Planning and Development Board

Tuesday, January 14, 2025
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 Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 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: 2024_1210 Minutes Draft PDB

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

Attachments: Witness List P-24-19
Quasi-Judicial Hearing Procedures

B. Applications

ITEMS # 1-3 BELOW ARE CONSIDERED QUASI-JUDICIAL

1. 2024 0114

FILE NO.: 24-DP-14
APPLICANT: 2219 Lincoln LLC.
LOCATION: 2219 Lincoln Street
REQUEST: Design and Site Plan review for a new 111-unit residential development located in the DH-2 zoning district within the Regional Activity Center.

Attachments: 2414_PDB_Staff Report_2024_0114
Attachment A_Application Package_Part I
Attachment A_Application Package_Part II
Attachment A_Application Package_Part III
Attachment B_Land Use and Zoning Map
Attachment C_Public Participation

2. 2024 0114

FILE NO.: 16-PV-67a
APPLICANT: Chaminade Madonna College Preparatory Inc.
LOCATION: 500 East Chaminade Drive
REQUEST: An amendment to the conditions of a previously approved Resolution, 16-PV-67, pertaining to the use of the Chaminade Madonna College athletic field, located at 500 E. Chaminade Drive.

Attachments: 1667a_PDB_Staff Report_2025_0114
Attachment A_Application Package
Attachment B_Land Use and Zoning Map

3. 2024 0114

FILE NO.: 23-DPV-06
APPLICANT: Taco Bell of America/Gator 441, Inc.
LOCATION: 2640 N. State Road 7
REQUEST: Variance, Design and Site Plan request for a 1,600 Sq. Ft. restaurant with a drive-thru facility in the Central Mixed-Use District (C-MU) zoning district within the Transit Oriented Corridor.

Attachments: 2306_PDB_Staff Report_2025_0114
Attachment A_Application Package
Attachment B_Land Use and Zoning Map
Attachment C_Public Participation Updated

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 Commission 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 Commission, 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 Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. 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: 1/14/2025 **Agenda Number:**

To: Planning and Development Board

Title:

SUMMARY OF THE MINUTES

PLANNING AND DEVELOPMENT BOARD
CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATION

1. Pledge of Allegiance

2. Roll Call

The meeting of the Planning and Development Board was called to order by Board Chair, Diana Pittarelli on **Tuesday, December 10, 2024, at 6:00 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Diana Pittarelli	Tara Jafarmadar
Kenneth Crawford	Robert Vargas
Joseph Stadlen	Mena Morgan
Richard Blattner	Bob Glickman
Steven Morales	

Development Services, Division of Planning and Urban Design Staff present:

Andria Wingett	Director of Development Services
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner/Supervisor
Carmen Diaz	Planner III
Reginald White	Planner III
Solange Baquero-Meza	Development Review Coordinator

Also Present:

Deena Gray	Assistant City Attorney
Clarissa Ip	City Engineer

3. Approval of the Meeting Minute
November 12th, 2024 – Approved.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO APPROVE THE NOVEMBER 12, 2024, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of Appeals to City Commission
None

5. Additions, Deletions, Withdrawals, and Continuances

2. FILE NO.: 24-DP-14
APPLICANT: 2219 Lincoln LLC.
LOCATION: 2219 Lincoln Street
REQUEST: Design and Site Plan review for a new 109-unit residential development located in the DH-2 zoning district within the Regional Activity Center.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO CONTINUE THE ITEM DATE AND TIME CERTAIN TO THE JANUARY 14TH PLANNING AND DEVELOPMENT BOARD MEETING.

4. FILE NO.: 24-DP-31c
APPLICANT: Oakwood Plaza LP.
LOCATION: 2700 Stirling Road
REQUEST: Design and Site Plan review for a new 2,187 Sq. Ft. Restaurant located within the Planned Development Oakwood Activity Center.

MOTION WAS MADE BY JOSEPH STADLEN AND SECONDED BY KENNETH CRAWFORD TO CONTINUE THIS ITEM TO A FUTURE PLANNING AND DEVELOPMENT BOARD MEETING.

6. City Attorney Announcements
Deena Gray informed the Board that items 1 and 3 are ruled by Quasi-Legislative Proceedings.

B. APPLICATIONS:

ITEMS #1 AND 3 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO A CRR REGULATION.

1. FILE NO.: 19-V-04b
APPLICANT: Kosher House LLLP/Kaliff Corp.
LOCATION: 5510 S. State Road 7
REQUEST: Variance to increase the roof covered amenity area from 30% (3,350sq. ft.) to 49% (5,511 sq. ft.) within the North Mixed-Use District in TOC (Kosher Hotel).

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, Planner III, presented the item and answered questions from the board.

Joseph Kaller, applicant's Architect, was present and answered questions from the Board.

Diana Pittarelli opened the meeting to public comments. Five comments were made opposing the item, Jose Funes, Yeugeniy Shteynberg, Caroline Heija, Beverly Robinson, Olga Shteynberg commented. Diana Pittarelli closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY BOB GLICKMAN AND SECONDED BY MENA MORGAN TO CONTINUE THIS ITEM TO A FUTURE DATE OF THE PLANNING AND DEVELOPMENT BOARD MEETING TO GIVE THE APPLICANT THE OPPORTUNITY TO DEMONSTRATE THAT THE OPERATION OF THE AMENITY AREA DOES NOT HAVE A DETRIMENTAL EFFECT ON THE HARMONY OF THE NEIGHBORHOOD, AND TO PROVIDE INFORMATION ABOUT THEIR HOURS OF OPERATION.

3. **FILE NO.:** 24-DP-31c
   APPLICANT: Oakwood Plaza LP.
   LOCATION: 2700 Stirling Road
   REQUEST: Design and Site Plan review for a new 2,187 Sq. Ft. Restaurant located within the Planned Development Oakwood Activity Center

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.

Reginald White, Planner III, presented the item and answered questions from the board.

Dwayne Dickerson, representing the Applicant, expanded on their request, and answered questions from the board.

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

Board discussion ensued.

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

MOTION WAS MADE BY KENNETH CRAWFORD AND SECONDED BY JOSEPH STADLEN TO APPROVE THE SITE PLAN WITH THE CONDITION THAT THE APPLICANT WORKS WITH PLANNING STAFF TO PROVIDE BICYCLE PARKING SPACES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

1. Review of projects before the Technical Advisory Committee
2. Summary of the City Commission Actions - None

E. ADJOURNMENT

The meeting was adjourned at 7:36 P.M.

City of Hollywood

Staff Summary

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

Agenda Date: 1/14/2025

To: Planning and Development Board

Title:

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

DATE: December 23, 2024 **MEMO NO.:** P-24-19

TO: City Clerk

FROM: Andria Wingett, Director of Development Services

SUBJECT: Witness List for Quasi-Judicial Items

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.

Raelin Storey	Assistant City Manager
Donna Biederman	Community Development Coordinator
Liliana Beltran	Housing Inspector
Andria Wingett	Director of Development Services
Azita Behmardi	Deputy Director of Development Services
Clarissa Ip	City Engineer
Joan Shen	Assistant City Engineer
Alexander Barr	Development Review Engineering Manager
Rick Mitinger	Transportation Engineer
Lisa Bernstein	External Traffic Consultant
Ralph Aronberg	External Traffic Expert, Aronberg and Associates Consultants Engineers Inc.
Carina Harvey	District Access Management Manager, FDOT Consultant
Adam Licht	Engineering Specialist II
Favio Perez	Landscape Plans Examiner
Russell Long	Chief Building Official
Daniel Quintana	Assistant Building Official
James McGuinness	Assistant Building Official
Norman Bruhn	Assistant Building Official
Timothy Jones	Chief Structural Inspector
Jovan Douglas	Division Director of Parking and Code Compliance
Angela Kelsheimer	Operations Administrator, Parking and Code Compliance
Natnael Jowhar	Parking Operations Superintendent
Elaine Franklin	Environmental Sustainability Coordinator
Vincent Morello	Director of Public Utilities
Feng Jiang	Assistant Director of Public Utilities
Alicia Verea-Feria	Utilities Permit Review Manager

Chris Clinton	Fire Marshal / Division Chief
Marcy Hofle	Deputy Fire Marshal / Battalion Chief
Maribel Medina	Fire Prevention Officer III
Meghan Grimsley	Fire Prevention Officer III
Chris O'Brien	Director of Public Safety
Ryan Ostrowsky	Police Lieutenant
Chantel Magrino	Crime Prevention Specialist
Joseph Kroll	Director of Public Works
Rosendo Prieto	Assistant Director of Public Works
Ricky Engle	Director of Parks, Recreation, and Cultural Arts
David Vazquez	Assistant Director of Parks, Recreation, and Cultural Arts
Anand Balram	Planning Manager
Cameron Palmer	Principal Planner / Supervisor of Development Planning
Lauren Pruss	Principal Planner / Supervisor of Long-Range Planning
Carmen Diaz	Planner III
Reginald White	Planner III
Laura Gomez	Planner II
Umar Javed	Planner II
Adrian Montoya	Planner I
Jorge Camejo	Executive Director, Community Redevelopment Agency
Susan Goldberg	Deputy Director, Community Redevelopment Agency
Francisco Diaz-Mendez	Project Manager, Community Redevelopment Agency
Christopher Crocitto	Project Manager, Community Redevelopment Agency
Herbert Conde-Parlato	Economic Development Manager

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:

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 City business 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 City business 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~~ City business day 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 quasi-judicial 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.

City of Hollywood

Staff Summary

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

File Number: 1. 2024 0114

Agenda Date:	1/14/2025	**Agenda Number:**	
To:	Planning and Development Board		
Title:	FILE NO.: 24-DP-14 APPLICANT: 2219 Lincoln LLC. LOCATION: 2219 Lincoln Street REQUEST: Design and Site Plan review for a new 111-unit residential development located in the DH-2 zoning district within the Regional Activity Center.		

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

DATE: January 14, 2025 **FILE:** 24-DP-14

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White, MPA, Planner III

SUBJECT: Design and Site Plan Review for a 111-unit residential development located in the DH-2 zoning district within the Regional Activity Center.

REQUEST:
Design and Site Plan review for a 111-unit residential development in the DH-2 zoning district within the Regional Activity Center located at 2219 Lincoln Street.

RECOMMENDATION:

Design: Approval.
Site Plan: Approval if the design is granted, with the following conditions:
1. Tandem spaces must be assigned to one unit.

BACKGROUND
The subject site at 2219 Lincoln St is approximately 1.41 acres situated within the Regional Activity Center. The intention of the Reginal Activity Center (RAC) is to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Furthermore, The purpose of the RAC is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth.

The property at 2219 Lincoln Street is currently a vacant lot that has lacked development for several years. The vacant lot is a unique L-shaped parcel that is adjacent to Lincoln Street as well as Johnson Street.

REQUEST

The applicant is requesting a review and approval of the Design and Site Plan for a new 111-unit residential development located in the DH-2 zoning district within the Regional Activity Center.

The proposed 4-story multifamily development is approximately 45 feet in height and is comprised of 111 units with a mix of one and two-bedroom apartments. The residential development has a total gross floor area of approximately 100,758 square feet, accessed from Lincoln Street to the south and Johnson Street to the north. The residential development's design is modern and contemporary. The building has a smooth stucco finish of different colors and uses aluminum and bronze materials for screening and railings. The building uses bronze-framed aluminum windows and wood slates to give the building a modern yet natural appearance. The proposed development features a second-level landscaped courtyard and a rooftop garden. In addition to the rooftop garden, the residential development offers a pool, patio area, and covered terrace on the rooftop.

The proposed development at 2219 Lincoln Street is a contemporary residential building with dual prominent street frontages. The design emphasizes innovation, sustainability, and aesthetic integration and enhances the neighborhood through the implementation of an innovative design.

It is noted that the request for the item noted above was previously advertised, by way of mailouts, to the properties within 500 feet as required by the Zoning and Land Development Regulations with an error with regards to the unit count. The total requested units as part of this application is 111 units whereas 109 units were advertised in error. Nonetheless, the request for Design and Site Plan approval remains valid, and the intended unit count of 111 units is compliant with all the relevant state, county, and local laws as demonstrated through the sign offs received by the applicant for the final submission to the Technical Advisory Committee.

PROJECT INFORMATION

Owner/Applicant:	2219 Lincoln LLC
Address/Location:	2219 Lincoln St
Net Size of Property:	61,839 sq. ft. (1.41 acres)
Land Use:	Regional Activity Center (RAC
Existing Zoning:	Dixie Highway Medium Intensity Multi-Family District (DH-2)
Present Use of Land:	Vacant
Gross Floor Area:	100,758 sq. ft.
Parking	152 spaces
Bicycle Parking:	34 spaces

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 Low Intensity Multi-Family District (DH-1)
South:	Dixie Highway Medium Intensity Multi-Family District (DH-2)
East:	Dixie Highway Medium Intensity Multi-Family District (DH-2)
West:	Dixie Highway Medium Intensity Multi-Family District (DH-2)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Regional Activity Center, the subject site is surrounded by a mix of low to medium residential developments, commercial properties, and an educational facility. 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.* 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 for automobile travel, provide incentives for quality development, and give definition to the urban form.* Development of this site enhances the area, encourages redevelopment of the area, and reduces blight within the Regional Activity Center.

Together the architectural elements create a design that is non-intrusive while establishing a strong design tone for the future development of the Regional Activity Center. Furthermore, the design uses landscaping to enhance the property and soften the transition between the building and its context. The landscape plan incorporates an array of native trees, palms, and shrubs while improving the streetscape. The building meets all building and parking setbacks.

The project is consistent with the Comprehensive Plan based on the following Objectives:

Land Use Element – 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.*

Land Use Element – Objective 5: *Encourage appropriate infill, redevelopment in blighted areas throughout the City, and economic development in blighted business and tourist areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The project is located in Sub-Area 3, geographically defined by the Dixie Highway to the east, I-95 to the west, Stirling Road to the north and Pembroke Road to the south. This area includes residential neighborhoods, the Regional Activity Center, and City Hall. The proposed request is consistent with City-Wide Master Plan based upon the following:

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy 3.3: *Attract new commercial and light industrial/service uses that provide adequate buffering, through an overlay district.*

Policy 3.4: *Encourage combining lots into larger parcels in the overlay district.*

Policy 3.11: *Encourage mixed-use overlay districts to include additional uses and increase heights, as well as, more intense office, commercial and mixed-use.*

Policy 6.7: *Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment*

The City-Wide Master Plan identifies limited sidewalk space and pedestrian amenities currently plaguing the built environment. As proposed the development is providing for sidewalks along Oakwood Boulevard with additional areas for pedestrian activities within a plaza on the site.

The City-Wide Master Plan recognizes the need for mixed-use development along the corridors in this sub-area. The Regional Activity Center land use designation contemplates mixed use developments that reduce the reliance on the automobile to move between land uses.

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 building's design is modern and contemporary, incorporating architectural elements that align with the building's mass and enhance the pedestrian experience. The building's façade is symmetrical using high-quality materials that balance the form and function. Wood slates give the building a natural look, and aluminum grills with leaf motifs show the development's artistic detail and texture. The development offers thoughtful design to its entryway and is cohesive with the neighborhood. The development has a dual frontage with entrances on both Lincoln and Johnson Street and a dedicated lobby and elevator for seamless access. The main entrance offers a breezeway to its entryway that is open to pedestrians. The U-shaped floor plan includes an open breezeway from Lincoln Street, creating a welcoming main entrance and, along with a central courtyard, natural air and light to flow through the property.

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 proposed design of the development contributes to the continuality and character of the streetscape. The project aligns with the adopted vision and guidelines of the zoning district. The architecture implements adequate landscaping focusing on natural and sustainable elements to establish a harmonious connection between the building and its surroundings.

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 building's proportions and geometries are consistent with the new zoning in this area, ensuring the project fits seamlessly into its context. The Applicant has worked with staff to design a proposal that is compliant with zoning regulations as it pertains to the FAR, height, setbacks, and landscape requirements. The development does not exceed height limitations as set forth in the Zoning and Land Development. 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 landscaping plan integrates a variety of native and compatible plants to enhance the property's aesthetic and environmental sustainability. Some of the landscape features are ground-level landscaping that enhances curb appeal, a second-level Courtyard that provides landscape views to interior units, and a rooftop garden.

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. The Technical Advisory Committee has included comments that are to be considered at the time of permitting and conditions to be considered post approval to ensure the alignment of the Design and Site Plan requests with the overarching PD Ordinance.

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 so as 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 insure 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 insure 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 insuring 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 (1)
Attachment A:	Application Package (2)
Attachment A:	Application Package (3)
Attachment B:	Land Use and Zoning Map
Attachment C:	Public Participation

ATTACHMENT A
Application Package
Part I

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 11/20/2024

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 2219 Lincoln St Hollywood FL 33020

Lot(s): 3,4 and 19 Block(s): 12 Subdivision: Hollywood Little Ranches

Folio Number(s): 514216014710

DH-2

Zoning Classification: DH-2 Land Use Classification: Multi-Family

Existing Property Use: Vacant Lot Sq Ft/Number of Units:

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s):

DEVELOPMENT PROPOSAL

Explanation of Request: 111 Residential Units of an average of 717 SF each and 152 parking spaces, also 21,099 S.F of common areas

Phased Project: Yes ☐ No ☐ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: 111 #Rooms
Proposed Non-Residential Uses	Common areas 21,09 S.F.)
Open Space (% and SQ.FT.)	Required %: 29.45% (Area: 17,315 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 152 Spa)
Height (# of stories)	(# STORIES) (4 stories (45' (rooftop a FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (156,830.00 S. FT.)

Name of Current Property Owner: 2219 Lincoln LLC

Address of Property Owner: 2219 Lincoln St Hollywood FL 33020

Telephone: 561-900-89-74 Email Address: t.azevedo@andreguimaraes.com.br

Applicant Ari Sklar- Sklarchitecture Consultant ☐ Representative ☑ Tenant ☐

Address: 2310 Hollywood Blvd Hollywood FL Telephone: 954-925-9292

Email Address: ari@sklarchitect.com

Email Address #2: info@sklarchitect.com

Date of Purchase: Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : **Diana B. Rio**

E-mail Address: diana@rdrmiami.com

DocuSign Envelope ID: F390E1B4-D0D4-4DA1-9362-2BF9E4D2AD1C

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: DocuSigned by: Eliana Guimarães Milani 85A8DD831 7CD4EF... Date: 2/20/2024

PRINT NAME: Eliana Guimarães Milani Date: 2/20/2024

Signature of Consultant/Representative: X _____ Date: _____

PRINT NAME: ARI SKLAR 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 2219 LINCOLN ST HOLLYWOOD to my property, which is hereby made by me or I am hereby authorizing ARI SKLAR to be my legal representative before the TECHNICAL ADVISORY BOARD (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 20 day of February 2024

KAREN I MOLINA
Notary Public - State of Florida
Commission # HH 417298
My Comm. Expires Jul 5, 2027
Bonded through National Notary Assn.

Notary Public
State of Florida
My Commission Expires: 7/5/27 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

DocuSigned by: Eliana Guimarães Milani 85A8DD831 7CD4EF...
Signature of Current Owner

Eliana Guimarães Milani
Print Name

This Instrument Prepared by:
Jeremy Shir
201 East Las Olas Blvd., #2200
Fort Lauderdale, FL 33301

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of Hollywood pertaining to zoning, the issuance of building permits and regulating building construction activities, the undersigned, being the fee owner(s) of the following described real property situated in the City of Hollywood, County of Broward and State of Florida, do hereby make the following declaration of conditions, limitations and restrictions on said lands, hereinafter to be known and referred to as a DECLARATION OF UNITY OF TITLE, as to the following particulars:

1. The undersigned is the owner in fee simple of the properties described as follows:

Parcel 1: Lots 3, Block 12, of Hollywood Little Ranches, according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 2: Lots 19, Block 12, of Hollywood Little Ranches, according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 3: Lots 4, East 50 Feet, Block 12, of Hollywood Little Ranches, according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 4: Lots 4, West 50 Feet, Block 12, of Hollywood Little Ranches, according to the plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

2. That the parcels described herein will be developed for Multi-Family Residential in substantial accordance with the plans under City File No. 24-DP-14 currently being reviewed by the Technical Advisory Committee.

3. The aforesaid plot or combination of separate lots, plots, parcels, acreage or portions thereof shall hereafter be regarded and is hereby declared to be unified under one title as an indivisible building site (hereinafter referred to as "Property").

4. The said Property, for the purpose of building, zoning and other applicable codes and regulations, shall henceforth be considered as one parcel of land and that no portion shall be sold, assigned, transferred, conveyed or devised except in its entirety as one plot or parcel of land; provided, however, that recordation

of a mortgage on any portion of the Property shall not be deemed to be in contravention of this Declaration.

5. The undersigned further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, their successors and assigns, and all parties claiming under them until such time as the same may be released in writing under the approval of the City Manager or his or her designee.

6. The undersigned also agrees that this instrument shall be recorded in the Public Records of Broward County.

IN WITNESSS WHEREOF, the said property owner has signed and sealed these presents this _____ day of _____, 2024.

Signed, sealed and delivered
in the presence of:

Owner(s) Name

By:_____

_____ sign
(witness 1)
_____ print

_____ sign
(witness 2)
_____ print

STATE OF FLORIDA)
SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this _____ 2024, by _____, who is known to me or who has produced_____ as identification.

_____ sign

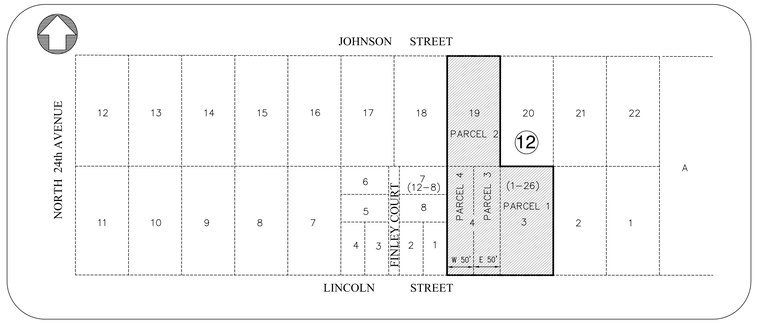
_____ print
Notary Public, State of Florida At Large
(Seal)
_____Commission No.
My Commission Expires:

FTLDOCS 9181392 1

ALTA/NSPS LAND TITLE SURVEY

2219 LINCOLN STREET, HOLLYWOOD, FL.

BROWARD COUNTY, FLORIDA 33138
ID # 514216014710
SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST



LOCATION SKETCH
NOT TO SCALE

ABBREVIATIONS

A ARC LENGTH
A/C AIR CONDITIONER
AVE. AVENUE
BLVD. BOULEVARD
B.M. BENCH MARK
CATV CABLE TELEVISION BOX
C.B. CATCH BASIN
C.B.S. CONCRETE BLOCK STRUCTURE
CH.B. CHORD BEARING
C.H. CHORD DISTANCE
COR. CORNER
CT. COURT
℄ CENTERLINE
CL. CLEAR
CONC. CONCRETE
C.O. CLEAN OUT
E.B. ELECTRIC BOX
ELEV. ELEVATION
ENC. ENCROACHMENT
E.R.P ELEVATION REFERENCE POINT
F.F.E. FINISH FLOOR ELEVATION
F.H. FIRE HYDRANT
FPL FLORIDA POWER AND LIGHT
F.I.P. FOUND IRON PIPE
F.I.R FOUND IRON REBAR
FND FOUND
I.C.V. IRRIGATION CONTROL VALVE
I.P. IRON PIPE
I.R. REBAR
L LEGAL
L.F.E LOWES FLOOR ELEVATION
L.P. LIGHT POLE
LB LICENSE BUSINESS
(M) MEASURED
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
NO ID. NOT IDENTIFIABLE
NO. NUMBER
N.T.S. NOT TO SCALE
N&D NAIL & DISC
O.R.B OFFICIAL RECORD BOOK
ON/PL ON PROPERTY LINE
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.C.P. PERMANENT CONTROL POINT
Pg PAGE
M MONUMENT LINE
PL PROPERTY LINE
PSM PROFESSIONAL SURVEYOR AND MAPPER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.R.C. POINT OF REVERSE CURVATURE
P.R.M. PERMANENT REFERENCE MONUMENT
P.T. POINT OF TANGENCY
R RADIUS
(R) RECORD
R/W RIGHT-OF-WAY
SAN. SANITARY
S.I.P. SET IRON PIPE
S.I.R. SET IRON REBAR
ST. STREET
T TANGENT
T.B.M. TEMPORARY BENCH MARK
TEL TELEPHONE
TYP. TYPICAL
U.E. UTILITY EASEMENT
WM WATER METER
WP WATER PUMP
WV WATER VALVE
W.U.P. WOOD UTILITY POLE

LEGEND

UNKNOWN MANHOLE
SEWER MANHOLE
TELEPHONE MANHOLE
DRAIN
WATER METER
WATER VALVE
CONTROL VALVE
GASOLINE VALVE
CATCH BASIN
BACKFLOW PREVENTER
FIRE HYDRANT
LIGHT POLE
MLP METAL LIGHT POLE
UTILITY POLE
CLP CONCRETE LIGHT POLE
ELECTRIC BOX
PROPERTY CORNER
+0.00 SPOT ELEVATION
CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
OHL OVERHEAD UTILITY LINE

SURVEYOR'S REPORT:

1. MAP OF ALTA NSPS LAND TITLE SURVEY, Fieldwork date of data acquisition: October 3rd, 2024.

2. LEGAL DESCRIPTION:
(Instrument Number: 115720663)

Parcel 1:

Lot 3, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 2:

Lot 19, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 3:

Lot 4, East 50 feet, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel 4:

Lot 4 West 50 feet, Block 12, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

3. AREA:

Containing 61,783 Square Feet or 1.42 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement. Linear 1 foot in 7,500 feet.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

–The Legal Description was furnished by Commitment File No. 682375, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. Revision February 21, 2024.
–North Arrow as per Plat Book 1, at Page 26 of the Public Records of Broward County, Florida.

VERTICAL CONTROL:

Elevations are referred to N.A.V.D. 1988.
Benchmark used:
Broward County Benchmark # 1896, Elevation=10.932' (N.G.V.D. 1929)=9.332' adjusted to N.A.V.D. 1988.
Broward County Benchmark # 1895, Elevation=11.076' (N.G.V.D. 1929)=9.566' adjusted to N.A.V.D. 1988.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone X (0.2 Pct. Annual Chance Flood Hazard), as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Hollywood and Community Number 125113 Map/Panel Number 12011C0569, Suffix H, FIRM Panel Effective/Revised Date 08–18–2014.

7. LIMITATIONS:

–Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Broward County, or the records of any other public and private entities as their jurisdictions may appear.
–No determination was made as to how the site can be served with utilities.
–Fences and walls ownership by visual means only; legal ownership not determined.
–No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

8. STATEMENT OF ENCROACHMENTS:

No visible encroachments were located in the Subject Property.

9. CLIENT INFORMATION:

This ALTA/NSPS Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:

SKLARrchitecture
Architects and Designers
2310 Hollywood Blvd, Hollywood FL. 33020
954–925–9292

10. ADDITIONAL NOTES:

1.– Present Zoning: DH–2 (Provided by City of Hollywood Zoning Map)
Existing Building Use: RESIDENTIAL – VACANT LAND
Existing Land Use: Residential
ADDITIONAL REGULATIONS:
DH2– 200ft Buffer
DH1– 200ft Buffer
Maximum Building Height: 55 ft
Maximum Height – Stories: 5
Maximum Built Area Allowed: 108,213 ft²
Maximum Building Footprint: 48,876 ft²
Minimum Open Space: 20.00%
Maximum Residential Area Allowed: 108,213 ft²
Estimated Residential Units Allowed: Unlimited
Maximum Lodging Area Allowed: 108,213 ft²
Estimated Lodging Rooms Allowed: Unlimited
Maximum Commercial Area Allowed: 108,213 ft²
Maximum Office Area Allowed: 108,213 ft²
SETBACKS AT GROUND LEVEL
Minimum Primary Frontage Setback: 15.00 ft
Minimum Secondary Frontage Setback: 15.00 ft
Minimum Side Setback: 10.00 ft
Minimum Rear Setback: N/A
Minimum Water Setback: N/A

2.– No visible or apparent cemeteries lying within the subject property.
3.– Utilities available for this site as shown on Sketch, and should be verified before construction.
4.– Adequate ingress and egress to the premises is provided by Lincoln Street and Johnson Street (Public Roads).

11. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

SUBJECT TO:

The exceptions of Schedule B–II appeared on Commitment ORT File No. 24018375, prepared by Old Republic National Title Insurance Company, effective date: February 21, 2024 at 8:00 A.M., and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 1 to 7: Not Addressed.

Item # 8. All matters contained on the Plat of HOLLYWOOD LITTLE RANCHES, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida. Does apply to the Subject Property as shown.

Item # 9. Covenant of Unity of Title recorded in O.R. Book 41176, Page 1211, Public Records of Broward County, Florida. Does apply to the Subject Property as shown.

Item # 10. Resolutions recorded in O.R. Book 42035, Page 877 and O.R. Book 50570, Page 291, Public Records of Broward County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 11. Conveyance Agreement recorded in O.R. Book 44047, Page 1990, Public Records of Broward County, Florida. Does apply to the Subject Property containing blanket conditions.

Item # 12. Terms and conditions contained in City of Hollywood Planing and Development Board, Resolution No. 13–DPV–60, and all exhibits attached thereto, recorded in O.R. Book 50570, Page 291, Public Records of Broward County, Florida. Does apply to the Subject Property containing blanket conditions.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Broward County, unless otherwise noted.

CERTIFY TO:

2219 LINCOLN LLC, A FLORIDA LIMITED LIABILITY COMPANY
SKLARCHITECTURE, ARCHITECTS AND DESIGNERS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a 8, 13 and 14 of Table A thereof. The fieldwork was completed on August 27, 2024.
And
This Survey meets the "Standards of Practice" as set forth by Florida State Board of Professional Surveyors and Mappers in Chapter 5J–17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Not valid without the signature and the original raised seal of Florida Licensed Surveyor and Mapper. Additions or deletions to Map of ALTA/NSPS Land Title Survey by other than signing party or parties is prohibited without written consent of the signing party or parties.

FormTech
Land Surveying, Inc.
State of Florida LB # 7980
12955 S.W. 42nd Street, Suite 5, Miami, Florida, 33175
Ph:(786)429-3029, (786)443-0285 and (786)443-0678
www.formtechsurveyors.com email:formtechsurveyors@gmail.com

Seal:
Proj # 23-11105
Job # 24-100201

Date: 10-03-2024
Eugenia L. Formoso, P.S.M.
State of Florida LS # 6660

ALTA/NSPS LAND TITLE SURVEY

2219 LINCOLN STREET, HOLLYWOOD, FL.

BROWARD COUNTY, FLORIDA 33138

ID # 514216014710

Scale: 1" = 20'

0' 10' 20' 40'

GRAPHIC SCALE

ABBREVIATIONS

A	ARC LENGTH
A/C	AIR CONDITIONER
AVE.	AVENUE
BLVD.	BOULEVARD
B.M.	BENCH MARK
CATV	CABLE TELEVISION BOX
C.B.	CATCH BASIN
C.B.S.	CONCRETE BLOCK STRUCTURE
CH.B.	CHORD BEARING
C.H.	CHORD DISTANCE
COR.	CORNER
CT.	COURT
℄	CENTERLINE
CL.	CLEAR
CONC.	CONCRETE
C.O.	CLEAN OUT
E.B.	ELECTRIC BOX
ELEV.	ELEVATION
ENC.	ENCROACHMENT
E.R.P.	ELEVATION REFERENCE POINT
F.F.E.	FINISH FLOOR ELEVATION
F.H.	FIRE HYDRANT
FPL	FLORIDA POWER AND LIGHT
F.I.P.	FOUND IRON PIPE
F.I.R	FOUND IRON REBAR
FND	FOUND
I.C.V.	IRRIGATION CONTROL VALVE
I.P	IRON PIPE
I.R	REBAR
L	LEGAL
L.F.E	LOWES FLOOR ELEVATION
L.P.	LIGHT POLE
LB	LICENSE BUSINESS
(M)	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
NO ID.	NOT IDENTIFIABLE
NO.	NUMBER
N.T.S.	NOT TO SCALE
N&D	NAIL & DISC
O.R.B	OFFICIAL RECORD BOOK
ON/PL	ON PROPERTY LINE
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
Pg.	PAGE
M	MONUMENT LINE
PL	PROPERTY LINE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
SAN.	SANITARY
S.I.P.	SET IRON PIPE
S.I.R.	SET IRON REBAR
ST.	STREET
T	TANGENT
T.B.M.	TEMPORARY BENCH MARK
TEL	TELEPHONE
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
WM	WATER METER
WP	WATER PUMP
WV	WATER VALVE
W.U.P.	WOOD UTILITY POLE

LEGEND

- UNKNOWN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- DRAIN
- WATER METER
- WATER VALVE
- CONTROL VALVE
- GASOLINE VALVE
- CATCH BASIN
- BACKFLOW PREVENTER
- FIRE HYDRANT
- LIGHT POLE
- OHLP METAL LIGHT POLE
- UTILITY POLE
- CLP CONCRETE LIGHT POLE
- ELECTRIC BOX
- PROPERTY CORNER
- x0.00 SPOT ELEVATION
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- OHL OVERHEAD UTILITY LINE

TREE LEGEND

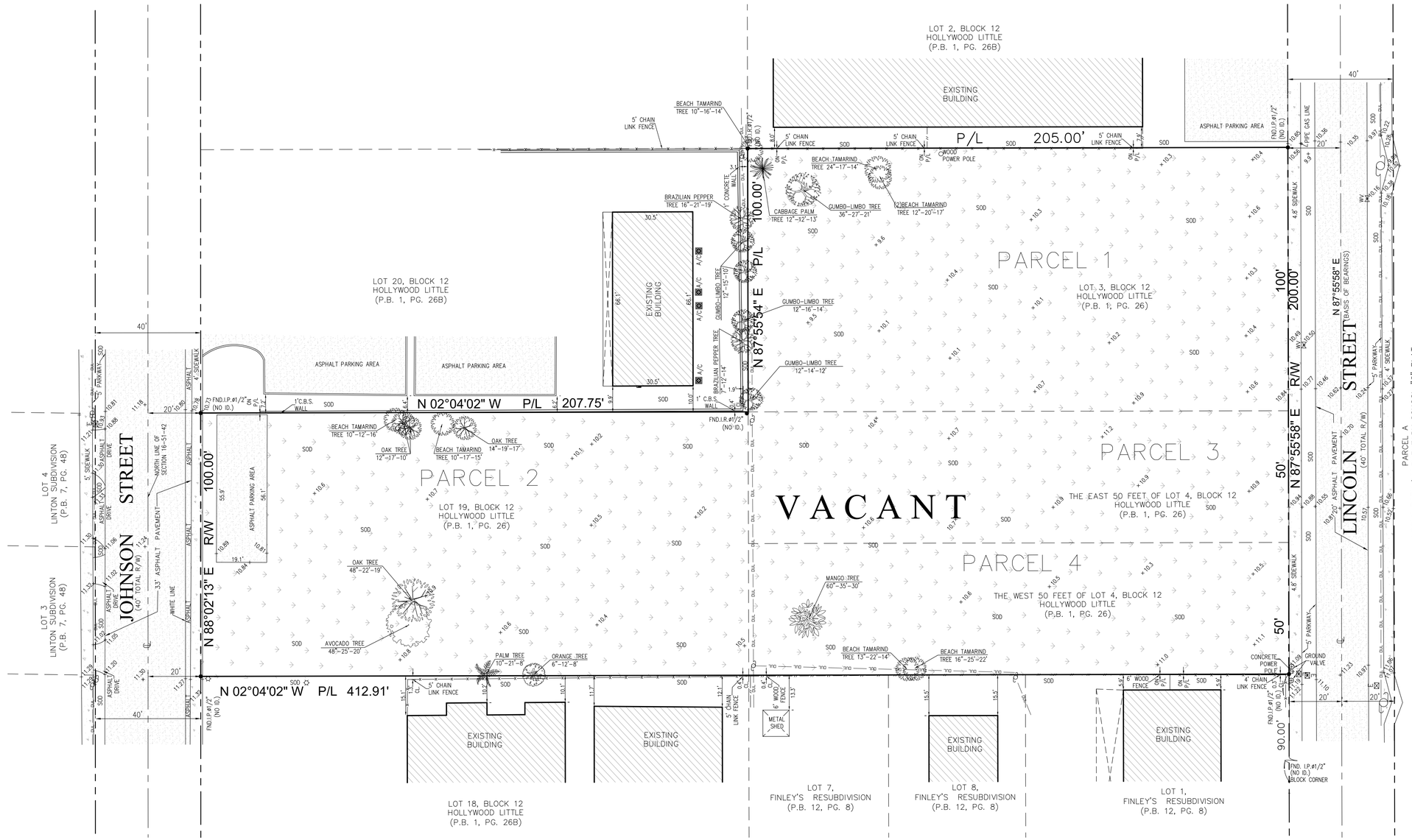
SYMBOL	COMMON NAME
	TAMARIND TREE
	OAK TREE
	GUMBO-LIMBO TREE
	PALM TREE
	CABBAGE PALM TREE
	AVOCADO TREE
	ORANGE TREE
	MANGO TREE
	BRAZILIAN PEPPER TREE

DIMENSIONS:

DIAMETER(IN)-HEIGHT(FT)-CANOPY(FT)

4"-10'-12'

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.



FormTech
Land Surveying, Inc.
State of Florida LB # 7980
12955 S.W. 42nd Street, Suite 5, Miami, Florida, 33175
Ph:(786)429-3029, (786)443-0285 and (786)443-0678
www.formtechsurveyors.com email:formtechsurveyors@gmail.com

Proj # 23-11105
Job # 24-100201
Date: 10-03-2024

PROJECT TEAM

ARCHITECT OF RECORD:

SKLARchitecture

2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklarchitect.com
TEL (954) 925-9292
FAX (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

OWNER

2219 LINCOLN LLC
ADDRESS:
2330 PONCE DE LEON BLVD CORAL GABLES FL 33134

CIVIL ENGINEER:

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693

LANDSCAPE ARCHITECT:

ANDRES E. MONTERO, PLA, ASLA
2300 E Oakland Park Blvd. Suite 300
Fort Lauderdale, FL 33306 USA
c: 954.591.5606
e: amontero@amlastudio.com
www.amlastudio.com

TRAFFIC CONSULTANT:

THOMAS A. HALL, PRESIDENT
THOMAS A. HALL, INC.
1355 ADAMS STREET
HOLLYWOOD, FL 33019
954-288-4447
TOMHALL1234@GMAIL.COM

SCOPE OF WORK

NEW DEVELOPMENT FOR 111 RESIDENTIAL UNITS
ON AN EXISTING VACANT LOT

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

FOLIO # 514216014710

LOT 3, 4 & 19, Block 12 of, Hollywood Little Ranches, according to the plat thereof, as recorded in Plat Book 1, pg. 26, of the Public Record of Broward County, Florida

NEW RESIDENTIAL BUILDING FOR:
LINCOLN PARK RESIDENCES

PROJECT CERTIFIED WITH NATIONAL GREEN BUILDING STANDARD (NGBS)

2219 Lincoln Street
Hollywood, Florida 33020

PROJECT RENDERING

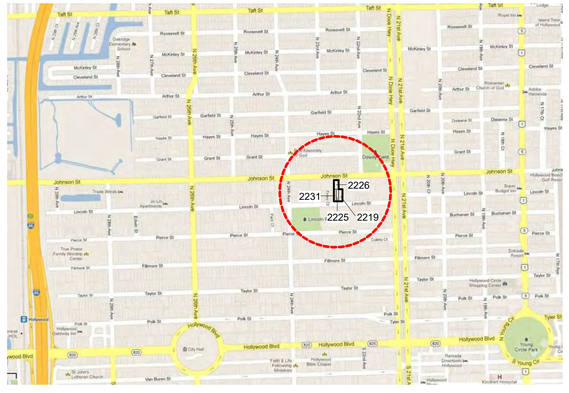


LOCATION MAP

SITE KEY



SCALE: N.T.S.



SCALE: N.T.S.

*COMBINED SET: SIGN & SEAL ON COVER PAGE APPLY FOR ALL ARCHITECTURE DRAWINGS ON 11/14/2024 (SEE INDEX BELOW)

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SURVEY
S-1.0 SURVEY

ZONING CHART

ZONING:	DH-2 (DIXIE HWY MEDIUM INTENSITY MULTY FAMILY DISTRICT)	
LAND USE:	RESIDENTIAL	
BASE FLOOD ELEVATION (B.F.E.):	N/A	
REQ'D/ALLOWED	**REQUIRED**	**PROPOSED**
HEIGHT:	45 FT MAX. 45 + 15 = 60 FT MAX.	45 FT - 4 STORIES + 15 FT ROOFTOP 60 FT - TOP OF ROOF
LOT SIZE GROSS:	61,783 SF	
F.A.R. (original property lines)	1.75 = 108,120 SF	
LOT SIZE NET: (after dedications)	58,784 SF	
F.A.R. (new property lines)	1.75 = 102,872 SF	1.71 = 100,756 SF
OPEN SPACE		
GREEN SPACE (net)	20% =11,756 SF	22.32 %=13,122 SF
HARDSCAPE SPACE		16.95 % = 9,969 SF
TOTAL OPEN SPACE		29.45% = 17,315 SF
SETBACKS		
FRONT	15'-0"	15'-0" SOUTH / 15'-10" NORTH
SIDE	10'-0"	10'-0"
REAR	20'-0"	20'-0"
111 RESIDENTIAL UNITS		
102 UNITS - 1 BED	MIN 300 SF	MIN 435 SF
9 UNITS - 2 BED		MIN 976 SF
AVERAGE UNIT SIZE	MIN 650 SF	717 SF

NOTES

1. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATION

2. ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMIT FOR EACH SIGN.

3.- PUBLIC ART: THE PROPOSED PUBLIC ART WILL BE FULLY VISIBLE FROM THE PUBLIC RIGHT OF WAY TO CONTRIBUTE TO THE COMMUNITY'S PUBLIC ART INITIATIVE ON BOTH LINCOLN AND JOHNSON STREETS

PARKING CHART

PARKING	REQUIRED	PROPOSED	
102 - 1 BEDROOM UNITS	1 SP/102 UN = 102 SPACES	82 SINGLES SPACES	GROUND FL. 61 SINGLES SP 2ND FL. 21 SINGLES SP
9 - 2 BEDROOM UNITS	1.5 SP/9 UN = 13.5 SPACES	29 TANDEM SPACES (58)	GROUND FL. 16 TANDEM SP(32) 2ND FL. 13 TANDEM SP(26)
GUEST	115.5 x 10% = 11.5= 12 GUEST SPACES	12 GUEST SPACES	12 GUEST SINGLE SPACES
TOTAL	**127 SPACES REQUIRED**	**152 SPACES PROPOSED**	GROUND FL. 103 SPACES 2ND FL. 49 SPACES
111 UNITS+6 ADA+6 GUEST = 123	123 ENTRIES TO SPACES	123 ENTRIES TO SPACES	GROUND FL. 87 ENTRIES 2ND FL. 36 ENTRIES
ADA PARKING			
ADA SPACES	1/25 SPACES =155/25 = 6.2 = 6 ADA SPACES REQUIRED	6 ADA SPACES PROPOSED	GROUND FL. 4 ADA SP 2ND FL. 6 ADA SP
EV PARKING			
EV SPACES		20 EV CHARGING SPACES	GROUND FL. 12 EV CHARGING SP 2ND FL. 8 EV CHARGING SP
EV CAPABLE SPACES		10 EV CAPABLE SPACES	GROUND FL. 10 EV CAPABLE CHARGING SP
LOADING SPACE	2 SPACES	2 SPACES	
BICYCLE PARKING	1 BIKE / 20 PARKING SPACES 125 / 20 = 6.25 = 7 REQUIRED	34 BICYCLE SPACES	12 SHORT TERM ON ST BICYCLE SP 22 LONG TERM IN BLDG BICYCLE SP

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2219 Lincoln St Hollywood, Fl. 33020
SIGN OFF

MEETING DATES

PACO	12/04/23
TAC 1	03/04/24
TAC 2 (FINAL TAC)	07/15/24
SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

COVER

Project #23-014

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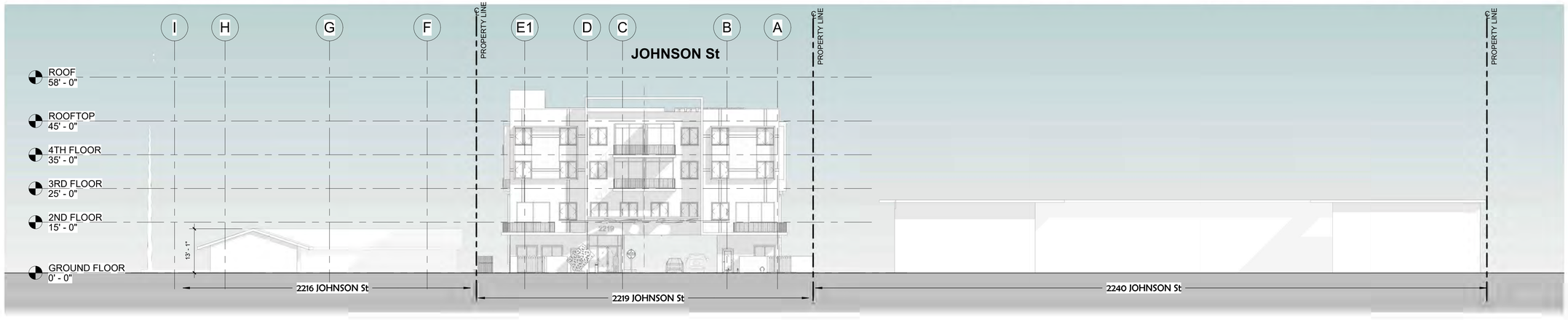
EXISTING 2216 JOHNSON St



EXISTING 2240 JOHNSON St





1 NORTH ELEVATION -JOHNSON St
1/16" = 1'-0"

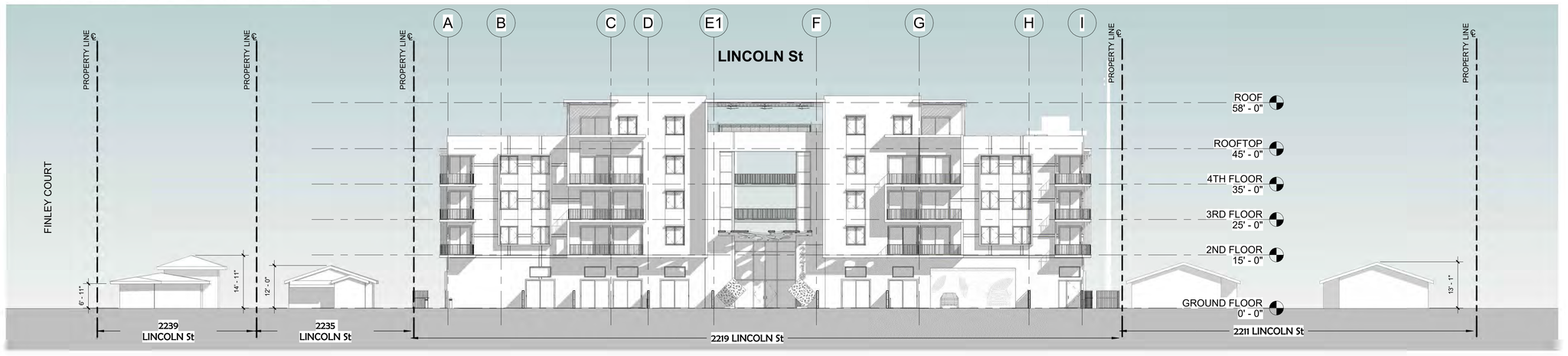
EXISTING 2239 LINCOLN St

EXISTING 2235 LINCOLN St



EXISTING 2211 LINCOLN ST





2 SOUTH ELEVATION - LINCOLN St.
1/16" = 1'-0"

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TAC 1	03/04/24
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SIGN OFF	00/00/24
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LINCOLN & JOHNSON STREET PROFILE

Project #23-014

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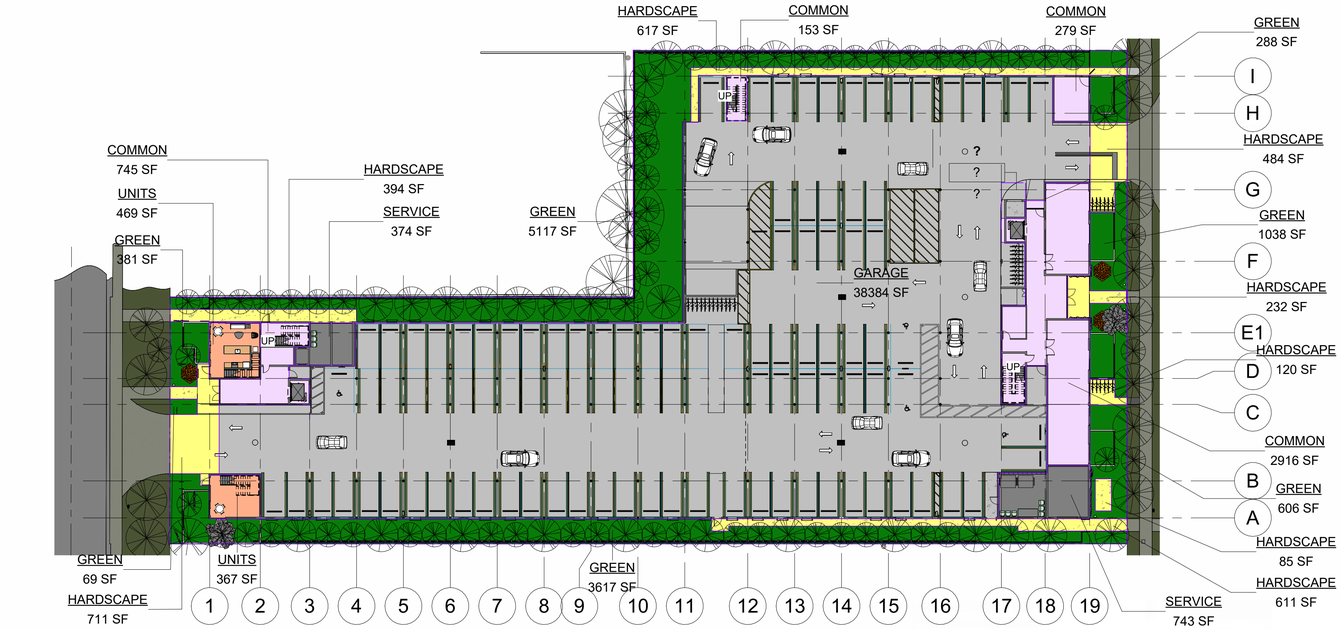
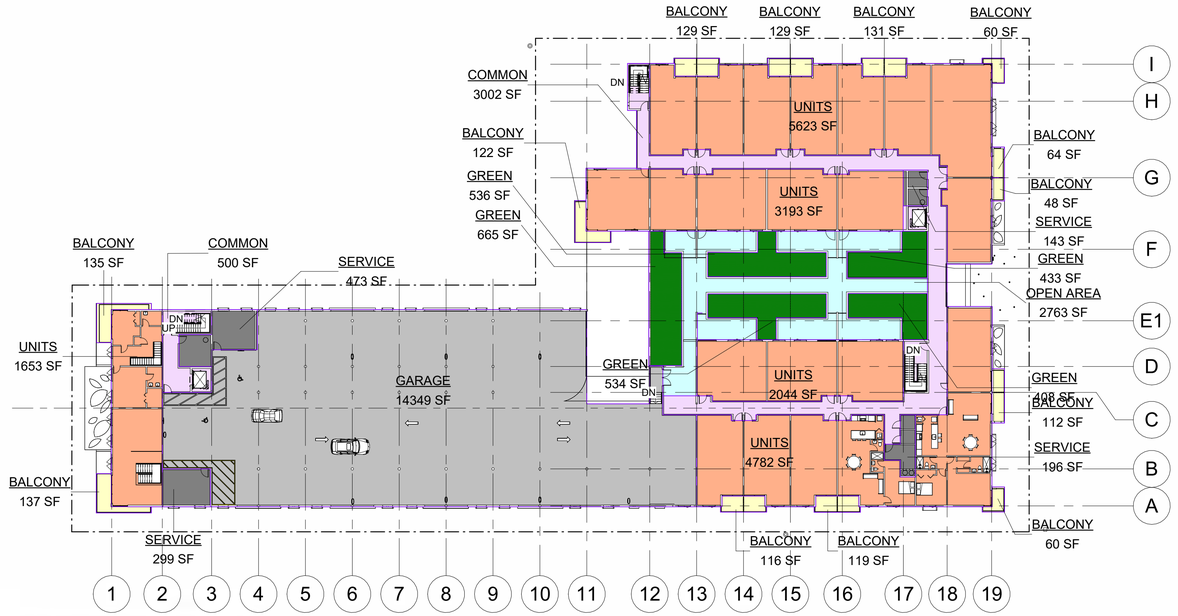


1 GROUND FLOOR
1" = 30'-0"

AREA CHART - GROUND FLOOR	
Name	Area
COMMON	4093 SF
GARAGE	38384 SF
GREEN	11115 SF
HARDSCAPE	3253 SF
SERVICE	1117 SF
UNITS	836 SF



2 2ND FLOOR
1" = 30'-0"

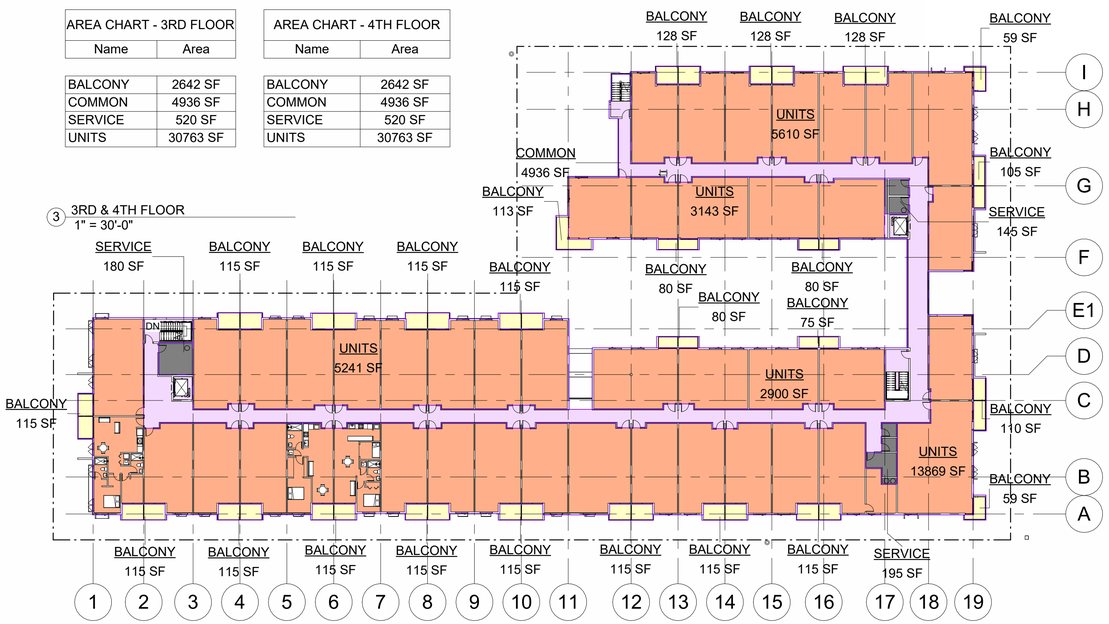
AREA CHART - 2ND FLOOR	
Name	Area
BALCONY	1361 SF
COMMON	3501 SF
GARAGE	14349 SF
GREEN	2577 SF
OPEN AREA	2763 SF
SERVICE	1111 SF
UNITS	17295 SF

	UNITS	COMMON AREA	SERVICE	GARAGE	BALCONIES	HARDSCAPE	GREEN (*)
GROUND FLOOR	836.00	4,093.00	1,117.00	38,384.00		3,253.00	5,960.00
2ND FLOOR	17,295.00	3,501.00	1,111.00	14,349.00	1,361.00	4,516.00	2,500.00
3RD FLOOR	30,763.00	4,936.00	520.00		2,642.00		
4TH FLOOR	30,763.00	4,936.00	520.00		2,642.00		
ROOFTOP		3,633.00	73.00		353.00	2,200.00	3,600.00
TOTALS	79,657.00	21,099.00	3,341.00	52,733.00	6,998.00	9,969.00	12,060.00
FAR		100,756.00					
GROSS FLOOR AREA				156,830.00			
NOTES:							
(*) Landscape buffer area not counted in green space calculation(5,420 SF)							

NOTE:
1.- F.A.R.= FLOOR AREA RATIO

AREA CHART - 3RD FLOOR	
Name	Area
BALCONY	2642 SF
COMMON	4936 SF
SERVICE	520 SF
UNITS	30763 SF

AREA CHART - 4TH FLOOR	
Name	Area
BALCONY	2642 SF
COMMON	4936 SF
SERVICE	520 SF
UNITS	30763 SF



3 3RD & 4TH FLOOR
1" = 30'-0"

AREA CHART - ROOF TOP	
Name	Area
BALCONY	353 SF
COMMON	3633 SF
GREEN	3647 SF
OPEN AREA	2200 SF
OPEN SPACE	17315 SF
POOL	620 SF
SERVICE	73 SF



4 ROOFTOP
1" = 30'-0"

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AREA PLANS

Project #23-014

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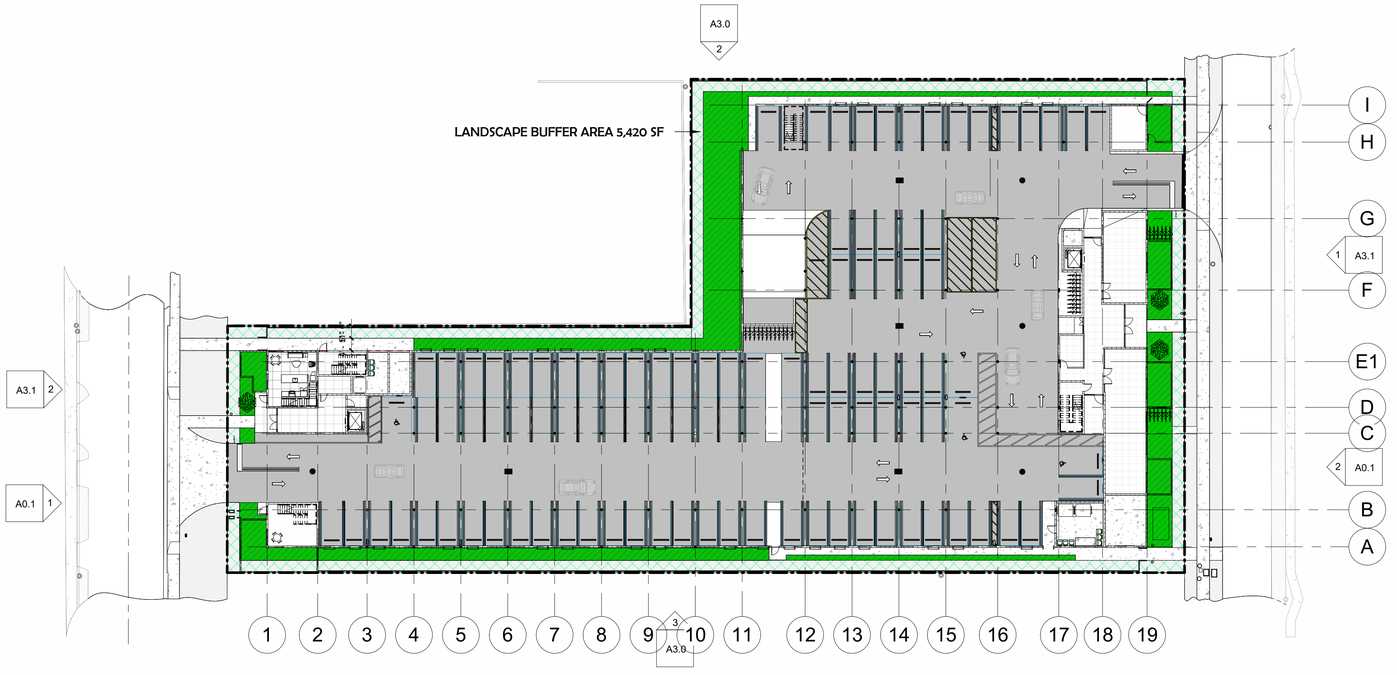
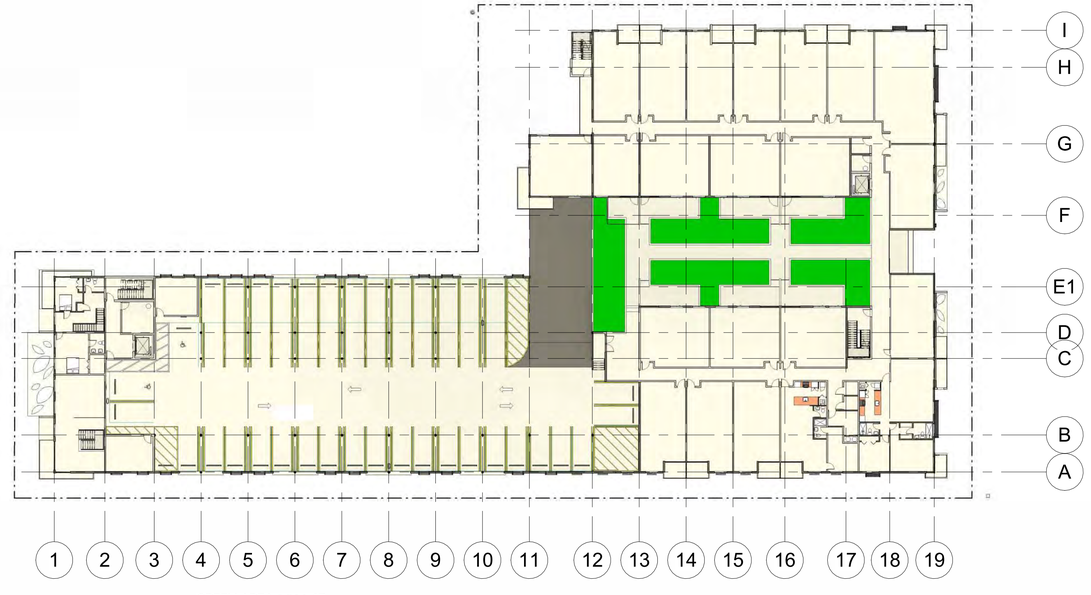


2 SITE PLAN LANDSCAPE AREA **GREEN AREA 5,960 SF**
1" = 30'-0"



1 2ND FLOOR LANDSCAPE AREA **GREEN AREA 2,500 SF**
1" = 30'-0"



3 ROOFTOP LANDSCAPE AREA **GREEN AREA 3,600 SF**
1" = 30'-0"

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LINCOLN PARK RESIDENCES
SIGN OFF

LANDSCAPE AREA DIAGRAMS

Project #23-014

A0.3

ZONING: DH-2 (DIXIE HWY MEDIUM INTENSITY MULTY FAMILY DISTRICT)		
LAND USE:	RESIDENTIAL	
BASE FLOOD ELEVATION (B.F.E.):	N/A	
REQ'D/ALLOWED	**REQUIRED**	**PROPOSED**
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EV CAPABLE SPACES		10 EV CAPABLE SPACES	GROUND FL. 10 EV CAPABLE CHARGING SP
LOADING SPACE	2 SPACES	2 SPACES	
BICYCLE PARKING	1 BIKE / 20 PARKING SPACES 125 / 20 = 6.25 = 7 REQUIRED	34 BICYCLE SPACES	12 SHORT TERM ON ST BICYCLE SP 22 LONG TERM IN BLDG BICYCLE SP

SITE PLAN LEGEND

- LANDSCAPE
- HARDSCAPE (CONCRETE SLAB)
- GARAGE FLOOR (CONCRETE)
- COLUMNS (CONCRETE)
- CMU PRIVACY WALL
- NEW CMU WALL
- FPL EASEMENT
- EXISTING ADJACENT PARKING AREA
- PROPOSED PAVED FLOOR
- PROPOSED FLOOR

GENERAL SITE NOTES

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

*ACTUAL DESIGN AND FUTURE CHANGES MUST COMPLIES WITH - NFPA 1 (2021 Ed.) SECTION 12.3.2

*WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2021 Ed.) SECTION 16.4.3.4.1.1.

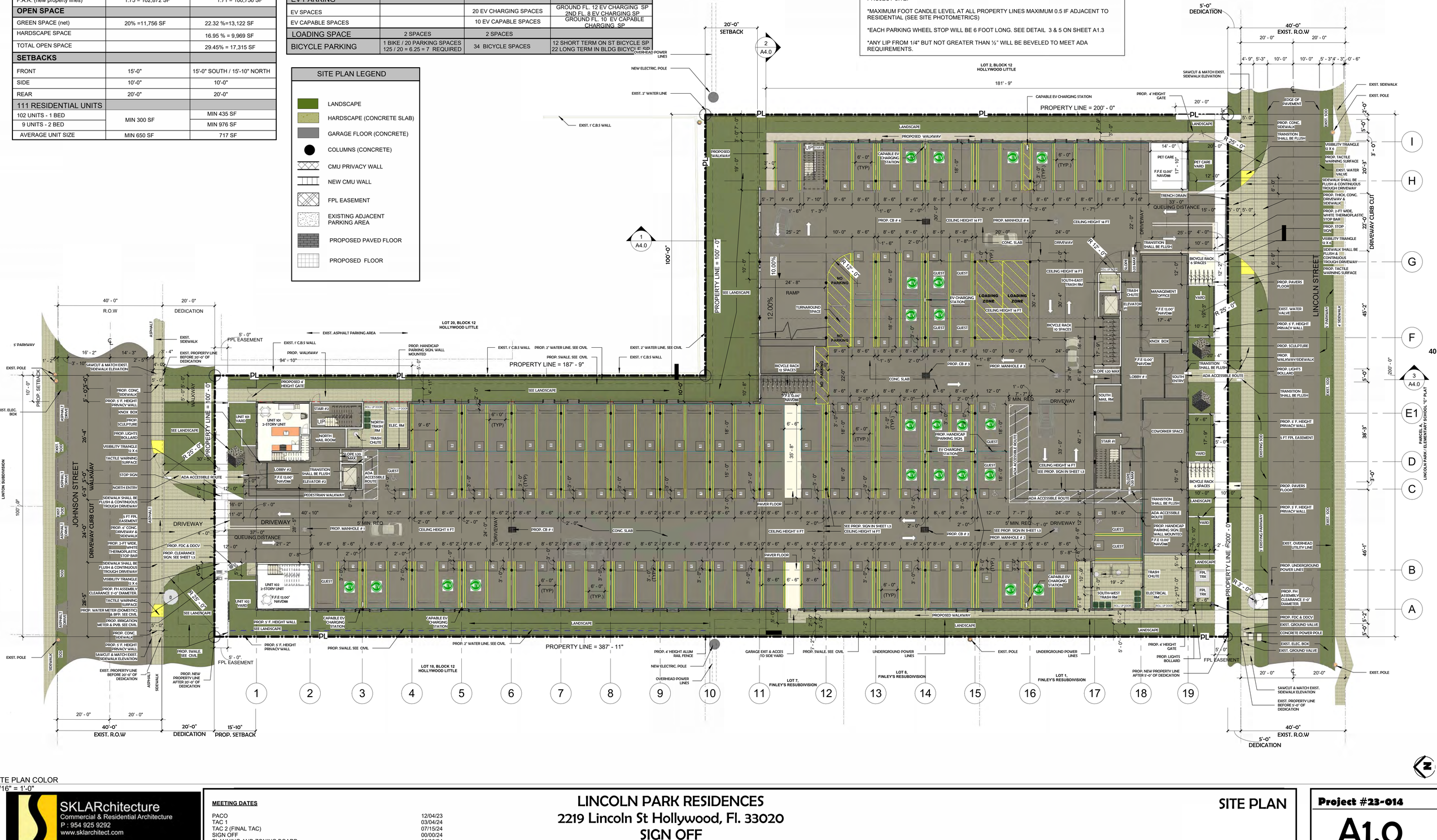
*PROJECT CERTIFIED WITH NATIONAL GREEN BUILDING STANDARD (NGBS).
-SEE GREEN REGISTRATION DOCUMENTATION IN SHEET A1.2.

*FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING AND/OR PAVERS, WILL BE REQUIRED FOR ALL STREETS / ROADWAY ADJACENT TO THE PROJECT SITE.

*MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL (SEE SITE PHOTOMETRICS)

*EACH PARKING WHEEL STOP WILL BE 6 FOOT LONG. SEE DETAIL 3 & 5 ON SHEET A1.3

*ANY LIP FROM 1/4" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS.


PROPERTY LINE = 200' - 0"
PROPERTY LINE = 100' - 0"
PROPERTY LINE = 187' - 9"
PROPERTY LINE = 387' - 11"
181' - 9"
LOT 2, BLOCK 12 HOLLYWOOD LITTLE
LOT 20, BLOCK 12 HOLLYWOOD LITTLE
LOT 18, BLOCK 12 HOLLYWOOD LITTLE
LOT 7 FINLEY'S RESUBDIVISION
LOT 8, FINLEY'S RESUBDIVISION
LOT 1, FINLEY'S RESUBDIVISION
LOT 4 LINTON SUBDIVISION
LOT 3 LINTON SUBDIVISION
PARCEL A LINCOLN PARK / ELEMENTARY SCHOOL "C" PLAT
JOHNSON STREET
LINCOLN STREET
DRIVEWAY CURB CUT
20'-0" SETBACK
5'-0" DEDICATION
40'-0" EXIST. R.O.W
40' - 0" R.O.W
20' - 0" DEDICATION
15'-10" PROP. SETBACK
OVERHEAD POWER LINES
NEW ELECTRIC POLE
EXIST. 2" WATER LINE
EXIST. 1' C.B.S WALL
CAPABLE EV CHARGING STATION
PROP. 4' HEIGHT GATE
PROPOSED WALKWAY
LANDSCAPE
PET CARE YARD
TRENCH DRAIN
QUEUING DISTANCE
DRIVEWAY
CONC. SLAB
PROP. CB # 4
PROP. MANHOLE # 4
CEILING HEIGHT 14 FT
RAMP
NO PARKING
TURNAROUND SPACE
EV CHARGING STATION
LOADING ZONE
SOUTH-EAST TRASH RM
TRASH CHUTE
ELEVATOR #
MANAGEMENT OFFICE
BICYCLE RACK 10 SPACES
BICYCLE RACK 12 SPACES
BICYCLE RACK 6 SPACES
KNOX BOX
LOBBY #1
SOUTH MAIL RM
SOUTH ENTRY
COWORKER SPACE
ADA ACCESSIBLE ROUTE
PROP. HANDICAP PARKING SIGN
SEE PROP. SIGN IN SHEET L3
PROP. CB # 3
PROP. MANHOLE # 3
PROP. CB # 2
PROP. MANHOLE # 2
PROP. CB # 1
PROP. MANHOLE # 1
SOUTH-WEST TRASH RM
ELECTRICAL RM
PAVER FLOOR
PROPOSED WALKWAY
SEE LANDSCAPE
PROP. SWALE. SEE CIVIL
PROP. 2" WATER LINE. SEE CIVIL
PROP. HANDICAP PARKING SIGN. WALL MOUNTED
PROP. 4' HEIGHT ALUM RAIL FENCE
GARAGE EXIT & ACCES TO SIDE YARD
UNDERGROUND POWER LINES
EXIST. POLE
PROP. LIGHTS BOLLARD
PROP. NEW PROPERTY LINE AFTER 5'-0" OF DEDICATION
EXIST. PROPERTY LINE BEFORE 20'-0" OF DEDICATION
EXIST. PROPERTY LINE BEFORE 5'-0" OF DEDICATION
SAWCUT & MATCH EXIST. SIDEWALK ELEVATION
EXIST. SIDEWALK
EXIST. POLE
EXIST. ELEC. BOX
EXIST. GROUND VALVE
EXIST. CONCRETE POWER POLE
EXIST. OVERHEAD UTILITY LINE
EXIST. UNDERGROUND POWER LINES
EXIST. WATER VALVE
EXIST. ASPHALT PARKING AREA
EXIST. 1' C.B.S WALL
EXIST. 2' WATER LINE. SEE CIVIL
5' PARKWAY
4' SIDEWALK
5' SIDEWALK
5' FPL EASEMENT
PROP. 5' F. HEIGHT PRIVACY WALL
PROP. SCULPTURE
PROP. WALKWAY/SIDEWALK
PROP. LIGHTS BOLLARD
PROP. PAVERS FLOOR
PROP. 5' F. HEIGHT PRIVACY WALL
PROP. 5' F. HEIGHT PRIVACY WALL
PROP. 5 FT FPL EASEMENT
PROP. UNDERGROUND POWER LINES
PROP. FH ASSEMBLY CLEARANCE 3'-0" DIAMETER
PROP. FDC & DDCV
EXIST. GROUND VALVE
CONCRETE POWER POLE
EXIST. ELEC. BOX
EXIST. GROUND VALVE
FPL EASEMENT
EXIST. POLE
SAWCUT & MATCH EXIST. SIDEWALK ELEVATION
EXIST. PROPERTY LINE BEFORE 5'-0" OF DEDICATION
UNIT 101 2-STORY UNIT
UNIT 102 2-STORY UNIT
UNIT 103 2-STORY UNIT
F.F.E 12.00' NAVD88
NORTH MAIL ROOM
NORTH TRASH RM
TRASH CHUTE
ELEC. RM
LOBBY #2
ELEVATOR #2
PEDESTRIAN WALKWAY
STAIR #1
STAIR #2
SLOPE 120 MAX
ROLL UP DOOR
PROP. CONC. SIDEWALK
PROP. 5' F. HEIGHT PRIVACY WALL
PROP. 6" CONC. DRIVEWAY & SIDEWALK
PROP. 2-FT WIDE, WHITE THERMOPLASTIC STOP BAR
PROP. CLEARANCE SIGN. SEE SHEET L3
SIDEWALK SHALL BE FLUSH & CONTINUOUS TROUGH DRIVEWAY
VISIBILITY TRIANGLE 12 X 6
TACTILE WARNING SURFACE
STOP SIGN
NORTH ENTRY
PROP. FH ASSEMBLY
PROP. WATER METER (DOMESTIC) & BFP. SEE CIVIL
PROP. IRRIGATION METER & PVB. SEE CIVIL
PROP. CONC. SIDEWALK
PROP. 5' F. HEIGHT PRIVACY WALL
PROP. SWALE. SEE CIVIL
PROP. NEW PROPERTY LINE AFTER 20'-0" OF DEDICATION
EXIST. PROPERTY LINE BEFORE 20'-0" OF DEDICATION
EXIST. 1' C.B.S WALL
EXIST. 2' WATER LINE. SEE CIVIL
PROP. 4' HEIGHT ALUM RAIL FENCE
NEW ELECTRIC. POLE
OVERHEAD POWER LINES
PROP. 5' F. HEIGHT PRIVACY WALL
PROP. 5' F. HEIGHT WALL
SEE LANDSCAPE
PROP. SWALE. SEE CIVIL
PROP. 2" WATER LINE. SEE CIVIL
PROP. 4' HEIGHT GATE
PROP. 5 FT FPL EASEMENT
PROP. 6" CONC. DRIVEWAY & SIDEWALK
PROP. 2-FT WIDE, WHITE THERMOPLASTIC STOP BAR
PROP. STOP SIGN
PROP. CLEARANCE SIGN. SEE SHEET L3
SIDEWALK SHALL BE FLUSH & CONTINUOUS TROUGH DRIVEWAY
VISIBILITY TRIANGLE 12 X 6
PROP. FH ASSEMBLY CLEARANCE 3'-0" DIAMETER
TACTILE WARNING SURFACE
PROP. FDC & DDCV
PROP. TACTILE WARNING SURFACE
EXIST. WATER VALVE
SIDEWALK SHALL BE FLUSH & CONTINUOUS TROUGH DRIVEWAY
EXIST. SIDEWALK
EXIST. POLE
EXIST. ROD
EDGE OF PAVEMENT
SAWCUT & MATCH EXIST. SIDEWALK ELEVATION
TRANSITION SHALL BE FLUSH
PROP. CONC. SIDEWALK
PROP. TACTILE WARNING SURFACE
EXIST. WATER VALVE
SIDEWALK SHALL BE FLUSH & CONTINUOUS TROUGH DRIVEWAY
PROP. THICK. CONC. DRIVEWAY & SIDEWALK
PROP. 2-FT WIDE, WHITE THERMOPLASTIC STOP BAR
PROP. STOP SIGN
VISIBILITY TRIANGLE 12 X 6
SIDEWALK SHALL BE FLUSH & CONTINUOUS TROUGH DRIVEWAY
PROP. TACTILE WARNING SURFACE
PROP. PAVERS FLOOR
PROP. 5' F. HEIGHT PRIVACY WALL
PROP. SCULPTURE
PROP. WALKWAY/SIDEWALK
PROP. LIGHTS BOLLARD
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PROP. 5' F. HEIGHT PRIVACY WALL
5 FT FPL EASEMENT
PROP. UNDERGROUND POWER LINES
PROP. FH ASSEMBLY CLEARANCE 3'-0" DIAMETER
PROP. FDC & DDCV
EXIST. GROUND VALVE
CONCRETE POWER POLE
EXIST. ELEC. BOX
EXIST. GROUND VALVE
EXIST. OVERHEAD UTILITY LINE
EXIST. POLE
EXIST. PROPERTY LINE BEFORE 5'-0" OF DEDICATION
SAWCUT & MATCH EXIST. SIDEWALK ELEVATION
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PROP. 4' HEIGHT GATE
FPL EASEMENT
EXIST. POLE
EXIST. 1' C.B.S WALL
EXIST. 2' WATER LINE. SEE CIVIL
EXIST. ASPHALT PARKING AREA
EXIST. 5' SIDEWALK
EXIST. 4' SIDEWALK
EXIST. 5' PARKWAY
EXIST. 5' F. HEIGHT PRIVACY WALL
EXIST. 5 FT FPL EASEMENT
EXIST. 5' SIDEWALK
EXIST. 4' SIDEWALK
EXIST. 5' PARKWAY
EXISTING SOD
EXISTING DRIVEWAY
EXIST. ROD
EXIST. SOD
EXIST. SOD
EXIST. SO

ZONING:	DH-2 (DIXIE HWY MEDIUM INTENSITY MULTY FAMILY DISTRICT)	
LAND USE:	RESIDENTIAL	
BASE FLOOD ELEVATION (B.F.E.):	N/A	
REQ'D/ALLOWED	**REQUIRED**	**PROPOSED**
HEIGHT:	45 FT MAX. 45 + 15 = 60 FT MAX.	45 FT - 4 STORIES + 15 FT ROOFTOP 60 FT - TOP OF ROOF
LOT SIZE GROSS:	61,783 SF	
F.A.R. (original property lines)	1.75 = 108,120 SF	
LOT SIZE NET: (after dedications)	58,784 SF	
F.A.R. (new property lines)	1.75 = 102,872 SF	1.71 = 100,756 SF
OPEN SPACE		
GREEN SPACE (net)	20% =11,756 SF	22.32 %=13,122 SF
HARDSCAPE SPACE		16.95 % = 9,969 SF
TOTAL OPEN SPACE		29.45% = 17,315 SF
SETBACKS		
FRONT	15'-0"	15'-0" SOUTH / 15'-10" NORTH
SIDE	10'-0"	10'-0"
REAR	20'-0"	20'-0"
111 RESIDENTIAL UNITS		
102 UNITS - 1 BED	MIN 300 SF	MIN 435 SF
9 UNITS - 2 BED		MIN 976 SF
AVERAGE UNIT SIZE	MIN 650 SF	717 SF

PARKING	REQUIRED	PROPOSED	
102 - 1 BEDROOM UNITS	1 SP/102 UN = 102 SPACES	82 SINGLES SPACES	GROUND FL. 61 SINGLES SP 2ND FL. 21 SINGLES SP
9 - 2 BEDROOM UNITS	1.5 SP/9 UN = 13.5 SPACES	29 TANDEM SPACES (58)	GROUND FL. 16 TANDEM SP(32) 2ND FL. 13 TANDEM SP(26)
GUEST	115.5 x 10% = 11,5= 12 GUEST SPACES	12 GUEST SPACES	12 GUEST SINGLE SPACES
TOTAL	**127 SPACES REQUIRED**	**152 SPACES PROPOSED**	GROUND FL. 103 SPACES 2ND FL. 49 SPACES
111 UNITS+6 ADA+6 GUEST = 123	123 ENTRIES TO SPACES	123 ENTRIES TO SPACES	GROUND FL. 87 ENTRIES 2ND FL. 36 ENTRIES
ADA PARKING			
ADA SPACES	1/25 SPACES =155/25 = 6.2 = 6 ADA SPACES REQUIRED	6 ADA SPACES PROPOSED	GROUND FL. 4 ADA SP 2ND FL. 6 ADA SP
EV PARKING			
EV SPACES		20 EV CHARGING SPACES	GROUND FL. 12 EV CHARGING SP 2ND FL. 8 EV CHARGING SP
EV CAPABLE SPACES		10 EV CAPABLE SPACES	GROUND FL. 10 EV CAPABLE CHARGING SP
LOADING SPACE	2 SPACES	2 SPACES	
BICYCLE PARKING	1 BIKE / 20 PARKING SPACES 125 / 20 = 6.25 = 7 REQUIRED	34 BICYCLE SPACES	12 SHORT TERM ON ST BICYCLE SP 22 LONG TERM IN BLDG BICYCLE SP

GENERAL SITE NOTES

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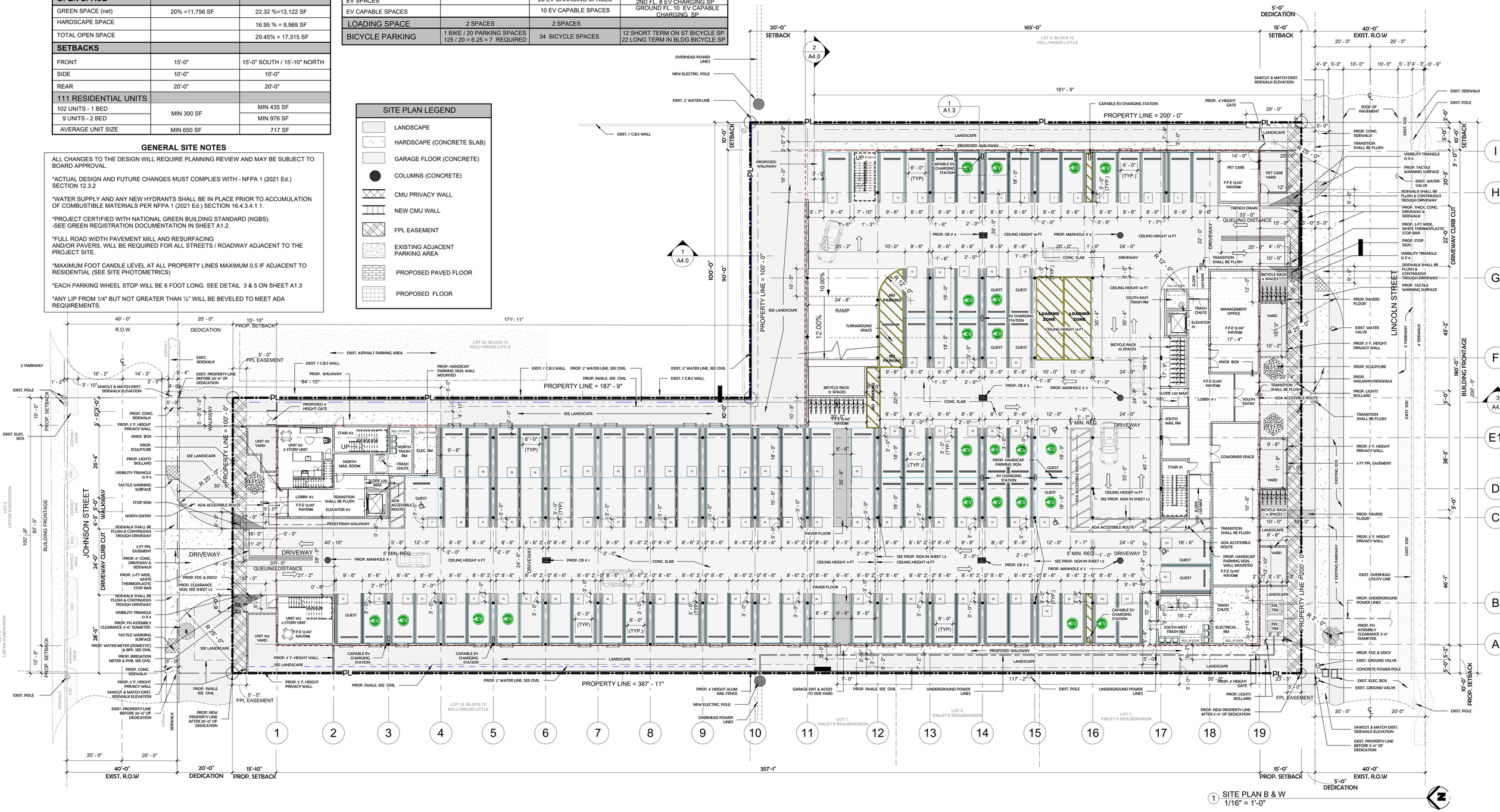
SITE PLAN LEGEND

- LANDSCAPE
- HARDSCAPE (CONCRETE SLAB)
- GARAGE FLOOR (CONCRETE)
- COLUMNS (CONCRETE)
- CMU PRIVACY WALL
- NEW CMU WALL
- FPL EASEMENT
- EXISTING ADJACENT PARKING AREA
- PROPOSED PAVED FLOOR
- PROPOSED FLOOR



SKLARchitecture
Commercial & Residential Architecture
P : 954 925 9292
www.sklarchitect.com

MEETING DATES

PACO	12/04/23
TAC 1	03/04/24
TAC 2 (FINAL TAC)	07/15/24
SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

LINCOLN PARK RESIDENCES
2219 Lincoln St Hollywood, Fl. 33020
SIGN OFF

SITE PLAN B & W

Project #23-014

A1.1

ECSG
ENERGY COST SOLUTIONS GROUP, LLC

National Green Building Standard Scoring Analysis

NGBS GREEN
Home Innovation Research Labs

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ICC 700-2020 National Green Building Standard®

Summary of Results of the Design Phase

Scoring Tool Version: 5.2.21 **Revision Date:** 4/15/2024
Project Name: Lincoln Park Residences
Location: 2219,2225,2231 Lincoln St. & 2226 Johnson St. , Hollywood, Florida 33351

✓ No Mandatory items missing on the "Overview (Design)" page

	Points Required				Points Claimed	Mandatory Practices	No Errors
	Bronze	Silver	Gold	Emerald			
Chapter 5: Lot Design, Preparation, and Development	50	64	93	121	144	✓	✓
Chapter 6: Resource Efficiency	43	59	89	119	81	✓	✓
Chapter 7: Energy Efficiency	30	45	60	70	65	✓	✓
Chapter 8: Water Efficiency	25	39	67	92	83	✓	✓
Chapter 9: Indoor Environmental Quality	25	42	69	97	51	✓	✓
Chapter 10: Operation, Maintenance, and Building Owner Education	8	10	11	12	16	✓	✓
Additional Points required	50	75	100	100			
Additional points required due to SF over 4000 (601.1)	0	0	0	0			
Total points required	231	334	489	611	438		

Additional Points Claimed	**257**	**179**	**49**	(73)
Overall Level Achieved for Design	**Silver**			

ECSG
ENERGY COST SOLUTIONS GROUP, LLC

Home Innovation Research Laboratory - NGBS 2020 MF Registration

Dear Jason Biondi,

Congratulations! You have successfully registered the project below for the 2020 NGBS MF New Construction program.

Your Project ID:
PRJny17dY5

Be sure to keep this Project ID in a safe place as you will need it throughout the certification process.

Verifier Name:	Jason Biondi
Verifier Organization:	Energy Cost Solutions Group, LLC
Builder Organization:	2219 Lincoln LLC
Standard and Scoring Path:	2020 NGBS MF New Construction
Subdivision/Development	Lincoln Park Residences
Project Address/Lot:	2219,2225,2231,2226 Lincoln St
Project State:	FL
Project City:	Hollywood
Project ZIP Code:	33351
Accessory Structure:	No

ECSG
ENERGY COST SOLUTIONS GROUP, LLC

Date: May 30, 2024

To whom it may concern:
City of Hollywood Building Department

Re: Lincoln Park Residences
Location: 2219, 2225, 2231 Lincoln St. & 2226 Johnson St. 33351

This letter, regarding the project mentioned above, is intended to demonstrate compliance with the City of Hollywood, sustainability requirements.

After reviewing the drawings and holding discussions with the owner and design team, it is my opinion that the project is eligible for the National Green Building Standard (NGBS) and is in good standing to achieve a gold level certification under the program.

The NGBS certification program is developed by Home Innovation Research Laboratory. This green building certification program is thorough, and it is intended to be used by designers, builders, and developers to improve the efficiency of buildings while reducing environmental impacts associated with real estate development projects, promoting healthier indoor and outdoor environments.

The "Lincoln Park Residences" project has been registered with the Home Innovation Research Laboratory to use the NGBS 2020 program and the team has a strategy in place to achieve the Silver level certification.

Please feel free to contact me directly with any questions, comments, or concerns. I will be working with the project team, to ensure NGBS certification.

Best regards,

Jason Biondi
Owner / Managing Director
786.897.7783

Addendum "A" below includes project National Green Building Standard (NGBS) registration, Silver level certification information and details.

Addendum "B" below includes overall NGBS Strategy for Certification.

N.G.B.S. KEY CONSIDERATIONS

CIVIL

STORMWATER MANAGEMENT CALCULATIONS – 95TH PERCENTILE STORM EVENT MANAGED ON SITE

ARCHITECTURAL

PROVIDING (34) BIKE PARKING SPACES. PER A1.0 - 14

HARDSCAPE MATERIAL: PERMEABLE & WHITE/LIGHT COLORS (25% CLAIMED)

LANDSCAPE

PROVIDING "SOD"/ST AUGUSTINE IS <40% TOTAL LANDSCAPE AREA.
ADDING 1,200 SF DESIGNATED AS POLLINATOR GARDEN WITH SUPPORTIVE SPECIES.
PROVIDING IRRIGATION METER.
PROVINDING DRIP IRRIGATION IN ALL LANDSCAPE BEDS.

MEP

PLUMBING FIXTURE SCHEDULE
1.5 GPM SHOWERHEADS
1.2 GPM BATHROOM FAUCETS
1.5 KITCHEN FAUCETS
1.2 GPF TOILETS
.125 GPF URINAL
POOL WILL HAVE A WATER METER (SUB METER)
EXHAUST FANS: > 50 CFM, ENERGY STAR & < 1 SONE

THE PROJECT HAS BEEN REGISTERED WITH HOME INNOVATION RESEARCH LAB AND HAS ACCESS TO THE NATIONAL GREEN BUILDING STANDARD REQUIRED DOCUMENTATION FORM(s).

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www.sklarchitect.com

MEETING DATES

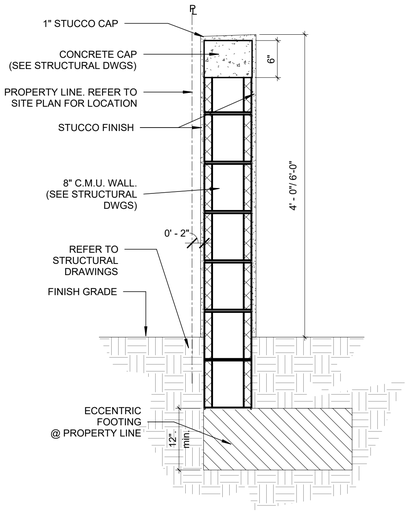
PACO	12/04/23
TAC 1	03/04/24
TAC 2 (FINAL TAC)	07/15/24
SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

LINCOLN PARK RESIDENCES
2219 Lincoln St Hollywood, Fl. 33020
SIGN OFF

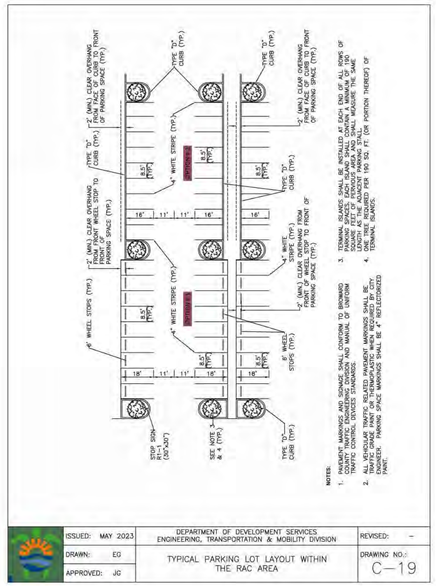
GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Project #23-014

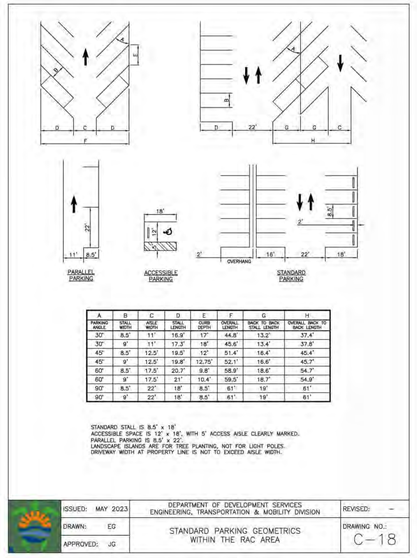
A1.2



6 WALL SECTION AT PROPERTY LINE
1" = 1'-0"



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	TYPICAL PARKING LOT LAYOUT WITHIN THE RAC AREA	DRAWING NO.: C–19
APPROVED: JG		



A PARKING ANGLE	B STALL WIDTH	C AISLE WIDTH	D STALL LENGTH	E CURB DEPTH	F OVERALL LENGTH	G BACK TO BACK STALL LENGTH	H OVERALL BACK TO BACK LENGTH
30°	8.5'	11'	16.8'	17'	44.8'	13.2'	37.4'
32°	9'	11'	17.3'	18'	45.6'	13.4'	37.8'
45°	8.5'	12.5'	19.8'	12'	51.4'	18.4'	45.4'
45°	9'	12.5'	19.8'	12.75'	52.1'	18.6'	45.7'
60°	8.5'	17.5'	20.7'	9.8'	58.9'	18.6'	54.7'
60°	9'	17.5'	21'	10.4'	59.5'	18.7'	54.9'
90°	8.5'	22'	18'	8.5'	61'	19'	61'
90°	9'	22'	18'	8.5'	61'	19'	61'

STANDARD STALL IS 8.5' x 18'
ACCESSIBLE SPACE IS 12' x 18', WITH 5' ACCESS AISLE CLEARLY MARKED.
PARALLEL PARKING IS 8.5' x 22'.
LANDSCAPE ISLANDS AND TREE PLANTING, NOT FOR LIGHT POLES.
DRIVEWAY WIDTH AT PROPERTY LINE IS NOT TO EXCEED AISLE WIDTH.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	STANDARD PARKING GEOMETRICS WITHIN THE RAC AREA	DRAWING NO.: C–18
APPROVED: JG		

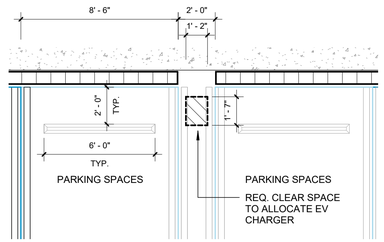
PROPOSED CLEARANCE SIGN.(REFERENCE)
ABOVE THE ENTRANCE ON JOHNSON STREET DRIVEWAY



PROPOSED "NO TRUCKS BEYOND THIS POINT"
SIGN.(REFERENCE)
IN THE JOHNSON DRIVEWAY .



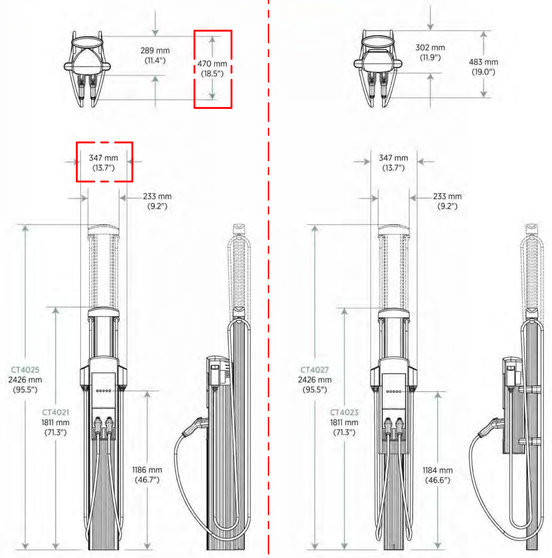
CLEARENCE SIGNS FOR LOADING
ZONES
1/4" = 1'-0"



TYP. EV CHARGING LOCATION BETWEN
STALLS
1/4" = 1'-0"

ChargePoint CT4000 Family

CT4021 1830 mm (6')
CT4025 2440 mm (8')
Bollard



CT4023 1830 mm (6')
CT4027 2440 mm (8')
Wall Mount

SELECTED MODEL

2 chargepoint.com

chargepoint+

CT4000 Level 2 Commercial Charging Station

Specifications and Ordering Information

Ordering Information

Specify model number followed by the applicable code(s).
The order code sequence is: **Model-Options**. **Software**, **Services** and **Misc** are ordered as separate line items.

Hardware

Description		Order Code
Model	1830 mm (6 ft) Single Port Bollard Mount 1830 mm (6 ft) Dual Port Bollard Mount	CT4011-GW1 CT4021-GW1
	1830 mm (6 ft) Single Port Wall Mount 1830 mm (6 ft) Dual Port Wall Mount	CT4013-GW1 CT4023-GW1
	2440 mm (8 ft) Dual Port Bollard Mount 2440 mm (8 ft) Dual Port Wall Mount	CT4025-GW1 CT4027-GW1
Included	Integral Modem - North America	-GW1
Misc	Power Management Kit Bollard Concrete Mounting Kit	CT4000-PMGMT CT4001-CCM

Note: All CT4000 stations include Intergral Modem -GW1.

Software & Services

Description	Order Code
ChargePoint Commercial Service Plan	CPCLD-COMMERCIAL-*n**
ChargePoint Enterprise Plan	CPCLD-ENTERPRISE-*n**
ChargePoint Assure	CT4000-ASSURE*n**
Station Activation and Configuration	CPSUPPORT-ACTIVE
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID

Note: All CT4000 stations require a network service plan per port.
*Substitute *n* for desired years (1, 2, 3, 4, or 5 years).

Order Code Examples

If ordering this	the order code is
1830 mm (6 ft) Dual Port Bollard Networked Station with Concrete Mounting Kit	CT4021-GW1 CT4001-CCM
ChargePoint Commercial Service Plan, 3 Year Subscription	CPCLD-COMMERCIAL-5
ChargePoint Station Installation and Validation	CT4000-INSTALLVALID
3 Years of Assure Coverage	CT4000-ASSURE5
1830 mm (6 ft) Single Port Wall Mount Networked Station	CT4013-GW1 CPCLD-COMMERCIAL-5
ChargePoint Commercial Service Plan, 5 Year Subscription	CT4000-ASSURE5
5 Years of Assure Coverage	CPSUPPORT-ACTIVE
Station Activation and Configuration	



CT4021

The First
ENERGY STAR®
Certified EV Charger

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MEETING DATES

PACO	12/04/23
TAC 1	03/04/24
TAC 2 (FINAL TAC)	07/15/24
SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

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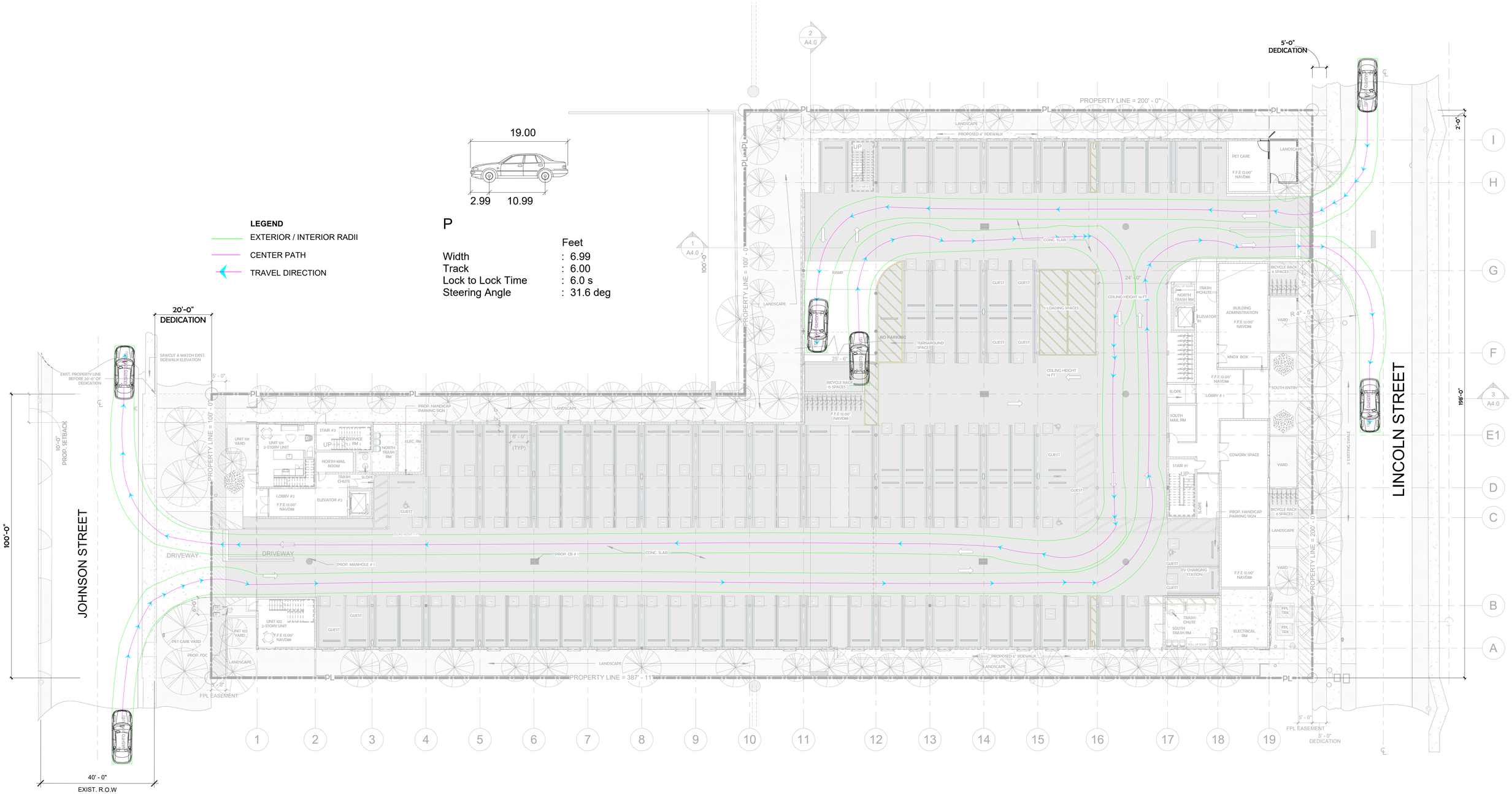
2219 Lincoln St Hollywood, Fl. 33020
SIGN OFF

SITE PLAN DETAILS

Project #23-014

A1.3



1 SITE PLAN -VEHICULAR TURNING RADII
1/16" = 1'-0"

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MEETING DATES

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SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

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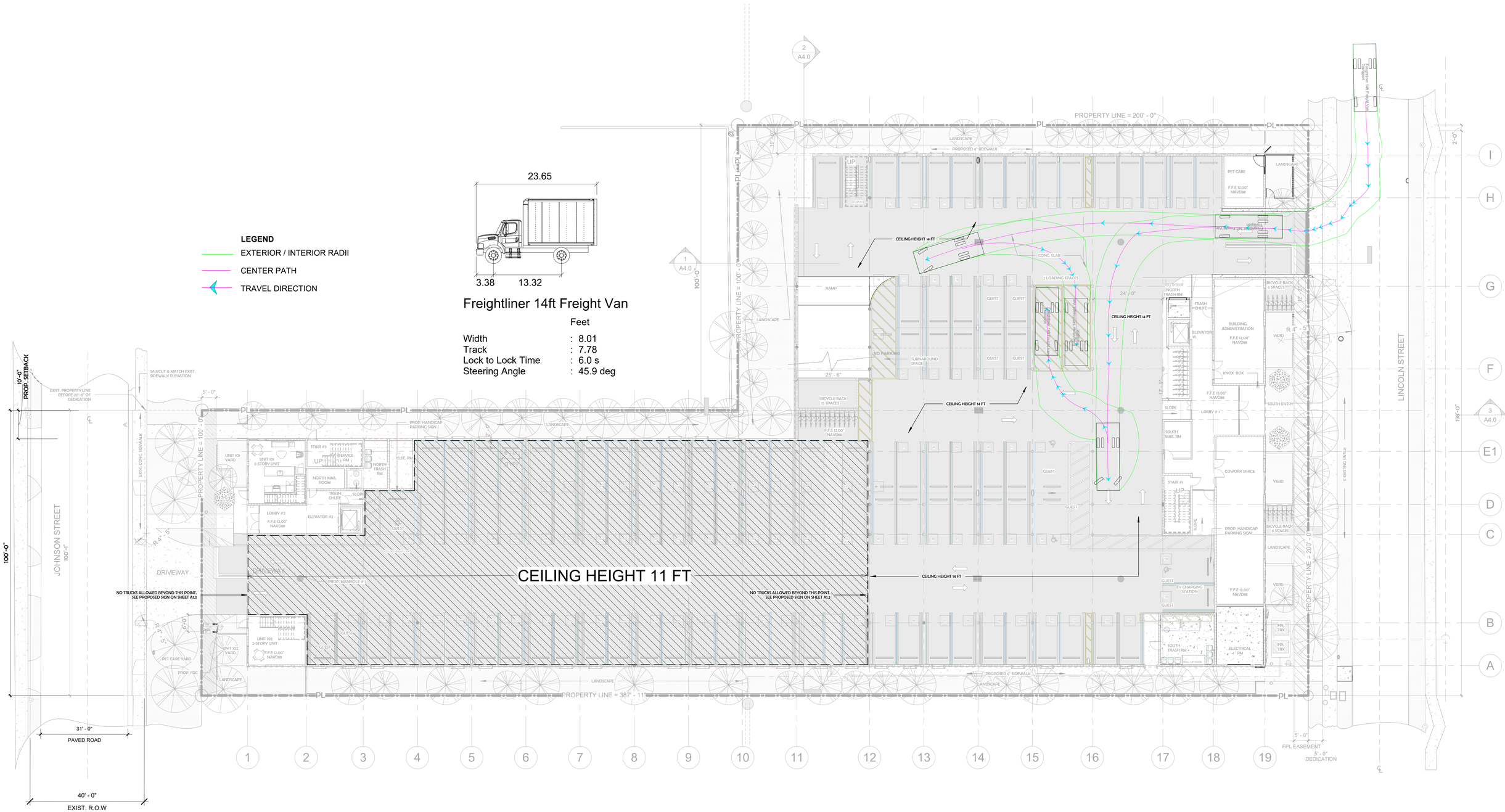
SITE PLAN -VEHICULAR TURNING RADII

Project #23-014

A1.4



1 SITE PLAN -LOADING ZONETURNING RADII Copy 1
1/16" = 1'-0"

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MEETING DATES

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SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

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SITE PLAN -LOADING ZONE VEHICULAR TURNING RADII

Project #23-014

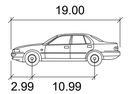
A1.5

LEGEND

EXTERIOR / INTERIOR RADII

CENTER PATH

TRAVEL DIRECTION



P

	Feet
Width	: 6.99
Track	: 6.00
Lock to Lock Time	: 6.0 s
Steering Angle	: 31.6 deg

1 2ND FLOOR -VEHICULAR TURNING RADII
1/16" = 1'-0"

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2ND FLOOR - VEHICULAR TURNING RADII Copy 1

Project #23-014

A1.6

211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel. | 314.754.0835 fax
specifw@anovafurnishings.com
anovafurnishings.com

CIRCLEBRS2— Tandem Stainless Steel Bike Rack, Surface Mount

Tandem stainless steel bike rack, surface mount

Material
The bike rack is 32.25" tall and made from 2.38" O.D. Schedule 10, 316L stainless steel pipe support sections. 316/316L stainless steel derives its advantage through an addition of at least 2% molybdenum. Molybdenum provides increased resistance to corrosion including sea water and deicing salt environments. Bike rack will accommodate up to two bikes, one on each side of the rack.

The bike rack is designed to be surface mounted. Each leg features a 7.75" x 5.5" plate with three .5" diameter predrilled holes for surface mounting to prevent movement.
Surface mounting is required; mounting hardware is not included. Stainless steel hardware recommended to prohibit rusting.

Finish
316/316L stainless steel is highly resistant to salt corrosion, rusting, pitting, and cracking. It remains clean and rust-free without paint or alternative finish.

Color
See website or sales representative for color choices.

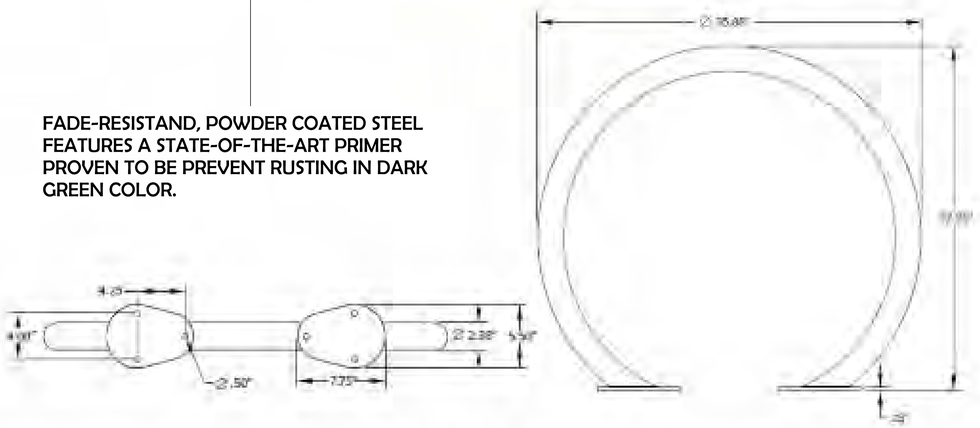
Assembly
The bike rack ships fully assembled and ready for use. Surface mounting may require some assembly.

Maintenance
Clean periodically, as conditions dictate. See ANOVA® stainless steel care guide at http://www.anovafurnishings.com/sites/default/files/products/CIRCLEBRS2/resources/stainless-steel-maintenance.pdf.

Warranty
20-year limited structural warranty from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.



FADE-RESISTAND, POWDER COATED STEEL FEATURES A STATE-OF-THE-ART PRIMER PROVEN TO BE PREVENT RUSTING IN DARK GREEN COLOR.



1 BIKE RACKS DETAIL
6" = 1'-0"

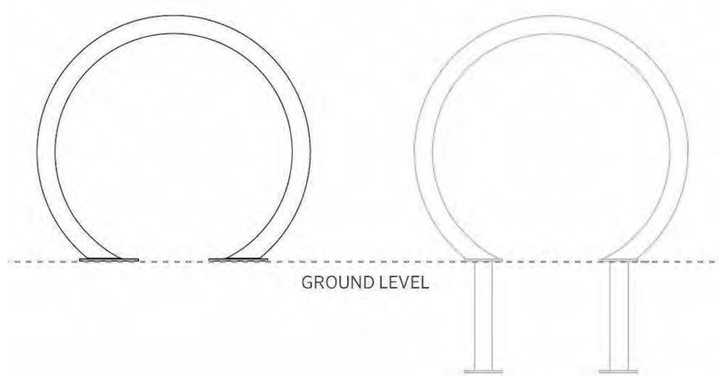




THIS PRODUCT

Surface Mount

Inground Mount



*SITE FURNITURE DESIGN FOR REFERENCE.
AN ALTERNATE COULD BE SELECTED TO BE APPROVED BY ARCHITECT.

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MEETING DATES

PACO	12/04/23
TAC 1	03/04/24
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SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

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DECORATIVE SITE FURNITURE - BIKE RACKS

Project #23-014

A1.7

ATTACHMENT A
Application Package Part II

Submitted by Genesis Lighting

GENESIS LIGHTING

Job Name: 2219 LINCOLN STREET- HOLLYWOOD BEACH

Catalog Number: ELK1140 / ELK4118 / EL490ICA

Notes:

Type: A

GENLIGHT24-58042

ELCO Lighting

Project name:

Fixture type:

Date:

Koto™ LED Module

Works with 2", 3", 4", 5" & 6" Recessed Housings and Koto™ Trims



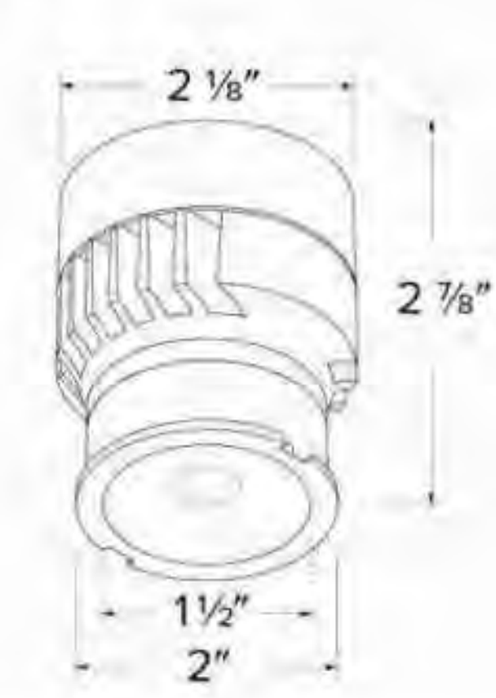
Features

- Integrated 120V Dimmable Driver Triac/ELV
- Excellent color rendering 95+ CRI
- Sunset Module ELK09SD & ELK11SD starts from 3000K and dims to 1800K
- Human Centric Module ELK11HC starts from 4000K and dims to 2200K
- Works in 2", 3", 4" and 6" ELCO housings with Koto™ twist-on
- Energy Star Certified
- Title 24 JA8-2019 Compliant
- Standard 38° Lens installed, 25° and 60° lens included with each module - Optional Lens: 18° (EP731C).
- Optional: Louver (L45), Linear Lens (L46), Spread Lens (L47), Clear Lens (L48), Frosted Lens (L49), Snoot (L50), Color Shifter (L51)
- Covered by U.S. PATENTS and Patents Pending

Specifications

Wattage	10W - 12.5W
Lumens	730 lm - 1400 lm
Voltage	120V
Color Temp.	2400K - SunsetK
Dimmable	Triac/ELV
Lamp Type	LED
Beam Angle	18° - 60°
CRI	95
Wet Location	UL Listed w/Wet Location Trims
Damp Location	UL Listed

Dimensions



Technical Details

Optics: Frosted polycarbonate module lens diffuses light evenly throughout while reducing glare with LED technology. Standard lens is shaterproof.

Construction: Integrated driver and light engine with quick connect. Diecast aluminum body with heat fins allow for efficient cooling.

Installation: Twist-lock design for toolless trim installation, for use with Koto™ trims only. Can be use in 2", 3", 4", 5" and 6" housings with quick connect base.

Electrical: Module connects to 120 power supply. High efficiency driver with a power factor >0.9. Start time of less than 0.75 seconds.

Operating Temperature: 0°F - 200°F of operating temperature.

Delivered Lumens: ELK0724 730 lm/2400K **ELK0727** 770 lm/2700K **ELK0730** 800 lm/3000K **ELK0735** 830 lm/3500K **ELK0740** 860 lm/4000K

ELK0924 900 lm/2400K **ELK0927** 940 lm/2700K **ELK0930** 990 lm/3000K **ELK0935** 1040 lm/3500K **ELK0940** 1100 lm/4000K **ELK09SD** 940 lm/Sunset

ELK1124 1060 lm/2400K **ELK1127** 1100 lm/2700K **ELK1130** 1150 lm/3000K **ELK1135** 1200 lm/3500K **ELK1140** 1260 lm/4000K **ELK11SD** 1050 lm/Sunset **ELK11HC** 1050 lm/Human Centric

ELK1327 1250 lm/2700K **ELK1330** 1300 lm/3000K **ELK1335** 1350 lm/3500K **ELK1340** 1400 lm/4000K

LED Technology: Extremely accurate Color Rendering Index of 95+. Lumen Maintaince of 50,000 hours L70 Life based on LM80 standardized test results. Superior Thermal Management by utilizing integrated heat

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Submitted by Genesis Lighting

GENESIS LIGHTING

Job Name: 2219 LINCOLN STREET- HOLLYWOOD BEACH

Catalog Number: E2L10F40W / E2L11ICAD

Notes:

Type: B

GENLIGHT24-58042

ELCO Lighting

Project name:

Fixture type:

Date:

2" Round Reflector Teak™ LED Light Engine

The Teak™ LED light engine is an IC Rated diecast construction specification grade 2″ LED downlight. Boasting an output up to 1100 lumens - more than a traditional 75W MR16 halogen lamp. Style options, beam options and color finish options offer maximum flexibility in design. Drivers and housings are specified separately for maximum flexibility per your project's needs. The patented engine offers auto release clips that make installation a breeze.



Features

- Dimmable ELV, Triac or 0-10V depending on driver used.
- Same LED light engine for 850 and 1100 lumens (see housings)
- UL Listed for Direct Contact with insulation
- Works with compatible ceilings up to 1¼″
- Height allows for use in ceilings with under 5" depth. Ceiling thickness can be reduced from fixture depth.
- 38° Standard beam with optional 28° and 60°
- Wet Location Rated for Indoor and Outdoor Use
- JA8-2016-E, UL, and Energy Star Qualified
- Life Span 50,000 Hours L70
- U.S. Pat. 10,125,959

Specifications

Wattage	10.5 - 12.5W
Lumens	800 - 1000 lm - 850 - 1100 lm
Color Temp.	2700K - SunsetK
Lamp Type	LED
Beam Angle	38° - 38°
CRI	93+
Wet Location	Listed

Options



White **All Bronze** **Black/White**



Chrome/White **Haze/White** **All Black**

Technical Details

Optics: PC Lens for even lumen distribution. Standard 38° lens. Optional 28° (EP716C) and 60° (EP718C) available.

Construction: Diecast construction for lasting quality and greater heat dissipation. High quality powder coat finish prevents rust and paint cracking.

Installation: All Teak™ LED Light Engines feature a patented trigger release clip that will depress as the module is being inserted, holding the module in place. Hole cutout size: 2-5/8" (68 mm). Teak™ LED Light engines require driver. Can be utilized in new construction and remodel applications.

LED Technology: Extremely accurate color rendering with 93+ CRI. Efficacy of up to 104 lumens per watt. Lumen Maintenance of 50,000 hours L70 based on LM80. Superior Thermal Management by utilizing diecast aluminum body as heat sink.

Sunset: Sunset color temperature is our dim-to-warm LED technology that allows the color temperature to become warmer as the product is dimmed. Our SUNSET items start at 3000K and go as low as 1800K when dimmed. For Sunset dim technology be sure to order an item with "Sunset" in the Color Temperature (CCT) attribute.

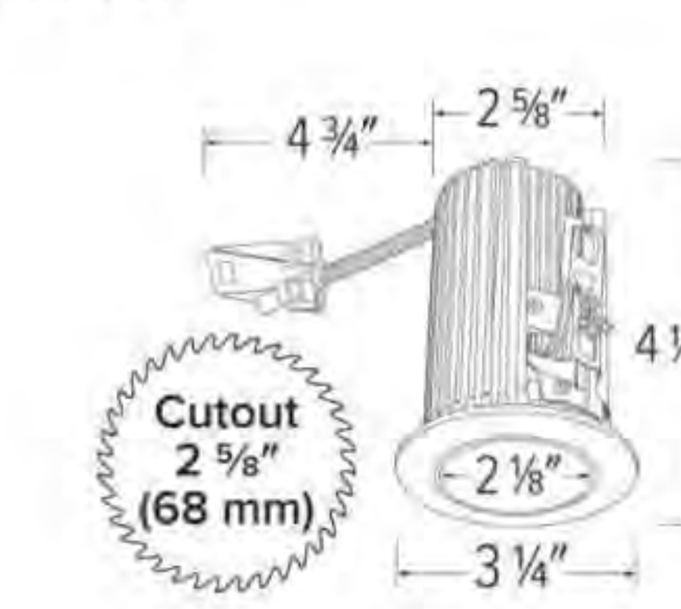
Electrical: Requires driver. Driver and housing can be specified with voltage (120V or 120/277V) and dimming (ELV/Triac or 0-10V/Triac/ELV)

Compatible Housings/Delivered Lumens: Teak™ Light Engines are compatible with 120/277V 0-10V/Triac/ELV or 120V Triac/ELV Teak™ Housings.

• E2LAJ08ICA, E2LAJ08ICAD, E2L08ICA, E2L08ICAD, E2L08RIC, E2L08RICD (10.5W, 120V)
Delivered Lumens: 2700K: 850 lm, 3000K: 850 lm, 3500K: 850 lm, 4000K: 850 lm, Sunset: 800 lm

• E2LAJ11ICA, E2LAJ11ICAD, E2L11ICA, E2L11ICAD, E2L11RIC, E2L11RICD (12.5W, 120/277V)

Dimensions



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Submitted by Genesis Lighting

GENESIS LIGHTING

Job Name: 2219 LINCOLN STREET- HOLLYWOOD BEACH

Catalog Number: EOS 3.0-S-WET-LAM-500-4-40K-8-UNV-S1-W-[MOUNTING]

Notes:

Type: C

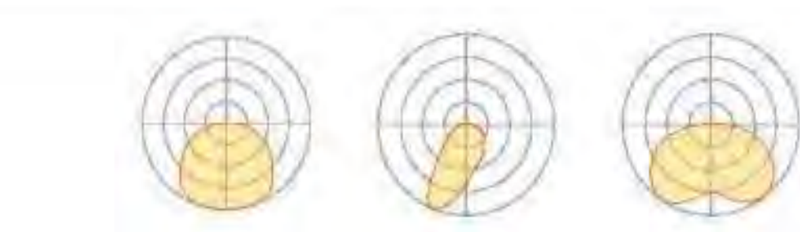
GENLIGHT24-58042

EOS 3.0 SURFACE DIRECT WET

LUX ILLUMINAIRE



STANDARD FINISHES
Black, White, & Silver





LUX ENABLED

WET LISTED Covered Ceiling Mount Only

CERTIFIED SAFETY US-CA

5 YEAR WARRANTY

MADE IN U.S.A.

UP TO 108 lm/W PERFORMANCE	
DIRECT LIGHT	WATTS PER FOOT
375 lm/ft	3.65
500 lm/ft	4.70
750 lm/ft	7.25
1000 lm/ft	9.85
1250 lm/ft	13.18

Performance based on 4-foot luminaire at 4,000K @ 25-degrees C

LIGHT LOSS FACTOR		
CCT	CRI	%
4000K	84+	100%
3500K	84+	97.1%
3000K	84+	95.7%
2700K	84+	94.1%
4000K	92+	88.9%
3500K	92+	85.5%
3000K	92+	83.8%
2700K	92+	82.4%

ORDER GUIDE

EOS 3.0-S-WET									
A	B	C	D	E	F	G	H	I	J

OPTIONS: K (Multiple Selections)

EXAMPLE

A. MODEL	B. DIRECT OPTICS	C. DIRECT DISTRIBUTION	D. LENGTH	E. COLOR TEMPERATURE
EOS 3.0-S-WET	LAM Lambertian ASY Asymmetric BAT Batwing	375 375 lm/ft 500 500 lm/ft 750 750 lm/ft 1000 1000 lm/ft 1250 1250 lm/ft XXX Custom lm/ft	2 2ft (24 in) 3 3 ft (36 in) 4 4 ft (48 in) 5 5 ft (60 in) 6 6 ft (72 in) 7 7 ft (84 in) 8 8 ft (96 in) XXX System Run	27K 2700K 30K 3000K 35K 3500K 40K 4000K WCT White Color Tuning 2700K - 6500K RGBW RGBW
NOTES	Asymmetric direction is determined by lens position. Field adjustable for right or left throw. LAM option only for RGBW	Consult factory for outputs between min and max.		WCT - max lm/ft is 1000 based on 80 CRI and 4000K. Other CCT's are available consult factory. Lambertian recommended for RGBW

F. CRI	G VOLTAGE	H. DRIVER	I. FINISH
8 80+CRI 9 90+CRI	UNV 120-277v 347 347v	S1 1% Dimming (0 - 10v) LDE1 Lutron Hi-Lume 1% Fade to Black ELO 0.1% EldoLED DXL 1% Dexal DXL2 Dexal 2-Chanel DALI DALI 2.0 Compatible PSQ Lutron T Series DMX DMX Controller/Driver	W White B Black S Silver CC Custom Colors
90 CRI option has an R9 value greater than 60.	347 may not be available in all configurations.	VDO, VRF, SPD, & CLM options supplied with DXL driver standard.	Consult factory for custom colors.(power feeds and canopies excluded)

J. MOUNTING	OPTIONS K. CONTROLS & FACTORY OPTIONS
9C 9/16 in Tee Clip 15C 15/16 in Tee Clip SC Screw Slot Tee Clip HC Hard Ceiling **MUST SPECIFY**	NONE Leave Blank EB Emergency Battery (10-Watt) EC Emergency Circuit NL Night Light Circuit
	EB option only available for lengths 4ft or greater. May choose more than one option in this category.

*LIGHT FIXTURES SPECS FOR REFERENCE.
AN ALTERNATE COULD BE SELECTED TO BE APPROVED BY ARCHITECT.

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MEETING DATES

PACO	12/04/23
TAC 1	03/04/24
TAC 2 (FINAL TAC)	07/15/24
SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

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DECORATIVE SITE FURNITURE - LIGHTS

Project #23-014

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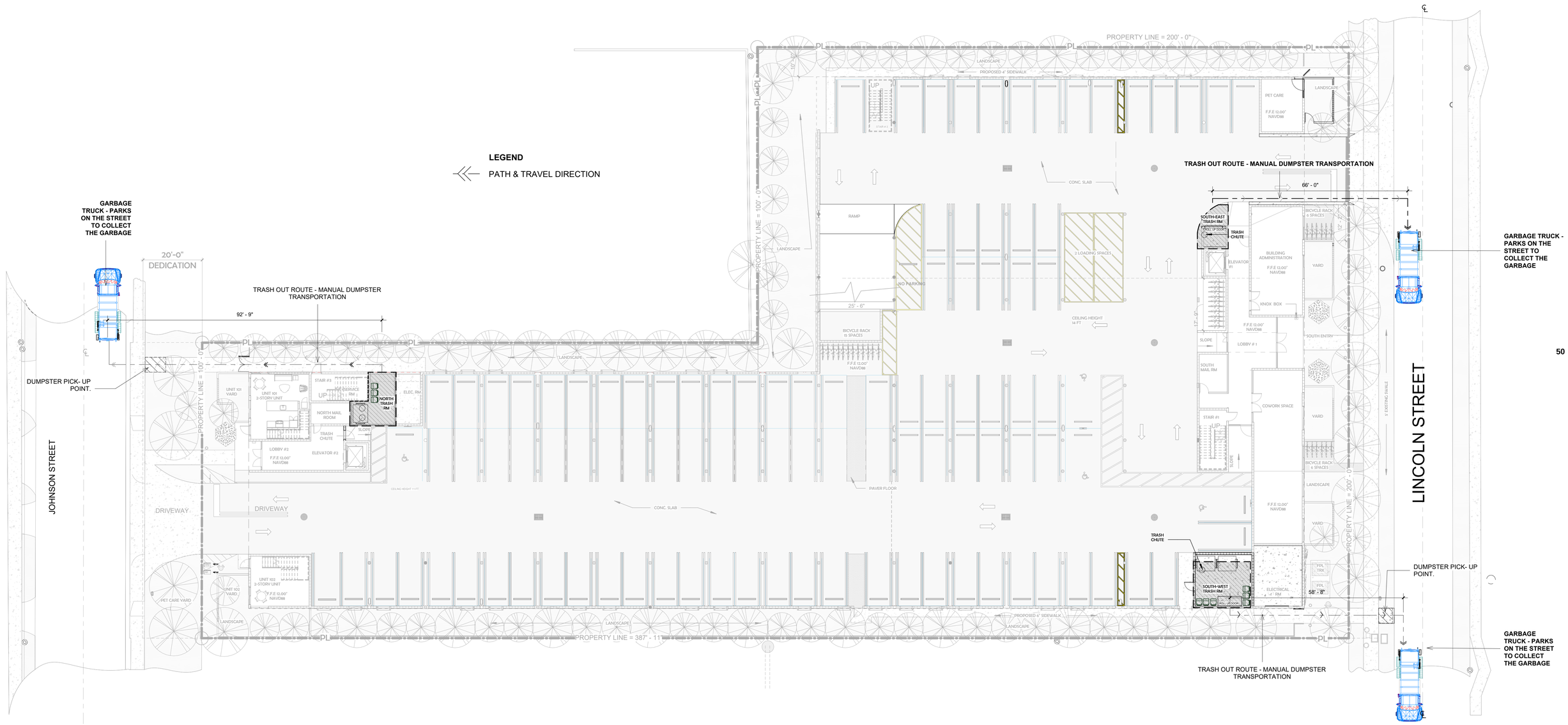

1 SITE PLAN -TRASH PICK UP ROUTE
1/16" = 1'-0"

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TRASH PICK UP ROUTE

Project #23-014

A1.9

Submitted by Genesis Lighting	Job Name:	Catalog Number:	Type:
GENESIS LIGHTING	2219 LINCOLN STREET- HOLLYWOOD BEACH	OPS PD 06L 5Q UNV DIM 40K8 [FINISH] Notes:	GE GENLIGHT24-58042

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Opulence Small Pendant & Surface Mount (OPS PD/SD)

Outdoor Pendant & Surface Mount Luminaire



IP66

OVERVIEW	
Lumen Package (lm)	3,000 - 14,000
Wattage Range (W)	20 - 100
Efficacy Range (LPW)	128 - 165
Weight lbs (kg)	16 (7.3)

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing.
- Architecturally pleasing with no visible electronics, hardware, or seams from ground level.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Optional spun aluminum shroud provides a streamlined transition from stem to luminaire while also deterring nesting (3/4" stem/pendant only).
- External Shield available for field installation (see accessory ordering information and dimensions for details).

Optical System
- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization.
- Patented Uplight Module U.S. Patent No. 11,668,443.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 80

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.
- Optional 16w battery backup provides 90-minutes of constant power (~2,000-2,500 lumens) to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0° to 40° with cold weather battery rated for -20°C to 40°. 120-277V Only.

Controls
- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation
- Pendant mounting via rigid 3/4" stem (order stem seperately), 36" wire leads provided.
- Direct/surface mounts to a 4" (102mm) square or octagon box (box by others).
- Hinged 16ga galvanized mounting bracket provided for ease of installation and maintenance.
- Optional stainless steel crown for mounting to 2" tenon (order tenon seperately). Wire leads pass through compression seal fitting to prevent water entry. Once-piece silicone gasket provides water and dust tight seal.
- For wall mount arm please reference OPS wall mount spec sheet.

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- IK09 rated luminaire per IEC 66262 mechanical impact code with polycarbonate lens (PLY).
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

©LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

Submitted by Genesis Lighting	Job Name:	Catalog Number:	Type:
GENESIS LIGHTING	2219 LINCOLN STREET- HOLLYWOOD BEACH	LELW48-LED835K053LUNV-B39 Notes:	STE GENLIGHT24-58042

LELW

LED - Specification-Grade ADA Surface Mount | Industrial/Commercial Lighting

VISIONEERING | LEVITON brand

Project:	Catalogue #:	Type:
Notes:		

Product Description
Specification-grade, surface-mounted ideally suited for multiple indoor applications including hallways, corridors and stairwells. Suitable for continuous row-mounting.

Applications
Commercial Spaces, Hallways, Stairwells



Features
- Unique ADA compliant design
- Shallow design
- Energy savings Bi-Level
- Available in 24 and 48 inch lengths
- 80+ CRI
- Standard low voltage dimming (0-10v)

Approvals
- Approved to CSA and UL standards.
- Tested in accordance to IESNA LM-79.
- Suitable for damp locations.
- DesignLights Consortium® Qualified.

All configurations may not be DLC qualified. Check www.designlights.org/QPL for qualified configurations

Featured Options
- Microwave Occ Sensor
- Ultrasonic Occ Sensor
- Emergency Battery Pack



Optical System
Frosted extruded micro-grooved acrylic lens.

Mounting
Mounting holes are provided for surface mounted applications. Continuous raceway and row-mounting capability.

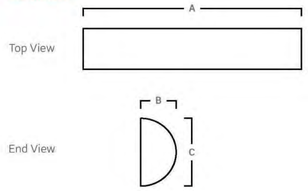
Construction
CNC brake-formed, code gauge, steel housing and ends. Knockouts are provided for conduit attachment.

Finish
White, polyester powder painted housing.

Electrical
Long life LEDs coupled with high efficiency drivers provide quality illumination. Rated to deliver L80 > 50,000 hours. Supplied with dimmable drivers (0-10v).

Warranty
5 year limited warranty. For complete warranty, click here: SYR Warranty

Dimensions



Size	A	B	C
24"	23"	3 15/16"	8"
48"	45"	3 15/16"	8"

Consult installation guide for exact dimensions.

Submitted by Genesis Lighting	Job Name:	Catalog Number:	Type:
GENESIS LIGHTING	2219 LINCOLN STREET- HOLLYWOOD BEACH	SH1-18-80-4K-[FINISH]-UNV-NA-EMPK Notes:	WE GENLIGHT24-58042

SHIELD+ 1

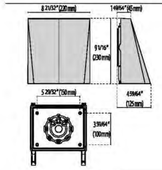




Long-lasting energy-efficient wall pack series. Fixtures consist of:
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- High-efficiency COB, combined with an optimized passive cooling system, provides a long LED life.
- Specular vacuum metallized polycarbonate reflector provides full-cutoff, no glare design, and precision optical control.
- IESNA Type III light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral 1-10 V dimming driver.
- Field settable integral tri-level lumen/wattage packages proprietary DIP switch driver for SHIELD+ 1 (stating factory setting at the lowest level).
- Standard knock-out template for multiple junction box mounting options.
- Suitable for three surface mounted conduit entry points with 1/2" NPS plugs.
- BUTTON and SWIVEL 120-277 V (50 / 60 Hz) photoelectric switch options available (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Consult factory for remote emergency battery pack options (EMPK).
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.

IP 66 WET FRONTO 1-10 V RAL IK 07 2 J

FINISHES
- **AN-96** / Iron gray / Textured
- **GR-94** / Aluminum metallic / Textured
- **RB-10** / Iron rust / Textured
- **WH-87** / White / Textured
- **BK-81** / Black / Textured



SHIELD+ 1

Lumen Output	27K	3K	35K	4K	5K
SHIELD+1 8W	929	957	984	1012	1039
SHIELD+1 10W	1209	1228	1247	1267	1286
SHIELD+1 13.5W	1448	1556	1664	1773	2516
SHIELD+1 18W	1906	2059	2211	2364	2516
SHIELD+1 27W	2478	2676	2874	3072	3270

Scan here for installation instructions

REVISION 09
10/23

*LIGHT FIXTURES SPECS FOR REFERENCE.
AN ALTERNATE COULD BE SELECTED TO BE APPROVED BY ARCHITECT.

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SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

LINCOLN PARK RESIDENCES
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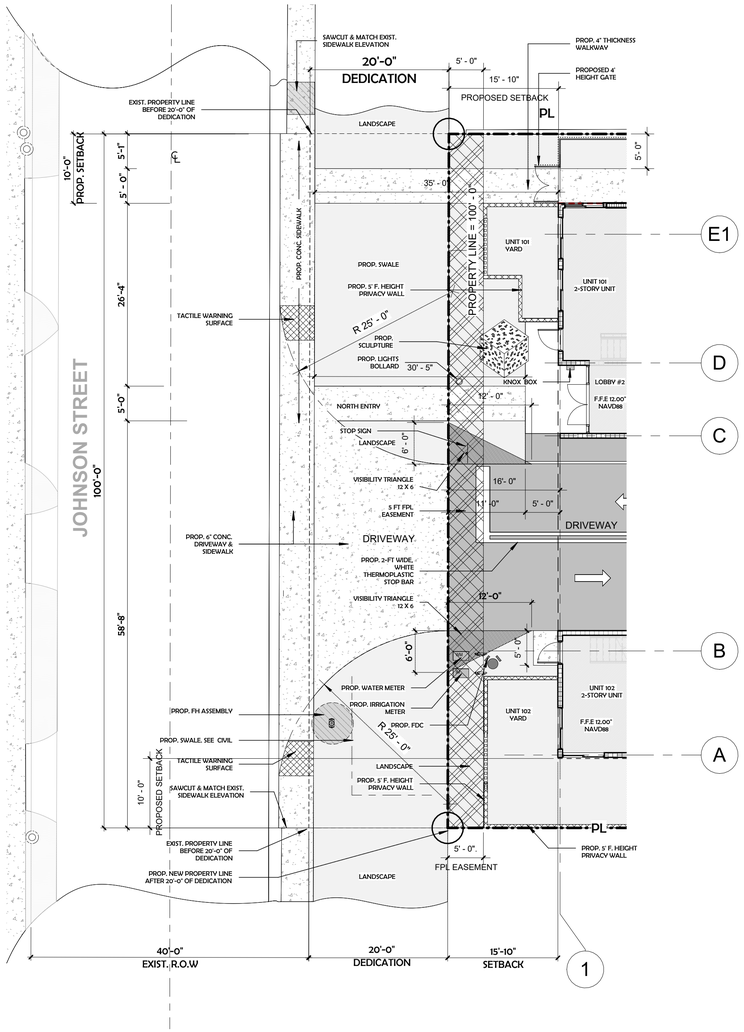
DECORATIVE SITE FURNITURE - LIGHTS

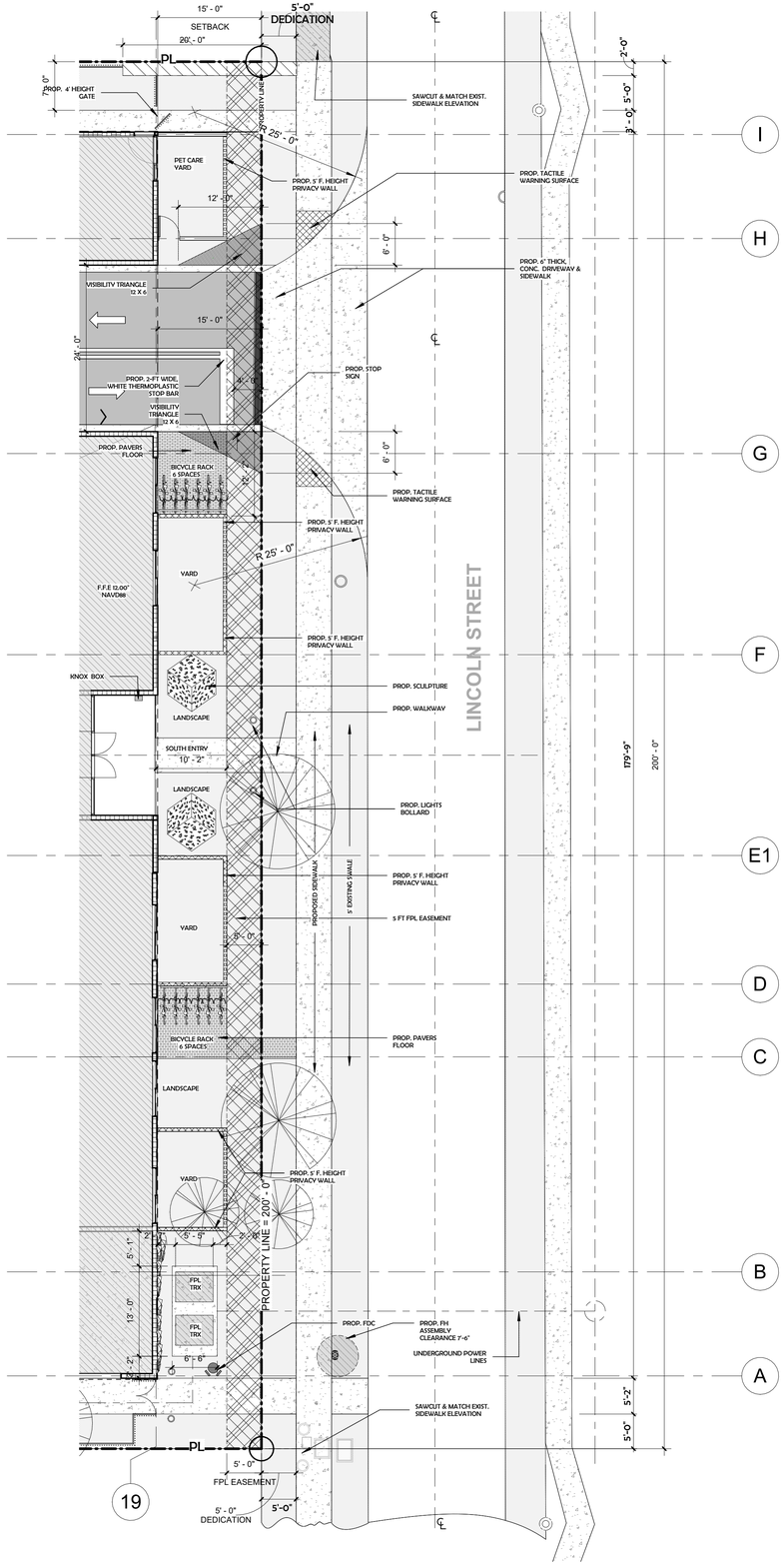
Project #23-014

A1.10



2 STREETSCAPE PLAN-JOHNSON ST
3/32" = 1'-0"

SITE PLAN LEGEND
LANDSCAPE
HARDSCAPE (CONCRETE SLAB)
GARAGE FLOOR (CONCRETE)
COLUMNS (CONCRETE)
CMU PRIVACY WALL
NEW CMU WALL
FPL EASEMENT
EXISTING ADJACENT PARKING AREA
PROPOSED PAVED FLOOR
PROPOSED FLOOR



1 STREETSCAPE PLAN-LINCOLN ST
3/32" = 1'-0"

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STREETSCAPE PLANS

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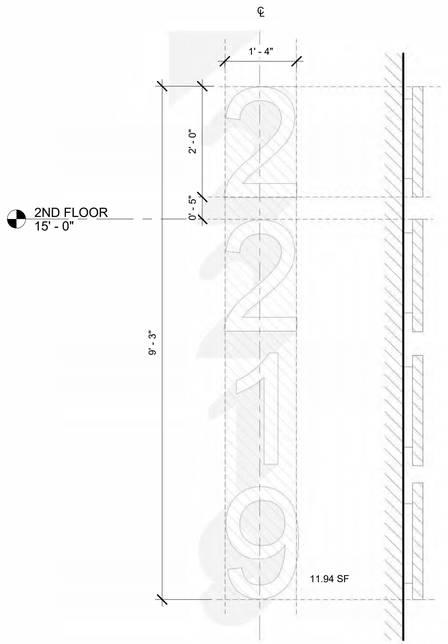
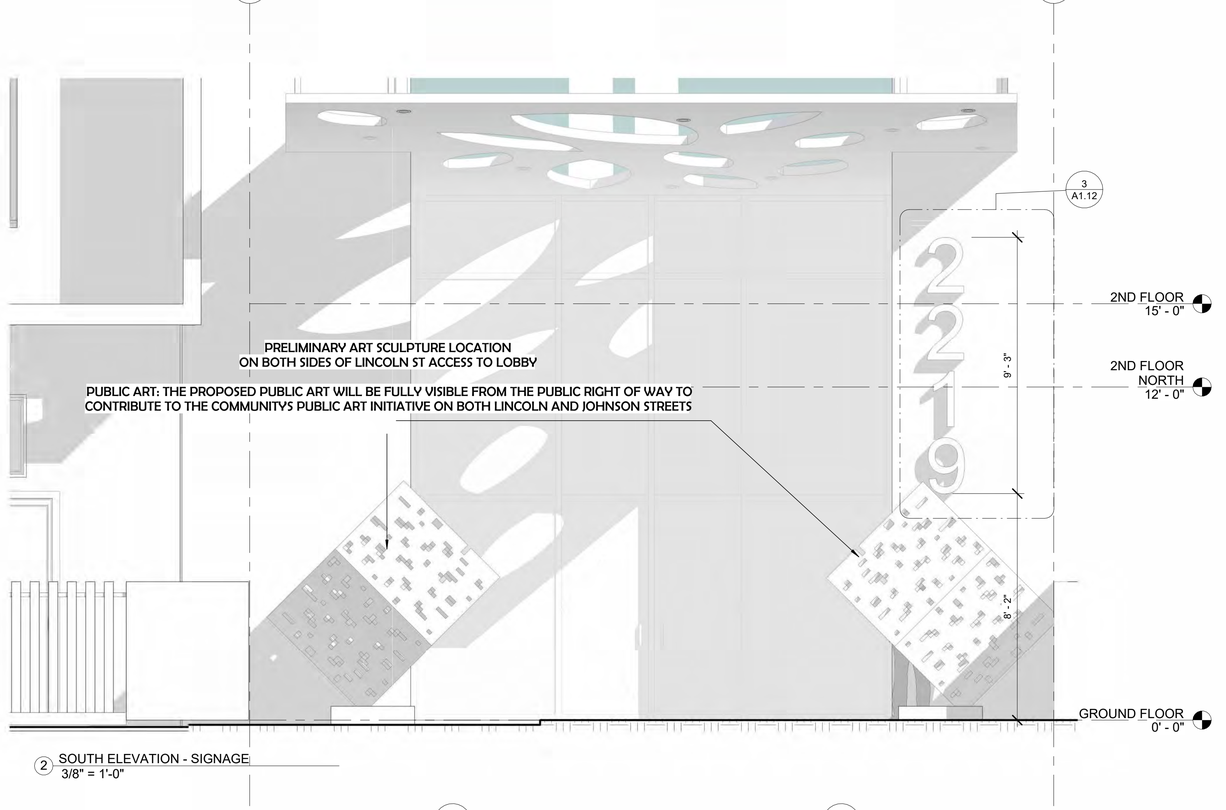
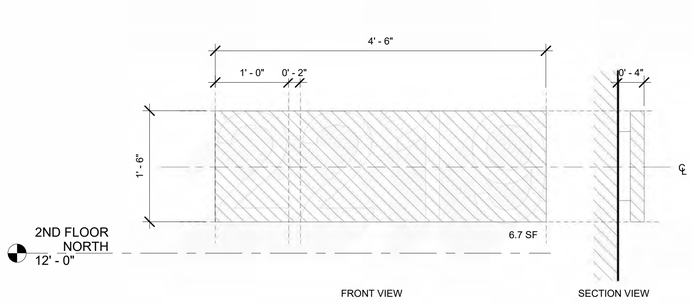
A1.11



3 SOUTH ELEVATION - SIGNAGE - Callout 1
3/4" = 1'-0"

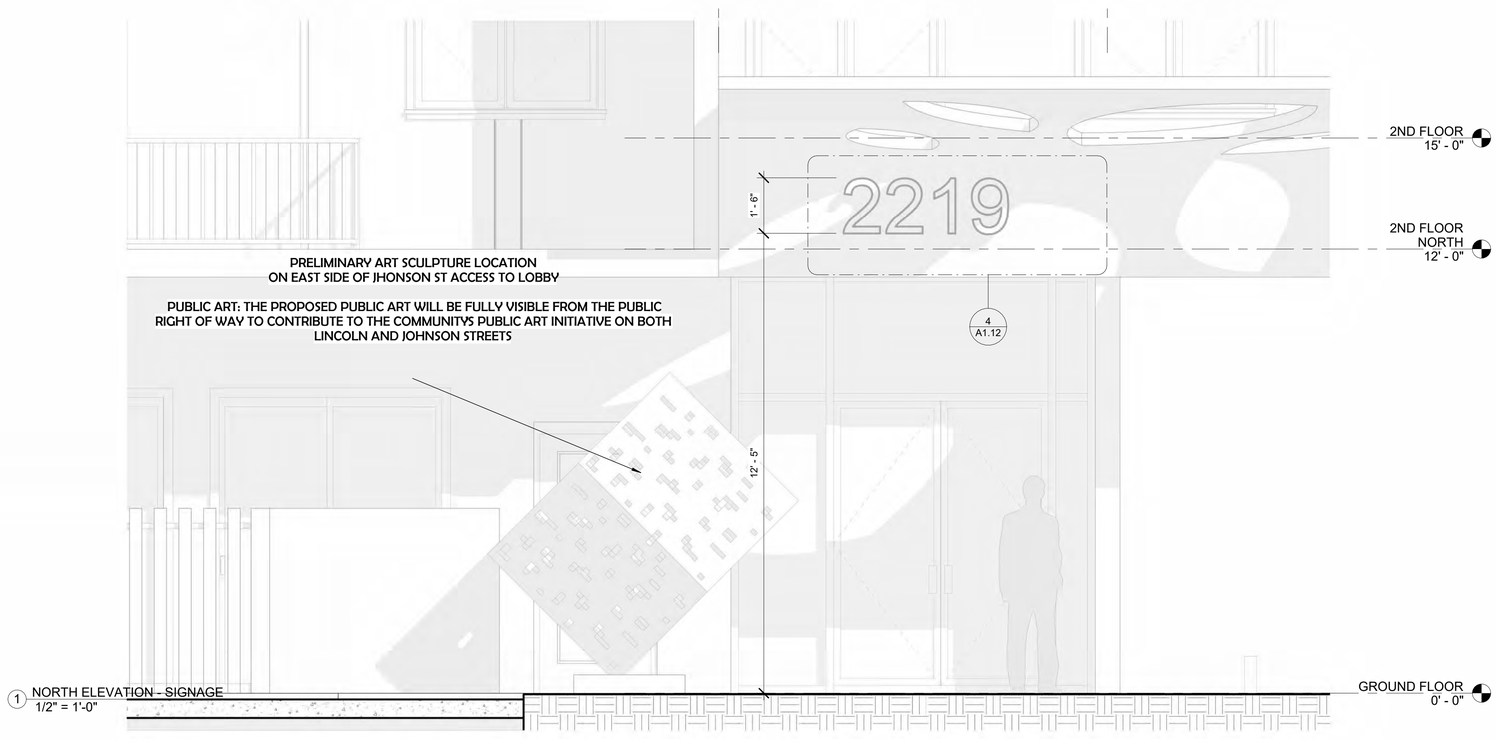


2 SOUTH ELEVATION - SIGNAGE
3/8" = 1'-0"



3D LETTERS SIGNA IN ALUMINUM WITH BACK LIGHT WITH BUILDING ADDRESS IN CORPOREAL NUMBERS. 4" DEEEP, LETTERS SIZE 1'- 6" X 1'- 0". PROVIDE A SEPARATED PERMIT & SUBMITT SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

4 NORTH ELEV. - SIGNAGE ENLARGED
1" = 1'-0"



1 NORTH ELEVATION - SIGNAGE
1/2" = 1'-0"

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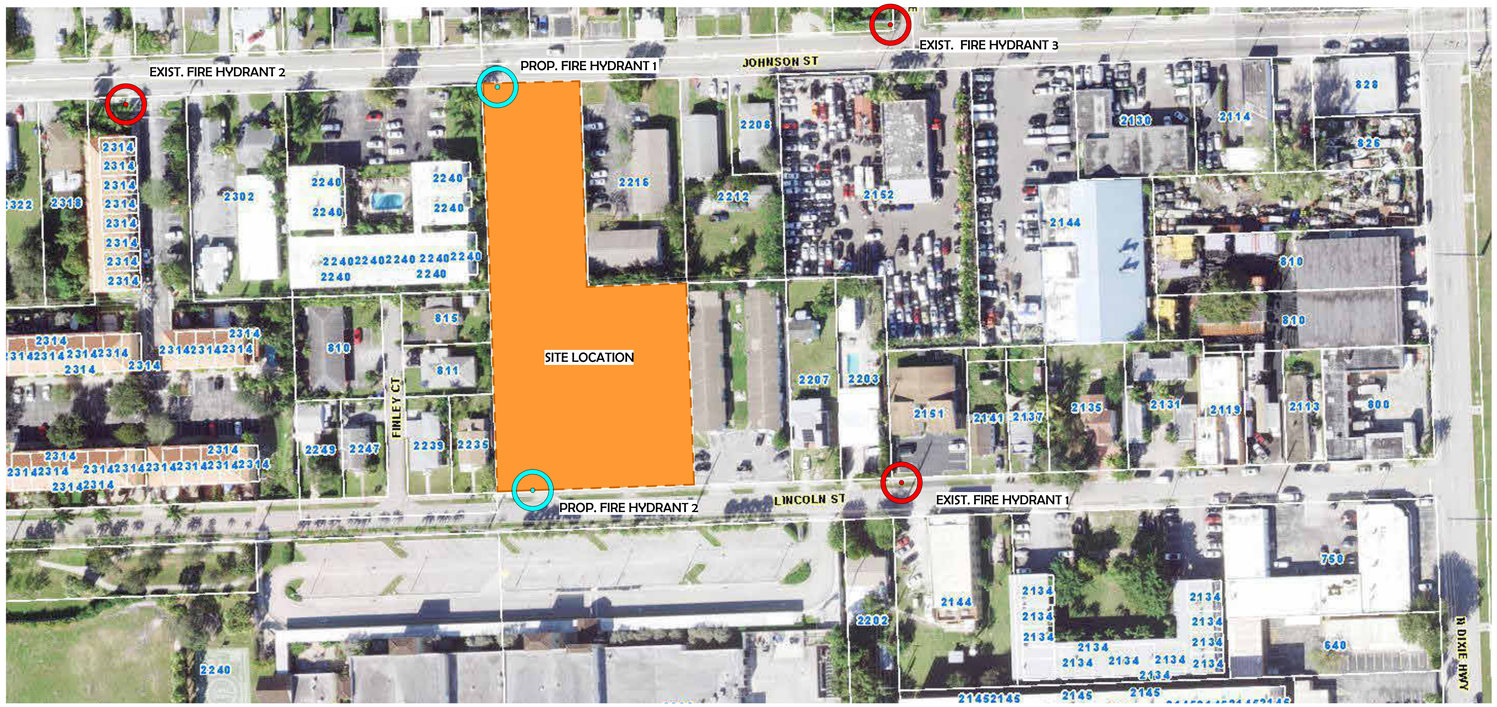
PROPOSED SIGNAGE + URBAN ART

Project #23-014

A1.12



LEGEND

EXIST. FIRE HYDRANT #

PROP. FIRE HYDRANT #

1 FIRE HYDRANT LOCATION
1 1/2" = 1'-0"



EXIST. FIRE HYDRANT 1



EXIST. FIRE HYDRANT 2



EXIST. FIRE HYDRANT 3

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EXISTING/PROPOSED FIRE HYDRANT LOCATION

Project #23-014

A1.13

PARKING	REQUIRED	PROPOSED	
102 - 1 BEDROOM UNITS	1 SP/102 UN = 102 SPACES	82 SINGLES SPACES	GROUND FL. 61 SINGLES SP 2ND FL. 21 SINGLES SP
9 - 2 BEDROOM UNITS	1.5 SP/9 UN = 13.5 SPACES	29 TANDEM SPACES (58)	GROUND FL. 16 TANDEM SP(32) 2ND FL. 13 TANDEM SP(26)
GUEST	115.5 x 10% = 11.5= 12 GUEST SPACES	12 GUEST SPACES	12 GUEST SINGLE SPACES
TOTAL	**127 SPACES REQUIRED**	**152 SPACES PROPOSED**	GROUND FL. 103 SPACES 2ND FL. 49 SPACES
111 UNITS+6 ADA+6 GUEST = 123	123 ENTRIES TO SPACES	123 ENTRIES TO SPACES	GROUND FL. 87 ENTRIES 2ND FL. 36 ENTRIES
ADA PARKING			
ADA SPACES	1/25 SPACES =155/25 = 6.2 = 6 ADA SPACES REQUIRED	6 ADA SPACES PROPOSED	GROUND FL. 4 ADA SP 2ND FL. 6 ADA SP
EV PARKING			
EV SPACES		20 EV CHARGING SPACES	GROUND FL. 12 EV CHARGING SP 2ND FL. 8 EV CHARGING SP
EV CAPABLE SPACES		10 EV CAPABLE SPACES	GROUND FL. 10 EV CAPABLE CHARGING SP
LOADING SPACE	2 SPACES	2 SPACES	
BICYCLE PARKING	1 BIKE / 20 PARKING SPACES 125 / 20 = 6.25 = 7 REQUIRED	34 BICYCLE SPACES	12 SHORT TERM ON ST BICYCLE SP 22 LONG TERM IN BLDG BICYCLE SP

PARKING CHART
3/16" = 1'-0"

1 GROUND FLOOR
1/16" = 1'-0"

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GROUND FLOOR

Project #23-014

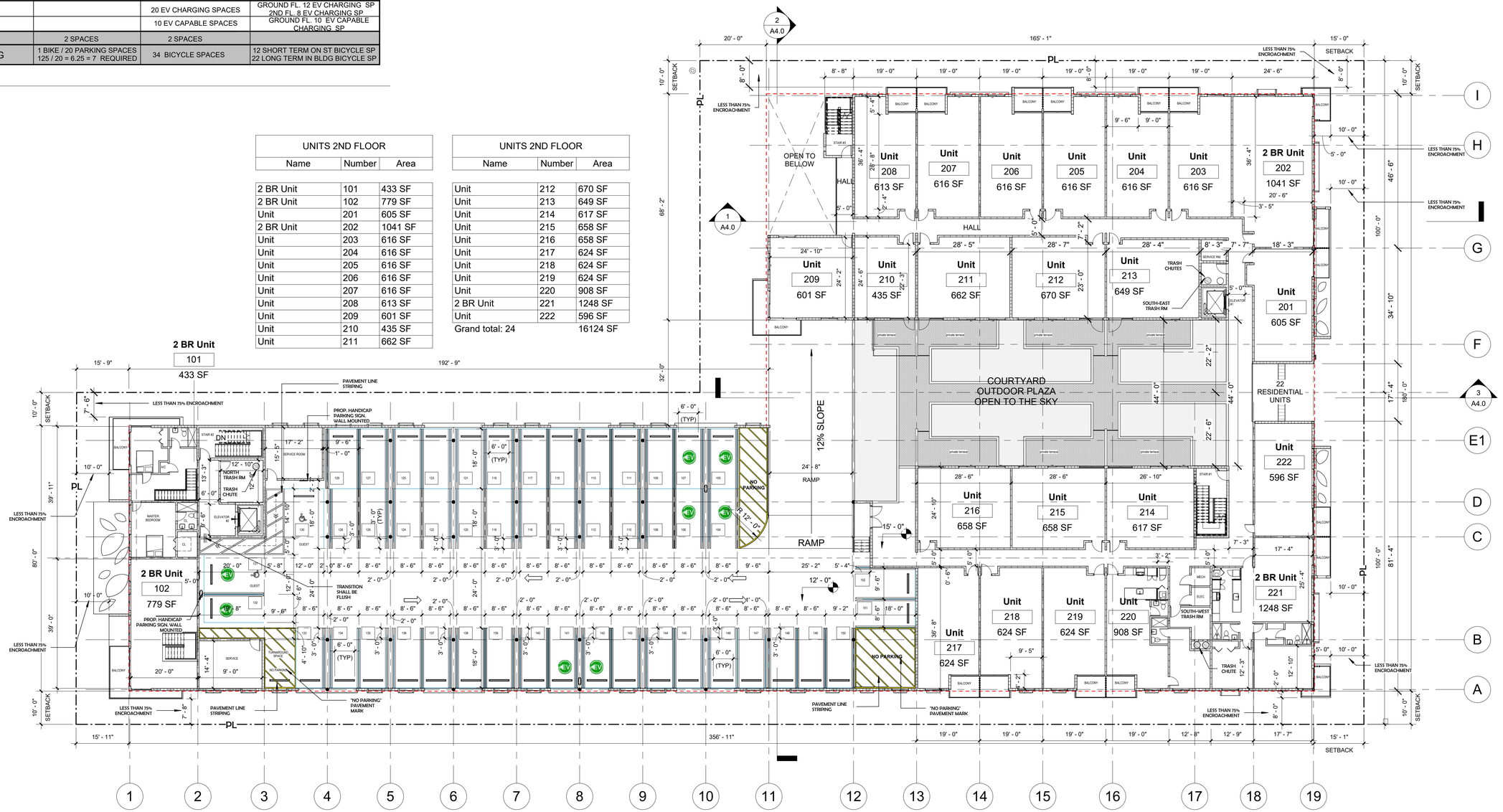
A2.0

PARKING	REQUIRED	PROPOSED	
102 - 1 BEDROOM UNITS	1 SP/102 UN = 102 SPACES	82 SINGLES SPACES	GROUND FL. 61 SINGLES SP 2ND FL. 21 SINGLES SP
9 - 2 BEDROOM UNITS	1.5 SP/9 UN = 13.5 SPACES	29 TANDEM SPACES (58)	GROUND FL. 16 TANDEM SP(32) 2ND FL. 13 TANDEM SP(26)
GUEST	115.5 x 10% = 11.5= 12 GUEST SPACES	12 GUEST SPACES	12 GUEST SINGLE SPACES
TOTAL	**127 SPACES REQUIRED**	**152 SPACES PROPOSED**	GROUND FL. 103 SPACES 2ND FL. 49 SPACES
111 UNITS+6 ADA+6 GUEST = 123	123 ENTRIES TO SPACES	123 ENTRIES TO SPACES	GROUND FL. 87 ENTRIES 2ND FL. 36 ENTRIES
ADA PARKING			
ADA SPACES	1/25 SPACES =155/25 = 6.2 = 6 ADA SPACES REQUIRED	6 ADA SPACES PROPOSED	GROUND FL. 4 ADA SP 2ND FL. 6 ADA SP
EV PARKING			
EV SPACES		20 EV CHARGING SPACES	GROUND FL. 12 EV CHARGING SP 2ND FL. 8 EV CHARGING SP
EV CAPABLE SPACES		10 EV CAPABLE SPACES	GROUND FL. 10 EV CAPABLE CHARGING SP
LOADING SPACE	2 SPACES	2 SPACES	
BICYCLE PARKING	1 BIKE / 20 PARKING SPACES 125 / 20 = 6.25 = 7 REQUIRED	34 BICYCLE SPACES	12 SHORT TERM ON ST BICYCLE SP 22 LONG TERM IN BLDG BICYCLE SP

PARKING CHART
3/16" = 1'-0"

UNITS 2ND FLOOR		
Name	Number	Area
2 BR Unit	101	433 SF
2 BR Unit	102	779 SF
Unit	201	605 SF
2 BR Unit	202	1041 SF
Unit	203	616 SF
Unit	204	616 SF
Unit	205	616 SF
Unit	206	616 SF
Unit	207	616 SF
Unit	208	613 SF
Unit	209	601 SF
Unit	210	435 SF
Unit	211	662 SF

UNITS 2ND FLOOR		
Name	Number	Area
Unit	212	670 SF
Unit	213	649 SF
Unit	214	617 SF
Unit	215	658 SF
Unit	216	658 SF
Unit	217	624 SF
Unit	218	624 SF
Unit	219	624 SF
Unit	220	908 SF
2 BR Unit	221	1248 SF
Unit	222	596 SF
Grand total: 24		16124 SF



1 2ND FLOOR
1/16" = 1'-0"

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2ND FLOOR PLAN

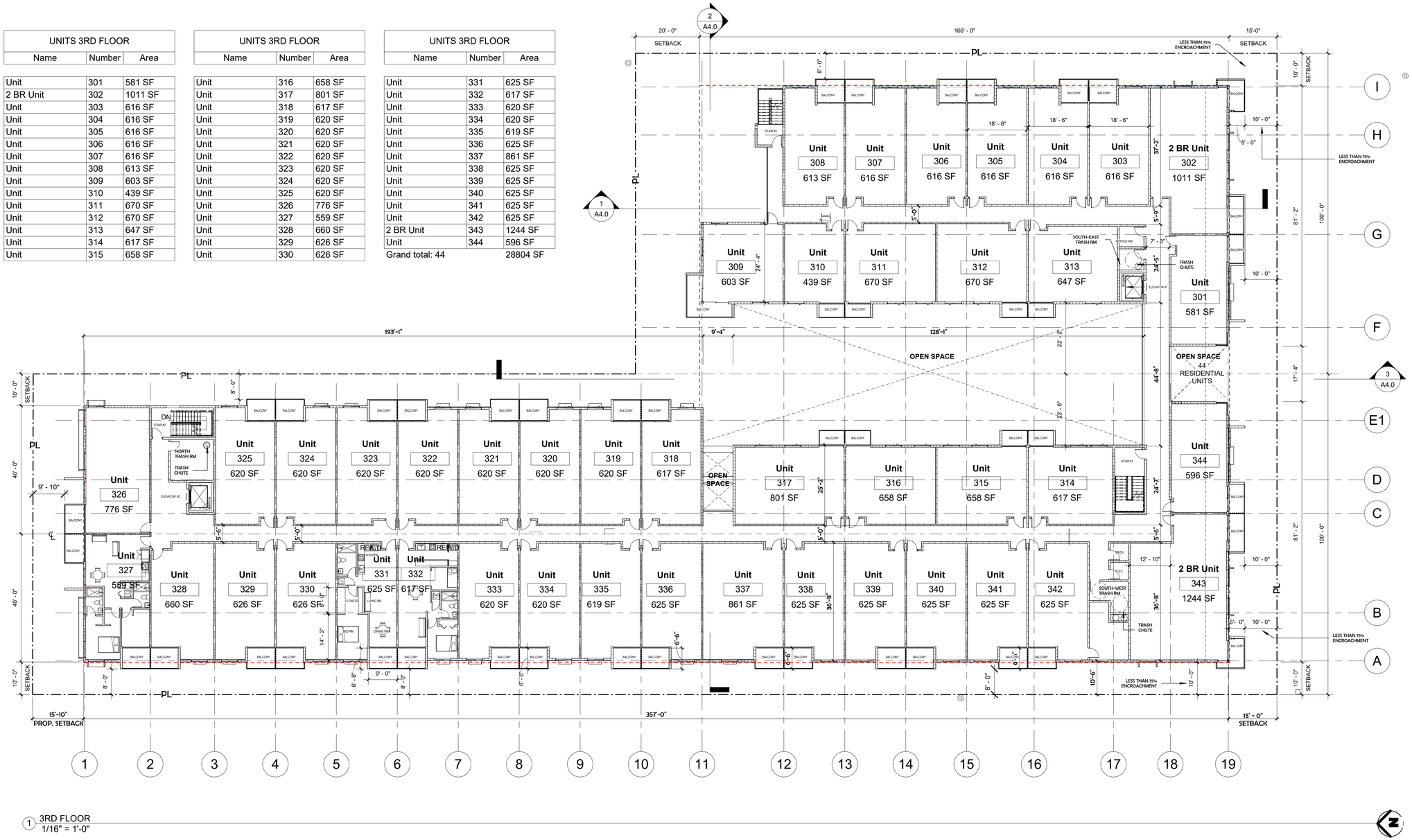
Project #23-014

A2.1

UNITS 3RD FLOOR		
Name	Number	Area
Unit	301	581 SF
2 BR Unit	302	1011 SF
Unit	303	616 SF
Unit	304	616 SF
Unit	305	616 SF
Unit	306	616 SF
Unit	307	616 SF
Unit	308	613 SF
Unit	309	603 SF
Unit	310	439 SF
Unit	311	670 SF
Unit	312	670 SF
Unit	313	647 SF
Unit	314	617 SF
Unit	315	658 SF

UNITS 3RD FLOOR		
Name	Number	Area
Unit	316	658 SF
Unit	317	801 SF
Unit	318	617 SF
Unit	319	620 SF
Unit	320	620 SF
Unit	321	620 SF
Unit	322	620 SF
Unit	323	620 SF
Unit	324	620 SF
Unit	325	620 SF
Unit	326	776 SF
Unit	327	589 SF
Unit	328	660 SF
Unit	329	626 SF
Unit	330	626 SF

UNITS 3RD FLOOR		
Name	Number	Area
Unit	331	625 SF
Unit	332	617 SF
Unit	333	620 SF
Unit	334	620 SF
Unit	335	619 SF
Unit	336	625 SF
Unit	337	861 SF
Unit	338	625 SF
Unit	339	625 SF
Unit	340	625 SF
Unit	341	625 SF
Unit	342	625 SF
2 BR Unit	343	1244 SF
Unit	344	596 SF
Grand total: 44		28804 SF



1 3RD FLOOR
1/16" = 1'-0"

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3RD FLOOR PLAN

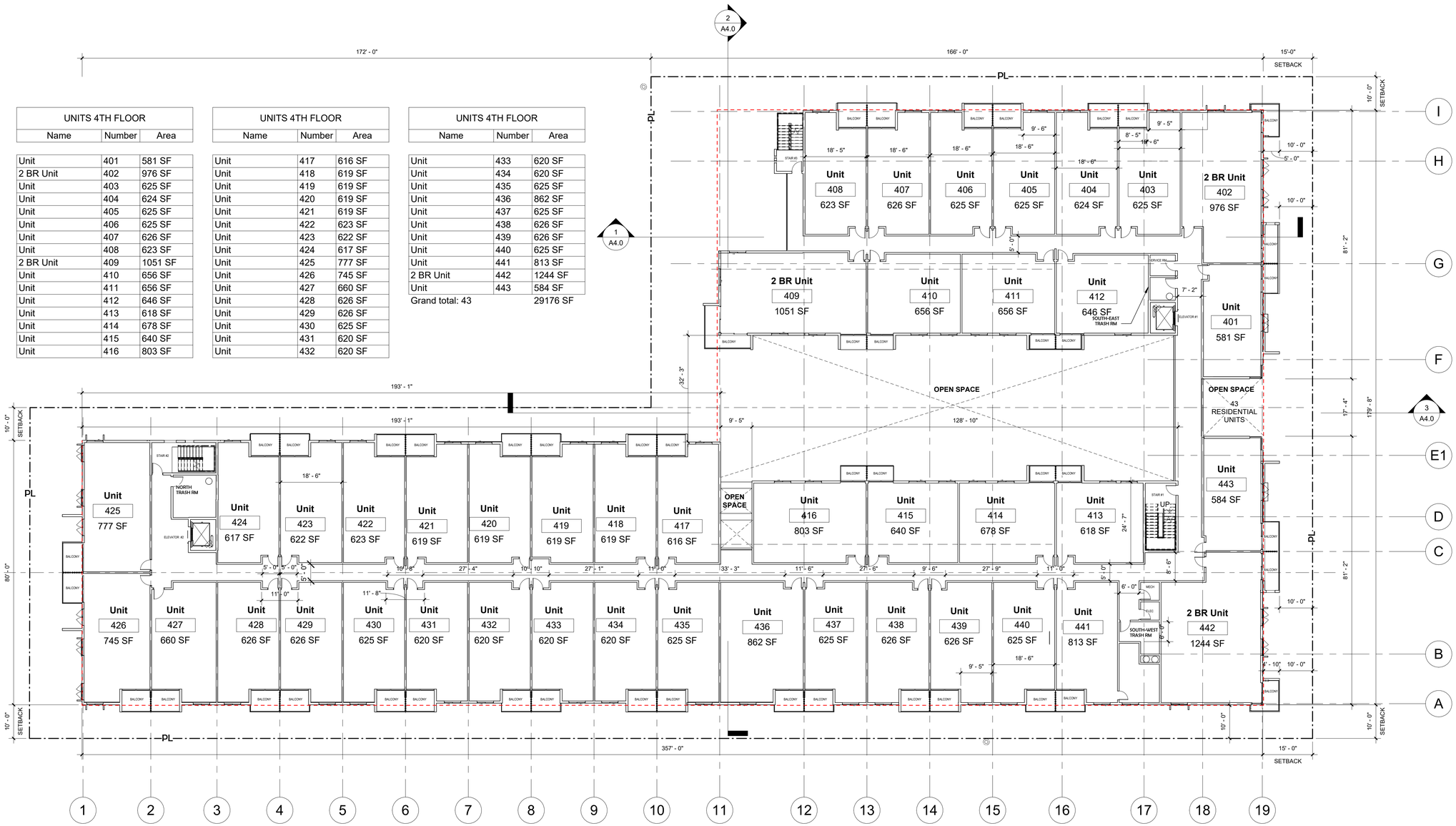
Project #23-014

A2.2

UNITS 4TH FLOOR		
Name	Number	Area
Unit	401	581 SF
2 BR Unit	402	976 SF
Unit	403	625 SF
Unit	404	624 SF
Unit	405	625 SF
Unit	406	625 SF
Unit	407	626 SF
Unit	408	623 SF
2 BR Unit	409	1051 SF
Unit	410	656 SF
Unit	411	656 SF
Unit	412	646 SF
Unit	413	618 SF
Unit	414	678 SF
Unit	415	640 SF
Unit	416	803 SF

UNITS 4TH FLOOR		
Name	Number	Area
Unit	417	616 SF
Unit	418	619 SF
Unit	419	619 SF
Unit	420	619 SF
Unit	421	619 SF
Unit	422	623 SF
Unit	423	622 SF
Unit	424	617 SF
Unit	425	777 SF
Unit	426	745 SF
Unit	427	660 SF
Unit	428	626 SF
Unit	429	626 SF
Unit	430	625 SF
Unit	431	620 SF
Unit	432	620 SF

UNITS 4TH FLOOR		
Name	Number	Area
Unit	433	620 SF
Unit	434	620 SF
Unit	435	625 SF
Unit	436	862 SF
Unit	437	625 SF
Unit	438	626 SF
Unit	439	626 SF
Unit	440	625 SF
Unit	441	813 SF
2 BR Unit	442	1244 SF
Unit	443	584 SF
Grand total: 43		29176 SF



1 4TH FLOOR
1/16" = 1'-0"

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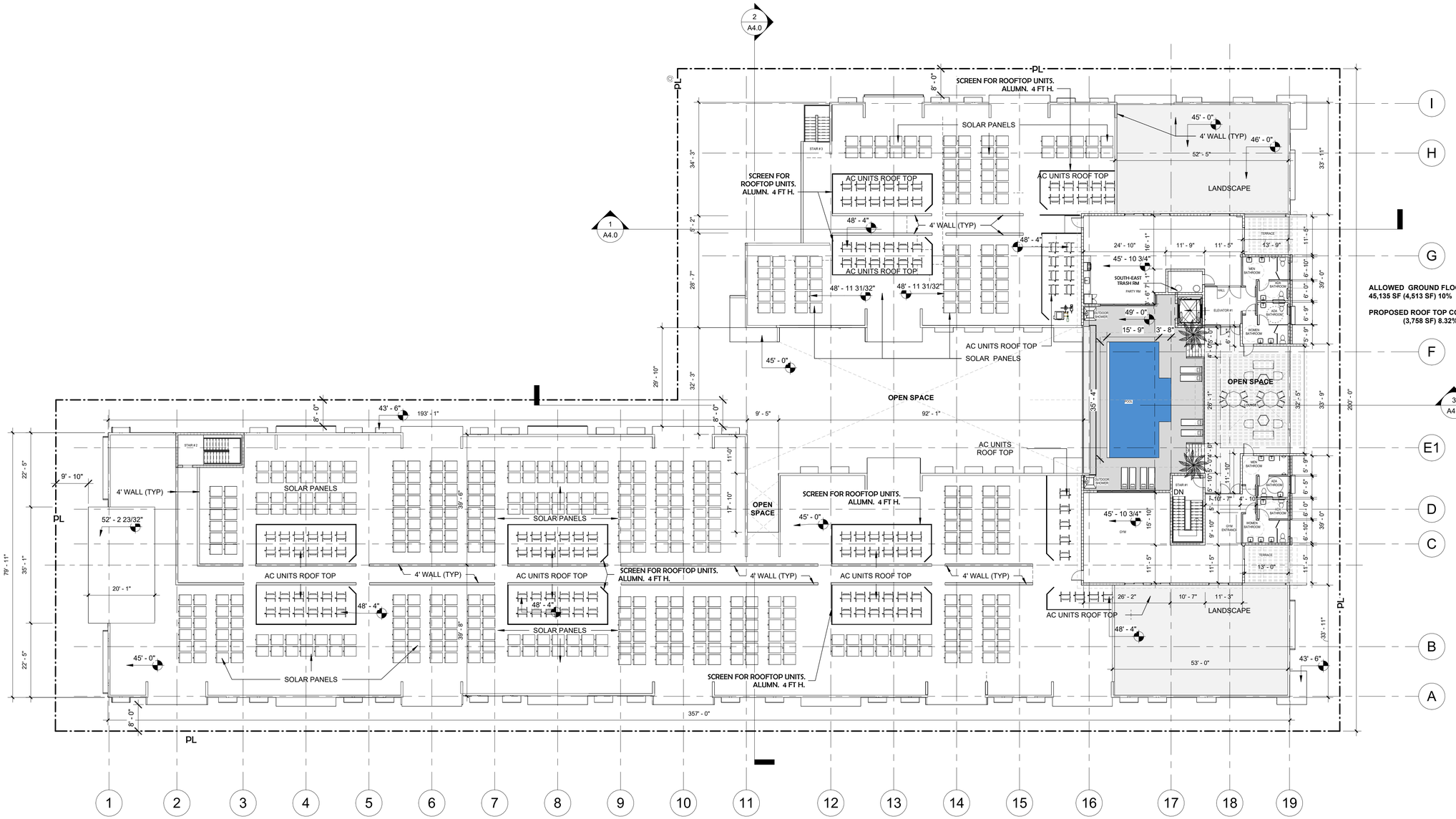
4TH FLOOR PLAN

Project #23-014

A2.3



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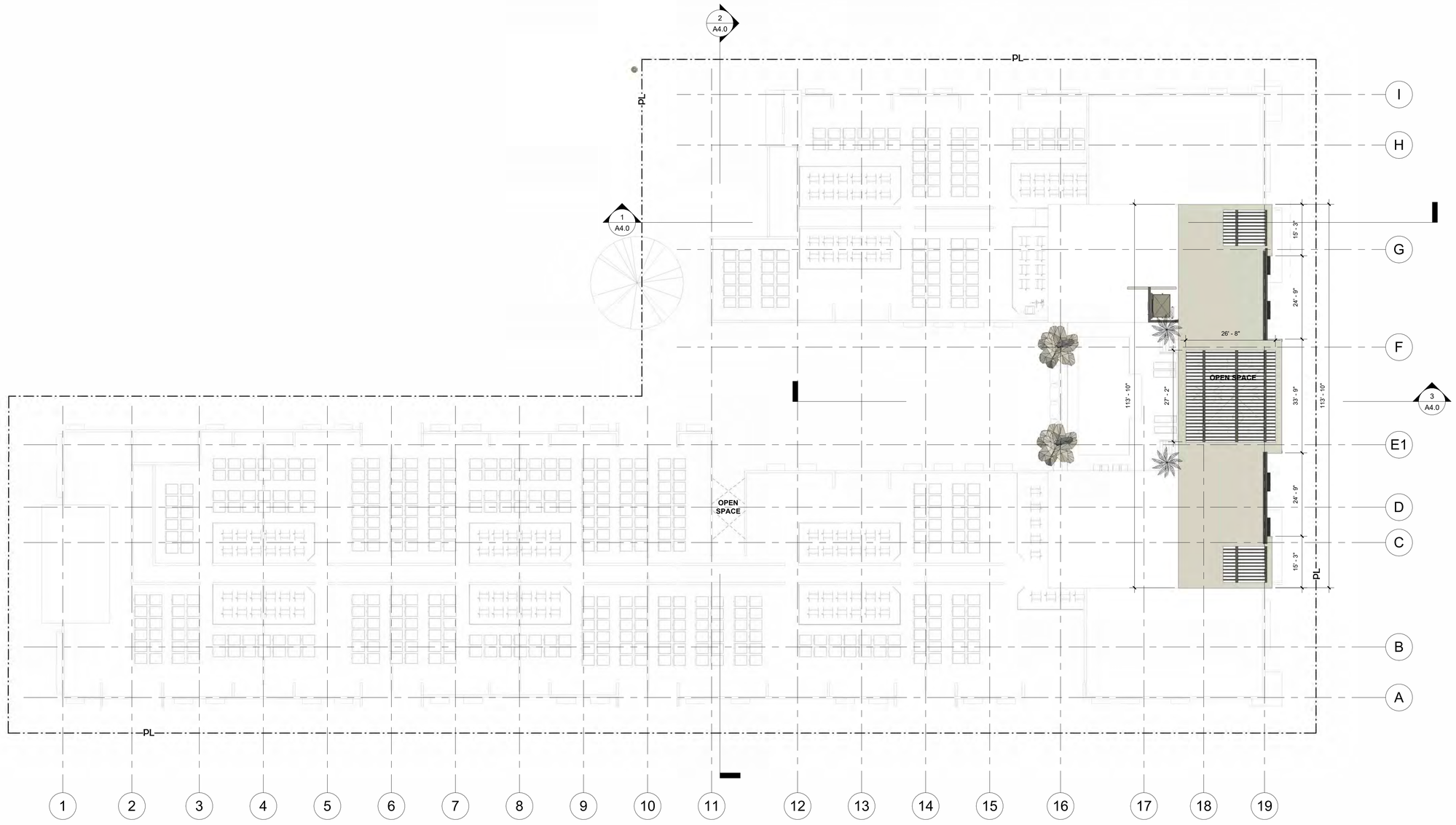
ROOF TOP PLAN

Project #23-014

A2.4



1 A3.1

2 A0.1

1 ROOF
1/16" = 1'-0"

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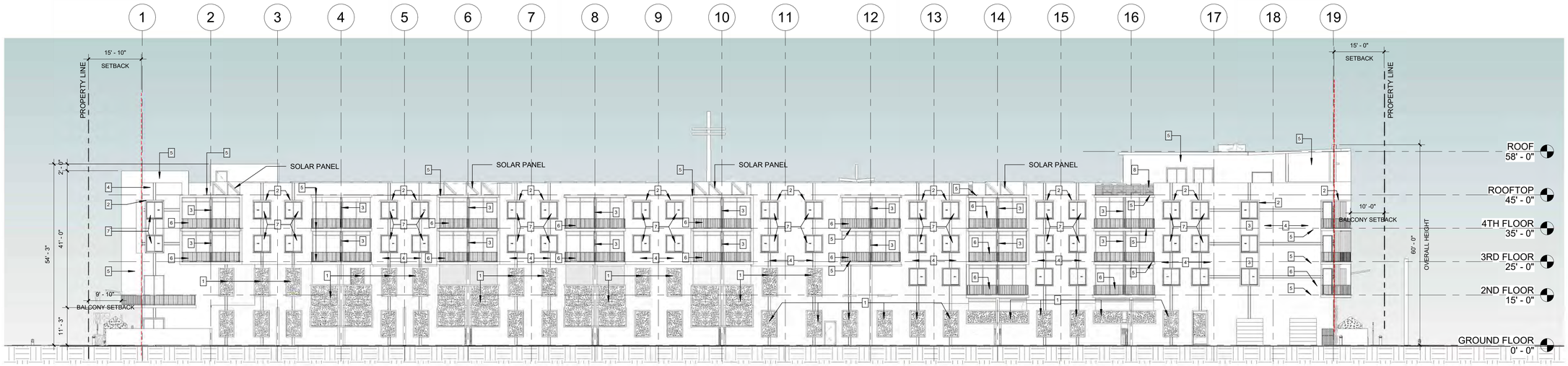
ROOF PLAN

Project #23-014

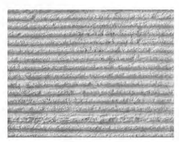
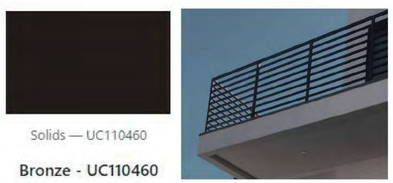
A2.5



3 WEST ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

1	2	3	4	5	6	7	8	9
 PARASOLEIL - ALUMINUM LEMON DROP (LDP) SIZES 4' X 8', GUARDRAIL COMPLIANT. COLOR SW 6424 TANSY GREEN POWDER COAT FINISH, 18% PATTERN OPENNESS.	 METAL - EXTERIOR CASE / CANOPY PPG Duranar Bronze UC110460	 BAMBOO PLASTIC COMPOSITE (BPC) - 8' x 6-1/4" Lamboo Fusion - LAMBOO Direct Mount Wall Cladding.	 HORIZONTAL STRIPS STUCCO FINISH GREY PAINT FROM SHERWIN WILLIAMS - SW 7653 Silverpointe	 WHITE PAINT FROM SHERWIN WILLIAMS - SW 7005 Pure White	 ALUMINUM BALCONY RAILING - PPG Duranar Bronze UC110460	 BRONZE FRAMED ALUMINUM WINDOWS WITH LIGHT GREY TINTED GLASS	 ALUMINUM VISIBILITY ROOFTOP SCREEN WALL	 GRAY PAINT FROM SHERWIN WILLIAMS - SW 7075 WEB GRAY

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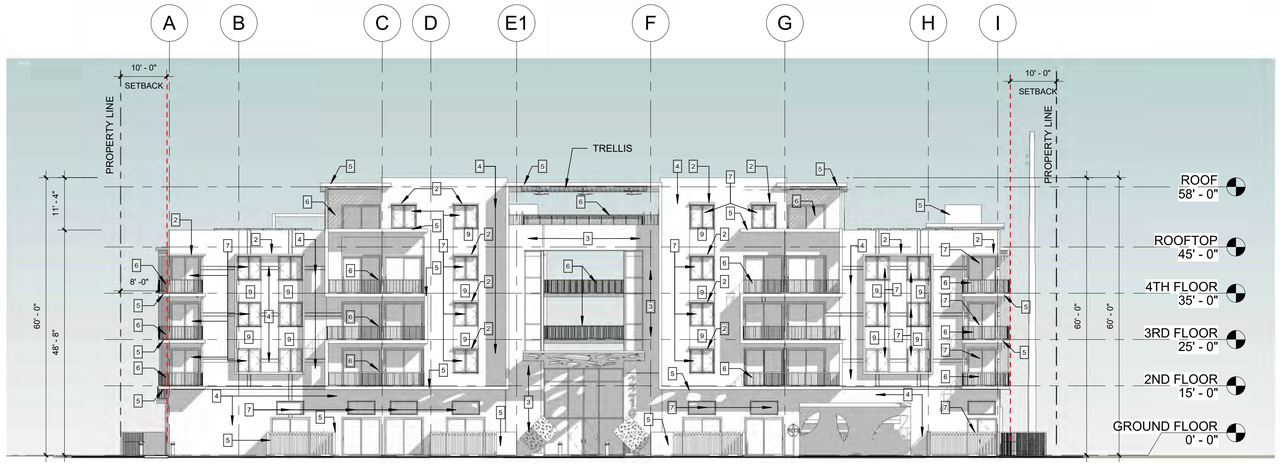
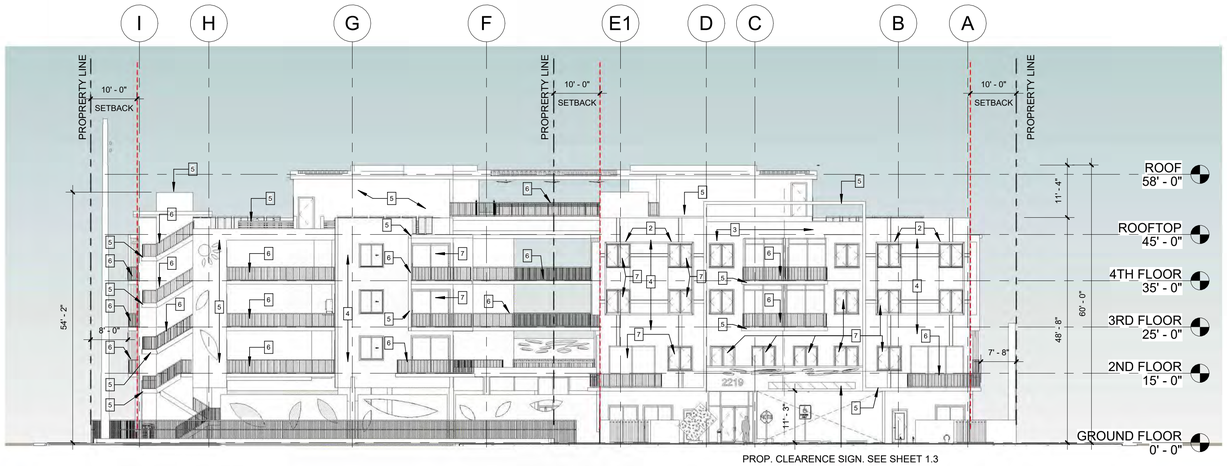
ELEVATIONS

Project #23-014

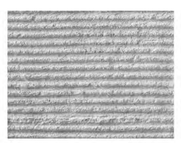
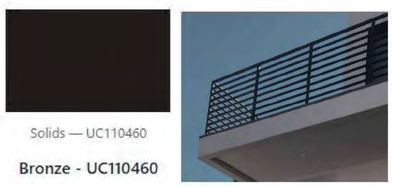
A3.0



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



2 NORTH ELEVATION
1/16" = 1'-0"

1	2	3	4	5	6	7	8	9
 PARASOLEIL - ALUMINUM LEMON DROP (LDP) SIZES 4' X 8', GUARDRAIL COMPLIANT. COLOR SW 6424 TANSY GREEN POWDER COAT FINISH, 18% PATTERN OPENNESS.	 METAL - EXTERIOR CASE / CANOPY PPG Duranar Bronze UC110460	 BAMBOO PLASTIC COMPOSITE (BPC) - 8' x 6-1/4" Lamboo Fusion - LAMBOO Direct Mount Wall Cladding.	 HORIZONTAL STUCCO FINISH GREY PAINT FROM SHERWIN WILLIAMS - SW 7653 Silverpointe	 WHITE PAINT FROM SHERWIN WILLIAMS - SW 7005 Pure White	 ALUMINUM BALCONY RAILING - PPG Duranar Bronze UC110460	 BRONZE FRAMED ALUMINUM WINDOWS WITH LIGHT GREY TINTED GLASS	 ALUMINUM VISIBILITY ROOFTOP SCREEN WALL	 GRAY PAINT FROM SHERWIN WILLIAMS - SW 7075 WEB GRAY

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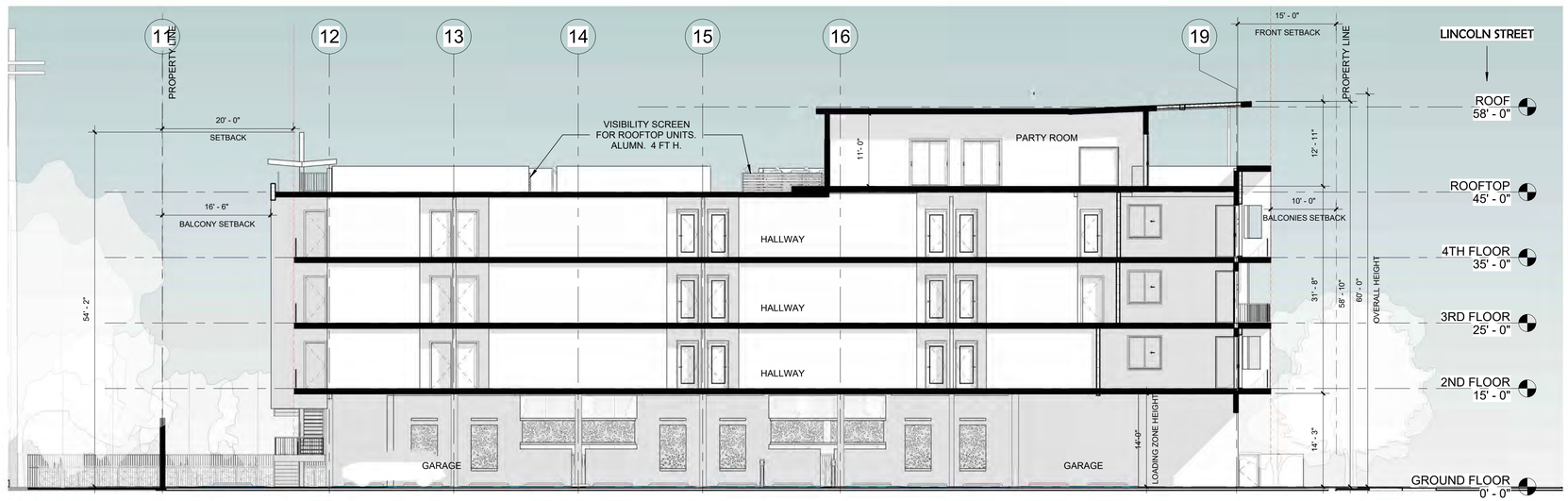
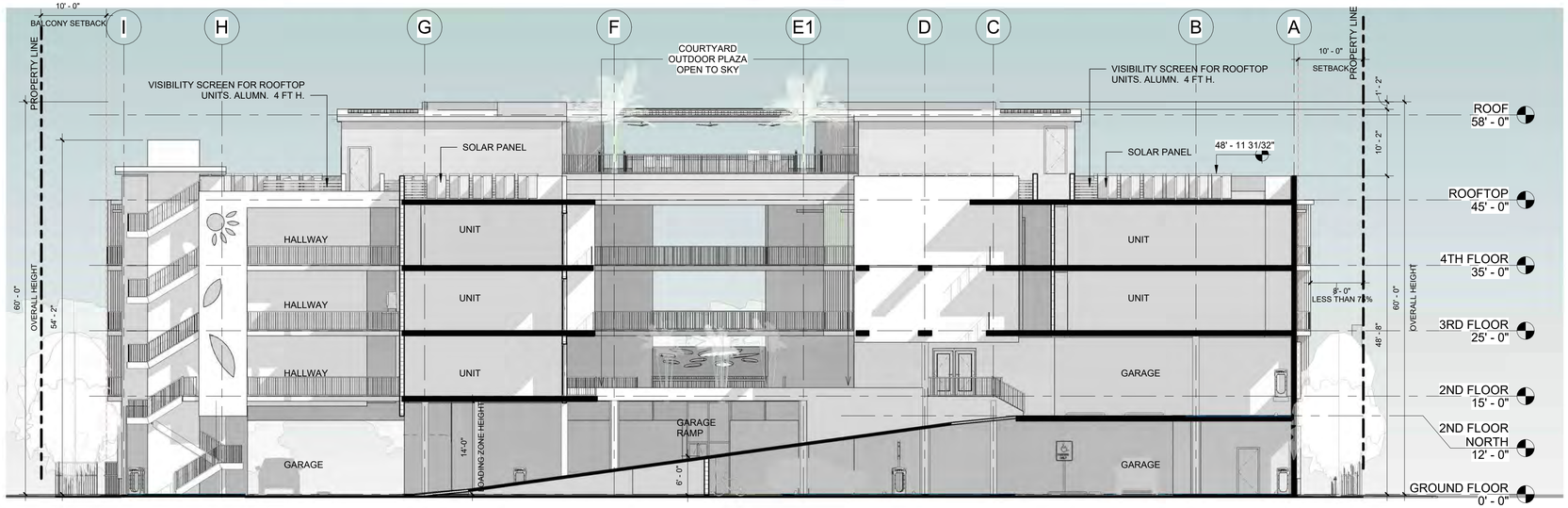
ELEVATIONS

Project #23-014

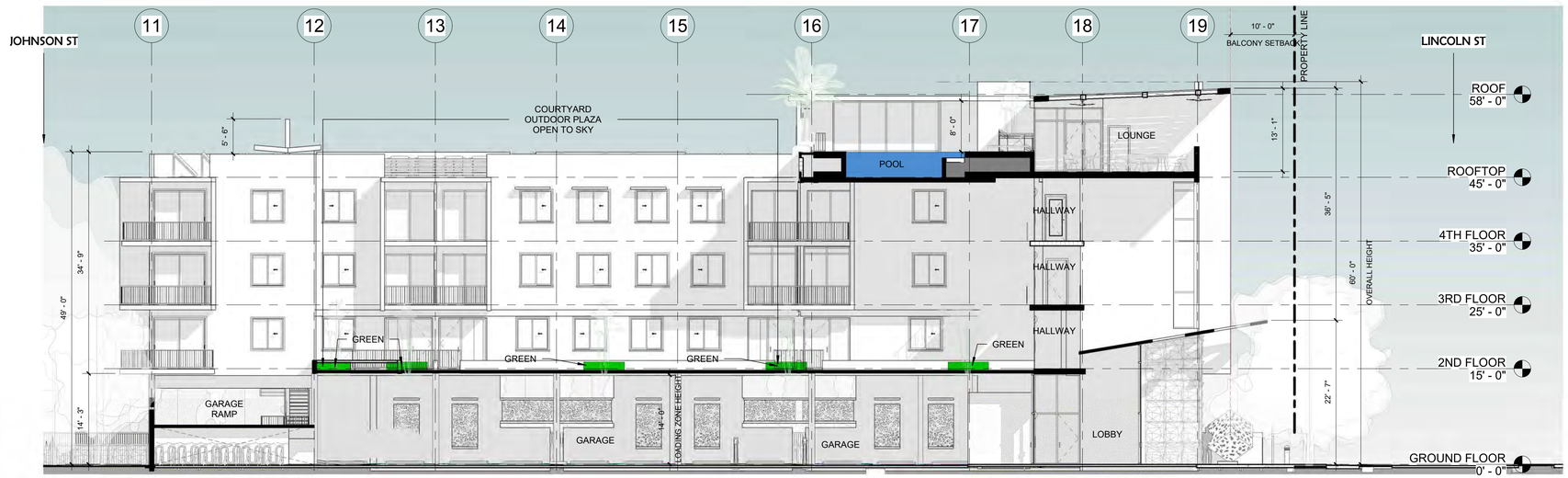
A3.1



1 Section 1 NORTH-SOUTH FACING EAST
3/32" = 1'-0"



2 Section 2 EAST-WEST FACING SOUTH
3/32" = 1'-0"



3 Section 3 NORTH-SOUTH FACING EAST
3/32" = 1'-0"

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SECTIONS

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A4.0



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SOUTH EAST VIEW

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A5.0



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NORTH WEST VIEW

Project #23-014

A5.1



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AERIAL NORTH EAST VIEW

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A5.2



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AERIAL SOUTH WEST VIEW

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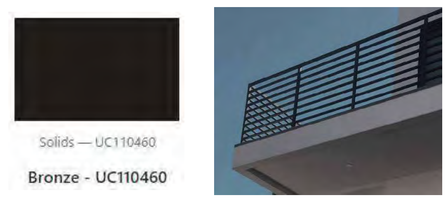
A5.3





LEGEND:

1 PARASOLEIL - ALUMINUM LEMON DROP (LDP) SIZES 4' X 8', GUARDRAIL COMPLIANT. COLOR BLACK LICORICE / Pike's Peak POWDER COAT FINISH, 18% PATTERN OPENNESS.	2 ALUMINUM BALCONY RAILING - PPG Duranar Bronze UC110460	3 BRONZE FRAMED ALUMINUM WINDOWS WITH LIGHT GREY TINTED GLASS	4 VERTICAL SIDING - ARTIFICIAL WOOD IMITATION.	5 LIGHT GREY PAINT FROM SHERWIN WILLIAMS - SW 6253 Olympus White OVER HORIZONTAL TEXTURED STUCCO FINISH	6 WHITE PAINT FROM SHERWIN WILLIAMS - SW 7005 Pure White	7 BALCK PAINT FROM SHERWIN WILLIAMS - SW 6258 TRICORN BLACK
						

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PRELIMINARY MASSING VIEWS

Project #23-014

A10.0



1 NORTH EAST ISOMETRIC VIEW



2 PARKING SCREENING ISOMETRIC TYP.



3 SOUTH WEST ISOMETRIC VIEW



4 JOHNSON ST ISOMETRIC VIEW



PARASOLEIL - ALUMINUM LEMON DROP (LDP) SIZES 4' X 8', GUARDRAIL COMPLIANT. COLOR BLACK LICORICE/ Pike's Peak POWDER COAT FINISH, 18% PATTERN OPENNESS.

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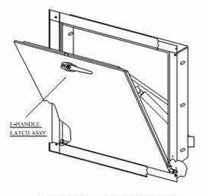
PRELIMINARY MASSING VIEWS 2

Project #23-014

A10.1

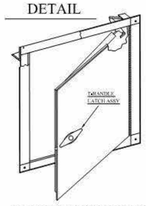
GENERAL NOTES:
1. All Chutes to have Wilkinson type vertical lock-seams and inside lap round-about joint. See Detail Sheet. (Or, whatever we reference the detail info in the shop drawings)
2. All cutting of floors, walls, or roof to allow for chute installation to be done by others.
3. Chute venting per NFPA 82 - Full size vent extending 3 ft. above finished roof.
4. Wilkinson Hi-Rise complies with all NFPA guidelines and accepts no responsibility for the deviation of these standards by local codes or ordinances.

CHUTE DOOR DETAIL



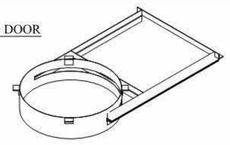
UL RATED 1 ½ HR. "B" LABEL

ACCESS DOOR DETAIL



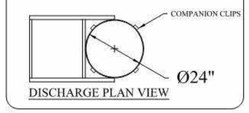
UL RATED 1 ½ HR. "B" LABEL

SLIDING DOOR

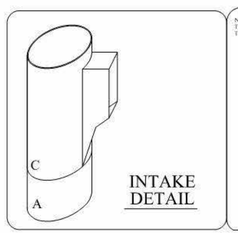


DISCHARGE
TYPE "GUILLOTINE"

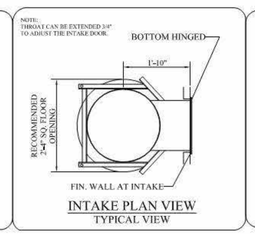
DISCHARGE GUILLOTINE



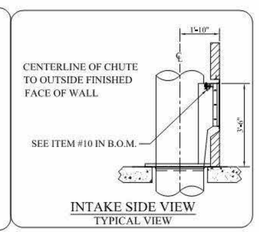
DISCHARGE PLAN VIEW



INTAKE
DETAIL

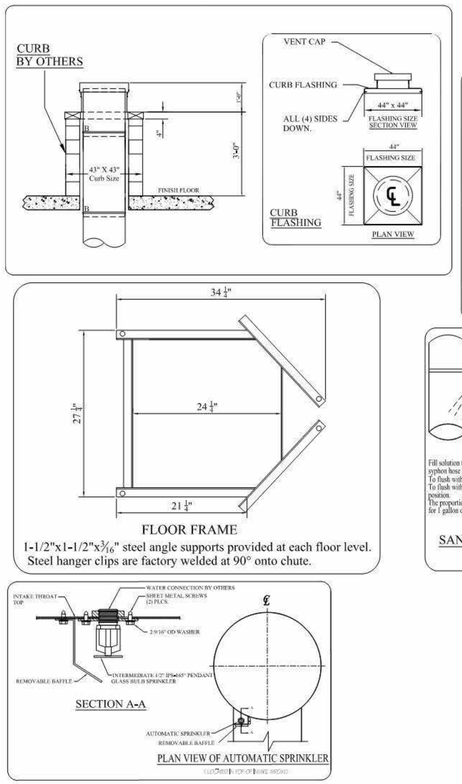


INTAKE PLAN VIEW
TYPICAL VIEW



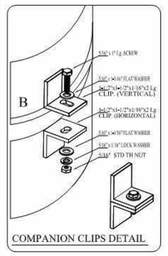
INTAKE SIDE VIEW
TYPICAL VIEW

3 TRASH CHUTE - DETAIL
3" = 1'-0"



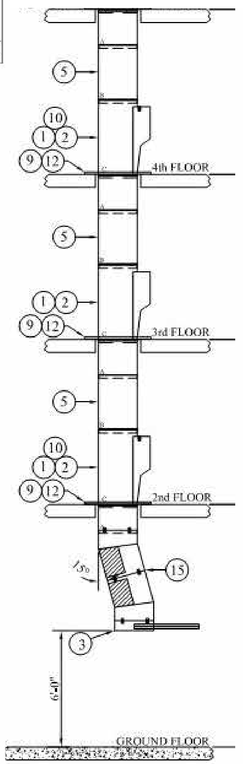
2 TRASH CHUTE - DETAIL 2
3" = 1'-0"

FIELD NOTE
ENCLOSING WALLS AROUND CHUTES ARE NOT TO BE ERECTED UNTIL AFTER CHUTE IS INSTALLED
NOTE
CONTRACTOR TO VERIFY AND APPROVE ALL DIMENSIONS ON THIS DRAWING WITH CONDITIONS AT THE JOB SITE. WILKINSON IS NOT RESPONSIBLE FOR DEVIATIONS FROM THIS DRAWING ONCE APPROVED

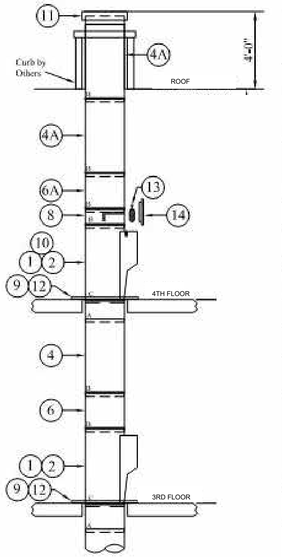




SANITATION UNIT DETAIL



1 TRASH CHUTE - SECTION
3" = 1'-0"



PART NUMBER			QTY
FL605		24"Ø Chute: -(1)RUBBISH -16ga -Galvanneal	1
14311I	1	24"Ø x 72" Intake Section.-See Detail Sheet (Page #2) -WITH Sound Dampening (Daubert 932) -WITH Companion Clips Bottom (1)	7
2584NH	2	15"x18" BOTTOM HINGED WLR -See detail sheet (Page #2) -HAND OPERATED *L-Handle Lock -Stainless Steel FOUR piece plain trim	7
20015G	3	Discharge Type: "GUILLOTINE" Sliding guillotine type, door held open by fusible link.	1
14411T	4	**24"Ø x 48" Pipe-**WITH Sound Dampening (Daubert 932)	3
14412T	4A	**24"Ø x 48" Pipe -** WITHOUT Sound Dampening.	2
14311T	5	**24"Ø x 36" Pipe-**WITH Sound Dampening (Daubert 932)	3
14211T	6	**24"Ø x 24" Pipe-**WITH Sound Dampening (Daubert 932)	3
14212T	6A	**24"Ø x 24" Pipe** - WITHOUT Sound Dampening.	1
14111T	7	**24"Ø x 12" Pipe-**WITH Sound Dampening (Daubert 932) -WITH Companion Clips Top & Bottom	1
14112Z	8	**24"Ø x 12" Pipe -** WITHOUT Sound Dampening -With Flushing Spray Head. 3/4 " IPS flushing spray head assembled in 12" pipe section located above top intake ready for connection by others.	1
14042N	9	**Floor Frames. -**See detail sheet (Page #3)	7
91F007	10	**Sprinkler Heads. -**See detail sheet. (Page #3) Located at Floors: ROOF, 6, 4 & 2	4
1A31SC	11	26" diameter Vent With CURB Flashing W/SCREEN -WITH Sound Dampening (Daubert 932)	1
91B002	12	Korfound Isolator Pad. -Six Pieces for each floor frame.	42
91A002	13	**Disinfecting and Sanitizing Unit.** -See detail sheet (Page #3)	1
2554NY	14	15"x15" RHDR. -See detail sheet (Page #2) -HAND OPERATED *T- Handle Lock -Stainless Steel FOUR piece trim	1
91A002	15	Double Offset 24"Ø -WITH Sound Dampening (Daubert 932) -WITH Impact Plate -WITH Companion Clips Top & Bottom	1

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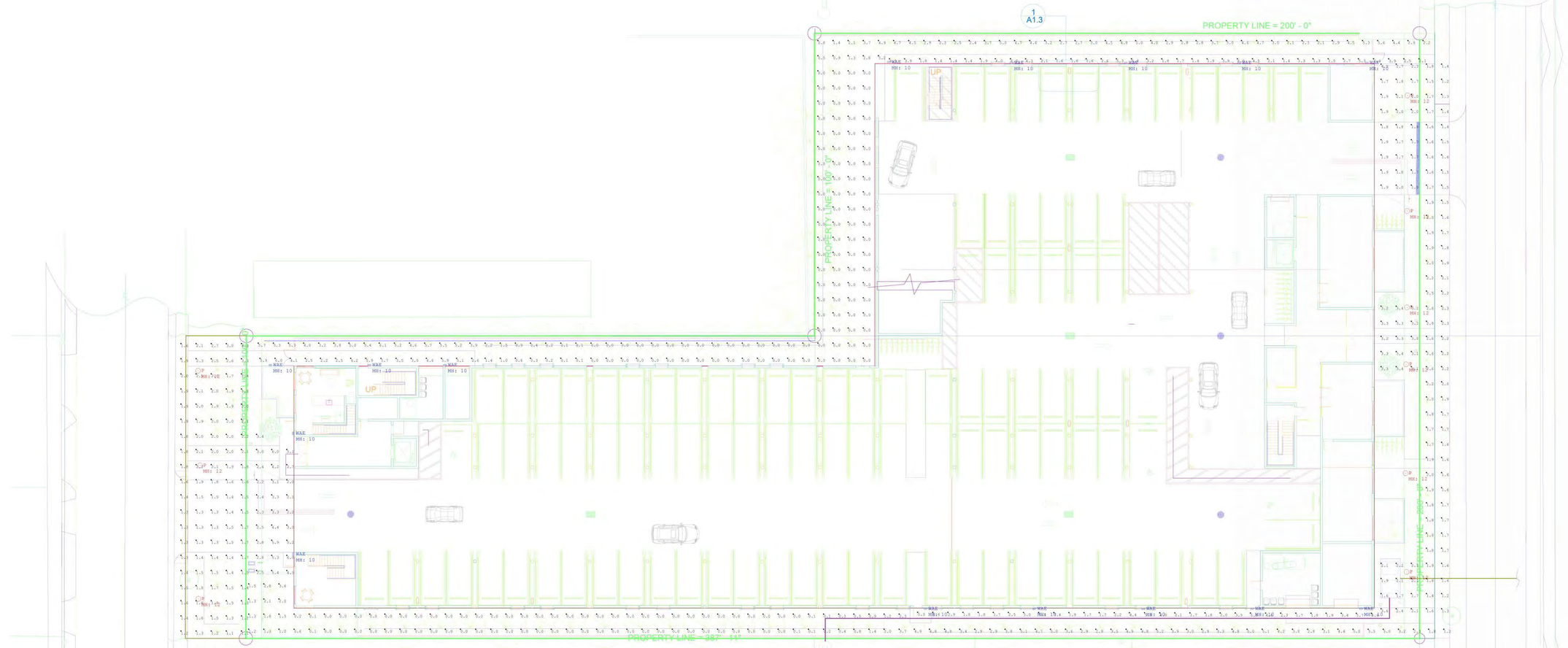
TRASH CHUTE - DETAILS

Project #23-014

A11.0



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	9	P	Single	Ragni Lighting CIRLY-16-4-500-T5-1-TP-XX	0.900	3260	25.5	229.5
	15	WAE	Single	Cree Lighting OSQW-C-2L-40K7-2M-XX-NM-XX-EB	0.900	2550	16	240

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Front Entrance	Illuminance	Fc	2.05	4.5	1.2	1.71	3.75
North Landscape	Illuminance	Fc	1.28	6.1	0.0	N.A.	N.A.
Rear Entance	Illuminance	Fc	2.15	6.0	1.1	1.95	5.45
Sidewalk #1	Illuminance	Fc	3.00	6.4	1.3	2.31	4.92
Sidewalk #2	Illuminance	Fc	3.30	5.9	1.7	1.94	3.47
Sidewalk #3	Illuminance	Fc	4.25	6.0	2.2	1.93	2.73
South Landscape	Illuminance	Fc	1.35	5.5	0.0	N.A.	N.A.

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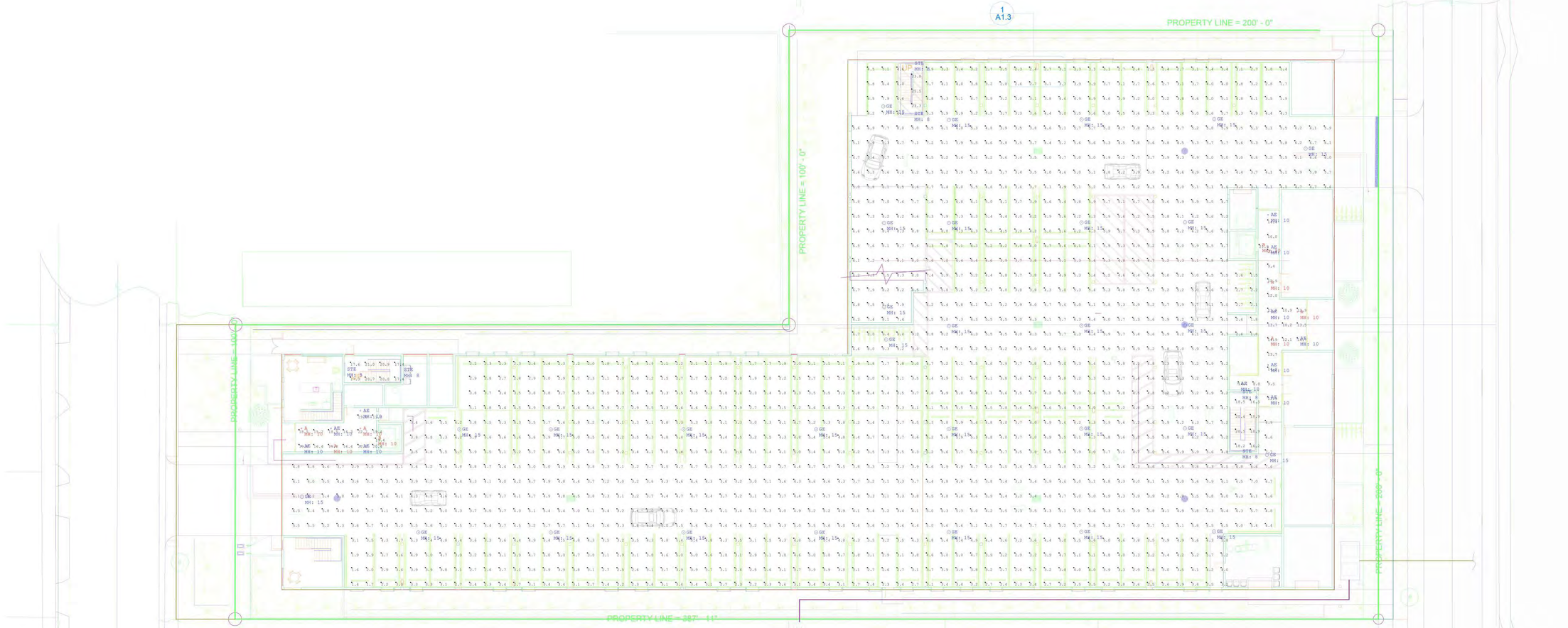
PHOTOMETRICS SITE - NORMAL

Project #23-014

PH1.0



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	A	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	58.8
	11	AE	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	107.8
	2	B	Single	Elco Lighting E2L10F40W	0.900	1000	9.8	19.6
	30	GE	Single	Utopia Lighting LRC-3G-SLED-40K-UNV-WH-EMG15 (53W)	0.900	6890	53	1590
	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.900	5107	46.6	279.6

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor #1_Floor	Illuminance	Fc	13.19	21.6	8.8	1.50	2.45
Corridor #2_Floor	Illuminance	Fc	18.33	22.7	11.5	1.59	1.97
Elevator Threshold #1	Illuminance	Fc	21.80	21.8	21.8	1.00	1.00
Elevator Threshold #2	Illuminance	Fc	19.40	19.4	19.4	1.00	1.00
Parking Garage_Floor	Illuminance	Fc	4.55	9.4	1.4	3.25	6.71
Stair #1_Floor	Illuminance	Fc	19.14	21.0	17.3	1.11	1.21
Stair #2_Floor	Illuminance	Fc	18.51	20.5	16.2	1.14	1.27
Stair #3_Floor	Illuminance	Fc	24.20	25.5	23.3	1.04	1.09

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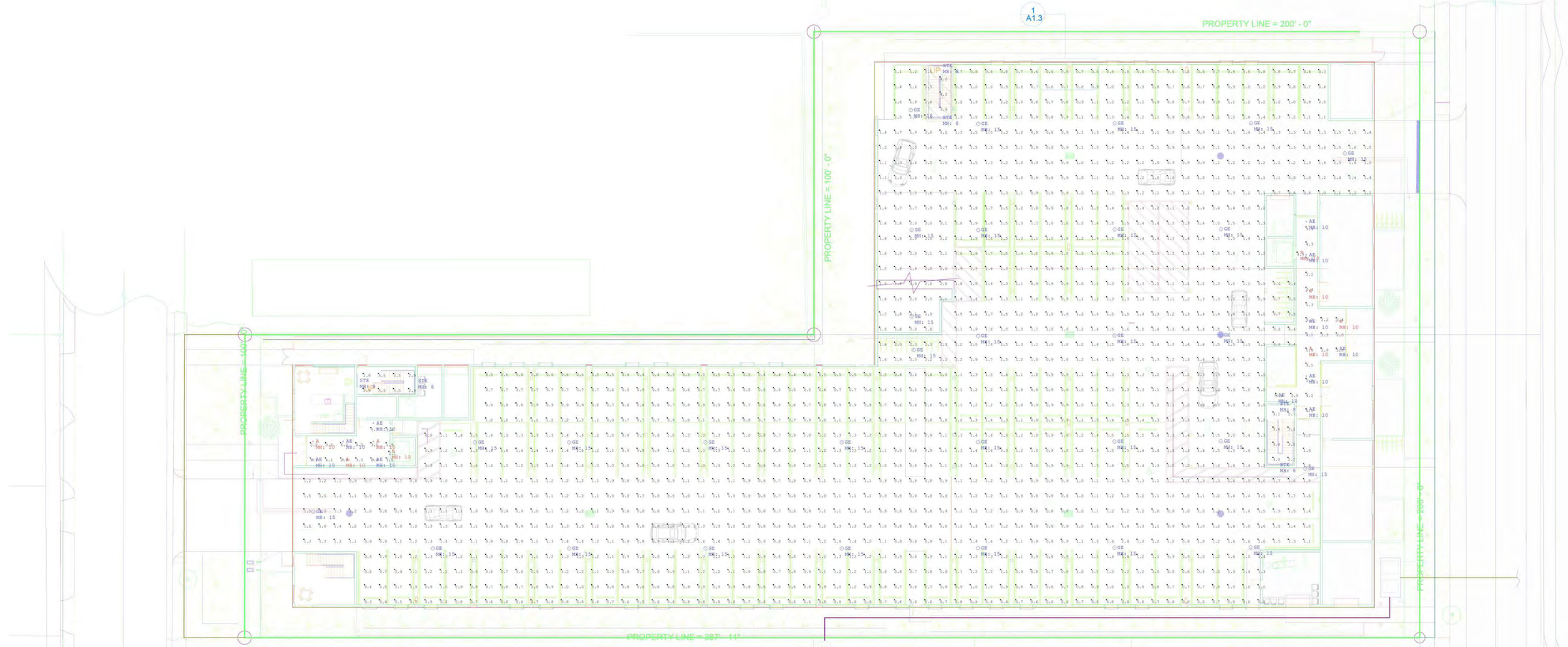
PHOTOMETRICS FIRST FLOOR - NORMAL

Project #23-014

PH1.1



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	A	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	58.8
	11	AE	Single	Elco Lighting ELK1140-ELK4118	0.400	1150	9.8	107.8
	2	B	Single	Elco Lighting E2L10F40W	0.900	1000	9.8	19.6
	30	GE	Single	Utopia Lighting LRC-3G-SLED-40K-UNV-WH-EMG15 (53W)	0.220	6890	53	1590
	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.150	5107	46.6	279.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor #1_Floor	Illuminance	Fc	3.59	6.3	0.4	8.98	15.75
Corridor #2_Floor	Illuminance	Fc	3.98	6.1	1.9	2.09	3.21
Elevator Threshold #1	Illuminance	Fc	4.80	4.8	4.8	1.00	1.00
Elevator Threshold #2	Illuminance	Fc	2.10	2.1	2.1	1.00	1.00
Parking Garage_Floor	Illuminance	Fc	1.11	2.3	0.3	3.70	7.67
Stair #1_Floor	Illuminance	Fc	3.20	3.5	2.9	1.10	1.21
Stair #2_Floor	Illuminance	Fc	3.06	3.4	2.7	1.13	1.26
Stair #3_Floor	Illuminance	Fc	4.03	4.2	3.9	1.03	1.08

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PHOTOMETRICS FIRST FLOOR - EMERGENCY

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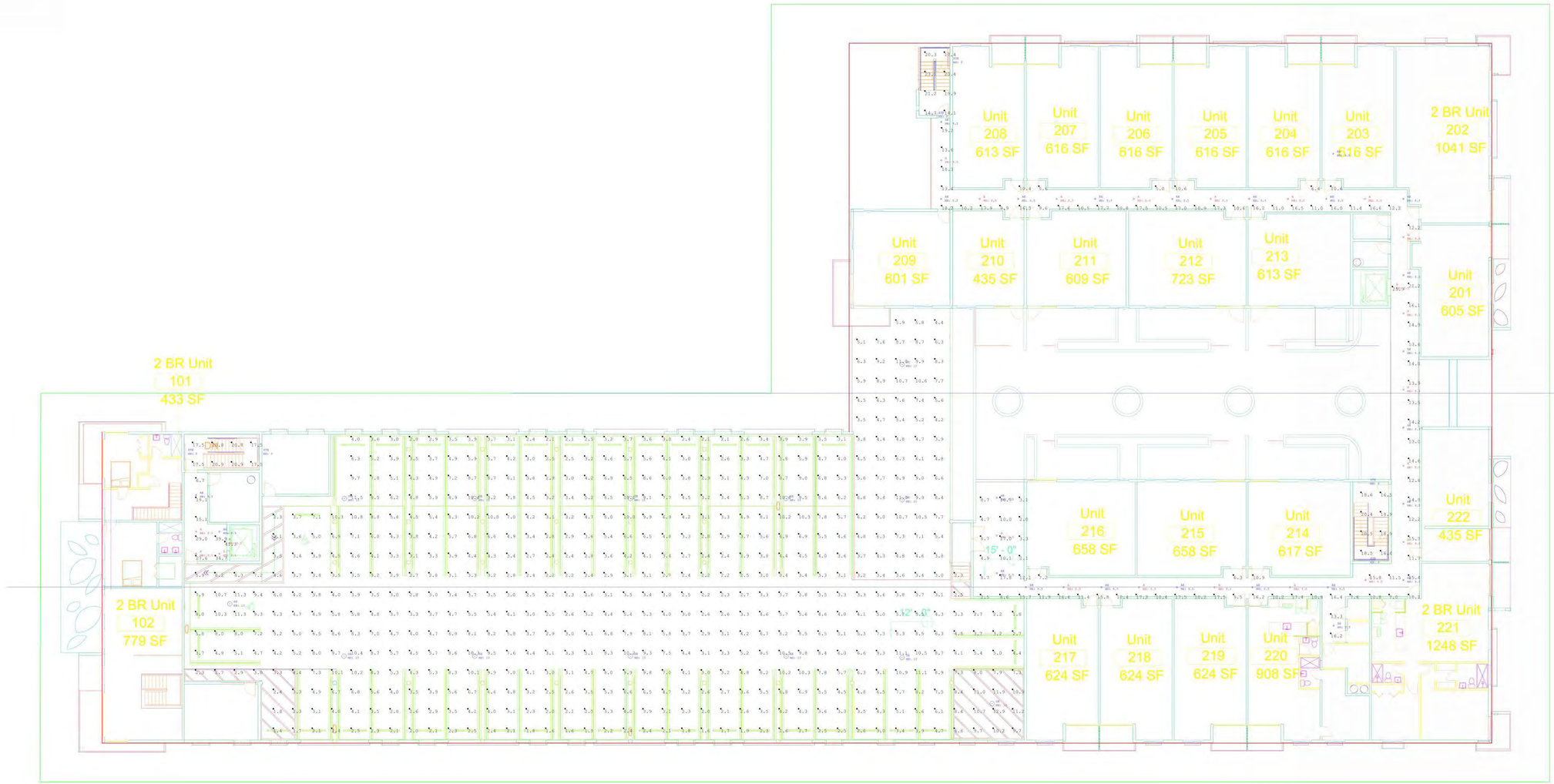
PH1.2



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	21	A	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	205.8
	24	AE	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	235.2
	2	B	Single	Elco Lighting E2L10F40W	0.900	1000	9.8	19.6
	13	GE	Single	Utopia Lighting LRC-3G-SLED-40K-UNV-WH-EMG15 (53W)	0.900	6890	53	689
	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.900	5107	46.6	279.6

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor #1_Floor	Illuminance	Fc	12.30	21.2	2.0	6.15	10.60
Corridor #2_Floor	Illuminance	Fc	24.59	39.9	6.7	3.67	5.96
Elevator #1	Illuminance	Fc	25.90	25.9	25.9	1.00	1.00
Elevator #2	Illuminance	Fc	41.30	41.3	41.3	1.00	1.00
Parking Garage_Floor	Illuminance	Fc	5.17	12.9	1.4	3.69	9.21
Stair #1_Floor	Illuminance	Fc	19.18	20.9	17.5	1.10	1.19
Stair #2_Floor	Illuminance	Fc	18.59	20.5	16.4	1.13	1.25
Stair #3_Floor	Illuminance	Fc	18.89	23.1	14.1	1.34	1.64

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MEETING DATES

PACO	12/04/23
TAC 1	03/04/24
TAC 2 (FINAL TAC)	07/15/24
SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

LINCOLN PARK RESIDENCES
SIGN OFF

PHOTOMETRICS SECOND FLOOR - NORMAL

Project #23-014

PH2.0



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	21	A	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	205.8
	24	AE	Single	Elco Lighting ELK1140-ELK4118	0.400	1150	9.8	235.2
	2	B	Single	Elco Lighting E2L10F40W	0.900	1000	9.8	19.6
	13	GE	Single	Utopia Lighting LRC-3G-SLED-40K-UNV-WH-EMG15 (53W)	0.220	6890	53	689
	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.150	5107	46.6	279.6

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor #1_Floor	Illuminance	Fc	3.04	8.2	0.3	10.13	27.33
Corridor #2_Floor	Illuminance	Fc	3.49	8.0	0.5	6.98	16.00
Elevator #1	Illuminance	Fc	4.20	4.2	4.2	1.00	1.00
Elevator #2	Illuminance	Fc	6.00	6.0	6.0	1.00	1.00
Parking Garage_Floor	Illuminance	Fc	1.26	3.2	0.3	4.20	10.67
Stair #1_Floor	Illuminance	Fc	3.20	3.5	2.9	1.10	1.21
Stair #2_Floor	Illuminance	Fc	3.09	3.4	2.7	1.14	1.26
Stair #3_Floor	Illuminance	Fc	3.15	3.9	2.4	1.31	1.63

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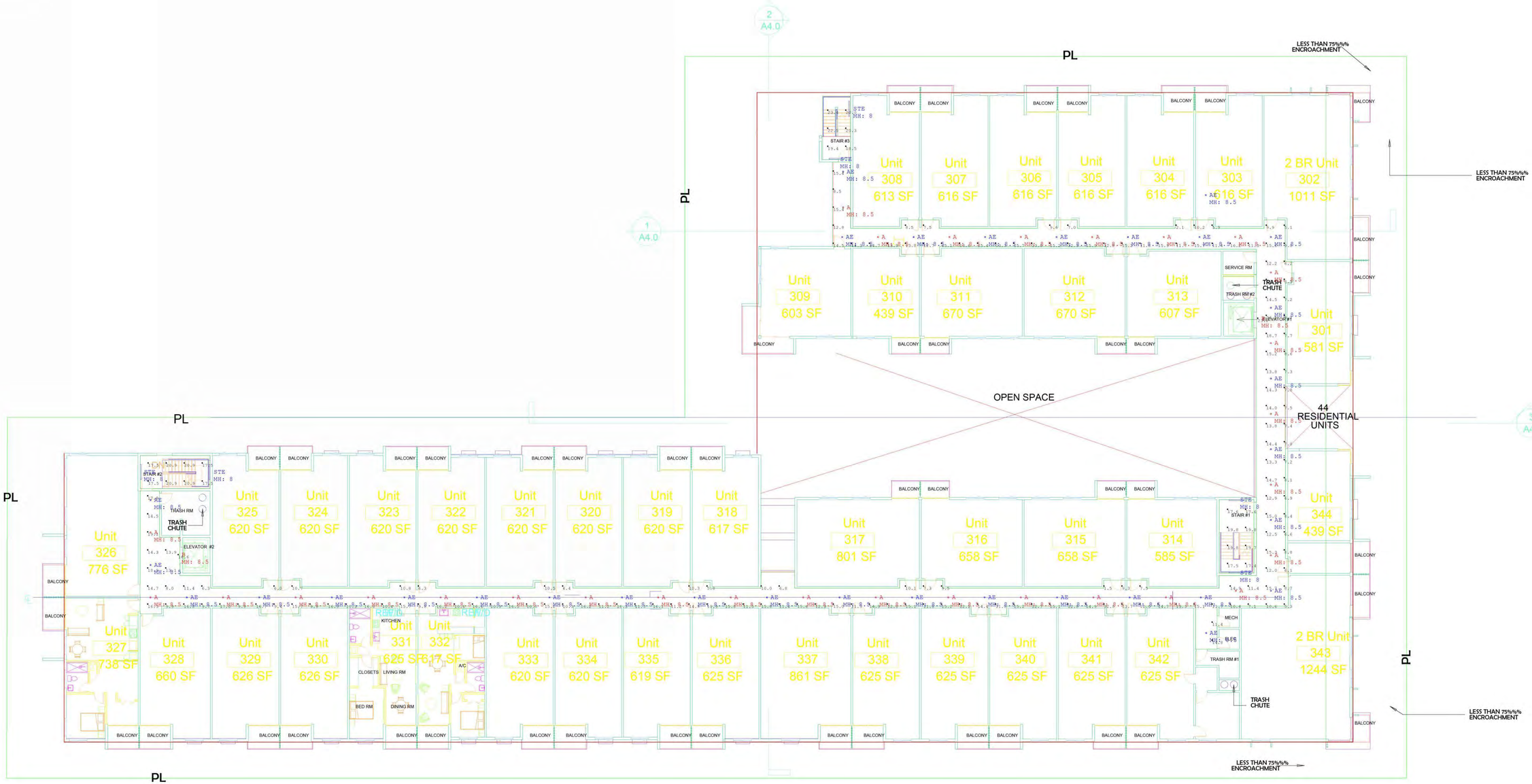
SIGN OFF	00/00/24
PLANNING AND ZONING BOARD	00/00/24

LINCOLN PARK RESIDENCES
SIGN OFF

PHOTOMETRICS SECOND FLOOR - EMERGENCY

Project #23-014

PH2.1



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.900	5107	46.6	279.6
	2	B	Single	Elco Lighting E2L10F40W	0.900	1000	9.8	19.6
	32	AE	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	313.6
	29	A	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	284.2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor_Floor	Illuminance	Fc	12.11	26.5	1.5	8.07	17.67
Elevator Threshold #1	Illuminance	Fc	16.60	16.6	16.6	1.00	1.00
Elevator Threshold #2	Illuminance	Fc	23.20	23.2	23.2	1.00	1.00
Stair #1_Floor	Illuminance	Fc	19.20	20.9	17.5	1.10	1.19
Stair #2_Floor	Illuminance	Fc	18.65	19.8	17.4	1.07	1.14
Stair #3_Floor	Illuminance	Fc	20.68	23.4	18.5	1.12	1.26

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MEETING DATES

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LINCOLN PARK RESIDENCES
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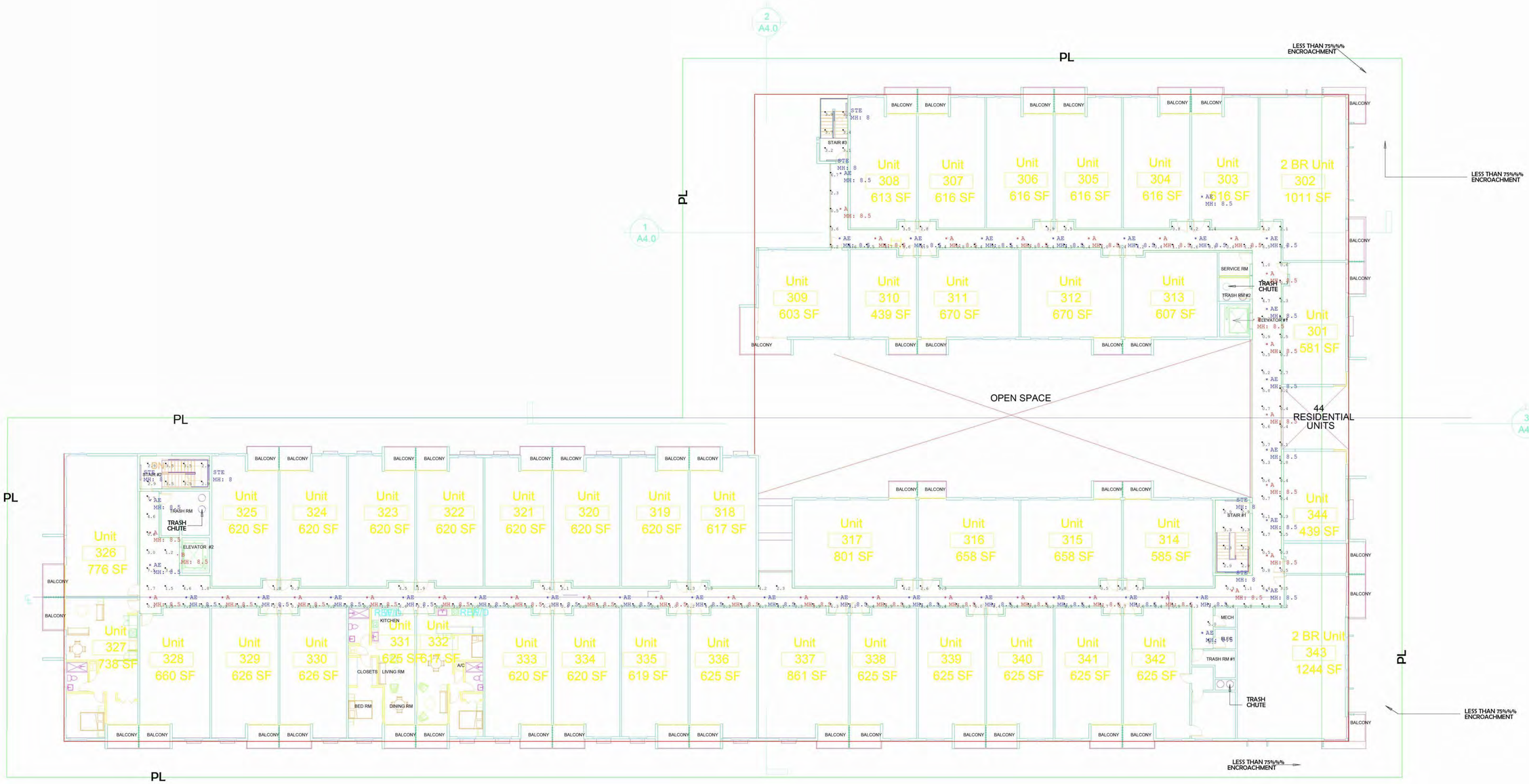
PHOTOMETRICS THIRD FLOOR - NORMAL

Project #23-014

PH3.0



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	29	A	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	284.2
	32	AE	Single	Elco Lighting ELK1140-ELK4118	0.400	1150	9.8	313.6
	2	B	Single	Elco Lighting E2L10F40W	0.900	1000	9.8	19.6
+	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.150	5107	46.6	279.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor_Floor	Illuminance	Fc	2.84	7.7	0.3	9.47	25.67
Stair #1_Floor	Illuminance	Fc	3.20	3.5	2.9	1.10	1.21
Stair #2_Floor	Illuminance	Fc	3.10	3.3	2.9	1.07	1.14
Stair #3_Floor	Illuminance	Fc	3.43	3.9	3.1	1.11	1.26

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MEETING DATES

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LINCOLN PARK RESIDENCES
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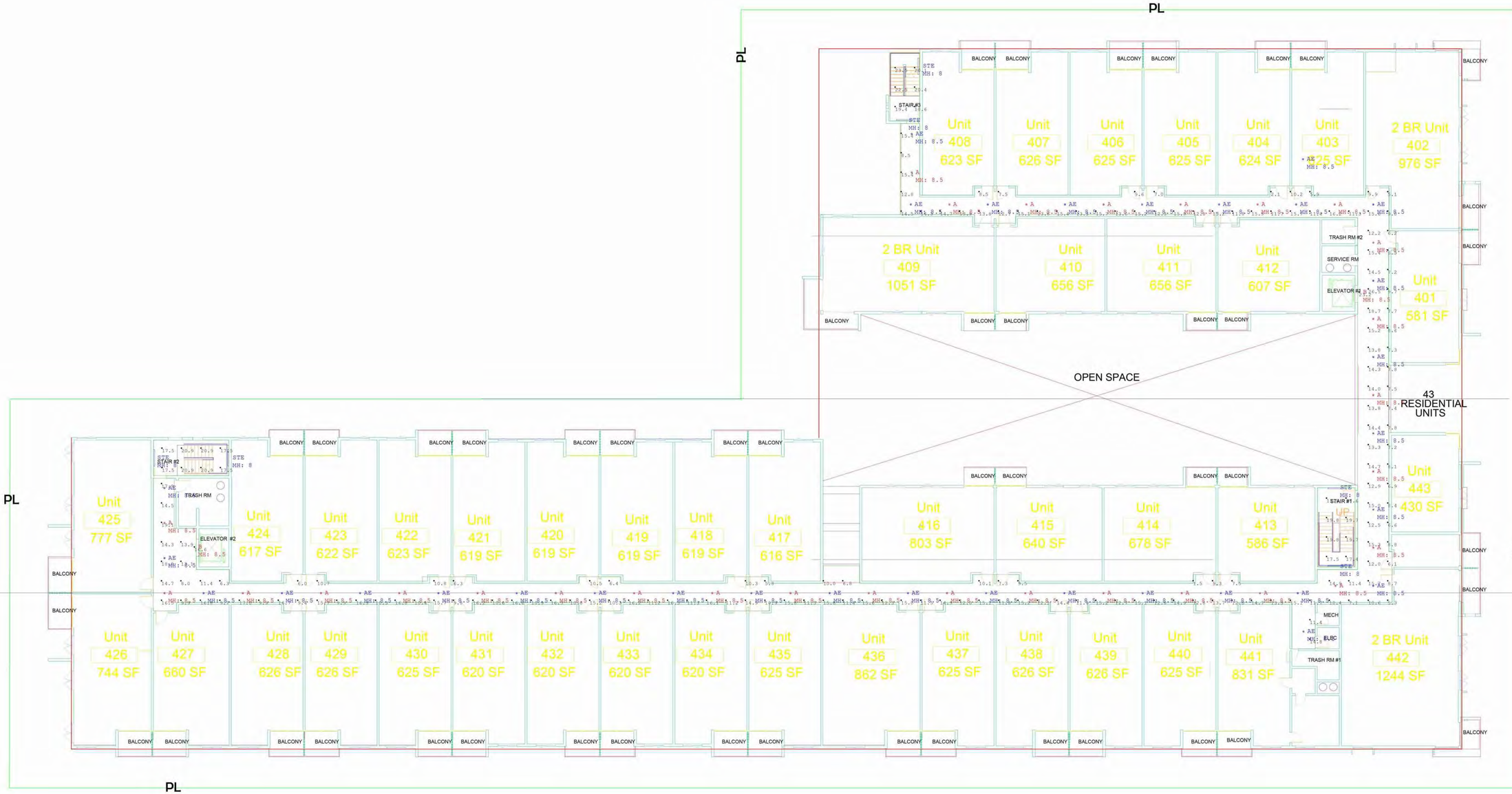
PHOTOMETRICS THIRD FLOOR - EMERGENCY

Project #23-014

PH3.1



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊕	29	A	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	284.2
⊕	32	AE	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	313.6
⊕	2	B	Single	Elco Lighting E2L10F40W	0.900	1000	9.8	19.6
+	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.900	5107	46.6	279.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor_Floor	Illuminance	Fc	12.11	26.5	1.5	8.07	17.67
Elevator Threshold #1	Illuminance	Fc	16.60	16.6	16.6	1.00	1.00
Elevator Threshold #2	Illuminance	Fc	23.20	23.2	23.2	1.00	1.00
Stair #1_Floor	Illuminance	Fc	19.20	20.9	17.5	1.10	1.19
Stair #2_Floor	Illuminance	Fc	18.64	19.8	17.4	1.07	1.14
Stair #3_Floor	Illuminance	Fc	20.75	23.5	18.6	1.12	1.26

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MEETING DATES

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TAC 2 (FINAL TAC)	07/15/24
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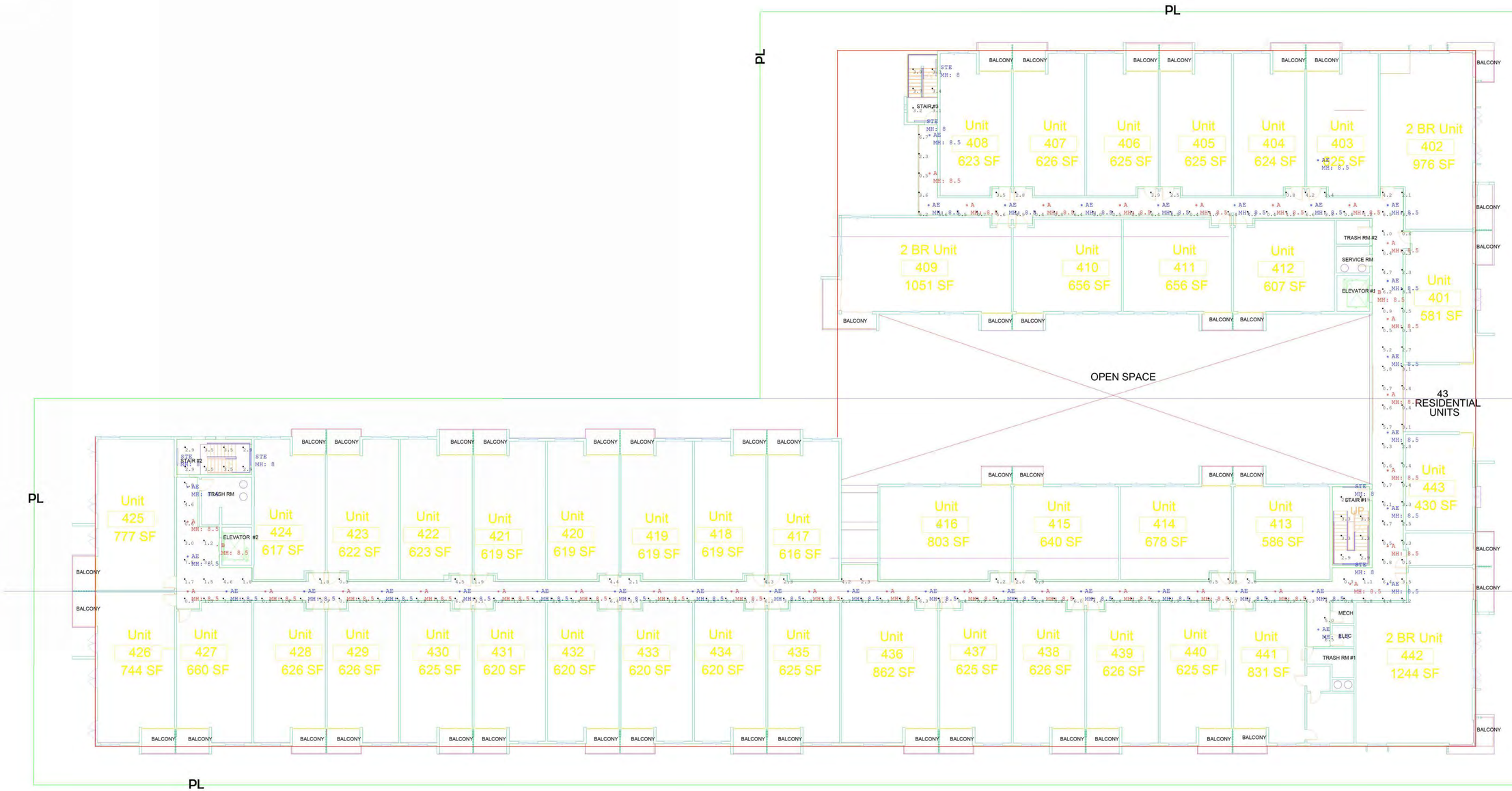
PHOTOMETRICS FOURTH FLOOR - NORMAL

Project #23-014

PH4.0



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	29	A	Single	Elco Lighting ELK1140-ELK4118	0.900	1150	9.8	284.2
	32	AE	Single	Elco Lighting ELK1140-ELK4118	0.400	1150	9.8	313.6
	2	B	Single	Elco Lighting E2L10F40W	0.900	1000	9.8	19.6
+	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.150	5107	46.6	279.6

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Corridor_Floor	Illuminance	Fc	2.84	7.8	0.3	9.47	26.00
Stair #1_Floor	Illuminance	Fc	3.20	3.5	2.9	1.10	1.21
Stair #2_Floor	Illuminance	Fc	3.10	3.3	2.9	1.07	1.14
Stair #3_Floor	Illuminance	Fc	3.43	3.9	3.1	1.11	1.26

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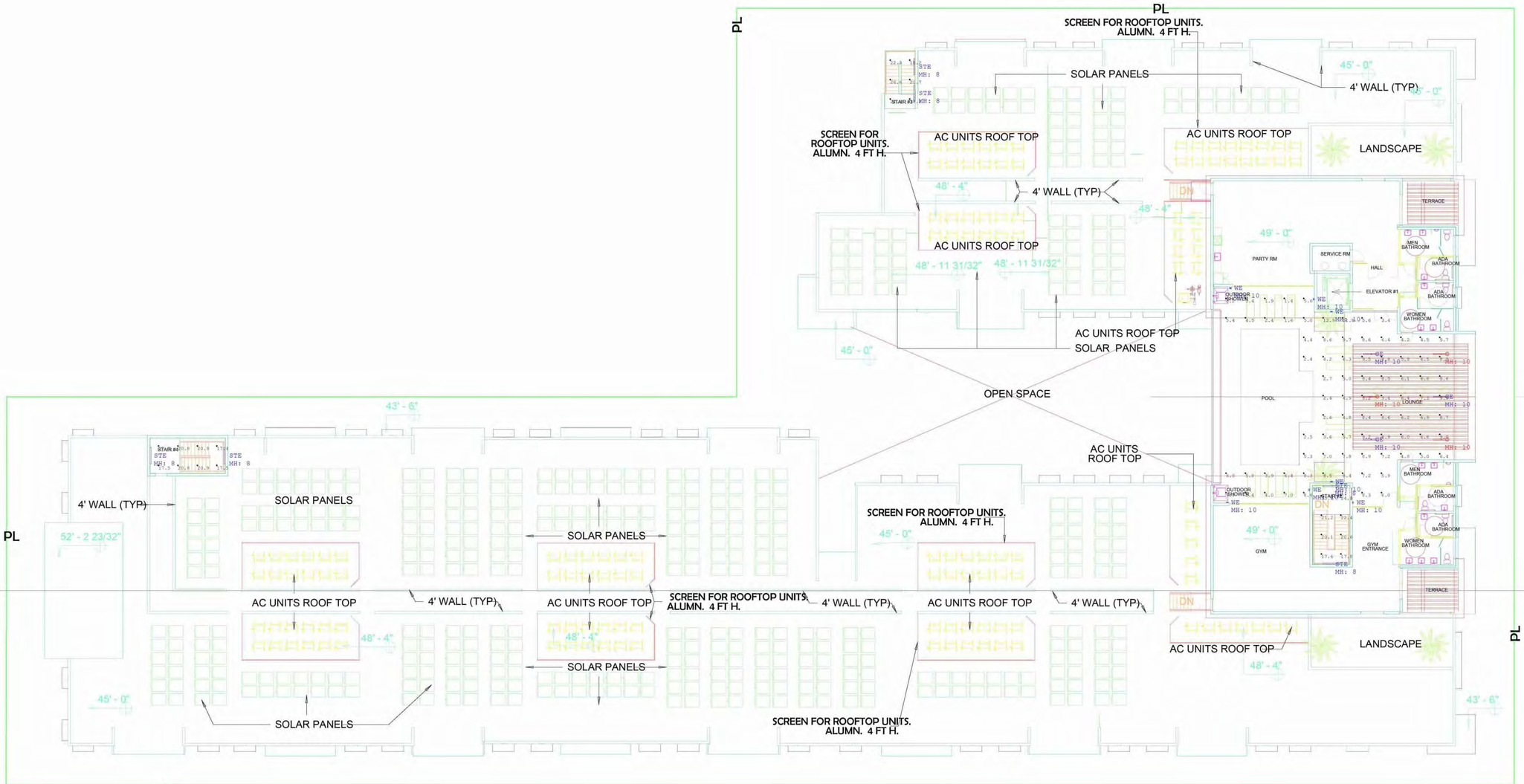
PHOTOMETRICS FOURTH FLOOR - EMERGENCY

Project #23-014

PH4.1



ROOF TOP COVERED AREA
3,758 SF = 8,32%%
OF THE GROUND FLOOR AREA
45,135 SF

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	7	WE	Single	PIL SH1-18-80-4K-XX-UNV-NA-EMPK	0.900	1773	13.5	94.5
	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.900	5107	46.6	279.6
	3	CE	Single	Lux Illuminaires EOS 3.0-S-WET-LAM-500-4-40K-8-UNV-S1-W-XX-EB	0.900	2019	18.99	56.97
	3	C	Single	Lux Illuminaires EOS 3,0-S-WET-LAM-500-4-40K-8-UNV-S1-W-XX	0.900	2019	18.99	56.97

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Pool Deck	Illuminance	Fc	6.43	12.9	1.4	4.59	9.21
Stair #1_Floor	Illuminance	Fc	19.15	20.9	17.4	1.10	1.20
Stair #2_Floor	Illuminance	Fc	20.94	24.0	17.6	1.19	1.36
Stair #3_Floor	Illuminance	Fc	21.73	26.6	18.2	1.19	1.46

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MEETING DATES

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LINCOLN PARK RESIDENCES
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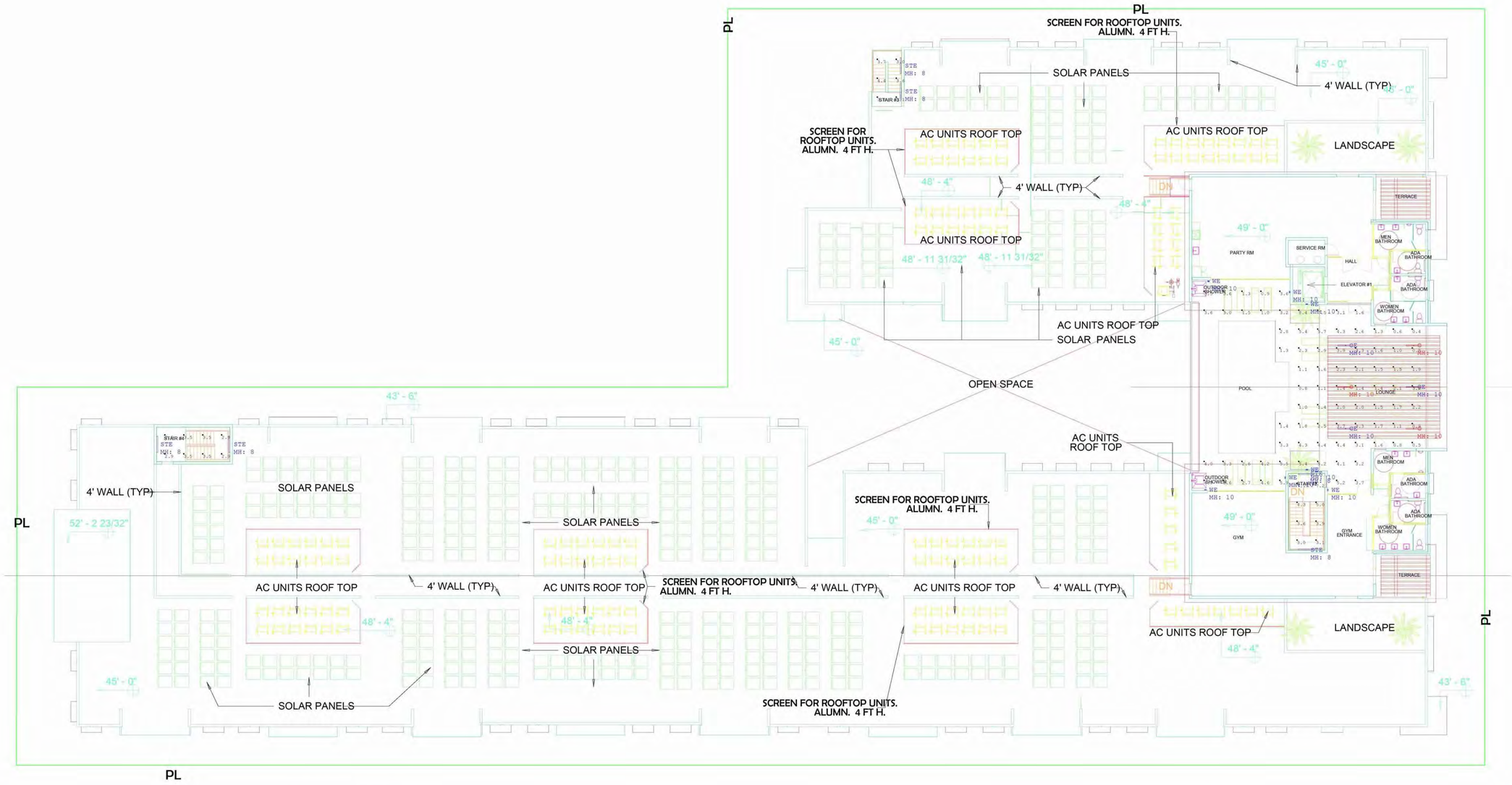
PHOTOMETRICS ROOF TOP - NORMAL

Project #23-014

PH5.0



ROOF TOP COVERED AREA
3,758 SF = 8,32%%%
OF THE GROUND FLOOR AREA
45,135 SF

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3	C	Single	Lux Illuminaires EOS 3,0-S-WET-LAM-500-4-40K-8-UNV-S1-W-XX	0.900	2019	18.99	56.97
	3	CE	Single	Lux Illuminaires EOS 3.0-S-WET-LAM-500-4-40K-8-UNV-S1-W-XX-EB	0.400	2019	18.99	56.97
	6	STE	Single	Viscor Lighting LELW48-LED835K053LKUNV-B39	0.150	5107	46.6	279.6
	7	WE	Single	PIL SH1-18-80-4K-XX-UNV-NA-EMPK	0.600	1773	13.5	94.5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Pool Deck	Illuminance	Fc	2.79	8.4	0.4	6.98	21.00
Stair #1_Floor	Illuminance	Fc	3.20	3.5	2.9	1.10	1.21
Stair #2_Floor	Illuminance	Fc	4.65	7.2	3.0	1.55	2.40
Stair #3_Floor	Illuminance	Fc	3.60	4.4	3.0	1.20	1.47

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MEETING DATES

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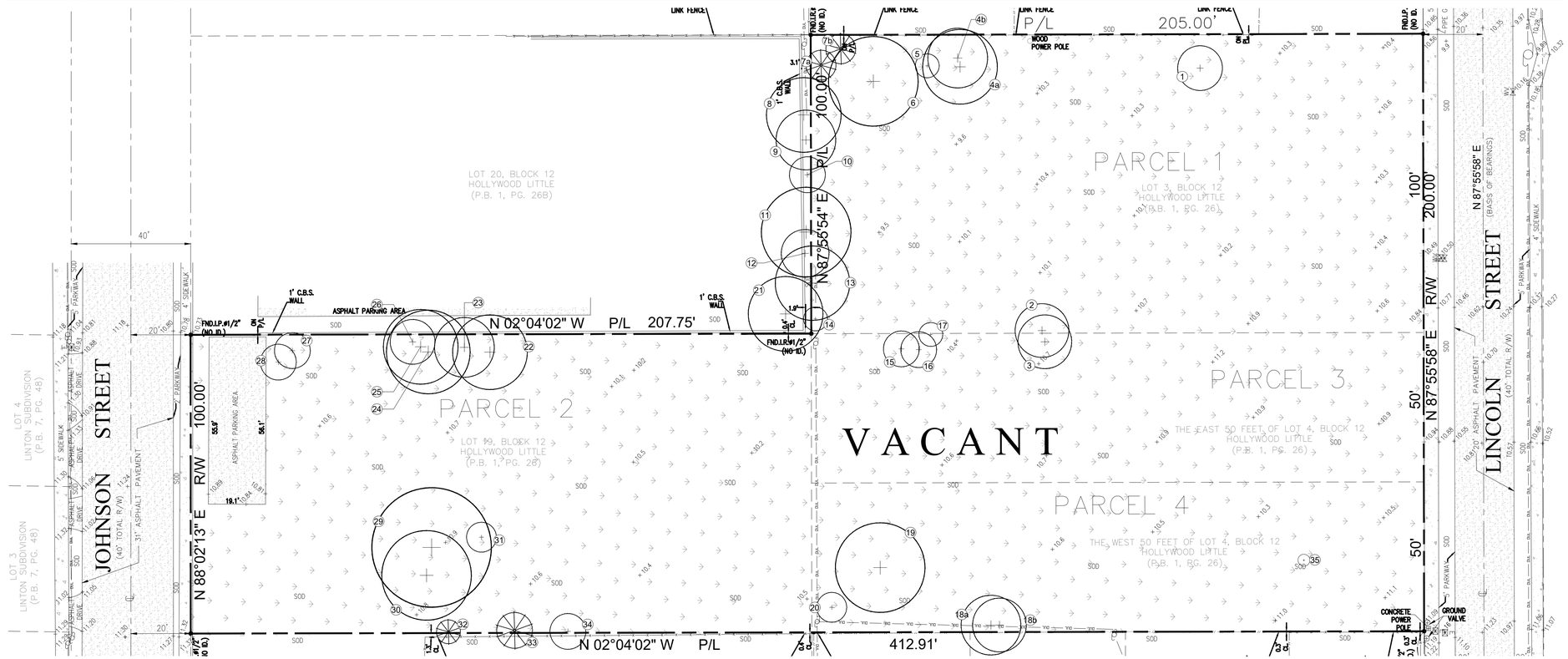
PHOTOMETRICS ROOF TOP - EMERGENCY

Project #23-014

PH5.1

ATTACHMENT A
Application Package Part III





GRAPHIC SCALE
NORTH 0' 20' 40' 60'

Sunshine State One Call
811
Know what's below. Call before you dig.

SIGN OF SUBMITTAL - NOT FOR CONSTRUCTION

Rev.	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

ANDRES MONTERO
LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE | LAND PLANNING | URBAN DESIGN
2300 E. OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33306 USA
TEL: 954.533.8259
www.amilatudio.com

Sheet Title: SITE AERIAL
PROPERTY SURVEY

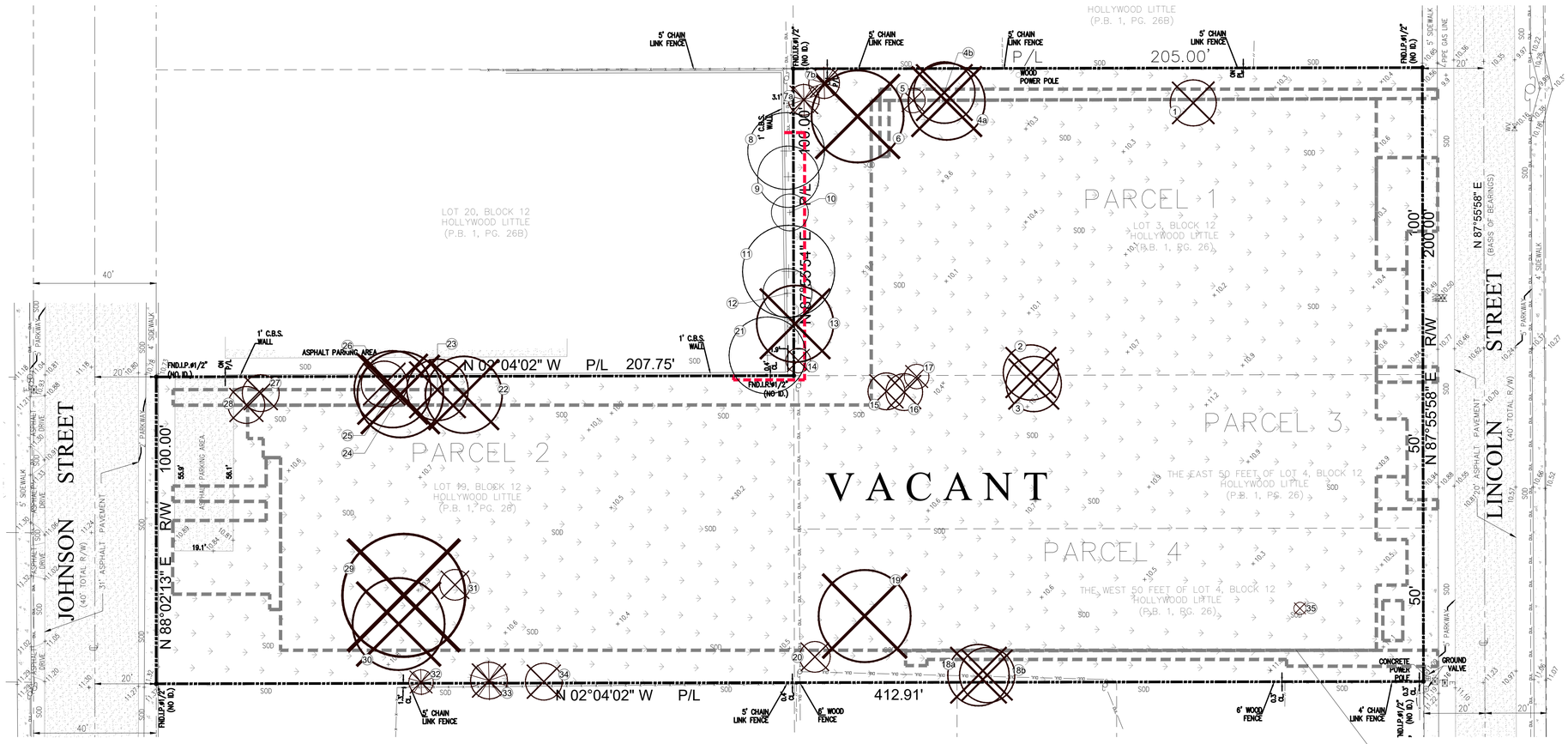
Project Name: LINCOLN PARK RESIDENCES
2219-25 LINCOLN STREET
HOLLYWOOD, FL 33020

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA
REGISTERED LANDSCAPE ARCHITECT
SEAL / SIGNATURE

ALL DESIGNS AND DETAILS ON THIS DRAWING ARE THE PROPERTY OF ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC AND SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY WAY WITHOUT THE EXPRESS PERMISSION FROM ANDRES MONTERO LANDSCAPE ARCHITECTURE, LLC.

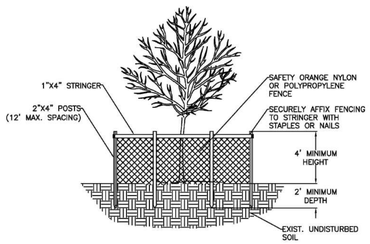
Date:	JUNE 26, 2024
Scale:	1" = 20'-0"
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202339

Sheet Number: L-01

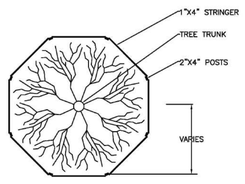


LEGEND

- PROPOSED BUILDING & HARDSCAPE FOOTPRINT
- TREE PROTECTION FENCE
- (X) TREE NUMBER
- EXISTING TREE TO REMAIN
- EXISTING PALM TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- PROPOSED BUILDING & HARDSCAPE OUTLINE



SECTION



TOP VIEW

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

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

TREE DISPOSITION TABLE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	CANOPY (ft)	CRZ/TPZ (ft)	CONDITION	COMMENTS	STATUS
1	Bursera simaruba	Gumbo Limbo	3+3+3+3+3+2+4	7	15	N/A	Poor	Undersize	REMOVE
2	Bursera simaruba	Gumbo Limbo	6+6+6+6+7	20	18	N/A	Moderate		REMOVE
3	Persea americana	Avocado Tree	16+12.8	24	18	N/A	Poor		REMOVE
4a	Cupaniopsis anacardioide	Carrotwood	10.5+9	30	25	N/A	Moderate	Prohibit Tree	REMOVE
4b	Cupaniopsis anacardioide	Carrotwood	10.7+11	25	20	N/A	Poor	Prohibit Tree	REMOVE
5	Bursera simaruba	Gumbo Limbo	4	28	8	N/A	Poor		REMOVE
6	Bursera simaruba	Gumbo Limbo	25	35	30	15	Fair		REMOVE
7a	Sabal palmetto	Sabal Palm	no CT	10	10	3	Fair		REMOVE
7b	Sabal palmetto	Sabal Palm	no CT	10	10	3	Fair		REMOVE
8	Schinus terebinthifolius	Brazilian Pepper tree	~12+10	25	25	N/A	Poor	Prohibit Tree, Outside of property	REMAIN
9	Bursera simaruba	Gumbo Limbo	11.8	18	10	8	Poor	Outside of property	REMAIN
10	Bursera simaruba	Gumbo Limbo	8.4+3.5+3	20	12	N/A	Poor	Outside of property	REMAIN
11	Cupaniopsis anacardioide	Carrotwood	15	20	30	N/A	Poor	Prohibit Tree, Outside of property	REMAIN
12	Bursera simaruba	Gumbo Limbo	11.7	20	16	8	Moderate	Outside of property	REMAIN
13	Schinus terebinthifolius	Brazilian Pepper tree	18	20	25	N/A	Poor	Prohibit Tree	REMOVE
14	Bursera simaruba	Gumbo Limbo	9.2	20	8	N/A	Poor		REMOVE
15	Bursera simaruba	Gumbo Limbo	4+3.1	14	12	6	Moderate		REMOVE
16	Schinus terebinthifolius	Brazilian Pepper tree	2+2	10	12	N/A	Poor	Prohibit Tree	REMOVE
17	Bursera simaruba	Gumbo Limbo	6.6	8	8	N/A	Poor		REMOVE
18a	Cupaniopsis anacardioide	Carrotwood	18.1	20	20	N/A	Moderate	Prohibit Tree	REMOVE
18b	Cupaniopsis anacardioide	Carrotwood	13.3	18	18	N/A	Moderate	Prohibit Tree	REMOVE
19	Mangifera indica	Mango	14+8+19+22+23	30	30	N/A	Fair-Mood		REMOVE
20	Bursera simaruba	Gumbo Limbo	4.8	10	10	4	Poor		REMOVE
21	Schinus terebinthifolius	Brazilian Pepper tree	20	25	25	N/A	Poor	Prohibit Tree, Outside of property	REMAIN
22	Swietenia mahagoni	Mahogany	9+10.5	25	25	12	Fair		REMOVE
23	Cupaniopsis anacardioide	Carrotwood	8.3	20	20	N/A	Moderate	Prohibit Tree	REMOVE
24	Quercus virginiana	Live Oak	13.2	28	28	9	Fair		REMOVE
25	Quercus virginiana	Live Oak	11.4	25	25	8	Moderate		REMOVE
26	Cupaniopsis anacardioide	Carrotwood	7.8	15	15	N/A	Moderate	Prohibit Tree	REMOVE
27	Cupaniopsis anacardioide	Carrotwood	5	12	12	N/A	Poor	Prohibit Tree	REMOVE
28	Cupaniopsis anacardioide	Carrotwood	4+3	12	12	N/A	Poor	Prohibit Tree	REMOVE
29	Quercus virginiana	Live Oak	23.5	40	40	N/A	Poor	Diseased/Dying Mitigate at 50% as per City Comment	REMOVE
30	Persea americana	Avocado Tree	20+15.4	30	30	N/A	Poor		REMOVE
31	Quercus virginiana	Live Oak	10+9	10	10	N/A	Poor/Dead	Dead/Mitigate at 50% as per City Comment	REMOVE
32	Ptychosperma elegans	Solitaire Palm	3.3	8	8	3	Good		REMOVE
33	Archontophoenix alexandrae	King Palm	7.8	12	12	3	Fair		REMOVE
34	Citrus spp.	Citrus	3+3+4+4	12	12	6	Fair-Mood		REMOVE
35	DEAD TREE - appears to be a Seagrape that is resprouting at the base								REMOVE

NOTES:

1. THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY AND THE ARBORIST REPORT PREPARED BY :
   ALISON WALKER
   FL. CERTIFIED ARBORIST ISA FL-9317A
   Ph:786.525.7883
   info@treage.com
2. EXISTING TREES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION - SEE EXISTING TREE PROTECTION FENCE DETAIL CITY OF HOLLYWOOD - SHEET L-02
3. CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

Sunshine State One Call 811
Know what's below. Call before you dig.

SIGN OF SUBMITTAL - NOT FOR CONSTRUCTION

ANDRES MONTERO
LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN
2300 E. OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33306 USA
TEL: 954.533.8259
www.amlastudio.com

Rev.	Date:	Description:	By:
1	10/1/24	REVISED PRAWING TO ADDRESS CITY COMMENTS FROM JULY 12 2024	AEM/MP
2			
3			
4			
5			
6			

Sheet Title: TREE DISPOSITION PLAN

Project Name: LINCOLN PARK RESIDENCES
2219-25 LINCOLN STREET
HOLLYWOOD, FL 33020

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA REGISTRATION #6666973
SEAL / SIGNATURE

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Date:	JUNE 26, 2024
Scale:	1" = 20'-0"
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202339

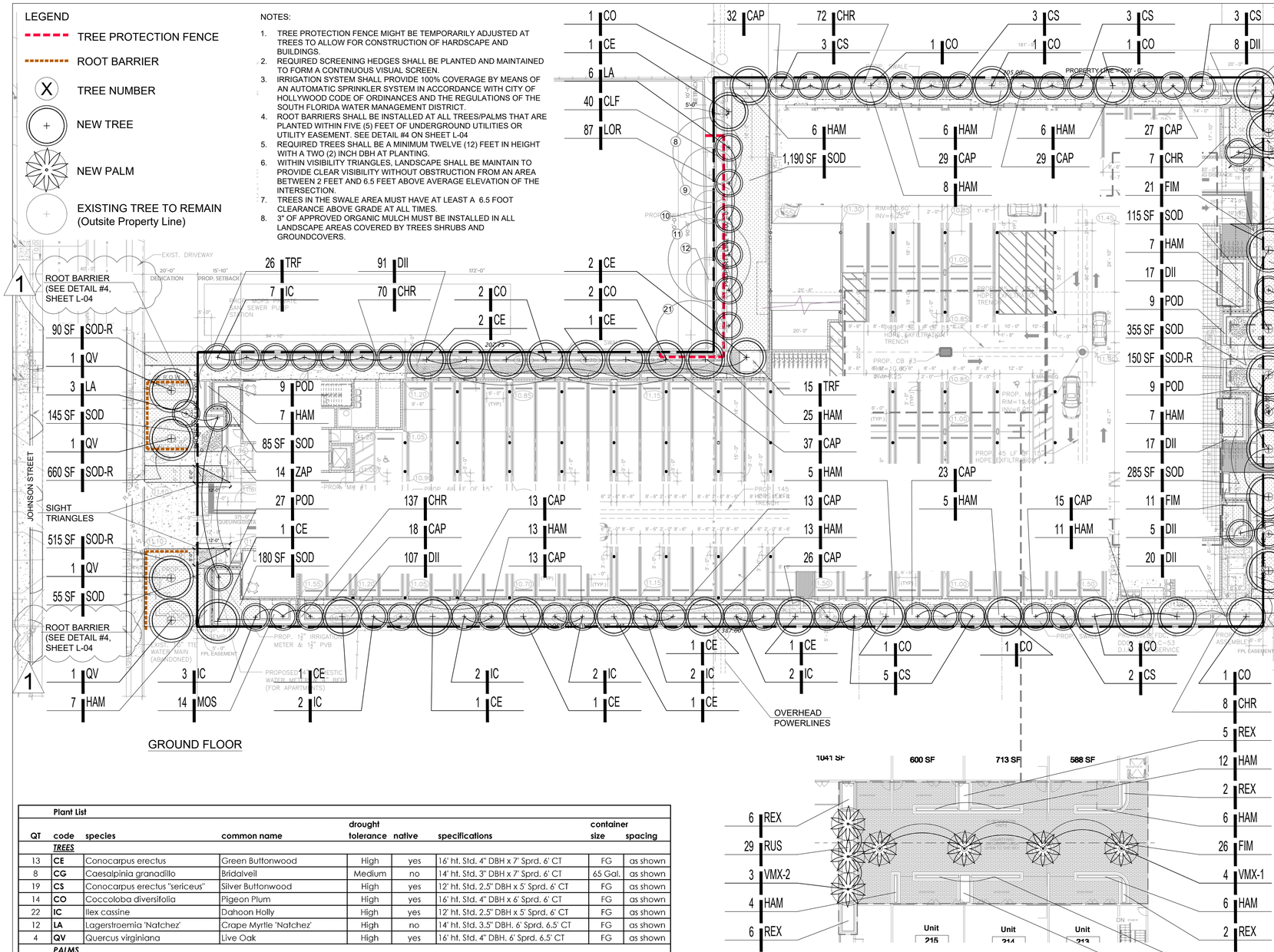
Sheet Number: L-02

LEGEND

- TREE PROTECTION FENCE
- ROOT BARRIER
- X — TREE NUMBER
- + — NEW TREE
- NEW PALM
- EXISTING TREE TO REMAIN (Outsite Property Line)

NOTES:

1. TREE PROTECTION FENCE MIGHT BE TEMPORARILY ADJUSTED AT TREES TO ALLOW FOR CONSTRUCTION OF HARDSCAPE AND BUILDINGS.
2. REQUIRED SCREENING HEDGES SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS VISUAL SCREEN.
3. IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE BY MEANS OF AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CITY OF HOLLYWOOD CODE OF ORDINANCES AND THE REGULATIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
4. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT. SEE DETAIL #4 ON SHEET L-04
5. REQUIRED TREES SHALL BE A MINIMUM TWELVE (12) FEET IN HEIGHT WITH A TWO (2) INCH DBH AT PLANTING.
6. WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN 2 FEET AND 6.5 FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.
7. TREES IN THE SWALE AREA MUST HAVE AT LEAST A 6.5 FOOT CLEARANCE ABOVE GRADE AT ALL TIMES.
8. 3" OF APPROVED ORGANIC MULCH MUST BE INSTALLED IN ALL LANDSCAPE AREAS COVERED BY TREES SHRUBS AND GROUNDCOVERS.

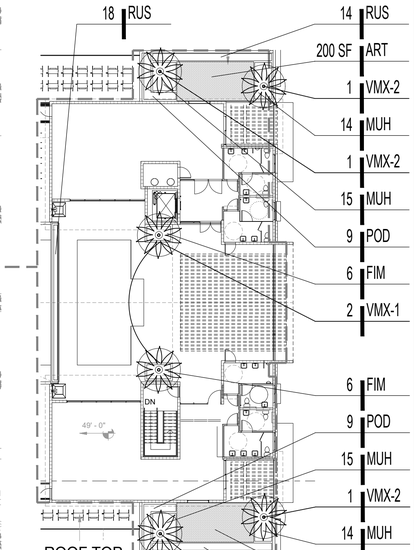


GROUND FLOOR

SECOND FLOOR

CITY OF HOLLYWOOD NOTES:

- ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
- NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF HOLLYWOOD APPROVAL.
- NO TREE REMOVAL OR PLANTING ALLOWED UNTIL SUBPERMITS ARE FULLY APPROVED BY CITY.



Plant List

QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
	TREES							
13	**CE**	Conocarpus erectus	Green Buttonwood	High	yes	16' ht. Std. 4" DBH x 7' Sprd. 6' CT	FG	as shown
8	**CG**	Caesalpinia granadillo	Bridalveil	Medium	no	14' ht. Std. 3" DBH x 7' Sprd. 6' CT	65 Gal.	as shown
19	**CS**	Conocarpus erectus "sericeus"	Silver Buttonwood	High	yes	12' ht. Std. 2.5" DBH x 5' Sprd. 6' CT	FG	as shown
14	**CO**	Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht. Std. 4" DBH x 6' Sprd. 6' CT	FG	as shown
22	**IC**	Ilex cassine	Dahoon Holly	High	yes	12' ht. Std. 2.5" DBH x 5' Sprd. 6' CT	FG	as shown
12	**LA**	Lagerstroemia 'Natchez'	Crape Myrtle 'Natchez'	High	no	14' ht. Std. 3.5" DBH. 6' Sprd. 6.5' CT	FG	as shown
4	**QV**	Quercus virginiana	Live Oak	High	yes	16' ht. Std. 4" DBH. 6' Sprd. 6.5' CT	FG	as shown
	PALMS							
6	**VMX-1**	Veitchia montgomeryana	Montgomery Palm	Medium	no	14'O.A. height/Triple	FG	as shown
7	**VMX-2**	Veitchia montgomeryana	Montgomery Palm	Medium	no	14'O.A. height/Double	FG	as shown
	SHRUBS, GROUNDCOVERS & VINES							
275	**CAP**	Capparis cynophallophora	Jamaican Caper	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
313	**CHR**	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" O.A.	7 Gal.	30" O.C.
40	**CLF**	Clusia flava	Small Leaf Clusia	High	yes	30" Ht.	7 Gal.	30" O.C.
265	**DII**	Dietes iridioides	African Iris	Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.
96	**FIM**	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no	18" O.A.	7 Gal.	24" O.C.
176	**HAM**	Hamelia nodosa	Dwarf Firebush	Medium	yes	30" ht x 24" spr.	7 Gal.	36" O.C.
14	**MOS**	Monstera deliciosa	Swiss Cheese Plant	Low	no	16" O.A.	3 Gal.	30" O.C.
58	**MUH**	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump	3 Gal.	30" O.C.
87	**LOR**	Loropetalum chinense	Chinese Fringe Flower	High	no	30" ht x 24" spr.	7 Gal.	30" O.C.
63	**POD**	Podocarpus macrophyllus	Podocarpus	High	no	5' Ht.x 30" spr.	15 Gal.	30" O.C.
26	**REX**	Rhapis excelsa	Lady Palm	Medium	no	30" O.A. Clump, Full	7 Gal.	36" O.C.
75	**RUS**	Russelia equisetiformis	Firecracker Bush	Medium	no	24" O.A./1.25ft HT	3 Gal.	30" O.C.
41	**TRF**	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
14	**ZAP**	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	7 Gal.	30" O.C.
	SOD							
2590	**SOD**	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		
2850	**SOD-R**	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		
400	**ART**	Artificial turf						

LANDSCAPE CALCULATIONS - Lincoln Park Residence. Hollywood

SITE AREA DATA:			
Dixie Highway Medium Intensity Multi-Family District Use		DH-2	
		SF	**ACRES**
NET LOT AREA		58,784	1.35
		REQUIRED	**PROVIDED**
PROJECT DATA:			
MIN. PERVIOUS AREA (20%)		20%	20.79%
PERIMETER LANDSCAPE - STREET TREE (300 Lf of street frontage)			
A	100 Lf of street frontage at 1 tree per 30 Lf (Johson St.)	4	4
B	200 Lf of street frontage at 1 tree per 30 Lf (Lincoln St.)	7	7
C	5 Lf foot landscape buffer at 1 tree per 20 Lf (875 Lf)	44	44
D	Required trees (1 tree per 1,000 SF of pervious area of property)	12	12
NATIVE TREES		60%	75%
NATIVE SHRUBS		50%	73%

TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED

TREE #	BOTANICAL NAME	COMMON NAME	DBH
2	Bursera simaruba	Gumbo Limbo	6+6+6+6+7
3	Persea americana	Avocado Tree	16+12.8
5	Bursera simaruba	Gumbo Limbo	4
6	Bursera simaruba	Gumbo Limbo	25
14	Bursera simaruba	Gumbo Limbo	9.2
15	Bursera simaruba	Gumbo Limbo	4+3.1
17	Bursera simaruba	Gumbo Limbo	6.6
19	Mangifera indica	Mango	14+8+19+22+23
20	Bursera simaruba	Gumbo Limbo	4.8
22	Swietenia mahagoni	Mahogany	9+10.5
24	Quercus virginiana	Live Oak	13.2
25	Quercus virginiana	Live Oak	11.4
29	Quercus virginiana	Live Oak	11.75 (50% as per City Comment)
30	Persea americana	Avocado Tree	20+15.4
31	Quercus virginiana	Live Oak	9.5 (50% as per City Comment)
		Total tree DBH to be mitigated	**303" DBH**
PALMS TO MITIGATE			
7a	Sabal palmetto	Sabal Palm	
7b	Sabal palmetto	Sabal Palm	
32	Ptychosperma elegans	Solitaire Palm	
33	Archontophoenix alexandrae	King Palm	
		Total Palms to be mitigated	**4 PALMS**
		TOTAL NUMBER OF REPLACEMENT TREES FOR MITIGATION	**303" DBH + 4 PALMS**
NEW TREES & PALMS TO MITIGATE			
10	Conocarpus erectus	Green Buttonwood	16' ht. Std. 4" DBH x 6' Sprd.
11	Coccoloba diversifolia	Pigeon Plum	16' ht. Std. 4" DBH x 6' Sprd.
4	Lagerstroemia 'Natchez'	Crape Myrtle	14' ht. Std. 3.5" DBH x 6' Sprd.
13	Veitchia montgomeryana	Montgomery Palm	14' O.A. Double & Triple
		Total new tree DBH & palms to mitigate removed trees	**98" DBH +13 Palms**
		MITIGATION SHORTFALL	**205" DBH = 102.5 TREES (205/2)**

Note: Tree mitigation shortfall to be addressed by a monetary contribution to the city's tree trust fund by the property owner. 102.5 trees @ $350 each = $35,875

1

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

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FORT LAUDERDALE, FLORIDA 33306 USA
TEL: 954.533.8259
www.amlastudio.com

Rev.	Date:	Description:	By:
1	10/1/24	REVISED PRAWING TO ADDRESS CITY COMMENTS FROM JULY 12 2024	AEM/MP
2			
3			
4			
5			
6			

Sheet Title: LANDSCAPE PLAN

Project Name: LINCOLN PARK RESIDENCES
2219-25 LINCOLN STREET
HOLLYWOOD, FL 33020

ANDRES MONTERO, PLA, ASLA

STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT #6273

SEAL / SIGNATURE

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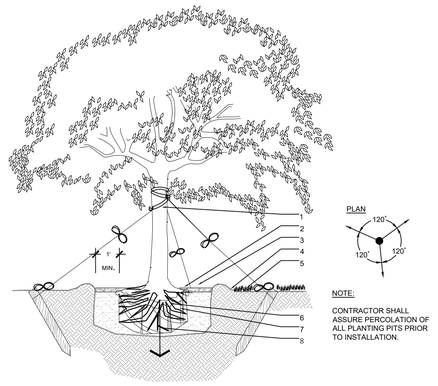
Date:	JUNE 26, 2024
Scale:	1" = 20'-0"
Drawn By:	AEM/MEP/GMP
Approved By:	AEM
Project No:	202339

Sheet Number: L-03

GENERAL NOTES:

1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by the fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
2. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
3. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
4. All dimensions to be field checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
5. Contractor shall be responsible for removing all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source.
6. All planting beds shall be excavated to a minimum size and depth as shown in the planting details for trees, shrubs, and groundcovers, and backfilled with suitable soil unless specified otherwise. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean, and friable condition. The planting soil shall be of the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and topsoil. It shall provide a good, pliable, and thoroughly mixed medium with adequate aeration, drainage, and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
7. Contractor to test all tree pits with water before planting to assure proper drainage percolation is available.
8. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
9. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturer's specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
10. All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
11. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
12. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list quantities, the contractor shall notify the owner's representative/Landscape Architect prior to bidding or installation of the project.
13. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
14. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
16. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
17. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
18. There shall be no additions, deletions, or substitutions without written approval of the Landscape Architect.
19. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches unless specified otherwise to meet local codes.
20. All plant material to have one (1) year warranty from final acceptance by the Owner or Owner's representative.
21. Existing sod shall be removed as necessary to accommodate new plantings.
22. All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to their original conditions by the Landscape Contractor.
24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of all debris generated during the installation of this project.
25. The Landscape contractor shall fine grade all lawn and planting areas prior to plant material installation. Fine grading shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
26. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
27. Prior to sod installation, the Landscape Contractor shall clear the area of debris, weeds and remove any bumps and depressions within the area to be sodded.
28. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs, or VUA
29. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system unless specified otherwise.
30. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.



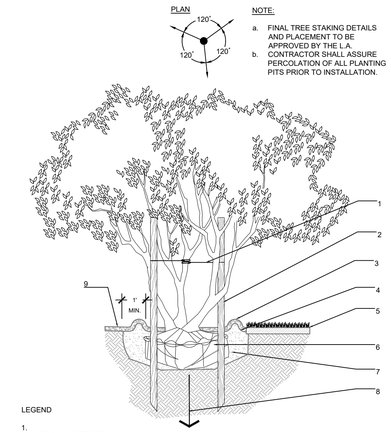
NOTE:

CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LEGEND

1. 2" NYLON STRAPPING W/RUBBER HOSE-WRAPPED 360 AROUND TRUNK BEFORE TYING- WRAP @ LATERAL BRANCH
2. 3" MULCH AS SPECIFIED MIN. 24" FROM TRUNK
3. SOIL BERM TO HOLD WATER.
4. 2"x4"x3' STAKES BURIED 3" BELOW FINISHED GRADE.
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED.
8. AUGER PER SPECS FOR PERCOLATION

1 LARGE TREE — d-Large tree.dwg
SECTION — SCALE: N.T.S



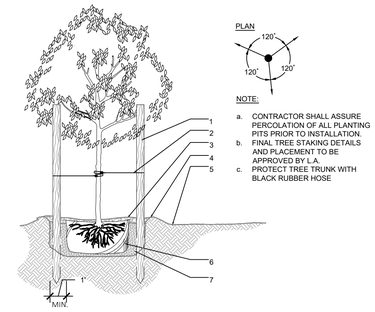
NOTE:

a. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.
b. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LEGEND

1.
2. 2" NYLON STRAPPING
3. THREE-2"X2"X8' STAKES
4. 3" MULCH AS SPECIFIED
5. SOIL BERM TO HOLD WATER.
6. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN).
7. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
8. PREPARED PLANTING SOIL AS SPECIFIED
9. AUGER PER SPECS FOR PERCOLATION
10. MULCH CONTINUES - SHRUB BED CONDITION

2 MULTI-TRUNK TREE — d-Multi-trunk tree.dwg
SECTION — SCALE: N.T.S



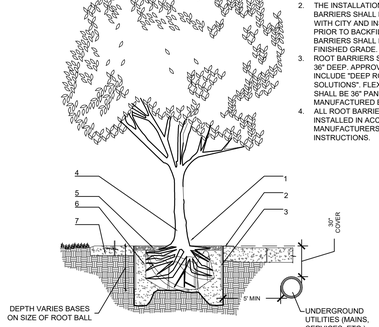
NOTE:

a. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
b. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY L.A.
c. PROTECT TREE TRUNK WITH BLACK RUBBER HOSE

LEGEND

1. THREE 2"x4"x8" STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
2. #10 GUAGE WIRE.
3. 3" MINIMUM OF MULCH.
4. SOIL BERM TO HOLD WATER.
5. FINISHED GRADE (SEE GRADING PLAN).
6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. PREPARED PLANTING SOIL AS SPECIFIED.

3 SMALL TREE — d-Small tree.dwg
SECTION — SCALE: N.T.S



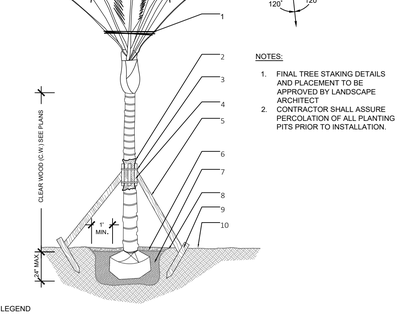
NOTES

1. ALL ROOT BARRIERS SHALL BE 5' MINIMUM FROM ALL CITY FACILITIES.
2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
3. ROOT BARRIERS SHALL BE MINIMUN 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

LEGEND

1. SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
2. SIDEWALK OR PAVERS
3. 18" ROOT BARRIER. EXTEND A MINIMUN 6' IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES.
4. CENTER TREE IN PLANTER OPENING.
5. MULCH.
6. BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL.
7. CONCRETE SIDEWALK.

4 ROOT BARRIER INSTALLATION — d-2006-Root barrier.dwg
SECTION — SCALE: N.T.S



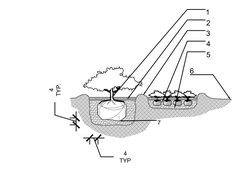
NOTES:

1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE.
2. TWO LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. THREE 2" X 4" X 16" WOOD BATTONS.
5. 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X4" STAKES. FLAG AT MIDPOINT.
6. 3" MIN. MULCH- SEE SPECIFICATIONS.
7. PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE.
8. BERM SOIL TO HOLD WATER.
9. 2" X 4" X 3' WOOD STAKES.
10. FINISH GRADE

5 SMALL PALM — d-Small palm.DWG
SECTION — SCALE: N.T.S



NOTE:

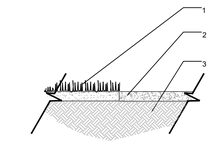
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.

LEGEND

1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
2. 3" MINIMUM OF MULCH
3. SOIL BERM TO HOLD WATER
4. MINIMUN DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN)
7. PREPARED PLANTING SOIL AS SPECIFIED.

NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, UNLESS NOTED OTHERWISE.

6 SHRUBS & GROUNCOVERS — d-Shrubs and groundcovers.DWG
SECTION — SCALE: N.T.S



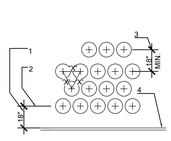
LEGEND

1. SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS).
2. 3" DECORATIVE MULCH. (SEE SPECIFICATIONS)
3. PLANTING SOIL (FINE RAKED AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS, SEE SPECIFICATIONS)

NOTE:

ALL MULCH SHALL BE FREE OF FIRE ANTS AND DEBRIS ONLY ENVIRONMENTAL FRIENDLY MULCH SHALL BE APPROVED.

7 MULCH — d-Mulch.DWG
SECTION — SCALE: N.T.S



NOTE:

ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING "X".

LEGEND

1. SETBACK FOR SHRUBS PLANTED 24" O.C. OR GREATER.
2. SETBACK FOR GROUNDCOVER AND ANNUALS.
3. PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES.
4. CURB OR EDGE OF PAVEMENT.

8 TYPICAL PLANT SPACING — d-Typical spacing.DWG
SECTION — SCALE: N.T.S

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LANDSCAPE ARCHITECTURE
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2320 E. OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33306 USA
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www.amilastudio.com

Rev	Date:	Description:	By:
1			
2			
3			
4			
5			
6			

Sheet Title: LANDSCAPE DETAILS & GENERAL NOTES

Project Name: LINCOLN PARK RESIDENCES
2219-25 LINCOLN STREET
HOLLYWOOD, FL 33020

ANDRES MONTERO, PLA, ASLA
STATE OF FLORIDA
REGISTRATION LA0000873

SEAL / SIGNATURE

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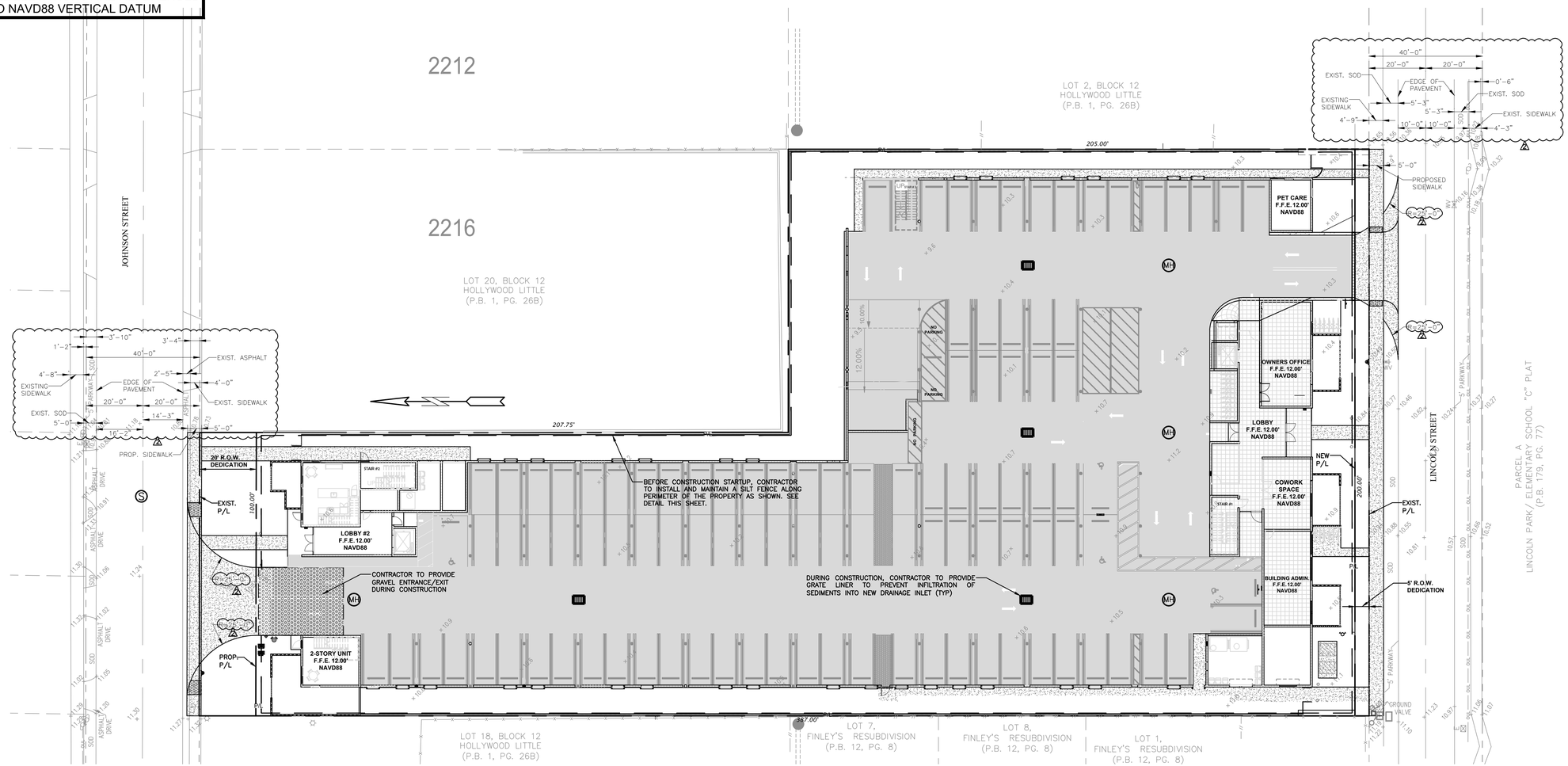
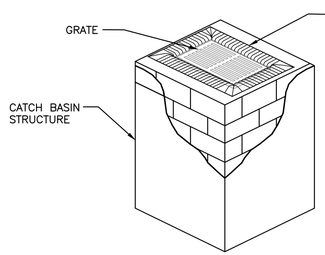
Date:	JUNE 26, 2024
Scale:	N.T.S
Drawn By:	AEM/MEP/GMP
Approved By:	AEM
Project No:	202339

Sheet Number: L-04

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM





NOTES:

1. FILTER FABRIC TO MEET FDOT INDEX NO. 199, 280 SPECIFICATIONS AND FDOT SECTION 985.
2. CONTRACTOR TO REMOVE FILTER FABRIC FROM CATCH BASIN JUST PRIOR TO PAVING AND/OR SEALCOATING.

POLLUTION PREVENTION FOR CATCH BASIN

N.T.S.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ONSITE CONC. PAVEMENT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

BMP NOTES:

1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

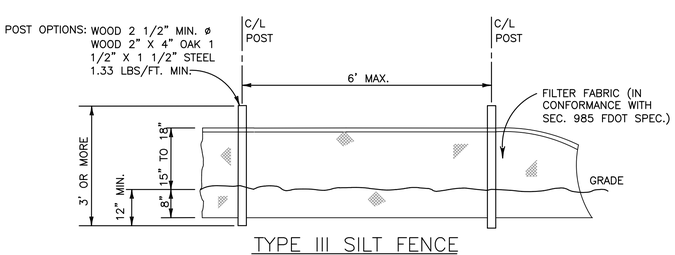
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.



TYPE III SILT FENCE

NTS

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=20'



11-13-24

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REVISIONS

NO.	DATE	DESCRIPTION
1	9-24-24	TAC REVIEW COMMENTS
2	11-13-24	TAC REVIEW COMMENTS

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wzephyreng@gmail.com
CA#: 31158

LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

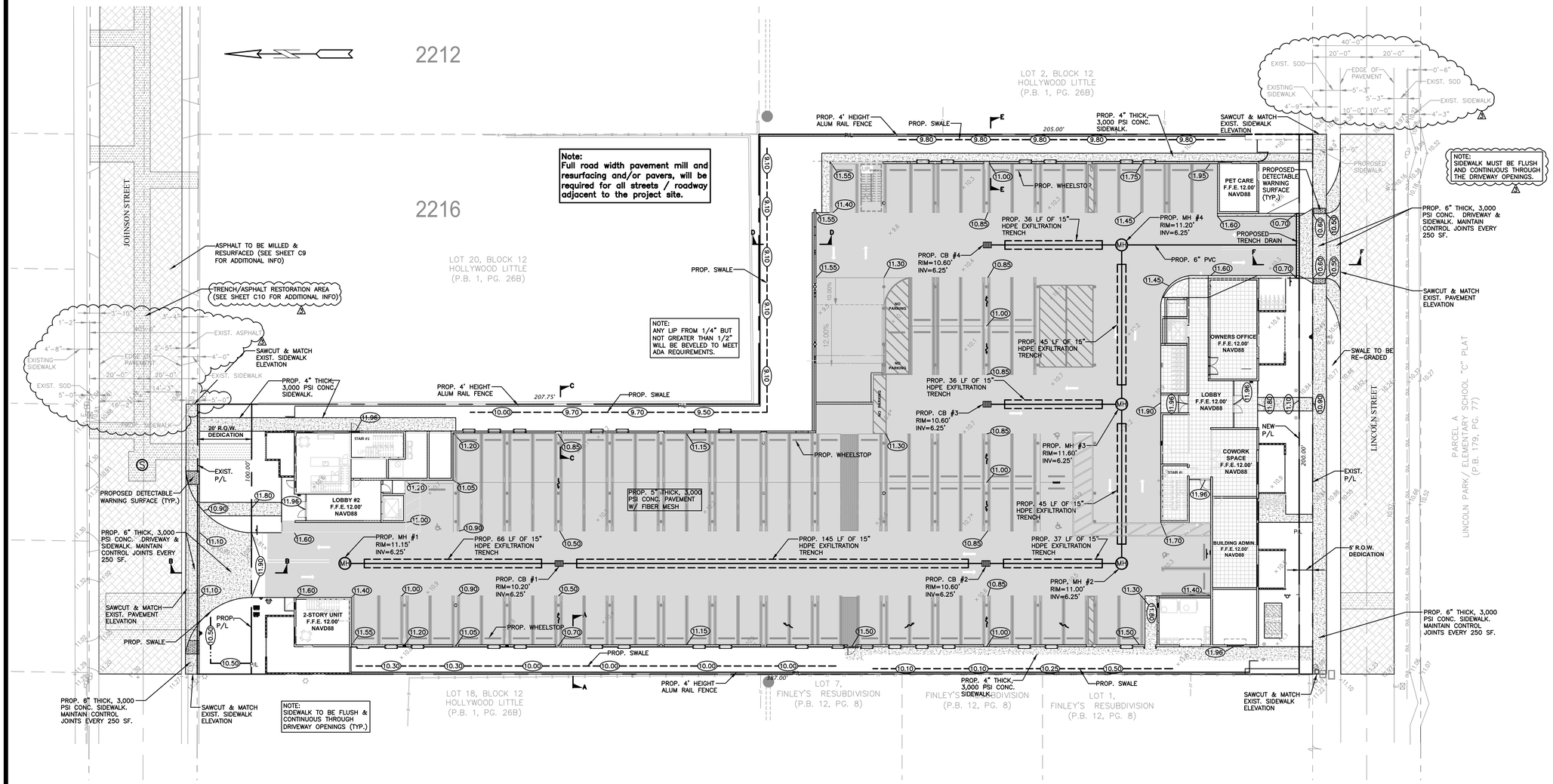
DATE: 1/11/24

SCALE: 1"=20'

SHEET NO.:
C1
1 OF 13

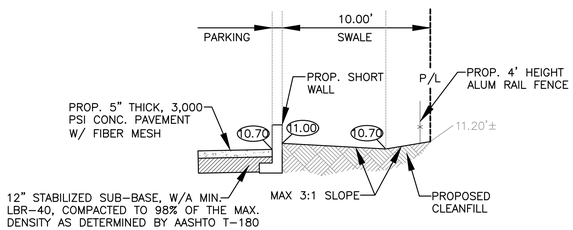
PROJECT NO.: 24-01

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

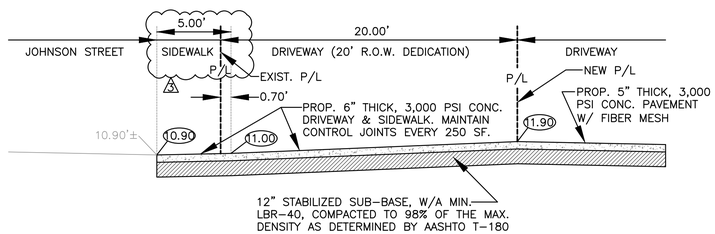


NOTES:

1) CONTRACTOR MUST NOTIFY ZEPHYR ENGINEERING OF THE START OF CONSTRUCTION DATE PRIOR TO START OF CONSTRUCTION. ZEPHYR ENGINEERING WILL NOT CERTIFY ANY CONSTRUCTION THAT WAS NOT INSPECTED BY ZEPHYR ENGINEERING, OR ZEPHYR ENGINEERING'S AUTHORIZED REPRESENTATIVE.
2) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL EXISTING ELEVATIONS.
3) CONTRACTOR MUST COORDINATE PROPOSED IMPROVEMENTS SHOWN ON CIVIL PLANS WITH EXISTING SITE CONDITIONS & PROPOSED PLANS BY THE OTHER DESIGN PROFESSIONALS PRIOR TO CONSTRUCTION. CONTRACTOR MUST ALSO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE WATER, SEWER & DRAINAGE PLANS THAT MAY CAUSE CONFLICTS PRIOR TO CONSTRUCTION. CONTACT ZEPHYR ENGINEERING IF DISCREPANCIES EXIST.
4) PRIOR TO CONSTRUCTION, CONTRACTOR RESPONSIBLE TO DOCUMENT EXISTING CONDITIONS ON AND AROUND THE PROJECT AREA, INCLUDING THE R.O.W. AND ADJACENT PROPERTIES. IT'S RECOMMENDED THAT CONTRACTOR TAKE PHOTOGRAPHS & VIDEOS TO CLEARLY DOCUMENT CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR RESPONSIBLE TO REPAIR ALL DAMAGES CAUSED BY OR AS A RESULT OF THE PROPOSED CONSTRUCTION.
5) ALL ROOF DRAINS MUST BE CONNECTED TO THE ONSITE DRAINAGE SYSTEM.
6) CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR SITE PLAN LAYOUT AND DIMENSIONS.
7) EXISTING UTILITIES SHOWN ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR'S RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO BE AWARE THAT THERE MAY BE SOME EXISTING UTILITIES ON OR ADJACENT TO THE PROJECT SITE THAT MAY NOT BE SHOWN ON THE CIVIL PLANS, AND CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY THOSE UTILITIES AS WELL. CONTRACTOR RESPONSIBLE FOR RELOCATION OF EXISTING UTILITIES THAT CONFLICTS WITH PROPOSED CONSTRUCTION.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ONSITE CONC. PAVEMENT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- (S) EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT
- ASPHALT TO BE MILLED & RESURFACED
- TRENCH/ASPHALT RESTORATION AREA

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-13-24

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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PAVING, GRADING & DRAINAGE PLAN
SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION
1	4-19-24	TAC REVIEW COMMENTS
2	9-24-24	TAC REVIEW COMMENTS
3	11-13-24	TAC REVIEW COMMENTS

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LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036
DATE: 1/11/24
SCALE: 1"=20'
SHEET NO.: C2
2 OF 13
PROJECT NO.: 24-01

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

GENERAL CONDITION NOTES :

1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:

   FLORIDA POWER & LIGHT CO., CONSTRUCTION
   BELLSOUTH
   COMCAST
   TECO
   LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS
   FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE
   UNDERGROUND UTILITIES NOIFICATION CENTER OF FLORIDA
   (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADIATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-99.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS –

    RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
    CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
    CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
    SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
    PVC = POLYVINYLCHLORIDE PIPE
    PCMP = PERFORATED CMP, FDOT SECTION 945
    DIP = DUCTILE IRON PIPE
    HDPE = HIGH DENSITY POLYETHYLENE PIPE.

15. ASPHALT –

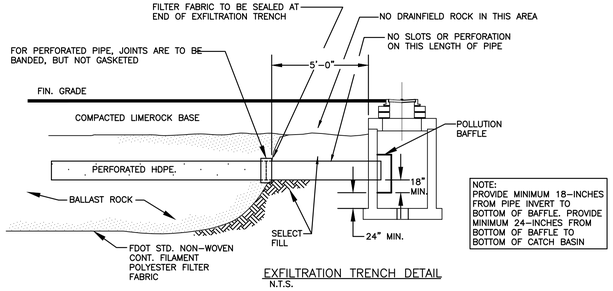
    BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.

    PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE – 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE – 0.02 TO 0.08 GALS/S.Y.

DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES :

1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7', THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE PAINT. (UNLESS INDICATED OTHERWISE)
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PBC TYPICAL T-P-06-001.



EXFILTRATION TRENCH DETAIL
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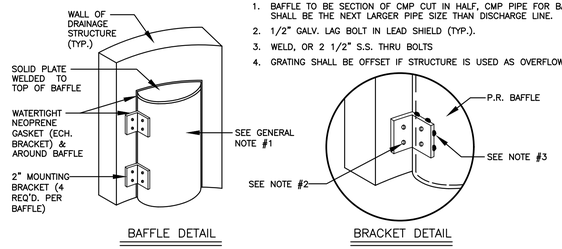
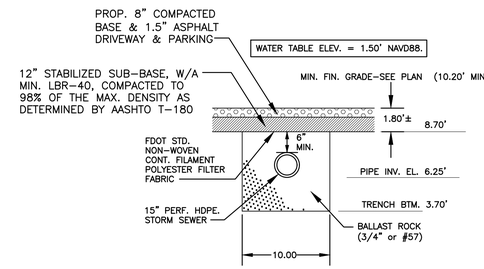


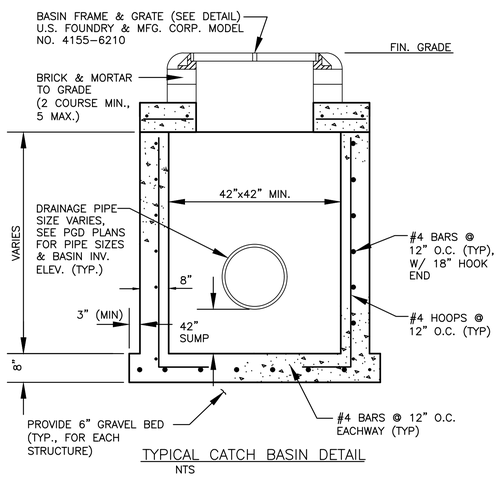
GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.

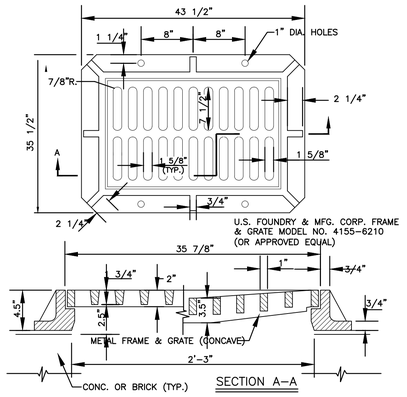
POLLUTION RETARDANT BAFFLE DETAIL
NTS



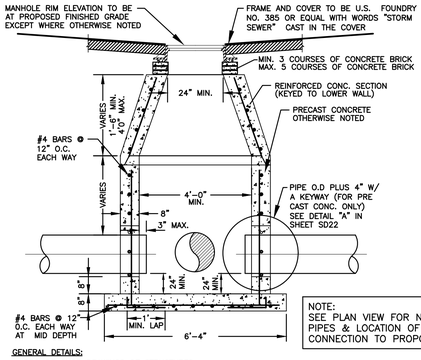
PROPOSED EXFILTR. TRENCH SECTION
N.T.S.



TYPICAL CATCH BASIN DETAIL
NTS



FRAME & GRATE DETAIL
NTS

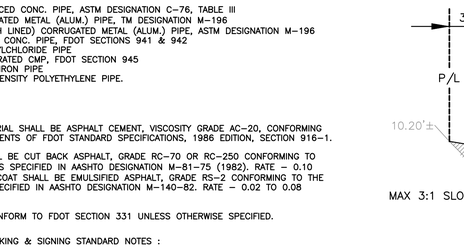


NOTE: SEE PLAN VIEW FOR NUMBER OF PIPES & LOCATION OF PIPES CONNECTION TO PROPOSED MANHOLE.

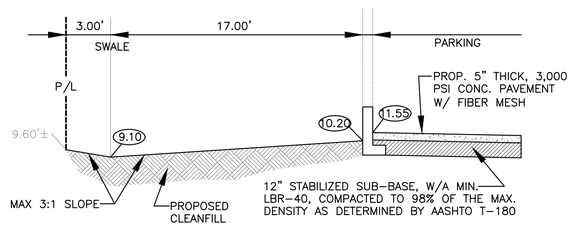
GENERAL DETAILS:

1. PROVIDE SHOP DRAWINGS OF STRUCTURES.
2. PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478, SHALL BE TYPE II ACID RESISTANT CEMENT AND SHALL MAINTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
3. REFER TO FDOT INDEX 200 FOR ADDITIONAL DETAILS AND SPECIFICATIONS.
4. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60, ALL COVER SHALL BE 3 INCHES MINIMUM.
5. ALL OPENINGS SHALL BE SEALED WITH ELASTROMETIC GROUT (TYPE 3 CEMENT) SEE DETAIL "A", IN SHEET SD22.

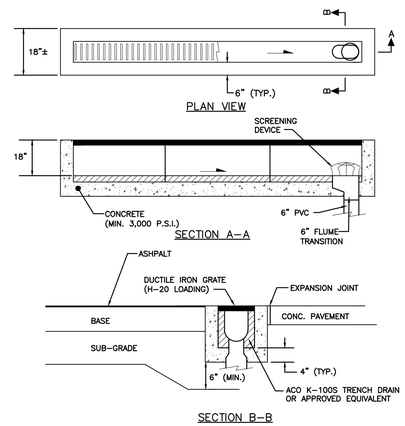
CONCENTRIC PRECAST DRAINAGE MANHOLE (4'-0" MIN. DIA.) DETAIL
NTS



SECTION C-C
N.T.S.



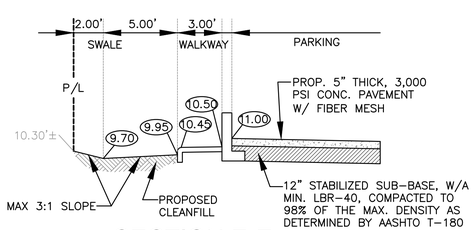
SECTION D-D
N.T.S.



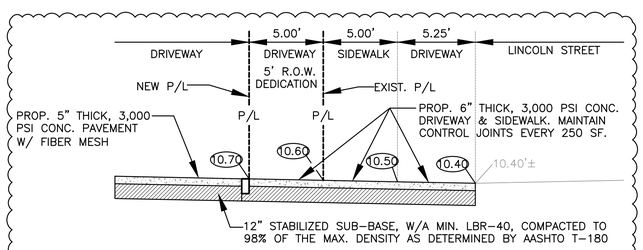
SECTION B-B

NOTES:
1. SUBGRADE SHALL BE COMPACTED TO 95% MOD. PROCTOR DENSITY (AASHTO T-180)
2. CONNECT TRENCH DRAIN TO OUTFALL PIPE IN ACCORDANCE WITH:
   ALTERNATIVE-A: FOR A TERMINAL CONNECTION USE ONE (1) 90° ELBOW.
   ALTERNATIVE-B: FOR AN IN-LINE CONNECTION USE ONE (1) 45° ELBOW AND ONE (1) WYE.

TRENCH DRAIN DETAIL
NTS



SECTION E-E
N.T.S.



SECTION F-F
N.T.S.

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-13-24

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CIVIL DETAILS I
SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	9-24-24	TAC REVIEW COMMENTS
2	11-13-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
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CA#:31158

LINCOLN PARK RESIDENCES
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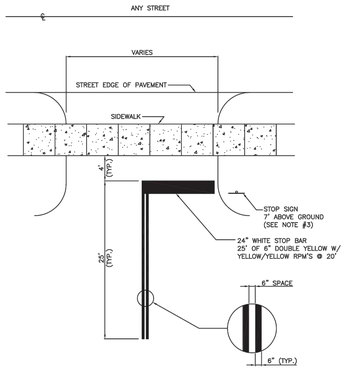
HOLLYWOOD, FL 33020

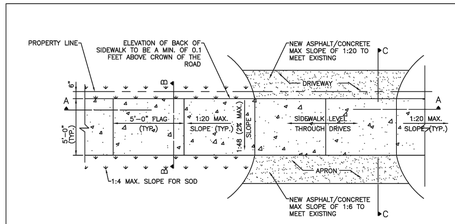
P.E.#:76036
DATE: 1/11/24
SCALE: N.T.S.
SHEET NO.: C3
3 OF 13
PROJECT NO.: 24-01



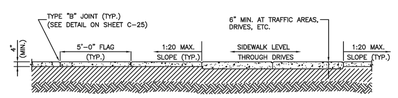
NOTES:

1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFROM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
3. REFER TO STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (LATEST EDITION).

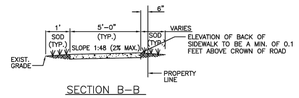
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	PARKING LOT EXIT–ENTRANCE DETAIL	DRAWING NO.: C–20	
APPROVED: JG			



PLAN



SECTION A–A

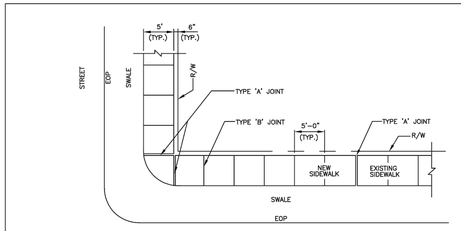


SECTION B–B

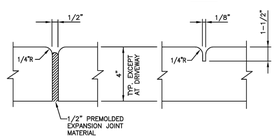
NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C–23	
APPROVED: JG			



PLAN



TYPE 'A' TYPE 'B'

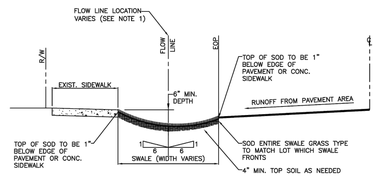
SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522–002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¾" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

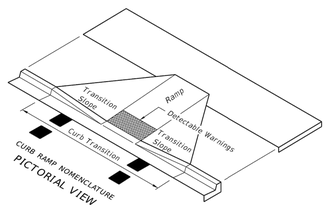
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C–25	
APPROVED: JG			



NOTES:

1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C–33	
APPROVED: JG			



GENERAL NOTES

1. *Sidewalk curb ramps shall be constructed at locations that will provide continuous unobstructed pedestrian circulation path to pedestrian areas, elements and facilities within the right of way and to accessible pedestrian routes on adjacent sites. Curbed facilities with sidewalks and those without sidewalks are to have curb ramps constructed for all intersections and turnouts with curbed returns. To accommodate curb ramps, partial curb returns are to extend to the limits prescribed in Index No. 515. Ramps constructed at locations without sidewalks are to have a landing constructed at the top of each ramp, see LANDINGS FOR CURB RAMPS WITHOUT SIDEWALKS.*
2. *When altering existing pedestrian facilities, where existing restricted conditions preclude the accommodation of a ramp slope of 1:12, a ramp slope between 1:12 and 1:10 is permitted for a rise of 6" maximum. Where compliance with the requirements for cross slope cannot be fully met, the minimum feasible cross slope shall be provided. Ramp slopes are not required to exceed 15' in length.*
3. *If sidewalk curb ramps are located where pedestrians must walk across the ramp, then provide transition slopes to the ramp; otherwise a sidewalk curb may be required.*
4. *All sidewalks, ramps, and landings with a cross slope of 0.02 shown in this Index are 0.02 maximum. All ramp slopes shown in this Index as 1:12 are 1:12 maximum. Landings shall have slopes less than or equal to 0.02 in any direction.*
5. *Grade breaks at the top and bottom of ramps shall be parallel to each other and perpendicular to the direction of the ramp slope.*
6. *Where a sidewalk curb ramp is constructed within existing curb, curb and gutter and/or sidewalk, the existing curb or curb and gutter shall be removed to the nearest joint beyond the curb transition or to the extent that no remaining section of curb or curb and gutter is less than 5' long. Existing sidewalks shall be removed to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5' long. For CONCRETE SIDEWALK details refer to Index 310.*
7. *Sidewalk curb ramp alpha-identifications are for reference purposes (plans, permits, etc.). Alpha-identifications CR-I and CR-J were intentionally omitted.*
8. *Detectable warnings shall extend the full width of the ramp and to a depth of 2'. Detectable warnings shall be constructed in accordance with Specification Section 527. For the layout of detectable warnings, refer to the TYPICAL PLACEMENT OF DETECTABLE WARNINGS details. Detectable warnings shall not be provided on transition slopes.*
9. *When detectable warnings are placed on a slope greater than 5%, domes shall be aligned with the centerline of the ramp; otherwise domes are not required to be aligned.*
10. *Detectable warnings shall be required on sidewalks at:*
    a. *Intersecting roads,*
    b. *Median Crossings greater than or equal to 6' in width,*
    c. *Railroad Crossings,*
    d. *Signalized driveways.*
11. *Detectable Warnings – Acceptance Criteria:*
    a. *Color and texture shall be complete and uniform.*
    b. *90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.*
    c. *There shall be no more than 4 non-compliant domes in any one square foot.*
    d. *Non-compliant domes shall not be adjacent to other non-compliant domes.*
    e. *Surfaces shall not deviate more than 0.10" from a true plane.*
12. *Detectable warnings shall be installed no greater than 5' from the back of curb or edge of pavement.*
13. *Detectable warnings shall not be installed over grade breaks.*

LEGEND

Detectable Warnings

C:\eProject\standards\roadway\00300-\00304-01.dgn
swilford
5:08:51 PM
6/24/2013

LAST REVISION	DESCRIPTION:			
07/01/13		FDOT 2014 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304 / SHEET NO. 1 of 7

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11–13–24

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CIVIL DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	11–13–24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
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wzephyreng@gmail.com
CA#:31158

ZE

LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

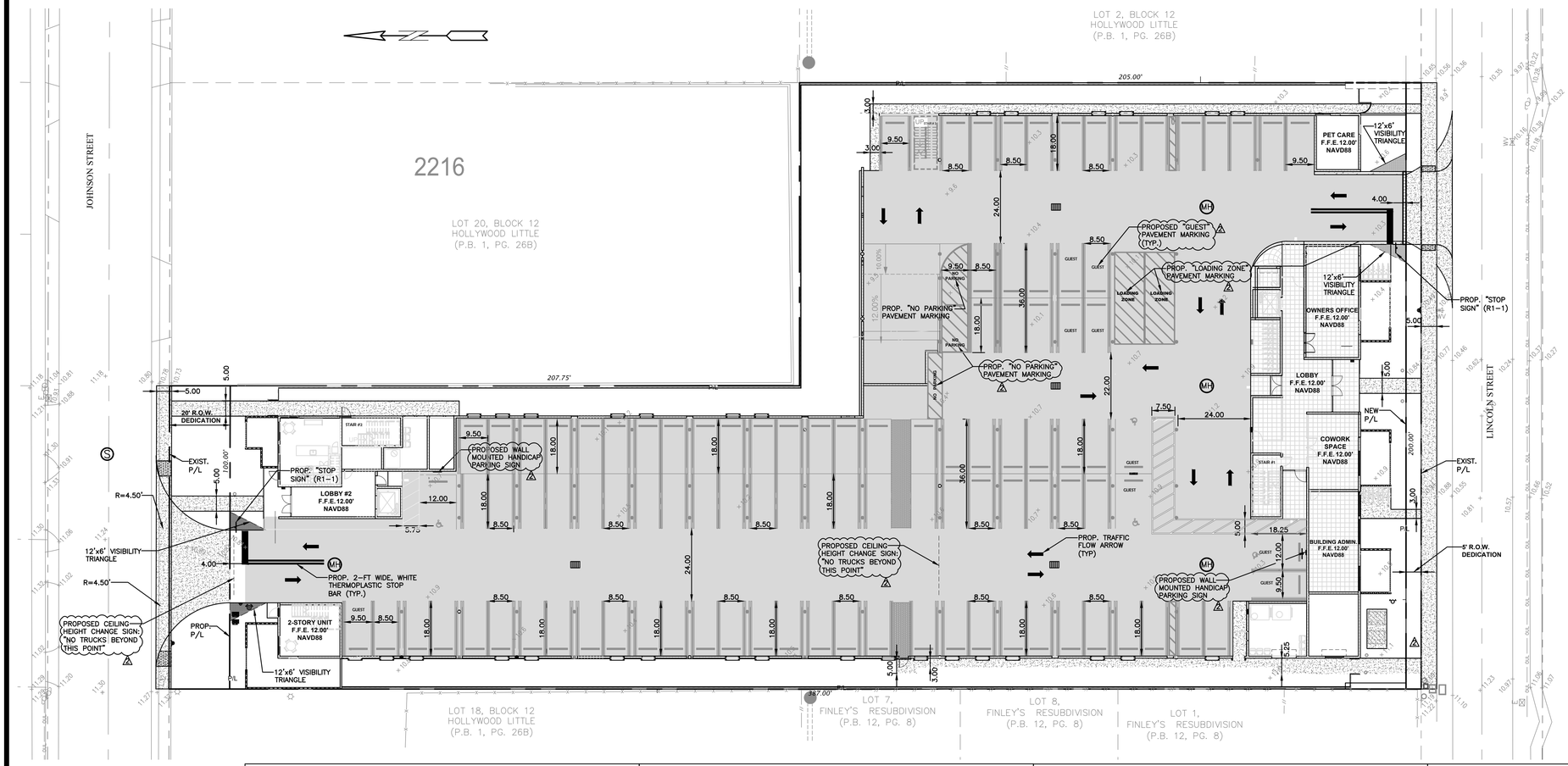
DATE: 1/11/24

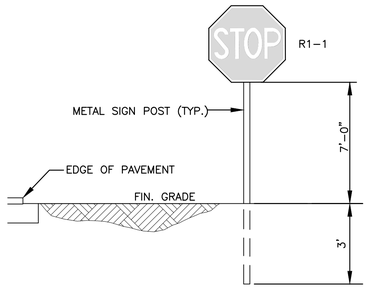
SCALE: N.T.S.

SHEET NO.: C4
4 OF 13

PROJECT NO.: 24–01

BCTED NO. XXXXXXX





TYPICAL SIGN INSTALLATION DETAIL
NTS

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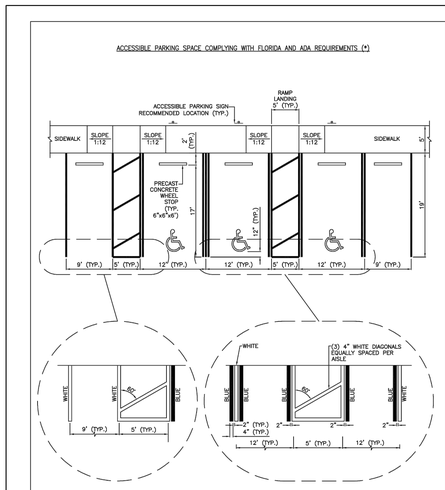
WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-13-24

LEGEND

- PROPOSED CONCRETE
- PROPOSED ONSITE CONC. PAVEMENT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS (*)



(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21
	APPROVED: JG		



NOTE:
1. SIZE TO BE 5 FEET IN HEIGHT AND WHITE IN COLOR.

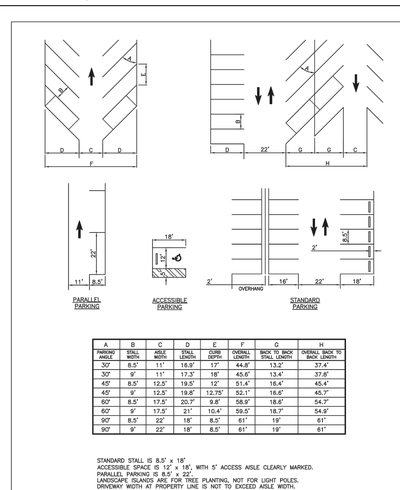
NOTE:
ALL LETTERS ARE 1" SERIES AT 1" SPACING

ACCESSIBLE PAVEMENT SYMBOL

SIGNAGE NOTES:
1. FTP-21-06 & FTP-22-06 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

NOTES:
1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE; THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

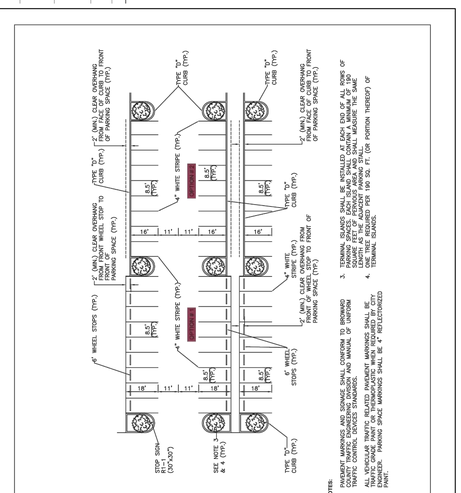
	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
	APPROVED: JG		



A PARKING ANGLE	B STALL WIDTH	C AISLE WIDTH	D STALL LENGTH	E CURB TO CURB	F OVERALL LENGTH	G BACK TO BACK STALL LENGTH	H OVERALL BACK TO BACK LENGTH
30°	8.5'	11'	16.9'	17'	44.8'	13.2'	37.4'
30°	9'	11'	17.3'	18'	45.6'	13.4'	37.8'
45°	8.5'	12.5'	19.5'	12'	51.4'	18.4'	45.4'
45°	9'	12.5'	19.8'	12.75'	52.1'	18.6'	45.7'
60°	8.5'	17.5'	20.7'	9.8'	58.9'	18.6'	54.7'
60°	9'	17.5'	21'	10.4'	59.5'	18.7'	54.9'
90°	8.5'	22'	18'	8.5'	61'	19'	61'
90°	9'	22'	18'	8.5'	61'	19'	61'

STANDARD STALL IS 8.5' x 18'
ACCESSIBLE SPACE IS 12' x 18', WITH 5' ACCESS AISLE CLEARLY MARKED.
PARALLEL PARKING IS 8.5' x 22'.
LANDSCAPE ISLANDS ARE FOR TREE PLANTING, NOT FOR LIGHT POLES.
DRIVEWAY WIDTH AT PROPERTY LINE IS NOT TO EXCEED AISLE WIDTH.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	STANDARD PARKING GEOMETRICS WITHIN THE RAC AREA	DRAWING NO.: C-18
	APPROVED: JG		



NOTES:
1. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. ALL VEHICULAR TRAFFIC RELATED PAVEMENT MARKINGS SHALL BE REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS UNLESS OTHERWISE NOTED BY ENGINEER. PARKING SPACE MARKINGS SHALL BE 4" REFLECTORIZED PAINT.
3. TERMINAL ISLANDS SHALL BE INSTALLED AT EACH END OF ALL BANK OF PARKING SPACES EACH ISLAND SHALL CONTAIN A MINIMUM OF 180 SQ. FT. AND ONE TREE REQUIRED PER 1800 SQ. FT. (OR PORTION THEREOF) OF TERMINAL ISLANDS.
4. 6" CURB OVERHANG FROM FACE OF CURB TO FRONT OF WHEEL STOP TO BE INSTALLED AT EACH END OF ALL PARKING SPACES.

	ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
	DRAWN: EG	TYPICAL PARKING LOT LAYOUT WITHIN THE RAC AREA	DRAWING NO.: C-19
	APPROVED: JG		

PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=20'

REVISIONS		
NO.	DATE	DESCRIPTION
1	4-19-24	TAC REVIEW COMMENTS
2	9-24-24	TAC REVIEW COMMENTS
3	11-13-24	TAC REVIEW COMMENTS

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LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 1/11/24

SCALE: 1"=20'

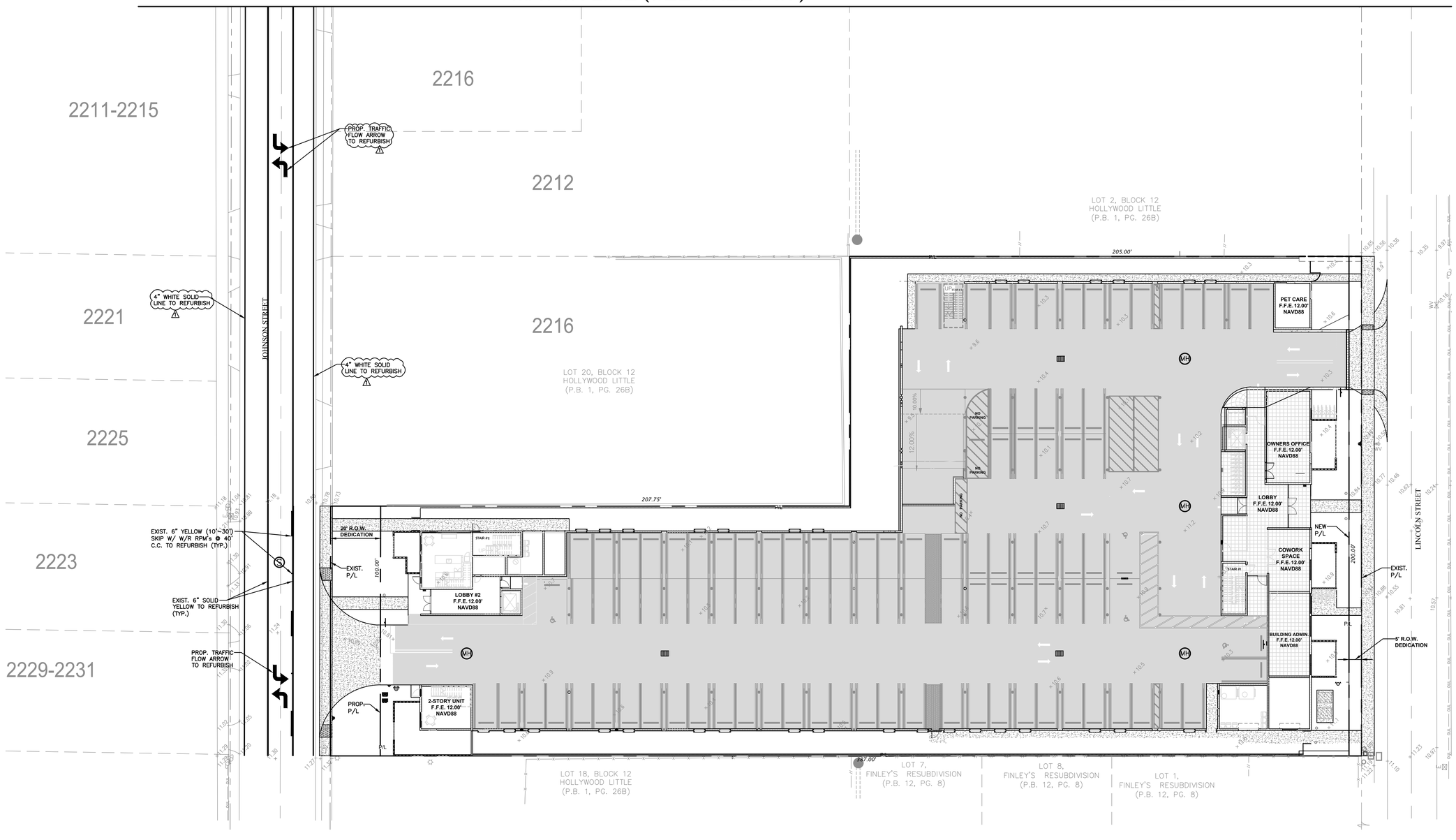
SHEET NO.: C5
5 OF 13

PROJECT NO.: 24-01

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXX

MATCH LINE (SEE SHEET C7)



LEGEND

	PROPOSED CONCRETE		EXISTING WATER METER
	PROPOSED ASPHALT		EXISTING WATER VALVE
8.90	PROPOSED GRADE	N	PROPOSED BFP DEVICE
+8.36	EXISTING ELEVATION	S	EXISTING SAN. SEWER MH
	PROPOSED CATCH BASIN		EXISTING FIRE HYDRANT
	EXISTING CATCH BASIN		
	PROPOSED WATER METER		

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-13-24

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R.O.W. PAVEMENT MARKINGS PLAN I

SCALE: 1"=40'

REVISIONS

NO.	DATE	DESCRIPTION
1	9-24-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
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(786)302-7693
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CA#:31158

LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 1/11/24

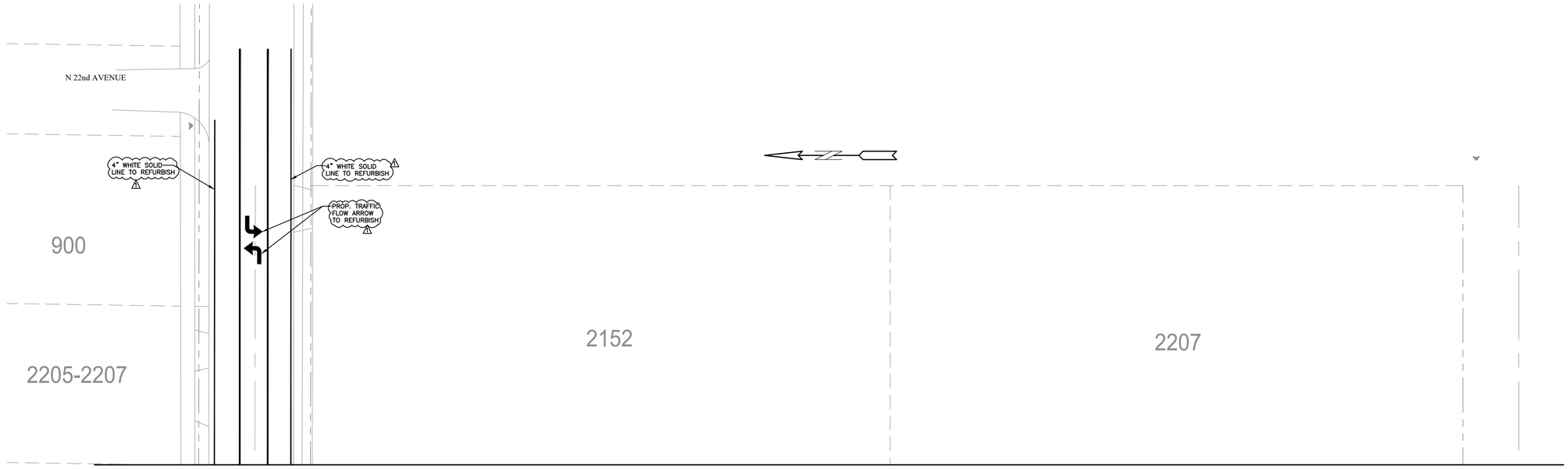
SCALE: 1"=20'

SHEET NO.: C6 6 OF 13

PROJECT NO.: 24-01

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXX



MATCH LINE (SEE SHEET C6)

LEGEND

	PROPOSED CONCRETE		EXISTING WATER METER
	PROPOSED ASPHALT		EXISTING WATER VALVE
8.90	PROPOSED GRADE	N	PROPOSED BFP DEVICE
+8.36	EXISTING ELEVATION	S	EXISTING SAN. SEWER MH
	PROPOSED CATCH BASIN		EXISTING FIRE HYDRANT
	EXISTING CATCH BASIN		
	PROPOSED WATER METER		

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-13-24

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R.O.W. PAVEMENT MARKINGS PLAN I

SCALE: 1"=40'

REVISIONS

NO.	DATE	DESCRIPTION
1	9-24-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
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HOLLYWOOD, FL
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CA#:31158

LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 1/11/24

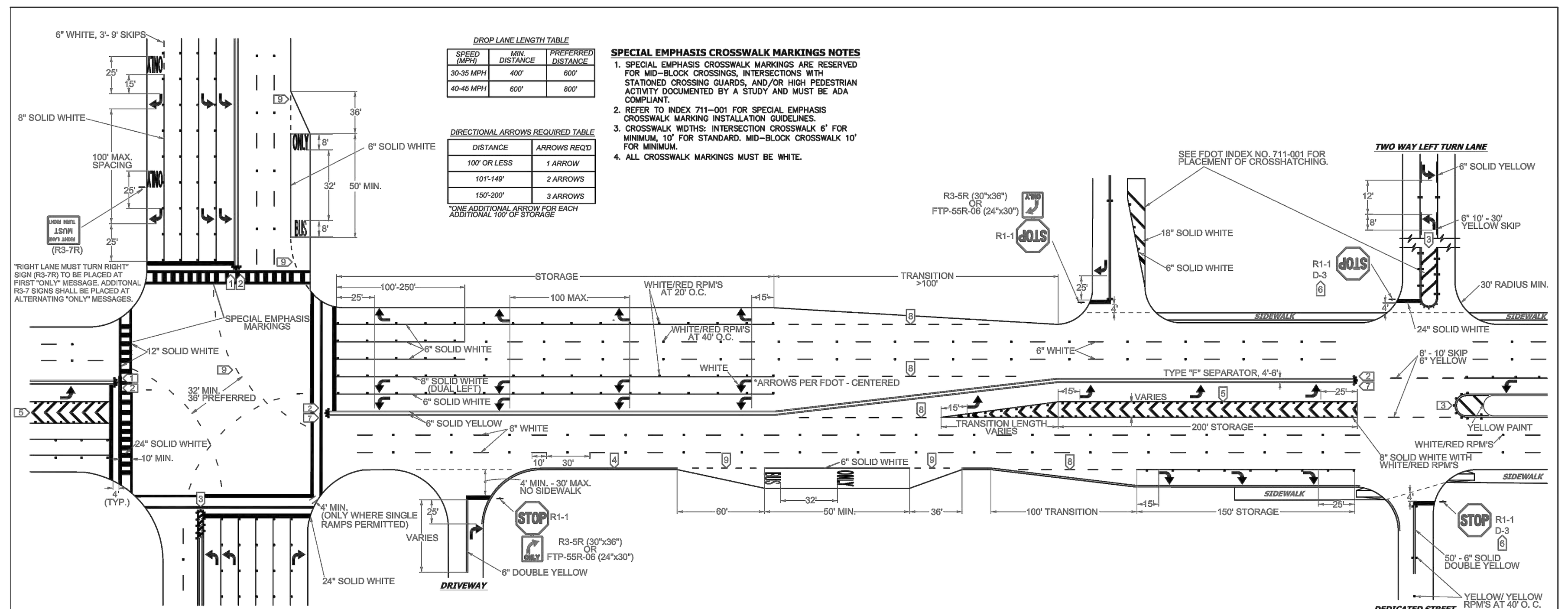
SCALE: 1"=20'

SHEET NO.: C7
7 OF 13

PROJECT NO.: 24-01

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

BCTED NO. XXXXXXX



DROP LANE LENGTH TABLE

SPEED (MPH)	MIN. DISTANCE	PREFERRED DISTANCE
30-35 MPH	400'	600'
40-45 MPH	600'	800'

DIRECTIONAL ARROWS REQUIRED TABLE

DISTANCE	ARROWS REQ'D
100' OR LESS	1 ARROW
101'-149'	2 ARROWS
150'-200'	3 ARROWS

*ONE ADDITIONAL ARROW FOR EACH ADDITIONAL 100' OF STORAGE

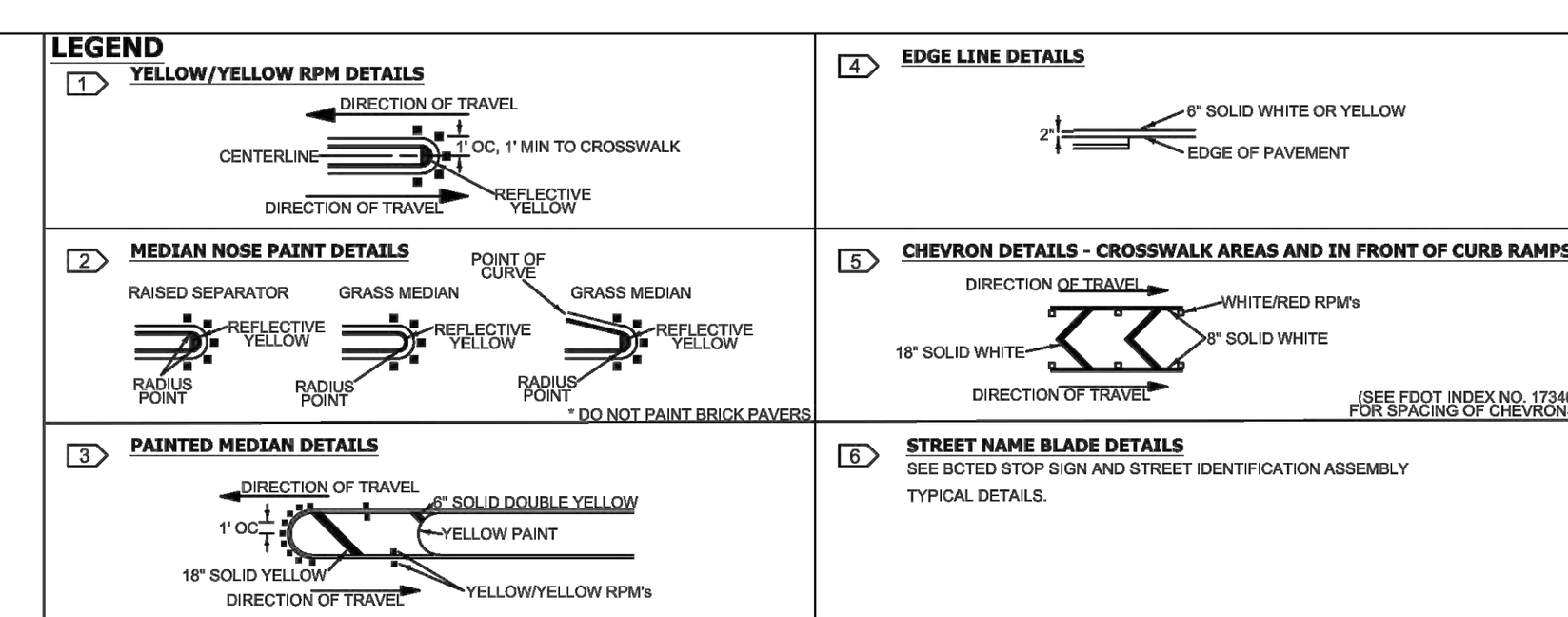
SPECIAL EMPHASIS CROSSWALK MARKINGS NOTES

1. SPECIAL EMPHASIS CROSSWALK MARKINGS ARE RESERVED FOR MID–BLOCK CROSSINGS, INTERSECTIONS WITH STATIONED CROSSING GUARDS, AND/OR HIGH PEDESTRIAN ACTIVITY DOCUMENTED BY A STUDY AND MUST BE ADA COMPLIANT.
2. REFER TO INDEX 711–001 FOR SPECIAL EMPHASIS CROSSWALK MARKING INSTALLATION GUIDELINES.
3. CROSSWALK WIDTHS: INTERSECTION CROSSWALK 6' FOR MINIMUM, 10' FOR STANDARD. MID–BLOCK CROSSWALK 10' FOR MINIMUM.
4. ALL CROSSWALK MARKINGS MUST BE WHITE.

NOTES

1. ALL PAVEMENT MARKINGS SHALL BE ALKYD BASED THERMOPLASTIC AND FULLY RETROREFLECTORIZED.
2. ALL PAVEMENT MARKINGS ON PAVER SYSTEMS SHALL BE 3M 380/381 SERIES TAPE OR EQUIVALENT AND APPLIED WITH P60 ADHESIVE AS PER MANUFACTURERS SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", BCTED STANDARDS, AND FDOT DESIGN STANDARDS.
4. SEE FDOT INDEX NO 706–001 FOR PLACEMENT OF RPM's (FOR BULLNOSE RPM TREATMENT, SEE LEGEND NO. 1)
5. RPM's SHALL BE CLASS "B" OR EQUIVALENT, APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE.
6. FDOT APPROVED SEALER SHALL BE USED WHEN APPLYING MARKINGS ON CONCRETE.
7. FOR BIKE LANE DETAILS SEE FDOT INDEX NO. 711–002.
8. EXISTING MARKINGS SHALL BE REMOVED BY WATER BLASTING OR SAND BLASTING.
9. ALL STOP LINES TO BE 4' BEHIND CROSSWALK OR SIDEWALK.
10. PAVEMENT MARKING REFLECTIVITY SHALL BE UNIFORM ACROSS THE ENTIRE STRIPE AND SHALL HAVE A MINIMUM REFLECTIVITY READING OF 250 MILLICANDELAS FOR WHITE AND 175 MILLICANDELAS FOR YELLOW.
11. ALL PRODUCTS MUST BE ON FDOT'S APPROVED PRODUCTS LIST (APL).
12. RPMS SHALL NOT BE INSTALLED ADJACENT TO BIKE LANES.
13. LONGITUDINAL CROSSWALK MARKINGS SHALL BE INSTALLED AT ALL CROSS STREETS ON COUNTY ROADS THAT ARE FOUR LANES OR GREATER.

LEGEND



STOP SIGN NOTE

WHERE SIDE ROADS INTERSECT A MULTI LANE STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 45 MPH OR HIGHER, THE MINIMUM SIZE OF THE STOP SIGNS FACING THE SIDE ROAD APPROACHES, EVEN IF THE SIDE ROAD ONLY HAS ONE APPROACH LANE, SHALL BE 36"X36".

WHERE SIDE ROADS INTERSECT A MULTI–LANE (INCLUDING TURN LANE) STREET OR HIGHWAY THAT HAS A SPEED LIMIT OF 40 MPH OR LOWER, THE MINIMUM SIZE OF THE STOP SIGN FACING THE SIDE ROAD APPROACHES SHALL BE 36"X36".

REVISIONS	
DATE	DESCRIPTION
11-24-2020	UPDATED NOTES
04-14-2021	UPDATED NOTES
05-06-2022	UPDATED NOTES

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION
DESIGN BY: CARMELO CARATOZZOLO, P.E. SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: CARMELO CARATOZZOLO, P.E.

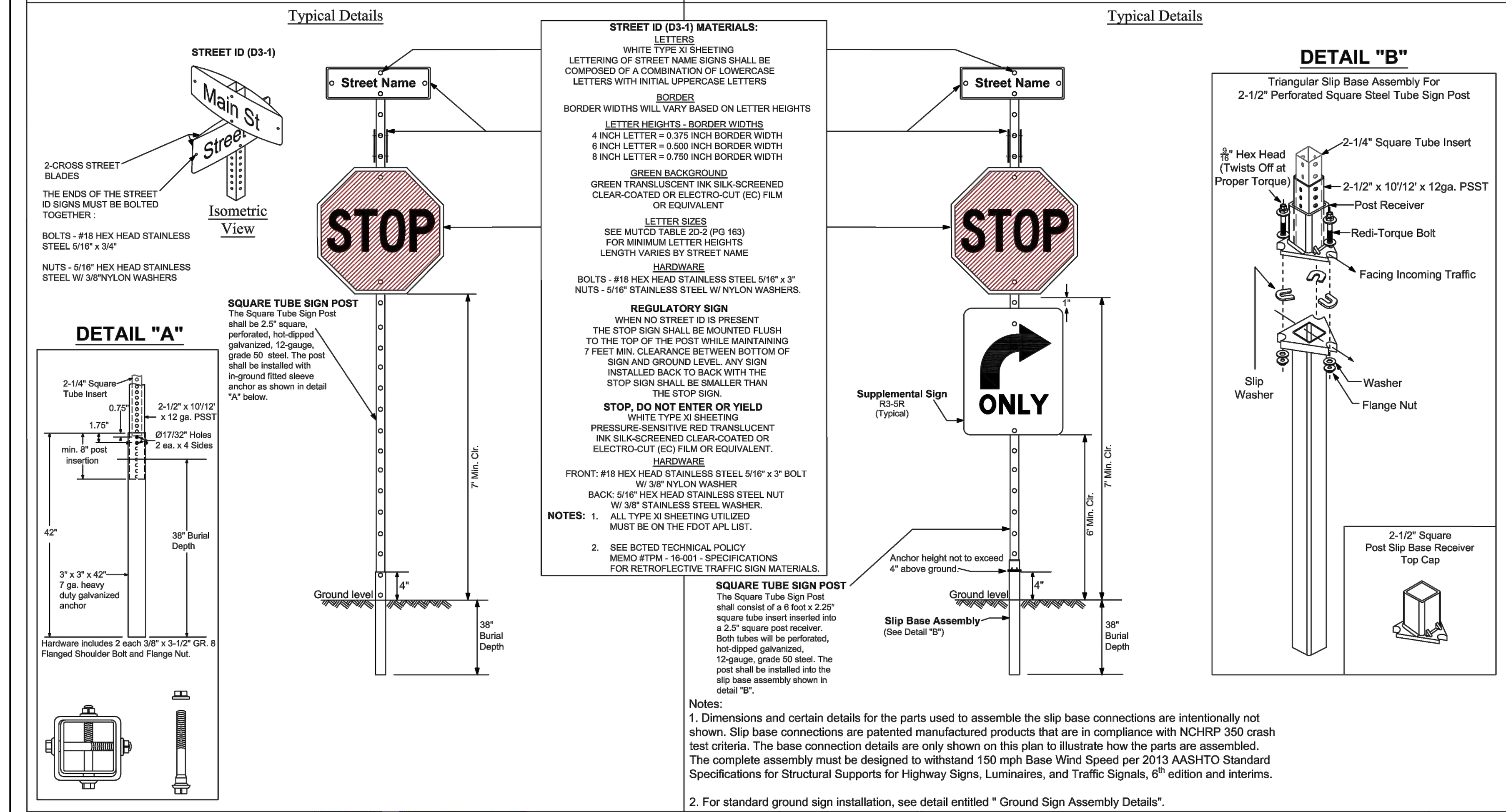
PAVEMENT MARKINGS AND SIGNS DETAILS

SHEET NO. 1 OF 1

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

Typical Details



STREET ID (D3-1) MATERIALS:

LETTERS
WHITE TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS

BORDER
BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS

LETTER HEIGHTS - BORDER WIDTHS
4 INCH LETTER = 0.375 INCH BORDER WIDTH
6 INCH LETTER = 0.500 INCH BORDER WIDTH
8 INCH LETTER = 0.750 INCH BORDER WIDTH

GREEN BACKGROUND
GREEN TRANSLUSCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT

LETTER SIZES
SEE MUTCD TABLE 2D-2 (PG 163)
FOR MINIMUM LETTER HEIGHTS
LENGTH VARIES BY STREET NAME

HARDWARE
BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
NUTS - 5/16" STAINLESS STEEL W/ NYLON WASHERS.

REGULATORY SIGN
WHEN NO STREET ID IS PRESENT THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. ANY SIGN INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.

STOP, DO NOT ENTER OR YIELD
WHITE TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.
HARDWARE
FRONT: #18 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT W/ 3/8" NYLON WASHER
BACK: 5/16" HEX HEAD STAINLESS STEEL NUT W/ 3/8" STAINLESS STEEL WASHER.

NOTES:
1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FDOT APL LIST.
2. SEE BCTED TECHNICAL POLICY MEMO #TPM - 16-001 - SPECIFICATIONS FOR RETROFLECTIVE TRAFFIC SIGN MATERIALS.

Notes:
1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

REVISIONS	
DATE	DESCRIPTION
02-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT
06-22-2023	UPDATED SIGN POST NOTES

BROWARD COUNTY FLORIDA

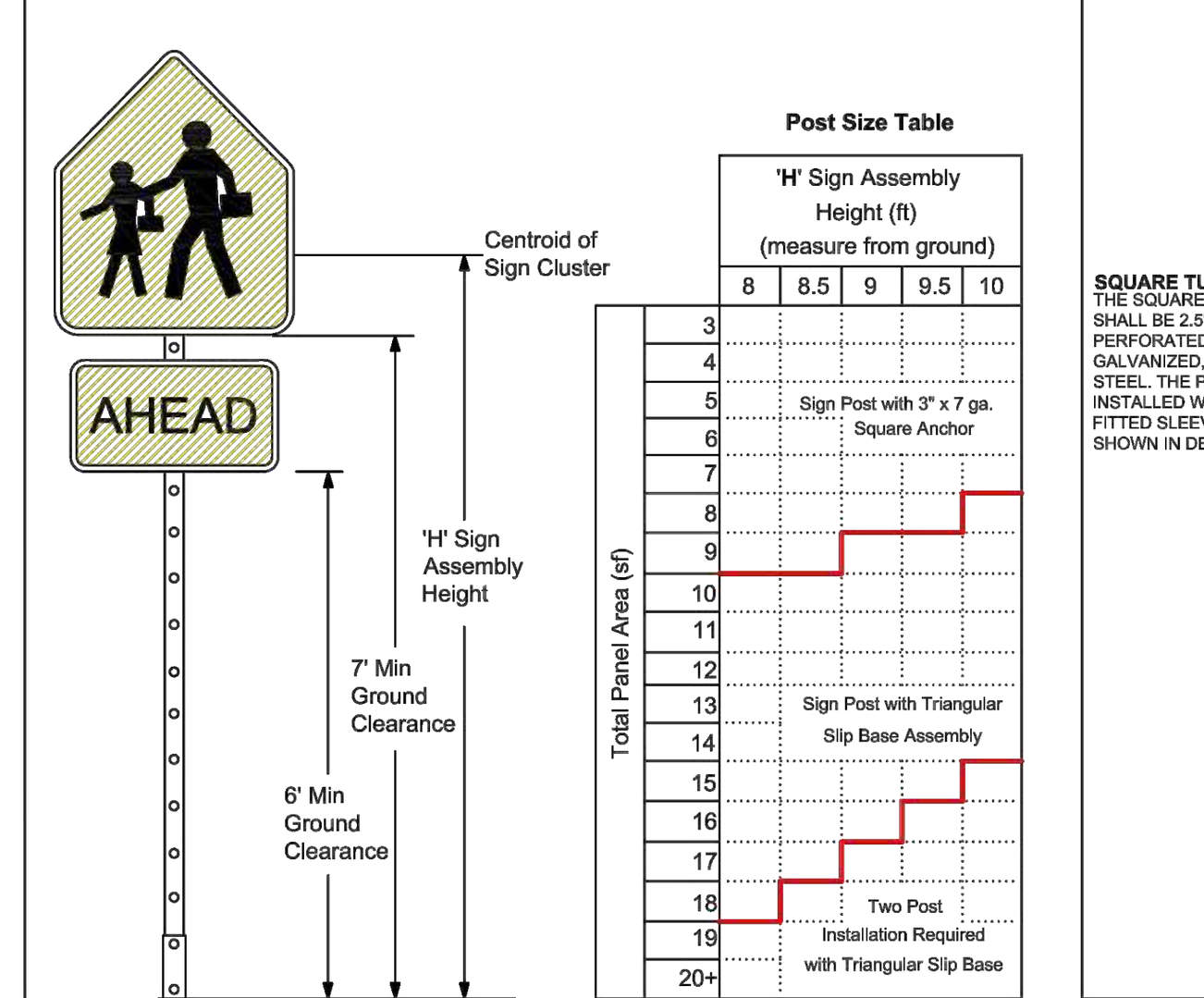
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION
DESIGN BY: CARMELO CARATOZZOLO, P.E. SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: CARMELO CARATOZZOLO, P.E.

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

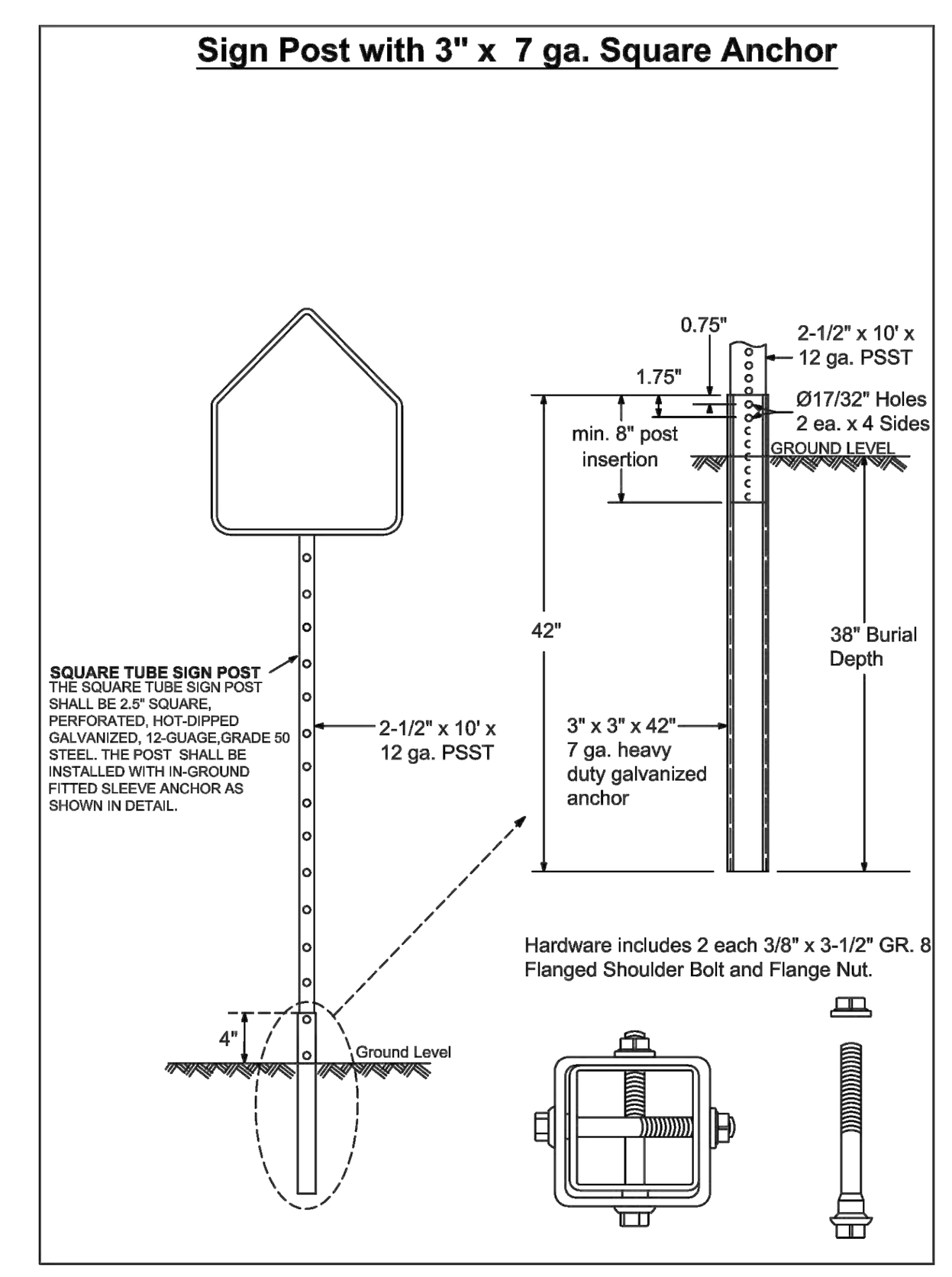
GUIDE TO USE THIS STANDARD:

1. Calculate the Total Panel Area and the centroid 'C' for an individual sign or a sign cluster.
2. Determine the height 'H' from the groundline for the individual sign or the cluster.
3. Consult the Post Size Table and find the intersection point.
4. Design the post and the foundation according to the required Post Size and Assembly Details.

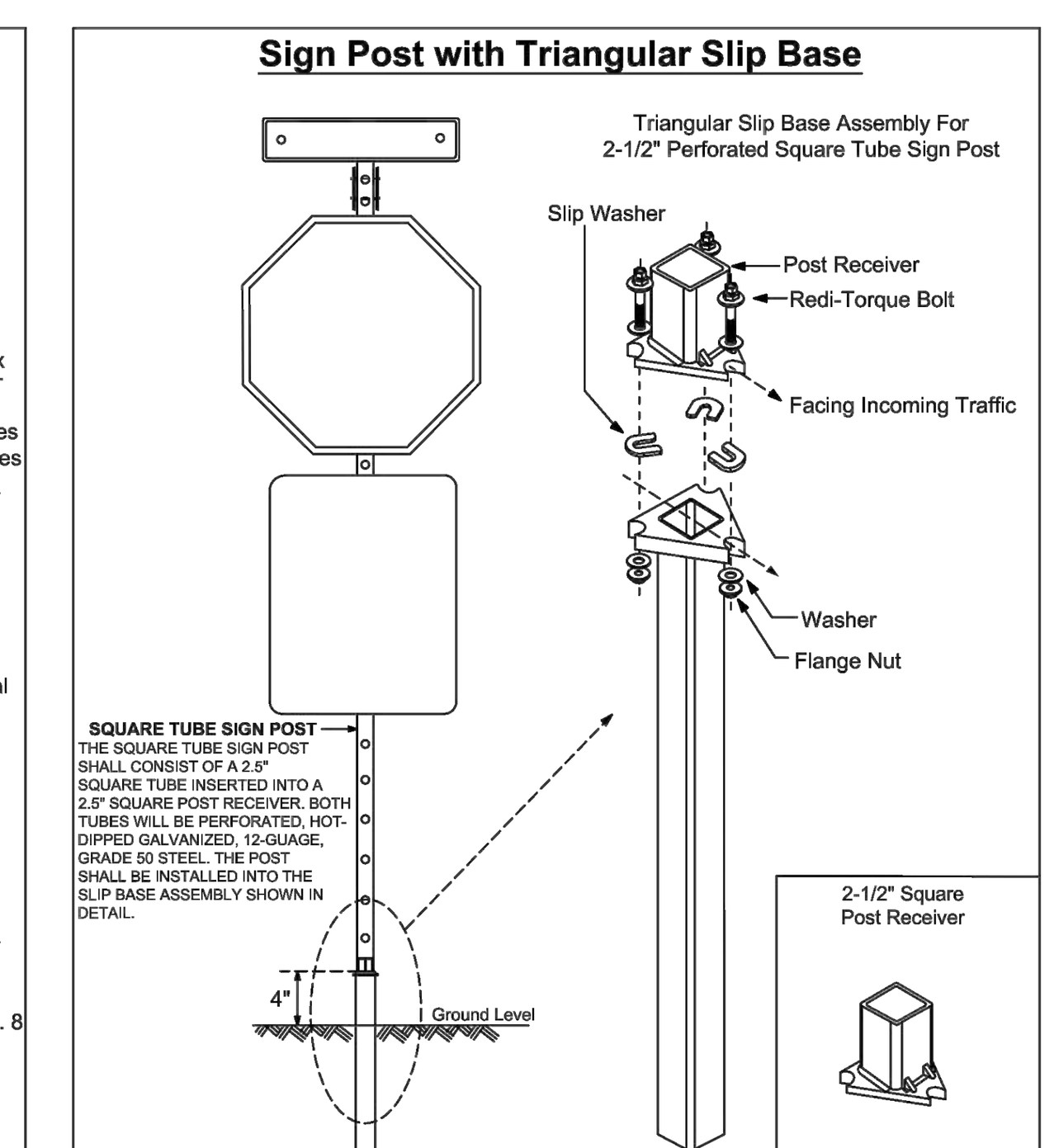


*REGARDLESS OF POST SIZE TABLE; IF A SIGN PANEL IS EQUAL TO OR GREATER THAN 4 FEET IN WIDTH, A TWO POST INSTALLATION IS REQUIRED WITH A TRIANGULAR SLIP BASE.

Sign Post with 3" x 7 ga. Square Anchor



Sign Post with Triangular Slip Base



Note: Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

REVISIONS	
DATE	DESCRIPTION
03-21-2017	UPDATED POST SIZE
11-24-2020	ADDED POST SIZE NOTE
02-05-2021	UPDATED POST BASE HEIGHT

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION
DESIGN BY: YVES D'ANJOU, P.E. SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: ANDREW SEBO, P.E., PTOE

GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1



11–13–24

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R.O.W. PAVEMENT MARKINGS PLAN DETAILS I

SCALE: N.T.S.

REVISIONS		
NO.	DATE	DESCRIPTION

ZE
ZEPHYR ENGINEERING
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(786)302-7693
wzephyreng@gmail.com
CA#: 31158

LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 1/11/24

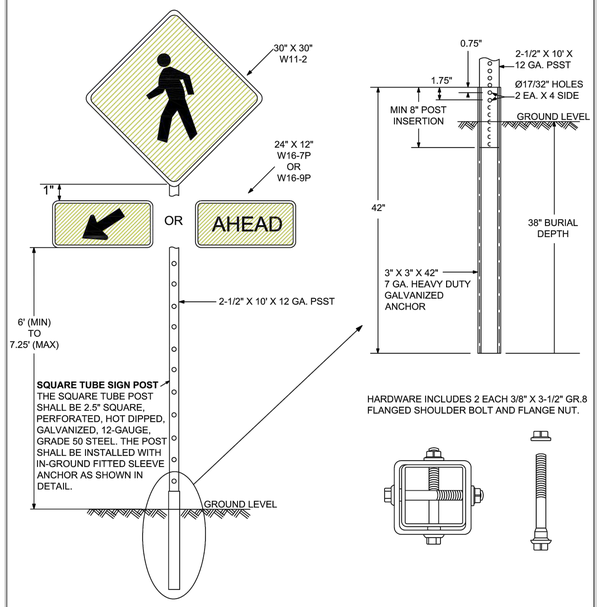
SCALE: N.T.S.

SHEET NO.: C8
8 OF 13

PROJECT NO.: 24-01

BCTED NO. XXXXXXX

W11-2 (30"x 30") & SUPPLEMENTAL (24"x12") SIGN ASSEMBLY



1. SCHOOL ZONE AND PEDESTRIAN SIGNS SHALL BE COMPRISED OF REFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING. (SEE BCTED TECHNICAL POLICY MEMO #TPM-16-001 ON BCTED WEBSITE)
2. NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

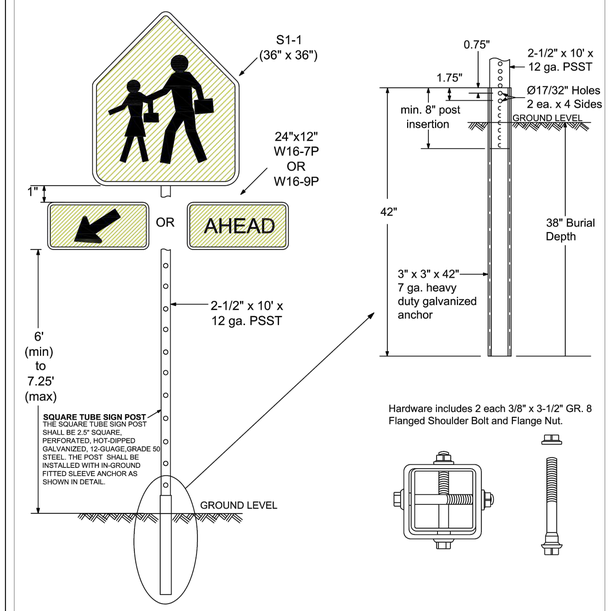
BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

W11-2 (30"x 30") & SUPPLEMENTAL (24"x 12")
SIGN ASSEMBLY

REVISION: 11-15-18	SCALE: NTS
	DESIGN BY: YVES D'ANJOU, P.E.
	DRAWN BY: STEPHON RAMOUTAR
SHEET 1 OF 1	CHECKED BY: ANDREW SEBO, P.E., PTOE

S1-1 (36"x 36") & SUPPLEMENTAL SIGN ASSEMBLY



NOTE: NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

S1-1(36"x36") & SUPPLEMENTAL
SIGN ASSEMBLY

REVISION: 11-19-18	SCALE: NTS
	DESIGN BY: Yves d'Anjou, P.E.
	DRAWN BY: Stephon Ramoutar
SHEET 1 OF 1	CHECKED BY: Andrew Sebo, P.E., PTOE

REVISIONS

NO.	DATE	DESCRIPTION

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wzephyreng@gmail.com
CA#: 31158

LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-13-24

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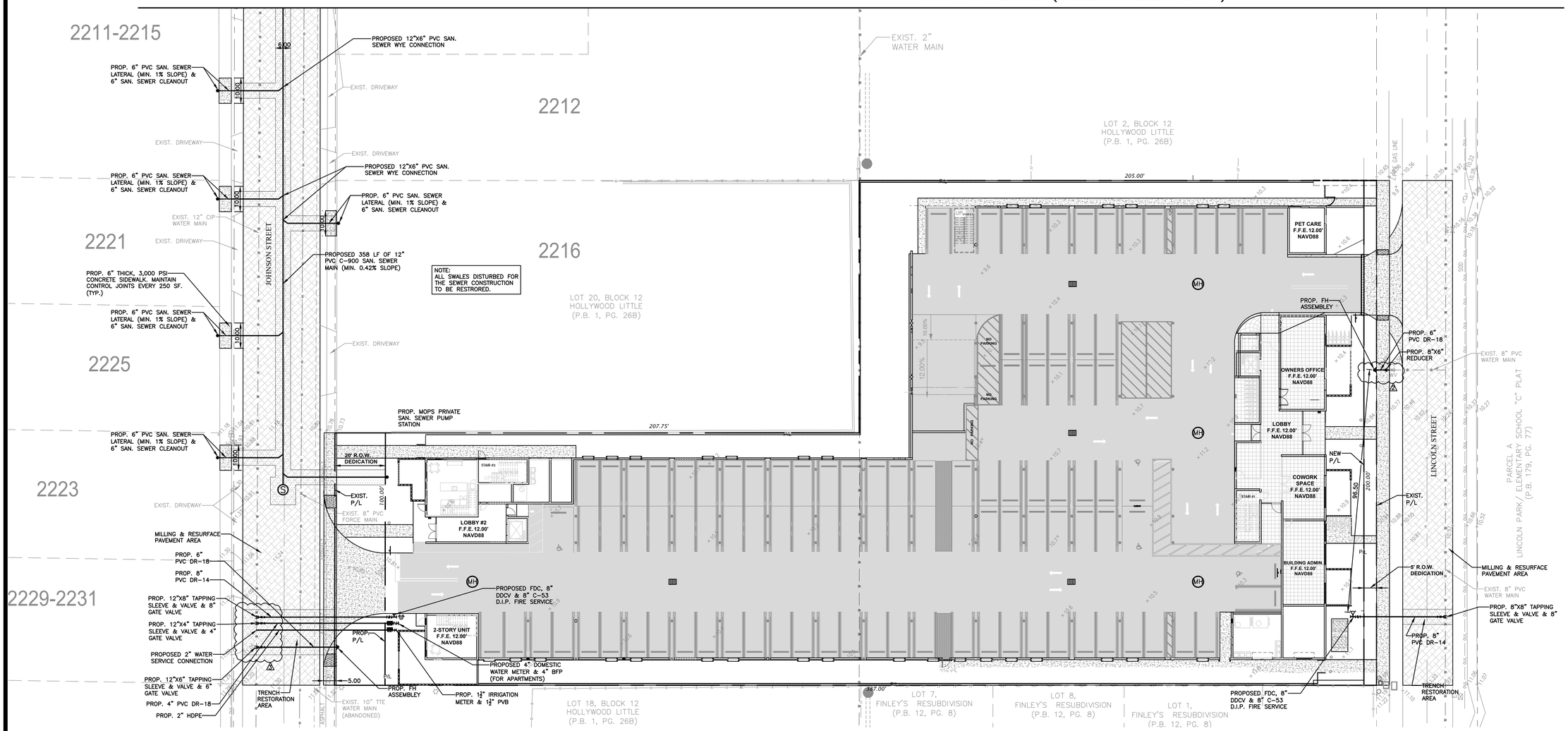
R.O.W. PAVEMENT MARKINGS DETAILS II

SCALE: N.T.S.

P.E.#:76036
DATE: 1/11/24
SCALE: N.T.S.
SHEET NO.: C9
9 OF 13
PROJECT NO.: 24-01

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

MATCH LINE (SEE SHEET C11)



NOTE:
UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I,II, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.

Note:
Full road width pavement mill and resurfacing and/or pavers, will be required for all streets / roadway adjacent to the project site.

FIRE DEPT. NOTES:
1. UNDERGROUND FIRE MAIN WORK WILL BE COMPLETED BY A CONTRACTOR HOLDING A CLASS I,II, OR V LICENSE AS DEFINED BY FLORIDA STATUTE 633.102.

2. WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 Ed.) SECTION 16.4.3.1.1.

LEGEND

- PROPOSED CONCRETE
- PROPOSED ONSITE CONC. PAVEMENT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- N PROPOSED BFP DEVICE
- S EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT
- ASPHALT TO BE MILLED & RESURFACED
- TRENCH/ASPHALT RESTORATION AREA

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-13-24

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WATER & SEWER PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION
1	4-19-24	TAC REVIEW COMMENTS
2	9-24-24	TAC REVIEW COMMENTS
3	11-13-24	TAC REVIEW COMMENTS

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LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

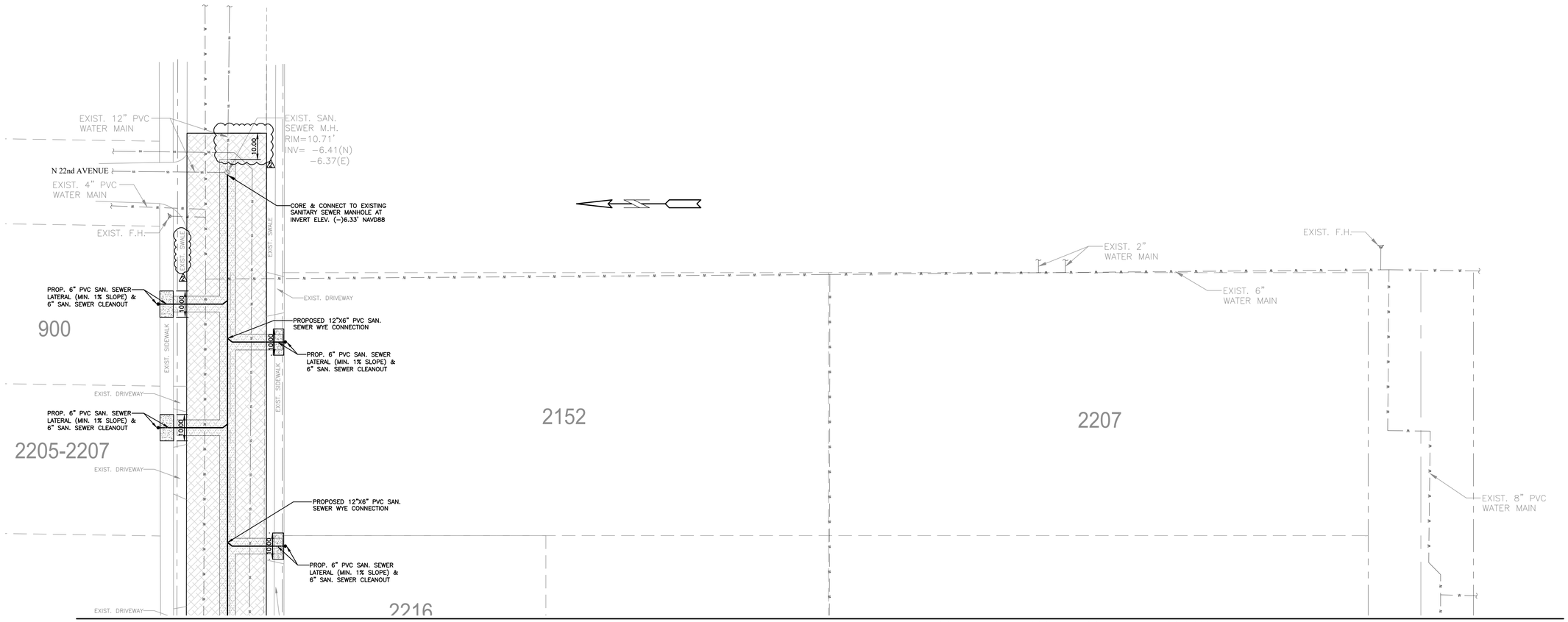
DATE: 1/11/24

SCALE: 1"=20'

SHEET NO.: C10
10 OF 13

PROJECT NO.: 24-01

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



MATCH LINE (SEE SHEET C10)

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
11-13-24

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WATER & SEWER PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION
1	4-19-24	TAC REVIEW COMMENTS
2	11-13-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
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LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

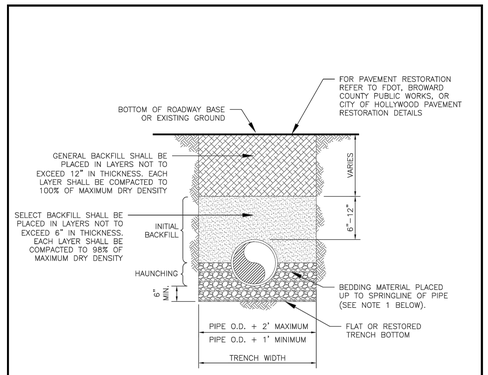
P.E.#:76036

DATE: 1/11/24

SCALE: 1"=20'

SHEET NO.:
C11
11 OF 13

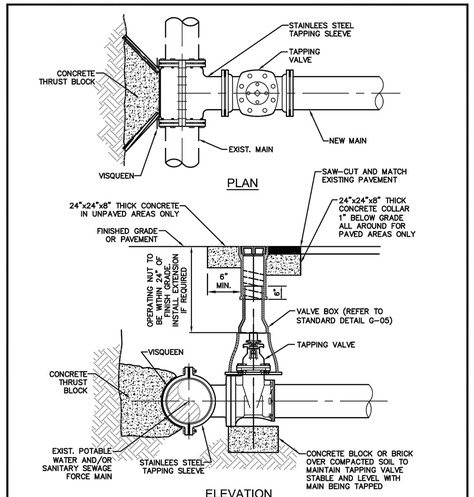
PROJECT NO.: 24-01



NOTES:

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

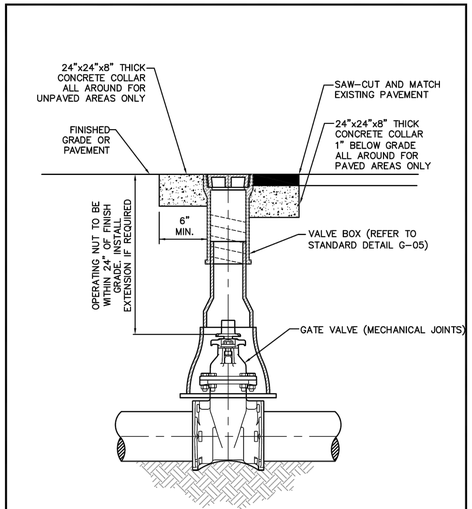
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



NOTES:

1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		

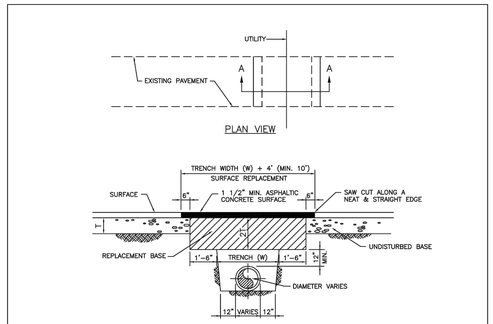


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

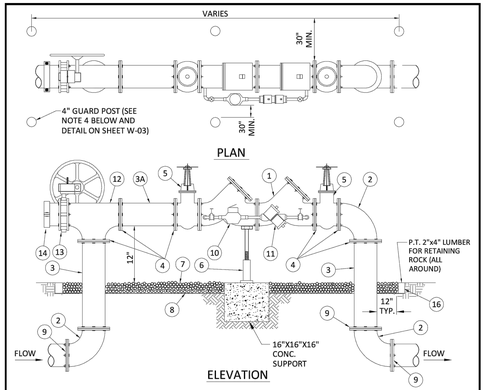
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C-31
APPROVED: JG		



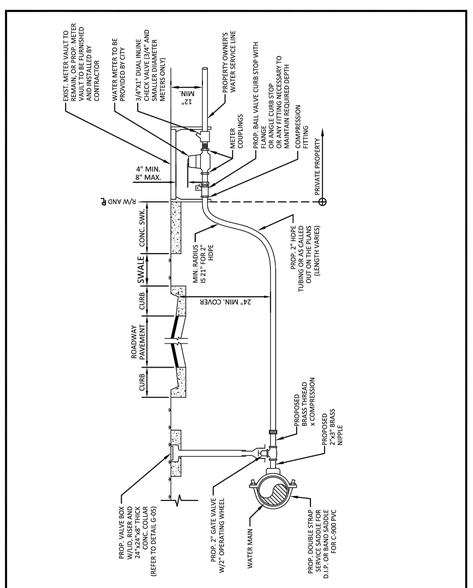
MATERIALS

ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
2	4	4",6",8" BEND-90°	9	4	RESTRAINED JOINTS
3	2	4",6",8" D.I.P. SPOOL PIECE	10	1	LOW FLOW METER
3A	1	4",6",8" D.I.P. SPOOL PIECE(24" LONG)	11	1	VALVE, BYPASS DOUBLE CHECK
4	10	4",6",8" FLANGE, D.I.P.	12	1	4", 6", 8" TEE
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	13	1	4", 6" 8" BUTTERFLY VALVE (SUPERVISED CLOSED), CHAINED AND LOCKED
6	1	SCREW JACK/ANCHORED			
7	N/A	PEA GRAVEL (4" DEEP)	14	1	4", 6", 8" CAP

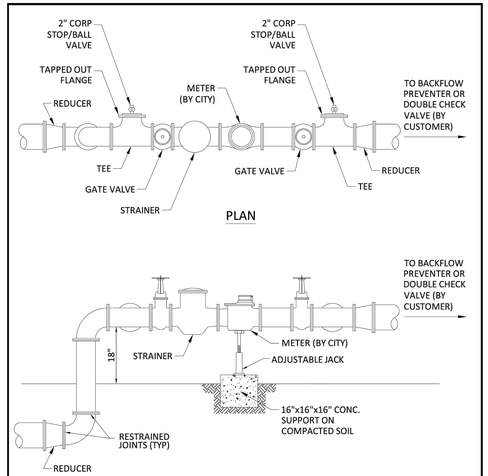
NOTES:

1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-05) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO. W-04
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO. W-09
APPROVED: XXX		



NOTES:

1. THE WATER METER AND STRAINER IS PROVIDED BY THE CITY OF HOLLYWOOD.
2. THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
3. TAPPED OUT FLANGE SHOULD MATCH SIZE OF TEE AND STANDARD 2" CORP STOP OR BALL VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL METER 3" DIAMETER AND LARGER	DRAWING NO. W-11
APPROVED: XXX		

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-13-24

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WATER & SEWER PLAN & DETAILS I

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

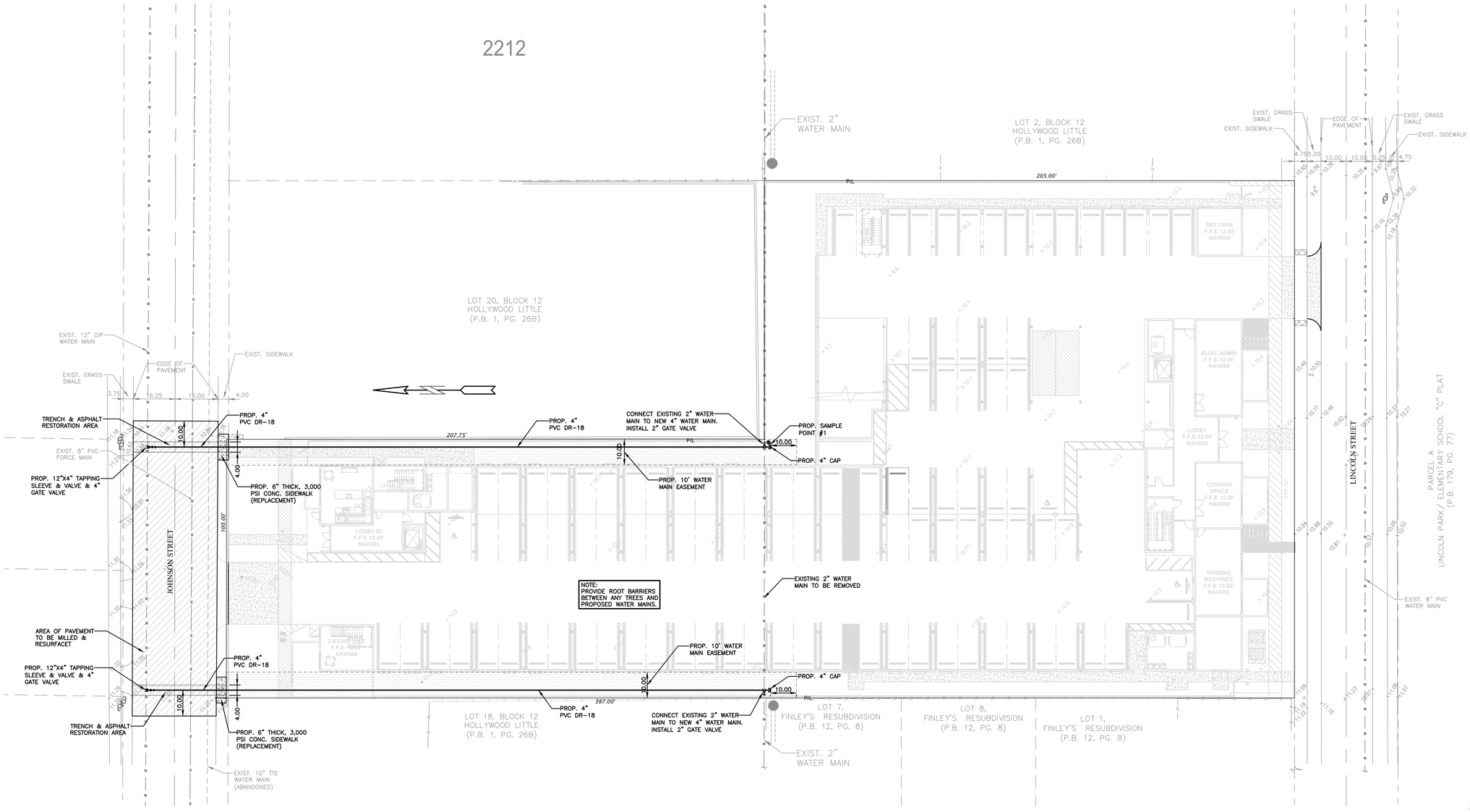
DATE: 1/11/24

SCALE: N.T.S.

SHEET NO.: C12
12 OF 13

PROJECT NO.: 24-01

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



Note:
Full road width pavement mill and resurfacing and/or pavers, will be required for all streets / roadway adjacent to the project site.

LEGEND

PROPOSED CONCRETE	EXISTING WATER METER
PROPOSED ASPHALT	EXISTING WATER VALVE
8.90 PROPOSED GRADE	PROPOSED BFP DEVICE
+8.36 EXISTING ELEVATION	EXISTING SAN. SEWER MH
PROPOSED CATCH BASIN	EXISTING FIRE HYDRANT
EXISTING CATCH BASIN	
PROPOSED WATER METER	

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
9-16-24

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WATER MAIN RELOCATION PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION
1	4-19-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

WATER MAIN RELOCATION PLAN FOR
LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

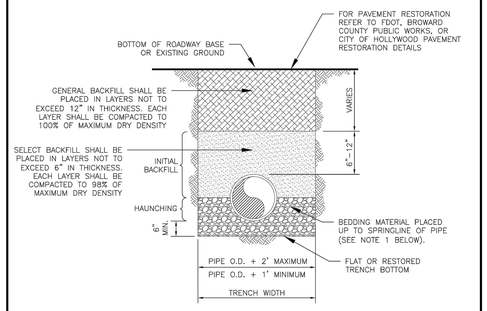
P.E.#:76036

DATE: 9/16/24

SCALE: 1"=20'

SHEET NO.: C1
1 OF 4

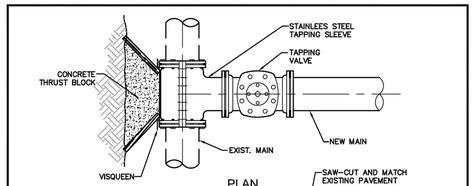
PROJECT NO.: 24-01WM



NOTES:

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

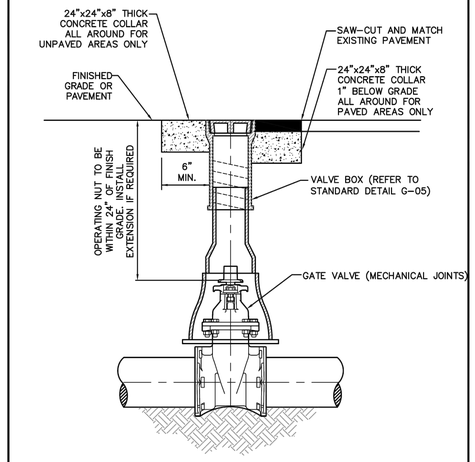
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)		DRAWING NO. G-03
APPROVED: XXX			



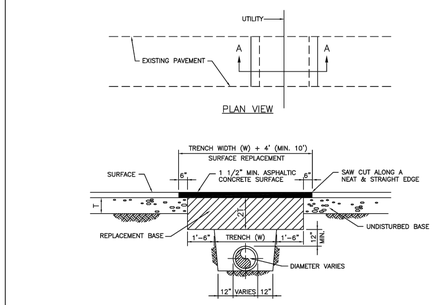
NOTES:

1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING		DRAWING NO. G-06
APPROVED: XXX			



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING		DRAWING NO. G-07
APPROVED: XXX			



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: -
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION		DRAWING NO.: C-31
APPROVED: JG			

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES		DRAWING NO. G-12
APPROVED: XXX			

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER
9-16-24

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UTILITY DETAILS

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

WATER MAIN RELOCATION PLAN FOR
LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 9/16/24

SCALE: N.T.S.

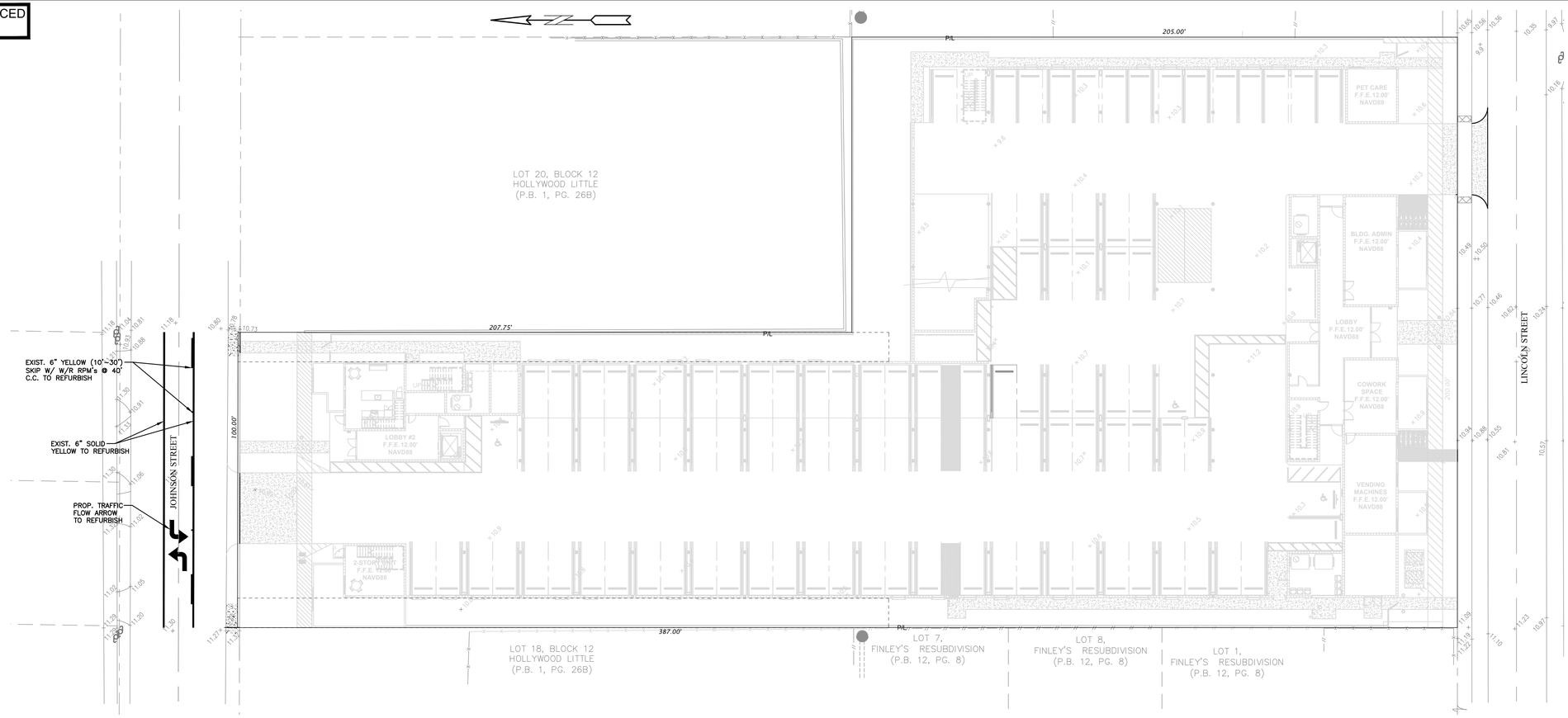
SHEET NO.: C2
2 OF 4

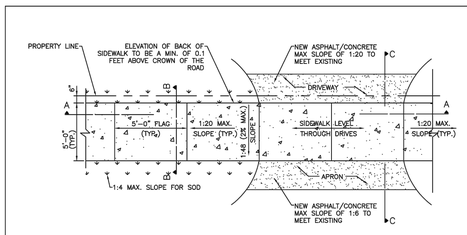
PROJECT NO.: 24-01WM

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

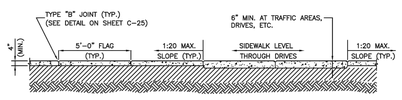
LEGEND

- PROPOSED CONCRETE
- PROPOSED ASPHALT
- 8.90 PROPOSED GRADE
- +8.36 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- EXISTING CATCH BASIN
- PROPOSED WATER METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- PROPOSED BFP DEVICE
- EXISTING SAN. SEWER MH
- EXISTING FIRE HYDRANT

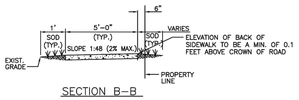




PLAN



SECTION A-A

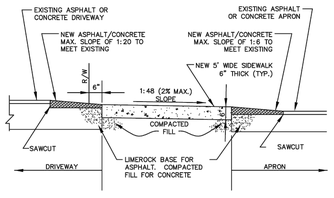


SECTION B-B

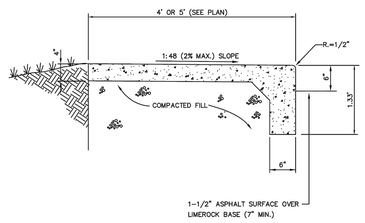
NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C-23	
APPROVED: JG			

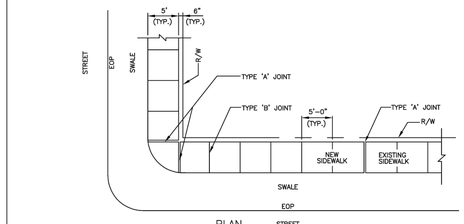


SECTION C-C

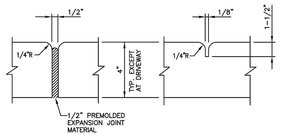


SIDEWALK WITH CURB

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C-24	
APPROVED: JG			



PLAN



TYPE 'A' TYPE 'B'

SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522-002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25	
APPROVED: JG			

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

9-16-24

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R.O.W. PAVEMENT MARKINGS PLAN

SCALE: 1"=40'

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#: 31158

WATER MAIN RELOCATION PLAN FOR
LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 9/16/24

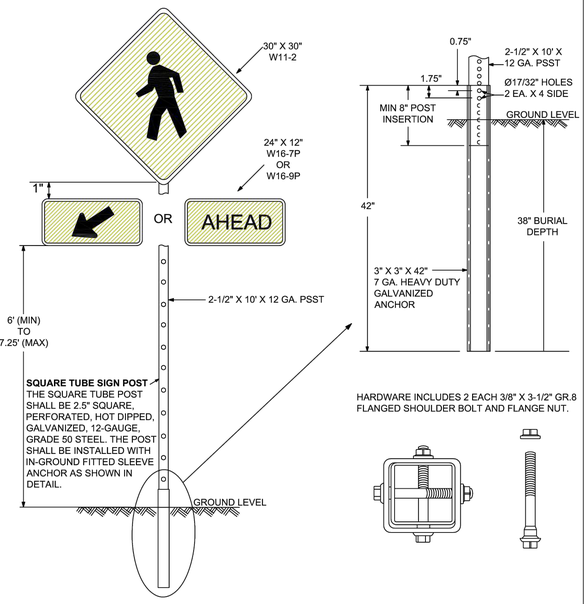
SCALE: 1"=20'

SHEET NO.: C3 3 OF 4

PROJECT NO.: 24-01WM

BCTED NO. XXXXXXX

W11-2 (30"x 30") & SUPPLEMENTAL (24"x12") SIGN ASSEMBLY



SQUARE TUBE SIGN POST THE SQUARE TUBE POST SHALL BE 2.5" SQUARE, PERFORATED, HOT DIPPED, GALVANIZED, 12-GAUGE, GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

HARDWARE INCLUDES 2 EACH 3/8" X 3-1/2" GR.8 FLANGED SHOULDER BOLT AND FLANGE NUT.

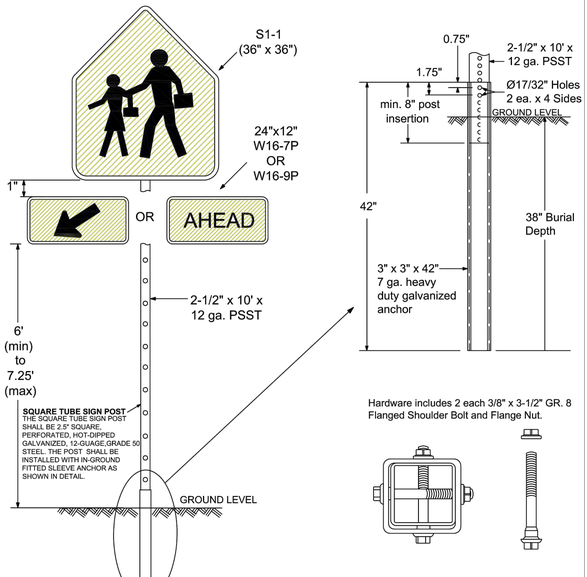
1. SCHOOL ZONE AND PEDESTRIAN SIGNS SHALL BE COMPRISED OF REFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING. (SEE BCTED TECHNICAL POLICY MEMO #TPM-16-001 ON BCTED WEBSITE)
2. NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

W11-2 (30"x 30") & SUPPLEMENTAL (24"x 12") SIGN ASSEMBLY	
REVISION: 11-15-18	SCALE: NTS
	DESIGN BY: YVES D'ANJOU, P.E.
	DRAWN BY: STEPHON RAMOUTAR
SHEET 1 OF 1	CHECKED BY: ANDREW SEBO, P.E., PTOE

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

S1-1 (36"x 36") & SUPPLEMENTAL SIGN ASSEMBLY



SQUARE TUBE SIGN POST THE SQUARE TUBE SIGN POST SHALL BE 2.5" SQUARE, PERFORATED, HOT-DIPPED GALVANIZED, 12-GUAGE,GRADE 50 STEEL. THE POST SHALL BE INSTALLED WITH IN-GROUND FITTED SLEEVE ANCHOR AS SHOWN IN DETAIL.

Hardware includes 2 each 3/8" x 3-1/2" GR. 8 Flanged Shoulder Bolt and Flange Nut.

NOTE: NOT FOR USE WITH RECTANGULAR RAPID FLASHING BEACONS

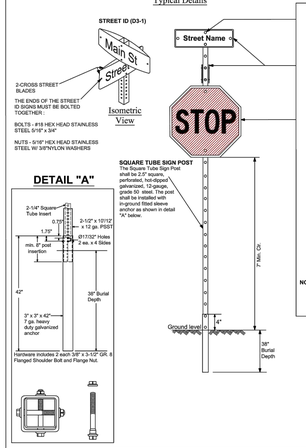
S1-1(36"x36") & SUPPLEMENTAL SIGN ASSEMBLY	
REVISION: 11-19-18	SCALE: NTS
	DESIGN BY: Yves d'Anjou, P.E.
	DRAWN BY: Stephon Ramoutar
SHEET 1 OF 1	CHECKED BY: Andrew Sebo, P.E., PTOE

BROWARD COUNTY FLORIDA

PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

FOR SIGN ASSEMBLIES WITH MAXIMUM 8.75 SQUARE FOOT PANEL AREA

Typical Details



DETAIL "A"

STREET ID (D3-1) MATERIALS:
LETTERS
WHITE TYPE XI SHEETING
LETTERING OF STREET NAME SIGNS SHALL BE COMPOSED OF A COMBINATION OF LOWERCASE LETTERS WITH INITIAL UPPERCASE LETTERS
BORDER
BORDER WIDTHS WILL VARY BASED ON LETTER HEIGHTS
LETTER HEIGHTS - BORDER WIDTHS
4 INCH LETTER = 0.375 INCH BORDER WIDTH
6 INCH LETTER = 0.500 INCH BORDER WIDTH
8 INCH LETTER = 0.750 INCH BORDER WIDTH
GREEN BACKGROUND
GREEN TRANSLUSCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT
LETTER SIZES
SEE MUTCD TABLE 2E-3 (FG 163)
FOR MINIMUM LETTER HEIGHTS
LENGTH VARIES BY STREET NAME
HARDWARE
BOLTS - #18 HEX HEAD STAINLESS STEEL 5/16" x 3"
NUTS - 5/16" STAINLESS STEEL W NYLON WASHERS.

REGULATORY SIGN
WHEN NO STREET ID IS PRESENT
THE STOP SIGN SHALL BE MOUNTED FLUSH TO THE TOP OF THE POST WHILE MAINTAINING 7 FEET MIN. CLEARANCE BETWEEN BOTTOM OF SIGN AND GROUND LEVEL. SIGN TO BE INSTALLED BACK TO BACK WITH THE STOP SIGN SHALL BE SMALLER THAN THE STOP SIGN.
STOP, DO NOT ENTER OR YIELD
WHITE TYPE XI SHEETING
PRESSURE-SENSITIVE RED TRANSLUCENT INK SILK-SCREENED CLEAR-COATED OR ELECTRO-CUT (EC) FILM OR EQUIVALENT.
MOUNTING
FRONT: #19 HEX HEAD STAINLESS STEEL 5/16" x 3" BOLT W/ 3/8" NYLON WASHER
BACK: 5/16" HEX HEAD STAINLESS STEEL NUT W/ 3/8" STAINLESS STEEL WASHER.

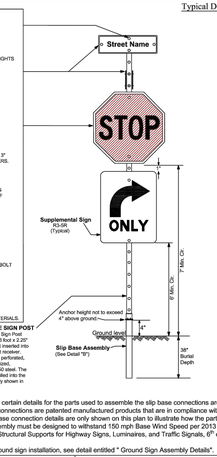
NOTES: 1. ALL TYPE XI SHEETING UTILIZED MUST BE ON THE FDOT APL LIST.
2. SEE BCTED TECHNICAL POLICY MEMO #TPM - 16-001 - SPECIFICATIONS FOR RETROFLECTIVE TRAFFIC SIGN MATERIALS.

SQUARE TUBE SIGN POST
The Square Tube Sign Post shall consist of a 6 foot x 2.25" square tube insert inserted into a 2.5" square post receiver. Both tubes will be perforated, hot-dipped galvanized, 12-gauge, grade 50 steel. The post shall be installed into the slip base assembly shown in detail "B".

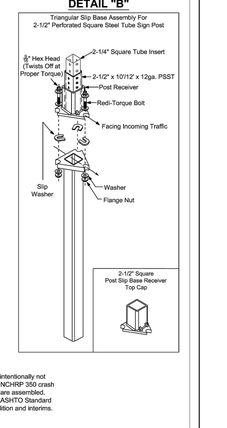
Notes:
1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.
2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

FOR SIGN ASSEMBLIES WITH GREATER THAN 8.75 SQUARE FOOT PANEL AREA WITH SUPPLEMENTAL SIGN

Typical Details



DETAIL "B"



Notes:
1. Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.
2. For standard ground sign installation, see detail entitled " Ground Sign Assembly Details".

REVISIONS	
DATE	DESCRIPTION
03-28-2020	ADDED ISOMETRIC VIEW
02-05-2021	UPDATED POST BASE HEIGHT
06-22-2022	UPDATED SIGN POST NOTES

BROWARD COUNTY FLORIDA

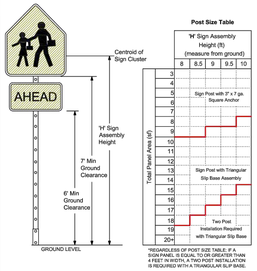
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: CARMELO CARATOZZOLO, P.E.	SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR	
CHECKED BY: CARMELO CARATOZZOLO, P.E.	

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

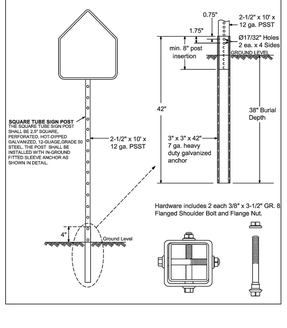
GUIDE TO USE THIS STANDARD:
1. Calculate the Total Panel Area and the centroid "C" for an individual sign or a sign cluster.
2. Determine the height 'H' from the groundline for the individual sign or the cluster.
3. Consult the Post Size Table and find the intersection point.
4. Design the post and the foundation according to the required Post Size and Assembly Details.



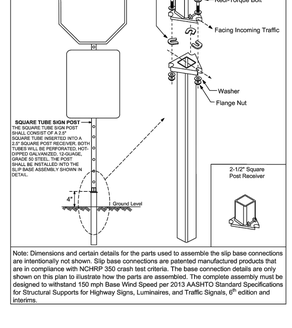
Post Size Table

*REGARDLESS OF POST SIZE TABLE: IF A SIGN PANEL IS EQUAL TO OR GREATER THAN 4 FEET IN WIDTH, A TWO POST INSTALLATION IS REQUIRED WITH A TRIANGULAR SLIP BASE.

Sign Post with 3" x 7 ga. Square Anchor



Sign Post with Triangular Slip Base



Note: Dimensions and certain details for the parts used to assemble the slip base connections are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must be designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 6th edition and interims.

REVISIONS	
DATE	DESCRIPTION
03-21-2017	UPDATED POST SIZE
11-24-2020	ADDED POST SIZE NOTE
02-05-2021	UPDATED POST BASE HEIGHT

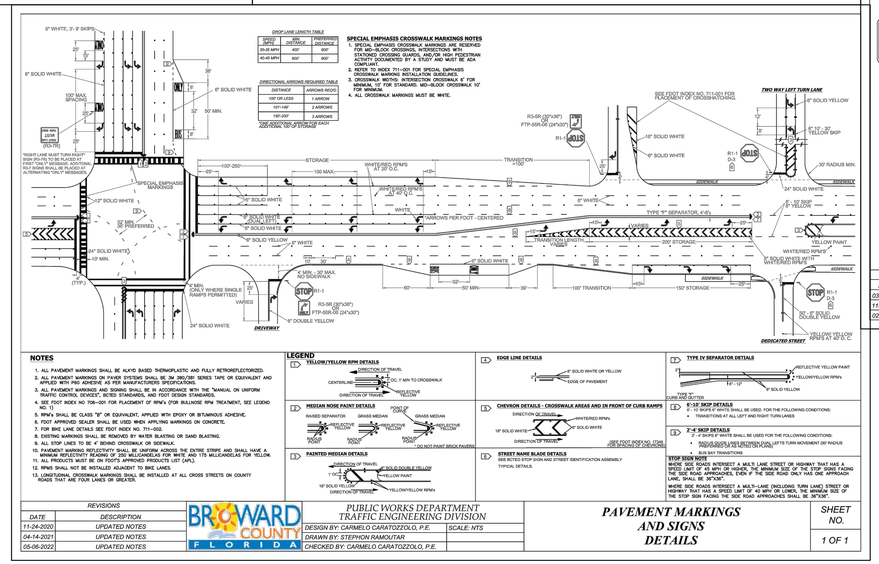
BROWARD COUNTY FLORIDA

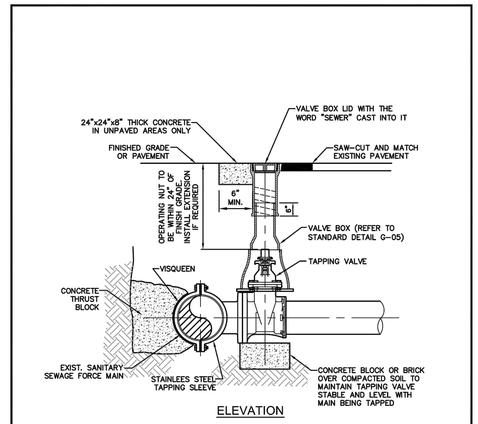
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: YVES D'ANJOU, P.E.	SCALE: NTS
DRAWN BY: STEPHON RAMOUTAR	
CHECKED BY: ANDREW SEBO, P.E., PTOE	

GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1


8" WHITE, 3'-9" SKIPS
8" SOLID WHITE
100' MAX. SPACING
4" SOLID WHITE
50' MIN.
"RIGHT LANE MUST TURN RIGHT" SIGN (R3-7R) PLACED AT FIRST TOW 'N' 'MEMBER JOINTING INTO 7 SIGNS SHALL BE PLACED AT ALTERNATING "ONLY" MESSAGE
SPECIAL EMPHASIS CROSSWALK MARKINGS
12" SOLID WHITE
50' MIN. (IF PREFERRED)
24" SOLID WHITE
10' MIN.
(TYP.)
34" SOLID WHITE
DRIVEWAY
STORAGE
100' MAX.
WHITE/RED RPMS AT 20' O.C.
4" SOLID WHITE
DOUBLE WHITE 4" SOLID YELLOW
4" SOLID WHITE
4" SOLID YELLOW
2' WHITE
4" SOLID WHITE
4" SOLID YELLOW
TRANSITION
4" SOLID WHITE
4" SOLID WHITE
4" SOLID WHITE
4" SOLID WHITE
ARROWS PER FDOT - CENTERED
TYPE "D" SEPARATOR, 4'-0"L
4" SOLID YELLOW
2' WHITE
4" SOLID WHITE
4" SOLID WHITE
WHITE/RED RPMS
4" SOLID WHITE
4" SOLID WHITE
YELLOW PAINT
WHITE/RED RPMS
4" SOLID WHITE
4" SOLID WHITE
WHITE/RED RPMS
4" SOLID WHITE
4" SOLID WHITE
ASSEMBLY
ASSEMBLY
ASSEMBLY
ASSEMBLY
4' MIN. ONLY WHERE SINGLE RAMPS PERMITTED
VARIES
4' MIN.
4' MIN.
4' MIN.



ELEVATION

NOTES:

1. REFER TO STANDARD DETAIL GS-06, "TYPICAL TAPPING SLEEVE AND VALVE SETTING"
2. REFER TO STANDARD DETAIL S-14, "PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE".

	ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
	DRAWN: EAM	FORCE MAIN CONNECTION	DRAWING NO. S-13
	APPROVED: XXX		

WILFORD ZEPHYR LICENSE No 76036 STATE OF FLORIDA PROFESSIONAL ENGINEER

11-13-24

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WATER & SEWER PLAN & DETAILS II

SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786)302-7693
wzephyreng@gmail.com
CA#:31158

LINCOLN PARK RESIDENCES
2219 LINCOLN STREET
HOLLYWOOD, FL 33020

P.E.#:76036

DATE: 1/11/24

SCALE: N.T.S.

SHEET NO.: C13
13 OF 13

PROJECT NO.: 24-01

ARCHITECTURAL DESIGN CRITERIA FOR RESIDENTIAL DEVELOPMENT

2219 Lincoln Street, Hollywood, FL

We are pleased to submit the design criteria for our proposed development at 2219 Lincoln St. which aligns with the guidelines outlined in Article 5.3.I.4 of the City of Hollywood Code, The architectural and design components, compatibility, scale/massing, and landscaping aspects have been carefully considered to ensure the project contributes positively to the neighborhood's character and functionality.

Project Overview

The proposed development at 2219 Lincoln Street is a contemporary residential building with dual prominent street frontages: Lincoln Street to the south and Johnson Street to the north. Our design for a leading Brazilian real estate development company for this four-story structure will include:

- **111 residential units** comprising a mix of one- and two-bedroom apartments.
- **152 parking spaces** across two levels.

The design emphasizes innovation, sustainability, and aesthetic integration, enhancing Hollywood's urban landscape and contributing to its beauty and community vitality.

---

1. Architectural and Design Components

Our design incorporates architectural elements that align with the building's mass and enhance the pedestrian experience. Key features include:

- Aesthetic symmetrical facade using high-quality materials that balance form and function.

  The building blends modern and natural materials, such as:

  - **Wood slats** to add warmth and reflect a natural theme.
  - **Aluminum grills with leaf motifs** for artistic detail and texture.
- Sustainability: The design incorporates eco-friendly elements, including:
  - Photovoltaic **solar panels** to improve energy efficiency.
  - Certification at the **National Green Building Standards Gold Level**, reflecting commitment to sustainability and environmental stewardship.
- Design elements inspired by the characteristic styles of the surrounding neighborhood to create a cohesive architectural language.
  - **Dual Frontage**: The building features entrances on both Lincoln and Johnson Streets, each with a dedicated lobby and elevator for seamless access.
- Consideration for functionality through thoughtful entryways, window placements, and transitions between indoor and outdoor spaces.

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& Residential

Interior
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& Design

Urban
Renovation

Architectural
Design of
Children's
Environments

Development
Consulting

2310 Hollywood Blvd.
Hollywood
Florida 33020
Tel: 954.925.9292
Fax: 954.925.6292
email:
mail@sklarchitect.com
WEBSITE:
www.sklarchitect.com

AA 0002849
IB 0000894
NCARB CERTIFIED

Ari Sklar, A.I.A.
Oscar Sklar, A

- **Breezeway**: A U-shaped floor plan includes an open breezeway from Lincoln Street, creating a welcoming main entrance and along with a central courtyard natural air and light to flow through the property.

---

2. Compatibility

We have prioritized a harmonious relationship between the proposed building and existing structures in the area by:

- Reflecting the established architectural language and composition of adjacent buildings.
- Ensuring the design contributes to the continuity and character of the streetscape.
- Aligning the project with the adopted vision and guidelines for the neighborhood.

The architecture draws inspiration from the lush Brazilian Rainforest, focusing on natural and sustainable elements to establish a harmonious connection between the building and its surroundings.

We are also facing the main entrance towards the Beachside Montessori School on Lincoln St, acknowledging this important facility.

3. Scale and Massing

The building's proportions and geometries are consistent with the new zoning proposed in this area, ensuring the project fits seamlessly into its context. Specific considerations include:

- Proportionate height and width to maintain a balanced streetscape.
- Simple, clean compositions that relate to the site's lot coverage and adjacent structures.
- A form that reflects the adopted vision for the area while maintaining a pedestrian-friendly environment.
- This development exemplifies high-quality, thoughtfully designed housing that aligns with Hollywood's aspirations for urban revitalization. The project enhances the neighborhood's vibrancy while respecting the local fabric, we have provided usable and active spaces at the ground level to create an engaging and pedestrian friendly street frontage.

---

4. Landscaping

The landscaping plan integrates a variety of native and compatible plants to enhance the property's aesthetic and environmental sustainability.

- Mature trees and significant vegetation on-site will be planted to maintain the area's natural character.
- Landscaped areas are designed to complement the building's features and connect seamlessly with adjacent paved areas.

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& Design

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Hollywood
Florida 33020
Tel: 954.925.9292
Fax: 954.925.6292
email:
mail@sklarchitect.com
WEBSITE:
www.sklarchitect.com

AA 0002849
IB 0000894
NCARB CERTIFIED

Ari Sklar, A.I.A.
Oscar Sklar, A

- Green spaces are thoughtfully placed to support the pedestrian experience and improve overall site functionality.

  Key features include:

  - **Ground-Level Landscaping**: Enhances curb appeal and integrates greenery into the urban streetscape.
  - **Second-Level Courtyard**: Provides interior units with serene, landscaped views, fostering tranquility and connection to nature.
  - **Rooftop Garden**: Elevates the project's aesthetic and environmental benefits while enhancing resident amenities.

This proposal is crafted with the utmost care to align with the city's design guidelines and contribute to the neighborhood's growth and vibrancy.

The 2219 Lincoln Street project sets a new benchmark for residential architecture in Hollywood. With its Brazilian-inspired design principles, sustainable features, and community-focused amenities, it promises to be a transformative addition to the City's urban landscape.

Should you have any questions or require further details, we would be happy to provide additional information.

Thank you for your consideration.

Very Truly Yours



Ari L. Sklar, AIA, NCARB, LEED AP

Architect, President

ARCHITECTURE
Commercial & Residential

Interior Architecture & Design

Urban Renovation

Architectural Design of Children's Environments

Development Consulting

2310 Hollywood Blvd.

Hollywood

Florida 33020

Tel: 954.925.9292

Fax: 954.925.6292

email:
mail@sklarchitect.com

WEBSITE:
www.sklarchitect.com

AA 0002849

IB 0000894

NCARB CERTIFIED

Ari Sklar, A.I.A.

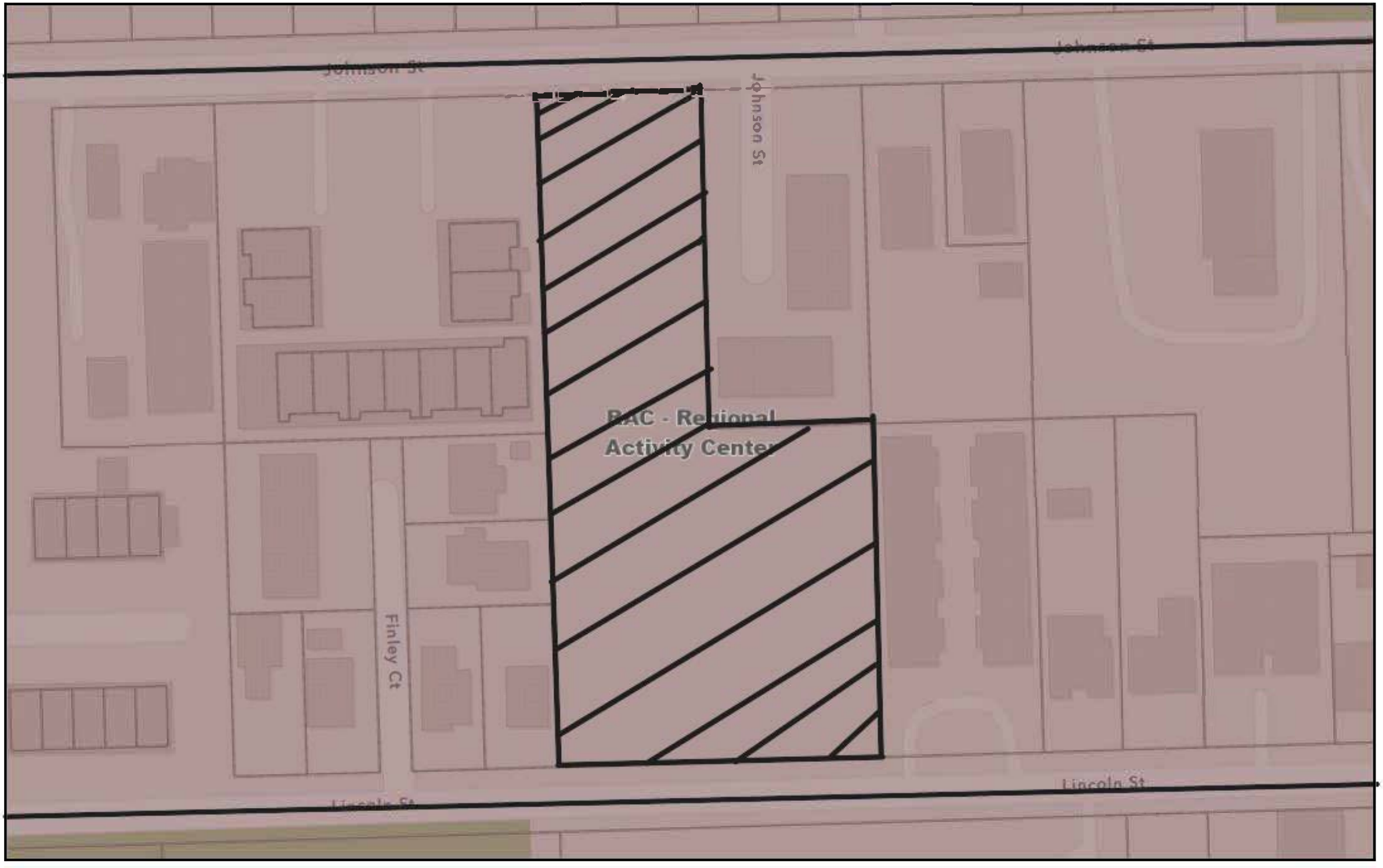
Oscar Sklar, A

ATTACHMENT B

Land Use and Zoning Map

2219 Lincoln St. Folio No. 5142-16-01-4710

CITY OF Hollywood FLORIDA



Subject Property

Land Use - RAC

Zoning - D H-2

1:1,128

0 45 90 180 ft

0 12.5 25 50 m

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

ArcGIS Web AppBuilder

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

ATTACHMENT C

Public Participation

SKLARchitecture

VIRTUAL COMMUNITY MEETING INVITATION

We are inviting you to attend a Virtual Community Meeting to discuss an application submitted to the City of Hollywood. This meeting is being held to discuss the Residential Apartment Development proposed for the property identified in the location map below. All interested parties are encouraged to participate in this virtual meeting. Ari L. Sklar Architect of SKLARchitecture will be presenting this proposed Project and immediately following the presentation will be a time to address questions.

2219 Lincoln LLC
2219-2231 Lincoln St
Hollywood, FL 33020



2310 Hollywood Blvd. Hollywood FL 33020 | 954-925-9292 | Ari@sklarchitect.com
SKLARchitecture

VIRTUAL COMMUNITY MEETING DETAILS

Meeting Date & Time: June 13 2024 6:00 pm Virtual

FOR FURTHER INFORMATION CONTACT: Karen Molina at Info@sklarchitect.com If you have questions regarding the proposed project or need assistance accessing the Zoom application, we request that you please send them via e-mail in advance of the meeting. To participate, you must access the link provided below via the Zoom Application.

Please join the meeting from your computer, tablet, or smartphone

Ari SKlar is inviting you to a scheduled Zoom meeting.
Topic: Neighborhood Meeting Lincoln St
Time: Jun 13, 2024 06:00 PM Eastern Time (US and Canada)
Join Zoom Meeting
https://us02web.zoom.us/j/89957183526?pwd=YnhUbHFMV2I5bzEvUmZ2UFhkdTZSUT09
Meeting ID: 899 5718 3526
Passcode: 172284

Sincerely,

Ari L. Sklar, AIA, NCARB
President

ALS

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& Residential

Interior
Architecture
& Design

Urban
Renovation

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Design of
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AA 0002849
IB 0000894
NCARB CERTIFIED

Ari Sklar, A.I.A.
Oscar Sklar, A

MEETING MINUTES
2219-2231 Lincoln St Hollywood FL
June 13, 2024 Virtual
6:00 PM

Attendees:

Name	Name
Ari Sklar	Vice Mayor
Adina Kaufman	Eugenio Vias
Jorge Fuentes	Rachel Mamor
Kathryn	FatCat
Amanda Jonathan	Larry W
Karen Caputo	Lenov Tab 17
Antoine Freitas	Daniel Sande
Thiago Azevedo	Gabriel Costa
Pyermo Buss Nunes	Andre Guimaraes
Nicole Luz	

THE FOLLOWING ITEMS WERE DISCUSSED

- Section 8.
- No Short-Term Rental.
- Trees.
- Infrastructure.
- Uber Pick up and Drop Off (not airport) .
- 3 Bedroom apt
- Not enough parking spaces

Meeting Adjourned 7:15 PM

VIRTUAL COMMUNITY MEETING INVITATION

We are inviting you to attend a Virtual Community Meeting to discuss an application submitted to the City of Hollywood. This meeting is being held to discuss the Residential Apartment Development proposed for the property identified in the location map below. All interested parties are encouraged to participate in this virtual meeting. Ari L. Sklar Architect of SKLARchitecture will be presenting this proposed Project and immediately following the presentation will be a time to address questions.

2219 Lincoln LLC
2219-2231 Lincoln St
Hollywood, FL 33020
File Number: 24-DP-14



VIRTUAL COMMUNITY MEETING DETAILS

Meeting Date & Time: **Thursday, June 13, 2024, at 6:00 PM**

FOR FURTHER INFORMATION CONTACT: Karen Molina at Info@sklarchitect.com. If you have questions regarding the proposed project or need assistance accessing the Zoom application, we request that you please send them via e-mail in advance of the meeting. To participate, you must access the link provided below via the Zoom Application.

Please join the meeting from your computer, tablet, or smartphone

Join Zoom Meeting
https://us02web.zoom.us/j/89957183526?pwd=YnhUbHFMV2I5bzEvUmZ2UFhkdTZSUT09

Meeting ID: 899 5718 3526
Passcode: 172284

Sincerely,

Ari L. Sklar, AIA, NCARB
President
ALS

Name 1	Name 2	Address	City	State	Zip	Country
BEAUPRE, LISE	BEAUPRE, MARCEL	462 RUE RAINE	QUEBEC QC		G2B 1G4	CANADA
BLANCHETTE, STEVE	QUENTIN, BERTRAND	79 CHEMIN DES FOUGEROLES	LAC BEAUPORT QC		G3B 1W2	CANADA
BOUCHARD, ERIC		3804 DE L'HETRIERE ST AGUSTIN	QUEBEC QC		G2A 2X1	CANADA
BOUGIE, ANDRE J	TRANCHEMONTAGNE-BOUGIE, SYLVIE	294A TUPPER ST	HAWKESBURY ON		K6A 2V2	CANADA
BOURGON, MARIELLE	BOURGON, LINDA	5800 RUE MORIN	VAL-MORIN QC		J0T 2R0	CANADA
BRISSETTE, PIERRE	GAGNON, MARLENE	1461 CH. LIENE FREDERIC	ST-FELIX DE VALOIS QC		J0K 2M0	CANADA
DE LAURENTIS, SILVIO		979 RUE DES SATURNIES	SAINT-LAZARE QC		J7T 0K5	CANADA
DESCOTEAUX-NEGRI, SUZANNE		549 RUE MARQUIS	REPENTIGNY QC		J6A 7C9	CANADA
ERAMO, D & MARINA &	ERAMO, LEONE	73 CASTLETHORPE CRES	NEPLAN ON		K2G 5R2	CANADA
GAGNON, THEO	CARON, RAYMONDE ETAL	2666 BELLEFEUILLE ST	LONGUEUIL QC		J4M 1L5	CANADA
GAUDREAULT, JEAN	GAUDREAULT, ROGER	154 DES MYOSOTIS ST	CHICOUTIMI QC		G7G 5H4	CANADA
GHILLANY, SUZANNE		211 CHEMIN DES CYPRES	SAINTE SERAPHINE QC		J0A 1E0	CANADA
LABRECQUE, ALINE	HAROON, SHIRLEY & HAROON, DANIEL	168 DES FRENES	ST-EUSTACHE QC		J7R 6M2	CANADA
LEVESQUE, MARIE-CLAUDE		17ST JOSEPH	GRANDY QC		J2G 6T5	CANADA
MELATTI-ZANETE, ALEXANDRIA	MELATTI, UMBERTO	19 JAMES ST	PENETANGUISHENE ON		L9M 2H9	CANADA
MICHETTI, ROMEO	MICHETTI, ROSINA & MICHETTI, U	5260 MARIETTE AVE	MONTREAL QC		H4V 2G4	CANADA
MILLER, HARRY		4500 YPRES AVE #212	WINDSOR ON		N8W 5X3	CANADA
MOREAULT, HAROLD	PROULX, NATHALIE	3935 49 AVE	LAVAL-OUEST QC		H7R 5J9	CANADA
MOROT, FREDERIQUE		302-1276 BOUL ROSEMONT	MONTREAL QC		H2S 2A7	CANADA
PARADIS, SERGE		319-9146 BOULEVARD SAINT-JACQUES	QUEBEC QC		G2B 0T2	CANADA
PARE, DIANE	LA FLEUR, GILLES	395 DUFFERIN SUITE 121	SALABERRY VALLEYFIELD QC		J6S 0K7	CANADA
PASCUZZO, VINCENZINA		9525 3E ST	MONTREAL QC		H1E 3X9	CANADA
PLANTE, LILLIAN & BRIAN		2012-8888 RIVERSIDE DR E	WINDSOR ON		N8S 1H2	CANADA
ROTILI, DOMENICA MIKI		46 ROXTON CR	MONTREAL WEST QC		H4X 1C6	CANADA
ROTILI, FRANCESCO & ANGELA	ROTILI, SABATINO & ROTILI, DINO	58 CH RADCLIFFE	MONTREAL OUEST QC		H4X 1B9	CANADA
SPIZZIRRI, FRANCES		13 CONCORDE DR	BRAMPTON ON		L6P 1V3	CANADA
TATTA, ANDREA	MECCIA, ROSINA	168 RANG GRAVEL	SAINT-BEATRIX QC		J0K 1Y0	CANADA
TEAPOT REALTY LTD INC		12345 DE LA CAPRICIEUSE PL	MONTREAL QC		H4J 1Z6	CANADA
VIZZI, ANTONINO & CATHERINE		7600 CHAMBORD APT 1	MONTREAL QC		H2E 1X1	CANADA
13700 PROPERTIES INC		20201 E COUNTRY CLUB DR #2803	AVENTURA	FL	33180	USA
2141 LLC		640 SEA TURTLE WAY	PLANTATION	FL	33324	USA
2144 JOHNSON ST LLC		2144 JOHNSON ST	HOLLYWOOD	FL	33020	USA
2219 LINCOLN LLC		2330 PONCE DE LEON BLVD	CORAL GABLES	FL	33134	USA
2302 JOHNSON LLC		PO BOX 814894	HOLLYWOOD	FL	33081	USA
2319 JOHNSON ST LLC		2319 JOHNSON ST #1-4	HOLLYWOOD	FL	33020	USA
810-814 FINLEY COURT LLC		1215 N SOUTHLAKE DR	HOLLYWOOD	FL	33019	USA
A G W HOLDINGS LLC		711 S 10 AVE	HOLLYWOOD	FL	33019	USA
ADAMS, ANA C H/E	DUENAS, WILSON	2145 PIERCE ST #130	HOLLYWOOD	FL	33020	USA
ADINOLFI, DAVID R		2240 JOHNSON ST #204	HOLLYWOOD	FL	33020	USA
ADLER, MICHAEL & DALIA BETY		7866 SEVILLE PL #2304	BOCA RATON	FL	33433	USA
ADRIGY 3680 LLC		2211 LINCOLN ST #3	HOLLYWOOD	FL	33020	USA
AKYY LLC		3595 SHERIDAN ST #200	HOLLYWOOD	FL	33021	USA
ALFONSO, EDUARDO	ALFONSO, MAIRELYS ETAL	2240 GRANT ST	HOLLYWOOD	FL	33020	USA
ALVARO, FRANCIS		2145 PIERCE ST #323	HOLLYWOOD	FL	33020	USA
ANAYA, ALEXANDER M		2145 PIERCE ST #224	HOLLYWOOD	FL	33020	USA

ANGARITA, JACQUELINE JOSEFINA		2314 JOHNSON ST #17C	HOLLYWOOD	FL	33020	USA
AQUA RESIDENCE AT HOLLYWOOD LLC		4330 SHERIDAN ST #201B	HOLLYWOOD	FL	33021	USA
ARIAS, VITALIA & ELVIN		2203 LINCOLN ST	HOLLYWOOD	FL	33020	USA
ARIEL BER INC		4850 SHERIDAN ST	HOLLYWOOD	FL	33021	USA
AVDIA, MYZAFER	AVDIA, LULE	2314 JOHNSON ST #23D	HOLLYWOOD	FL	33020	USA
AVITABILE, MICHAEL & SUSANNAH		30 CASCO ST	QUINCY	MA	02169	USA
BALLERO, JUAN		2145 PIERCE ST #127	HOLLYWOOD	FL	33020	USA
BARISH, HARVEY	BARISH, SUSAN A	1503 ST ANDREWS RD	HOLLYWOOD	FL	33021	USA
BARNINGHAM, RICHARD F		2314 JOHNSON ST #24D	HOLLYWOOD	FL	33020	USA
BATISTA, JOSE M		2145 PIERCE ST #206	HOLLYWOOD	FL	33024	USA
BEATRICE, STEPHEN		2145 PIERCE ST #321	HOLLYWOOD	FL	33020	USA
BEATTY, DONALD MARK		6125 SW 59 CT	DAVIE	FL	33314	USA
BENAMOR FUENTES, ENRIQUE		922 N 22 AVE APT R	HOLLYWOOD	FL	33020	USA
BERGER, JEFFREY	GORRELL-BERGER, HEATHER DALE	8621 LAKESIDE BND	PARKLAND	FL	33076	USA
BEYO, GARY L		1509 N 16 CT	HOLLYWOOD	FL	33020	USA
BITA CODRES, ADRIAN		2145 PIERCE ST UNIT 121	HOLLYWOOD	FL	33020	USA
BITAR, MAHA	MAWAD, MICHAEL	2145 PIERCE ST #404	HOLLYWOOD	FL	33020	USA
BLACKSTOCK, FRANCIS MICHAEL		2145 PIERCE ST UNIT 402	HOLLYWOOD	FL	33020	USA
BLANCO ENTERPRISES INC		11538 SW 142 AVE	MIAMI	FL	33186	USA
BLATTER, GEDALYA		57 MILL POND RD	JACKSON	NJ	08527	USA
BLATTER, GEDALYA		103 AVE F	BROOKLYN	NY	11218	USA
BONCAMPER, DEVERSON H/E	BONCAMPER, MELVILLE DON	2314 JOHNSON ST #3-A	HOLLYWOOD	FL	33020	USA
BRAVO, LUIS ALBERTO		2145 PIERCE ST #228	HOLLYWOOD	FL	33020	USA
BRIGHAM, BABETTE		2310 GRANT ST	HOLLYWOOD	FL	33020	USA
BRIZUELA, EUGENIO CLAUDIO	GODOY, ELENA BEATRIZ EST	2145 PIERCE ST #313	HOLLYWOOD	FL	33020	USA
BROWN, CONCETTA SBROCCHI	BROWN, JOHN	500 SOUTH SEVENTH ST	BANGOR	PA	18013	USA
BROWNIE PROPERTIES LLC		640 SEA TURTLE WAY	PLANTATION	FL	33324	USA
BUITRAGO, CRISTIAM B MONTOYA	MOMOT, ALISA	2314 JOHNSON ST #31E	HOLLYWOOD	FL	33020	USA
BULLOCK, HAROLD		2207 LINCOLN ST	HOLLYWOOD	FL	33020	USA
BUSTOS FIGUEROA, MAURICIO H/E		2314 JOHNSON ST #18C	HOLLYWOOD	FL	33020	USA
CALVO, HERNANDO G H/E	BARRIENTOS, CARMEN V	2145 PIERCE ST UNIT 416	HOLLYWOOD	FL	33020	USA
CASANOVA LAND TR	SALOCCHI, STEFANO TRSTEE	2240 JOHNSON ST #205	HOLLYWOOD	FL	33020	USA
CASAVECHIA, ELIANA CRISTINA		2237 GRANT ST	HOLLYWOOD	FL	33020	USA
CAUDALES, FLAVIO O H/E	PENATE, HILARIA	2145 PIERCE ST #222	HOLLYWOOD	FL	33020	USA
CB FILLMORE LLC		2250 SW 3 AVE STE 100	MIAMI	FL	33129	USA
CERULLO FAM TR	CHURBA, KAMI TRSTEE	12161 NW 7 ST	PLANTATION	FL	33325	USA
CHINN, SOPHEAP		2314 JOHNSON ST #28-E	HOLLYWOOD	FL	33020	USA
CIETO, LUCILA DORDALE	SUMMERVILLE, PATRICK CIETO	2145 PIERCE ST #209	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	DEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	USA
CLETO SOLUTIONS CORP		140 S DIXIE HWY #418	HOLLYWOOD	FL	33020	USA
COLACURCIO, FELICE		28 REGENT CT	STAMFORD	CT	06907	USA
COLLINS, JEAN-PAUL		2328 GRANT ST	HOLLYWOOD	FL	33020	USA
COLON, CARMEN M		2007 NE 38 RD	HOMESTEAD	FL	33033	USA
COLONNA, MARK & SUZANNE R		2314 JOHNSON ST #14-B	HOLLYWOOD	FL	33020	USA
COOK, COLETTE	COOK, CORYDON C ETAL	1490 SE 15 ST #101	FORT LAUDERDALE	FL	33316	USA
CRAWFORD, DAVID		2240 JOHNSON ST #201	HOLLYWOOD	FL	33020	USA

CRUZ, ODY		2145 PIERCE ST UNIT 124	HOLLYWOOD	FL	33020	USA
CUENCA, EVELYN BEATRIZ	ZBOROWSKI, KRIS MARIUSZ	2314 JOHNSON ST #30E	HOLLYWOOD	FL	33020	USA
CUESTA INVESTMENTS LLC		14837 SW 43 TER	MIAMI	FL	33185	USA
DANISI, BENITO V		2229 JOHNSON ST	HOLLYWOOD	FL	33020	USA
DARLING, LINDA	NOHR, CHRISTINE ETAL	2145 PIERCE ST #202	HOLLYWOOD	FL	33020	USA
D'AVILA, TAMYRES AMELIA H/E	D'AVILA, FERNANDO	2315 JOHNSON ST	HOLLYWOOD	FL	33020	USA
DECO INN INC		2136 NE 123 ST	NORTH MIAMI	FL	33181	USA
DELL'ANNO, FRANK JOHN		2240 JOHNSON ST #105	HOLLYWOOD	FL	33020	USA
DESOUZA, HELIO &	DESOUZA, LUCIA	1000 N 22 AVE	HOLLYWOOD	FL	33020	USA
DINCA, DAN		2314 JOHNSON ST #25D	HOLLYWOOD	FL	33020	USA
DINIS, LIANE		2240 JOHNSON ST APT 212	HOLLYWOOD	FL	33020	USA
DISTEFANO, VINCENT	CHARI-DISTEFANO, EFTYHIA	1130 WASHINGTON ST	HOLLYWOOD	FL	33019	USA
DMG RAPID HOLDINGS LLC		2152 JOHNSON ST	HOLLYWOOD	FL	33020	USA
DTD 190 LLC		2719 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
DUNNE, P J & BARBARA J		2247 LINCOLN ST	HOLLYWOOD	FL	33020	USA
DY PARADISE LLC		2183 N POWERLINE RD STE 1	POMPANO BEACH	FL	33069	USA
ECHEVERRI, JOHN J	PORRAS, ALBA LUCIA	2311 JOHNSON ST	HOLLYWOOD	FL	33020	USA
EMAIRI, DONTE M		2708 BRUCE TER	HOLLYWOOD	FL	33020	USA
ESCOBAR GONZALEZ, PEDRO		2145 PIERCE ST #316	HOLLYWOOD	FL	33020	USA
ESTEVES, NORMA H/E	ESTEVES, JULIO C & DIODATI, MARIA	2145 PIERCE ST #227	HOLLYWOOD	FL	33020	USA
ESTRADA, LUIS RAFAEL H/E	ESTRADA, LUISA ARLET	2145 PIERCE ST #301	HOLLYWOOD	FL	33020	USA
EUGENE, MONIQUE	EUGENE, OSSE	608 SW 4 ST	HALLANDALE BEACH	FL	33009	USA
FAST LANE MANAGEMENT LLC		620 SW 12 AVE	POMPANO BEACH	FL	33069	USA
FIGUEIRAS, JOSE TOBIO	SANABIA, ALINA	2145 PIERCE ST #113	HOLLYWOOD	FL	33020	USA
FIGUEREO, MANUEL		2145 PIERCE ST UNIT 427	HOLLYWOOD	FL	33020	USA
FIGUEROA, ADRIANO H/E	FIGUEROA, ANDREA	2145 PIERCE ST #311	HOLLYWOOD	FL	33020	USA
FILIPPINI, FLAVIO		19501 W COUNTRY CLUB DR #1214	AVENTURA	FL	33180	USA
FORTE, CARMELA	FORTE, GIOVANNA ETAL	91 STATEN ISLAND BLVD	STATEN ISLAND	NY	10301	USA
FOWLER, WALTER L		2241 GRANT ST	HOLLYWOOD	FL	33020	USA
FREDERICK K PUGH FAM TR	PUGH, FREDERICK K TRSTEE	2145 PIERCE ST #406	HOLLYWOOD	FL	33020	USA
GAGNON, YVES	PERREAULT, CHANTAL	2240 JOHNSON ST #103	HOLLYWOOD	FL	33020	USA
GALVEZ, CESAR	PORTOCARRERO, SONIA	2145 PIERCE ST #331	HOLLYWOOD	FL	33020	USA
GARAMELLA, JACK RYAN		1955 FUNSTON ST	HOLLYWOOD	FL	33020	USA
GARCIA, AIDA LUZ		2145 PIERCE ST #230	HOLLYWOOD	FL	33020	USA
GARCIA, BERTHA Z		2145 PIERCE ST #423	HOLLYWOOD	FL	33020	USA
GARCIA, DAISY A		2218 GRANT ST	HOLLYWOOD	FL	33020	USA
GARCIA-CORRO, FRANCISCO		2145 PIERCE ST #415	HOLLYWOOD	FL	33020	USA
GARRISI, ROSEMARY COLLETTI	GARRISI, MAURIZIO	214-32 40 AVE	BAYSIDE	NY	11361	USA
GERALDINE GARRY REV TR	GARRY, GERALDINE TRS	141 SE 3 AVE #406	DANIA BEACH	FL	33004	USA
GOBIN, JAMES	JAMES GOBIN REV LIV TR	2151 PIERCE ST	HOLLYWOOD	FL	33020	USA
GOMEZ, CLAUDIO & LUZ DARY	GOMEZ, KEVIN	2145 PIERCE ST #315	HOLLYWOOD	FL	33020	USA
GONCHAROVA, VICTORIYA	SEROPYAN, IVAN ETAL	2145 PIERCE ST #306	HOLLYWOOD	FL	33020	USA
GONZALEZ CAMEJO, RUBEN E		2240 JOHNSON ST #109	HOLLYWOOD	FL	33020	USA
GONZALEZ, ANGEL LUIS		PO BOX 970542	COCONUT CREEK	FL	33097	USA
GONZALEZ, ISIS	GONZALEZ, GABRIEL LAZARO	2145 PIERCE ST #223	HOLLYWOOD	FL	33020	USA
GRIESBECK FAM TR		4811 VAN BUREN ST	HOLLYWOOD	FL	33021	USA

GRIMANN, ALICIA		3611 NE 16 TER	POMPANO BEACH	FL	33064	USA
GUERRERO, AUGUSTO		2145 PIERCE ST UNIT 122	HOLLYWOOD	FL	33020	USA
GUNNING, FRANCES		1965 S OCEAN DR #PH-C	HALLANDALE BEACH	FL	33009	USA
GUTIERREZ PEREZ, MARIA H/E		2145 PIERCE ST #307	HOLLYWOOD	FL	33020	USA
GUTIERREZ, HERNAN F & TANIA		14011 LAKE CANDLEWOOD CT	MIAMI LAKES	FL	33014	USA
HAJJ, HENRI		2145 PIERCE ST #219	HOLLYWOOD	FL	33020	USA
HARRIS, JAMES E		4846 N UNIVERSITY DR #116	LAUDERHILL	FL	33351	USA
HERAUD, CESAR AUGUSTO		2145 PIERCE ST #101	HOLLYWOOD	FL	33020	USA
HICKEY, JOHNATHAN M		4943 SW 31 TER	FORT LAUDERDALE	FL	33312	USA
HOME TRS IV LLC		PO BOX 4090	SCOTTSDALE	AZ	85261	USA
HUGUET, GUIDO E &	CALVO, MARIA E	2145 PIERCE ST #407	HOLLYWOOD	FL	33020	USA
IBARRA, HERIBERTA &	PEREZ, MIGUEL A	2145 PIERCE ST #232	HOLLYWOOD	FL	33020	USA
JARAMILLO, MARCELA		2145 PIERCE ST #120	HOLLYWOOD	FL	33020	USA
JESP LIVING LLC		1020 GRAND CONCOURSE #8G	BRONX	NY	10451	USA
JILES, TARANEE		2240 JOHNSON ST #104	HOLLYWOOD	FL	33020	USA
JOHNSON & DIXIE LLC		121 S 61 TER STE A-1	HOLLYWOOD	FL	33023	USA
JOHNSON STREET PROPERTIES I LLC		9595 HARDING AVE	SURFSIDE	FL	33154	USA
JOHNSON STREET PROPERTIES II LLC		9595 HARDING AVE	SURFSIDE	FL	33154	USA
JUSTO, ROXANA	SILVA, ROXANA PAOLA	2145 PIERCE ST #324	HOLLYWOOD	FL	33020	USA
KAMAL, MARK GEORGE		2145 PIERCE ST #302	HOLLYWOOD	FL	33020	USA
KELLEY, DAVID D & JANET		2314 JOHNSON ST #15-C	HOLLYWOOD	FL	33020	USA
KERR, HERMINE JENIEVE		2145 PIERCE ST #221	HOLLYWOOD	FL	33020	USA
KING, KIMBERLY M H/E	LEE, JUNGIL & LEE, MYONGSIN	2145 PIERCE ST #417	HOLLYWOOD	FL	33020	USA
KLIACHINA, NATALIA	MYRTCEVA, IRINA	2233 GRANT ST	HOLLYWOOD	FL	33020	USA
KOZHEVNIKOVA, KATERYNA		2145 PIERCE ST #210	HOLLYWOOD	FL	33020	USA
LAI, RONALD K		70 ALMADOR	IRVINE	CA	92614	USA
LANDI, FRANCESCO & FILOMENA		1208 FOXVIEW DR	BETHLEHEM	PA	18017	USA
LAROUCHE, CHRISTINE MARIE		2145 PIERCE ST #433	HOLLYWOOD	FL	33020	USA
LAURENT, MARIE CECILE H/E	LAURENT, RAYMONDE	2145 PIERCE ST UNIT 304	HOLLYWOOD	FL	33020	USA
LAVERONI, CAROL		2145 PIERCE ST #117	HOLLYWOOD	FL	33020	USA
LAWSON, JAIMIE A		2240 JOHNSON ST #102	HOLLYWOOD	FL	33020	USA
LEE, WARREN		2145 PIERCE ST UNIT 204	HOLLYWOOD	FL	33020	USA
LEIN, ADIRANA J		3657 42 WAY S #D	SAINT PETERSBURG	FL	33711	USA
LEIN, ADRIANA J	LEIN, GYORA	3657 42 WAY S APT D	SAINT PETERSBURG	FL	33711	USA
LEIN, GYORA	RYAN, ADRIANA JUNQUEIRA	2211 LINCOLN ST #1	HOLLYWOOD	FL	33020	USA
LEIN, GYORA	RYAN, ANDRIANA JUNQUEIRA	2213 LINCOLN ST #6	HOLLYWOOD	FL	33020	USA
LENZ, JAMES ROBERT		2145 PIERCE ST APT 226	HOLLYWOOD	FL	33020	USA
LISSA, LUIGI	MACAN, YASMINE J	2314 JOHNSON ST #19C	HOLLYWOOD	FL	33020	USA
LONGHI, LUIS G &	VARGAS CUBA, DELMIRA	2303 GRANT ST	HOLLYWOOD	FL	33020	USA
LOUIS, IMMACULA JEAN		2314 JOHNSON ST #29E	HOLLYWOOD	FL	33020	USA
MACISCO, ALBERT & LAURIE		174 PORTERSHILL RD	TRUMBULL	CT	06611	USA
MANGASAROVA, ELLA	MANGASAROVA, SVITLANA	2145 PIERCE ST #405	HOLLYWOOD	FL	33020	USA
MANSOLINO, MATTEO		2145 PIERCE ST #310	HOLLYWOOD	FL	33020	USA
MARINKOVIC, SNEZANA H/E	MARINKOVIC, ALEKSANDRA ETAL	2145 PIERCE ST #403	HOLLYWOOD	FL	33020	USA
MARQUEZ, EDUARDO	SMITH, SONIA I	2249 GRANT ST	HOLLYWOOD	FL	33020	USA
MARTIN, JESSICA H/E	MARTIN, THOMAS	2314 JOHNSON ST #21-C	HOLLYWOOD	FL	33020	USA

MASRI, AMAL &	EL GUINDI, HESHAM	6804 SW 5 ST	PEMBROKE PINES	FL	33023	USA
MAZUFRI, LEANDRO		1851 FILLMORE ST	HOLLYWOOD	FL	33020	USA
MEDINA, ANTONIO J		2145 PIERCE ST #201	HOLLYWOOD	FL	33020	USA
MEKHALIK, LARISA &	MELCHANOV, SERGEY	2314 JOHNSON ST #1A	HOLLYWOOD	FL	33020	USA
MERINGOLO, SANDI L		900 N 22 AVE	HOLLYWOOD	FL	33020	USA
MESQUITA, SAULO	LEON, DANIELA	2314 JOHNSON ST #27E	HOLLYWOOD	FL	33020	USA
MEYEROVICH, IRINA		2145 PIERCE ST #225	HOLLYWOOD	FL	33020	USA
MILLS, JOAN C		126 BORRMANN ROAD	EAST HAVEN	CT	06512	USA
MITE, FEDERICO L & JENNIFER		2307 GRANT ST	HOLLYWOOD	FL	33020	USA
MONG, CYNTHIA A		2240 JOHNSON ST #108	HOLLYWOOD	FL	33020	USA
MORA, ROLANDO		2301 JOHNSON ST	HOLLYWOOD	FL	33020	USA
MORAIS, LOUIS	MORAIS, MICHEL & MORAIS, LIETTE	2145 PIERCE ST #414	HOLLYWOOD	FL	33020	USA
MORE THAN TIRES INC		2130 JOHNSON ST	HOLLYWOOD	FL	33020	USA
MORIN, ESTELLE MARIE		2145 PIERCE ST #108	HOLLYWOOD	FL	33004	USA
MORIN, IBIS		362 SW 1 AVE	DANIA BEACH	FL	33004	USA
MOSQUERA, ANGELA	SALUP, CHARLES EST	2145 PIERCE ST #305	HOLLYWOOD	FL	33020	USA
MUNOZ, MARIA CLARA		2145 PIERCE ST #429	HOLLYWOOD	FL	33020	USA
MURPHY, WILLIE		2145 PIERCE ST #118	HOLLYWOOD	FL	33020	USA
NASH, MICHAEL		2151 LINCOLN ST APT 1	HOLLYWOOD	FL	33020	USA
NAVA-COCA, ANA		2145 PIERCE ST #106	HOLLYWOOD	FL	33020	USA
NAZARIO, ALEJANDRO		2245 JOHNSON ST	HOLLYWOOD	FL	33020	USA
NAZARIO, RAFAEL	MARICHAL, ROSA IRIS	2145 PIERCE ST #301	HOLLYWOOD	FL	33020	USA
NOGALES, HECTOR EBALDO H/E	NOGALES, ALEJANDRA CRISTINA	2145 PIERCE ST #426	HOLLYWOOD	FL	33020	USA
NOHRA RESIDENTIAL GROUP LLC		2509 LINCOLN ST APT 106	HOLLYWOOD	FL	33020	USA
OLIVERO, ANA RAQUEL	GUERRA, ADALBERTO	2240 JOHNSON ST #101	HOLLYWOOD	FL	33020	USA
OLMOS FAM REV TR	DE OLMOS, ANGELA PUERTO TRS	14154 CRESCENTA WAY	RCH CUCAMONGA	CA	91739	USA
PALADICHUK, HALYNA		2145 PIERCE ST #218	HOLLYWOOD	FL	33020	USA
PALAU, ANTENOR EDUARDO	PALAU, MARIANO DAMIAN	4023 LARGE LEAF LN	HOLLYWOOD	FL	33021	USA
PALOMBO, ELAINE		107 FORREST AVE	RUNNEMEDE	NJ	08078	USA
PAN, QUING HONT & AIZHEN GUAN		17109 SW 49 PL	MIRAMAR	FL	33027	USA
PELAGGI, BARRY R		2145 PIERCE ST #329	HOLLYWOOD	FL	33020	USA
PELLERIN, YVON		2240 JOHNSON ST UNIT 112	HOLLYWOOD	FL	33020	USA
PELLI, PATSY R		85 RIVERSIDE DR #B3	STAMFORD	CT	06905	USA
PICARIELLO, MARIE		93 5TH AVE	KINGS PARK	NY	11754	USA
PICHER, PIERRE		2314 JOHNSON ST #13B	HOLLYWOOD	FL	33020	USA
PITTERSON, HOWARD	HOWARD A PITTERSON REV TR	2145 PIERCE ST 418	HOLLYWOOD	FL	33020	USA
POLANIA, BORIS HERMAN		3758 INGLEWOOD DR	SANTA CLARA	CA	95054	USA
POLLIO, MICHAEL		600 SANDLEWOOD LANE	PLANTATION	FL	33317	USA
POURAKIS, GEORGE H/E	POURAKIS, JOHN G	2145 PIERCE ST #318	HOLLYWOOD	FL	33020	USA
POWER PACK 55 LLC	% CARLOS J VILLANUEVA PA	8950 SW 74 CT STE 2249	MIAMI	FL	33156	USA
PUEBLA, GUSTAVO O		2145 PIERCE ST #422	HOLLYWOOD	FL	33020	USA
RADOSZA, SOPHIE H EST		4611 S UNIVERSITY DR	DAVIE	FL	33328	USA
RICARDO, ALFREDO		2145 PIERCE ST #104	HOLLYWOOD	FL	33020	USA
RIVERO, RODOLFO MUNIZ		2145 PIERCE ST #314	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, ALVARO		2230 GRANT ST	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, GILBERTO	RODRIGUEZ, WILLY	2145 PIERCE ST #115	HOLLYWOOD	FL	33020	USA

RODRIGUEZ, NATIVIDAD		2145 PIERCE ST #132	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, WILLY	TORRICO, NELLY	2145 PIERCE ST #325	HOLLYWOOD	FL	33020	USA
ROYAL, ANDRE T		2235 LINCOLN ST	HOLLYWOOD	FL	33020	USA
RRX GROUP LLC		2244 GRANT ST	HOLLYWOOD	FL	33020	USA
RSDM REV TR		4850 N HILLS DR	HOLLYWOOD	FL	33021	USA
S M BAYRES LLC		1851 FILLMORE ST	HOLLYWOOD	FL	33020	USA
SANSONE, ANGELA		60 WILSON RD #1	NAHANT	MA	01908	USA
SANTANA, DIONISIO	SANTIAGO, MARGARITA	2145 PIERCE ST #220	HOLLYWOOD	FL	33020	USA
SANTANA, JUAN		2145 PIERCE ST #211	HOLLYWOOD	FL	33020	USA
SANTOS, WANDERLEI VITOR		2240 JOHNSON ST #111	HOLLYWOOD	FL	33020	USA
SARDONA DEVELOPMENT GROUP LLC		19790 WEST DIXIE HWY STE 1001	MIAMI	FL	33180	USA
SAUER, RICHARD E		2145 PIERCE ST #327	HOLLYWOOD	FL	33020	USA
SCHOOL BOARD OF BROWARD COUNTY	ATTN:FACILITY MANAGEMENT	600 SE 3 AVE	FORT LAUDERDALE	FL	33301	USA
SCOTT, OLIVER JAMES		2145 PIERCE ST #413	HOLLYWOOD	FL	33020	USA
SEGUIN, MICHEL	MICHEL SEGUIN REV LIV TR	2145 PIERCE ST #109	HOLLYWOOD	FL	33020	USA
SERGILE, PIERRE		918 N 22 AVE #A	HOLLYWOOD	FL	33020	USA
SERGILE, PIERRE		PO BOX 6142	FORT LAUDERDALE	FL	33310	USA
SEYMOUR, LINTON		2240 JOHNSON ST #203	HOLLYWOOD	FL	33020	USA
SHAPIRO, ELANA H	SHAPIRO, STEWART S	2213 LINCOLN ST #16	HOLLYWOOD	FL	33020	USA
SHLOMO, ELIYAHU		2213 LINCOLN ST #2	HOLLYWOOD	FL	33020	USA
SHREWSBURY, FRANCES DORIS		2145 PIERCE ST #203	HOLLYWOOD	FL	33020	USA
SINAYSKAYA, MARINA	SINAYSKIY, MICHAEL ETAL	2145 PIERCE ST #309	HOLLYWOOD	FL	33020	USA
SMALL, ANGELINA		2314 GRANT ST	HOLLYWOOD	FL	33020	USA
SOTO, IDALMA	MARICHAL, LUIS ORLANDO	2145 PIERCE ST #126	HOLLYWOOD	FL	33020	USA
ST LOUIS, FRANCOIS		2145 PIERCE ST #229	HOLLYWOOD	FL	33020	USA
STANTON, MIRA	MIRA STANTON REV TR	2239 LINCOLN ST	HOLLYWOOD	FL	33020	USA
STRACHAN, THEODORE JR		2243 GRANT ST	HOLLYWOOD	FL	33020	USA
STRANSKY, JOSEPH		1700 PIERCE ST APT 603	HOLLYWOOD	FL	33020	USA
TANO VENTURES LLC		19300 NE 22 AVE	MIAMI	FL	33180	USA
TEAMS GROUP PROPERTIES LLC		151 N NOB HILL RD #356	PLANTATION	FL	33324	USA
TERRENCE V CANTRELL REV TR	LYNN B CANTRELL REV TR	745 HARRRISON ST	HOLLYWOOD	FL	33019	USA
THORNBERRY, EDDIE	DURAN, TERESA	2217 GRANT ST	HOLLYWOOD	FL	33020	USA
THORNTON, JANET N		7879 BERKSHIRE PINES DR	NAPLES	FL	34104	USA
TIBBS, TERRY N		2145 PIERCE ST #207	HOLLYWOOD	FL	33020	USA
TILLACK, KHAYLASH		815 FINLEY CT	HOLLYWOOD	FL	33020	USA
TKACHEV, IGOR	TKACHEVA, IRINA	2145 PIERCE ST #430	HOLLYWOOD	FL	33020	USA
US BANK NA TRSTEE	% CALIBER HOME LOANS INC	16745 W BERNARDO DR STE 300	SAN DIEGO	CA	92127	USA
VALENCIA, FLAVIA		2314 JOHNSON ST #11B	HOLLYWOOD	FL	33020	USA
VARELA, FRANK		3907 W GATOR CIRCLE	CAPE CORAL	FL	33909	USA
VARGAS MESA, ANTONIO ROBERTO		2240 JOHNSON ST #106	HOLLYWOOD	FL	33020	USA
VASTU CAPITAL PARTNERS LLC		1011 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA
VILLAVICENCIO, DAYAMI		2229 GRANT ST	HOLLYWOOD	FL	33020	USA
VOLINSKY, DANIEL	ZELERTEINS, FELISA	2145 PIERCE ST #320	HOLLYWOOD	FL	33020	USA
VOSS, SHARON R		2145 PIERCE ST #428	HOLLYWOOD	FL	33020	USA
WALSH, LARRY E &	WALSH, EDITH R	376 W QUIET WOODS	PORT ST LUCIE	FL	34953	USA
WARRENTON HOUSE ASSN INC		2145 PIERCE ST STE 200	HOLLYWOOD	FL	33020	USA

WIGGINTON, TAMMY L & WALTER G		2242 GRANT ST	HOLLYWOOD	FL	33020	USA
WILSON, MARK J H/E	WILSON, SHERRY A	811 FINLEY CT	HOLLYWOOD	FL	33020	USA
WOLFSTIRN, JOHN J	MIRANDA, MARIZA R	2314 JOHNSON ST #26D	HOLLYWOOD	FL	33020	USA
YATACO ALFARO, JULIO CESAR		2145 PIERCE ST #114	HOLLYWOOD	FL	33020	USA
YATACOALFARO, LUIS ALBERTO		2145 PIERCE ST #424	HOLLYWOOD	FL	33020	USA
YILDIRIM, OGUN ANDAC		412 S 28 AVE	HOLLYWOOD	FL	33020	USA
ZAVALETA, GLADYS H		2145 PIERCE ST #103	HOLLYWOOD	FL	33020	USA
ZSIDAI, MARIA		2134 LINCOLN ST APT 4	HOLLYWOOD	FL	33020	USA
NORTH CENTRAL HOLLYWOOD CIVIC ASSOC.	C/O PATRICIA ANTRICAN, PRES.	2534 FILLMORE 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 IDELMA QUINTANA	DISTRICT 6	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 TRACI CALLARI	DISTRICT 3	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA

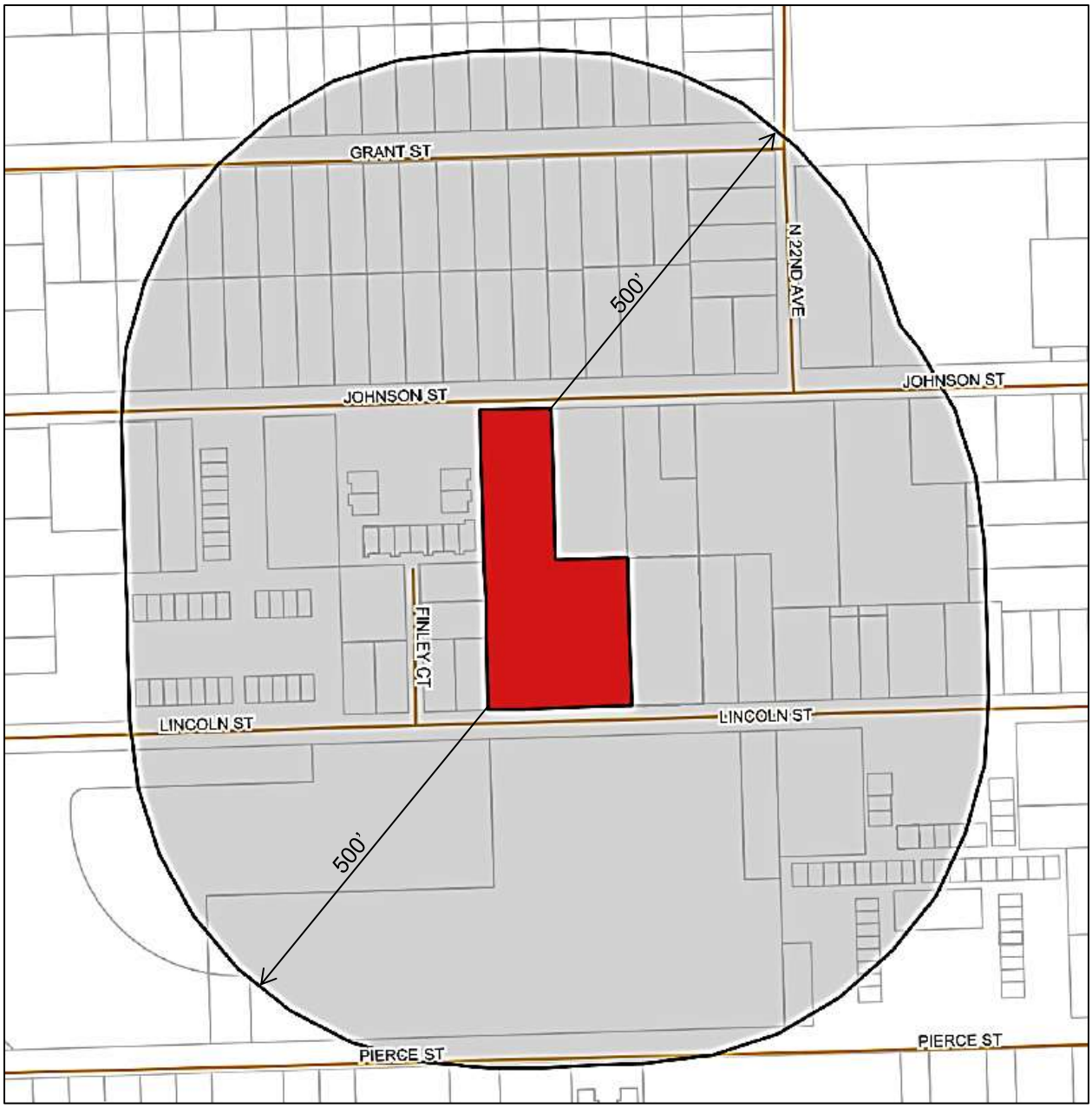
Site posted on 5/29/2024





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

500' RADIUS MAP (N.T.S.)



SUBJECT: 2219 Lincoln Street, Hollywood, FL 33020
FOLIO NUMBER: 5142 16 01 4710

City of Hollywood

Staff Summary

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

File Number: 2. 2024 0114

Agenda Date: 1/14/2025

To: Planning and Development Board

Title: FILE NO.: 16-PV-67a
APPLICANT: Chaminade Madonna College Preparatory Inc.
LOCATION: 500 East Chaminade Drive
REQUEST: An amendment to the conditions of a previously approved Resolution, 16-PV-67, pertaining to the use of the Chaminade Madonna College athletic field, located at 500 E. Chaminade Drive.

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION

DATE: January 14, 2025 **FILE:** 16-PV-67a

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Carmen Diaz, Planner III

SUBJECT: Chaminade-Madonna College Preparatory School requests an amendment to the conditions of a previously approved Resolution 16-PV-67, pertaining to the use of the Chaminade Madonna College athletic field located at 500 East Chaminade Drive (Chaminade Field Lights).

REQUEST:

Modifications to the Site Plan Resolution conditions pertaining to the school's athletic field located at 500 East Chaminade Drive, as proposed below:

a. The use of sports lighting on the athletic field shall be limited to 25 ~~games~~ school events (including games) per year occurring only between August 1st and May 31st. No summer ~~games~~ events (including games) shall occur outside of the school year; and

b. The sports lighting shall not be used in any manner not associated with school sponsored ~~sporting games~~ events (including games); and

c. The use of sports lighting for evening practice shall be prohibited. On ~~game~~ event nights (including game nights), the sporting lights shall be turned off one hour after the ~~game~~ event (including games) ends; and

d. The Applicant shall work with the Public Safety Director or his/her designee to ensure that all emergency vehicles have adequate passage during ~~games~~ events and shall hire off duty police tail to coordinate traffic flow for all lighted events. The off-duty police detail shall remain until after the ~~game~~ event ends, the lights are off and the site is locked up; and

~~e. The Applicant shall not charge parking fees during night games; and~~

f. The Applicant shall work with City staff to protect the owl nest locations and develop a mitigation plan as necessary; and

g. The Applicant will conduct photometric testing on the sporting lights at the beginning of every season and submit said results to City staff.

Coding: Text underscored represents new language to the Resolution. Text ~~struck through~~ represents deletions to language in the Resolution.

RECOMMENDATION:

Approval of the text changes, noted above, to the conditions of Resolution 16-PV-67.

BACKGROUND

On March 9th, 2017, the Applicant received approval from the Planning and Development Board for an addition of sports lighting to an existing school's athletic field located at 500 East Chaminade Drive, known as Chaminade Madonna College Preparatory School (the School). The petition that was approved included requests for Site Plan and Variance reviews. Both requests were approved with conditions pertaining to the operation and management of the sports field to ensure the intended use of the field remains in line with the principal use of the property as a school.

Since then, the Applicant has worked closely with City staff to ensure the conditions of the approved Resolution have been maintained, specifically as it pertains to vehicular circulation in and around the property. The intent of the conditions was to mitigate potential negative impact to the traffic flow of the surrounding low-intensity residential neighborhood. At the time of approval, an event parking and traffic management plan was provided by the School and no changes to the existing footprint of the school were proposed as part of the request in 2017.

REQUEST

Chaminade-Madonna College Preparatory School is requesting an amendment to the conditions of the approved Site Plan in Resolution 16-PV-67. The approved variance will remain in-effect and the conditions of approval for the variance are not subject to the requested amendments in this petition.

1. The first condition of the approved Site Plan to be amended is to change the language of the condition to permit 25 events instead of 25 games. The new condition will read:

   "*The use of sports lighting on the athletic field shall be limited to 25* ***school events*** *(including games) per year occurring only between August 1st and May 31st. No summer* ***events*** *(including games) shall occur outside of the school year".*

   The School is requesting this amendment to enable the use of the field to host other events such as graduation ceremonies or other school related events. Accordingly, the language needs to be amended to permit additional uses that are not exclusively related to games at the sports facility.

2. The second condition on the Resolution will be amended as follows: "*The sports lighting shall not be used in any manner not associated with school sponsored events (including games)";*

   The intent of this condition remains, the amendment to the language is solely to include language pertaining to "events" and not limit the condition to "games."

3. The third condition on the Resolution will be modified as follows:

   "The use of sports lighting for evening practice shall be prohibited. On ***event nights*** *(including game nights), the sporting lights shall be turned off one hour after the* ***event*** *(including game) ends".*

   The intent of this condition remains, the amendment to the language is solely to include language pertaining to "events" and not limit the condition to "games."

4. The fourth condition will change as follows:

   "The Applicant shall work with the Public Safety Director or his/her designee to ensure that all emergency vehicles have adequate passage during events and shall hire off duty police detail to coordinate traffic flow for all lighted events. The off-duty police detail shall remain until after the event ends, the lights are off and the site is locked up".

5. The Applicant shall not charge parking fees during night games;

The Applicant is requesting to eliminate the fifth condition: *"The Applicant shall not charge parking fees during night games".* The intent of this condition, at the time, was to limit the opportunities for vehicles to stop and queue, ultimately disrupting traffic flow within the right-of-way. Since the time of writing this condition, industry standards have changed, and parking payments can now be remitted online. Accordingly, the risks to the City surrounding ticketing and queuing have significantly decreased and changed, therefore the School is requesting a relaxing of language surrounding this condition.

Furthermore, the School is proposing to expand the parking capacity. In order to maintain the good relationship with the neighborhood and assure that there will be no parking on the side streets or the swale, the School will provide additional parking at Good Food Service store (GFS) Parking Lot owned by Memorial Hospital. This site is located at 101 S. State Road 7. The use of this lot will ensure that the surrounding properties will not be disturbed. The number of attendees at events will not increase or change from the original "Event Traffic and Parking Management Plan" submitted in 2016. The School is considering a per ticket fee which is attached to the cost of the electronic tickets when it is purchased. This would avoid any transactions at the parking areas either in the School or the remote parking at GFS.

The sixth and seventh conditions of the Site Plan and the conditions of the Variance approval will remain as in the original Resolution.

Staff has evaluated the proposed request and considers the modifications of the Site Plan conditions are appropriate and consistent with the desired character for the area.

SITE INFORMATION

Owner/Applicant:	Chaminade-Madonna College Preparatory School
Address/Location:	500 East Chaminade Drive
Net Area of Property:	approximately 17.5 acres
Land Use:	Community Facility (CF)
Zoning:	Single Family (RS-5)
Existing Use of Land:	School

ADJACENT LAND USE

North: Low Residential
South: Low Residential
East: Low Residential
West: Low Residential

ADJACENT ZONING

North: Single Family (RS-5)
South: Single Family (RS-5)
East: Single Family (RS-5)
West: Single Family (RS-5)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

This project is located in the Community Facilities Land Use area which is characterized by community uses such as schools, libraries, places of worship, etc. 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.* The surrounding community is comprised of single family uses.

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

The project is located in Sub-Area 6, defined by I-95 to the east, Pembroke Road to the south, Sheridan Street to the north, and 56th Avenue to the west. This area is comprised of the residential neighborhoods of Hollywood Hills, Park East, and Hillcrest. The proposed request is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

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.*

ATTACHMENTS

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

ATTACHMENT A
Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: **500 E. Chaminade Dr., Hollywood FL 33021**
Lot(s): 1-21 Block(s): 271 & 272 Subdivision: S1/2 vacated Buchanan
Folio Number(s): as referenced by the tax folio rolls of September 16, 2016 #1207 07 0080
Zoning Classification: _____ Land Use Classification: _____
Existing Property Use: Education - Church related Sq Ft/Number of Units: _____
Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): Resolution Number 114327561

DEVELOPMENT PROPOSAL

Explanation of Request: N/A; resolution modificatiion

Phased Project: Yes ☐ No ☑ Number of Phases: ☐

Project	Proposal
Units/rooms (# of units)	# UNITS: ☐ #Rooms ☐
Proposed Non-Residential Uses	☐ S.F.)
Open Space (% and SQ.FT.)	Required %: ☐ (Area: ☐ S.F.)
Parking (# of spaces)	PARK. SPACES: (# ☐)
Height (# of stories)	(# STORIES) ☐ (☐ FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (☐ FT.)

Name of Current Property Owner: **Society of Mary d/b/a Chaminade-madonna College Prep Inc.**
Address of Property Owner: 500 E. Chaminade Dr., Hollywood FL 33021
Telephone: 954-989-5150 Email Address: jmucheck@cmlions.org

Applicant Judith Mucheck Consultant ☐ Representative ☑ Tenant ☐
Address: 400 E. Chaminade Dr., Hollywood FL 33021 Telephone: 954-989-5150
Email Address: jmucheck@cmlions.org
Email Address #2: _____
Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☑
If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : **Cutro & Associates**
E-mail Address: cutroplanning@yahoo.com

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: Society of Mary, d/b/a Chaminade-Madonna College Preparatory Date: 10/14/24

PRINT NAME: Judith Mucheck, Ph.D. Date: 10/14/24

Signature of Consultant/Representative: Judith Mucheck PhD Date: 10/14/24

PRINT NAME: Date:

Signature of Tenant: Date:

PRINT NAME: Date:

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

_____
Signature of Current Owner

_____
Notary Public
State of Florida

_____
Print Name

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

Chaminade-Madonna College Preparatory

Request for Revision to Resolution 16-PV-67; Instrument 114327561

The City of Hollywood Planning and Development Board approved Resolution 16-PV67on May 11, 2017. This resolution set forth the parameters which Chaminade-Madonna College Preparatory were to observe as they related to the operation of the stadium field lights. These stipulations included:

- Not to exceed operations of more than 25 contests (games) per year
- Should be used in conjunction with sporting events only
- The exclusion of use for evening/night practices
- The submission of annual photometric tests to ensure that no light spillage interferes with the surrounding properties
- No fees be charged for parking at events
- The protection of the owl nests on the property

To date (2024), Chaminade -Madonna has fully complied with all the stipulations in the Resolution.

In order to continue our favorable relationship with the surrounding property owners, we have sought to expand our parking capabilities for contests which draw large crowds. Their concern about side street and swale parking was voiced numerous times during the course of the resolution adoption. To achieve this end, we have secured the GFS Parking lot (owned by Memorial Hospital) off of Hollywood Blvd. which will accommodate additional cars. The use of this lot is sporadic and would only be needed a few times a season and only in the fall (August-November). This effort will further ensure that the surrounding properties will not be disturbed but will not be without additional financial obligation for the program. The number of attendees at events will not increase/change from the original stipulated attendance. When a game/contest is sold out, we do not admit additional spectators. We are considering a per-ticket fee which is attached to the cost of the electronic ticket when it is purchased. This would alleviate any transactions at the parking areas.

RESOLUION REQUEST: Chaminade-Madonna requests that the parking fee prohibition be lifted from the Resolution.

Currently, the Resolution specifies that the stadium lights may only be used for athletic contests. Changing the language will allow the school to use the venue for graduation and/or specific school-related events outside of athletics.

RESOLUTION REQUEST: Chaminade- Madonna requests that the language in the Resolution be modified from “25 games” to “25 school events”.

APPROVED

INSTR # 114400111
Recorded 05/23/17 at 10:01 AM
Broward County Commission
7 Page(s)
#1

CORRECTED RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD WHICH SUPERSEDES AND REPLACES THE RESOLUTION RECORDED AS INSTRUMENT NUMBER 114327561 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA DUE TO A SCRIVENORS ERROR.

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
AMENDED AND RESTATED RESOLUTION NO. 16-PV-67

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR A VARIANCE AND SITE PLAN APPROVAL FOR THE ADDITION OF SPORTS LIGHTING TO AN EXISTING SCHOOL'S ATHLETIC FIELD (CHAMINADE-MADONNA COLLEGE PREPARATORY SCHOOL) LOCATED AT 500 CHAMINADE DRIVE, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, Chaminade-Madonna College Preparatory School ("Applicant"), applied for a Variance and Site Plan approval for the addition of sports lighting to the existing school's athletic field located at 500 Chaminade Drive, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the Principal Planner, following an analysis of the application and its associated documents, has determined that the proposed request for a Variance to increase the allowable height for the light poles from 10 feet to allow for a light pole height of 80 feet, does meet the criteria set forth in Section 5.3.F.1. a. through d., of the Zoning and Land Development Regulations, criteria e. is not applicable, and has therefore recommended approval with the following conditions:

(1) Prior to the application of a building permit for the sports lighting, the Applicant shall work with the City's Engineer to post signs prohibiting parking on the swale at appropriate intervals, and shall be responsible for ensuring towing is enforced as necessary; and

(2) The Applicant shall work with the lighting consultant and the City to ensure no light spillage intrudes the surrounding neighborhood and that the lighting is consistent with the photometric plan included in the application and on file with the City; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval with the following conditions:

(1) The use of sports lighting on the athletic field shall be limited to 25 games per year occurring only between August 1st and May 31st; and

(2) The sports lighting shall not be used in any manner not associated with sponsored sporting games; and

(3) The use of the sports lighting for evening practices shall be prohibited; and

(4) The Applicant shall work with the Public Safety Director or designee to ensure that all emergency vehicles have adequate passage during games and to hire off duty police detail to coordinate traffic flow for all lighted events.

; and

WHEREAS, on March 9, 2017, the Board met and held an advertised public hearing to consider the Applicant's requests; and

WHEREAS, the Board reviewed the application for the Variance to increase the allowable height for the light poles from 10 feet to allow for light pole height of 80 feet and have determined that the Variance request along with conditions set forth below, does meet the criteria set forth in Section 5.3.F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and made the following findings:

a) That the requested Variance does maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City; and

b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

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; and

d) That the need for the requested Variance is not economically based or self-imposed; and

e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services Planning Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval with conditions, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations and found that the Site Plan requirements have been met with Staff's conditions and additional conditions as set forth below;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving/denying the requested Variance to increase the allowable height for the light poles from 10 feet to allow for light pole height of 80 feet for the property located at 500 Chaminade Drive, and its findings above, the Board finds that the necessary criteria have been met, and the requested Variance is hereby **approved with the following conditions:**

(a) Prior to the application of a building permit for the sports lighting, the Applicant shall work with City Staff/City Engineer to post signs prohibiting parking on the swale, at appropriate intervals, and shall be responsible for ensuring towing is enforced as necessary. The Applicant shall work with City Staff to prohibit parking within the residential neighborhood; and

(b) The Applicant shall work with the lighting consultant and the City to ensure that no light spillage intrudes upon the surrounding neighborhood and that the lighting is consistent with the photometric plan included in this application and on file with the City. The Applicant shall work with City staff on landscape options on the opposite side of the road to assist with light spillage and glare as permitted.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the

Section 2

consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following conditions:**

(a) The use of sports lighting on the athletic field shall be limited to 25 games per year occurring only between August 1st and May 31st. No summer games shall occur outside of the school year; and

(b) The sports lighting shall not be used in any manner not associated with school sponsored sporting games; and

(c) The use of sports lighting for evening practice shall be prohibited. On game nights, the sporting lights shall be turned off one hour after the game ends; and

(d) The Applicant shall work with the Public Safety Director or his/her designee to ensure that all emergency vehicles have adequate passage during games and shall hire off duty police detail to coordinate traffic flow for all lighted events. The off duty police detail shall remain until after the game ends, the lights are off and the site is locked up; and

(e) The Applicant shall not charge parking fees during night games; and

(f) The Applicant shall work with City staff to protect the owl nest locations and develop a mitigation plan as necessary; and

(g) The Applicant shall conduct photometric testing on the sporting lights at the beginning of every season and submit said results to City staff.

Section 3: That, the Variance shall become null and void unless the Applicant has applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 4: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the required time period shall render all approvals null and void.

Section 5: That the Department of Development Services Planning Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

PASSED AND ADOPTED THIS 9th DAY OF MARCH, 2017.

RENDERED THIS 11 DAY OF MAY, 2017.

ATTEST:

LISE BAZINET, Secretary

JOHN PASSALACQUA, Chair

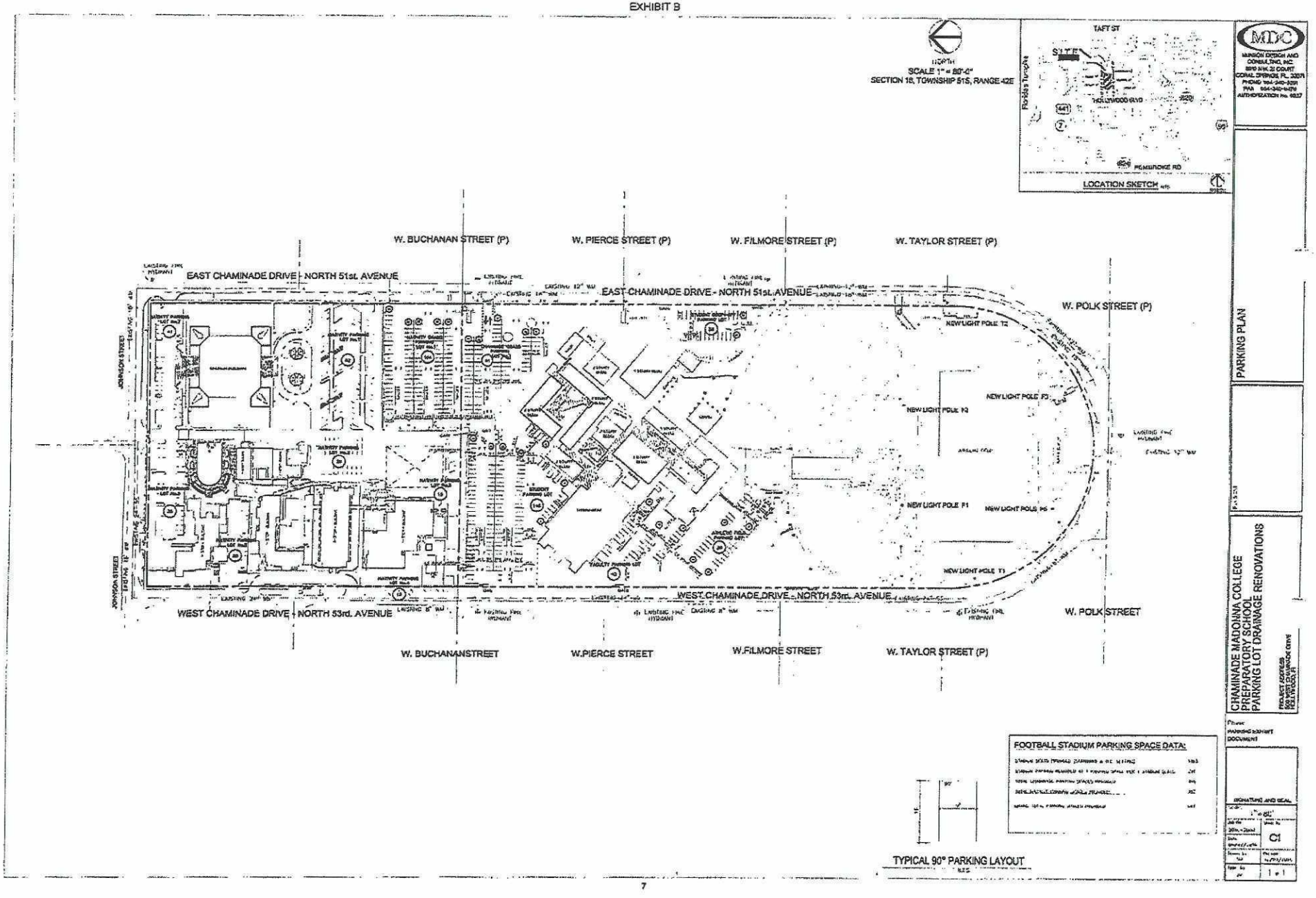
APPROVED AS TO FORM & LEGALITY
for the use reliance of the Planning and Development Board of the City of Hollywood, Florida, only.

DEBRA-ANN REESE, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1 – 21, Vacated N 52 Ave., Lying Bet Said Lots & S1/2 of Vacated Buchanan St. Adv to Blocks 271 & 272 (as referenced by the tax folio rolls of September 16, 2016 #1207 07 0080)

EXHIBIT B


SCALE 1" = 80'-0"
SECTION 18, TOWNSHIP 51S, RANGE 42E
LOCATION SKETCH
TAFT ST
SITE
HOLLYWOOD BLVD
PEMBROKE RD
W. BUCHANAN STREET (P)
W. PIERCE STREET (P)
W. FILMORE STREET (P)
W. TAYLOR STREET (P)
EAST CHAMINADE DRIVE - NORTH 51st. AVENUE
W. POLK STREET (P)
NEW LIGHT POLE T2
NEW LIGHT POLE F3
NEW LIGHT POLE F2
NEW LIGHT POLE F1
NEW LIGHT POLE F5
NEW LIGHT POLE T1
WEST CHAMINADE DRIVE - NORTH 53rd. AVENUE
W. POLK STREET
W. BUCHANANSTREET
W.PIERCE STREET
W.FILMORE STREET
W. TAYLOR STREET (P)
JOHNSON STREET
FOOTBALL STADIUM PARKING SPACE DATA:
TYPICAL 90° PARKING LAYOUT
PARKING PLAN
CHAMINADE MADONNA COLLEGE
PREPARATORY SCHOOL
PARKING LOT DRAINAGE RENOVATIONS
C1

Chaminade-Madonna College Preparatory
Hollywood, Florida

event parking & traffic management plan



prepared for:
Chaminade-Madonna

Traf Tech
ENGINEERING, INC.

June 2016

INTRODUCTION

Chaminade-Madonna College Preparatory is a private school (grades 9 – 12) located at 500 East Chaminade Drive in the City of Hollywood in Broward County, Florida. The location of the subject school and the surrounding street system is depicted in Figure 1 on the following page. Traf Tech Engineering, Inc. has been retained by the subject educational institution to prepare a traffic and parking management plan for special events at the athletic field. The athletic field will have capacity to accommodate up to 1,150 spectators during sold-out events.

PARKING NEEDS FOR SPECIAL EVENTS

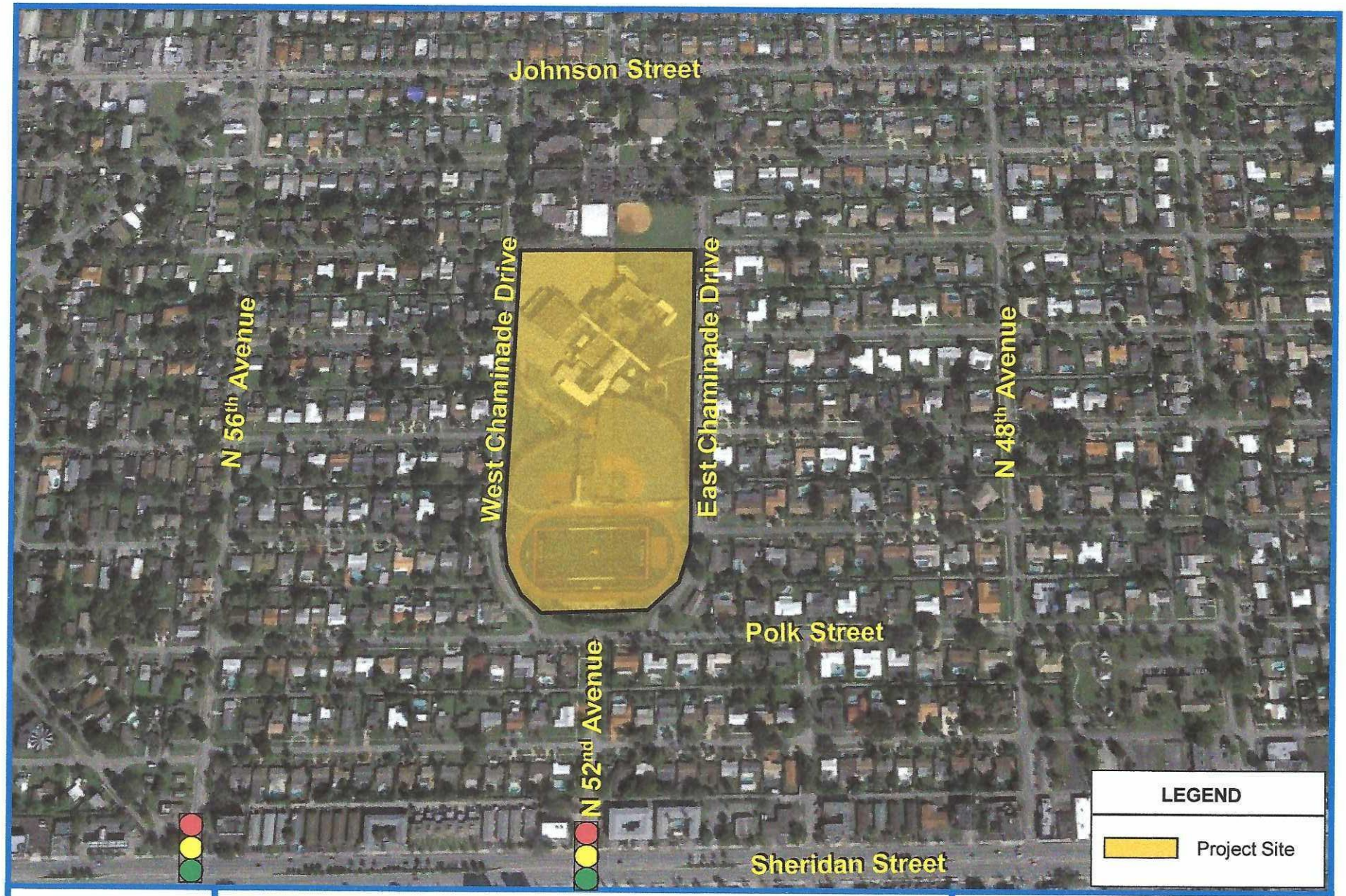
The parking needs for special events were determined based on information published in the Urban Land Institute (ULI) *Shared Parking* (Second Edition) document. According to ULI, approximately 0.3 parking spaces per seat are required for stadiums, with approximately 1 bus for every 1,000 spectators. It is anticipated that two buses will be used for special events at the Chaminade-Madonna athletic fields. Hence, the 0.3 parking rate per seat is considered appropriate for determining the parking needs for this facility.

Based on the above, the 1,150-seat stadium will require parking for approximately 350 vehicles for sold-out events. As shown in Figures 2 and 3, approximately 460 vehicles can be accommodated within the Chaminade-Madonna campus, including the two open fields (grass parking) of the school and of Nativity Catholic Church located adjacent to the school. Additional parking, if needed, is available within the paved parking lots of the church (the church has over 200 surface parking spaces). Additionally, the available parking for special events is evenly distributed (approximately one-half, or 232 parking spaces are provided off of East Chaminade Drive and approximately one half, or 227 parking stalls are provided on the west side of the school campus (off of West Chaminade Drive). The evenly-distributed parking supply will benefit traffic flow arriving and departing prior to and after a sold-out event at the athletic field.

Moreover, it is recommended that the 81 parking spaces (39 plus 42) located in the southwest area of the school campus be reserved for the event teams, coaches and the two anticipated buses. These two small parking lots are located closest to the athletic field.

TRAFFIC MANAGEMENT PLAN

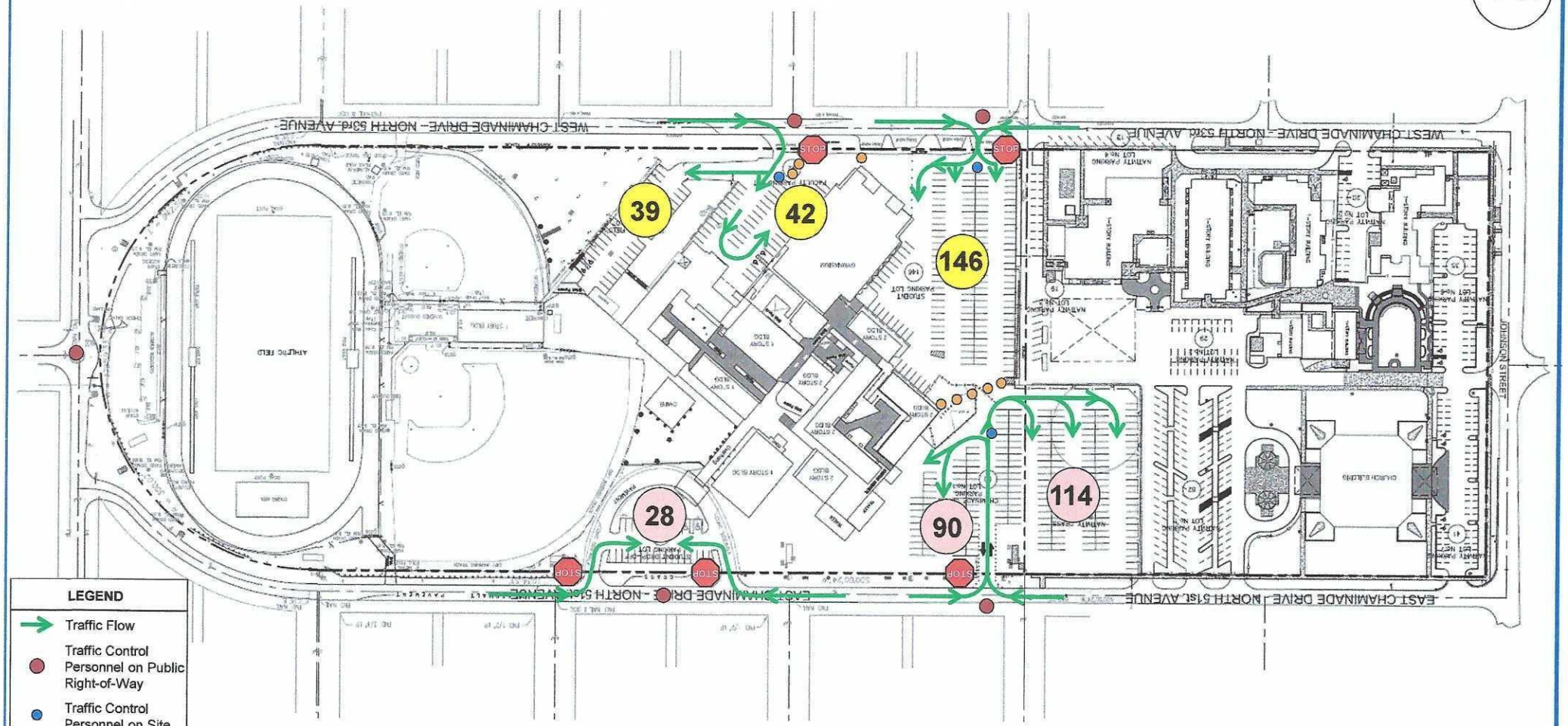
The event traffic management plan for the pre-event (inbound) and the post-event (outbound) are presented in Figures 2 and 3. As shown in the subject figures, the traffic flow is evenly distributed between East Chaminade Drive and West Chaminade Drive to minimize traffic impacts. Both the inbound and outbound traffic plans include five (5) traffic control personnel on the public streets directing traffic, three on-site individuals directing traffic within three of the four on-site parking areas, and traffic cones in order to guide traffic within the parking areas. The post-event (outbound) traffic plan also includes the temporary closure of both Pierce Street and Buchanan Street at its intersection with West Chaminade Drive in order to prevent cut-through traffic during the post-event traffic period.



Traf Tech
ENGINEERING, INC.

PROJECT LOCATION

FIGURE 1
Chaminade-Madonna
Broward County, Florida

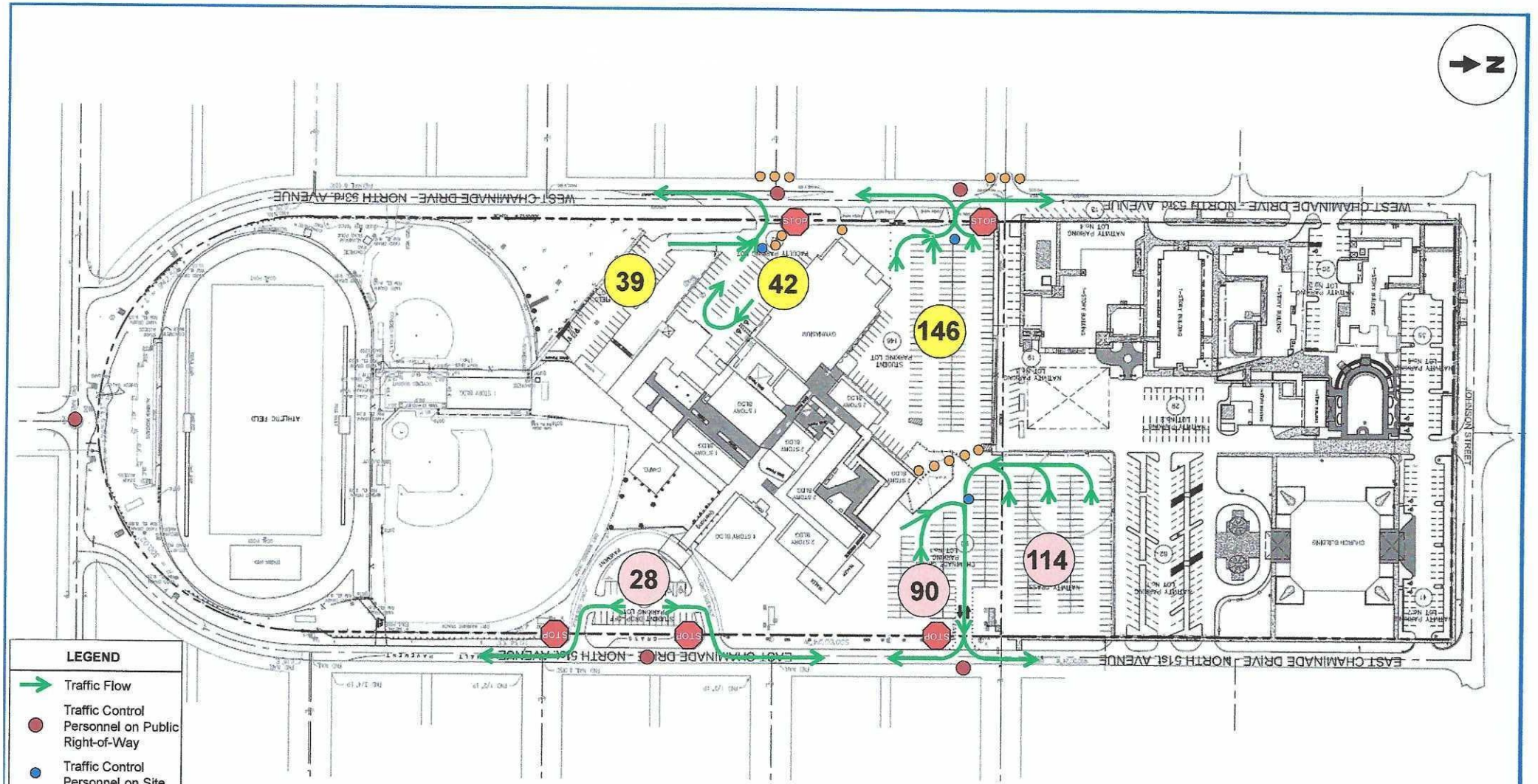


NOTE: Number of Parking Spaces on East Side of Campus = 232
Number of Parking Spaces on West Side of Campus = 227
Total Available Spaces = 459 (Approximately 350 required for sold-out events, per traffic report)

Traf Tech ENGINEERING, INC.

EVENT TRAFFIC MANAGEMENT PLAN – Pre Event (Inbound Traffic Flow)

FIGURE 2
Chamindade-Madonna
Hollywood, Florida



NOTE: Number of Parking Spaces on East Side of Campus = 232
Number of Parking Spaces on West Side of Campus = 227
Total Available Spaces = 459 (Approximately 350 required for sold-out events, per traffic report)

Traf Tech ENGINEERING, INC.

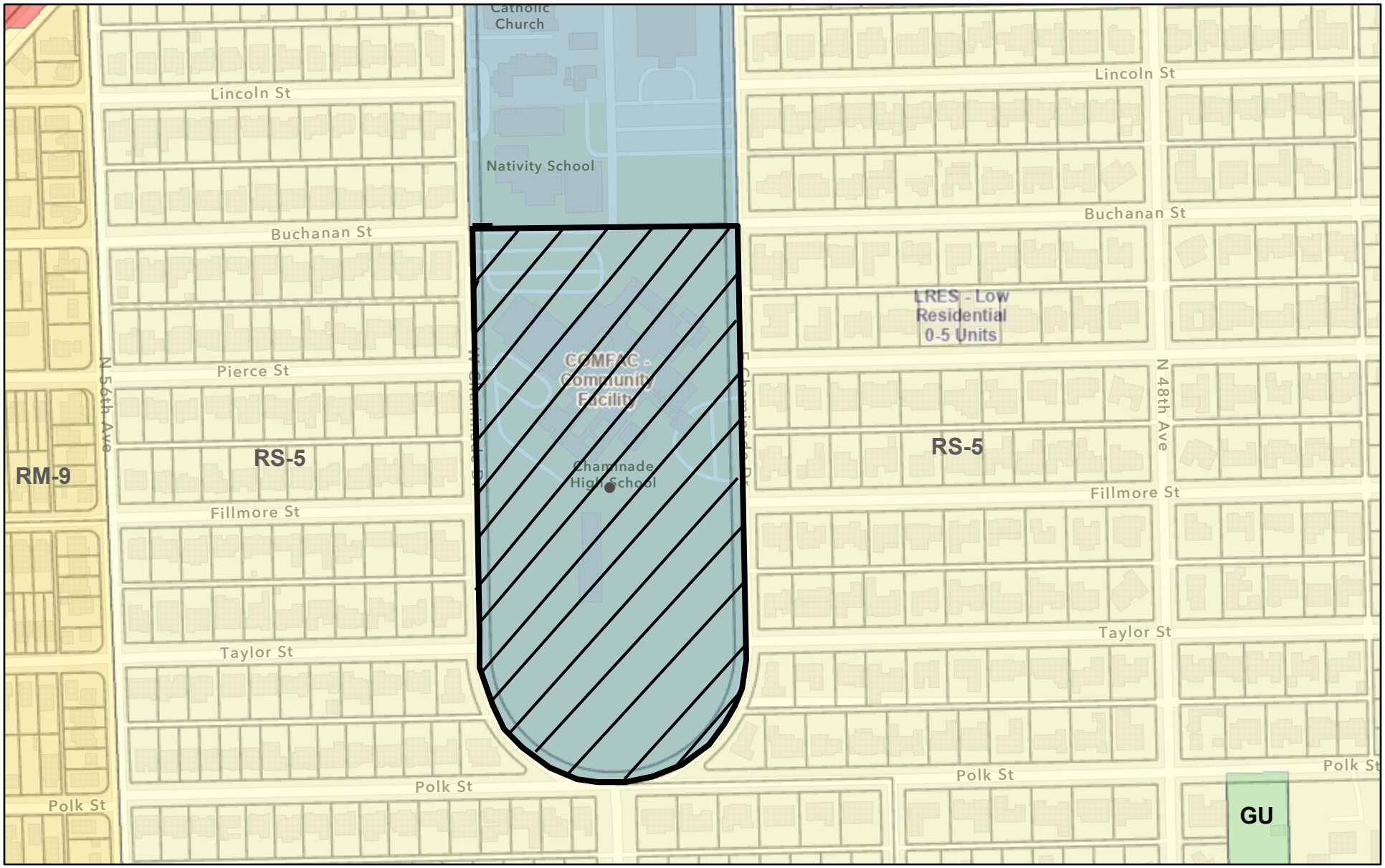
EVENT TRAFFIC MANAGEMENT PLAN – Post Event (Outbound Traffic Flow)

FIGURE 3
Chamindade-Madonna
Hollywood, Florida

ATTACHMENT B

Land Use and Zoning Map

500 E. Chaminade Drive Folio No. 5142-07-07-0080



Legend

- Streets
- Subject Property
- COMFAC (Community Facility)
- Low Medium Residential (LMRES)
- Low Residential (LRES)
- Open Space Recreational (OSR)
- Zoning: RS-5, RM-9, GU

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

ArcGIS Web AppBuilder

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

City of Hollywood

Staff Summary

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

File Number: 3. 2024 0114

Agenda Date:	1/14/2025	**Agenda Number:**	
To:	Planning and Development Board		
Title:	FILE NO.: 23-DPV-06 APPLICANT: Taco Bell of America/Gator 441, Inc. LOCATION: 2640 N. State Road 7 REQUEST: Variance, Design and Site Plan request for a 1,600 Sq. Ft. restaurant with a drive-thru facility in the Central Mixed-Use District (C-MU) zoning district within the Transit Oriented Corridor.		

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

DATE: January 14, 2025 **FILE:** 23-DPV-06

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Reginald White MPA, Planner III

SUBJECT: Variance, Design, and Site Plan request for a 1,600 sq. Ft restaurant with a drive-thru facility in the Central Mixed-Use District (C-MU) zoning district within the Transit Oriented Corridor.

REQUEST:

The applicant is requesting a total of 4 variances pursuant to article 5.3.F to allow ground floor active use liner of less than 60%, reduce the parking requirement from 10 to 5 spaces, allow a reduction in the window transparency to 27.9%, and reduce the minimum vehicular use landscape area of 25% to 15.28%. The applicant is also requesting Design and Site Plan approval for a 1,600 sq. Ft. restaurant with a drive-thru facility.

RECOMMENDATION:

Variance 1: Approval – Relief from (§4.6(D)(12)(ii) to permit ground floor active use liner of less than 60% along the east façade.

Variance 2: Approval – Relief from §7.2(A)(28) to reduce the parking requirement of 10 parking spaces to 5 parking spaces.

Variance 3: Approval – Relief from §4.6(D)(11)(c) to allow a window transparency of 27.9% rather than 50% along the east building façade that is required by code.

Variance 4: Approval – Relief from (9.5(C)(1) to reduce the minimum vehicular use landscape area of 25% to 15.28%.

Design: Approval, if the Variances are granted.

Site Plan: Approval, if the Variances and Design are granted, and with the following conditions:

a. 1 space must be assigned for ordering, drop off, pick up and customer parking (cannot be ADA space)
b. 'No Stopping' signs must be installed in the stacking area and must be reflected on the site plan prior to issuance of building permit
c. A covenant running with the land that holds the city harmless against any claims arising from parking issues, traffic issues, or any disputes between neighboring establishments in a form acceptable to the City Attorney, shall be submitted prior to

	the issuance of permits and recorded in the Public Records of Broward County by the city prior to the issuance of a certificate of occupancy or certificate of completion.

BACKGROUND

The site currently contains a car wash facility that has been abandoned for over 10 years. The subject property is zoned Central Mix-Use District (C-MU) and has a land use designation of Transit Oriented Corridor (TOC). The development site is currently surrounded by a combination of retail, commercial establishments, and offices. The property is located on the western side of State Road 7, north of Sheridan Street, and is approximately 0.32 acres in area.

REQUEST

The Applicant requests Variances, Design and Site Plan approval for a drive-through only Taco Bell fast food restaurant. The proposed one-story commercial development is approximately 21'-4" in height and is comprised of 1,617 sq. ft. kitchen and retail facility. This location primarily offers a drive-thru order options with additional options to order at a walk-up window and a small indoor reception area. The proposed development will not have a dine-in option as the Taco Bell restaurant is take-out only.

Architectural elements of the contemporary design provide depth and articulation accentuated by a soft color scheme typical to Taco Bell Restaurants and varied finishes of stucco, glass and decorative metal elements. The main pedestrian entry is located on State Road 7 and with drive-thru access internally within the mini plaza. The landscape plan incorporates a variety of native materials. The project also incorporates bike racks that promotes the city's efforts of multi-modal transport. The parcel proposed for redevelopment is relatively small, offering limited opportunities to accommodate alternative development at this time. However, the proposed model allows for future redevelopment or potential site assembly with surrounding properties, enabling a more comprehensive redevelopment of the area if desired in the future.

In addition to the request for approval of the design and site plan, the applicant requests four variances. The following variances are requested:

1. Relief from (§4.6(D)(12)(ii) to permit ground floor active use liner of less than 60% along the east façade.

2. Relief from §7.2(A)(28) to reduce the parking requirement of 10 parking spaces to 5 parking spaces.

3. Relief from §4.6(D)(11)(c) to allow a window transparency of 27.9% rather than 50% along the east building façade that is required by code.

4. Relief from (9.5(C)(1) to reduce the minimum vehicular use landscape area of 25% to 15.28%.

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

PROJECT DATA

Owner/Applicant:	Taco Bell of America/Gator 441, Inc.
Address/Location:	2640 N. State Road 7, Hollywood FL, 33021
Net Size of Property:	13,811 sq. ft. (0.32 acres)
Land Use:	Transit-Oriented Corridor (TOC)
Zoning:	Central Mix-Use District (C-MU)
Existing Use of Land:	Car Wash Self Service
Year Built:	1993 (Broward County Property Appraiser)
Bike Parking Spaces:	5 spaces provided

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

North:	Central Mix-Use District (C-MU)
South:	Central Mix-Use District (C-MU)
East:	Open Space (OS)
West:	Central Mix-Use District (C-MU)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transit-Oriented Corridor the subject site is surrounded by residential and 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 State Road 7 Transit Oriented Corridor (TOC) Land Use designation is intended to facilitate a balanced and interconnected mix of land uses, encourage mass transit and non-motorized transportation, reduce the need for automobile travel, provide incentives for quality development, and give definition to the urban form. Development patterns shall generally reflect planning and design principles that support mixed-use development to integrate housing, employment, retail, recreation, and local and regional community facilities with a primary orientation toward a multimodal transportation system. Development of this site improves the current condition of the site. The project is consistent with the Comprehensive Plan based on the following Objective:

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

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN:

The project is located in Sub-Area 1, defined by d by 56th Avenue to the east (including that 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 the residential neighborhoods of Beverly Park, Lawn Acres and Washington Park as well as the undefined residential areas east and west of US

441/SR 7 north of Hollywood Boulevard. The proposed project is consistent with the City-Wide Master Plan, based upon the following Guiding Principles and Policies.

Guiding Principle: 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 CW.44: Foster economic development through creative land use, zoning and development regulations, City services and City policies.

Policy 6.7: Prepare design plans to enhance the streetscape with emphasis on the pedestrian environment.

APPLICABLE CRITERIA

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

Variance 1: Approval – Relief from (§4.6(D)(12)(ii) to permit ground floor active use liner of less than 60% along the east façade.

Variance 2: Approval – Relief from §7.2(A)(28) to reduce the parking requirement of 10 parking spaces to 5 parking spaces.

Variance 3: Approval – Relief from §4.6(D)(11)(c) to allow a window transparency of 27.9% rather than 50% along the east building façade that is required by code.

Variance 4: Approval – Relief from (9.5(C)(1) to reduce the minimum vehicular use landscape area of 25% to 15.28%.

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 – Variance 1: The requested variance to reduce the ground floor active use liner will maintain the basic intent and purpose of the zoning regulations and will not negatively impact the appearance of the City. Currently, the property contains an abandoned car wash facility. This request will redevelop the Property with a use that will serve the surrounding community and improve the appearance of the City by removing an unutilized building. The intent of the requirements to provide a minimum 60% active use liner is to provide buildings along the State Rd. 7 corridor that are pedestrian friendly and have active uses on the ground floor. The proposed plans will provide a 51.51% active use liner along the State Rd. 7 corridor. The front portion of the east building façade (along State Rd. 7), near the building entrance, will consist of all glass windows along the ground floor. In addition, the front façade will be covered with faux glass and artistic murals to enhance the building's aesthetics and create a perception of activity, given the constraints of the site.

Given the aforementioned improvements, the variance request will maintain the intent and purpose of the Code and improve the appearance of the City.

ANALYSIS - Variance 2: The intent of the parking requirements is to provide sufficient parking for each use to not impede traffic flow and business operations. Taco Bell is implementing a new model with technology-based operations designed to move customers quickly and efficiently through the property to take the food to go rather than eating on-site. There is no customer seating available inside or outside the building to allow customers to eat on-site, all orders are placed to go. Customers can place orders in the drive-through, place mobile orders using the Taco Bell app, place an order through a meal delivery service (i.e. Uber Eats or DoorDash), or place a to-go order inside the building utilizing the quick serve digital kiosk system.

The technology being implemented to increase order and delivery efficiency with the available mass transit option for employees reduces the parking demand that would be generated by a larger, traditional fast-food restaurant. As such, 5 parking spaces is sufficient to meet the parking demand for this new take-out only fast-food model and the variance request will maintain the intent and purpose of the Code.

ANALYSIS – Variance 3: The requested variance to reduce the window transparency along the east building façade will maintain the basic intent and purpose of the zoning regulations and will not negatively impact the appearance of the City.
The intent of the requirements to provide a minimum 50% window transparency is to provide buildings along the State Rd. 7 corridor that are pedestrian-friendly and have active uses on the ground floor. The proposed plans will meet this requirement with 27.9% window transparency along the State Rd. 7 corridor. The front portion of the east building façade (along State Rd. 7), near the building entrance will consist of all glass windows along the ground floor. While the back portion of this façade will not contain any transparent windows, the front facade (east) will be covered with faux glass and artistic murals to enhance the building's aesthetics. When including the percentage of faux glass, the project is providing a total of 60% window area, and create a perception of activity, given the constraints of the site. Given the aforementioned improvements, the variance request will maintain the intent and purpose of the Code and improve the appearance of the City.

ANALYSIS – Variance 4: The intent of the requirement to provide a minimum 25% landscape area within the vehicular use area is to provide sufficient landscaping in the parking lot. The five parking spaces provided on site are terminal landscape islands on either end, with curbing and landscaping running along the front of all the spaces. Additionally, the required 5’ landscape buffers have been provided adjacent to the parking lot to the north and west.
Given the aforementioned improvements, the variance request will maintain the intent and purpose of the Code and improve the appearance of the City.

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 -All Variances: The requested variance is compatible with the surrounding land uses and will not be detrimental to the community. The Property is an outparcel located within an existing shopping center on State Rd. 7 corridor. The adjacent properties to the north, south and west are all located within the same zoning designation as the Property, C-MU. Furthermore, the Property is surrounded by existing similar commercial uses that are compatible with the proposed take out only restaurant use.

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-All Variances: The requested variance will facilitate the redevelopment of the Property as a take-out only restaurant. This use is consistent with the permitted uses for the TOC future land use designation listed on page LU-63 of the City's Future Land Use Element. Furthermore, the request is consistent with the following goals, objectives and policies of the City's Comprehensive Plan and the City Wide Master Plan (CWMP):

***Goal I**: 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.*

The granting of the variance will facilitate the redevelopment of an abandoned car wash facility with an active restaurant use that will serve the existing residents end employees of the surrounding community and allow the property owner to maximize the use of the Property.

***Policy 10.5:** Encourage expansion of businesses and public improvements that are "family oriented" and targeted to local residents and workers.*

The granting of the variance will facilitate the redevelopment of an underutilized property with a family oriented take-out restaurant. Taco Bell is a popular fast food option for all demographics, including families. Furthermore, the development of the Taco Bell restaurant will bring jobs to the local community, providing employment opportunities for residents.

FINDING: Consistent.

CRITERIA 4: That the need for the requested Variance is not economically based or self-imposed.

ANALYSIS -All Variances: The requested variance is not economically based or self-imposed. The Applicant has designed a building that will provide the most efficient traffic flow on the Property and meets all the dimensional and design guideline requirements of the C-MU district other than the requested variance. The variance is needed due to the nature of the take-out only business operation with no on-site dining. As the majority of the building contains back of house kitchen and storage operations, placing windows along the majority of the east building façade is not feasible. However, the Applicant has mitigated the lack of windows and active liner use by placing faux glass and artistic murals along the State Rd. 7 façade that will enhance and beatify the façade.

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.

Analysis of Criteria and Findings for Design Review 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 design of this Taco Bell is intended to aesthetically enhance the surrounding environment and provide a pedestrian-friendly development. Traditional materials are incorporated into the building design but with a modern aesthetic feel. This is a redevelopment that will remove an existing carwash that is no longer in operation. The Taco Bell is a significant improvement that is more in line with the city's vision for the future of this 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 proposed Taco Bell modern design aesthetically enhances the neighboring environment setting. Placing the building close to the road and parking behind

the building provides an example for future similar development, inviting a fresh new look by incorporating different materials.

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 proposed development is similar in scale and mass to the surrounding environment. The small scale of the restaurant provides inset into the building mass to help break up the larger mass and make it more appropriate for the surrounding environment. The small size of the parcel limits the scale and size of the building, but the placement enhances the visibility and also helps hide the vehicular area.

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 proposed landscaping contains a variety of native and compatible plant types and forms, again enhancing the architecture, pedestrian access ways and most importantly the overall environment.

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. Therefore, staff recommends approval if Design is granted.

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 so as 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 insure 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 insure 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 C: Public Participation

ATTACHMENT A

Application Package

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 2640 N. State Road 7

Lot(s): Parcel A Block(s): N/A Subdivision: Gator 441

Folio Number(s): 5141 01 12 0010

Zoning Classification: C-MU Land Use Classification: TOC

Existing Property Use: Car Wash Facility-out of business Sq Ft/Number of Units: 1,518 sq. ft.

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): N/A

DEVELOPMENT PROPOSAL

Explanation of Request: Taco Bell drive-through only restaurant

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 0 #Rooms 0
Proposed Non-Residential Uses	1,600 S.F.)
Open Space (% and SQ.FT.)	Required %: 21.88 (Area: 3,021 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 5)
Height (# of stories)	(# STORIES) 1 (21'-4" FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (13,811 sq. FT.)

Name of Current Property Owner: Gator 441, Inc.

Address of Property Owner: 7850 NW 146 St. 4 Floor Miami Lakes, FL 33016

Telephone: contact agent Email Address: contact agent

Applicant Dwayne L. Dickerson/Miskel Backman, I Consultant ☐ Representative ☑ Tenant ☐

Address: 14 SE 4th St. Suite 36 Boca Raton, FL 33432 Telephone: 561-405-3336

Email Address: ddickerson@miskelbackman.com

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Christina Matthews-Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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Signature of Current Owner: _____ Date: 12/6/2024
James A. Goldsmith - President

PRINT NAME: Gator 441, Inc. Date: _____

Signature of Consultant/Representative: Dwayne L. Dickerson Date: _____

PRINT NAME: Dwayne L. Dickerson Date: 12/3/24

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 **site plan approval & variance requests** to my property, which is hereby made by me or I am hereby authorizing **Dwayne L. Dickerson/Miskel Backman, LLP** to be my legal representative before the **P&D Board & City Commission** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 6th day of December

LAKISHA MAYS
Notary Public - State of Florida
Commission # HH 444343
My Comm. Expires Sep 14, 2027
Bonded through National Notary Assn.

Lakisha Mays
Notary Public
State of Florida
My Commission Expires: 9/14/27 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Signature of Current Owner
James A. Goldsmith - President

Gator 441, Inc.
Print Name

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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

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

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

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

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Documents and forms can be accessed on the City's website at

http://www.hollywoodfl.org/DocumentCenter/Home/View/21



APPLICATION TYPE (CHECK ONE):

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

Date of Application:_____

Location Address: 2640 N. State Rd. 7
Lot(s): Parcel A Block(s): N/A Subdivision: Gator 441
Folio Number(s): 5141 01 12 0010
Zoning Classification: C-MU Land Use Classification: TOC
Existing Property Use: Car Wash Facility-Out of Business Sq Ft/Number of Units: 1,518 sq. ft.
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): N/A

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

Explanation of Request: Taco Bell Drive-thru only restaurant with a variance request from Section 4.6(D)(12)(d)(ii) to allow an active use liner on the ground floor along the State Rd. 7 building facade of 51.51% rather than 60%.

Number of units/rooms: 0 Sq Ft: 1,600
Value of Improvement: _____ Estimated Date of Completion: _____
Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Taco Bell of America/Gator 441, Inc.
Address of Property Owner: 1 Glen Bell Way Irvine, CA 92618
Telephone: 609-617-2185 Fax: _____ Email Address: diana.DeCicco@yum.com
Name of Consultant/Representative/Tenant (circle one): Dwayne L. Dickerson, Esq./Dunay, Miskel & Backman
Address: 14 SE 4th St. Suite 36 Boca Raton, FL 33432 Telephone: 561-405-3336
Fax: 561-409-2341 Email Address: ddickerson@dmbblaw.com
Date of Purchase: 9/6/22 Is there an option to purchase the Property? Yes ( ) No (X)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: N/A
_____ Address: _____
_____ Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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Signature of Current Owner: _____ Date: 1/17/2023

PRINT NAME: Gator 441, Inc., by its President, James A. Goldsmith Date: 1/17/2023

Signature of Consultant/Representative: _____ Date: 1/18/23

PRINT NAME: Dwayne L. Dickerson, Esq. Date: 1/18/23

Signature of Tenant: N/A Date: _____

PRINT NAME: N/A 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 Site Plan Approval & Variance Requests to my property, which is hereby made by me or I am hereby authorizing Dwayne L. Dickerson, Esq./Dunay, Miskel & Backman to be my legal representative before the TAC & P&D (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 17th day of January, 2023

Notary Public State of Florida
Maria F. Lopez
My Commission HH 056920
Expires 10/25/2024

_____
Notary Public
State of Florida

_____
Signature of Current Owner

James A. Goldsmith
Print Name

My Commission Expires: 10/25/24 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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

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

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APPLICATION TYPE (CHECK ONE):

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

Date of Application:_____

Location Address: 2640 N. State Rd. 7
Lot(s): Parcel A Block(s): N/A Subdivision: Gator 441
Folio Number(s): 5141 01 12 0010
Zoning Classification: C-MU Land Use Classification: TOC
Existing Property Use: Car Wash Facility-Out of Business Sq Ft/Number of Units: 1,518 sq. ft.
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): N/A

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

Explanation of Request: Taco Bell Drive-thru only restaurant with a variance request from Section 9.5(c)(1) to allow 15.28% landscape area in the vehicular use area rather than 25%.

Number of units/rooms: 0 Sq Ft: 1,600
Value of Improvement: _____ Estimated Date of Completion: _____
Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Taco Bell of America/Gator 441, Inc.
Address of Property Owner: 1 Glen Bell Way Irvine, CA 92618
Telephone: 609-617-2185 Fax: _____ Email Address: diana.DeCicco@yum.com
Name of Consultant/Representative/Tenant (circle one): Dwayne L. Dickerson, Esq./Dunay, Miskel & Backman
Address: 14 SE 4th St. Suite 36 Boca Raton, FL 33432 Telephone: 561-405-3336
Fax: 561-409-2341 Email Address: ddickerson@dmbblaw.com
Date of Purchase: 9/6/22 Is there an option to purchase the Property? Yes ( ) No (X)
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: N/A
_____ Address: _____
_____ Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

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Signature of Current Owner: _____ Date: 1/17/2023

PRINT NAME: Gator 441, Inc., by its President, James A. Goldsmith Date: 1/17/2023

Signature of Consultant/Representative: _____ Date: 1/18/23

PRINT NAME: Dwayne L. Dickerson, Esq. Date: 1/18/23

Signature of Tenant: N/A Date: _____

PRINT NAME: N/A Date: _____

Current Owner Power of Attorney

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Sworn to and subscribed before me
this 17th day of January, 2023

Notary Public State of Florida
Maria F. Lopez
My Commission HH 056920
Expires 10/25/2024

_____
Notary Public
State of Florida

_____
Signature of Current Owner

James A. Goldsmith
Print Name

My Commission Expires: 10/25/24 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

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

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

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APPLICATION TYPE (CHECK ONE):

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

Date of Application:_____

Location Address: 2640 N. State Rd. 7
Lot(s): Parcel A Block(s): N/A Subdivision: Gator 441
Folio Number(s): 5141 01 12 0010
Zoning Classification: C-MU Land Use Classification: TOC
Existing Property Use: Car Wash Facility-Out of Business Sq Ft/Number of Units: 1,518 sq. ft.
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): N/A

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

Explanation of Request: Taco Bell Drive-thru only restaurant with a variance request from Section 7.2(A)(28) to allow 5 parking spaces rather than 10.

Number of units/rooms: 0 Sq Ft: 1,600
Value of Improvement: _____ Estimated Date of Completion: _____
Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Taco Bell of America/Gator 441, Inc.
Address of Property Owner: 1 Glen Bell Way Irvine, CA 92618
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Date of Purchase: 9/6/22 Is there an option to purchase the Property? Yes ( ) No (X)
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List Anyone Else Who Should Receive Notice of the Hearing: N/A
_____ Address: _____
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PLANNING DIVISION



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PRINT NAME: Gator 441, Inc., by its President, James A. Goldsmith Date: 1/17/2023

Signature of Consultant/Representative: _____ Date: 1/18/23

PRINT NAME: Dwayne L. Dickerson, Esq. Date: 1/18/23

Signature of Tenant: N/A Date: _____

PRINT NAME: N/A Date: _____

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Sworn to and subscribed before me
this 17th day of January, 2023

Notary Public State of Florida
Maria F. Lopez
My Commission HH 056920
Expires 10/25/2024

_____
Notary Public
State of Florida

_____
Signature of Current Owner

James A. Goldsmith
Print Name

My Commission Expires: 10/25/24 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

Tel: (954) 921-3471
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Location Address: 2640 N. State Rd. 7
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Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
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☐ Economic Roundtable ☒ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: Taco Bell Drive-thru only restaurant with a variance request from Section 4.6(D)(11)(c) to allow a window transparency on the ground floor along the State Rd. 7 building facade of 27.9% rather than 50%.

Number of units/rooms: 0 Sq Ft: 1,600
Value of Improvement: _____ Estimated Date of Completion: _____
Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Taco Bell of America/Gator 441, Inc.
Address of Property Owner: 1 Glen Bell Way Irvine, CA 92618
Telephone: 609-617-2185 Fax: _____ Email Address: diana.DeCicco@yum.com
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(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: 1/17/2023

PRINT NAME: Gator 441, Inc., by its President, James A. Goldsmith Date: 1/17/2023

Signature of Consultant/Representative: _____ Date: 1/18/23

PRINT NAME: Dwayne L. Dickerson, Esq. Date: 1/18/23

Signature of Tenant: N/A Date: _____

PRINT NAME: N/A 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 Site Plan Approval & Variance Requests to my property, which is hereby made by me or I am hereby authorizing Dwayne L. Dickerson, Esq./Dunay, Miskel & Backman to be my legal representative before the TAC & P&D (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 17th day of January, 2023

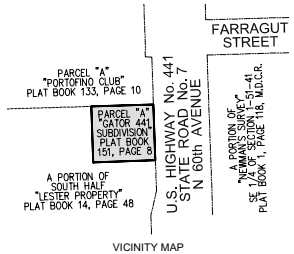
Notary Public State of Florida
Maria F. Lopez
My Commission HH 056920
Expires 10/25/2024

_____
Notary Public
State of Florida

_____
Signature of Current Owner

James A. Goldsmith
Print Name

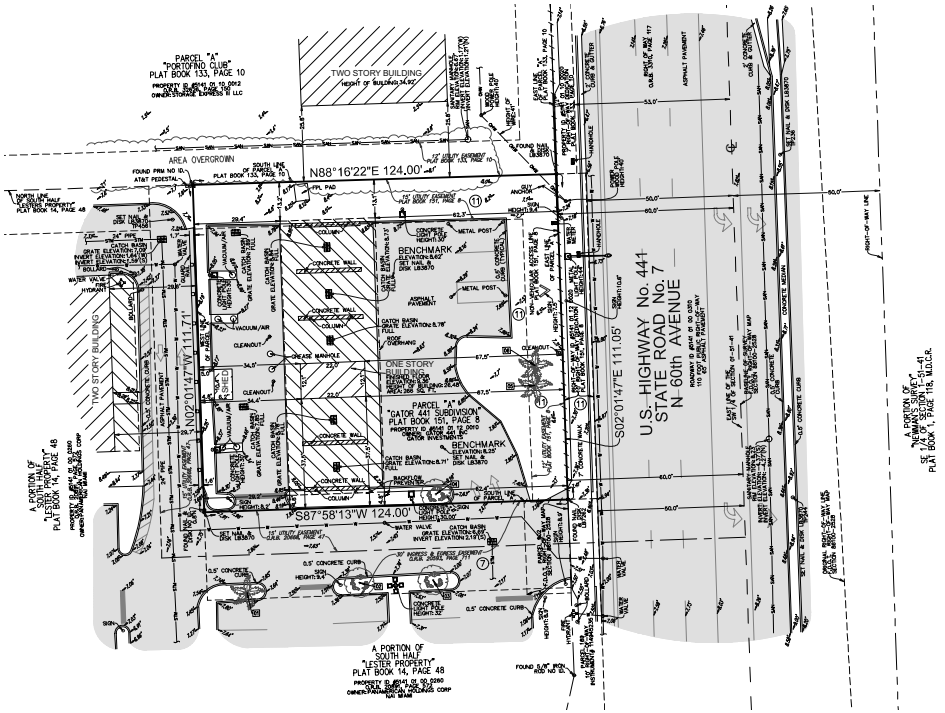
My Commission Expires: 10/25/24 (Check One) ✓ Personally known to me; OR ___ Produced Identification _____

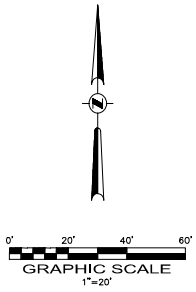


VICINITY MAP
NOT TO SCALE

TREE TABLE

Tree Number	Common Name	DBH (inches)	Canopy (feet)	Height (feet)
1	PALM TREE	10"	10'	14'
2	OAK TREE	6"	130'	15'
3	OAK TREE	8"	10'	14'
4	OAK TREE	10"	15'	15'
5	PALM TREE	8"	14'	19'
6	PALM TREE	8"	15'	15'





LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
0.00'	ELEVATION
OHW	OVERHEAD WIRES
STM	UNDERGROUND STORM SEWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
W	UNDERGROUND WATER LINE
℄	CENTERLINE
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
PRM	PERMANENT REFERENCE MONUMENT (BRASS DISK IN 4" X 4" CONCRETE MONUMENT)
(7)	TITLE COMMITMENT NUMBER
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	PALM TREE
	OAK TREE
00	TREE IDENTIFICATION NUMBER

LEGAL DESCRIPTION: (TITLE COMMITMENT)

PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING A NET OF 13,811 SQUARE FEET (0.3171 ACRES) AND A GROSS OF 20,465 SQUARE FEET (0.470 ACRES), MORE OR LESS.

NOTES:

1. 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.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #2085; ELEVATION: 13.79 FEET.
3. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0562H; COMMUNITY #125113; MAP DATE: 8/18/14.
4. THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
5. BEARINGS ARE BASED ON KNOWN COORDINATES WITH THE NORTH LINE OF PARCEL "A" BEING N88°16'22"E, AS SHOWN ON SAID PLAT.
6. 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.
7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8. THIS SITE CONTAINS 3 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (3 REGULAR & 0 DISABLED).
9. THIS SURVEY WAS PREPARED WITH BENEFIT OF A PROPERTY INFORMATION REPORT, ORDER NUMBER 10526873, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED FROM JUNE 17, 1941, THROUGH JULY 22, 2024, AT 8:00 AM, OF SAID THE FOLLOWING ITEMS:
   A. AGREEMENT IN O.R.B. 18373, PAGE 410 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   B. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED IN PLAT BOOK 151, PAGE 8, AMENDED BY AGREEMENT FOR AMENDMENT OF NOTATION OF PLAT IN O.R.B. 22317, PAGE 782 APPLY TO THIS SITE BUT CANNOT BE PLOTTED
   C. ORDINANCE NO. 2002-61 IN O.R.B. 34145, PAGE 1891 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   D. STATEMENT PROHIBITING CONSTRUCTION LIENS IN INSTRUMENT NO. 113289089 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
   E. DECLARATION OF RESTRICTIONS FILED IN O.R.B. 7038, PAGE 38 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
10. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
11. UTILITY LINES SHOWN PLACED IN APPROXIMATE LOCATION FROM CITY OF HOLLYWOOD UTILITY ATLAS MAP PROVIDED BY THE CLIENT.
12. ZONING REPORT IN TACO BELL OF AMERICA FREESTANDING SITE REPORT PROVIDED BY THE CLIENT. REQUIRED PARKING:11 SPACES. SETBACK REQUIREMENTS: FROM RIGHT-OF-WAY:10.00 FEET, FROM REAR:5.00 FEET, FROM SIDE:0.00 FEET
13. ZONING:C-MU (T.O.C.)
15. THIS PROPERTY HAS A GROSS AREA OF 20,464 SQUARE FEET (0.4697 ACRES MORE OR LESS.)

CERTIFICATION:

TO CKE GROUP, INC; TACO BELL OF AMERICA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS AFFILIATES, OR ITS SUCCESSORS AND ASSIGNS; CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B)(1), 8, 9, 10(A), 10(B), 11(A), 13, 18, 19, & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/5/24.

DATE OF PLAT OR MAP: 8/5/24

□ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
□ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
□ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4	#3087 UPDATED PROPERTY INFORM. REPORT 8/5/24	A.R.
3	REVIEWED PROPERTY INFORM. REPORT	J.F.P.
2	ADD'L INFO-12/12/22	L.S.
1	#70692-ORIGINAL SURVEY-12/01/22	L.H.

LIVE MAS

PROPOSED TACO BELL SITE
2640 NORTH STATE ROAD NO. 7
HOLLYWOOD, FLORIDA 33021
(CITY OF HOLLYWOOD, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.	SCALE: 1" = 20'	CLIENT: CKE GROUP, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 8/05/24	ORDER NO.: 73087

TACO BELL

PROPOSED TACO BELL RESTAURANT

2640 N SR-7,
Hollywood, FL 33021



LOCATION MAP
N.T.S.

THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:
(TITLE COMMITMENT)

PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 13,811 SQUARE FEET (0.3171 ACRES), MORE OR LESS.
FOLIO # 5141 01 12 0010

ENGINEER'S CERTIFICATION:

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

EDUARDO L. CARCACHE, PE 31914
CKE GROUP, INC. COA-4432

Eduardo L. Carcache, State of Florida, Professional Engineer, License No. 31914.

This item has been digitally signed and sealed by Eduardo L. Carcache on the date indicated here.

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INDEX OF DRAWINGS:

	COVER SHEET
	PLAT
	SURVEY
SD-1	SITE DEMOLITION PLAN
C-1	SITE PLAN
C-1.1	SITE ACCESSIBLE ROUTES PLAN
C-1.2	VEHICULAR USE, LANDSCAPE BUFFER & OPEN SPACE LANDSCAPE DIAGRAMS
C-2	PAVING AND GRADING PLAN
C-3	SITE UTILITY PLAN
C-3.1	SITE UTILITY DETAILS
C-4	SITE DETAILS
C-5	SITE DETAILS & PAVEMENT SECTIONS
C-6	STORMWATER POLLUTION PREVENTION PLAN
C-6A	STORMWATER POLLUTION PREVENTION DETAILS & NOTES
C-7	TRASH ENCLOSURE DETAIL
C-8	PAVEMENT MARKING & SIGNAGE
CE-1	SITE LIGHTING PLAN
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A-1.0	FLOOR PLAN
A-4.0	EXTERIOR ELEVATIONS

MEETING DATES:

PACO	DEC 19, 2022
PRELIMINARY TAC	N/A
FINAL TAC	FEB 6, 2023
PDB	

REVISIONS:

1	03/24/23	CITY COMMENTS
2	07/29/24	DRAINAGE COMMENTS
3	09/11/24	CITY COMMENTS
4	10/01/24	CITY COMMENTS
5	10/23/24	CITY COMMENTS
6	11/25/24	CITY COMMENTS
7	12/13/24	CITY COMMENTS

OWNER:
GATOR 441, INC.
7850 NW 146 ST., 4TH FLOOR
MIAMI LAKES, FLORIDA 33016
(877) 459-9605
ATTN: JAMES GOLDSMITH

TENANT:
TACO BELL OF AMERICA
1 GLEN BELL WAY
IRVINE, CALIFORNIA 92618
(609) 617-2185
ATTN: DIANA DECICCO

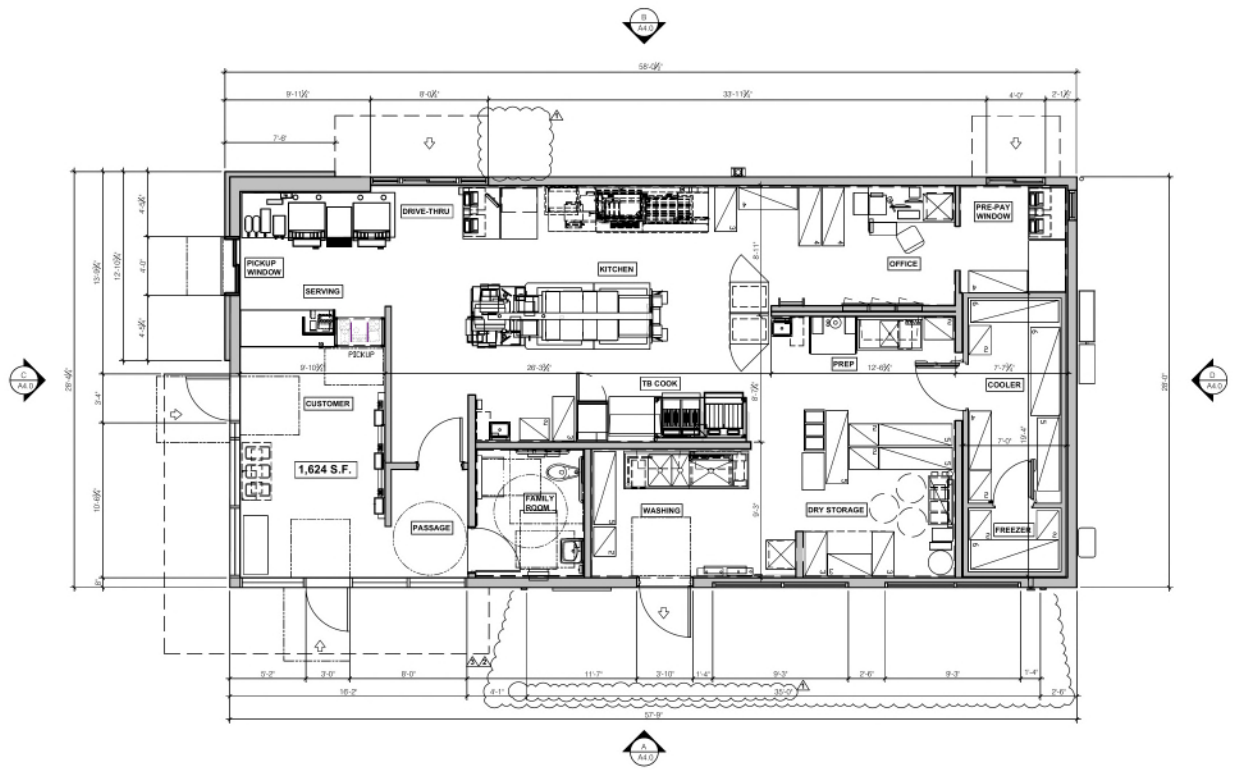
ARCHITECT:
CKE GROUP, INC.
17190 ROYAL PALM BLVD., SUITE 2
WESTON, FLORIDA 33326
(305) 558-4124
ATTN: EDUARDO L. CARCACHE, P.E.

ENGINEER:
CKE GROUP, INC.
17190 ROYAL PALM BLVD., SUITE 2
WESTON, FLORIDA 33326
(305) 558-4124
ATTN: EDUARDO L. CARCACHE, P.E.

SURVEYOR:
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
ATTN: JOHN F. PULICE, P.S.M.

LANDSCAPE:
RICHARD BARTLETT LANDSCAPE, INC.
12773 W. FOREST HILL BLVD. SUITE 213
WELLINGTON, FLORIDA 33414
(561) 795-0443
ATTN: RICHARD BARTLETT

CKE GROUP INCORPORATED
engineering • architecture • planning



GLASS COVERAGE PERCENTAGE		
BUILDING EAST ELEVATION LENGTH:	57'-9"	100%
GLASS COVERAGE:		
CLEAR GLASS	16'-2"	28%
FAUX GLASS	18'-6"	32%
TOTAL GLASS:	34'-8"	60%

FLOOR PLAN 1/4"=1'-0" A

GROUP
CKE GROUP INCORPORATED
engineering ● architecture ● planning
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SUITE #2
WESTON, FLORIDA 33326
PHONE: (305) 558-4124
FAX: (305) 824-0619
EB#0004432
EDUARDO L. CARCACHE LICENSE No. 31914 STATE OF FLORIDA PROFESSIONAL ENGINEER
EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914

Eduardo L. Carcache, State of Florida, Professional Engineer, License No. 31914.

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06-24-2024	
12-05-2024	
12-10-2024	

CONTRACT DATE:	01.16.23
BUILDING TYPE:	
PLAN VERSION:	
SITE NUMBER:	
STORE NUMBER:	458080

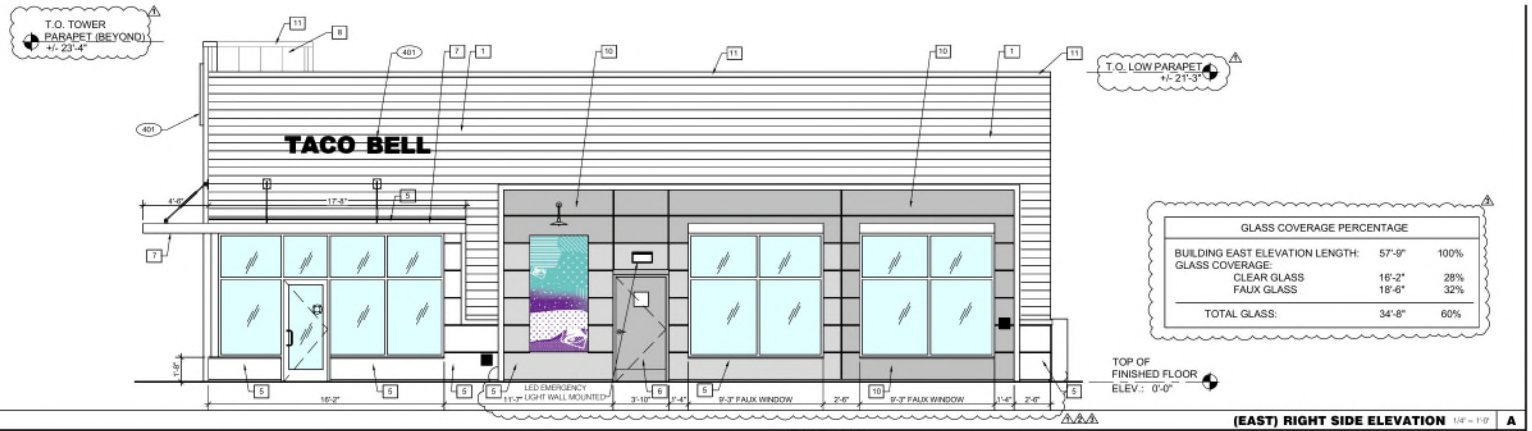
TACO BELL

3640 N. State Rd 7
Hollywood, Florida 33021

FLOOR PLAN

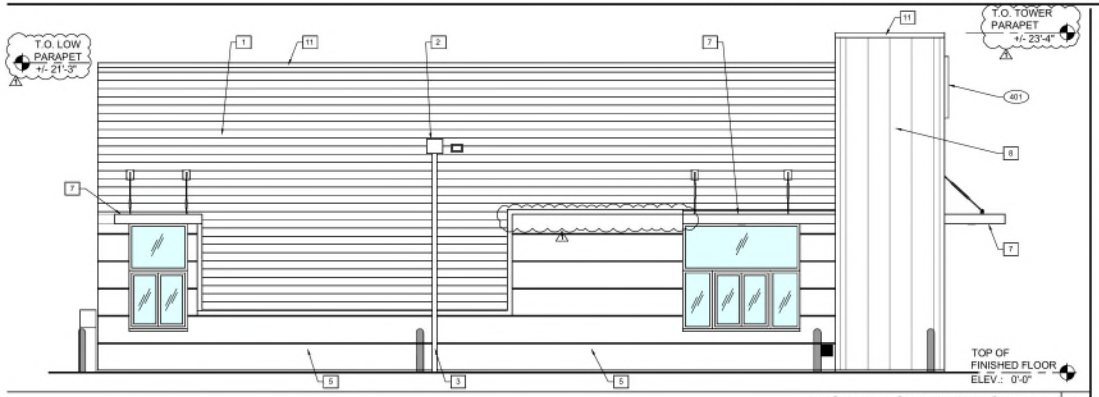
A1.0

PLOT DATE: 12-12-24



(EAST) RIGHT SIDE ELEVATION 1/4" = 1'-0" A

GLASS COVERAGE PERCENTAGE		
BUILDING EAST ELEVATION LENGTH:	57'-9"	100%
GLASS COVERAGE:		
CLEAR GLASS	16'-2"	28%
FAUX GLASS	18'-6"	32%
TOTAL GLASS:	34'-8"	60%



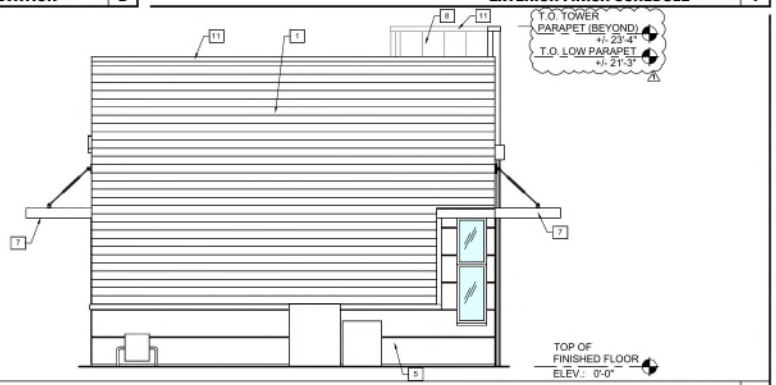
(WEST) LEFT SIDE ELEVATION 1/4" = 1'-0" B

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE 144"L X 8.25"W. 7" EXPOSURE COMES PRIMED FOR PAINT	WORLDLY GRAY (SW7043), SEMI-GLOSS
2	SCUPPERS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS
3	DOWN SPOUTS	-	-	WORLDLY GRAY (SW7043), SEMI-GLOSS
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"x5.5"	CYBERSPACE (SW7076), SEMI-GLOSS
5	HARDIE PANEL VERTICAL SIDING W/ ALUMINUM TRIM FROM FRY REGLET ANCHOR TAMLYN	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING - SMOOTH	CYBERSPACE (SW7076), SEMI-GLOSS
6	HOLLOW METAL DOOR	-	-	SW PURPLE TB2603C, SEMI-GLOSS
7	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR
8	CORNER TOWER	WESTERN STATE	T-GROOVE 24GA PAINTED 18" PANEL	WEATHERED RUSTIC
9	BUILDING SIGN			
10	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	SW PURPLE TB2603C, SEMI-GLOSS
11	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING

EXTERIOR FINISH SCHEDULE 1/4" = 1'-0" 1



(SOUTH) FRONT ELEVATION 1/4" = 1'-0" C



(NORTH) REAR ELEVATION 1/4" = 1'-0" D

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EB#0004492
EDUARDO L. CARCACHE
LICENSE No. 31914
STATE OF FLORIDA
PROFESSIONAL ENGINEER
EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914

Eduardo L. Carcache, State of Florida, Professional Engineer, License No. 31914.

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09-24-2024	
12-05-2024	
12-10-2024	

CONTRACT DATE:	01.16.23
BUILDING TYPE:	
PLAN VERSION:	
SITE NUMBER:	
STORE NUMBER:	469380

TACO BELL

3640 N. State Rd 7
Hollywood, Florida. 33021

EXTERIOR ELEVATIONS

A4.0

PLOT DATE: 12-12-24

LEGAL DESCRIPTION:
(TITLE COMMITMENT)

PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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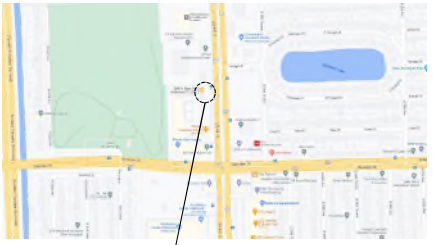
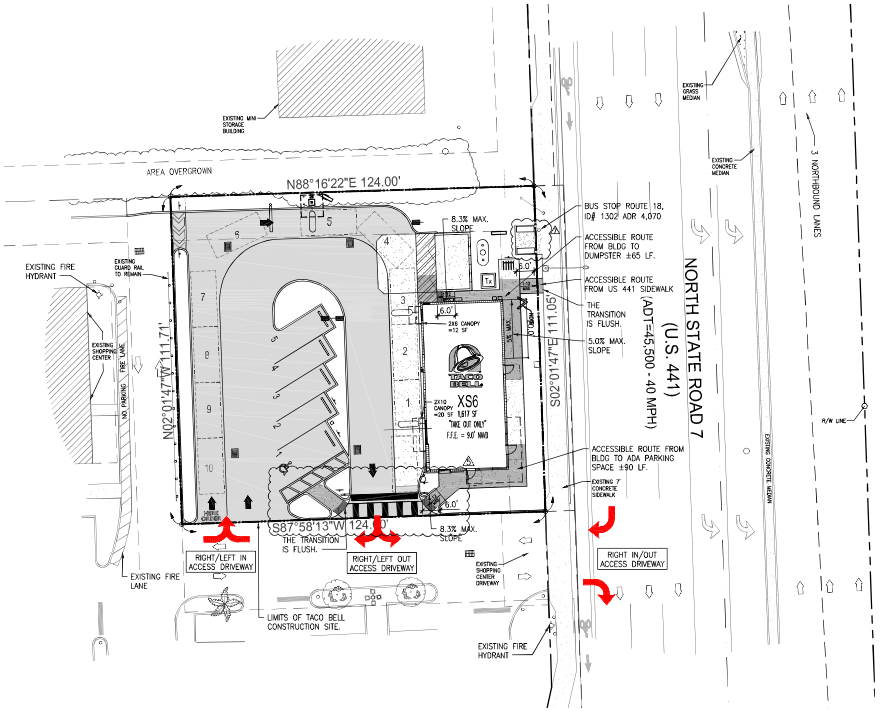


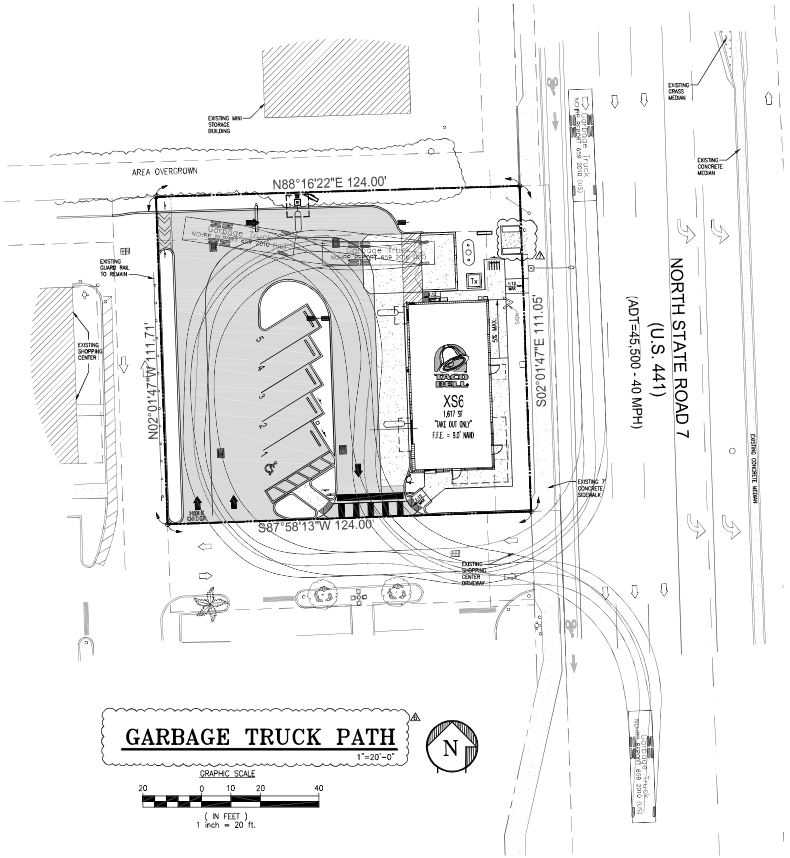
LOCATION MAP
NOT TO SCALE

THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.



SITE ACCESSIBLE ROUTE PLAN
1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



GARBAGE TRUCK PATH
1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

SITE PLAN LEGEND
- TRANSFORMER BOX ON PAD
- # NUMBER OF PARKING SPACE
- ACCESSIBLE PARKING SPACES
- ACCESSIBLE ROUTE PATH 5% MAX SLOPE 2% MAX CROSS SLOPE RAMPS: 1:12 MAX SLOPE
- GARBAGE TRUCK (38'x8')
- NEW CONC. SIDEWALK/ DRIVEWAY
- NEW ASPHALT PAVEMENT

NOTES:
- PARKING LOT SLOPES ARE TO BE ADA COMPLIANT AND VERIFIED BY G.C.
- ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

CKE GROUP INCORPORATED
engineering • architecture • planning
17190 ROYAL PALM BLVD
SUITE #2
WESTON, FLORIDA 33326
PHONE: (305) 558-4124
FAX: (305) 824-0619
EB#0004436

EDUARDO L. CARCACHE, LICENSE No. 31914, STATE OF FLORIDA, PROFESSIONAL ENGINEER

SEAL
EDUARDO L. CARCACHE
CIVIL ENGINEER PE: 31914
ROLANDO J. PEREZ
ARCHITECT AR14986

Eduardo L. Carcache, State of Florida, Professional Engineer, License No. 31914.

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	DATE	REMARKS
1	10/01/24	CITY COMMENTS
2	10/23/24	CITY COMMENTS
3	11/25/24	CITY COMMENTS
4	12/13/24	CITY COMMENTS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY: AG
JOB NO.:

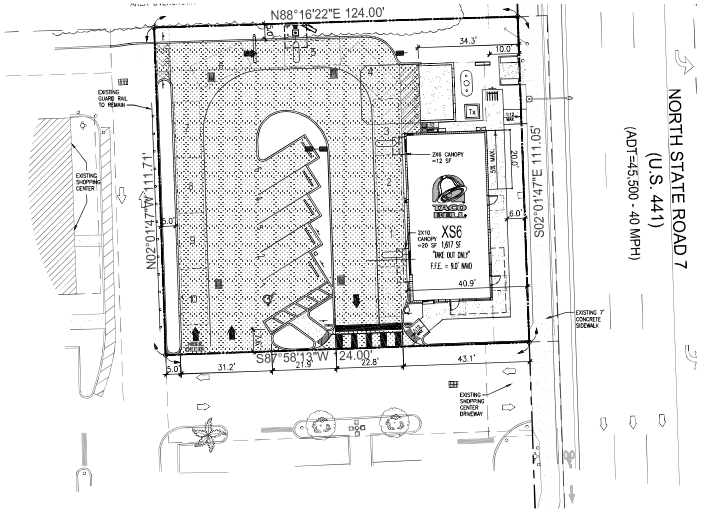
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

XS6

SITE ACCESSIBLE ROUTES PLAN

C-1.1

PLOT DATE:

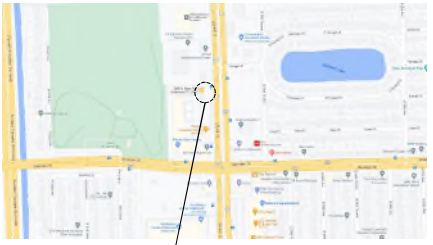


VEHICULAR USE AREA DIAGRAM

1"=20'-0"

AT GRADE PARKING LOT & VEHICULAR USE SET BACKS		
	MIN	PROVIDED
FRONT	10.0'	34.3'
INTERIOR	5.0'	5.0' / 7.6'
REAR	5.0'	5.0'
ALLEY	5.0'	N/A

VEHICULAR USE AREA (7,708.2 S.F.)



LOCATION MAP

NOT TO SCALE

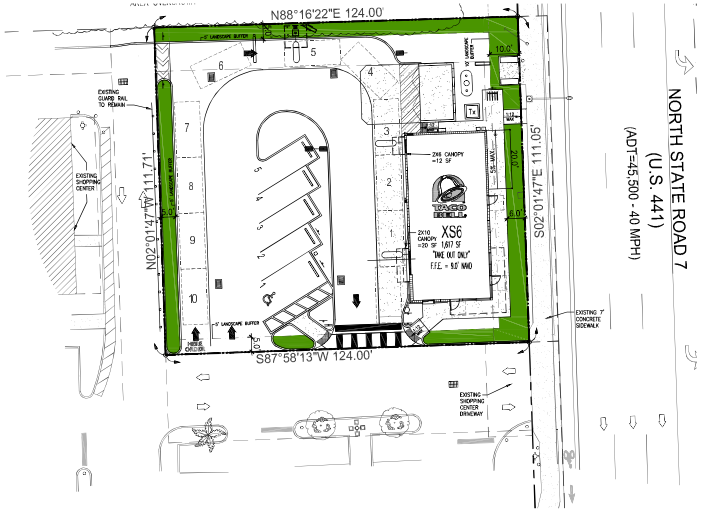
THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(TITLE COMMITMENT)

PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 13,811 SQUARE FEET (0.3171 ACRES), MORE OR LESS.

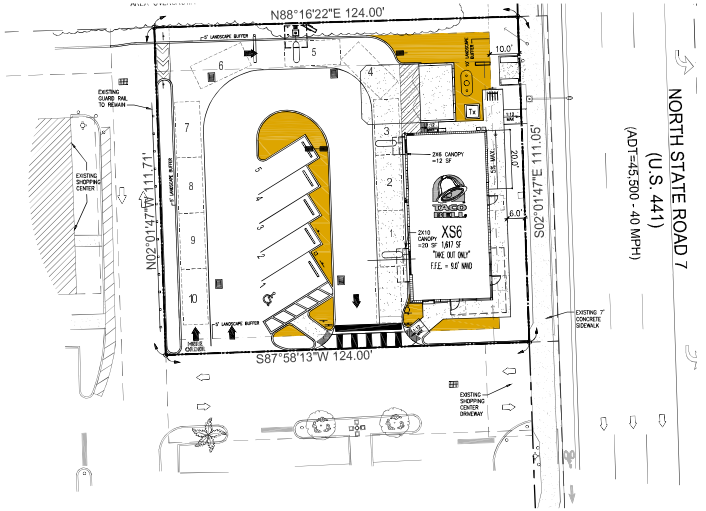


LANDSCAPE BUFFER DIAGRAM

1"=20'-0"

LANDSCAPE BUFFER (1,843.6 S.F.)

OPEN SPACE LANDSCAPE AREA (1,178.0 S.F.)



OPEN SPACE LANDSCAPE DIAGRAM

1"=20'-0"

SUMMARY		
	PROPOSED AREA	
TOTAL SITE AREA	13,811.0 S.F.	(0.317 Ac.)
VEHICULAR USE AREA	7,708.2 S.F.	(55.81%)
LANDSCAPE BUFFER AREA	1,843.6 S.F.	(13.35%)
OPEN SPACE LANDSCAPE AREA	1,178.0 S.F.	(8.53%) (15.28% OF VEHICULAR USE AREA)
TOTAL LANDSCAPE AREA	3,021.6 S.F.	(21.88%)

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EDUARDO L. CARCACHE LICENSE No. 31914 STATE OF FLORIDA PROFESSIONAL ENGINEER

SEAL
EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914
RICARDO J. PEREZ
ARCHITECT-AR 14985

Eduardo L. Carcache, State of Florida Professional Engineer, License No. 31914

This item has been digitally signed and sealed by Eduardo L. Carcache on the date indicated here.

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	DATE	REMARKS
4	10/01/24	CITY COMMENTS
3	10/23/24	CITY COMMENTS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY.: AG
JOB NO.:

TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

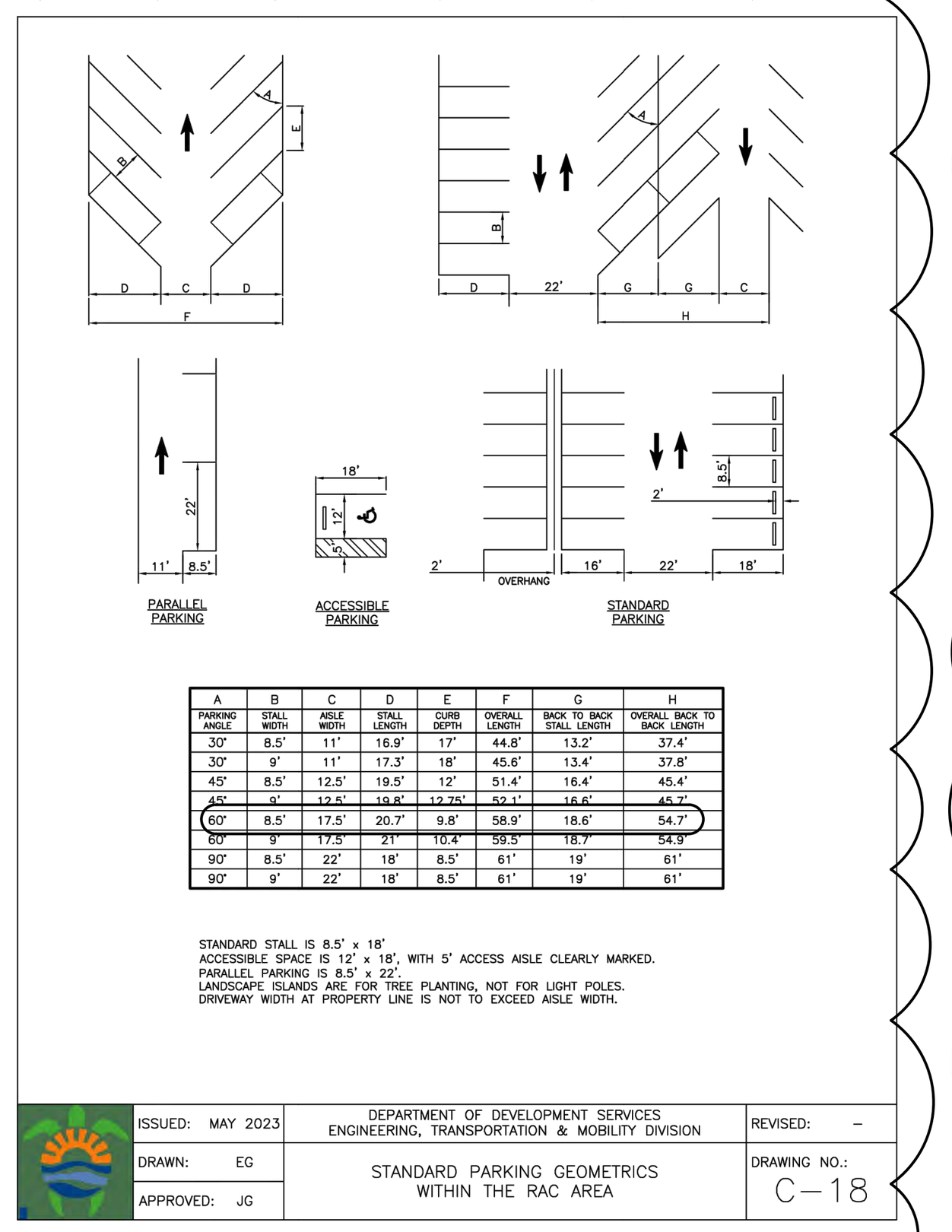
TACO BELL

XS6

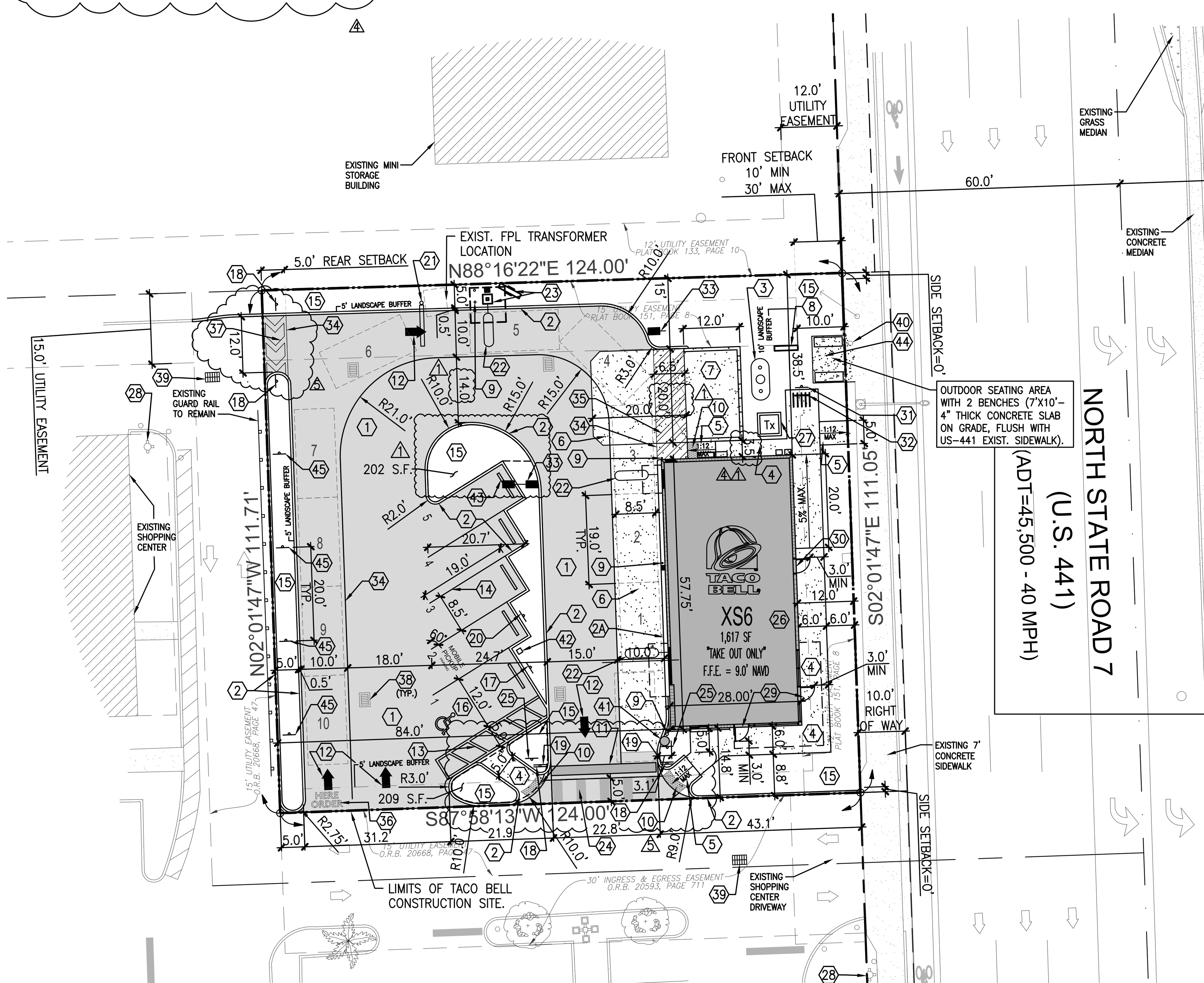
VEHICULAR USE, LANDSCAPE BUFFER & OPEN SPACE AREA DIAGRAMS

C-1.2

PLOT DATE:



A PARKING ANGLE	B STALL WIDTH	C AISLE WIDTH	D STALL LENGTH	E CURB DEPTH	F OVERALL LENGTH	G BACK TO BACK STALL LENGTH	H OVERALL BACK TO BACK LENGTH
30°	8.5'	11'	16.9'	17'	44.8'	13.2'	37.4'
30°	9'	11'	17.3'	18'	45.6'	13.4'	37.8'
45°	8.5'	12.5'	19.5'	12'	51.4'	16.4'	45.4'
45°	9'	12.5'	19.8'	12.75'	52.1'	16.6'	45.7'
60°	8.5'	17.5'	20.7'	9.8'	58.9'	18.6'	54.7'
60°	9'	17.5'	21'	10.4'	59.5'	18.7'	54.9'
90°	8.5'	22'	18'	8.5'	61'	19'	61'
90°	9'	22'	18'	8.5'	61'	19'	61'



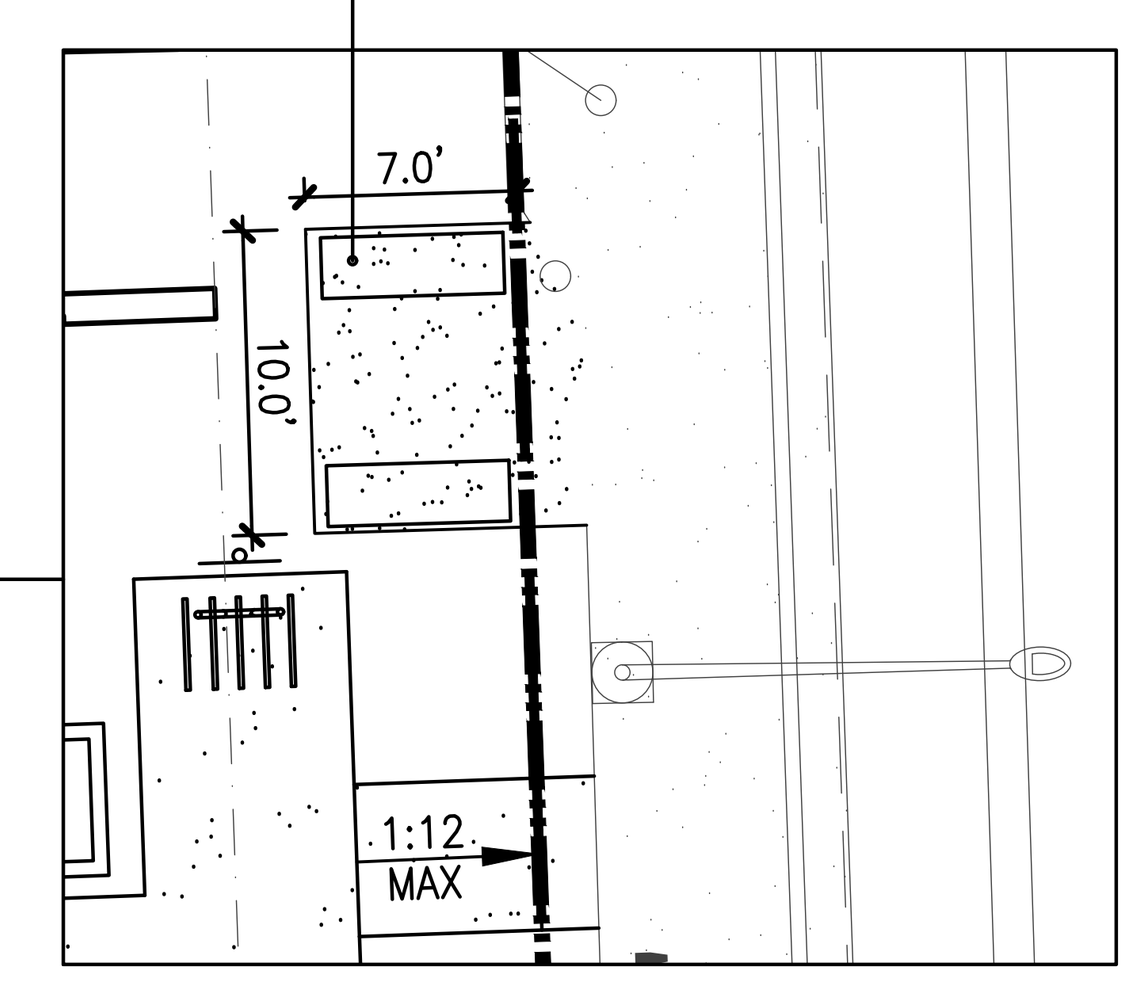
SITE PLAN

1"=20'–0"

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.





OUTDOOR SEATING AREA ENLARGED

1"=10'–0"

NOTES:

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
- ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION.
- SEPARATE PERMIT ARE REQUIRED FOR EACH SIGN.
- MAXIMUM FOOT–CANDLE LEVEL AT ALL PROPERTY LINES SHALL BE 0.5 MAXIMUM ALLOWED.

DRIVEWAYS & SIDEWALKS

NEW ASPHALT PAVEMENT:	6,992.20 SQ. FT.
NEW CONC. DRIVEWAY (DT):	672.80 SQ. FT.
NEW CONC. DRIVEWAY (TRASH AREA):	396.70 SQ. FT.
NEW CONC. SIDEWALK:	870.30 SQ. FT.
NEW CONC. PAD (TRASH ENCLOSURE):	240.40 SQ. FT.
NEW LINEAR FT OF CURB (TYPE 'D'):	672.20 FT.

SITE PLAN LEGEND

- Tx — TRANSFORMER BOX ON PAD
- # — NUMBER OF PARKING SPACE
- ♿ — ACCESSIBLE PARKING SPACES
- NEW ASPHALT DRIVEWAY
- NEW CONC. SIDEWALK/ DRIVEWAY

NOTES:

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH THE CITY OF HOLLYWOOD BUILDING DEP. STANDARDS & FDOT.
2. ALL RADII AND DIMENSIONS ARE TO FACE OF CURB/EDGE OF PAVEMENT.
3. ALL SIGNAGE, CANOPIES, & DUMPSTER ENCLOSURE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
4. PAVEMENT MARKING MATERIAL TO BE PAINT UNLESS OTHERWISE NOTED.
5. ALL LIGHTS AND LIGHTING SHALL BE DESIGNED AND ARRANGED AS NOT TO CAUSE A DIRECT GLARE INTO ADJACENT PROPERTIES.

MEETING DATES:

PACO	DEC 19, 2022
PRELIMINARY TAC	N/A
FINAL TAC	FEB 6, 2023
PDB	

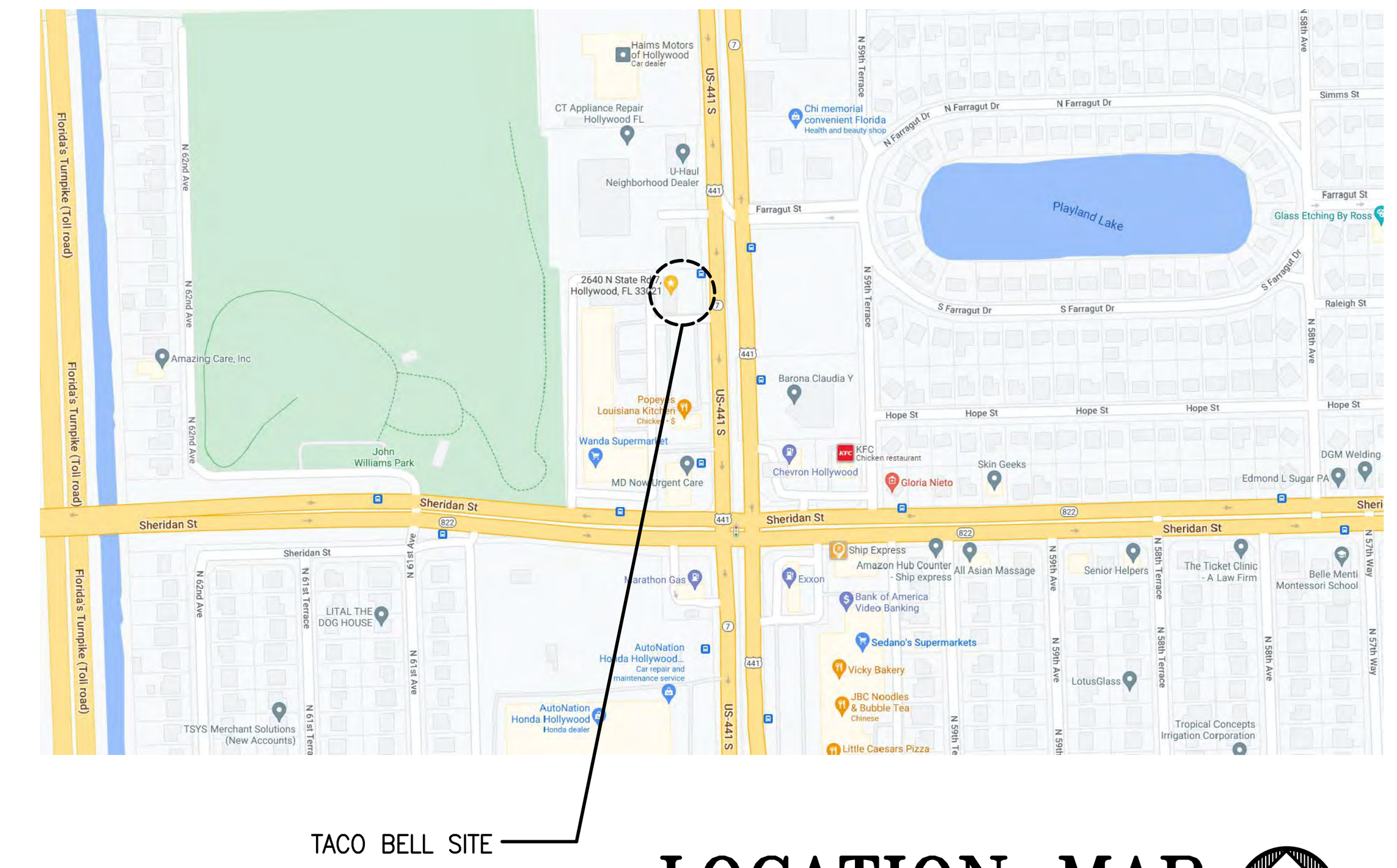
COMMERCIAL GREEN BUILDING PRACTICES INCORPORATED INTO PLANS

(PER ORDINANCE 0–2011–06)

1. ENERGY STAR APPROVED ROOFING MATERIALS.
2. AT LEAST 80% OF PLANTS, TREES AND GRASS PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
3. UTILIZE LED LIGHTS FOR OVER 90% OF PARKING LOT LIGHTING.
4. REFRIGERANT: ALL BUILDING HVAC & R SYSTEMS ARE FREE OF CFU'S AND HALONS.
5. REDEVELOPMENT OF EXISTING SITE – LOCATE THE BUILDING ON A SITE THAT HAS EXISTING HARDSCAPE OR BUILDINGS THAT MUST BE REPLACED BY THE NEW DEVELOPMENT AND HAS EXISTING UTILITY CONNECTIONS TO THE SITE.
6. ACCESS TO PUBLIC TRANSPORTATION – THE SITE IS LOCATED WITHIN ½ MILE OF EXISTING RAIL NODE OR ¼ MILE OF AT LEAST 1 ACTIVE BUS STOP.
7. SIDEWALKS – PROVIDE SIDEWALKS FOR ALL PATHS TO ADJACENT CITY STREETS THAT ARE MINIMUM 4' WIDE WITH CONCRETE OR OTHER FIRM, SLIP RESISTANT SURFACES.
8. REDUCE HEAT ISLAND EFFECT – UTILIZE A COOL–ROOF THAT WILL HAVE A SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 78, WHICH REDUCES THE HEAT ISLAND EFFECT.
9. DURABLE EXTERIOR MATERIALS–BUILDING DESIGN SHALL INCLUDE DURABLE EXTERIOR BUILDING WALL AND WINDOW MATERIALS TO PREVENT DAMAGE FROM HIGH WINDS. THE EXTERIOR SURFACE OF A MINIMUM OF 80% OF WALLS SHALL BE CONCRETE OR BRICK MASONRY. WINDOWS SHALL HAVE IMPACT RESISTANT GLAZING.
10. LOW FLOW TOILET FIXTURES. THE TOILETS SHALL HAVE A MAXIMUM WATER USE OF 1.28 GPF. URINALS SHALL HAVE A MAXIMUM WATER USE OF 0.5 GPF. CALCULATIONS MUST BE SUBMITTED WITH PLANS. SYSTEM MUST PASS ALL REQUIRED INSPECTIONS BY PLUMBING INSPECTOR.

CONSTRUCTION NOTES:

1. ASPHALT PAVEMENT AS PER DETAIL.
2. 6" P.C.C. TYPE 'D' CURB AS PER DETAIL.
2A. 9" P.C.C. TYPE 'B' CURB AS PER DETAIL.
3. LP TANK
4. P.C.C. CONCRETE SIDEWALK AS PER DETAIL
5. P.C.C. HANDICAP RAMP – MAX SLOPE 1:12, WITH 6" EDGE PROTECTION CURB.
5A. FDOT STANDARD PLANS, DETECTABLE WARNINGS & SIDEWALK CURB RAMPS DETAILS. SEE SHEET C–4.
6. 6" THICK P.C.C. PAD W/ 6"x6" –10/10 W.W.M. OVER CRUSHED AGGREGATE OR GRAVEL BASE. CONSTRUCTION JOINTS AT 10 FEET ON CENTER.
7. TRASH ENCLOSURE AS PER DETAIL SHT. C–7 (UNDER SEPARATE PERMIT).
8. PROPOSED 24 S.F. – 8' HIGH MONUMENT SIGN (UNDER SEPARATE PERMIT)
9. STEEL BOLLARD AS PER DETAIL.
10. PROVIDE YELLOW DETECTABLE WARNING SURFACE. SEE DETAIL #10 ON SHEET C–4.
11. 24" STOP BAR WHITE (THERMOPLASTIC)
12. TRAFFIC ARROWS PAINTED WHITE.
13. 6" WHITE STRIPES AT 60° (PER FDOT INDEX No. 17346)
14. 4" WHITE STRIPE (TYPICAL AT PARKING SPACES)
15. LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS.
16. HANDICAP PARKING AS PER DETAIL.
17. HANDICAP SIGN 7'–0" A.F.P.
18. STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5–1)
19. STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1–1 (30"x30")
20. PARKING SPACE W/MOBILE ORDER PICK–UP SIGN
21. DRIVE–THRU CLEARANCE BAR BY SIGN CO.
22. SENSOR LOOP AT D/T WINDOWS AND MENU BOARD
23. DIGITAL MENU BOARD AND SPEAKER PEDESTAL W/CANOPY
24. PEDESTRIAN CROSSING PER F.D.O.T. INDEX NO. 17346
25. PEDESTRIAN CROSSING SIGN
26. ALL ROOF MOUNTED EQUIPMENT AND ACCESSORIES SHALL BE SCREENED FROM VIEW BY PARAPET
27. PROPOSED TRANSFORMER PAD
28. EXISTING FIRE HYDRANT
29. PROVIDE BUILDING ADDRESS "XXXX" WITH NUMERALS 9 INCHES HIGH. REFER TO BUILDING ELEVATION
30. PROVIDE BUILDING ADDRESS AND BUSINESS NAME ON SERVICE DOOR. REFER TO BUILDING ELEVATION ALL LETTERS TO BE CONSISTENT IN STYLE (4" HIGH)
31. 'BICYCLE PARKING' SIGN
32. BICYCLE RACK BY HUNTCO–MODEL BR3 OR APPROVED EQUAL
33. PROPOSED PARKING LIGHTS (REFER TO SHEET CE–1)
34. 6" WHITE STRIPE (THERMOPLASTIC)
35. 6" WHITE STRIPES AT 45° @ 24" O.C. (THERMOPLASTIC)
36. DRIVE–THRU PAVEMENT MARKINGS
37. 12" WHITE STRIPES AT 45° @ 3' O.C. (THERMOPLASTIC)
38. PROPOSED CATCH BASIN
39. EXISTING CATCH BASIN
40. EXISTING BUS STOP. ROUTE #18, ID#1302.
41. TRASH RECEPTACLE
42. PROVIDE 3/4" ELECTRICAL CONDUIT FROM ELECTRICAL PANEL TO PARKING LOCATION FOR FUTURE CHARGING STATION FOR EV–VEHICLES
43. PRECAST CONCRETE WHEEL STOP (TYP. 6"x6"x6')
44. NEW OUTDOOR SEATING AREA WITH 2 BENCHES (7'x10'– 4" THICK CONCRETE SLAB ON GRADE, FLUSH WITH US–441 EXIST. SIDEWALK)
45. "NO PARKING" SIGN.



LOCATION MAP

NOT TO SCALE

THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(TITLE COMMITMENT)

PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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SITE AND CODE DATA

DESCRIPTION	***TACO BELL RESTAURANT***
CURRENT ZONING	C-MU (Central Mixed-Use District)
CURRENT LAND USE	Transit Oriented Corridor (TOC)
CURRENT USE	Commercial

1 GENERAL INFORMATION

DESCRIPTION			
NON-RESIDENTIAL	TYPE		GROSS BUILDING AREA
	New Restaurant		1,617 SF
FAR	N/A		
TOTAL SITE AREA	13,811 (NET) SF	(0.317 Acres)	
TOTAL BUILDING	1,617 SF	11.71%	
TOTAL VEHICULAR USE AREA	7,738.2 SF	55.81%	
INTERIOR LANDSCAPE AREA (MINUS PERIMETER LANDSCAPE SET BACK AREA)	1,178.0 SF	15.28% of vehicular use area	
TOTAL LANDSCAPE AREA	3,021.6 SF	21.88%	

2 SETBACKS

NEW RESTAURANT								
DESCRIPTION	ALLOWED MIN-MAX	PROVIDED	DESCRIPTION	ALLOWED MIN-MAX	PROVIDED	DESCRIPTION	ALLOWED MIN-MAX	PROVIDED
FRONT (EAST)	10'-0'/30'-0"	12'-0"						
REAR (WEST)	5'-0"	84'-0"						
SIDE (NORTH)	0'-0"	38'-6"						
SIDE (SOUTH)	0'-0"	14'-9.5"						

3 MINIMUM ACTIVE USES

FRONTAGE	REQUIRED	PROVIDED
U.S. 441 (111.05 FT)	60%	57.75' (52%)

4 HEIGHTS PROVIDED

NEW RESTAURANT								
DESCRIPTION	ALLOWED MAXIMUM	PROVIDED	DESCRIPTION	ALLOWED MAXIMUM	PROVIDED	DESCRIPTION	ALLOWED MAXIMUM	PROVIDED
HEIGHT	85'-0"	21'-4"						

5 PARKING DATA

DESCRIPTION	MINIMUM 1 PER 150 SF BUILDING AREA	REQUIRED MINIMUM	REQUIRED MAXIMUM
NEW RESTAURANT, TAKE OUT	Standard parking spaces for 1,617 SF	11 sp	-
-Bicycle Rack reduction	5% of 11 sp (see item #32 on plan)	(0.55)	
-Public Art reduction	5% of 11 sp (Graphic Art - Building East Elevation)	(0.55)	
		10 sp	-
TOTAL STANDARD PARKING SPACES		PROVIDED 5 SPACES INCLUDING 1 HC	

6 DRIVE -THRU VEHICULAR STACKING

	IN BOUND REQUIRED	IN BOUND PROVIDED	OUT BOUND REQUIRED	OUT BOUND PROVIDED
VEHICULAR STACKING	6	6	1	1

7 PROJECT SUMMARY

SUMMARY OF REQUESTS: VARIANCES, MODIFICATIONS AND SPECIAL EXCEPTION

		REQUIRED	PROVIDED	
SPECIAL EXCEPTION				
VARIANCE	PARKING SPACES	10	5	7.2.28
	ACTIVE USE	60%	52%	C-MU (ii)
	TRANSPARENCY	50%	27.90%	TOC D-D.3.a(ii)(c)
	VEHICULAR USE LANDSCAPE	25%	15.28%	9.5.C.1

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EB#0004432

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SEAL
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RICARDO J. PEREZ
ARCHITECT-AR 14985

Eduardo L. Carcache, State of Florida, Professional Engineer, License No. 31914.

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	DATE	REMARKS
1	03/24/23	CITY COMMENTS
4	10/01/24	CITY COMMENTS
5	10/23/24	CITY COMMENTS
7	12/13/24	CITY COMMENTS
8	12/19/24	CITY COMMENTS

CONTRACT DATE:	
BUILDING TYPE:	XS6
PLAN VERSION:	
BRAND DESIGNER:	DANIEL DICKSON
SITE NUMBER:	315998
STORE NUMBER:	TB-459380
PA/PM:	DIANA DeCICCO
DRAWN BY.:	AG
JOB NO.:	

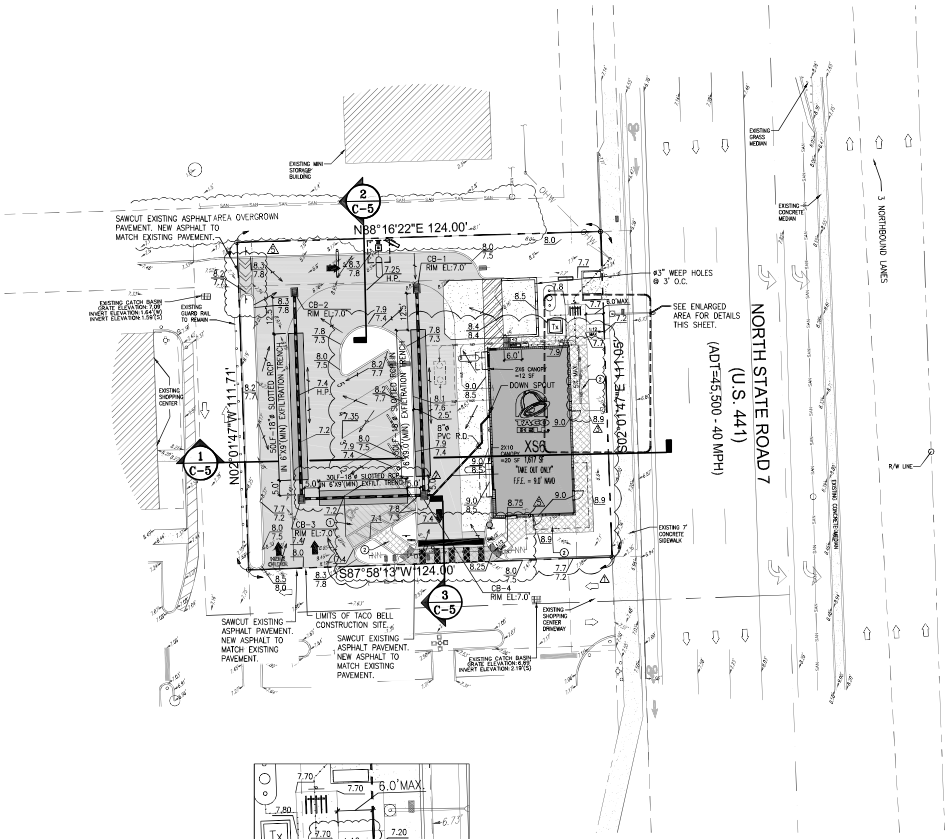
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

XS6

SITE PLAN

C-1

PLOT DATE:



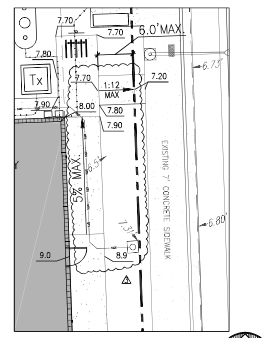
PAVING & GRADING PLAN

1"=20'-0"

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20' ft.



ENLARGED AREA

1"=10'-0"

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10' ft.

811 Know what's below. Call before you dig.

NOTES:

1. SITE CONTRACTOR SHALL GRADE ALL LANDSCAPED AREAS TO AN ELEVATION 3" BELOW TOP OF CURB OR SIDEWALK.
2. SITE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL SITE, INCLUDING BERMS AND SWALES, IF ANY. COORDINATE WITH LANDSCAPE DRAWINGS AND LANDSCAPE CONTRACTOR.
3. SITE CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE OVER ENTIRE SITE.
4. GENERAL CONTRACTOR SHALL PROVIDE SLEEVES FOR LANDSCAPE IRRIGATION LINES PRIOR TO PAVING. COORDINATE WITH IRRIGATION DRAWINGS AND IRRIGATION CONTRACTOR.

NOTE:

CONTRACTOR TO DEMOLISH EXISTING BUILDINGS (INCLUDING FOUNDATIONS AND UNDERGROUND STRUCTURES), REMOVE ALL DEBRIS, PROVIDE CLEAN AND GRADED SITE, AND VERIFY LOCATION AND INVERT ELEVATIONS, PRIOR TO TACO BELL START CONSTRUCTION.

PROPOSED DRAINAGE SCHEDULE

STRUCTURE #	TYPE	GRATE EL.	INVERT ELEVATIONS N	S	E	W
CB-1	"P"-(4'x4')	7.0		2.5'*		
CB-2	"M"-(5'x5')	7.0		2.5'*		
CB-3	"M"-(5'x5')	7.0	2.5'*		2.5'*	
CB-4	"M"-(5'x5')	7.0	2.5'*		(8"RD) 3.5'	2.5'*

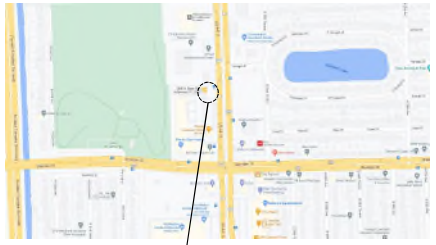
* PROVIDE POLLUTION RETARDANT BAFFLE.

REQUIRED FINISH FLOOR ELEVATION

	REQ'D	PROPOSED
1. 1 FT ABOVE FLOOD CRITERIA	N/A-FLOOD ZONE "X"	N/A
2. 6 INCHES ABOVE CROWN OF ROAD	8.46'+0.5'=8.96'	9.0'

LEGEND

- TX — TRANSFORMER BOX ON PAD
- ACCESSIBLE PARKING SPACES
- NEW ASPHALT DRIVEWAY
- NEW CONC. SIDEWALK/ DRIVEWAY
- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- 7.70 — EXISTING ELEVATION
- 9.0 / 8.5 — PROP. TOP OF CURB & FINISHED PAVEMENT ELEV.
- 9.0 — PROPOSED ELEVATIONS
- (1) G.C. TO VERIFY MAX. 2% SLOPE AT HANDICAP SPACE AND ACCESSIBILITY ROUTE
- (2) SLOPE ALONG ACCESS PATH NOT TO EXCEED 5% AND MAX. 2% CROSS SLOPE.



LOCATION MAP

NOT TO SCALE

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SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 13,811 SQUARE FEET (0.3171 ACRES), MORE OR LESS.

GENERAL NOTES

1. ALL ORGANIC OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM WITHIN 10 FEET OF ANY AREA TO BE FILLED. THIS INCLUDES ALL BUILDING AREAS AND PAVING AREAS WHICH ARE BEING FILLED. ANY SUCH MATERIAL SHALL BE REPLACED WITH APPROVED GRANULAR FILL WHICH SHALL BE COMPACTED IN 8" LAYERS TO 100% OF MAXIMUM DENSITY AS PER AASHTO T-99C.
2. ALL UTILITIES AND DRAINAGE INSTALLATIONS SHALL BE CONSTRUCTED, INSTALLED, AND ACCEPTED BY THE CITY OF HOLLYWOOD PUBLIC UTILITIES DEPARTMENT.
3. STABILIZED SUBGRADE SHALL HAVE LIMEROCK BEARING RATION (LBR) OF 40 AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99C.
4. LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 911 OF THE FLORIDA D. O. T. STANDARD SPECIFICATIONS, EXCEPT THAT THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE 70%.
5. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE TYPE S-III.
6. PRIME COAT AND TACK COAT FOR BASE COURSES SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 300-1 THROUGH 300-7 OF FLORIDA D. O. T. STANDARD SPECIFICATIONS. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
7. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
8. PRECAST CONCRETE MANHOLES AND CATCH BASINS SHALL MEET THE REQUIREMENTS OF A. S. T. M. SPECIFICATIONS C-478 AND 641, AND THE CITY OF HOLLYWOOD UTILITIES DEPARTMENT MINIMUM STANDARDS.
9. CONCRETE FOR PRECAST MANHOLE AND CATCH BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
10. REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO A. S. T. M. SPECIFICATIONS A-615 AND A-305, LATEST REVISION.
11. ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATERTIGHT.
12. ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2 : 1 CEMENT MORTAR MIX.
13. REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF A. S. T. M. SPECIFICATION C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION, AND AS MODIFIED BY SECTION 941 FLORIDA D. O. T. STANDARD SPECIFICATIONS. (LATEST EDITION)
14. ALL DRAINAGE SYSTEM PIPE JOINTS INCLUDING THOSE OUTSIDE THE EXFILTRATION TRENCH, TO BE WRAPPED IN FDOT APPROVED FILTER FABRIC WITH SECURING DEVICE (INDEX No. 280, FDOT DESIGN STANDARDS JANUARY 2004)
15. ALL WORKMANSHIP, INSTALLATIONS, AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE CITY OF HOLLYWOOD UTILITIES DEPARTMENT MINIMUM STANDARDS.
16. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON AS-BUILT INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
17. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO C. K. E. GROUP, INC. AND TO THE MIAMI DADE COUNTY PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO ORDERING THE MATERIALS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED AS-BUILT DRAWINGS PRIOR TO FINAL INSPECTION BY THE CITY OF HOLLYWOOD OFFICIALS OF UNDERGROUND UTILITIES.
19. SOIL BORING RECORDS ARE PART OF THE BID DOCUMENTS. IN THE EVENT OF DISCREPANCY BETWEEN THE SPECIFICATIONS AND THE SOILS REPORT RECOMMENDATIONS, THE MOST STRINGENT OF THE TWO SHALL BE USED.

CKE GROUP INCORPORATED
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17190 ROYAL PALM BLVD
SUITE #2
WESTON, FLORIDA 33326
PHONE: (305) 568-4124
FAX: (305) 826-0615
EB#0004436

EDUARDO L. CARCACHE No. 31914 STATE OF FLORIDA PROFESSIONAL ENGINEER

SEAL
EDUARDO L. CARCACHE
CIVIL ENGINEER #: 31914
RICARDO J. PEREZ
ARCHITECT #: AR14986

Eduardo L. Carcache, State of Florida Professional Engineer, License No. 31914

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	DATE	REMARKS
1	03/24/23	CITY COMMENTS
2	07/29/24	DRAINAGE COMMENTS
3	09/11/24	CITY COMMENTS
4	10/23/24	CITY COMMENTS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY: AG
JOB NO.:

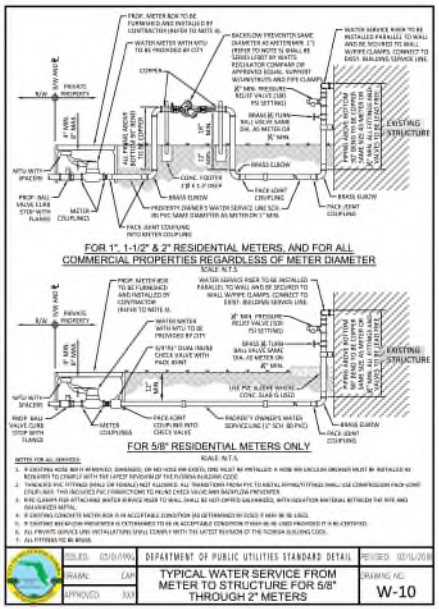
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

TACO BELL
XS6

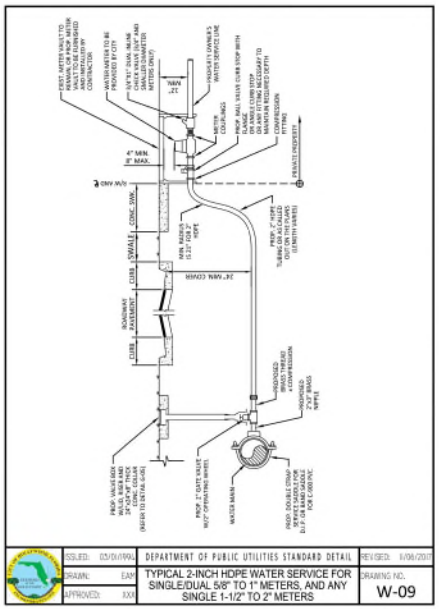
PAVING AND GRADING PLAN

C-2

PLOT DATE:



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/16/2016	
DRAWN: EAH	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10	
APPROVED: XXX			

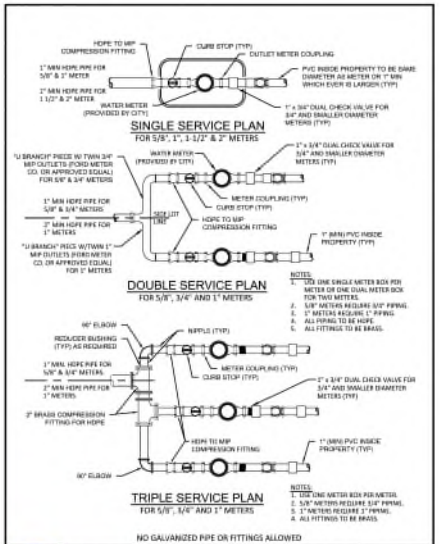


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 8/06/2017	
DRAWN: EAH	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	DRAWING NO. W-09	
APPROVED: XXX			

WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL ¾" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017	
DRAWN: EAH	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07	
APPROVED: XXX			



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 8/06/2017	
DRAWN: EAH	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06	
APPROVED: XXX			

811 Know what's below. Call before you dig.

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SEAL
EDUARDO L. CARCACHE
CIVIL ENGINEER #: 31914
ORLANDO J. PEREZ
ARCHITECT #: AR14986

Eduardo L. Carcache, State of Florida Professional Engineer, License No. 31914

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CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY: AG
JOB NO.:

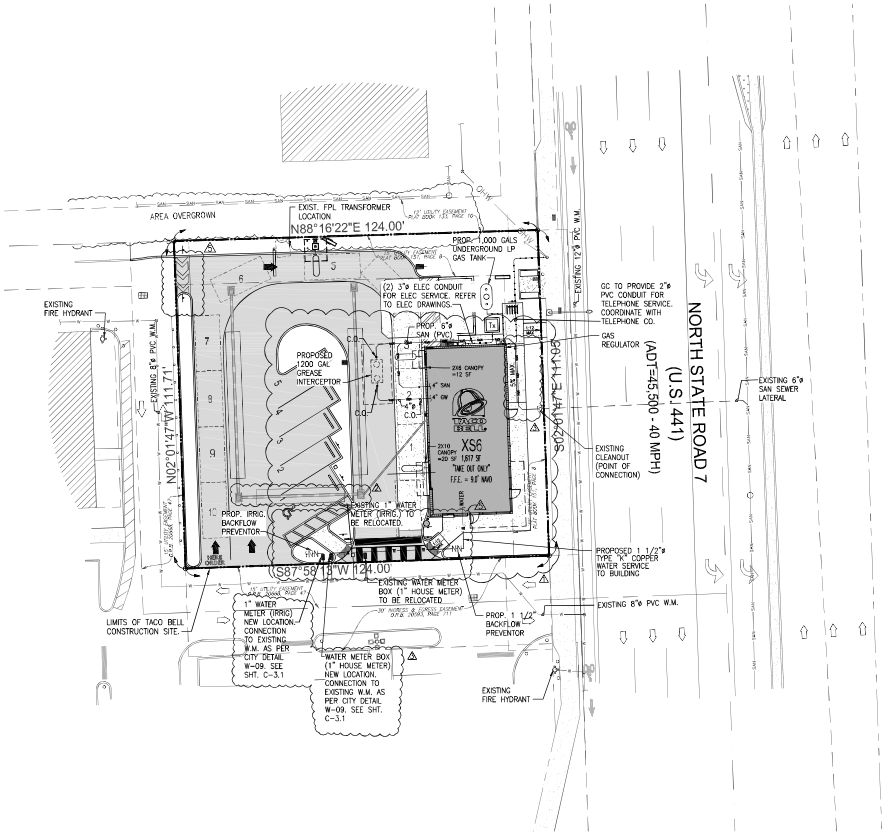
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

TACO BELL
XS6

SITE UTILITY DETAILS

C-3.1

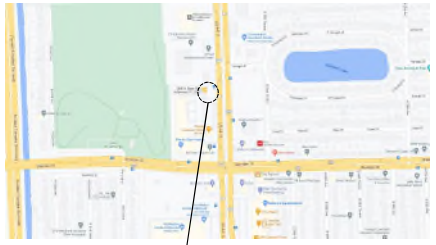
PLOT DATE:



SITE UTILITY PLAN

1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



LOCATION MAP

NOT TO SCALE

THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(TITLE COMMITMENT)

PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 13,811 SQUARE FEET (0.3171 ACRES), MORE OR LESS.

PROPOSED WATER & SEWER DEMAND

USE	SIZE	DEMAND	TOTAL DEMAND
WATER	1,167 S.F.	100 GALS PER 1,000 S.F. PER DAY	116.7 GALS PER DAY
SEWER	1,167 S.F.	85.12 GALS PER 1,000 S.F. PER DAY	99.3 GALS PER DAY

DEMAND:
35 GPD PER SEAT

SITE PLAN LEGEND

- TRANSFORMER BOX ON PAD
- # NUMBER OF PARKING SPACE
- ACCESSIBLE PARKING SPACES
- NEW ASPHALT DRIVEWAY
- NEW CONC. SIDEWALK/ DRIVEWAY

811 Know what's below. Call before you dig.

NOTES:

1. ALL HYDRANTS TO FALL WITHIN 2 FEET OF CURB, STEAMER CONNECTION TO FACE ROADWAY.
2. WATER SHALL BE AVAILABLE TO ALL HYDRANTS PRIOR TO START OF CONSTRUCTION.
3. LANDSCAPING SHALL NOT OBSCURE FIRE HYDRANT NOR SPRINKLER / STANDPIPE WYES.
4. BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM ROADWAY.
5. ALL CLEANOUTS IN DRIVEWAYS TO HAVE TRAFFIC BEARING CAPS (USG #7605 VALVE BOX).
6. ON-SITE SANITARY SEWER LATERAL TO BE PRIVATELY MAINTAINED.
7. CONTRACTOR TO VERIFY INVERTS AND EXACT LOCATION OF UTILITIES PRIOR TO COMMENCING WITH WORK.
8. MINIMUM SLOPE OF SANITARY WASTE = 1%.
9. CONTRACTOR TO PROVIDE CLEANOUTS AT EACH CHANGE OF DIRECTION OF SEWER LINE AND AT INTERVALS NOT TO EXCEED 70 FT.
10. NO SOLVENT WELD SHALL BE USED.
11. REFER TO THE PUBLIC UTILITIES DEPARTMENT OF CITY OF HOLLYWOOD FOR ADDITIONAL DETAILS.
12. ON SITE WATER AND SEWER NOT INSIDE UTILITY EASEMENTS MUST BE PERMITTED AND INSPECTED BY PLUMBING OFFICIALS AT PUBLIC UTILITIES DEPARTMENT.
13. PHYSICAL SEPARATION BETWEEN THE BUILDING AND THE WATER AND SEWER SERVICE LINES IS REQUIRED PRIOR TO BUILDING DEMO.



SAMPLING PORT
(TO REMAIN UN-OBSTRUCTED)

SAMPLING PORT NOTE:
SAMPLING PORT SHALL BE ACCESSIBLE AT ALL TIMES WITHOUT HAVING TO REMOVE ANY MERCHANDISE AND WITHOUT STANDING WATER ON GROUND SURFACE; WITH A MINIMUM 24 INCHES HORIZONTAL CLEARANCE FROM ANY WALL, FIXED EQUIPMENT OR STORED MATERIALS AND A MINIMUM 48 INCHES VERTICAL CLEARANCE FROM ANY FIXED EQUIPMENT OR STORED MATERIALS.



TOPS OF INLET AND OUTLET TEES ARE LEFT OPEN FOR VENTING. TEES SHALL BE TWO-WAY CLEANOUT TYPE ALL MAN HOLES AND CLEAN OUTS MUST BE BROUGHT TO GRADE

NOTES:
* GREASE TRAP TO BE PUMPED OUT EVERY 90 DAYS (MINIMUM)
* GREASE TRAP SHALL BE FULLY ACCESSIBLE AT ALL TIMES

SECTION
GREASE TRAP

NOTE: REFER TO PLUMBING PLANS FOR SIZING CALCULATIONS

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STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY: AG
JOB NO.:

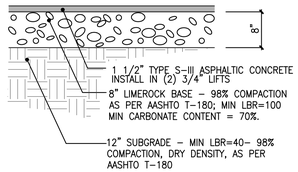
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

XS6

SITE UTILITY PLAN

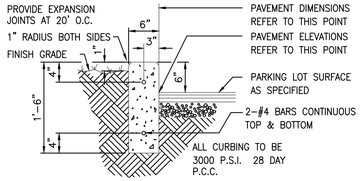
C-3

PLOT DATE:



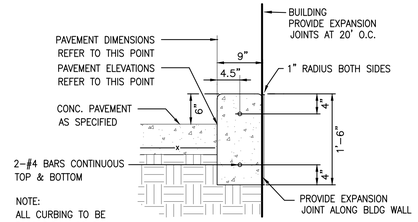
1 PAVEMENT DETAIL

NOT TO SCALE



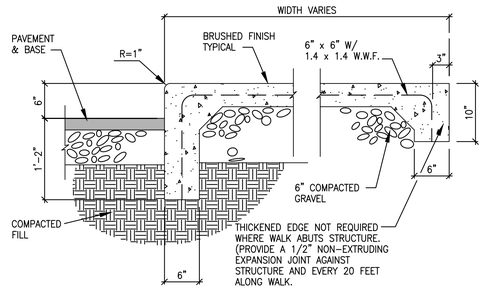
2 6" CONCRETE CURB (TYPE "D")

NOT TO SCALE



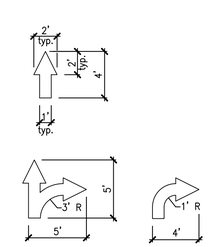
2A 9" CONCRETE CURB (ALONG FACE OF BUILDING)

NOT TO SCALE



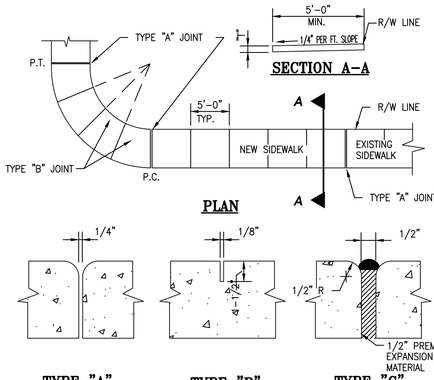
4 BRUSHED CONCRETE WALK

NOT TO SCALE



12 PAINTED ARROWS

NOT TO SCALE



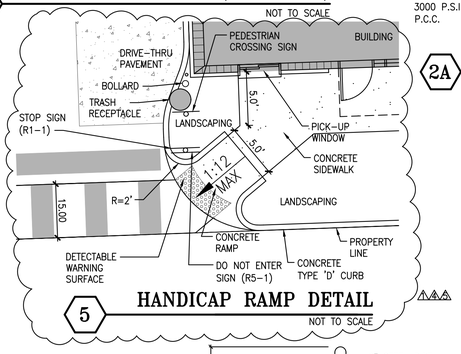
TYPE "A" (OPEN TYPE JOINTS) **TYPE "B"** (SAWED JOINTS) **TYPE "C"** (EXPANSION JOINTS)

TABLE OF SIDEWALK THICKNESS-"T"	
LOCATION	"T"
RESIDENTIAL AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING AND NEW SIDEWALKS
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES

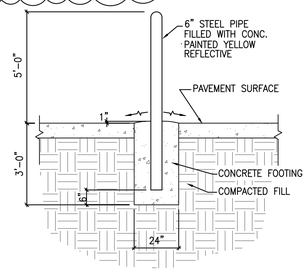
4 SIDEWALK CONSTRUCTION DETAIL

NOT TO SCALE



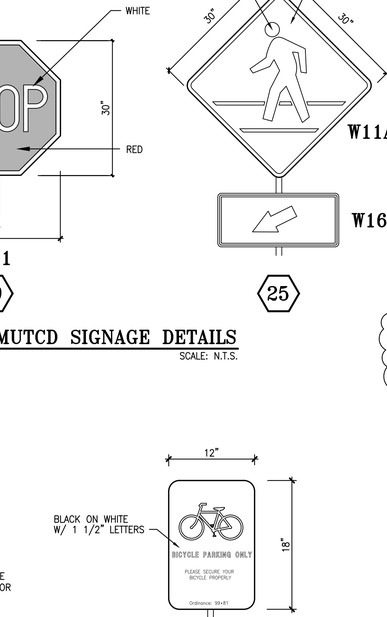
5 HANDICAP RAMP DETAIL

NOT TO SCALE



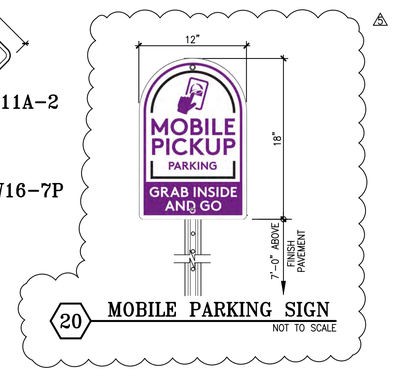
9 STEEL BOLLARD DETAIL

NOT TO SCALE



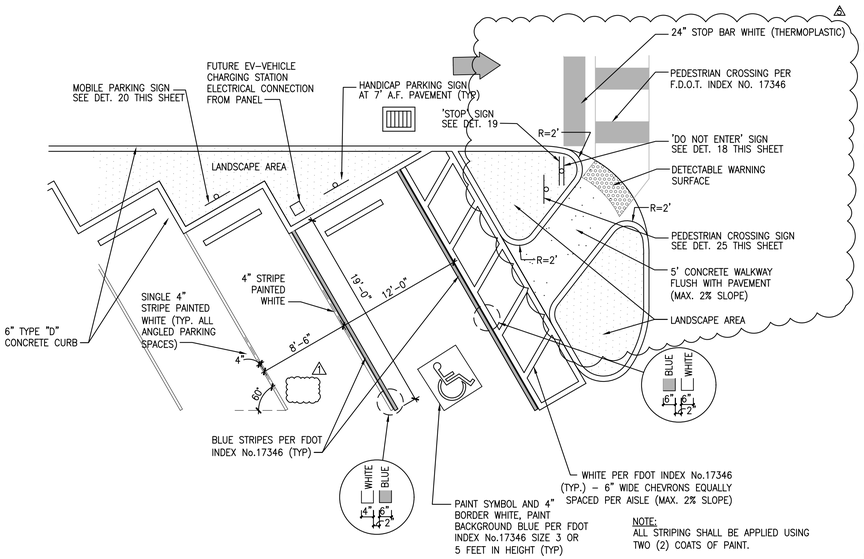
STANDARD F.D.O.T. & MUTCD SIGNAGE DETAILS

SCALE: N.T.S.



20 MOBILE PARKING SIGN

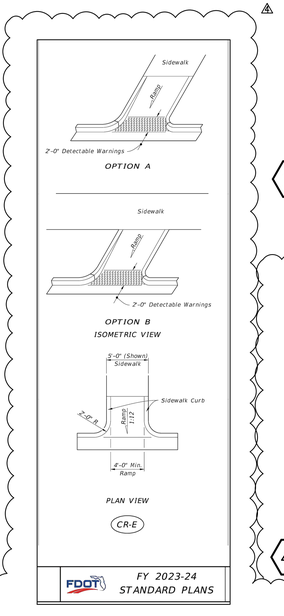
NOT TO SCALE



NOTE:
ALL STRIPING SHALL BE APPLIED USING TWO (2) COATS OF PAINT.

14 16 STANDARD AND HANDICAP PARKING DETAILS

NOT TO SCALE



NOTE:
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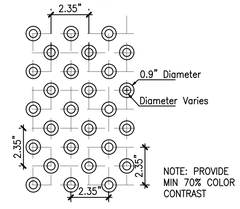
5A DETECTABLE WARNINGS & SIDEWALK CURB RAMPS DETAILS (FDOT INDEX 522-002)

NOT TO SCALE



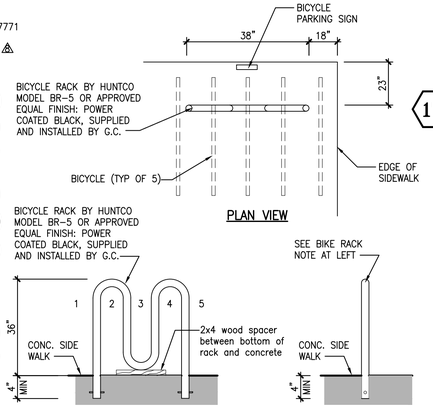
10 DETECTABLE WARNING SURFACE DETAIL

NOT TO SCALE

NOTE: PROVIDE MATS PER SPECS. OR EQUAL APPROVED SUPPLIERS:
ADA SOLUTIONS (800) 372-0519
PROF. PAVEMENT PRODUCTS (888) 717-7771

45 NO PARKING SIGN

NOT TO SCALE

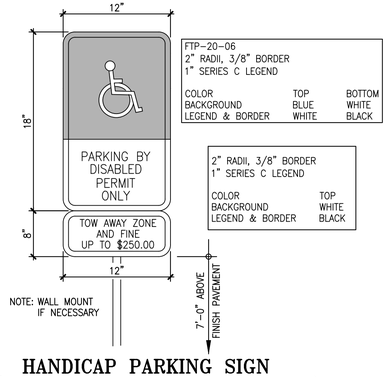


32 BIKE RACK DETAIL

NOT TO SCALE

31 BICYCLE PARKING SIGN

NOT TO SCALE



17 HANDICAP PARKING SIGN (FPT-20-04 PER FDOT INDEX 17355)

NOT TO SCALE

GENERAL NOTES

1. ALL SIGNS SHALL BE ERECTED IN ACCORDANCE WITH ALL LOCAL CODES AND SOIL CONDITIONS.
2. DESIGNS ARE PER 170 MPH WIND LOADS (VERIFY LOCAL WIND AND SOIL CONDITIONS).
3. ALL PAINTED PAVEMENT MARKERS ARE TO BE SOLID YELLOW AND FURNISHED BY GENERAL CONTRACTOR.
4. WHEN UNABLE TO VIEW CARS PLACING ORDERS DIRECTLY FROM PICK-UP WINDOW A 24" CONVEX MIRROR SHALL BE PLACED IN AN APPROPRIATE LOCATION TO VIEW CUSTOMERS AT ORDER STATION.

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EDUARDO L. CARCACHE LICENSE No. 31914 STATE OF FLORIDA PROFESSIONAL ENGINEER

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ARCHITECT-AR 14985

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4	12/19/24	CITY COMMENTS

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TACO BELL
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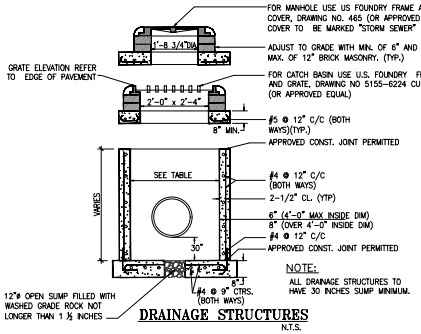
HOLLYWOOD, FL 33021

TACO BELL
XS6

SITE DETAILS

C-4

PLOT DATE:



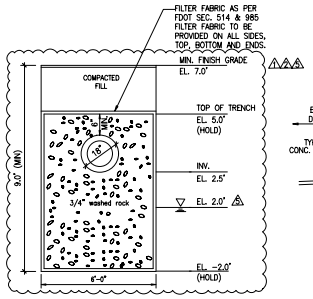
NOTE:
ALL DRAINAGE STRUCTURES TO HAVE 30 INCHES SUMP MINIMUM.

DRAINAGE STRUCTURES
N.T.S.

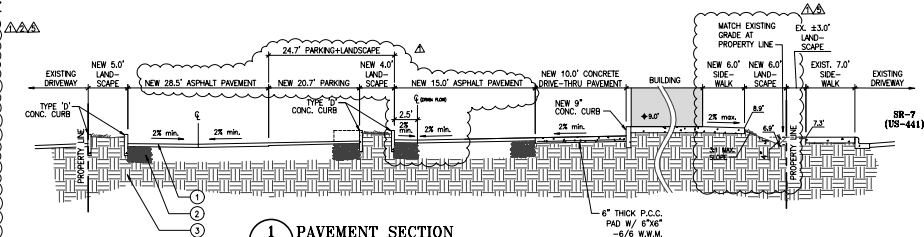
TABLE OF INSIDE DIMENSIONS FOR RECTANGULAR STRUCTURES		
STRUCTURE TYPE	INLET	MANHOLE
B	3'-0" X 3'-0"	3'-0" X 3'-0"
C	3'-0" X 4'-0"	3'-0" X 4'-0"
D	3'-0" X 5'-0"	3'-0" X 5'-0"
F	4'-0" X 4'-0"	4'-0" X 4'-0"
G	4'-0" X 5'-0"	4'-0" X 5'-0"
H	5'-0" X 6'-0"	5'-0" X 6'-0"
J	6'-0" X 6'-0"	6'-0" X 6'-0"
K	4'-0" X 6'-0"	4'-0" X 6'-0"
L	3'-0" X 6'-0"	3'-0" X 6'-0"
M	5'-0" X 5'-0"	5'-0" X 5'-0"

DRAINAGE STRUCTURES SECTION DETAILS
NOT TO SCALE

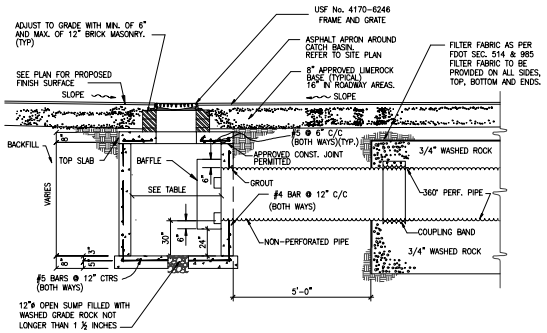
(PER CITY OF HOLLYWOOD-UTILITIES DEPT. STANDARD DETAIL)



EXFILTRATION TRENCH DETAIL
NOT TO SCALE

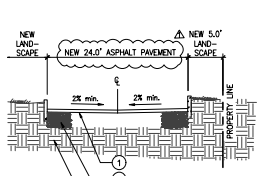


1 C-5 PAVEMENT SECTION
NOT TO SCALE

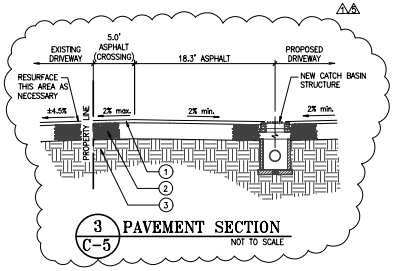


CATCH BASIN W/ EXFILTRATION TRENCH
NOT TO SCALE

(PER CITY OF HOLLYWOOD-UTILITIES DEPT. STANDARD DETAIL)



2 C-5 PAVEMENT SECTION
NOT TO SCALE

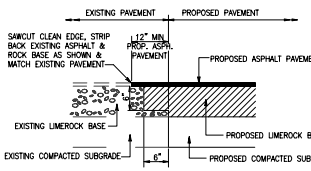


3 C-5 PAVEMENT SECTION
NOT TO SCALE

LEGEND

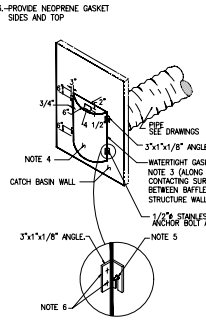
1. 1 1/2" TYPE S-III ASPHALTIC CONCRETE AT PARKING
   2" TYPE S-III ASPHALTIC CONCRETE AT DRIVES
2. 6" LIMEROCK BASE AT PARKING – 98% COMPACTION AS PER AASHTO T-180; MIN LBR=100; MIN CARBONATE CONTENT = 70%.
   8" LIMEROCK BASE AT DRIVES – 98% COMPACTION AS PER AASHTO T-180; MIN LBR=100; MIN CARBONATE CONTENT = 70%.
3. 12" SUBGRADE – MIN LBR=40 – 98% COMPACTION, DRY DENSITY, AS PER AASHTO T-180

NOTE:
REFER TO SOILS REPORT FOR DETAILED SPECS.



SAWCUT PAVEMENT DETAIL
NOT TO SCALE

NOTE:
1.-CONTRACTOR TO VERIFY THAT BAFFLE WILL FIT STRUCTURE I.D.
2.-DEBRIS BAFFLE REQUIRED AT CATCH BASINS CONNECTED DIRECTLY TO PROPOSED DRAIN FIELD.
3.-PROVIDE NEOPRENE GASKET SIDES AND TOP
4.-SECTION OF A.C.M.P. CUT IN HALF OR EQUIVALENT PREFABRICATED FIBERGLASS, BAFFLE DIAMETER TO BE AS PER TABLE 1
5.-1/2" GALVANIZED LAG BOLT IN LEAD SHIELD WELD OR 2-1/4" THRU BOLTS.



BRACKET DETAIL

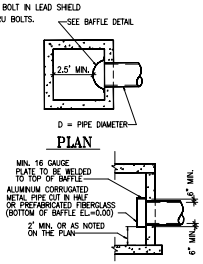
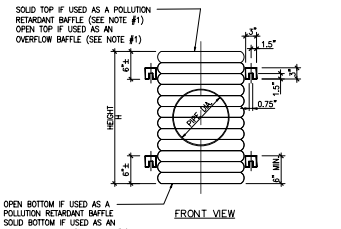
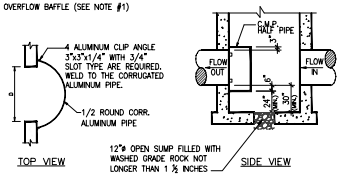


TABLE 1	
D	BAFFLE DIA.
10"	15"
15"	24"
18"	30"
24"	36"
30"	48"
36"	54"

POLLUTION RETARDANT BASIN DEBRIS BAFFLE DETAIL
NOT TO SCALE

(PER CITY OF HOLLYWOOD-UTILITIES DEPT. STANDARD DETAIL)





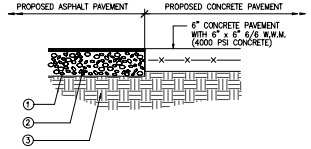
POLLUTION RETARDANT BAFFLE DETAIL
NOT TO SCALE

(PER CITY OF HOLLYWOOD-UTILITIES DEPT. STANDARD DETAIL)

STANDARD DIMENSIONS			
PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES MIN)
10"	15"	16	15"
15"	24"	16	21"
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"

NOTES:

1. ALUMINUM SHEET OF SAME THICKNESS (GAGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8"x 2") SHALL BE INSTALLED AT ALL BAFFLES.



① 1 1/2" THICK TYPE S-III ASPHALTIC CONCRETE IN TWO LIFTS

② * 6" LIMEROCK BASE IN PARKING AREAS
* 8" LIMEROCK BASE IN DRIVE AISLE
98% COMPACTION AS PER AASHTO T-180, MIN LBR=100, MIN CARBONATE CONTENT=70%

③ 12" COMPACTED SUBGRADE MIN LBR 40 COMPACTED TO MIN 95% OF MAX DRY DENSITY/T-180. COMPACT 2" MIN DEPTH OR FULL DEPTH OF FILL, WHICHEVER IS GREATER (ASTM D 1557)

ASPHALT-CONCRETE JOINT DETAIL
NOT TO SCALE

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EDUARDO L. CARCACHE No. 31914 STATE OF FLORIDA PROFESSIONAL ENGINEER

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EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914
RICARDO J. PEREZ
ARCHITECT-AR 14986

Eduardo L. Carcache, State of Florida, Professional Engineer, License No. 31914.

This item has been digitally signed and sealed by Eduardo L. Carcache on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

	DATE	REMARKS
1	03/24/23	CITY COMMENTS
2	07/29/24	DRAINAGE COMMENTS
3	10/23/24	CITY COMMENTS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY.: AG
JOB NO.:

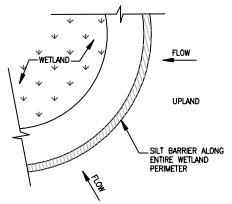
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

TACO BELL
XS6

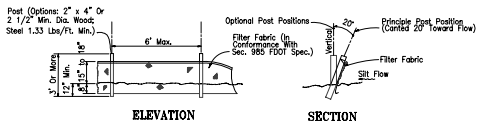
SITE DETAILS & PAVEMENT SECTIONS

C-5

PLOT DATE:

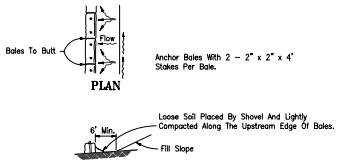


SILT BARRIER
Figure 1



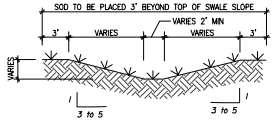
Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

TYPE III SILT FENCE
Figure 2

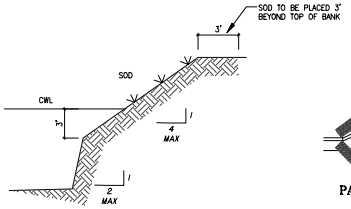


TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

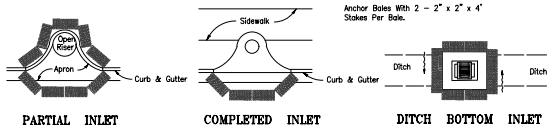
BARRIERS FOR FILL SLOPES
Figure 3



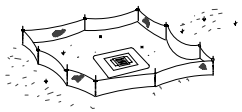
TYPICAL SWALE SECTION
Figure 4



TYPICAL RETENTION/DETENTION POND SECTION
Figure 5



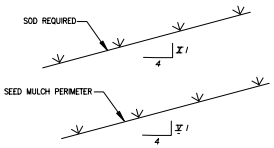
PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
Figure 6



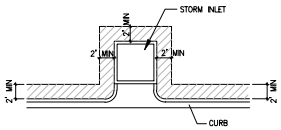
Type III Silt Fence Protection Around Ditch Bottom Inlets.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

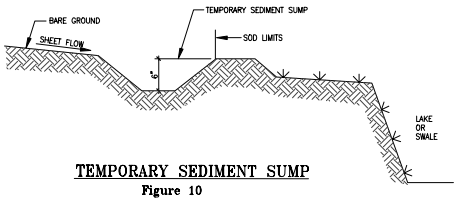
SILT FENCE APPLICATIONS
Figure 7



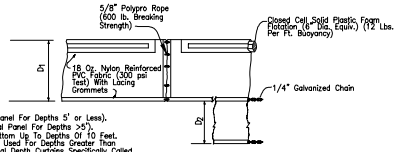
GRASS SLOPES
Figure 8



SOD ALONG CURB AND AROUND INLET
Figure 9



TEMPORARY SEDIMENT SUMP
Figure 10



D_1 =5' Std. (Single Panel For Depths 5' or Less).
D_2 =5' Std. (Additional Panel For Depths >5'). Curtain To Reach Bottom Up To Depths Of 10 Feet. Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

TYPE I

FLOATING TURBIDITY BARRIERS

STORMWATER POLLUTION PREVENTION DETAILS

NOT TO SCALE

Best Management Practices

This plan has been prepared to ensure compliance with appropriate conditions of the Miami-Dade County Land Development Regulations, the Rules of the Florida Department of Environmental Protection, Chapter 17-25, F.A.C.. The plan addresses the following areas:

1. Protection of preserved/conserved wetland habitats during construction.

2. Protection of preserved/conserved upland habitats during construction.

3. General erosion control.

4. Protection of surface water quality during and after construction.

5. Control of wind erosion.

The various techniques or actions identified under each section indicate the appropriate situation when the techniques should be employed. Also identified is a cross-reference to a diagram or figure representing the technique.

It should be noted that the measures identified on this plan are only suggested BMP(s). The contractor shall provide pollution prevention and erosion control measures as specified in FDOT Index #100 and as necessary for each specific application.

SECTION 1 PROTECTION OF PRESERVED/CONSERVED WETLAND HABITATS DURING CONSTRUCTION

1.1 Wetland habitat protection BMPs shall be utilized for any development parcel which contains or abuts a preserved wetland and/or for any parcel which contains or abuts a mitigated wetland.

1.2 Preserved wetlands shall be protected prior to the start of site-work construction. Protection shall consist of a silt barrier constructed along the entire perimeter of the preserved wetland as shown in Figure 1. The silt barrier shall be constructed along the outer edge of the required 30 foot buffer adjoining preserved wetlands. The silt barrier may be either a silt fence as shown in Figure 2 or hay bales as shown in Figure 3.

1.3 Mitigated wetlands shall be protected as soon as practical after their construction. Protection shall be the same as for preserved wetlands.

1.4 Silt barriers used for wetland protection shall remain in place for the duration of any site-work or building construction located in the vicinity of the wetland. Silt barriers erected during development shall be designed and maintained to not impound intermittent standing water for more than 72 hours. Silt barriers, any silt which accumulates behind these barriers and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 2 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS

2.1 Barricades shall be placed around all protected (preserved) habitats including mesic and uplands during development.

2.2 Silt barriers required for the protection of preserved habitats other than wetlands shall be constructed along the perimeter of the preserved area in accordance with implementation guidelines contained in Section 1.4.

SECTION 3 GENERAL EROSION CONTROL

3.1 General erosion control BMPs shall be employed to minimize soil erosion and potential lake slop cave-ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.

3.2 Cleared site development areas not continually scheduled for construction activities shall be covered with hay or over-seeded and periodically watered sufficient to stabilize the temporary groundcover.

3.3 Slopes of banks of retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.

3.4 All grass slopes constructed steeper than 4H:1V shall be sodded as soon as practical after their construction as shown in Figure 8.

3.5 Sod shall be placed for a 3-foot wide strip adjoining all curbing and around all inlets as shown in Figure 9. Sod shall be placed before silt barriers, shown in Figure 6, are removed.

3.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed, as shown in Figure 10. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

SECTION 4 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

4.1 Surface water quality shall be maintained by employing the following BMPs in the construction planning and construction of all improvements.

4.2 Where practical stormwater shall be covered by swales. Swales shall be constructed as shown in Figure 5.

4.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:

a. In general erosion shall be controlled at the furthest practical upstream location.

b. Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete.

4.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide broad dikes, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.

4.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 5 CONTROL OF WIND EROSION

5.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:

a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.
b. As soon a practical after completion of construction, bare earth areas shall be vegetated.
c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2 except the minimum height shall be 4 feet.

NOTES

1. THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION

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CIVIL ENGINEER-PE 31914
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ARCHITECT-AR 14986

Eduardo L. Carcache, State of Florida, Professional Engineer, License No. 31914.

This item has been digitally signed and sealed by Eduardo L. Carcache on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE	REMARKS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY.: AG
JOB NO.:

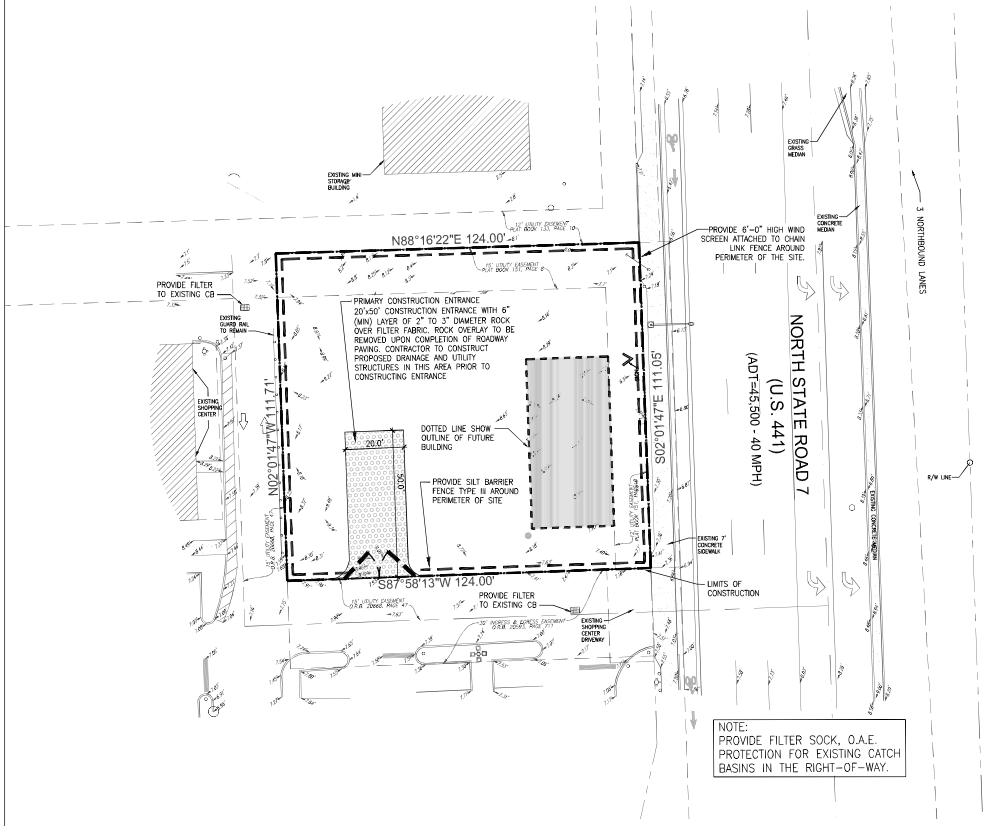
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

XS6

POLLUTION PREVENTION DETAILS

C-6A

PLOT DATE:

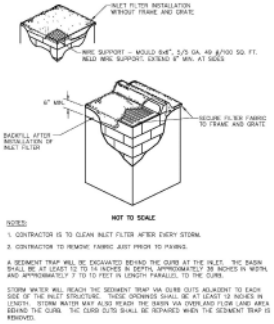


NOTE:
PROVIDE FILTER SOCK, O.A.E. PROTECTION FOR EXISTING CATCH BASINS IN THE RIGHT-OF-WAY.

SURFACE WATER POLLUTION PREVENTION PLAN

1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



INLET FILTER DETAIL

N.T.S.

TEMPORARY ENTRANCE:

CONSTRUCTION SPECIFICATIONS:
THIS AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A GEOTEXTILE SHOULD BE LAID DOWN TO IMPROVE STABILITY AND SIMPLIFY MAINTENANCE. THE GRAVEL SHALL THEN BE PLACED OVER THE GEOTEXTILE TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO APPROVED SPECIFICATIONS IF WASH RACKS ARE USED. THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURE'S SPECIFICATIONS.

MAINTENANCE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLAW OR MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH (5 cm) STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENTS. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. LOOK FOR SIGNS OF TRUCKS AND TRAILERED EQUIPMENT "CUTTING CORNERS" WHERE THE GRAVEL MEETS THE ROADWAY. SWEEP THE PAVED ROADS DAILY FOR SEDIMENTS AND STONES.

MAINTENANCE NOTES

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY WISE MANNER BUT IN NO CASE LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF WAY. THIS MAY REQUIRED TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION SEQUENCE

1. TEMPORARY CONSTRUCTION FENCE
2. SILT FENCE AND WIND SCREEN
3. TEMPORARY SEDIMENTATION BASIN AND RELATED SWALES
4. CLEAR AND GRUB
5. TEMPORARY STABILIZATION
6. SITE IMPROVEMENTS AND BUILDING CONSTRUCTION
7. FINAL STABILIZATION
8. REMOVE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES



LOCATION MAP

NOT TO SCALE

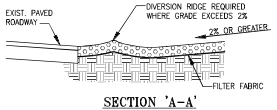
THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

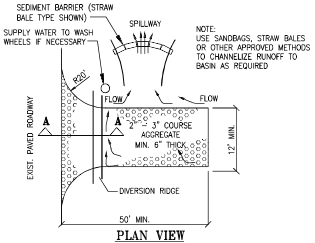
(TITLE COMMITMENT)

PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 13,811 SQUARE FEET (0.3171 ACRES), MORE OR LESS.



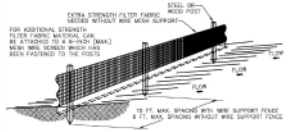
SECTION 'A-A'



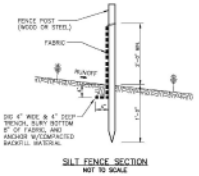
PLAN VIEW

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF WAY. THIS MAY REQUIRED TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



NOTES:
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (91 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPHILL SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT EVERY 1 INCH (25 MM) LONG, 16 GAUGE, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (30 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (30 CM) ABOVE THE ORIGINAL GROUND SURFACE.



SILT FENCE INSTALLATION DETAILS

N.T.S.

SILT FENCE SECTION

NOT TO SCALE

CKE GROUP
INCORPORATED
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17190 ROYAL PALM BLVD
SUITE #2
WESTON, FLORIDA 33326
PHONE: (305) 568-4124
FAX: (305) 826-0615
EB#0000443

EDUARDO L. CARCACHE
LICENSE
No. 31914
STATE OF Florida
PROFESSIONAL ENGINEER

SEAL
EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914
RICARDO J. PEREZ
ARCHITECT-AR14986

Eduardo L. Carcache, State of Florida Professional Engineer, License No. 31914

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DATE	REMARKS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY: AG
JOB NO.:

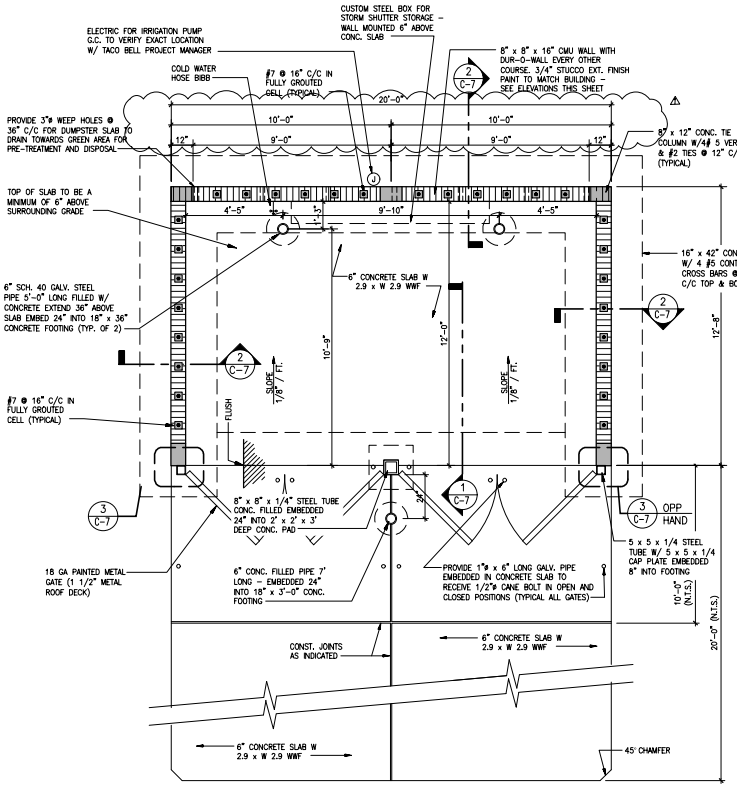
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

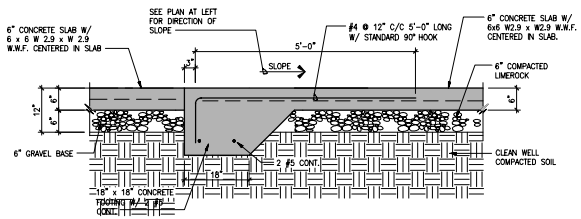
TACO BELL
XS6

SURFACE WATER POLLUTION PREVENTION PLAN

C-6

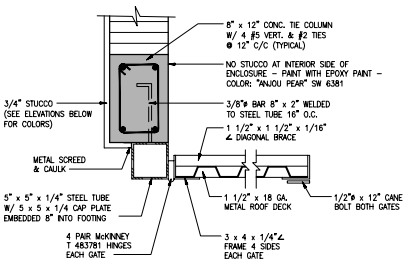
PLOT DATE:





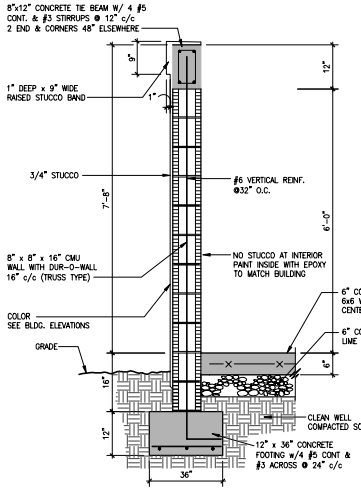
SECTION AT SLAB FOOTING

SCALE: 3/4" = 1'-0"



JAMB & GATE DETAIL

SCALE: 1 1/2" = 1'-0"



SECTION THRU TYPICAL WALL

SCALE: 3/4" = 1'-0"

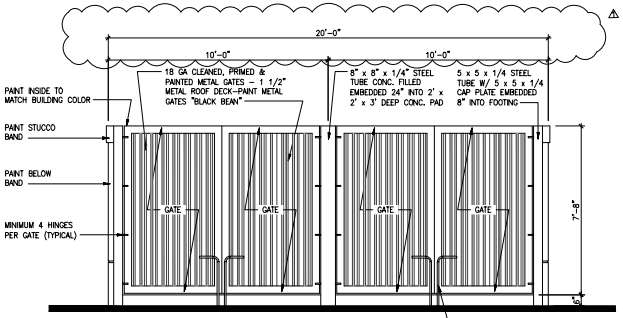
TRASH & RECYCLING ENCLOSURE PLAN

SCALE: 3/8" = 1'-0"

IMPORTANT NOTE:
PRIOR TO THE START OF CONSTRUCTION VERIFY THE TOP OF SLAB ELEVATIONS WITH THE LATEST CIVIL ENGINEERING DRAWINGS. CONTACT CKE GROUP FOR ADJUSTMENT SHOULD THERE BE ANY DISCREPANCY.

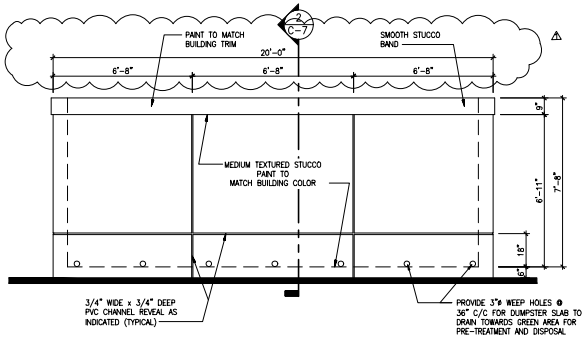
PAINT SPECIFICATIONS

EXTERIOR WALLS BETWEEN BANDS:	REFER TO ARCHITECTURALS
INTERIOR WALLS (EPOXY PAINT):	REFER TO ARCHITECTURALS
9" RAISED STUCCO BANDS:	REFER TO ARCHITECTURALS
METAL GATES & STEEL TUBES:	REFER TO ARCHITECTURALS



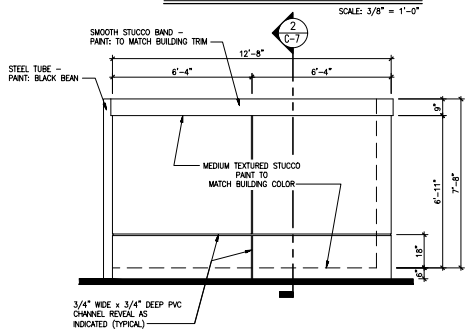
FRONT ELEVATION

SCALE: 3/8" = 1'-0"



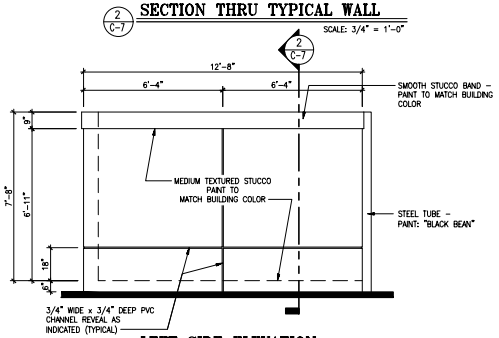
REAR ELEVATION

SCALE: 3/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 3/8" = 1'-0"

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FAX: (305) 826-0619
EB#0004432

SEAL
EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914
RICARDO J. PEREZ
ARCHITECT-AR 14986

Eduardo L. Carcache, State of Florida, Professional Engineer, License No. 31914.

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	DATE	REMARKS
1	03/24/23	CITY COMMENTS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-450380
PA/PM: DIANA DeCICCO
DRAWN BY.: AG
JOB NO.:

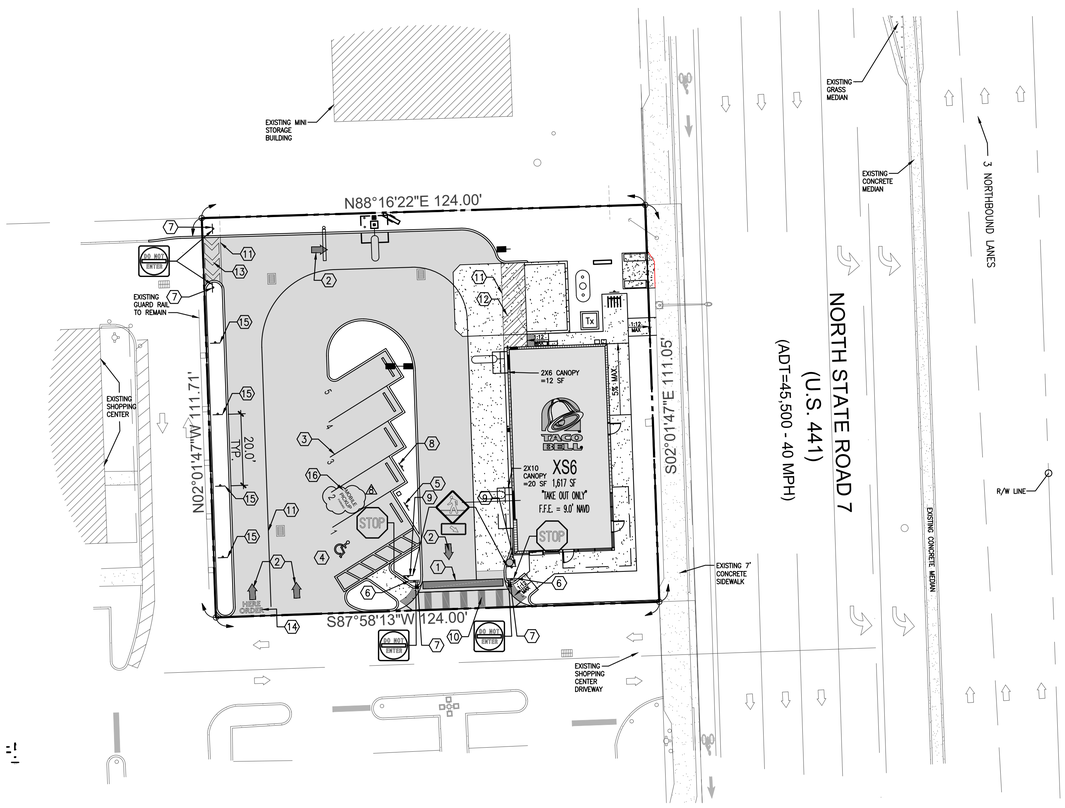
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

XS6

TRASH ENCLOSURE DETAILS

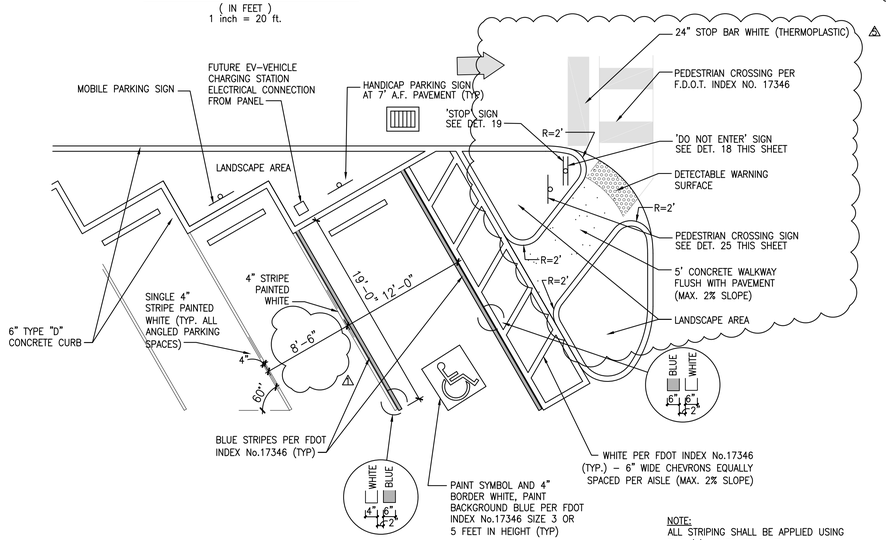
C-7

PLOT DATE:



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

PAVEMENT MARKING & SIGNAGE PLAN
SCALE: 1:20

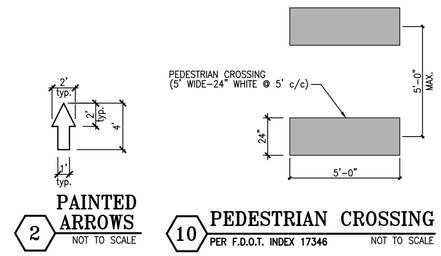


NOTE:
ALL STRIPING SHALL BE APPLIED USING TWO (2) COATS OF PAINT.

3 4 STANDARD AND HANDICAP PARKING DETAILS
NOT TO SCALE

CONSTRUCTION NOTES:

1. 24" STOP BAR WHITE (THERMOPLASTIC)
2. TRAFFIC ARROWS PAINTED WHITE.
3. 4" WHITE STRIPES (TYPICAL AT STANDARD PARKING SPACES)
4. HANDICAP PARKING AS PER DETAIL.
5. HANDICAP SIGN 7'-0" A.F.P.
6. STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
7. STANDARD F.D.O.T. HIGH INTENSITY "DO NOT ENTER" SIGN. R5-1 (30"x30")
8. MOBILE ORDER PICK-UP PARKING SIGN
9. PEDESTRIAN CROSSING SIGN
10. PEDESTRIAN CROSSING PER F.D.O.T. INDEX No. 17346
11. 6" WHITE STRIPE (THERMOPLASTIC)
12. 6" WHITE STRIPE- 45° @ 24" O.C. (THERMOPLASTIC)
13. 12" WHITE STRIPES 45° @ 3' O.C. (THERMOPLASTIC)
14. DRIVE-THRU PAVEMENT MARKING
15. "NO PARKING" SIGN.
16. "MOBILE PICKUP PARKING" MARKING.

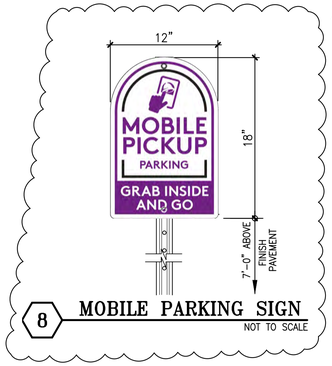


2 PAINTED ARROWS
NOT TO SCALE

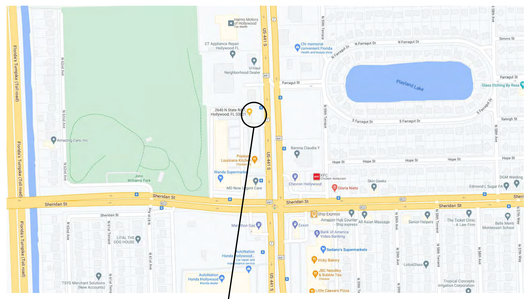
10 PEDESTRIAN CROSSING
PER F.D.O.T. INDEX 17346
NOT TO SCALE



15 NO PARKING SIGN
NOT TO SCALE



8 MOBILE PARKING SIGN
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

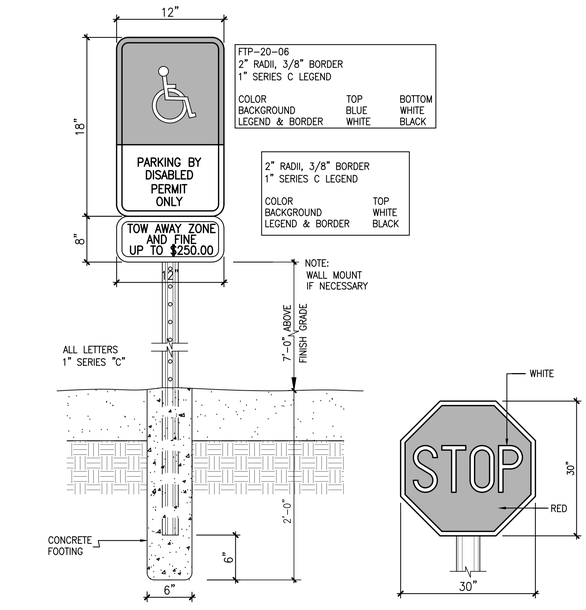
THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:
(TITLE COMMITMENT)

PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

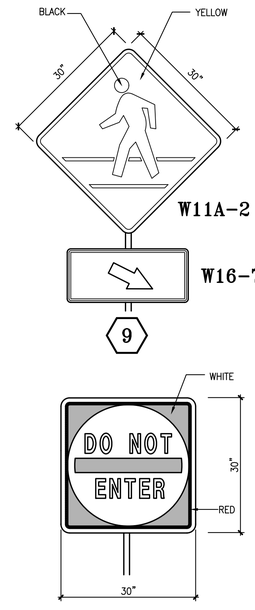
SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 13,811 SQUARE FEET (0.3171 ACRES), MORE OR LESS.

811
Know what's below.
Call before you dig.



HANDICAP PARKING SIGN
(PER MIAMI-DADE COUNTY PW-R18.3)
5 NOT TO SCALE

R1-1
6



R5-1
7

9

STANDARD F.D.O.T. & MUTCD SIGNAGE DETAILS
SCALE: N.T.S.

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EB#0004432

EDUARDO L. CARCACHE LICENSE No. 31914 STATE OF FLORIDA PROFESSIONAL ENGINEER

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EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914
RICARDO J. PEREZ
ARCHITECT-AR 14985

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	DATE	REMARKS
1	03/24/23	CITY COMMENTS
2	10/23/24	CITY COMMENTS
3	12/19/24	CITY COMMENTS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY.: AG
JOB NO.:

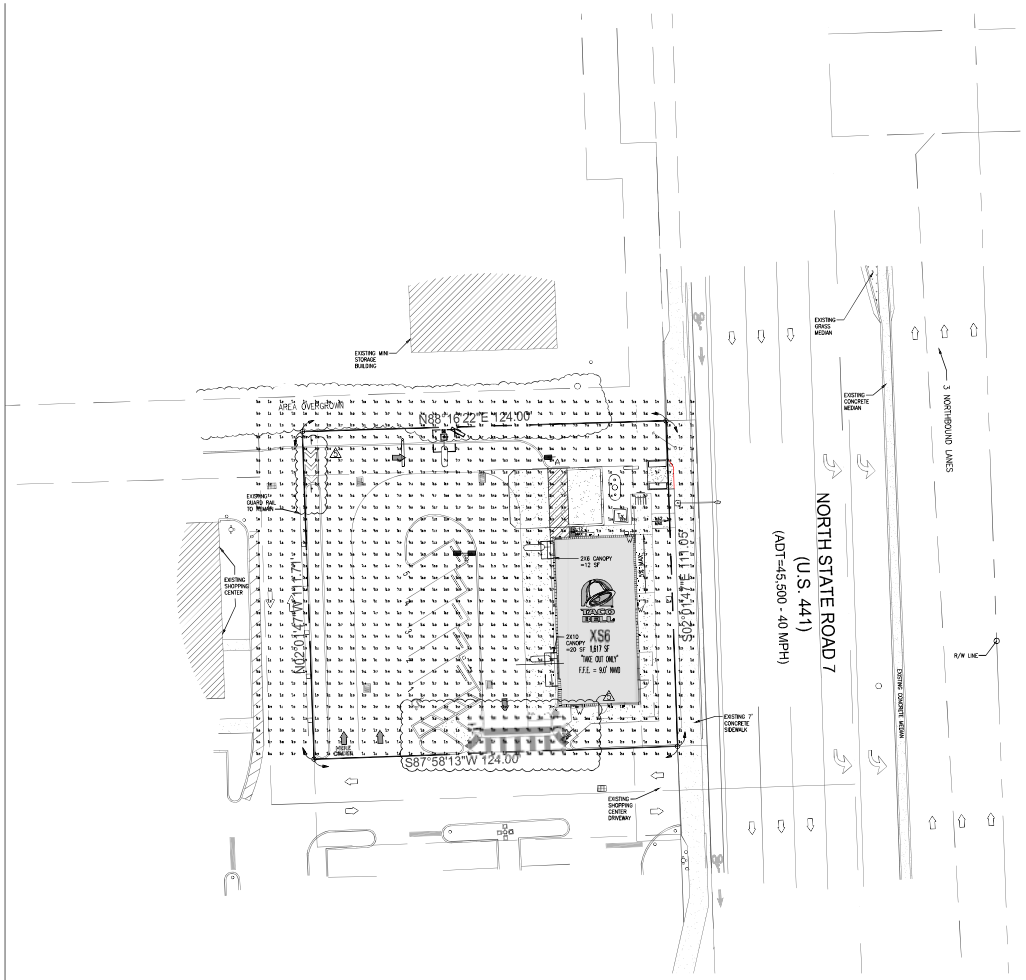
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

TACO BELL
XS6

PAVEMENT MARKING & SIGNAGE PLAN

C-8

PLOT DATE:



SITE LIGHTING PLAN

SCALE: 1:20

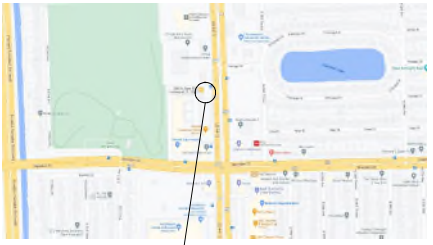
811 Know what's below. Call before you dig.





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCULATION POINTS @ GRADE	Illuminance	Fc	4.55	13.6	0.1	45.50	136.00
PARKING & DRIVING SUMMARY	Illuminance	Fc	5.94	13.6	1.5	3.96	9.07

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	1	A	SINGLE	SLM-LED-30L-SIL-FT-50-70CRI-SINGLE	24' POLE+2' BASE	1.000	1.000	31922	232
	1	B	D180°	SLM-LED-30L-SIL-SW-50-70CRI-D180	24' POLE+2' BASE	1.000	1.000	62474	464
	3	W	Single	XWM-FT-LED-06L-50	9'	1.000	1.000	6557	47



LOCATION MAP

NOT TO SCALE

THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(TITLE COMMITMENT)

PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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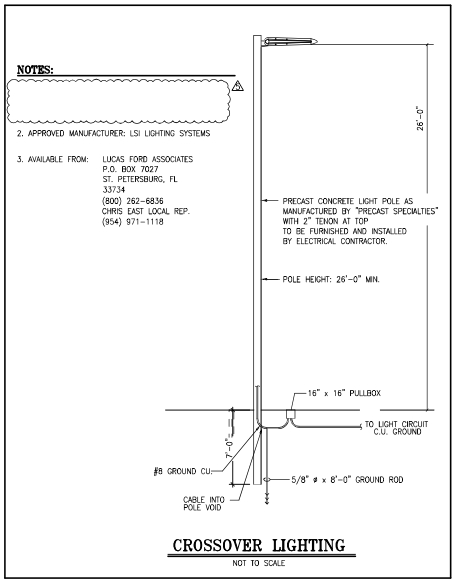

CROSSOVER LIGHTING

NOT TO SCALE

NOTES

- POLES / LUMINARIES SHALL BE RATED FOR 170 MPH.
- FIXTURE SUPPORT SHALL BE PER NEC 410-15.
- LEVELS OF PARKING ILLUMINATION TO COMPLY WITH MIAMI-DADE COUNTY CODE SECTION 8C-3.

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EDUARDO L. CARCACHE — LICENSE — No. 31914 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

SEAL
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	DATE	REMARKS
1	10/23/24	CITY COMMENTS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY: AG
JOB NO.:

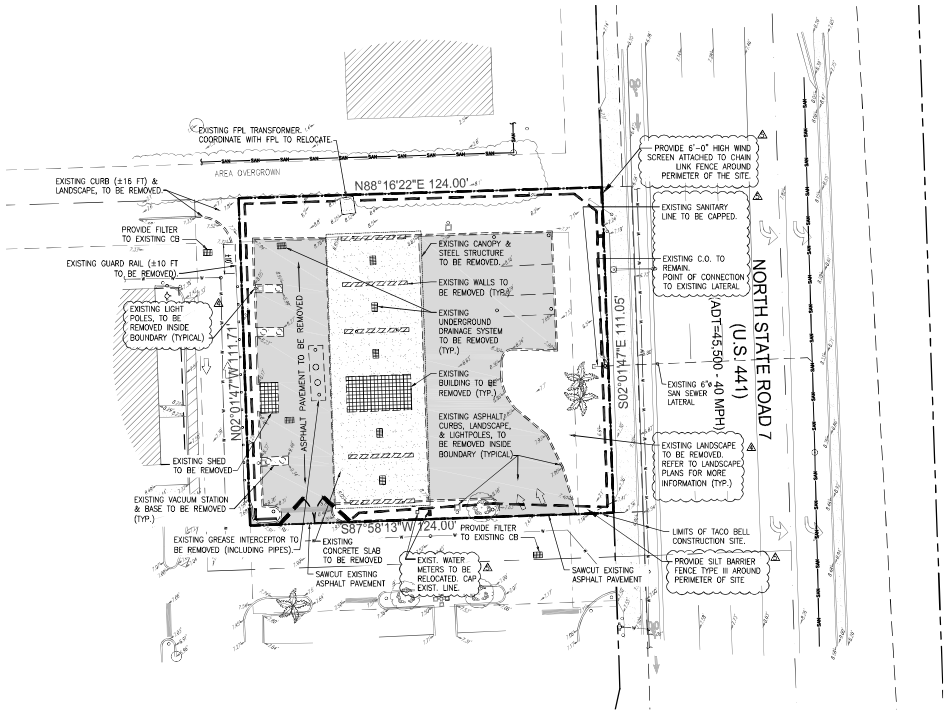
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

XS6

SITE LIGHTING PLAN

CE-1

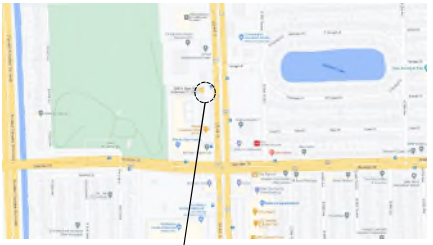
PLOT DATE:



SITE PLAN

1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



LOCATION MAP

NOT TO SCALE

THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(TITLE COMMITMENT)

PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 13,811 SQUARE FEET (0.3171 ACRES), MORE OR LESS.

811 Know what's below. Call before you dig.

GENERAL NOTES

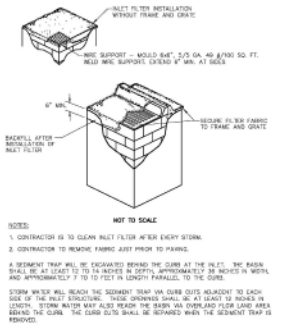
1. SEE SURVEY FOR DESCRIPTION OF EXISTING FEATURES WITHIN SITE.
2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DEMOLITION OF EXISTING ON SITE FACILITIES ABOVE AND UNDERGROUND. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL FROM THE SITE OF ALL DEMOLISHED MATERIALS, THE FILLING OF ALL DEPRESSIONS CAUSED BY DEMOLITION, AND THE GRADING OF THESE AREAS SO AS NOT TO BE OBJECTIONABLE TO VIEW. THE CONTRACTOR SHALL OBSERVE ALL REQUIRED SAFETY PRECAUTIONS IN THE PERFORMANCE OF HIS WORK.
3. REMOVE ALL VEGETATION, ROLL AND COMPACT AREAS BEFORE REPLACING FILL. FILL SHALL BE PLACED IN 12" LAYERS LOOSE MEASURE AND COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO-T180-78. FILL SHALL BE LOCALLY ACCEPTABLE AND SUITABLE FOR FILL PURPOSES. THE TOP 12" OF FILL OR CUT UNDER PAVEMENT BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO-T180-78. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION.
4. DIMENSIONS, BUILDING LOCATION AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
5. IT IS THE CONTRACTOR'S FULL RESPONSIBILITY TO FURNISH AND INSTALL WATER SERVICES AS REQUIRED. LINES TO BE INSTALLED SHOULD BE EXTENDED FROM THE CLOSEST WATER MAIN CAP PLUGGED AT BUILDING. SEE C-3 FOR REQUIRED WATER SERVICE SIZE.
6. LOCATION OF UNDERGROUND UTILITIES, EXISTING OR PROPOSED, ARE APPROXIMATE OR SCHEMATIC. LOCATION OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION.
7. ALL WORK TO BE PERFORMED THAT IS NOT COVERED BY THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE, COUNTY, OR LOCAL CODES. ALL WORK IN PUBLIC RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS AND STANDARDS.
8. PHYSICAL SEPARATION BETWEEN THE BUILDING AND THE WATER AND SEWER SERVICE LINES IS REQUIRED PRIOR TO BUILDING DEMO.
9. DEMOLITION CONTRACTOR MUST USE BEST MANAGEMENT PRACTICES DURING AND AFTER THE DEMO TO PREVENT SEDIMENT AND EROSION RUNOFF FROM PROPERTY DURING AND AFTER CONSTRUCTION.

SITE PLAN LEGEND

- BUILDING TO BE DEMOLISHED
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE TO BE REMOVED

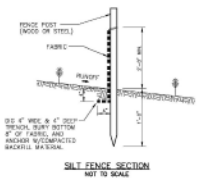
DEMOLITION NOTES

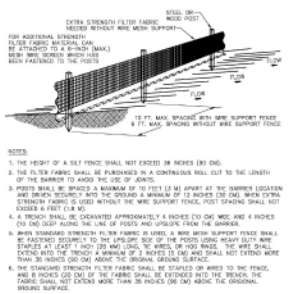
1. FOR TREES AND/OR LANDSCAPE REMOVAL AND/OR RELOCATION, REFER TO LANDSCAPE DRAWINGS.
2. ALL EXISTING PAVEMENT MARKINGS AND SIGNS WITHIN PROPERTY LINES TO BE REMOVED.
3. EXISTING ASPHALT PAVEMENT AND BASE WITHIN PROPERTY LINES TO BE REMOVED (DEPTH OF BASE REMOVAL BASED ON PROPOSED GRADES)
4. EXIST. CURBS, CONC. WALKS, HAND RAILS, BOLLARDS, LIGHTS, PLANTERS, METERS, ELECT. PANELS, OVERHANGS, PERTAINING TO AND AROUND BUILDING TO BE REMOVED
5. - - - - - - - DENOTES TO BE REMOVED
6. ——— DENOTES TO REMAIN



INLET FILTER DETAIL

N.T.S.





SILT FENCE INSTALLATION DETAILS

N.T.S.

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Eduardo L. Carcache State of Florida Professional Engineer, License No. 31914

This item has been digitally signed and sealed by Eduardo L. Carcache on the date indicated here.

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	DATE	REMARKS
1	10/01/24	CITY COMMENTS
2	10/23/24	CITY COMMENTS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY: AG
JOB NO.:

TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

TACO BELL
XS6

SITE DEMOLITION PLAN

SD-1

PLOT DATE:

CHECK LIST NUMBER EXPLANATION:

THE CHECKLIST NUMBERS BELOW ALIGN WITH THE CREDIT NUMBERS IN THE YUM BLUELINE SYSTEM WEBSITE. FOR FURTHER DETAIL, GO TO THE FOLLOWING WEB ADDRESS, NOTE: FOLLOW THE 'REQUIRED' AND 'OPTIONAL' DESIGNATION ON THIS SHEET RATHER THAN THE ONES ON THE YUMBLUELINE WEBSITE. THE SYSTEM HAS BEEN SETUP SO THAT IF YOU DO THE 'REQUIRED' ITEMS ON THIS LIST YOUR RESTAURANT WILL MEET THE YUMBLUELINE REQUIREMENTS.

1. GO TO THE REFERENCE VERSION OF THE YUM BLUELINE WEBSITE AT: " WWW.YUMBLUELINE.COM "
2. IN THE 'USER' SECTION CHOOSE " GENERAL " FROM THE PULL DOWN MENU
3. IN THE 'PASSWORD' SECTION TYPE IN " JP12JPKLA! "

FEASIBILITY	DESIGN	CONSTRUCTION	COMMISSIONING	
				FORMALDEHYDE LIMITS MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION PRODUCT — CURRENT LIMIT • HARDWOOD PLYWOOD VENEER CORE — 0.05 • HARDWOOD COMPOSITE CORE — 0.05 • PARTICLE BOARD — 0.09 • MEDIUM DENSITY FIBER BOARD — 0.11 • THIN MEDIUM DENSITY FIBERBOARD — 0.13 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16"
				VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (CONT.) GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS SPECIALTY COATINGS — CURRENT VOC LIMIT • ROOF COATINGS — 50 • RUST PREVENTATIVE COATINGS — 250 • SHELLACS CLEAR — 730 OPAQUE — 550 • SPECIALTY PRIMERS, SEALERS & UNDER-COATINGS — 100 • STAINS — 250 • STONE CONSULTANTS — 450 • TRAFFIC MARKING COATINGS — 100 • TUB & TILE REFINISH COATINGS — 420 • WATERPROOFING MEMBRANES — 250 • WOOD COATINGS — 275 • WOOD PRESERVATIVES — 350 • ZINC-RICH PRIMERS — 340 1. GRAMS OF VOC PER LITER OF LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED. LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCE BOARD, ARCHITECTURAL COATINGS' SUGGESTED CONTROL MEASURE, FEB 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD. COATING CATEGORY — CURRENT VOC LIMIT • FLAT COATINGS — 50 • NON-FLAT COATINGS — 100 • NON-FLAT HIGH GLOSS COATINGS — 150 SPECIALTY COATINGS — CURRENT VOC LIMIT • ALUMINUM ROOF COATINGS — 400 • BASEMENT SPECIALTY COATINGS — 400 • BITUMINOUS ROOF COATINGS — 50 • BITUMINOUS ROOF COATINGS PRIMER — 350 • BOND BREAKER — 350 • CONCRETE CURING COMPOUNDS — 350 • CONCRETE / MASONRY SEALERS — 100 • DRIVEWAY SEALERS — 50 • DRY FOG COATINGS — 150 • FIRE RESISTIVE COATINGS — 350 • FLOOR COATINGS — 100 • FORM-RELEASE COMPOUNDS — 250 • HIGH TEMPERATURE COATINGS — 420 • INDUSTRIAL MAINTENANCE COATINGS — 250 • LOW SOLIDS COATINGS — 120 • MAGNESITE CONCRETE COATINGS — 450 • MASTIC TEXTURE COATINGS — 100 • PRETREATMENT WASH PRIMER — 420 • PRIMERS, SEALERS AND UNDERCOATS — 100 • REACTIVE PENETRATING SEALERS — 350
				43.1 CONTROLLED BUILDING MATERIAL (REQUIRED) A. IF FLUORESCENT LAMPS ARE USED THEY SHALL NOT EXCEED 80 PICOGRAMS PER LUMEN HOUR. B. MAINTAIN THE TACO BELL LAMPS POLICY OF ONLY USING LED LAMPS IN ALL BUILDING, SITE AND SIGN LIGHTING.
				45.1 THERMAL COMFORT (REQUIRED) INSURE THAT THE HVAC SYSTEM PROVIDES THE FOLLOWING COMFORT CONDITIONS, ON AVERAGE: STORE OCCUPATION — MODE — TEMP SET POINTS — MAX RELATIVE HUMIDITY OCCUPIED — DINING COOLING — 73-76 F — 60% KITCHEN COOLING — 68-73 F DINING HEATING — 68-73 F — 60% KITCHEN HEATING — 65-71 F UNOCCUPIED — COOLING (MINIMUM) — 80 F OR OFF HEATING (MAXIMUM) — 60 F
				46.1 THERMAL VERIFICATION (REQUIRED) A. AT THE 11 MONTH WARRANTEE, THE CM SHALL ADMINISTER THE THERMAL COMFORT VERIFICATION SURVEY WITH A RESPONSE RATE OF 75% MINIMUM. B. IF 20% OR MORE OF THE RESPONDERS ARE DISSATISFIED THEN CORRECTIVE ACTIONS SHALL TAKE CORRECTIVE ACTION UNTIL LESS THAN 20% ARE DISSATISFIED. C. IF CORRECTIVE ACTION IS REQUIRED GO BACK AND INSURE THAT THE STORE MEETS #26 THERMAL COMFORT STANDARDS.
				48.1 LEED TEAM MEMBER (REQUIRED) EACH CONSULTANT SHALL HAVE A LEED AP MEMBER ON EACH PROJECTS SITE SPECIFIC TEAM.
*				49.1 COMMISSIONING (OPTIONAL) COMMISSIONING REQUIRES UNDERSTANDING THE OWNERS DESIGN INTENT PRIOR TO STARTING SITE SPECIFIC DESIGN SO THEY CAN INSURE THAT THEIR DESIGN MEETS WITH THE OWNERS REQUIREMENTS. COMMISSIONING ALSO IS ALSO INTENDED TO INSURE THAT THE CONTRACTOR EXECUTES THE DESIGN PER THE OWNERS REQUIREMENTS. A. THE CONSULTANT SHOULD MODIFY THE OWNERS PROTOTYPE REQUIREMENTS WITH THE SITE SPECIFIC INFORMATION AND INSURE THAT THE SITE SPECIFIC DESIGN MEETS OR EXCEEDS THE OWNERS REQUIREMENTS PRIOR TO STARTING DESIGN. B. THE CONSULTANT, GENERAL CONTRACTOR AND CM SHOULD USE SHEET G1 AS THE CHECKLIST TO INSURE THE SITE SPECIFIC PROJECT RESULTS MEETS OR EXCEEDS THE OWNERS REQUIREMENTS.

P = INDICATES THAT SCOPE IS ALREADY IN THE PROTOTYPE DRAWINGS

* = INDICATES OPTIONAL ITEMS

FEASIBILITY	DESIGN	CONSTRUCTION	COMMISSIONING	
	P			37.1 RECYCLING REQUIRED) A. PROVIDE DEDICATED RECYCLING SPACE IN THE DINING ROOM, KITCHEN AND SITE. RECYCLING SHOULD ACCOMMODATE PLASTIC, PAPER AND OIL. B. SEE THE 'TRASH ENCLOSURE STANDARDS' POSTED ON THE PLANS.YUM.COM. UNLESS APPROVED THE 'LARGE' VERSION SHOULD BE USED.
				37.2 COOKING OIL RECYCLING (REQUIRED) COLLECT COOKING OIL AND PROVIDE TO A THIRD PARTY VENDOR FOR RECYCLING.
*				37.3 CARDBOARD RECYCLING (OPTIONAL) COLLECT USED CORRUGATED CARDBOARD AND PROVIDE TO A THIRD PARTY VENDOR FOR RECYCLING.
				38. AIR VENTILATION (REQUIRED) 1. PROVIDE AIR VENTILATION AND EXHAUST RATES PER YUM BLUELINE. 2. PROVIDE FRESH AIR PER YUM BLUELINE.
				39.1 NO SMOKING (REQUIRED) A. MAINTAIN A POLICY OF NOT SMOKING WITHIN THE RESTAURANT B. PROHIBIT SMOKING WITHIN 25 FEET OF THE RESTAURANT
				41.1 PROTECTION OF MATERIALS (REQUIRED) GC TO PROVIDE A IAQ MANAGEMENT PLAN WITH BID. START WITH THE PROTOTYPE TEMPLATE AND MODIFY AS REQUIRED FOR SITE SPECIFIC CONDITIONS. A. PROTECT HVAC SYSTEM B. IMPLEMENT POLLUTION SOURCE CONTROL MEASURES C. PROTECT STORED MATERIALS D. PROTECT INSTALLED MATERIALS E. MAINTAIN CONSTRUCTION SITE HOUSEKEEPING
				42. LOW EMITTING MATERIALS (REQUIRED) FINISH MATERIALS SHALL COMPLY WITH THIS SECTION: ADHESIVES, SEALANTS AND CAULKS. ADHESIVES, SEALANT AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY: 1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS. 2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH SCAQMD. PAINTS AND COATINGS. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN SCAQMD. AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET SCAQMD REQUIREMENTS. VERIFICATION. THE GENERAL CONTRACTOR SHALL PROVIDED DOCUMENTATION TO THE CM. DOCUMENTATION SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING: 1. MANUFACTURERS PRODUCT SPECIFICATION. 2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
				ADHESIVE VOC LIMITS ARCHITECTURAL ADHESIVE APPLICATIONS — CURRENT VOC LIMIT • CERAMIC TILE — 65 • DRYWALL, PANEL & COVE BASE — 50 • MULTI-PURPOSE — 70 • SINGLE PLY ROOFING — 250 SPECIALTY APPLICATIONS — CURRENT VOC LIMIT • PVC WELDING — 510 • CPVC WELDING — 490 • ABS WELDING — 325 • PLASTIC CEMENT WELDING — 250 • ADHESIVE PRIMER FOR WELDING — 550 • CONTACT ADHESIVE — 80 • SPECIAL PURPOSE CONTACT ADHESIVE — 250 • STRUCTURAL WOOD MEMBER ADHESIVE — 140 • TOP & TRIM ADHESIVE — 250 SUBSTRATE SPECIFIC APPLICATIONS — CURRENT VOC LIMIT • METAL TO METAL — 30 • PLASTIC FOAMS — 50 • POROUS MATERIALS (EXCEPT WOOD) — 50 • WOOD — 30 • FIBERGLASS — 80
				SEALANT VOC LIMITS (LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER) SEALANT — CURRENT LIMIT • ARCHITECTURAL — 250 • MARINE DECK — 760 • NON-MEMBRANE ROOF — 300 • ROADWAY — 250 • SINGLE PLY ROOF MEMBRANE — 450 • OTHER — 420 SEALANT PRIMER — CURRENT LIMIT • ARCHITECTURAL NON-POROUS — 250 POROUS — 775 • MODIFIED BITUMINOUS — 500 • MARINE DECK — 760 • OTHER — 75

P = INDICATES THAT SCOPE IS ALREADY IN THE PROTOTYPE DRAWINGS

* = INDICATES OPTIONAL ITEMS

FEASIBILITY	DESIGN	CONSTRUCTION	COMMISSIONING	
*				1.3 CONTAMINATED SITES (OPTIONAL) IF YOU ARE DEVELOPING A SITE SUCH AS A GAS STATION THAT REQUIRES REMEDIAL WORK CHECK THIS BOX.
				1.4 LOCATION COMMITMENT (REQUIRED) COMMIT TO STAY IN THE SAME LOCATION FOR 10 YEARS OR MORE.
				1.5 PAY UTILITIES DIRECTLY (REQUIRED) IF SITE IS LEASED INSURE THAT TACO BELL WILL PAY THE UTILITIES DIRECTLY RATHER THAN ALLOWING THE LANDLORD TO PAY THEM. THIS WILL ALLOW TACO BELL TO TRACK UTILITY EXPENSES EASILY.
*				2.2 PROXIMITY TO BUS STOP (OPTIONAL) SITE IS WITHIN 1/4 A MILE OF A BUS STOP.
	P			3.0 BICYCLE FACILITIES (REQUIRED) PROVIDE DEDICATED BICYCLE LOCKABLE PARKING FOR A MINIMUM OF TWO BICYCLES. PROVIDE CHANGING AREA AND LOCKABLE STORAGE FOR A MINIMUM OF TWO PEOPLE. SINGLE OCCUPANCY TOILET ROOMS WILL SUFFICE AS A CHANGING AREA.
*				5.1 PARKING (OPTIONAL) DO NOT EXCEED PARKING SPACES REQUIRED BY LOCAL ZONING. SEE CREDIT 5. PROVIDE 5% PREFERRED PARKING FOR CARPOOL.
	P			7.2 WHITE ROOF (REQUIRED) PROVIDE WHITE PVC SINGLE MEMBRANE ROOF MATERIAL.
	✓			9.0 CONSTRUCTION POLLUTION CONTROL (REQUIRED) A. CONSTRUCTION POLLUTION CONTROL PLAN. B. SILT FENCING C. SITE VEHICULAR ACCESS D. WHEEL WASHING E. COVERED LOADS F. EXCAVATED SOIL STORAGE G. STORM WATER DRAIN, TRENCH AND PIT DRAIN PROTECTION H. TEMPORARY DIVERSION DITCHES AND BERMS I. DUST CONTROL J. EXPOSED SLOPE EROSION CONTROL K. WEEKLY CONTRACTOR INSPECTION
	P			10.2 BUILDING WATER (REQUIRED) PROVIDE PLUMBING FIXTURES AS SPECIFIED IN THE PROTOTYPE DRAWINGS, SPECIFICATIONS AND EQUIPMENT MODEL.
	P			11.2 PROCESS WATER (REQUIRED) ALL WATER USING EQUIPMENT SPECIFIED IN THE PROTOTYPE EQUIPMENT SCHEDULE SHALL BE USED FOR ALL GROUND-UP RESTAURANTS.
	✓			12.1 LANDSCAPE DESIGN (REQUIRED) ALL LANDSCAPE DESIGNS FOR NEW GROUND-UP RESTAURANTS SHALL FOLLOW THE LANDSCAPE STANDARDS POSTED ON THE PLANS.YUM.COM WEBSITE.
	✓			13.1 IRRIGATION WATER (REQUIRED) SEE LANDSCAPE SPECIFICATIONS A. PROGRAMMABLE IRRIGATION CONTROLLER. B. SEPARATE IRRIGATION ZONES C. PROGRAM MAXIMUM IRRIGATION TIMING D. HIGH-EFFICIENCY IRRIGATION SPRINKLER HEADS E. RAIN SENSOR
	P			15.3 INTERIOR LIGHTING (REQUIRED) THE CURRENT LIGHTING SPECIFICATIONS SHALL BE USED FOR ALL GROUND-UP PROTOTYPE RESTAURANTS.
	P			16.2 EXTERIOR LIGHTING (REQUIRED) THE CURRENT LIGHTING SPECIFICATIONS SHALL BE USED FOR ALL GROUND-UP PROTOTYPE RESTAURANTS.
	P			17.2 SIGN ILLUMINATION (REQUIRED) THE CURRENT SIGNAGE SPECIFICATIONS SHALL BE USED FOR ALL GROUND-UP PROTOTYPE RESTAURANTS.
	P			18.1 EXHAUST HOODS (REQUIRED) THE CURRENT 6'-3" BACK SHELF HOOD DESIGN AND EQUIPMENT PLACEMENT AS SHOWN IN THE GROUND-UP PROTOTYPE RESTAURANT SHALL BE USED.
	P			19.1 LICENSED HVAC ENGINEER (REQUIRED) USE A LICENSED HVAC ENGINEER FOR SYSTEM SITE ADAPTATION.
	P			19.2 OPTIMIZE HVAC DESIGN (REQUIRED) OPTIMIZE HVAC DESIGN SYSTEM PER YUM BLUELINE STANDARDS
	P			20.0 HVAC EFFICIENCY (REQUIRED) USE THE STANDARD HIGH EFFICIENCY (MINIMUM EER 12.0) RTU AS SPECIFIED AND INSTALL PER THE CURRENT PROTOTYPE GROUND UP RESTAURANT.
	P			21.0 ECONOMIZER PERFORMANCE (REQUIRED) USE A FACTORY PROVIDED ECONOMIZER WITH DIFFERENTIAL CONTROLS INTEGRAL TO AND COMPATIBLE WITH THE RTU'S SPECIFIED IN THE PROTOTYPE PLAN.
	P			22.1 HOT WATER EFFICIENCY (REQUIRED) USE THE WATER HEATER SPECIFIED IN THE TACO BELL PROTOTYPE.
	P			23.1 REFRIGERANTS (REQUIRED) DO NOT USED BANNED REFRIGERANTS. IF YOU USE ANY MODERN RTU YOU WILL NOT USE BANNED REFRIGERANTS
	P			24.1 REFRIGERATION (REQUIRED) A. USE THE CURRENT SPECIFIED WALK-IN COOLER/FREEZER, SEE CREDIT 24 B. USE THE CURRENT SPECIFIED REACH-IN FREEZER, SEE CREDIT 24 C. USE THE CURRENT SPECIFIED ICE MAKERS. SEE CREDIT 24
	P			25.1 COOKING & WASHING EQUIPMENT (REQUIRED) A. USE THE CURRENT SPECIFIED FRYER IN THE PROTOTYPE. B. USE THE CURRENT SPECIFIED 3-COMP SINK THE PROTOTYPE.
	P			26.1 BASIC LIGHTING & THERMAL CONTROLS (REQUIRED) A. PROVIDE PROGRAMMABLE THERMOSTATS SPECIFIED IN THE PROTOTYPE B. PROVIDE TEMPERATURE SENSOR LOCATIONS AND SPECIFICATIONS ON PLAN C. INSURE PROPER OPERATION OF VENTILATION EQUIPMENT OPERATIONS D. PROVIDE LIGHTING CONTROLS FOR INTERIOR ZONES E. PROVIDE LIGHTING CONTROLS FOR EXTERIOR ZONES.
*				28.3 OCCUPANCY SENSORS (OPTIONAL) PROVIDE ULTRASONIC/INFRARED) OCCUPANCY SENSORS FOR 25% OR MOVE OF INTERIOR LIGHTING.
	P			33.1 RECYCLED CONTENT (REQUIRED) USE MATERIALS THAT HAVE A MINIMUM OF 10% RECYCLED MATERIALS. (NOTE: GETTING THE CALCULATIONS IN PROCESS)
	✓			35.1 CONSTRUCTION WASTE MANAGEMENT (REQUIRED) A. THE CONTRACTOR SHALL RECYCLE A MINIMUM OF 50% OF ALL CONSTRUCTION WASTE AND PROVIDE RECORDS PER YUM BLUELINE. 75% IS PREFERRED. B. THE GENERAL CONTRACTOR SHALL PROVIDE A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE CONSTRUCTION MANAGER WITH THEIR BID SUBMITTAL. THEY CAN USE THE STARTER FORM POSTED ON THE PLANS.YUM.COM WEBSITE IN THE GREEN PLAYBOOK SECTION.

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This item has been digitally signed and sealed by Eduardo L. Carcache on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE	REMARKS

CONTRACT DATE:
BUILDING TYPE: XS6
PLAN VERSION:
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY.: AG
JOB NO.:

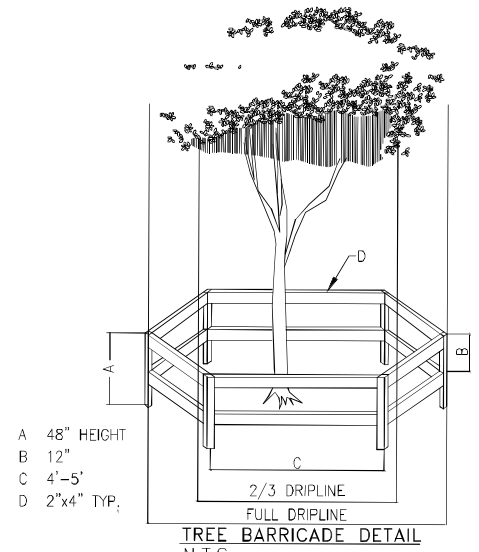
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

XS6

GREEN CHECKLIST SHEET

G1.0

PLOT DATE:



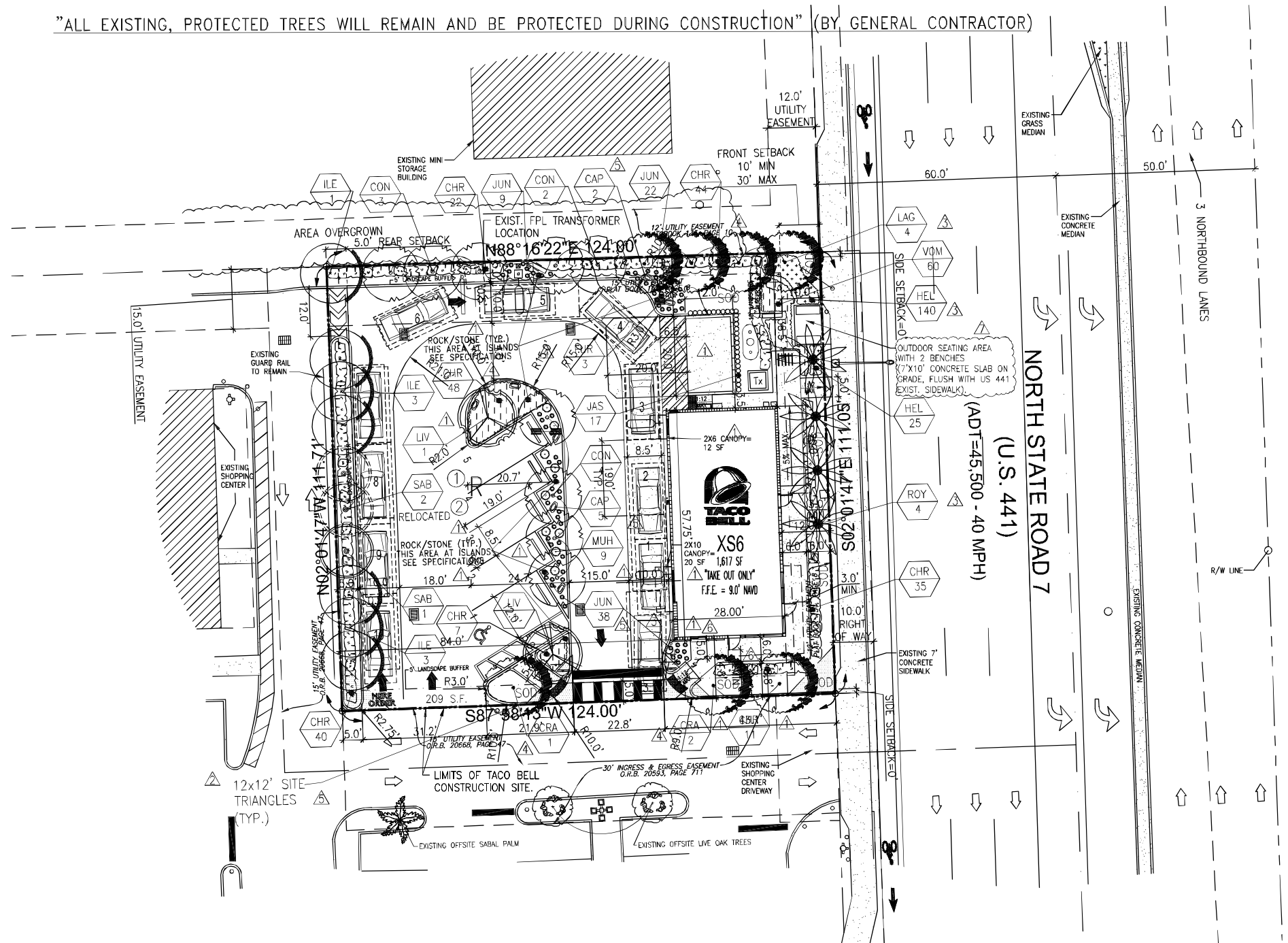
TREE BARRICADE DETAIL
N.T.S.

TREE BARRICADE NOTES:

1. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS MINIMUM PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS-MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREE SHALL BE LIGHTLY PRUNED BY HAND.
2. ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A300-2005." CURRENT EDITION RESPECTIVELY.
3. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES WITH TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC: OWNER TO SUPPLY WATER ON SITE.
4. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
5. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
6. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
7. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
8. TRANSPLANT TREE WITH 60" TREE SPADE OR TREE CRANE, TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
9. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTY HIGHER (+- 1") THAN THE FINISHED GRADE.

EXISTING TREES TO REMAIN REQUIRED BARRICADES

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)



LANDSCAPE PLAN

1"=20'-0"

GRAPHIC SCALE
(IN FEET) 1 inch = 20 ft.

DROUGHT TOLERANCE
** VERY
* MODERATE

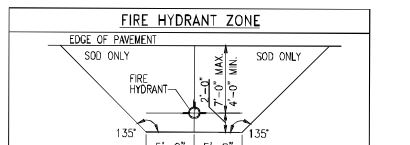
FLORIDA -FRIENDLY LANDSCAPING & DESIGN SHALL BE UTILIZED GREEN BUILDING ORDINANCE REQUIRED SECTION 3-103 80% OF PLANTS, TREES, AND GRASSES PER "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RECOMMENDATIONS (LATEST EDITION).

LANDSCAPE LEGEND

DROUGHT TOLERANCE	KEY CODE	QTY. NEW	QTY. EXISTING	PLANT NAME: BOTANICAL NAME / COMMON NAME	NATIVE YES	NATIVE NO	SIZE: HT. X SPR., CALIPER	
**	LIV	2	--	QUERCUS VIRGINIANA / "CATHEDRAL"	YES	--	12'X6'-7'	F.G. 2.5" D.B.H. 5' C.T.
**	LAG	4	--	LAGERSTROEMIA INDICA / "NATCHEZ"	--	NO	12'X6'-7'	F.G. 2.5" D.B.H. 5' C.T. "STANDARD"
**	ROY	4	--	ROYSTONIA ELATA / FLORIDA ROYAL PALM	YES	--	22'-24' X 18'	F.G. 12.0" D.B.H. 8' G.W., 10' C.T. MINIMUM
**	CON	9	--	CONOCARPUS SERICEUS / SILVER BUTTONWOOD	YES	--	12'X6'-7'	F.G. 2.5" D.B.H. 5' C.T. MIN."STANDARD"
**	ILE	7	--	ILEX CASSINE / DAHOON HOLLY	YES	--	12'X6'-7'	F.G. 2.5" D.B.H. 5' C.T.
**	SAB	1	2	SABAL PALMETTO / CABBAGE PALM	YES	--	12'-14'-16' C.T.	F.G. 10' C.T. MINIMUM-RELOCATE (2) EXISTING
**	CRA	3	--	LAGERSTROEMIA INDICA / "NATCHEZ"	--	NO	16'X 8'	F.G. 4.0" D.B.H. 5' C.T. "STANDARD" UPSIZED MITIGATION
**	JAS	17	--	TRACHELOSPERMUM JASMINOIDES/ STAR JASMINE	--	NO	24"X18" 3 GAL.	24" O.C. "TRELLIS"
**	FUR	3	--	FURCRAEA FOETIDA / GIANT FALSE AGAVE	--	NO	30" X 30"	AS SHOWN
**	MUH	9	--	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	YES	--	30" 5 GAL.	36" O.C. AS SHOWN
--	CAP	7	--	SANDSTONE BOULDER/DESERT SAND COLOR	--	--	34"X26"X20"	AS SHOWN (INSTALL HALF WAY INTO GROUND)
**	VOM	60	--	ILEX VOMITORIA / DWARF YAUPON	YES	--	6" FULL 1 GAL.	24" O.C.
**	CHR	207	--	CHRYSOBALANUS ICACO/"RED TIP "	YES	--	24"X18" 3 GAL.	24" O.C. FULL TO BASE
**	JUN	69	--	JUNIPER HORIZONTALIS / CREEPING JUNIPER	--	NO	6" 1 GAL.	18" O.C. FULL POT
**	HEL	165	--	HELIANTHUS DEBILIS / DUNE SUNFLOWER	YES	--	6" 1 GAL.	18" O.C. FULL POT
*	SOD	725+-		ST. AUGUSTINE "FLORATAM" SOLID SOD			---------	AS SHOWN

(M)

FIRE HYDRANT ZONE



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE ON PUBLIC OR PRIVATE PROPERTY.
BY THE AUTHORITY OF SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5211.2.
THE DIAGRAM ABOVE SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.
THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.
EXCEPTIONS: OTHER FIRE FIGHTING OR TRAFFIC POSTS TO PROTECT FIRE EQUIPMENT.

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

NOTE:
CONTRACTOR SHALL OBTAIN A TREE REMOVAL/RELOCATION PERMIT AND PROVIDE FOR ANY MITIGATION PRIOR TO OBTAINING A BUILDING PERMIT.
ALL LANDSCAPE MATERIALS SHALL BE PLANTED 6" MINIMUM DISTANCE AWAY FROM ALL TREE/PALM ROOTBALLS.
LANDSCAPE CONTRACTOR TO SCHEDULE A FINAL INSPECTION AND COMPLIANCE INSPECTION WITH THE LANDSCAPE ARCHITECT PRIOR TO C.O.

SITE AND CODE DATA

DESCRIPTION	TACO BELL RESTAURANT
CURRENT ZONING	C-MU (Central Mixed-Use District)
CURRENT LAND USE	Transit Oriented Corridor (TOC)
CURRENT USE	Commercial

1 GENERAL INFORMATION

DESCRIPTION			
NON-RESIDENTIAL	TYPE		GROSS BUILDING AREA
	New Restaurant		1,600 SF
FAR	N/A		
TOTAL SITE AREA	13,811 (NET) SF	(0.317 Acres)	
TOTAL BUILDING	1,617 SF	11.71%	
TOTAL VEHICULAR USE AREA	7,738.2 SF	55.81%	
INTERIOR LANDSCAPE AREA (MINUS PERIMETER LANDSCAPE SET BACK AREA)	1,178.0 SF	15.28% of vehicular use area	
TOTAL OPEN SPACE AREA	3,021.6 SF	21.88%	

2 SETBACKS

NEW RESTAURANT

DESCRIPTION	ALLOWED MIN-MAX	PROVIDED	DESCRIPTION	ALLOWED MIN-MAX	PROVIDED	DESCRIPTION	ALLOWED MIN-MAX	PROVIDED
FRONT (EAST)	10'-0"/30'-0"	12'-0"						
REAR (WEST)	5'-0"	84'-0"						
SIDE (NORTH)	0'-0"	38'-6"						
SIDE (SOUTH)	0'-0"	14'-9.5"						

3 MINIMUM ACTIVE USES

FRONTAGE	REQUIRED	PROVIDED
U.S. 441 (111.05 FT)	60%	57.75' (52%)

4 HEIGHTS PROVIDED

NEW RESTAURANT

DESCRIPTION	ALLOWED MAXIMUM	PROVIDED	DESCRIPTION	ALLOWED MAXIMUM	PROVIDED	DESCRIPTION	ALLOWED MAXIMUM	PROVIDED
HEIGHT	85'-0"	21'-4"						

5 PARKING DATA

DESCRIPTION	MINIMUM 1 PER 150 SF BUILDING AREA	REQUIRED MINIMUM	REQUIRED MAXIMUM
NEW RESTAURANT, TAKE OUT	Standard parking spaces for 1,617 SF	11 sp	-
-Bicycle Rack reduction	5% of 11 sp (see item #32 on plan)	(0.55)	
-Public Art reduction	5% of 11 sp (Graphic Art - Building East Elevation)	(0.55)	
TOTAL STANDARD PARKING SPACES		10 sp	-
		PROVIDED 5 SPACES INCLUDING 1 HC	

6 DRIVE-THRU VEHICULAR STACKING

	IN BOUND REQUIRED	IN BOUND PROVIDED	OUT BOUND REQUIRED	OUT BOUND PROVIDED
VEHICULAR STACKING	6	6	1	1

7 PROJECT SUMMARY

SUMMARY OF REQUESTS: VARIANCES, MODIFICATIONS AND SPECIAL EXCEPTION

		REQUIRED	PROVIDED	
SPECIAL EXCEPTION				
VARIANCE	PARKING SPACES	10	5	7.2.28
	ACTIVE USE	60%	52%	C-MU (ii)
	TRANSPARENCY	50%	27.90%	TOC D-D.3.a(ii)(c)

THE USE OF A WEED BARRIER IN PLANTING BEDS IS MANDATORY,ALL PLANTING BEDS TO BE SURROUNDED BY EDGING.

LANDSCAPE DATA

DESCRIPTION	REQUIRED	PROVIDED
1 TREE PER 1,000 S.F. PERVIOUS AREA: (3,021.60 S.F.)	3	3
PERIMETER BUFFER: 1 TREE PER 20 L.F. (398.76)	20	20
1 TREE PER 190 S.F. TERMINAL ISLAND:	2	2
STREET TREES: 1 PER 50 L.F. STREET FRONTAGE: 111.05 L.F.	2	2
AT GRADE PARKING 1 TREE PER 20 L.F.	4	4
INTERIOR LANDSCAPE AREA - 15.00% OF (V.U.A.):	1,127.80	1,178.00/15.28%
TOTAL TREES:	31	31
NATIVE/S.F.W.M. TREES 80% MIN.:	25	26 (84%)
NATIVE/S.F.W.M. SHRUBS 80% MIN.:	237/80%	276/93%

1. SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS.
2. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER & SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
3. LANDSCAPE CONTRACTOR TO PROVIDE AN AUTOMATIC LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & 50% MIN. OVERLAP TO ALL LANDSCAPED AREAS; SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED.
4. ALL EXISTING TREES SHALL BE TRIMMED AND SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE, (ANSI), A300-2005", CURRENT EDITION RESPECTIVELY.
5. LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER & FLORIDA HOLLY FROM SITE.
6. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION AS PER CITY OF HOLLYWOOD. (SEE DETAIL)
7. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
8. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
9. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
10. LANDSCAPE CONTRACTOR SHALL NOT INSTALL PLANT MATERIALS WITHIN ROOTBALLS OF TREES AND OR PALMS AND SHOULD BE INSTALLED OUTSIDE ROOTBALL AREAS AS REQUIRED.
11. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTLY HIGHER (+- 1") THAN THE FINISHED GRADE.
12. SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZES SHOWN PRIOR TO SUBMISSION OF BIDS; REQUIRED (2) APPROVALS AS FOLLOWS: ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT & "CITY OF HOLLYWOOD'S LANDSCAPE PLAN REVIEWER" FOR CONSIDERATION AND REQUIRED APPROVAL; IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
13. A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30" & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS AS REQUIRED. TREES SHALL BE MAINTAINED WITH SIX (6') CLEAR TRUNK TO KEEP CONTINUALLY ALLOWANCE FOR CLEAR NATURAL VISUAL SURVEILLANCE TO THE SITE. SHRUBBERY SHALL NOT EXCEED THREE (3') AT MATURITY; TREES SHALL BE PLANTED 15' FROM LIGHT STANDARDS TO MAINTAIN ILLUMINATION LEVELS AS SPECIFIED.
14. LANDSCAPE CONTRACTOR TO CALL THE CITY OF HOLLYWOOD LANDSCAPE INSPECTOR AT (954)921-3471 TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO INSTALLATION AS REQUIRED.
LANDSCAPE CONTRACTOR TO CONTACT CITY LANDSCAPE INSPECTOR PRIOR TO RELOCATION OF EXISTING TREES OR PALMS FOR CONDITION OF EXISTING MATERIAL AND SHALL BE APPROVED UPON INSPECTION OR IF DEEMED NOT FEASIBLE ,THAN A NEW TREE/PALM SHALL BE INSTALLED IF REQUIRED.
15. EXISTING TREES SHALL BE PRUNED AND MAINTAINED TO HAVE 6'-8' MINIMUM CLEARANCE OVER SIDEWALKS AS REQUIRED.
16. ALL SOD TO BE HEALTHY, WEED/PEST FREE (INCLUDING FUNGUS AND DISEASE) ST. AUGUSTINE FLORATAM SOLID; LAID SMOOTH WITH TIGHT ALTERNATING/ABUTTING JOINTS WHICH CONFORM TO CURBS AND PLANTERS.
17. MULCH RINGS SHALL BE PROVIDED FOR ALL TREES PLANTED IN SOD AREAS-4' MINIMUM DIAMETER, 6' DIAMETER FOR CANOPY TREES.

1 LIVE OAK TREE 10.5" D.B.H. TO BE REMOVED =X SEE L-3 TREE DISPOSITION PLAN
(3)-CRAPE MYRTLE UPSIZED FROM 2" TO 4" D.B.H.= ADDITIONAL 6.0" D.B.H. PROVIDED ONSITE.
4.5" D.B.H. TREE SHORTFALL OPTION OF $350.00 PER 2" D.B.H. AMOUNT OF $787.50 TO BE PAID INTO CITY TREE TRUST FUND.
(M)= UPSIZED TREES IN LIEU OF CANOPY COMPENSATION MITIGATION PROVIDED AS SHOWN, SEE LEGEND

COMMERCIAL GREEN BUILDING PRACTICES INCORPORATED INTO PLANS

(PER ORDINANCE 0-2011-06)

1. ENERGY STAR APPROVED ROOFING MATERIALS.
2. AT LEAST 80% OF PLANTS, TREES AND GRASS PER THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT RECOMMENDATIONS (LATEST EDITION). LANDSCAPE PLAN, REVIEWED AND APPROVED BY A LANDSCAPE ARCHITECT, SHALL BE SUBMITTED WITH PERMIT APPLICATION. LANDSCAPING SHALL BE VERIFIED BY INSPECTION PRIOR TO FINAL CERTIFICATE OF OCCUPANCY.
3. UTILIZE LED LIGHTS FOR OVER 90% OF PARKING LOT LIGHTING.
4. REFRIGERANT: ALL BUILDING HVAC & R SYSTEMS ARE FREE OF CFU'S AND HALONS.
5. REDEVELOPMENT OF EXISTING SITE - LOCATE THE BUILDING ON A SITE THAT HAS EXISTING HARDSCAPE OR BUILDINGS THAT MUST BE REPLACED BY THE NEW DEVELOPMENT AND HAS EXISTING UTILITY CONNECTIONS TO THE SITE.
6. ACCESS TO PUBLIC TRANSPORTATION - THE SITE IS LOCATED WITHIN ½ MILE OF EXISTING RAIL NODE OR ¼ MILE OF AT LEAST 1 ACTIVE BUS STOP.
7. SIDEWALKS - PROVIDE SIDEWALKS FOR ALL PATHS TO ADJACENT CITY STREETS THAT ARE MINIMUM 4' WIDE WITH CONCRETE OR OTHER FIRM, SLIP RESISTANT SURFACES.
8. REDUCE HEAT ISLAND EFFECT - UTILIZE A COOL-ROOF THAT WILL HAVE A SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 78, WHICH REDUCES THE HEAT ISLAND EFFECT.
9. DURABLE EXTERIOR MATERIALS-BUILDING DESIGN SHALL INCLUDE DURABLE EXTERIOR BUILDING WALL AND WINDOW MATERIALS TO PREVENT DAMAGE FROM HIGH WINDS. THE EXTERIOR SURFACE OF A MINIMUM OF 80% OF WALLS SHALL BE CONCRETE OR BRICK MASONRY. WINDOWS SHALL HAVE IMPACT RESISTANT GLAZING.
10. LOW FLOW TOILET FIXTURES. THE TOILETS SHALL HAVE A MAXIMUM WATER USE OF 1.28 GPF. URINALS SHALL HAVE A MAXIMUM WATER USE OF 0.5 GPF. CALCULATIONS MUST BE SUBMITTED WITH PLANS. SYSTEM MUST PASS ALL REQUIRED INSPECTIONS BY PLUMBING INSPECTOR.

LEGAL DESCRIPTION:

(TITLE COMMITMENT)

PARCEL "A", "GATOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 13,811 SQUARE FEET (0.3171 ACRES), MORE OR LESS.

MEETING DATES:

PACO	DEC 19, 2022
PRELIMINARY TAC	N/A
FINAL TAC	FEB 6, 2023
PDB	

CKE GROUP INCORPORATED
engineering • architecture • planning
17190 ROYAL PALM BLVD.
SUITE #2
WESTON , FLORIDA 33326
PHONE: (305) 558-4124
FAX: (305) 826-0619
EB#0004432

EDUARDO L CARCACHE LICENSE No. 31914 STATE OF FLORIDA PROFESSIONAL ENGINEER

SEAL
EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914
RICARDO J. PEREZ
ARCHITECT-AR 14985

This item has been digitally signed by Eduardo L. Carcache on the date adjacent to the seal.

Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

RICHARD BARTLETT LANDSCAPE,INC.
14417 STIRRUP LANE
WELLINGTON, FL 33414
TEL:(561)758-7707
LANDSCAPE ARCHITECTURE LC26000352
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SEAL

12/13/24 CITY COMMENTS

RBL#23-01-2199
DRAWN BY: RICK BARTLETT
CHECKED: RGB/MER

	DATE	REMARKS
1	03/24/23	CITY COMMENTS
2	07/05/23	INFO DATA/LEGEND
3	09/06/24	CITY COMMENTS
4	09/10/24	CITY COMMENTS
5	09/11/24	CITY COMMENTS
6	10/23/24	CITY COMMENTS

CONTRACT DATE:	2/26/2021
BUILDING TYPE:	XS6
PLAN VERSION:	FEBRUARY 2022
BRAND DESIGNER:	DANIEL DICKSON
SITE NUMBER:	315998
STORE NUMBER:	TB-459380
PA/PM:	DIANA DeCICCO
DRAWN BY.:	AG
JOB NO.:	CKE 1746

TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

XS6

LANDSCAPE PLAN

L-1

PLOT DATE:

PLANTING | SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY
A. The work under this section consists of furnishing all labor, materials, equipment and services required to complete the grading, planting, and necessary appurtenances as shown on drawings and described herein.

1.2 REFERENCES
C. American Nursery Standards, latest edition (ANSI Z60.1, American Standard for Nursery Stock, May 1996).
D. Florida Grade #1FN - Current University, (Plant nomenclature) and
E. National Arborist Association Standards, National Arborist Association, latest edition.
F. Federal Specification FS 0-F-461 - Fertilizer, Mixed, Commercial.

1.3 SUBMITTALS
A. Submittals: Submit 3 copies of the following submittals, in the order specified under quantities and dates of these specifications, signed by the Contractor:
B. Samples:
1. Submit samples of each plant for Owner's Representative approval. When approved, tag and maintain as representative samples for finally installed plant materials. Samples may be used for complete installation, provided they remain tagged until final acceptance of entire installation. Samples are to be brought to the project for Owner's Representative approval.
2. Plants noted as "Specimen" on the plant schedule must be individually approved by the Owner's Representative.
3. Submit for approval sufficient representative quantities of topsoil, soil amendments, and product information on package materials and fertilizer.

Owner's Representative and approve samples before use on the project.
4. Certificates: For information only, submit 3 copies of certificates of inspection as required by governmental authorities to accompany shipments. Submit manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.

1.4 QUALITY ASSURANCE
A. Furnish certificates of inspection of landscape materials, to accompany shipments, as required by governmental authorities. Comply with applicable federal, state, county and local regulations governing landscape materials.
B. Contractor shall have at least three years experience in executing projects of similar size and be able to furnish a list of previous jobs and references if requested by the Owner's Representative. Contractor shall employ skilled personnel and provide adequate supervision.
C. Do not make substitutions. If specified landscape material is not obtainable, submit to Owner's Representative proof of non-availability and proposal for use of equivalent material. When authorized, adjustments of contract amount will be made.

1.5 DELIVERIES, STORAGE AND HANDLING
A. Deliver packaged materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at the site.
B. Plant Materials: Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist as follows:
1. Set balled stock in ground and cover ball with soil, peat moss, or other acceptable material.
2. Do not remove container-grown stock from containers until planting time.
C. Storage: Protect plant material in transit and at the site. Material not properly protected and which is damaged will be rejected.

1.7 PROJECT CONDITIONS
A. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work required.
B. Cooperate with other Contractors and trades working in and adjacent to the landscape work areas. Examine drawings, which show the development of the entire site and become familiar with the scope of other work required.
C. Inspection: Where conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Owner's Representative before planting.
D. Site Utilities:
1. Determine locations of underground utilities, especially low-lighting, and perform work in a manner which will avoid possible damage. Hand excavate, as required, to maintain possibility of damage to underground utilities. Maintain grade stakes set by others until all persons concerned naturally agree work is removed.
2. Coordinate work with the Irrigation Contractor and Electrical Contractor to prevent damage to underground piping or conduit and similar obstruction work located in landscape areas.
E. Protections: Do not store any equipment over existing or newly placed concrete without approval of Owner's Contractor. Provide necessary protections such as board matting as required.

1.8 WARRANTY
A. Guarantee plants for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owner's Representative. Replace plants, including trees, which have partially died through damaging shape, size or symmetry. Annual plants will be guaranteed for a period coinciding with their normal season of growth.
B. Replace plants with same kind and size as originally planted, at no cost to the Owner. Provide one-year guarantee on replacement plants. At direction of Owner's Representative, plants may be replaced at start of next year's planting or digging season. In such cases, remove dead plants immediately. Protect (regrassed) areas and any other piping, conduit or other work during replacement. Repair any damage immediately.
C. Plants will be guaranteed to be true to species and variety or cultivar specified.
D. Guarantee excludes replacement of plants destroyed by catastrophic acts of nature.

1.9 MAINTENANCE
A. Until final acceptance, maintain all plantings and trees by watering, cultivating, weeding, controlling pests and diseases, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition. Rake bed areas as required.
1. Watering: As necessary to promote growth. Water will be available on site. Provide necessary hoses and other watering equipment required to complete work.
2. Watering Trees: Tree soils to be kept moistened to the depth of the tree ball.
3. Weeding: Remove weeds and foreign grass over plant areas at least once a week. Herbicides may be used only when approved by Owner's Representative.
4. Cultivating: Cultivate bed areas to a depth of approximately three inches twice a month. Care should be taken not to damage plant roots.

Increase size of roots or balls proportionately.
B. Grooming and Mulch: Trim dead, injured, rigorous, sub-branched, and weak shaped, with trunk diameter and height requirements as specified. Each shall be trim, neat, slightly tapered and well balanced. Trees with loose or broken balls at time of planting shall be rejected. Trees and balls shall be at least 10" in diameter for each 1" of caliper measured 12" above the tree ball. Containers shall be of heavy gauge plastic and wooden bases only. Provide trees with full wooded crowns, meeting height and spread standards after pruning. No trim water hose or trees with open areas on any side will be acceptable. Trees shall be consistently superior in form and branching, and typical of the growth habit of their species unless otherwise specified.
1. Caliper of the trunk shall be taken 6 inches above the ground up to and including 4 inch caliper size, and 12 inches above the ground for larger sizes.
2. Multi-trunk Trees: Measure multi-trunk tree caliper as follows: Add the caliper of the largest trunk to one half the calipers of the remaining trunks. (Example: a 8" caliper multi-trunk would be three trunks of 8"/4"/4" or 9"/3"/3").
K. Shrubs, Groundcover: Nursery grown, healthy, vigorous, and have normal habit of growth for the species.
M. Turf Grass Sod: Sod shall be grown, actively growing, and free of weeds and foreign grasses. Sod, which is dormant, have an drought-stressed, will not be accepted. Cut sod with a minimum of 3/4 inch of soil covering the roots. Deliver to the site in 10-inch square or 10-inch wide rolls or pallets. Do not stack more than 24 hours between time of cutting and time of delivery.

2.2 SOIL PREPARATION MATERIALS
A. Backfill is Compost.
B. Commercial Fertilizer: Complete fertilizer with an organic base, uniform in composition, dry and free flowing. Deliver in original unopened containers, each bearing manufacturer's guaranteed statement of analysis. Fertilizer shall contain 10% nitrogen, 10% phosphoric acid, 10% potash, unless otherwise specified or approved.

2.3 TREE STAKING MATERIALS
A. 2" x 2" x 4' pine stakes.

PART 3 - EXECUTION

3.1 INSPECTION
A. Subsoil/Fill: Shall examine fill for sub grade upon which work is to be performed, verify sub grade elevations noted on the plans, observe the conditions under which work is to be performed, and notify the Owner's Representative of unsatisfactory conditions. Do not proceed with this work until unsatisfactory conditions have been corrected in a manner acceptable to the Contractor and Owner's Representative.

3.2 SOIL PREPARATION
A. Topsoil is Compost. Apply select native topsoil.
B. Soil is an final grade. Contractor is responsible for removing excess topsoil. Excess topsoil may be distributed on site.

3.3 TREE PLANTING
A. Location: Refer to planting plans for location of trees. Stake position of trees before pits are dug and have each position. Receive approval from Owner's Representative before proceeding.
B. General Excavation: pit. Dump pit excavation. If pit walls are glazed, roughen sides to allow for good bond with backfill. Center trees, with root flare at or above finish grade and with most plants. Position trees and remove approval from Owner's Representative before removing slings or backfilling. Remove top 1/3 of burlap immediately prior to backfilling pit. If tree

moisture) and gently roughen exposed soil around ball, taking careful not to damage feeder roots.
C. Size of tree pits: Plant in tree pits twice the diameter of the root balls and no deeper. Root ball shall rest on undisturbed soil. Carefully untie by cutting to prevent wire pockets.
D. Do not lift trees by the trunk. Lift trees by the root ball only. If the container is observed lifting trees by the trunk, the tree will be rejected.

3.4 STAKING
A. Refer to planting details for placement of stakes.

3.5 SPACING AND PLANTING SHRUBS AND GROUNDCOVER
A. Plant plants in position as laid down before containers or burlap have been removed. Obtain approval from Owner's Representative. Remove any remaining fill burlap from lifted and backfilled plants. Plant when finished and approved, setting plants with root flares or surface of soil in normal position or slightly above finish grade, and compact soil carefully around each plant ball. Water each plant thoroughly with hose, to eliminate air pockets. Carefully space plants to ensure dense or broken branches and hand rake beds areas to smooth, even surfaces. Owner's Representative reserves the right to interchange or shift locations of plants prior to planting.

3.6 PREPARING SOIL AND FINE GRADING FOR SOD
A. Note: During fueling operations, keep workers and machinery away from storm drains. Promptly remove spills from all other material.
B. After completion of construction work in the area, prepare surface of subsoil. Finish to true, even and parallel to proposed finished grade as approved. Remove rocks and native foreign materials 1 inch across or greater in any dimension.

3.7 SOD PLANTING
A. Preparing soil: Remove rocks, weeds, and debris from area to be sodded. Work up soil to a depth of 4 inches, and break up all clods. Prepare soil for all areas as noted

construction of the sand fill for the field. A light steel mat shall be used to drag the entire field of uniformly distributed top dressing.
J. The Landscape Contractor and the Owner's representative shall inspect all sod at the end of each workday. Unacceptable sod shall be removed immediately and replaced the same day. The preliminary acceptance does not guarantee final acceptance at completion of the project. Prior to final acceptance, all sod shall be checked for the nematodes. Infested sod shall be removed and replaced immediately.

3.8 MULCHING
A. After weeds of planting has been completed an approved by Owner's Representative, mulch soil is and around tree pit with 2" of shredded hardwood mulch, tightly cultivated into place. Do not mulch in windswing areas, and do not cover tree flare. Delay this operation until tree their inspection.

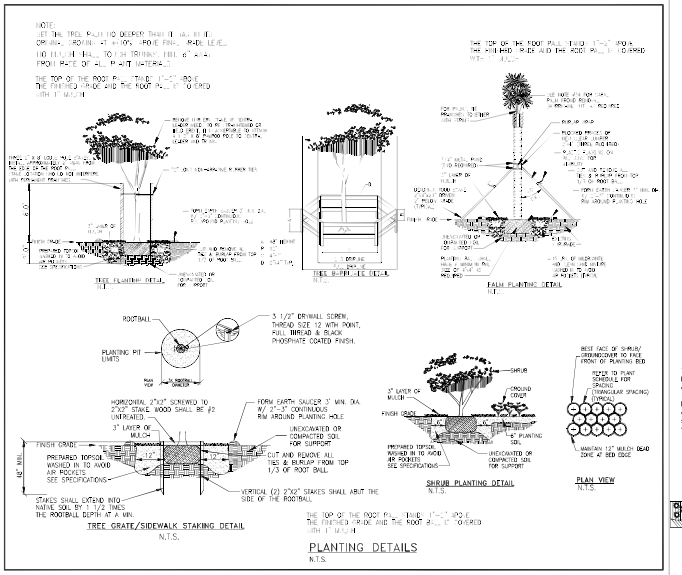
3.9 CLEAN UP
A. During work, keep premises neat and orderly including organization of storage areas. Remove trash, including plastic resulting from surrounding weeds or mulch from planting areas, preparing beds, or planting plants, from site daily as work progresses. Keep walk and driveway areas clean by sweeping or hosing.

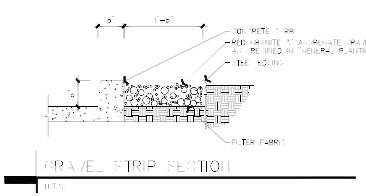
3.10 ACCEPTANCE
A. When the above requirements of the specifications have been fulfilled, the Contractor will request Final Acceptance of the work. Areas that are not acceptable at this time shall continue under the Contractor's maintenance until the Owner's Representative gives Final Acceptance. Following a series of times required for the final acceptance of the project:
1. Warranty of labor.
2. As-builts.
3. Source of plant material.

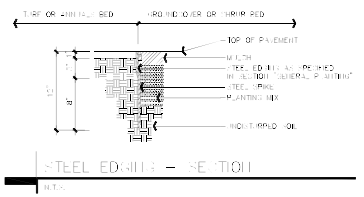
C. Weed removal:
1. If site has been freshly graded, some late for minimum two weeks to encourage weed germination and growth.
2. Area scheduled for wildflowers, native grasses and buffalo grass. Totally remove all grasses and weeds, unless directed otherwise by Owner's Representative. Apply a non-selective herbicide (e.g. "Roundup" or approved equal) to thoroughly wet/remove existing grasses, weeds, or other vegetation (unless noted on the drawing for protection) in area scheduled to receive seeding or hydromulching for grasses or wildflowers.
3. Area scheduled for native grasses: Use a selective herbicide or post-emergent herbicide for spot application to remove bermudagrass, crabgrass, johnson grass, nutsedge, dandelion and other noxious weeds identified in the field by Owner's Representative. If native grasses exist on the site, notify with Owner's Representative if they are to remain or to be eliminated.
D. Soil shall be loosened and pulverized to prepare an acceptable bed for sod. Pulverize soil with disc, chisel plow, tiller or other method approved by Contractor. Offset, making minimum of one pass for break up clods. Repeat till if soil is wet. Do not pulverize soil deeper than two inches so as not to encourage weed growth.
E. Fine grade, level and carefully with a rake/grass type furrows, spoils from spring, or by hand raking. Level out depressions, ruts, soft spots or humps. Finish in lines or elevations shown and parallel to proposed finished grade, as approved. Maintain positive drainage so that fairways, divots, weeds, trash or debris from area to be sodded. Legally dispose off site.
F. If weeds should germinate prior to seeding, re-apply herbicide to eradicate weeds.

3.11 PROTECTION
A. All items required to complete the contract remain the property and responsibility of the Contractor until final acceptance. Take adequate precautions to protect all work and materials against damage. Cooperate fully with other trades to insure a satisfactory completion.

E. Refer to Individual Sections 02777 - 02940 for specific installation requirements.







IRRIGATION SCHEDULE

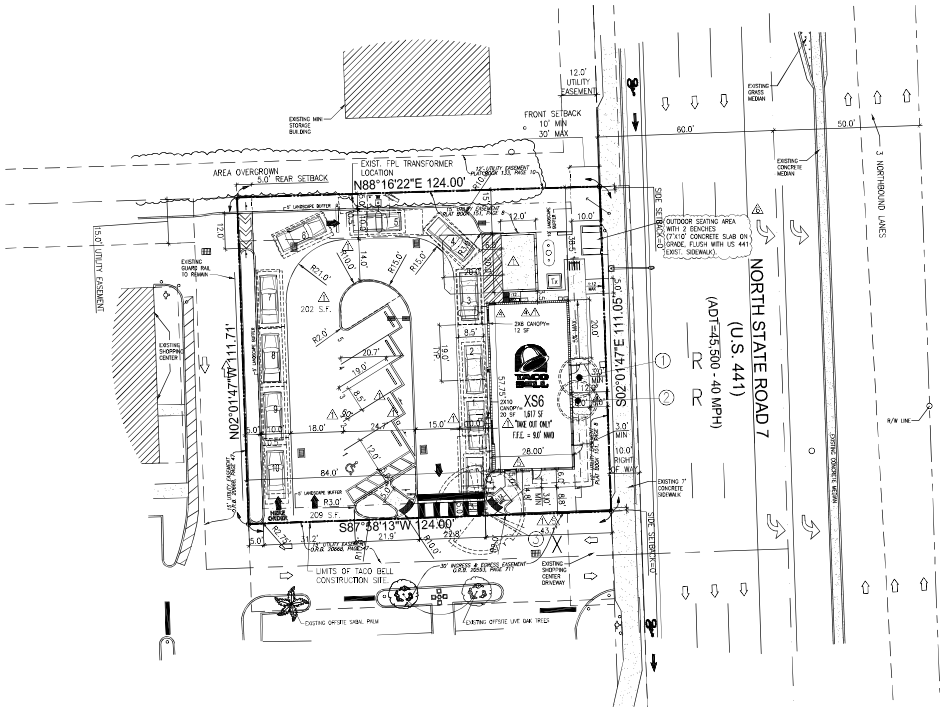
FOR RELOCATED AND/OR NEWLY PLANTED TREES/PALMS THE IRRIGATION SCHEDULE SHALL BE AS PER LOCAL PUBLICATION ENTITLED: "INSTALLATION OF TREES". TREES SHOULD BE IRRIGATED 2-3 TIMES PER WEEK WITH 2 GALLONS PER INCH TRUNK CALIPER. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL.
TABLE 2: IRRIGATION SCHEDULES DEPEND ON SIZE OF NURSERY STOCK AND DESIRED OBJECTIVE*.

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR	
	VIGOR	SURVIVAL
LESS THAN 2 INCH CALIPER	DAILY: 2 WEEKS EVERY OTHER DAY: 2 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 2-3 MONTHS
2-4 INCH CALIPER	DAILY: 1 MONTH EVERY OTHER DAY: 2 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 3-4 MONTHS
GREATER THAN 4 INCH CALIPER	DAILY: 6 WEEKS EVERY OTHER DAY: 5 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 4-5 MONTHS

* ESTABLISHMENT TAKES APPROXIMATELY 3 MONTHS (HARDINESS ZONES 10-11) 4 MONTHS (HARDINESS ZONES 8-9) PER INCH TRUNK CALIPER.

LANDSCAPE SPECIFICATIONS

1. CONTRACTOR SHOULD TAKE IN ONLY TIME ON TO ELIMINATE OF REPLACE... IN LIEU THEY OF THE PLANT. THE PRE EDGE 4 OVER THE PLANT UNIT...
2. EXACT QUANTITY OF PLANTS SHALL BE VERIFIED BY CONTRACTOR IN THE FIELD. QUANTITY AND OTHER PRICE CHANGES SHALL BE ADJUSTED ACCORDINGLY. THE CONTRACTOR SHALL PAY ALL COST OF DELIVERY, PLANTING, AND CARE OF PLANTS UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. ALL PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER'S REPRESENTATIVE AT ANY TIME DURING THE PROGRESS OF THE WORK. ANY PLANTS DETERMINED BY THE OWNER'S REPRESENTATIVE TO BE UNSUITABLE FOR PLANTING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED WITH ACCEPTABLE PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. ALL PLANTS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PART I, 1998, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE, FLORIDA. PLANTS SHALL BE HEALTHY, VIGOROUS, WELL-FORMED, AND FREE FROM PEST INFESTATION, DISEASE, INJURIES, AND OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE GROWN IN A RECOGNIZED NURSERY IN ZONE 10 OR A SIMILAR CLIMATE ZONE. PLANTS SHALL BE SUPPLIED IN CONTAINERS OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST. PLANTS SHALL BE SUPPLIED IN SIZES AS INDICATED ON THE PLANT LIST. PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED WITH APPROVAL OF THE OWNER'S REPRESENTATIVE, BUT NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE LARGER SIZE.
4. PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTED PLANTING PROCEDURES AS DESCRIBED IN THE LATEST EDITION OF STANDARD LANDSCAPE SPECIFICATIONS AS PUBLISHED BY THE FLORIDA NURSERY, GROWERS AND LANDSCAPE ASSOCIATION, INC. (FNGLA).
5. ALL PLANTING MATERIALS SHALL BE PLANTED IN THE POSITIONS INDICATED ON THE PLANS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ALL PLANTS SHALL BE PLANTED IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS.
6. ALL PLANTING AREAS SHALL BE GRADED TO ELIMINATE ROUGH AREAS, LOW SPOTS, AND SOIL LUMPS. THE FINISH GRADE SHALL BE 1" TO 2" BELOW ADJACENT PAVEMENT OR CURBS. ALL PLANTING AREAS SHALL BE GRADED TO PREVENT PONDING OR EROSION AND TO DIRECT SURFACE RUNOFF TO STORM INLETS OR SWALES. ALL PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE WITH A UNIFORM CLOSE-TEXTURED SURFACE. ALL PLANTING AREAS SHALL BE GRADED TO ELIMINATE ROUGH AREAS, LOW SPOTS, AND SOIL LUMPS. THE FINISH GRADE SHALL BE 1" TO 2" BELOW ADJACENT PAVEMENT OR CURBS. ALL PLANTING AREAS SHALL BE GRADED TO PREVENT PONDING OR EROSION AND TO DIRECT SURFACE RUNOFF TO STORM INLETS OR SWALES. ALL PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE WITH A UNIFORM CLOSE-TEXTURED SURFACE.
7. ALL PLANTING AREAS SHALL BE FERTILIZED WITH A COMPLETE FERTILIZER CONTAINING NO LESS THAN 50% OF THE NITROGEN IN THE FORM OF SLOW RELEASE NITROGEN. THE FERTILIZER SHALL BE APPLIED AT THE RATE OF 20 POUNDS PER 1,000 SQUARE FEET. THE FERTILIZER SHALL BE APPLIED ONLY TO THE TOP OF THE ROOT BALL. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL.
8. ALL TREES TO HAVE A 3 1/2" MINIMUM TRUNK CALIPER OR LARGER, OTHERWISE NOTED. ALL TREES SHALL BE FERTILIZED WITH A COMPLETE FERTILIZER CONTAINING NO LESS THAN 50% OF THE NITROGEN IN THE FORM OF SLOW RELEASE NITROGEN. THE FERTILIZER SHALL BE APPLIED AT THE RATE OF 20 POUNDS PER 1,000 SQUARE FEET. THE FERTILIZER SHALL BE APPLIED ONLY TO THE TOP OF THE ROOT BALL. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL.
9. ALL SOD SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PART I, 1998, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE, FLORIDA. SOD SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED, AND FREE OF PLANT DISEASES, INSECTS, EGGS, AND LARVAE. SOD SHALL HAVE A DENSE AND UNIFORM COMPOSITION OF GRASS SPECIES AND BE FREE FROM WEEDS AND OTHER GRASSES. SOD SHALL BE MOWED AT A HEIGHT OF NOT MORE THAN 4 INCHES AND NOT LESS THAN 2 1/2 INCHES. SOD SHALL BE CUT WITH A MINIMUM OF 3/4 INCH OF SOIL ATTACHED TO THE ROOTS, EXCLUDING ANY THATCH. SOD SHALL BE CUT IN PIECES WITH UNIFORM THICKNESS AND SIZE. SOD SHALL BE DELIVERED AND INSTALLED WITHIN 24 HOURS OF CUTTING. SOD SHALL NOT BE CUT OR DELIVERED WHEN IT IS DRY OR WHEN SOIL MOISTURE IS DEFICIENT.
10. ALL SOD SHALL BE INSTALLED IN STRAIGHT LINES WITH TIGHTLY FITTED JOINTS. SOD SHALL BE PLANTED SO THAT NO OVERLAPPING OCCURS ON SLOPES AND SO THAT NO GAPS BETWEEN PIECES OF SOD ARE VISIBLE AFTER SETTLEMENT. SOD SHALL BE PLANTED SO THAT IT IS NOT STRETCHED OR COMPRESSED. SOD SHALL BE PLANTED SO THAT VERTICAL JOINTS ARE STAGGERED IN BRICK FASHION. SOD SHALL BE PLANTED SO THAT IT CONFORMS TO THE FINISH GRADE AND SO THAT THE FINISH GRADE IS NOT ALTERED. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY EQUIPMENT OR FOOT TRAFFIC. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY WATER OR WIND EROSION. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY FIRE. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY INSECTS OR DISEASE. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY DROUGHT. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY FREEZING. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY HEAT. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY WIND. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY RAIN. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY SNOW. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY ICE. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY HAIL. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY LIGHTNING. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY TORNADO. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY HURRICANE. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY EARTHQUAKE. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY VOLCANO. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY FLOOD. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY TSUNAMI. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY METEOR. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY ASTEROID. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY COMET. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY ALIEN. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY UFO. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY GOD. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY DEVIL. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY ANGEL. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY HEAVEN. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY HELL. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY PURGATORY. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY LIMBO. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY NIRVANA. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY REINCARNATION. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY KARMA. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY DHARMA. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY SAMSARA. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY MOKSHA. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY NIRVANA. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY SAMSARA. SOD SHALL BE PLANTED SO THAT IT IS NOT DAMAGED BY MOKSHA.
11. ALL SOD SHALL BE WATERED IMMEDIATELY AFTER PLANTING. WATERING SHALL BE DONE IN SUCH A MANNER AS TO NOT DISPLACE THE SOD OR DAMAGE THE SOIL



TREE DISPOSITION PLAN

1"=20'-0"

GRAPHIC SCALE
40 0 10 20 40
(IN FEET)
1 inch = 20 ft.

NOTE:
CONTRACTOR SHALL OBTAIN A TREE REMOVAL/RELOCATION PERMIT AND PROVIDE FOR ANY MITIGATION PRIOR TO OBTAINING A BUILDING PERMIT.
ALL LANDSCAPE MATERIALS SHALL BE PLANTED 6" MINIMUM DISTANCE AWAY FROM ALL TREE/PALM ROOTBALLS.
LANDSCAPE CONTRACTOR TO SCHEDULE A FINAL INSPECTION AND COMPLIANCE INSPECTION WITH THE LANDSCAPE ARCHITECT PRIOR TO C.O.

IRRIGATION SCHEDULE

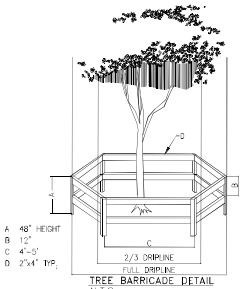
FOR RELOCATED AND/OR NEWLY PLANTED TREES/PALMS THE IRRIGATION SCHEDULE SHALL BE AS PER UF IFAS PUBLICATION ENH-1061: DURING ESTABLISHMENT, TREES SHOULD BE IRRIGATED 2-3 TIMES PER WEEK WITH 2 GALLONS PER INCH TRUNK CALIPER. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL. TABLE 2. IRRIGATION SCHEDULES DEPEND ON SIZE OF NURSERY STOCK AND DESIRED OBJECTIVE*.

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR	
	VIGOR	SURVIVAL
LESS THAN 2 INCH CALIPER	DAILY: 2 WEEKS EVERY OTHER DAY: 2 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 2-3 MONTHS
2-4 INCH CALIPER	DAILY: 1 MONTH EVERY OTHER DAY: 3 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 3-4 MONTHS
GREATER THAN 4 INCH CALIPER	DAILY: 6 WEEKS EVERY OTHER DAY: 5 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 4-5 MONTHS

* ESTABLISHMENT TAKES APPROXIMATELY 3 MONTHS (HARDINESS ZONES 10-11)
4 MONTHS (HARDINESS ZONES 8-9) PER INCH TRUNK CALIPER.

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)



TREE BARRICADE DETAIL
N.T.S.

TREE BARRICADE NOTES:

1. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36" ROOT BALL SHALL BE A MINIMUM OF 60" INCH ROOT PRUNED. FILL TRENCH WITH FIBROUS MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREE SHALL BE LIGHTLY PRUNED BY HAND.
2. ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A300-2005." CURRENT EDITION RESPECTIVELY.
3. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES WITH TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC OWNER TO SUPPLY WATER ON SITE.
4. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
5. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
6. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROOTS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
7. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
8. TRANSPLANT TREE WITH 60" TREE SPADE OR TREE CRANE, TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
9. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTLY HIGHER (+- 1") THAN THE FINISHED GRADE.

EXISTING TREES TO REMAIN REQUIRED BARRICADES

SEE SHEET L-1 LANDSCAPE PLAN FOR ADDITIONAL INFORMATION

R = TO BE RELOCATED
X = TO BE REMOVED

EXISTING LANDSCAPE MATERIALS

	KEY	CODE	AMOUNT	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	CONDITION
R	①	SAB	1	SABAL PALMETTO / CABBAGE PALM	16'-18' X 15'	(1) TO BE RELOCATED (12"Ø CALIPER)	GOOD/70%
R	②	SAB	1	SABAL PALMETTO / CABBAGE PALM	18'-20' X 15'	(1) TO BE RELOCATED (12"Ø CALIPER)	GOOD/70%
△ X	③	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	22'-24' X 30'	(1) TO BE REMOVED (10"S CALIPER)	POOR/40%

△△ 1 LIVE OAK TREE 10.5" D.B.H. TO BE REMOVED =X SEE PLAN
(3)-CRAPE MYRTLE UPSIZED FROM 2" TO 4" D.B.H.= ADDITIONAL 6.0" D.B.H. PROVIDED ONSITE. SEE L-1
4.5" D.B.H. TREE SHORTFALL OPTION OF $350.00 PER 2" D.B.H. AMOUNT OF $787.50 TO BE PAID INTO CITY TREE TRUST FUND.
(M)= UPSIZED TREES IN LIEU OF CANOPY COMPENSATION MITIGATION PROVIDED AS SHOWN, SEE LEGEND

CKE GROUP INCORPORATED
engineering • architecture • planning
1 ROYAL PALM BLVD
SUITE #2
WESTON, FLORIDA 33326
PHONE: (954) 888-4124
FAX: (954) 806-0815
FB #0004432

EDUARDO I. CARCACHE
LICENSE
No. 31914
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEAL
EDUARDO I. CARCACHE
CIVIL ENGINEER
No. 31914
RICARDO J. PEREZ
ARCHITECT LAR1346

This item has been digitally signed by Eduardo L. Carcache on the date adjacent to the seal.

Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

RICHARD BARTLETT LANDSCAPE, INC.
1427 S. STONEHOP LANE
WELLINGTON, FL 33414
(561)791-7705
LANDSCAPE ARCHITECTURE LC26000352
MICHAEL E. MARLO #LA0001553
EMAIL: mail@richardbartlettlandscape.com

SEAL

RSI #23-01-2190
DRAWN BY: R.J.K. BARTLETT
CHECKED: RGS/MER

	DATE	REMARKS
1	03/24/23	CITY COMMENTS
2	08/10/24	CITY COMMENTS
3	09/11/24	CITY COMMENTS
4	10/01/24	CITY COMMENTS
5	10/23/24	CITY COMMENTS
6	12/13/24	CITY COMMENTS

CONTRACT DATE: 2/26/2021
BUILDING TYPE: XS6
PLAN VERSION: FEBRUARY 2022
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY.: AG
JOB NO.: CKE 1746

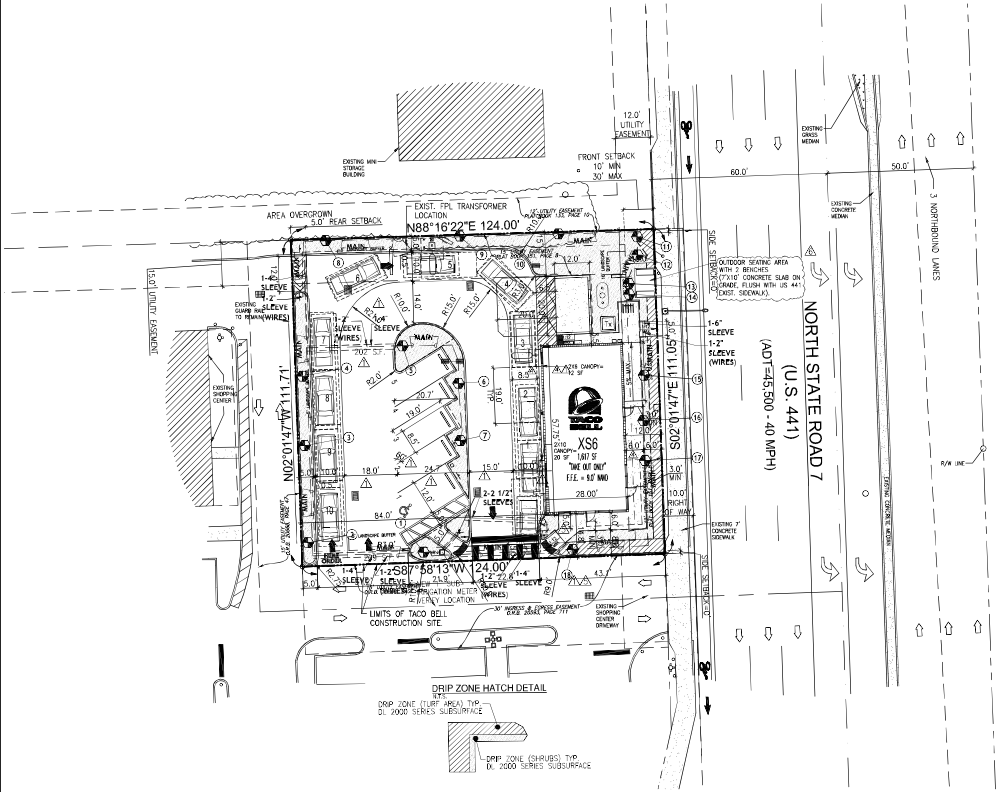
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

TACO BELL
XS6

TREE DISPOSITION PLAN

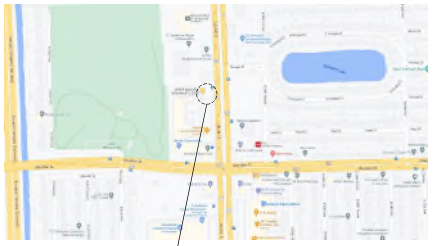
L-3

PLOT DATE:



IRRIGATION PLAN
1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



LOCATION MAP
NOT TO SCALE

THIS SITE LIES IN SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(TITLE COMMITMENT)

PARCEL "A", "GAJOR 441 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 13,811 SQUARE FEET (0.3171 ACRES), MORE OR LESS.

ITEM	MANUFAC.	MODEL NO.
4" pop-up spray head	Toro	570Z-4P-.COM
12" pop-up spray head installed in season color beds only	Toro	570Z-12P-.COM
spray head nozzles with pressure compensation	Toro	Precision Series Nozzles
rotor sprinkler head	Toro	TSP8S
drip line	Toro	DL52000
controllers (up to 16 zones)	Toro	Evolution EVO-40D With EVOM-4/12 Expansion Modules
weather sensor	Toro	Evolution EVO-SC, EVO-WS
controllers (16 to 24 zones)	Toro	TMC 424E-OD
weather sensors (with tmc 424e)	Irritrol	CL-Wireless
electric valves (spray and rotary zones), (drip zones)	Toro	TPVF100, DK-EZF
	NIBCO	T-113
quick coupler valve & key	Toro	100-SLVLC, 100 SLK
swivel hose ell	Toro	100 MHS
backflow preventer valve	FEBCO	As Required
10" round valve box	Amtec	161104
surge protection kit	Irritrol	SPD-587

IRRIGATION LEGEND

	2" SCH. 40 PVC MAIN LINE AS SHOWN
	TORO MODEL TMC 424E-OD 24 ZONE TMC CONTROLLER
	TORO 9QRES LOW VOLTAGE CONTROL VALVES 1" & 1 1/2" W/ DIRECT BURIAL #14 WIRE AS REQUIRED
	1" SUB-IRRIGATION WATER METER & FEBCO BACKFLOW PREVENTER (FIELD VERIFY BY OWNER)
	TORO DRIPLINE USING QRD CONCEPT, WITH SUPPLY AND FLUSH MANIFOLDS AT EACH END TO CREATE A CLOSED-LOOP SYSTEM. 5/8" TUBE EMITTER @ .26GK PC DRIPLINE WITH PRESSURE COMPENSATING, NORMAL FLOW 0.53 GPH AND 1.02 GPH @35 PSI MINIMUM.
	TORO WEATHER SENSOR EVOLUTION EVO-SC, EVO-WS

PIPE SIZE	GPM
3/4"	0-8
1"	9-12
1 1/4"	13-22
1 1/2"	23-30
2"	31-50

TORO DRIPLINE DL 2000-ZONES

ZONE	1	2	3	4	5	6	7	8	9	10	11	12
# HEADS	DRP	DRP	DRP	DRP	DRP	DRP	DRP	DRP	DRP	DRP	DRP	DRP
G.P.M.	35.00	35.00	35.00	30.00	35.00	35.00	35.00	30.00	35.00	35.00	35.00	35.00

TORO DRIPLINE DL 2000-ZONES

ZONE	13	14	15	16	17	18	19	20	21	22	23	24
# HEADS	DRP	DRP	DRP	DRP	DRP	DRP	---	---	---	---	---	---
G.P.M.	35.00	35.00	30.00	35.00	35.00	35.00	---	---	---	---	---	---

NOTES:

1. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING RUST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC.. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 9:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.
2. GENERAL CONTRACTOR TO SUPPLY AND INSTALL SLEEVES AS SHOWN AND PROVIDE ELECTRICAL HOOK-UP AS REQUIRED.
3. WORK ALSO SHALL COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) CODES AND STANDARDS. ALL WORK SHALL BE INSTALLED AND COMPLY WITH "FLORIDA BUILDING CODE APPENDIX (F) PART V-A-1.", INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES.
4. PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PSC V-A-1.:

PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2-2 1/2	18"-24"
3-5	24"-30"
6 AND LARGER	30"-36"

5. ALL DRIPLINE LATERALS SHALL BE UNDER 3"-4" MULCH IN SHRUB AND BED AREAS; 4" UNDER TURF AREAS.
6. CONTRACTOR TO PRESSURE TEST WATER SERVICE UP TO EACH ZONE VALVE IN THE IRRIGATION SYSTEM. MAIN LINE SHALL BE LEFT EXPOSED FOR VISUAL OBSERVATION PRIOR TO BACKFILL AND REQUIRED APPROVAL BY CITY OF HOLLYWOOD; CALL CITY OF HOLLYWOOD FOR REQUIRED INSPECTIONS.
7. IRRIGATION CONTRACTOR TO SUPPLY AND INSTALL BUBBLERS AT ALL NEW TREE AND PALM LOCATIONS.
8. SEE TACO BELL GENERAL NOTES AND SPECIFICATIONS.
9. CONTRACTOR SHALL INSTALL DRIP IRRIGATION LAYOUT IN THE HATCHED AREAS INDICATED ON THE PLAN IN ACCORDANCE TO THE MANUFACTURES INSTALLATION MANUAL AND RECOMMENDATIONS.
10. THE IRRIGATION SYSTEM SHOWN IS FOR GRAPHICAL CLARITY ONLY. CONTRACTOR TO ADJUST FOR REQUIRED 100% COVERAGE.
11. THE MAXIMUM LENGTH OF LATERAL RUN SHALL NOT EXCEED 150 LINEAR FEET.
12. THE CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PSI PRIOR TO INSTALLATION OF THE SYSTEM.
13. A FINAL INSPECTION OF ALL IRRIGATION ZONES SHALL BE REQUIRED PRIOR TO A FINAL C/O.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

IRRIGATION SCHEDULE

FOR RELOCATED AND/OR NEWLY PLANTED TREES/PALMS THE IRRIGATION SCHEDULE SHALL BE AS PER FDACS PUBLICATION FH-1051, DURING ESTABLISHMENT PERIOD. TREES SHOULD BE IRRIGATED 2-3 TIMES PER WEEK WITH 2 GALLONS PER INCH TRUNK CALIPER. ALL THIS WATER SHOULD BE APPLIED ONLY TO THE TOP OF THE ROOT BALL.
TABLE 2. IRRIGATION SCHEDULES, DEPEND ON SIZE OF NURSERY STOCK AND DESIRED OBJECTIVE*

SIZE OF NURSERY STOCK	IRRIGATION SCHEDULE FOR	
	WOOP	SURVIVAL
LESS THAN 2 INCH CALIPER	DAILY: 2 WEEKS EVERY OTHER DAY: 2 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 2-3 MONTHS
2-4 INCH CALIPER	DAILY: 1 MONTH EVERY OTHER DAY: 3 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 3-4 MONTHS
GREATER THAN 4 INCH CALIPER	DAILY: 6 WEEKS EVERY OTHER DAY: 5 MONTHS WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR 4-5 MONTHS

* ESTABLISHMENT TAKES APPROXIMATELY 3 MONTHS (HARDINESS ZONES 10-11) 4 MONTHS (HARDINESS ZONES 8-9) PER INCH TRUNK CALIPER

CKE GROUP INCORPORATED
engineering • architecture • planning
11380 ROYAL PALM BLVD.
SUITE #2
WESTON, FLORIDA 33326
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EB #0004432

EDUARDO L. CARCACHE, LICENSE No. 31914, STATE OF FLORIDA, PROFESSIONAL ENGINEER

SEAL
EDUARDO L. CARCACHE
CIVIL ENGINEER, #31914
RICARDO J. PEREZ
ARCHITECT, AR15586

This item has been digitally signed by Eduardo L. Carcache on the date adjacent to the seal.

Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

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SEAL

REF#23-01-2189
DRAWN BY: RICK BARTLETT
CHECKED: ROB/MER

	DATE	REMARKS
1	03/24/23	CITY COMMENTS
2	10/31/24	CITY COMMENTS
3	10/23/24	CITY COMMENTS
4	12/13/24	CITY COMMENTS

CONTRACT DATE: 2/26/2021
BUILDING TYPE: XS6
PLAN VERSION: FEBRUARY 2022
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY.: AG
JOB NO.: CKE 1746

TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

XS6

IRRIGATION PLAN

L-4

PLOT DATE:

IRRIGATION | GENERAL NOTES

1. All work, including trenching, lines with pressure compensating bubblers and lines of water must be tested electrically.
2. See Civil Engineering drawings or coordinate with the Electrical Contractor for obtaining power (electricity, water meter location, and location of electrical power).
3. Irrigation coverage shall be 100% (+ five area) by design. The irrigation contractor shall make minor adjustments to ensure proper coverage or as additional work to the owner.
4. No irrigation head or line shall be within (3) feet (1") from of a water utility.
5. All trenches shall be installed a minimum of 18 as (6") feet from all trees (with passage for water connection).
6. Drip spray density may be readings, fences, pedestrians, or similar property lines is maintained.
7. All sleeving shall be buried at 24 inches and to bending loops and swaying.
8. No wire splice within allowed between the controller and the solenoid valves. The valve "common" wire shall be spliced only at the solenoid valve and within the Office boxes.
9. Contractor to coordinate valve boxes in a straight line and evenly spaced (2') grid across the closest shall if from any hardscape. Valve grouped valve box locations for approval by the landscape architect before installation.
10. The irrigation contractor shall comply with all local and state municipal irrigation ordinances and codes, and will secure all required permits. The irrigation contractor shall pay any assessment fees unless otherwise noted. All local codes shall prevail over any discrepancies notes and shall be addressed before any construction begins.
11. Confirm minimum (static water) pressure of 60 PSI at the highest elevation of the system (with), and maximum static water pressure of 80 PSI at the lowest elevation of the system (with). If water pressure exceeds these limits, contact the Landscape Architect immediately.
12. Irrigation contractor shall be responsible for the repair of any damage to the existing irrigation system caused by his operations.
13. Irrigation contractor shall be responsible for the repair of any damage to the existing irrigation system caused by his operations.
14. Irrigation contractor shall be responsible for the repair of any damage to the existing irrigation system caused by his operations.
15. Irrigation contractor shall be responsible for the repair of any damage to the existing irrigation system caused by his operations.
16. Irrigation contractor shall be responsible for the repair of any damage to the existing irrigation system caused by his operations.

IRRIGATION | SPECIFICATIONS

PART 1 - GENERAL

1.1 COORDINATION

A. Coordinate landscape work to avoid conflicts with underground utilities.

1.2 OPERATION AND MAINTENANCE DATA

A. Provide instructions for operation and maintenance of systems and warranty information and manuals.

1.3 REGULATORY REQUIREMENTS

A. Conform to applicable code for piping and component requirements.

PART 2 - PRODUCTS

2.1 MATERIALS - GENERAL

A. MATERIALS:
The materials shown for the design of the sprinkler system have been specified by reference to a manufacturer, model, or part number. Materials of equivalent quality and performance may be used by the system design. After award of contract and prior to beginning work, the contractor shall submit for approval three copies of the complete list of materials to be furnished. Landscape architect or owner's representative will review submittals, and approve, reject, or take other action.

B. POLYVINYL CHLORIDE PIPE (PVC):
PVC pipe manufactured in accordance with standards listed below:
1. Marking and classification: Continuously and permanently marked with the following information:
A. Class 200 SCH 40 as follows.

2. Fittings:
A. Sch. 40 PVC
B. Sch. 80 PVC
3. Class 315 SDR 13.5 material.
4. ASTM D 2241 standard number.
5. NSF (National Sanitation Foundation) seal.
6. PVC Pipe Fitting: ASTM D 2464 and D 2466. All threaded material to PVC pipe specified to be compatible with PVC pipe provided.

C. SOLVENT CEMENT:
ASTM D 2564 for PVC pipe and fittings.

D. COPPER TUBING:
Seamless, type "M" hard drawn, ASTM B 88.

E. COPPER FITTING:
Hard, straight lengths of domestic manufacture only ASTM B 88, Type "L". No cooper tube of foreign extraction, or so called irregular tubing (thin wall) allowed.

F. COPPER PIPE FITTINGS:
Cast bronze wrought copper, with solder type.

G. WIRE:
14 gauge, single copper solid insulation, type UF with cold water insulation. Underwriters Laboratories (UL) approved for direct underground burial when used in a finished Electric Code Class II Circuit (30 volts AC or less).

H. SPRINKLER HEADS:
Sprinkler heads are to be connected to 1/2" terminals by side flex pipe and assembled fittings by Rain or Orbit.
1. Refer to detail.

I. SWING JOINTS / O-RING SEAL TYPE
1. Acceptable Products/Types:

ITEM	MANUFAC.	MODEL NO.
4" pop-up spray head	Toro	570Z-4P-.COM
12" pop-up spray head installed in sensor color beds only	Toro	570Z-12P-.COM
spray head nozzles with pressure compensation	Toro	Precision Series Nozzles
rotor sprinkler head	Toro	T5PRS
drip line	Toro	DL12100
controllers (up to 16 zones)	Toro	Evolution EVO-400Wifi, EVOM-4T2 Expansion Modules
weather sensor	Toro	Evolution EVO-SC, EVO-WS
controllers (16 to 24 zones)	Toro	TMC 424E-OD
weather sensors (with tmc 424e)	Intrisi	CL-Wireless
electric valves (spray and rotary zones), (drip zones)	Toro	TPVF100, DK-027
	NIBCO	T-113
quick coupler valve & key	Toro	100-SLWLC, 100 SLK
swivel hose x?1	Toro	100 HHS
backflow preventer valve	FEBCO	As Required
10" round valve box	Ametec	TB1824
surge protection kit	Intrisi	SPD-587

IRRIGATION | SPECIFICATIONS

PART 3 - EXECUTION

3.1 INSPECTION

A. Verify location of existing utilities and other items on site.
B. Verify soil type.

3.2 PREPARATION

A. Layout and stake locations of system components (including piping to avoid planting structures, trees, rock and complete coverage with a minimum 50% overlap of throw with adjacent sprinklers).
B. Prepare for stapling and other features necessary to final work.
C. Coordinate with work to be backfilled in process of installation and repair to keep paved areas, curbed lanes, underground irrigation systems.
D. Provide temporary services and installation of utilities.

3.3 TRENCHING

A. Keep excavation free of debris, moisture, or obstructions that may damage pipe.
B. Locate trench bottom smooth as pipe will lay flat.
C. Place manufactured sand type bedding to allow 3 inches between pipe and soil.

3.4 INSTALLATION

A. GENERAL:
1. Perform work only in the presence of a qualified irrigation professional.
2. Do not install system components when it is obvious in field that the obstructions, grade differences or discrepancies in any manner exist that would prevent, or may make unsatisfactory, the proper installation.

C. PVC PIPE AND FITTINGS ASSEMBLY:
1. Solvent cement and procedures recommended

complete and correct coverage without excessive overspray. Bring obstructions or differences to the attention of the Owner's Representative by the lowest bid. Unforeseen items performed, caused by lack responsibility for any work on necessary.
3. Existing: Prior to installation, locate a stake where each sprinkler is to be located. Review layout of Owner's Representative before proceeding.
4. Piping: Install piping in trench wide and to a depth to work in manner to avoid damage to sprinklers. Do not lay mulch, bulk of rocks, abusive trees and debris. Make excavation minimum possible to avoid cutting of roots greater than 1 inch diameter. Keep roots intact.
5. Install pipe, valves, manifolds and sprinklers in accordance with manufacturer's instructions.

B. PIPE INSTALLATION:
1. Sprinkler lines: Install in trenches 4 inches minimum to a maximum 18 as (6") below grade (based on system pressure).
2. Lateral Piping: Install to minimum 8 inch wide trenches wide enough to allow for installation of sprinkler heads and valves within minimum 6 inch (6") clear (based on manufacturer's recommendations).
3. Provide 6 inch minimum clearance for sprinkler heads and valves from edges of paved areas, walks, curbs, and other hard surfaces.
4. Provide for flow of moisture.
5. Install 6 inch sprinkler heads on swing joints according to manufacturer's recommendations.

C. PVC PIPE AND FITTINGS ASSEMBLY:
1. Solvent cement and procedures recommended

by manufacturer to make solvent welded joints. Thoroughly clean pipe and fittings of dirt, dust and moisture before applying cement.
2. PVC to Metal Connections: Work from all connections from pipe to non-threading pipe nipple or threaded PVC adapter and valves applying no more than 2 wraps of Teflon tape.
3. Nonplastic Portions: Remove No. 2.
4. Threaded PVC Connections: Where required, use threaded PVC adapters and valves applying no more than 2 wraps of Teflon tape.

D. CUTTER PIPE AND FITTINGS ASSEMBLY:
1. Clean pipe and fittings thoroughly and apply recommended solvent and primer to valves and to flow pipe.
2. Pipe glue and fitting and valve connections.

E. ELECTRICAL VALVES:
1. Provide valves in accordance and materials as and corresponding manufacturer's recommendations based on SPM flow rate.
2. Provide valves in final position in accordance with manufacturer's specifications.
3. Provide 18" valve boxes in valve as the same are easily serviceable, external and valve. Each will include gate valve per system and valve box. Provide extension sleeves as required.

F. SPRINKLERS:
1. General: Provide in accordance with water set by and / requirements and / Water Purchase Agreement, Adjust nozzle degree and segments to avoid conditions which damage, be damaged, wash, flush with finish grade.
2. Rotor heads: Set 4" pop up sprinkler elements to levels along with flexible line also in removal riser beds with fitting and end of pipe collar. Install adjustable fitting opposite.

G. DRIP TUBE:
1. Place drip tube grids in shrub and ground cover beds on 8" depth below finished grade, like including the match layer. Securely stake or staple drip tube every 10'.
2. Select row spacing, emitter interval, and flow rate based on the manufacturer's recommendations considering plant type, plant spacing, soil type and slope.

H. WIRING:
1. Provide wire from automatic controller controls to valves. No conductor required for UL, wire, except color pilot wires, unless otherwise noted on Drawings.
2. Make wire connections with mechanical connectors according to manufacturer's recommendations, and only in approved valve boxes.
3. Provide wire from controller to each electric valve. Provide a common neutral wire from controller to valves wired by a particular controller.
4. Install control wiring. Provide 10 inch expansion coil at each valve location, connect one connection, and at 100 foot intervals. Bind wire beside pipe. Mark valves with assigned valve numbers.
5. Provide two spare valve wires, of a different jacket color, from the controller to the farthest zone wired for possible future use.

I. AUTOMATIC SPRINKLER CONTROLLERS:
1. Provide and install per manufacturer's recommendations.
2. Coordinate the exact installation location with the general contractor or owner's representative. Complete controller connection to power supply in UNC conduit in accordance with local electrical codes with watertight fittings.

3.5 TESTING

A. Prior to backfilling, pressure test mains for a period of 4 hours. If leaks or breaks occur, correct defect and repeat test.

3.6 FINAL ADJUSTMENT

A. After installation is complete, make final adjustment of sprinkler system preparatory to Owner's Representative's final inspection.
B. Completely flush system to remove debris from lines by removing nozzles from heads on ends of lines and operating valves.
C. Adjust operation for proper operation and proper alignment for direction of throw.
NOTE: Under no circumstances shall the direction of throw come into contact with any portion of the building and/or exterior code/finishes.
D. Adjust each section of spray heads for operating pressure and balance to other sections by use of flow adjustment at top of each valve.
E. Adjust heading for proper coverage, considering prevailing wind conditions to obtain complete coverage.

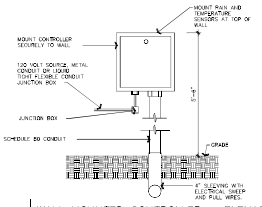
3.7 CLEANUP

A. Keep premises clean and neat.
B. Remove excess repair plant material, structures, or installations as be where, damaged by work of this section.

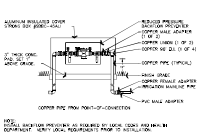
3.8 SYSTEM DEMONSTRATION

A. Provide lightning protection (ground rod and wire) as required and refer to detail.

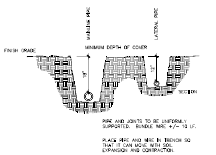
A. Instruct Owner's personnel in operation and maintenance of system including adjusting of sprinkler heads. Use operation and maintenance manuals as basis for demonstration.
B. Review "as-built", record drawings and controller type as the owner's representative.



WALL MOUNTED CONTROLLER – ELEVATION
N.T.S.



BACKFLOW PREVENTER
N.T.S.



TRENCH DEPTH – SECTION
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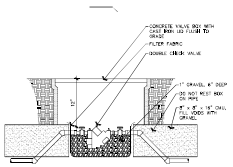
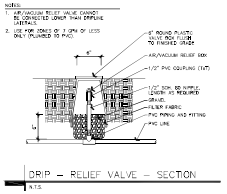


DOUBLE CHECK VALVE IN CONCRETE VALVE BOX – SEC.
N.T.S.



DRIP – RELIEF VALVE – SECTION
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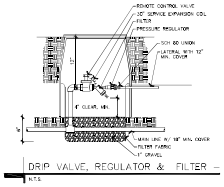
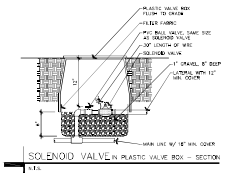


DRIP VALVE, REGULATOR & FILTER – SEC.
N.T.S.



SOLENOID VALVE IN PLASTIC VALVE BOX – SECTION
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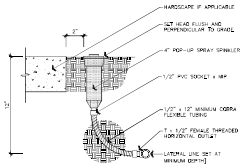

4" POP-UP – SECTION
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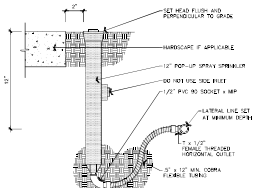

12" POP-UP – SECTION
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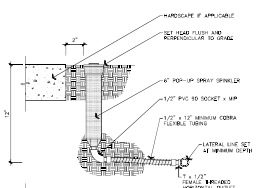

6" POP-UP – SECTION
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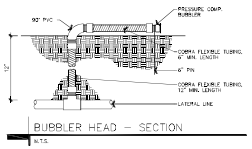

BUBBLER HEAD – SECTION
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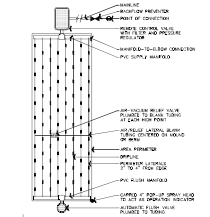
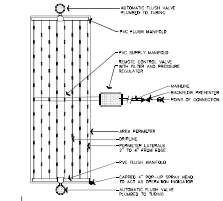
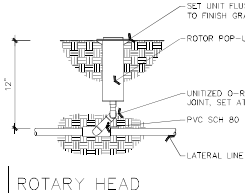


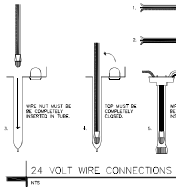
DRIP END FEED LAYOUT
N.T.S.



DRIP CENTER FEED LAYOUT
N.T.S.



ROTARY HEAD
N.T.S.



24 VOLT WIRE CONNECTIONS
NTS

IRRIGATION SPECIFICATIONS

1. SEE TACO BELL GENERAL NOTES AND SPECIFICATIONS.
2. ALL MAINS SCH. 40 AND SLEEVES MUST BE CLASS 200 PVC AND BURIED A MINIMUM OF 24" BELOW FINISH GRADE.
3. ALL LATERALS MUST BE CLASS 200 PVC AND BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
4. PROVIDE SLEEVES UNDER PAVEMENT PRIOR TO INSTALLATION OF SAME. PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PLUMBING BUILDING CODE APPENDIX (F) PART V-A-1.:

PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2-2 1/2	18"-24"
3-5	24"-30"
6 AND LARGER	30"-36"

5. CONTRACTOR TO SIZE PIPING (UNLESS OTHERWISE SHOWN) AND ADJUST SPRAY HEADS LOCATION TO CONFORM WITH WATER REQUIREMENTS OF ACTUAL LANDSCAPING FOR ADEQUATE WATER COVERAGE.
6. IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS AND MAINTAIN A 50% MIN. OVERLAP USING MOST LOCAL WATER.
7. HEADS TO BE INSTALLED IN PLANTERS SHALL BE 12" POP UP, OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION.
8. IRRIGATION CONTROLLER SHALL BE LOCATED ON THE EXTERIOR BACK WALL OF BUILDING WITH LOCK BOX. IN HIGH CRIME AREAS, IRRIGATION CONTROLLER SHALL BE LOCATED IN MANAGER'S OFFICE.
9. BUILDING CONTRACTOR TO SUPPLY ELECTRICAL HOOK UP.
10. ALL WORK MUST BE DONE AS PER LOCAL CODES.
CODES AND STANDARDS: ALL WORK SHALL BE INSTALLED AND COMPLY WITH "FLORIDA BUILDING CODE APPENDIX (F) PART V-A-1.7, INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES. WORK ALSO SHALL COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) .
11. SYSTEM IS TO BE DESIGNED (IF NOT SHOWN ON PLAN) AND INSTALLED BY A QUALIFIED, LICENSED, AND INSURED LANDSCAPE IRRIGATOR
12. SPRINKLER SYSTEM SHALL BE GUARANTEED FOR ONE YEAR AGAINST MECHANICAL DEFECTS.
13. IRRIGATION CONTRACTOR TO USE #14 DIRECT BURIAL LOW VOLTAGE WIRE AND INSTALLED UNDER SIDE OF MAIN LINES, TO INSURE PROTECTION AND LOCATING OF SAME. SLEEVED UNDER PAVEMENT AND WALKS. SPLICED ONLY AT VALVE LOCATIONS. ALL SPLICES SHALL BE MADE WATER PROOF. CONTROL WIRES SHALL BE COLOR CODED. ONE EXTRA WIRE SHALL BE RAN WITH EACH ZONE VALVE. IF K-RAINS NOT REQUIRED SEE PLAN FOR VALVE LOCATIONS.
14. ALL IRRIGATION LINE LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN FIELD FOR EXISTING CONDITIONS, PLANTINGS AND STRUCTURES AS REQUIRED.
15. IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION OR UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE IRRIGATION CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
16. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING RUST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.

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SUITE #2
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PHONE: (305) 598-4124
FAX: (305) 605-0615
CERTIFICATE #6435

EDUARDO I. CARRACHE
LICENSE
No. 31914
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SEAL
EDUARDO I. CARRACHE
CIVIL ENGINEER PE 31914
RICARDO J. PEREZ
ARCHITECT AR 14885

This item has been digitally signed by Eduardo I. Carrache on the date adjacent to the seal.

Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

RICHARD BARTLETT LANDSCAPE, INC.
14417 SW 120 ST
MIAMI, FLORIDA 33186
TELEPHONE: (305) 971-7707
LANDSCAPE ARCHITECTURE LC26000353
MICHAEL C. RAMEZ FLA#0011632
EMAIL: rb@richardbartlettlandscape.com

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SEAL



CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

RBL#21-01-2199
DRAWN BY: RICK BARTLETT
CHECKED: RGB/MER

DATE	REMARKS

CONTRACT DATE: 2/26/2021
BUILDING TYPE: XS6
PLAN VERSION: FEBRUARY 2022
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DeCICCO
DRAWN BY: AG
JOB NO.: CKE.1746

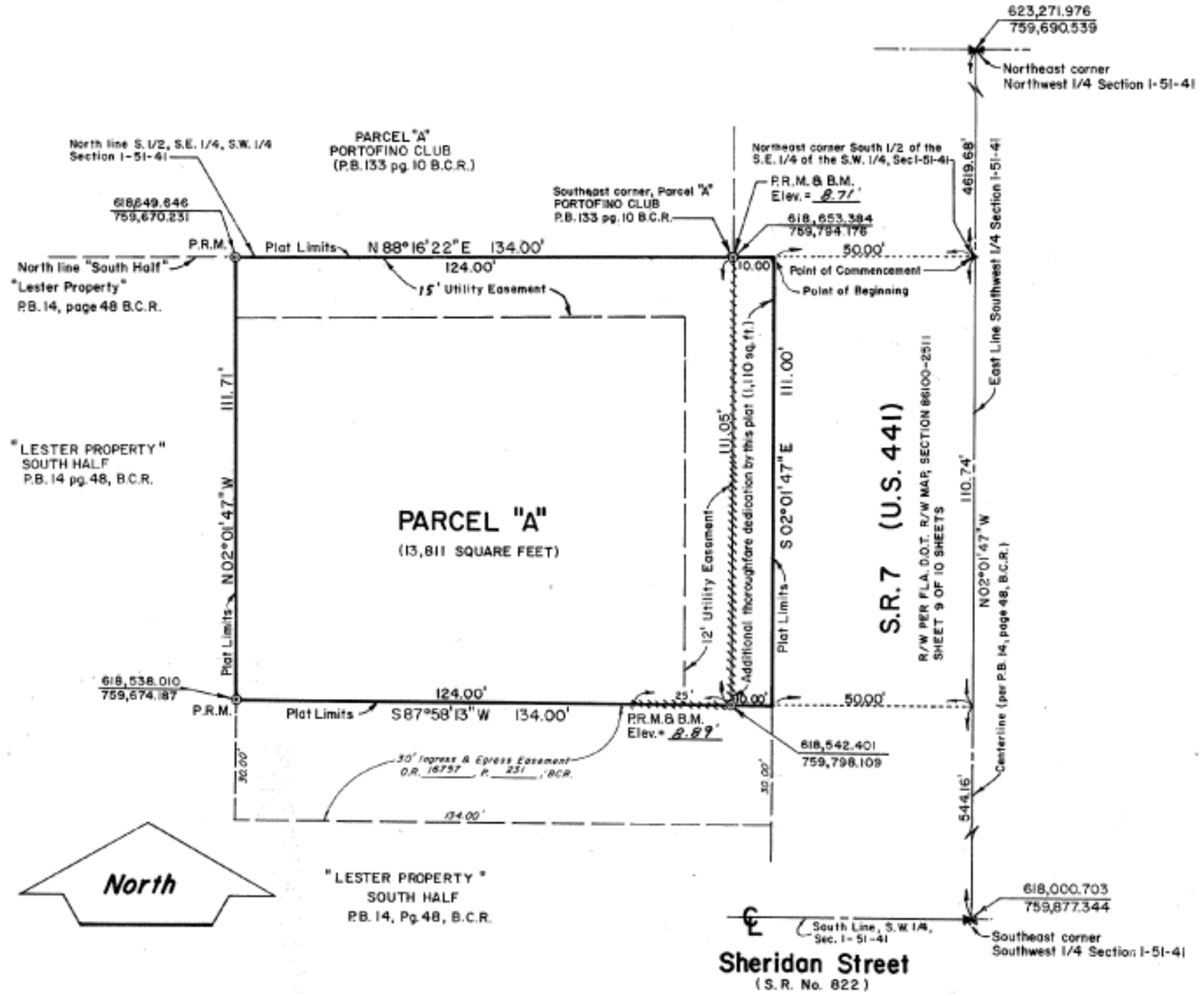
TACO BELL
2640 N SR-7,
HOLLYWOOD, FL 33021

TACO BELL
XS6

IRRIGATION SPECIFICATIONS

L-5

PLOT DATE:



DESCRIPTION

THIS PLAT HAS BEEN AMENDED:
SEE O.R. BOOK 22317 PG 782

A portion of the "SOUTH HALF" of "LESTER PROPERTY" as recorded in Plat Book 14, page 48, B.C.R. lying within the following described parcel of land: a portion of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 51 South, Range 41 East, Broward County, Florida being described as follows: Commencing at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the said Section 1; Thence, S88°16'22"W on the North line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 a distance of 50.00 feet to a POINT OF BEGINNING; Thence, S02°01'47"E parallel and 50.00 feet West of the East line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 1 a distance of 111.00 feet; Thence, S 87°58'13"W 134.00 feet; Thence N02°01'47"W 111.71 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 1; Thence, N 88° 16'22"E on said North line 134.00 feet to the POINT OF BEGINNING. Said lands containing 0.3425 acres more or less.



VICINITY MAP (NTS)

NOTES

◎ P.R.M. - indicates Permanent Reference Monument

B.M. Elev. - indicates Bench Mark Elevation

######## - indicates Non-Vehicular Access Line

State Plane Coordinates and bearings, as shown hereon, are based on the National Geodetic Transverse Mercator Projection, Florida East Zone, according to the "Keith and Schnars Resurvey" of Sections 1 - 30, T. 51 S., R. 41 E., as recorded in Misc. P. B. 6, P. 19, B.C.R.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Reference Bench Mark: City of Hollywood Bench Mark (Box cut in back of South sidewalk at Southeast corner of State Road No 441 and Sheridan Street) Elev. = 6.97'

This plat is restricted to 3000 sq. ft. of commercial use. Any structure within this plat must comply with Section IV D.I.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation. 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.

DEDICATION

STATE OF FLORIDA
COUNTY OF DADE SS

KNOW ALL MEN BY THESE PRESENTS: That GATOR 441, Inc., a Florida corporation, owner of the lands described and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "GATOR 441 SUBDIVISION", a Replat. The additional thoroughfare is hereby dedicated to the public in fee simple. The easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of North Miami Beach, County of Dade, State of Florida, this 5 day of June, 1990.

GATOR 441, Inc.

Witness: *[signature]* as to both — Officer: *[signature]* — Title: President

Witness: *[signature]* as to both — Officer: *[signature]* — Title: Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE SS

BEFORE ME personally appeared James A. Goldsmith and James A. Goldsmith being the President and Secretary, respectively of GATOR 441, INC., a Florida corporation to me know to be the individuals described in, and who executed the foregoing instrument and acknowledged to and before me that they executed said instrument for the purposes herein expressed.

WITNESS: My hand and official seal, this fifth day of June, 1990.

My commission expires the Second day of December, 1990. NOTARY PUBLIC Linda Lee Kleinman STATE OF FLORIDA.

DEDICATION OF MORTGAGE HOLDER

NORTHERN TRUST BANK OF FLORIDA, N.A., a Florida corporation, owner and holder of a mortgage on this property, recorded in O.R. 16804 page 36, Broward County Records, does hereby join in the dedication shown hereon.

IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Miami, County of Dade, State of Florida, this 8th day of JUNE, 1990.

NORTHERN TRUST BANK OF FLORIDA, N.A.

Witness: *[signature]*
Witness: *[signature]*
Officer: *[signature]* Title: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE SS

BEFORE ME personally appeared William P. Murphy being the Vice President of NORTHERN TRUST BANK OF FLORIDA, N.A., a Florida corporation, to me known to be the individual described in and who executed the foregoing instrument and who acknowledged to and before me that he executed said instrument for the purposes herein expressed.

WITNESS: My hand and official seal, this 8th day of JUNE, 1990.

My commission expires the 26th day of September, 1992 NOTARY PUBLIC *[signature]* STATE OF FLORIDA

CITY COMMISSION

THIS IS TO CERTIFY: That this plat was approved and accepted by the City Commission of Hollywood, Florida, by Resolution No. R-90-148, adopted this 25 day of JULY, 1990, and that by said Resolution, all thoroughfares shown on this plat were accepted in the name of said City and all previous plats of this land are cancelled and superceded.

Attest: *[signature]* City Clerk Approved: *[signature]* Mayor Approved: *[signature]* City Engineer

BROWARD COUNTY OFFICE OF PLANNING

This plat is approved and accepted for record this 3 day of MARCH, 1992. By: *[signature]* Director

BROWARD COUNTY ENGINEERING DIVISION

By *[signature]* Emilio V. Llufrio, County Surveyor, Fla. P.L.S. Reg. No 4429, Date: 3-4-92

This plat has been approved and accepted for record.

BY: *[signature]* Henry P. Cook, Director of Engineering, Fla. P.E. Registration No. 12506 Date: 3-4-92

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of rights-of-way for trafficways — — — — this 15th day of March, 1990. By: *[signature]* Date: September 27, 1990

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 4th day of March, 1992. By: Peter M. Ross Administrator or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 2nd day of October, 1990. B. JACK OSTERHOLT - COUNTY ADMINISTRATOR

By: *[signature]* Deputy By: *[signature]* Chairperson - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

This plat was filed for record this 10th day of March, 1992 in BOOK 151 of PLATS, at Page 8, record verified.

B. JACK OSTERHOLT - COUNTY ADMINISTRATOR By: Carol C. Doyle Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 31st day of May, 1990. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards for third order work. This plat conforms to all applicable sections of Chapter 21-HH-6, FLORIDA ADMINISTRATIVE CODE.

McLAUGHLIN ENGINEERING CO.

This plat dated at Fort Lauderdale, Florida, this 11 day of June, 1990. BY: *[signature]* James M. McLaughlin, Jr.
Registered Land Surveyor No. 4497, State of Florida.

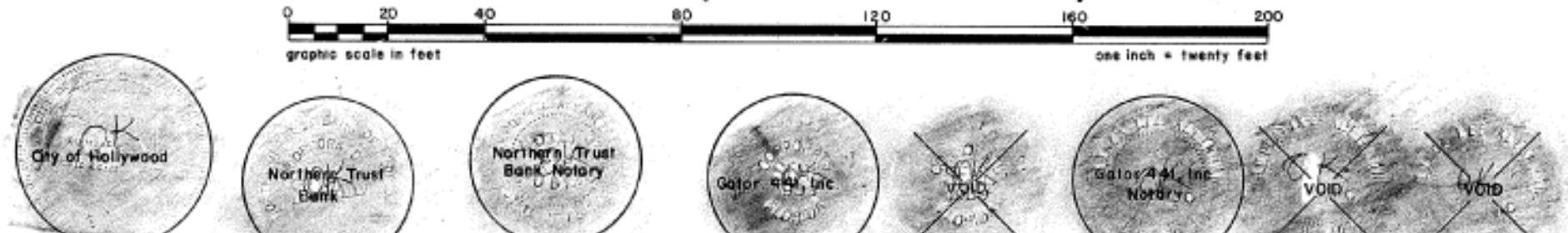
GATOR 441 SUBDIVISION

A REPLAT OF A PORTION OF THE SOUTH HALF OF "LESTER PROPERTY" (P.B. 14, P. 48, B.C.R.)

SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST,

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

0 20 40 80 120 160 200
graphic scale in feet — one inch = twenty feet



PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301

Q-6210

10-MP-90



GLASS COVERAGE PERCENTAGE		
BUILDING EAST ELEVATION LENGTH:	57'-9"	100%
GLASS COVERAGE:		
CLEAR GLASS	16'-2"	28%
FAUX GLASS	18'-6"	32%
TOTAL GLASS:	34'-8"	60%

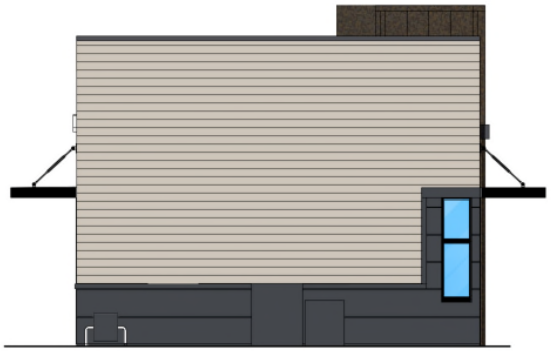
(EAST) RIGHT SIDE ELEVATION 1/4" = 1'-0" | **A**



(WEST) LEFT SIDE ELEVATION 1/4" = 1'-0" | **B**



(SOUTH) FRONT ELEVATION 1/4" = 1'-0" | **C**



(NORTH) REAR ELEVATION 1/4" = 1'-0" | **D**

GROUP
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PHONE: (305) 558-4124
FAX: (305) 826-0619
EB#0004432
EDUARDO L. CARCACHE
LICENSE
No. 31914
STATE OF FLORIDA
PROFESSIONAL ENGINEER
EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914

Eduardo L. Carcache, State of Florida, Professional Engineer, License No. 31914.

This item has been digitally signed and sealed by Eduardo L. Carcache on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

⚠ 06-24-2024	
⚠ 12-05-2024	
⚠ 12-10-2024	

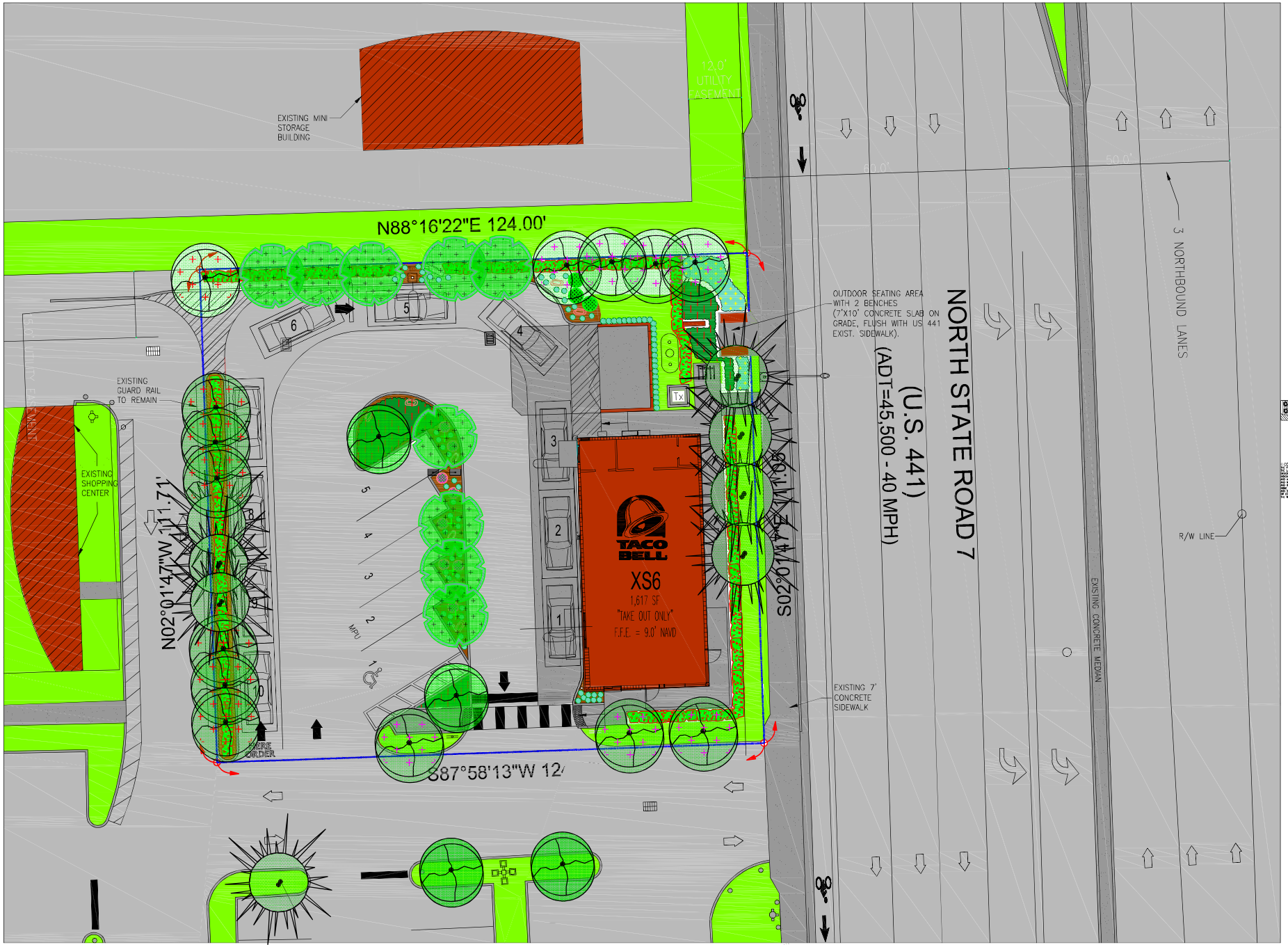
CONTRACT DATE:	01.16.23
BUILDING TYPE:	
PLAN VERSION:	
SITE NUMBER:	
STORE NUMBER:	459380

TACO BELL
2640 N. State Rd 7
Hollywood, Florida 33021

EXTERIOR ELEVATIONS

A4.0

PLOT DATE: 12-12-24



CKE GROUP
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SUITE #4
WESTON, FLORIDA 33326
PHONE: (305) 568-4124
FAX: (305) 826-0616
COA: #00004432

SEAL
EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914
RICARDO J. PEREZ
ARCHITECT-AR 14989

RICHARD BARTLETT LANDSCAPE,INC.
LANDSCAPE ARCHITECTURE LC26000382
MICHAEL F. RAWLS FLA#0001833
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SEAL

RBL#23-01-2199
DRAWN BY: RICK BARTLETT
CHECKED: RCB/MER

	DATE:	REMARKS
1	03/24/23	CITY COMMENTS
2	07/05/23	INFO DATA/LEGEND
3	09/06/24	CITY COMMENTS
4	09/10/24	CITY COMMENTS
5	09/11/24	CITY COMMENTS
6	12/13/24	CITY COMMENTS

CONTRACT DATE: 2/26 2021
BUILDING TYPE: XS6
PLAN VERSION: FEBRUARY 2022
BRAND DESIGNER: DANIEL DICKSON
SITE NUMBER: 315998
STORE NUMBER: TB-459380
PA/PM: DIANA DE CICCO
DRAWN BY: AG
JOB NO.: CKE 1746

TACO BELL
2040 N. S.R. 7
HOLLYWOOD, FL 33021

TACO BELL

LANDSCAPE PLAN

L-1



GLASS COVERAGE PERCENTAGE		
BUILDING EAST ELEVATION LENGTH:	57'-9"	100%
GLASS COVERAGE:		
CLEAR GLASS	16'-2"	28%
FAUX GLASS	18'-6"	32%
TOTAL GLASS:	34'-8"	60%

(EAST) RIGHT ELEVATION 1/4" = 1'-0" | 1



SW 7043 WORLD GRAY	1

SW 7076 CYBER SPACE	2	3	8

SW TB2630C PURPLE	4	7

WESTERN STATE - WEATHERED RUSTIC	6



BLACK ANNODIZED	5

SYMBOL	ITEM/MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	CONTACT INFORMATION
1	SIDING	JAMES HARDIE	ARTISAN V-GROOVE 1441_X 8.25"W, 7" EXPOSURE COMES PRIMED FOR PAINT	WORLDLY GRAY (SW7043). SEMI-GLOSS	SEE C / A 7.2
2	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1"x5.5"	CYBERSPACE (SW7076). SEMI-GLOSS	SEE C / A 7.2
3	HARDIE PANEL VERTICAL SIDING W/ ALUMINUM TRIM FROM FRY REGLET AND/OR TAMLYN	JAMES HARDIE	HARDIE PANEL VERTICAL SIDING - SMOOTH	CYBERSPACE (SW7076). SEMI-GLOSS	SEE C / A 7.2
4	HOLLOW METAL DOOR	-	-	SW PURPLE TB2630C. SEMI-GLOSS	
5	AWNINGS	SIGNAGE VENDOR	-	BLACK BY THE SIGNAGE VENDOR	
6	CORNER TOWER	WESTERN STATE	T-GROOVE 24GA. PAINTED 18" PANEL	WEATHERED RUSTIC	SEE C / A 7.2
7	HARDIE REVEAL PANEL	JAMES HARDIE	REVEAL PANEL SYSTEM	SW PURPLE TB2630C. SEMI-GLOSS	SEE C / A 7.2
8	METAL PARAPET CAP	-	24GA GALVANIZED	CYBERSPACE (SW7076) KYNAR 500 COATING	

EXTERIOR FINISH SCHEDULE | D

CKE GROUP INCORPORATED
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PHONE: (305) 595-8124
FAX: (305) 926-0619
EB#0004432

EDUARDO L. CARCACHE No. 31914 STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSED

SEAL
EDUARDO L. CARCACHE
CIVIL ENGINEER-PE 31914

This item has been digitally signed by Eduardo L. Carcache on the date adjacent to the seal.

Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

	DATE	REMARKS
1	06-24-2024	
2	12-05-2024	
3	12-19-2024	

CONTRACT DATE: 09/14/2023
BUILDING TYPE: X56
PLAN VERSION: FEBRUARY 2022
BRAND DESIGNER: TIFFANIE SHIVELY
SITE NUMBER: 459388
STORE NUMBER: TB-9006
PA/PM: EDDIE NUNEZ
DRAWN BY: R. C.
JOB NO.: CKE 1792

TACO BELL
2640 N. STATE RD. 7
HOLLYWOOD, FL. 33021

CUSTOM
EXTERIOR ELEVATIONS

A4.0

PLOT DATE: 12/12/2024


HUDDLESTON ART STUDIO, INC.

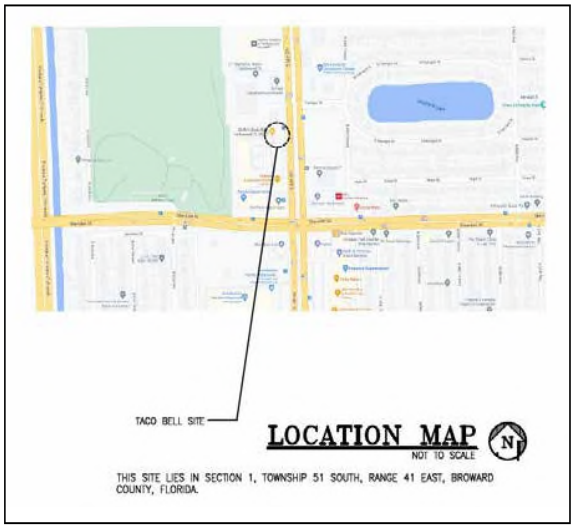

TACO BELL
HUDDLESTON ART STUDIO, INC.

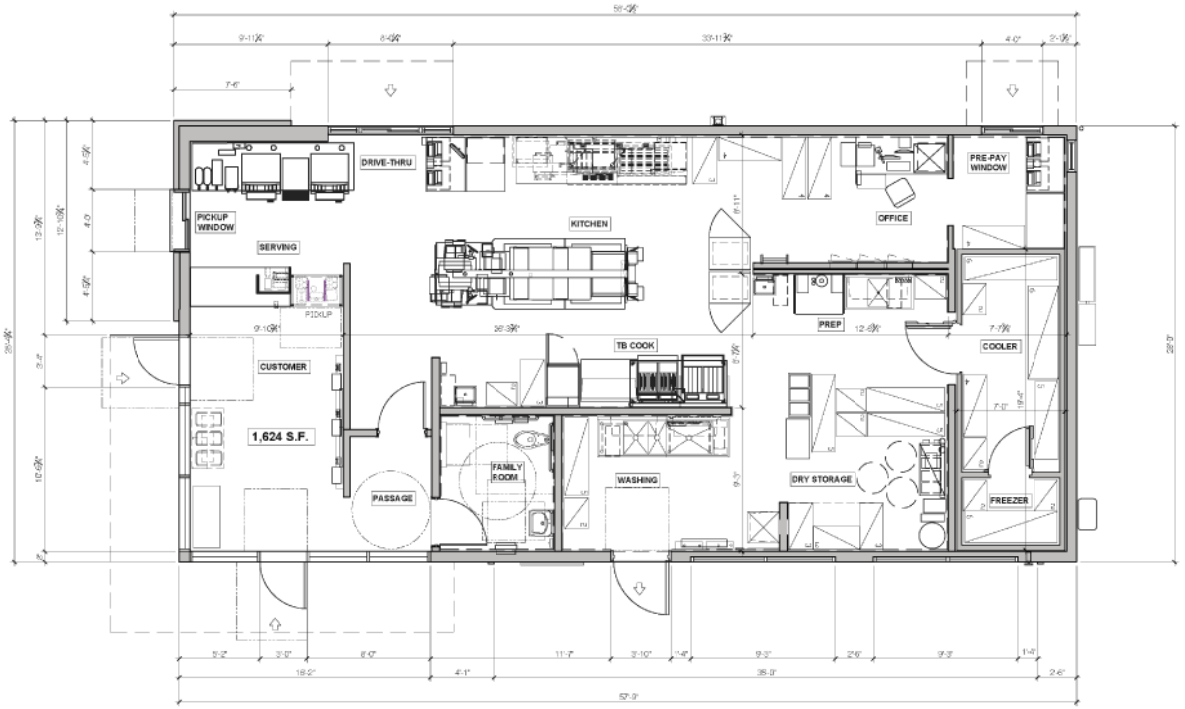

HUDDLESTON ART STUDIO, INC.

TACO BELL™

Store #315998
2640 N. State Rt. 7
Hollywood, FL
06/19/2024

FLOOR PLAN



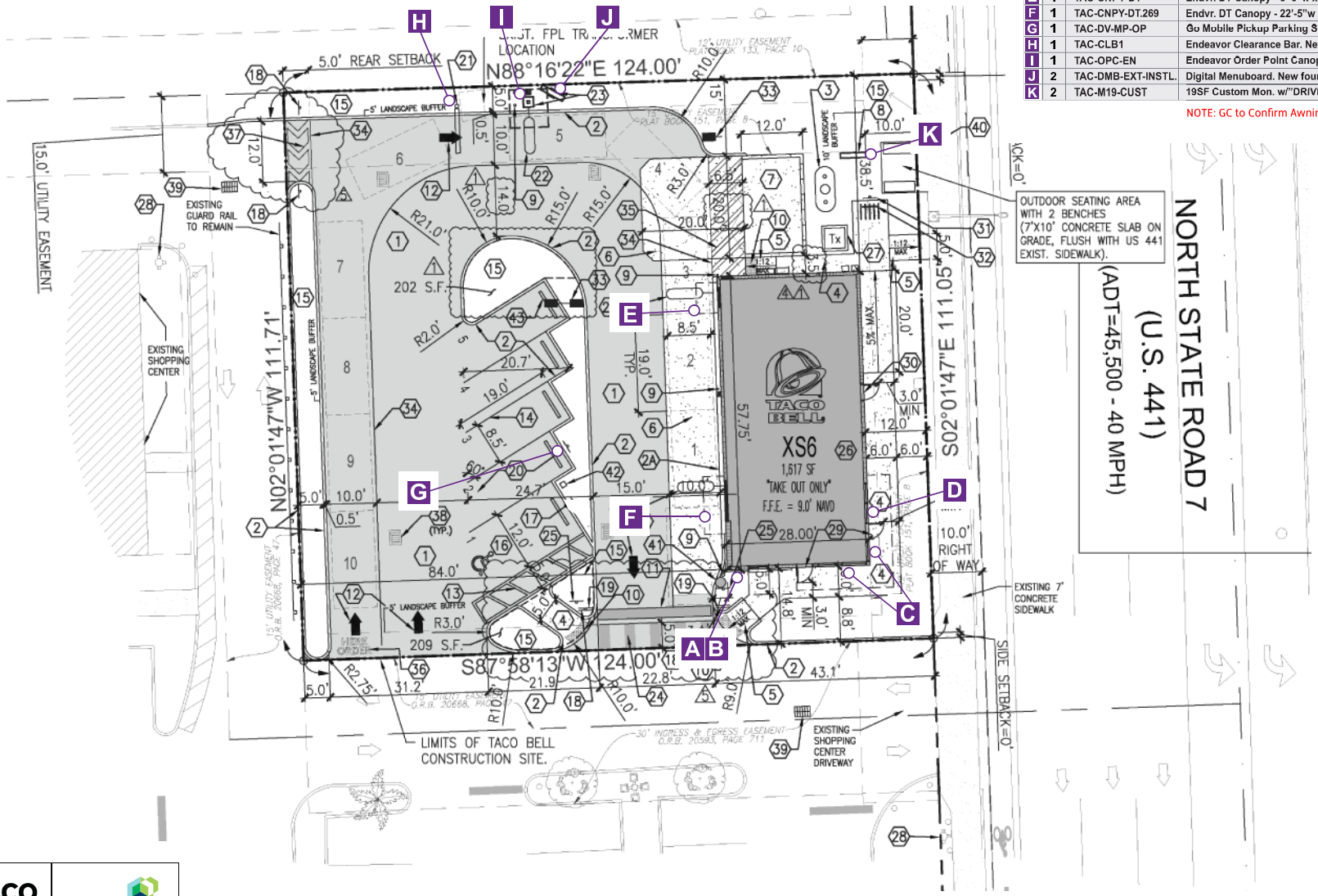


Scale: 1/8″=1′

SITE PLAN

	Qty.	SIGN CODE	DESCRIPTION
A	1	TAC-BELL-52P-FL	XXP Large Swinging Bell - Purple, Face Lit - 4'-4"h x 4'-9 7/16"w
B	1	TAC-WUW	WUW Walk-Up Window with TMBstone Surround - w/'ORDER PICKUP'
C	2	TAC-CNPY-EN-CNR	Corner Canopy - 209'-0"L x 17'-8"L x 4'-4"D - TB/DL - Black
D	1	TAC-CL-14W-L	Medium TB 14" White Channel Letters, Wall Mount - Linear
E	1	TAC-CNPY-DT	Endvr. DT Canopy - 6'-0"w x 4'-4"d - TB (2), DL (1) - Black
F	1	TAC-CNPY-DT.269	Endvr. DT Canopy - 22'-5"w x 4'-4"d - TB (2), DL (1) - Black
G	1	TAC-DV-MP-OP	Go Mobile Pickup Parking Sign
H	1	TAC-CLB1	Endeavor Clearance Bar. New foundation provided by GC.
I	1	TAC-OPC-EN	Endeavor Order Point Canopy. New foundation provided by GC.
J	2	TAC-DMB-EXT-INSTL.	Digital Menuboard. New foundation provided by GC.
K	2	TAC-M19-CUST	19SF Custom Mon. w/"DRIVE THRU" panel, Clad Base. Sign @ 6' OAH.

NOTE: GC to Confirm Awning Sizes.

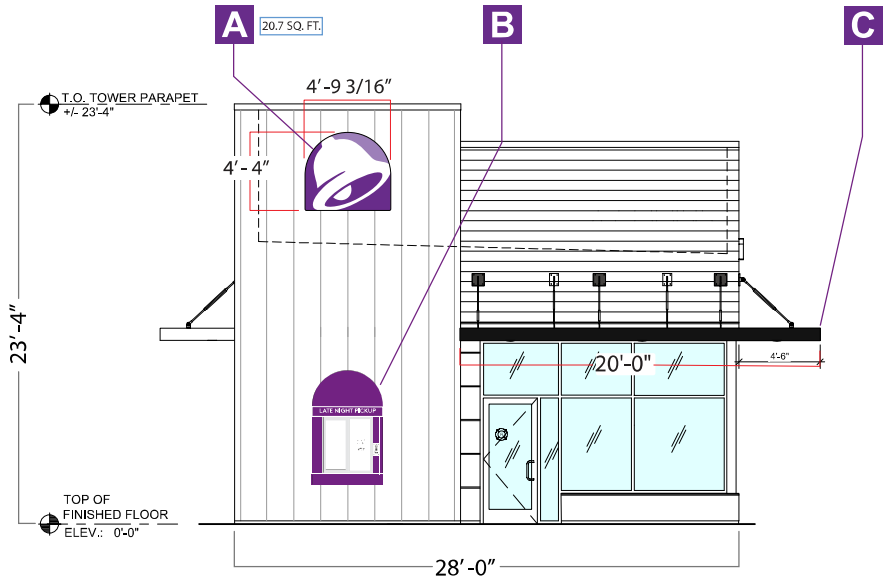


TACO BELL | AGI

ELEVATIONS

	Qty.	SIGN CODE	DESCRIPTION
A	1	TAC-BELL-52P-FL	XXP Large Swinging Bell - Purple, Face Lit - 4'-4"h x 4'-9 7/16"w
B	1	TAC-WUW	WUW Walk-Up Window with TMBstone Surround - w/'ORDER PICKUP'
C	1	TAC-CNPY-EN-CNR	Corner Canopy - 20'-0"L x 4'-4"D - TB/DL - Black

NOTE: AWNING SIZES TO BE CONFIRMED BY GC, AND ARCHITECT



FRONT ELEVATION



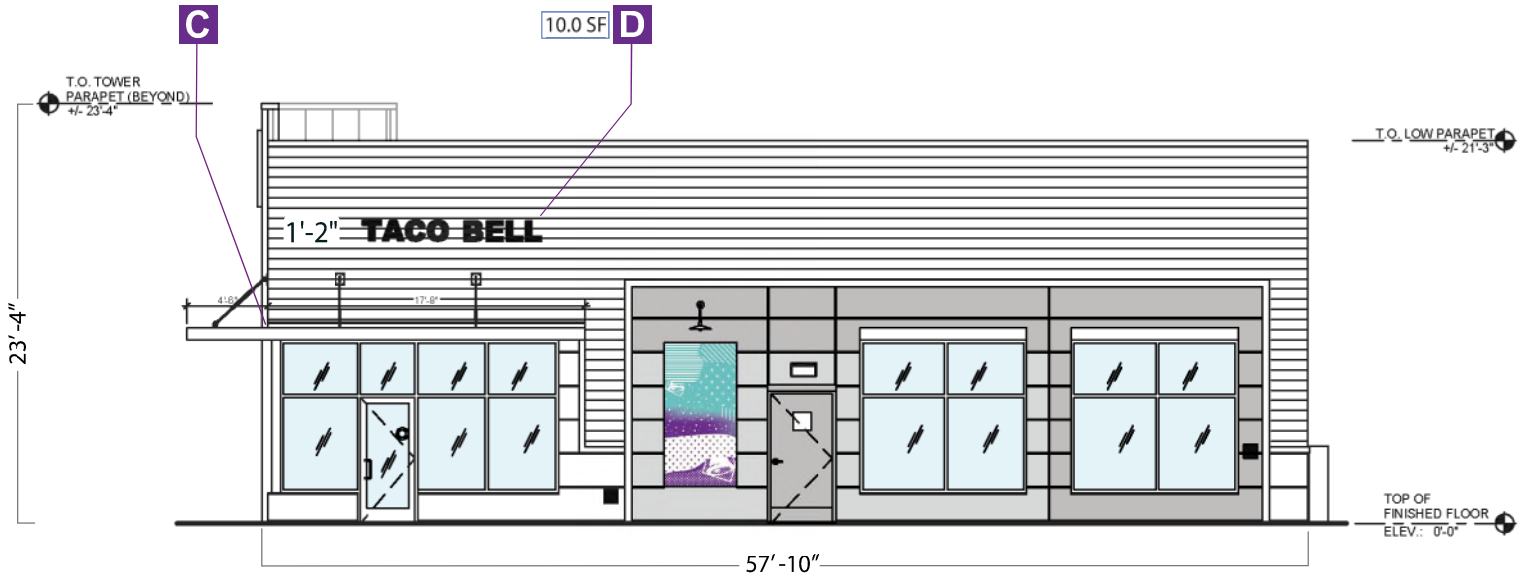
NOTE: COLOR RENDER IS FOR REFERENCE ONLY AND IS NOT TO SCALE

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

ELEVATIONS

	Qty.	SIGN CODE	DESCRIPTION
C	1	TAC-CNPY-EN-CNR	Corner Canopy - 17'-8"L x 4'-4"D - TB/DL - Black
D	1	TAC-CL-14W-L	Medium TB 14" White Channel Letters, Wall Mount - Linear

NOTE: AWNING SIZES TO BE CONFIRMED BY GC, AND ARCHITECT



PORTAL ELEVATION



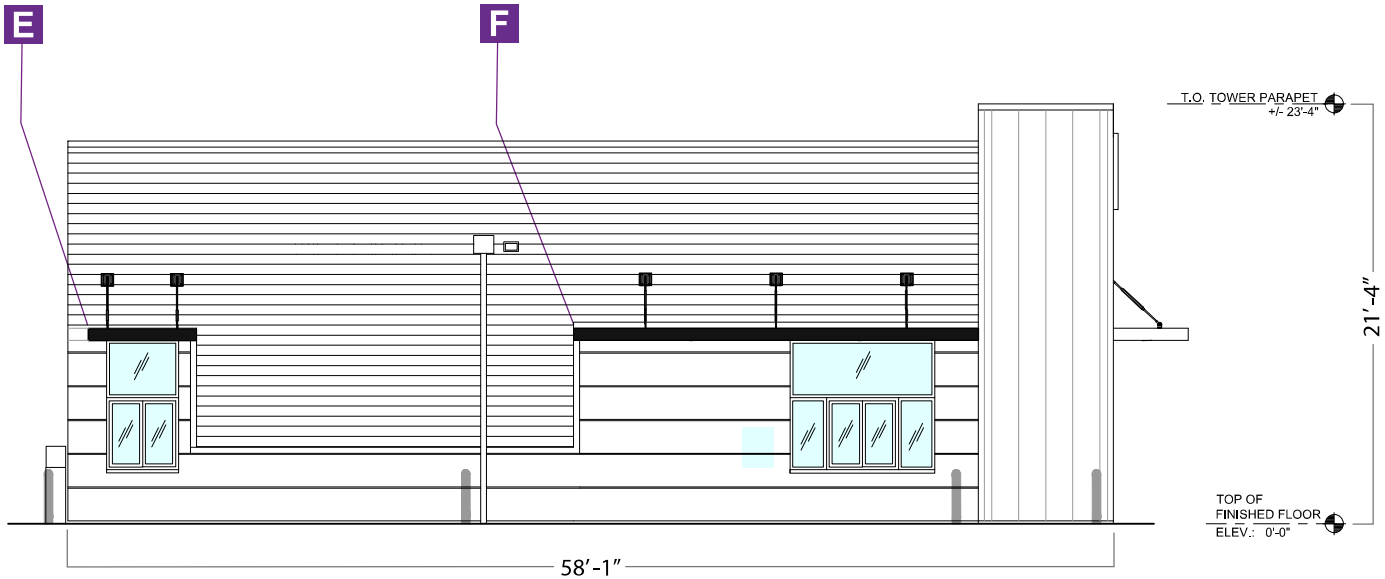
NOTE: COLOR RENDER IS FOR REFERENCE ONLY AND IS NOT TO SCALE

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

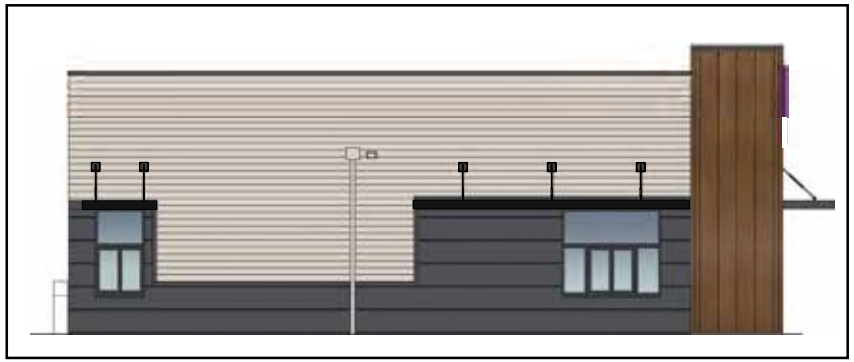
ELEVATIONS

	Qty.	SIGN CODE	DESCRIPTION
E	1	TAC-CNPY-DT	Endvr. DT Canopy - 6’-0”w x 4’-4”d - TB (2), DL (1) - Black
F	1	TAC-CNPY-DT.285	Endvr. DT Canopy - 23’-9”w x 4’-4”d - TB (2), DL (1) - Black

NOTE: AWNING SIZES TO BE CONFIRMED BY GC, AND ARCHITECT



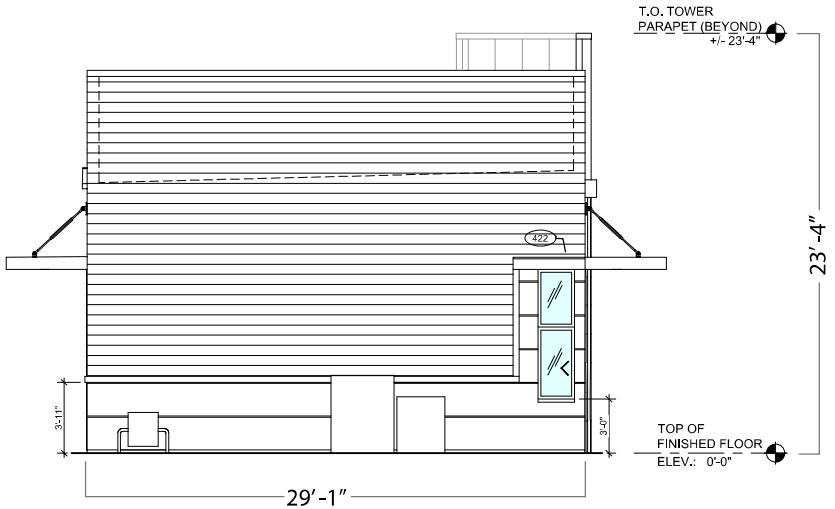
DRIVE-THRU ELEVATION



NOTE: COLOR RENDER IS FOR REFERENCE ONLY AND IS NOT TO SCALE

Scale: 3/32”=1’-0”

ELEVATIONS



REAR ELEVATION

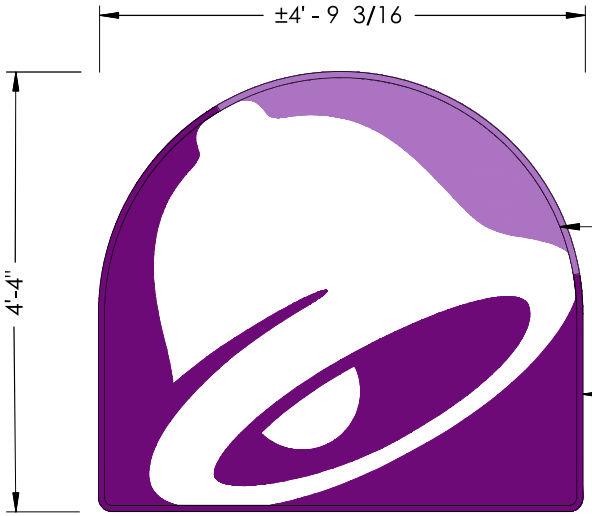


NOTE: COLOR RENDER IS FOR REFERENCE ONLY AND IS NOT TO SCALE

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

A TAC-BELL-52P-FL

Qty. - 1

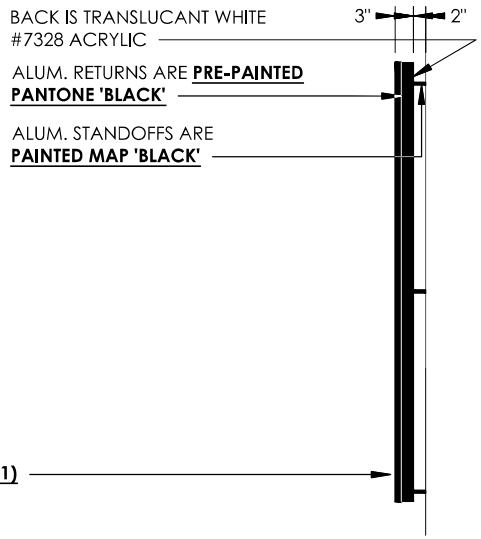


FACE IS .177" TRANSLUCANT WHITE #7328 ACRYLIC W/ **1ST SURFACE APPLIED VINYL:**
- DARK PURPLE 3M 3630-9327
- LIGHT PURPLE 3. 3630-9141
2ND SURFACE APPLIED BLOCK OUT FILM
- NO FACE ILLUMINATION

ALUM. RETAINER IS **PAINTED TO MATCH ADJACENT SURFACE, COLORS AS FOLLOW:**
- DARK PURPLE - TO MATCH MP306 (PMS 2603C)
- LIGHT PURPLE - TO MATCH (PMS2577C)
- BLACK - PANTONE BLACK (GRAPHITE BLACK RAL9011)

ELEVATION @ BELL-52P-FL

SCALE: NONE



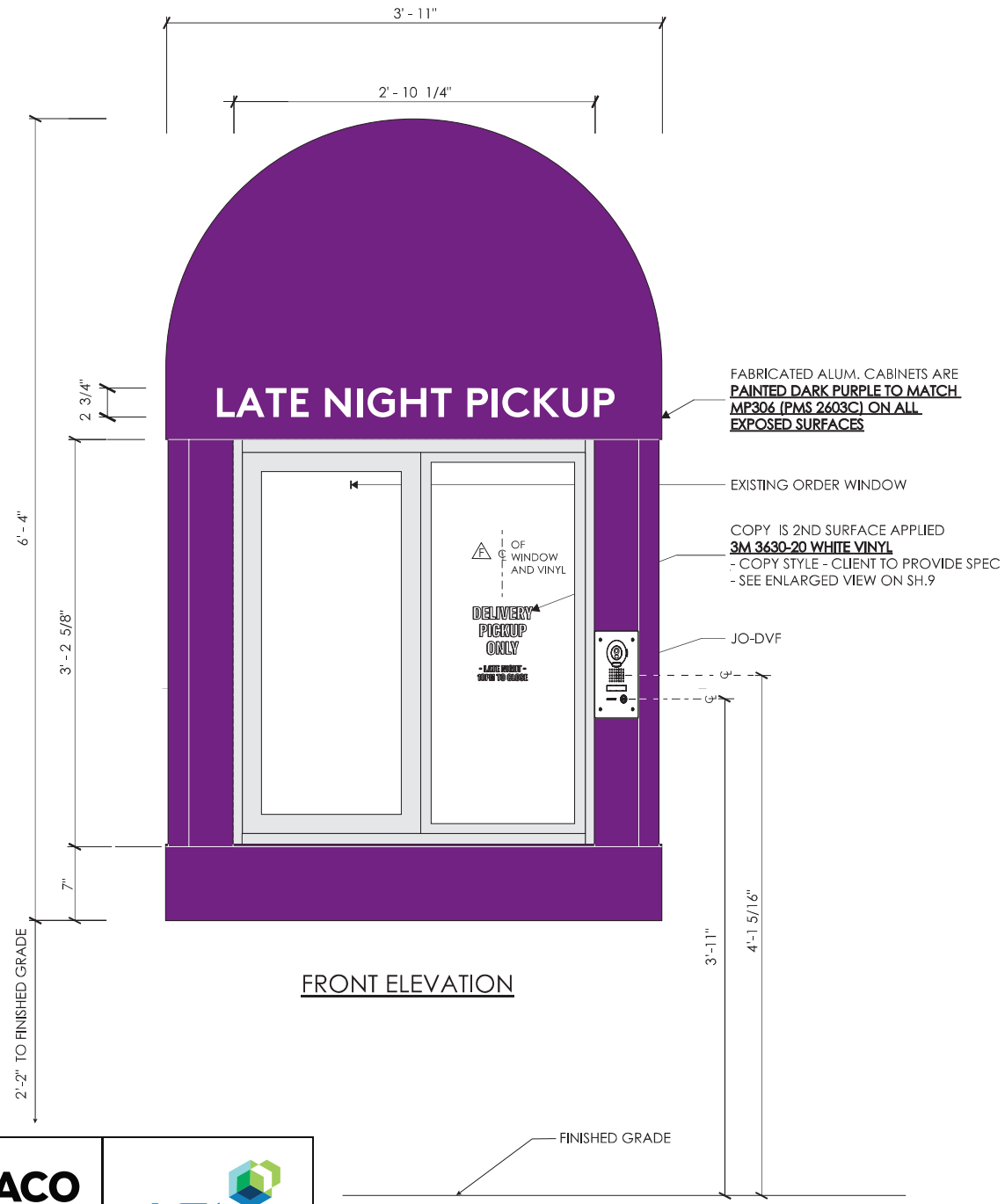
SIDE ELEVATION

SCALE: NONE

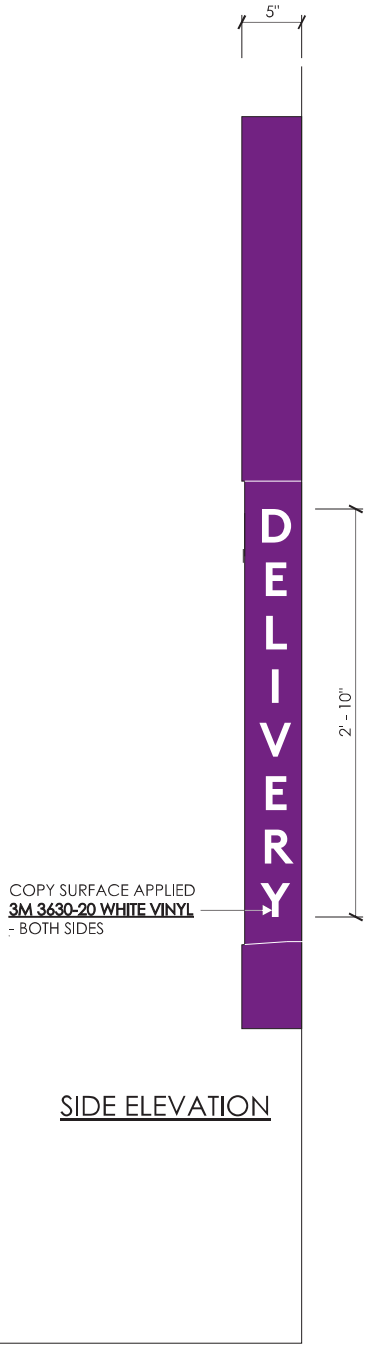
Windspeed:	115 MPH / IBC 2018
Illumination:	ILLUMINATED
EXTERNAL DISCONNECT SWITCH	☐

206 TACO BELL™ | AGI

B TAC-WUW



FRONT ELEVATION



SIDE ELEVATION

Scale: 3/4"=1'-0"

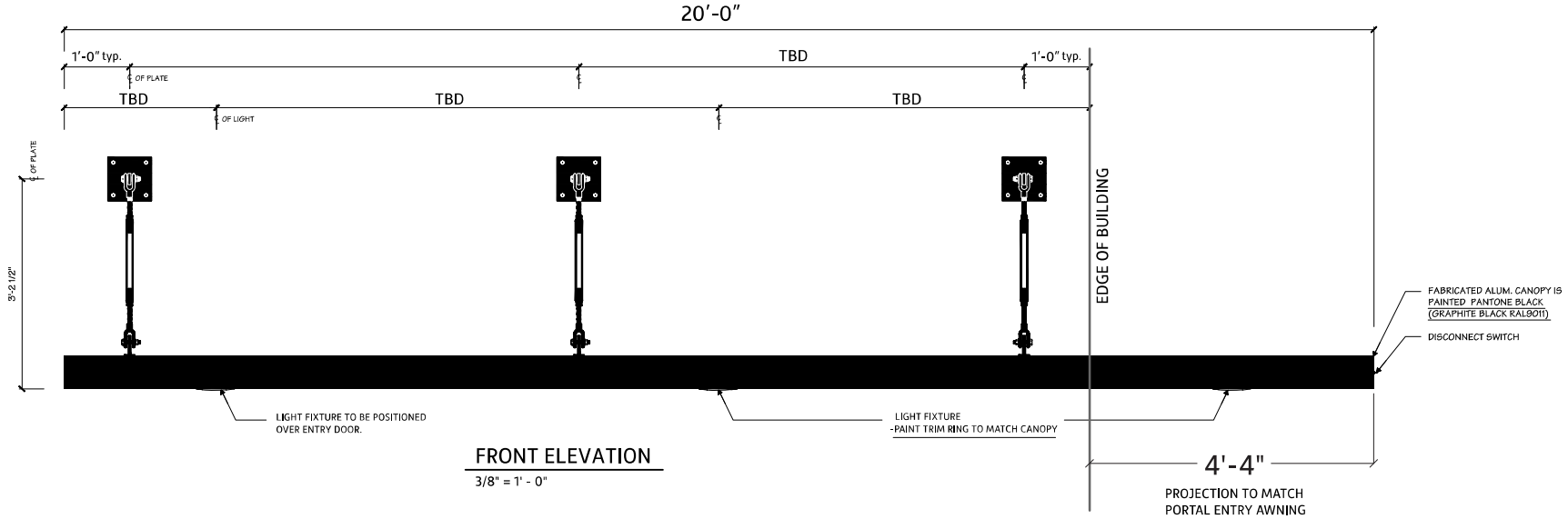
C TAC-CANOPY-EN-CORNER

Front Elevation

NOTES:

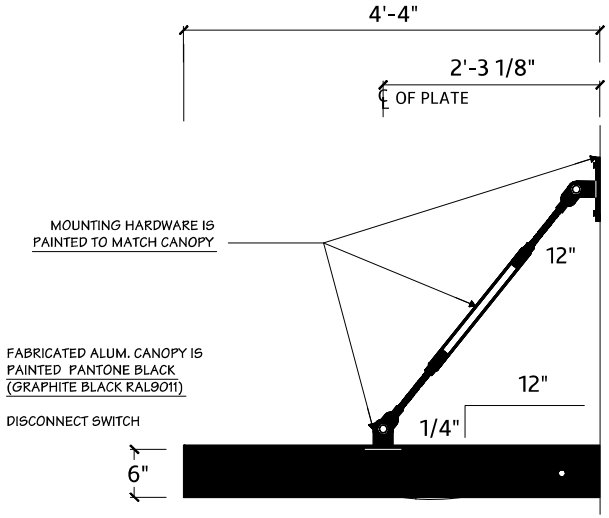
1.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.
2.) INSTALLER TO MOUNT AWNING SLOPED AWAY FROM BUILDING AS SHOWN.

NOTE: Architect to confirm quantity and position of turnbuckles and downlights.



FRONT ELEVATION

3/8" = 1' - 0"



SIDE VIEW

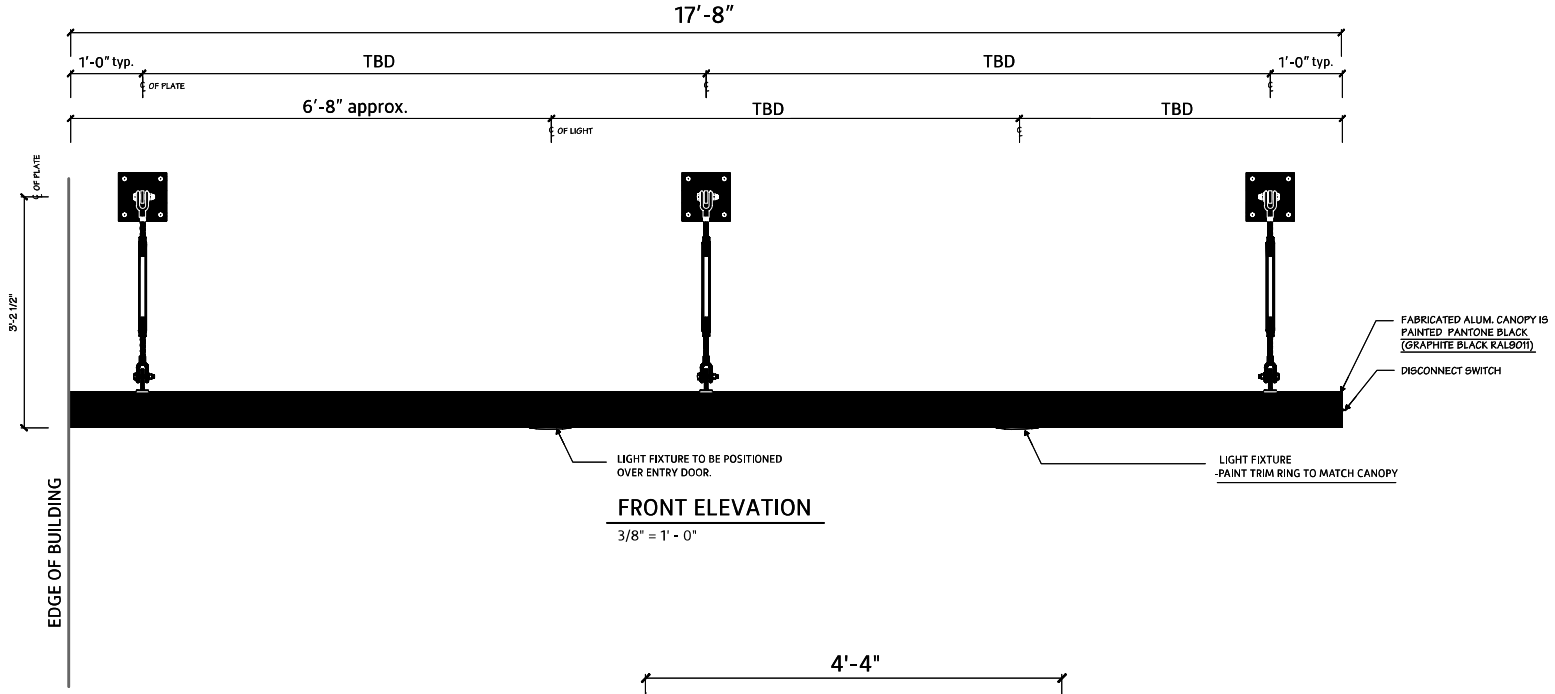
1/2" = 1' - 0"

C TAC-CANOPY-EN-CORNER

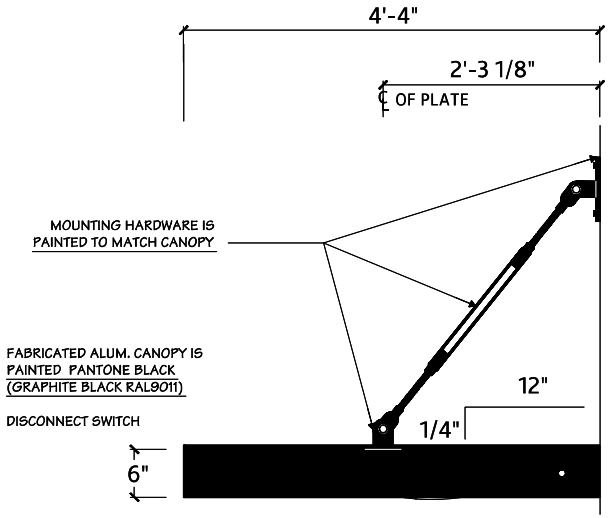
Portal Elevation

NOTES:
1.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.
2.) INSTALLER TO MOUNT AWNING SLOPED AWAY FROM BUILDING AS SHOWN.

NOTE: Architect to confirm quantity and position of turnbuckles and downlights.



FRONT ELEVATION
3/8" = 1' - 0"



SIDE VIEW
1/2" = 1' - 0"

TACO BELL 209

AGI

D TAC-CL14W-L

MOUNTING APPLICATION	
INTERIOR	EXTERIOR
	X

SIGN SCHEDULE				
QTY	SIGN TYPE	'H'	'W'	'A'
	TB-10 - W	10"	± 6'-1 1/16"	N/A
	TB-12 - W	12"	± 7'-3 11/16"	N/A
1	TB-14 - W	14"	± 8'-6 5/16"	N/A
	TB-16 - W	16"	± 9'-9"	N/A

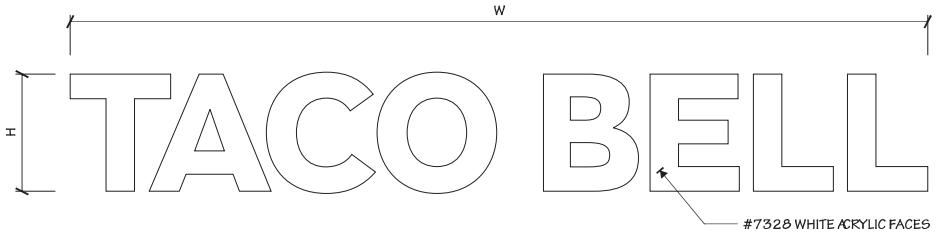
NOTE:
1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
2.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

MOUNTING HARDWARE

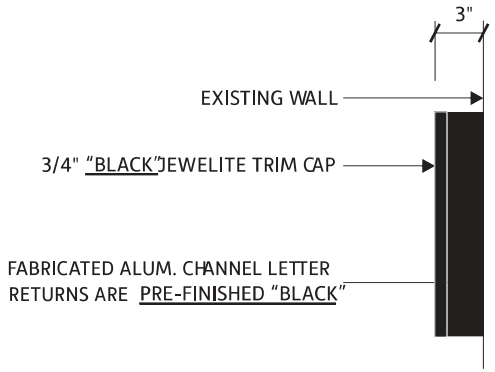
Exterior -	3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING
Interior -	3/8" SNAP TOGGLE BOLTS

NOTES:
1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.
2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.

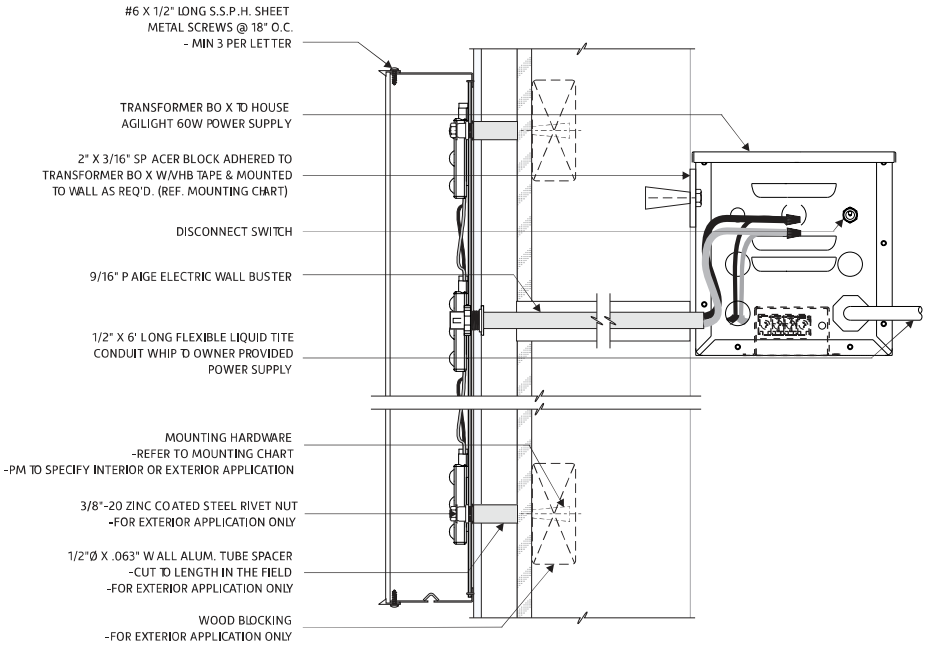
NOTES:
1.) VERIFY MOUNTING CONDITION.
2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.
3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:
INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.



LINEAR FRONT ELEVATION
NTS



CHANNEL LETTER SIDE VIEW, TYP.
NTS



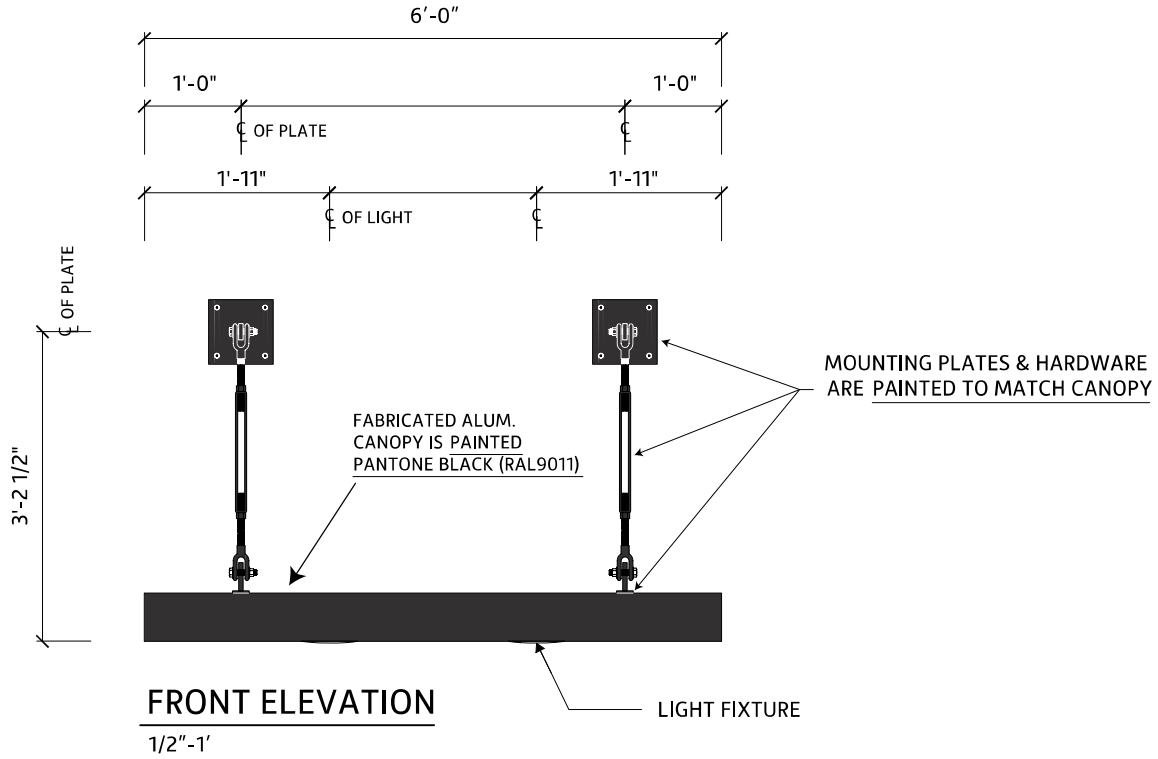
SIDE SECTION
NTS

TACO BELL 210

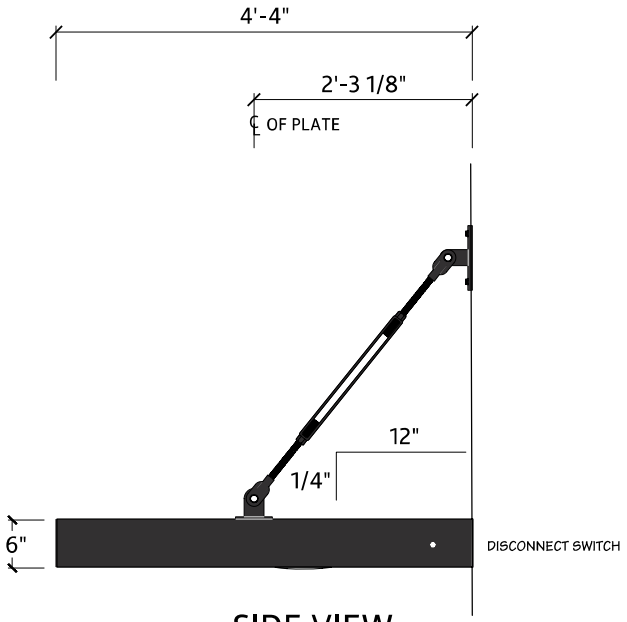
AGI

E TAC-AWNING-DT-6X4.4-EN

NOTES:
1.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.
2.) INSTALLER TO MOUNT AWNING SLOPED AWAY FROM BUILDING AS SHOWN.



FRONT ELEVATION
1/2"-1'



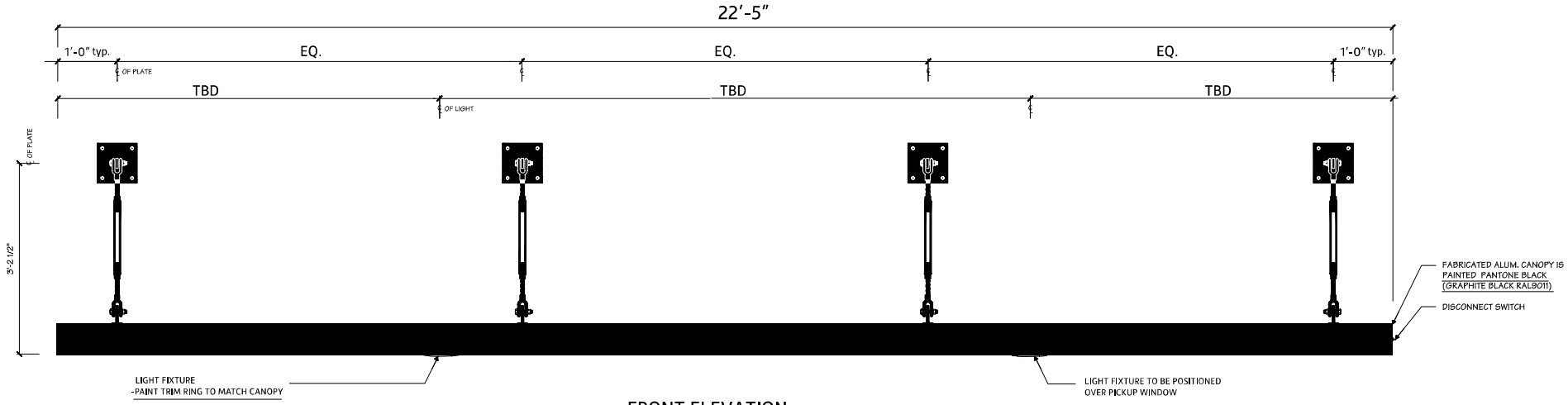
SIDE VIEW
1/2"-1'

211 TACO BELL™ AGI

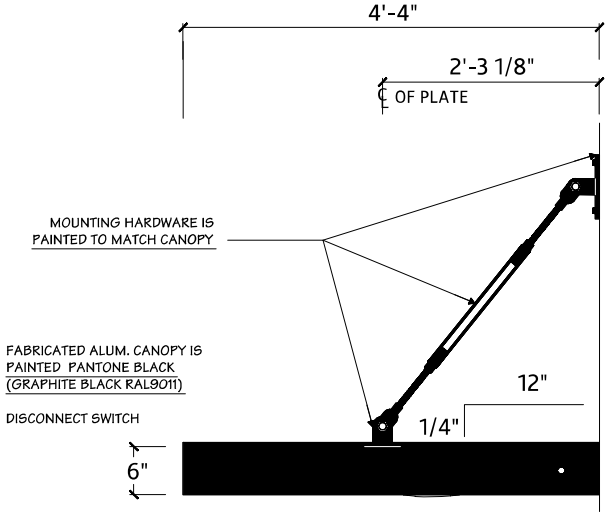
F TAC-AWNING-DT-269

NOTES:
1.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.
2.) INSTALLER TO MOUNT AWNING SLOPED AWAY FROM BUILDING AS SHOWN.

NOTE: Architect to confirm quantity and position of turnbuckles and downlights.



FRONT ELEVATION
3/8" = 1' - 0"



SIDE VIEW
1/2" = 1' - 0"

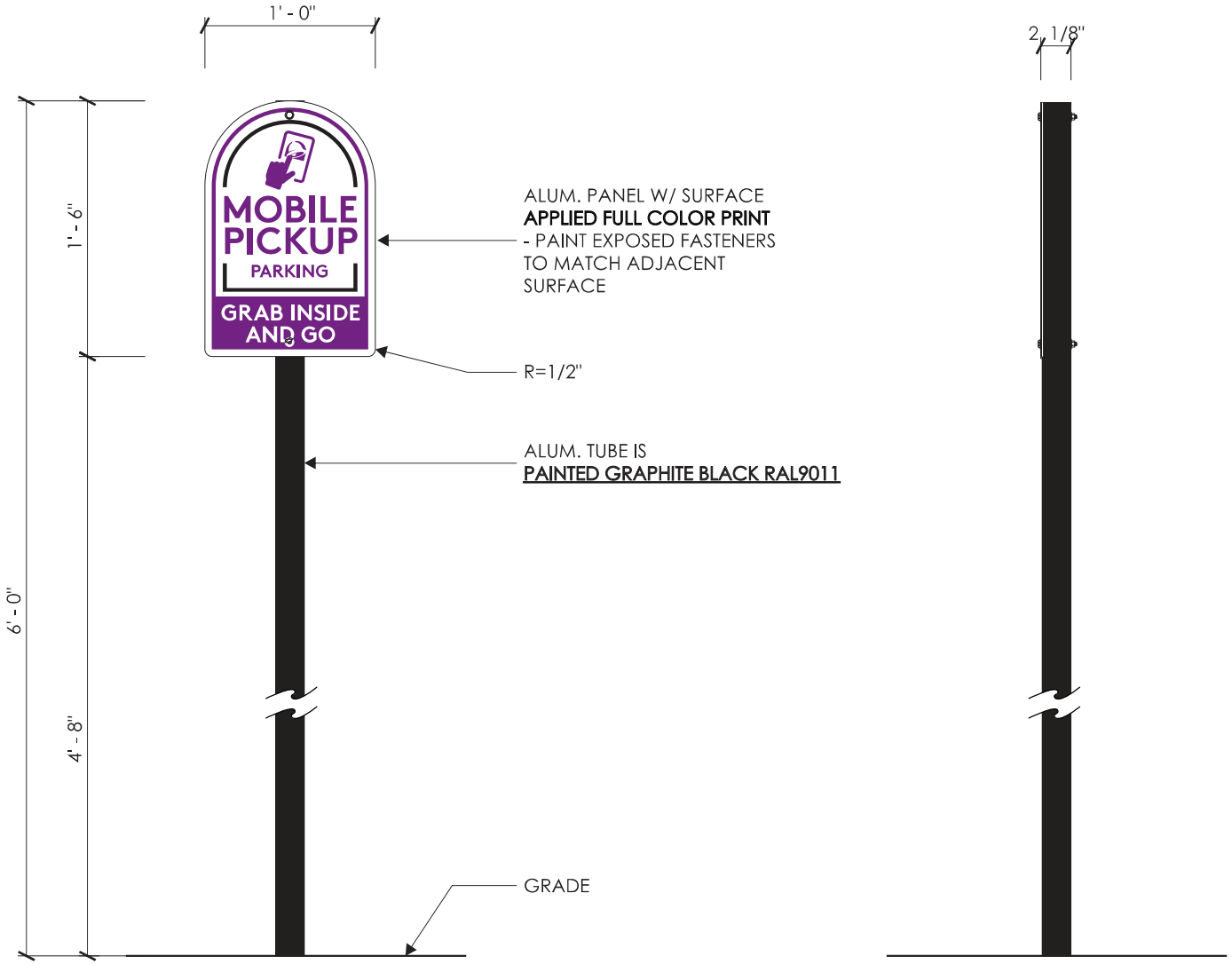
212 TACO BELL™ | AGI

G TAC-DV-MP-OP

Qty. - 1

PLAN VIEW





FRONT ELEVATION

1" = 1' - 0"

SIDE VIEW

1" = 1' - 0"

213 TACO BELL

AGI

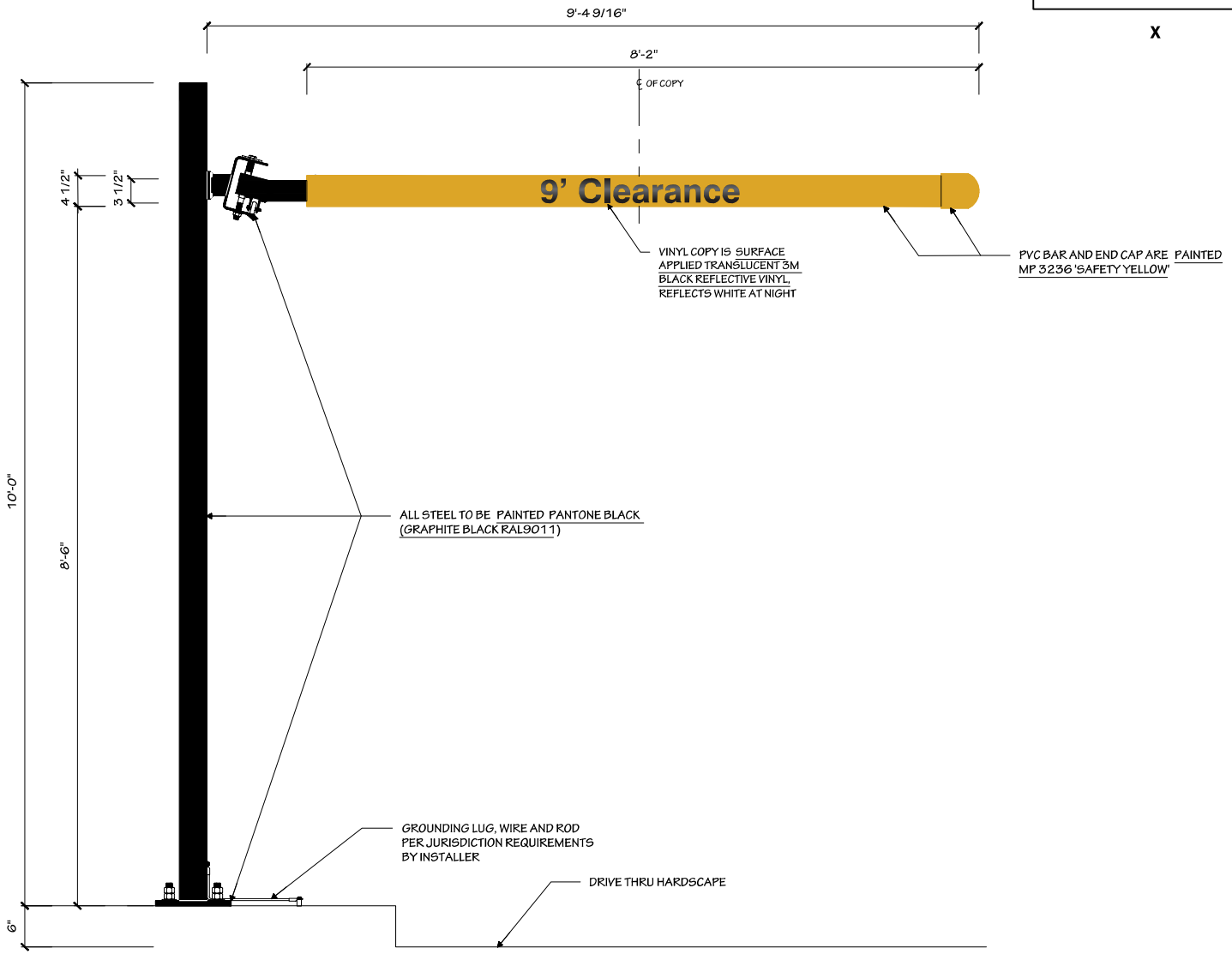
H TAC-CLB1

Qty. - 1

NOTES:
1.) PM TO SPECIFY COPY ORIENTATION PRIOR TO FABRICATION.
2.) SHOP TO PROVIDE INSTALL HARDWARE AND TOUCH UP PAINT TO INSTALLER.

X

COPY ORIENTATION	
X	POLE ON LEFT
	POLE ON RIGHT



FRONT ELEVATION (COPY W/ POLE ON LEFT)

1/2" = 1' - 0"

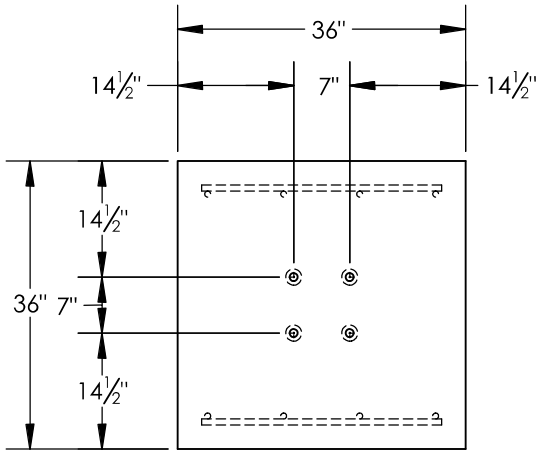
TACO BELL 214

AGI

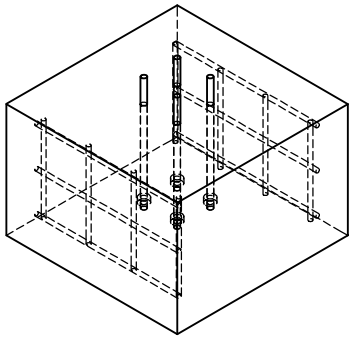
NOTE: INSTALL ON NEW FOUNDATION PROVIDED BY GC

TAC-CLEARANCE-EN - Foundation Types

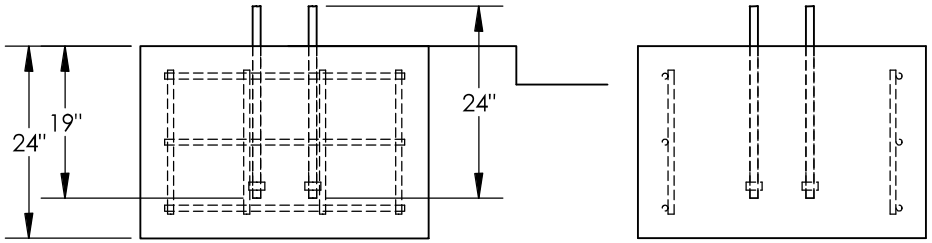
NOTES:
1.) SHOP TO PROVIDE INSTALL HARDWARE AND TOUCH UP PAINT TO INSTALLER.



PLAN VIEW
NTS

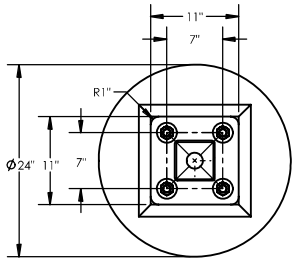


Isometric View

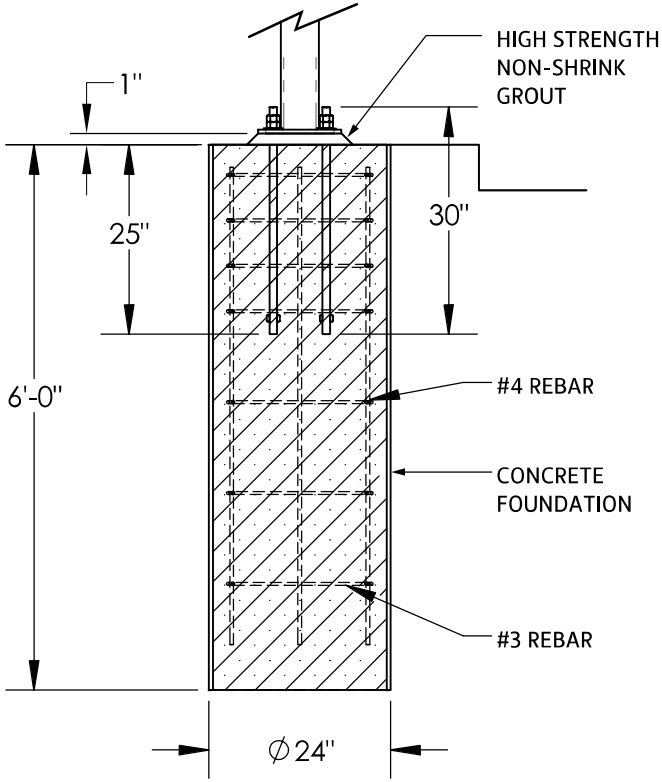


VERTICAL SLAB FOUNDATION
NTS

2,500 PSI CONCRETE FOUNDATION
REINFORCED WITH #6AT 12" O.C .
MAXIMUM, EACH WAY, EACH FACE.



PLAN VIEW
NTS



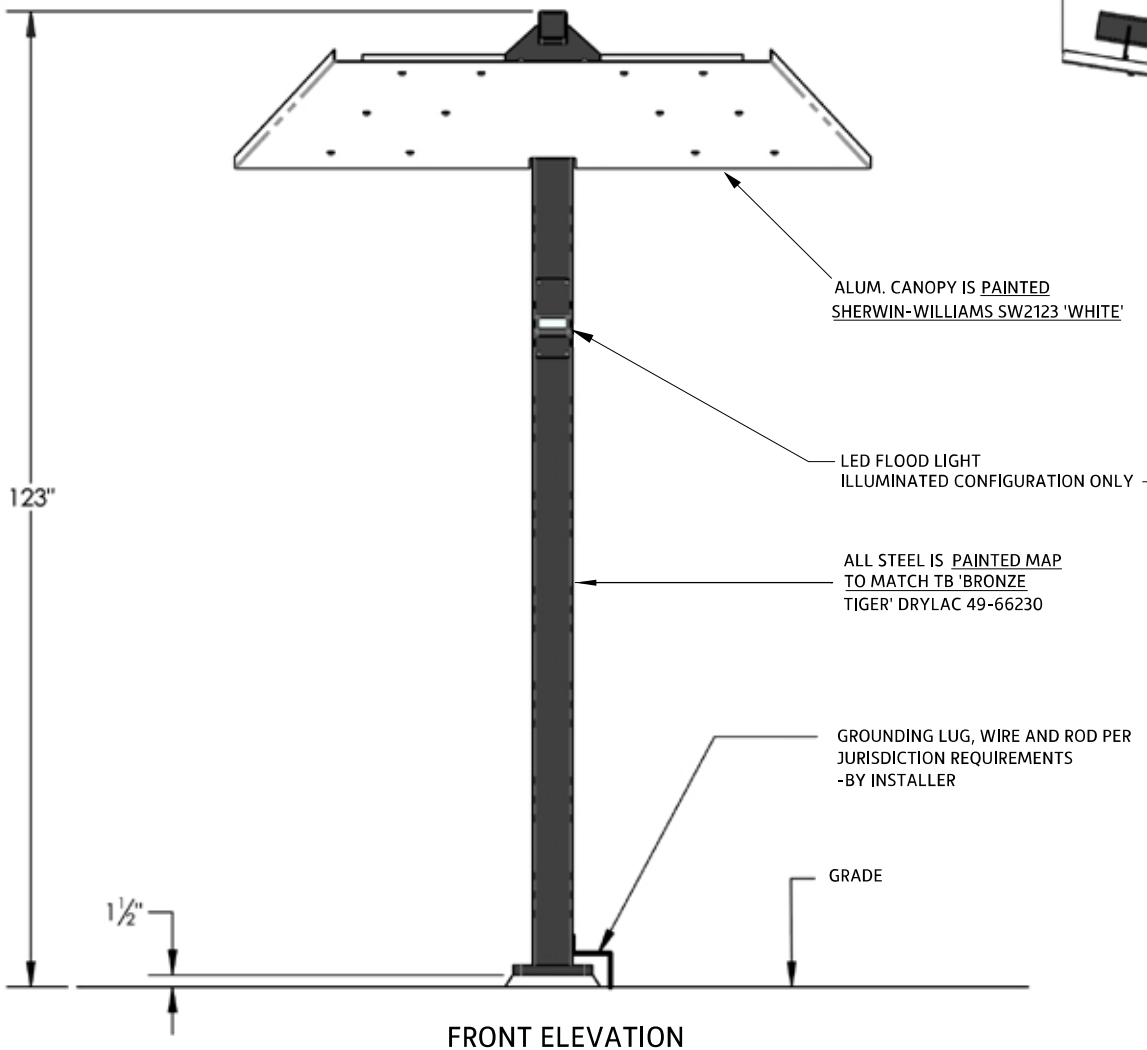
CAISSON FOUNDATION
NTS

TACO BELL 215

AGI

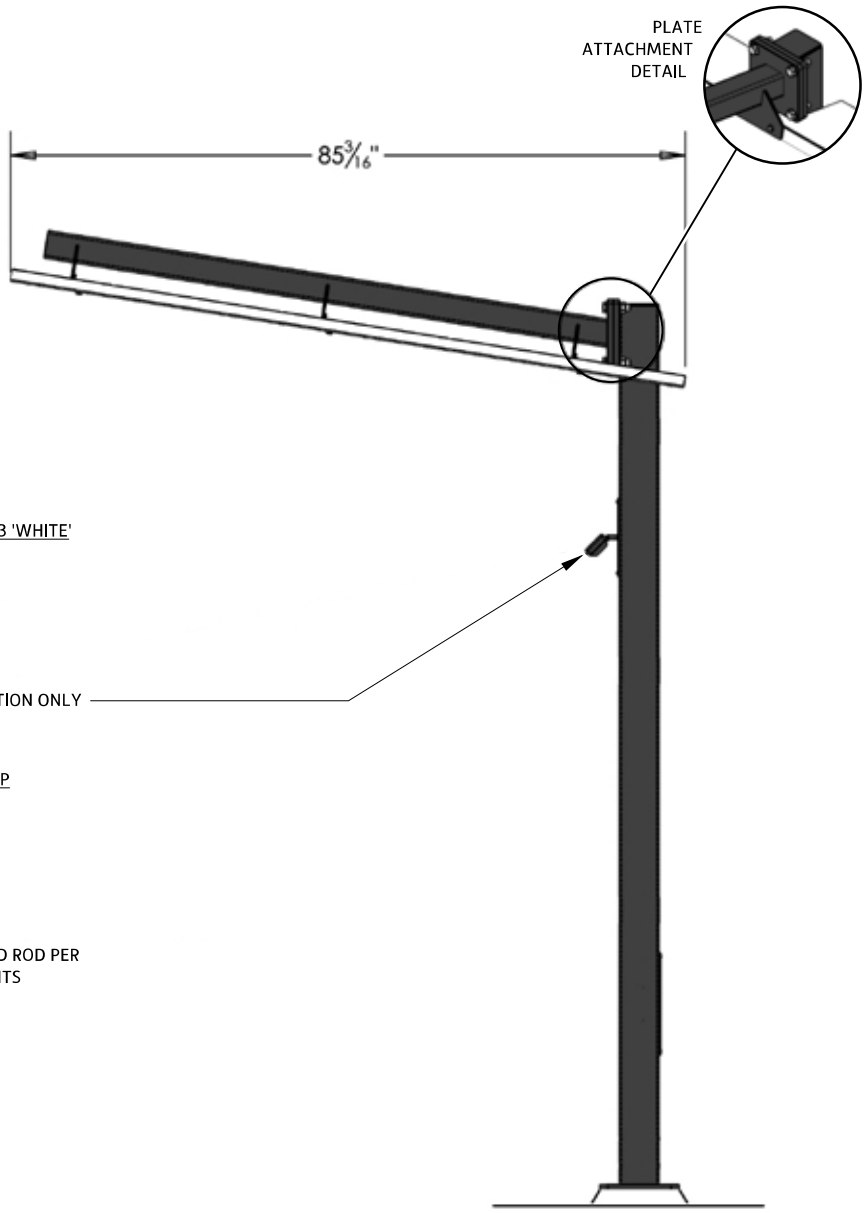
TAC-100-EN-OPC

Qty. - 1



FRONT ELEVATION

nts



SIDE VIEW

nts

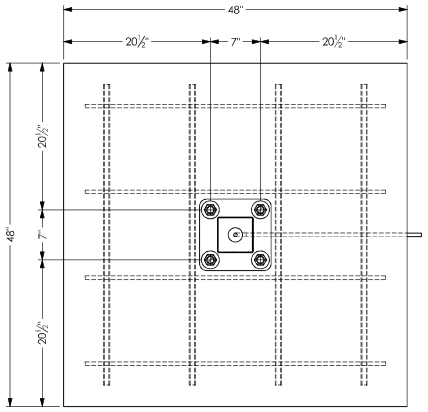
TACO BELL 216

AGI

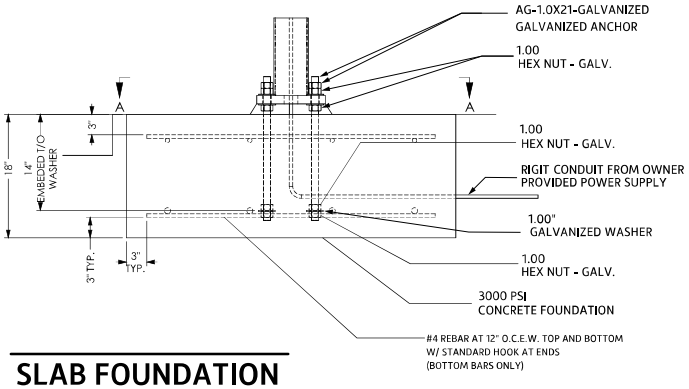
NOTE: INSTALL ON NEW FOUNDATION PROVIDED BY GC

TAC-OPC-EN Foundation Types/Electrical Details

TAC100-EN-OPC-IL-FDN-S



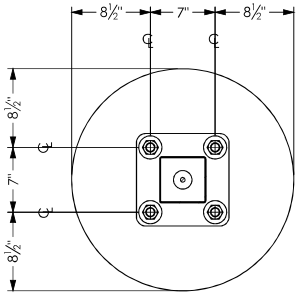
SECTION A-A



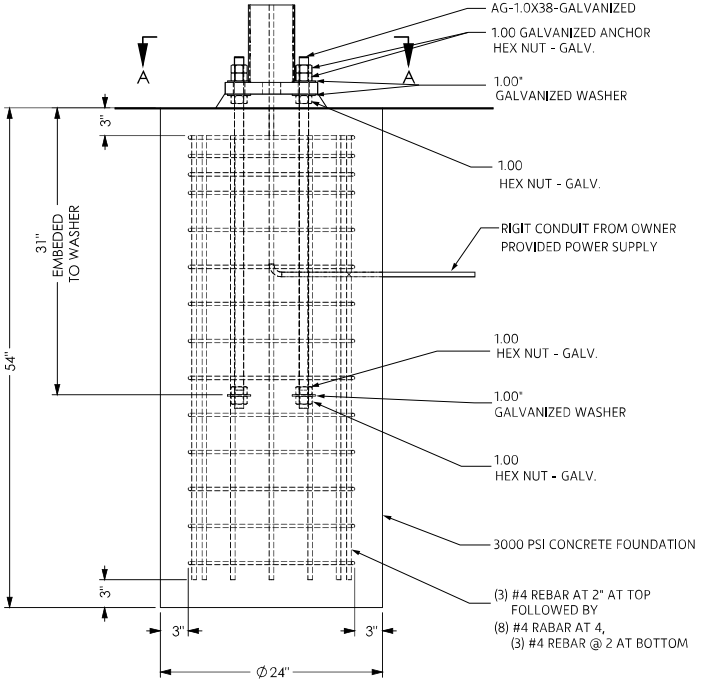
SLAB FOUNDATION

no scale

TAC100-EN-OPC-IL-FDN-C

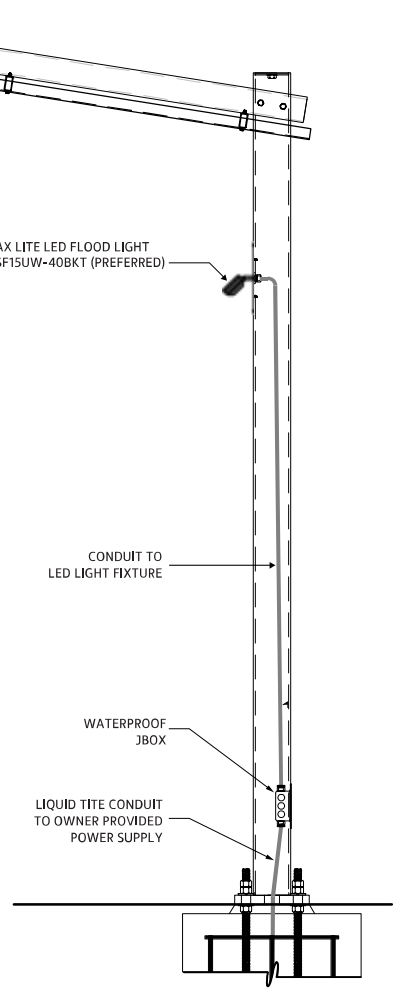


SECTION A-A



CAISSON FOUNDATION

no scale



ELECTRICAL SIDE VIEW

NTS

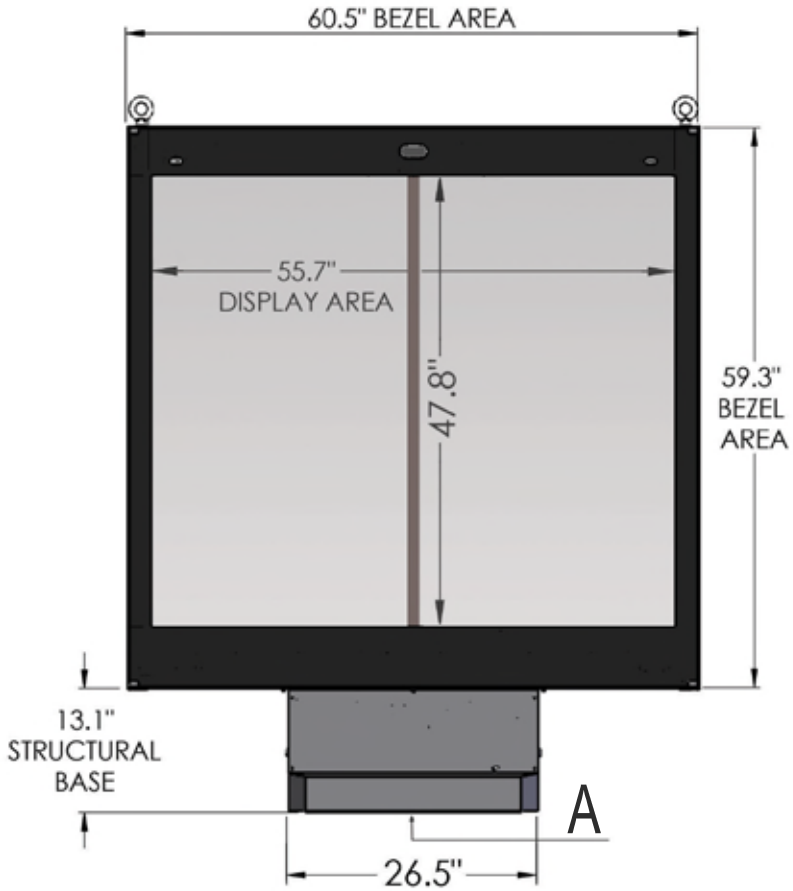
TACO BELL 217

AGI

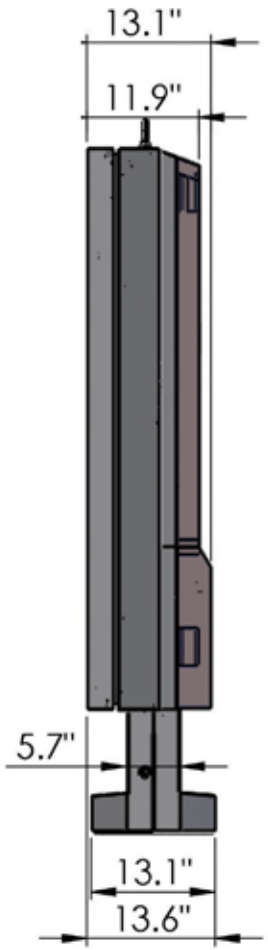
J TAC-DMB-EXT-INSTALL

Qty. - 1

NOTE: INSTALL ON NEW FOUNDATION PROVIDED BY GC



Front View



Side View

GENERAL SPECS

Material: Aluminum exterior with tube steel inner frame. Certified 180 MPH

Surface Treatment:
- Pretreatment - zinc primer & polyester powder coating

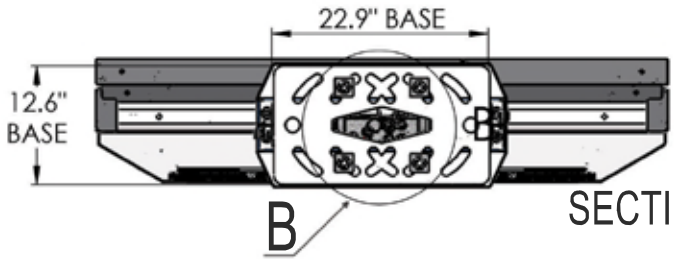
Surface Area:
- Display: 18.5 sq/ft
- Total surface: 24.9 sq/ft

Weight:
- Gross: 915 lbs / Net: 705 lbs

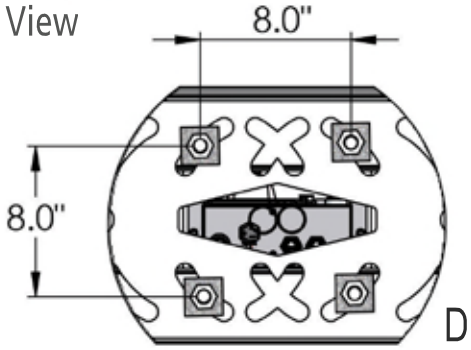
ELECTRICAL SPECS

Power:
- Hardwired AC Power
- 120/240V 50/60Hz
- 1150 W (@ max load)
- UL Rated @ 10 Amp

Backlight:
- LED Light Source
- 380 CD/M2 to 3,500 CD/M2
- Auto adjusting to outdoor ambient light levels



SECTION A-A



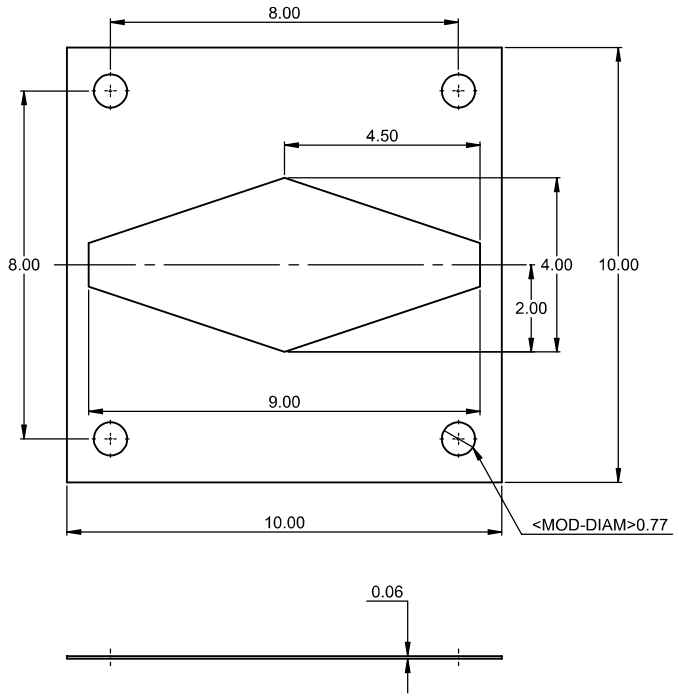
DETAIL B-B

Product Model #: STR-D12-120	STRATACACHE MARKETING TECHNOLOGY	STRATACACHE 40 N. Main Street Dayton, Ohio 45423 1-800-244-8915	Drawing #: STR-D12 v1.1
Project #:			Date: 2019-12-03
Date: 2019-12-03			Author: B. Pupo

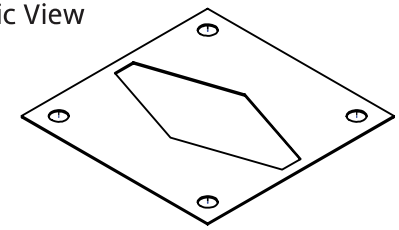
TACO BELL 218 | AGI

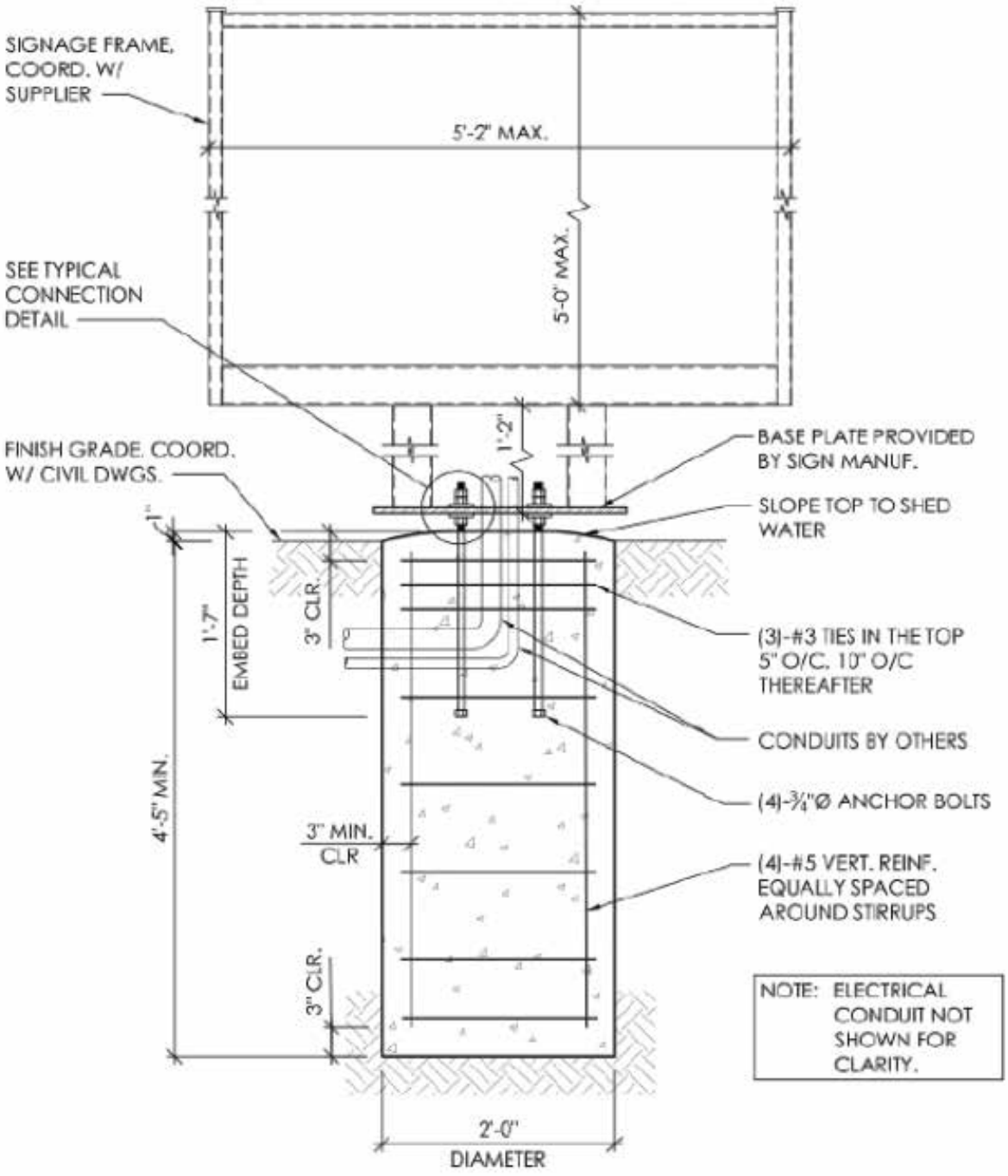
J TAC-DMB-EXT-INSTALL

ROD TEMPLATE



ROD TEMPLATE
Isometric View





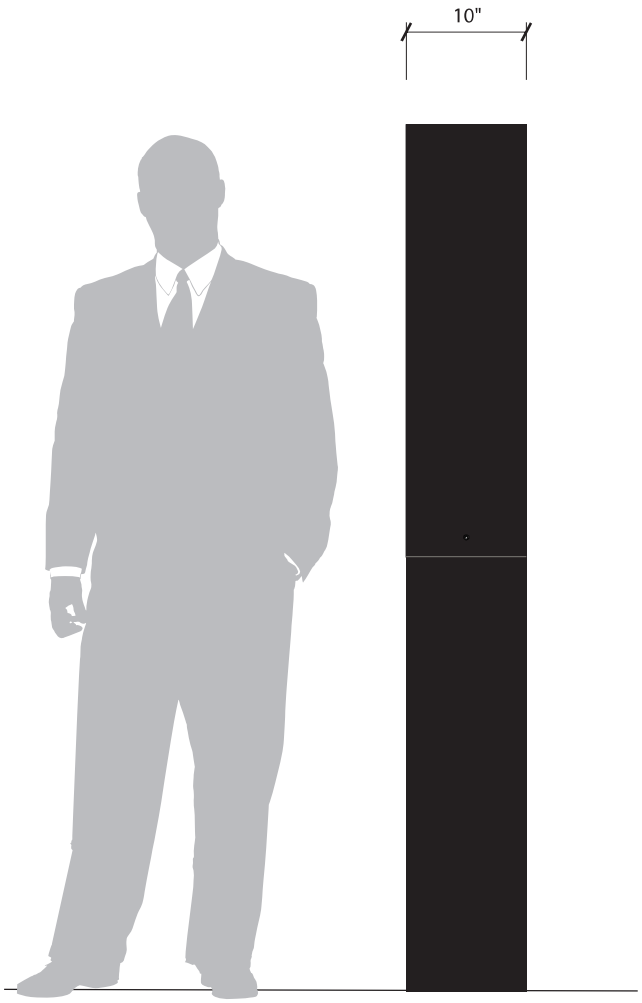
FOUNDATION SECTION
(MENU BOARD)

TAC-M19

NOTE:
1.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER



FRONT ELEVATION
3/4" = 1' - 0"



SIDE VIEW
3/4" = 1' - 0"

Custom M19 Monument

-Logo face is routed aluminum painted white.
-Acrylic backup with graphics as shown
-Bell is first surface vinyl, two tone TB purple.
-TACO BELL copy is first surface day/night vinyl
-Ancillary panel painted white with first surface Black vinyl and routed out for copy.
-Clad base to grade.

TACO BELL 220

AGI

MISKEL BACKMAN LLP
BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
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Taco Bell
Active Use Liner Variance
Request Justification

Taco Bell of America, LLC ("Applicant") is the developer of a +/- .31 acre parcel of land located at 2640 N. State Rd. 7 in the City of Hollywood ("Property"). The Property is identified as folio number 514101120010 on the Broward County Property Appraiser's website. The Property has a zoning designation of C-MU (Central Mixed-Use District) and a future land use designation of TOC (Transit Oriented Corridor).

Currently, the Property contains an abandoned car wash facility. The Applicant is proposing to demolish the car wash facility and develop the Property with a +/- 1,600 square foot drive-thru and take-out only Taco Bell restaurant with no indoor or outdoor customer seating ("Project"). The restaurant will provide drive-thru and walk up orders only. At this time, the Applicant is requesting site plan approval and the following 4 variance requests to develop the Project: 1.) from Section 7.2(A)(28) to allow the Project to be developed with 5 parking spaces rather than 10 spaces as required by Code; 2.) from Section 4.6(D)(12)(d(ii) to allow an active use liner on the ground floor along the State Rd. 7 building façade (east façade) of 51.51% rather than 60% as required by Code; 3.) from Section 4.6(D)(11)(c) to allow a window transparency on the ground floor along the State Rd. 7 building façade (east façade) of 27.9% rather than 50% as required by Code; and 4.) from Section 9.5(C)(1) to allow 15.28% of vehicular use landscape area rather than a minimum of 25% as required by Code.

Variance Request

The Applicant has made every effort to comply with all code requirements for the Project, with all Code requirements being met other than these 4 variance requests. At this time, the Applicant is requesting a variance to allow a ground floor active use liner of less than 60% along the east building façade. In accordance with Section 5.3(F)(1), applicants must demonstrate compliance with the following criteria to receive variance approval:

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; and

The requested variance to reduce the ground floor active use liner will maintain the basic intent and purpose of the zoning regulations and will not negatively impact the appearance of the City. Currently the Property contains an abandoned car wash facility. This request will redevelop the Property with a use that will serve the surrounding community and improve the appearance of the City by removing an unutilized building.

The intent of the requirements to provide a minimum 60% active use liner is to provide buildings along the State Rd. 7 corridor that are pedestrian friendly and have active uses

on the ground floor. The proposed plans will meet this requirement with a 51.51% active use liner along the State Rd. 7 corridor. The front portion of the east building façade (along State Rd. 7), near the building entrance will consist of all glass windows along the ground floor. While the back portion of this façade will not contain any windows, it will be covered with faux glass and artistic murals to enhance the building aesthetics.

Given the aforementioned improvements, the variance request will maintain the intent and purpose of the Code and improve the appearance of the City.

b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

The requested variance is compatible with the surrounding land uses and will not be detrimental to the community. The Property is an outparcel located within an existing shopping center on the State Rd. 7 corridor. The adjacent properties to the north, south and west are all located within the same zoning designation as the Property, C-MU. Furthermore, the Property is surrounded by existing similar commercial uses that are compatible with the proposed take out only restaurant use.

Given the aforementioned improvements, the variance request is compatible with the surrounding land uses and will not be detrimental to the community.

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; and

The requested variance will facilitate the redevelopment of the Property as a take-out only restaurant. This use is consistent with the permitted uses for the TOC future land use designation listed on page LU-63 of the City's Future Land Use Element. Furthermore, the request is consistent with the following goals, objectives and policies of the City's Comprehensive Plan and the City Wide Master Plan (CWMP):

Goal I: 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.

The granting of the variance will facilitate the redevelopment of an abandoned car wash facility with an active restaurant use that will serve the existing residents end employees of the surrounding community and allow the property owner to maximize the use of the Property.

Policy 10.5: Encourage expansion of businesses and public improvements that are "family oriented" and targeted to local residents and workers.

The granting of the variance will facilitate the redevelopment of an underutilized property with a family oriented take-out restaurant. Taco Bell is a popular fast food option for all demographics, including families. Furthermore, the development of the Taco Bell restaurant will bring jobs to the local community, providing employment opportunities for residents.

CWMP Policy 4.2: Concentrate retail commercial activities in defined development centers to build critical commercial mass at appropriate locations that are compatible with neighborhoods and with beach redevelopment objectives.

The granting of the variance will facilitate the redevelopment of an underutilized property along the State Rd. 7 corridor with an active commercial use. The State Rd. 7 corridor is a major commercial corridor that runs throughout several municipalities. This corridor is intended to be developed with commercial uses, including restaurants, making this use compatible with the surrounding community.

d) That the need for the requested Variance is not economically based or self-imposed; or

The requested variance is not economically based or self-imposed. The Applicant has designed a building that will provide the most efficient traffic flow on the Property and meets all the dimensional and design guideline requirements of the C-MU district other than the requested variance. The variance is needed due to the nature of the take-out only business operation with no on-site dining. As the majority of the building contains back of house kitchen and storage operations, placing windows along the majority of the east building façade is not feasible. However, the Applicant has mitigated the lack of windows and active liner use by placing faux glass and artistic murals along the State Rd. 7 façade that will enhance and beatify the façade.

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.

The variance requested is the minimum variances necessary to develop the Project. As previously stated, the Applicant has worked diligently to design a building and site that will optimize the traffic flow and circulation while meeting all the dimensional standards and design guidelines within the C-MU district. Providing the required 60% active use liner along the State Rd. 7 façade is not feasible due to the take-out only business operations and the majority of the building being used for back of house kitchen and storage operations.

Given the aforementioned setbacks, the variance requested is the minimum variance necessary to develop the Project.

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Taco Bell
Parking Variance
Request Justification

Taco Bell of America, LLC ("Applicant") is the developer of a +/- .31 acre parcel of land located at 2640 N. State Rd. 7 in the City of Hollywood ("Property"). The Property is identified as folio number 514101120010 on the Broward County Property Appraiser's website. The Property has a zoning designation of C-MU (Central Mixed-Use District) and a future land use designation of TOC (Transit Oriented Corridor).

Currently, the Property contains an abandoned car wash facility. The Applicant is proposing to demolish the car wash facility and develop the Property with a +/- 1,600 square foot drive-through and take-out only Taco Bell restaurant with no indoor or outdoor customer seating ("Project"). The restaurant will provide drive-through and walk-up orders only. At this time, the Applicant is requesting site plan approval and the following 4 variance requests to develop the Project: 1.) from Section 7.2(A)(28) to allow the Project to be developed with 5 parking spaces rather than 10 spaces as required by Code; 2.) from Section 4.6(D)(12)(d(ii) to allow an active use liner on the ground floor along the State Rd. 7 building façade (east façade) of 51.51% rather than 60% as required by Code; 3.) from Section 4.6(D)(11)(c) to allow a window transparency on the ground floor along the State Rd. 7 building façade (east façade) of 27.9% rather than 50% as required by Code; and 4.) from Section 9.5(C)(1) to allow 15.28% of vehicular use landscape area rather than a minimum of 25% as required by Code.

Variance Request

The Applicant has made every effort to comply with all code requirements for the Project, with all Code requirements being met other than these 4 variance requests. At this time, the Applicant is requesting a variance to allow 5 parking spaces rather than 10 as required by Code. In accordance with Section 5.3(F)(1), applicants must demonstrate compliance with the following criteria to receive variance approval:

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; and

The requested variance to reduce the amount of parking spaces will maintain the basic intent and purpose of the zoning regulations and will not negatively impact the appearance of the City. Currently the Property contains an abandoned car wash facility. This request will redevelop the Property with a use that will serve the surrounding community and improve the appearance of the City by removing an unutilized building.

The intent of the parking requirements is to provide sufficient parking for each use so as to not impede traffic flow and business operations. Taco Bell is implementing a new model

with technology-based operations designed to move customers quickly and efficiently through the property to take the food to go rather than eating on-site. There is no customer seating available inside or outside the building to allow customers to eat on-site, all orders are placed to go. Customers can place orders in the drive-through, place mobile orders using the Taco Bell app, place an order through a meal delivery service (i.e. Uber Eats or DoorDash), or place a to-go order inside the building utilizing the quick serve digital kiosk system.

Taco Bell has +/- 7,480 total stores nationwide. Of the +/- 7,480 stores, +/- 6,805 are franchise stores, +/- 493 are corporate owned, and +/- 182 are licensed restaurants within shopping malls, universities, airports, and military bases. This store will be corporate owned, with operating hours anticipated to be from 7:00 am – 2:00 am daily. With this project being a corporate owned store, Taco Bell has the ability to directly control the business operations, thus resulting in a more efficient flow of order and pick-up time, an average order ready time (ORT) of 3 minutes and 22 seconds nationally for corporate owned stores.

On average, around 70% of the orders at Taco Bell are placed through the drive-through. Among mobile orders, that percentage increases, with around 80% of mobile orders being picked up in the drive-through lane rather than parking and picking up the order inside the building or in the outdoor pick-up window. To ensure the drive-through lane can accommodate the amount of vehicles ordering and/or picking up orders, efficient traffic flow and site circulation has been prioritized in the design, with stacking for up to 10 vehicles in the drive-through facility.

In addition to using the drive-through lane, customers can pre-order and pick-up food at the walk-up window outside the building, or in the designated mobile order pick-up location inside the building. Customers place orders inside the building using an electronic kiosk. An employee is available to assist as necessary. On average, over 90% of the orders placed inside the building are done through the kiosk. Additionally, an employee will not be designated at the cash register to take orders, thus prioritizing kiosk orders and reducing the number of employees needed at the restaurant.

For customers who place a mobile order on the app, or through a meal delivery service, an order ready time will be provided. This reduces the amount of time customers will be on site waiting for their order to be ready. Customers will be given the order ready time, providing them the ability to arrive at the restaurant when the order is ready, quickly pick-up the order and exit the site. Additionally, Taco Bell recently implemented a new ordering system called Order Up. The system went live nationally on December 5, 2024. This ordering system improves ORT by assigning an order ready time based on the size of the order and the number of employees working during the shift. Smaller orders will be pushed through quicker, while larger orders will be given a longer lead time, allowing staff sufficient time to put the order together.

Additionally, every restaurant has the ability to set up a profile through delivery service apps. Restaurants have the ability to direct delivery drivers to pick-up their orders inside

the building or through the drive-through facility. Taco Bell will set the profile to instruct delivery drivers to pick up orders in the drive-through lane, thus reducing the need for delivery drivers to park on-site and go inside the building to pick up an order.

With the new technology being implemented through Order Up, and the prioritization of mobile orders and utilization of the drive-through lane, 10 parking spaces are not needed to provide sufficient parking for customer parking. The majority of the orders will be placed and/or picked up in the drive-through facility, thus reducing the amount of parking spaces needed for customer pick-up and ordering. Additionally, 5 parking spaces is sufficient to provide parking needed for employees. Taco Bell estimates that 4-5 employees will be needed for each shift, this includes 1 manager and 3-4 employee members. Based on data of Taco Bell restaurants located within the North Miami/Fort Lauderdale Market, around 90% of the employees are utilizing public transportation to get to work rather driving a vehicle. The State Road 7/441 corridor is a major transit route in Broward County, with the 441 Breeze bus route running from Sample Road to the Broward County/Miami-Dade County line. With a bus stop for the 441 Breeze route located directly adjacent to the Property, employees will easily be able to use mass transit to get to and from work. To further encourage use of the bus route, the project is providing an outdoor seating area with benches in the northeast corner of the property, adjacent to the bus stop. This will provide a seating area for employees and customers to sit and wait for the bus. Lastly, some employees will use bicycles or scooters to get to work. To accommodate this, a bike rack that will park 5 bicycles has been added to the site. Additionally, Taco Bell looks for opportunities to hire team members from within the local community, allowing employees to walk to work.

The advanced technology being implemented to increase order and delivery efficiency with the available mass transit option for employees reduces the parking demand that would be generated by a larger, traditional fast-food restaurant. As such, 5 parking spaces is sufficient to meet the parking demand for this new take-out only fast-food model and the variance request will maintain the intent and purpose of the Code.

b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

The requested variance is compatible with the surrounding land uses and will not be detrimental to the community. The Property is an outparcel located within an existing shopping center on the State Rd. 7 corridor. The adjacent properties to the north, south and west are all located within the same zoning designation as the Property, C-MU. Furthermore, the Property is surrounded by existing similar commercial uses that are compatible with the proposed take out only restaurant use.

Given the aforementioned improvements, the variance request is compatible with the surrounding land uses and will not be detrimental to the community.

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; and

The requested variance will facilitate the redevelopment of the Property as a take-out only restaurant. This use is consistent with the permitted uses for the TOC future land use designation listed on page LU-63 of the City's Future Land Use Element. Furthermore, the request is consistent with the following goals, objectives and policies of the City's Comprehensive Plan and the City Wide Master Plan (CWMP):

Goal I: 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.

The granting of the variance will facilitate the redevelopment of an abandoned car wash facility with an active restaurant use that will serve the existing residents and employees of the surrounding community and allow the property owner to maximize the use of the Property.

Policy 10.5: Encourage expansion of businesses and public improvements that are "family oriented" and targeted to local residents and workers.

The granting of the variance will facilitate the redevelopment of an underutilized property with a family oriented take-out restaurant. Taco Bell is a popular fast food option for all demographics, including families. Furthermore, the development of the Taco Bell restaurant will bring jobs to the local community, providing employment opportunities for residents.

CWMP Policy 4.2: Concentrate retail commercial activities in defined development centers to build critical commercial mass at appropriate locations that are compatible with neighborhoods and with beach redevelopment objectives.

The granting of the variance will facilitate the redevelopment of an underutilized property along the State Rd. 7 corridor with an active commercial use. The State Rd. 7 corridor is a major commercial corridor that runs throughout several municipalities. This corridor is intended to be developed with commercial uses, including restaurants, making this use compatible with the surrounding community.

d) That the need for the requested Variance is not economically based or self-imposed; or

The requested variance is not economically based or self-imposed. The Applicant has designed a building that will provide the most efficient traffic flow on the Property and meets all the dimensional and design guideline requirements of the C-MU district other than the requested variances. This variance is needed due to the small size of the parcel and

the inability to provide the required parking spaces while still meeting other code requirements for the drive-through lane stacking and landscaping.

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.

The variance requested is the minimum variance necessary to develop the Project. As previously stated, the Applicant has worked diligently to design a building and site that will optimize the traffic flow and circulation while meeting all the dimensional standards and design guidelines within the C-MU district. Adding additional parking spaces would require reducing drive aisle widths and the vehicle stacking for the drive-through facility, having a negative impact on the traffic circulation throughout the site.

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Taco Bell
Window Transparency Variance
Request Justification

Taco Bell of America, LLC ("Applicant") is the developer of a +/- .31 acre parcel of land located at 2640 N. State Rd. 7 in the City of Hollywood ("Property"). The Property is identified as folio number 514101120010 on the Broward County Property Appraiser's website. The Property has a zoning designation of C-MU (Central Mixed-Use District) and a future land use designation of TOC (Transit Oriented Corridor).

Currently, the Property contains an abandoned car wash facility. The Applicant is proposing to demolish the car wash facility and develop the Property with a +/- 1,600 square foot drive-thru and take-out only Taco Bell restaurant with no indoor or outdoor customer seating ("Project"). The restaurant will provide drive-thru and walk up orders only. At this time, the Applicant is requesting site plan approval and the following 4 variance requests to develop the Project: 1.) from Section 7.2(A)(28) to allow the Project to be developed with 5 parking spaces rather than 10 spaces as required by Code; 2.) from Section 4.6(D)(12)(d(ii) to allow an active use liner on the ground floor along the State Rd. 7 building façade (east façade) of 51.51% rather than 60% as required by Code; 3.) from Section 4.6(D)(11)(c) to allow a window transparency on the ground floor along the State Rd. 7 building façade (east façade) of 27.9% rather than 50% as required by Code; and 4.) from Section 9.5(C)(1) to allow 15.28% of vehicular use landscape area rather than a minimum of 25% as required by Code.

Variance Request

The Applicant has made every effort to comply with all code requirements for the Project, with all Code requirements being met other than these 4 variance requests. At this time, the Applicant is requesting a variance to allow a window transparency that is less than 50% along the east building façade. In accordance with Section 5.3(F)(1), applicants must demonstrate compliance with the following criteria to receive variance approval:

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; and

The requested variance to reduce the window transparency along the east building façade will maintain the basic intent and purpose of the zoning regulations and will not negatively impact the appearance of the City. Currently the Property contains an abandoned car wash facility. This request will redevelop the Property with a use that will serve the surrounding community and improve the appearance of the City by removing an unutilized building.

The intent of the requirements to provide a minimum 50% window transparency is to provide buildings along the State Rd. 7 corridor that are pedestrian friendly and have active

uses on the ground floor. The proposed plans will meet this requirement with 27.9% window transparency along the State Rd. 7 corridor. The front portion of the east building façade (along State Rd. 7), near the building entrance will consist of all glass windows along the ground floor. While the back portion of this façade will not contain any transparent windows, it will be covered with faux glass and artistic murals to enhance the building aesthetics. When including the percentage of faux glass, the project is providing a total of 60% window area.

Given the aforementioned improvements, the variance request will maintain the intent and purpose of the Code and improve the appearance of the City.

b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

The requested variance is compatible with the surrounding land uses and will not be detrimental to the community. The Property is an outparcel located within an existing shopping center on the State Rd. 7 corridor. The adjacent properties to the north, south and west are all located within the same zoning designation as the Property, C-MU. Furthermore, the Property is surrounded by existing similar commercial uses that are compatible with the proposed take out only restaurant use.

Given the aforementioned improvements, the variance request is compatible with the surrounding land uses and will not be detrimental to the community.

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; and

The requested variance will facilitate the redevelopment of the Property as a take-out only restaurant. This use is consistent with the permitted uses for the TOC future land use designation listed on page LU-63 of the City's Future Land Use Element. Furthermore, the request is consistent with the following goals, objectives and policies of the City's Comprehensive Plan and the City Wide Master Plan (CWMP):

Goal I: 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.

The granting of the variance will facilitate the redevelopment of an abandoned car wash facility with an active restaurant use that will serve the existing residents end employees of the surrounding community and allow the property owner to maximize the use of the Property.

Policy 10.5: Encourage expansion of businesses and public improvements that are "family oriented" and targeted to local residents and workers.

The granting of the variance will facilitate the redevelopment of an underutilized property with a family oriented take-out restaurant. Taco Bell is a popular fast food option for all demographics, including families. Furthermore, the development of the Taco Bell restaurant will bring jobs to the local community, providing employment opportunities for residents.

CWMP Policy 4.2: Concentrate retail commercial activities in defined development centers to build critical commercial mass at appropriate locations that are compatible with neighborhoods and with beach redevelopment objectives.

The granting of the variance will facilitate the redevelopment of an underutilized property along the State Rd. 7 corridor with an active commercial use. The State Rd. 7 corridor is a major commercial corridor that runs throughout several municipalities. This corridor is intended to be developed with commercial uses, including restaurants, making this use compatible with the surrounding community.

d) That the need for the requested Variance is not economically based or self-imposed; or

The requested variance is not economically based or self-imposed. The Applicant has designed a building that will provide the most efficient traffic flow on the Property and meets all the dimensional and design guideline requirements of the C-MU district other than the requested variance. The variance is needed due to the nature of the take-out only business operation with no on-site dining. As the majority of the building contains back of house kitchen and storage operations, placing windows along the majority of the east building façade is not feasible. However, the Applicant has mitigated the lack of windows by placing faux windows artistic murals along the State Rd. 7 façade that will enhance and beatify the façade.

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.

The variance requested is the minimum variance necessary to develop the Project. As previously stated, the Applicant has worked diligently to design a building and site that will optimize the traffic flow and circulation while meeting all the dimensional standards and design guidelines within the C-MU district. Providing the required 50% window transparency along the State Rd. 7 façade is not feasible due to the take-out only business operations and the majority of the building being used for back of house kitchen and storage operations.

Given the aforementioned setbacks, the variance requested is the minimum variances necessary to develop the Project.

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Taco Bell
Landscape Variance
Request Justification

Taco Bell of America, LLC ("Applicant") is the developer of a +/- .31 acre parcel of land located at 2640 N. State Rd. 7 in the City of Hollywood ("Property"). The Property is identified as folio number 514101120010 on the Broward County Property Appraiser's website. The Property has a zoning designation of C-MU (Central Mixed-Use District) and a future land use designation of TOC (Transit Oriented Corridor).

Currently, the Property contains an abandoned car wash facility. The Applicant is proposing to demolish the car wash facility and develop the Property with a +/- 1,600 square foot drive-thru and take-out only Taco Bell restaurant with no indoor or outdoor customer seating ("Project"). The restaurant will provide drive-thru and walk up orders only. At this time, the Applicant is requesting site plan approval and the following 4 variance requests to develop the Project: 1.) from Section 7.2(A)(28) to allow the Project to be developed with 5 parking spaces rather than 10 spaces as required by Code; 2.) from Section 4.6(D)(12)(d(ii) to allow an active use liner on the ground floor along the State Rd. 7 building façade (east façade) of 51.51% rather than 60% as required by Code; 3.) from Section 4.6(D)(11)(c) to allow a window transparency on the ground floor along the State Rd. 7 building façade (east façade) of 27.9% rather than 50% as required by Code; and 4.) from Section 9.5(C)(1) to allow 15.28% of vehicular use landscape area rather than a minimum of 25% as required by Code.

Variance Request

The Applicant has made every effort to comply with all code requirements for the Project, with all Code requirements being met other than these 4 variance requests. At this time, the Applicant is requesting a variance to allow 15.28% vehicular use landscape area. In accordance with Section 5.3(F)(1), applicants must demonstrate compliance with the following criteria to receive variance approval:

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; and

The requested variance to reduce the vehicular use landscape area will maintain the basic intent and purpose of the zoning regulations and will not negatively impact the appearance of the City. Currently the Property contains an abandoned car wash facility. This request will redevelop the Property with a use that will serve the surrounding community and improve the appearance of the City by removing an unutilized building.

The intent of the requirement to provide a minimum 25% landscape area within the vehicular use area is to provide sufficient landscaping in the parking lot. The 5 parking

spaces provided on site are terminal landscape islands on either end with curbing and landscaping running along the front of all the spaces. Additionally, the required 5' landscape buffers have been provided adjacent to the parking lot to the north and west.

Given the aforementioned improvements, the variance request will maintain the intent and purpose of the Code and improve the appearance of the City.

b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

The requested variance is compatible with the surrounding land uses and will not be detrimental to the community. The Property is an outparcel located within an existing shopping center on the State Rd. 7 corridor. The adjacent properties to the north, south and west are all located within the same zoning designation as the Property, C-MU. Furthermore, the Property is surrounded by existing similar commercial uses that are compatible with the proposed take out only restaurant use.

Given the aforementioned improvements, the variance request is compatible with the surrounding land uses and will not be detrimental to the community.

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; and

The requested variance will facilitate the redevelopment of the Property as a take-out only restaurant. This use is consistent with the permitted uses for the TOC future land use designation listed on page LU-63 of the City's Future Land Use Element. Furthermore, the request is consistent with the following goals, objectives and policies of the City's Comprehensive Plan and the City Wide Master Plan (CWMP):

Goal I: 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.

The granting of the variance will facilitate the redevelopment of an abandoned car wash facility with an active restaurant use that will serve the existing residents end employees of the surrounding community and allow the property owner to maximize the use of the Property.

Policy 10.5: Encourage expansion of businesses and public improvements that are "family oriented" and targeted to local residents and workers.

The granting of the variance will facilitate the redevelopment of an underutilized property with a family oriented take-out restaurant. Taco Bell is a popular fast food option for all demographics, including families. Furthermore, the development of the Taco Bell

restaurant will bring jobs to the local community, providing employment opportunities for residents.

CWMP Policy 4.2: Concentrate retail commercial activities in defined development centers to build critical commercial mass at appropriate locations that are compatible with neighborhoods and with beach redevelopment objectives.

The granting of the variance will facilitate the redevelopment of an underutilized property along the State Rd. 7 corridor with an active commercial use. The State Rd. 7 corridor is a major commercial corridor that runs throughout several municipalities. This corridor is intended to be developed with commercial uses, including restaurants, making this use compatible with the surrounding community.

d) That the need for the requested Variance is not economically based or self-imposed; or

The requested variance is not economically based or self-imposed. The Applicant has designed a building that will provide the most efficient traffic flow on the Property and meets all the dimensional and design guideline requirements of the C-MU district other than the requested variance. The variance is needed due to the small parcel size. Adding additional landscaping in the vehicular use are would require removing parking spaces or stacking area for the drive-thru lane.

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.

The variance requested is the minimum variance necessary to develop the Project. As previously stated, the Applicant has worked diligently to design a building and site that will optimize the traffic flow and circulation while meeting all the dimensional standards and design guidelines within the C-MU district. Adding additional landscaping within the vehicular use area would require reducing drive aisle widths, parking spaces, or the vehicle stacking for the drive-thru, having a negative impact on the traffic circulation throughout the site.

Given the aforementioned setbacks, the variance requested is the minimum variance necessary to develop the Project.

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Taco Bell
Design Criteria Responses

Per Section 5.3.H.4 of the City Code, the Applicant must demonstrate compliance with the following design criteria:

4. *Design criteria.* The Board and the Director shall review plans based upon the criteria below. If the Board or the Director (as applicable) determines that an application is not consistent with the criteria, reasons shall be set forth in writing substantiating the finding.

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.
The design of this Taco Bell is intended to aesthetically enhance the surrounding environment and provide a pedestrian friendly development. Traditional materials are incorporated into the building design but with a modern aesthetic feel. This is a redevelopment that will remove an existing carwash no longer in operation. The Taco Bell is a significant improvement that is more in line with the city vision for the future of this area.

(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.
The proposed Taco Bell modern design aesthetically enhances the neighboring environment setting. Placing the building close to the road and parking behind the building provides and example for future similar development in the area. The architectural design provides a fresh new look by incorporating different material.

(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.
The proposed development is similar in scale and mass to the surrounding environment. The small scale of the restaurant provides inset into the building mass to help break up the larger mass and make it more appropriate for the surrounding environment. The small size of parcel limits the scale and size of the building but the placement of the building close tot the road enhances the visibility and also helps hide the vehicular area.

(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.
The proposed landscaping contains a variety of native and compatible plant types and forms, again enhancing the architecture, pedestrian access ways and most importantly the overall environment.

BROWARD COUNTY Planning Council

November 5, 2024

Amanda Martinez, Land Planner
Miskel Backman, LLP
14 Southeast 4 Street, Suite 36
Boca Raton, Florida 33432

Via Email Only

Dear Ms. Martinez:

Re: Platting requirements for a parcel legally described as Parcel A, "Gator 441 Subdivision," according to the Plat thereof, as recorded in Plat Book 151, Page 8, of the Public Records of Broward County, Florida. This parcel is generally located on the west side of State Road 7/U.S. 441, between Cedar Lane and Sheridan Street, in the City of Hollywood.

This letter is in response to your request 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 not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on March 10, 1992. Land platted after June 4, 1953, may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. The City of Hollywood's platting requirements should be investigated.

According to Article 4.5(A)(2) of the *Administrative Rules Document: BrowardNext*, compliance with the Broward County Trafficways Plan is required for all proposed development, but parcels that have been platted subsequent to June 4, 1953, are excepted and are subject to BCLUP Policy 2.17.6, which states:

> In order to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, 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 BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Alicia Joseph at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:ACJ

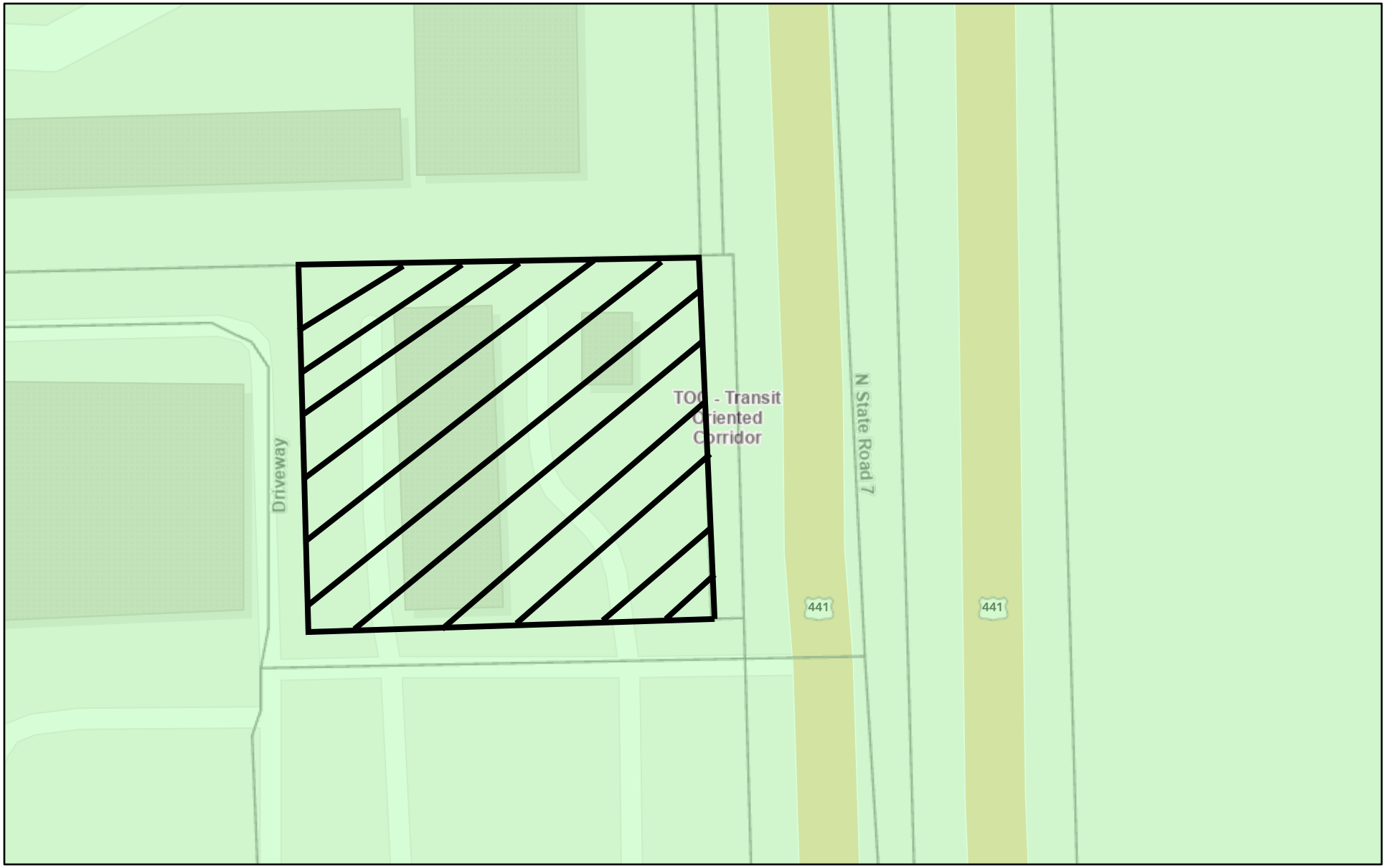
cc: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood

ATTACHMENT B

Land Use and Zoning Map

2640 N. State Road 7. Folio No. 5141-01-12-0010



Subject Property

Land Use - TOC

Zoning - C-MU

1:564

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,

ArcGIS Web AppBuilder

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

ATTACHMENT C

Public Participation

LEGAL DESCRIPTION

PARCEL “A” “GATOR 441 SUBDIVISION,” ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 151, PAGE 8, OF THE PUBILC RECORDS OF BROWARD COUNTY, FLORIDA.

Taco Bell
Site Plan & Design Approval & Variance Requests
2640 N. State Road 7

CITY OF HOLLYWOOD

COMMUNITY MEETING

FEBRUARY 21, 2023

Project Location



- Zoning: C-MU
  (Central Mixed Use District)
- Land Use: TOC
  (Transit Oriented Corridor)
- Existing Use: Abandoned Car Wash Facility
- Proposed Use: Take-out only Taco Bell Restaurant with a Drive-thru Facility

Project Location

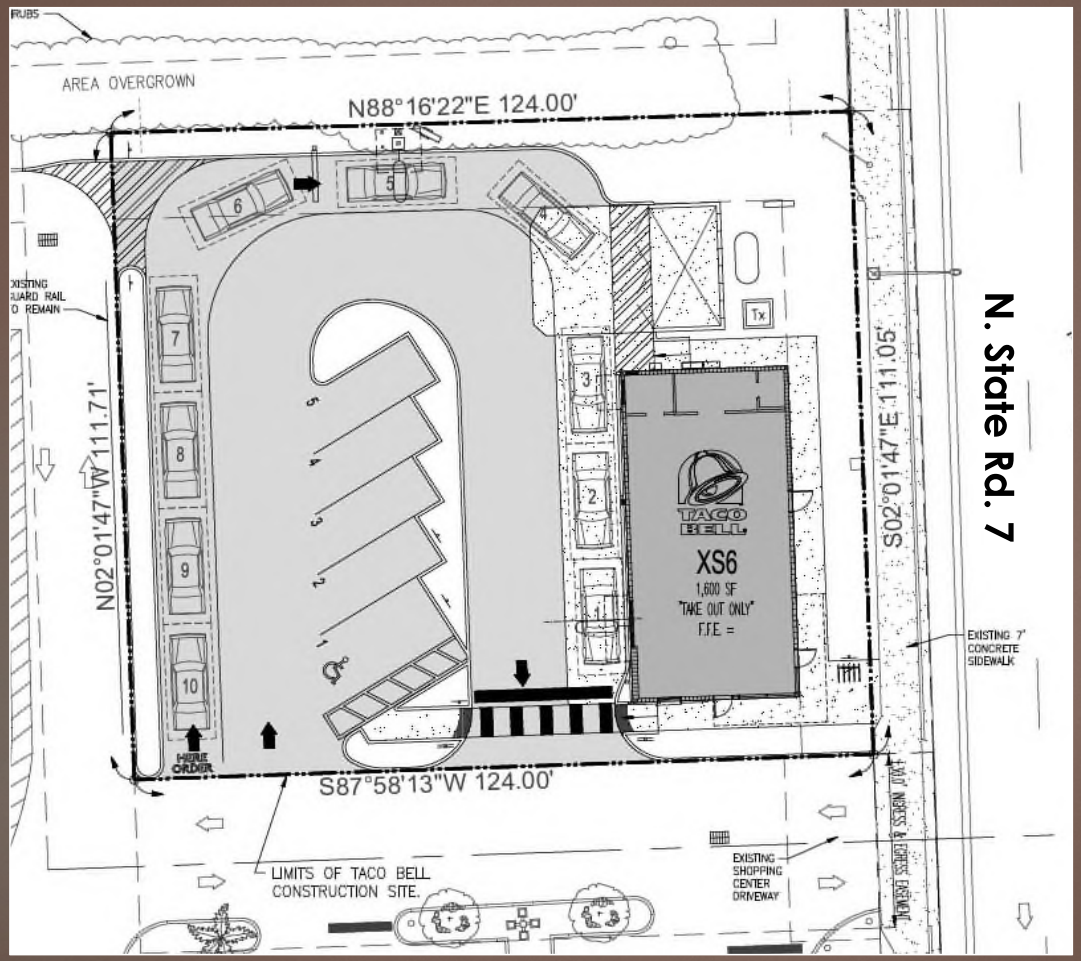


Requests

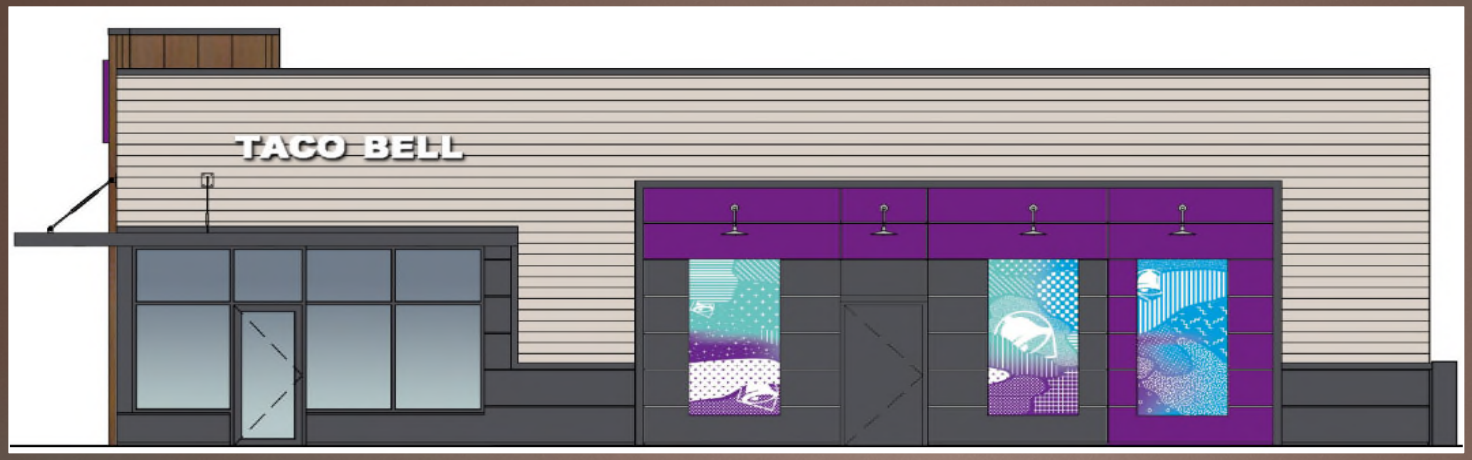
- Site Plan & Design approval to develop the Property with a +/- 1,600 square foot drive-thru and take-out only Taco Bell restaurant with no indoor or outdoor customer seating.

- Variance approvals as follows:
  - To allow the Project to be developed with 5 parking spaces rather than 11 spaces as required by Code;
  - To allow an active use liner on the ground floor along the State Rd. 7 building façade (east façade) of 51.51% rather than 60% as required by Code;
  - To allow a window transparency on the ground floor along the State Rd. 7 building façade (east façade) of 27.9% rather than 50% as required by Code.

Site Plan

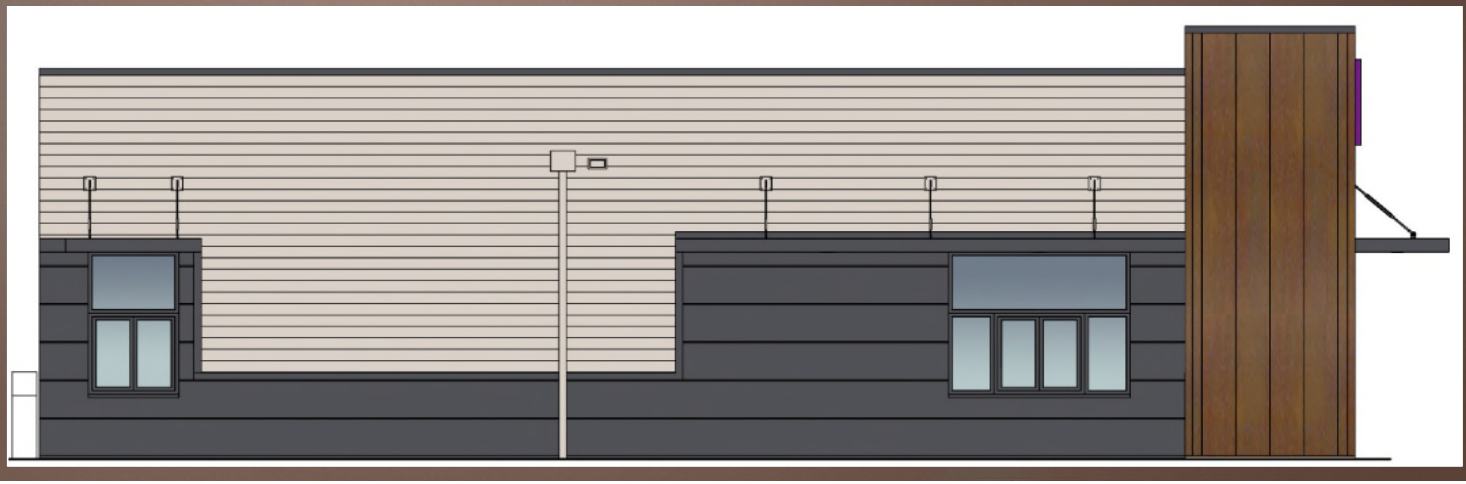

AREA OVERGROWN
N88°16'22"E 124.00'
N02°01'47"W 111.71'
S02°01'47"E 111.05'
S87°58'13"W 124.00'
N. State Rd. 7
TACO BELL
XS6
1,600 SF
"TAKE OUT ONLY"
F.F.E. =
EXISTING 7' CONCRETE SIDEWALK
LIMITS OF TACO BELL CONSTRUCTION SITE.
EXISTING SHOPPING CENTER DRIVEWAY
MENU BOARD
ORDER

Elevations



East Elevation
(N. State Road 7)

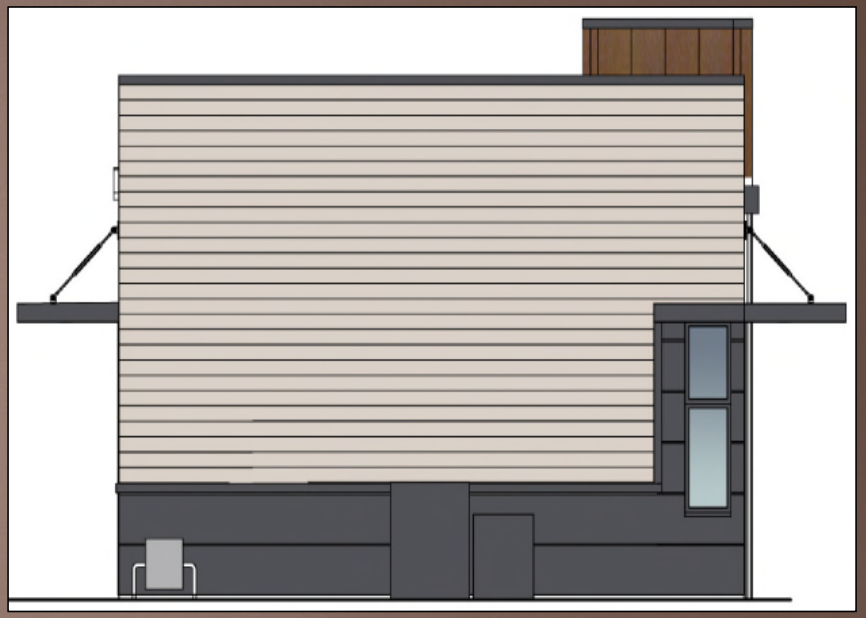
West Elevation
(Drive-thru Lane)



Elevations



South Elevation
(Front of Building)



North Elevation
(Rear of Building)

Questions?

MEETING NOTICE

Re: ***Citizen Participation Meeting***
Taco Bell of America
2640 N. State Rd. 7

Dear Neighbor:

You are invited to attend a virtual citizen participation meeting related to the proposed site plan and variances for a project generally located at 2640 N. State Rd. 7 ("Property") in the City of Hollywood. Attached please find an aerial map showing the location of the Property. The applicant, Taco Bell of America, is proposing to develop the property with a +/- 1,600 square foot take out only Taco Bell restaurant with a drive thru-facility. There will be no indoor or outdoor dining provided on site.

Prior to holding public hearings related to the application, Taco Bell of America would like to hear from you, our neighbors. As such, we have scheduled the following virtual citizen participation meeting and look forward to meeting and hearing from all of you:

Citizen Participation Meeting:
Date: Tuesday, February 21, 2023
Time: 6:30 pm

Meeting Link: https://rb.gy/djirzx
Webinar ID: 874 7108 5365

If you wish to submit comments prior to the meeting, please send them to:

Dunay, Miskel & Backman, LLP
Attn: Dwayne L. Dickerson
Email: ddickerson@dmbblaw.com
Phone: 561-405-3336

Also, please be advised that there will be additional opportunities for public input at the City of Hollywood public hearing.

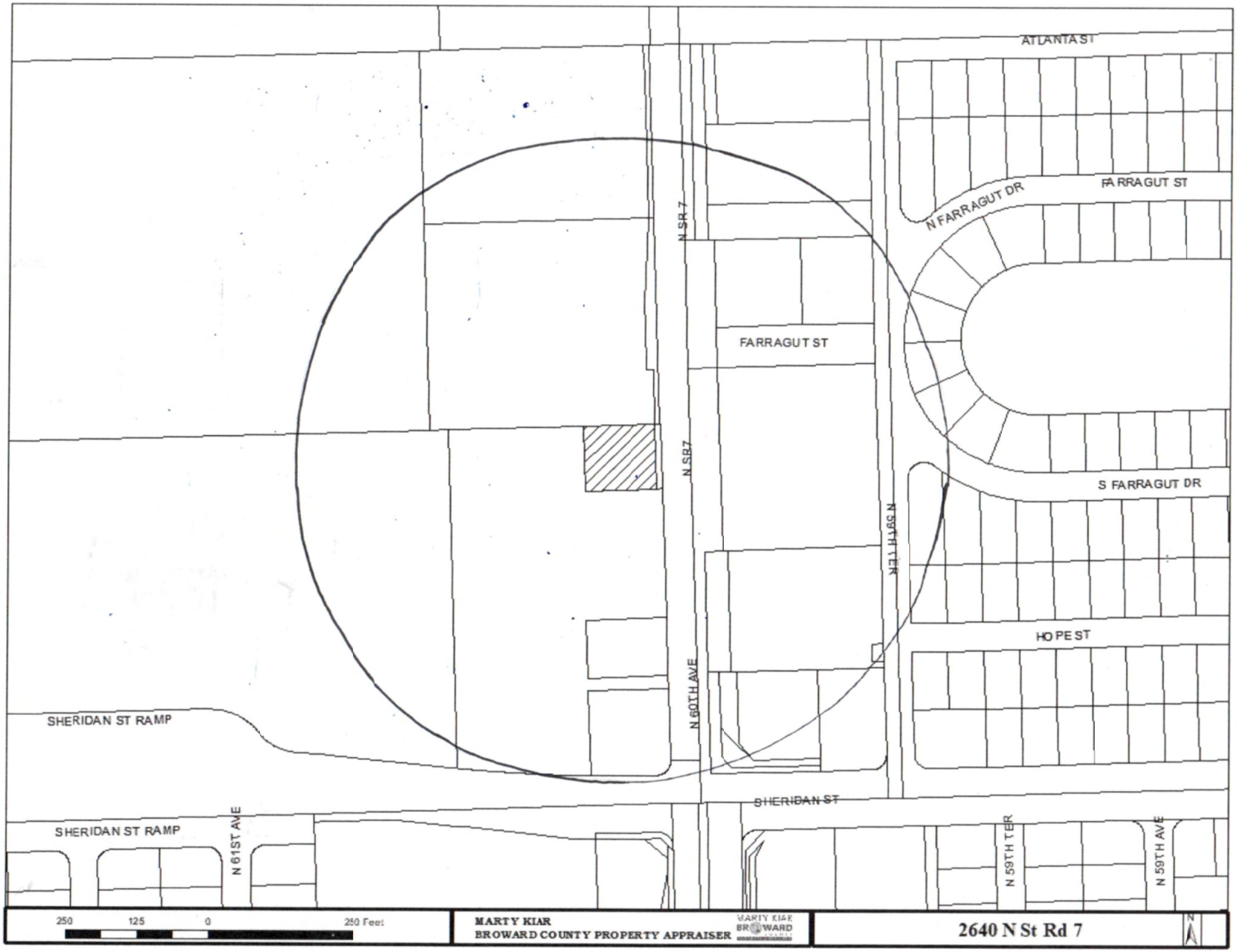
Sincerely,



Dwayne L. Dickerson, Esq.
Dunay, Miskel and Backman, LLP

Project Locational Map
Address: 2640 N. State Road 7
Folio: 514101120010




ATLANTA ST
N FARRAGUT DR
FARRAGUT ST
N SR 7
FARRAGUT ST
S FARRAGUT DR
N 59TH TER
HOPE ST
N 60TH AVE
SHERIDAN ST RAMP
SHERIDAN ST
SHERIDAN ST RAMP
N 61ST AVE
N 59TH TER
N 59TH AVE
250 125 0 250 Feet
MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER
MARTY KIAR BROWARD
2640 N St Rd 7
N

FOLIO_NUMB	NAME
514101000251	HAIMS AUTO PLAZA LLC
514101000252	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000260	PANAMERICAN HOLDINGS CORP% NAI MIAMI
514101000262	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514101000264	PANAMERICAN HOLDINGS CORP% NAI MIAMI
514101000265	PANAMERICAN HOLDINGS CORP% NAI MIAMI
514101000280	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000281	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000282	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000283	E A P MANAGEMENT CORPKFC #4
514101000285	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000286	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY

514101000290	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000300	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000310	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000320	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101000330	BROWARD COUNTYBOARD OF COUNTY COMMISSIONERS
514101040350	NAZIM,BIBI RAKEYA
514101040360	VINTON,KIMBERLY A
514101040680	ANAYA,MARIA T
514101040690	TOP,ALBERT NTOP,RUBIAH ETAL
514101041010	SANCHEZ,SALVADOR H/ECASTILLO,VIRGINIA
514101041020	DIXON,JORGE S
514101041370	PUBLIC LAND %CITY OF HOLLYWOODOFFICE OF BUSINESS & INT'L TRADE
514101090010	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101090011	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514101090020	PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE
514101100010	CITY OF HOLLYWOODDEPT OF COMMUNITY & ECONOMIC DEV
514101100012	STORAGE EXPRESS III LLC
514101100020	PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE
514101110010	SHERIDAN #30025 INC

514101110020	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY
514101110030	PUBLIC LAND % CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE
514101120010	GATOR 441 INC% GATOR INVESTMENTS
514101120020	PUBLIC LAND %CITY OF HOLLYWOODOFFICE OF BUSINESS & INTL TRADE
	CITY OF HOLLYWOOD DEPT. OF PLANNING & DEVELOPMENT SERVICES PO BOX 229045 HOLLYWOOD FL 33022-9045
Josh Levy, Mayor	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807
Caryl S. Shuham, Commissioner Distrct 1	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807
Linda Hill Anderson, Commissioner District 2	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807
Traci L. Callari, Commissioner District 3	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807
Adam Gruber, Commissioner District 4	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807
Kevin D. Biederman, Commissioner District 5	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807
Idelma Quintana, Commissioner District 6	City of Hollywood 2600 Hollywood Boulevard Hollywood, FL 33020-4807

ADDRESS_LI	CITY	STATE	ZIP	ZIP4
2840 N STATE RD 7	HOLLYWOOD	FL	33021	
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
9655 S DIXIE HWY STE 300	MIAMI	FL	33156	2813
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
9655 S DIXIE HWY STE 300	MIAMI	FL	33156	2813
9655 S DIXIE HWY STE 300	MIAMI	FL	33156	2813
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
2501 HOLLYWOOD BLVD STE 220	HOLLYWOOD	FL	33020	6632
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421

3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALI	FL	33301	1801
5937 S FARRAGUT DR	HOLLYWOOD	FL	33021	2730
5933 S FARRAGUT DR	HOLLYWOOD	FL	33021	2730
5940 N FARRAGUT DR	HOLLYWOOD	FL	33021	
5937 HOPE ST	HOLLYWOOD	FL	33021	
5930 S FARRAGUT DR	HOLLYWOOD	FL	33021	2731
5936 S FARRAGUT DR	HOLLYWOOD	FL	33021	2731
2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	4807
3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	4807
2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	4807
2700 N STATE RD 7	HOLLYWOOD	FL	33021	
2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	4807
1650 NW 87 AVE	MIAMI	FL	33172	

3400 W COMMERCIAL BLVD	FORT LAUDERDALI	FL	33309	3421
2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	4807
7850 NW 146 ST 4 FLR	MIAMI LAKES	FL	33016	
2600 HOLLYWOOD BLVD #212	HOLLYWOOD	FL	33020	4807

LEGAL

1-51-41W 397 OF E 450 OF N 300 OF N1/2OF SE1/4 OF SW1/4 LESS POR DESCAS: COMM AT S 1/4 COR SEC 1, N1010.20, W 53 TO POB, N 300.01,W 8.40, SE 56.49, S 243.54, E 7TO POB

1-51-41 LESTER PROPERTY 14-48 BPORTION OF N1/2 DESC AS: COMM ATS 1/4 COR SEC 1,N 1010.20, W 53TO POB, N 300.01,W 8.40,SE 56.49S 243.54, E 7 TO POBAKA: PARCEL 196 CA 14-000983-14

1-51-41WLY 370.98 OF ELY 420.98,MEAS ATRT ANGS,OF S1/2 OF SE1/4 OFSW1/4,LESS R/W FOR SHERIDAN ST &LESS BEG AT NE COR OF SAID PAR,SLY 111,WLY 134,NLY 111.73,ELY134 TO POB & LESS COMM AT NE CORSAID PAR,SLY 334 TO POB,CONT SLY100,WLY 139,NLY 100,ELY 139 TOPOB & LESS COMM AT NE COR SAID

1-51-41S1/2 OF SE1/4 OF SW1/4 OFSEC 1,LESS ELY 420.98,AS MEAS FROM E/L OF SE1/4OF SW1/4,& LESS SHERIDAN STR/W AS DESC IN CORRECTIVEDEED OR 7038/43

1-51-41THAT PT OF WLY 370.98 OF ELY420.98 OF S1/2 OF LESTER'S PROPIN PB 14 PG 48 DESC AS,COMM ATNE COR OF SAID S1/2,WLY 50,SLY 334 TO POB,CONT SLY 100,WLY 139,NLY 100,ELY 139TO POBAKA: PARCEL C

1-51-41THAT PT OF WLY 370.98 OF ELY420.98 OF S1/2 OF LESTER PROP INPB 14 PG 48,DESC AS,COMM ATNE COR OF SAID S1/2,WLY 50,SLY 455.41 TO POB,CONT SLY 124.5SWLY 39.42 TO P/C/C,WLY ARC DIST113.89,NLY 146.49,ELY 139 TOPOBAKA: PARCEL D

1-51-41N 525 OF S 750 OF S1/2 OFSE1/4 LESS E 2285 & LESS W 18& LESS COMM AT SW COR OF SE1/4N 225,E 18 TO POB,CONT E 305.94,N 209.84,W 306.16,S 207.12 TOPOB

1-51-41E 150 OF W 200 OF N 150 OF S 970OF S1/2 OF SE1/4

1-51-41N 150 OF S 970 OF S1/2 OF SE1/4LESS E 2310 & LESS W 200

1-51-41PT OF SE1/4 DESC AS N 175 M/L OFS 225 M/L LESS E 2285 LESS RD &LESS BEG 225 N & 18 E OF SW COROF SE1/4,E 192,S 175,W 167.15 TOCURVE,NWLY ALG CURVE 39.12,N 150.15 TO POB

JOHN W NEWMAN SURVEY 1-118 DA POR OF E1/2 OF T 51 R 41 IN1-51-41,DESC AS,COMM AT S1/4 COROF SEC 1,N 1029.78,E 40 TO POBN 139.91,E 285.62,S 139.75,W285.44 TO POB

1-51-41N 60 OF S 1030 OF S1/2 OF SE1/4,LESS E 2285 & LESS W 40 FOR RD& LESS E 25 THEREOF

LESTER PROPERTY 14-48 BPART OF S1/2 OF SE1/4 OF SW1/4SEC 1-51-41 DESC AS:BEG SW COROF LESTER PROPERTY 14-48 B,NE1338.74,NW 75.15,SW 50,SWLY39.42,WLY 356.42,NW 192.89,NWLY73.71,NWLY 77.93,WLY 98.97,SW453.25,NWLY 31.21,NW 30.21,SE235.01 TO POBAKA:

1-51-41W 50 FT OF N 150 OF S 970 OF S1/2 OF SE1/4 OF SEC 1-51-41 TOGWITH W 50 FT OF N 70 OF S 820 OFS1/2 OF SE1/4 OF SEC 1

LESTER PROPERTY 14-48 BE 50 FT OF THAT PT OF SE1/4 OFSW1/4 OF SEC 1-51-41 ASDEDICATED PER PLAT LESS S 75.15THEREOF

1-51-41W 40 FT OF S1/2 OF SE1/4 OF SEC1-51-41 LESS S 970' AND LESS W18 FT THEREOFAKA: PARCEL 106

1-51-41W 25 FT OF E 2310 OF S1/2 OF SE1/4 OF SEC 1

PLAYLAND ESTATES SEC 3 36-27 BLOT 1 BLK 14

PLAYLAND ESTATES SEC 3 36-27 BLOT 2 BLK 14

PLAYLAND ESTATES SEC 3 36-27 BLOT 34 BLK 14

PLAYLAND ESTATES SEC 3 36-27 BLOT 1 BLK 15

PLAYLAND ESTATES SEC 3 36-27 BLOT 33 BLK 15

PLAYLAND ESTATES SEC 3 36-27 BLOT 34 BLK 15

PLAYLAND ESTATES SEC 3 36-27 BALL STREETS R/W PER SAID PLAT

COHEN PLAT 123-26 BTRACT A LESS POR DESC AS COMM ATSE COR TR A,NW 11.50 TO POB,SW20,NW 30,NE 20,SE 30 TO POB

COHEN PLAT 123-26 BPORTION TRACT A DESC AS COMM ATSE COR TR A,NW 11.50 TO POB,SW20,NW 30,NE 20,SE 30 TO POB

COHEN PLAT 123-26 BTHOROUGHFARE DEDICATED TO PUBLICPER PLAT

PORTOFINO CLUB 133-10 BPT OF PARCEL A DESIGNATED AS"RESIDENTIAL ZONE" & DESC'D AS,BEG AT SW COR OF PARCEL A,NLYALG W/L 656.15 TO NW COR,ELYALG N/L 854.07,SLY ALG ELY/L &ITS SLY PROJECTION FOR 655.34 TOPT ON S/L,WLY ALG SAME 856.47TO POBAKA:

PORTOFINO CLUB 133-10 BPARCEL A THAT PART KNOWN AS"COMMERCIAL ZONE" DESC'D AS,BEGAT SE COR OF PARCEL A,W 390.01,N 355.33,E 390.01,SWLY 150.48,SLY 109.95,E 12,S 95 TO POB

PORTOFINO CLUB 133-10 BTHOROUGHFARE DEDICATED TO PUBLICPER PLAT

EXXON-HOLLYWOOD TRACT 143-18 BPARCEL "A" LESS POR DESC'D INOR 50876/1276

EXXON-HOLLYWOOD TRACT 143-18 BPARCEL LABELED "AREA OFRESERVATION" & POR OF PAR A INSEC 1-51-41 PER DOT R/W MAP ITEM2277751/SEC 86100-2528 DESC AS:COMM AT SMALL PK NAIL MARK S1/4COR SEC 1,N 224.78 ALG W/L OFSE1/4,E 37 TO ELY R/W/L OF STATERD 7 & POB,E 33,S 124.14,SE38.16,NW 49.35,CONT NW 32.63,N

EXXON-HOLLYWOOD TRACT 143-18 BDEDICATED THOROUGHFARE PER PLAT
GATOR 441 SUBDIVISION 151-8 BPARCEL "A"

GATOR 441 SUBDIVISION 151-8 BADDITIONAL THOROUGHFAREDEDICATED TO PUBLIC PER PLAT

CUTRO AND ASSOCIATES

CERTIFICATION LETTER

City of Hollywood

Date: February 3, 2023

Applicant: Taco Bell of America/Gator 441 Inc. D Hollywood LLC

Legal Description: Parcel A of Gator 441 Subdivision as recorded in Plat Book 151 Page 8 of the Public Records of Broward County, Florida.

Address or General Location: 2640 N. State Road 7

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of January 30, 2023 and the Planning Department, and the City Commission.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed February 2, 2023.

Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was posted February 3, 2023.

Thank You,

Christina Mathews

Sworn and subscribed before me this 3rd day of February, 2023. She is personally known to me.

Signature of Notary

JEFFERSON DURHAM
Commission # HH 094399
Expires February 17, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

1025 Yale Drive
Hollywood, Florida 33021
954-920-2205
Email: cutroplanning@yahoo.com


NOTICE OF
PUBLIC OUTREACH MEETING
Sponsored by: Taco Bell of America
Project Name: 2640 N. State Rd 7
FOR VIRTUAL MEETING LOGIN INFORMATION:
Meeting Link: https://rb.gy/djirzx
Webinar ID: 874 7108 5365
MEETING DATE & TIME: 2/21/2023 @ 6:30 PM
Posted: 2/3/2023 By: Cutro

DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
David F. Milledge
Jeffrey Schneider
Kristen Weiss
Sara Thompson

March 27, 2023

Mawusi Watson
Planning Administrator
Division of Planning and Urban Design
Development Services Department
City of Fort Hollywood
P.O. Box 229045
Hollywood, FL 33022-9045

RE: Community Outreach Summary-Taco Bell of America (Application 23-DPV-06)

Dear Ms. Watson,

On behalf of Taco Bell of America ("Applicant"), please accept this summary of the community outreach efforts regarding the site plan review and variance requests for the proposed 1,600 square foot drive-thru and take-out only Taco Bell restaurant with no indoor or outdoor customer seating located at 2640 N. State Road 7("Property").

At 6:30 pm on February 21, 2023, a virtual community meeting was held for the members of the surrounding community regarding the Taco Bell of America application and proposed requests. Flyers informing the residents of the meeting were mailed to all property owners within the City's required notice radius. Dwayne Dickerson, legal representation for the Applicant, opened the meeting at 6:30 pm. As no attendees were present, Dwayne remained and kept the meeting open until 7:15 pm to allow residents to join. As no residents joined, the meeting was ended. A copy of the meeting presentation has been included with this summary.

Please contact me at 954-304-7755 if you have any questions or comments regarding this summary letter of the community outreach meeting.

Sincerely,

Amanda Martinez,
Land Planner

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com