of units/rooms: <u>1 U</u> Value of Improvement: <u>500</u> Will Project be Phased? ()		Sq Ft: Estimated Date of Completion: 7/2023 If Phased, Estimated Completion of Each Phase
At least one set of the			
submitted plans for each application must be signed	Name of Current Property	Owner: AAA PRO	OPERTY MANAGEMENT INC
and sealed (i.e. Architect or	Address of Property Owner	2360 NW 30th C	Court, Oakland Park, FL 33311
Engineer).	Telephone: 305-495-4508	Fax:	Email Address: AAAPMUSA@GMAIL.COM
Documents and forms can be	Name of Consultant/Repres	sentative/Tenant	(circle one):
accessed on the City's website			E POINT, FL 33064 Telephone: 954 426 5188
at			STEVE@SHBRANDT.COM
http://www.hollywoodfl.org/Do cumentCenter/Home/View/21	Date of Purchase: 10/19/21 If Yes, Attach Copy of the C		an option to purchase the Property? Yes ($$) No (X
	List Anyone Else Who Sho	uld Receive Notic	ce of the Hearing:
R.C.	DAVID CAAMANO		Address: 2360 NW 30th Court, Oakland Park, FL 33311 Email Address: AAAPMUSA@GMAIL.COM



to my property, which is hereby made by me or I am hereby authorizing to be my legal representative before the to all matters concerning this application.

Sworn to and subscribed befor	e me _A	
this 9th day of De oto	when man and	Signature of Current Owner
Barbara An	BARBARA A. WEIMER MY COMMISSION # HH 015666 EXPIRES: September 21, 2024	
Notary Public	Bonded Thru Notary Public Underwriters	Print Name
State of Florida	,	
My Commission Expires:	(Check One) X Personally known to me; OR	Produced Identification

Instr# 117688400 , Page 1 of 2, Recorded 10/26/2021 at 11:07 AM
Broward County Commission
Deed Doc Stamps: \$6230.00

Prepared by:Randy Nathan, Esq. Attorney at Law Frank, Weinberg & Black, P.L. 7805 SW 6 Court Plantation, FL 33324 954-474-8000 File Number: 17419.005 <u>Return to:</u> Khani and Auerback, P.A. 2131 Hollywood Blvd, Ste 303 Hollywood, FL 33020 File Number: 2021-309

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10^{-1} day of October, 2021 between JOANNE A, BORNSTEIN, a married woman whose post office address is 7751 Red Bay Lane, Parkland, FL 33076, grantor, and AAA PROPERTY MANAGEMENT, INC., a Florida corporation whose post office address is 2413 Sugar Loaf Lane, Fort Lauderdale, FL 33311, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot Twenty-Seven (27), Block One Hundred Ninety-Three (193), of HOLLYWOOD CENTRAL BEACH, according to the plat thereof, as recorded in Plat Book 4, at Page 20, of the Public Records of Broward County, Florida.

Parcel Identification Number: 514201-02-6530

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 7751 Red Bay Lane, Parkland, FL 33076.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence: Witness Name: s A i Witness Name: Thelma Fernandez

ANNE A. BOR

State of Florida County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this day of October, 2021 by JOANNE A, BORNSTEIN, who [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]

0 Notary Publ

Printed Name:

Patricia M. Hart

My Commissio S: PATRICIA M HART Notary Public - State of Florida Commission # GG 296277 My Comm. Expires May 25, 2023 Bondec through National Notary Assn



November 22, 2022

Caamano Residence 338 Oak Street Hollywood, Florida 33019

Legal Description:

Lot 27, Block 193, HOLLYWOOD CENTARL BEACH. Plat book 4, Page 20, Broward County, Florida

Project Information:

This project comprises a new 3 story single family residence in a Mediterranean vernacular. The footprint, height, and massing of the new residence is similar to the adjacent 3 story residences on Oak Street.

The Mediterranean design features of the residence incorporate textured stucco, wood corbels and brackets as well as simulated coral stone columns, railings and balusters. The 3 story residence includes a roof deck to enhance the ocean views and vista of the neighborhood.

DUFKLWHFWXUH LQWHULRU GHVLJQ

E-mail: info@SHBrandt.com • Phone [954] 564-2111 • Fax: [954] 564-2511

AR0013352

CGC016476

NEW SINGLE FAMILY RESIDENCE AAA Property Management 338 Oak Street Hollywood,FL





SIDE CONCEPT



SIDE CONCEPT



REAR CONCEPT



ARCHITECTURE INTERIOR DESIGN STEPHEN H BRAND 08/31/22 FLORIDA AR 0013352 COVER SHEET

> AAA Property Management 338 Oak Street Hollywood,FL

> > DATE 08/31/22 JOB NUMBER 222093 SHEET

CS

PEVISION

S H BRANDT ASSOCIATES 5010 N FEDERAL HIGHWA

phone: (954) 564-211 website: SHBrandt.com Email: info@shbrandt.com

SCHEDULE OF DRAWINGS:

SURVEY A0.1 A1.2 A1.3 A1.4 A4.1 A4.2 A5.1 A6.1

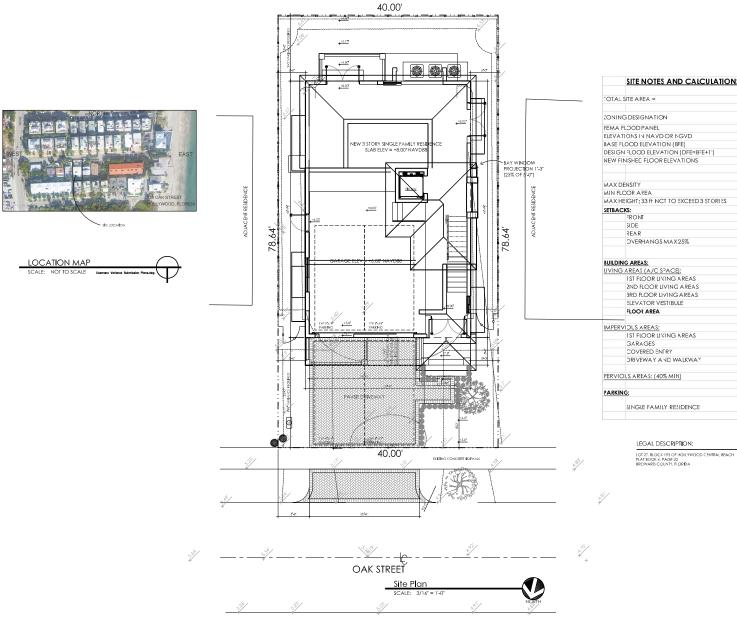
STE PLAN 1ST FLOOR PLAN 2RD FLOOR PLAN ROOF PLAN ROOF PLAN ELEVATIONS STREET FROFILE STEEP FROFILE STEEP FHOTOGRAPHS AND ADJACENT PROPERTIES

LP0.1	LANDSCAPE PLAN	
LP0.2	COLOR LANDSCAPE PLAN	

PGD1.0 PAVING, GRADING AND DRAINAGE PLAN

LEGAL DESCRIPTION:

LOT 27, BLOCK 193, HOLLYWOOD CENTRAL BEACH PLAT BOOK 4, PAGE 20 BROWARD COUNTY, FLORIDA



ΠA	SITE AREA =	3,146 SF	= 0.1 ACRES	
INING DESIGNATION		NBDD-DZ	North Beach Development District Development Lone	
MA FLOODPANEL		12011C0586H		
EVA	TIONS IN NAVD OR NGVD	NAVD		
SE FLOOD ELEVATION (BFE)		AE	7.00'	NA VD88
SIGN FLOOD ELEVATION (DFE=BFE+1')		7.CO' + 1.00' =	8.00'	NA VD88
W	INISHED FLOOR ELEVATIONS	8.00'		NA VD88
		REQUIRED	PRCVIDED	
٩XI	DENSITY	1 SFR / SITE	1	
	LOOR AREA	,000 SF	3,810 SF	
١X	HEIGHT: 33 ff NCT TO EXCEED 3 STORIES	33'		
ľΒΑ	CKS:			
	FRONT	25 F1	20 FT	
	SIDE	5 FT	5 FT	
	REAR	15 FT	12 FT	
	OVERHANGS MAX25%			
ILDI	NG AREAS:			
/INC	GAREAS (A/C SPACE):			
1ST FLOOR LIVING AREAS			808 SF	
	2ND FLOOR LIVING AREAS		1,423 SF	
	3RD FLOOR LIVING AREAS		1,399 SF	
	ELEVATOR VESTIBULE		180 SF	
	FLOOR AREA		3,810 SF	
PER	VIDUS AREAS:			
	1ST FLOOR LIVING AREAS		808 SF	
	GARAGES		566 SF	
	COVERED ENTRY		69 SF	
	DRIVEWAY AND WALKWAY		434 SF	
			1,877 SF	60%
RVI	OLS AREAS: (40% MIN)	1,258 SF	1,269 SF	40%
RKING:		REQUIRED	PRCVIDED	
	SINGLE FAMILY RESIDENCE	2 + 1/500 SF OVER 2000 SF	4	



5010 N FEDERAL HIGHWAY LIGHTHOUSE POINT, FL 33054

phone: (954) 564-2111 website: SHBrandt.com Email: info@shbrandt.com

ARCHITECTURE ALL DESIGNS AND DETAILS INDICATED OR REPRESENTED ON THIS DRAWING ARE THE PROPERTY OF 5 H BRANDT AND ASSOCIATES, INC. AND ARE FOR ASSOCIATES, INC. AND ARE P USE ONLY ON THIS PROJECT ANY DUPLICATION OR REPRODUCTION OF THIS STRUCTLY PROHIBITED BY LA WITHOUT THE WRITTEN CONSE OF A PRIVE/PAL OF S H BRAN AND ASSOCIATES, INC.

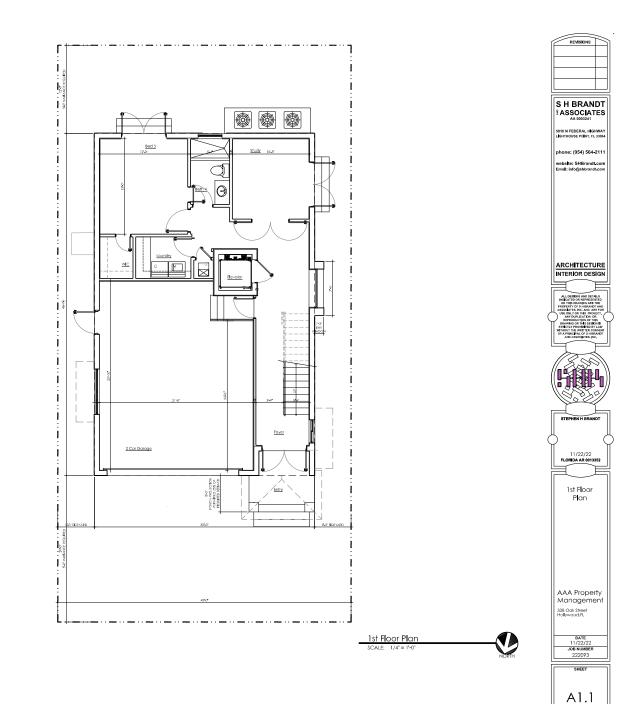


Site Plan

AAA Property Management 338 Oak Street Hollywood,FL

DATE 11/22/22 JOB NUMBER 222093 SHEET

> A0.1 OF NINE



OF NINE



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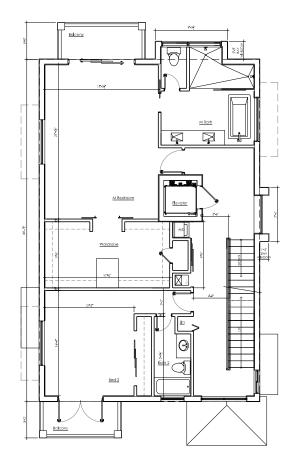




OF NINE

- CORTH

2nd Floor Plan SCALE: 1/4" = 1'-0"





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website: SHBrandt.com Email: info@shbrandt.com





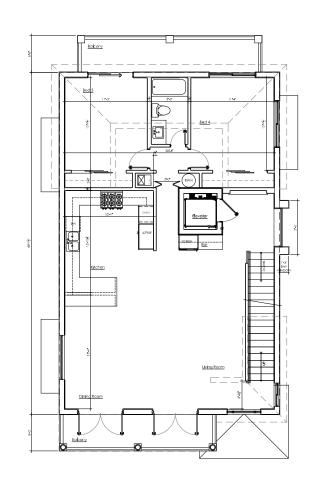
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3rd Floor Plan SCALE: 1/4" = 1'-0"

> AAA Property Management

> 338 Oak Street Hollywood FL DATE 11/22/22







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website: SHBrandt.com Email: info@shbrandt.com



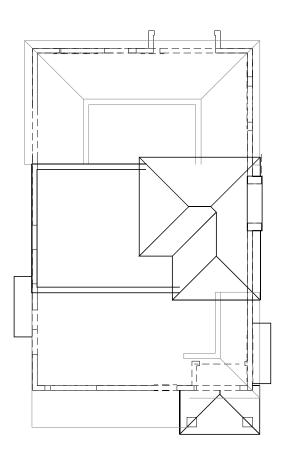


AAA Property Management 338 Oak Street Hollywood,FL



- ORTH

1st Floor Roof Plan SCALE: 1/4" = 1'-0"





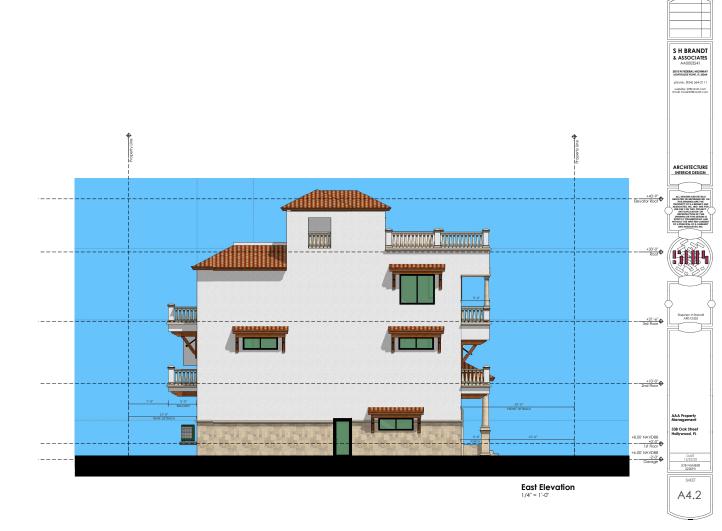


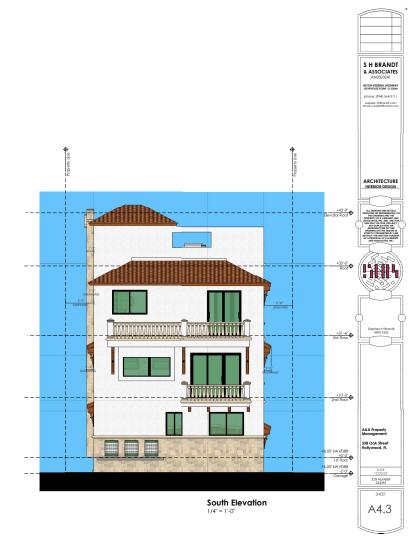


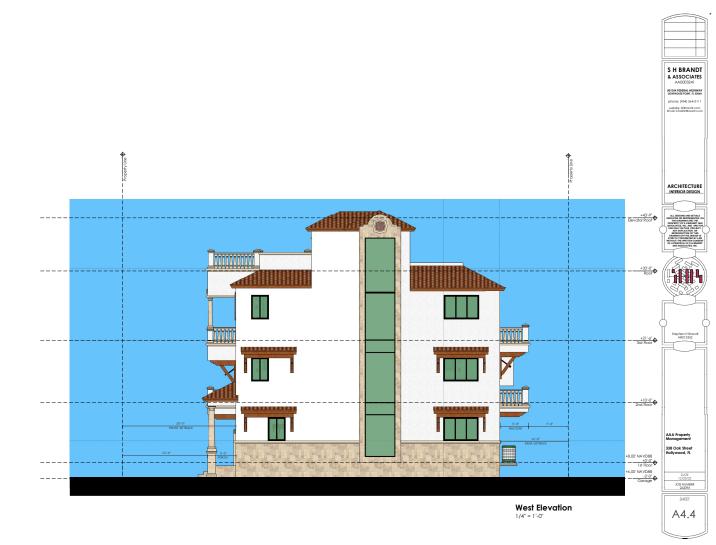
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S H BRANDT & ASSOCIATES AA0003241 S010 N FEDERAL HIGHWAY LIGHIHOUSE POINT, FL 33044 phone: (954) 564-2111















AERIAL MAP OF SITE AND SURROUNDING AREA



SUBJECT PROPERTY - 338 OAK STREET



#1 ADJACENT RESIDENCE - 336 OAK STREET

#4 ADJACENT RESIDENCES - 339-347 OAK STREET



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website: SHBrandt.com Email: info@shbrandt.com



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AAA Property Management 338 Oak Street Hollywood,FL







#2 ADJACENT RESIDENCE - 342 OAK STREET

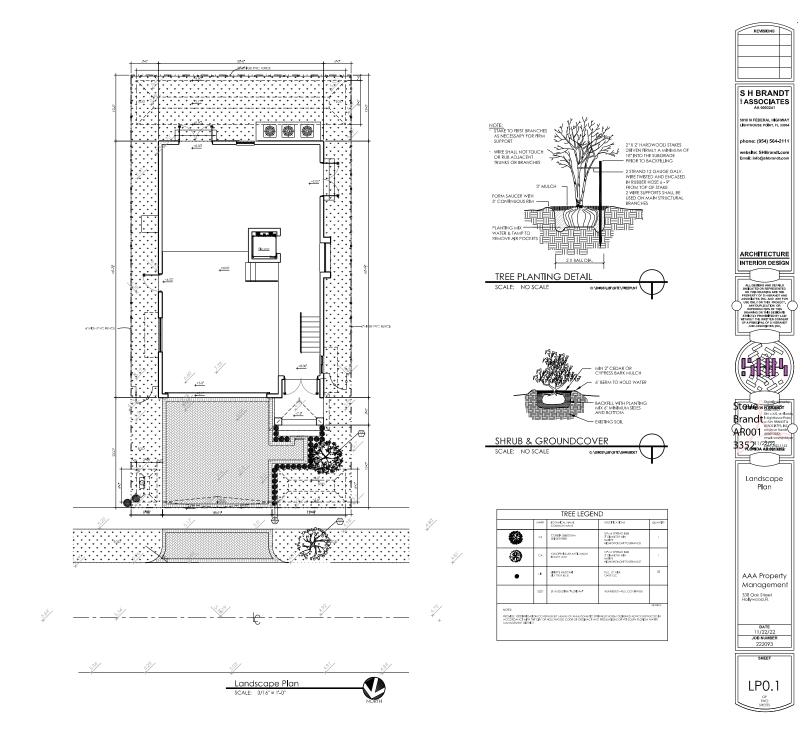


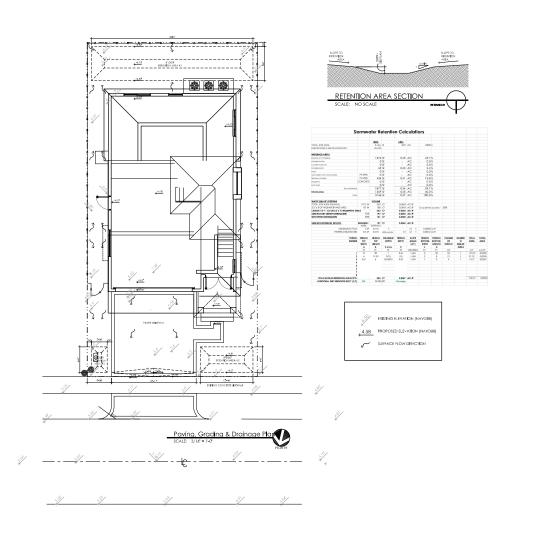
#3 ADJACENT RESIDENCES - 337-327 OAK STREET



#5 ADJACENT RESIDENCES - 353 FRANKLIN STREET

4





REVERIONS

S H BRANDT

SO10 N FEDERAL HIGHWA

phone: (954) 564-21 website: SHBrandt.c Email: info@shbrandt.c

ARCHITECTURE

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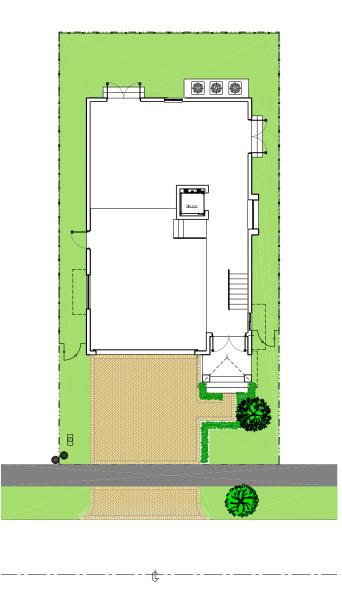
Paving, Grading and Stormwater Drainage Plan

AAA Property Management 338 Ock Street Holywood FL

> DATE 12/23/22 JOB RUMBER 222093

PGD1.0

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website: SHBrandt.com Email: info@shbrandt.com



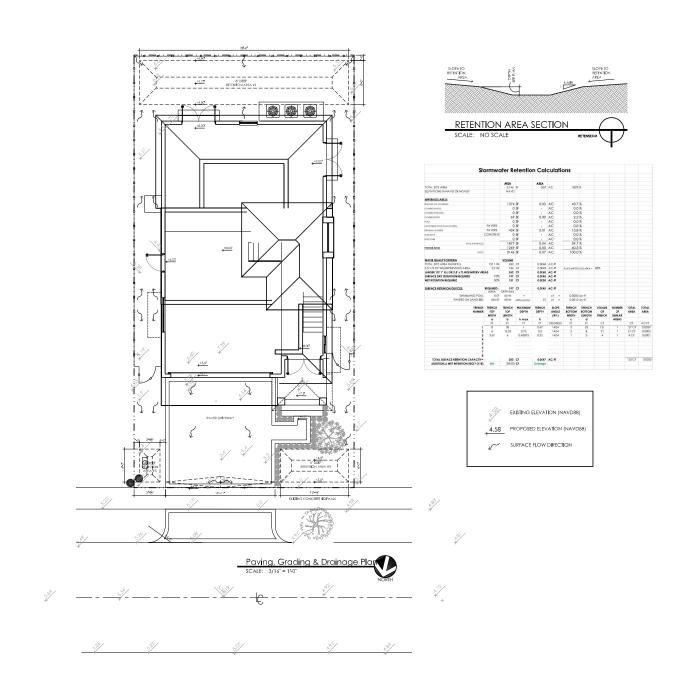


Colorized Landscape Plan





LP0.2





website: SHBrandt.com Email: info@shbrandt.com



Paving, Grading and Stormwater Drainage Plan

AAA Property Management 338 Oak Street Hollywood,FL



OF ONE

5

SUPPORTING DOCUMENTS

CAAMANO RESIDENCE 338 OAK STREET HOLLYWOOD, FLORIDA



WINDOW AND DOORS



PGT WINDOWS AND DOORS FRAME COLOR – BRONZE GLASS COLOR – CLEAR WITH IowE



PGT COLOR CHART

OVERHEAD DOOR

ULTRA-GRAIN® FINISH OPTION







Classic Walnut Finish

Classic Medium Finish

Classic Cherry Finish

Due to the printing process, colors may vary. Nor a varilable on Models 4050 or 4053. Additional charges apply.



- Painted steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
- The oak woodgrain pattern runs horizontal along the rails and vertical along the stiles and panels for an authentic, natural look.
- Available in Medium, Cherry or Walnut Classic finishes that complement Clopay Entry Doors, shutters and other exterior stained wood products.
- Exterior steel surface on an Ultra-Grain[®] finish door has a stucco texture to create a more natural woodgrain appearance.

Model 4300, Short Begant Parnet Shown in Ultra-Graim® Classic Cherry Finish

FAUX CORAL ACCENTS





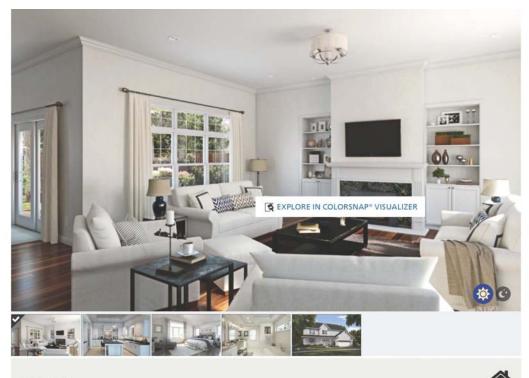


DECORATIVE BRACKETS





PAINT COLOR



SW 9542 Natural White Interior / Exterior

EXTERIOR WALL COLOR

ROOF TILE



CONCEPTUAL TILE COLOR

PAVERS





August 30, 2022

Caamano Residence 338 Oak Street Hollywood, Florida 33019

Legal Description:

Lot 27, Block 193, HOLLYWOOD CENTARL BEACH. Plat book 4, Page 20, Broward County, Florida

Project Information:

This project comprises a new 3 story single family residence in a Mediterranean vernacular. The footprint, height, and massing of the new residence is similar to the adjacent 3 story residences on Oak Street.

The Mediterranean design features of the residence incorporate textured stucco, wood corbels and brackets as well as simulated coral stone columns, railings and balusters. The 3 story residence with a roof deck to enhance the ocean views and vista of the neighborhood.

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E-mail: Steve@SHBrandt.com • Phone [954] 564-2111 • [954] 426-5188



Variance Criteria:

Variance Request #1 – To reduce the required 25' front setback to a 20' front yard setback.

Criteria A: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

Analysis: The intent of the regulation is to insure adequate space between the structure and property line. The surrounding residence have similar 20' foot front yard setbacks and have achieved sufficient space to accommodate parking and buffer area at the front of the property. The reduction for this project would be in keeping with other projects on the same street

Criteria B: That the requested Variance is otherwise compatible with the surrounding land and would not be detrimental to the community.

Analysis: The architectural design and request is compatible with the surrounding area and will not pose a harmful or detrimental effect to the community.

Criteria C: That the requested variance is consistent with and in furtherance of the Goals, Objectives and Polices of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

Analysis: The city-wide plan for single family homes is to preserve and enhance the single-family residential area. This project furthers the single-family residential goals and objectives of the city.

Criteria D: That the need for the Variance is not economically based or self-imposed.

Analysis: The request is not economically based. The current property is a single-family residence, and the new project will be a single family residence. It is consistent with the adjacent single-family residences.

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E-mail: info@SHBrandt.com • Phone [954] 564-2111 • Fax: [954] 564-2511

#



Criteria E: That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis: Not Applicable

Variance request #2 - To reduce the 15' rear setback to a 12' rear setback.

Criteria A: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

Analysis: The intent of the regulation is to insure adequate space between the structure and property line. Some residence have similar 12' foot rear yard setbacks and have achieved sufficient space as a buffer area . The reduction for this project would be similar to other projects in the same area.

Criteria B: That the requested Variance is otherwise compatible with the surrounding land and would not be detrimental to the community.

Analysis: The architectural design and request is compatible with the surrounding area and will not pose a harmful or detrimental effect to the community.

Criteria C: That the requested variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

Analysis: The city-wide plan for single family homes is to preserve and enhance the single-family residential area. This project furthers the single-family residential goals and objectives of the city and allows for the property owner to use the property to its potential.

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Criteria D: That the need for the Variance is not economically based or self-imposed.

Analysis: The request is not economically based. The current property is a single-family residence, and the new project will be a single family residence. It is consistent with the adjacent single-family residences.

Criteria E: That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis: Not Applicable

Variance request #3 – Reduce the number of parking spaces from 5 spaces to 4 parking spaces total.

Criteria A: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

Analysis: The intent of the regulation is to insure adequate onsite parking for a single-family residence. The residence will have 2 parking spaces in an enclosed garage and 2 parking spaces in the driveway. The lot is exceptionally narrow and does not allow for a 5th space or increased driveway with. The 5th space would hinder the minimum pervious area required.

Criteria B: That the requested Variance is otherwise compatible with the surrounding land and would not be detrimental to the community.

Analysis: The architectural design and request is compatible with the surrounding residential properties as all are on narrow lots which does not allow for a 5th space.

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E-mail: info@SHBrandt.com • Phone [954] 564-2111 • Fax: [954] 564-2511

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Criteria C: That the requested variance is consistent with and in furtherance of the Goals, Objectives and Polices of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

Analysis: The project has been designed to have a 2 car enclosed garage and 2 parking spaces in the driveway. This is consistent with the single family residences and townhomes on the same street.

Criteria D: That the need for the Variance is not economically based or self-imposed.

Analysis: The request is not economically based or selfimposed. The lot is narrow and will not allow for the 5th space required. In addition, the additional paved area would prohibit the minimum pervious required area.

Criteria E: That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis: Not Applicable

Variance request #4 – Increase the maximum height allowed for the elevator bulkhead.

Criteria A: That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

Analysis: The intent of the code is to ensure compatibility with the surrounding area. The elevator bulkhead height is a permitted exception by code, up to 25% of the maximum height which is 33'. The proposed building meets the 33' maximum height regulation, while the elevator roof exceeds the 25 percent. The variance request is for the allowable height of 41.25' to be increased to 43'-9" (average between the roof eve and roof peak). The height is minimal and reasonable to accommodate the elevator extension to the roof deck.

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Criteria B: That the requested Variance is otherwise compatible with the surrounding land and would not be detrimental to the community.

Analysis: The increase in the bulkhead projection is compatible with the adjacent townhomes and single-family dwelling units. The projection is needed for the functionality of the elevator. The architectural design is consistent with the overall design of the residence and would not be detrimental to the surrounding area or community.

Criteria C: That the requested variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city.

Analysis: The proposed variance is consistent with the goals and policies of the City of Hollywood. The plan allows for the maximum use of the property by the property owner. This new residence will enhance the area and improve the site.

Criteria D: That the need for the Variance is not economically based or self-imposed.

Analysis: The request is not economically based and would allow the elevator to function properly while allowing access to the roof. This residence will be a positive contribution to the area and the design is in keeping with the appearance of the community.

Criteria E: That the variance is necessary to comply with State or Federal Law and is the minimum Variance necessary to comply with the applicable law.

Analysis: Not Applicable

Thank Stephe Brandt, NCARB Architect **General Contractor**

ARCHITECTURE

E-mail: info@SHBrandt.com • Phone [954] 564-2111 • Fax: [954] 564-2511



November 22, 2022

Caamano Residence 338 Oak Street Hollywood, Florida 33019

As per the city requirements for the Public Notices, we will use

Christine Mathews from Cutro & Associates for the public notices.

Thank you

Stephen H Brandt, RA



E-mail: info@SHBrandt.com • Phone [954] 564-2111 • Fax: [954] 564-2511

AR0013352

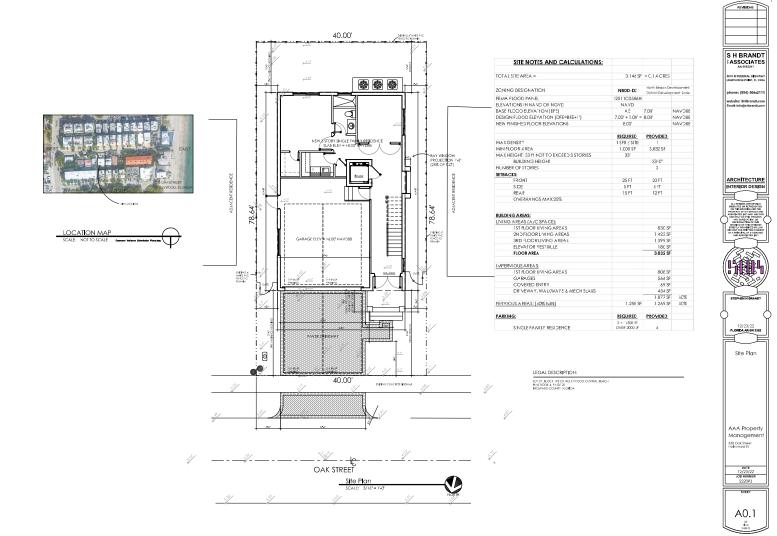
NEW SINGLE FAMILY RESIDENCE AAA Property Management 338 Oak Street Hollywood,FL S H BRANDT 10 N FEDERAL HIGH ne: (954) 564-2 SITE LOCATION vebsite: SHBrar 222/RB2333 ARCHITECTURE \bigcirc ALL SENERS AND DETAILS INDICATED OR REPRESENTED ON THES DRAWING ARE THE PROPERTY OF SHERANDT AND 9 SCHEDULE OF DRAWINGS: i Million SURVEY SURVEY SITE PLAN 1ST FLOOR PLAN 2ND FLOOR PLAN ROOF PLAN ELEVATION ELEVATION ELEVATION ELEVATION STREET PROFILE SITE PHOTOGRAPH A0.1 A1.2 A1.3 A1.4 A4.1 A4.2 A4.3 A4.4 A5.1 A6.1 500 B PHS AND ADJACENT PROPERTIES L.100 L.101 LANDSCAPE PLAN LANDSCAPE DETAILS PGD1.0 PAVING, GRADING AND DRAINAGE PLAN 12/23/22 LEGAL DESCRIPTION: COVER SHEET LOT 27, BLOCK 193, HOLLYWOOD CENTRAL BLA PLAT BOOK 4, PAGE 20 BROWARD COUNTY, FLOR**I**DA STREET VIEW FRONT CONCEPT E. AAA Property Management 338 Ook Street Holywood FL I VID T IIIII 12/23/22 JOB NUMBE 222093 T CS

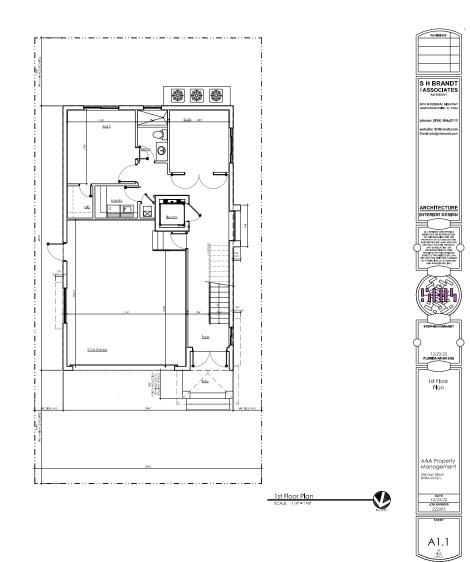
SIDE CONCEPT

SIDE CONCEPT

REAR CONCEPT

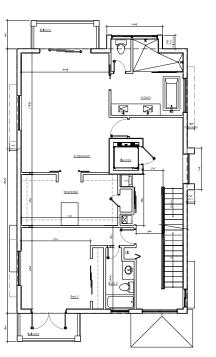
SIDE CONCEPT





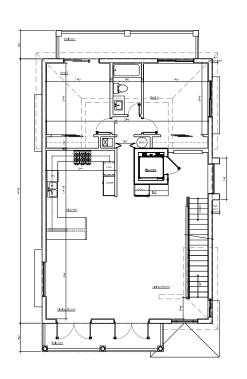


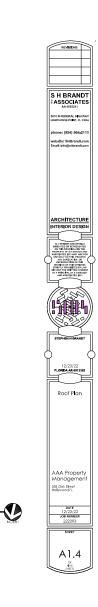
2nd Floor Plan

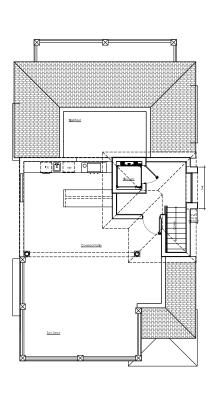




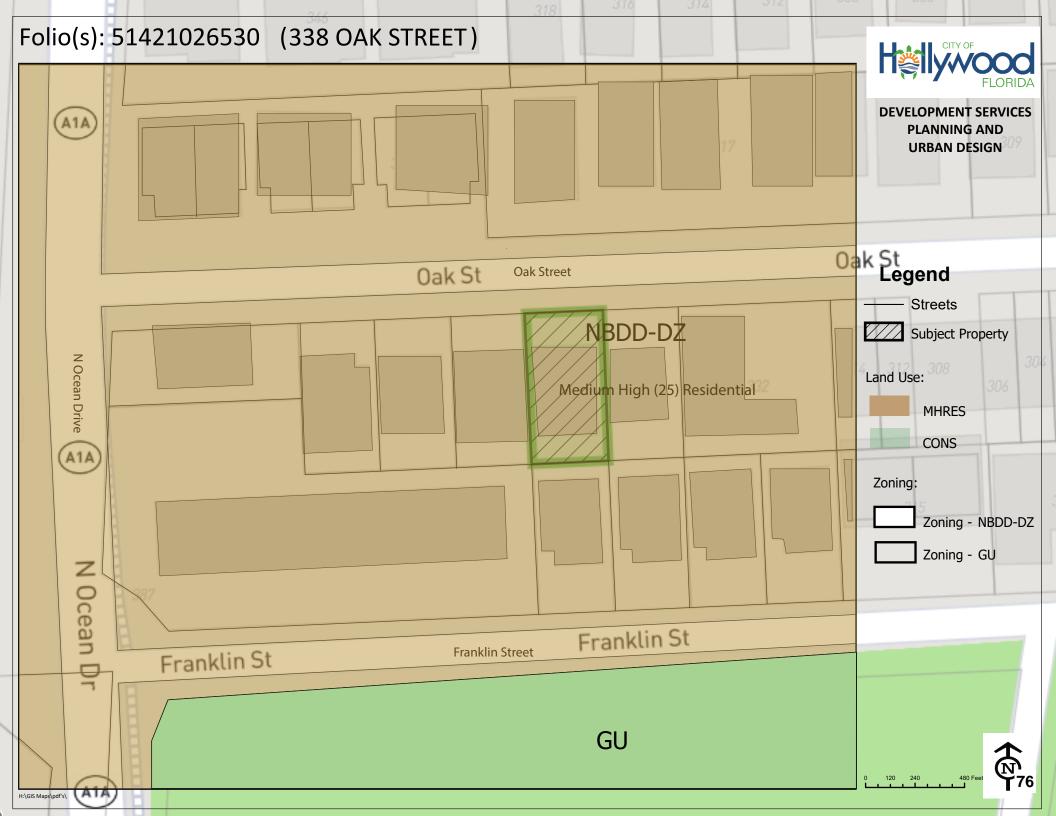
3rd Floor Plan







ATTACHMENT B Land Use and Zoning Map





City of Hollywood

Staff Summary

File Number: 2.2023_0124

Agenda Date:	1/24/2023			Agen	da Number	:		
То:	Planning and D	evelopment Boa	ard					
Title:	LOCATION: REQUEST:	22-DPV-04 2035 Monroe St, 2035 Monroe Design, Site elopment (Monro	Street Plan			for	а	34-unit

CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES DIVISION OF PLANNING AND URBAN DESIGN

DATE:	January 24, 2023	FILE: 22-DPV-04
то:	Planning and Development Board	
VIA:	Andria Wingett, Assistant Director/Planning Manager	
FROM:	Carmen Diaz, Planning Administrator	
SUBJECT:	2035 Monroe St LLC requests a Variance, Design and Site Plan for a 3 development (Monroe Residential).	2-unit residential

REQUEST:

Variance 1: To increase the maximum allowed curb cut width percentage from 30% to 55%.

Design and Site Plan for a 32-unit residential development

RECOMMENDATION:

Variance 1: Approval.

Design: Approval if the Variance is granted.

Site Plan: Approval if the Variance and Design are granted and with the following condition:

a. Applicant shall apply for the parking in lieu program for the remaining parking spaces (guest parking) based on Section 7.4 of the Zoning and Land Development Regulations and make a payment at the time of Building Permit issuance.

REQUEST

The Applicant requests variances, design and site plan for a residential development. The subject property is zoned Dixie Highway High Intensity Mixed-Use District (DH-3) and has a land use designation of Regional Activity Center (RAC). The property is approximately 0.25 acres. and has frontage on Monroe Street (south).

The proposed seven-story residential development, at approximately 69 feet in height, is comprised of 32 residential units with a mix of one and two-bedroom apartments. Parking is proposed on the ground and second floors with two vehicular accesses on the ground floor to Monroe Street. The pedestrian access

will also be to Monroe Street via the first-floor lobby. Recreational amenities include a BBQ area, a sun deck and a fitness center on the sixth level.

Architectural elements and a contemporary design provide depth and articulation on the facades accentuated by a soft color scheme and varied finishes of stucco, porcelain tile wood, metal screen and stone. Cantilevered balconies are presented with a variety of widths with a glass railing system. The main entry to Monroe Street is framed with an aluminum canopy supported on the wall. The landscape plan incorporates a variety of native materials. The building meets all building and parking setbacks.

The Applicant has worked with Staff to ensure that all applicable regulations are met. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for development within the community. The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center.

The Applicant has worked with Staff to ensure that all applicable regulations are met. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for development within the community.

SITE INFORMATION

Owner/Applicant:	2035 Monroe St LLC
Address/Location:	2035 Monroe Street
Net Area of Property:	10,906 sq ft (0.25 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Dixie Highway High Intensity Mixed-Use District (DH-3)
Existing Use of Land:	Residential

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)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center the subject site is surrounded by residential properties. The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property. The intent of the Regional Activity Center land use designation is to encourage redevelopment

or development of areas that are regionally significant. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need to automobile travel, provide incentives for quality development, and give definition to the urban form. Development of this site enhances the neighborhood, encourages redevelopment of the area, and provides a model for new development within the Regional Activity Center. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas (see Comprehensive Plan, page LU-74).

Objective 6: Encourage multi-use areas and mixed uses concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development (see Comprehensive Plan, page LU-78).

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is in Sub-Area 2, geographically defined as the Intercostal Waterway to the east, Dixie Highway to the west, Sheridan Street to the north and Pembroke Road to the South. This area includes residential neighborhoods of the Lakes, West Lake and the residential areas between Federal and Dixie Highways. The proposed request is consistent with the City-Wide Master Plan, which is based upon the following economic development, geographic, land use, zoning considerations:

Guiding Principle: Promote the highest and best use of land in each sector of the city without compromising the goals of the surrounding community (see Comprehensive Plan, pg. LU-2)

Policy CW.44: Foster economic development through creative land use, zoning and development regulations, City services and City policies (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, pg. 142).

Policy CW.49: Utilize traffic calming as redevelopment tool by improving traffic and pedestrian safety on residential and non-residential streets (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, pg. 143).

Analysis of Criteria and Findings for a Variance as stated in the City of Hollywood's Code of Ordinances, Section 155.08(H).

- Variance: To increase the maximum allowed curb cut width percentage from 30% to 55%.
- **CRITERIA 1:** 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;

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

(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.

- ANALYSIS: Staff has completed the following analysis based on the variance criteria outlined above:
 - a) The intent and purpose of Sect. 155.08 (E) regarding curb cuts is to preserve traffic flow. The site is surrounded by an alley on the north and west sides. Alleys could not be used to access a parking garage.
 - b) The proposed project meets that intent and purpose by providing two driveways to the ground and second floor parking area.
 - c) The requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the City. However, due to the unique location and design of the drive lanes, a variance is required to enhance/maintain proper access to the garage.
 - d) The provision of the two driveways onto the building. Thus, it enhances traffic flow on Monroe Street, it facilitates traffic access, compliance, and improves overall circulation. Accordingly, the proposed design maintains the basic intent and purpose of the subject regulation.
- FINDING: Consistent.
- **CRITERIA 2:** 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.
- ANALYSIS: Staff has completed the following analysis based on the variance criteria outlined above:

(a) The City Engineer forwarded the variance request to the Planning and Development Division. The project is in the Regional Activity Center and close to the Downtown of Hollywood.

(b) Due to the project's unique location and design of the drive lanes, a variance is required to maintain proper vehicular movements and access to both garage floors.

(c) Granting 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.

FINDING: Consistent.

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

- **CRITERIA 1:** Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.
- ANALYSIS: The proposed development offers a design that can be seen as a positive example of the vision for the Regional Activity Center. The Architectural elements and design are contemporary. The building's sleek design is enhanced by stepped planes that create vertical sightlines and movement that are noticeable from the street. All these elements work together to create a modern feel. The series of contrasting volumes, created by recessed walls and balconies, and use of a variety of materials create an aesthetic vision that serves as a catalyst for future development in the area.
- FINDING: Consistent.
- **CRITERIA 2:** Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.
- ANALYSIS: The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to

the surrounding neighborhood. The main style in the area is intense and highly dense. The design is not intrusive to the neighborhood and utilizes styles and elements found throughout; it introduces a fresh look to the neighborhood that helps to propel a sense of community.

FINDING: Consistent.

- **CRITERIA 3:** Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.
- ANALYSIS: The Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to FAR, setbacks, and landscape requirements. The development does not exceed height limitations as set forth in the Zoning and Land Development Regulations. This zoning district allows ten stories, and the proposed project is seven stories high. The massing of the building is proportionate in scale. The proposed design complies with required setbacks and its different volumes and materials offer a harmonious architecture. The proposed scale and height are consistent with the vision of the Regional Activity Center and zoning district.
- FINDING: Consistent
- **CRITERIA 4:** Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.
- ANALYSIS: The Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscape plan incorporates an array of native trees, palms, and shrubs.
- FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations, on December 8th, 2022. Therefore, Staff recommends approval, with the conditions listed on page one of this report.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

- A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate, and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.
- B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

- 6. Handicapped Accessibility shall be provided as required by all applicable regulations.
- D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to ensure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner ensuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

- F. *Level of service standards*. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.
- G. Other requirements. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:	Application Package
Attachment B:	Land Use and Zoning Map

ATTACHMENT A Application Package

PLANNING DIVISION

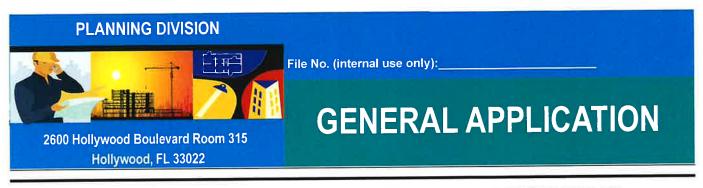


File No. (internal use only):

GENERAL APPLICATION

2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

	APPLICATION TYPE (CHECK ONE):
	I Technical Advisory Committee
FLORIDA	City Commission Planning and Development Board Date of Application: 08/22/2022
Tel: (954) 921-3471	Location Address: 2035 Monroe Street, Hollywood, FL 33020
Fax: (954) 921-3347	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
This application must be	Existing Property Use:
completed <u>in full</u> and submitted with all documents	Is the request the result of a violation notice? () Yes (χ) No If yes, attach a copy of violation.
to be placed on a Board or Committee's agenda.	Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): NO
	Economic Roundtable Technical Advisory Committee Historic Preservation Board
The applicant is responsible for obtaining the appropriate	City Commission
checklist for each type of application.	Explanation of Request: Developing 32-unit Multi-Family Apartments
Applicant(s) or their	
authorized legal agent must be	Number of units/rooms:32 Sq Ft:32,712 S.F.
present at all Board or Committee meetings.	Value of Improvement: <u>5,000,000</u> Estimated Date of Completion: <u>January 2024</u>
	Will Project be Phased? () Yes (x)No If Phased, Estimated Completion of Each Phase
At least one set of the	
submitted plans for each application must be signed	Name of Current Property Owner:2035 MONROE ST LLC
and sealed (i.e. Architect or Engineer).	Address of Property Owner: 490 KINGS HWY 2 FLR BROOKLYN NY 11223
Liigineer).	Telephone: Fax:
Documents and forms can be	Name of Consultant/Representative/Tenant (circle one): Luis La Rosa-Architect
accessed on the City's website	Address:Telephone:786-543-0851
at	Fax: Email Address:llarosa@larosaarchitects.com
http://www.hollywoodfl.org/Do cumentCenter/Home/View/21	Date of Purchase: $10/21/2021$ Is there an option to purchase the Property? Yes () No (x)
	If Yes, Attach Copy of the Contract.
R A	List Anyone Else Who Should Receive Notice of the Hearing:
RAVA	Address: Email Address:
	Emaily (dd/000



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 <u>www.hollywoodfl.org</u>. 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.

	Date: 12/8/2022
PRINT NAME: Pavid Zoayets A	Date:
Signature of Consultant/Representative:	Date: 12/8/2022
PRINT NAME: UNS LU Passa	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 day of AVGUET this VIVIANA BENITEZ Public - State of Florida nmission # HH 147833 My Comm. Expires Jun 30, 2025 Bonded through National Notary Assn Notary Public

Signature of Current Owner

Print Name

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



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.



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:

Owner:

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

Project address: 2035 Monroe Street Hollywood, FL 33020 **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-04

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

LLR Architects Inc. 9000 Sheridan Street-Suite 158 Pembroke Pines, FL 33024

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



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

LLR Architects Inc.

9000 Sheridan Street-Suite 158 Pembroke Pines, FL 33024 (work) 786-543-0851 e-mail: llarosa@larosaarchitects.com



- 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 selfwater – 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
 - \circ 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
 - o 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

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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: <u>SUBJECT</u>: 2035 Monroe Street, Hollywood, FL 33020 <u>FOLIO NUMBER</u>: 5142 15 01 0810 <u>ABBREV. LEGAL DESCRIPTION</u>: 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

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

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

501 LTY LLC 835 MERIDIAN LN HOLLYWOOD, FL 33019

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

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

> BAQUEANOS LLC 1556 NE 105 ST MIAMI SHORES, FL 33138

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

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

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

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

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

> 411 SOUTH 21 LLC 120 LAKESIDE DR LAWRENCE, NY 11559

509 SOUTH LLC 2025 TYLER ST HOLLYWOOD, FL 33020

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

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

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

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

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

BRAVOS, WILLIAM J DAVIDSON-BRAVOS, DONNA 2700 NE 58 ST FORT LAUDERDALE, FL 33308 XU, GANG ZHOU, LI 83 AKENHEAD CRES OTTAWA ON K2T 0B3 CANADA

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

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

> 521 DIXIE LLC 640 RODGERS AVE BROOKLYN, NY 11226

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINK FAM REV TR FINK, STEPHEN & JUDY TRSTEES ETAL 14105 SHERIDAN ST SOUTHWEST RANCHES, FL 33330 BUSTAMANTE, VERONICA 3512 CLEVELAND ST HOLLYWOOD, FL 33021

> CAFFI, RAMON 8937 NW 182 TER HIALEAH, FL 33018

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

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

DAIDAN LLC 9569 NEW WATERFORD COVE DELRAY BEACH, FL 33446

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

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

> EMAIRI, DONTE 2708 BRUCE TER HOLLYWOOD, FL 33020

> ETLING, MEAGAN L 2021 MONROE ST HOLLYWOOD, FL 33020

FLORIDA EAST COAST RAILWAY LLC 7150 PHILIPS HWY JACKSONVILLE, FL 32256 BUTLER STREET REALTY LLC 1555 VAN BUREN ST HOLLYWOOD, FL 33020

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

COLONNA, SERGIO 20028 NE 2 CT MIAMI, FL 33179

CRESPO, MAUREEN 2028 JACKSON ST HOLLYWOOD, FL 33020

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

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

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

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

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

> FORREST, RAMONA RAE 2030 JACKSON ST HOLLYWOOD, FL 33020

GAITAN, LUIS E 229 MAHOGANY TER DAVIE, FL 33325

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

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

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

> KHAIKIN, EVGENY 34384 DUNHILL DR FREMONT, CA 94555

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

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

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

MAZAL TOV GROUP INC PO BOX 667975 MIAMI, FL 33166

MICKIN LLC 4363 WILLOW POND RD APT C WEST PALM BEACH, FL 33417 GAMIZ, LIZA 11750 NW 6 ST PLANTATION, FL 33325

GROCHOLSKI, ADAM 2018 MADISON ST HOLLYWOOD, FL 33020

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

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

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

LIPKA HOLDINGS LLC 423 S 21 AVE HOLLYWOOD, FL 33020

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

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

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

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

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

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

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

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

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

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

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

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

MCGUIRE, BRETT 27800 WEST RD NEW BOSTON, MI 48164

MMVJ LAND LLC 2007 JACKSON ST HOLLYWOOD, FL 33020 MORIN, PATRICIA A 2020 MADISON ST HOLLYWOOD, FL 33020

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

OCEGUERA, ANNDY RAMOS 3126 HARRISON ST HOLLYWOOD, FL 33021

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

> PACHECO, DWAYNE 2104 MONROE TER HOLLYWOOD, FL 33020

PIONEER APARTMENTS INC PO BOX 530142 MIAMI SHORES, FL 33153

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

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

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

RODRIGUEZ, JAIRO A GONZALEZ, PRISCILLA C 2015 MADISON ST #203 HOLLYWOOD, FL 33020 MOSHE, SHMOUEL 418 SE 3 ST DANIA BEACH, FL 33004

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

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

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

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

POPESCU, NICOLETA 3901 PARKSIDE LN HOLLYWOOD, FL 33021

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

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

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

RODRIGUEZ, OLSON ANDRES 618 REED ST SE ATLANTA, GA 30312 MR9 INVESTMENTS LLC 66 W FLAGLER ST 8 FLR MIAMI, FL 33130

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

OLIPILI LLC 15 NW 7 AVE FORT LAUDERDALE, FL 33311

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

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

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

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

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

ROCCAMONFINA LLC 12550 BISCAYNE BLVD #406 MIAMI, FL 33181

RODRIGUEZ, ORLANDO 1958 MONROE ST #109 HOLLYWOOD, FL 33020 ROSMAN, DEBORA 1108 KANE CONCOURSE DR #210 BAY HARBOR ISLANDS, FL 33154

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

> SCHULZ, LARISA 5888 IXIAS LN SAN JOSE, CA 95124

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

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

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

VOICU, CARMEN 8607 LOCUST GROVE DR LAUREL, MD 20707

XIDIS, PANAGIOTIS PETER 2036 JACKSON ST HOLLYWOOD, FL 33020

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

THE HONORABLE LINDA HILL ANDERSON DISTRICT 2 2600 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 ROSSETTI, ELLEN JOY 16565 NE 26 AVE #5J N MIAMI BEACH, FL 33160

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

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

SWCA HOLLYWOOD LLC PO BOX 223190 HOLLYWOOD, FL 33022

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

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

> WEINSTEIN, ROBERT M 1027 BUCHANAN ST HOLLYWOOD, FL 33019

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

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

THE HONORABLE LINDA SHERWOOD DISTRICT 6 2600 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 RUMBAITIS, ARVID A & RUMBAITIS, MARIA M 4100 CATHEDRAL AVE NW # 15 WASHINGTON, DC 20016

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

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

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

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

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

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

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

THE HONORABLE KEVIN BIEDERMAN DISTRICT 5 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, DONTE		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 TRSTEES 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
OMAVAL LLC		1931 NW 150 AVE #257	PEMBROKE PINES	FL	33028	USA

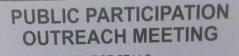
ORTIZ, LUIS FERNANDO	CABALLERO, MARIA VERONICA	2020 MONROE ST	HOLLYWOOD	FL	33020	USA
PACHECO, DWAYNE		2104 MONROE TER	HOLLYWOOD	FL	33020	USA
PEREZ-SOTO, CAROL		2015 MADISON ST APT 102	HOLLYWOOD	FL	33020	USA
PINAT RAMZOR LLC		1119A S 21 AVE	HOLLYWOOD	FL	33020	USA
PIONEER APARTMENTS INC		PO BOX 530142	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 TRSTEES ETAL	20100 W COUNTRY CLUB DR # 1505	AVENTURA	FL	33180	USA
PRINCE FAMILY TR	PRINCE, MARK D & ESTHER L TRSTEES	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./TREA		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







NAME: 2035 MONROE ST LLC

FILE: 22-DP-04

FOR ZOOM MEETING INFORMATION: PSEPULVEDA@LAROSAARCHITECTS.COM

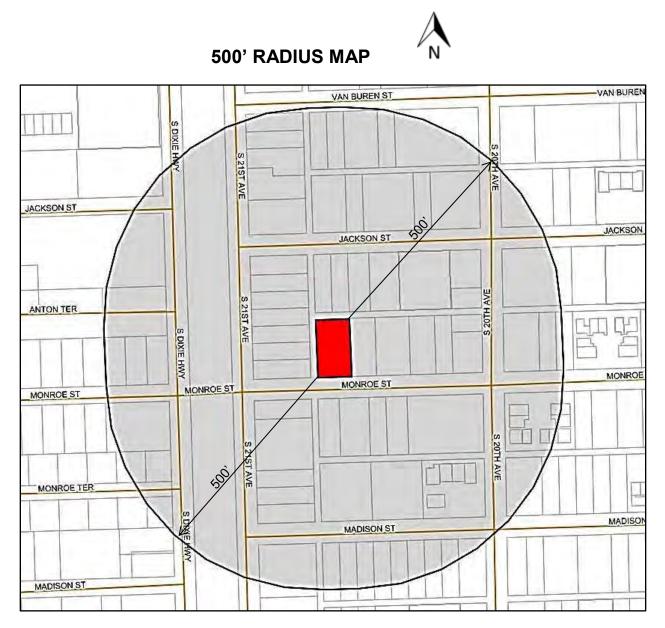
WHEN: 10/13/2022, AT 3:00 PM POSTED: 9/27/2022

BY: RDRMIAMI.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



<u>SUBJECT</u>: 2035 Monroe Street, Hollywood, FL 33020 <u>FOLIO NUMBER</u>: 5142 15 01 0810 <u>ABBREV. LEGAL DESCRIPTION</u>: HOLLYWOOD 1-21 B LOT 8, 9 BLK 5



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 Highwav 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



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 cladded 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. 9000 Sheridan Street-Suite 158 Pembroke Pines, FL 33024

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



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*

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.

LLR Architects Inc. 9000 Sheridan Street-Suite 158 Pembroke Pines, FL 33024



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 2^{nd} . 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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(work) 954-862-2248 e-mail: llarosa@larosaarchitects.com



LLR Architects Inc.



Subject Property- 2035 Monroe Street - View of East property



Subject Property- 2035 Monroe Street - View of South property

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



LLR Architects Inc.



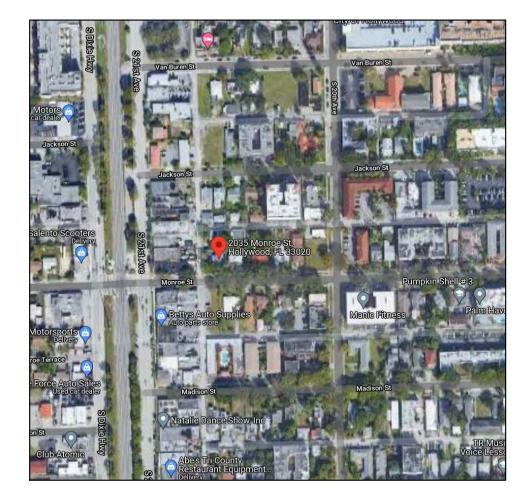
Subject Property- 2035 Monroe Street - View from Monroe Street



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

LLR Architects Inc. 9000 Sheridan Street-suite 158 Pembroke Pines, FL 33024

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



LOCATION MAP

SHEET INDEX

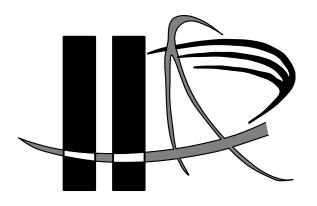
COVER SURVE	R SHEET
	LOCATION PLAN GENERAL NOTES LEGAL DESCRIPTION SITE DATA SITE PLAN BUILDING CALCULATION
SP-1.2	DETAIL SCREEN DUMPSTER DETAIL TYP. HANDICAP DETAIL TYP. PARKING DETAIL DIAGRAM F.A.R. CALCULATION DIAGRAM PERVIOUS & IMPERVIOUS.
SP-1.3	
C-1.2 C-1.3 C-1.4 L-1 L-2 L-3 A-1.1 A-1.2 A-1.3 A-1.4 A-1.5 A-2.1 A-2.2 A-2.3	PAVEMENT MARKINGS PLAN GROUND FLOOR LANDSCAPE PLAN ROOF TOP GARDEN PLAN LANDSCAPE DETAILS FIRST FLOOR PLAN SECOND FLOOR PLAN TYPICAL 3RD, 4TH & 5TH FLOOR PLAN 6TH FLOOR PLAN & SUN DECK TTH FLOOR PLAN & ROOF PLAN

PACO MEETING DATE: DEC. 06,2021 TAC-1 MEETING DATE: FEB. 07,2022 TAC-2 MEETING DATE: SEPT. 6,2022 PDB DATE: TBD

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







LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 52 STREET MIRAMAR, FLORIDA 33027

(O)- 305-403-7926 (F)- 305-403-7928 E-MAIL: llarosa@larosaarchitectcts.com

AYLWARD ENGINEERING CIVIL ENGINEERING

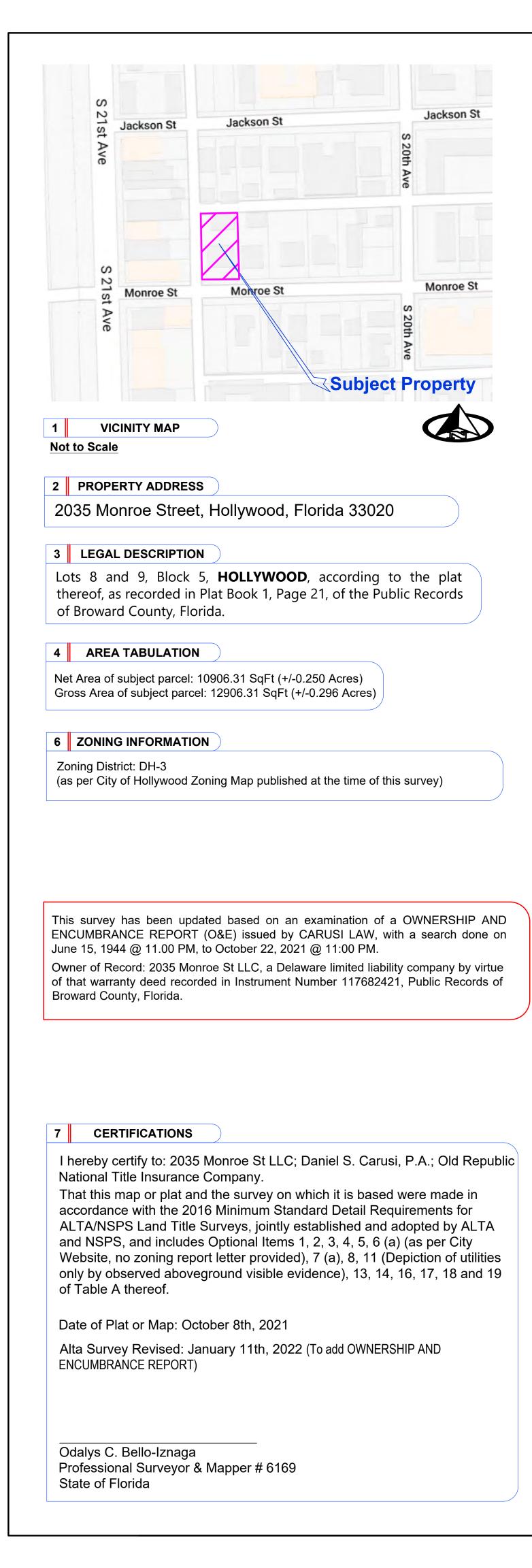
3222 RIDGE TRACE DAVIE,FLORIDA 33328

(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



5 SURVEYOR'S REPORT

- record investigated are represented herein.
- and directions from records.
- underground utilities.
- and/or on the immediately adjoining parcels.
- conducting the field work.

- 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.

- 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. "Non-plottable")

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

1. 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

2. 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.

3. 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

4. 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

5. There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot

6. 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.

7. No evidence of recent earth moving work, building construction or additions have been observed in the process of

8. No evidence of wetland field designations were present at the time of the survey.

9. 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.

10. 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.

11. 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

12. 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.

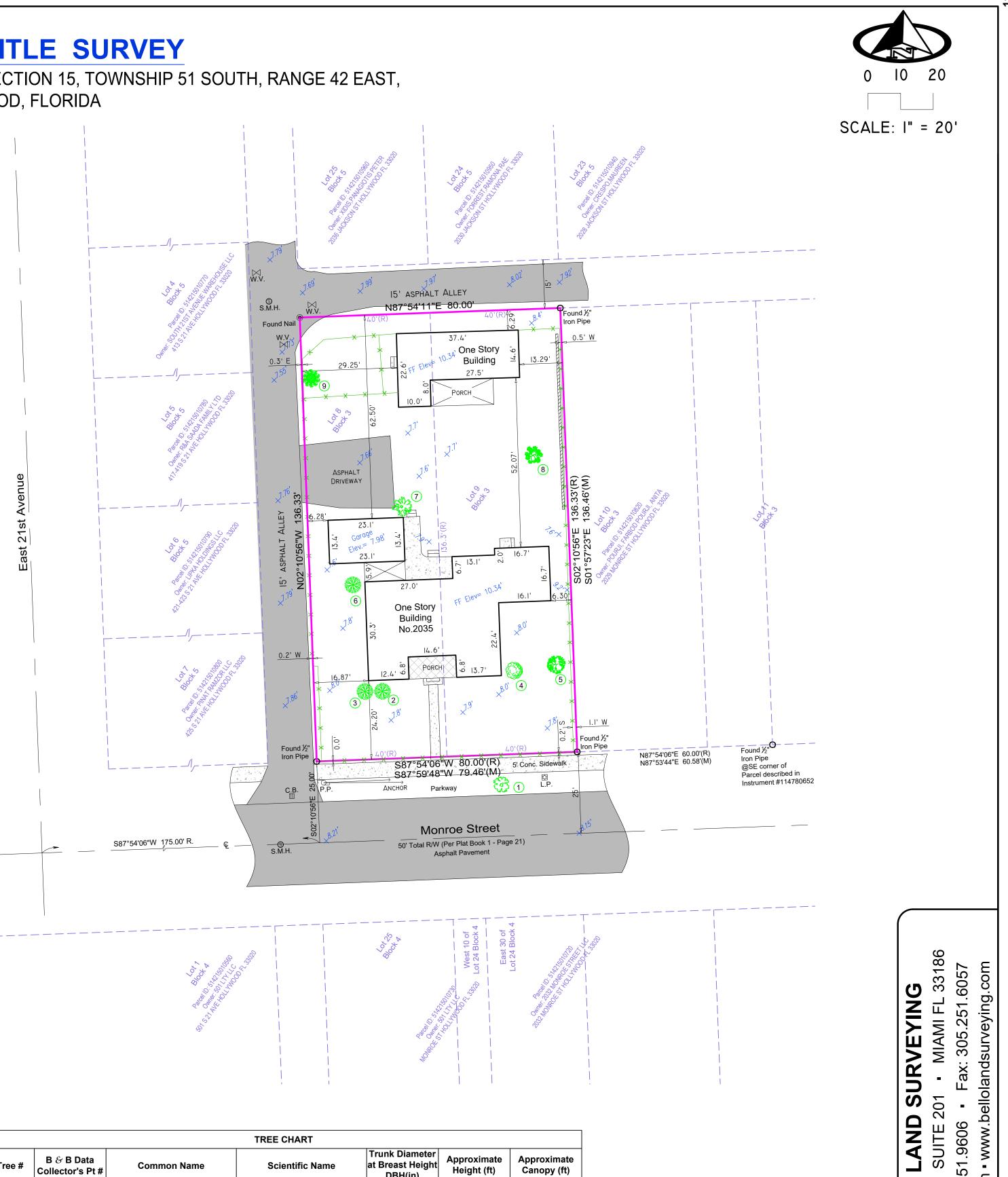
13. The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot.

14. 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.

15. 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.

16. 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

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



TREE CHART

Tree #	B & B Data Collector's Pt #Common NameScientific 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	st Robinia pseudoacacia		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 - S 251

BELLC AVENUE hone: 305.

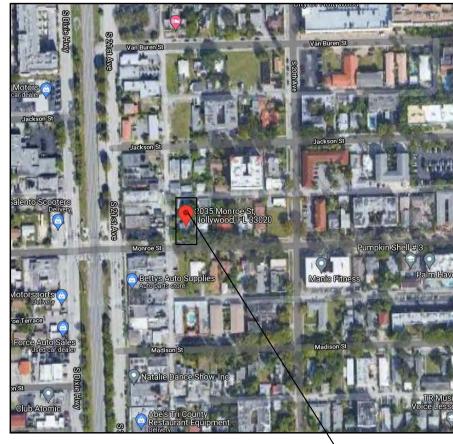
LO SW 262

BEI 1223(LB#

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230 S

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2035 MONROE STREET HOLLYWOOD, FLORIDA 33Ø2Ø

LOCATION PLAN SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2020, (6TH EDITION), FLORIDA FIRE PREVENTION CODE 2020-6TH. EDITION AND ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS.

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REAGONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEED'S OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NNOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

GENERAL NOTES

LOT 8 & 9, BLOCK 5, TOWN OF HOLLYWOOD. ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

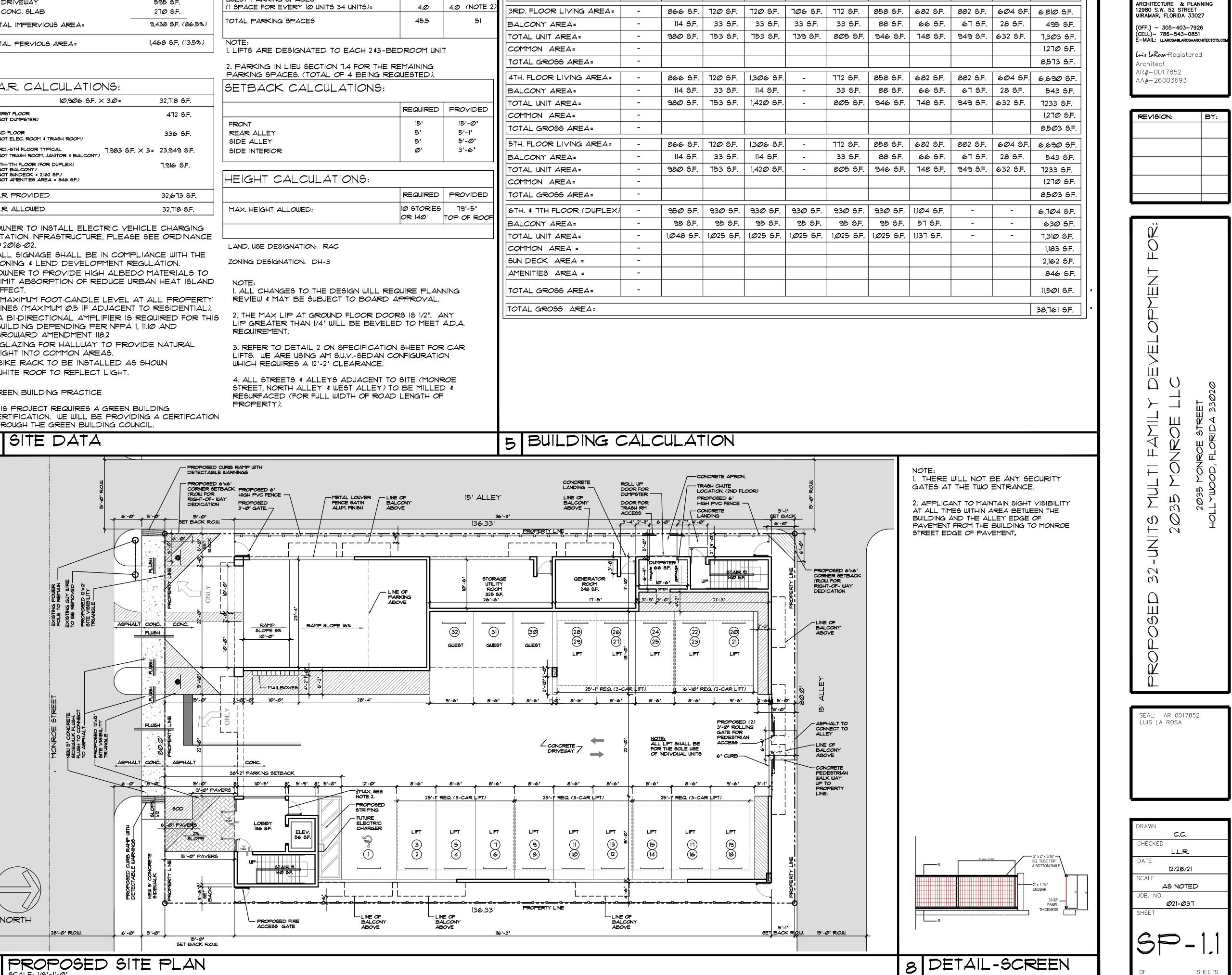
SITE CALC	CULATIONS:	
NET AREA = 14	4: 0,906 S.F. OR .25 AC 12,906.31 S.F. OR .30	
BUILDING FOO DRIVEWAY	OTPRINT AREA	8,573 S.F. 595 S.F.
CONC. SLAB	US AREA=	27Ø S.F.
TOTAL PERVIOUS		1,468 S.F. (
F.A.R. CAL		:
	10,906 S.F. × 3.0	= 32,718 8
FIRST FLOOR (NOT DUMPSTER)		472 8
2ND FLOOR (NOT ELEC, ROOM & 1 3RD5TH FLOOR TYF	PICAL 7.98	336 8 3 6.F. × 3= 23,949
(NOT TRASH ROOM, J. 6TH-TTH FLOOR (FOR (NOT BALCONY)	R DUPLEX)	7,916 5
(NOT SUNDECK = 2,63 (NOT AMENITIES ARE,	4 = 846 SF.)	22672
F.A.R. PROVIDED F.A.R. ALLOWED	, 	32,673 32,718
	STALL ELECTRIC	
0 2016-02.	E SHALL BE IN CO	
ZONING & LEN 3. OWNER TO P	ND DEVELOPMEN ROVIDE HIGH AL	T REGULATION. BEDO MATERIA
EFFECT.	PTION OF REDUC DOT-CANDLE LEV	
LINES (MAXIM	1UM Ø.5 IF ADJAC IONAL AMPLIFIER	ENT TO RESIDE
BROWARD A	PENDING PER NF MENDMENT 118.2	
LIGHT INTO C	R HALLWAY TO F OMMON AREAS. TO BE INSTALLED	
	TO REFLECT LIGH	
GREEN BUILDIN	NG PRACTICE	
CERTIFICATION	REQUIRES A GRE 1. WE WILL BE PRO GREEN BUILDING	OVIDING A CERT
	DATA	
	• •	
	Row	/г
	بت ف ۳	
		6'-0' 5'-0'
	-	
	EXISTING POWER POLE TO REMAIN EXISTING GUT WIRE TO BE REMOVED - PROPOSED 12'X12' SITE VISIBILITT TRIANGLE	PROPER
	MONROE STREET NEW 5" CONCRETE SIDEWALK FLUGH FLUGH TO CONNECT TO ASPHALT TO ASPHALT FROPOSED 12'X12' BITE VISIBILITY FRIANGLE	<u> </u>
	MONROE STR New 5' CONCRETE SIDEWALK FLUSH. FLUSH TO CONNECT TO ASPHALT FROPOSED 12'X2' SITE VISIBILITY TRIANGLE	
		6'-0'
		PROPOSED CURES RAMP WITH DETECTABLE WARNINGS
NORTH		

28'-**0'** ROW.

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

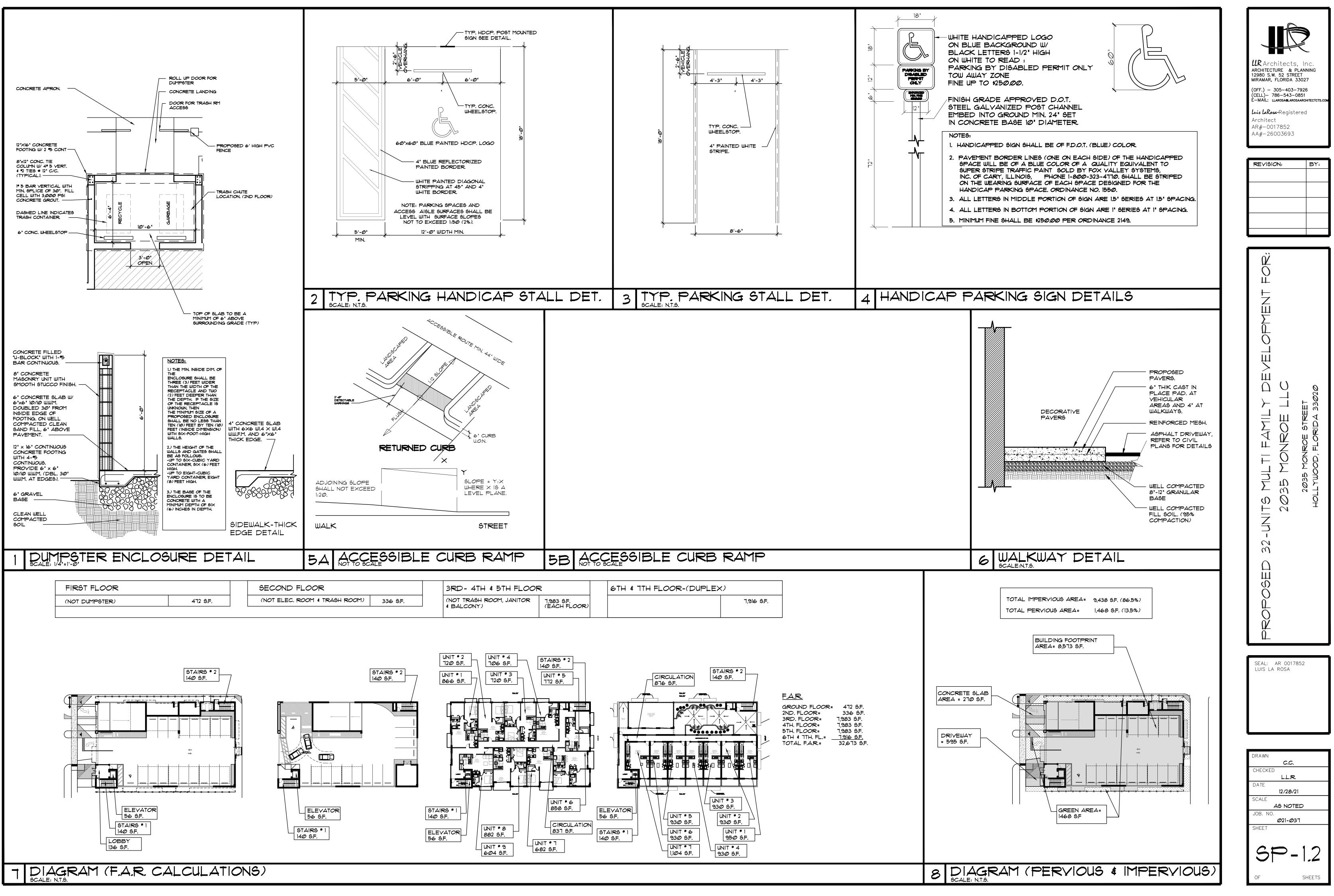
S	LEGAL	DESCRIPTION

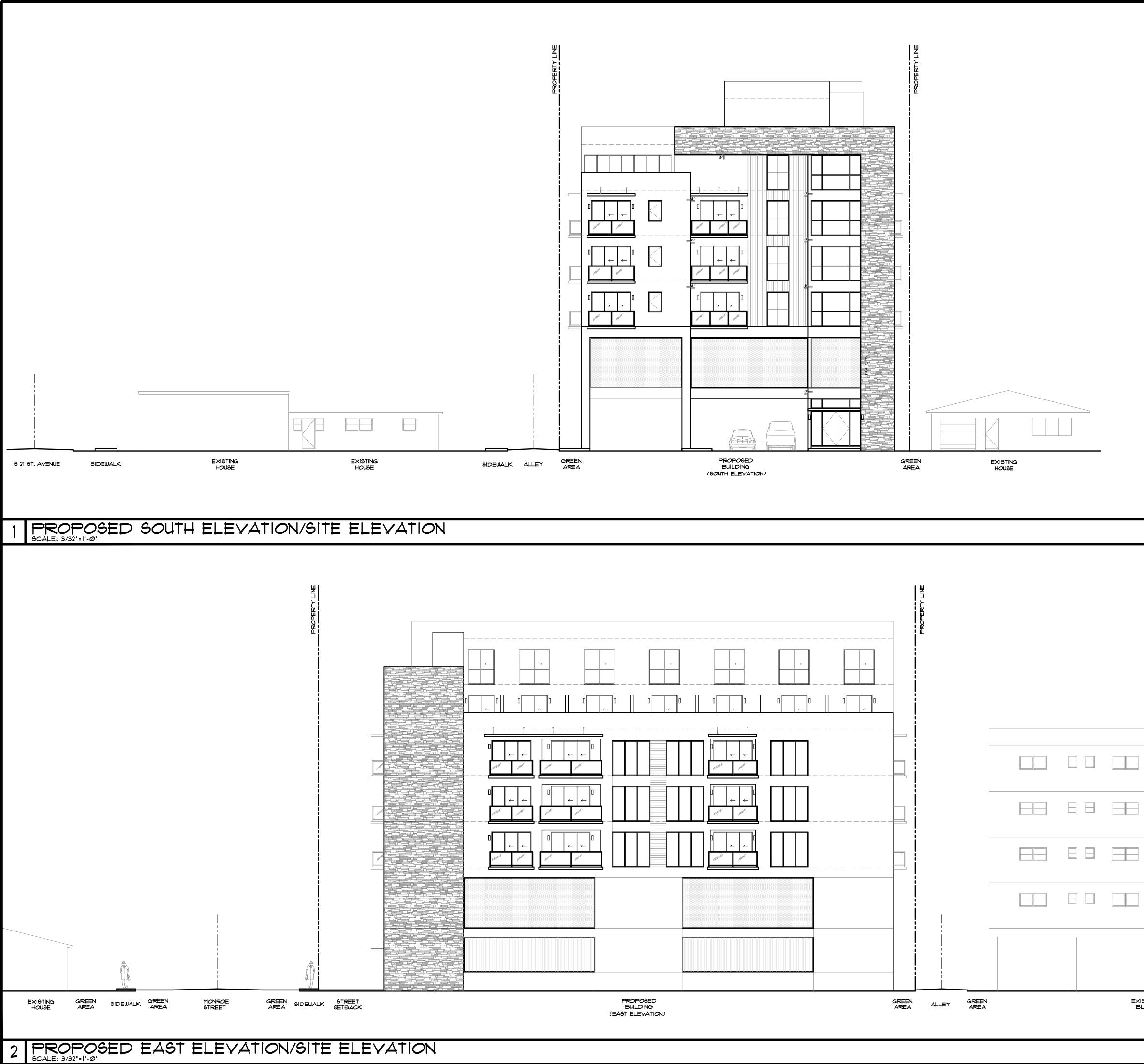
	PARKING CALCULATIONS:	BUILDING CALCULATION													
		REQUIRED	PROVIDED		LOBBY	UNIT # 1	UNIT # 2	UNIT # 3	UNIT # 4	UNIT # 5	UNIT # 6		UNIT # 8	UNIT # 9	
	13-(1) BEDROOM= 13X1= 13 PARKING SPACE	13.0	13.0	16T, FLOOR COMMON AREA=	472 S.F.	(TWO BED.)	(ONE BED.)	(2 # 3 BED.)	(ONE BED.)	(ONE BED.)	(TWO BED.)	(ONE BED.)	(TWO BED.)	(ONE BED.)	1,075 S.F.
	17-(2) BEDROOMS= 17×1.5= 25.5 PARKING SPACE 2-(3) BEDROOMS= 2×1.5= 3.0 PARKING SPACE GUEST PARKING SPACES	25.5 3.Ø	17.0* (NOTE 1) 2.0* (NOTE 1)	2ND. FLOOR COMMON AREA	336 S.F.	_	-	-	-	-	_	_	_	-	606 S.F.
F.	(1 SPACE FOR EVERY 10 UNITS 34 UNITS)=	4.Ø	4.Ø (NOTE 2)	3RD. FLOOR LIVING AREA=	-	866 S.F.	72Ø S.F.	72Ø S.F.	706 S.F.	772 S.F.	858 S.F.	682 S.F.	882 S.F.	604 S.F.	6,810 S.F.
F. (86.5%)	TOTAL PARKING SPACES	45.5	51	BALCONY AREA=	-	114 S.F.	33 S.F.	33 S.F.	33 S.F.	33 S.F.	88 S.F.	66 S.F.	67 S.F.	28 S.F.	495 S.F.
=, (13.5%)				TOTAL UNIT AREA=	-	98Ø S.F.	753 S.F.	753 S.F.	739 S.F.	8Ø5 S.F.	946 S.F.	748 S.F.	949 S.F.	632 S.F.	7,3Ø3 S.F.
. (19.9%)	1. LIFTS ARE DESIGNATED TO EACH 2\$3-BE	DROOM UNI	Ť	COMMON AREA=	-										1,270 S.F.
	2. PARKING IN LIEU SECTION 7.4 FOR THE RE			TOTAL GROSS AREA=	-										8,573 S.F.
	PARKING SPACES. (TOTAL OF 4 BEING REG	QUESTED)		4TH. FLOOR LIVING AREA=	-	866 S.F.	72Ø S.F.	1,306 S.F.	-	772 S.F.	858 S.F.	682 S.F.	882 S.F.	604 S.F.	6,690 S.F.
	SETBACK CALCULATIONS:			BALCONY AREA=	-	114 S.F.	33 S.F.	114 S.F.	-	33 S.F.	88 S.F.	66 S.F.	67 S.F.	28 S.F.	543 S.F.
3 S.F.		REQUIRED		TOTAL UNIT AREA=	-	98Ø S.F.	753 S.F.	1,420 S.F.	-	8Ø5 S.F.	946 S.F.	748 S.F.	949 S.F.	632 S.F.	7233 S.F.
2 S.F.			PROVIDED	COMMON AREA=	-										1,270 S.F.
S.F.	FRONT REAR ALLEY	15' 5'	15'-Ø" 5'-1"	TOTAL GROSS AREA=	-										8,5Ø3 S.F.
	SIDE ALLEY	5'	5'-Ø"	5TH. FLOOR LIVING AREA=	-	866 S.F.	72Ø S.F.	1,306 S.F.	-	772 S.F.	858 S.F.	682 S.F.	882 S.F.	604 S.F.	6,690 S.F.
9 S.F.	SIDE INTERIOR	Ø'	3'-6'	BALCONY AREA=	-	114 S.F.	33 S.F.	114 S.F.	-	33 S.F.	88 S.F.	66 S.F.	67 S.F.	28 S.F.	543 S.F.
S.F.				TOTAL UNIT AREA=	-	98Ø S.F.	753 S.F.	1,420 S.F.	-	8Ø5 S.F.	946 S.F.	748 S.F.	949 S.F.	632 S.F.	7233 S.F.
	HEIGHT CALCULATIONS:			COMMON AREA=	-										1,270 S.F.
13 S.F.		REQUIRED	PROVIDED	TOTAL GROSS AREA=	-										8,5Ø3 S.F.
8 S.F.	MAX. HEIGHT ALLOWED:	10 STORIES		6TH. & TTH FLOOR (DUPLEX)	-	950 S.F.	93Ø S.F.	93Ø S.F.	930 S.F.	930 S.F.	930 S.F.	1,104 S.F.	-	-	6,704 S.F.
		OR 140'	TOP OF ROOF	BALCONY AREA=	-	98 S.F.	95 S.F.	95 S.F.	95 S.F.	95 S.F.	95 S.F.	57 S.F.	-	-	63Ø S.F.
ARGING DINANCE				TOTAL UNIT AREA:	-	1,048 S.F.	1,Ø25 S.F.	1,025 S.F.	1,Ø25 S.F.	1,025 S.F.	1,Ø25 S.F.	1,137 S.F.	-	-	7,310 S.F.
	LAND. USE DESIGNATION: RAC			COMMON AREA =	-										1,183 S.F.
ITH THE N	ZONING DESIGNATION: DH-3			SUN DECK AREA =	-										2,162 S.F.
 IALS TO				AMENITIES AREA =	-										846 S.F.
T ISLAND	ND NOTE: 1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING		NING	TOTAL GROSS AREA=	-										11,501 S.F.
NOPERTY DENTIAL).	REVIEW & MAY BE SUBJECT TO BOARD A	FFROVAL.		TOTAL GROSS AREA=											38,761 S.F.
FOR THIS														I	
IRAL	3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.VSEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.														
	4. ALL STREETS & ALLEYS ADJACENT TO STREET, NORTH ALLEY & WEST ALLEY) TO RESURFACED (FOR FULL WIDTH OF ROAD PROPERTY).	BE MILLE													



6'-0' 5'-0'

LK Architects. Ind





LLR Arcl ARCHITECT 12980 S.W MIRAMAR, (OFF.) – 3 (CELL) – 7 E-MAIL: LI Luis LaRos Architec: AR#-007 AA#-260	URE & 1 52 STR FLORIDA 305-403- 86-543- AROSACLARC &-Regist t 17852	PLAN EET 3302 -7920 0851 ISAARCI	NING 7 5 #ITECTCTS.COM
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-UNITS MULTI FAMILY DEVELOPMENT FOR:	2035 MONROE LLC	2035 MONROF STREET	()

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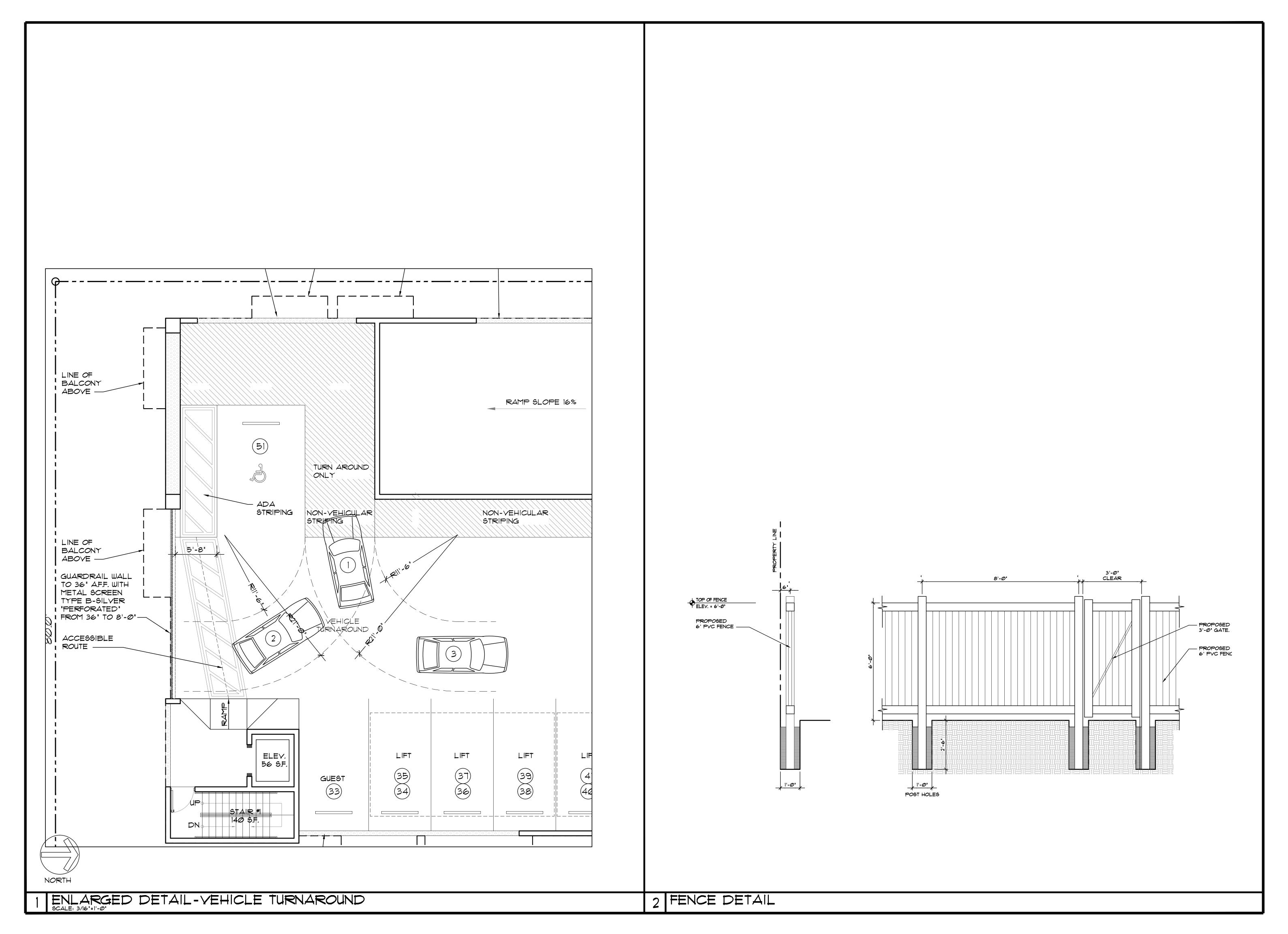
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SEAL: AR 0017852 LUIS LA ROSA

EXISTIN BLDG	G			STREET SETBACK	SIDEWALK

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DATE	
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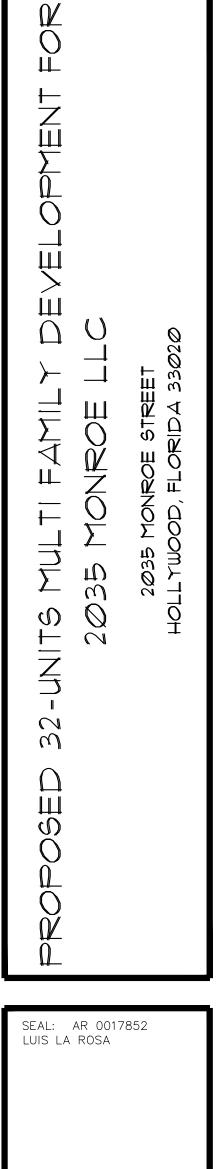




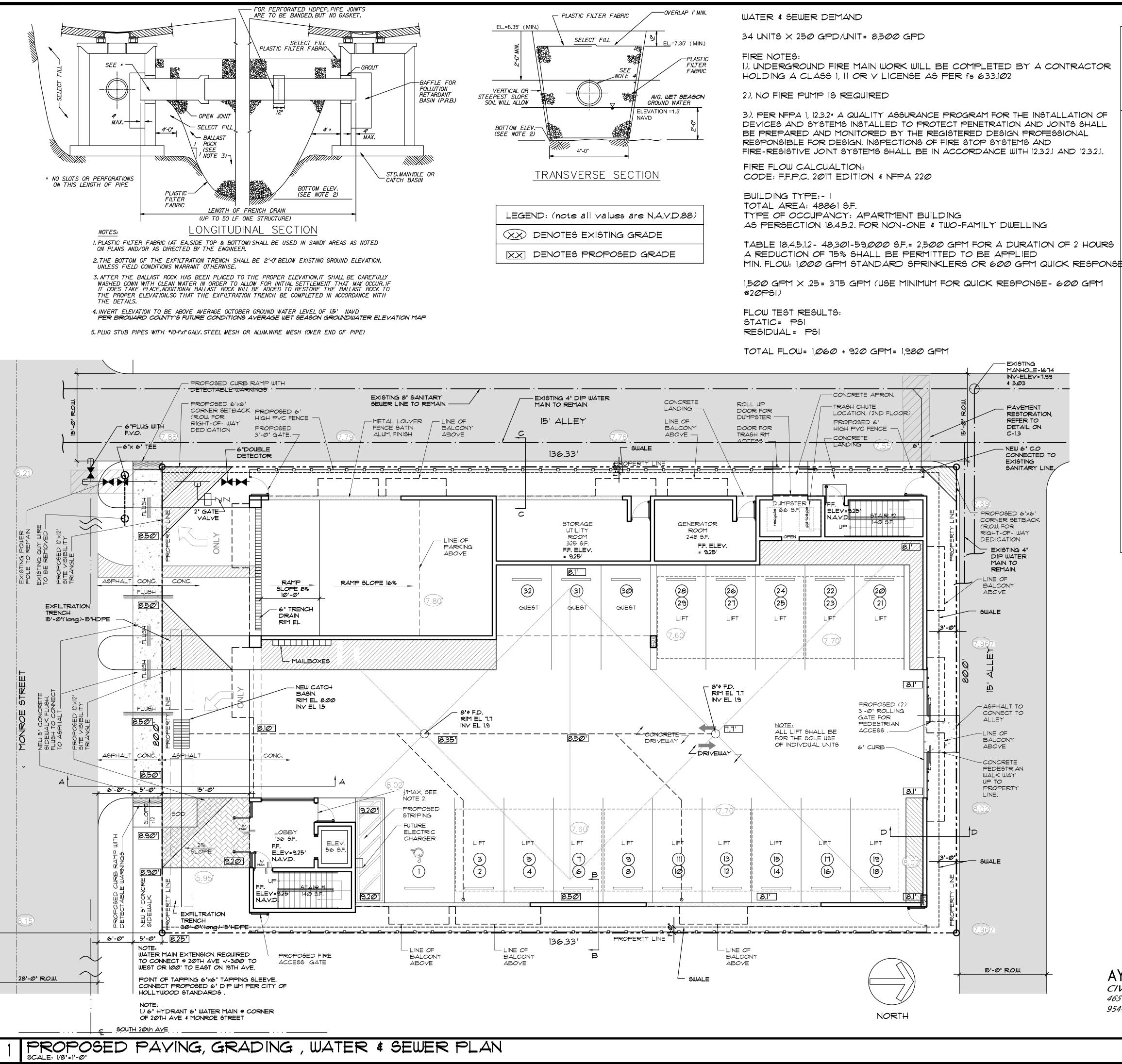
Luis LaRosa-Registered Architect AR#-0017852 AA#-26003693

REVISION:	BY:

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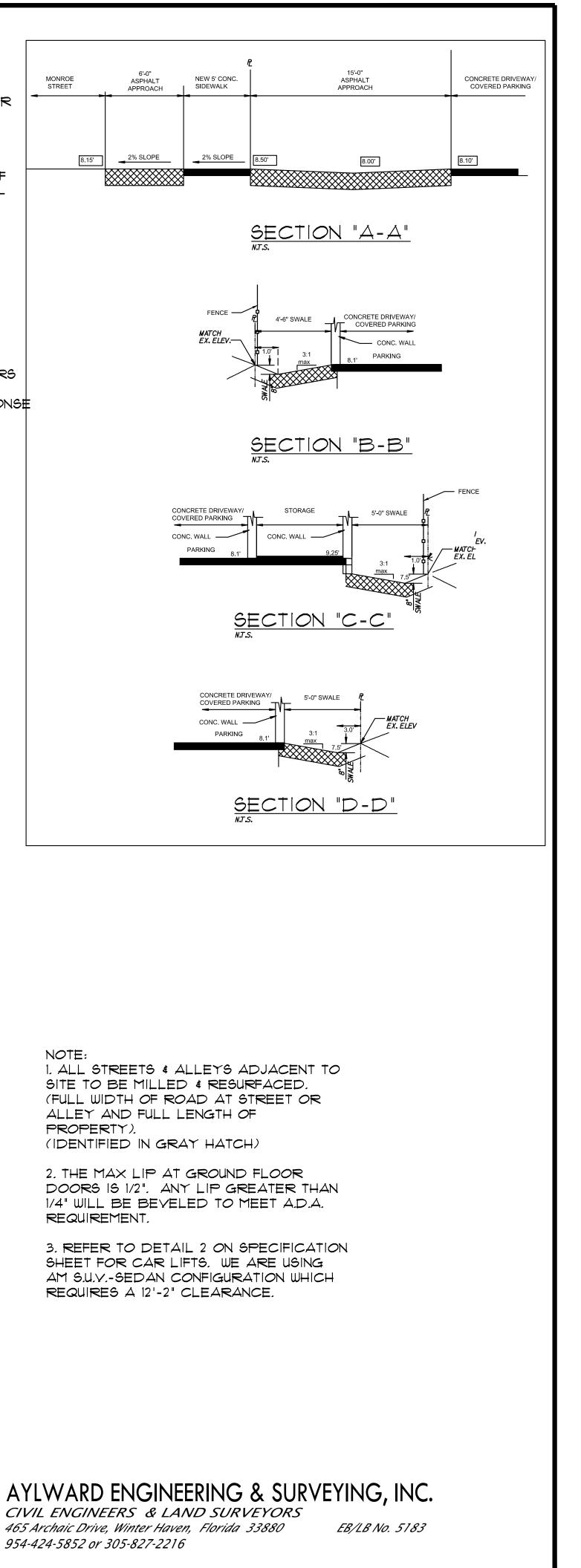


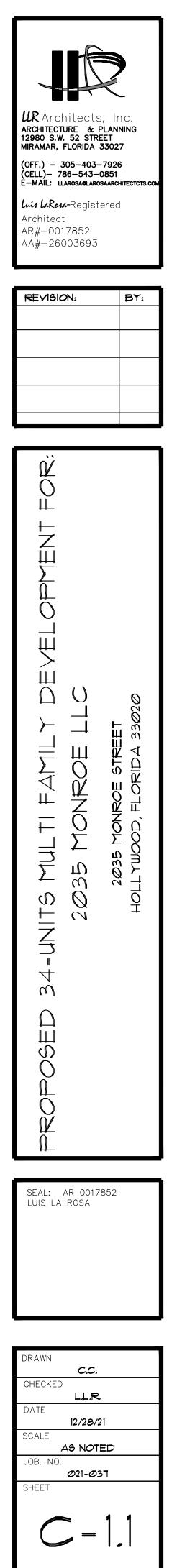
1). UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR

3). PER NEPA 1, 12.3.2* 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 FIRE-REGISTIVE JOINT SYSTEMS SHALL BE IN ACCORDANCE WITH 12.3.2.1 AND 12.3.2.1.

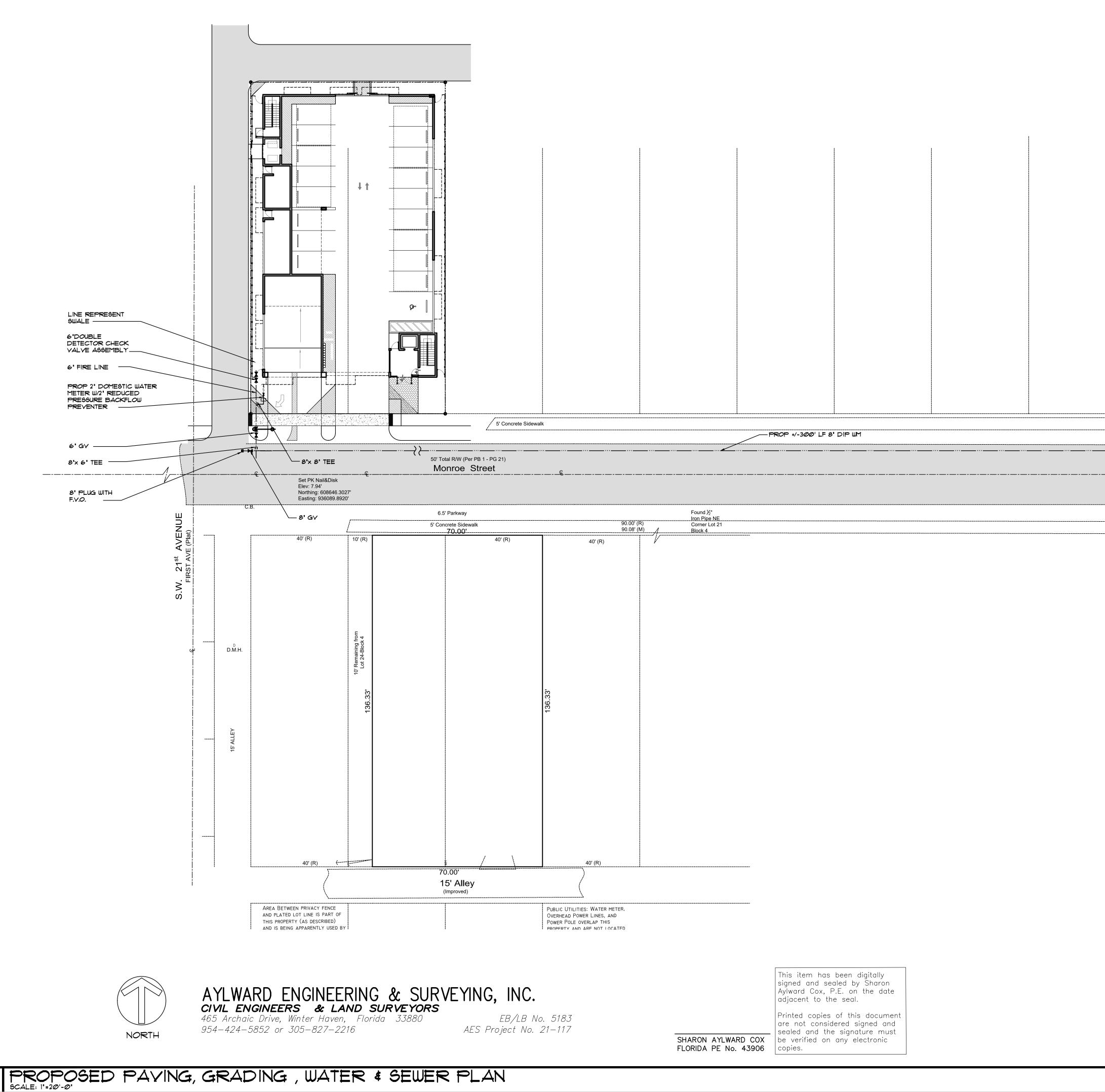
TABLE 18.4.5.1.2 - 48,301-59,000 S.F.= 2,500 GPM FOR A DURATION OF 2 HOURS

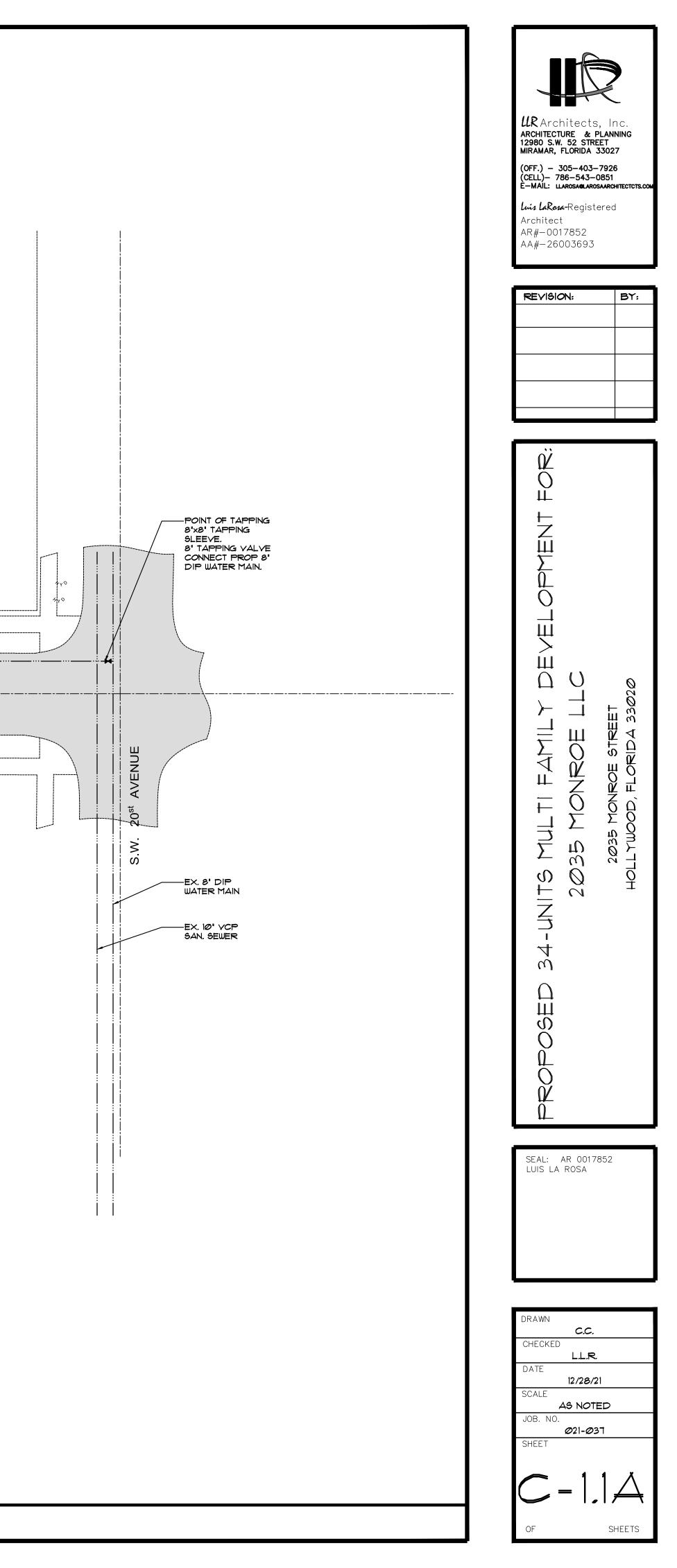
1,500 GPM X .25= 375 GPM (USE MINIMUM FOR QUICK RESPONSE- 600 GPM





120





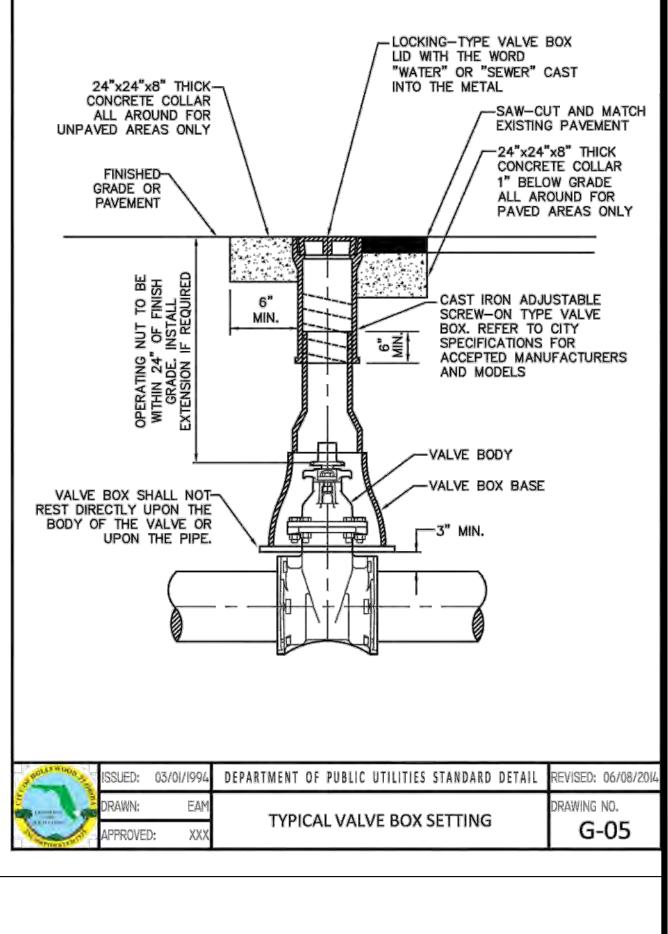
G	ENERAL NOTES:	-						GE	VERAL NOTE	S (CONTIN	IUED):
1.	1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS								CITY OF HOLLYWOO STAGING / STORAG		
		WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.							CONTRACTOR SHAL SOIL IS ALLOWED T		
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 (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.							14.	CONTRACTOR SHAL	l Clean / Swei	P THE ROAD AT L
3.	LOCATIONS, ELEVATIO	NS, SIZES, MATERIALS, ALIGI	NMENTS, AND DIMENSIONS	OF EXISTING	FACILITIES,				CONTRACTOR SHAL REQUIRED BY NPDE		
	TIME OF THE PREPARA THERE MAY HAVE BEE	ATION OF THESE PLANS; AN N OTHER IMPROVEMENTS,	ORDING TO THE BEST INFOR D DO NOT PURPORT TO BE A UTILITIES, ETC., WITHIN THE SE PLANS AND/OR THE ORIGI	BSOLUTELY C PROJECT ARE	ORRECT. ALSO, A WHICH WERE				THE CITY OF HOLLY CONSTRUCTION BE SUNDAY.		
	WORK PRIOR TO CONS	TRUCTION, AND NOTIFY TH	ATIONS, AND OTHER FEATU E ENGINEER IMMEDIATELY W /ERED. THE ENGINEER ASSUM	HEN CONFL	ICT BETWEEN				Suitable excavat Include cost in o		HALL BE USED IN F
	AVOID CONFLICT WITH EXISTING UTILITIES SH	HEXISTING UTILITIES (NO AD ALL BE MAINTAINED IN SERV	PLANS. THE CONTRACTOR SH DDITIONAL COST SHALL BE PA /ICE DURING CONSTRUCTION	ID FOR THIS	WORK).				ALL ROAD CROSSIN NOTED ON THE DR/	WINGS.	
4.	THE CONTRACTOR SHA		UTILITIES TO ARRANGE FOR T AS NECESSARY TO COMPLET						THE CONTRACTOR : SIDEWALKS, ETC. TO TYPE OF MATERIAL ENGINEER.	O SATISFY THE II	NSTALLATION OF 1
5.	UTILITIES ON THIS PRO	JECT, AND TO ENSURE THAT	TO LOCATE AND PROTECT AN EXISTING UTILITIES ARE MA RWISE BY THE UTILITY OWN	INTAINED IN					THE CONTRACTOR EQUIPMENT. IN CA FORM MUST BE SIG CONTRACTOR IS RE	SE WORK ON PR NED BY PROPER	RIVATE PROPERTY RTY OWNER AND T
6.	HAND-HOLES, PULL-BO BE OVERLAID WITH AS	DXES, STORMWATER INLETS, PHALT PAVEMENT.	CASTINGS INCLUDING VALV AND SIMILAR STRUCTURES I	N CONSTRUC	CTION AREA TO				THE CONTRACTOR RRIGATION SYSTEM REPLACE ANY DAM PERTINENT APPURT	I (PRIVATE OR F AGED, REMOVE	PUBLIC) ACCIDENT
/.	PERMITS PRIOR TO THI	E START OF CONSTRUCTION	v	,	530 mm 9 9 8 9 9 mm				THE CITY.		
o. 9,			8 HOURS PRIOR TO BEGINNI						PROPOSED IMPROV	EMENTS SHALL	BE REPLACED TO
	DOCUMENT'S REQUIRE		VITTED TO ECSD IN ACCORD/ ADDITION, IT IS THE CONTR/ PROVAL, IF REQUIRED.						CONTRACTOR SHAL CITY OF HOLLYWOO NO TREES ARE TO B	D DEPARTMEN	T OF PUBLIC UTILI
10			ELY FOR ANY CONFLICT ARIS		-				ENGINEER.	E REMOVED OR	RELOCATED WITH
		E CONSIDERED INCIDENTAL	I ON THESE DRAWINGS. THIS TO THE CONTRACT AND NO						THE CONTRACTOR PERMITS FROM THI RIGHT OF WAY.		
11	. ELEVATIONS SHOWN / 1988 (NAVD 88).	ARE IN FEET AND ARE REFER	RENCED TO THE NORTH AME	RICAN VERTIC	AL DATUM OF				IT IS THE INTENT OF HAVING JURISDICTI STANDARDS / REQU	ON. ANY DISCRE	EPANCIES BETWEE
HOLLY	ISSUED: 03/01/1	994 DEPARTMENT OF P	UBLIC UTILITIES STANDAR	D DFTAIL	REVISED: 06/08/20	14		Co Ban LY MUR	ISSUED: 03/0)1/1994 DEPAR	TMENT OF PUBL
18AM -	DRAWN: E	EAM			DRAWING NO.				DRAWN:	EAM	GENI (CO
CORPOR	WT C	XXX	ENERAL NOTES		G-00			Constants.	APPROVED:	XXX	
							r				
	WATER MAIN S	EPARATION IN ACCOR	RDANCE WITH F.A.C. R	ULE 62-55	5.314						
Γ				JOINT	SPACING						
	OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	@ CI	ROSSING NT CENTERED) (8)				ВОТ	TOM OF ROADV OR EXISTING	
ST	ORM SEWER,	WATER MAIN	12 inches is the minimum	Alternate 3 ft m	inimum				ENERAL BACKFILL PLACED IN LAYER	SHALL BE S NOT TO	
ST	ORM WATER FORCE MAIN, CLAIMED WATER (2)		except for storm sewer, then 6 inches is the minimum and 12 inched is preferred	WA				LAYE	ED 12" IN THICKNI R SHALL BE COMF 6 OF MAXIMUM DR	ACTED TO	
	AVITY SANITARY SEWER, (3)	WATER MAIN	12 inches is the minimum	Alternate 6 ft m	inimum M			PLACED IN	CKFILL SHALL BE LAYERS NOT TO	INITIAL	
SA	NITARY SEWER FORCE MAIN, CLAIMED WATER	10 ft prefered 6 ft minimum	except for gravity sewer, then 6 inches is the minimum and 12 inched is preferred	WA	TER MAIN			EACH	5" IN THICKNESS. LAYER SHALL BE CTED TO 98% OF	BACKFILL	
-		8====3	E3						UM DRY DENSITY	HAUNCHING {	
	N-SITE SEWAGE TREATMENT DISPOSAL SYSTEM	10 ft minimum		_						NIN 8	
									E	EDDING FOR- UNSUITABLE SOIL ONLY	PIPE O.D. H
1.	SEPARATION IS 12 INCHES.	SS ABOVE OTHER PIPE, WHEN W	ATER MAIN MUST BE BELOW O	THER PIPE, THE	MINIMUM					u u ne estent	PIPE O.D

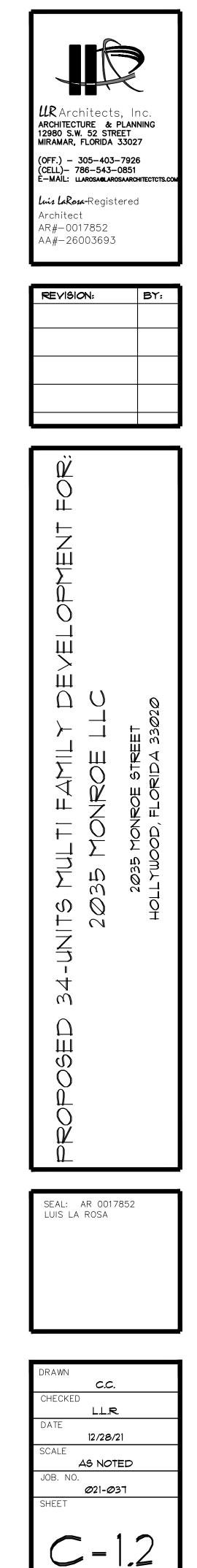
- T III OF CHAPTER 62-610, F.A. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE
- TOP OF THE GRAVITY SANITARY SEWER. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
- 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. 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). ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALY RESTRAINED.

SSUED:	03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN:	EAM	SEPARATION REQUIREMENTS	DRAWING NO.
APPROVED	: XXX	OF F.D.E.P.	G-01.1

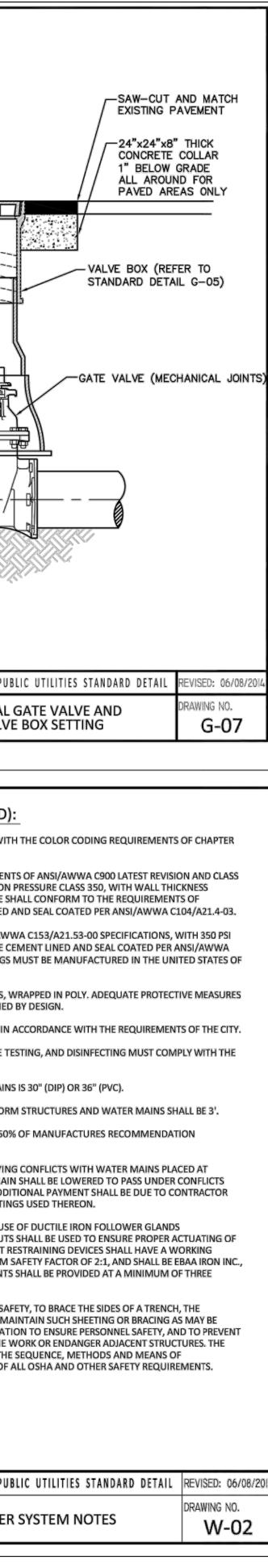
GENERAL NOTES (CONTINUED):	GENERAL NOTES (CONTINUED):
 CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK. 	27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING 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
 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. 	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.
 CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS 	28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
 REQUIRED BY NPDES REGULATIONS. 6. 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. 	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.
 SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS. 	30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS. 	31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
 9. 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 ECSD FIELD ENGINEER. 0. 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 SHALL BE RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES. 1. 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, SPINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY. 2. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION. 3. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS. 4. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER. 5. 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. 6. 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 ECSD. INFORM Y AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO T	 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 RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PREIOD. 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 MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED. 38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED. 39. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED. 39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.
APPROVED: XXX (CONTINUED) G-00.1	APPROVED: XXX (CONTINUED) G-00.2
FOR PAVEMENT RESTORATION REFER TO FDOT, BROWARD COUNTY PUBLIC WORKS, OR RIGHT-OF-WAY OWNER'S OR EXISTING GROUND	GRADE did vor cover so for did obstruction
Several Backfill Shall BE of Marking States and the compact of the several data shall be compact of the several data shall be the several data several data several the several data several data several the several data	
NOTES: NOTES: NOTES: 1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLAN SANDY SOL IF WAILABLE WITHIN THE LIMITS OF CONSTRUCTION, IMPORTED EDDING SHALL BE AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION, IMPORTED EDDING SHALL BE AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION, IMPORTED EDDING SHALL BE RELEVANTED, CONSTRUCTION, MEDDING MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OFRER TO SPECIFICATIONS SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".	RESTRAINT NOTES AND DETAILS (G-11 THROUGH C-11.3) FOR LENGTHS OF PIPE TO RESTRAIN OF PIPE TO RESTRAIN UTILITY CROSSING USING FITTINGS * REFER TO STANDARD DETAIL (G-01.1, "SEPARATION REQUIREMENTS." OBSTRUCTION CORADE UTILITY CROSSING USING FITTING UNIT DEFLECTION ANGLES SHALL NOT EXCEED 003 OF THAT RECOMMENDED BY THE PIPE ADD/OR THINK PIPE ADD/OR THINK PIEL CROSSING USING JOINT DEFLECTIONS * REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS." ORADE UTILITY CROSSING USING JOINT DEFLECTIONS * REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS." ORADE UTILITY CROSSING USING JOINT DEFLECTIONS * REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS." ORADE UTILITY CROSSING USING JOINT DEFLECTIONS * REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS." FOR

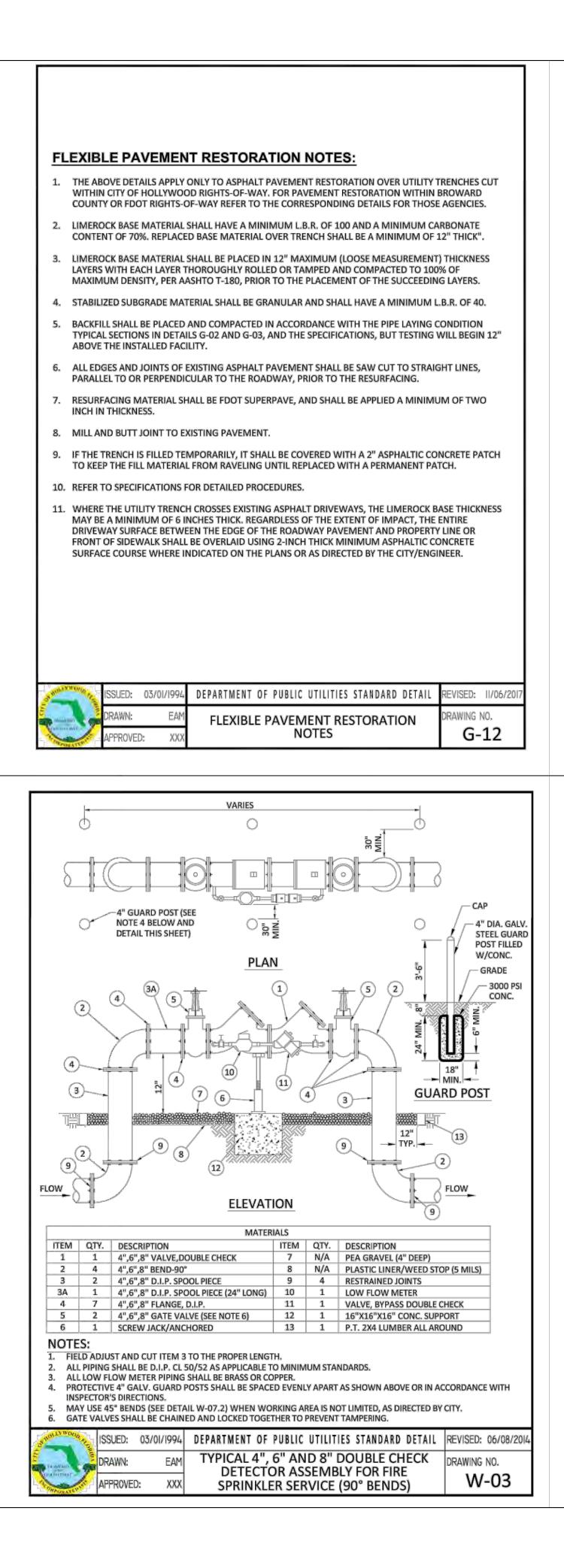
40.	D. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).				
			8	ways call B11 two full trusiness days before you dig	
41.	abov Burie	/e the Pip Ed Pipe Be	E. THE MA	A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTIN ARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THA TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR AL.	T THERE IS
42.	CONN	IECTIONS		ISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONT METERED, AND THE COST OF WATER AND TEMPORARY ME TOR.	
43.	3. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD 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:		ed by a florida. . The cost of		
	a.	FITTING	BEND AN	ING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INL D HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AN ELINE OR RIGHT-OF-WAY CENTERLINE.	
	b.	MAIN AI 100 FEE	ND FORCE F AS MEAS ONS AT EA	HALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MA MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS N SURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE ACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL	OT TO EXCEED SPOT
	C.			HALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UN ATELY ADJACENT OR PARALLEL TO THE NEW MAIN.	DERGROUND
	d.	MAIN) C DIRECTL THE MA	or Pipe IN\ Y Above T IN. The Pr	TH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER M/ VERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MA THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEAS ROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EA TING, BEND AND VERTICAL PIPE DEFLECTION.	NHOLE RIM SURED ALONG
	e.	000-000	E VERTICA	/ SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING TH L SEPARATION PROVIDED BETWEEN THAT UNDERGROUND	- 4 6 6 - 3 60 338 -
	f.			UST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "S WING STANDARDS"	URVEY /
Tamol	N'S Cam	SSUED: ()3/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/201
	27	ORAWN: APPROVED:	EAM XXX	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3

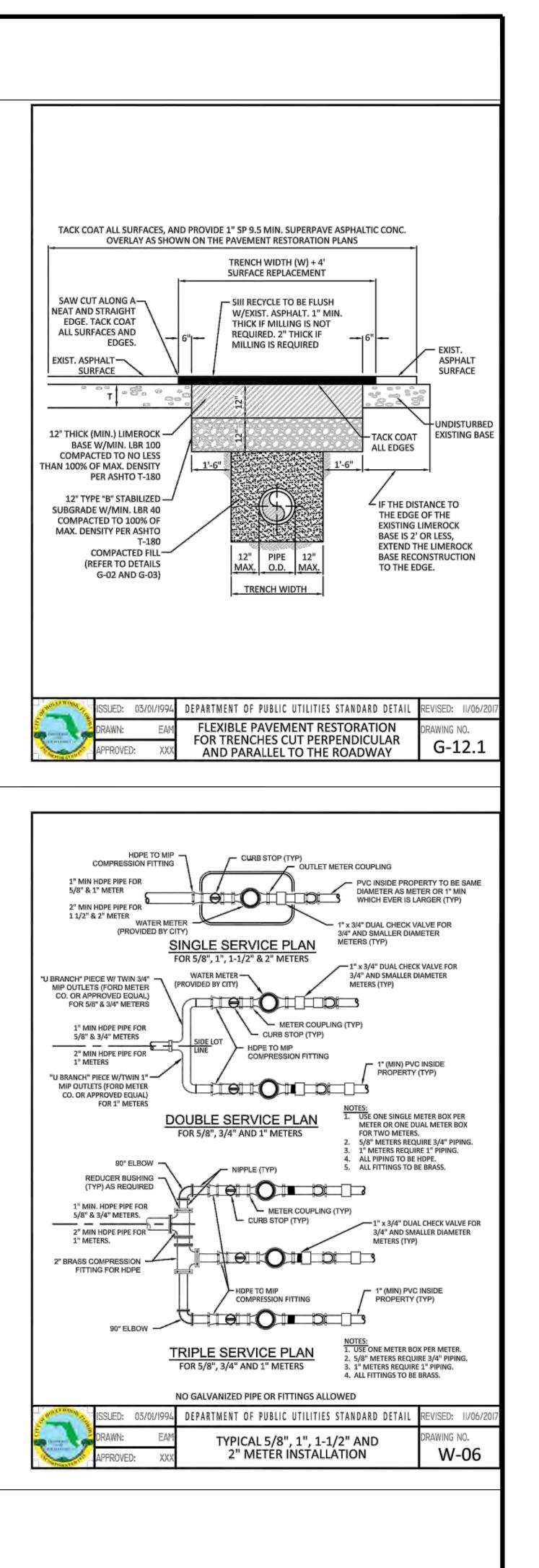


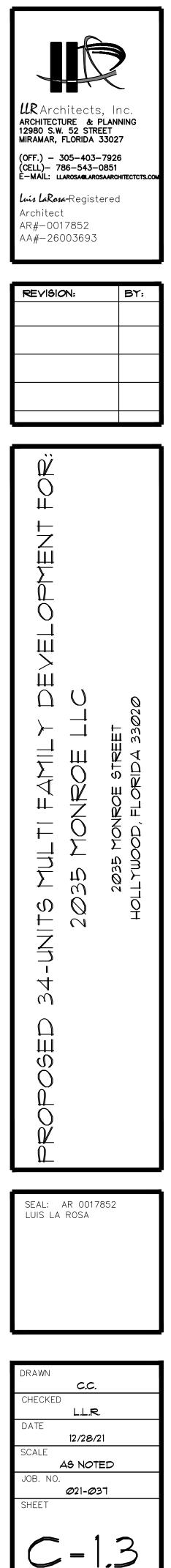


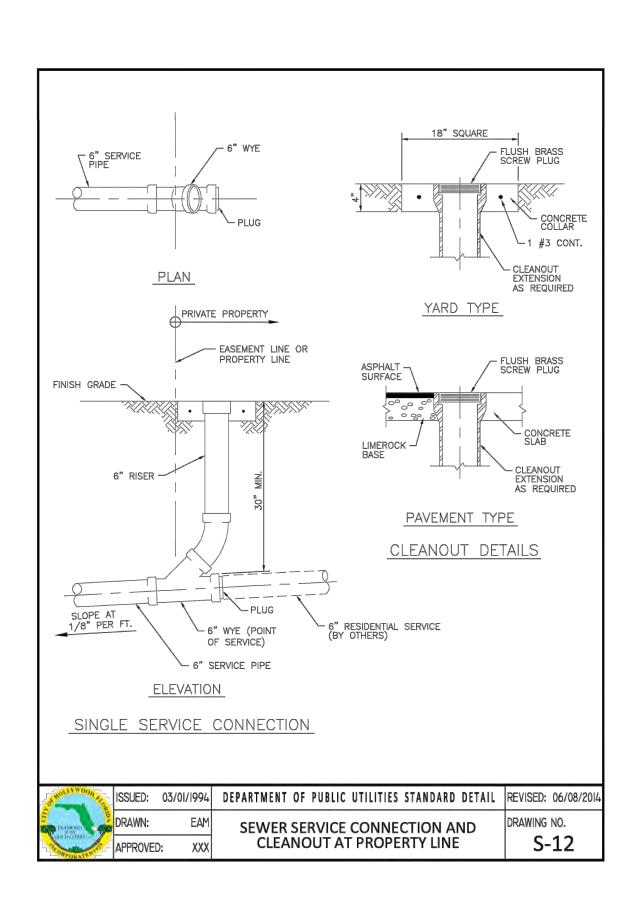
	24"x24"x8" THICK CONCRETE IN UNPAVED AREAS ONLY 1" BELOW ALL ARC	VEMENT x8" THICK TE COLLAR W GRADE DUND FOR AREAS ONLY TO G-05) () () () () () () () () () (24"x24"x8" THICK CONCRETE COLLAR ALL AROUND FOR UNPAVED AREAS ONLY FINISHED GRADE OR PAVEMENT OBERATING NUT TO BE UNTIALLA BARTON IF REQUIRED OF MINISHED BARTON IF REQUIRED OF MINISHED BARTON IF REQUIRED OF MINISHED BARTON IF REQUIRED OF MINISHED OF MINISHED
Server and a server and a server a se	NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTA TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TA FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON TH SIDE OF THE TAPPING VALVE. ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETA TYPICAL TAPPING SLEEVE	APPING OPERATIONS. PROPERTY LINE. HE DOWNSTREAM AIL REVISED: 06/08/2014 DRAWING NO.	ISSUED: 03/01/1994 DEPARTMENT OF P DRAWN: EAM TYPICA
ACON	APPROVED: XXX AND VALVE SETTING	G-06	APPROVED: XXX VAL
1. 2. 3. 4. 5. 6.	ATER SYSTEM NOTES: NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT V EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWE THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE INCHES BELOW THE OTHER PIPELINE. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT V EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM V OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LIAD SO THE OUTSIOE OF THE WAT EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM V OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LIAD SO THE OUTSIOE OF THE WAT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIO UNDER FAC 62-555.314(5]]. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS THE OTHER PIPELINE, OR THE PIPES WILL BE ARRAGED SO THAT ALL WATER MAIN JOINTS MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF OF F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE, STORM SEWERS, ST MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF OF F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGU III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2)]; EXCEPTIONS ALLOWED UNDER FAC 62 NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON P CROSSING BELOW SANITARY SEWER MAINS. POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND THE ENDS OF THE PIPE BY ORE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED PROVIDE SAUG FIT AND SHALL BE SECURED IN THIS PROJECT TO BE DUCTILE TARP, SECTION SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, SECTION SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, SECTION SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYL	R WILL BE LAID SO OR AT LEAST 12 WILL CROSS ANY VATER FORCE MAIN, TER MAIN IS AT INS ALLOWED WILL BE CENTERED S POSSIBLE FROM NTS ARE AT LEAST TORM WATER FORCE HAPTER 62-610, RY SEWERS, LATED UNDER PART 2-555.314(5)]. IPE (D.I.P.) WHEN E IRON PIPE, ETHOD A. THE SHALL OVERLAP AND LAPPED TO E TAPE. EACH END IPE. NG MATERIAL, BUT IS FED POLYETHYLENE , OR THE DAMAGED TEM. IT SHALL BE CE AND THE WEEP RATED FOR TWO INET, NON-RISING C PIPE AND HAVE A RESILIENT SEAT AND TILITY APPROVAL. ON AND ADJUSTABLE HE WATER LINES.	 WATER SYSTEM NOTES (CONTINUED 11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY W 62-555.320 F.A.C. 22. ALL PVC PIPE SHALL CONFORM TO THE REQUIREME DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINE 13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AV MINIMUM WORKING PRESSURE, FITTINGS MUST BE C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTING AMERICA. 14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS AGAINST CORROSION SHALL BE USED AS DETERMINI 15. PAVEMENT RESTORATION SHALL BE CARRIED OUT I 16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE CITY OF HOLLYWOOD SPECIFICATIONS. 17. THE MINIMUM DEPTH OF COVER OVER WATER MAI 18. MINIMUM HORIZONTAL SEPARATION BETWEEN STO 19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE S (MAXIMUM) WHERE DEFLECTION IS REQUIRED. 20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFY MINIMUM COVER. IN CASE OF CONFLICT, WATER MAI WITH 18" MINIMUM VERTICAL SEPARATION. NO AD FOR LOWERING THE MAIN OR THE ADDITIONAL FITT 21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE U MANUFACTURED TO ASTIM A 536-80. TWIST-OFF NU THE RESTRAINING DEVICES. THE MECHANICAL JOINT PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM MEGALUG OR APPROVED EQUAL. JOINT TRESTRAIN JOINTS (60 FEET) FROM ANY FITTING. 22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF S CONTRACTOR SHALL BE RESONSIBLE FOR THE EXCAMA MOVEMENT WHICH CAN IN ANY WAY DAMAGE TH CONTRACTOR SHALL BE DURING. 22. WHENEVER IT IS NECESSARY IN THE INTEREST OF S CONTRACTOR SHALL BE CONTROL SEPARATION O NECESSARY TO SUPPORT THE SIDES OF THE EXCAMA MOVEMENT WHICH CAN IN ANY WAY DAMAGE TH CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TI CONSTRUCTION, AND FOR THE IMPLEMENTATION O
10,	ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREM 62-555.320 F.A.C.	INCHES (24") OF	ISSUED: 03/01/1994 DEPARTMENT OF P
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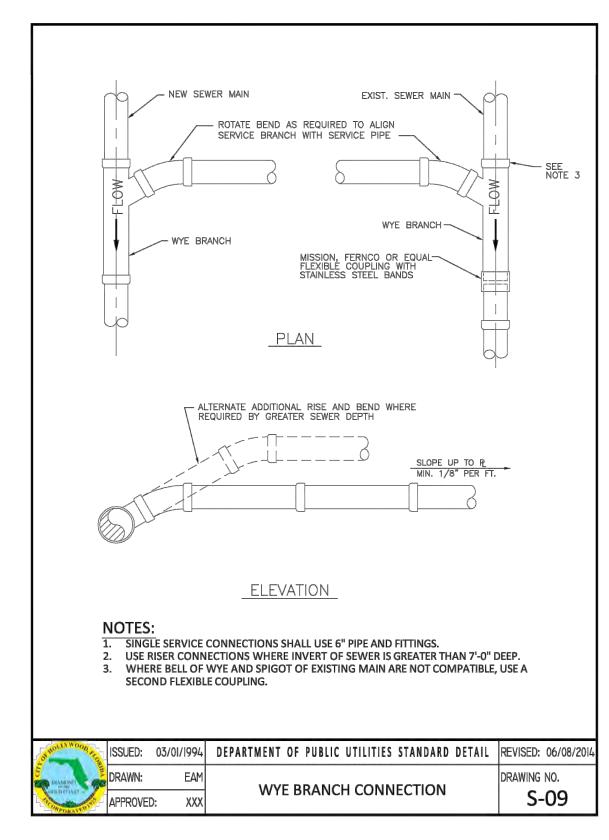


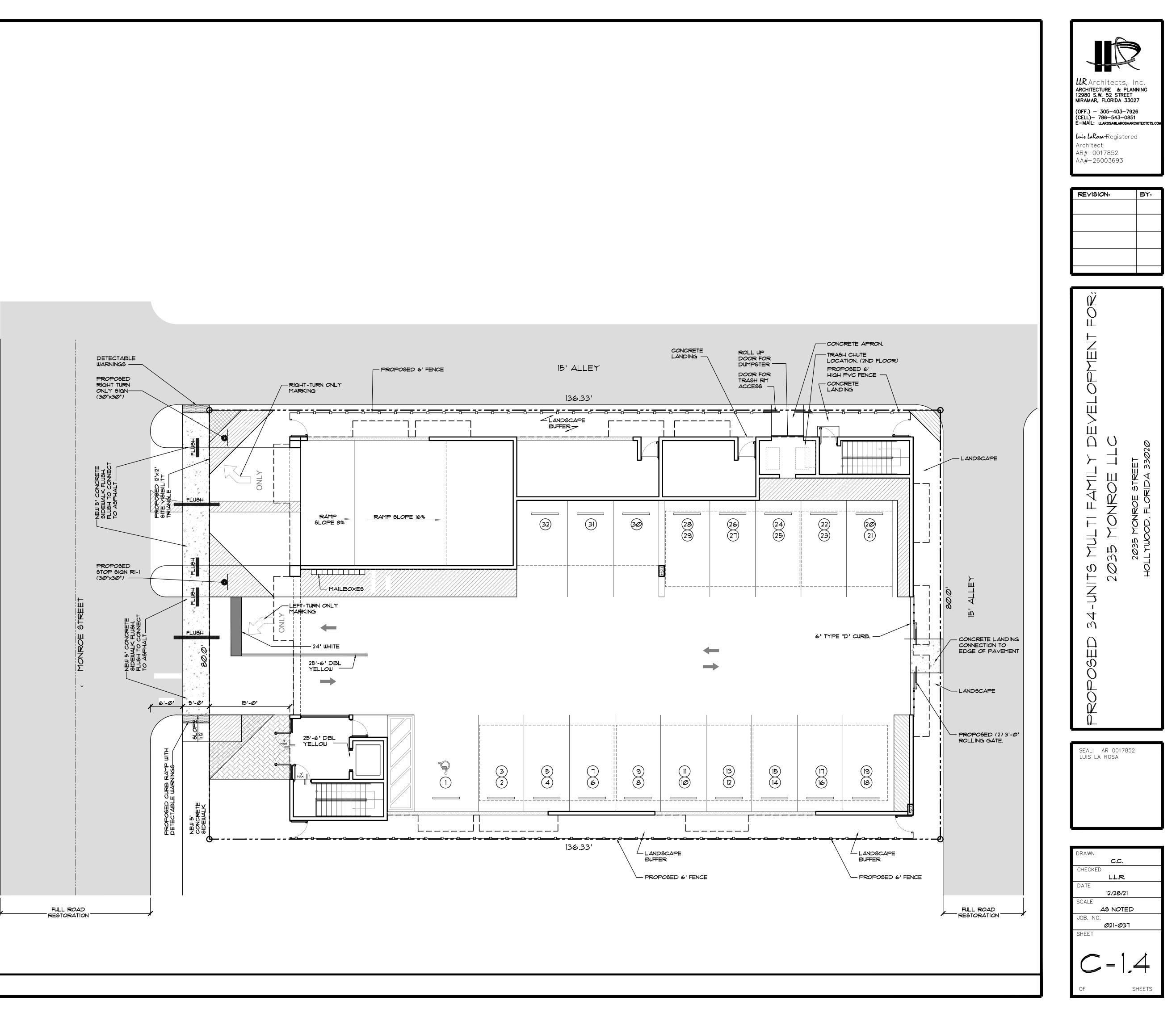




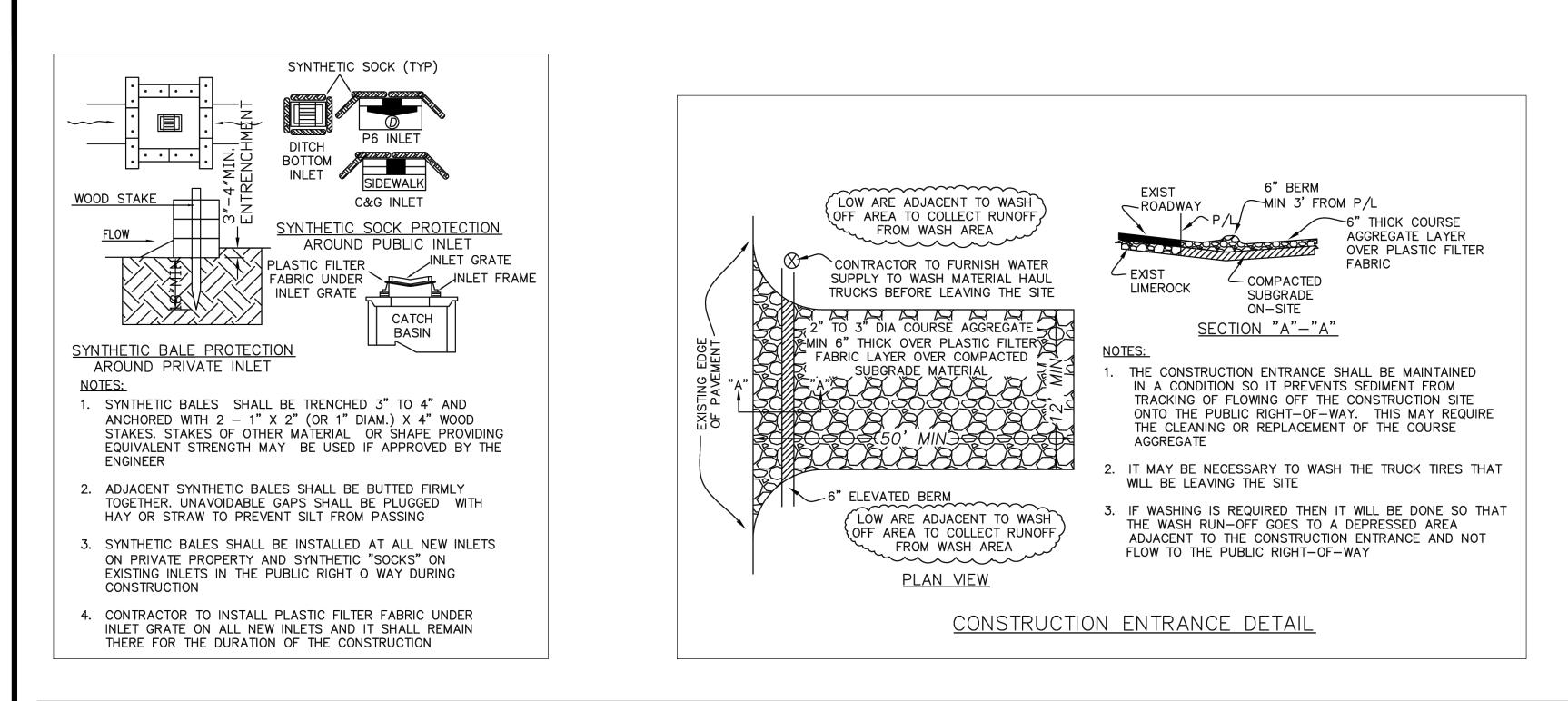


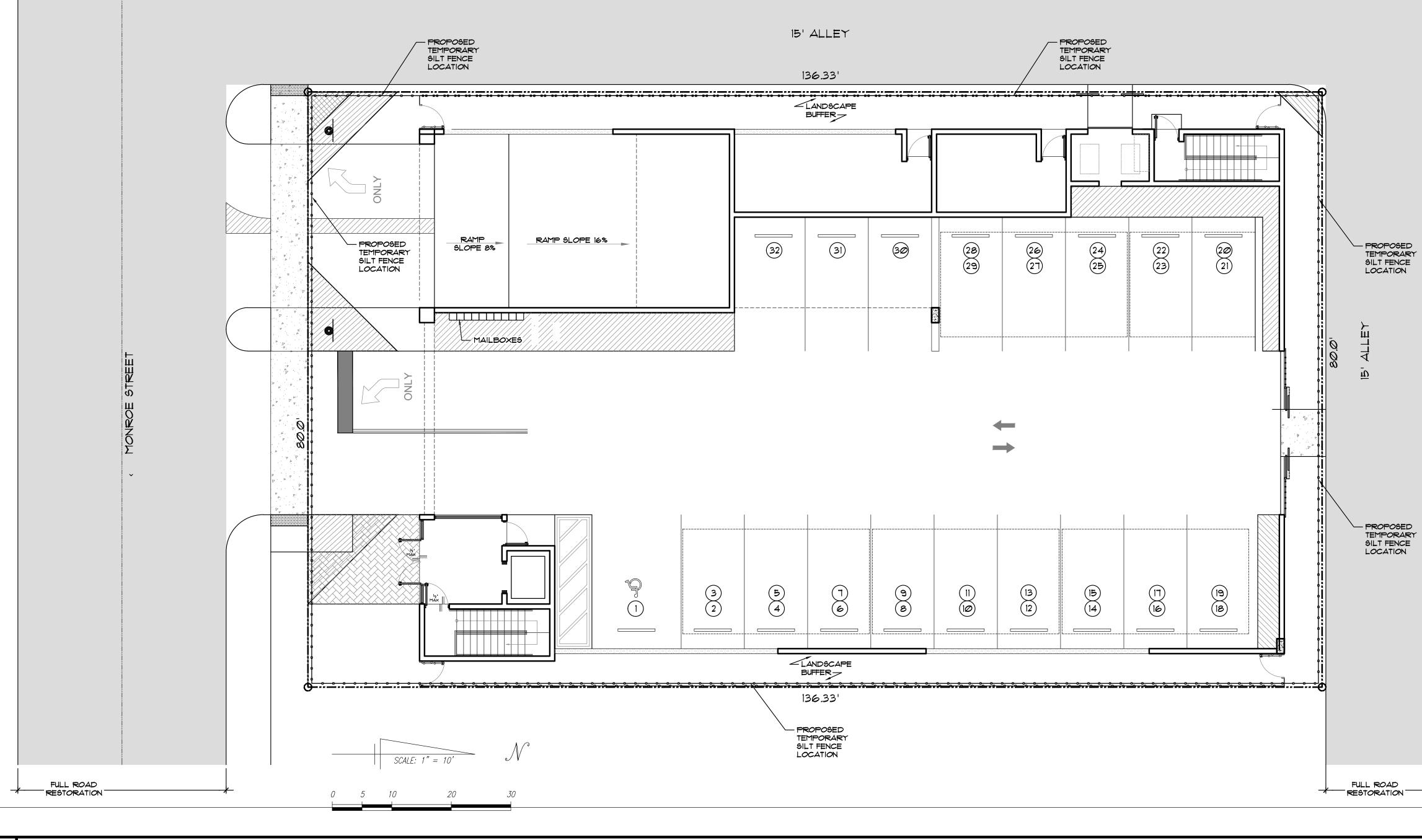




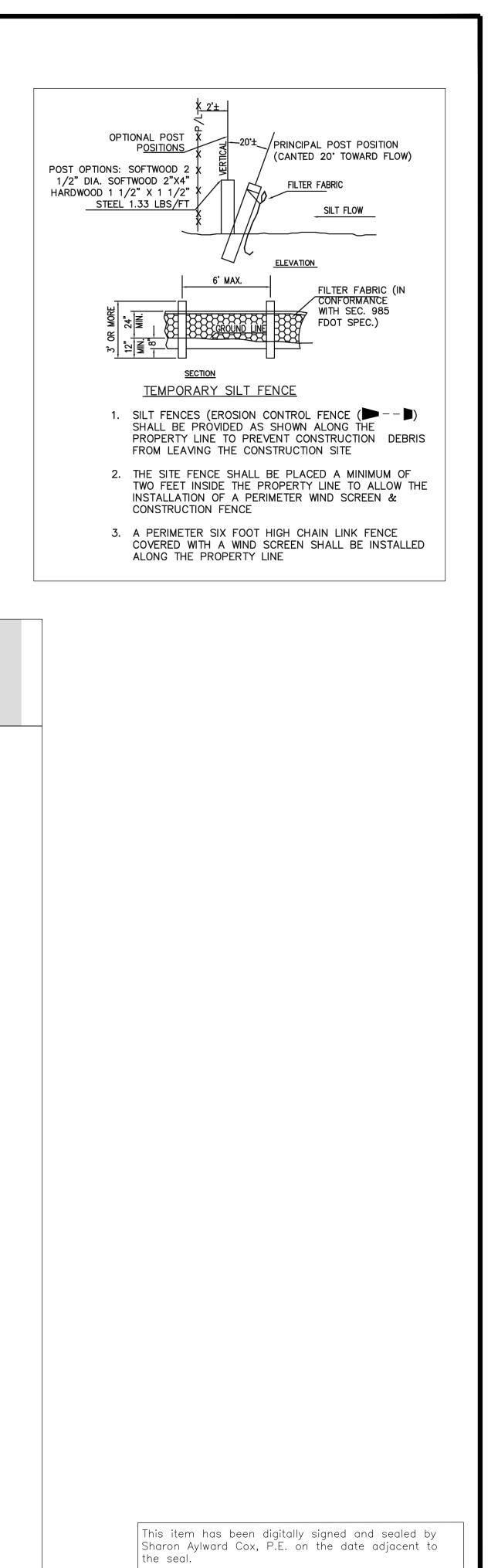


PAVEMENT MARKINGS PLAN





EROSION CONTROL PLAN



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LRArchitects, Inc. ARCHITECTURE & PLANNING 12980 S.W. 52 STREET MIRAMAR, FLORIDA 33027 (OFF.) - 305-403-7926 (CELL)- 786-543-0851 È—MAÍL: LLAROSA@LAROSAARCHITECTCTS.CO luis laRosa-Registered Architect AR#-0017852 AA#-26003693 REVISION: BY: -Ш (\bigcap Ø 8 Ш е́ = $\overline{\triangleleft}$ S n. 111 \cap Ш ----ίΩ Ο ┣ Σ Ш Ш \mathcal{O} N \mathcal{O} 0 ╂── \sim т Д \mathcal{O} C SEAL: AR 0017852 LUIS LA ROSA RAWN C.C. CHECKED L.L.R. DATE 12/28/21 CALE AS NOTED JOB. NO Ø21-Ø37 SHEET C - 1.5

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Plant Sc	hed	lule	:						5	$\tilde{\overline{w}}_{ 0\rangle}$
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE		Z	RO-C	
$\left(+ \right)$	CEP	8	Conocarpus erectus	Green Buttonwood	CG, 12` HT x 6` SPR, 2" DBH MIN, SP	Yes			1	<u>/ 4 \</u>
	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	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE				
SK .	RO-C	2	Roystonea 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				ы 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE			EXISTING I POLE TO EXISTING O EXISTING O TO BE REN PROPOSE	51TE V TRIANG
AND	PTS	3	Ptychosperma elegans	Alexander Palm	FG, 8` CT, SGL, SP	No				n – -
STREET TREES	CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	SIZE			SIGH	T TRIANGLE	TYP.——
	CE-S	1	Conocarpus erectus	Green Buttonwood	FG, 12` HT, 2" DBH MIN, STD, SP	Yes 4	7			
	LI-S	2	Lagerstroemia indica `Natchez`	White Crape Myrtle	FG, 12` HT, 2" DBH MIN, STD, SP	No				
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE			FIG 22	
	ALC	1	Alcantarea odorata	Giant Silver Bromeliad	15G, 3`-4` OA, SP	No		⊢ ₩	CRA	
$\mathbf{\bullet}$	CHR	3	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G, 24" OA, F,	Yes		STREET		(12.
<u>5</u> 5	CG2	4	Codiaeum variegatum `Golden Dust`	Gold Dust Croton	3G, 24" OA, F,	No				
$\langle + \rangle$	CVP	20	Codiaeum variegatum `Petra`	Bravo Croton	3G, 24" OA, F,	No		MONROE	5" СС ЕШАLK 3H TO 45PH	
S.S	CAL (5	Cordyline fruticosa `Auntie Lou`	Ti Plant	7G, 4` HT x 3` SPR, 3PP, SP, AS	No		Σ		-PRC SITE TRIA
×	CRA	4	Crinum augustum `Queen Emma`	Queen Emma Crinum	15G, 2`-3` OA, F, SP	No		÷		
	PHX 3	12	Philodendron `Xanadu`	Xanadu Philodendron	3G, 18" OA, F,	No			ROOT BARR	
\bigcirc	POD	135	Podocarpus macrophyllus	Podocarpus	7G, 3` OA, FTB	No		V	FIG	
	STN	1	Strelitzia nicolai	White Bird of Paradise	15G, 5`-6` HT, 5PP, F, SP	No			CHR	2
	CODE		BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	<u>SPACING</u>		3	\rightarrow
	ARG	789 sf	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No			CG2 4	$\left\langle \right\rangle$
(-)-)- -)- - - - -)- - - - - - -)- - - -	FIG (41 6	Ficus microcarpa `Green Island`	Green Island Ficus	3G, 12" HT x 15" SPR, F,	No	24" o.c.		CRA 3	
	LMB	92	Liriope muscari `Big Blue`	Big Blue Liriope	1G, 12" OA, F, SP	No	18" o.c.		FIG 11	\mathcal{A}
									RO-C	

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

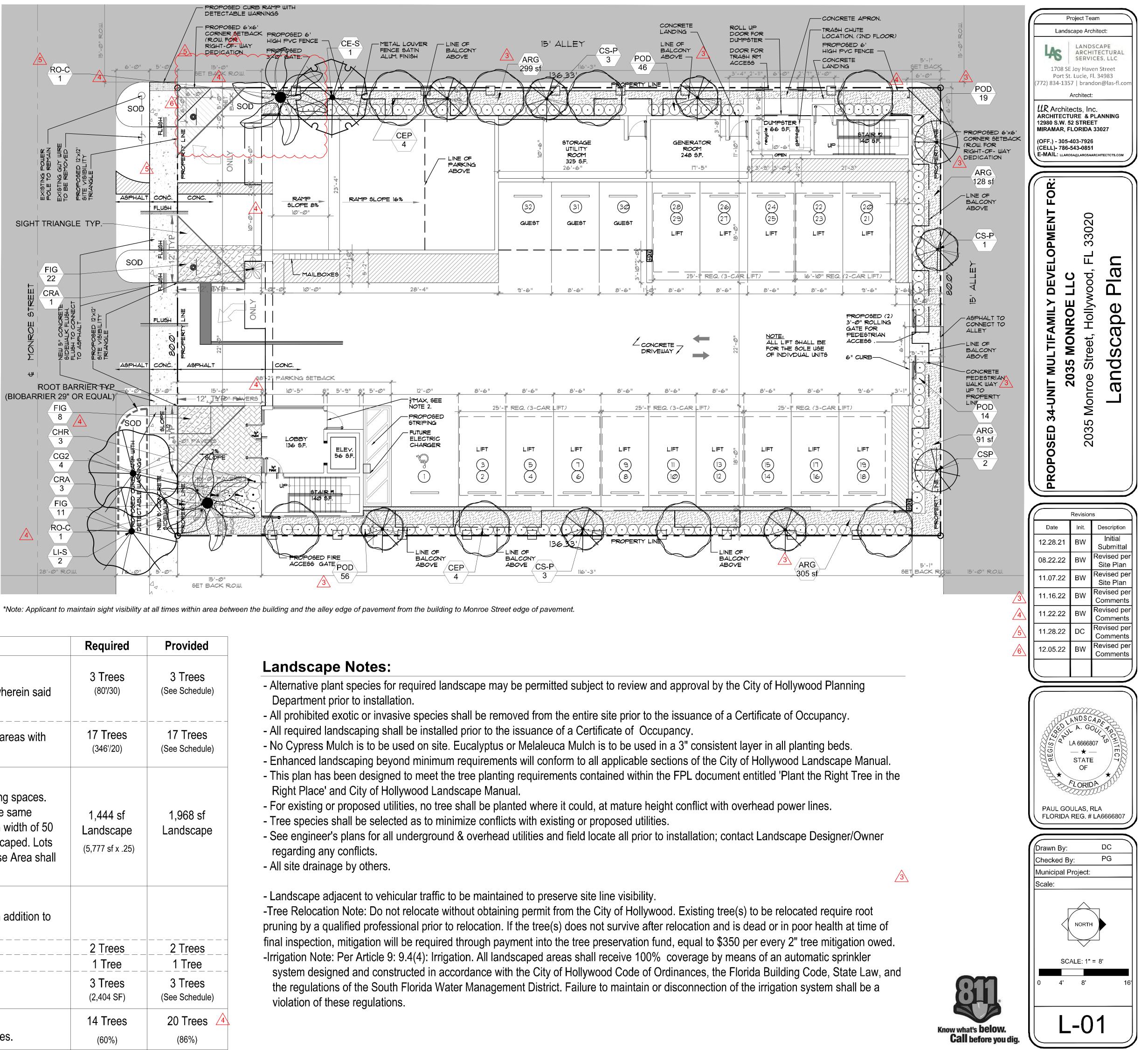
Landscape Data:

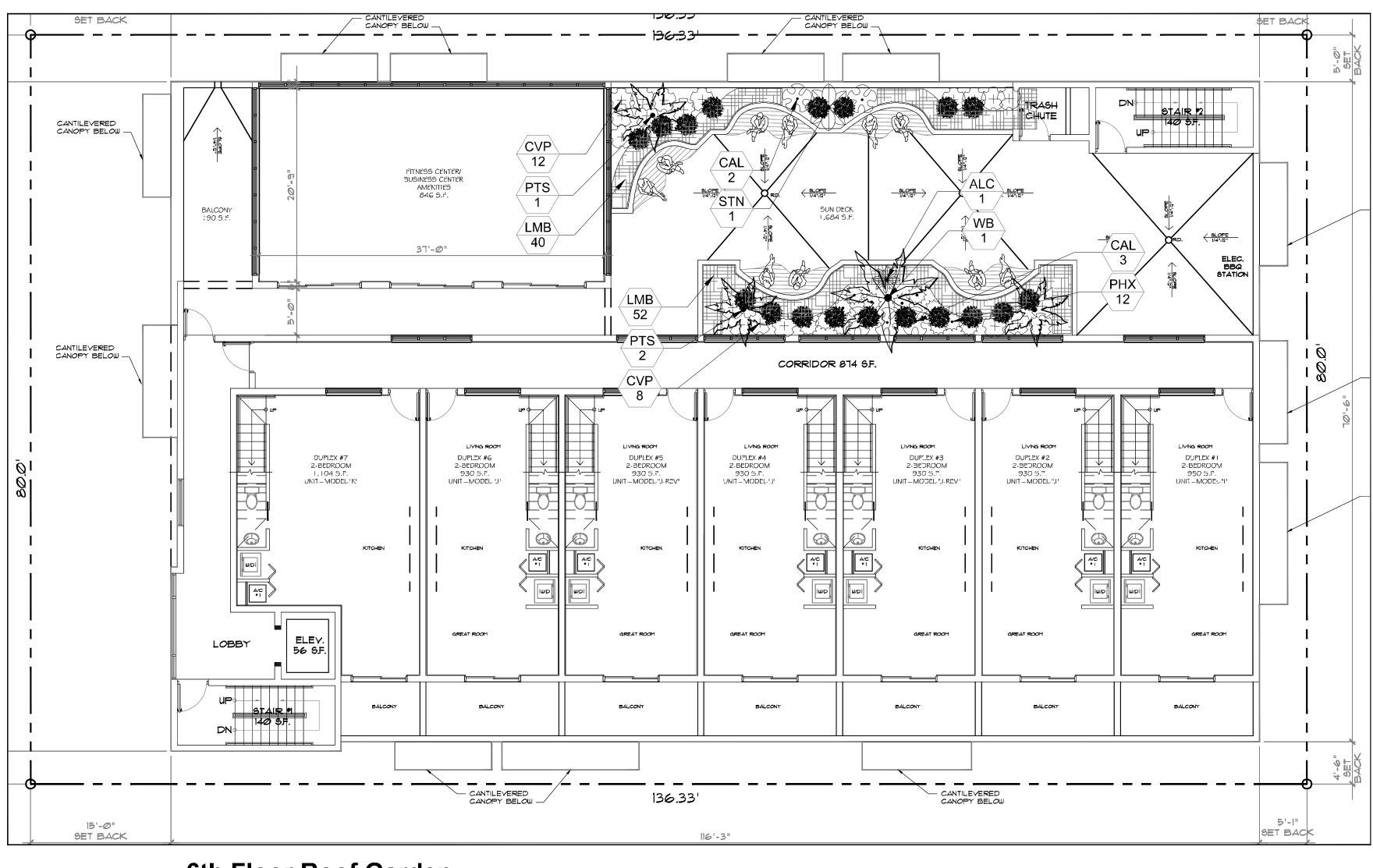
RAC Zoning - DH-3 (Dixie Highway Mixed-Use District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	3 Trees (80'/30)	3 Trees (See Schedule)
Residential Uses shall provide a five (5) 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	2 Trees	2 Trees
Sixth (6th) Floor: 436 sf	1 Tree	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 4

LI-S

2

28'-0" R.O.W.





6th Floor Roof Garden



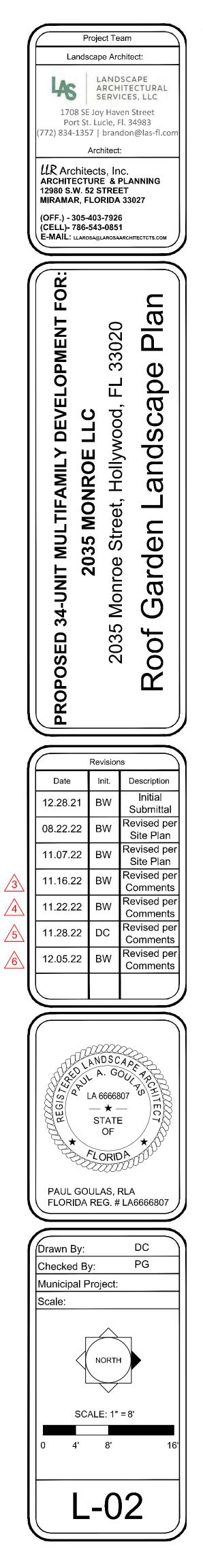


Roof Garden Notes:

- 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.

6th Floor Roof Garden Plant Schedule:

EES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	
	WB	1	Wodyetia bifurcata	Foxtail Palm	FG, 8` GW, SP, Matching, No Scars	No	
ES		QTY	BOTANICAL NAME	COMMON NAME	SIZE	<u>NATIVE</u>	
	PTS	3	Ptychosperma elegans	Alexander Palm	FG, 8` CT, SGL, SP	No	
		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	
COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	<u>SPACING</u>
	LMB	92	Liriope muscari `Big Blue`	Big Blue Liriope	1G, 12" OA, F, SP	No	18" o.c.



Existing Trees to be Removed:

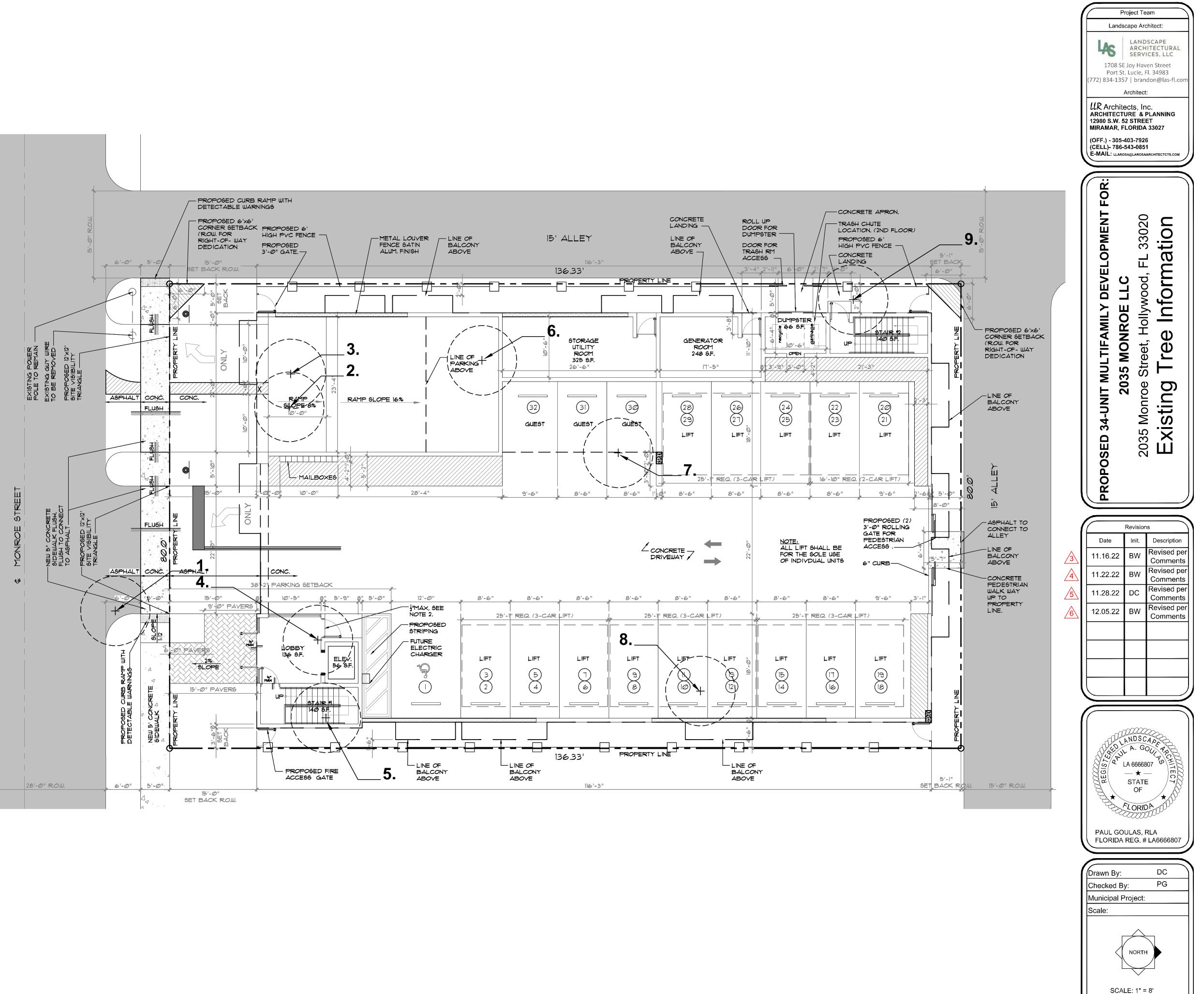
- 1. Live Oak, Quercus Virginiana, 24" DBH, 40' HT, 40' Canopy
- 2. Black locust, *Robinia pseudoacacia,* 18" DBH, 30' HT, 25' Canopy
- 3. Black locust, *Robinia pseudoacacia,* 14" DBH, 30' HT, 25' Canopy
- 4. Unknown Tree, *Unknown Tree*, 10" DBH, 25' HT, 25' Canopy
- 5. Gumbo Limbo, *Bursera simaruba,*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

Hardwood DBH of 162" to be removed. A total **Contribution to City Tree Fund of \$28,350** to be paid to satisfy required tree mitigation for removals. (162" 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.



0 4' 8'

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 his/her own quantity count, and any discrepancy
- 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.

between drawings and plant list shall be considered as correct on the drawings.

- 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 guranteeing 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 share 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
- A financial statement showing assets and liabilities of the company current to date. A listing of not less than (3) completed projects of similar scope and nature.
- 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.
- 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.
- 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.

cord, rope, or wire mesh. All collected plants shall be balled and burlapped. B. Plants with broken, damaged or insufficient rootballs will be rejected. damage to plants. necessary by the Landscape Contractor until planted.

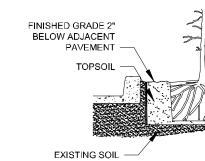
2.03 PROTECTION OF PLANT MATERIALS:

2.02 INSPECTION

- 2.04 STORAGE: All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent
- by Landscape Architect and/or owner.
- conformance with these specifications.
- 2.05 PROTECTION DURING PLANTING: attached to the tree with nails.
- 2.06 PLANTING SOIL: be detrimental to good growth.
- 2.07 FERTILIZER: shall be rejected.
- B. Thoroughly mixed 3 lbs. of commercial fertilizer
- accordance with the following rates:

1 gallon container 1 tablet 3 gallon container 2 tablets 5 gallon container 3 tablets 7 gallon 5 tablets

- larger shrub material
- 2.08 MULCH
- 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. or as required by local jusidiction
- PART 3: EXECUTION 3.01 DIGGING:
- 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.
- 3.03 PLANTING: A. Planting shall take place during favorable weather conditions.
- 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
- located in the planting plans. Plant pits shall be circular in outline and shall have a profile which
- 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. Lerio material (7 gal.): 30" x 30" x 24" min.
- and approved by Landscape Architect or owner's rep.
- 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
- dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.
- 3.04 PRUNING:
- plant's natural character
- C. Trees shall not be poled or topped. D. Remove all trimmings from site.



<u>NOTES.</u> 1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL. 2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS

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.

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

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

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by

C. The Landscape Architect reserves the right to reject any plant materials not in

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

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

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

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

to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in

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

The Landscape Architect reserves the right to inspect and review the application of fertilizer.

A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application

Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks

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

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, drain 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.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper

dug until the proposed locations have been staked on the ground by the Contractor, D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams

conforms to the aforementioned "Tree and Shrub Planting Diagrams".

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 swales 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

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-

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

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.

TOP OF ROOT

- 29" MIN DEPTH

CURB

BARRIER 1" ABOVE

FINISHED GRADE

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 treess 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.
- 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 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

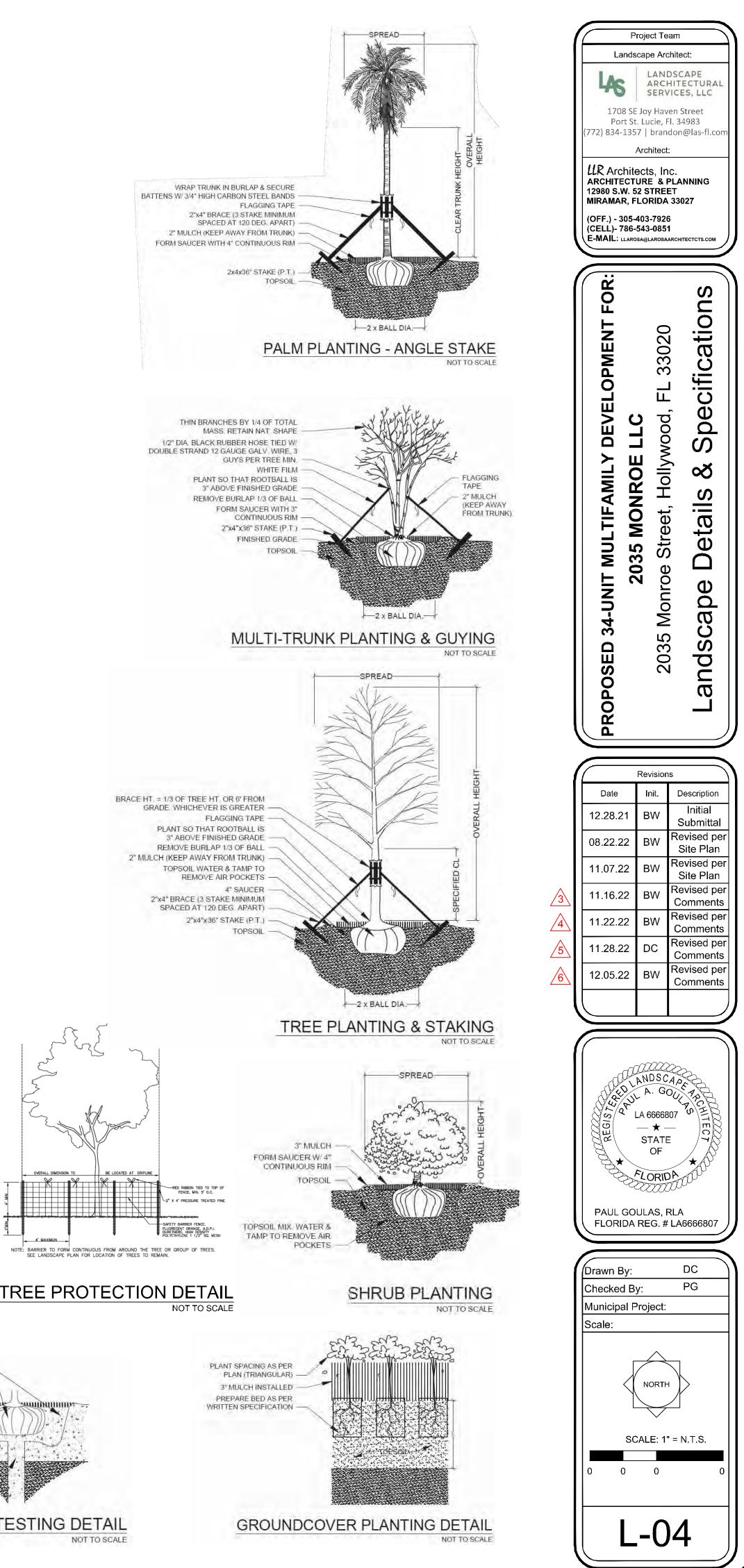
- The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common
- hulled Bermuda seed 30 lbs. 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: 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
- 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: 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 for 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 quarantee

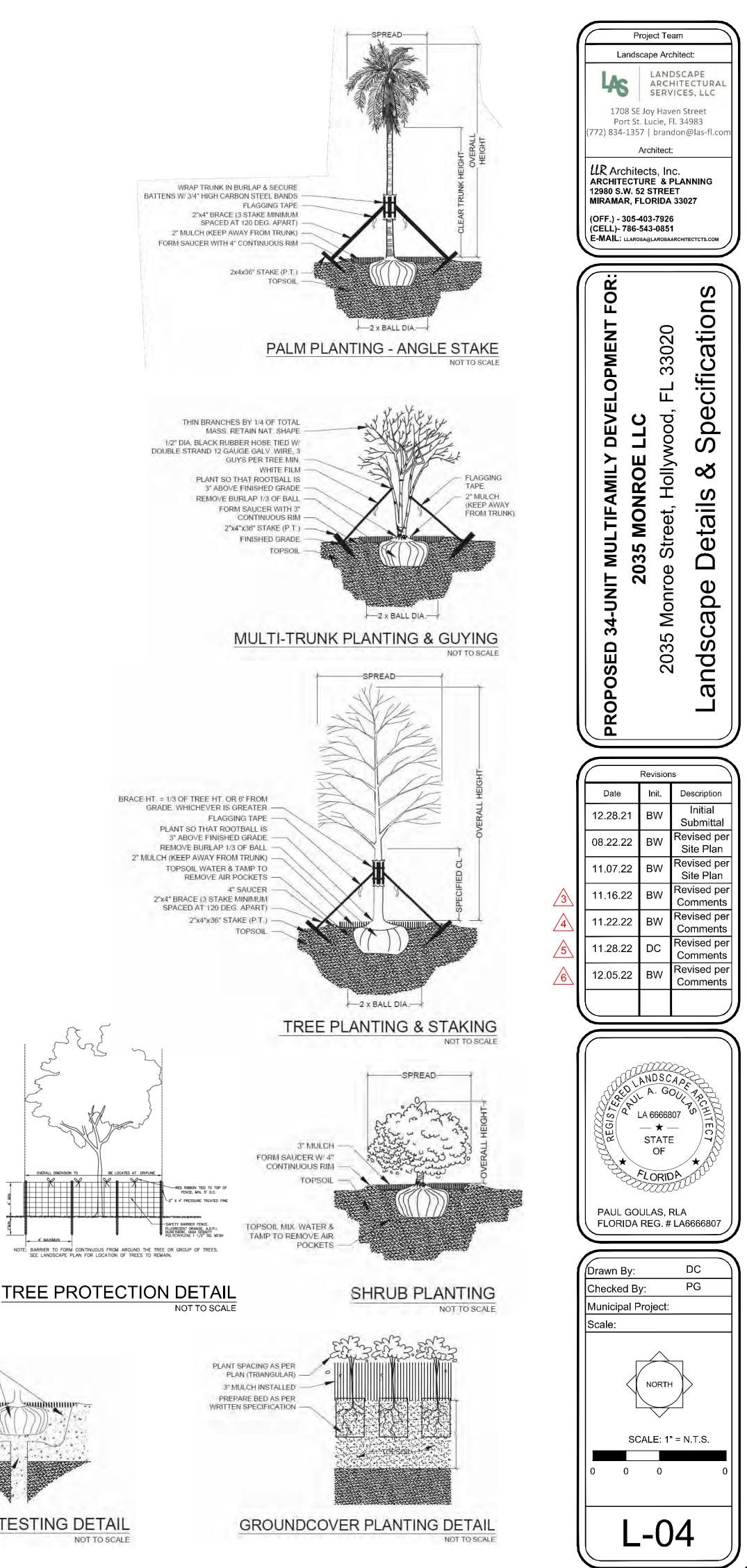
DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

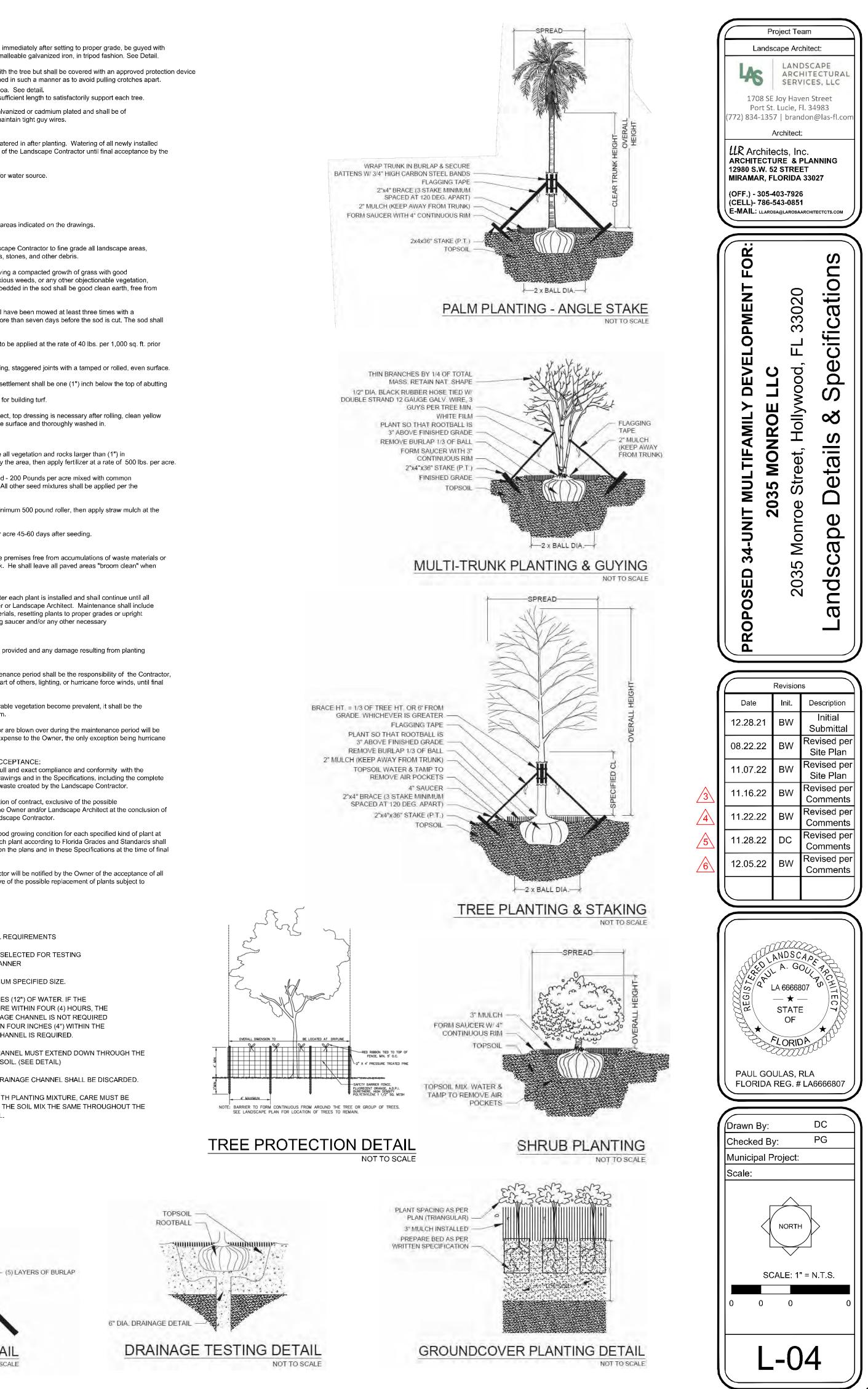
PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

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.







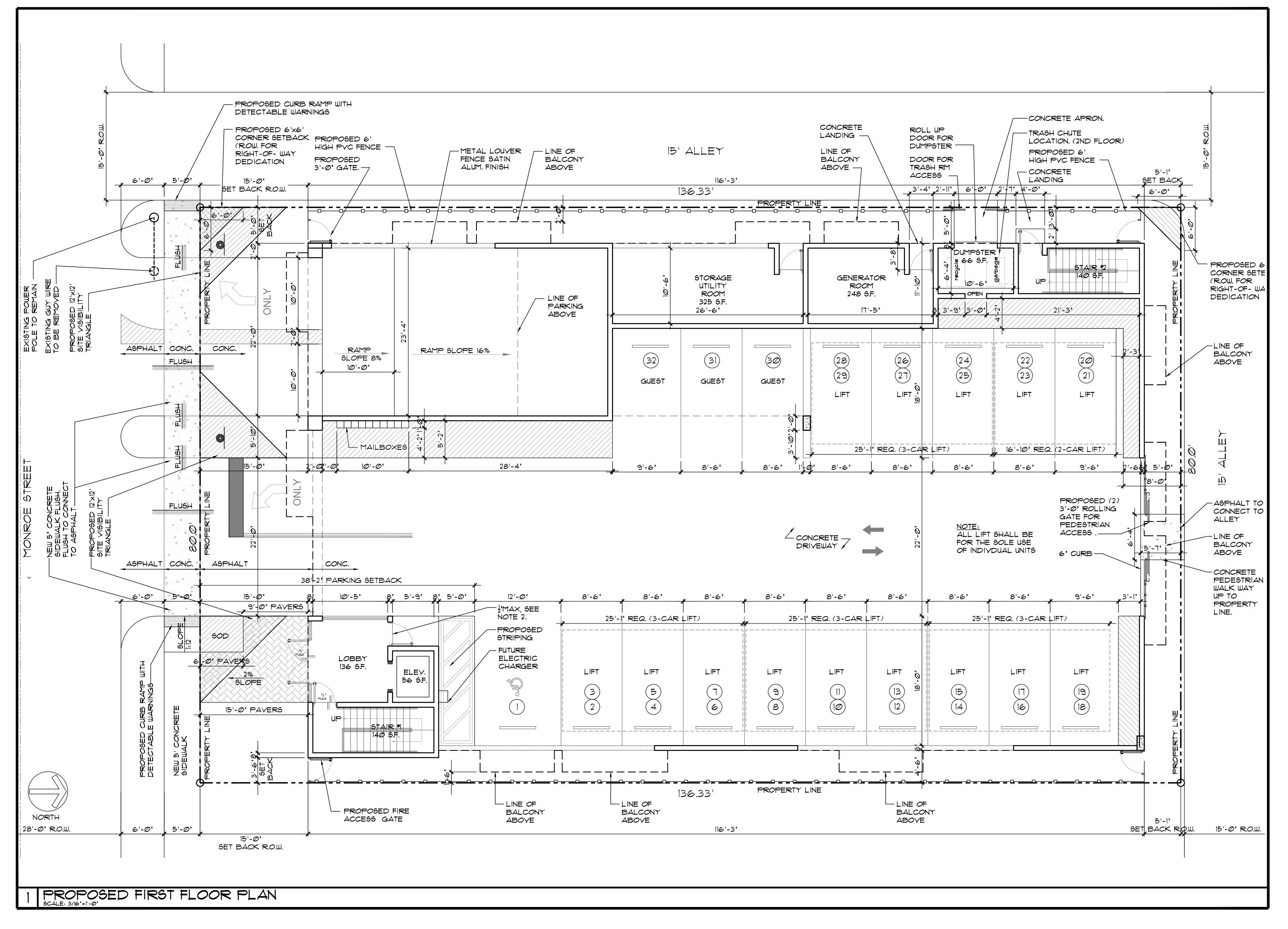
ROOT BARRIER (SEE SPEC.) SPECIAL APPLICATIONS ROOT BARRIER DETAIL 29" MIN DEPTH ROOT BARRIER. (SEE SPEC.) TAMP SOIL ADJACENT TO ROOT BARRIERS TO STABILIZE SO THAT IRRIGATION FLOWS DIRECTLY THROUGH THE

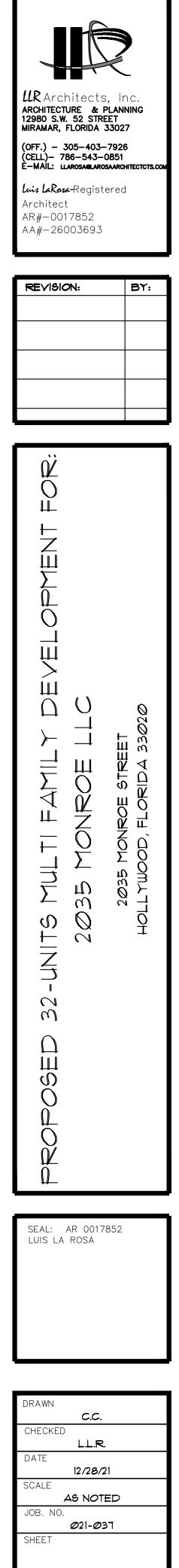
ROOT BALL.

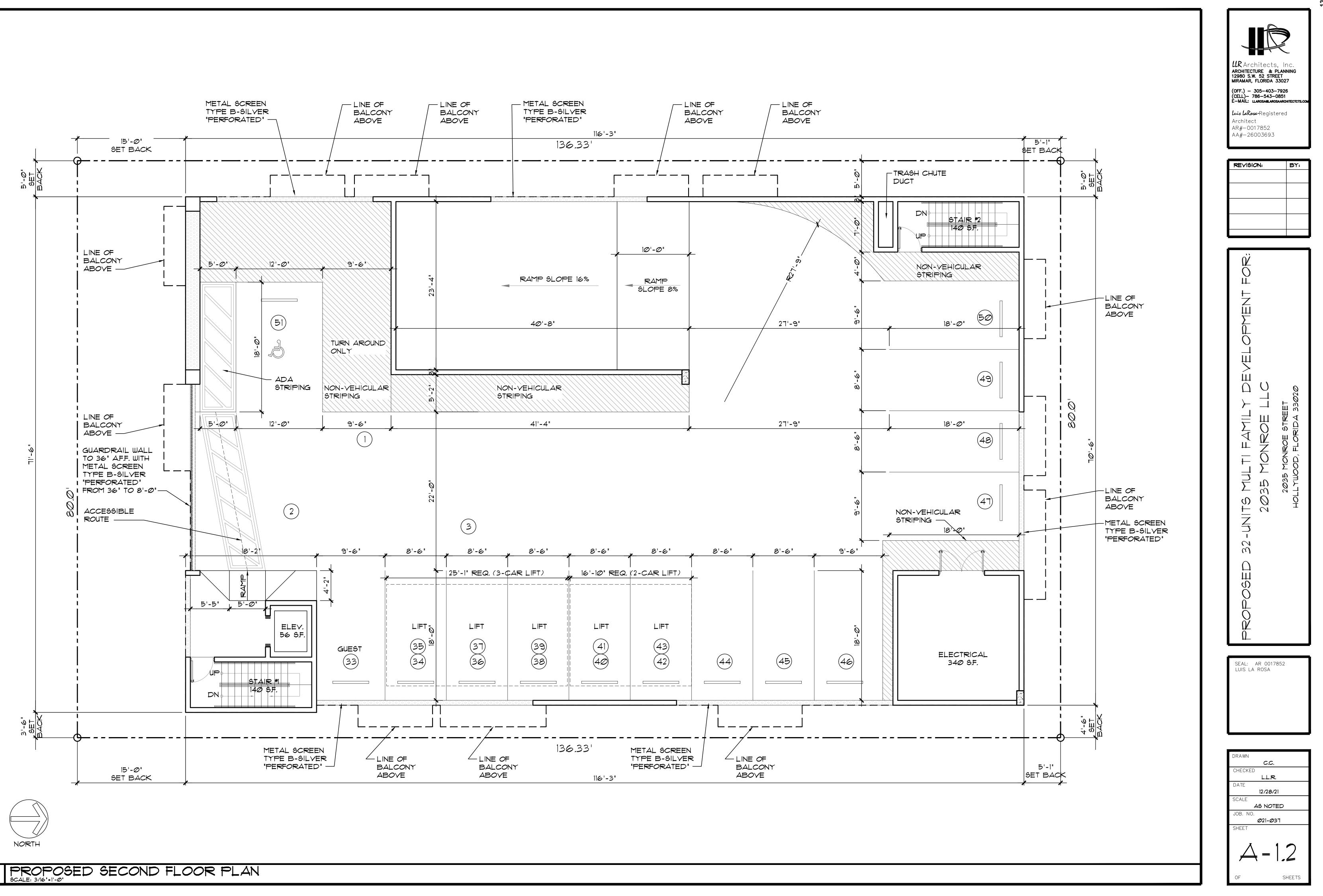
SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING. STEEL BANDS

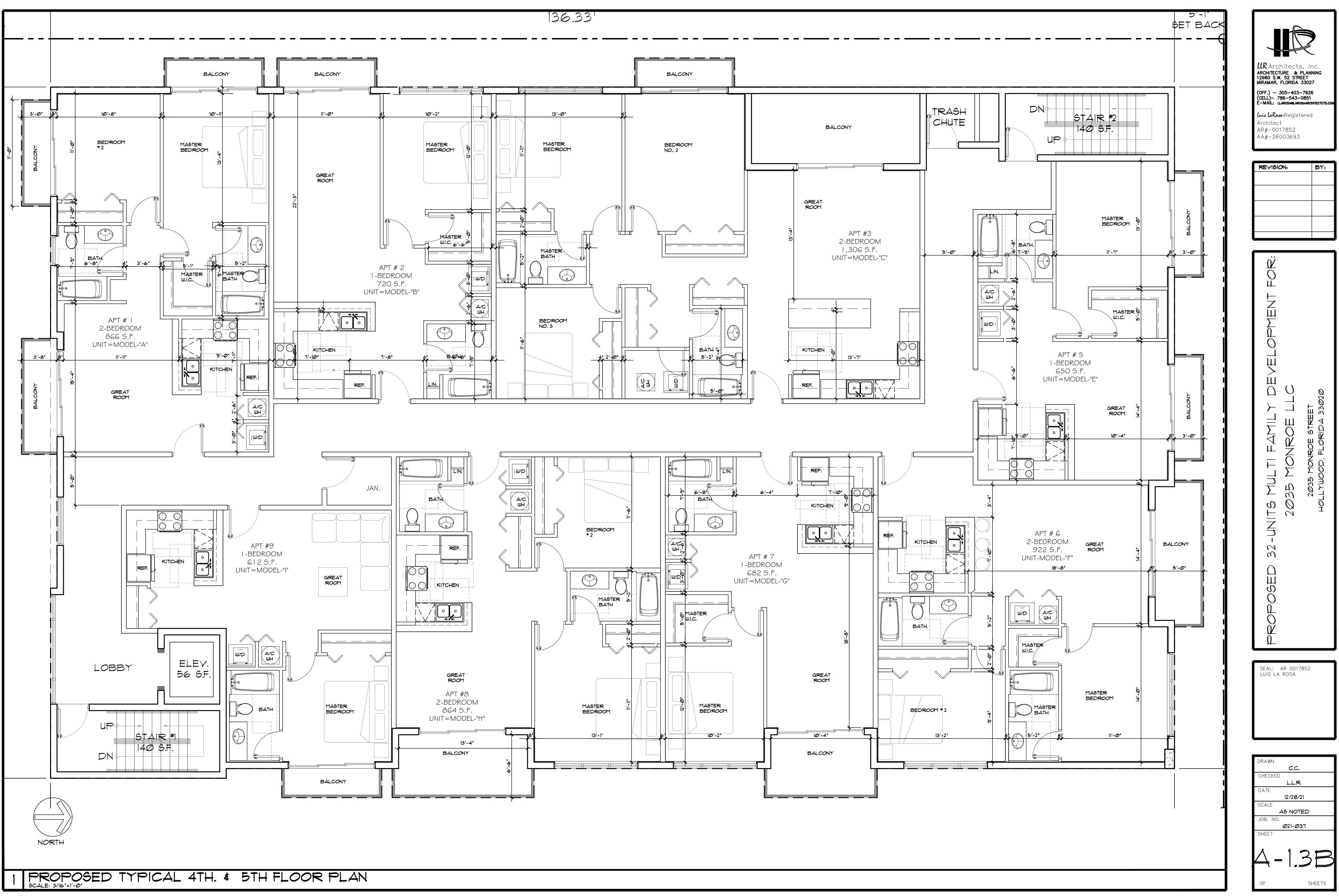
(5) 2x4x16" WOOD BATTENS

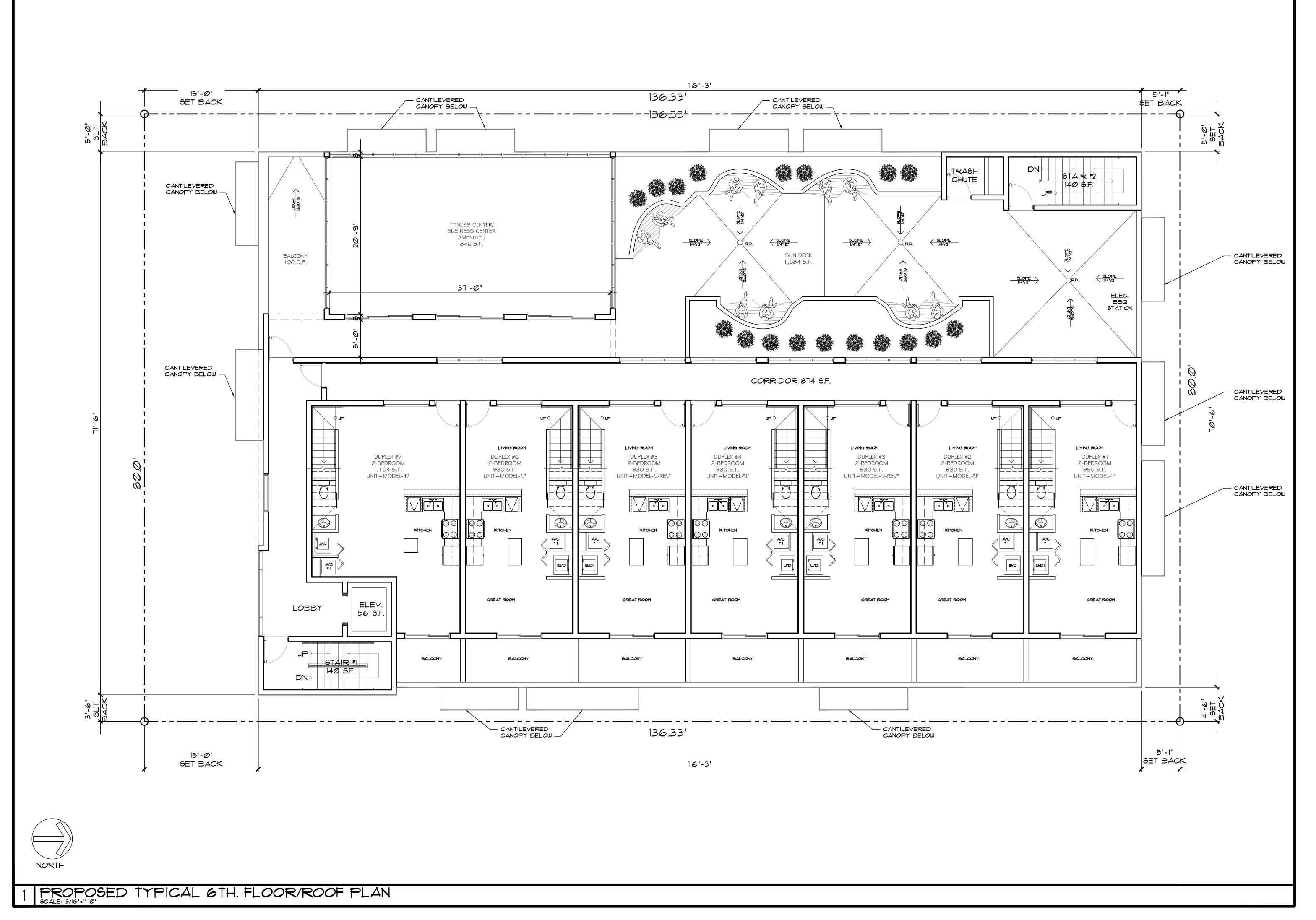
BRACING DETAIL NOT TO SCALE

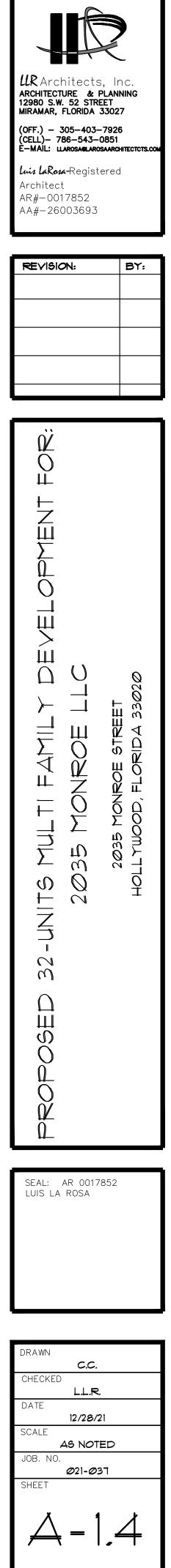


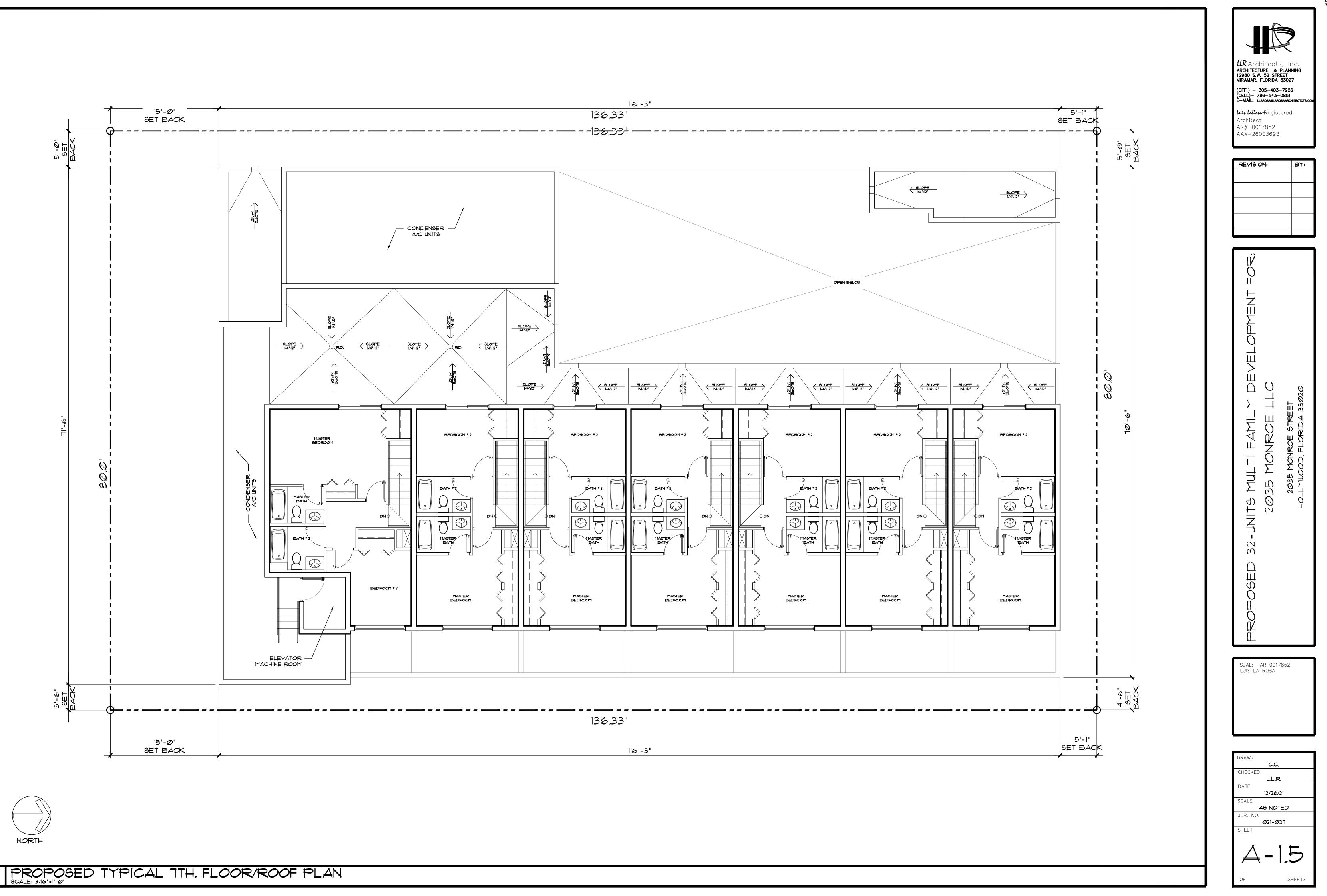


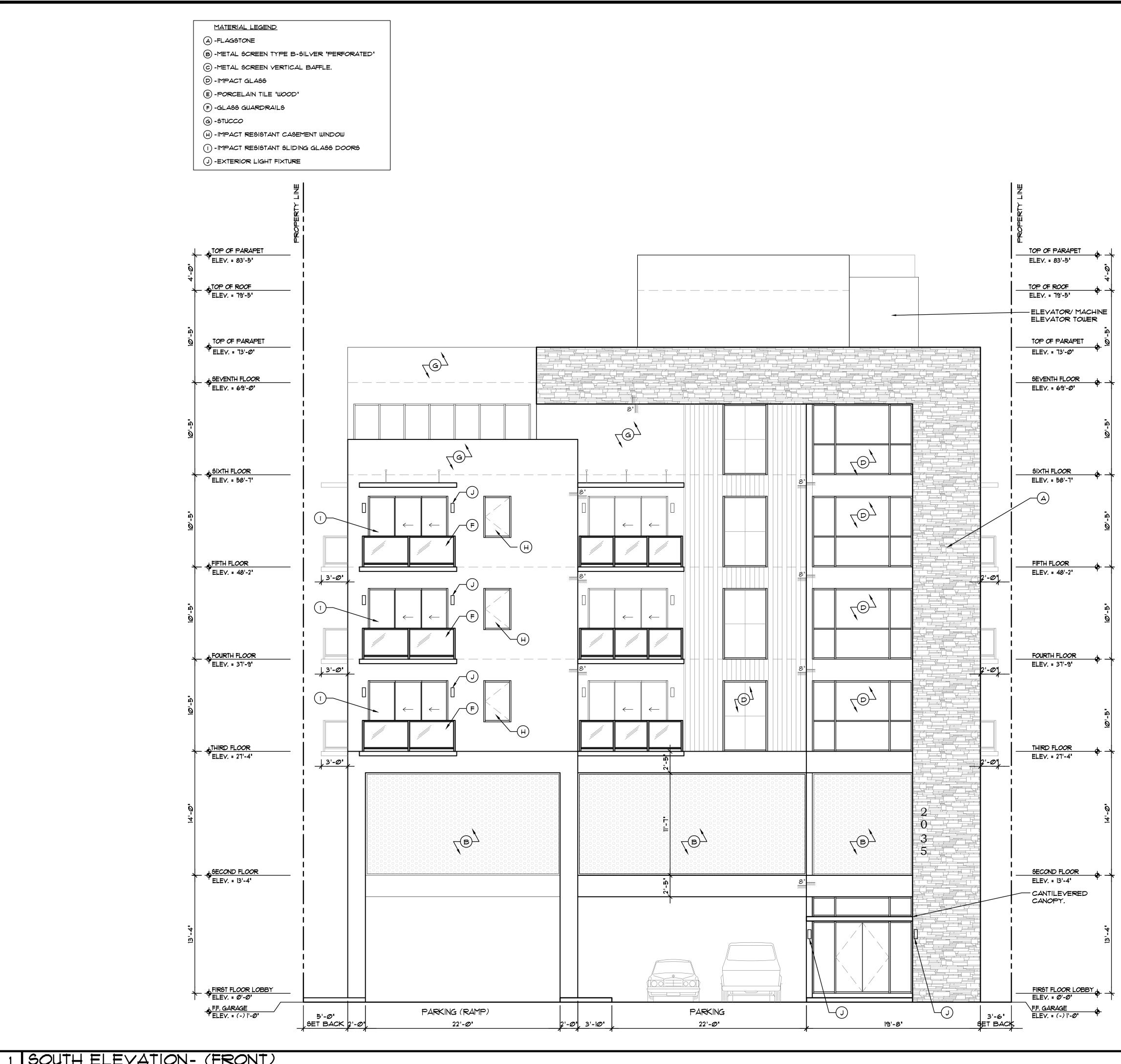












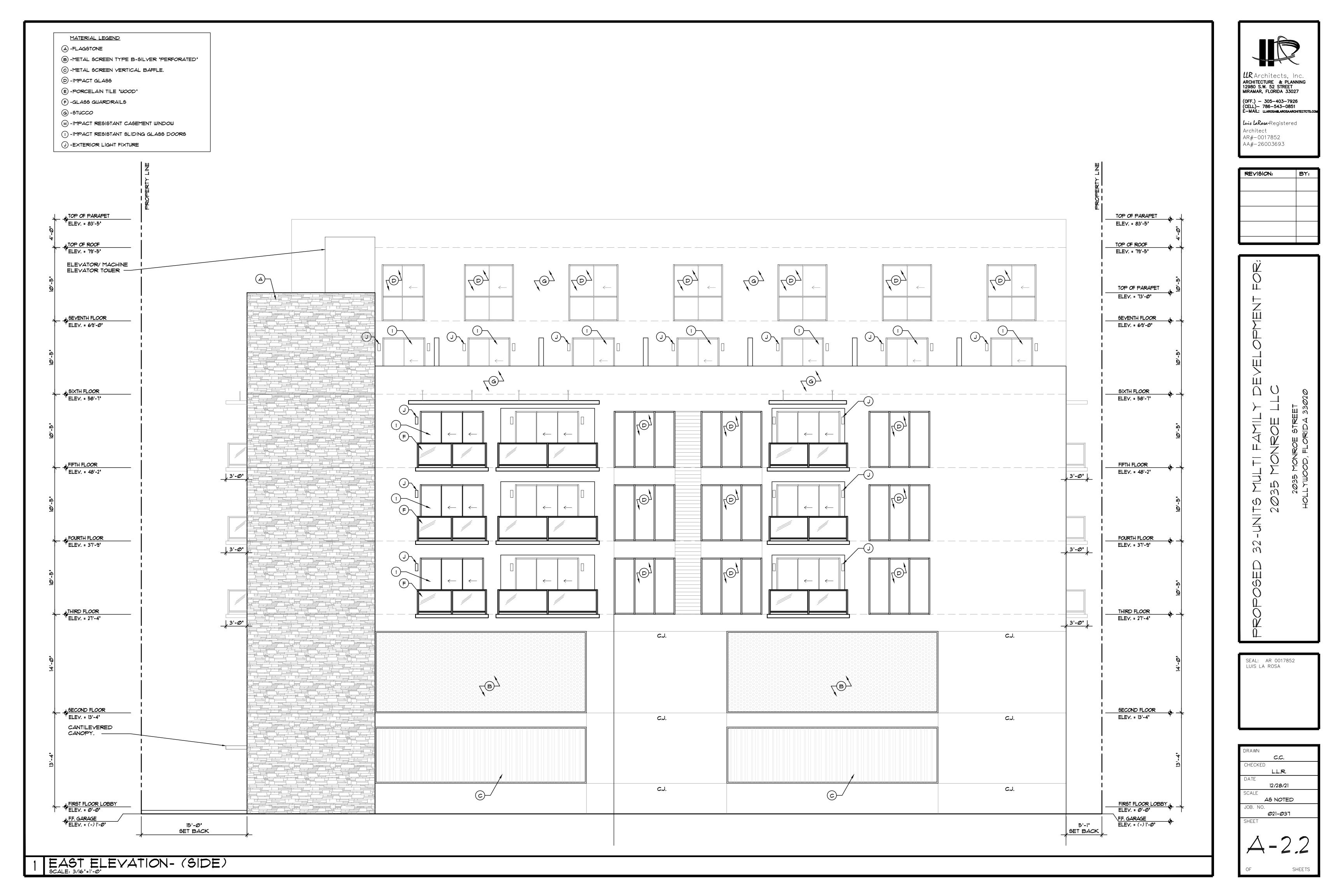
SOUTH ELEVATION - (FRONT) SCALE: 3/16'=1'-@'



-	
REVISION:	BY:

PROPOSED 32-UNITS MULTI FAMILY DEVELOPMENT FOR:	2035 MONROE LLC	2035 MONROE STREET HOLLYWOOD, FLORIDA 33020
SEAL: A LUIS LA		7852

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CHECKED	
	LL.R.
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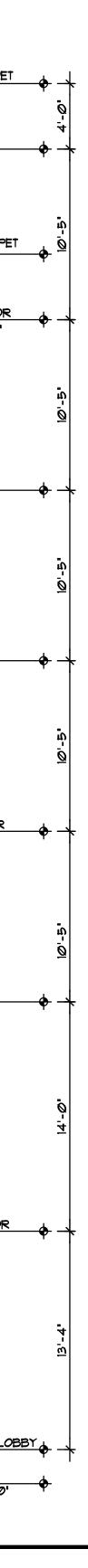


- MATERIAL LEGEND
- A -FLAGSTONE
- B -METAL SCREEN TYPE B-SILVER 'PERFORATED'
- C -METAL SCREEN VERTICAL BAFFLE.
- D IMPACT GLASS
- E PORCELAIN TILE "WOOD"
- (F) -GLASS GUARDRAILS
- G -STUCCO
- (H) -IMPACT RESISTANT CASEMENT WINDOW
- I) IMPACT RESISTANT SLIDING GLASS DOORS
- () -EXTERIOR LIGHT FIXTURE



SCALE: 3/16'=1'-@'

Image: Constraint of the constra
PROPOSED 32-UNITS MULTI FAMILY DEVELOPMENT FOR; 2035 MONROE LLC 2035 MONROE LLC 2035 MONROE STREET HOLLYWOOD, FLORIDA 33020
SEAL: AR 0017852 LUIS LA ROSA
DRAWN C.C. CHECKED LL.R. DATE 12/28/21 SCALE AS NOTED JOB. NO. 021-037 SHEET $\dot{\Box} = 2.3$



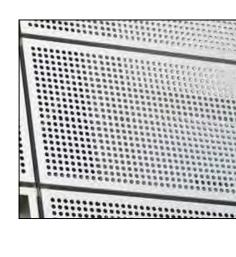








FRONT ENTRY DRYSTACK STONE COLOR: GRAPHITE



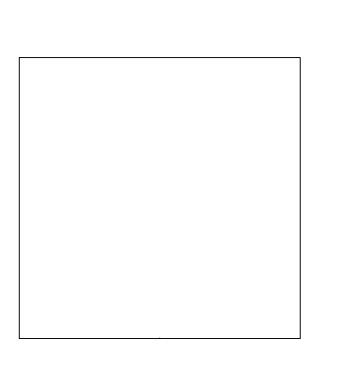
METAL SCREEN COLOR: SILVER

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







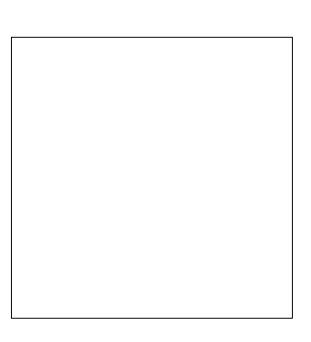


WINDOW FRAMES: COLOR: CLEAR ANNODIZED

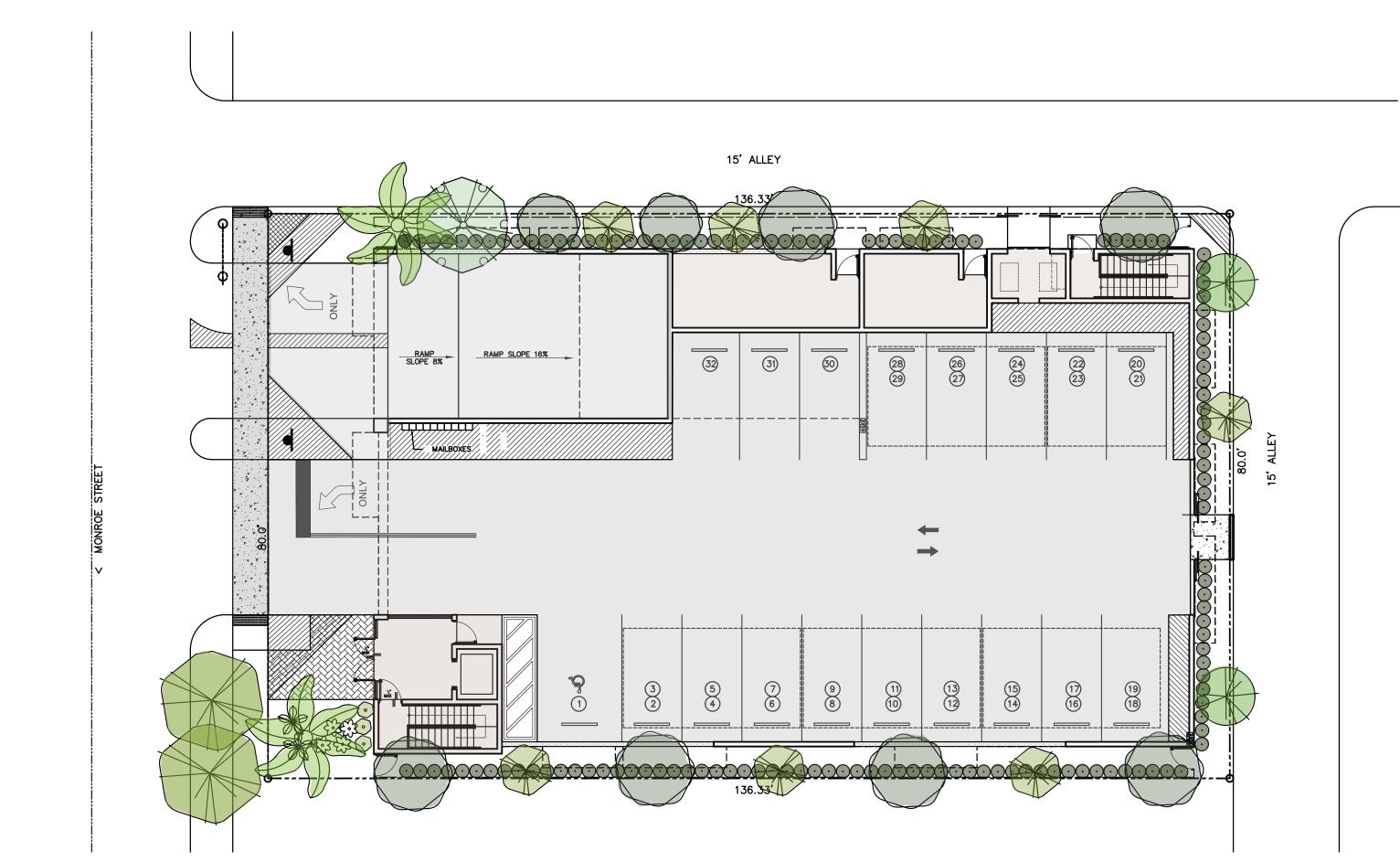


PORCELAIN WOOD (VERTICAL)COLOR: CREAM





MAIN BUILDING COLOR: SW 9541 WHITE SNOW

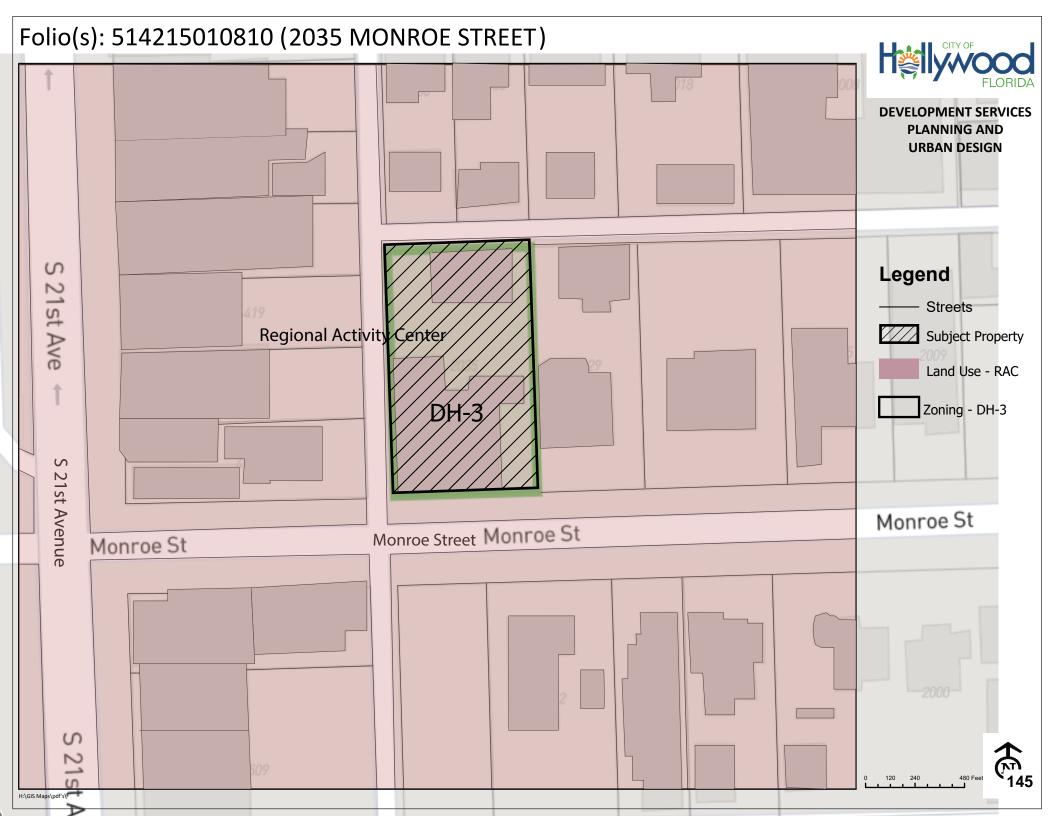








ATTACHMENT B Land Use and Zoning Map





City of Hollywood

Staff Summary

Hollywood City Hall 2600 Hollywood Blvd Hollywood, FL 33020 http://www.hollywoodfl.org

File Number: 3.2023_0124

Agenda Date:	1/24/2023	Agenda Number:
То:	Planning and D	Development Board
Title:	LOCATION: REQUEST:	22-DP-36 /RD at Hollywood, LLC. 901 S State Road 7 Design and Site Plan for an approximately 30,000 sq. distribution center (AutoZone MegaHub).

CITY OF HOLLYWOOD, FLORIDA DEPARTMENT OF DEVELOPMENT SERVICES **DIVISION OF PLANNING AND URBAN DESIGN**

DATE:	January 24, 2023, FILE: 22-	DP-36
то:	Planning and Development Board	
VIA:	Andria Wingett, Assistant Director/Planning Manager	
FROM:	Mawusi Khadija Watson, Planning Administrator	
SUBJECT:	VRD at Hollywood LLC request Design and Site Plan for an approximately 30,000 s feet of retail and distribution center. (AutoZone Mega Hub).	quare
REQUEST	Γ:	

Design and Site Plan for an approximate 30,000 square feet of retail and distribution center (AutoZone Mega Hub).

RECOMMENDATION:

Design: Approval.

- Site Plan: Approval, if Design is granted and with the following conditions:
 - At the time of Building Permit submittal, the Applicant shall provide the a. following:
 - i. A copy of the recorded plat from Broward County.

REQUEST

The Applicant requests Design and Site Plan for an approximate 30,000 sq. ft. of retail and distribution center at 901 S. State Road. The proposed use consists of retail and a distribution center.

The subject property is zoned South Mixed-Use District (S-MU) and has a land use designation of Transit Oriented Corridor (TOC). The property is approximately 2.64 acres in area with frontage on State Road 7.

The proposed development consists of a 23' ft. high building with retail and distribution center, surface parking, and two points of vehicular ingress / egress on Dewey and Washington Streets. Development of this site encourages and supports the automobile industry on State Road 7 and the adjacent neighborhoods.

SITE INFORMATION

Owner/Applicant:	VRD at Hollywood LLC
Address/Location:	901 S. State Road 7
Net Area of Property:	115,084 sq. ft. (2.64 acres)
Land Use:	Transit Oriented Corridor (TOC)
Zoning:	South Mixed-Use District (S-MU)
Existing Use of Land:	Commercial

ADJACENT LAND USE

North:	Transit Oriented Corridor (TOC)
South:	Transit Oriented Corridor (TOC)
East:	Transit Oriented Corridor (TOC)
West:	Transit Oriented Corridor (TOC)

ADJACENT ZONING

South Mixed-Use District (S-MU)
South Mixed-Use District (S-MU)
South Mixed-Use District (S-MU)
South Mixed-Use District (S-MU)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transit Oriented Corridor (TOC) the subject site is surrounded by commercial properties. The goal of the Land Use Element is to promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing landowners to maximize the use of their property. The intent of the TOC designation is to facilitate a balanced and interconnected mix of land uses, encourages mass transit and non-motorized transportation, reduces the need for automobile travel, provides incentives for quality development, and gives definition to the urban form. Development of this site enhances the neighborhood, encourages redevelopment of a delipidated banking center, and provides a development consistent with uses already within the TOC. The project is consistent with the Comprehensive Plan based on the following Objectives:

Objective 4: Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas (see Comprehensive Plan, page LU-74).

Objective 6: Encourage multi-use areas and mixed use concentrations of density near existing or planned major employment centers and major transportation routes in order to promote energy conservation and mass transit, preserve air quality, reduce the cost of services, encourage affordable housing, and promote economic development (see Comprehensive Plan, page LU-78).

The project is in the Washington Park of Hollywood. The masterplan identifies preserving the existing housing stock, infilling vacant lots with residential development, improving streetscape (including paving, landscaping, and drainage) in residential and industrial areas, expanding municipal services, redeveloping

commercial properties fronting on Pembroke Road, lack of sufficient buffering between commercial development, industrial uses and residential on the east side of US 441/SR 7.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is in Sub-Area 1, geographically defined by 56th Avenue to the east (including the portion of Washington Park that extends to 52nd Avenue), the Dania Cut-Off Canal to the north, Florida's Turnpike to the west and Pembroke Road to the south. This area includes residential neighborhoods of Beverly Park, Lawn Acres and Washington Park as well as the undefined residential area east and west of US 441/SR 7 north of Hollywood Boulevard. The proposed request is consistent with the City-Wide Master Plan based upon the following economic development, geographic, land use, zoning considerations:

Guiding Principle: Promote the highest and best use of land in each sector of the city without compromising the goals of the surrounding community (see Comprehensive Plan, pg. LU-2)

Policy CW.15: Place a priority on protecting, preserving, and enhancing residential neighborhoods (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, pg. 141).

Policy CW.44: Foster economic development through creative land use, zoning and development regulations, City services and City policies (see City Wide Master Plan, Existing Conditions, Recommendations and Policies Vol. 1, pg. 142).

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

- **CRITERIA 1:** Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.
- ANALYSIS: The proposed development offers a design that can be seen as a positive example of the vision for the Transit Oriented Corridor. The Architectural elements and design are contemporary. The building's sleek design is enhanced by PVC/glass elements that create vertical sightlines and movement that are noticeable from the street. All these elements work together to create a modern feel.
- FINDING: Consistent.
- **CRITERIA 2:** Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures, and the surrounding neighborhood; and with the established and adopted vision for the area.

- ANALYSIS: The architectural styles and elements of the proposed development do not exhibit architectural features and styles that are insensitive and incompatible to the surrounding neighborhood. The project will revitalize a dilapidated banking center and introduces a fresh look to the neighborhood that helps to propel a sense of community.
- FINDING: Consistent.
- **CRITERIA 3:** Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures; and with the established and adopted vision for the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.
- ANALYSIS: The Applicant has worked with Staff to design a proposal that is compliant with zoning regulations as it pertains to FAR, setbacks, parking, and landscape requirements. The proposed scale and height are consistent with the vision of the Transit Oriented Corridor and zoning district.
- FINDING: Consistent.
- **CRITERIA 4:** Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.
- ANALYSIS: The Applicant has worked with the City Landscape Reviewer to incorporate a variety of compatible plant types and forms into the design. The proposed landscape helps articulate the property and enhance the design of the proposed building. The landscape plan incorporates an array of native trees, palms, and shrubs.
- FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of the Hollywood Zoning and Land Development Regulations, on November 21, 2023. Therefore, Staff recommends approval, with the conditions listed on page one of this report.

The following standards shall be utilized by the Technical Advisory Committee and the Planning and Development Board in the review, evaluation, and approval of all required plans and exhibits:

A. *Natural Environment*. All proposed development shall be designed in such a manner as to preserve, perpetuate, and improve the existing natural character of the site. Existing trees and other landscape features shall, to the maximum extent possible, be preserved in their natural state; and additional landscape features shall be provided to enhance architectural features, to relate structural design to the site, and to conceal unattractive uses. In all instances the city's tree

protection, landscaping and all other applicable regulations shall be fully complied with as minimum standards.

B. *Open space*. Adequate landscaped open space shall be provided which meets the particular needs and demands of the proposed development and all specific zoning district requirements. Legal methods assuring the continued preservation and maintenance of required open space shall be submitted to and approved by the City Attorney. The type and distribution of all open space shall be determined by the character, intensity and anticipated residential or user composition of the proposed development.

1. Passive open spaces (those areas not planned for intensive activity) shall be arranged as to enhance internal spatial relationships between proposed structures, to provide buffers between the project and adjacent less intensive uses, to facilitate pedestrian movements within the development, and to improve the overall visual quality of the site.

2. Active open spaces (those areas containing activities such as playgrounds, tennis courts, swimming pools and other active recreational facilities) shall be located so as to permit easy access to all residents or users within a development. Private recreational facilities and activities within specific projects shall, wherever possible, complement, rather than duplicate, nearby public recreational activities.

C. *Circulation and parking*. All circulation systems and parking facilities within a proposed development shall be designed and located in such a manner as to comply with the following:

1. A clearly defined vehicular circulation system shall be provided which allows free movement within the proposed development while discouraging excessive speeds. Said systems shall be separated insofar as practicable from pedestrian circulation systems. Pavement widths and access points to peripheral streets shall be provided which adequately serve the proposed development and which are compatible and functional with circulation systems outside the development.

2. Whenever possible in proposed residential developments, living units should be located on residential streets or courts which are designed to discourage nonlocal through traffic.

3. Off-street parking areas shall be provided which adequately accommodate maximum vehicle storage demands for the proposed project and are located and designed in such a manner to conveniently serve the uses to which they are accessory and not create incompatible visual relationships.

4. Safe and efficient access to all areas of the proposed development shall be provided for emergency and service vehicles, as required by the Florida Building Code in effect in Broward County, Florida, as revised from time to time.

5. Sidewalks shall be provided as required by the city regulations.

6. Handicapped Accessibility shall be provided as required by all applicable regulations.

D. *Community services and utilities*. All proposed developments shall be designed and located in such a manner as to ensure the adequate provision, use and compatibility of necessary community services and utilities.

1. An adequate sanitary sewer collection system including all necessary extensions and connections, shall be provided in accordance with city standards for location and design. Where necessitated by the size of the development and/or by the unavailability of city treatment facilities, sanitary sewage treatment and disposal systems must be provided in accordance with city and state standards and regulations.

2. An efficient solid waste collection system, including the provisions of an adequate number of properly screened local receptacles in locations which afford maximum use and collection convenience, shall be provided in accordance with all applicable city standards.

3. A well designed internal system for fire protection, including the provisions of an adequate number of properly located fire hydrants and an efficient access arrangement for emergency fire vehicles, shall be provided to ensure the safety of all persons within the project.

E. *Building and other structures*. All buildings and structures proposed to be located within a development shall be oriented and designed in such a manner as to enhance, rather than detract from, the overall quality of the site and its immediate environment. The following guidelines shall be followed in the review and evaluation of all buildings and structures:

1. Proposed buildings and structures shall be related harmoniously to the terrain, other buildings and the surrounding neighborhood, and shall not create through their location, style, color or texture incompatible physical or visual relationships.

2. All buildings and structures shall be designed and oriented in a manner ensuring maximum privacy of residential uses and related activities both on the site being developed and property adjacent thereto.

3. All permanent outdoor identification features which are intended to call attention to proposed projects and/or structures shall be designed and located in such a manner as to be an integral part of the total project and/or structural design and shall not exceed a size and scale necessary for the recognition from vehicles moving along adjacent streets at prescribed legal speeds.

- F. Level of service standards. For the purpose of the issuance of development orders and permits, the city has adopted level of service standards for public facilities and services which include roads, sanitary sewer, solid waste, drainage, potable water, and parks and recreation. All Applicants are required to prove concurrency pursuant to the City's Comprehensive Plan and F.S. Chapter 163, as amended from time to time.
- G. Other requirements. Requirements and recommendations as provided in the city tree and landscape regulations shall be observed as will the requirements of all applicable standards and regulations.

ATTACHMENTS

Attachment A:Application PackageAttachment B:Land Use and Zoning Map

ATTACHMENT A Application Package

PLANNING DIVISION -1-11-2 File No. (internal use only): **GENERAL APPLICATION** 2600 Hollywood Boulevard Room 315 Hollywood, FL 33022 **APPLICATION TYPE** (CHECK ONE): Technical Advisory Committee Historic Preservation Board City Commission Planning and Development Board Date of Application: Location Address: 901 S State Road 7, Hollywood, FL 33023 Tel: (954) 921-3471 Block(s): 1,2 Subdivision: West Hollywood Villas/ Fax: (954) 921-3347 Lot(s): 1,2,3 Folio Number(s): 5141 24 15 0010 **Redfield Acres** Zoning Classification: S-MU Land Use Classification: TOC Existing Property Use: Vacant Office/Drive-through Bank Building Sg Ft/Number of Units: 47,577 This application must be completed in full and Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation. submitted with all documents to be placed on a Board or Has this property been presented to the City before? If yes, check al that apply and provide File Committee's agenda. Number(s) and Resolution(s): Economic Roundtable Technical Advisory Committee Historic Preservation Board The applicant is responsible City Commission Planning and Development for obtaining the appropriate checklist for each type of Explanation of Request: Review and approval for the proposed redevelopment of the application. existing site into an AutoZone autoparts retail store and distribution center Applicant(s) or their authorized legal agent must be Number of units/rooms: 1 Sq Ft: +/-30,000 present at all Board or Value of Improvement: \$735,700 Estimated Date of Completion: 12/2023 Committee meetings. Will Project be Phased? () Yes (X)No If Phased, Estimated Completion of Each Phase At least one set of the submitted plans for each Name of Current Property Owner: VRD AT HOLLYWOOD, LLC application must be signed and sealed (i.e. Architect or Address of Property Owner: 8001 LBJ FREEWAY STE 400, Dallas, TX 75251 Engineer). Telephone: 214-817-1124 Fax: _____ Email Address:___ Name of Consultant Representative) Tenant (circle one): _____ Dwayne Dickerson Documents and forms can be Address: 14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 Telephone: 561-405-3336 accessed on the City's website at Fax: Email Address: ddickerson@dmbblaw.com http://www.hollywoodfl.org/Do Date of Purchase: 1/23/2017 Is there an option to purchase the Property? Yes () No (X) cumentCenter/Home/View/21 If Yes, Attach Copy of the Contract. List Anyone Else Who Should Receive Notice of the Hearing: Address: Email Address:



CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. 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. (1)(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: VRDat Hollywood, UC Bolly Robert	Date:	5/13/22
		5/13/22
Signature of Consultant/Representative: Durage L Dil	Date:	5/16/2022
PRINT NAME: DWAYNE L. DICKEISON, ESG	Date:	5/16/22
Signature of Tenant: Wind Tam's	Date	6.14.22
PRINT NAME WADE DAVIS	Date:_	4.14.22

Current Owner Power of Attorney

Sworn to and subscribed before me day of Man

this (

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

> MARC MCPEAK Notary ID #133615738 Ay Commission Expires February 28, 2026

Signature of Ourrent Owner

Print Name

Notary Public State of Florida

2022

My Commission Expires: 2/28/26 (Check One) / Personally known to me; OR ____ Produced Identification



December 28, 2021

Maxwell Kaplan, P.E. Thomas Engineering Group, LLC 6300 Northwest 31 Avenue Fort Lauderdale, Florida 33309 Via Email Only

Dear Mr. Kaplan:

Re: Platting requirements for a parcel legally described as a portion of Lots 1-2, Block 1, "Redfield Acres," according to the Plat thereof, as recorded in Plat Book 16, Page 58, of the Public Records of Broward County, Florida; together with all of Lot 1 and a portion of Lot 2, Block 1, "West Hollywood Villas," according to the Plat thereof, as recorded in Plat Book 30, Page 47, of the Public Records of Broward County, Florida; together with the 15-foot vacated alley adjacent to said Lots; less portions for right-of-way purposes. This parcel is generally located on the southeast corner of Washington Street and State Road 7/U.S. 441, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting **would be required** by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or multi-family development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 2.8 acres), but it does not meet the specifically delineated requirement. A lot or parcel which has been specially delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number. For example, Lot 5, Block 3, of John Doe Subdivision. The description of "a portion of Lots 1-2, Block 1 and a portion of Lot 2, Block 1" are examples of parcels which are not specifically delineated.

Maxwell Kaplan December 28, 2021 Page Two

Planning Council staff notes that when a specifically delineated parcel (i.e., all of Lot 1, Block 1, "West Hollywood Villas") is combined with land which has been included in a plat recorded before June 4, 1953, but not specifically delineated (i.e., a portion of Lots 1-2, Block 1, "Redfield Acres" and a portion of Lot 2, Block 1, "West Hollywood Villas") or vacated right-of-way (i.e. the 15-foot vacated alley adjacent to said Lots), Policy 2.13.1 of the Broward County Land Use Plan does not require replatting if the specifically delineated portion of the parcel constitutes the majority of the enlarged parcel; <u>in this case the specifically delineated portion does not constitute a majority of the enlarged parcel; therefore, replatting would be required.</u>

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, regarding the platting process.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Christina Evans, Planner, at your convenience.

Respectfully,

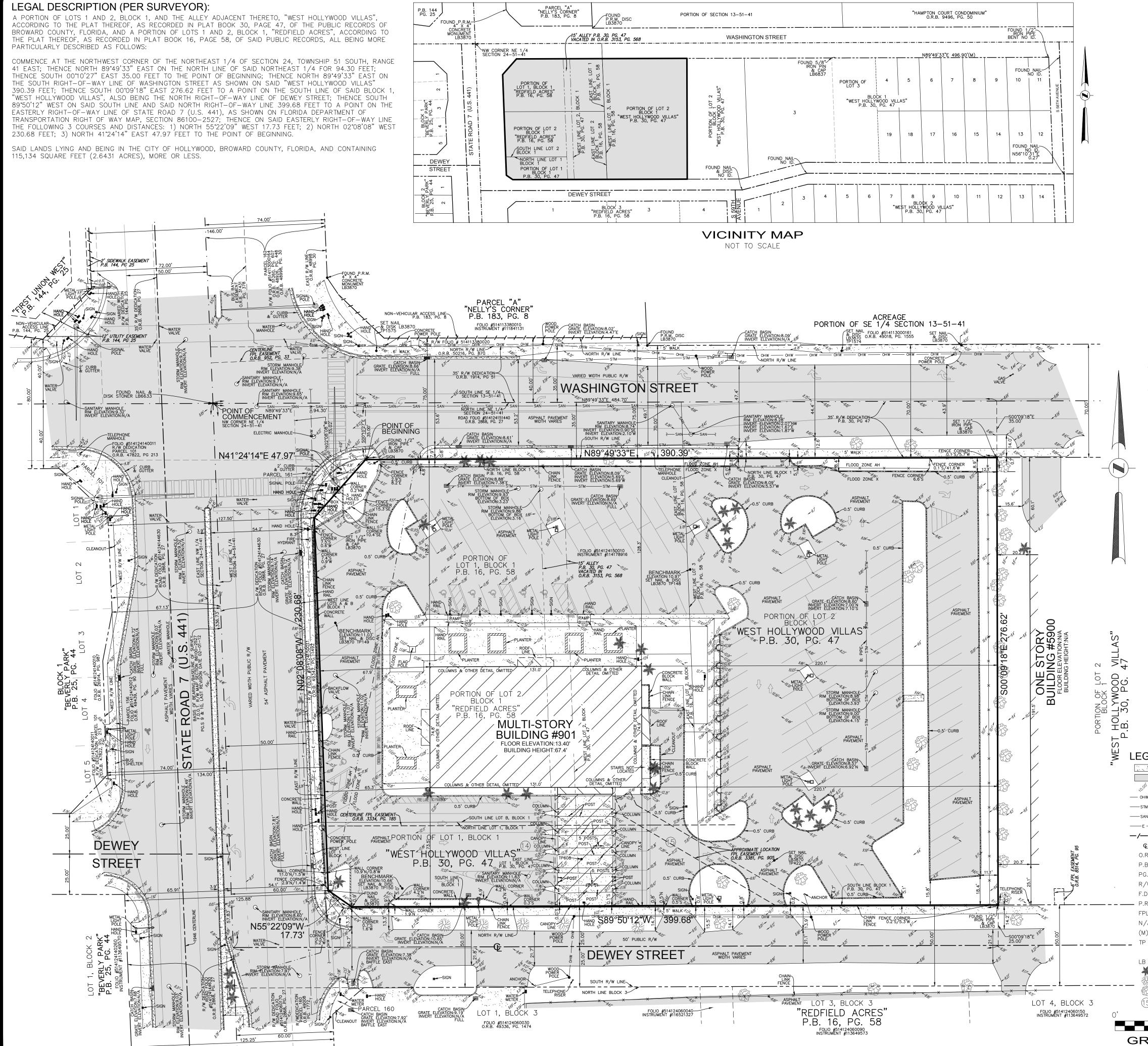
Barbara Blake Boy Executive Director

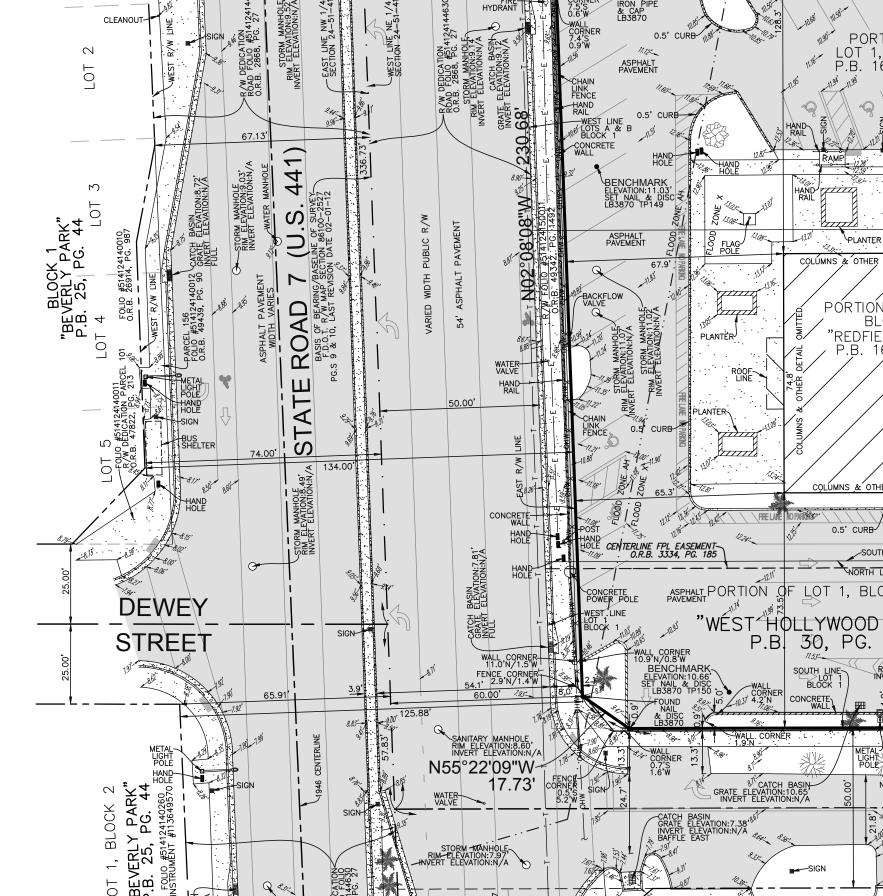
BBB:CME

cc/email: Dr. Wazir Ishmael, City Manager City of Hollywood

> Shiv Newaldass, Director, Development Services City of Hollywood







LEGAL DESCRIPTION (PER TITLE COMMITMENT):

LOTS ONE (1) AND TWO (2) AND LOT THREE (3) LESS THE EAST 100 FEET THEREOF, IN BLOCK ONE (1) OF WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PART OF LOTS ONE (1) AND TWO (2) IN BLOCK ONE (1) OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, RUN EAST 50 FEET ALONG THE SECTION LINE, THENCE RUN SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 35 FEET TO A POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET, THENCE RUN NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

LESS

A PORTION OF LOT 1. BLOCK 1. WEST HOLLYWOOD VILLAS. ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 30. PAGE 47 AND A PORTION OF LOTS 1 AND 2, BLOCK 1, PLAT OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 7 (U.S. 441), ITEM/SEGMENT NO. 2277741, SECTION NO. 86100-2527 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS; THENCE NORTH 02°08'98" WEST ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 7 (U.S. 441), A DISTANCE OF 276.70 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR WASHINGTON STREET AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE NORTH 89°49'33" EAST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 43.07 FEET; THENCE SOUTH 41°24'14" WEST, A DISTANCE OF 47.97 FEET; THENCE SOUTH 02°08'08" EAST, A DISTANCE OF 230.67 FEET; THENCE SOUTH 55°22'09" EAST, A DISTANCE OF 17.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1. BLOCK 1. WEST HOLLYWOOD VILLAS, ALSO BEING A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR DEWEY STREET AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 89°50'12" WEST ALONG SAID SOUTH LINE AND SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 24.22 FEET TO THE POINT OF BEGINNING.

ALSO, LESS THAT PART CONVEYED MARCH 18, 2019 IN INSTRUMENT NO. 115680475, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #S-312; ELEVATION: 8.60'. 2) FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 10'/NONE; PANEL #12011C0564H; COMMUNITY #125113; MAP DATE: 08/18/14.
- APPROXIMATE LOCATION OF FLOOD ZONE LINE IS DEPICTED HEREON 3) THIS SITE LIES IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA. 4) BEARINGS ARE BASED ON NAD88 (1990 ADJUSTMENT) WITH AN ASSUMED MERIDIAN WITH THE SOUTH RIGHT-OF-WAY LINE OF
- WASHINGTON STREET BEING N89°49'33"E 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 6) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: VROD AT HOLLYWOOD.) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- 8) THIS SITE CONTAINS 139 TOTAL PARKING SPACES (133 REGULAR & 6 DISABLED) 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- 10) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS. 11) THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 12) THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO .: 2021-5481594, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED 4/04/2022 AT 8:00 AM. THE FOLLOWING ITEMS ARE
- EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT: ITEMS 1, 2, 3, 4, 5, 6, 7, & 8: STANDARD EXCEPTIONS, NOT ADDRESSED. ITEM 9: MORTGAGE RECORDED IN INSTRUMENT #115873157 AND MODIFICATION AGREEMENT IN INSTRUMENT #117401444 APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM 10: FINANCING STATEMENT IN INSTRUMENT NO. 114350123 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED. ITEM 11: RESERVATIONS CONTAINED IN DEED RECORDED IN DEED BOOK 36, PAGE 58, AS MODIFIED BY RELEASES IN BOOK 1685, PAGE 492 AND IN BOOK 7438, PAGE 472 DO NOT APPLY TO THIS SITE ITEM 12: RESERVATIONS CONTAINED IN DEED RECORDED APRIL 17, 1925 IN DEED BOOK 49, PAGE 213, MIAMI-DADE COUNTY PUBLIC RECORDS AS MODIFIED BY RELEASE IN BOOK 1685, PAGE 137 AFFECT THE SUBJECT PROPERTY BUT ARE NOT PLOTTABLE.
- ITEM 13: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF WEST HOLLYWOOD VILLAS AS RECORDED IN PLAT BOOK 30, PAGE 47 AS MODIFIED BY ORDINANCE IN O.R.B 3153, PAGE 568 AFFECT THE SUBJECT SITE, AND ALL PLOTTABLE ITEMS ARE DEPICTED HEREON. ITEM 14: EASEMENT TO FLORIDA POWER & LIGHT COMPANY IN BOOK 3334, PAGE 185, AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS IN BOOK 48108, PAGE 1085 APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 15: EASEMENT TO FLORIDA POWER & LIGHT COMPANY IN BOOK 3381, PAGE 905 APPLIES TO THIS SITE AS DEPICTED HEREON. ITEM 16: EASEMENT TO FLORIDA POWER & LIGHT COMPANY IN BOOK 8514, PAGE 95 DOES NOT APPLY TO THIS SITE.
- ITEM 17: COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN RESOLUTION NO. 10-V-66 IN BOOK 47544, PAGE 1860, AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE ITEM 18: TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS LEASE WITH THE BANK OF AMERICAN, N.A. AS
- DISCLOSED BY QUIT CLAIM DEED RECORDED IN BOOK 49342, PAGE 1492 DO NOT APPLY TO THIS SITE. ITEM 19: TEMPORARY EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 49342, PAGE 1495 DOES NOT APPLY TO THIS SITE AS IT EXPIRED JULY 2018.
- ITEM 20: PLANNING AND ZONING BOARD RESOLUTION NO. 17-DP-09 IN INSTRUMENT NO. 114746286 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE ITEM 21: FLORIDA POWER & LIGHT COMPANY FASEMENT IN INSTRUMENT NO. 114931986 DOES NOT APPLY TO THIS SITE
- ITEM 22: FLORIDA POWER & LIGHT COMPANY EASEMENT IN INSTRUMENT NO. 114970280 DOES NOT APPLY TO THIS SITE. ITEM 23: NOT REVIEWED

CERTIFICATION: I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE LEGEND SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND CONCRETE $\mathcal{L}_{\mathcal{A}}$ MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION ASPHALT PAVEMENT 472.027, FLORIDA STATUTES. ELEVATION OVERHEAD WIRES — они — UNDERGROUND STORM SEWER LINE ____STM_____ UNDERGROUND SANITARY SEWER LINE □ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691 UNDERGROUND ELECTRIC LINE □ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274 — Е — — □ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290 NON-VEHICULAR ACCESS LINE -/-/-STATE OF FLORIDA CENTERLINE ¢ OFFICIAL RECORDS BOOK 0.R.B. VICTORY AT HOLLYWOOD SITE P.B. PLAT BOOK 901 SOUTH STATE ROAD 7 PAGE PG. HOLLYWOOD, BROWARD COUNTY R/W RIGHT-OF-WAY FLORIDA 33023 F.D.O.T. FLORIDA DEPT. OF TRANSPORTAT REVISIONS BY NO. P.R.M. PERMANENT REFERENCE MONUMEN FLORIDA POWER & LIGHT COMPAN FPL **BOUNDARY AND TOPOGRAPHIC SURVEY** NOT AVAILABLE N/A MEASURED TRAVERSE POINT (FOR FIELD PULICE LAND SURVEYORS, INC. INFORMATION ONLY) 5381 NOB HILL ROAD LICENSED BUSINESS PALM TREE SUNRISE, FLORIDA 33351 PLS TELEPHONE: (954) 572-1777 oak tree FAX: (954) 572–1778 UNIDENTIFIED TREE E-MAIL: surveys@pulicelandsurveyors.com TITLE COMMITMENT NUMBER WEBSITE: www.pulicelandsurveyors.com 60 CERTIFICATE OF AUTHORIZATION LB#3870 DRAWN BY: B.E./J CLIENT: VROD AT HOLLYWOOD SCALE: 1" = 30' **GRAPHIC SCALE** SURVEY DATE: 7/20/22 CHECKED BY: J.F.P ORDER NO.: 69889

SITE DEVELOPMENT DRAWINGS FOR: AUTOZONE MEGAHUB 901 SOUTH STATE ROAD 7 HOLLYWOOD, BROWARD COUNTY, FL SECTION 24, TOWNSHIP 51S, RANGE 41E FOR

BROWARD COUNTY HIGHWAY CONSTRUCTION / TRAFFIC ENGINEERING NOTES:

- HE FOLLOWING ITEMS ARE NOT REVIEWED OR ACCEPTED BY BROWARD COUNTY . BROWARD COUNTY TRAFFIC ENGINEERING DIVISION'S REVIEW DOES NOT INCLUDE A REVIEW AND ACCEPTANCE OF THE PROJECT DESIGN OR OPERATION. THESE ITEMS ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEE
- BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT REVIEW AND APPROVE. OR INSPECT AND ACCEPT ITEMS FOR MAINTENANCE: PAVEMENT MARKINGS ON OR ADJACENT TO PAVER BRICKS. PAINTED ASPHALT MADE OF PAVER BRICKS, RAISED INTERSECTIONS AND RELATED XIBLE DELINEATORS. DECORATIVE SIGNS AND DECORATIVE SIGN POSTS. PLANTERS. ON-SITE PAVEMI MARKINGS AND SIGNING. OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC SIDEWALK WORK OR ASPHALT WORK
- 3. THE CITY ENGINEER IS RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND OPERATION OF THE PROJEC THE INSPECTION AND ACCEPTANCE OF THE FOLLOWING ITEMS THAT WILL BE MAINTAINED BY THE CITY PAVER BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WA' NOT DEDICATED FOR PUBLIC USE. SIDEWALK WORK AND ASPHALT WOR

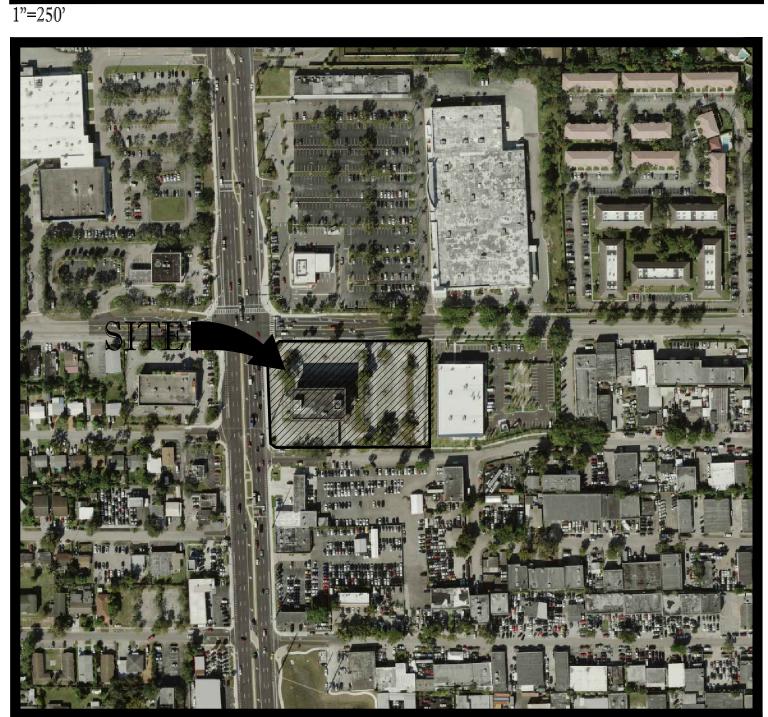
LL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR LISING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS

BROWARD COUNTY REQUIRES A MINIMUM OF 72 HOURS NOTICE FOR ON-SITE FIELD INSPECTION

CONTRACTOR TO CONTACT BROWARD COUNTY TRANSIT, KEVIN FULCHAN, CONSTRUCTION PROJECT MANAGER, (954-357-8395), AT KFULCHAN@BROWARD.ORG PRIOR TO CONSTRUCTION TO DETERMINE TEMPORARY BUS STOP LOCATION

THE PUBLIC ROADWAY(S) INDICATED IN THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS & HIGHWAY - STATE OF FLORIDA"

VICINITY \ AERIAL MAP



THE FOLLOWING LEGAL DESCRIPTION HAS BEEN PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ON THE TITLE OF COMMITMENT UNDER THE FILE NO.: 2021-5481594 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS. LOTS ONE (1) AND TWO (2) AND LOT THREE (3) LESS THE EAST 100 FEET THEREOF. IN BLOCK ONE (1) OF WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 30. PAGE 47. OF THI

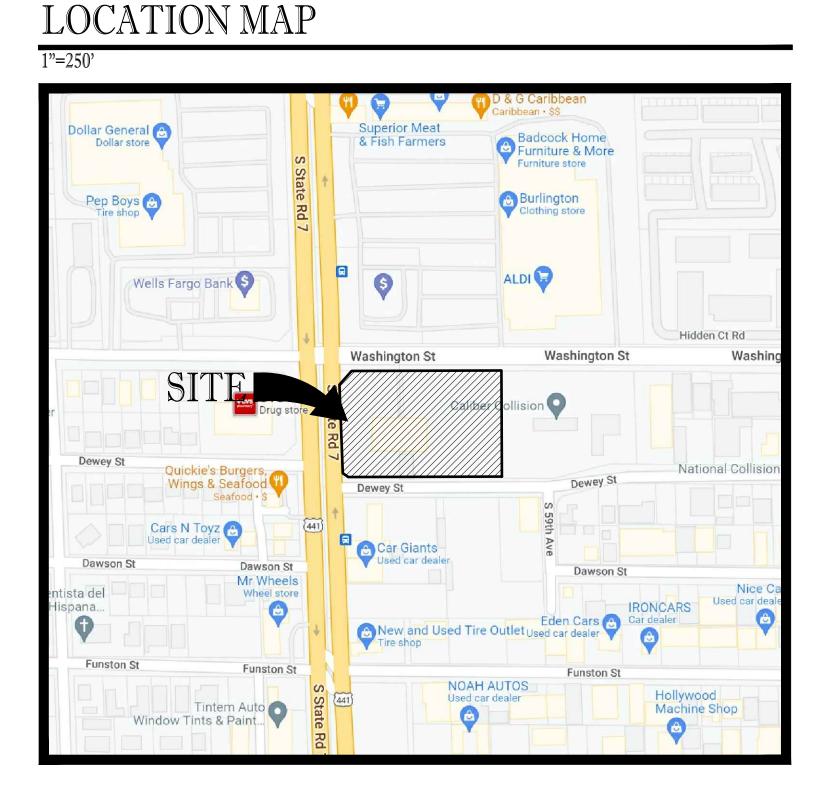
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PART OF LOTS ONE (1) AND TWO (2) IN BLOCK ONE (1) OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, RUN EAST 50 FEET ALONG THE SECTION LINE, THENCE RUN SOUTHERLY AND

PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 35 FEET TO A POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET, THENCE RUN NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET TO THE POINT O BEGINNING

A PORTION OF LOT 1. BLOCK 1. WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 47 AND A PORTION OF LOTS 1 AND 2. BLOCK 1. PLAT OF REDFIELD ACRES. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 7 (U.S. 441), ITEM/SEGMENT NO. 2277741, SECTION NO. 86100-2527 AND BEING MORE ARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1. BLOCK 1. WEST HOLLYWOOD VILLAS: THENCE NORTH 02°08'98" WEST ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 7 (U.S. 441). A DISTANCE OF 276.70 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR WASHINGTON STREET AS SHOWN ON SAID RIGHT OF WAY MAP: THENCE NORTH 89°49'33" EAST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 43.07 FEET; THENCE SOUTH 41°24'14" WEST, A DISTANCE OF 47.97 FEET; THENCE SOUTH 02°08'08" EAST, A DISTANCE OF 230.67 FEET; THENCE SOUTH 55°22'09" EAST, A DISTANCE OF 17.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS, ALSO BEING A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR DEWEY STREET AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 89°50'12" WEST ALONG SAID SOUTH LINE AND SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 24.22 FEET TO THE POINT OF THE BEGINNING. ALSO, LESS THAT PART CONVEYED MARCH 18, 2019 IN INSTRUMENT NO. 115680475, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AUTOZONE, INC.



PREPARED BY



6300 NW 31ST AVENUE FT. LAUDERDALE, FL. 33309

PH: (954) 202-7000 FX: (954) 202-7070 www.ThomasEngineeringGroup.com

SHEET INDEX

COVER SHEE GENERAL NO EROSION CON DEMOLITION SITE PLAN SITE DETAIL SITE PLAN EX PAVEMENT M PAVEMENT, (PAVEMENT, **CROSS SECTI** UTILITY PLA UTILITY DET PHOTOMETR BROWARD CO DISPOSITION DISPOSITION LANDSCAPE LANDSCAPE LANDSCAPE IRRIGATION IRRIGATION IRRIGATION PLANS BY LA ALTA/NSPS S PLANS BY AU FLOOR PLAN EXTERIOR E

SITE PLAN ENTITLEMENT MEETING SCHEDULE	
PRELIMINARY TECHNICAL ADVISORY COMMITTEE (PRE-TAC)	07/05/2022
FINAL TECHNICAL ADVISORY COMMITTEE (TAC)	11/21/2022
PLANNING & DEVELOPMENT BOARD (PDB)	

T	C-01
DTES	C-02
NTROL PLAN	C-03
N PLAN	C-04
	C-05
S	C-06
XHIBIT	C-07
MARKING & SIGNAGE PLAN	C-08
GRADING & DRAINAGE PLAN	C-09
GRADING & DRAINAGE DETAILS	C-10
IONS	C-11
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ΓAILS	C-13
RIC PLAN	C-14
OUNTY NOTES & DETAILS	C-15
N PLAN	L-1.0
N CHART	L=1.1
PLAN	L-2.0
SCHEDULE & NOTES	L=2.1
GENERAL NOTES	L-2.2
PLAN	L-3.0
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NDMARK SURVEYING & ASSOCIATES, INC.	
SURVEY	2 OF 2
JTOZONE, INC.	
I / KEYNOTES	A-1
LEVATIONS AND NOTES	CE1
	BROWARD COUNTY HIGHWAY CONSTRUC



REVISIONS COMMENT: Sunshine all 811 or visit sunshine811.com two fu business days before digging to have buried facilities located and marked heck positive response codes before you d FINAL TAC PROJECT N DRAWN BY CHECKED BY 10/21/202 F210143 COVE ROJEC⁻ AUTOZONE MEGAHUB **901 SOUTH** STATE RD. 7 AUTOZONE, INC. HOLLYWOOD FLORIDA 6300 NW 31ST AVENUE FORT LAUDERDALE, FL 33309 PH: (954) 202-7000 FX: (954) 202-7070 www.ThomasEngineeringGroup.cor No. 8336 STATE O January 2, 2023 LORIDA BUSINESS CERT. OF AUTH. №. 275 SHEET TITLE **COVER SHEET** SHEET NUMBER: **C-01**

PROJECT NOTES

- A. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.
- B. WATER ANBD SEWER UTILITY PROVIDER FOR THIS PROJECT IS THE CITY OF HOLLYWOOD UTILITY DEPARTMENT.

GENERAL NOTES

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION UNLESS NOTED OTHERWISE IN THE PLANS. SHOULD A CONFLICT EXIST BETWEEN THE PLANS AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE MORE STRINGENT SHALL APPLY.
- 2. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN: - RECORD SURVEY PREPARED BY LANDMARK SURVEYING & ASSO., INC., DATED 12/13/2021
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.
- 3. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.), FLORIDA ACCESSIBILITY CODE (LATEST EDITION) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.
- 4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- 5. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 6. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.
- 7. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.
- 8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING GROUP BY THE OWNER AND OTHERS. PRIOR TO COMMENCEMENT OF ANY WORK, CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING GROUP, LLC IN WRITING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES, NO ADDITIONAL COMPENSATION SHALL BE PROVIDED FOR RE-WORK FOR FAILURE TO VERIFY EXISTING CONDITIONS.
- 9. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR RE-WORK DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS.
- 10. CONTRACTOR SHALL UTILIZE THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY CONNECTION LOCATIONS AND ELEVATIONS. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF ANY DISCREPANCIES IN WRITING PRIOR TO COMMENCEMENT OF WORK IF THERE ARE ANY DISCREPANCIES BETWEEN THESE PLANS AND THE ARCHITECTURAL/BUILDING PLANS. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR RE-WORK AFTER COMMENCEMENT OF WORK.
- 11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.
- 13. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT. ETC. WHICH ARE TO REMAIN. AND TO PROVIDE A SAFE WORK AREA.
- 14. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.
- 15. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- 16. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 17. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.
- 18. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME THOMAS ENGINEERING GROUP, LLC AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH THOMAS ENGINEERING GROUP, LLC WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THOMAS ENGINEERING GROUP, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- 19. THOMAS ENGINEERING GROUP, LLC WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE

ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THOMAS ENGINEERING GROUP'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT THOMAS ENGINEERING GROUP, LLC HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THOMAS ENGINEERING GROUP, LLC WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE D. TESTING: CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. THOMAS ENGINEERING GROUP. LLC WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

- PART THEREOF

A. GENERAL:

B. MATERIALS:

APPLY.

- 20. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING GROUP, LLC NOR THE PRESENCE OF THOMAS ENGINEERING GROUP, LLC OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING GROUP, LLC AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING GROUP, LLC SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- 22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER. IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM
- 23. CONTRACTOR IS RESPONSIBLE FOR DESIGNING, SEQUENCING AND PROVIDING REQUIRED MAINTENANCE AND PROTECTION OF TRAFFIC (M.O.T.) FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL (VEHICULAR AND PEDESTRIAN) WITHIN THE RIGHT-OF-WAY OR ON SITE. M.O.T. SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) OR OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION REQUIREMENTS. THE COST FOR M.O.T. SHALL BE INCLUDED IN THE CONTRACT PRICE.
- 24. CONTRACTOR SHALL CONFIRM THAT LAYOUT OF SIDEWALKS AND PARKING AREAS MEET THE APPLICABLE ADA ACCESSIBILITY REQUIREMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NO ADDITIONAL COMPENSATION FOR REWORK SHALL BE PROVIDED FOR FAILURE TO NOTIFY ENGINEER PRIOR TO COMMENCEMENT OF WORK OF ANY DISCREPANCIES.
- 25. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.
- 26. ALL UTILITY EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION (IF REQUIRED) PRIOR TO CERTIFICATE OF OCCUPANCY. THESE EASEMENTS SHALL BE SKETCHED. DESCRIBED. AND RECORDED AT THE SOLE COST OF THE CONTRACTOR.
- 27. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.
- 28. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND APPLICABLE GOVERNMENTAL AGENCIES HAVING JURISDICTION FOR THE FOLLOWING: CATCH BASINS FIRE HYDRANTS VALVES AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
- 29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.
- 30. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- 31. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM THE GOVERNMENTAL AGENCY HAVING JURISDICTION.
- 32. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.
- 33. CONTRACTOR SHALL REMOVE ORGANICS AND/OR DELETERIOUS MATERIAL WHERE ENCOUNTERED AND REPLACE WITH SUITABLE FILL. ORGANICS MAY BE REUSED TO GRADE LANDSCAPE AREAS.

SANITARY SEWER NOTES:

- A. GENERAL: 1. COMPLY WITH THE STANDARDS. DETAILS AND SPECIFICATIONS OF THE UTILITY PROVIDER OR GOVERNMENTAL AGENCY HAVING JURISDICTION. SHOULD A CONFLICT EXIST BETWEEN THOSE REQUIREMENTS AND THESE PLANS AND NOTES, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
- 2. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.
- B. MATERIALS: 1. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS. (24" SHALL BE
- DR-25). 2. DUCTILE IRON PIPE (DIP) SHALL BE CEMENT OR POLYLINED INSIDE AND SHALL HAVE A COAL
- TAR EPOXY COATING, MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-86 OR LATEST REVISION, MINIMUM WALL THICKNESS CLASS 52 (4"-12") SPECIFIED).
- 3. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.

C. INSTALLATION: 1. PIPE AND FITTINGS:

- a. SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE"
- b. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION. c. BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF ENGINEER AND THE UTILITY PROVIDER. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
- 2. SERVICE:
- a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE FLORIDA BUILDING CODE.

ONE OF THE FOLLOWING METHODS: a. METHOD A, A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE. b. METHOD B, A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.

b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE OR AS INDICATED ON PLUMBING PLAN. c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.

d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE PAINTED RED, EXTENDING 18"(MIN) ABOVE GRADE. e. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT

PROJECT COMPLETION, CUT BACK TO FINISHED GRADE. f. CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

1. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY

2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.

3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FOUR GALLONS PER DAY PER UNIT. NO VISIBILE LEAKAGE ALLOWED.

4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.

5. SANITARY SEWER SHALL BE TELEVISED AND LAMPED, PRIOR TO FINAL ACCEPTANCE. OWNER / CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY. VISIBLE INFILTRATION LEAKAGE INTO MANHOLES AND SEWER PIPE SHALL NOT BE PERMITTED.

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

1. COMPLY WITH THE STANDARDS, DETAILS AND SPECIFICATIONS OF THE UTILITY PROVIDER OR GOVERNMENTAL AGENCY HAVING JURISDICTION. SHOULD A CONFLICT EXIST BETWEEN THOSE REQUIREMENTS AND THESE PLANS AND NOTES, THE MOST STRINGENT REQUIREMENT SHALL

NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE UTILITY PROVIDER AND RELEASED TO BE PLACED IN TO SERVICE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION OR AN ENTITY WHICH IT HAS RELEGATED ITS AUTHORITY.

3. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER

4. USE "DETECTO' TAPE ON ALL PVC MAINS (18" ABOVE), AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).

5. A SIX (6) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, INCLUDING TREES, & WATER MAINS, ETC.).

6. NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN, OR ADJACENT TO, SIDEWALKS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE...

1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND BITUMINOUS COATED OUTSIDE, WATER MAIN & EPOXY LINED & COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-91 OR LATEST REVISION. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.

2. ALL PVC MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSI/AWWA C900-89 OR LATEST REVISION, AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE O.D. (PVC ON-SITE ONLY).

3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSI/AWWA C110/A21.10-93 OR LATEST REVISION. COMPLETE WITH GLANDS. GASKETS. BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUG SERIES 1100 RESTRAINED JOINT ADAPTERS.

4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZED MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-87 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.

a. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2360-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-6100. CONFORMING TO ANSI/AWWA

b. TAPPING VALVES SHALL BE MUELLER H667 OR APPROVED EQUAL. c. GATE VALVES 3" OR LESS SHALL BE NIBCO T-133 OR T-136 WITH MALLEABLE HAND WHEELS. NO SUBSTITUTIONS ALLOWED.

5. TAPPING SLEEVES SHALL BE MUELLER H615 OR APPROVED EQUAL.

6. VALVE BOXES SHALL BE TYLER/UNION 461-S OR APPROVED EQUAL

7. RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/A21.11-90 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING. CLOW CORPORATION MODEL F-1058 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUAL.

8. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS FOR GALVANIZED STEEL PIPE. THEY SHALL BE DRESSER STYLE 90. NO SUBSTITUTIONS ALLOWED.

9. FIRE HYDRANTS SHALL HAVE A 5 1/4 " MAIN VALVE OPENING. PUMPER NOZZLE TO BE 18" FROM FINISH GRADE. ALL HYDRANTS TO BE INSTALLED WITH ANCHORING TEE AND CONTROL VALVE. FIRE HYDRANT SHALL COMPLY WITH ANSI/AWWA C502-85 (OR LATEST REVISION). HYDRANTS SHALL BE MUELLER CENTURION OR AMERICAN DARLING. BLUE REFLECTIVE PAVEMENT MARKER REQUIRED IN CENTER OF NEAREST DRIVING LANE FOR FIRE HYDRANTS.

10. PIPE COLOR CODING REQUIREMENT SHALL CONFORM TO 62-555.320(21) (b) (3), F.A.C.

C. SERVICE CONNECTION:

CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B-62 WITH THREADED ENDS, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL.

2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUAL.

. METER STOPS SHALL BE 90 ° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-62. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT "0" RING SEALED AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, AS MANUFACTURED BY MUELLER OR APPROVED EQUAL

4. SERVICE PIPING SHALL BE TYPE 'K' DRAWN COPPER.

D. INSTALLATION: GENERAL: CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING

- c. METHOD C, A TAP WITH ONE GATE VALVE REQUIRING DISINFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
- 2 BEDDING:
- BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR AII PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR3/4 " WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE ENGINEER AND UTILITY PROVIDER. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
- PVC PIPE:
- a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS
- b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.
- 4. DUCTILE PIPE:
- a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-99 OR LATEST REVISION. b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER.
- c. "NON-DETECTOR" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP.
- VALVES:
- a. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER. A BRASS DISK INDICATING, SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX. b. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS
- DIMENSIONED OTHERWISE. c. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE
- PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS FOR THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES.
- d. THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NUT TO FINAL GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.
- SERVICE
- a. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM BELOW FINISHED GRADE AND 36" UNDER PAVEMENT
- b. SERVICES UP TO 2" SHALL BE TYPE "K" COPPER. c. METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METER/BOX INSTALLATION.
- d. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 PVC SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2' BEYOND THE EDGE. SLEEVE
- DIAMETER SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE. e. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x4" TREATED STAKE, PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE..

E. TESTING

- BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED.HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 150 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSI/AWWA C600-05 OR LATEST REVISION, THE PRESSURE TEST SHALL NOT VARY MORE THAN ± 5 P.S.I. DURING THE TEST.
- 2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE UTILITY PROVIDER AND THE ENGINEER OF RECORD.
- 3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSI/AWWA C651-05; 150 PSI MINIMUM STARTING TEST PRESSURE. WITH BACTERIOLOGICAL SAMPLES IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS.
- 4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1,000' MAXIMUM FOR LINES GREATER THAN 1,500' IN LENGTH. PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS OR THE AGENCY WHICH IT HAS RELEGATED ITS AUTHORITY.
- 5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$L = S D P^{0.5}$ 148,000

- IN WHICH: L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR
- S = LENGTH OF PIPE (LINEAR FEET)
- D = NOMINAL DIAMETER OF PIPE (INCHES)
- P = THE MINIMUM TEST PRESSURE (POUNDS PER SQUARE INCH)

SEPARATION OF WATER AND SEWER MAINS

A. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE WASTEWATER MAIN WHENEVER POSSIBLE. WHERE SANITARY SEWERS, STORM SEWERS, OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

ALL CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.

- B. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. 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 IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE 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). A MINIMUM 6-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND ALL OBSTRUCTIONS INCLUDING TREES.
- C. ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE ENGINEER

STORM DRAINAGE

A. GENERAL

- 1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
- 2. DISTANCES AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

- 3. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THE GRADING ADJACENT TO BUILDINGS COMPLY WITH FBC SECTION 1804.3 AND PROVIDE POSITIVE DRAINAGE FLOW TO THE SITE DRAINAGE SYSTEM. CONTRACTOR SHALL INSTRUCT SUB-CONTRACTORS (SITE, LANDSCAPE, ETC.) OF THE SAME. SHALLOW SWALES MAY BE NEEDED IN CERTAIN INSTANCES.
- B. MATERIALS 1. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
- 2. ALL YARD DRAIN BASINS ARE TO BE HIGH DENSITY POLYETHYLENE PRODUCT AND SHALL MEET ASTM LATEST MINIMUM STANDARDS.
- 3. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPECIFICATION C-478 AND 64T UNLESS OTHERWISE NOTED IN THE PLANS. BLOCK CATCH BASINS WILL BE ALLOWED ONLY WITH APPROVAL OF THE ENGINEER. THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 8 INCHES AND THE MINIMUM REINFORCING SHALL BE NO. 4 BARS AT 12 INCHES EACH WAY UNLESS OTHERWISE INDICATED. CONCRETE SHALL BE MINIMUM OF fc=3,750 PSI AT 28 DAYS.
- 4. IN DRY RETENTION / DETENTION AREAS, CONTRACTOR TO EXCAVATE AND FILL BACK WITH CLEAN FREE-DRAINING MATERIAL A MINIMUM OF 1 FOOT BELOW THE WATER TABLE.
- C. INSTALLATION
- 1. PIPE SHALL BE PLACED ON A MINIMUM OF 8" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
- 2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 6 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS.
- 3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
- 4. THE CONTRACTOR SHALL NOTIFY THE GOVERNMENTAL AGENCY HAVING AUTHORITY, FDOT (WITHIN STATE ROADWAYS) AND THE ENGINEER OF RECORD AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

PAVING: A. GENERAL:

- 1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK
- 2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- 3. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
- B. MATERIALS: 1. LIMEROCK BASE: LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS UNLESS OTHERWISE NOTED AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). AT THE DISCRETION OF THE OWNER OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE. LIMEROCK TO HAVE MINIMUM OF 70% CARBONATES AND LIQUID LIMIT 35 PLASTICITY AND ACCEPTABLE FDOT PRODUCT APPROVAL.
- 2. ASPHALTIC CONCRETE: INSTALLATION OF THE ASPHALTIC CONCRETE SURFACE COURSE SHALL HAVE A MIN. THICKNESS OF 2" UNLESS OTHER WISE NOTED AND CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED IN TWO 1" LIFTS WITH TACK COAT BETWEEN LIFTS.
- REINFORCED CONCRETE PAVEMENTS SHALL BE A MIN.THICKNESS OF 6" AND CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 4,000 PSI UNLESS OTHERWISE NOTED.
- C. INSTALLATION: COMPACT STABILIZED SUB-BASE TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
- 2. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
- 3. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE FDOT STANDARD SPECIFICATIONS, LATEST REVISION, FOR TYPE SP-9.5 ASPHALTIC CONCRETE.
- D. TESTING 1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
- 2. DENSITY TESTS SHALL BE TAKEN ON THE SUBGRADE AND BASE MATERIAL BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
- 3. ALL TESTING COSTS SHALL BE PAID FOR BY THE CONTRACTOR.
- 4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GOVERNMENTAL AGENCY HAVING JURISDICTION AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
- 5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GOVERNMENTAL AGENCY HAVING JURISDICTION BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

PAVEMENT MARKING & SIGNAGE:

TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; THE GOVERNMENTAL AGENCY HAVING JURISDICTION STANDARDS; AND / OR THE FDOT STANDARDS AND DETAILS (WITHIN STATE ROADWAYS).

ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT

BUILT EXACTLY ACCORDING TO PLANS.

RAINFALL EVENTS.

A. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM

POLLUTION PREVENTION:

A. THE PLANS INCLUDE A STORMWATER POLLUTION PREVENTION PLAN, SPECIFICATIONS AND DETAILS AND ARE ONLY A SUGGESTED APPROACH TO ASSIST THE CONTRACTOR IN IMPLEMENTING AN APPROPRIATE POLLUTION PREVENTION PLAN COMPLYING WITH FLORIDA'S NPDES STORMWATER PERMITTING PROGRAM FOR CONSTRUCTION ACTIVITY, AS ESTABLISHED BY FDEP. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE, PREPARE AND IMPLEMENT THE BEST MANAGEMENT PRACTICES THAT ARE APPROPRIATE FOR THE PROJECT'S SITE SPECIFIC CONDITIONS DURING THE LIFE OF THE CONSTRUCTION ACTIVITIES. . THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS AND SEDIMENT TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR

B. WHEN REQUIRED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE CONTRACTOR SHALL OBTAIN "A NOTICE OF INTENT TO USE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" FOR THE PROJECT SITE. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND DOCUMENTATION INCLUDING MAINTAINING AND POSTING A WEEKLY LOG WHICH SHALL BE POSTED

C. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

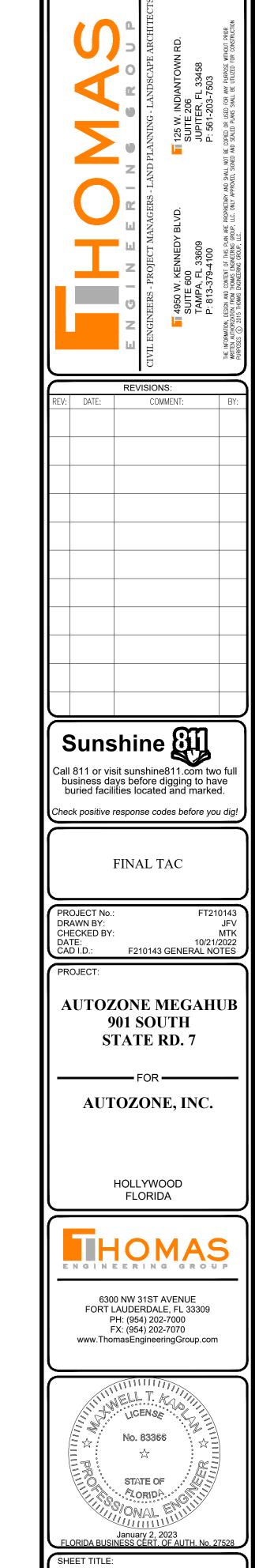
PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT

- B. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND BASE CONSTRUCTION (AND BEFORE PLACING) ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND APPLICABLE GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN OR INVERT AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.
- C. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS IN A FORMAT APPROVED BY CITY OF PORT ST, LUCIE PUBLIC UTILITIES / ENGINEERING DEPARTMENT.
- D. "AS-BUILT" INFORMATION OF GRAVITY SEWERS MUST CONTAIN LOCATION OF SERVICE LATERALS. STATIONING OF BOTH THE WYE. CLEAN-OUTS, AND THE SERVICE END MUST ALSO BE INCLUDED.
- E. "AS-BUILT" INFORMATION OF WATER DISTRIBUTION SYSTEMS MUST CONTAIN LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, SERVICES AND APPURTENANCES. TOP OF PIPE ELEVATIONS ALONG THE WATER MAIN ARE REQUIRED AT INTERVALS OF 100 FEET (MAXIMUM).
- F. ALL "AS-BUILT" INFORMATION ON ELEVATIONS SHALL BE CERTIFIED BY A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.
- G. "AS-BUILTS" OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
- 1. TOP OF PIPE ELEVATIONS EVERY 100 LF. 2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.
- ALL TIE INS TO EXISTING LINES SHALL BE "AS-BUILT" 4. THE ENDS OF ALL WATER SERVICES AT THE BUILDINGS OR HOMES SHALL BE "AS-BUILT" OR WHERE THE WATER SERVICE TERMINATES.
- H. "AS-BUILTS" OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION: RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.
- THE STUB ENDS OF ALL SEWER LATERALS SHALL BE LOCATED, AND IF THERE ARE ANY CLEANOUTS INSTALLED ON THE SEWER LATERALS, THEN THE INVERT ELEVATION OF THESE CLEANOUTS NEED TO BE OBTAINED LIFT STATION "AS-BUILTS" SHALL CONSIST OF:
- a. TOP OF WET WELL ELEVATION
- b. INVERT ELEVATION OF THE INCOMING LINE c. BOTTOM OF THE WET WELL
- d. "AS-BUILTS" OF THE COMPOUND AREA.
- I. FORCE MAIN "AS-BUILTS" SHALL BE PREPARED THE SAME AS THE WATER LINE "AS-BUILTS".
- J. "AS-BUILTS" OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION: RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.
- 2. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF "AS-BUILT".
- DRAINAGE WELL STRUCTURE "AS-BUILTS" SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE BAFFLE WALLS, RIM ELEVATIONS AND INVERTS OF PIPING.
- K. ALL ROCK "AS-BUILTS" FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING: 1. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.
- 2. ROCK "AS-BUILTS" SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
- ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
- ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE SHOWN
- 5. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK "AS-BUILTS" WILL BE REQUIRED AS INDICTED ABOVE, AS WELL AS "AS-BUILTS" ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
- "AS-BUILTS" SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD. AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.
- L. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, "AS-BUILTS", ON FULL SIZE, 24" X 36" REPRODUCIBLE MATERIAL. WHERE WATER AND SEWER INFORMATION ARE ON THE SAME PAGE THE WATER LINE SHALL BE "AS-BUILT" BY STATION AND OFFSET UTILIZING THE SANITARY SEWER SYSTEM AS THE BASE LINE. IF IT IS NOT PRACTICAL TO UTILIZE THE SEWER SYSTEM AS A BASE LINE THEN THE SURVEYOR SHALL CONTACT THE ENGINEER OF RECORD SO THAT A SUBSTITUTE BASELINE MAY BE CHOSEN. ALL RECORD DRAWING, "AS-BUILT", INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. ONE (1) SET OF REPRODUCIBLE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED ALONG WITH EIGHT (8) SETS OF BLACKLINE DRAWINGS. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR. ADDITIONALLY, AN ELECTRONIC COPY OF THESE RECORD DRAWINGS, "AS-BUILTS", SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, VERSION 2020.

PROJECT CLOSEOUT

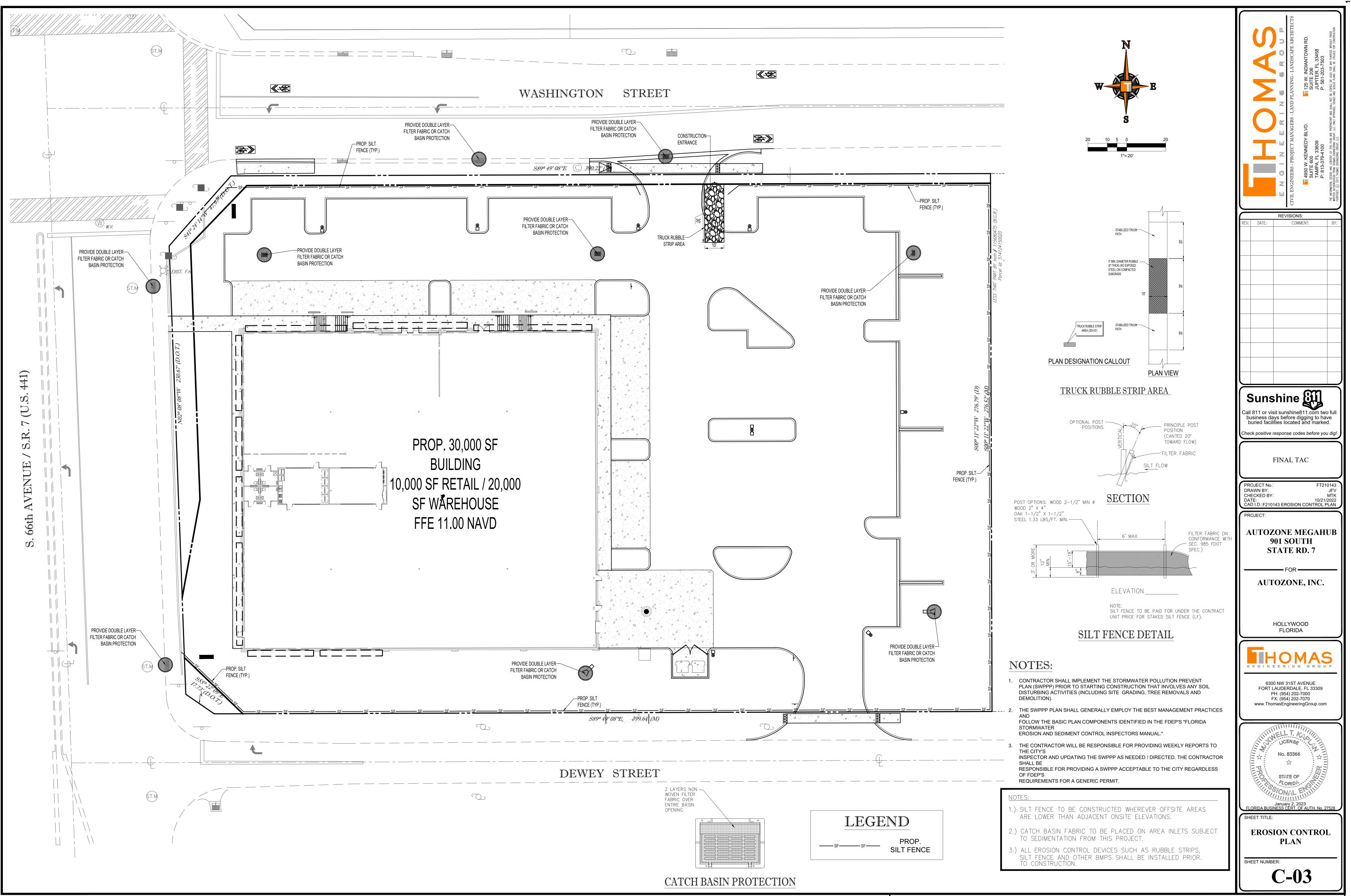
- A. CLEANING UP 1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
- 2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THAT END, THE CONTRACTOR SHALL DO, AS REQUIRED, ALL NECESSARY HIGHWAY, DRIVEWAY, WALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR HAS BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- B. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AND MAPPER AT THE CONTRACTOR'S EXPENSE.
- C. ALL PAVED & UNPAVED SURFACES DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION

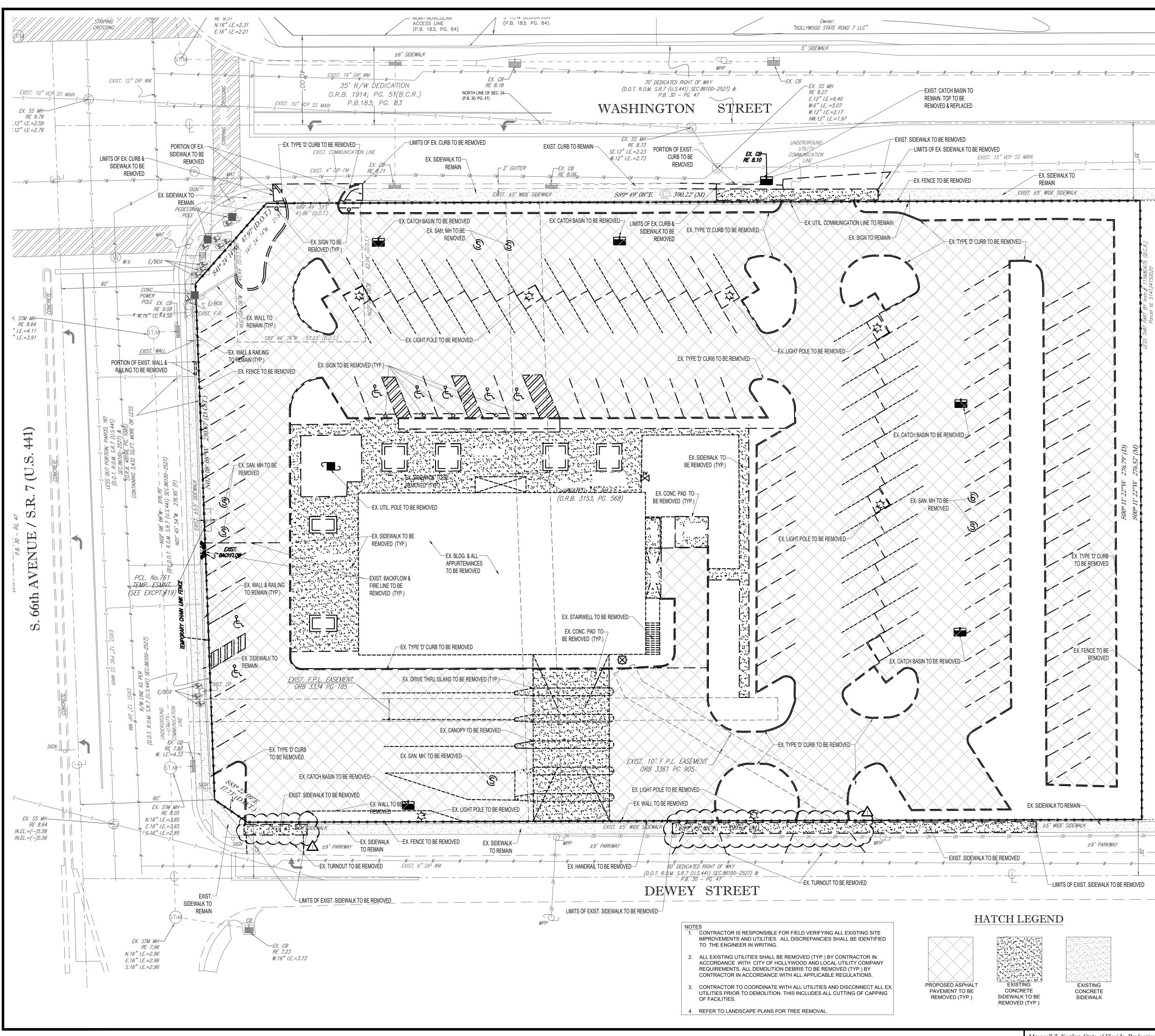


GENERAL NOTES

C-02

SHEET NUMBER:



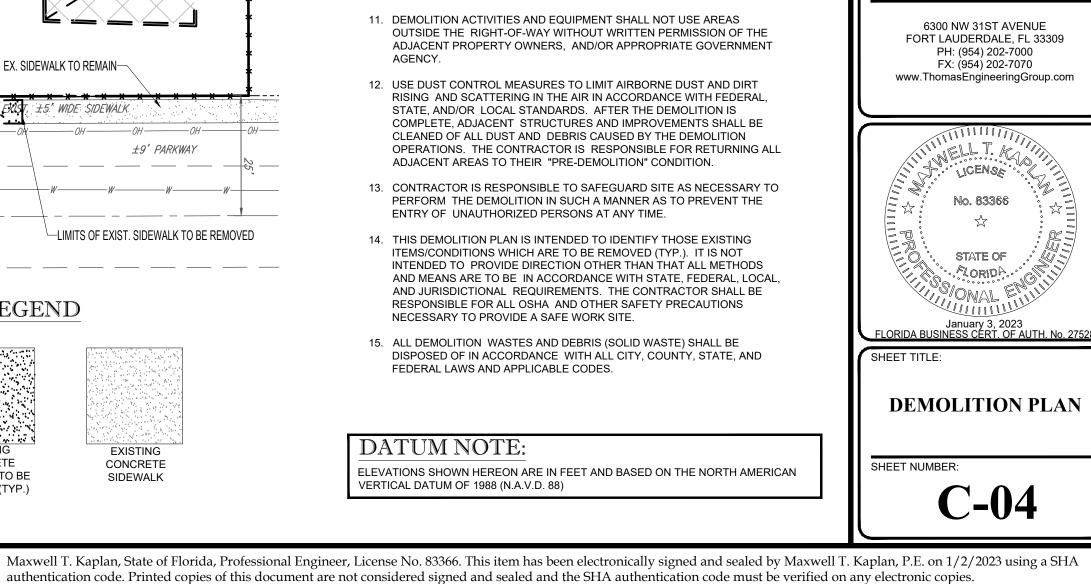


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DEMOLITION NOTES: 1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY: LANDMARK SURVEYING & ASSOC., INC. 1435 SW 87TH AVE SUITE 201 MIAMI, FL. 33174 DATED: 12/13/2021		PLAN REFERENCE LANDMARK SUR 1435 SW 87TH AV MIAMI, FL. 33174	VEYING & ASSOC VE SUITE 201	

- 2. CONTRACTOR WILL BE RESPONSIBLE TO DEVELOP A MAINTENANCE OF TRAFFIC (MOT) PLAN INCLUDING REQUIRED PHASING OF IMPROVEMENTS WHICH SHALL BE SUBMITTED TO COUNTY FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- THOMAS ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
- 4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF WORK.
- 5. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.

- B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
- C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- D. LOCATE/CAP ALL UTILITIES AND SERVICES TO BE DEMOLISHED, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
- E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED (TYP.) DURING ALL DEMOLITION ACTIVITIES.
- F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
- G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
- H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED (TYP.) SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED (TYP.) AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REGULATIONS ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.
- 5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.
- TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- 8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- 9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS.
- 10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- 11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE RIGHT-OF-WAY WITHOUT WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNERS, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- 12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- 13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- 14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED (TYP.). IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- 15. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.



ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88)

DATUM NOTE:

REVISIONS

Sunshine 🖽

Call 811 or visit sunshine811.com two full

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heck positive response codes before you di

FINAL TAC

AUTOZONE MEGAHUB

901 SOUTH

STATE RD. 7

— FOR —

AUTOZONE, INC.

HOLLYWOOD

FLORIDA

ENGINEERING GRO

F210143 DEMOLITION PLAN

PROJECT No

CHECKED BY:

DRAWN BY

CAD I.D.:

PROJECT

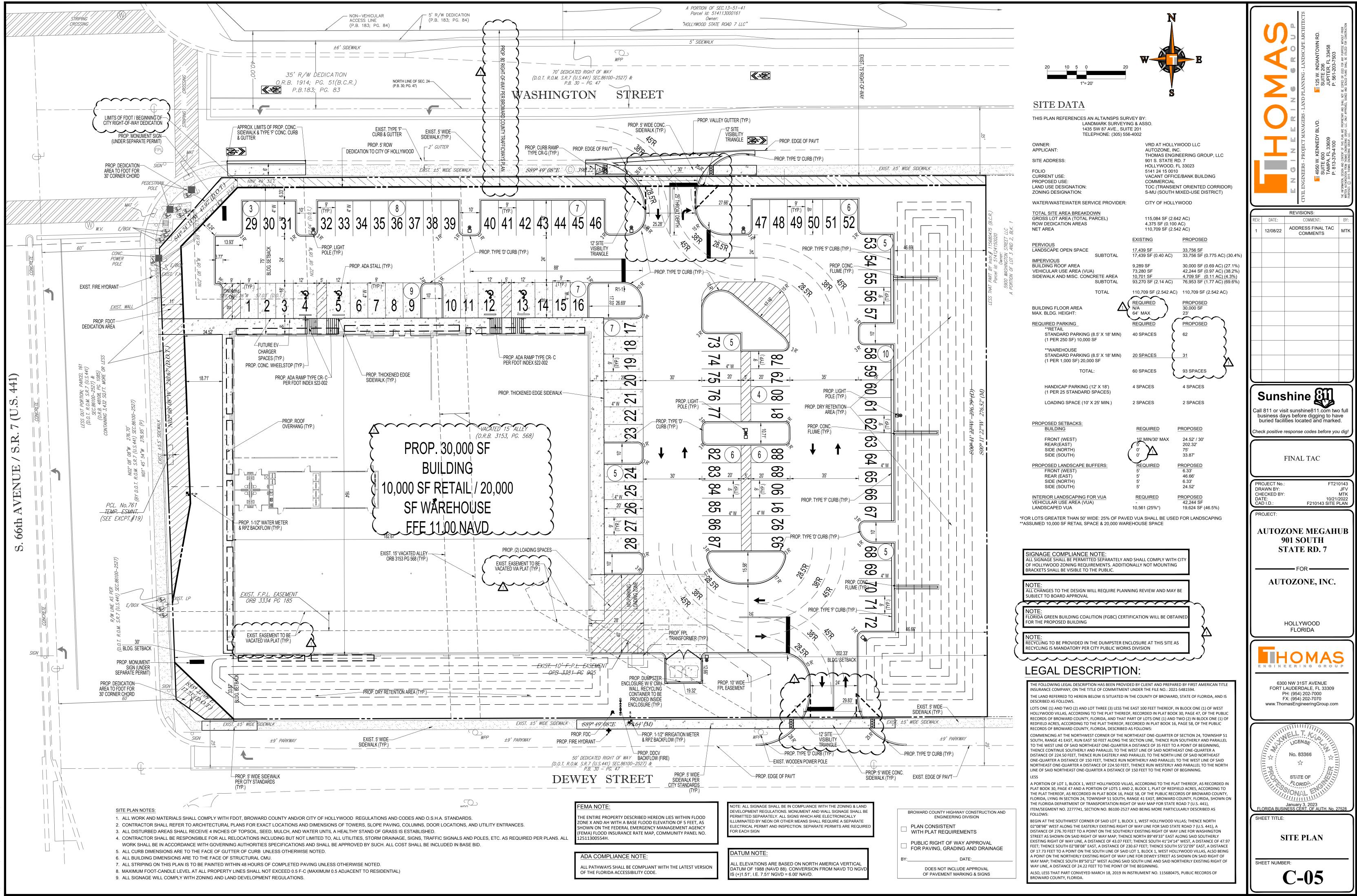
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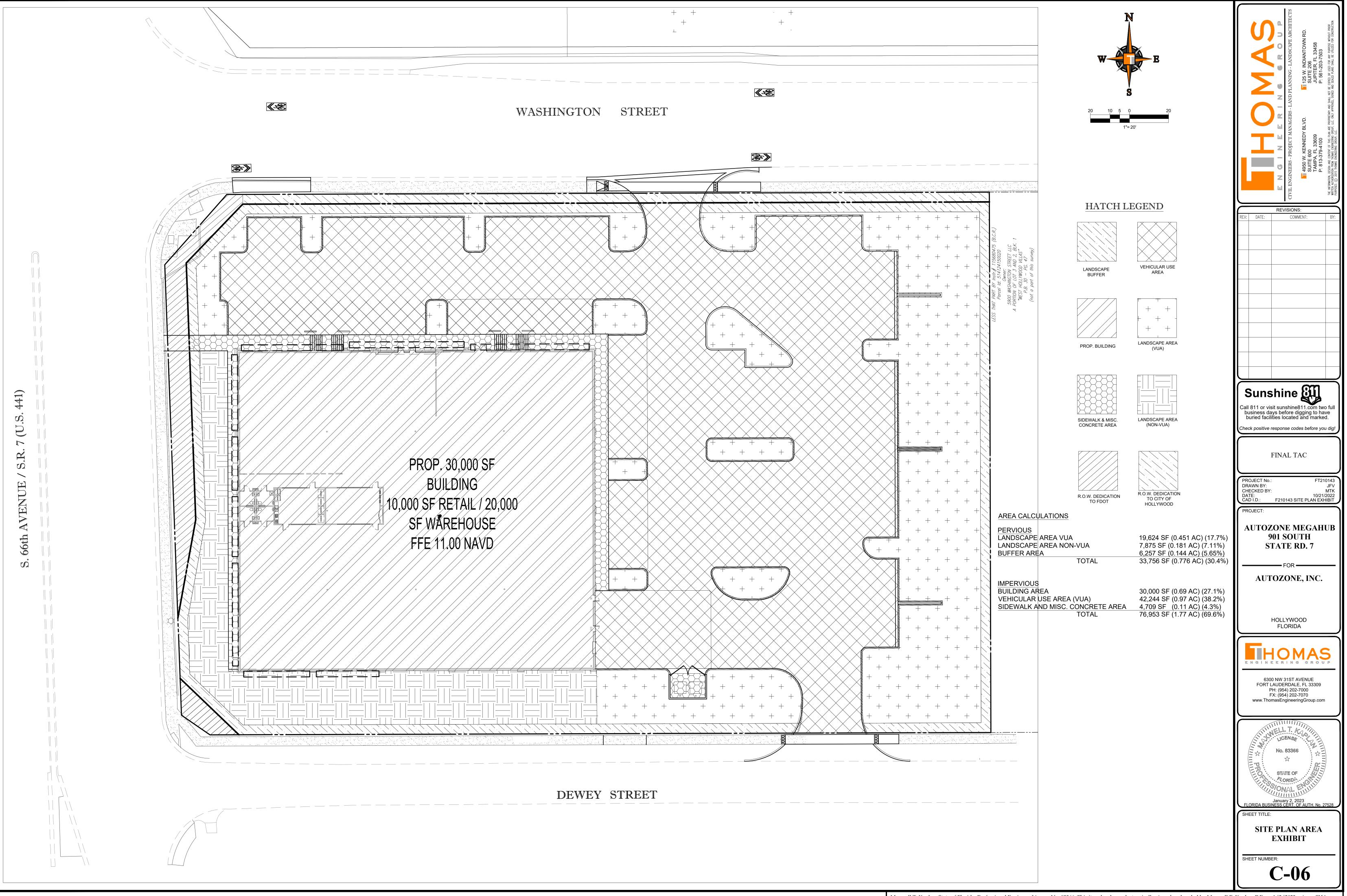
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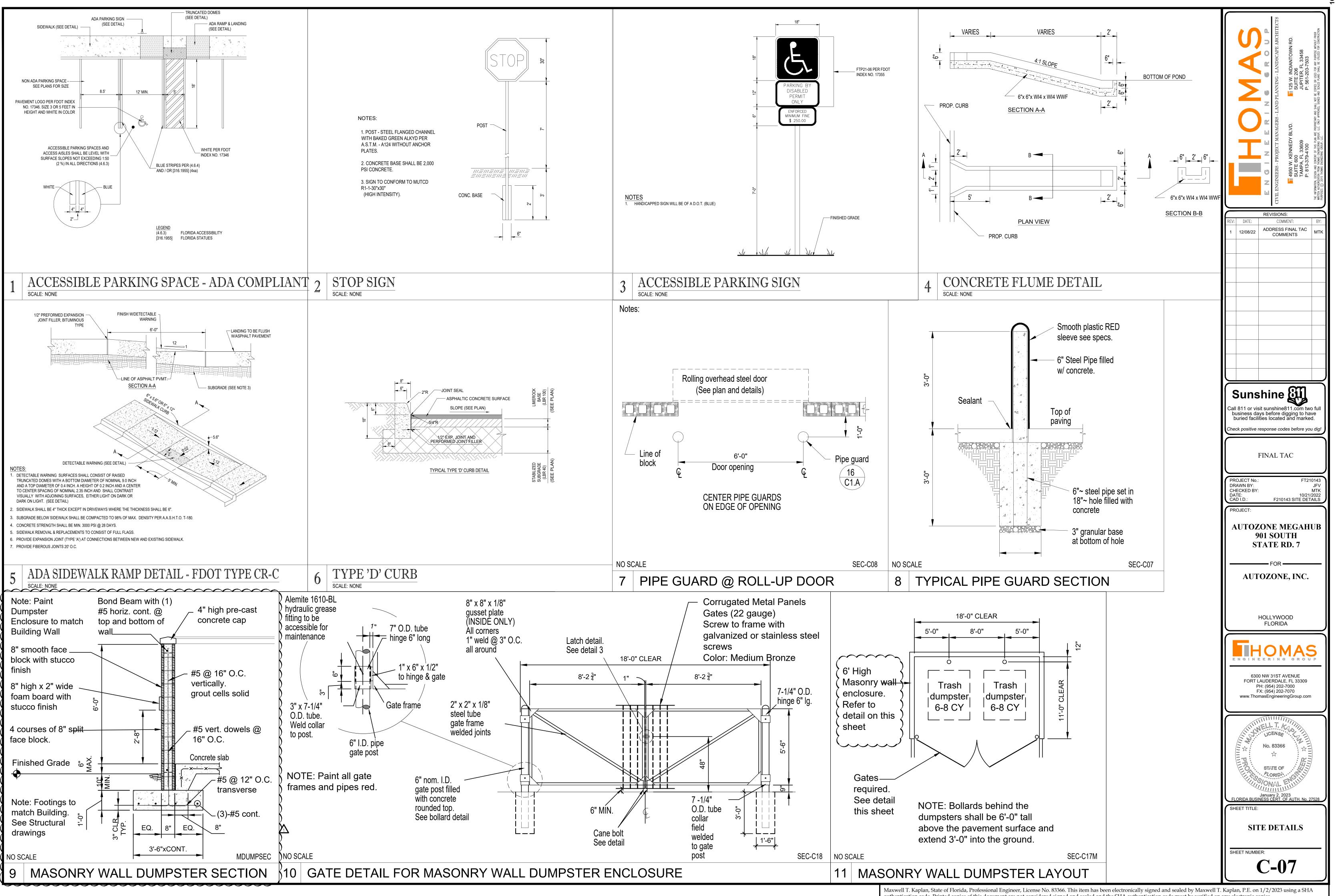
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COMMENTS

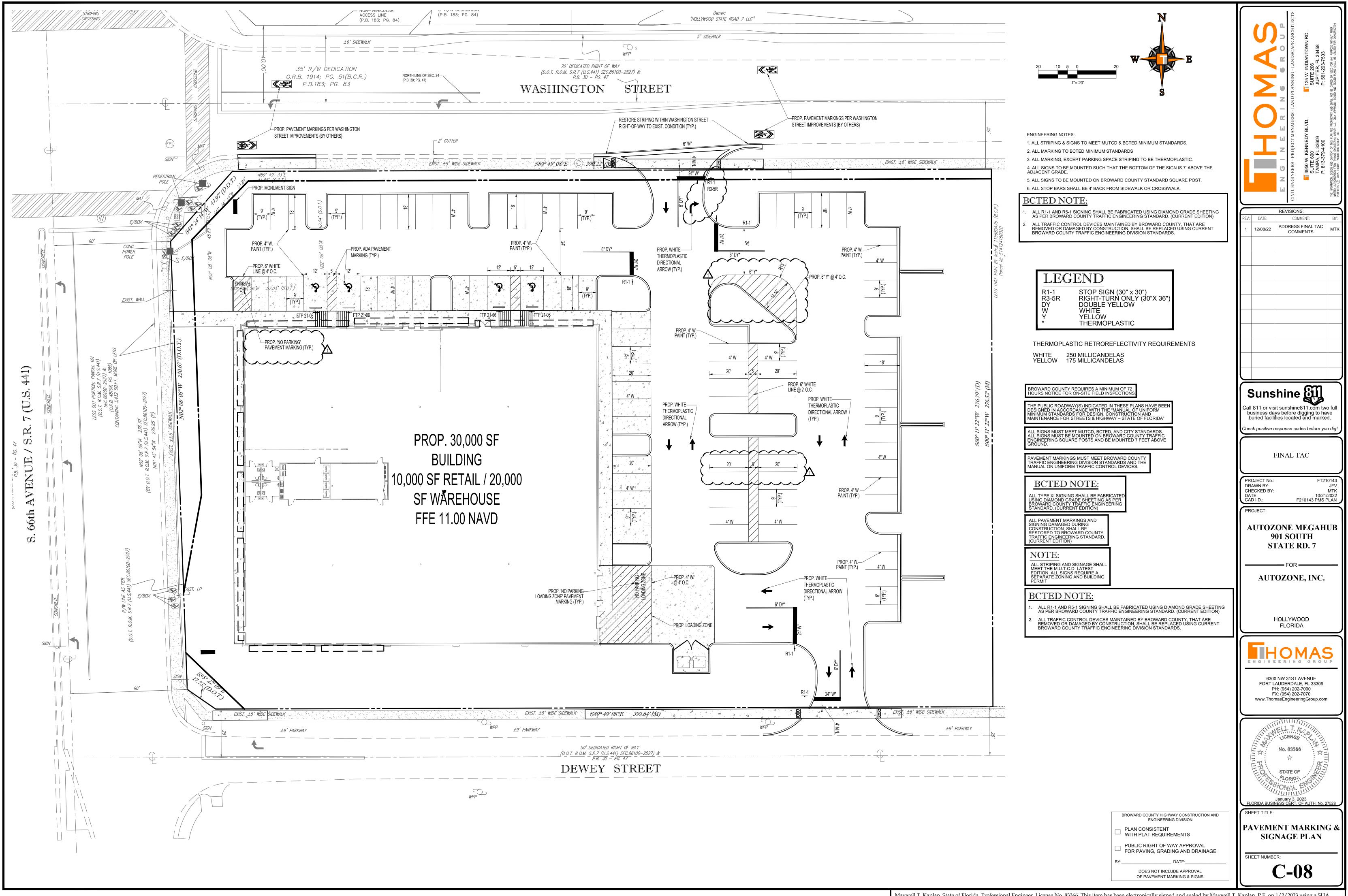


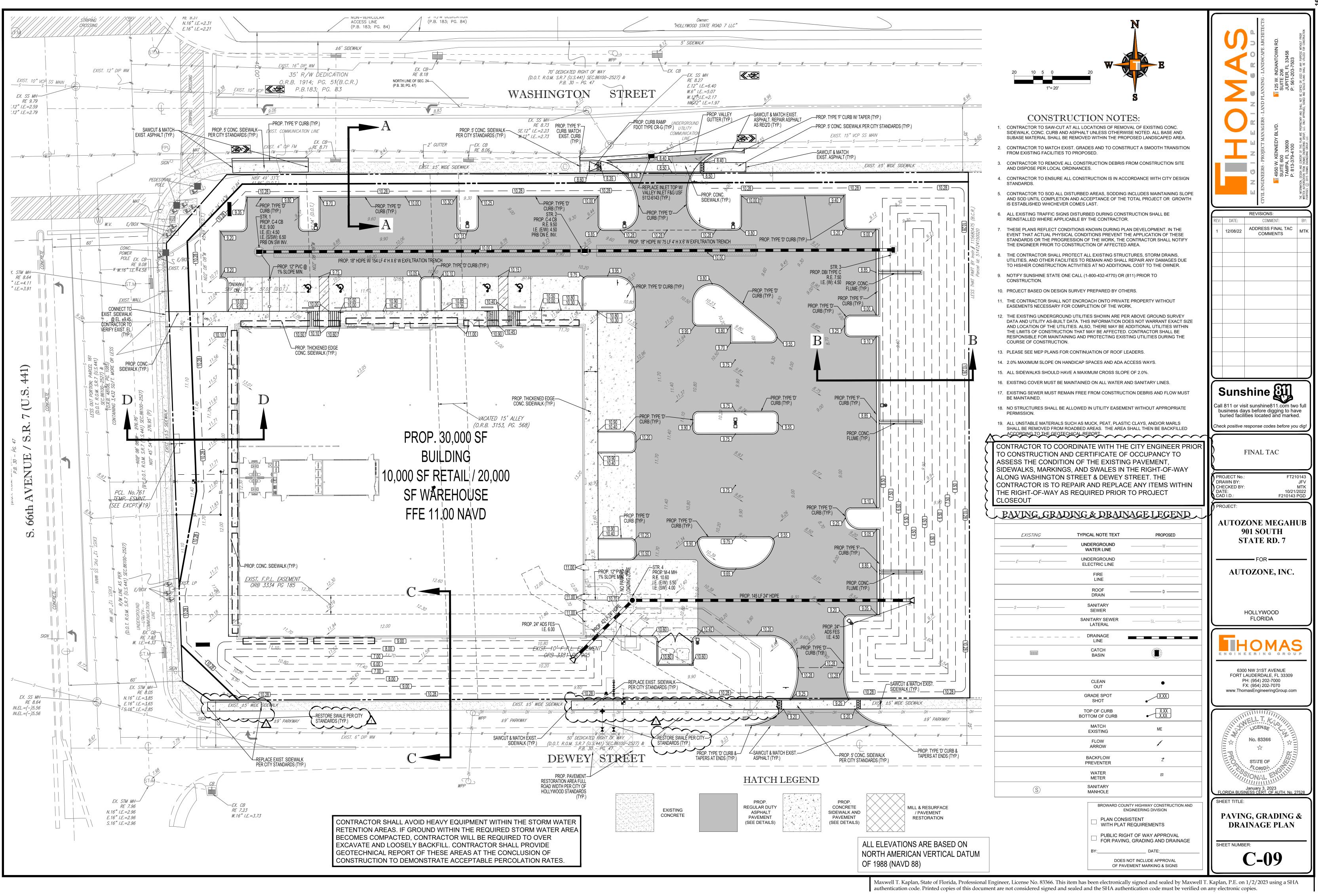


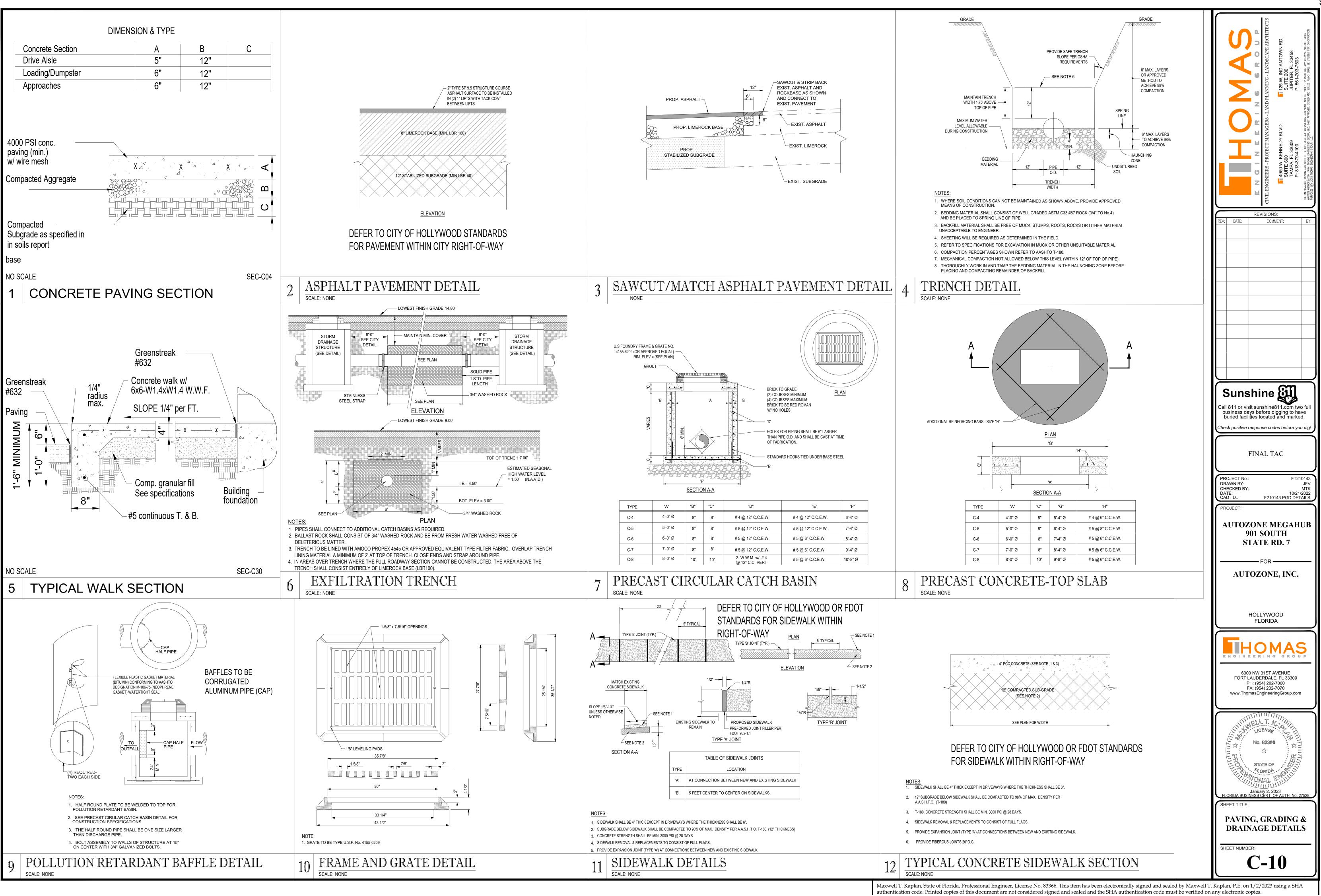


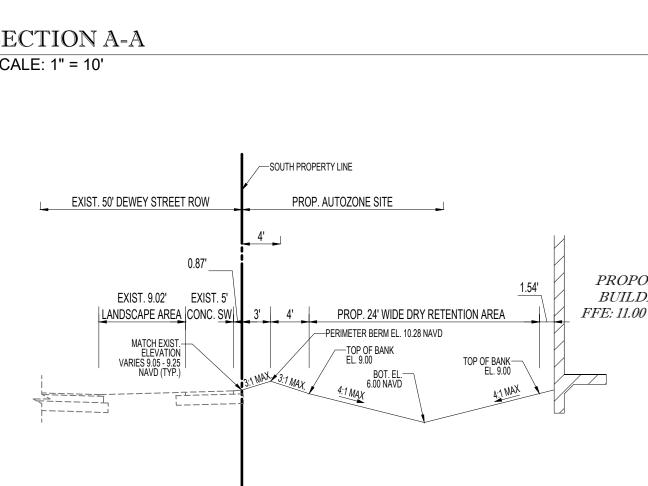


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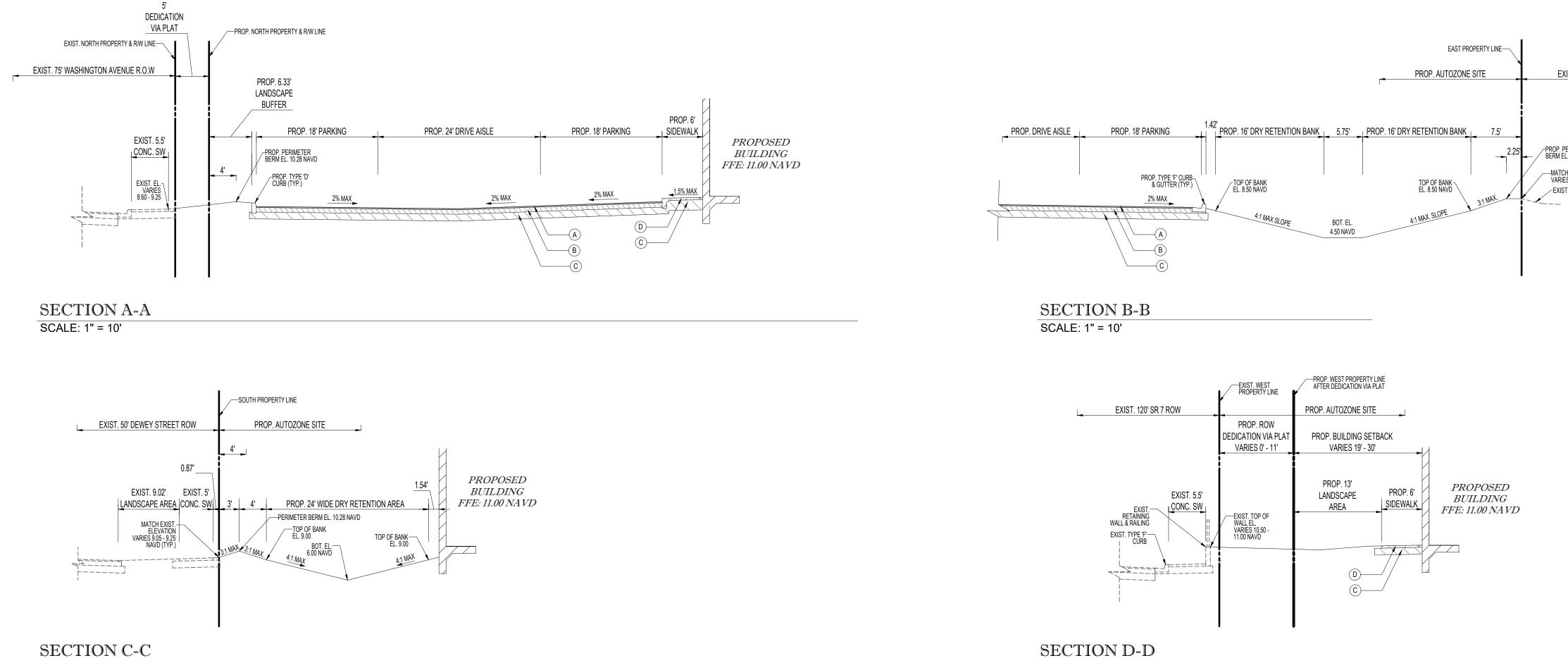








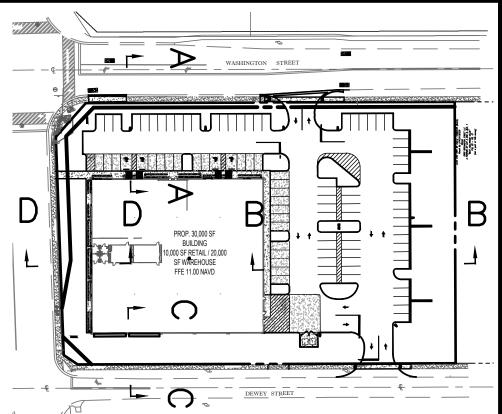
SCALE: 1" = 10'



SCALE: 1" = 10'

LEGEND

- BETWEEN LIFTS.
- (B.) LIME ROCK BASE :
- C.) <u>SUB-BASE</u>: CONCRETE LIMITS.
- D. CONCRETE SIDEWALKS:
- E. <u>CONCRETE PAVEMENT</u>: INSTALLATION OF 6" 4 0



EXIST. ADJACENT SITE

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

PROP. PERIMETER BERM EL. 10.28 NAVD

EXIST. LANDSCAPE AREA

(A.) WEARING SURFACE - ASPHALT AREAS: INSTALLATION OF 2" ASPHALTIC CONCRETE SURFACE COURSE WHICH SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED IN TWO (2) EQUAL LIFTS TACK COAT

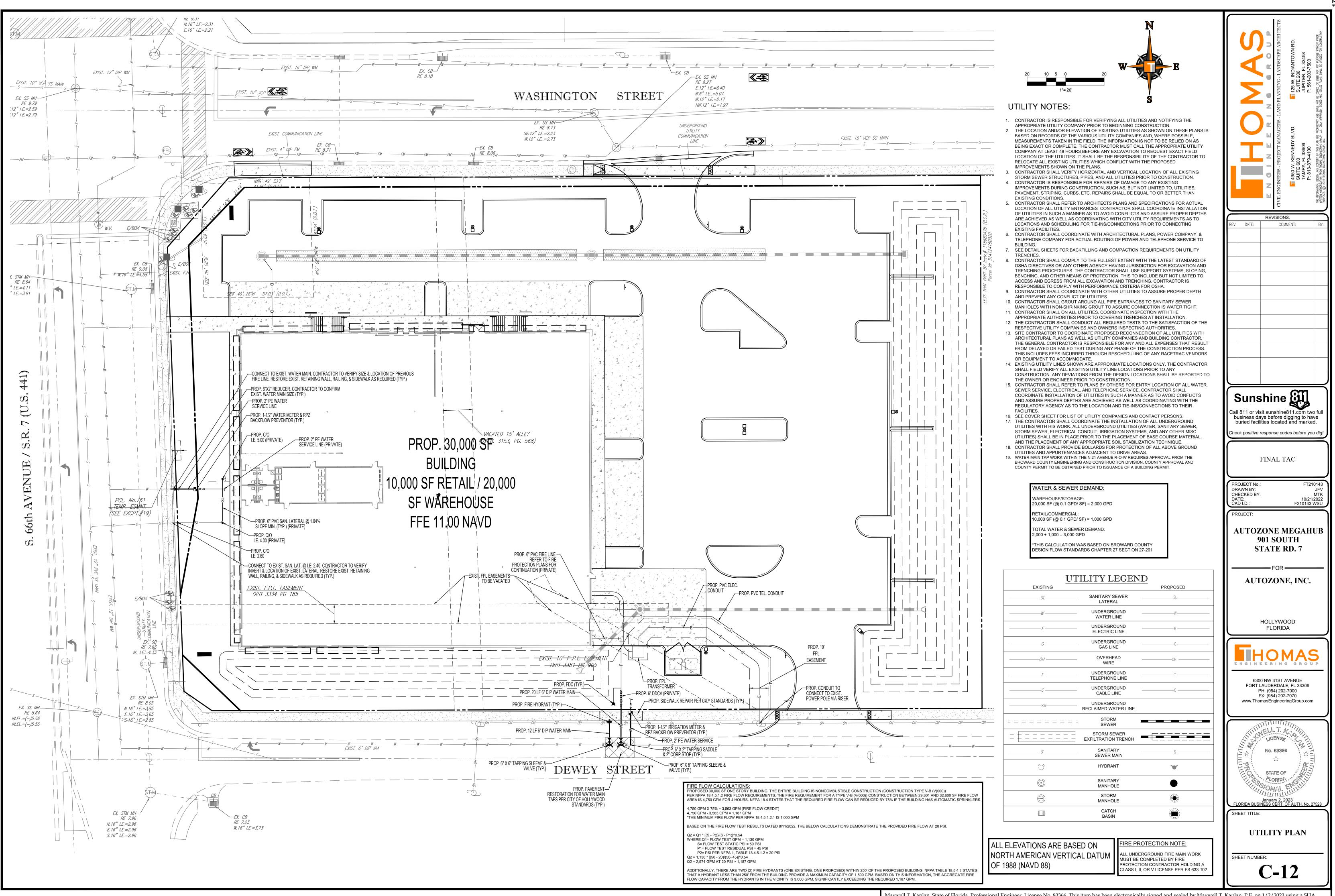
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS FOR ASPHALT AREAS AND 12" THICKNESS FOR CONCRETE AREAS; AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES MAY BE ALLOWED PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER.

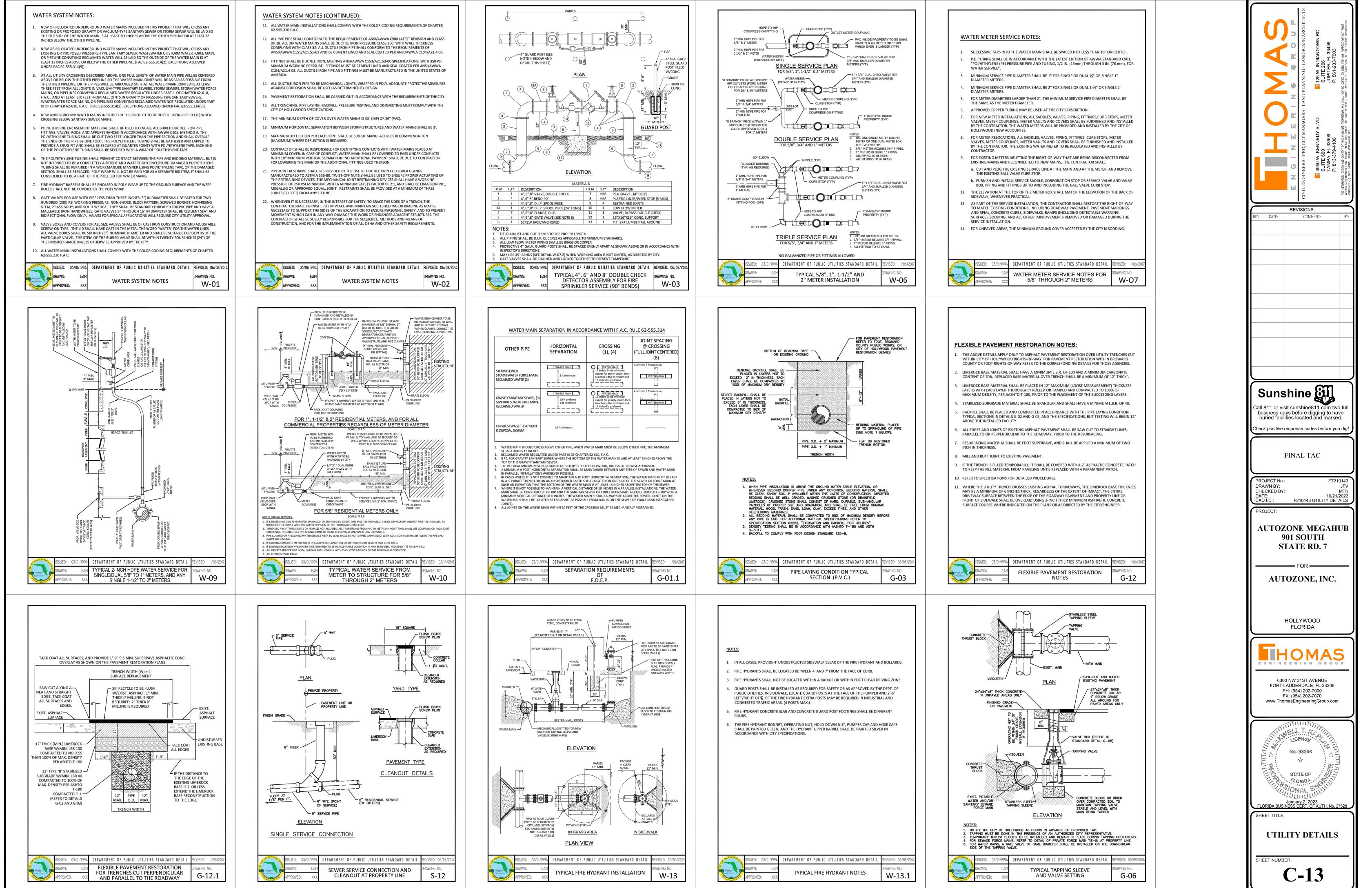
12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40). SUBGRADE SHOULD EXTEND 12" BEYOND LIME ROCK /

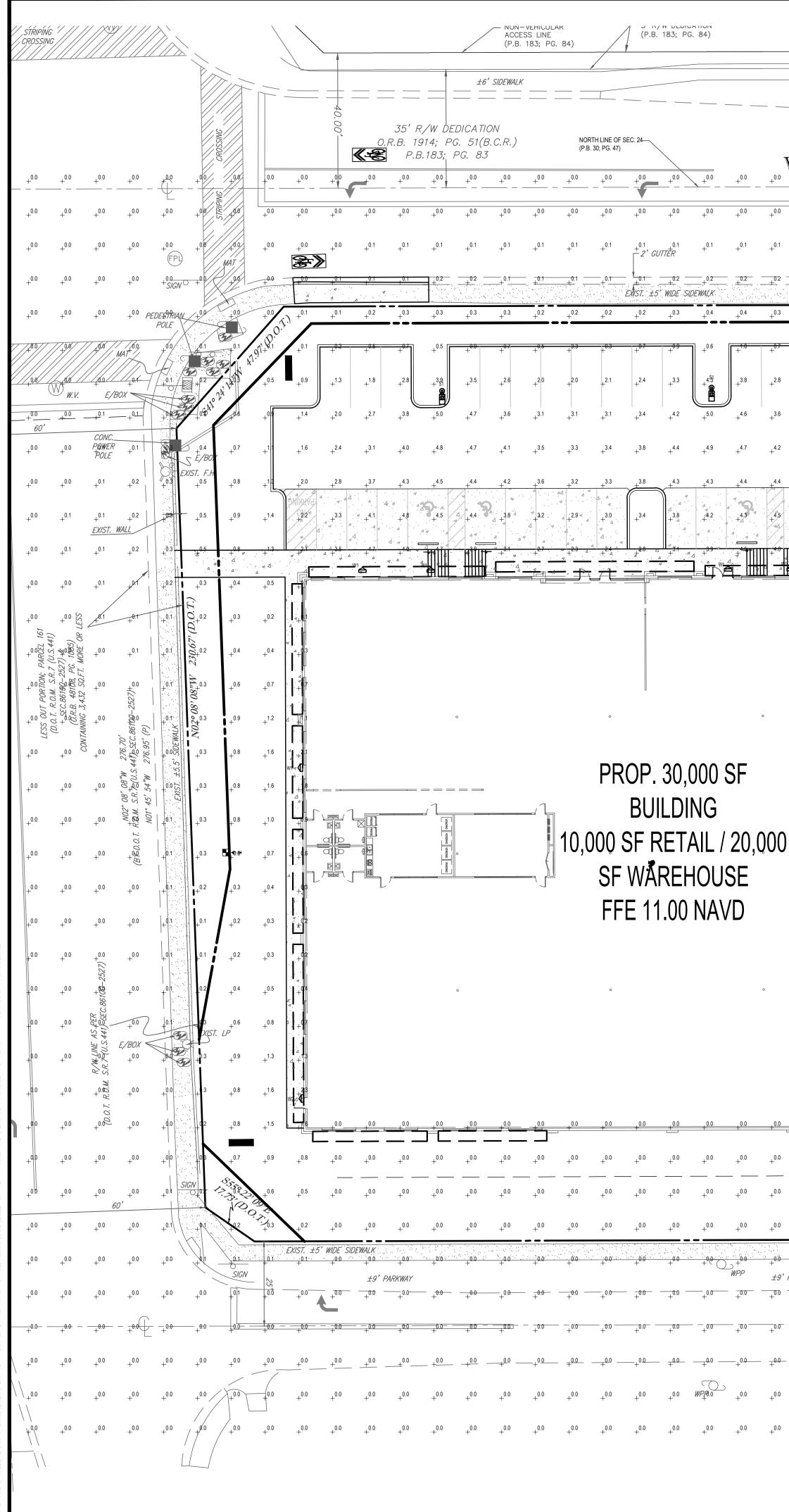
4" THICK, 3,000 PSI CONCRETE @ 28 DAYS WITH FIBER MESH REINFORCEMENT AND EXPANSION JOINTS ALONG STRUCTURES AND CURBING. PROVIDE 6" THICK AT VEHICULAR CROSSING AREAS.

INSTALLATION OF 6" 4,000 PSI CONCRETE WITH WIRE MESH REINFORCEMENT.

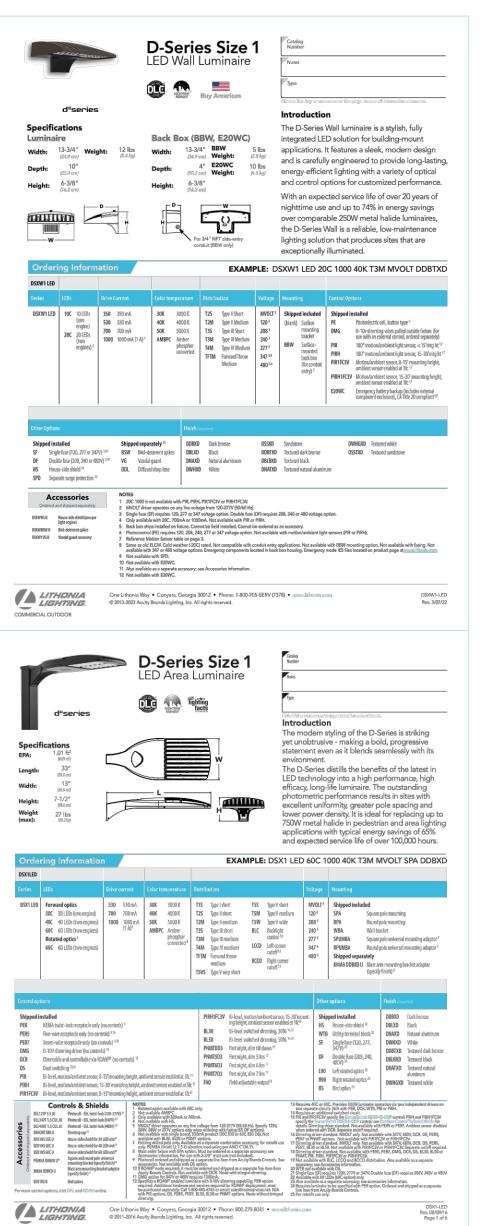








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+ ^{0.2} −−+0.1 	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	+0.2 $+0.1$ $+0.1$ $+0.1$ $+0.1$ $+0.1$ $+0.1$ $+0.1$ $+0.1$ $+0.1$ $+0.2$	$\begin{array}{c} +0.1 \\ +0.2 \\ +0.3 \\ +0.3 \\ +0.3 \\ +0.3 \\ +0.3 \\ +0.3 \\ +0.3 \\ +0.4 \\ +0$	+0.2 +0.1 +0. +0.4 +0.3 +0.	$\begin{array}{c} 1 \\ + 0.1 \\ - & - \\ \hline \\ 2 \\ - \\ - \\ - \\ - \\ - \\ - \\ + \\ 0.1 \\ + \\ 0.1 \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ $	+0.0 + . ±5' WIDE SIL + ^{0.1} +	0.0 ±0.0 DEWALK	+0.0 +0.0 +0.0 +0.0	S2		MOUNTED HEIGHT = 28'-0" LITHONIA - DSX1 LED 60C IES FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION MOUNTED HEIGHT = 28'-0"		LED - 418 WATT	-S	ABSOLUTE	0.95	2
+ ^{6.7} + ^{6.5}	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$+^{0.7}$ $+^{0.9}$ $+^{0.6}$ $+^{2.5}$ $+^{3.3}$ $+^{467}$	$+^{1.0}$ $+^{0.6}$ $+^{0$	4 + 0.2 + 0.1 6 + 1.2 + 0.7	+ ^{0.1} + ¹	0.1 +0.1	$+^{0.0}$ $+^{0.0}$ $+^{0.0}$	(۲۵۲۶ ع ۱۹۲۷ א	₽	LITHONIA - DSW1 LED 10C IESNA FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION MOUNTED HEIGHT = 12'-0"		LED - 40 WATTS	3	ABSOLUTE	0.95	2
$+^{3.6}$ $+^{3.1}$		$+^{3.9}$ $+^{3.3}$ $+^{3.2}$ $+^{3.2}$ $+^{3.2}$ $+^{3.2}$ $+^{3.2}$		$+^{4.5}$ $+^{3.1}$ $+^{2.}$ $+^{4.4}$ $+^{3.6}$ $+^{2.}$	т т 		_0.5 +0.3	$+^{0.2}$ $+^{0.1}$ $+^{0.2}$ $+^{0.1}$	7 Inctr # 11562017	₽	LITHONIA - DSW1 LED 10C IESNA FULL CUTOFF DISTRIBUTION MOUNTED 0° DOWN POSITION MOUNTED HEIGHT = 12'-0"		LED - 20 WATTS	3	ABSOLUTE	0.95	1
4.4 <u>4.1</u>	+3.6 $+3.6$ $+3.6$ $+4.2$ $+4.1$ $+4.1$	+ ^{3.9} + ^{3.5} + ^{3.2} + ^{3.3}	+3.6 +3.9 +3.9	+ ^{3.9} + ^{3.5} + ^{2.}	⁸ + ^{2.1} + ^{1.6}		<u>₀</u> d.3	+ ^{0.2} + ^{0.1}	A LAPA STA Desci	TISTICS	Symbol Avg	Max	Min	Max/Min	Avg/Mi	in	
	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	+ ^{3.4} + ^{3.2} + ^{2.7} + ^{3.0}	32 +33 + ³³	+ ^{3.3} + ^{3.2} + ^{2.}	⁷ + ^{2.2} + ^{1.7}	+1.2 +	0.6 +0.3	+ ^{0.2} + ^{0.1}	Calc Zon		+ 1.8 fc	7.6 fc	0.1 fc	76.0 : 1.0	18.0 : 1.0		
	$\xrightarrow{A^{\prime}} \xrightarrow{A^{\prime}} \xrightarrow$	+ ^{3.2} + ^{3.1} + ^{2.9} + ^{2.9}	+3.0 +0 +2.9	+ ^{3.0} + ^{2.9} + ^{2.}	.7 + ^{2.4} + ^{2.0}	+ ^{1.5} +	0.6 +0.3	+0.2 +0.1		LIGHTING NC							
		+ ^{2.8} + ^{2.9} + ^{2.9} + ^{2.9}	+2.9 +2.7 +23	+2.6 +2.7 +2.	8 +27 +2.3	+ ^{1.8} +	0.5 +0.3	+0.2 +0.1		SYSTEM CALL ALL SITE LIG	ROLS: ALL SITE LIGHTING IN ED VENSTAR WHICH IS CON HTING IS PROGRAMMED TO A ER THE CLOSE OF BUSINESS	ITROLLED AT A AUTOMATICAL	UTOZONE CORP LY TURN ON AT	ORATE OFFICE	ES. DUCED BY 50	0	
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		+ ^{3.1} + ^{3.7} + ^{4.0} + ^{4.0}	+3.6 +2.9 +2.6	+ ^{2.7} + ^{3.1} + ^{3.}	⁴ + ^{3.8} + ^{3.3}	+ ^{2.9} +	0.9 +0.4	+0.2 +0.1	3	3. NO FLOOD	LIGHTS ARE PROPOSED.						
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	⁴ , ⁴ , ³ , ⁶ , ⁴ , ³ , ⁶ , ⁴ , ³ , ⁶ , ⁴ , ⁴ , ³ , ⁶ , ⁴ , ⁴ , ⁴ , ³ , ⁶ , ⁴	+3.8 +5.4 +7.4	+ ^{5.} + ^{3.6} + ^{3.2}	$ + \overset{3.1}{\downarrow} + \overset{3.3}{\downarrow} + \overset$	6 + 4.0 + 3.8	+ ^{3.4} +	1.1 0.5	$+^{0.3}$ $+^{0.1}$ $+^{0.1}$ $+^{0.2}$ $+^{0.1}$ $+^{0.00}$ $+^{0.1}$	i 		Specifications Luminaire Width: 13-3/4" Weight: 12 II Øtson (12 III)		The D-Ser E20WC) integrated BW 5 lbs applicatio elght: @316 and is carr	ies Wall luminaire is a stylis LED solution for building ns. It features a sleek, mod efully engineered to provid	mount ern design		
		+ ^{3.2} + ^{4.2} + ^{5.5} + ^{5.4}	+4.0 +3.0 +2.6	+ ^{2.7} + ^{2.9} + ³ .	1 + ^{3.3} + ^{3.0}	+ ^{2.5} +	-1.0 +0.4	+ ^{0.2} \$\mathcal{O}_{+}^{0.1}\mathcal{O}_{-}^{0.1}\\mathcal{O}_{-}^{0.1}\mathcal{O}_{-}^{0.1}\\mathcal{O}_{-}^{0.1}\\mathcal{O}_{-}^{0.1}\\mathcal{O}_{-}^{0.1}\\mathcal{O}_{-}^{0.1}\\mathcal{O}_{-}^	2		Depth: 10" (25.4 cm) Height: 6-3/8" (16.2 cm)	Height: (10.2 am)	eight: (6.5kg) energy-eff and contro With an ex- nighttime	ficient lighting with a variet ol options for customized p xpected service life of over use and up to 74% in ener	y of optical performance. 20 years of gy savings		
)0	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	+ ^{3.1} + ^{3.8} + ^{4.2} + ^{4.2}	+3.7 +3.0 +2.6	+ ^{2.5} + ^{2.5} + ^{2.5}	6 + ^{2.8} + ^{2.5}	+ ^{2.1} +	0.6 + 0.4	+ ^{0.2} + ^{0.2}				For 3/4" N conduit (B)	T side-entry lighting so	parable 250W metal halide tes Wall is a reliable, low-m plution that produces sites ally illuminated.	aintenance		
	$\begin{bmatrix} 1 & 1 & 2 & 2 & 3 \\ 2 & 2 & 1 & 2 & 3 \\ 3 & 4 & 1 & 2 & 3 \\ 3 & 3 & 4 & 3 & 4 \\ 3 & 3 & 3 & 3 & 3 \\ 3 & 3 & 3 & 3 & 3$	+ ^{2.7} + ^{2.9} + ^{3.1} + ^{3.1}	+2.9 +2.5 +2.2	+ ^{2.1} + ^{2.1} + ^{2.}	³ + ^{2.3} + ^{2.1}	-+ ^{1.7} +	_0.7 +0.4	+ ^{0.3} + ^{0.2}			Ordering Information DSXW1 LED Serier 150: Drive Current			Control Options	OLT DDBTXD		
	B W1	+2.3 +2.3 +2.2 +2.2	+2.3 +2.2 +1.9	- + ^{1.9} + ^{2.0} + ^{2.}	3 + ^{2.2} + ^{2.0}	+1.6 +	_0.90.5	+ ^{0.4} + ^{0.2}			DSXW1LED 10C 101Eb; 350 350 mJ (mm 530 530 mJ 20C 201Eb; 1000 1000 m engine) 1 1000 1000 m	A 40K 4000 K T2M A 50K 5000 K T3S A (1 A) ⁿ AMBPC Amber T3M phosphor T4M	Type III Medium 240 3 Dracket	PE Photoelectric cell, button DMG 0-10v dimming wires pul use with an external cont	led outside fixiume (for ul, ordened separately)		
	$\begin{bmatrix} \mathbf{U} & \cdots & + \frac{54}{4} & \frac{27}{4} & \cdots & \frac{22}{4} \\ \vdots & \vdots & \vdots & \vdots & \vdots & \vdots \\ \vdots & \vdots & \vdots & \vdots$	+ ^{1.9} + ^{1.7} + ^{1.6} + ^{1.6}	+1.8 +1.8 +1.8		6 +2.1 +2.1	+ ^{1.6} +	1.0 +0.7	+ ^{0.5} + ^{0.2}				11.00	Medium 480 % (forco	XX doller PIRTFC3V Motion/ambient sensor, 5 ambient sensor nabled PIRTFC3V Victory PIRTFC3V Motion/ambient sensor, ambient sensor, ambient sensor nabled E20WC Emergency hattery backu component endosure), Ci	5-30' mounting height, t 1fc ¹⁹ n Dincludes external		
		+ ^{2.0} + ^{1.8} + ^{1.7} + ^{1.7}	+ ^{1.9} + ^{1.9} + ^{2.8}	+ ^{2.3} + ^{2.7} + ^{3.}	0 + ^{2.8} + ^{2.5}	_ + ^{1.9} +	_1.2	+ ^{0.4} + ^{0.1}			Ctiver Cptions Ctiver Cptions Shipped installed Ship SF Singlefices (120, 277 or 347V) SB BSW	Finish (resurce) ped separately ¹⁰ DDBXD Dari Bidd-deterrent spikes DBLXD Bigs		DWHGXD Textured white nate DSSTXD Textured sambto			
	$= \begin{array}{c} 24 \\ 25 \\ 2 \\ 3 \\ 2 \\ 3 \\ 4 \\ 4 \\ 4 \\ 4 \\ 4 \\ 2 \\ 3 \\ 4 \\ 4 \\ 2 \\ 3 \\ 4 \\ 4 \\ 4 \\ 2 \\ 3 \\ 4 \\ 4 \\ 4 \\ 2 \\ 3 \\ 4 \\ 4 \\ 4 \\ 4 \\ 4 \\ 4 \\ 4 \\ 4 \\ 4$		+ ^{2.5} + ^{2.5} + ^{2.6}	$+^{2.9}$ $+^{3.2}$ $+^{3.2}$	⁵ + ^{3.4} + ^{2.9}	+2.2 +	1.5 +0.7	+ ^{0.2} + ^{0.1}			SPD Separate surge protection ¹⁰ Accessories 1 20	Diffused drop less DWHXD With S C 1000 is not available with PIR, PIRH, PIRHC	te DNATXD Textured natural				
	$\begin{array}{c} \begin{array}{c} \begin{array}{c} 2 \\ - \end{array} \\ - \\ -$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	+ + +	+ ^{3.5} + ^{3.7} + ⁴	++		-1.3 +0.2	+ ^{0.1} + ^{0.1}			ESTAVISU Bunce offer held forespor Bight engine ESTAVISU Biel-destent spiles 6 Ph ESTAVISU Biel-destent spiles 6 Ph ESTAVISU Windulgard aussany 7 Re S Sav	nly available with 2012, 700mA or 1000mA. Not ok box ships installed on Exture. Cannot be file stoccentrol (PF) requires 120, 2026, 240, 277 or ference Motion Sensor table on page 3. me as old ELCW. Cald weather (>202) rated. N alable with 347 or 480 voltage options. Emerg alable with 347 or 480 voltage options. Emerg	option. Double fuse (DF) requires 208, 240 or 480 vol	nt light sensors (PIR or PIRH).	le with fusing. Not		
		$\begin{array}{cccccccccccccccccccccccccccccccccccc$	+ + +	+ ^{3.9} + ^{4.4} + ^{4.}	+ +		0.6 +0.2	+0.1 +0.1				et available with SPD, te available with E20WC, so available with E20WC, et available with E20WC, annia Way • Conyers, Georgia 30012 • 22 Acuity Branchs Lighting, Inc. All rights re	Phone: 1-800-705-SERV (7378) • www.lisho	nitucom	D\$XW1-LED Res: 3/07/22		
00 01		$\begin{array}{cccccccccccccccccccccccccccccccccccc$	+4.0 $+3.7$ $+3.7$ $+3.7$ -3.7	+3.8 +4.1 +4.		+ +	0.4 + 0.2	+0.1 +0.0			COMMERCIAL DUTDOOR						
.0.0 .0.0				$+^{3.3}$ $+^{3.3}$ $+^{3.3}$ $+^{3.3}$		+ +	0.3 +0.1 0.2 .0.1	+0.1 +0.0				D-Series S LED Area Lum	ize 1 inaire				
+ ^{0.0} + ^{0.0}	+ + + + + + 	+ ¹⁰ + ^{0.3} + ^{0.6} + ^{0.6} + ^{0.9}				+** +	0.1 .0.1	+0.0 +0.0			d"series Specifications		Introduc The mode yet unobt	encertarget totatell labest for threats. :tion ern styling of the D-Series i rusive - making a bold, pro t even as it blends seamles	gressive		
+ +		+ + + +		- 0.5 .0.1 .0.		+ +	- +	+ +			EPA: 1.01 fc ² IRD#D Length: 33° IRD#D Width: 13° (B50 m) Height: 7-1/2° (B50 m)		W environm The D-Se LED tech efficacy, k photome	ent. ries distills the benefits of t nology into a high perform ong-life luminaire. The outs tric performance results in	he latest in ance, high tanding sites with		
+ + <i>EXIST. ±5'</i>	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	+ + + +	+ + + 0.3 (9.4	$\begin{array}{c} + & + \\ - & - \\$		+ + +	E SIDEWALK.	+ +			Height 27 lbs (max): 823/g		lower pov 750W me applicatio	uniformity, greater pole sp ver density. It is ideal for re tal halide in pedestrian and ons with typical energy savi cted service life of over 100	placing up to d area lighting ngs of 65%		
+00 +00 ±9' PARKWAY +0.0	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	+ (()) + WPP	+0.1 $+0.0$ $+0.0$		+0.0 +		+0.0 +0.0 PARKWAY +0.0 +0.0	25'			nt Calor temperature Distributio		tage Mounting	SPA DDBXD		
+0.0 +0.0 +0.0 +0.0 -	50' DEDICATED RIGHT OF WAY (D.O.T. R.O.M. S.R.7 (U.S.441) SEC.86100–2527) &	+0.1 $+0.1$	+0.2 $+0.1$ $+0.1$ $+0.1$		$0 \longrightarrow 0.0 \longrightarrow 0.0$	· · ·	0.0 +0.0	+0.0 +0.0			30C 30 LEBs (nne engine) 700 700 40C 40 LEBs (two engines) 1000 100 60C 60 LEBs (two engines) (1 A) Rotated optics ¹ 1000 100	mA 40K 4000 K T25 Typ DmA 50K 5000 K T2M Typ AMBPC Amber T35 Typ phosphor, T3M Typ	e III medium control 25 27	D ³ SPA Square pole mount 8 ⁵ RPA Round pole mount 0 ⁵ WBA Wall bracket 7 ⁵ SPUMBA Square pole univers	ng al mounting adaptor ^y		
' '	$\underset{-+00}{\overset{+00}{\longrightarrow}} \underbrace{\text{DEWEY}}_{+00} \underbrace{\text{STREET}}_{+00} \underbrace{-}_{+00} \underbrace{\text{STREET}}_{+00} \underbrace{-}_{+00} $			+ + +			<u>_0.0 +0.0</u>	+0.0 +0.0	_		60C 60 LEBs (two engines)	TFIM. Fer me	e IV medium LCCO Left corner 34 wand throw RCCO Right corner dium RCCO Right corner catalf ^{2,4}	7 ⁶ RPUMBA Buund pole univers 0 ⁶ Shipped separately KMA8 DDBKD U Mast ann meantin gepecify finish ⁶			
+0.0 +0.0		+00 +00 +00 +00					_0.0 _0.0	+0.0 +0.0			Control Bytics: Shipped installed PER NEMA halo-lock recepted only (no controls) ³ PERS Pine-wire excepted only (no controls) ³⁰ PERS Searn-wire recepted only (no controls) ³⁰	BL30 BL50	COV Bi-level, mation/ambientsensor, TS-30 ^r mount- ing height, ambientsensor enabled at 16 rd Bi-level switched dimming, 3006 ^{19,10}	HS House-side shield ¹⁰ DBLXD WTB Utility terminal block ²⁰ DBAXD	Dark bronze Black		
+ + _0.0 _0.0	+ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$ $+$	+ + + + + + ^{0.0} + ^{0.0} + ^{0.0} + ^{0.0}	+ + + +	+ + + +	· · ·		- + _0.00.0	+ + +0.0 +0.0			PRV Select-one: receptace encytacide encyt two controls 0 ⁻¹⁰ DDG D-100/ demining drawer (in a control of 0 ⁻¹) DCR Eliminability and controllable via ROMM ¹⁰ (no control DCR D3 Deal switching ^{10,10} PIR B-lowel, maintainAmbiest second; 5-30" mounting the PIRH B-lowel, maintainAmbiest second; 5-30" mounting the PIRH	(a) 3 PNMT PNMT PNMT PNMT PNMT	103 Part night, dim till davan ^{er} 103 Part night, dim 5 his ¹⁰ 103 Part night, dim 5 his ¹⁷ 104 Part night, dim 7 his ¹⁷ 105 Part night, dim 7 his ¹⁷	3479) ²⁰ DF Double fuse (208, 240, 260) 2010 DF Double fuse (208, 240, 260) 201 DF DOUBLE fuse (208, 260) 201 DF D	Textured dark bronze		







Revised: 9/24/14



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TRAFFIC ENGINEERING DIVISION 2300 W. Commercial Boulevard • Fort Lauderdale, Florida 33309 • 954-847-2600 • FAX 954-847-2700

MAINTENANCE OF TRAFFIC - SCHOOL/PEDESTRIAN

The Maintenance of Traffic plan, provided by the Contractor, shall include provisions for pedestrian and/or school student traffic as well as vehicular traffic. The following are minimum requirements:

- 1. The safe walk route for all school students within the vicinity of the construction zone shall be maintained during student arrival and dismissal times. If the current walking surface cannot be maintained, then a temporary walkable surface shall be created. The safe walk route shall be separated from the construction activity during the entire length of the project encompassing the entire walk route with proper pedestrian openings at designated crossings in compliance with FDOT Design Standards Index No. 600 as well as meeting all ADA requirements.
- 2. All construction equipment activity around any designated crosswalk shall cease to operate during the student arrival and dismissal times. All construction equipment activity adjacent to a designated walk route shall cease operating unless satisfactorily barricaded from the walk route.
- 3. In the case that a designated crossing or any portion of the designated walk route cannot be maintained, the Contractor shall notify the Special Projects Coordinator at Broward County Traffic Engineering Division, (954) 847-2600, a minimum of ten (10) working days prior to closing that route in order to establish an alternate crossing/route.
- 4. It shall be the Contractor's responsibility to install any necessary pavement, road rock, pavement markings and signage and/or any pedestrian signalization and/or signal modification to accommodate an existing or alternate walk route throughout the entire length of the project.
- 5. It shall be the Contractor's responsibility to provide State Certified School Crossing Guards or Off Duty Police Officers to cross students at all locations other than those previously designated. The Contractor may use Flagmen, but ONLY if they are State Certified as a School Crossing Guard.
- 6. Thirty (30) days prior to the beginning of construction the Contractor shall notify the Special Projects Coordinator at Broward County Traffic Engineering Division, (954) 847-2600 or at broward@traffic.org to discuss all necessary safety measures.
- 7. It shall be the Contractor's responsibility to notify the following Broward County School Board Pupil Transportation Department personnel if construction will impact any bus routes:
- Ruth Masters Routing (754) 321-4400 E: Vincent Harrell Student Transportation & Fleet Service (754) 321-4472 (754) 321-4400 Ext. # 2309 Mary Tochtermann Student Transportation & Fleet Service (754) 321-4400 Ext. # 2006
- Upon coordination with the aforementioned personnel, and if deemed necessary, a pre-construction meeting will be held to determine all bus routes and to make any necessary arrangements for rerouting. The Special Projects Coordinator from the Broward County Traffic Engineering Division, (954) 847-2600, will be notified and may attend the pre-construction meeting.
- 8. The Contractor shall be responsible for obtaining an approved Maintenance of Traffic Plan (MOT), specifying the above school/pedestrian conditions, through the Broward County Traffic Engineering Division or the Local Municipality, depending on the roadway jurisdiction. The conditions outlined in the MOT are fully effective as part of the proposed improvements. The Contractor shall be responsible for ensuring that all work associated with the project is in compliance with all the requirements of the approved MOT.
- 9. The Contractor shall ensure that there are <u>NO</u> speed limit signs installed within the designated reduced speed school zone at any time throughout the project.

- 10. The Contractor is advised that the presence of overhead electrical conductors in close proximity to the locations of proposed school flashers may limit the type of equipment that can be used in construction of the school flasher. The contractor shall coordinate with FPL to deactivate lines if necessarv.
- 11. All signalization cabinets shown or noted on the plan sheets for removal shall be delivered to the BCTED Operations Building, 2300 West Commercial Blvd., Fort Lauderdale. Existing flashers are not to be removed until after the new unit has passed its final inspection.
- 12. Sign locations may be varied in the field as necessary in order to avoid conflicts with unforeseen obstacles, driveways, etc. Any sign location variations shall be approved by the engineer of record and shown on the as builts.

Revisions: April 24, 2012; November 1, 2012; March 21, 2013; August 18, 2015, June 7, 2017

"Communications Notes"

The agency responsible for maintenance of the traffic signals and related equipment is Broward County Traffic Engineering Division (BCTED). All system communications equipment, cabling and related material shall comply with Broward County's latest edition of the minimum standards as expressed in the "Standards and Specifications - Communication Infrastructure" document. Please refer to (BCTED's) Communications Policies and Procedures for additional information. Broward County Traffic Engineering Division will not accept any projects that do not meet these standards and specifications. If fiber optic pull boxes already exist at an intersection, no additional fiber optic pull boxes will need to be installed. For a copy of these standards refer to the Broward County web site at www.BROWARD.ORG/TRAFFIC under publications.

If there are Copper Interconnect Cable/s within your project limits or within 1500 feet of your project limits, contact the Communications Manager at tecommunications@broward.org or 954-847-2745.

If there are Fiber Optic Cable/s within your project limits or within 1500 feet of your project limits contact the Communications Manager at tecommunications@broward.org or 954-847-2745.

If there are cellular communications within your project limits, contact the Communications Manager at tecommunications@broward.org or 954-847-2745

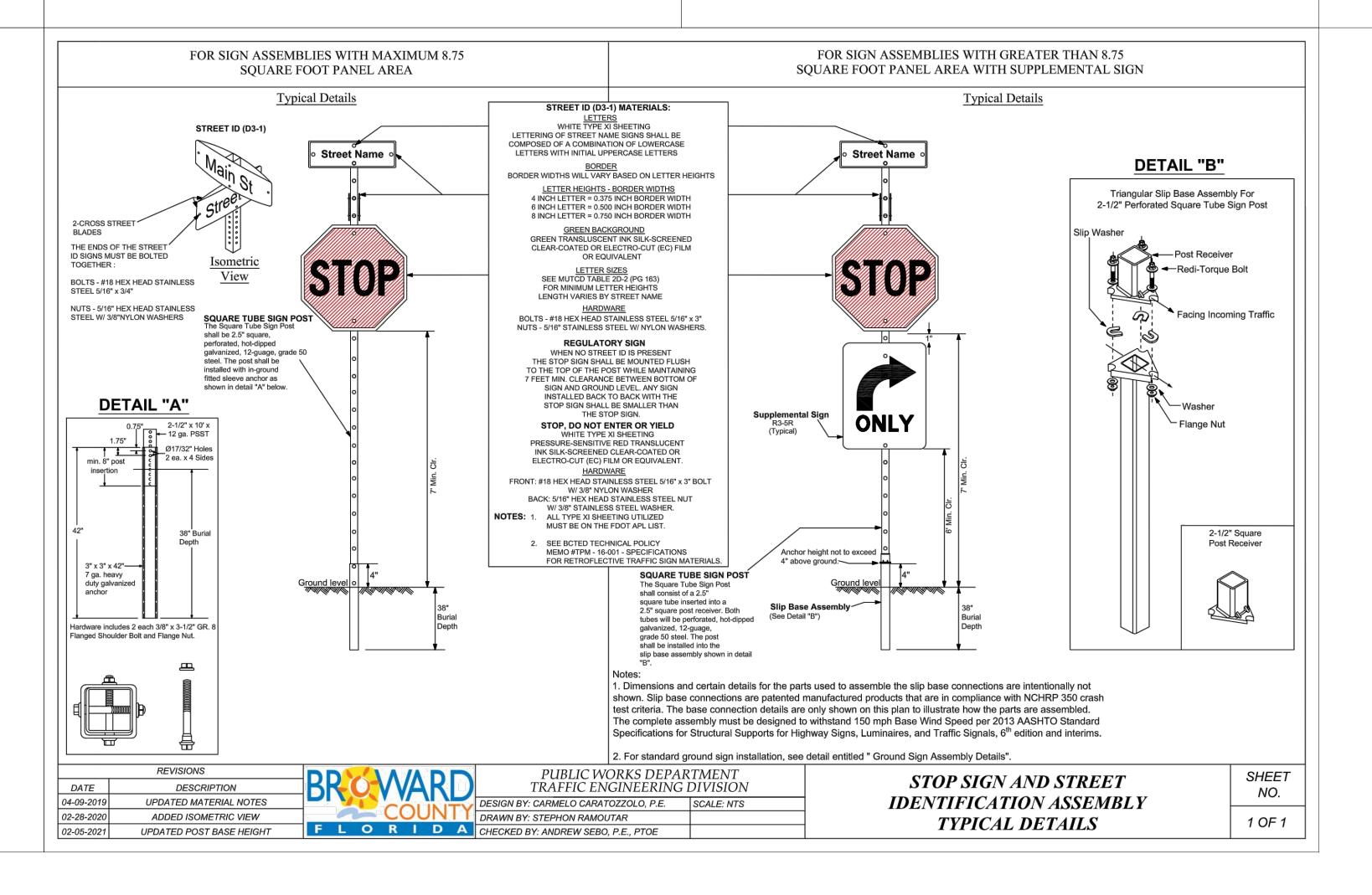
All BCTED communications cables/conduit shall be located a minimum of 48 hours in advance.

Copper Interconnect Cable Notification Contact Person When communications to an intersection must be disrupted by a Contractor to perform work, the Contractor shall provide two day advance notice in writing to the Broward County Traffic Engineering Division. This notification shall be conveyed via electronic mail (email) to the Traffic Signal Technician III at tecommunications@broward.org. Notification shall include contact person, telephone number, purpose, location and duration. The disruption shall last for no more than 3 consecutive business days. Where possible, the disruption shall be during off peak hours beginning at 9:00am and ending at 3:00pm.

Fiber Optic Cable Notification Contact Person When communications to an intersection must be disrupted by a Contractor to perform work, the Contractor shall provide two day advance notice in writing to the Broward County Traffic Engineering Division. This notification shall be conveyed via electronic mail (email) to the Communications Manager at tecommunications@broward.org. Notification shall include contact person, telephone number, purpose, location and duration. The disruption shall last for no more than 3 consecutive business days. Where possible, the disruption shall be during off peak hours beginning at 9:00am and ending at 3:00pm.

Include the following in any notice of utility ownership or within a "Utility Owners/Contact Person" table:

Interconnect Communications Cables - (Robert Blount) Broward County Traffic Engineering Division (BCTED) 954-847-2745



Broward County Traffic Engineering Division Communications Notes

To be placed within plan set

(Revised: 10/13/2015)

Broward County Traffic Engineering Division Procedure for Notification of Communication Disruption

FLORIDA DEPARTMENT OF TRANSPORTATION – DISTRICT FOUR

Broward County notes for safe routes to schools.

MAINTENANCE OF TRAFFIC - SCHOOL

The following areas within the project limits are designated as Safe Routes to School by the Broward County School Board (Areas to be provided by BCTED)

Within these areas the contractor's attention is directed to the following requirements:

1. Provide at least one safe, walkable path throughout the construction zone. If the existing walking surfaces cannot be maintained, then a temporary path, a minimum of 4 foot wide, shall be provided. The safe walk route shall also be separated from the construction activity during the entire length of the project encompassing the entire walk route with proper pedestrian openings at designated crossings in compliance with FDOT Design Standards Index No. 600 as well as meeting all ADA requirements. The contractor shall also install or modify any additional pavement markings, signage or pedestrian signals as needed in conjunction with the temporary path.

2. On days that school is in session, the contractor's work schedule within the school zone may be reduced based on actual work activities in the school zone. See Maintenance of Traffic plans for details on the work zone restrictions, if warranted. Any changes in the Maintenance of Traffic work schedules within school zones should be discussed with the Special Projects Coordinator at Broward County Traffic Engineering, (954)847-2600.

3. All work required at designated school crossings and pedestrian crossings shall be restored to a safe walkable path during arrival and dismissal times.

4. Thirty (30) days prior to the beginning of construction, the Contractor SHALL notify the Special Projects Coordinator at Broward County Traffic Engineering Division, (954) 847-2600, to discuss all necessary safety measures.

5. It SHALL be the Contractor's responsibility to notify the following Broward County School Board Pupil Transportation Department personnel if construction will impact any bus routes.

- Ruth Masters Routing ruth.masters@browardschools.com
- (754) 321-4400 Ext. # 2309 Vincent Harrell Student Transportation & Fleet Service (754) 321-4472 vincent.harrell@browardschools.com Mary Tochtermann Student Transportation & Fleet Service (754) 321-4400 Ext. # 2006
- <u>mary.tochtermann@browardschools.com</u>

Upon coordination with the aforementioned personnel, and if deemed necessary, a pre-construction meeting will be held to determine all bus routes and to make any necessary arrangements for rerouting. The Special Projects Coordinator from the Broward County Traffic Engineering Division, (954) 847-2600, will be notified and may attend the pre-construction meeting.

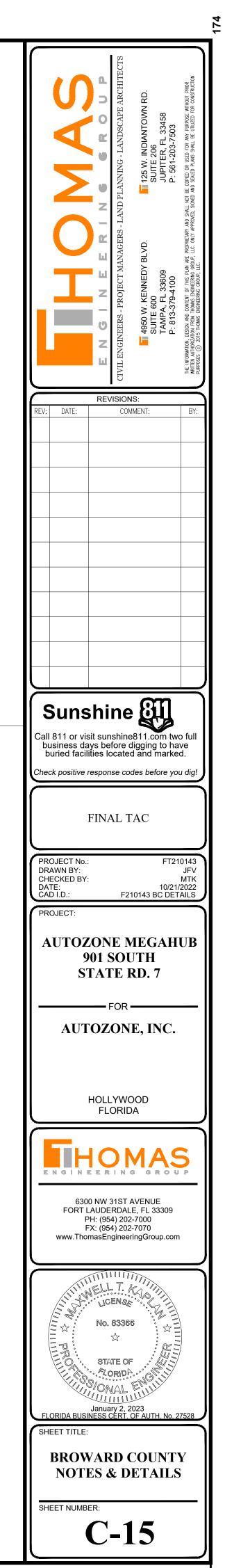
Note to PMs and Plan Reviewers: Consider the work scope in using these notes. If the work will require a shutdown of an existing designated school crossing during the hours of use by the school, a note requiring the contractor to hire an Off-Duty officer to cross students at alternate location is needed. This should be discussed with the Special Projects Coordinator at Broward County Traffic Engineering Division during design. Coordination with the school will be done during the construction of the project.

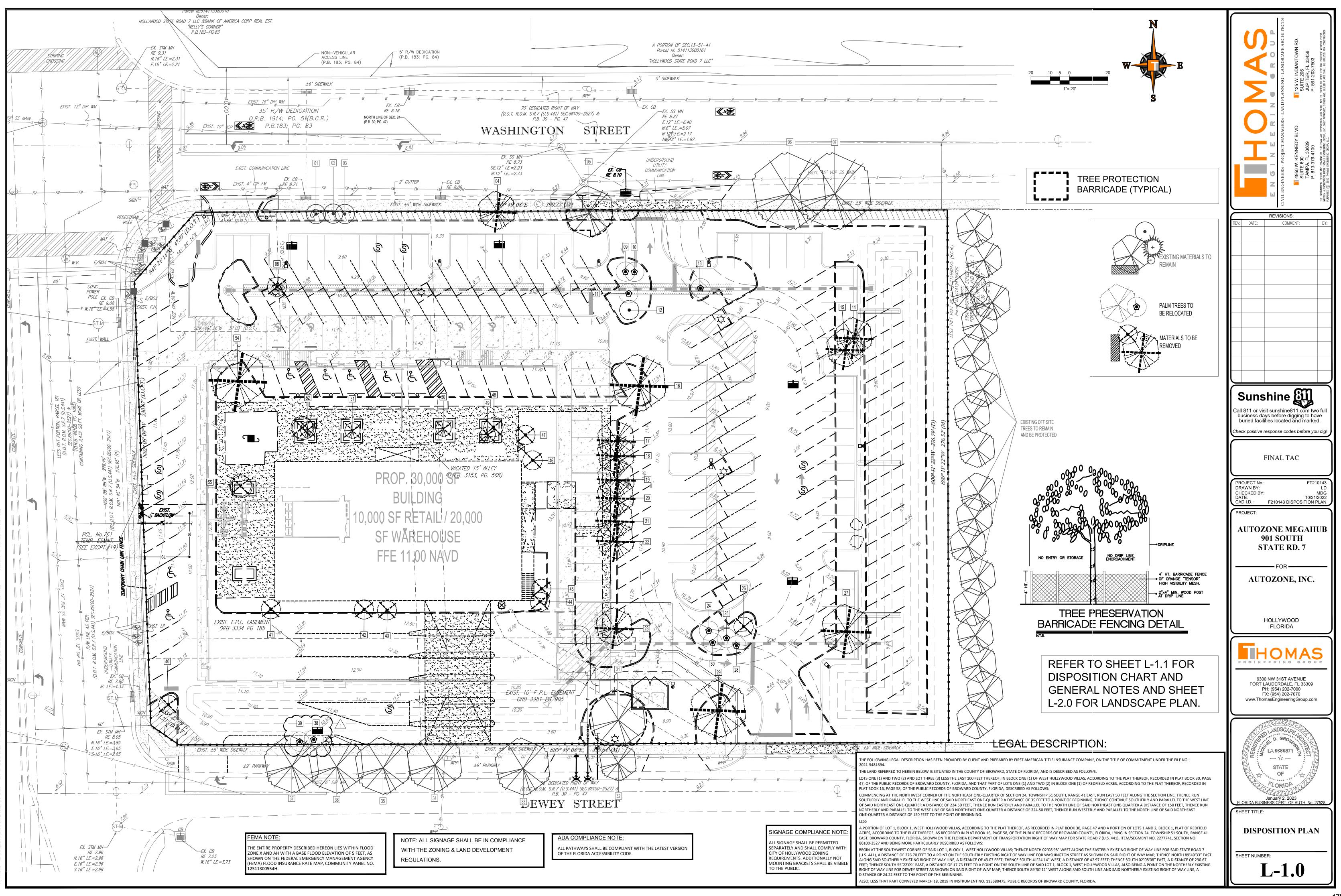
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SCHOOL ZONE INSTALLATION REQUIREMENTS

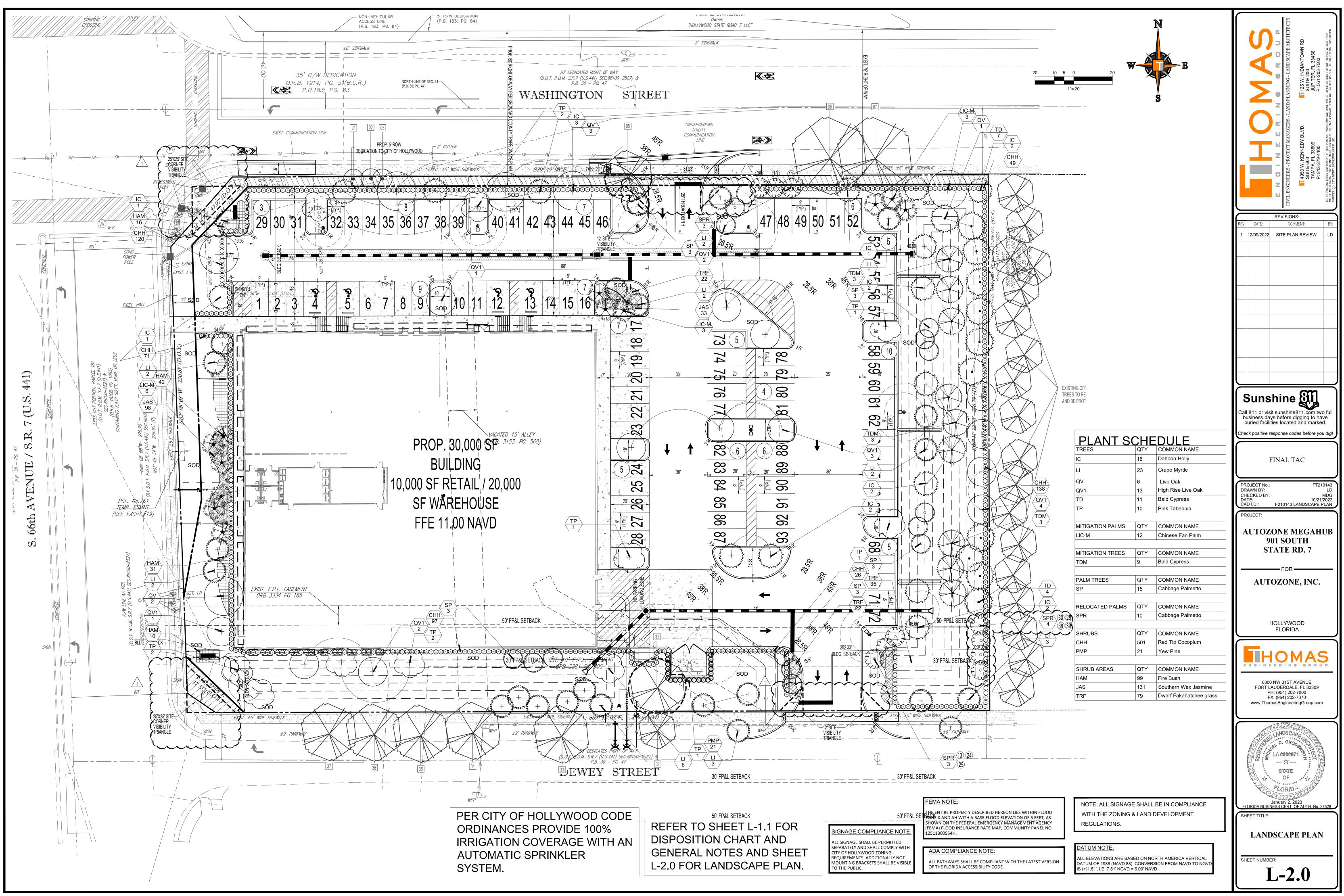
- WITHIN BROWARD COUNTY
- 1. The Contractor shall be governed by the latest editions of the following manuals:
 - a) The FDOT Design Standards
 - b) The FDOT Standard Specifications for Road and Bridge Construction c) The Broward County Minimum Standards Applicable to Public Rights-of-Way
- 2. For the latest edition of school flasher detail sheets and Maintenance of Traffic School/Pedestrians Notes, see the Broward County Traffic Engineering Division's web site at http://www.broward.org/Traffic/About/Pages/Publications.aspx
- 3. The "Maintenance of Traffic School/Pedestrian" notes shall appear on the plan as indicated. Depending on the jurisdiction of the roadway the contractor will utilize either the BCTED or FDOT version, which will be determined by the School Traffic Safety Coordinator at BCTED.
- 4. School flasher plans are VALID for eighteen (18) months from date of approval. After that date, plans shall be resubmitted for approval.
- 5. No school flasher and/or associated equipment shall be placed outside of the public right-of-way or on private property without the prior acquisition of the necessary traffic engineering easements by the consultant/contractor. These easements shall be large enough to allow access to the traffic engineering equipment by technicians and by larger vehicles which may require access to the equipment. The size and location of the easements will be determined on a case-by-case basis. The easements shall be recorded documents and a copy of the fully executed recorded easement shall be provided to the School Traffic Safety Coordinator prior to installation.
- 6. Prior to any equipment order, the Contractor shall submit to the School Traffic Safety Coordinator at BCTED for approval, all of the equipment specifications (i.e. shop drawings) for all materials proposed for the project. See Section 603 of the FDOT Standard Specifications for Road and Bridge Construction for submittal data requirements. Included in the submittal shall be shop drawings for ground mount and/or mast arm details, as applicable.
- 7. If electrical service is required, the Contractor shall make written request to BCTED, Systems Section -Design Engineer, to provide billing authorization to FPL. This is required before electrical service can be obtained. The request shall include a statement certifying that this electrical installation meets or exceeds all applicable requirements of all applicable codes and is now ready for connection to FPL facilities. Also include the date service is required by in the request.
- 8. The Contractor shall make written request to the School Traffic Safety Coordinator at BCTED either by fax; 954-847-2700 or e-mail; TRAFFIC@broward.org to schedule an inspection of the complete installation, including the interim signing and pavement marking plan. Activation of the flashers shall only be permitted after said inspection.
- 9. The Contractor shall provide four (four) sets of marked up (as-built) construction plans to the engineer and BCTED as defined in FDOT Standard Specifications for Road and Bridge Construction Section 611, seven (7) days prior to school flasher conditional acceptance inspection by BCTED. The Contractor shall also provide two sets of as-built plans to BCTED signal technician at the time of inspection. Two copies of cabinet prints, two sets of cabinet keys and pager/time switch operation manuals for each location shall also be turned over at this time.



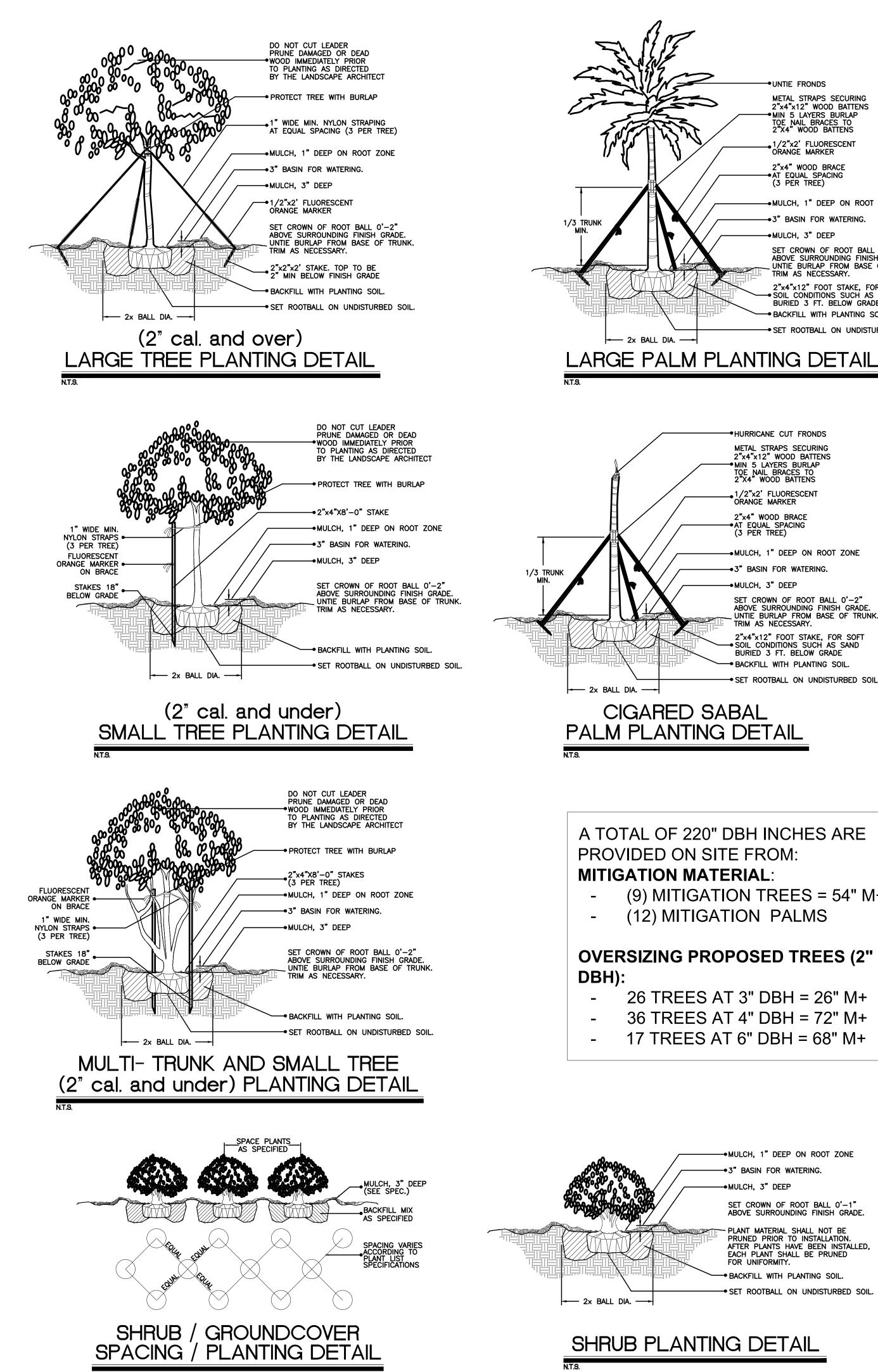


		NG TREE DISPOSITION CH							
SENERAL NOTES:		Road 7, Hollywood							<u> </u>
PLANT MATERIAL: <u>All plant material shall be Florida #1 or better</u> as established by "Grades and Standards	TREE NO.	BOTANICAL NAME		HT (ft)	SPR (ft)	DBH (ins)	CONDITION	DISPOSITION	COMMENTS Wrapped in stran
Nursery Plants" of the state of Florida, Department of Agriculture.	1	Sabal palmetto	Cabbage Palm	25	10		Fair	REMAIN	fig
All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.	2	Sabal palmetto	Cabbage Palm	20	10		Fair	REMAIN	
Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Ich, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.	3	Sabal palmetto	Cabbage Palm	20	10		Fair	REMAIN	Wrapped in stran
Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or ant list, the plan takes precedence.	4	Tabebuia pallida	Pink Trumpet	25	15	17	Poor	remove	fig, leaning, expo roots
All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded	5	Quercus virginiana Bucida buceras 'Shady Lady'	Live Oak Black Olive	<u>15</u> 30	15 20	12	Fair Fair	REMAIN REMAIN	Flush cuts
alyptus or florimulch grade 'B' or better.	7	Bucida buceras 'Shady Lady'	Black Olive	30	20	18	Fair	REMAIN	Exposed root
he Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.	8 9	Sabal palmetto Sabal palmetto	Cabbage Palm Cabbage Palm	10 20	10 10		Poor Fair	remove Relocate	
OD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. ssing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal,	<u> </u>	Sabal palmetto	Cabbage Palm	20	10		Fair	Relocate	
or waterway.	11	Sabal palmetto	Cabbage Palm	25	10		Fair	Relocate	
'LANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the tball. Minimum topsoil shall be 6" for groundcover areas and 2" for sodded grass areas.	12 13	Sabal palmetto Sabal palmetto	Cabbage Palm Cabbage Palm	18 20	8 10		Poor Fair	remove Relocate	
Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material	14	Calophyllum inophyllum	Mastwood Tree	14	12	12	Poor	remove	Poisonous tre
receive planting soil as per details.					12	12	1 001		leaning , flush of Poisonous tree,
Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. damage to existing utilities or improvements caused by Contractor shall be repaired at no additional st to the Owner.	15	Calophyllum inophyllum	Mastwood Tree	12	10	12	Poor	remove	die back, unev canopy
ontractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days	16	Bucida buceras 'Shady Lady'	Black Olive	40	35	20		remove	Deisensus Las
or to digging for underground utility locations.	17	Calophyllum inophyllum	Mastwood Tree	15	10	10	Poor	remove	Poisonous, Lea exposed roots,
Contractor shall be responsible for providing final grading of all associated planting areas.									canopy
After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and posed of properly off-site.							_		Poisonous, Flus included bar
	18	Calophyllum inophyllum	Mastwood Tree	15	10	10	Poor	remove	structural tru
All planting holes to be hand dug except where machine dug holes will not adversely affect or damage ities or improvements (see note 8).									damage Poisonous, Flush
No plunging of any tree or palm will be accepted. All plants to be planted at the nursery grade or	19	Calophyllum inophyllum	Mastwood Tree	15	10	12	Poor	remove	included bar
htly higher.	19	Calophynum mophynum	Mastwood Tree	15	10	12	FOOI	remove	structural tru
Contractor shall stake 4 guy all trees and palms at time of planting as per the appropriate detail. htractor is responsible for the maintenance and/or repair of all staking and guying during warranty period									damage Poisonous, Flus
removal & disposal of staking after establishment period.	20	Calophyllum inophyllum	Mastwood Tree	14	10	12	Poor	remove	included bar
ertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow ase form & fertilizer to include secondary micronutrients.									structural tru damage
uBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to	21	Calophyllum inophyllum	Mastwood Tree	10	10	10	Poor	remove	Poisonous, No ca
allation. Any discrepancies between plans, site and specifications shall be brought to the immediate ention of the Landscape Architect, the owner and governing municipality.				10	10		1 001		limb damag Poisonous, Flusl
VATERING: All plant material shall be watered in at time of planting in accordance with standard nursery	22	Calophyllum inophyllum	Mastwood Tree	15	10	12	Poor	remove	included bar
actices. In addition, Contractor will continue watering of plant material until substantial completion and as eded thereafter for a period of 2 months.	22		Mastwood Tree	10			POOL	Temove	structural tru damage
All new plant material shall be guaranteed for I year from time of final acceptance of project. Any plant									Poisonous, incl
terial not in a healthy growing condition will be replaced by the Contractor at no additional cost to the ner within 10 days of notification. For all replacement plant material, the warranty period shall be extended	23	Calophyllum inophyllum	Mastwood Tree	15	10	12	Poor	remove	bark, flush cuts, damage
additional 45 days beyond the original warranty period. All trees that lean or are blown over, caused by ds less than 75 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.	24	Sabal palmetto	Cabbage Palm	20	10		Fair	Relocate	damage
The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at	25	Sabal palmetto	Cabbage Palm	20	10		Fair	Relocate	
discretion, add or delete from the materials utilizing the unit price breakdown submitted.	<u>26</u> 27	Sabal palmetto Coccoloba uvifera	Cabbage Palm Seagrape	18 25	10 25	20	Poor Poor	remove	Pencil trunk, lea
No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise laged.	28	Sabal palmetto	Cabbage Palm	20	12		Fair	Relocate	
Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken	29	Bucida buceras 'Shady Lady'	Black Olive	40	35	24	Fair	remove	Flush cuts, exp roots, included
otherwise damaged.	30	Sabal palmetto	Cabbage Palm	20	10		Fair	Relocate	
Root-prune all trees a minimum of (8) weeks prior to planting.	31	Bucida buceras 'Shady Lady'	Black Olive	35	35	20	Fair	REMAIN	Flush cuts, lea
All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing	<u>32</u> 33	Tabebuia pallida Quercus virginiana	Pink Trumpet Live Oak	20	10 20	10 16	Fair Fair	REMAIN REMAIN	
1% coverage and 100% spray overlap. The system shall be maintained in good working order and signed to minimize water on impervious services and not overspray walkways. A rain sensor device shall be	34	Quercus virginiana	Live Oak	25	20	15	Fair	REMAIN	
alled to override the irrigation cycle of the system when adequate rainfall has occurred.	<u>35</u> 36	Quercus virginiana	Live Oak Live Oak	25 25	20 20	17 15	Fair Fair	REMAIN REMAIN	
All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed ss-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.	36	Quercus virginiana Quercus virginiana	Live Oak	25	20	17	Fair	REMAIN	
No canopy trees shall be planted within 12 feet of a light pole. No palm species shall be planted within 6	38	Sabal palmetto	Cabbage Palm	25	10		Fair	Relocate	
t of a light pole.	39	Sabal palmetto	Cabbage Palm	10	8	┨───┤	Fair	Relocate	Wrapped in stra
Ground cover plantings shall provide not less than 50 percent coverage immediately upon planting and	40	Sabal palmetto	Cabbage Palm	10	10		Poor	remove	fig
percent coverage within 6 months after planting	41	Sabal palmetto Sabal palmetto	Cabbage Palm Cabbage Palm	20	10 10		Fair Fair	remove remove	
percent coverage within 6 months after planting.	10	Sabal palmetto	Cabbage Palm	20	10		Fair	remove	
percent coverage within 6 months after planting. The protection barricades shall be provided by Landscape Contractor around existing trees that may mpacted by the proposed construction. Prior to any construction a tree protection barricade	<u>42</u> 43			25	10		Poor Fair	remove	Leaning, poor c
percent coverage within 6 months after planting. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may mpacted by the proposed construction. Prior to any construction a tree protection barricade ection shall be conducted by the landscape architect, owner or governing municipality. Refer to	43 44	Sabal palmetto	Cabbage Palm		40		Fair	remove	
percent coverage within 6 months after planting. The protection barricades shall be provided by Landscape Contractor around existing trees that may mpacted by the proposed construction. Prior to any construction a tree protection barricade ection shall be conducted by the landscape architect, owner or governing municipality. Refer to scape detail for tree preservation barricade fencing. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot	43		Cabbage Palm	20	10 10		Fair	remove	
percent coverage within 6 months after planting. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may mpacted by the proposed construction. Prior to any construction a tree protection barricade ection shall be conducted by the landscape architect, owner or governing municipality. Refer to scape detail for tree preservation barricade fencing. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot r trunk.	43 44 45 46 47	Sabal palmetto Sabal palmetto Sabal palmetto Sabal palmetto	Cabbage Palm Cabbage Palm Cabbage Palm	20 20 20	10 10		Fair Fair	remove	
percent coverage within 6 months after planting. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may mpacted by the proposed construction. Prior to any construction a tree protection barricade ection shall be conducted by the landscape architect, owner or governing municipality. Refer to scape detail for tree preservation barricade fencing. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot r trunk.	43 44 45 46 47 48	Sabal palmetto Sabal palmetto Sabal palmetto Sabal palmetto Sabal palmetto	Cabbage Palm Cabbage Palm Cabbage Palm Cabbage Palm Cabbage Palm	20 20 20 10	10		Fair Fair Fair	remove remove	
percent coverage within 6 months after planting. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may mpacted by the proposed construction. Prior to any construction a tree protection barricade ection shall be conducted by the landscape architect, owner or governing municipality. Refer to scape detail for tree preservation barricade fencing. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot ir trunk.	43 44 45 46 47	Sabal palmetto Sabal palmetto Sabal palmetto Sabal palmetto	Cabbage Palm Cabbage Palm Cabbage Palm	20 20 20	10 10	333	Fair Fair	remove	
percent coverage within 6 months after planting. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may impacted by the proposed construction. Prior to any construction a tree protection barricade ection shall be conducted by the landscape architect, owner or governing municipality. Refer to iscape detail for tree preservation barricade fencing. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot ar trunk.	43 44 45 46 47 48 49 50 51	Sabal palmettoSabal palmettoSabal palmettoSabal palmettoSabal palmettoSabal palmettoJatropha integerrimaJatropha integerrimaJatropha integerrima	Cabbage Palm Cabbage Palm Cabbage Palm Cabbage Palm Jatropha Tree Jatropha Tree Jatropha Tree	20 20 20 10 10 10 10	10 10	3	Fair Fair Fair Poor Poor Poor	remove remove remove remove remove	
Percent coverage within 6 months after planting. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may impacted by the proposed construction. Prior to any construction a tree protection barricade bection shall be conducted by the landscape architect, owner or governing municipality. Refer to decape detail for tree preservation barricade fencing. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot ar trunk. All landscape material shall be setback a minimum of 10' from any Fire Hydrant.	43 44 45 46 47 48 49 50 51 52	Sabal palmettoSabal palmettoSabal palmettoSabal palmettoSabal palmettoJatropha integerrimaJatropha integerrimaJatropha integerrimaJatropha integerrimaJatropha integerrimaJatropha integerrima	Cabbage Palm Cabbage Palm Cabbage Palm Cabbage Palm Jatropha Tree Jatropha Tree Jatropha Tree Jatropha Tree Jatropha Tree	20 20 20 10 10 10 10 10	10 10 6 6 6 6 6	3	Fair Fair Fair Poor Poor Poor Poor	remove remove remove remove remove remove	
percent coverage within 6 months after planting. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may impacted by the proposed construction. Prior to any construction a tree protection barricade ection shall be conducted by the landscape architect, owner or governing municipality. Refer to lscape detail for tree preservation barricade fencing. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot ar trunk.	43 44 45 46 47 48 49 50 51	Sabal palmettoSabal palmettoSabal palmettoSabal palmettoSabal palmettoSabal palmettoJatropha integerrimaJatropha integerrimaJatropha integerrima	Cabbage Palm Cabbage Palm Cabbage Palm Cabbage Palm Jatropha Tree Jatropha Tree Jatropha Tree	20 20 20 10 10 10 10	10 10	3	Fair Fair Fair Poor Poor Poor	remove remove remove remove remove	
percent coverage within 6 months after planting. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may impacted by the proposed construction. Prior to any construction a tree protection barricade ection shall be conducted by the landscape architect, owner or governing municipality. Refer to lscape detail for tree preservation barricade fencing. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot ar trunk.	43 44 45 46 47 48 49 50 51 51 52 53	Sabal palmettoSabal palmettoSabal palmettoSabal palmettoSabal palmettoJatropha integerrimaJatropha integerrimaJatropha integerrimaJatropha integerrimaJatropha integerrimaPhoenix roebelenii	Cabbage Palm Cabbage Palm Cabbage Palm Cabbage Palm Jatropha Tree Jatropha Tree Jatropha Tree Jatropha Tree Pigmy Date Palm	20 20 20 10 10 10 10 10 10 45 10	10 10 6 6 6 6 12 35 10	3 3 3	Fair Fair Fair Poor Poor Poor Poor Poor	remove remove remove remove remove remove remove	





inted on Monday, January 02, 2003, 2:05 PM by Max Kaplan \THOMAS-FDC\PROJECTS\AUTO ZONE\2021\F210143 - 901 S. STATE ROAD 7, HOLLYWOOD\DWG\2022-07-13 - FINAL TAC\LANDSCAPE\F210143 LANDSCAPE PLAN---->LAYOUT: LANDSCAPE PLAN



-UNTIE FRONDS METAL STRAPS SECURING 2"x4"x12" WOOD BATTENS MIN 5 LAYERS BURLAP TOE NAIL BRACES TO 2"X4" WOOD BATTENS ___1/2"x2' FLUORESCENT ORANGE MARKER 2"x4" WOOD BRACE AT EQUAL SPACING (3 PER TREE) •MULCH, 3" DEEP SET CROWN OF ROOT BALL 0'-2" ABOVE SURROUNDING FINISH GRADE. UNTIE BURLAP FROM BASE OF TRUNK. TRIM AS NECESSARY. 2"x4"x12" FOOT STAKE, FOR SOFT - SOIL CONDITIONS SUCH AS SAND BURIED 3 FT. BELOW GRADE - BACKFILL WITH PLANTING SOIL. - SET ROOTBALL ON UNDISTURBED SOIL.

METAL STRAPS SECURING 2"x4"x12" WOOD BATTENS MIN 5 LAYERS BURLAP TOE NAIL BRACES TO 2"X4" WOOD BATTENS

___1/2"x2' FLUORESCENT ORANGE MARKER

-AT EQUAL SPACING (3 PER TREE)

UNTIE BURLAP FROM BASE OF TRUNK. TRIM AS NECESSARY. 2"x4"x12" FOOT STAKE, FOR SOFT - SOIL CONDITIONS SUCH AS SAND BURIED 3 FT. BELOW GRADE - BACKFILL WITH PLANTING SOIL.

• SET ROOTBALL ON UNDISTURBED SOIL.

(9) MITIGATION TREES = 54" M+

ES AT 3" DBH = 26	6" M+
ES AT 4" DBH = 72	2" M+
ES AT 6" DBH = 68	3" M+

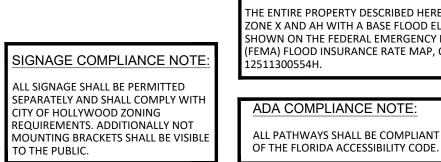
-MULCH, 1" DEEP ON ROOT ZONE 3" BASIN FOR WATERING.

SET CROWN OF ROOT BALL 0'-1" ABOVE SURROUNDING FINISH GRADE.

- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED

---- BACKFILL WITH PLANTING SOIL. --- SET ROOTBALL ON UNDISTURBED SOIL.

1 1 <th1< th=""> 1 <th1< th=""> <th1< th=""></th1<></th1<></th1<>	PLANT S	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS		
Direct State Diret State Direct State </th <th></th> <th colspan="2"></th> <th>- 2</th>													- 2
											рвн		
				-							6.5` CT. M+26" DBH		
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C.E. 10 Display Mark Under value 8.5. 10.2 N. NO NO <t< td=""><td>IP</td><td>10</td><td></td><td></td><td>D&D</td><td>3 DBH</td><td>12-14 III.</td><td>4-5</td><td>INO</td><td>Ingri</td><td>\</td><td></td><td></td></t<>	IP	10			D&D	3 DBH	12-14 III.	4-5	INO	Ingri	\		
Disk Disk Disk Tradian degram Disk Ethic Disk Disk <thdisk< th=""> <thdisk< th=""> <thdisk< th=""></thdisk<></thdisk<></thdisk<>						CAL/DBH							_
		QTY		BOTANICAL NAME			HEIGHT					_	
	ЪМ.	9	Bald Cypress	Taxodium distichum	B & B	6" dbh	16-18` ht.	6-7`	Yes	High	6.5` CT		-
PR N No.						CAL/DBH							_
Projection Only COMMONNANT ESTIMACL, INVE STERIOR COMMONNANT ESTIMACL, INVE	RELOCATED PALMS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS		_
BH BH BH BH BF BF <th< td=""><td>PR</td><td>10</td><td>Cabbage Palmetto</td><td>Sabal palmetto</td><td>NA</td><td></td><td></td><td></td><td>Yes</td><td>High</td><td>RELOCAT</td><td>ED</td><td></td></th<>	PR	10	Cabbage Palmetto	Sabal palmetto	NA				Yes	High	RELOCAT	ED	
Set S	SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS	3	-
Description OTHER CONTROL NAME BENCHMENT (LINE SPECIFIC NUMBER) SPECIFIC NUMBER (LINE NUMBER) SPECIFIC NUMBER	СНН	501	Red Tip Cocoplum	Chrysobalanus icaco `RedTip`	NA	24"	24"	18-24"	Yes	High			-
Auto 000 The Buch Description process 00 27 10 100 Number of the Description process 00 27 10 100 Number of the Description process 00 27 10 100 Number of the Description process 00 27 10<	'MP	21	Yew Pine	Podocarpus macrophyllus	NA	As Shown	5-6` Ht	2-3`	No	High			_
No. No. <td>SHRUB AREAS</td> <td>QTY</td> <td>COMMON NAME</td> <td>BOTANICAL NAME</td> <td>SPECIFICATIONS</td> <td>SPACING</td> <td>HEIGHT</td> <td>SPREAD</td> <td>NATIVE</td> <td>XERIC</td> <td>REMARKS</td> <td>3</td> <td>_</td>	SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS	3	_
no no<				· ·						-	full to base	•	_
Persbroke Rd & SW 57th Are Hollywood, FL Landscape Conf. Conf. Tomas and the second fragment of the s											Full to base	9	-
Perinder Landscape and Baffers					Interior Landscape for VUA 190 sf pervious of ter 1 Tree/island 5' buffer w/hedge 42' Lot with width <50' * Perimeter landscap <u>Open Space</u> Pervious areas shall 1 Tree/1,000 SF of p (Addition to VUA requ <u>View triangle</u> At access points cross visibility of 2' - 0	West: 276.5. rminal areas " ht 15% of VUA sf sh be setback its ech be landscaped w ervious area uirements) 6.5'	2 If nall be landscape nded from percentage of ith grass, gcs and shru	44,458*0.1 calculations ıbs 19,262 sq.	ft	10 21 6,66	TREES TREES 38.7 sq. ft.	10 TREES 21 TREES 19,262 sq.ft. (17.4%)	
AT INCHINCH REPLACEMENT (12) Existing Pains to be removed & Replaced @ 1:1 12 PALMS 13 Proposed Trees to 36 (17) 12 PALMS 12 PALMS 12 PALMS 13 Proposed Trees to 36 (17) 12 PALMS 12 PALMS 13 Proposed Trees to 36 (17) 12 PALMS 13 Proposed Trees to 38 Proposed 12 PALMS 14 PALMS 15 Proposed Trees to 38 Proposed 12 PALMS 14 PALMS 15 Proposed Trees to 38 Proposed 12 PALMS 15 Proposed Trees to 38 Proposed 12 PALMS 15 Proposed Trees to 38 Proposed 12 PALMS 15 PROPOSED				<u>Perimeter L</u>	<u>andscape and Buffers</u> C. 3.5' Perimeter wall or hed 2' vehicular overhang Sec. 8.3 Sign Design Regu	lations		y 2' width				Complie	2 S
TOTAL REQUIRED TREES 88 TREES 88 TREES 60% OF TREES SHALL BE NATIVE Max. 20% TREES SHALL BE NATIVE Species Requirements: 53 TREES 56/88 TREES (53.6) 18 TREES 60% SHRUBS SHALL BE NATIVE 36 SPECIES 6 SPECIES 8 SPECIES 50% SHRUBS SHALL BE NATIVE 36% SHRUBS SHALL BE NATIVE 36% SHRUBS SHALL BE NATIVE 36% SHRUBS SHALL BE NATIVE 36% SHRUBS (3'1), (3) PROPOSED TREES & (5) TREES FROM (15) PROPOSED PALMS (3'1), 36% SHRUBS (3'1), (3) PROPOSED TREES & (5) TREES FROM (15) PROPOSED PALMS (3'2), 378 TREES Shall be on an Inch/Inch Basis 219° of Canopy to be removed (220°) OF ADDITIONAL DBH PROVIDED BY 9 MITIGATION TREES AND UPSIZING PROPOSED TREES "Refer to plant schedule remarks for additional inches mitigation provided per each oversized tree The Amount of Replacement Contribution Payment to City Tree Trust Fund shall be \$350.00 per every 2" Required Mitigation tree not provided on site FEMA NOTE: The Amount of Replacement Contribution Payment to City Tree Trust Fund shall be \$350.00 per every 2" Required Mitigation tree not provided on site NOTE: ALL SIGNAGE SHALL BE IN COMPLIAN WITH THE ZONING & LAND DEVELOPMENT REGULATIONS. REFERE T D SHEET L-1.1 FOR					<u>Mitigation:</u>	AT INCH/INCI (12) Existing I	HREPLACEMENT Palms to be removed		1:1			from 9 Mitigation from oversizing (2 trees from 2" DBH (36) proposed tree & (17) proposed tree	n Trees & 6) proposed 1 to 3" DBH is to 4" DBH es to 6" DBH
Max. 20% TREES SHALL BE PALMS Species Requirements: 50% SHRUBS SHALL BE NATIVE 18 TREES 5 SPECIES 397796 SHRUBS SPECIES 397796 SHRUBS 12 TREES (15.63) 397796 SHRUBS 397796 SHRUBS * INCLUDES (2) EX. STREET SHADE TREES AND (3) TREES FROM 10 EXISTING PALMS (3:1), (8) PROPOSED TREES & (6) TREES FROM (15) PROPOSED PALMS (3:3) ARTICLE 9: SEC 9.9: Replacement Trees Shall be on an inchlinch Basis 219" of Canopy to be removed (220") OF ADDITIONAL DBH PROVIDED BY 9 MITIGATION TREES AND UPSIZING PROPOSED TREES "Refer to plant schedule remarks for additional inches mitigation provided per each oversized tree The Amount of Replacement Contribution Payment to City Tree Trust Fund shall be \$350.00 per every 2" Required Mitigation tree not provided on site FEMA NOTE: THE ENTIRE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD DONE X AND AH WITH A BASE FLOOD ELEVATION OF 5 FEET, AS SHOWN ON THE FEDERAL EMERGENCY MAAGEMENT AGENCY (FEMA) FLOOD INSUBAKE RATE MAP, COMMUNITY PANEL NO.							60%					88 TREE	S*
Set Rives SHALL BE NATIVE 398/796 SHRUBS 761/802 SHRUBS (92) * INCLUDES (2) EX. STREET SHADE TREES AND (3) TREES FROM (15) PROPOSED PALMS (3:1), (83) PROPOSED TREES & (5) TREES FROM (15) PROPOSED PALMS (3:2) CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS ARTICLE 9: SEC 9.9: Replacement Trees Shall be on an Inch/Inch Basis 219' of Canopy to be removed (220'') OF ADDITIONAL DBH PROVIDED BY 9 MITIGATION TREES AND UPSIZING PROPOSED TREES *Refer to plant schedule remarks for additional inches mitigation provided per each oversized tree The Amount of Replacement Contribution Payment to City Tree Trust Fund shall be \$350.00 per every 2" Required Mitigation tree not provided on site FEMA NOTE: The ENTIRE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONX AND AH WITH A BASE FLOOD ELEVATION OF 5 FET, AS SHOWN ON THE FEDERAL EMERGINGY MANAGEMENT AGENCY REFER TO SHEET L-1.1 FOR							Max.	20% TREES SH	ALL BE PALM	IS 18	TREES	12 TREES (1	3.63.%)
FEMA NOTE: NOTE: ALL SIGNAGE SHALL BE IN COMPLIANCE THE ENTIRE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD WITH THE ZONING & LAND DEVELOPMENT CONTE: AND ALL DE COMPLIANCE NOTE: SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY REFER TO SHEET L-1.1 FOR CIONAGE COMPLIANCE NOTE:					CITY OF HOLLYWOOD ZO ARTICLE 9: SEC 9.9: Replacement Trees Shall be 219" of Canopy to be (220") OF *Refer to The Amount of Replacemen	e on an Inch/Inch e removed F ADDITIONAL E plant schedule re t Contribution Pa	DM 10 EXISTING PAL D DEVELOPMENT RE Basis BBH PROVIDED BY 9 marks for additional in yment to City Tree Tru	% SHRUBS SHA MS (3:1), (83) Pl GULATIONS MITIGATION TH Iches mitigation	ALL BE NATIV ROPOSED TR REES AND UF provided per e	E 398/75 EEES & (5) T PSIZING PRO	96 SHRUBS REES FROM (1 PPOSED TREES	781/802 SHRUE 5) PROPOSED PALM	S (97.4%)
REFER TO SHEET L-1.1 FOR Signage compliance note: NOTE: All signage shall be in compliance note: NOTE: All signage shall be													
DISPOSITION CHART AND GENERAL NOTES AND SHEET All Signage shall be permitted SEPARATELY AND SHALL COMPLY WITH CITY OF HOLLYWOOD ZONING LIXINGE NOTE: LIXINGE NOTE: LIXINGE NOTE: LIXINGE NOTE:	DISPOS	ITIO	N CHART AND	ALL SIGNAGE SHA	SIGNAGE COMPLIANCE NOTE: THE ENTIRE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD WI SIGNAGE SHALL BE PERMITTED SEPARATELY AND SHALL COMPLY WITH COMPLIANCE NOTE: DAT ALL SIGNAGE SHALL COMPLY WITH CITY OF HOLLYWOOD ZONING ADA COMPLIANCE NOTE: DAT					WITH TH REGULA	REGULATIONS.		





LANDSCAPE GENERAL NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP – LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP - LINE.

2. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT, TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.

D. MATERIALS

1. SUBMITTALS: GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS SAMPLE SUBMITTALS MULCH ONE (1) CUBIC FOO'

TOPSOIL ONE (1) CUBIC FOOT PLANTS ONE (1) REPRESENTATIVE SAMPLE OF EACH VARIETY

2. PLANT MATERIALS

A) GENERAL: PLANT SPECIES, SIZES, & QUANTITIES SHALL, AT A MINIMUM, CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA NO. 1 AS AN ABSOLUTE MINIMUM UNLESS OTHERWISE SUPERSEDED BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY, ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL - BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B) MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF ROOT BALL (TRUNK FLARE) AND/OR ACROSS THE AVERAGE SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C) INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH PRELIMINARY APPROVAL SHALL NOT SUPERSEDE THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND OTHER CONDITIONS THAT MAY HAVE OCCURRED SINCE THE NURSERY INSPECTION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

D) AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE.

E) SAND SHALL BE CLEAN, WELL DRAINING NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL AT ANY TIME AND AT NO COST TO OWNER, SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY OWNER.

E. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN - MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

F. COMMERCIAL FERTILIZER

1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DELIVERED FROM NATURAL ORGANIC SOURCES. THE

FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:

1. SHRUBS AND TREES - MILORGANITE, OR APPROVED EQUAL 2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 14-14-14

3. SOD - 8 - 8 - 8

IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24 – 10 – 5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPTH SPECIFIED BY MANUFACTURER.

G. MULCH

1. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN.

2. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS.

3. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS.

4. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

H. DIGGING AND HANDLING

1. PROTECT ROOT SYSTEMS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER EROSION, AND OTHER HARMFUL CRITERIA AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKING AND DRYING OUT DURING LOADING, TRANSIT, AND UNLOADING/PLANTING. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS, AND IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. NO PLANT WITH A ROOTBALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS BY

FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. POOR DRAINAGE CONDITIONS TYPICALLY HAVE A PERCOLATION RATE OF 4" OR LESS S. GUARANTEE PER HOUR, AS DETERMINED BY THE GEOTECHNICAL ENGINEER. TREES SHALL BE SET PLUMB AND HELD IN 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE CONTRACTOR SHALL BE POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. THE LANDSCAPE CONTRACTOR IS SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR RESPONSIBLE FOR CARE & MAINTENANCE OF THE PLANT MATERIAL UNTIL THE END OF ESTABLISHMENT OR 60 POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL RECOMMENDED. DAYS AFTER FINAL LANDSCAPE CERTIFICATION BY THE LANDSCAPE ARCHITECT, WHICHEVER IS LATER, & SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AS NEEDED TO ENSURE ADEQUATE WATER IS SUPPLIED TO 10. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS, CURBS, PAVING, AND OTHER THE PLANT MATERIALS DURING ESTABLISHMENT. AT THE END OF THE ESTABLISHMENT PERIOD, THE LANDSCAPE HARDSCAPE MATERIALS WHILE INSTALLING TREES. CONTRACTOR SHALL ENSURE THAT THE IRRIGATION TIMECLOCK IS ADJUSTED TO A NORMAL WATERING CYCLE I. CONTAINER GROWN STOCK PER THE IRRIGATION WATERING SCHEDULE SHOWN ON THE IRRIGATION PLANS. 11. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION D (MATERIALS) OF THESE SPECIFICATIONS. IN ADDITION, 2. THE LIFE AND SATISFACTORY CONDITION OF ALL SOD INSTALLED BY THE CONTRACTOR SHALL BE GUARANTEED EACH PLANTING HOLE SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS: BY THE CONTRACTOR FOR A MINIMUM OF NINETY (90) CALENDAR DAYS, COMMENCING AT THE TIME OF - TWO (2) TABLETS PER 1 GAL. PLANT CERTIFICATION OF ACCEPTABILITY BY THE OWNERS OR OWNER'S DESIGNEE. - THREE (3) TABLETS PER 3 GAL. PLANT - FOUR (4) TABLETS PER 10 GAL. PLANT 3. REPLACEMENT: ANY PLANT NOT IN A HEALTHY, THRIVING GROWING CONDITION SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. SHOULD THE OWNER ELECT, TREES AND LARGER MATERIAL -TWO (2) TABLETS PER HALF INCH (1/2") OF TRUNK CALIPER PALMS MAY BE GIVEN A PERIOD OF NINETY (90) DAYS BEFORE REMOVAL TO ALLOW THE CONTRACTOR TO RESURRECT THE TREE OR PALM IN QUESTION AND BRING IT TO A THRIVING, HEALTHY CONDITION. ALL REPLACEMENTS SHALL BE PLANTS OF LIKE KIND, CONDITION AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY 12. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE TOP OF THE SHALL BE FURNISHED, PLANTED, AND MULCHED AS SPECIFIED WITHIN THESE SPECIFICATIONS, AT NO ADDITIONAL ROOT SYSTEM (FOR SHRUBS AND GROUNDCOVER) OR TRUNK FLARE (TREES AND PALMS) WILL STAND ONE (1) TO COST TO THE OWNER. ANY REPAIRS FROM THIS REPLACEMENT MATERIAL SHALL BE SOLELY THE CONTRACTOR'S TWO (2) INCHES ABOVE FINAL GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING HOLE. RESPONSIBILITY, REPLACEMENT MATERIAL SHALL BE GUARANTEED TO A ONE (1) YEAR PERIOD FROM THE DAY OF PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE REPLACEMENT ACCEPTANCE BY THE OWNER. SHOULD REPLACEMENT MATERIAL FAIL WITHIN THE GUARANTEE SETTLED BY WATER AFTER TAMPING. PERIOD, OWNER MAY OPT FOR A CREDIT OF THE MONETARY AMOUNT FOR THE REPLACEMENT MATERIALS AT A RATE OF THE ORIGINAL CONTRACT BID RATE, IN LIEU OF AN ADDITIONAL REPLACEMENT. 13. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, TURNING SOIL IF NECESSARY TO GET SOIL 4. IN THE EVENT THE OWNER ELECTS NOT TO CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND J. COLLECTED STOCK THOROUGHLY WET. PACK LIGHTLY WITH FEET OR OTHER TAMPING DEVICE. ADD MORE WET SOIL MIXTURE. DO IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY PULLED FROM UNDERNEATH. THE OWNER OR THEIR DESIGNEE, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH OF ITEMS UNDER REPLACEMENT 14. PRUNING: FOR DAMAGED OR BROKEN LIMBS, EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL WARRANTY, IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE. CHARACTER OF THE SPECIES. ALL SUCKER GROWTH SHALL BE COMPLETELY REMOVED PRIOR TO DIGGING. 15. SHRUBS AND GROUNDCOVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND T. FINAL INSPECTION AND ACCEPTANCE OF WORK AS INDICATED IN THE PLANT LIST. CULTIVATE ALL MASS PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE 1. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE GUARANTEE PERIOD SHALL INCLUDE AND DISPOSE OF ALL DEBRIS, TILL 4" OF PLANTING SOIL MIX INTO THE NEWLY TILLED PLANTING BED FOR PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS GENERAL NUTRIENT DISBURSEMENT. MASS PLANTING BED IS NOW READY TO RECEIVE HOLES FOR NEW PLANTS. NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION. ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE 90R AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND 16. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED. THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. TREES SHALL USE ARBORTIE AS PER DETAIL SHEET. PALMS SHALL USE WOOD BRACING PER DETAIL SHEET. U. GRADING AND DRAINAGE NOTES 1. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 17. MULCHING: PROVIDE A THREE INCH (3") MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF IN ACCORDANCE WITH THE "DIG SAFE" NOTIFICATION PROCEDURES PROMOTED BY THE RESPECTIVE UTILITY EACH SHRUB BED, GROUNDCOVER AND VINE BED AND TREE PIT (FOR TREES AND PALMS, MIN. THREE INCH (3") COMPANIES IN FLORIDA, CALL FLORIDA SUNSHINE AT 811. FROM EDGE OF TRUNKS). – UNLESS OTHERWISE REQUIRED BY LOCAL CODES AND SPECIFIED AS SUCH. 2. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR 18. SYSTEMIC HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES. ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR THEIR DESIGNEE, A SYSTEMIC HERBICIDE SHALL BE 3. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. AFTER MULCH HAS BEEN APPLIED TO PLANTING BEDS ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO AND TREE RINGS, TREAT ALL MULCHED AREAS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN THE OWNER PRIOR TO CONTINUING WORK. APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. 4. WHERE NEW PAVING OR EARTHWORK MEETS EXISTING PAVING OR EARTHWORK, SMOOTHLY BLEND LINE AND O. LAWN SODDING GRADE OF EXISTING WITH NEW, WHERE EXISTING VEGETATION IS TO REMAIN, MEET EXISTING GRADES; DO NOT STENOTAPHRUM SECUNDATUM, V. 'FLORITAM' UNLESS OTHERWISE NOTED. (ST. AUGUSTINE SOLID SOD). FILL ABOVE BASAL FLARE OF EXISTING TREES. 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING: COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A V. UTILITY PLAN NOTES GRASS LAWN ACCEPTABLE TO THE OWNER AND GOVERNING AGENCIES. 1. CONTRACTOR SHALL INSTALL SCHEDULE 80 PVC CONDUIT (SLEEVES) FOR ALL IRRIGATION PIPING UNDER ALL PAVEMENT AREAS TO CONNECT ALL LANDSCAPE AREAS. 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND OTHER DEBRIS, AND THE SOIL BROUGHT TO AN EVEN PREPARED GRADE TO ALLOW FOR SOIL W. SITE PREPARATION PREPARATION BELOW. 1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER AND IDENTIFY TREES AND SHRUBS WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NO CLEARING WITHOUT A 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR INCHES (4") DEEP. APPLY FERTILIZER AT A RATE OF TWENTY (20) CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED. POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING COMMERCIAL BROADCAST SPREADERS, MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE INCHES (3"), HAND 2. TREES AND SHRUBS TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIP LINE OR RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY TO PREPARE FOR AS DIRECTED BY THE OWNER (SEE LANDSCAPE DETAIL SHEET). PROTECTIVE FENCING SHALL BE INSTALLED PRIOR SOD INSTALLATION. TO CONSTRUCTION, PROTECTIVE FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND BRANCHES. 4. SODDING: THE CONTRACTOR SHALL SOD ALL THE PERVIOUS AREAS THAT ARE NOT PAVED OR PLANTED AS 3. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT SHOULD BECOME NECESSARY TO CUT ROOTS OF PLANTS TO DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS TO CREATE A UNIFORM, NEW TURF BLANKET FOR THE SITE. ALL PERVIOUS AREAS TO REMAIN THAT ARE DISTURBED BY CONSTRUCTION & NOT SHOWN TO BE SAVED, SUCH ROOTS SHALL BE CUT NEATLY WITH A SMOOTH CLEAN CUT BY A SHARP SAW, COVERED WITH BURLAP, AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED. TEARS OR JAGGED CUTS TO ROOTS ARE HAVE SHRUBS OR GROUNDCOVER ON THE LANDSCAPE PLAN SHALL BE SODDED BY CONTRACTOR. ALL SOD OFF-SITE OR IN THE RIGHT-OF-WAY (DEDICATED OR OTHERWISE) SHALL BE BAHIA 'ARGENTINE' SOLID SOD UNLESS UNACCEPTABLE. OTHERWISE NOTED. 4. TREE AND SHRUB REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOT SYSTEMS A) THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASE OF ANY KIND, SOD PANELS SHALL BE LAID PRODUCED BY THE REMOVAL OPERATIONS. TIGHTLY TOGETHER TO MAKE A SOLID, SODDED LAWN AREA. 5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF CONSTRUCTION DUE TO B) SOD SHALL BE LAID IN ROWS WITH EVERY OTHER ROW STAGGERED HALFWAY BETWEEN THE NEXT TO INSURE HIS CONTRACT OPERATIONS. NO CONTINUOUS STACKED JOINTS. SEW JOINTS OF SOD TO INSURE A TIGHT FIT AT JOINTS, WITH GAPS NO 6. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE GREATER THAN 1" BETWEEN SOD PANELS. CONTRACTOR IS TO ENSURE THAT ALL COMPACTED SOIL, ROAD ROCK, & EXCESS DEBRIS SHALL BE REMOVED LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR. C) SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A FOUR INCH (4") MULCH STRIP SHALL BE PROVIDED. 7. ALL INVASIVE EXOTIC VEGETATION SHALL BE DISPOSED OF OR TREATED AS PER THE LOCAL OR REGIONAL IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER GOVERNING AUTHORITIES, REQUIREMENTS OR RECOMMENDATIONS. CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED TO THOROUGHLY MOISTEN THE SOIL BENEATH. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE X. ROOT CONTROL BARRIER 1, ROOT CONTROL PRODUCT SHALL BE A BIOLOGICAL BARRIER PRODUCT, PRODUCT SHALL BE 810-BARRIER ROOT ALL TREES AND TALL SHRUBS (INDICATED AS 'SHRUBS' & 'SHRUBS AREAS' ON THE PLANT SCHEDULE) SHALL BE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED CONTROL SYSTEM, AS MANUFACTURED BY BBA FIBERWEB/REEMAY, INC. AND DISTRIBUTED BY HORT BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE ENTERPRISES, INC. SEE WWW.BIOBARRIER.COM FOR ADDITIONAL INFORMATION AND PRODUCT SPECIFICATION. SOD AND THOROUGHLY WATERED IN. THE MINIMUM TOPSOIL DEPTHS ARE IN ADDITION TO A MINIMUM NON-LIMEROCK SOIL DEPTH OF 10"-18", HORT ENTERPRISES, INC. 5. DURING DELIVERY, PRIOR TO ADD DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL P.O. BOX 2448 TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL POMPANO BEACH, FL 33061 SOD SHALL BE INSTALLED DURING THE DAY OF ITS ARRIVAL. 1-800-966-4678 6. LAWN MAINTENANCE: 2. PRODUCT SHALL BE A BIOLOGICAL BARRIER UTILIZING LIME-RELEASE CAPSULES INTEGRATED INTO A PURSUANT TO THE ABOVE, THE TOTAL MINIMUM DEPTH OF VIABLE NON-LIMEROCK PLANTING SOIL, GEOTEXTILE FABRIC, ACTIVE HERBICIDE SHALL BE A TRIFLURALIN, AND MINIMUM TIME RELEASE OF EFFECTIVE A) WITHIN THE SITE, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR PRODUCT SHALL BE 1-5 YEARS IN THE MOST ADVERSE CONDITIONS FOR SUCH A PRODUCT. ALTERNATIVELY, A SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL RIGID PHYSICAL ROOT BARRIER SUCH AS 'DEEP ROOT' HARD PLASTIC AT LEAST 24" IN DEPTH SHALL BE USED. CERTIFICATION OF ACCEPTABILITY BY OWNER OR AS IN THE ORIGINAL WORK SCOPE AND PROCESS (INCLUDING 3. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT REGRADING IF NECESSARY). CONTROL SYSTEMS. B) WATER EVERY DAY FOR FOURTEEN (14) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) UNTIL FULLY ESTABLISHED OR UNTIL AUTOMATIC IRRIGATION SYSTEM IS FULLY OPERATIONAL AND 4. USE PRODUCT WHERE TREES ARE WITHIN TEN FEET (10') OR LESS OF HARDSCAPE SURFACES OR UTILITIES PROGRAMMED ACCORDINGLY. COORDINATE WATERING SCHEDULE WITH NATURAL RAINFALL, RAINFALL EVENTS INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER & SEWER LINES. SMALL TREES IN DURATION OF TWENTY (20) MINUTES OR MORE THAT PRODUCE MORE THAN A HALF INCH (1/2") OF THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE & TAKE REASONABLE MEASURES AS PART OF DUE PRECIPITATION WILL NEGATE THE NEED FOR WATERING OF THE FOLLOWING DAY IF PREVIOUSLY SCHEDULED, ALL FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (THAT ARE NOT WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO A DEPTH OF FOUR INCHES (4"). WITHIN TEN FEET (10') OF ANY NEW UTILITIES) DO NOT REQUIRE ROOT BARRIERS. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. P. CLEANUP 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL 5. USE 36" DEPTH OPTION WHEN USING A BIOLOGICAL ROOT BARRIER, USE 24" DEPTH OPTION WHEN USING REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE RIGID PLASTIC, PHYSICAL ROOT BARRIER SUCH AS 'DEEP ROOT'. BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. 6. WHERE CONDITIONS REQUIRE PRODUCT AS SET FORTH IN NO. 4 ABOVE, USE PRODUCT IN EITHER DIRECTION FROM THE CENTER OF THE TRUNK ALONG LINEAR FEATURES SUCH AS CURBS, WALKWAYS, ETC. THE INTENT OF THIS SPECIFICATION IS TO PROVIDE A ROOT CONTROL SYSTEM WHERE ROOTS WOULD LIKELY CAUSE PHYSICAL Q. PLANT MATERIAL MAINTENANCE 1. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY DAMAGE TO ADJACENT HARDSCAPE SURFACES, FOUNDATIONS, UTILITIES, OR OTHER ELEMENTS THAT MAY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY RECEIVE DAMAGE FROM ROOT SYSTEMS OF TREES. REFER TO NO. 5 ABOVE FOR THE REQUIRED DEPTH OF THE ROOT BARRIERS. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES. OR MINIMUM 10' OVERALL LENGTH ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD ROOT BARRIER PRODUCTS MAY BE INCREASED BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE (SEE NEXT SECTION). DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY. THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. R. MAINTENANCE (ALTERNATIVE BID ITEM)

"GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. PRUNING PRACTICED OTHER THAN MINIMAL PRUNING OF FRONDS, PRIMARILY TO REACH A "CLEAR TRUNK" SPECIFICATION, MAY CONSTITUTE REJECTION, OF ALL PALMS SUBJECTED TO SUCH PRACTICE, LIKEWISE, EXCESSIVE PRUNING OR "SHAVING" OF ROOT BALLS TO MEET "CLEAR TRUNK" CRITERIA MAY CONSTITUTE REJECTION ONSITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL ON THE PLANTING DETAILS SHEET. IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GOWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS. 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE OWNER. LIKEWISE, SUBSTITUTION OF CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE BALLED AND BURLAPPED/FIELD GROWN WILL NEED AUTHORIZATION FROM THE OWNER AND LA OF RECORD PRIOR TO THE ORDERING OF ANY MATERIALS. (HEIGHT/SPREAD) SPECIFICATIONS TAKE PRECEDENCE OVER GALLON SIZES (IF GALLON SIZES ARE SPECIFIED). 1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOT BALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY. K. NATIVE STOCK 1. PLANTS COLLECTED FROM WILD OR NATIVE STAND SHALL BE CONSIDERED GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW. L. MATERIALS LIST 1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY OF BIDS. DRAWING SHALL TAKE PRECEDENCE. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE. WHERE NO GALLON SIZE IS SPECIFIED ON CONTAINERIZED SHRUBS OR GROUNDCOVERS, THE HEIGHT & SPREAD SPECIFICATIONS SHALL PREVAIL. M. FINE GRADING 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE. ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY AFFECT THE VIABILITY OF THE PLANTS TO BE INSTALLED, HE/SHE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION MANAGER OR DESIGNEE. 2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE PROHIBITED TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE JURISDICTIONAL MUNICIPALITY 3. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES. INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. 4. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF APPROXIMATELY 20% GREATER THAN THE RECOMMENDED PLANTING SOIL DEPTH – UNLESS OTHERWISE SPECIFIED BY JURISDICATIONAL CODE, CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ONSITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE OR CONTACT OWNER'S CONSTRUCTION MANAGER OR DESIGNEE FOR RESOLUTION. & A 24" LAYER OF NON-LIMEROCK PLANTING SOIL FAVORABLE TO SHRUB GROWTH & SUSTAINABILITY EXISTS OVER ALL PLANTING AREAS. TREE PITS SHALL BE EXCAVATED & BACKFILLED WITH PLANTING SOIL TO A MINIMUM DEPTH OF 30". PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL; MINIMUM TOPSOIL SHALL. BE 6" FOR LOW SHRUBS/GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS. OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% CONTAINING NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. INCLUDING EXISTING VIABLE UNDISTURBED/OR STOCKPILED SOIL (IF PRESENT), REQUIRED TO BE PROVIDED ABOVE ANY LIMESTONE/LIMEROCK SUBGRADE CONDITION SHALL BE 12" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SOD AREAS: 16" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR GROUNDCOVERS: 24" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SHRUBS/SHRUB AREAS; AND 30" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR TREE PITS. DESIGNATION OF 'TREES.' 'SHRUBS'/'SHRUB AREAS.' AND 'GROUNDCOVERS' SHALL BE CONSISTENT WITH THE LABELING OF PLANT MATERIALS SHOWN ON THE LANDSCAPE PLAN'S PLANT SCHEDULE, WITH THE EXCEPTION OF COMMON TURFGRASSES WHICH MAY BE INDICATED AS 'GROUNDCOVERS.' NONE OF THE ABOVE MINIMUMS SHALL PRECLUDE THE CONTRACTOR FROM EXCAVATING & PROVIDING SOIL IN ACCORDANCE WITH NOTE N.4 OR N.9. IMPORTED PLANTING SOIL SHALL BE IN ACCORDANCE WITH NOTE D.2.D. DILIGENCE TO DETERMINE THE EXTENT OF EXCAVATION REQUIRED & TO DETERMINE THE AMOUNT OF PLANTING SOIL NECESSARY TO ENSURE LONG-TERM SUSTAINABILITY & SURVIVAL OF THE PLANT MATERIALS IN ACCORDANCE WITH THIS CONTRACT. REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE. 7. GENERAL: COMPLY WITH FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED. 8. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF 9. ALL PLANTING HOLES SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD TO

5. EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS, AND PREPARED SUB-BASES. 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL - ROOTED PLANTS AND ESTABLISHED ARE IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST. 3. PLANT ROOTS BOUND IN CONTAINERS OR WITH CIRCLING ROOTS SHALL NOT BE ACCEPTABLE. 5. ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS LISTED IN THE PLANT SCHEDULE; SIZE ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN A BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED. 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS N. PLANTING PROCEDURES 5. RECOMMENDED PLANTING SOIL DEPTH IS GENERALLY AS FOLLOWS: CONSISTING OF EXISTING UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED. 6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND IRRIGATION ITEMS AND PLANTS.

NURSERY STOCK 280.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SEE MATERIALS, SECTION D), TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE, NO ALLOWANCE WILL BE MADE

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR LANDSCAPE AND IRRIGATION MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

Y. IRRIGATION 1. CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN AND BED AREAS UNLESS ALREADY PROVIDED BY THE LANDSCAPE ARCHITECT AS PART OF THE CONTRACT DOCUMENTS. DESIGN TO BE SUBMITTED

TO PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO DESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY PRESSURE REDUCING DEVICES REQUIRED TO MEET PRESSURE REQUIREMENTS, SYSTEM DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, AND CONTROLLERS. ALL SLEEVES IN PAVEMENT AREAS MUST BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFLOW PREVENTION DEVICE INSTALLATION AND PERMITTING, CONTRACTOR SHALL NOT INSTALL IRRIGATION IN RIGHT-OF-WAY UNLESS REQUIRED BY CITY, NETAFIM DRIP IRRIGATION TO BE INSTALLED IMMEDIATELY AROUND BUILDING TO PREVENT WATER SPRAY ON BUILDING, WALKS, AND WINDOWS. NETAFIM PIPING TO BE BURIED JUST BENEATH SOIL SURFACE AND COVERED, INSTALLED BY AN OWNER APPROVED CONTRACTOR.

2. DESIGNED SYSTEM SHALL CONSIST OF AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 100% OVERLAP, AND CONTAINING A RAIN SENSOR INSTALLED BY AN OWNER APPROVED CONTRACTOR. THIS SYSTEM SHALL BE INSTALLED AND OPERATIONAL WITHIN TEN (10) DAYS OF THE INITIAL LANDSCAPE INSTALLATION.

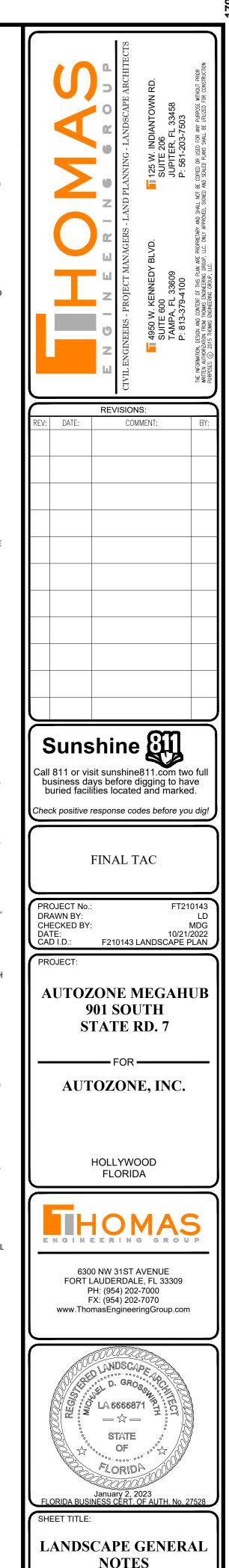
SITE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.

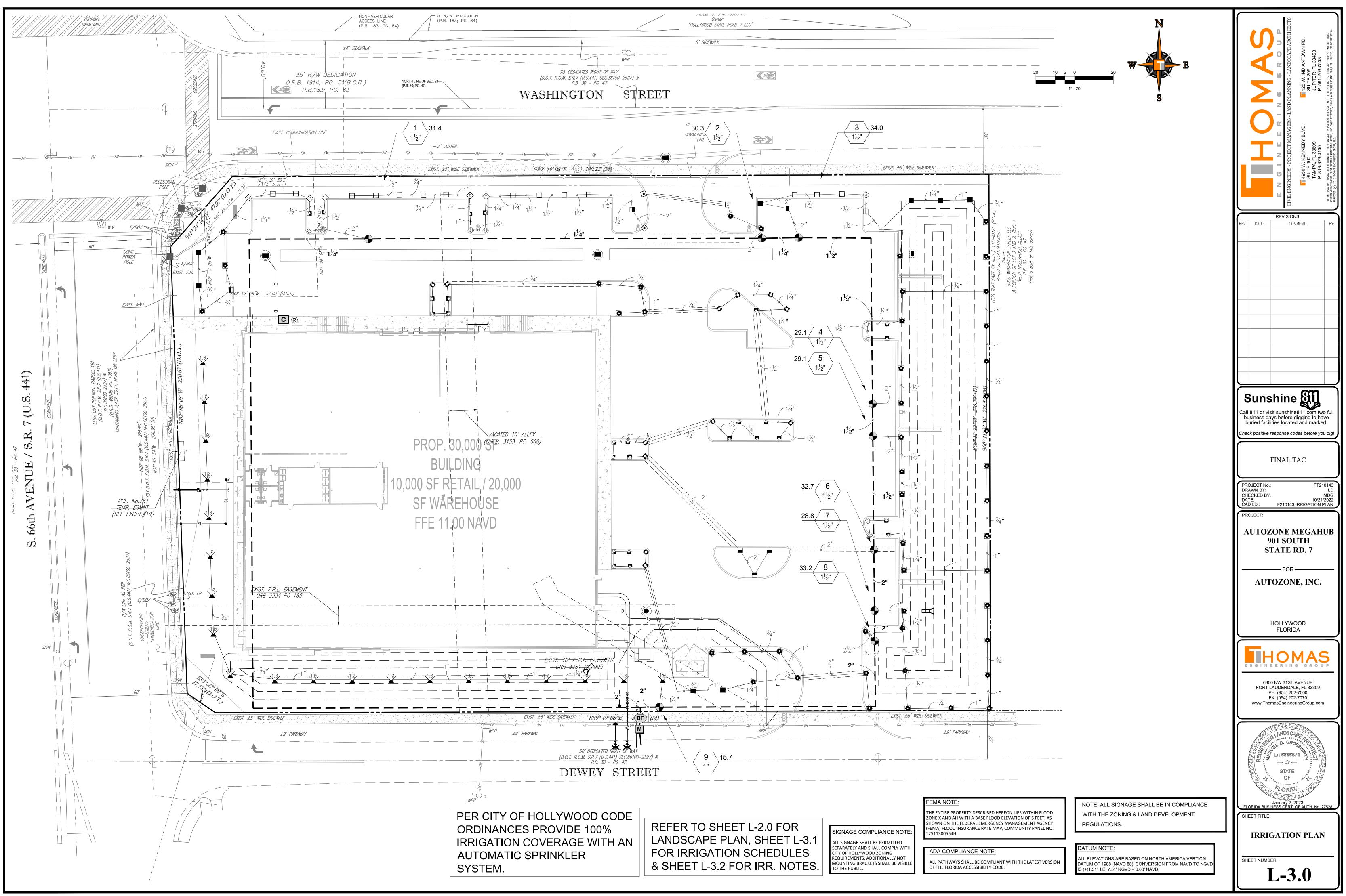
GENERAL PLANTING NOTES 1. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THIS DRAWING. 2. ALL BIODEGRADABLE BURLAP SHALL BE UNTIED AND PULLED DOWN TO EXPOSE THE TOP 1/3 OF THE BALL. WIRE BASKETS AND OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANTS SHALL BE REMOVED PRIOR TO PLANTING, CARE SHALL BE TAKEN NOT TO BREAK OR DISTURB ROOT BALL OF PLANTS, 3. ALL PLANTS SHALL BE WATERED BY HAND IN SUFFICIENT QUANTITIES TO THOROUGHLY WET ENTIRE ROOT SYSTEM IMMEDIATELY AFTER PLANTING. 4. PLANTS SHALL BE GUARANTEED TO A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE PROJECT AND SHALL BE VIGOROUS AND THRIVING AT THE END OF THE GUARANTEE PERIOD. SEE SECTIONS S, GUARANTEE FOR MORE DETAILS. 5. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE OWNER. 6. CONTRACTOR SHALL FAMILIARIZE HIM/HER -SELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S DESIGNEE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED. 7. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND OBTAIN AS-BUILT INFORMATION. DRAWINGS WERE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED OF ANY DISCREPANCIES. 8. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES FORTY-EIGHT (48) HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES AND OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S DESIGNEE IN WRITING PRIOR TO INITIATING OPERATIONS. 9. CONTRACTOR SHALL TAG AND NUMBER ALL PLANT MATERIAL TO BE RELOCATED. THE CONTRACTOR SHALL FULLY ASSIST AND COORDINATE THIS WORK WITH THE OWNER'S DESIGNEE PRIOR TO INITIATING FIELD DIGGING THE TREES. 10. LOCATIONS OF RELOCATED PLANT MATERIAL ARE APPROXIMATED ON THE DRAWINGS. EXACT LOCATIONS OF RELOCATED PLANT MATERIAL WILL BE CLARIFIED BY THE OWNER'S DESIGNEE ON SITE. 11. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. 12. TYPICALLY, SHRUB AND GROUNDCOVER PLANTINGS ARE SHOWN IN MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A LINEAR SPACING CONFIGURATION AROUND BUILDING FOUNDATION AS SHOWN ON DRAWING. PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED ON THE PLANT LIST. FOR PERIMETER AND PARKING ISLAND SPACING, USE THE TRIANGULAR SPACING METHOD. 13. CONTRACTOR SHALL FIELD STAKE THE LOCATIONS OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S DESIGNEE 14. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S DESIGNEE 15. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED, SHALL INCLUDE A THREE INCH (3") LAYER OF MULCH AS PER THE SPECIFICATIONS. 16. ALL TREES PLANTED IN LAWN AREAS SHALL RECEIVE A THREE-FOOT DIAMETER (3') MULCH RING AT DEPTH OF THREE INCHES (3"). 17. ALL EXISTING TREES TO REMAIN IN LAWN AREA SHALL RECEIVE A MULCH RING TWO FEET (2') OUT FROM EDGE OF TRUNK OR TO THE LIMIT OF THE ADJACENT LAWN AREA AT A DEPTH OF THREE INCHES (3") AS PER SPECIFICATIONS. 18. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE OWNER'S DESIGNEE IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY THE OWNER'S DESIGNEE BEFORE PLANTING CAN BEGIN. 19. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. 20. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER AND COMPLETE INSTRUCTIONS. 21. ALL UTILITY BOXES, CLEANOUTS, ETC., SHALL BE PAINTED GREEN IF IN GRASS AREAS AND BROWN IF IN MULCH AREAS. 22. THIS SITE MAY CONTAIN EXISTING TREES WHICH REQUIRE TRIMMING AND/OR PRUNING. THE LANDSCAPE COMPANY/CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF TO ENSURE PROPER ISA HORTICULTURAL PROCEDURES ARE FOLLOWED REGARDING THE TRIMMING, PRUNING, TRANSPLANTING, ETC. OF THESE TREES. **GENERAL EXISTING TREE & TREE RELOCATION NOTES:** 1. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED 2. ALL ROOT-PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES; NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. 3. ROOT-PRUNE ALL TREES FOR THE MINIMUM TIME SPECIFIED PRIOR TO TRANSPLANTING OPERATIONS. PALMS DO NOT REQUIRE ANY ROOT PRUNING & SHALL BE TRANSPLANTED IMMEDIATELY. 4. ANSI A300(PART 6)-2005 MUST BE ADHERED TO IN ITS ENTIRETY FOR ALL RELOCATING/ TRANSPLANTING OF TREES. TRANSPLANTING OBJECTIVES SHALL BE ESTABLISHED PRIOR TO BEGINNING THE OPERATION. THESE OBJECTIVES AS WELL AS A LOG WITH DATES OF ALL ROOT PRUNING & TRANSPLANTATION RELATED ACTIVITIES MUST BE RECORDED IN A REPORT FORMAT & DELIVERED TO THE APPROPRIATE OWNER'S DESIGNEE. THE CONTRACTOR SHALL AT ANY TIME & AT NO COST TO THE OWNER BY ABLE TO FURNISH THE RELOCATION REPORT FOR TREES SPECIFIED TO BE RELOCATED UNDER THIS CONTRACT. 5. LIQUIDATED DAMAGES MAY BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE RELOCATED THAT DIE AS A RESULT OF IMPROPER TRANSPLANTING PROCEDURES. 6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HEALTH OF THE RELOCATED TREES AND SHALL RE-INSTALL THEM IN THE SAME CONDITION AS WHEN REMOVED. 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER IRRIGATION OF THE RELOCATED TREES. FINAL TRANSPLANTATION LOCATION SHALL BE ROUGH GRADED & IRRIGATION SYSTEM INSTALLED & FULLY FUNCTIONAL SO AS TO PROVIDE ADEQUATE WATER & ENSURE VIABILITY, SUPPLEMENTAL IRRIGATION MAY BE NECESSARY DURING TRANSPLANTATION OR STORAGE 8. SUPPLEMENTAL IRRIGATION (IF NECESSARY), SHALL BE APPLIED SO THAT THERE IS A TOTAL OF 3 GALLONS/PER DAY/PER CALIPER INCH OF SUBJECT TREE TO BE TRANSPLANTED.

9. ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE. 10. TREES & PALMS TO BE RELOCATED SHALL BE PROTECTED WITH TREE PROTECTION BARRICADES PRIOR TO A

CLEARING PERMIT OR ANY DEMOLITION OR CONSTRUCTION WORK TAKING PLACE ON SITE. TRANSPLANTATION SHALL OCCUR FOLLOWING DEMOLITION, ROUGH GRADING, & INSTALLATION OF FUNCTIONAL IRRIGATION SYSTEM, BUT PRIOR TO ANY IMPERVIOUS SURFACES ARE POURED. TREES TO BE RELOCATED SHALL BE MOVED FROM ORIGINAL LOCATION TO FINAL PLANTING LOCATION ONE TIME ONLY.



SHEET NUMBER



ted on Monday, January 02, 2023, 2:05 PM by Max Kaplan FHOMAS-EDC\PROJECTS\AUTO ZONE\2021\F210143 - 901 S. STATE ROAD 7, HOLLYWOOD\DWG\2022-07-13 - FINAL TAC\LANDSCAPE\F210143 IRRIGATION PLAN---->LAYOUT: IRRIGATION PLAN

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI		
<mark>Ф Ф Ф</mark> Q Т Н F	Rain Bird 1806-PRS 10 Series MPR Turf Spray 6" popup with pressure regulator.	26	30		
$\Box \Box = \Box = \bigoplus_{H \to T} \bigoplus_{TQ} \bigoplus_{F}$	Rain Bird 1806-PRS 12 Series MPR Turf Spray 6" popup with pressure regulator.	16	30		
Q T H TT TQ F	Rain Bird 1806-PRS 15 Series MPR Turf Spray 6" popup with pressure regulator.	14	30		
	Rain Bird 1806-PRS ADJ Turf Spray 6" popup with pressure regulator.	76	30		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	<u>GPM</u>	RADIUS
1.0	Rain Bird 3500-S 1.0 Shrub Rotor,adjustable and full circle	19	25	0.77	20'
1.5	Rain Bird 3500-S 1.5 Shrub Rotor,adjustable and full circle	1	25	1.06	23'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Rain Bird PEB Electric Remote Control Valve	9			
BF	Watts 757NRS 2-1/2" Series 757N consists of two independently operating check valves, two shutoff valves, and four test cocks. Sizes 2-1/2" to 10"	1			
C	Rain Bird ESP-13Mi Modular Controller, 13 stations, indoor model.	1			
$\langle \mathbf{R} \rangle$	Rain Bird RSD-BEx Rain Sensor, with bracket, extension wire	1			
Μ	Water Meter 1-1/2" Proposed 1 1/2" Water Meter	1			
	Irrigation Lateral Line: PVC Class 160 SDR 26	2,668 l.f.			
	Irrigation Mainline: PVC Class 200 SDR 21	1,145 l.f.			
	Pipe Sleeve: PVC Schedule 80 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	513.6 l.f.			
1	/alva_Callaut				

CRITICAL ANALYSIS

Valve Callout

—— Valve Number

- Valve Flow

- Valve Size

2022-10-21 16:48
Proposed 1 1/2" Water Meter
1-1/2" 93 GPM
55 PSI 2.00 ft 3" <u>20 ft</u> 54 PSI
33.99 GPM <u>93 GPM</u> 59.01 GPM
1 30 PSI 2.21 PSI 0.22 PSI 0 PSI 3.59 PSI 36.0 PSI 0.59 PSI 5.88 PSI 0 PSI 7 PSI 2.02 PSI 51.49 PSI 54 PSI 2.51 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	<u>GPM</u>
1 2 3 4 5 6 7	Rain Bird PEB Rain Bird PEB	1-1/2" 1-1/2" 1-1/2" 1-1/2" 1-1/2" 1-1/2" 1-1/2" 1-1/2"	Turf Spray Turf Spray Turf Spray Turf Spray Turf Spray Turf Spray Turf Spray Turf Spray Turf Spray	31.35 30.31 33.99 29.08 29.14 32.71 28.8 33.16
9	Rain Bird PEB Common Wire	1"	Shrub Rotor	15.69

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Turf Spray	1.08 in/h	1	56	1,756	
2	Rain Bird PEB	Turf Spray	0.95 in/h	1	64	1,940	
3	Rain Bird PEB	Turf Spray	0.77 in/h	1	78	2,652	
4	Rain Bird PEB	Turf Spray	0.83 in/h	1	73	2,123	
5	Rain Bird PEB	Turf Spray	0.83 in/h	1	73	2,127	
6	Rain Bird PEB	Turf Spray	1.24 in/h	1	49	1,603	
7	Rain Bird PEB	Turf Spray	0.93 in/h	1	65	1,872	
8	Rain Bird PEB	Turf Spray	0.99 in/h	1	61	2,023	
9	Rain Bird PEB	Shrub Rotor	0.21 in/h	1	284	4,456	
		TOTALS:			803	20,551	

- WORK.
- BEFORE BEGINNING WORK.
- INSTALLED WITHIN PLANTING AREAS.
- NECESSARY BY THE OWNER.

- WITH ADJUSTABLE ARC UNITS.

HEADS	PIPE	WIRE	DESIGN PSI	FRICTION LOSS	PSI	PSI @ POC	PRECIP
15	198.8	324.0	30	2.4	36.0	51.5	1.08 in/h
21	287.1	526.8	30	1.9	35.4	50.7	0.95 in/h
14	217.2	541.0	30	2.2	35.7	50.1	0.77 in/h
13	224.8	668.6	30	2.7	36.3	47.9	0.83 in/h
13	222.9	670.1	30	2.9	36.6	48.1	0.83 in/h
31	639.7	611.4	30	5.3	38.8	49.7	1.24 in/h
9	163.1	580.0	30	1.8	35.4	46.3	0.93 in/h
16	313.6	564.4	30	1.8	35.3	45.7	0.99 in/h
20	400.8	419.1	25	6.1	33.6	41.1	0.21 in/h

1,145

NOTE A:

MINIMUM PRESSURE REQUIRED: 41.1 PSI @ POC DESIGN WATER PRESSURE: 55 PSI MAXIMUM SYSTEM DEMAND: 33.99 GPM

NOTE B:

NOTE C:

NOTE D:

CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

NOTE E: BUBBLERS AND LATERAL LINES ARE SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING

4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN

5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE

6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED

7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

8. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

11. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

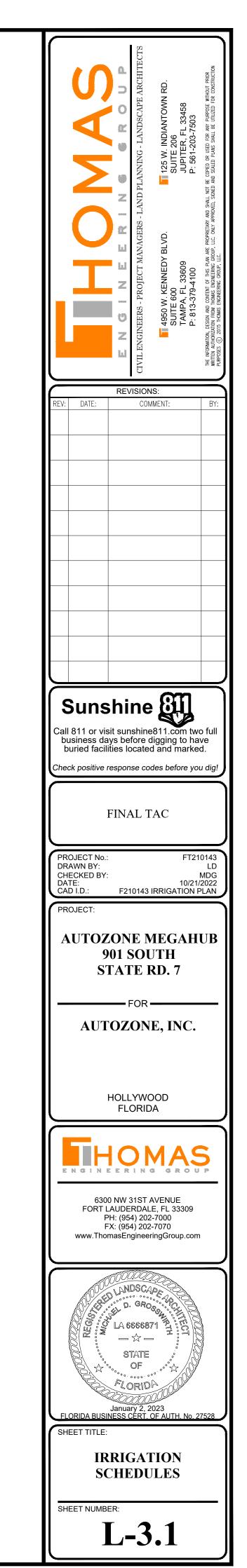
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES

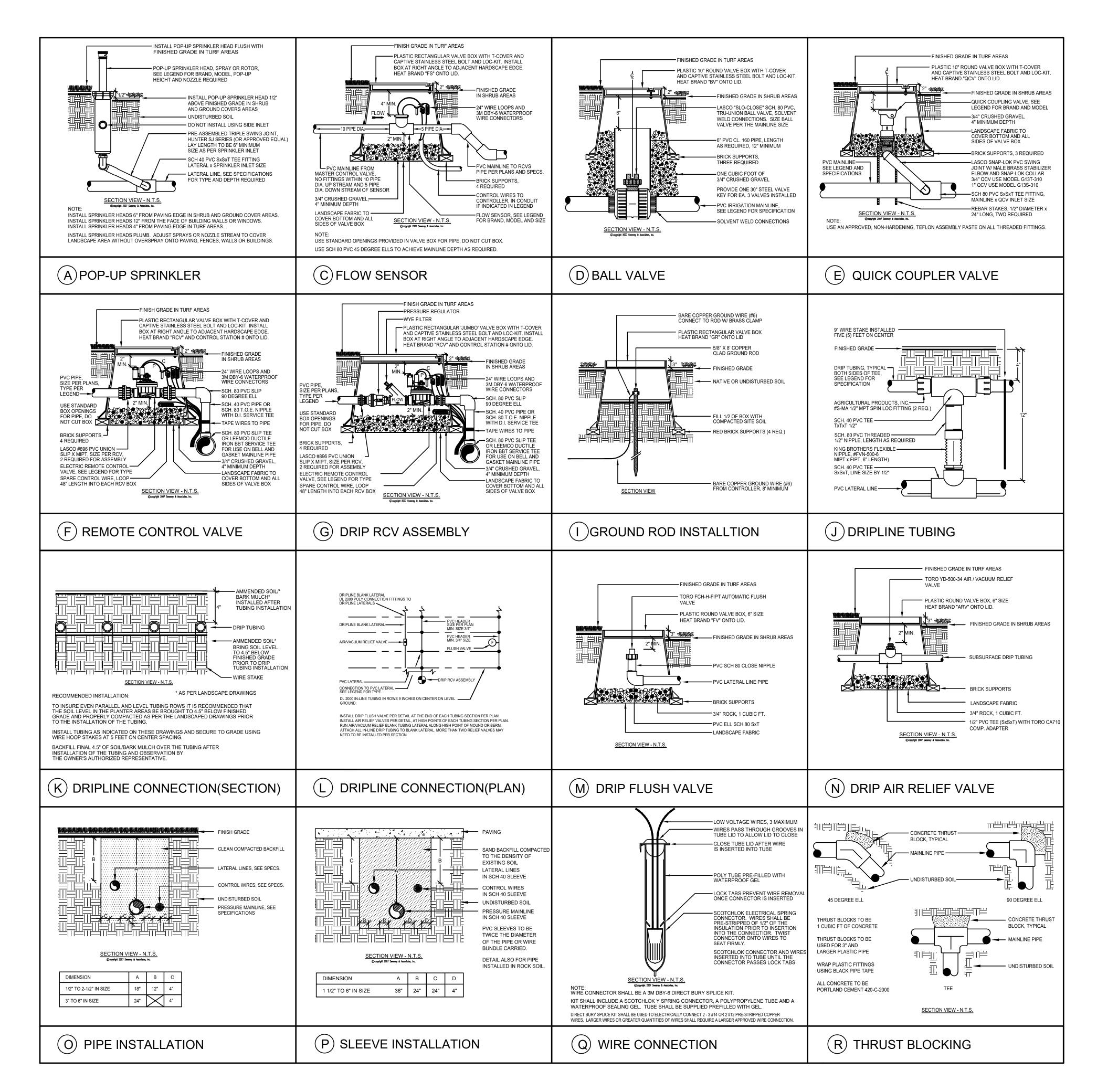
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. THOMAS ENGINEERING GROUP RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.

POINT OF CONNECTION SHALL BE A 1 1/2" PROPOSED WATER METER. VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

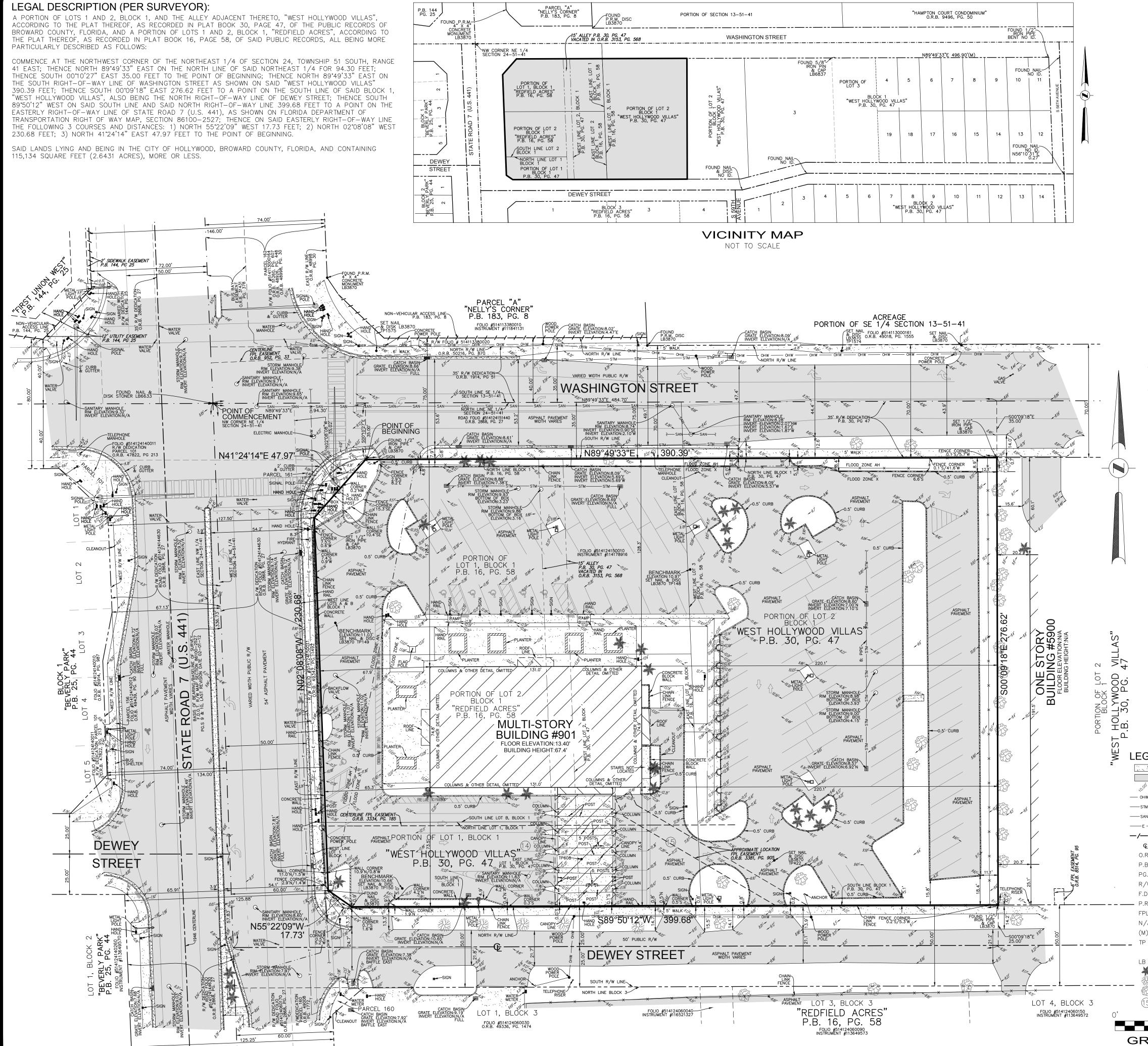
CONTROLLER SHALL BE AS NOTED. FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK. CONTROLLER MAY BE EXISTING WITHIN PUMP HOUSE. REUSE EXISTING CONTROLLER IF POSSIBLE.

MAINLINE AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE AND RELATED EQUIPMENT LOCATION TO BE WITHIN PLANTERS AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP.









LEGAL DESCRIPTION (PER TITLE COMMITMENT):

LOTS ONE (1) AND TWO (2) AND LOT THREE (3) LESS THE EAST 100 FEET THEREOF, IN BLOCK ONE (1) OF WEST HOLLYWOOD VILLAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THAT PART OF LOTS ONE (1) AND TWO (2) IN BLOCK ONE (1) OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, RUN EAST 50 FEET ALONG THE SECTION LINE, THENCE RUN SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 35 FEET TO A POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET, THENCE RUN NORTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 224.50 FEET, THENCE RUN WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

LESS

A PORTION OF LOT 1. BLOCK 1. WEST HOLLYWOOD VILLAS. ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 30. PAGE 47 AND A PORTION OF LOTS 1 AND 2, BLOCK 1, PLAT OF REDFIELD ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 7 (U.S. 441), ITEM/SEGMENT NO. 2277741, SECTION NO. 86100-2527 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

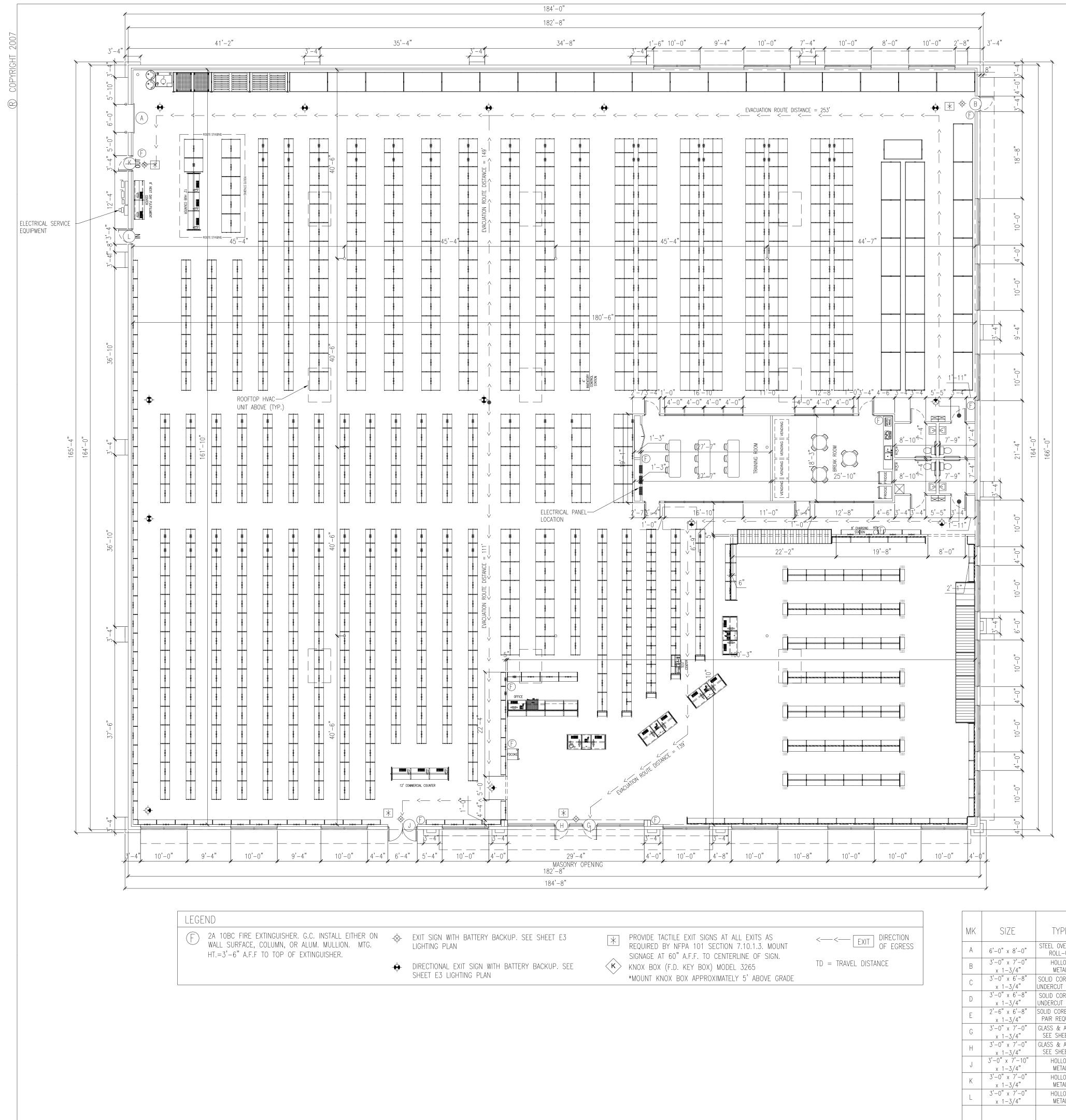
BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1, WEST HOLLYWOOD VILLAS; THENCE NORTH 02°08'98" WEST ALONG THE EASTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD 7 (U.S. 441), A DISTANCE OF 276.70 FEET TO A POINT ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE FOR WASHINGTON STREET AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE NORTH 89°49'33" EAST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 43.07 FEET; THENCE SOUTH 41°24'14" WEST, A DISTANCE OF 47.97 FEET; THENCE SOUTH 02°08'08" EAST, A DISTANCE OF 230.67 FEET; THENCE SOUTH 55°22'09" EAST, A DISTANCE OF 17.73 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1. BLOCK 1. WEST HOLLYWOOD VILLAS, ALSO BEING A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR DEWEY STREET AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 89°50'12" WEST ALONG SAID SOUTH LINE AND SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 24.22 FEET TO THE POINT OF BEGINNING.

ALSO, LESS THAT PART CONVEYED MARCH 18, 2019 IN INSTRUMENT NO. 115680475, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

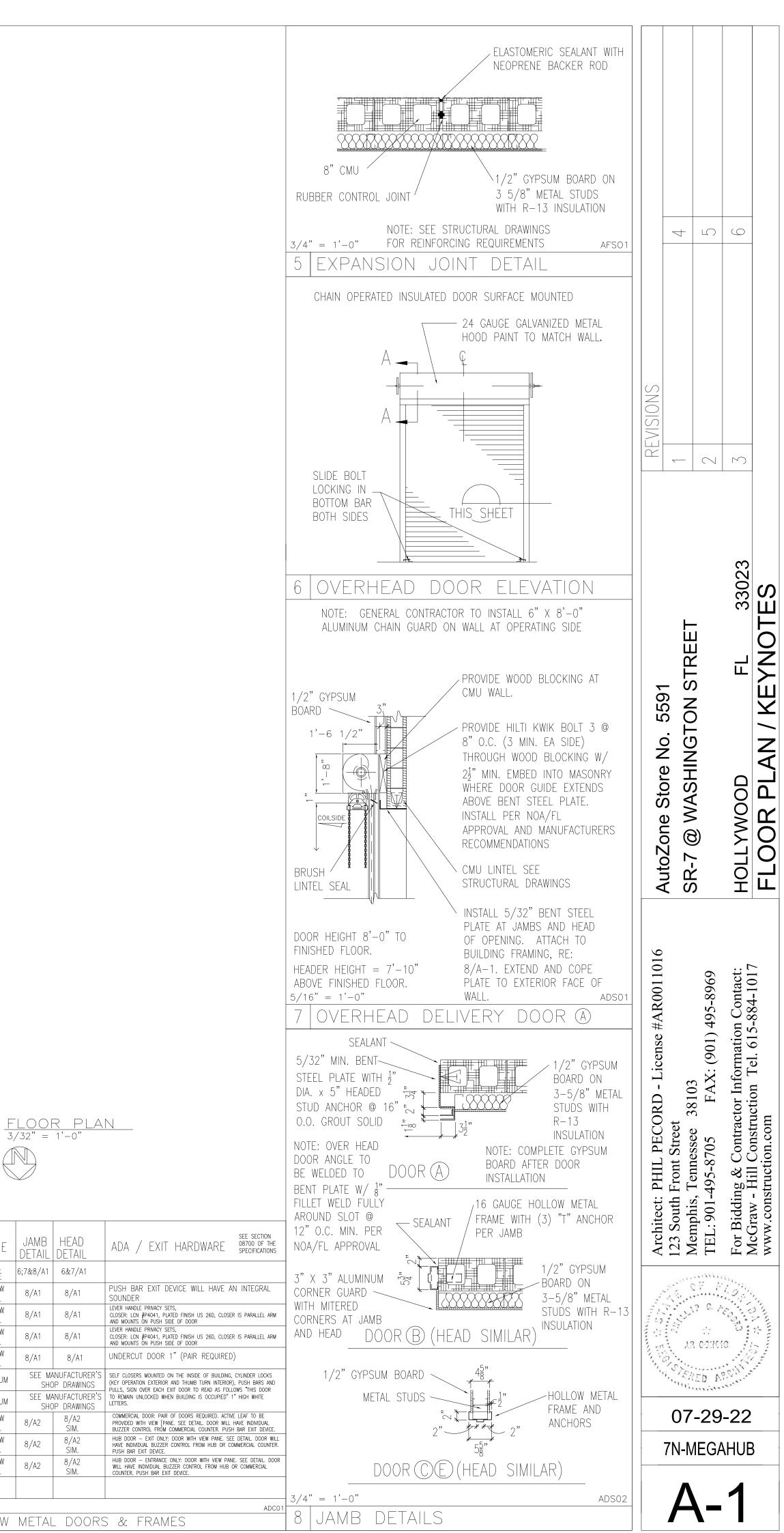
- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #S-312; ELEVATION: 8.60'. 2) FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 10'/NONE; PANEL #12011C0564H; COMMUNITY #125113; MAP DATE: 08/18/14.
- APPROXIMATE LOCATION OF FLOOD ZONE LINE IS DEPICTED HEREON 3) THIS SITE LIES IN SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA. 4) BEARINGS ARE BASED ON NAD88 (1990 ADJUSTMENT) WITH AN ASSUMED MERIDIAN WITH THE SOUTH RIGHT-OF-WAY LINE OF
- WASHINGTON STREET BEING N89°49'33"E 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 6) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: VROD AT HOLLYWOOD.) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- 8) THIS SITE CONTAINS 139 TOTAL PARKING SPACES (133 REGULAR & 6 DISABLED) 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- 10) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS. 11) THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 12) THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO.: 2021-5481594, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED 4/04/2022 AT 8:00 AM. THE FOLLOWING ITEMS ARE
- EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT: ITEMS 1, 2, 3, 4, 5, 6, 7, & 8: STANDARD EXCEPTIONS, NOT ADDRESSED. ITEM 9: MORTGAGE RECORDED IN INSTRUMENT #115873157 AND MODIFICATION AGREEMENT IN INSTRUMENT #117401444 APPLY TO THIS SITE BUT ARE NOT PLOTTABLE.
- ITEM 10: FINANCING STATEMENT IN INSTRUMENT NO. 114350123 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED. ITEM 11: RESERVATIONS CONTAINED IN DEED RECORDED IN DEED BOOK 36, PAGE 58, AS MODIFIED BY RELEASES IN BOOK 1685, PAGE 492 AND IN BOOK 7438, PAGE 472 DO NOT APPLY TO THIS SITE ITEM 12: RESERVATIONS CONTAINED IN DEED RECORDED APRIL 17, 1925 IN DEED BOOK 49, PAGE 213, MIAMI-DADE COUNTY PUBLIC RECORDS AS MODIFIED BY RELEASE IN BOOK 1685, PAGE 137 AFFECT THE SUBJECT PROPERTY BUT ARE NOT PLOTTABLE.
- ITEM 13: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF WEST HOLLYWOOD VILLAS AS RECORDED IN PLAT BOOK 30, PAGE 47 AS MODIFIED BY ORDINANCE IN O.R.B 3153, PAGE 568 AFFECT THE SUBJECT SITE, AND ALL PLOTTABLE ITEMS ARE DEPICTED HEREON. ITEM 14: EASEMENT TO FLORIDA POWER & LIGHT COMPANY IN BOOK 3334, PAGE 185, AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS IN BOOK 48108, PAGE 1085 APPLIES TO THIS SITE AS DEPICTED HEREON.
- ITEM 15: EASEMENT TO FLORIDA POWER & LIGHT COMPANY IN BOOK 3381, PAGE 905 APPLIES TO THIS SITE AS DEPICTED HEREON. ITEM 16: EASEMENT TO FLORIDA POWER & LIGHT COMPANY IN BOOK 8514, PAGE 95 DOES NOT APPLY TO THIS SITE.
- ITEM 17: COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN RESOLUTION NO. 10-V-66 IN BOOK 47544, PAGE 1860, AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE ITEM 18: TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND PROVISIONS LEASE WITH THE BANK OF AMERICAN, N.A. AS
- DISCLOSED BY QUIT CLAIM DEED RECORDED IN BOOK 49342, PAGE 1492 DO NOT APPLY TO THIS SITE. ITEM 19: TEMPORARY EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 49342, PAGE 1495 DOES NOT APPLY TO THIS SITE AS IT EXPIRED JULY 2018.
- ITEM 20: PLANNING AND ZONING BOARD RESOLUTION NO. 17-DP-09 IN INSTRUMENT NO. 114746286 APPLIES TO THIS SITE BUT IS NOT PLOTTABLE ITEM 21: FLORIDA POWER & LIGHT COMPANY FASEMENT IN INSTRUMENT NO. 114931986 DOES NOT APPLY TO THIS SITE
- ITEM 22: FLORIDA POWER & LIGHT COMPANY EASEMENT IN INSTRUMENT NO. 114970280 DOES NOT APPLY TO THIS SITE. ITEM 23: NOT REVIEWED

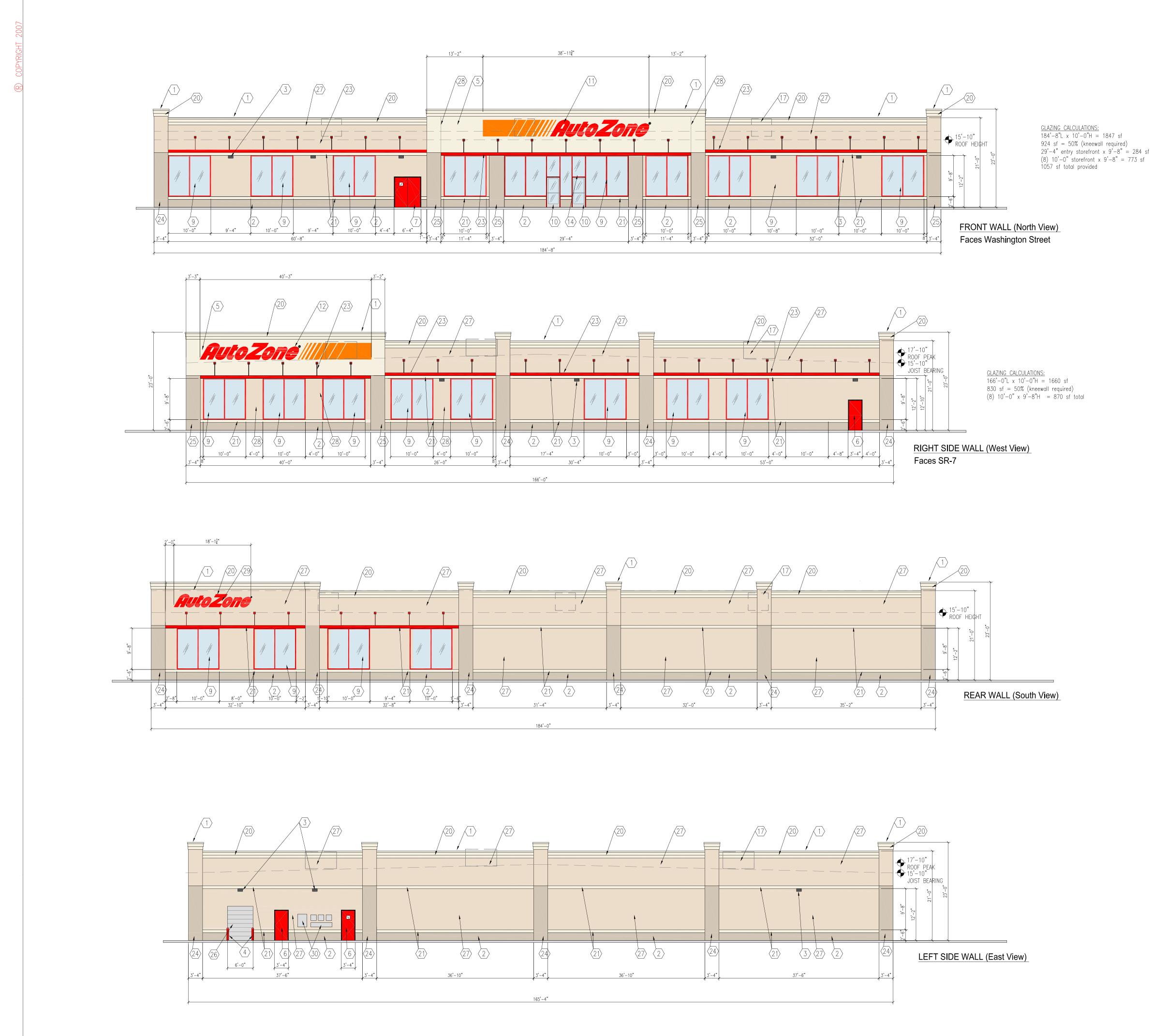
CERTIFICATION: I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE LEGEND SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND CONCRETE \mathcal{L} MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION ASPHALT PAVEMENT 472.027, FLORIDA STATUTES. ELEVATION OVERHEAD WIRES — они — UNDERGROUND STORM SEWER LINE ____STM_____ UNDERGROUND SANITARY SEWER LINE □ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691 UNDERGROUND ELECTRIC LINE □ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274 — Е — — □ DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290 NON-VEHICULAR ACCESS LINE -/-/-STATE OF FLORIDA CENTERLINE ¢ OFFICIAL RECORDS BOOK 0.R.B. VICTORY AT HOLLYWOOD SITE P.B. PLAT BOOK 901 SOUTH STATE ROAD 7 PAGE PG. HOLLYWOOD, BROWARD COUNTY R/W RIGHT-OF-WAY FLORIDA 33023 F.D.O.T. FLORIDA DEPT. OF TRANSPORTAT REVISIONS BY NO. P.R.M. PERMANENT REFERENCE MONUMEN FLORIDA POWER & LIGHT COMPAN FPL **BOUNDARY AND TOPOGRAPHIC SURVEY** NOT AVAILABLE N/A MEASURED TRAVERSE POINT (FOR FIELD PULICE LAND SURVEYORS, INC. INFORMATION ONLY) 5381 NOB HILL ROAD LICENSED BUSINESS PALM TREE SUNRISE, FLORIDA 33351 PLS TELEPHONE: (954) 572-1777 oak tree FAX: (954) 572–1778 UNIDENTIFIED TREE E-MAIL: surveys@pulicelandsurveyors.com TITLE COMMITMENT NUMBER WEBSITE: www.pulicelandsurveyors.com 60 CERTIFICATE OF AUTHORIZATION LB#3870 DRAWN BY: B.E./J. CLIENT: VROD AT HOLLYWOOD SCALE: 1" = 30' **GRAPHIC SCALE** SURVEY DATE: 7/20/22 CHECKED BY: J.F.P ORDER NO.: 69889

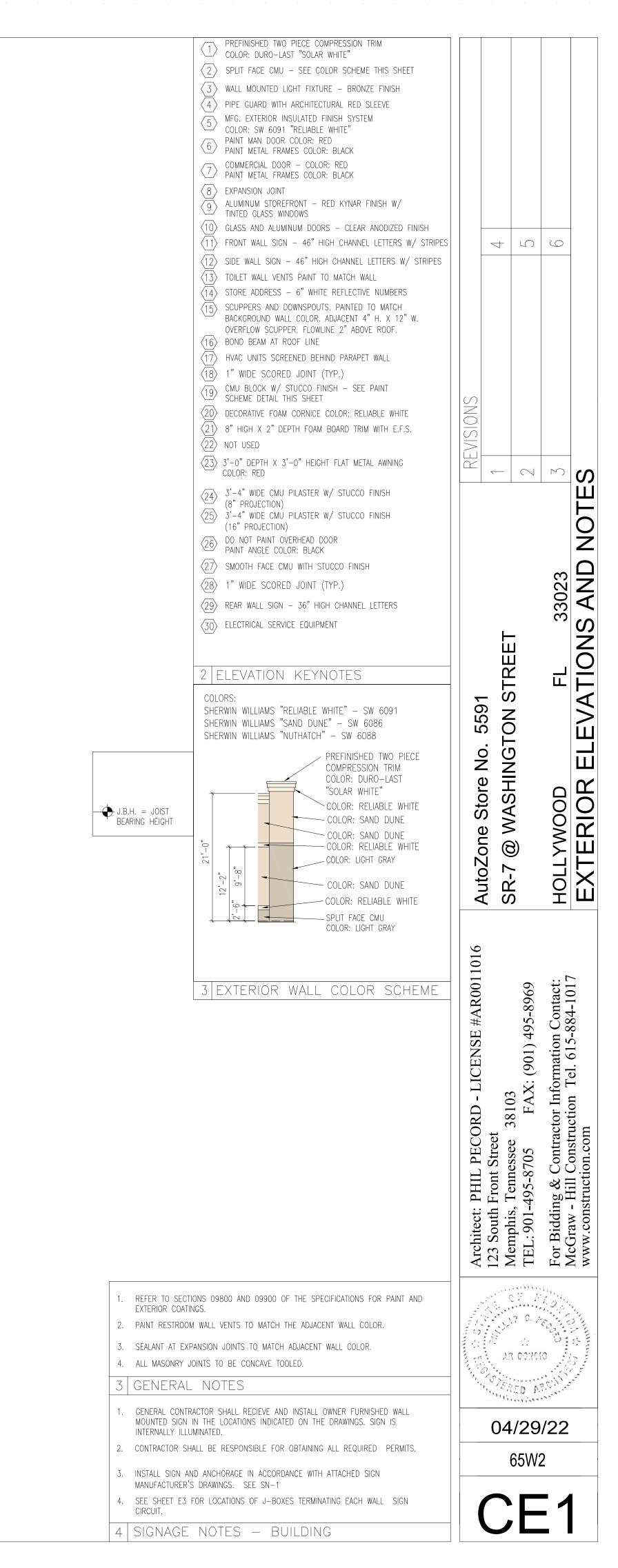


3	*	PROVIDE TACTILE EXIT SIGNS AT ALL EXITS AS REQUIRED BY NFPA 101 SECTION 7.10.1.3. MOUNT	< EXIT DIRECTION OF EGRESS
SEE	K	SIGNAGE AT 60" A.F.F. TO CENTERLINE OF SIGN. KNOX BOX (F.D. KEY BOX) MODEL 3265	TD = TRAVEL DISTANCE
		*MOUNT KNOX BOX APPROXIMATELY 5' ABOVE GRADE	

MK	SIZE	TYPE	FRAME	JAMB DETAIL	HEAD DETAIL		
А	6'-0" x 8'-0"	STEEL OVERHEAD ROLL-UP	STEEL ANGLE	6;7&8/A1	6&7/A1		
В	$3'-0" \times 7'-0"$ $\times 1-3/4"$ $3'-0" \times 6'-8"$	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1		
С	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1		
D	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1		
E	2'-6" x 6'-8" x 1-3/4"	SOLID CORE WOOD PAIR REQUIRED	HOLLOW METAL	8/A1	8/A1		
G	3'-0" x 7'-0"	GLASS & ALUMINUM SEE SHEET A–5	ALUMINUM		NUFACTURER'		
Н	$\begin{array}{r} x \ 1-3/4" \\ \hline 3'-0" \ x \ 7'-0" \\ \hline x \ 1-3/4" \\ \hline 3'-0" \ x \ 7'-10" \end{array}$	GLASS & ALUMINUM SEE SHEET A–5	ALUMINUM		NUFACTURER'		
J	$3'-0" \times 7'-10"$	HOLLOW METAL	HOLLOW METAL	8/A2	8/A2 SIM.		
К	$3'-0" \times 7'-0"$ $\times 1-3/4"$ $3'-0" \times 7'-0"$	HOLLOW METAL	HOLLOW METAL	8/A2	8/A2 SIM.		
L	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A2	8/A2 SIM.		
3/32" = 1'-0"							
DOOR SCHEDULE - HOLLOW METAL DOOR							

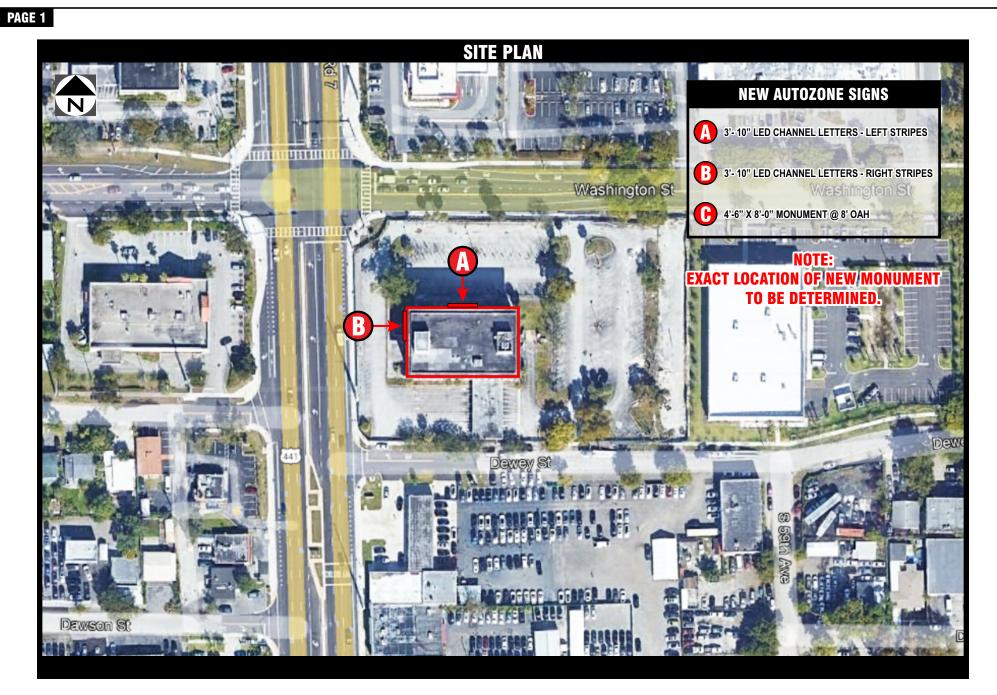




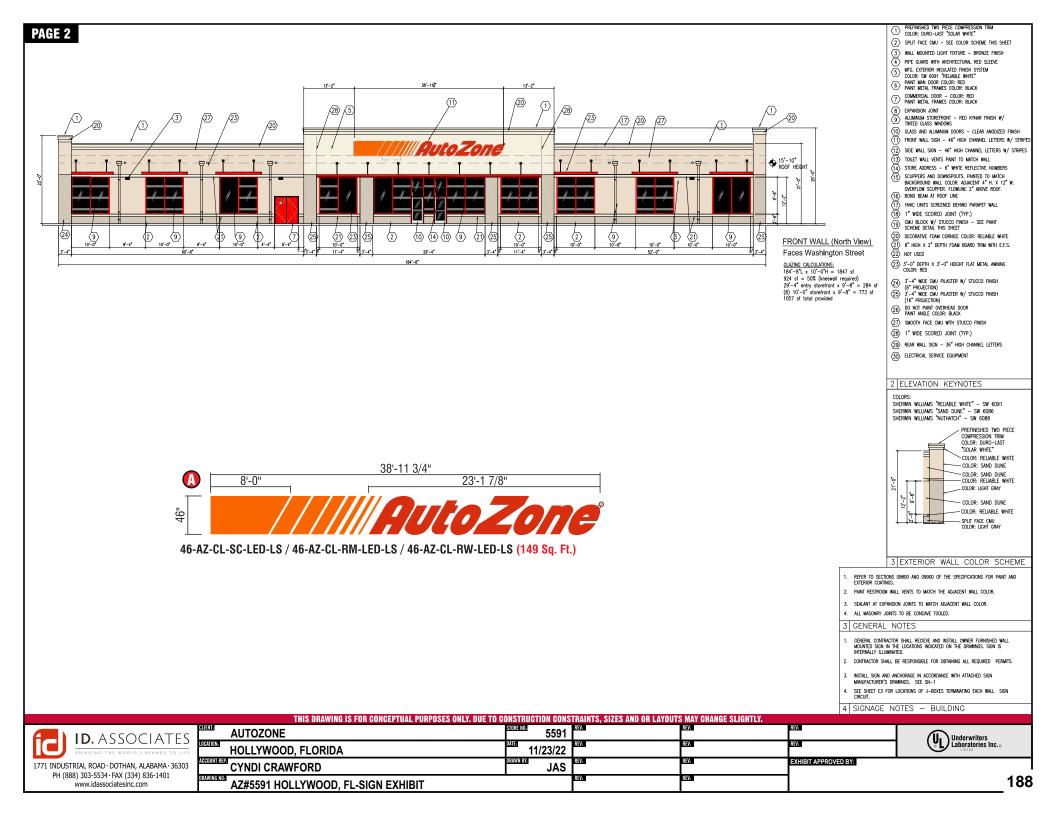


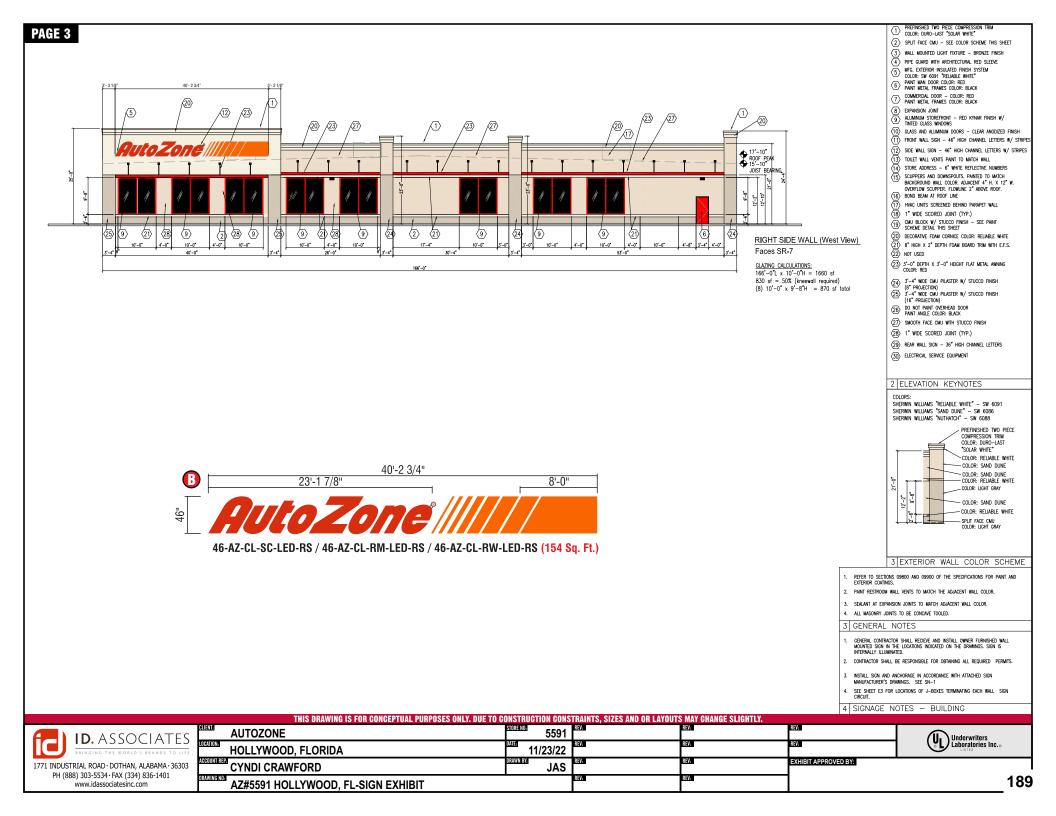


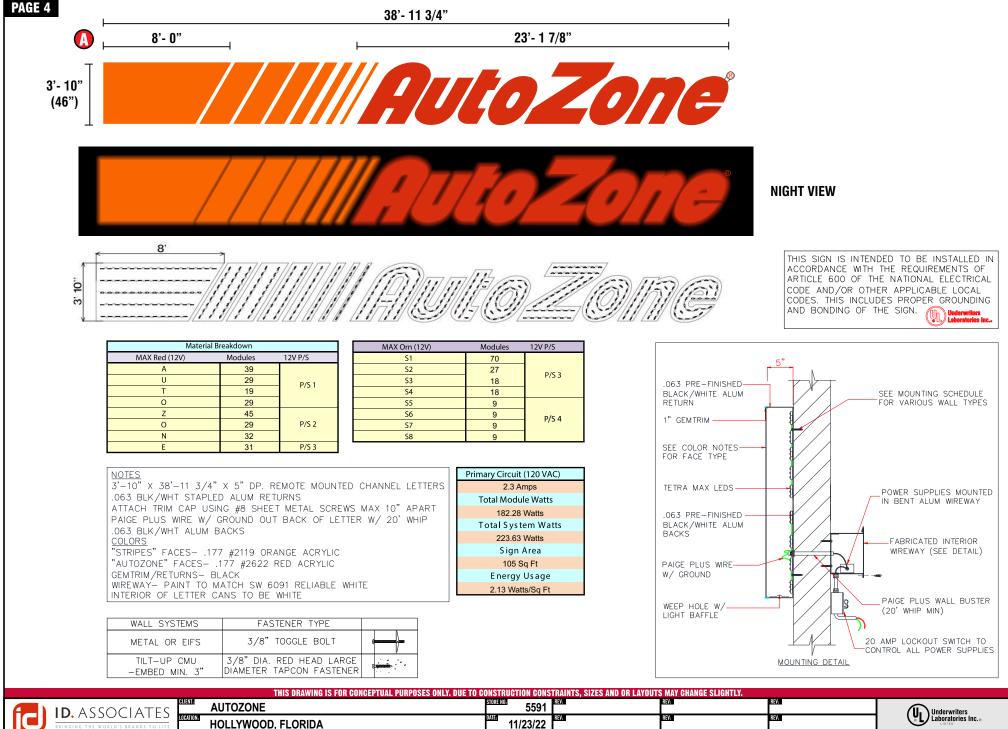
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/ALL (North View) ashington Street		4	2	0		
	REVISIONS		2	2		
: View)				HOLLYWOOD FL 33023	ARCHITECTURAL RENDERING	
/ALL (South View)	Architect: PHIL PECORD - LICENSE #AR0011016	123 South Front Street	Memphis, Lennessee 38103 TEL: 901-495-8705 FAX: (901) 495-8969	For Bidding & Contractor Information Contact:	www.construction.com	
ast View)		04	1/29 65W2 Q-	/22		



THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.							
		STORE NO. 5591	REV.	REV:	Underwriters Laboratories Inc.		
BRINGING THE WORLD'S BRANDS TO LIFE	HOLLYWOOD, FLORIDA	11/23/22 REV	REV:	REV.	Laboratories Inc.		
1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303			R4V:	EXHIBIT APPROVED BY:			
PH (888) 303-5534 · FAX (334) 836-1401 www.idassociatesinc.com	AZ#5591 HOLLYWOOD, FL-SIGN EXHIBIT	REV.	REV.		187		

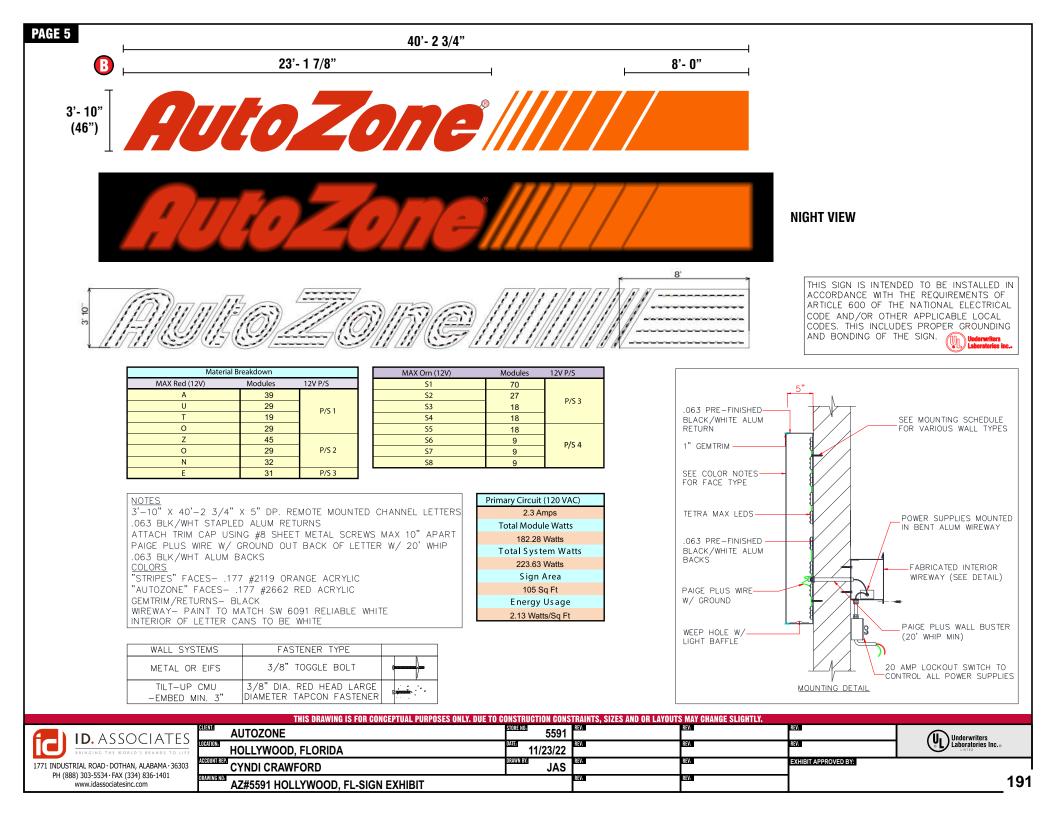


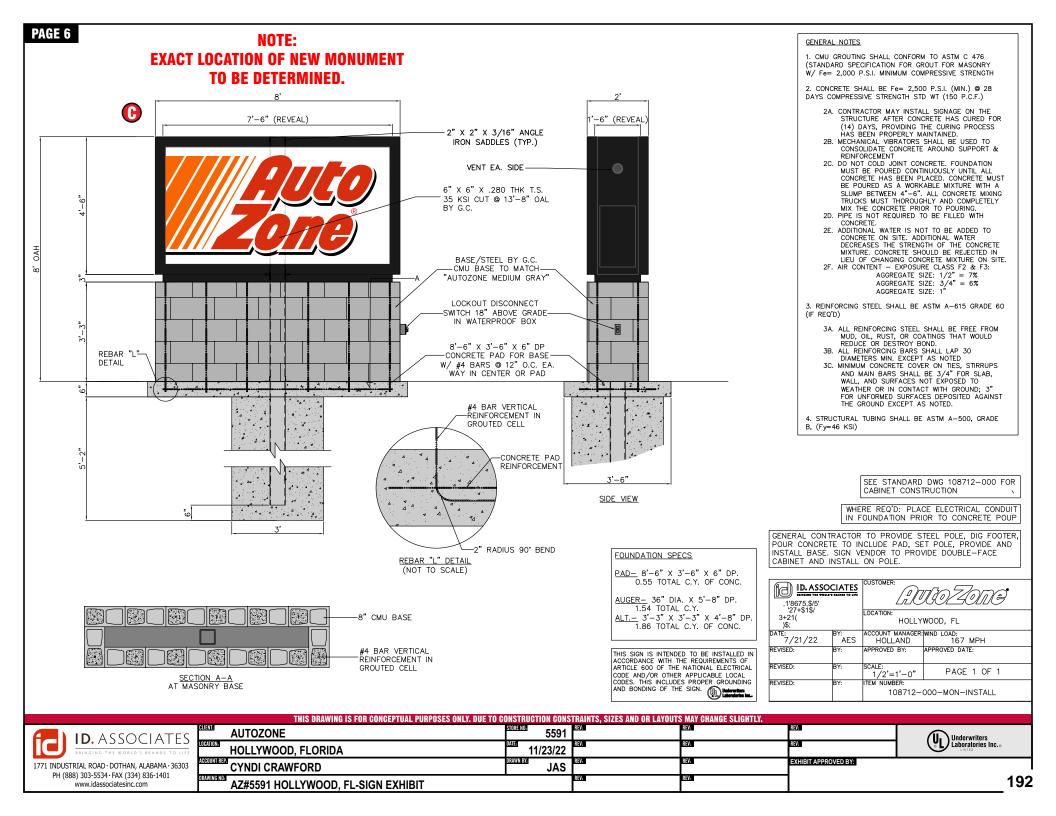




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www.idassociatesinc.com

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	STORE NO. 5591	REV.	REV:	REV.	Underwriters Laboratories Inc.			
HOLLYWOOD, FLORIDA	11/23/22	REV.	REV:	REV.	Laboratories Inc.			
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AZ#5591 HOLLYWOOD, FL-SIGN EXHIBIT		REV.	REV.		190			







Resilient Environment Department **URBAN PLANNING DIVISION** 1 North University Drive, Box 102 • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

Elizabeth Tsouroukdissian	SUBJECT: Response to Letter of Obj		
Pulice Land Surveyors, Inc. 5381 Nob Hill Road	PLAT NAME:	Victory at Holly	wood
Sunrise, FL 33351	PLAT NO.:	024-MP-22	
	TRANSMITTAL	DATE:	November 1, 2022
	COMMISSION F	REFERRAL:	Pending
	TRAFFICWAYS	August 27, 2023	

Dear Ms. Tsouroukdissian:

As per the requirements Section 5-181(f) of the Broward County Land Development Code, we have completed our review of your Letter of Objection(s) and after consideration, made all the revisions as requested. A copy of the updated Development Review Report is attached.

Please review the attached report carefully. Pursuant to Section 5-181(h) of the Land Development Code, a "written authorization to proceed," must be submitted scheduling the application for the next available County Commission plat meeting. The letter must be submitted within a timely manner to the Urban Planning Division's Director, and it must conform with requirements of Sec. 5-181 of the Broward County Land Development Code. **Once the "written authorization to proceed" is submitted, it is your responsibility to ensure that it is received by this office.**

If there are any objections to the Development Review Report, they must be specified in the "written authorization to proceed." However, if the letter to proceed contains any objections not previously raised in the "Letter of Objections," staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

Elizabeth Tsouroukdissian November 1, 2022 Page 2

If you have any questions, please contact Howard W. Clarke, at 954-357-5760 or hoclarke@broward.org.

Sincerely,

Karina da Luz, Planning Section Supervisor Urban Planning Division

Attachment:

cc: Review Agencies Mayor/Planning Director – City of Hollywood

> VRD at Hollywood, LLC 2911 Turtle Creek Boulevard, Suite 700 Dallas, TX 75219



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Victory at Hollywood	Number:	024-MP-22
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	VRD at Hollywood, LLC	Commission District:	7
Agent:	Pulice Land Surveyors, Inc. Section/Twn./Range: 24/51/41		24/51/41
Location:	East side of State Road 7/U.S. 441, between Washington Street and Dewey Street	Platted Area:	2.6 Acres
Municipality:	Hollywood	Gross Area:	N/A
Previous Plat:	Lots 1, 2, 3, Block 1 of West Hollywood Villas (Plat book 30, Page 47)Replat:⊠Yes □No		⊠Yes □No
Recommendation:	endation: Deferral: Until the plat mylar is submitted		
FS 125.022 Waiver	An extension waiver was granted until January 22, 2024		
Meeting Date:	TBD		

A location map of the plat is attached as **Exhibit 2**.

Existing and Future Land Use	
Existing Use:	Office
Proposed Use:	10,000 Sq. Ft. of Commercial, 20,000 Sq. Ft. of Warehouse
Plan Designation:	Transit Oriented Corridor
Adjacent Uses	Adjacent Plan Designations
North: Bank	North: Transit Oriented Corridor
South: Commercial	South: Transit Oriented Corridor
East: Auto Service Shop	East: Transit Oriented Corridor
West: Commercial	West: Transit Oriented Corridor
Existing Zoning	Proposed Zoning
S-MU (South Mixed-Use District)	S-MU (South Mixed-Use District)

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Hollywood's Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the "Transit Oriented Corridor" land use category. The proposed commercial and warehouse uses are in compliance with the permitted uses of the effective land use plan. See attached Planning Council memorandum requirements for industrial use compliance.

2. Trafficways

Trafficways approval is valid for 10 months. Approval was received on October 27, 2022.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

This project is located on South State Road 7 (US 441). Florida Department of Transportation (FDOT) has issued a pre-approval letter, see the attached. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

4. Concurrency – Transportation

This plat is located in the Southeast Concurrency Management Area, which is subject to Transportation concurrency fees, as defined in Section 5- 182.1.(a)(1)a) of Land Development Code. The proposed use is an increase of 9 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour Proposed Use Trips per PM Pea	
Residential	0	0
Non-residential	114 123	
Total	123	

5. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Hollywood	City of Hollywood
Plant name:	Hollywood (02/22)	Hollywood (HOL) (06/22)
Design Capacity:	37.50 MGD	55.50 MGD
Annual Average Flow:	34.39 MGD	38.79 MGD
Estimated Project Flow:	0.003 MGD	0.003 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

6. Impact Fee Payment

Transportation concurrency and administrative fees will be calculated by Urban Planning Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

At the time of plat application, a 51,600 square feet Office building existed on the site, which the applicant stated will be replaced. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.

7. Environmental Review

This plat has been reviewed by Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development. See the attached Environmental Review Report.

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

8. Additional Environmental Protection Actions

Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

9. Historic Resources

This plat has been reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See the attached historic and archaeological comments.

10. Aviation

This property is within three (3) miles of Broward County's North Perry Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the local municipality review, please contact the City of Fort Lauderdale and the City of Hollywood directly. To initiate the Federal Aviation Review, access the FAA web page at https://oeaaa.faa.gov.

11. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provided no comments.

12. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of contacts available the Division's agency is on Urban Planning web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

Staff have reviewed the application and found that it meets the requirements of the Land Development Code and satisfies requirements for Concurrency:

- 1. This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1.(a)(1)a) of the Land Development Code.
- 2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

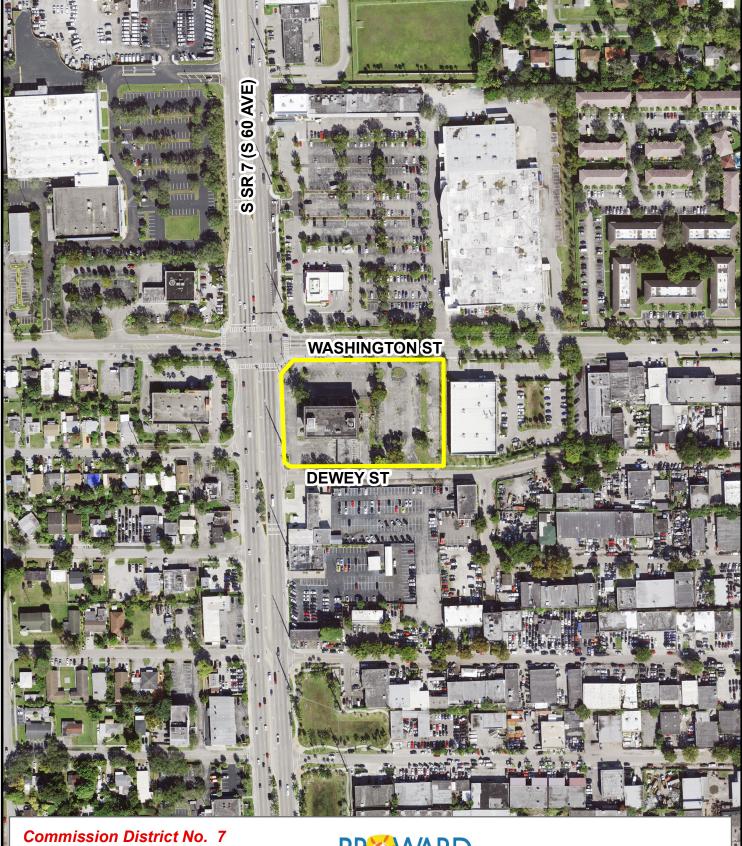
- 1. Conditions attached in the Highway Construction and Engineering Memorandum.
- 2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

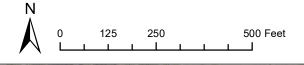
- 3. Place a note on this face of the plat reading:
 - a. This plat is restricted to 10,000 square feet of commercial and 20,000 square feet of warehouse use.
 - b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

[CLD]

Exhibit 2



Commission District No. 7 Municipality: Hollywood S/T/R: 24/51/41





**

024-MP-22 Victory at Hollywood

Prepared by: Urban Planning Division Date Flown: January 2022 BCPA, BCGIS



TO: Josie P. Sesodia, AICP, Director Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

RE: Victory at Hollywood (024-MP-22) City of Hollywood

DATE: August 10, 2022

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the east side of State Road 7/U.S. 441, between Washington Street and Dewey Street.

Regarding the proposed commercial and warehouse uses, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 15,000,000 square feet of "Commercial" uses. To date, including this proposed development, 4,017,846 square feet of "Commercial" use has been proposed by plat or granted development permits. Therefore, the proposed 10,000 square feet of commercial use and 20,000 square feet of warehouse use are in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North:	Transit Oriented Corridor
South:	Transit Oriented Corridor
East:	Transit Oriented Corridor
West:	Transit Oriented Corridor

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:JMB

cc: Dr. Wazir Ishmael, City Manager City of Hollywood

> Shiv Newaldass, Director, Development Services City of Hollywood



Public Works Department **HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION** 1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

MEMORANDUM

DATE: October 24, 2022

- TO: Josie Sesodia, Director Urban Planning Division
- FROM: David (D.G.) McGuire, Manager Plat Section, Highway Construction and Engineering Division

Amir Al Ali Transportation Department, Service Development

SUBJECT: Application for New Plat – Letter of Objection Victory at Hollywood (024-MP-22)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine

www.broward.org

STAFF COMMENT

RATIONAL NEXUS REVIEW

1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

2 Along the ultimate right-of-way for Washington Street except at a 50-foot opening with centerline located approximately 155 feet west of the east plat limits.

This opening is restricted to right turns only.

3 Along the ultimate right-of-way for State Road 7 (US 441). Said non-access line will include corner chords at the intersections of State Road 7 (US 441) and Washington Street, and the intersection of State Road 7 (US 441) and Dewey Street. The NVAL on Dewey Street shall extend for a minimum of 100 feet beyond the chord.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 4 Five (5) feet of right-of-way to comply with the Broward County Trafficways Plan on Washington Street, an 80-foot Collector.
- 5 Right-of-way for a corner chord based on a 30-foot radius at the intersection of State Road 7 (US 441) and Washington Street.
- 6 Right-of-way for a corner chord based on a 30-foot radius at the intersection of State Road 7 (US 441) and Dewey Street.
- 7 Right-of-way for a northbound right turn lane on State Road 7 (US 441) at the intersection with Washington Street with 135 feet of storage and 50 feet of transition.

ACCESS REQUIREMENTS

- 8 The minimum distance from the non-vehicular access line of Washington Street, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 25 feet.
- 9 For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 35 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

10 The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 11 Along Washington Street adjacent to this plat.
- 12 Along State Road 7 (US 441) adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

13 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The minimum-security amount for pavement markings and signs is \$1,000.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

14 Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission. The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- c. All forms are available on the Highway Construction & Engineering Division's web page at: http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

15 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division and final approval by the Traffic Engineering Division.

GENERAL RECOMMENDATIONS

- 16 Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 17 All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:

- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - 1) State of Florida Department of Transportation:
 - 2) "Roadway and Traffic Design Standards."
 - 3) "Standard Specifications."
 - 4) "FDOT Transit Facilities Guidelines."
- B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website: http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx.

18 This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

F.S. 177 PLAT REVIEW COMMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINOSA@BROWARD.ORG.

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

19 SURVEY DATA

- A. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
 1. Label the point of commencement on the drawing
- B. Perimeter bearings, distances, and azimuths shall be on all lines.

- C. P.R.M. coordinates shall be accurate within +/-.05 feet. (Resurvey sections).
- D. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
- E. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- F. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. P.R.M.s shall be labeled "Found" or "Set". P.C.P.s as appropriate.
- G. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show <u>found</u> monumentation at both corners.
- H. The bearing reference line must be a well established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise, as necessary. Show found monumentation on the line. Also label the basis of bearing on the drawing and Surveyor's Notes.
- I. The boundary survey submitted with this plat shall be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.
- J. The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at:

http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx.

K. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

20 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
- B. Mortgagee dedication shall clearly join in the dedication of right-of-way.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- D. Existing right-of-way shall be identified and verified by instrument.
 - 1. Depict the entire right-of-way width of State Road 7 (U.S. Highway 441) adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right of Report.

- 2. Obtain and provide copy of the latest FDOT Right-of-Way map for State Road 7 (U.S. Highway 441) adjacent to the plat. Add label for same indicating the State Road designation, roadway section number, sheet number, and the latest date of revision.
- E. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.
- F. All existing easements shall be clearly labeled and dimensioned.
- G. Remove the label for the "W Line Block 1, PB 16, PG. 58" located to west of the East R/W line of SR-7 / US-441.

21 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an <u>original</u> title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

Note: The Adjacent Right-of-Way report is incomplete. It does not document the full Rights-of-Way adjacent to the plat. The area searched does not include Dewey Street. This report is to be a search of the adjacent Right-of-Way to determine its full width and the instruments that created it. Review and revise report prior to mylar submittal.

The title shall be updated for review of any agreements and the recordation process. Standard format for Title Certificates, Opinions of Title, the Adjacent Right-of-way Report, and a Guide to Search Limits of Easements and Right-of-way may be obtained by contacting the Highway Construction & Engineering Division or by visiting our web site: http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx

- B. The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature. Property owned by corporations shall be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer shall also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat shall be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust shall provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C. All mortgagees shall execute the plat with original signatures, seals, and witnesses.
- D. Acknowledgments and seals are required for each signature.

22 DRAFTING AND MISCELLANEOUS DATA

- A. Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B. The Surveyor's Note indicating the origin of the State Plane Coordinates and Grid Bearings needs to be included. Surveyor's Notes shall be shown on all drawing sheets.
- C. Notes and/or Legend shall be shown on ALL drawing pages.
- D. The "NOTICE" requirement re: graphic vs. digital format and "additional restrictions that are not recorded on this plat" per 177.091(27) shall be included.
- E. The Utility Easement Note per FS 177.091(28) shall be included.
- F. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- G. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.
- H. The plat shall be prepared by a professional surveyor and mapper with the name of the professional surveyor and mapper or legal entity, along with the street and mailing address, shall be shown on each sheet included.
- I. The sheet page numbers, and total of pages shall be shown on each page.
- J. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- K. The sheet size shall be 24 inches by 36 inches.
- L. North Arrow(s) shall be shown on each drawing page.
- M. Lots and blocks of adjacent recorded plats, giving plat book and page number along with names of such plats shall be identified. Adjacent unplatted parcels shall be identified as "Acreage" or "Unplatted".

- 1. Revise the identification of the plat east of this plat to read Portion of Lot 2 Block 1 West Hollywood Villas PB 30 Pg 47.
- N. Plat limits shall be labeled and shown with a heavy line.
- O. The Urban Planning Division file number 024MP22 shall be shown inside the border in the lower right-hand corner on each page.
- P. No text on the plat drawing should be obstructed or overlapped by lines or other text.
- Q. Lettering on the plat shall be no smaller than 0.10" (10-point font).

23 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed, and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity shall include his or her address.
- B. The plat shall include space for signature by the **Highway Construction and Engineering** Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.
- C. The plat shall include space for signature by the **Broward County Resilient Environment Department**.
- D. The plat shall include space for signature by Records Division Minutes Section (County Commission).
- E. The plat shall include space for signature by Planning Council Chair and Executive Director.
- F. If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

"Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance"

- G. The plat shall include proper dates for signatures.
- H. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of City of Hollywood conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

- 24 HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES (These items are required for plat recordation but are completed by County staff)
 - A. Planning Council Executive Director or Designee Signature
 - B. Completion of all POSSE Inputs; Impact Fee and Security reports printed
 - C. County Surveyor Signature
 - D. PRM's Verified
 - E. Development Order, Urban Planning Division Director Signature
 - F. Highway Construction and Engineering Director Signature
 - G. City/District scanned copy of mylar, as required.



RON DESANTIS GOVERNOR

605 Suwannee Street Tallahassee, FL 32399-0450

Florida Department of Transportation

JARED W. PERDUE, P.E. SECRETARY

April 21, 2022

THIS PRE-APPLICATION LETTER IS VALID UNTIL - April 21, 2023 THIS LETTER IS NOT A PERMIT APPROVAL

Maxwell Kaplan Thomas Engineering Group 6300 NW 31 Avenue Fort Lauderdale, FL 33309

Dear Maxwell Kaplan:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **April 21, 2022** Broward County - Hollywood; SR 7; Sec. # 86000091; MP: 2.10; Access Class - 6; Posted Speed - 40; SIS - No; Ref. Project: FM 429576.2-Robert Lopes-BIKE LANE/SIDEWALK, FM 431770.3-Adham Naiem-BIKE Posted Speed - 40; LANE/SIDEWALK

Request: Proposed access on Washington Street, approximately 275 feet east of SR 7 and on Dewey Street approximately 335 feet east of SR 7.

SITE SPECIFIC INFORMATION Project Name & Address: AutoZone Mega Hub 5591 – 901 S State Road 7, Hollywood Property Owner: AutoZone (Lessee); Parcel Size: 2.64 Acres Development Size: 10,000 SF Autoparts Retail Sales and 20,000 SF Warehouse

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- Any driveway on Dewey Street shall be located at least 50 feet from the FDOT right-of-way line.
- Any driveway on Washington Street shall be located at least 100 feet from the FDOT right-of-way line. All site plan features shall be within private property and outside of FDOT right-of-way.

Comments:

- Corner chord dedication required.
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
 The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are • measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. <u>Note, this letter</u> <u>does not guarantee permit approval</u>. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. #954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Dalila Fernandez, P.E. District Access Management Manager



ENVIRONMENTAL PERMITTING DIVISION 1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM

DATE: 8/11/2022

TO: Josie P. Sesodia, Director, UPD PDMDInfo@broward.org

FROM: Ali H. Younes, Environmental Program Manager, EPD⁺¹

SUBJECT: Plat Review

The Environmental Permitting Division (EPD) has reviewed the application for modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission.

REVIEW OF PLAT APPLICATION (please submit electronically)		
Plat Number: 024-MP-22 Folio: 514124150010		
Plat Name: Victory at Hollywood		
Comments Due Date: 8/11/2022	Return Comments To:PDMDInfo@broward.org	
Applicant's Request: New Plat Reviews		
Division: Environmental Permitting		

Staff proposes the following disposition:

Reviewer's Name: Matthew Ketterer

Any objection to the plat as submitted. Answer: No

This plat is subject to the comments noted below. Answer: Yes

Plat Comments, as needed:

1. The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

2. The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLicense@broward.org for specific code requirements.

3. In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

Reviewer's Name: LInda Sunderland

Any objection to the plat as submitted. Answer: No

This plat is subject to the comments noted below. Answer: Yes

Plat Comments, as needed:

1. Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

2. The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's List of Florida's Most Invasive Species is available at https://www.fleppc.org/list/list.htm.

3. Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

Reviewer's Name: Peter Burke	Program: Tree Preservation
Any objection to the plat as submitted.	
Answer: No	
This plat is subject to the comments noted below Answer: No	Ι.
Plat Comments, as needed: This site does not fall under the jurisdiction of the Ordinance.	e Broward County Tree Preservation and Abuse
Reviewer's Name: David Vanlandingham	Program: Clean Up and Waste Regulation
	Program: Clean-Up and Waste Regulation
Any objection to the plat as submitted. Answer: No	
This plat is subject to the comments noted below Answer: Yes	Ι.
County Code, prohibits dewatering at or within or from the Environmental Permitting Division (EPD Dewatering Plan must be submitted in accordance Dewatering, which can be found at https://www.broward.org/Environment/Contaminated sites in Broward County can be fou https://www.broward.org/Environment/Contaminated	atedSites/Pages/Default.aspx. Any questions can be
directed to (954) 519-1483 or EAR@broward.org	

Reviewer's Name: Robert Wong

Program: Air Program

Any objection to the plat as submitted. Answer: No

This plat is subject to the comments noted below. Answer: Yes

Plat Comments, as needed:

1. If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s)) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at:

http://www.broward.org/ePermits/Search/Pages/PermitDetails.aspx?permitID=395. Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 workingdays before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. Depending on the type and size of roof, wall, flooring, and insulation, piping and mechanical systems affected, an asbestos survey, FDEP Notice of Demolition or Asbestos Renovation form 62-257.900(1) and applicable asbestos project fee(s) may also be required at least 10 working-days before commencing work. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.



T: 850.296.3669 F: 602.254.6280 info@paleowest.com TALLAHASSEE, FLORIDA 916 East Park Avenue Tallahassee, FL 32301

Wednesday, July 20, 2022

Christian Dumay, Senior Planner Resilient Environment Department Urban Planning Division 1 North University Drive, Suite 102A Plantation, Florida 33324 PDMDinfo@broward.org

Re: Request for Comments – Historical Resource Review Plat No. 024-MP-22/Victory at Hollywood Broward County property folio(s): 514124150010 (901 S SR 7, Hollywood, FL 33023)

Christian,

I have had an opportunity to review materials relative to Plat No. 024-MP-22/Victory at Hollywood; Broward County property folio(s): 514124150010.

A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

B. The subject property is located in the City of Hollywood, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Planning Director City of Hollywood Planning Department 2600 Hollywood Boulevard Hollywood, Florida 33020 Tel.: (954) 921-3471

C. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner

5301 S.W. 31st Avenue Fort Lauderdale, Florida 33312 Telephone: (954) 357-5200 Fax: (954) 327-6580 Email: Med_Exam_Trauma@broward.org Website: http://www.broward.org/MedicalExaminer Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,

But em,

BRADLEY LANNING | PRINCIPAL INVESTIGATOR PALEOWEST

In capacity as:

County Archaeological Consultant Resilient Environment Department Urban Planning Division 1 North University Drive, Suite 102A Plantation, Florida 33324 Tel.: (813) 360-6130 Email: blanning@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Urban Planning Division



Resilient Environment Department URBAN PLANNING DIVISION

1 North University Drive, Suite 102-A • Plantation, Florida 33324 • Telephone 954-357-6666 • FAX 954-357-6521

Elizabeth Tsouroukdissian Pulice Land Surveyors, Inc. 5381 Nob Hill Road Sunrise, FL 33351

SUBJECT:	Development Rev & Notification of F	•
PLAT NAME:	Victory at Hollywo	od
PLAT NO:	024-MP-22	
TRANSMITTAL DATE:		August 22, 2022
LETTER OF OBJECTIONS OR NO OBJECTIONS MUST BE RECEIVED BY:		October 21, 2022
COMMISSION	I REFERRAL:	Pending

TRAFFICWAYS EXPIRATION: August 27, 2023

Dear Ms. Tsouroukdissian:

As per the requirements Section 5-181 of the Broward County Land Development Code, we have completed the Development Review Report for the above referenced plat application. A copy of this report is attached.

REQUIRED RESPONSE TO DEVELOPMENT REVIEW REPORT

Please review the attached report carefully. Pursuant to Section 5-181(f) of the Land Development Code, either a *Letter of Objections* or a *Letter of No Objections* must be submitted to the Urban Planning Division Director within sixty (60) days of the date of this transmittal. If no objection, the Urban Planning Director shall provide notification to the applicant that the application will be presented to the County Commission. Pursuant to FS 12.022, applicant or developer may request for a waiver due to any unforeseen circumstance(s).

A *Letter of Objections* must specify the portions of the Development Review Report the applicant does not agree with and the reasons for the disagreement. The Urban Planning Division Director will distribute the letter to the appropriate review agencies and transmit a written response to the applicant or agent within twenty-six (26) days of receipt of the letter. Please be advised the Commission Referral cannot be submitted until the response to the *Letter of Objections* is transmitted by the Urban Planning Division Director. Please note pursuant to Section 5-181(i) of the Land development Code an extension of time may be granted by the Urban Planning Division for a maximum of eighteen (18) months.

Broward County Board of County Commissioners

Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine www.broward.org

Elizabeth Tsouroukdissian August 22, 2022

Pursuant to Section 5-181(g) of the Land Development Code, the Urban Planning Division Director shall forward the application and supporting documentation to the County Administrator, if appropriate, or schedule the application on the next available agenda of the County Commission.

If there are any objections to the Development Review Report, they must be specified in the response letter. If the letter to proceed contains any objections not previously raised in the *Letter of Objections*, staff may recommend deferral of the plat at the County Commission meeting. If any new objections are raised after the submission of the letter to proceed, staff will recommend deferral of the plat at the County Commission meeting.

HIGHWAY CONSTRUCTION AND ENGINEERING RECEIPT

Please note that the plat will not be heard by the Commission until proof or a receipt from the Highway Construction and Engineering Division documenting that the plat mylar has been accepted by that Division. For Highway Construction and Engineering Division submittal requirements.

TRAFFICWAYS APPROVAL

A valid Trafficways approval is required in order for a plat to be recommended for approval to the County Commission. The Trafficways expiration date is shown above. You may request, in writing, one 2-month extension if not previously granted. The request for extension must be received prior to the above referenced Trafficways expiration date.

If you have any questions, please contact Christian Dumay at 954-357-6627 or cdumay@broward.org

Sincerely,

Karina da Luz, Planning Section Supervisor Urban Planning Division

Attachment

cc: Review Agencies Mayor/Planning Director – City of Hollywood

> VRD at Hollywood, LLC. 2911 Turtle Creek Boulevard, Suite 700 Dallas, TX 75219



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Victory at Hollywood	Number:	024-MP-22
Application Type:	New Plat	Legistar Number:	N/A
Applicant:	VRD at Hollywood LLC	Commission District:	7
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	24/51/41
Location:	East side of State Road 7/U.S. 441, between Washington Street and Dewey Street	Platted Area:	2.6 Acres
Municipality:	Hollywood	Gross Area:	N/A
Previous Plat:	West Hollywood Villas (Plat book 30, Page 47; Lots 1, 2, 3, Blk 1)	Replat:	⊠Yes □No
Recommendation: Deferral: Until the plat mylar is submitted Deferral: Until Trafficways approval is received			
FS 125.022 Waiver	A waiver is recommended		
Meeting Date:	TBD		

A location map of the plat is attached as **Exhibit 2**.

Existing and Future Land Use	
Existing Use:	Office
Proposed Use:	10,000 Sq. Ft. of Commercial, 20,000 Sq. Ft. of
	Warehouse
Plan Designation:	Transit Oriented Corridor
Adjacent Uses	Adjacent Plan Designations
North: Bank	North: Transit Oriented Corridor
South: Commercial	South: Transit Oriented Corridor
East: Auto Service Shop	East: Transit Oriented Corridor
West: Commercial	West: Transit Oriented Corridor
Existing Zoning	Proposed Zoning
S-MU (South Mixed-Use District)	S-MU (South Mixed-Use District)

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Hollywood's Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the "Transit Oriented Corridor" land use category. The proposed commercial and warehouse uses are in compliance with the permitted uses of the effective land use plan. See attached Planning Council memorandum requirements for industrial use compliance.

2. Trafficways

Trafficways review is scheduled for October 27, 2022. This plat must be recommended for **DEFERRAL** until Trafficways approval has been received.

3. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

This project is located on South State Road 7. Florida Department of Transportation (FDOT) has issued a pre-approval letter, see the attached. Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards."

4. Concurrency – Transportation

This plat is located in the Southeast Concurrency Management Area, which is subject to Transportation concurrency fees, as defined in Section 5- 182.1.(a)(1)a) of Land Development Code. The proposed use is an increase of 9 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	114	123
Total	123	

5. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Hollywood	City of Hollywood
Plant name:	Hollywood (02/22)	Hollywood (HOL) (06/22)
Design Capacity:	37.50 MGD	55.50 MGD
Annual Average Flow:	34.39 MGD	38.79 MGD
Estimated Project Flow:	0.003 MGD	0.003 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

6. Impact Fee Payment

Transportation concurrency and administrative fees will be calculated by Urban Planning Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

At the time of plat application, a 51,600 square feet Office building existed on the site, which the applicant stated will be replaced. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval.

7. Environmental Review

This plat has been reviewed by Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development. See the attached Environmental Review Report.

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

8. Additional Environmental Protection Actions

Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

9. Historic Resources

This plat has been reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See the attached historic and archaeological comments.

10. Aviation

This property is within three (3) miles of Broward County's North Perry Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the local municipality review, please contact the City of Fort Lauderdale and the City of Hollywood directly. To initiate the Federal Aviation Review, access the FAA web page at https://oeaaa.faa.gov.

11. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and provided no comments.

12. Notice to Applicant

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of contacts available the Division's agency is on Urban Planning web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

FINDINGS

Staff have reviewed the application and found that it meets the requirements of the Land Development Code and satisfies requirements for Concurrency:

- 1. This plat is located within the Southeast Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1.(a)(1)a) of the Land Development Code.
- 2. This plat satisfies the drainage, water, wastewater and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

- 1. Conditions attached in the Highway Construction and Engineering Memorandum.
- 2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

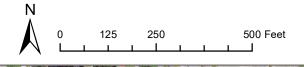
- 3. Place a note on this face of the plat reading:
 - a. This plat is restricted to 10,000 square feet of commercial and 20,000 square feet of warehouse use.
 - b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - c. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

[CLD]

Exhibit 2



Commission District No. 7 Municipality: Hollywood S/T/R: 24/51/41





**

024-MP-22 Victory at Hollywood

Prepared by: Urban Planning Division Date Flown: January 2022 BCPA, BCGIS



TO: Josie P. Sesodia, AICP, Director Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

RE: Victory at Hollywood (024-MP-22) City of Hollywood

DATE: August 10, 2022

The Future Land Use Element of the City of Hollywood Comprehensive Plan is the effective land use plan for the City of Hollywood. That plan designates the area covered by this plat for the uses permitted in the "Transit Oriented Corridor" land use category. This plat is generally located on the east side of State Road 7/U.S. 441, between Washington Street and Dewey Street.

Regarding the proposed commercial and warehouse uses, Planning Council staff notes the subject Transit Oriented Corridor permits a maximum of 15,000,000 square feet of "Commercial" uses. To date, including this proposed development, 4,017,846 square feet of "Commercial" use has been proposed by plat or granted development permits. Therefore, the proposed 10,000 square feet of commercial use and 20,000 square feet of warehouse use are in compliance with the permitted uses of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North:	Transit Oriented Corridor
South:	Transit Oriented Corridor
East:	Transit Oriented Corridor
West:	Transit Oriented Corridor

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:JMB

cc: Dr. Wazir Ishmael, City Manager City of Hollywood

> Shiv Newaldass, Director, Development Services City of Hollywood



Public Works Department HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION 1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

MEMORANDUM

DATE: August 12, 2022

- TO: Josie Sesodia, Director **Urban Planning Division**
- FROM: David (D.G.) McGuire, Manager Plat Section, Highway Construction and Engineering Division

Amir Al Ali Transportation Department, Service Development

SUBJECT: Application for New Plat Victor at Hollywood (024-MP-22)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

Broward County Board of County Commissioners Torey Alston • Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Jared E. Moskowitz • Nan H. Rich • Tim Ryan • Michael Udine

www.broward.org

STAFF COMMENT

RATIONAL NEXUS REVIEW

1 This plat has been evaluated by staff for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code. Staff has made a finding that the proposed development meets the threshold for rational nexus and this report includes right-of-way dedication requirements.

STAFF RECOMMENDATIONS

NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following comments:

2 Along the ultimate right-of-way for Washington Street except at a 50-foot opening with centerline located approximately 145 feet west of the east plat limits.

This opening is restricted to right turns only.

3 Along the ultimate right-of-way for State Road 7 (US 441). Said non-access line will include corner chords at the intersections of State Road 7 (US 441) and Washington Street, and the intersection of State Road 7 (US 441) and Dewey Street. The NVAL on Dewey Street shall extend for a minimum of 100 feet beyond the chord.

RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 4 Five (5) feet of right-of-way to comply with the Broward County Trafficways Plan on Washington Street, an 80-foot Collector.
- 5 Right-of-way for a corner chord based on a 30-foot radius at the intersection of State Road 7 (US 441) and Washington Street.
- 6 Right-of-way for a corner chord based on a 30-foot radius at the intersection of State Road 7 (US 441) and Dewey Street.
- 7 Right-of-way for a northbound right turn lane on State Road 7 (US 441) at the intersection with Washington Street with 150 feet of storage and 50 feet of transition.

ACCESS REQUIREMENTS

- 8 The minimum distance from the non-vehicular access line of Washington Street, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 9 For the two-way driveway that will be centered in a 50-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

10 The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

TURN LANE IMPROVEMENTS (Secure and Construct)

11 North bound right turn lane on State Road 7 (US441) at the intersection with Washington Street with 135 feet of storage and 50 feet of transition.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 12 Along Washington Street adjacent to this plat.
- 13 Along State Road 7 (US 441) adjacent to this plat.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

14 Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The minimum security amount for pavement markings and signs is \$1,000.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

15 Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission. The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:

- a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
- b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- c. All forms are available on the Highway Construction & Engineering Division's web page at: http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

16 Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division and final approval by the Traffic Engineering Division.

GENERAL RECOMMENDATIONS

- 17 Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 18 All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:

- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - 1) State of Florida Department of Transportation:
 - 2) "Roadway and Traffic Design Standards."
 - 3) "Standard Specifications."
 - 4) "FDOT Transit Facilities Guidelines."
- B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website: http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx.

19 This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

F.S. 177 PLAT REVIEW COMMENTS

The following comments note the corrections necessary for the plat mylar to comply with the requirements of Florida Statutes Chapter 177. If additional clarification is necessary, please contact Jason Espinosa at (954) 577-4593 or via email at JESPINOSA@BROWARD.ORG.

Please note that additional changes made to the plat mylar beyond this list of corrections may necessitate additional review time; delay recordation; and result in additional review fees.

All resubmittals shall include a paper copy of the plat with changes from the original plat review application highlighted.

20 SURVEY DATA

- A. The legal description in the title opinion or certificate shall match the legal description on the plat. The plat drawing shall follow the legal description.
 1. Label the point of commencement on the drawing
- B. Perimeter bearings, distances, and azimuths shall be on all lines.

- C. P.R.M. coordinates shall be accurate within +/-.05 feet. (Resurvey sections).
- D. Square footage shall be shown for each parcel. The total acreage shall be accurate to the nearest square foot.
- E. Full dimensioning and square footage shall be shown on all dedicated RIGHT-OF-WAY.
- F. P.R.M.s shall be shown at every change of direction, not more than 1,400 feet apart, with a minimum of 4 indicated. P.R.M.s shall be labeled "Found" or "Set". P.C.P.s as appropriate.
- G. Two land ties to two independent land corners or one land corner and one other recorded corner shall be shown. Show <u>found</u> monumentation at both corners.
- H. The bearing reference line must be a well established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary. Show found monumentation on the line. Also label the basis of bearing on the drawing and Surveyor's Notes.
- I. The boundary survey submitted with this plat shall be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.
- J. The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available at:

http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx.

K. The surveyor shall submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

21 RIGHT OF WAY DELINEATION AND DEDICATION LANGUAGE

- A. Dedication language shall clearly dedicate all right-of-way and easements shown on the plat.
- B. Mortgagee dedication shall clearly join in the dedication of right-of-way.
- C. Proposed right-of-way shall be clearly labeled and dedicated by the plat.
- D. Existing right-of-way shall be identified and verified by instrument.
 - 1. Depict the entire right-of-way width of State Road 7 (U.S. Highway 441) adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right of Report.

- 2. Obtain and provide copy of the latest FDOT Right-of-Way map for State Road 7 (U.S. Highway 441) adjacent to the plat. Add label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- E. All proposed easements shall be clearly labeled and dimensioned. Utility easements should be granted to the public (or to the City/Town but not to any specific utility company). Utility easements created by the plat should NOT be located within any road right-of-way.
- F. All existing easements shall be clearly labeled and dimensioned.
- G. Remove the label for the "W Line Block 1, PB 16, PG. 58" located to west of the East R/W line of SR-7 / US-441.

22 TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A. Plat review service charge form, review fee, and one copy of the plat with all changes from the original plat review application highlighted. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by an <u>original</u> title certificate or an attorney's opinion of title which shall:
 - 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-ways of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-ways which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

Note: The Adjacent Right-of-Way report is incomplete. It does not document the full Right-of-Ways adjacent to the plat. The area searched does not include Dewey Street. This report is to be a search of the adjacent Right-of-Way to determine its full width and the instruments that created it. Review and revise report prior to mylar submittal.

The title shall be updated for review of any agreements and the recordation process. Standard format for Title Certificates, Opinions of Title, the Adjacent Right-of-way Report, and a Guide to Search Limits of Easements and Right-of-way may be obtained by contacting the Highway Construction & Engineering Division or by visiting our web site: http://www.broward.org/BCEngineering/Pages/PlatSectionForms.aspx

- B. The Dedication on the original mylar shall be executed by all record owners with original signatures. For property owned by an individual (or by individuals), the plat shall be executed in the presence of two witnesses for each signature. Property owned by corporations shall be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer shall also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat shall be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust shall provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
- C. All mortgagees shall execute the plat with original signatures, seals, and witnesses.
- D. Acknowledgments and seals are required for each signature.

23 DRAFTING AND MISCELLANEOUS DATA

- A. Address any undefined abbreviations or symbols used on the plat or added during revision. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B. The Surveyor's Note indicating the origin of the State Plane Coordinates and Grid Bearings needs to be included. Surveyor's Notes shall be shown on all drawing sheets.
- C. Notes and/or Legend shall be shown on ALL drawing pages.
- D. The "NOTICE" requirement re: graphic vs. digital format and "additional restrictions that are not recorded on this plat" per 177.091(27) shall be included.
- E. The Utility Easement Note per FS 177.091(28) shall be included.
- F. Plat borders shall be 1/2-inch on three sides with a 3-inch margin on the left side.
- G. Location Map and Scale (Depicting 2 major street names; one North/South and one East/West) shall be shown.
- H. The plat shall be prepared by a professional surveyor and mapper with the name of the professional surveyor and mapper or legal entity, along with the street and mailing address, shall be shown on each sheet included.
- I. The sheet page numbers, and total of pages shall be shown on each page.
- J. The plat original shall be drawn with black permanent drawing ink; or nonadhered scaled print on a stable base film.
- K. The sheet size shall be 24 inches by 36 inches.
- L. North Arrow(s) shall be shown on each drawing page.
- M. Lots and blocks of adjacent recorded plats, giving plat book and page number along with names of such plats shall be identified. Adjacent unplatted parcels shall be identified as "Acreage" or "Unplatted".

- 1. Revise the identification of the plat east of this plat to read Portion of Lot 2 Block 1 West Hollywood Villas PB 30 Pg 47.
- N. Plat limits shall be labeled and shown with a heavy line.
- O. The Urban Planning Division file number 024MP22 shall be shown inside the border in the lower right hand corner on each page.
- P. No text on the plat drawing should be obstructed or overlapped by lines or other text.
- Q. Lettering on the plat shall be no smaller than 0.10" (10-point font).

24 SIGNATURE BLOCKS

- A. The Surveyor's Certification shall be signed, and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of FS Chapter 177. The printed name and registration number of the professional surveyor and mapper shall appear directly below the Surveyor's Certificate, along with the printed name, address, and certificate of authorization number of the legal entity, if any. A professional surveyor and mapper practicing independently of a legal entity shall include his or her address.
- B. The plat shall include space for signature by the **Highway Construction and Engineering** Director and Surveyor indicating that the plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.
- C. The plat shall include space for signature by the **Broward County Resilient Environment Department**.
- D. The plat shall include space for signature by Records Division Minutes Section (County Commission).
- E. The plat shall include space for signature by Planning Council Chair and Executive Director.
- F. If applicable, the plat shall include space for approval of Drainage District, City, special improvement district, or taxing district (including space for seals). The language preceding the designated municipal official's signature on the plat drawing shall include the following wording:

"Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance"

- G. The plat shall include proper dates for signatures.
- H. The original plat mylar shall be submitted to the Highway Construction and Engineering Division accompanied by a copy of City of Hollywood conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

- 25 HIGHWAY CONSTRUCTION & ENGINEERING DIVISION INTERNAL PROCEDURES (These items are required for plat recordation but are completed by County staff)
 - A. Planning Council Executive Director or Designee Signature
 - B. Completion of all POSSE Inputs; Impact Fee and Security reports printed
 - C. County Surveyor Signature
 - D. PRM's Verified
 - E. Development Order, Urban Planning Division Director Signature
 - F. Highway Construction and Engineering Director Signature
 - G. City/District scanned copy of mylar, as required.



Florida Department of Transportation

RON DESANTIS GOVERNOR

605 Suwannee Street Tallahassee, FL 32399-0450 April 21, 2022

JARED W. PERDUE, P.E. SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL - April 21, 2023 THIS LETTER IS NOT A PERMIT APPROVAL

Maxwell Kaplan Thomas Engineering Group 6300 NW 31 Avenue Fort Lauderdale, FL 33309

Dear Maxwell Kaplan:

RE: Pre-application Review for Category C Driveway, Pre-application Meeting Date: April 21, 2022 Broward County - Hollywood; SR 7; Sec. # 86000091; MP: 2.10; Access Class - 6; Posted Speed - 40; SIS - No; Ref. Project: FM 429576.2-Robert Lopes-BIKE LANE/SIDEWALK, FM 431770.3-Adham Naiem-BIKE LANE/SIDEWALK

Request: Proposed access on Washington Street, approximately 275 feet east of SR 7 and on Dewey Street approximately 335 feet east of SR 7.

SITE SPECIFIC INFORMATION Project Name & Address: AutoZone Mega Hub 5591 – 901 S State Road 7, Hollywood Property Owner: AutoZone (Lessee); Parcel Size: 2.64 Acres Property Owner: AutoZone (Lessee); Parcel Size: 2.64 Acres Development Size: 10,000 SF Autoparts Retail Sales and 20,000 SF Warehouse

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- Any driveway on Dewey Street shall be located at least 50 feet from the FDOT right-of-way line.
- Any driveway on Washington Street shall be located at least 100 feet from the FDOT right-of-way line.
- All site plan features shall be within private property and outside of FDOT right-of-way.

Comments:

- Corner chord dedication required.
- All driveways not approved in this letter must be fully removed and the area restored. •

- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
 The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
 Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. <u>Note, this letter</u> <u>does not guarantee permit approval</u>. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <u>https://osp.fdot.gov;</u> click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: <u>D4AccessManagement@dot.state.fl.us</u> with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.



Digitally signed by: Dalila Fernandez Date: 2022.04.21 14:06:57 -04'00'

Dalila Fernandez, P.E.

Jonathan Overton, P.E., Roger Lemieux CC:

District Access Management Manager File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-04-21\7. 86000091 MP 2.1 SR 7_AutoZone Mega Hub 5591\86000091 MP 2.1 SR 7_AutoZone Mega Hub 5591.docx



ENVIRONMENTAL PERMITTING DIVISION 1 North University Drive, Mailbox 201, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

MEMORANDUM

DATE: 8/11/2022

TO: Josie P. Sesodia, Director, UPD PDMDInfo@broward.org

FROM: Ali H. Younes, Environmental Program Manager, EPD⁺¹

SUBJECT: Plat Review

The Environmental Permitting Division (EPD) has reviewed the application for modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission.

REVIEW OF PLAT APPLICATION (please submit electronically)	
Plat Number: 024-MP-22	Folio: 514124150010
Plat Name: Victory at Hollywood	
Comments Due Date: 8/11/2022	Return Comments To:PDMDInfo@broward.org
Applicant's Request: New Plat Review	ws
Division: Environmental Permitting	

Staff proposes the following disposition:

Reviewer's Name: Matthew Ketterer

Any objection to the plat as submitted. Answer: No

This plat is subject to the comments noted below. Answer: Yes

Plat Comments, as needed:

1. The Broward County Domestic Wastewater Licensing Program has no objection to the described plat. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

2. The Broward County Non-Domestic Wastewater Program has no objection to the described plat because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLicense@broward.org for specific code requirements.

3. In accordance with Chapter 27, Article V, Sections 27-198 through 27-200 of the Broward County Code, titled Water Resources Management, prior to any alteration to the site grading, or construction of a surface water management system, a Broward County Surface Water Management License is required. Contact the Environmental Permitting Division at 954-519-1483 or SWMLicense@broward.org for specific code requirements.

Reviewer's Name: LInda Sunderland

Any objection to the plat as submitted. Answer: No

This plat is subject to the comments noted below. Answer: Yes

Plat Comments, as needed:

1. Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

2. The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's List of Florida's Most Invasive Species is available at https://www.fleppc.org/list/list.htm.

3. Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

	Program: Tree Preservation
Any objection to the plat as submitted	
Any objection to the plat as submitted. Answer: No	
This plat is subject to the comments noted below Answer: No	V.
Plat Comments, as needed: This site does not fall under the jurisdiction of the Ordinance.	e Broward County Tree Preservation and Abuse
	Programs, Class Up and Wasts Devulation
Reviewer's Name: David Vanlandingham	Program: Clean-Up and Waste Regulation
Any objection to the plat as submitted. Answer: No	
This plat is subject to the comments noted below	V.
Answer: Yes	

Reviewer's Name: Robert Wong

Program: Air Program

Any objection to the plat as submitted. Answer: No

This plat is subject to the comments noted below. Answer: Yes

Plat Comments, as needed:

1. If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s)) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at:

http://www.broward.org/ePermits/Search/Pages/PermitDetails.aspx?permitID=395. Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 workingdays before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. Depending on the type and size of roof, wall, flooring, and insulation, piping and mechanical systems affected, an asbestos survey, FDEP Notice of Demolition or Asbestos Renovation form 62-257.900(1) and applicable asbestos project fee(s) may also be required at least 10 working-days before commencing work. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.



T: 850.296.3669 F: 602.254.6280 info@paleowest.com TALLAHASSEE, FLORIDA 916 East Park Avenue Tallahassee, FL 32301

Wednesday, July 20, 2022

Christian Dumay, Senior Planner Resilient Environment Department Urban Planning Division 1 North University Drive, Suite 102A Plantation, Florida 33324 PDMDinfo@broward.org

Re: Request for Comments – Historical Resource Review Plat No. 024-MP-22/Victory at Hollywood Broward County property folio(s): 514124150010 (901 S SR 7, Hollywood, FL 33023)

Christian,

I have had an opportunity to review materials relative to Plat No. 024-MP-22/Victory at Hollywood; Broward County property folio(s): 514124150010.

A. In my capacity as the County's archaeological consultant, based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), it is my determination that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.

B. The subject property is located in the City of Hollywood, outside jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Planning Director City of Hollywood Planning Department 2600 Hollywood Boulevard Hollywood, Florida 33020 Tel.: (954) 921-3471

C. If, in the event that unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner

5301 S.W. 31st Avenue Fort Lauderdale, Florida 33312 Telephone: (954) 357-5200 Fax: (954) 327-6580 Email: Med_Exam_Trauma@broward.org Website: http://www.broward.org/MedicalExaminer Please contact me if you have any questions or if you would like additional information regarding these comments.

Sincerely,

But em,

BRADLEY LANNING | PRINCIPAL INVESTIGATOR PALEOWEST

In capacity as:

County Archaeological Consultant Resilient Environment Department Urban Planning Division 1 North University Drive, Suite 102A Plantation, Florida 33324 Tel.: (813) 360-6130 Email: blanning@broward.org

Cc: Rick Ferrer, Historic Preservation Officer, Urban Planning Division

From:	Amanda Martinez <amartinez@dmbblaw.com></amartinez@dmbblaw.com>
Sent:	Thursday, December 29, 2022 12:18 PM
То:	Mawusi Watson
Cc:	Dwayne Dickerson
Subject:	[EXT]AutoZone Public Participation Summary
Attachments:	Public Participation Summary-AutoZone.pdf; Auto Zone Community Meeting
	Presentation 12.20.22.pdf; Zoom Attendee Report.pdf

Hi Mawusi,

I have attached the public participation summary, community meeting presentation and Zoom attendee report for the AutoZone project. Please let me know if you need anything else to move the project forward to the Planning & Development Board.

Amanda Martinez, Land Planner Dunay, Miskel and Backman, LLP 14 SE 4th Street, Suite 36 Boca Raton, FL 33432 Tel (direct): (954)304-7755 Tel(main): 561-405-3300 Fax: (561)409-2341 E-mail: <u>amartinez@dmbblaw.com</u>

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AutoZone Megahub - 901 S State Road 7

File No.: 22-DP-36

Criteria Statement for Article 5 of the Zoning and Land Development Regulations

The following responses have been provided to address the general design criteria elements specified in Article 5 of the Zoning and Land Development Regulations

a. General criteria. All plans/architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

(1) Architectural and design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The design should consider architectural elements that are characteristic of the surrounding neighborhood.

RESPONSE: This design incorporates awnings over all windows along pedestrian oriented facades to create a continuous visual pedestrian scale and protection from the elements, as well as blending with the basic style and color of adjacent structures with awnings. The stucco wall finish and color scheme echoes and compliments the surrounding structures. Pilasters have been provided at regular intervals to break up the mass of this large structure and to create a visually interesting roof line and functional raised areas for our proposed signage.

(2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.

RESPONSE: The proposed exterior building finishes, awning style and color, height, and the color scheme of the overall building harmonize with the existing surrounding buildings as the color scheme of the existing structures along both sides of SR-7 consists of mostly neutral paint colors and any building accents are typically a similar shade of red. The style of the building, which combines contemporary and traditional through the use of decorative cornices and pilasters against a very clean-lined simple rectanglular box with no embellishments. This helps marry the older buildings with more traditional style and the newer, more contemporary style buildings that alternate along SR-7. The proposed building also harmonizes with the existing patterns as most of the smaller buildings along SR-7 are between intersections with the taller, larger footprint buildings with more pronounced entrances at the intersection corner lots. Our proposed project completes the pattern at the intersection of SR-7 and Washington Street, as the existing building is a bit out of scale with the other corner lot buildings, both in style and in



height, and the proposed building would bring the scale down to that of the remaining existing corner lot buildings.

(3) Scale/massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height lot coverage, and setting of the structure in context with adjacent buildings.

RESPONSE: The proposed building is proportionate in scale with, and has a consistent height when compared to, the surrounding structures, as noted in the response to comment #2. The building geometry is a simple rectangle, which is broken up by projecting pilasters to soften the building's mass. These pilasters are capped with a simple decorative cornice to provide visual contrast to the clean lines of the massing and provide some articulation of the roof edge, creating visual interest and mimicing the alternating building heights of the surrounding structures. The proposed building spans almost entirely from Washington street to Dewey Street along SR-7 with the majority of the parking at the rear of the site. It has been located at the street along SR-7 to create a more pedestrian friendly access and make AutoZone an engaged part of the street scape, while maintaining its customer entry at the Washington street parking side as the business functions to service customers' auto parts needs.

(4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

RESPONSE: The landscaping proposed for this site contains several different species of native, flowering, and ornamental tree species known to thrive in South Florida, including Live Oak, Dahoon Holly, Pink Tabebuia and Cabbage Palms. Several species of native shrubs and grasses are also being used on the project, along with complimentary non-native species. Wherever possible, existing canopy trees have been preserved, especially around the site perimeter, and several existing native palms are being relocated throughout the site. All tree and plant species were selected to fit within the context of the project and to compliment and accentuate the building and pedestrian areas.

ATTACHMENT B Land Use and Zoning Map

