

Technical Advisory Committee

Monday, March 3, 2025

1:30 PM

City of Hollywood



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

Room 215

Thank you for demonstrating an interest in the City of Hollywood Technical Advisory Committee meeting. The public may view the meeting either in person or virtually <http://hollywoodfl.org/calendar> and selecting the meeting's date.

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 Committee Chair 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 Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. 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>

Comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. Comments left on voicemail machines, emailed, posted to the City's social media accounts 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. Roll Call**B. Approval of Minutes**

Attachments: [2025_0218_Minutes_Draft](#)

C. Preliminary Site Plan Review**1. 2025 0303**

FILE NO.: 25-DP-10
APPLICANT: Gmax FL LLC.
LOCATION: 1949 Harding Street
REQUEST: Site Plan review for a 5-townhomes development within the ND-1 Zoning District located in the Regional Activity Center.

Attachments: [2510 P Application Package 2025_0303](#)

2. 2025 0303

FILE NO.: 25-DP-07
APPLICANT: ZE Management LLC.
LOCATION: 4110 N 31st Terrace
REQUEST: Site Plan review for a 9-townhome development within the C-2 Zoning District.

Attachments: [2507 P Application Package 2025_0303](#)

3. 2025 0303

FILE NO.: 25-DP-16
APPLICANT: First Eagle Management, LLC.
LOCATION: 4100 N Hills Drive
REQUEST: Site Plan review for a multifamily development consisting of 324 townhouses as part of a new Planned Development located in the Country Club Zoning District.

Attachments: [2516 P Application Package 2025_0303](#)

D. Final Site Plan Review**4. 2025 0303**

FILE NO.: 24-FJDP-80
APPLICANT: Harwin-Tobin 1101 LLC.
LOCATION: 1101 Hillcrest Drive
REQUEST: Site Plan review for an 8-story multifamily development consisting of 120 affordable units located as part of an amendment to a Planned Unit Development in the PUD-R zoning District and associated Flex Unit request.

Attachments: [2480 F Application Package 2025_0303 Part I](#)
[2480 F Application Package 2025_0303 Part II](#)
[2480 F Application Package 2025_0303 Part III](#)
[2480 F Application Package 2025_0303 Part IV](#)
[2480 F Application Package 2025_0303 Part V](#)

E. Old Business**F. New Business**

Planning Priority List

Building Priority List

G. Adjournment

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

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).

Note: Pre-Application Conceptual Overview (PACO) conference will be held immediately following conclusion of the Technical Advisory Committee (TAC). PACO is a non-sunshine conference.



City of Hollywood

Staff Summary

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

Agenda Date: 3/3/2025

To: Technical Advisory Committee

Title:

**SUMMARY OF THE MINUTES
TECHNICAL ADVISORY COMMITTEE MEETING**

**CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020**

A. ADMINISTRATIONS

The regular meeting of the Technical Advisory Committee (TAC) convened at 1:37 p.m. on February 18, 2025, at City Hall located at 2600 Hollywood Boulevard, Room 215, and via Cisco WebEx, with the following members present:

Anand Balram	Planning Division – Planning Manager
Cameron Palmer	Planning Division – Principal Planner
Clarissa Ip	Engineering Division – City Engineer
Alexander Barr	Engineering Division – Development Review Manager
Alicia Vereas-Feria	Public Utilities – Utilities Permit Review Administrator
James McGuinness	Building Department – Assistant Building Official
Favio Perez	Landscape Inspector/Plans Examiner
Herbert Conde-Parlato	CMED – Economic Development Manager
Marcy Hofle	Fire Rescue and Beach Safety – Deputy Fire Marshall
Rick Mitinger	Engineering Division – Transportation Engineer

The following members from the Department of Development Services – Division of Planning and Urban Design were also present:

Umar Javed	Planner II
Adrian Montoya	Planner II
Rachel Marshall	Assistant Planner

B. APPROVAL OF MINUTES

Motion for approval of the February 3, 2025, minutes was made by Rick Mitinger and seconded by James McGuinness. (Approved)

C. PRELIMINARY SITE PLAN REVIEW

1. **FILE NO.:** 25-DP-12
APPLICANT: Framada LLC
LOCATION: 136 N 24th Avenue
REQUEST: Site Plan review for a 2 story, 6-unit multi-family (townhouse) development in a TC-1 zoning district within the Regional Activity Center (RAC).

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Anand Balram opened public comment. One public comment was made by Patricia Antrican. Anand Balram closed public comment portion.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for Final TAC.

2. **FILE NO.:** 25-DP-11
APPLICANT: AZR FL LLC.
LOCATION: 2630 Pierce Street
REQUEST: Site Plan Review for a 2 story, 7-unit multi-family (townhouse) development within the RM-18 zoning district.

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Anand Balram opened public comment. One public comment was made by Patricia Antrican. Anand Balram closed public comment portion.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for Final TAC.

3. **FILE NO.:** 25-DP-13
APPLICANT: BSD Development LLC
LOCATION: 2910 Polk Street
REQUEST: Site Plan Review for a 5 story, 61,492 square foot office building with a 5-story parking garage in a TC-1 zoning district within the Regional Activity Center (RAC).

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Anand Balram opened public comment. One public comment was submitted by Patricia Antrican, but she was not present and did not comment. Anand Balram closed public comment portion.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for Final TAC.

D. FINAL SITE PLAN REVIEW

- 4. FILE NO.:** 24-DP-65
APPLICANT: Yashasim LLC
LOCATION: 6100 Hollywood Blvd
REQUEST: Design and Site Plan Review for a 2 story, 10,609 square foot commercial building in the SM-U Zoning District within the Transit Oriented Corridor (TOC).

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Anand Balram opened public comment. No public comments were submitted and/or made. Anand Balram closed public comment portion.

The Applicant asked questions of the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for TAC Sign-off.

E. OLD BUSINESS

Nothing was discussed.

F. NEW BUSINESS

Anand Balram discussed the Planning Priority List and the Building Priority List.

The next TAC Meeting is scheduled March 3, 2025, and comments are due by February 26, 2025.

G. ADJOURNMENT

The meeting was adjourned at 4:01 p.m.

H. PRE-APPLICATION CONCEPTUAL OVERVIEW (PACO)

1 item was discussed.



City of Hollywood

Staff Summary

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2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

File Number: 1. 2025 0303

Agenda Date: 3/3/2025

To: Technical Advisory Committee

Title: FILE NO.: 25-DP-10
APPLICANT: Gmax FL LLC.
LOCATION: 1949 Harding Street
REQUEST: Site Plan review for a 5-townhomes development within the ND-1 Zoning District located in the Regional Activity Center.



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: 1-15-2025

24-166

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.

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: 1949 HARDING ST. HOLLYWOOD FL
 Lot(s): 3 Block(s): 32 Subdivision: NORTH HOLLYWOOD
 Folio Number(s): _____

Zoning Classification: MD-1 Land Use Classification: _____

Existing Property Use: VACANT Sq Ft/Number of Units: 5 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 all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: NEW 5 UNIT APTS

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

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>5</u> #Rooms <u>2</u>
Proposed Non-Residential Uses	_____ S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="checkbox"/> (Area: <u>2,831</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>9</u>)
Height (# of stories)	(# STORIES) <u>3</u> (<u>35</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>8,034</u> FT.)

Name of Current Property Owner: Gmax FL LLC

Address of Property Owner: 5201 Ravenswood Rd, Dania Beach, 33312

Telephone: 786-655-9921 Email Address: Processing@Gmaxamerica.com

Applicant Gonzalez Gomez Consultant ☐ Representative ☒ Tenant ☐

Address: 5201 Ravenswood Rd Telephone: 786-655-9921

Email Address: Processing@Gmaxamerica.com

Email Address #2: _____

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

If Yes, Attach Copy of the Contract.

Noting Agent (FAC & Branches only): _____

E-mail Address: _____

PPE APPLICATION MEETING



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: [Signature]

Date: 01/13/2025

PRINT NAME: Camzelo Gomez

Date: 01/13/2025

Signature of Consultant/Representative: _____

Date: _____

PRINT NAME: _____

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for 1300 Harding St to my property, which is hereby made by me or I am hereby authorizing Camzelo Gomez to be my legal representative before the City of Hollywood (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

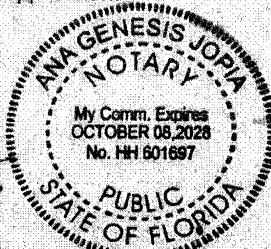
this 13 day of JAN, 2025

Aria Jopia

Notary Public

State of Florida

My Commission Expires: 01/2028 (Check One) ☒ Personally known to me; OR ☐ Produced Identification Driver License



Signature of Current Owner

Camzelo Gomez
Print Name

- LEGEND**
- GUY ANCHOR
 - WATER METER
 - FIRE HYDRANT
 - CABLE BOX
 - ELECTRIC SERVICE
 - POOL EQUIPMENT
 - POWER/LIGHT POLE
 - SPRINKLER SYSTEM
 - CONTROL VALVE
 - FP&L BOX
 - CATCH BASIN
 - CLEAN OUT
 - MANHOLE
 - WELL
 - WATER VALVE

- CONCRETE/CHAT
- ASPHALT PAVEMENT
- BRICK/TILE PAVERS
- WOOD DECK/DOCK
- PROPERTY LINE
- CENTERLINE
- CONCRETE WALL
- METAL FENCE
- WOOD/PVC FENCE
- OVERHEAD WIRES
- ELEVATION

- ABBREVIATIONS**
- AC AIR CONDITIONER
 - AE ANCHOR EASEMENT
 - BC BUILDING CORNER
 - BM BENCHMARK
 - BW BACK OF WALK
 - C CALCULATED
 - CNF CORNER NOT FOUND
 - DE DRAINAGE EASEMENT
 - E/F END/FENCE
 - EP EDGE OF PAVEMENT
 - EW EDGE OF WATER
 - F/C FENCE/CORNER
 - FF FINISH FLOOR
 - F/L FENCE/LINE
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FN FOUND NAIL
 - FN&D FOUND NAIL & DISC
 - FN&T FOUND NAIL & TAB
 - FP&L FLORIDA POWER & LIGHT
 - GAR GARAGE
 - GEN GENERATOR
 - INSTR INSTRUMENT
 - OP OPEN PORCH
 - ORB OFFICIAL RECORD BOOK
 - M MEASURED
 - NTS NOT TO SCALE
 - PB PLAT BOOK
 - PC POINT OF CURVATURE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PG PAGE
 - PRC POINT OF REVERSE CURVE
 - PRM PERMANENT REFERENCE MONUMENT
 - PT POINT OF TANGENCY
 - R RECORD
 - RAD RADIAL
 - RW RIGHT-OF-WAY
 - SN&D SET NAIL & DISC 5495
 - SP SCREENED PORCH
 - SP&C SET 1/2" PIN & CAP 5495
 - UE UTILITY EASEMENT

ATLANTIC COAST SURVEYING, INC.

Paul J. Stowell

PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
13798 NW 4th Street, Suite 306
Sunrise, FL 33325
P: 954.587.2100 E: info@acsiweb.net

LEGAL DESCRIPTION
LOT 3, BLOCK 32, NORTH HOLLYWOOD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
VICCI GROUP LLC

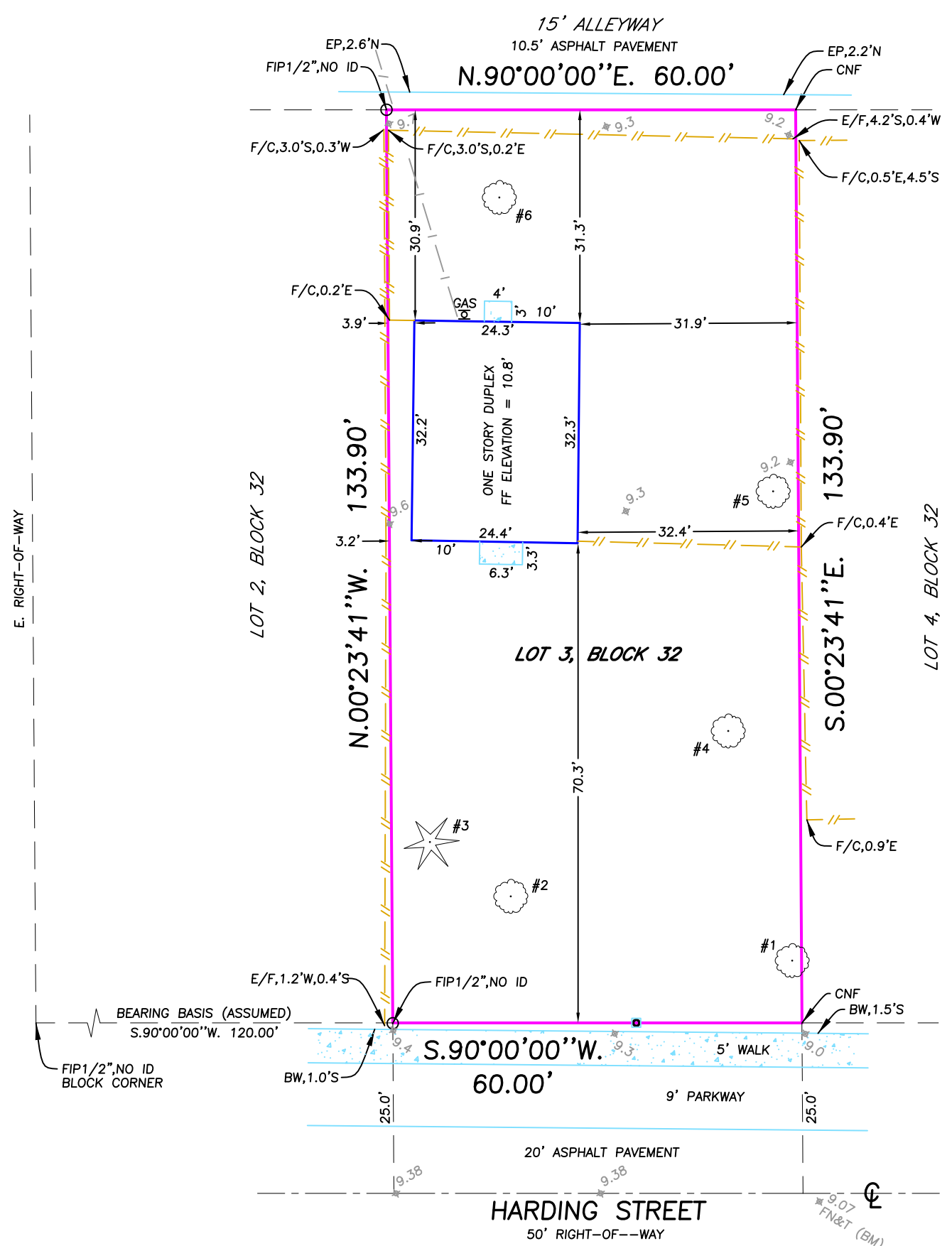
PROPERTY ADDRESS
1949 HARDING STREET
HOLLYWOOD, FL 33020

BOUNDARY SURVEY
INVOICE # 44918
SURVEY DATE 08/29/24

FLOOD ZONE X0.2%
MAP DATE 07/31/24
MAP NUMBER 125113 0569J

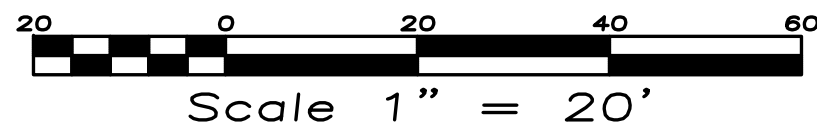
SURVEYOR'S NOTES

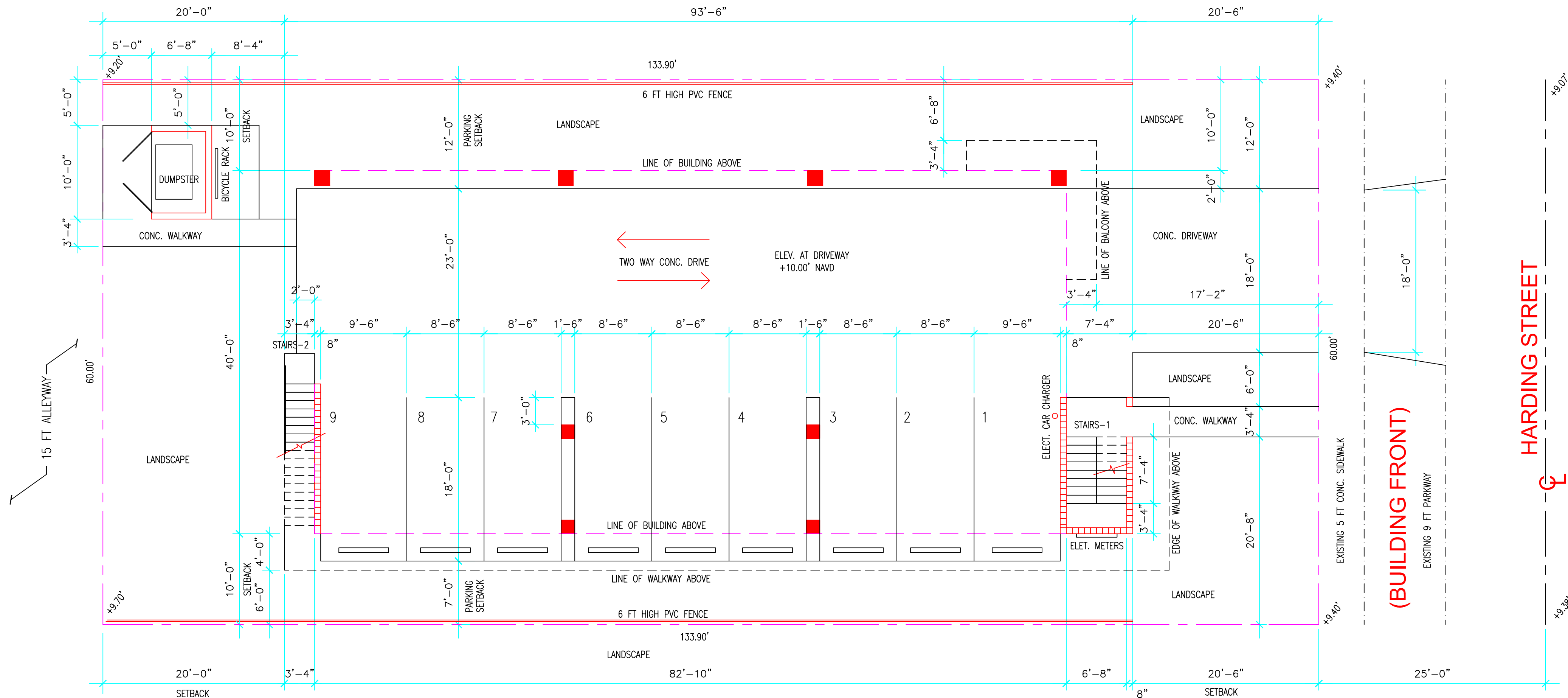
1. BASIS OF BEARINGS ASSUMED UNLESS OTHERWISE INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT OR PROPERTY APPRAISER WEBSITE.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE INDICATED ON SKETCH.
6. FLOOR ELEVATION OBTAINED FROM MAIN ENTRY WAY OF STRUCTURE UNLESS OTHERWISE INDICATED ON SKETCH.
7. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
8. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
9. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
10. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
11. EXISTING CORNERS FOUND OFFSETS WITNESS PROPERTY CORNERS
12. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
13. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.



TREE TABLE

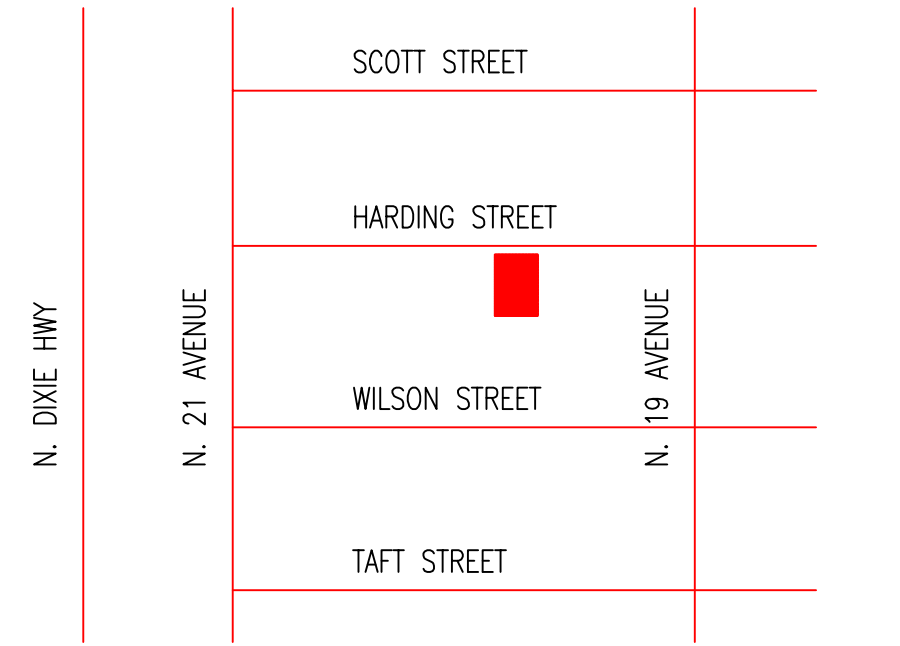
NUMBER	TYPE	SIZE
#1	PINE	7"
#2	PINE	(3) X 12"
#3	COCONUT PALM	14"
#4	PINE	24"
#5	FICUS	60"
#5	CITRUS TREE	4"





**SITE PLAN
GROUND FLOOR PLAN**

SCALE: 1/8"=1'-0"
FLOOD_ZONE "X 0.2%"



LOCATION PLAN

NTS

DRAWING INDEX

- A-1 SITE PLAN AND GROUND FLOOR PLAN
- A-2 SITE DISTRIBUTION PLAN
- A-3 PROJECT INFORMATION PLAN
- A-4 SECOND FLOOR PLAN
- A-5 THIRD FLOOR PLAN
- A-6 SOUTH AND WEST ELEVATION
- A-7 NORTH AND EAST ELEVATION

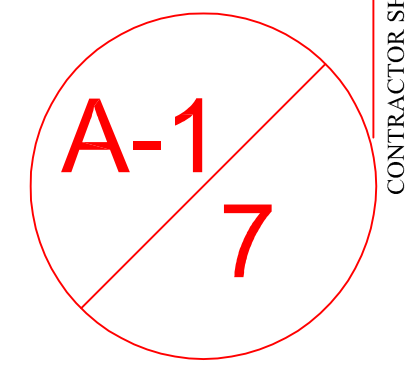
25-DP-10
FIRST PACO 2-3- 2025
PRE-TAC 3-3-2025

NO.	DATE	REVISION

**FIVE UNIT TOWNHOMES
LOCATED AT
1949 HARDING STREET
HOLLYWOOD, FLORIDA**

Miguel de Diego
ARCHITECT P.A.
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DATE	12-2-2024
COMM. NO.	24-166



CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK

GENERAL NOTES

1.

THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
2.

THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR SAME. DISCREPANCIES BETWEEN FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3.

DO NOT SCALE DRAWINGS.
4.

CONTRACTOR WILL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGES CAUSED BY WORK WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE.
5.

CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
6.

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED, REPRODUCED, OR CHANGED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
7.

ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS.
8.

ALL COUNTERS AND CABINETS ARE BY OTHERS
9.

AIR CONDITIONING CONTRACTOR TO PROVIDE FULL SET OF A/C SHOPDRAWINGS OF ALL A/C LAY-OUT AND DESIGN TO INCLUDE ALL REQUIRED ENERGY CALCULATIONS AND HEAT LOAD CALCULATIONS.
10.

TOP OF A/C COMP. PAD TO BE LOCATED AT THE SAME HEIGHT AS THE REQUIRED FINISHED FLOOR ELEVATION AT THE LIVING ROOM.
11.

CONTRACTOR TO VERIFY ALL EGRESS CAPABILITY WITH WINDOW MANUFACTURER
12.

ARCHITECTS ERRORS OR OMISSIONS DO NOT RELIEVE THE CONTRACTORS FROM COMPLYING WITH THE LATEST EDITION OF THE FL. BLDG. CODE
13.

BASE FOR TILE IN WET AREAS SHALL BE GLASS-MAT FACED GYPSUM PANELS FIBER CEMENT SHEETS OR CEMENTITIOUS BAKER UNITS.
14.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ON THE PLANS. NOTIFY ALL UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
15.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WINDOWS AND DOORS SIZES AND REQUIREMENTS WITH THE MANUFACTURERS.
16.

GYPSUM BOARD IN BATHROOMS SHALL BE WATER RESISTANT GYPSUM BACKING BOARD AS PER F.B.C. PROVIDE NON SKIT CER TILES AT BATHROOM FLOORS. PROVIDE CER TILES AT ALL BATHTUBS AND SHOWER WALLS FOR A HEIGHT OF 72" INCHES. AS PER F.B.C. COORDINATE STYLE AND COLOR WITH THE OWNER.
(GREEN BOARD SHALL NOT BE USED)
17.

ALL FINISHES ARE TO BE COORDINATED WITH THE OWNER. COORDINATE ALL DOOR TYPES AND DOOR HARDWARE WITH OWNER
18.

ALL DRAWINGS UNDER THIS SET OF PLANS ARE TO BE SUBMITTED TO ALL THE PROPER AUTHORITIES AND BUILDING DEPTS. FOR REVIEW AND PROCESSING. NO WORK IS TO BE STARTED UNTILL ALL PROPER PERMITS ARE ISSUED.
19.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. TO BE DONE PRIOR TO ANY CONSTRUCTION.
A PERMANENT SIGN, WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TRATMENT CONTRACT RENUAL, SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
20.

FOR WOOD STUD PARTITIONS:
U.O.N. WOOD STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4 WHERE SPACED NOT MORE THAN 16" O.C., NOR LESS THAN 2X6 WHERE SPACED NOT MORE THAN 24" O.C. A MIN. 2X4 HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINETS.
FOR STEEL STUD PARTITIONS:
STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAGE WITH A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN. - SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT SIGNIFICANT END ROTATION OR DISPLACEMENT.
A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.
WHERE LATH ON VERTICAL SURFACES EXTENDS BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.
21.

ALL GLAZING ADJACENT TO DOORS WITHIN 48 INCHES OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR SHALL BE SAFETY GLAZING. ALL WINDOWS LESS THAN 18 INCHES FROM THE INTERIOR SLAB, ARE TO BE CAT-2 SAFETY GLAZING.
22.

ALL CONCEALED SPACES AT STUD PARTITIONS AND FURRED SPACES SHALL BE FIRRED STOPPED TO LIMIT MAXIMUM VERTICAL DIMENSION TO 8 FEET
23.

ALL SMOKE DETECTORS MUST BE COMBINATION SMOKE / CARBON MONOXIDE ALARM DETECTORS THEY MUST BE HARD WIRED, INTERCONNECTED WITH A BATTERY BACKUP AND AT LEAST 4 INCHES AWAY FROM THE NEAREST SIDEWALL TO THE EDGE OF THE DETECTOR. DERECTORS CAN BE NO CLOSER THAN 3 FEET TO THE DOOR OF ANY BATHROOM OR KITCHEN, AND NO CLOSER THAN 3 FEET TO A FAN AND OR AIR CONDITIONING DUCT OUTLET. IF DETECTORS ARE NOT MOUNTED ON A SIDEWALL, THEY MUST BE LOCATED BETWEEN 4 AND 12 INCHES FROM THE CEILING TO THE TOP EDGE OF THE DETECTORS. ALL DETECTORS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
24.

ADRESS NUMBERS SHALL BE PROVIDED ON OR BY THE MAIN ENTRANCE DOOR. NUMERALS SHALL CONTRAST WITH BACKGROUND AND BE AT LEAST 3 INCHES IN HEIGHT.
25.

SECONDARY MEANS OF ESCAPE EGRESS WINDOWS TO BE AS FOLLOWS:
N.F.P.A 101.24.2.2.3 (C) AN OUTSIDE WINDOW USED AS A SECONDARY MEANS OF ESCAPE FROM A BEDROOM OR LIVING AREA SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPACIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF 5.7 SQ. FT. IN AREA. WINDOW WIDTH SHALL BE NO LESS THAN 20 INCHES. HEIGHT LESS THAN 24 INCHES, AND THE BOTTOM OF THE WINDOW NO MORE THAN 44 INCHES ABOVE THE FLOOR.
WHERE THERE IS A DROP OF MORE THAN 4 FEET ON THE FAR SIDE OF ANY WINDOW AND THE SILL IS LESS THAN 36 INCHES ABOVE THE NEAR SIDE WALKWAY SURFACE, SAFEGUARD SHALL BE PROVIDE AT 42" FROM FIN. FLOOR.
26.

THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF ONE INCH APACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENTS.
27.

ATTIC ACCESS OPENINGS SHALL BE PROVIDED TO ALL ATTIC AREAS THAT EXCEED 30 SQUARE FEET, AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES BY 36 INCHES AND SHALL BE LOCATED WHERE A 30 INCH MIN. UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE IS PROVIDED ABOVE THE ACCESS OPENING.
28.

PROVIDE CONTINUOUS DRAFTSTOP AT ALL ROOFS ATTIC AREAS AND FLOORS. TO BE INSTALLED SO THAT THE AREAS OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. DRAFTSTOP MATERIAL TO BE 1/2" GYP BOARD WITH TAPED JOINTS, TO BE INSTALLED PARALLEL TO THE FRAMING MEMBERS.

NOTE:

FLAME SPREAD FOR WALL AND CEILING FINISHES
MAX 200 SMOKE DEVELOPMENT MAX. TO COMPLY WITH
450 FBC 2014 R 302.9 AND FLAME SPREAD FOR
INSULATION MAX. 25 SMOKE DEVELOPMENT INDEX
TO COMPLY WITH F.B.C. LATES EDITION

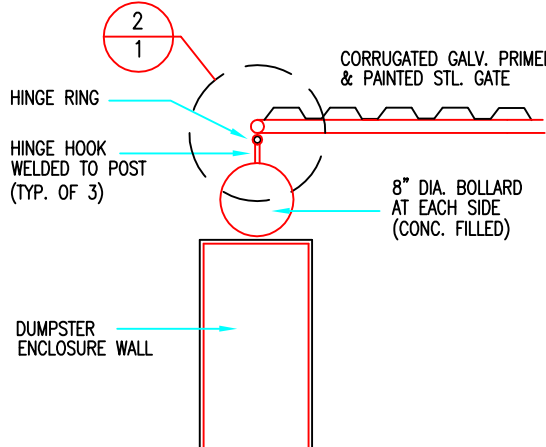
INSULATION MATERIALS, FACINGS, VAPOR RETARDERS
SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT
GRADER THAN 25 AND A SMOKE DEVELOPMENT INDEX
NOT GREADER THAN 450 AS PER ASTM E-84 OR
UL 273. FBCR 302.10

NOTE:

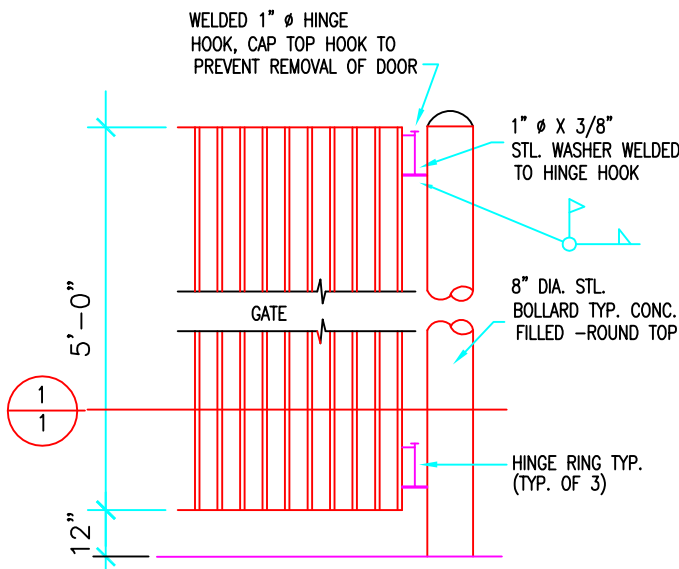
1. FIRE BLOCKING SHALL BE PROVIDED IN WALLS EVERY
8 FT AT INTERCONNECTIONS BETWEEN STAIR STRINGERS
AT OPENINGS, AT FLOOR JOIST AND AROUND DOOR POCKETS.

NOTE:

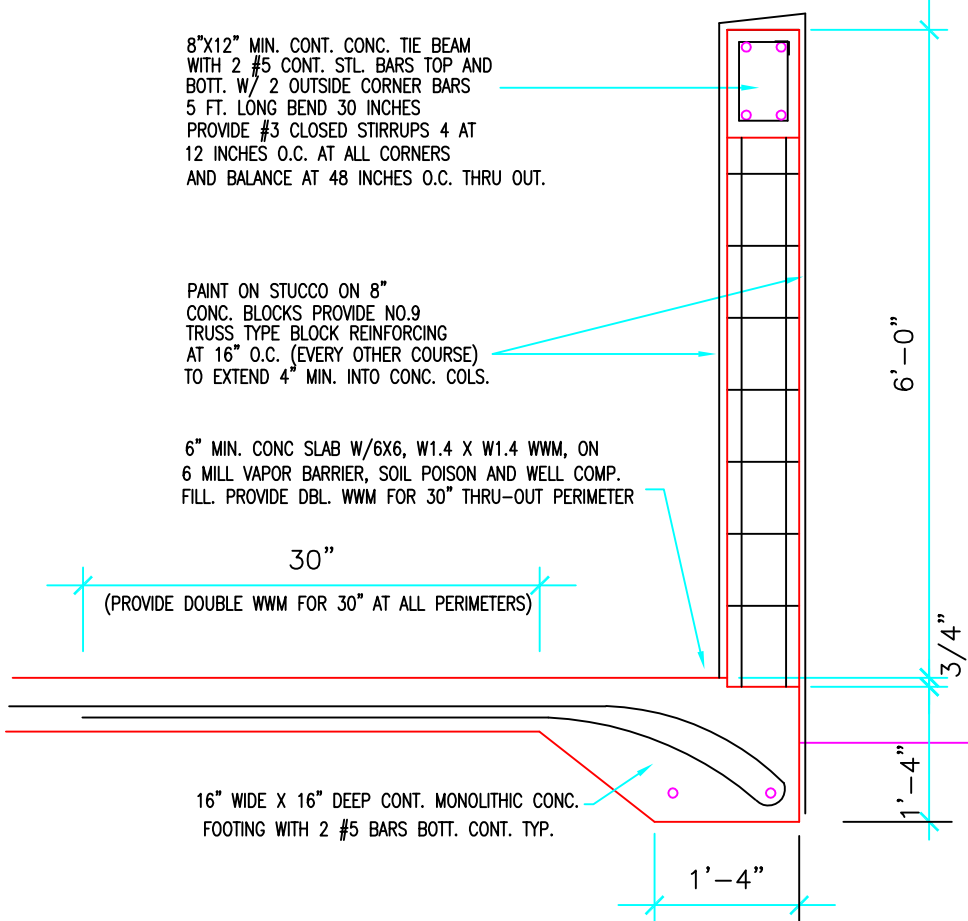
TEMPORARY SILT FENCE TO BE LOCATED
AT THE PROPERTY LINES IN ORDER TO
PREVENT THE DIRT TO RUN OFF INTO
THE ADJACENT PROPERTIES.



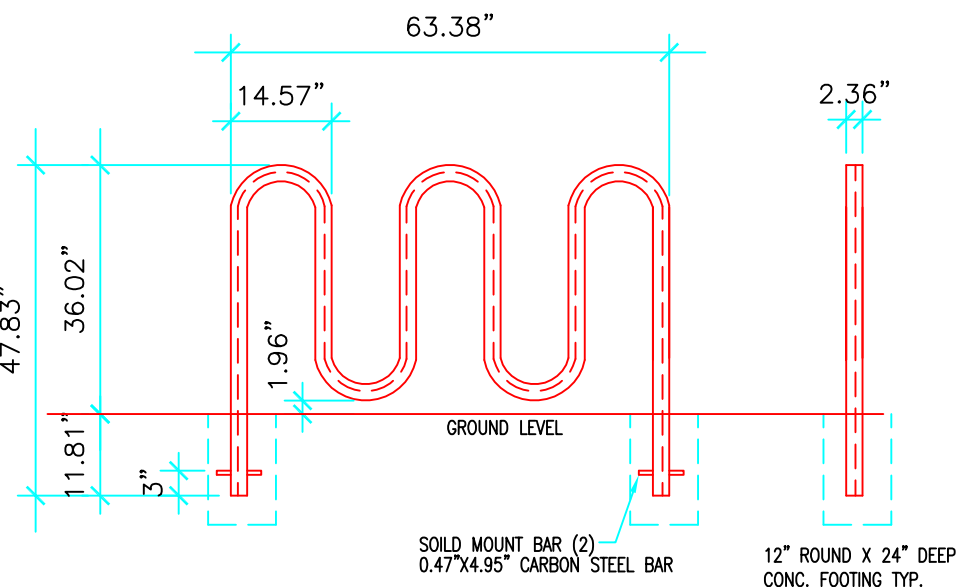
SECTION
1
1
N.T.S.



HINGE / GATE DETAIL
N.T.S.



DUMPSTER ENCLOSURE SECTION
SCALE: 3/4"=1'-0"



BICYCLE RACK DETAIL
N.T.S.

LEGAL DESCRIPTION: ZONED ND-1

LOT-3 BLOCK 32 NORTH HOLLYWOOD
PLAT BOOK 4, PAGE 1
BROWARD COUNTY ,FLORIDA

SITE CALCULATIONS:

SITE 8,034.00 S.F.

GROUND FLOOR BLDG. FOOTPRINT (PARKING)	3,400.00 S.F.	42.32 %
ENTRANCE DRIVEWAY	500.00 S.F.	6.22 %
STAIRS	123.00 S.F.	1.53 %
WALKWAYS	170.00 S.F.	2.11 %
DUMPSTER ENCLOSURE	124.00 S.F.	1.54 %
LANDSCAPE	3,717.00 S.F.	46.26 %

SET BACKS:

	REQUIRED	PROVIDED
FRONT	20'-0"	20'-6"
REAR	20'-0"	20'-0"
EAST SIDE	10'-0"	10'-0"
WEST SIDE	10'-0"	10'-0"

PARKING REQUIRED

1.5 PARKING SPACE PER UNIT
5 UNITS = 7.5 PARKING SPACES REQUIRED
9 PARKING SPACES PROVIDED

ELECTRIC VEHICLE CHARGING

PROVIDE TWO EMPTY 3/4" COND.
JUNCTION BOX WITH BLANK PLATE. PROVIDE AS PER N.E.C. AND SAE J1772
TO A TWO GANG JUNCTION BOX WITH BLANK PLATE

NOTE:

ANY CHANGES TO DESIGN INCLUDING MATERIAL CHANGES
MAY REQUIRE PLANNING AND DEVELOPMENT BOARD APPROVAL
PRIOR TO CONSTRUCTION.

NOTE:

1. ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
2. ROOF MATERIAL TO BE HIGH ALBEDO (TO BE DETERMINED BY THE OWNER)
3. RAILINGS AT BALCONIES TO BE ALUM. AND SLAB TO BE CONCRETE
4. FOOT CANDLE LEVEL AT PROPERTY LINE TO BE 0.5 MAX.

FAR = 1.25

8,034 X 1.25 = 10,042 SF ALLOWED

CUMULATIVE AVERAGE SQ. FT.

GROUND FLOOR	3,314 S.F.
SECOND FLOOR	3,314 S.F.
THIRD FLOOR	3,314 S.F.

TOTAL UNDER AIR S.T. = 6,628 S.F.
6,628 / 5 = 1,325 S.F. CUMULATIVE AVERAGE

TOTAL PROVIDED 9,942 S.F.

TYPICAL UNIT

SECOND FLOOR	662.5 S.F
THIRD FLOOR	662.5 S.F
TOTAL S.F.	1,325.00 S.F

GEN PROJECT INFORMATION:

FL. BLDG CODE 2023 EIGHT EDITION
CONSTRUCTION TYPE VB
OCCUPANCY R-2
OCCUP LOAD = 1 PERSON PER / 200 SF
NUMBER OF OCCUP:
BUILDING = 6,628 SF / 200 = 34 PEOPLE
TYP EXIT DOOR ARE 36" WIDE. ALL LEAD TO BUILDING EXTERIOR

GREEN BUILDING REQUIREMENTS (151.153)

1. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
2. PROVIDE PROGRAMMABLE THERMOSTATS
3. PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
4. PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
5. ALL OUTDOORS LIGHTS INCLUDING FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.
6. AT LEAST 80% OF PLANTS, TREES AND GRASSES PER SO. FL. WATER MANAGEMENT DISTRICT RECOMMENDATIONS
7. ALL WINDOWS TO BE IMPACT LOW E RATED
8. ALL HOT WATER PIPES TO BE INSULATED
9. ALL UNITS TO HAVE TANKLESS WATER HEATERS
10. ROOF MATERIAL TO BE ENERGY STAR COMPLIANCE

FIVE UNIT TOWNHOMES
LOCATED AT
1949 HARDING STREET
HOLLYWOOD, FLORIDA

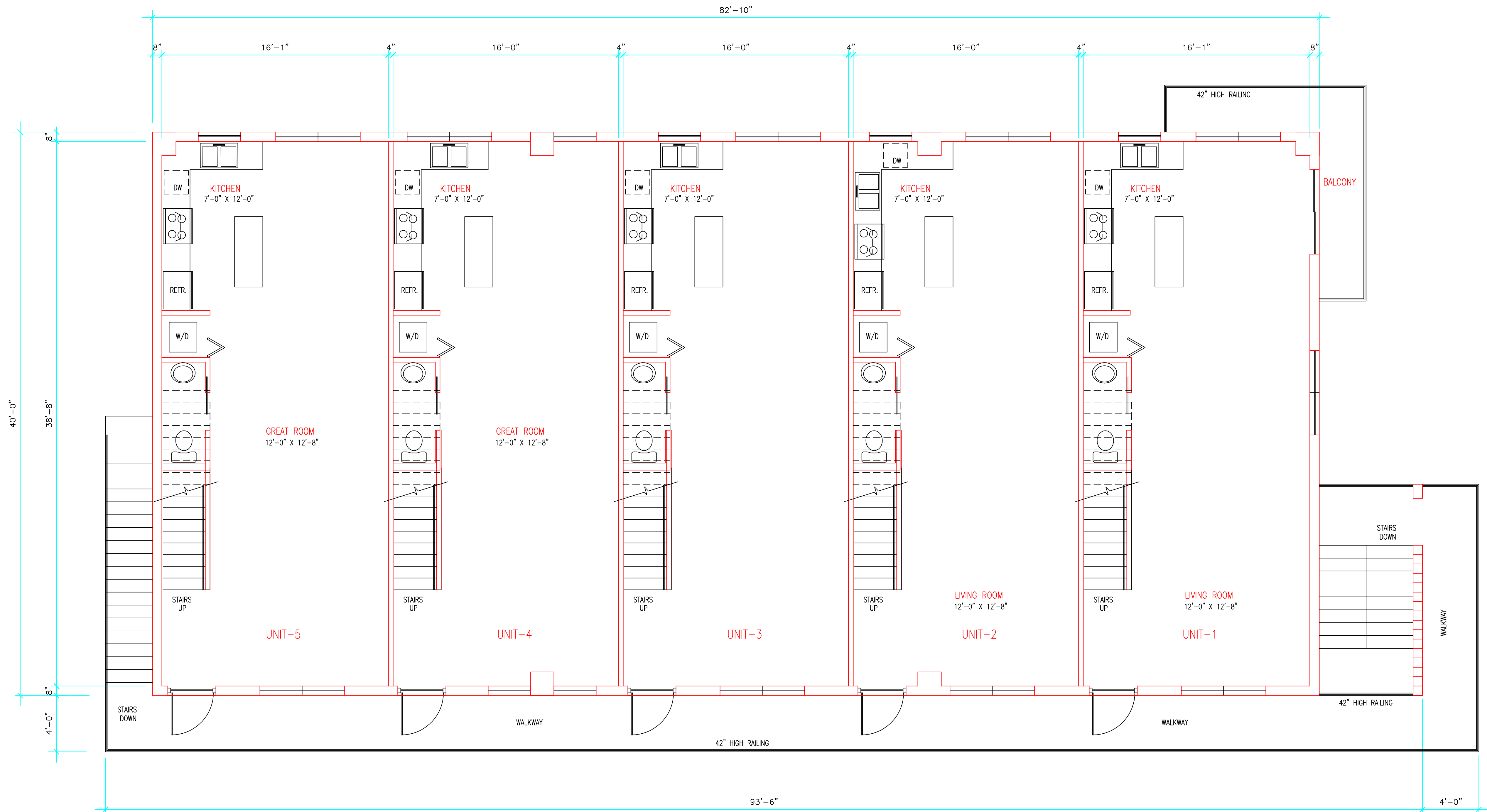
Miguel de Diego
ARCHITECT P.A.
AR-13578
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DATE 12-2-2024

COMM. NO. 24-166

A-3
7

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



SECOND FLOOR

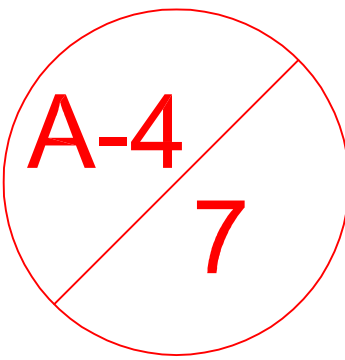
SCALE: 1/4"=1'-0"

NO.	DATE	REVISION

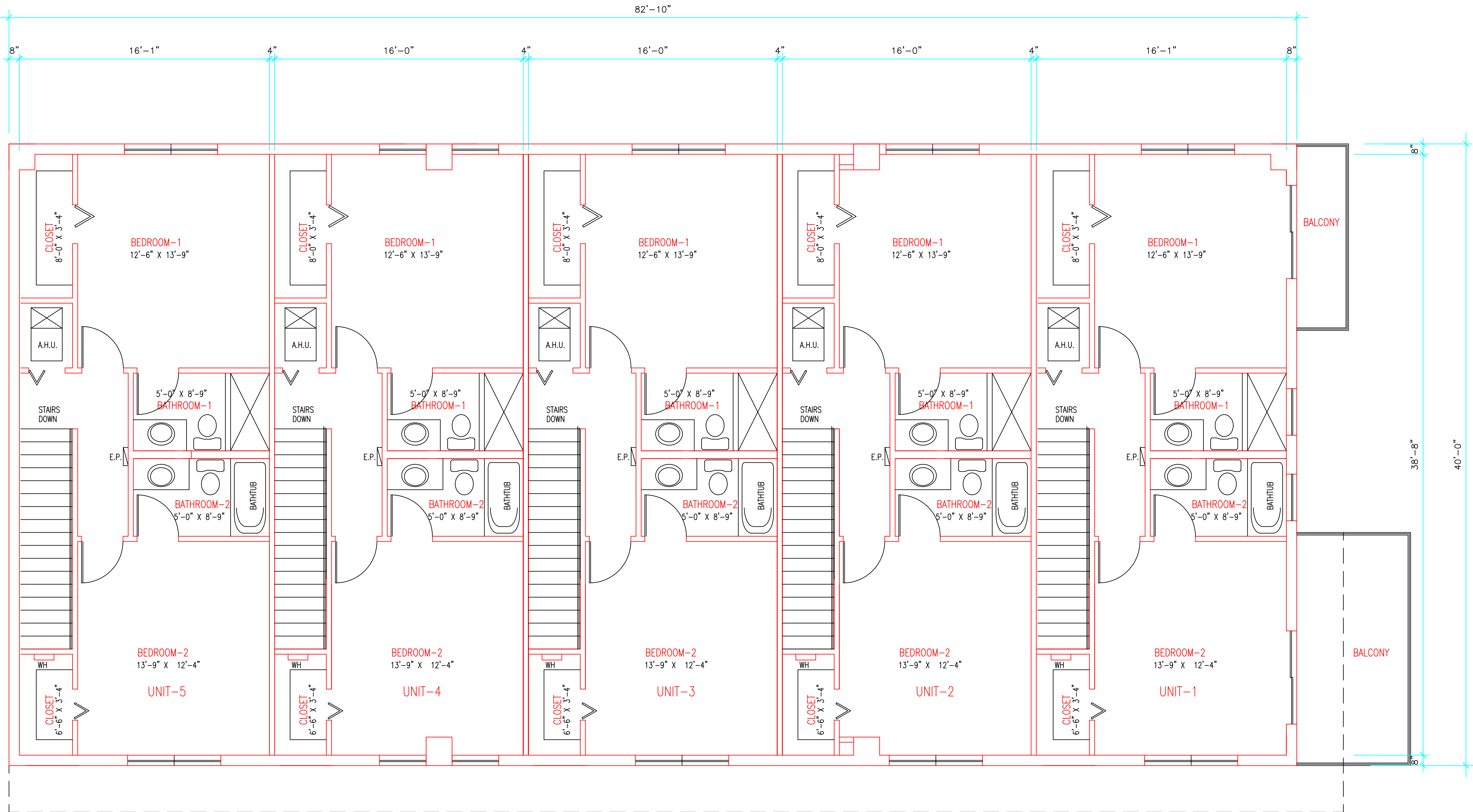
FIVE UNIT TOWNHOMES
LOCATED AT
1949 HARDING STREET
HOLLYWOOD, FLORIDA

Miguel de Diego
ARCHITECT P.A.
AR-13378
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DATE	12-2-2024
COMM. NO.	24-166



CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



THIRD FLOOR

SCALE: 1/4"=1'-0"

A-5
7

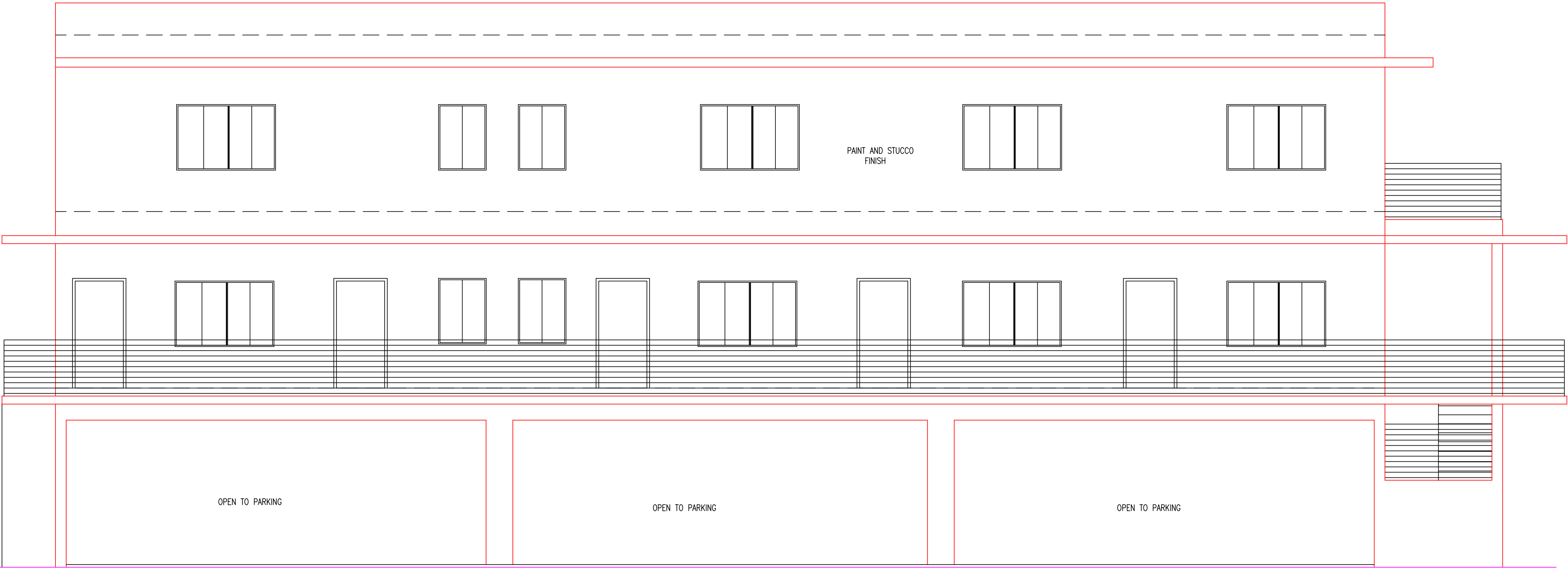
Miguel de Diego
ARCHITECT P.A.
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DATE	12-2-2024
COMM. NO.	24-166

FIVE UNIT TOWNHOMES
LOCATED AT
1949 HARDING STREET
HOLLYWOOD, FLORIDA

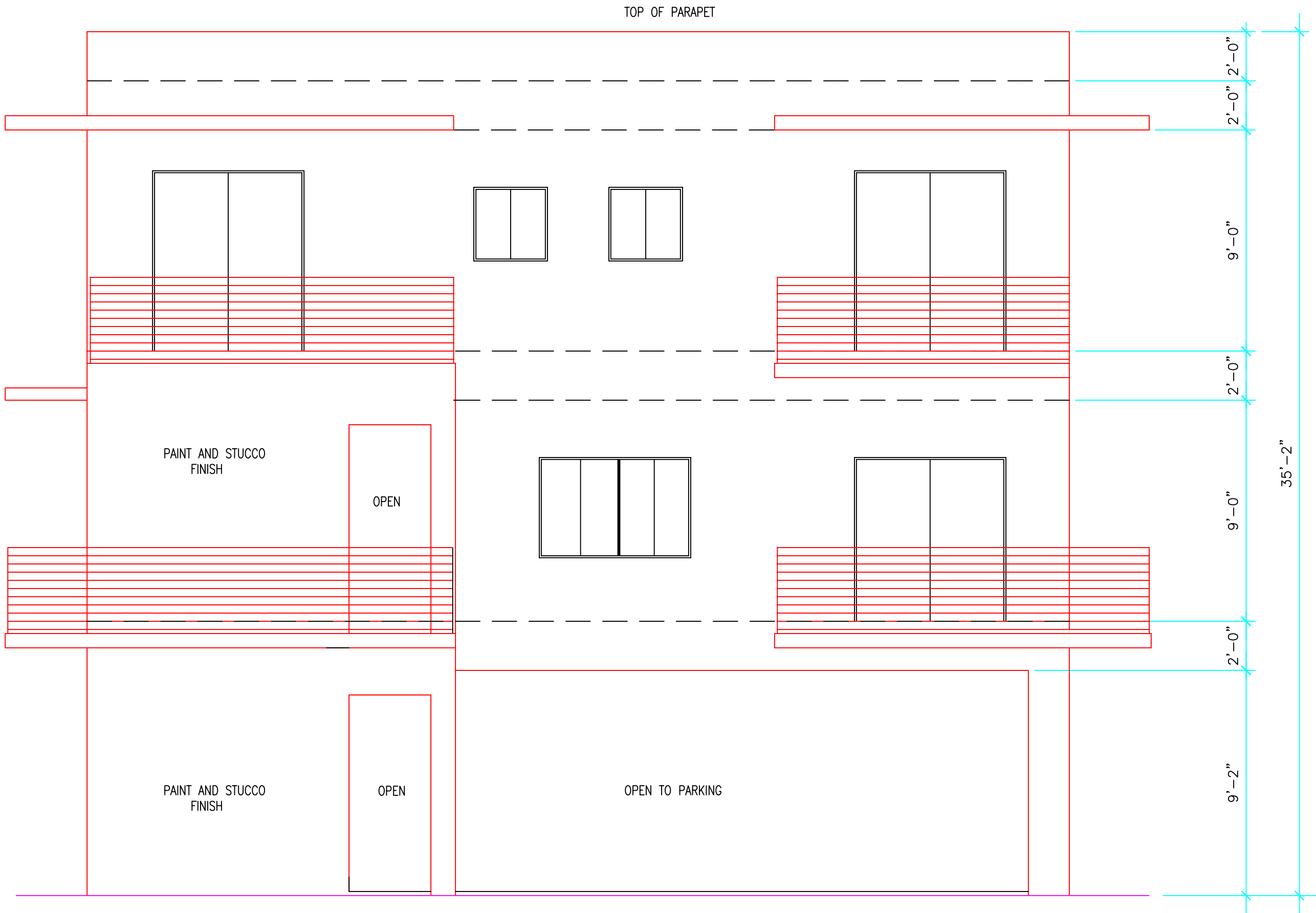
NO.	DATE	REVISION

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0" WEST



FRONT ELEVATION

SCALE: 1/4"=1'-0" SOUTH

Miguel de Diego
ARCHITECT P.A.
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

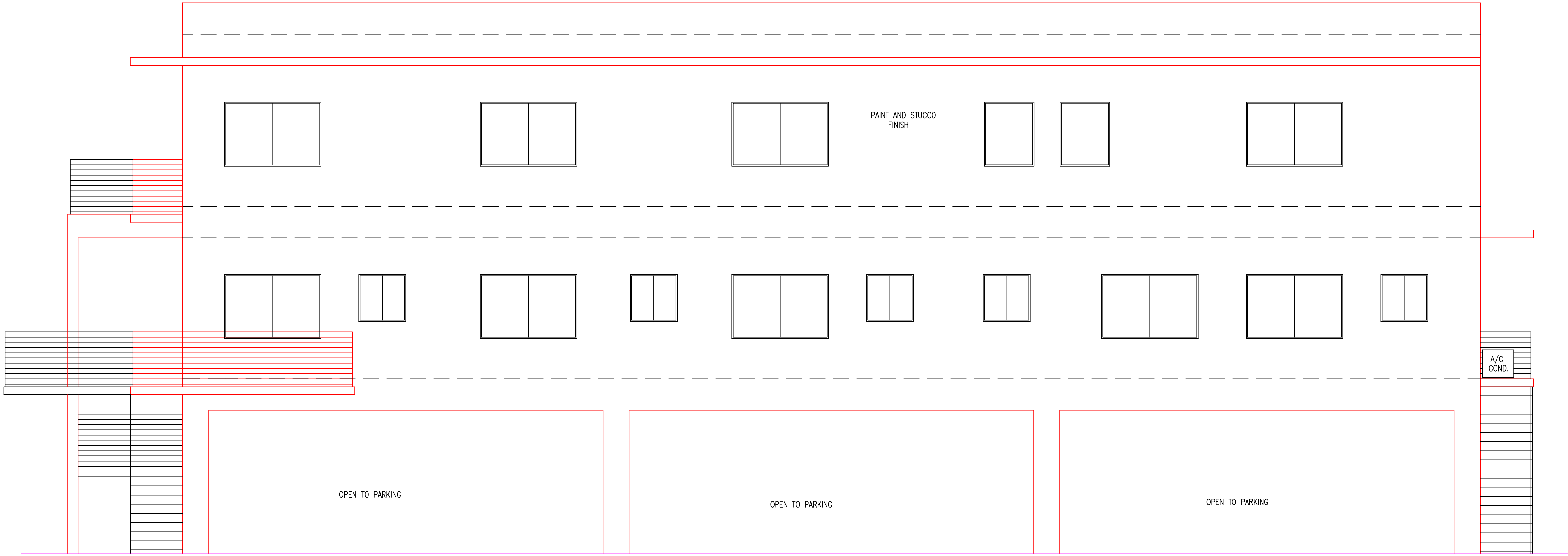
DATE 12-2-2024
COMM. NO. 24-166

A-6
7

FIVE UNIT TOWNHOMES
LOCATED AT
1949 HARDING STREET
HOLLYWOOD, FLORIDA

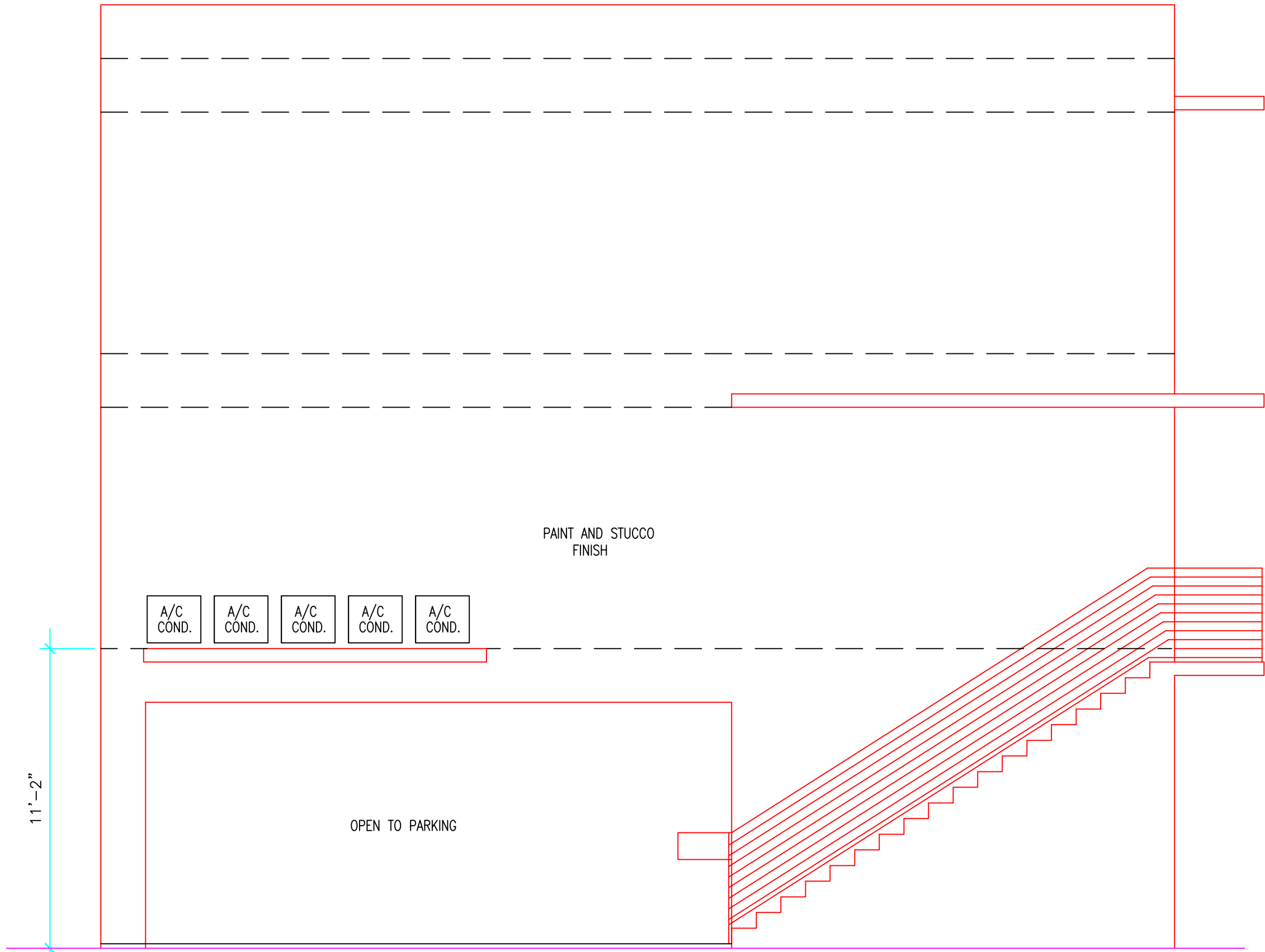
NO.	DATE	REVISION

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0" EAST



REAR ELEVATION

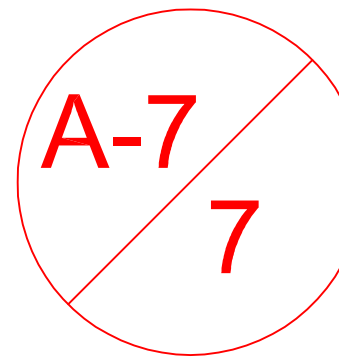
SCALE: 1/4"=1'-0" NORTH

NO.	DATE	REVISION

FIVE UNIT TOWNHOMES
LOCATED AT
1949 HARDING STREET
HOLLYWOOD, FLORIDA

Miguel de Diego
ARCHITECT P.A.
1657 TYLER STREET SUITE 107 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358

DATE	12-2-2024
COMM. NO.	24-166



CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



City of Hollywood

Staff Summary

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

File Number: 2. 2025 0303

Agenda Date: 3/3/2025

To: Technical Advisory Committee

Title: FILE NO.: 25-DP-07
APPLICANT: ZE Management LLC.
LOCATION: 4110 N 31st Terrace
REQUEST: Site Plan review for a 9-townhome development within the C-2 Zoning District.



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):

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input checked="" type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: 4110 N 31 TER 1-3 HOLLYWOOD FL 33021

Lot(s): _____ Block(s): _____ Subdivision: "ZE" PLAT 183-648 B P

Folio Number(s): 5142 05 30 0010

Zoning Classification: RM-9 Land Use Classification: MRES /C-2

Existing Property Use: multi family residence Sq Ft/Number of Units: 2332 sf (3 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 all that apply and provide File Number(s) and Resolution(s): just re-zoning, plating and PACO

DEVELOPMENT PROPOSAL

Explanation of Request: Addition of (3) town house buildings with 3 units each total 9 units at 1600 sf / unit

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <u>9</u> #Rooms <u> </u>
Proposed Non-Residential Uses	<u>0</u> S.F.)
Open Space (% and SQ.FT.)	Required %: <u>40</u> (Area: <u>22,204</u> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <u>27</u>)
Height (# of stories)	(# STORIES) <u>2</u> (<u>25.33 M.R.H.</u> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<u>55,510</u> FT.)

Name of Current Property Owner: ZE MANAGEMENT LLC

Address of Property Owner: 3009 NE 19TH ST FORT LAUDERDALE, FL 33305-1801

Telephone: 954-868-9203 **Email Address:** elizeno05@gmail.com

Applicant P A Architect, Inc.

Consultant ☒ Representative ☐ Tenant ☐

Address: 5450 Griffin Road, Davie, FL 33314

Telephone: 954-584-6880

Email Address: paguirre@pa-architect.com

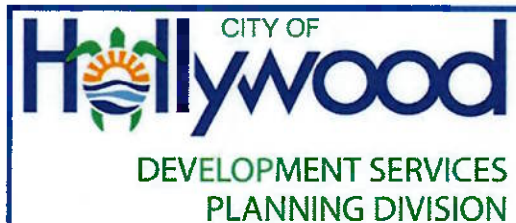
Email Address #2: _____

Date of Purchase: 2022 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____



GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____

Date: 9/6/24

PRINT NAME: Eli Zeno

Date: _____

Signature of Consultant/Representative: _____

Date: 9/6/24

PRINT NAME: Philip Aguirre

Date: _____

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

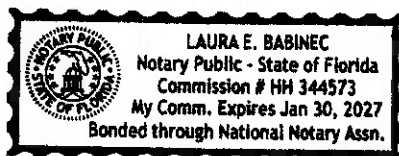
Date: _____

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 P.A. Architect, Inc to be my legal representative before the T.A.C (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 6th day of September

Notary Public
State of Florida



Signature of Current Owner

Eli Zeno

Print Name

My Commission Expires: 1/30/27 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

PARAMOUNT TITLE SERVICES, INC.
12555 Orange Drive, Suite 216
Davie, Florida 33330
Phone: (954) 467-6607 - Fax: (954) 467-3280

OWNERSHIP AND ENCUMBRANCE REPORT
Search No.: 24-318-1

THE UNDERSIGNED does hereby certify that a search has been made of the Official Records of Broward County, State of Florida for:

ZE Management LLC

As to the following described property, to wit:

Parcel A, **ZE Plat**, according to the Plat thereof, recorded in Plat Book 183, Page 648, Public Records Broward County, Florida.

Said Records reflect the present apparent Ownership and all outstanding and potential Encumbrances for the land described above, to wit:

TITLE HOLDER: ZE Management LLC, a Florida limited liability company

ACQUIRED BY: SEE ATTACHED

ENCUMBRANCES: SEE ATTACHED

NAME SEARCH: NONE

PROPERTY INDEX NO.: 5142-0530-0010

CURRENT TAXES: \$12,038.09

STATUS: Paid

The foregoing Ownership and Encumbrance Report reflects a comprehensive search of the Public Records of Broward County, Florida, showing the present Ownership for the real property described above, together with all outstanding Encumbrances and potential Encumbrances affecting said lands. This report is not to be construed as an opinion of title.

CERTIFIED through 20th day of December 2024, at 11:00 O'clock P.M.

Paramount Title Services, Inc.

Evelyn Branas

Evelyn Branas
Examiner

PARAMOUNT TITLE SERVICES, INC.
12555 Orange Drive, Suite 216
Davie, Florida 33330
Phone: (954) 467-6607 - Fax: (954) 467-3280

OWNERSHIP AND ENCUMBRANCE REPORT
Search No.: 24-318-1

ACQUIRED BY:

WARRANTY DEED: David C. Douglas, a single man TO ZE Management LLC, a Florida limited liability company, dated December 9, 2011, filed January 20, 2012 in O.R. Book 48459, Page 300.

QUIT CLAIM DEED: Roberto Zayas-Bazan TO ZE Management LLC, a Florida limited liability company, dated December 17, 2010, filed December 23, 2010 in O.R. Book 47609, Page 704.

QUIT CLAIM DEED: Roberto Zayas-Bazan TO ZE Management LLC, a Florida limited liability company, dated December 17, 2010, filed December 27, 2010 in O.R. Book 47612, Page 371.

WARRANTY DEED: Betty Banks, f/k/a Betty J. Banks Ellis, a married woman, individually, as Trustee of the Betty J. Ellis Revocable Trust u/a/d January 10, 1983, as amended by amendment dated April 23, 2015, TO ZE Management LLC, a Florida limited liability company, dated April 23, 2015, filed April 30, 2015, under Instrument No. 112961334.

WARRANTY DEED: Luckily Lots LLC, a Florida limited liability company TO ZE Management LLC, a Florida limited liability company, dated July 8, 2016, filed July 14, 2016, under Instrument No. 113811717.

ENCUMBRANCES:

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **ZE**, Plat Book 183, Page 648, Public Records Broward County, Florida.
2. **EASEMENT DEED:** Florida Power & Light Company, a Florida corporation TO City of Hollywood, a Florida municipal corporation, dated April 28, 1972, filed May 17, 1972 in O.R. Book 4866, Page 131.
3. **EASEMENT DEED:** George R. Ramsdell and Elsie Ramsdell, his wife TO City of Hollywood, a Florida municipal corporation, dated May 8, 1972, filed May 25, 1972 in O.R. Book 4874, Page 502.
4. **QUIT CLAIM DEED:** David C. Douglas TO City of Hollywood, a Florida municipal corporation, dated September 23, 1975, filed November 24, 1975 in O.R. Book 6407, Page 295.
5. **QUIT CLAIM DEED:** Roberto Zayas-Bazan TO ZE Management LLC, a Florida limited liability company, dated December 17, 2010, filed December 23, 2010 in O.R. Book 47609, Page 704. **(contains easement)**
6. **QUIT CLAIM DEED:** Roberto Zayas-Bazan TO ZE Management LLC, a Florida limited liability company, dated December 17, 2010, filed December 27, 2010 in O.R. Book 47612, Page 371. **(contains easement)**

PARAMOUNT TITLE SERVICES, INC.
12555 Orange Drive, Suite 216
Davie, Florida 33330
Phone: (954) 467-6607 - Fax: (954) 467-3280

OWNERSHIP AND ENCUMBRANCE REPORT
Search No.: 24-318-1

7. **DECLARATION OF UNITY OF TITLE:** ZE Management LLC, a Florida limited liability company
TO the Public, dated May 3, 2012, filed May 25, 2012 in O.R. Book 48780, Page 1686.

ORDINANCE NO. 0-2021-20

(21-Z-06)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 4110 NORTH 31ST TERRACE AND NORTH 31ST TERRACE, GENERALLY LOCATED SOUTH OF STIRLING ROAD, WEST OF NORTH 31ST AVENUE AND EAST OF NORTH 32ND COURT FROM C-2 (LOW-MEDIUM INTENSITY COMMERCIAL) AND RM-9 (LOW-MEDIUM MULTIPLE FAMILY) TO RM-12 (MEDIUM MULTIPLE FAMILY); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

WHEREAS, the Zoning and Land Development Regulations provide that an application for a change of zone may be filed; and

WHEREAS, an application (21-Z-06) was filed by ZE Management, LLC. with the Department of Development Services, Planning and Urban Design Division, requesting a change of zoning district designation from C-2 and RM-9 to RM-12, for the properties located at 4110 North 31st Terrace and North 31st Terrace, generally located south of Stirling Road, west of North 31st Avenue, and east of North 32nd Court with approximately 1.27 gross acres as more particularly described in the attached Exhibit "A" (subject parcel); and

WHEREAS, the existing subject parcel has a current City zoning designation of C-2 (Low-Medium Intensity Commercial District) and RM-9 (Low-Medium Multiple Family) and a Future Land Use Designation of Low-Medium Residential ("LMRES"); and

WHEREAS, the subject parcel abuts Low-Medium Intensity Commercial District on the north, Low-Medium Multiple Family and Single Family Residential on the south; Low-Medium Intensity Commercial District on the east; and Planned Development on the west; and

WHEREAS, the Planning Manager and Planning Administrator, following analysis of the application and its associated documents, have determined that the proposed change of zoning district is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood Comprehensive Plan and the CityWide Master Plan, and have therefore recommended that it be approved; and

WHEREAS, on September 21, 2021, the Planning and Zoning Board, acting as the Local Planning Agency, met and reviewed the above noted request for a change of zoning to RM-12 (Medium Multiple Family) and have forwarded a recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that the rezoning request to RM-12 is/is not consistent with the Zoning and Land Development Regulations, is/is not consistent with the City of Hollywood's Comprehensive Plan, and is/is not in the best interest of the citizens of the City of Hollywood.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: That the Applicant has/has not presented competent substantial evidence that the requested rezoning request to RM-12 is consistent with the Zoning and Land Development Regulations, is/is not consistent with the City of Hollywood's Comprehensive Plan, and there is/is not a legitimate public purpose in maintaining the existing zoning.

Section 3: That the subject parcel as more particularly described in the attached Exhibit "A" is rezoned from the zoning designation of C-2 (Low-Medium Intensity Commercial District) and RM-9 (Low-Medium Multiple Family) to RM-12 (Medium Multiple Family).

Section 4: That the Official Zoning Map of the City of Hollywood is amended to incorporate the above described change in zoning designation for the subject parcel.

Section 5: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances, and all ordinances or parts thereof and all resolutions or parts thereof in conflict are repealed to the extent of such conflict.

Section 6: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, such invalidity shall not affect the validity of any remaining portions of this ordinance.

Section 7: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 4110 NORTH 31ST TERRACE AND NORTH 31ST TERRACE, GENERALLY LOCATED SOUTH OF STIRLING ROAD, WEST OF NORTH 31ST AVENUE AND EAST OF NORTH 32ND COURT FROM C-2 (LOW-MEDIUM INTENSITY COMMERCIAL) AND RM-9 (LOW-MEDIUM MULTIPLE FAMILY) TO RM-12 (MEDIUM MULTIPLE FAMILY); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

Advertised November 15, 2021.

PASSED on first reading this 3 day of November, 2021.

PASSED AND ADOPTED on second reading this 1 day of December, 2021.

RENDERED this 8 day of December, 2021.


JOSH LEVY, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY for the use and reliance
of the City of Hollywood, Florida, only.


DOUGLAS R. GONZALES
CITY ATTORNEY

EXHIBIT A

Legal Description

A portion of the Northeast one-quarter (NE 1/4) of Section 5, Township 51 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Southwest corner of LETO ESTATES, according to the plat thereof, as recorded in Plat Book 115, Page 11, of the public records of Broward County, Florida; thence North 88°02'42" East, on the South line of said LETO ESTATES, a distance of 100.00 feet; thence South 01°41'13" East, on a line 100.00 feet East of the West line of the East 66.94 feet of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 5, a distance of 309.99 feet; thence South 88°02'38" West, on a line 25.00 feet North of and parallel with the North line of EMERALD HILLS SECTION THREE, according to the plat thereof, as recorded in Plat Book 83, Page 27, of the public records of Broward County, Florida, a distance of 33.06 feet; thence South 01°41'13" East, on the East line of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 5, a distance of 25.00 feet; thence South 88°02'38" West, on the North line of said EMERALD HILLS SECTION THREE, a distance of 167.38 feet; thence North 01°41'13" West, on the East line of Parcel "A", HOLLYWOOD OAK GROVE COMMERCE CENTER, according to the plat thereof, as recorded in Plat Book 144, Page 10, of the public records of Broward County, Florida, a distance of 226.66 feet; thence North 87°45'18" East, on a line 460.00 feet South of and parallel with the North line of said Section 5, a distance of 100.44 feet; thence North 01°41'13" West, on the Southerly extension of the West Plat Limit of said LETO ESTATES, a distance of 107.83 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 55,463 square feet or 1.2732 acres more or less.

LEGAL AD
CITY OF HOLLYWOOD

NOTICE IS HEREBY GIVEN in accordance with Section 166.041 Florida Statutes that the City Commission of the City of Hollywood, Florida, at a Regular City Commission Meeting, on Wednesday, December 1, 2021, in the City Commission Chambers, Room 219, 2600 Hollywood Blvd, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2021-14 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING THE ZONING AND LAND DEVELOPMENT REGULATIONS TO ALLOW PLANNED DEVELOPMENTS WITHIN THE DOWNTOWN DISTRICT OF THE HOLLYWOOD COMMUNITY REDEVELOPMENT AGENCY. (21-T-23)

Proposed Ordinance - PO-2021-19 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 4110 NORTH 31ST TERRACE AND NORTH 31ST TERRACE, GENERALLY LOCATED SOUTH OF STIRLING ROAD, WEST OF NORTH 31ST AVENUE AND EAST OF NORTH 32ND COURT FROM C-2 (LOW-MEDIUM INTENSITY COMMERCIAL) AND RM-9 (LOW-MEDIUM MULTIPLE FAMILY) TO RM-12 (MEDIUM MULTIPLE FAMILY); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION. (21-Z-06)

The proposed ordinance(s) may be inspected by the public in the Office of the City Clerk, Room 221, 2600 Hollywood Blvd, Hollywood, Florida, between the hours of 7:00 AM and 5:45 PM on any regular working day. Interested parties may appear at the aforesaid time and place and be heard with respect to the proposed ordinance(s).

NOTE: Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Please call 954-921-3211 for any questions regarding the above matter.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Office of the City Manager five business days in advance at 954-921-3201 (voice). If an individual is hearing or speech impaired, please call 800-955-8771 (V-TDD).

Dated this 15th day of November, 2021.

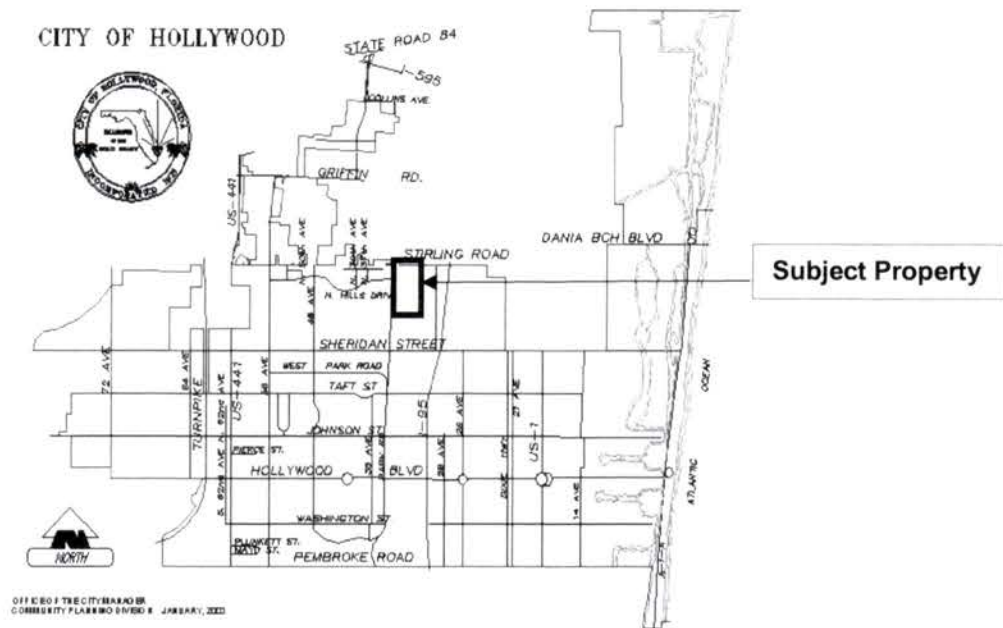
Patricia A. Cerny, MMC
City Clerk
Hollywood, FL

THE SUN SENTINEL/LEGAL AD – Public Meeting/Public Hearing Notice
PUBLISH: Monday, November 15, 2021
FURNISH PROOF OF PUBLICATION

h:\cityclk\ads\legalad\PO-2021-14,19

CITY OF HOLLYWOOD SECOND READING

The City of Hollywood City Commission will hold a public hearing on the proposed ordinance on **Wednesday, December 1, 2021 at 1:15 PM**, or as soon thereafter as same can be heard in the City Commission Chambers, Room 219, second floor of Hollywood City Hall, located at 2600 Hollywood Boulevard.



1. **FILE NO:** PO-2021-19 (21-Z-06)
- APPLICANT:** ZE Management LLC
- LOCATION:** 4110 N 31 Terrace and N 31 Terrace, generally located south of Stirling Road, west of N 31 Avenue, and east of N 32 Court.
- REQUEST:** AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, CHANGING THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 4110 NORTH 31ST TERRACE AND NORTH 31ST TERRACE, GENERALLY LOCATED SOUTH OF STIRLING ROAD, WEST OF NORTH 31ST AVENUE AND EAST OF NORTH 32ND COURT FROM C-2 (LOW-MEDIUM INTENSITY COMMERCIAL) AND RM-9 (LOW-MEDIUM MULTIPLE FAMILY) TO RM-12 (MEDIUM MULTIPLE FAMILY); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

A copy of the proposed application materials, and legal description for the above petition(s) is on file in the Department of Development Services, Division of Planning and Urban Design.

Comments of any interested party relative to this matter may be submitted in writing and/or presented in person at the meeting. Any person who decides to appeal any decision made by the board, agency or commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Please call (954) 921-3471, option 3, with questions regarding the above matters.

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

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call the Division of Architecture and Engineering five business days in advance at (954) 921-3900, option 4. Hearing or speech impaired individuals, please call (800) 955-8771 (V-TDD).

Dated this 15th day of November 2021.

Patricia A. Cerny, MMC
City Clerk
Hollywood, FL

THE SUN-SENTINEL-LOCAL SECTION - DISPLAY AD W/MAP, ¼ PAGE
PUBLISH: MONDAY, NOVEMBER 15, 2021
FURNISH PROOF OF PUBLICATION
FURNISH AFFIDAVIT OF PUBLICATION

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That the ZE MANAGEMENT LLC, a Florida limited liability company, owner of the lands described in 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 "ZE", being a plat of a portion of the Northeast one-quarter (NE 1/4) of Section 5, Township 51 South, Range 42 East, City of Hollywood, Broward County Florida.

The Right-of-Way Easement shown hereon is dedicated to the public for right-of-way and right-of-way related purposes.
The Ingress/Egress and Utility Easement shown hereon is dedicated to the public for Ingress/Egress, Utilities and related purposes.
The Ingress/Egress and Utility Easement shown hereon is dedicated to service an emergency vehicles for Ingress/Egress.
IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Plantation, County of Broward, State of Florida, this 1st day of November, 2022.

ZE MANAGEMENT LLC, a Florida limited liability company

Officer: [Signature] Name printed: Eliyahu Zeno Title: Manager
Witness: Beverly A. Anderson Name printed: Beverly A. Anderson
Witness: Scott A. McLaughlin Name printed: Scott A. McLaughlin

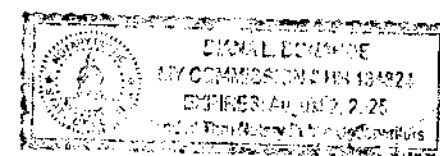
ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me by means of physical presence ☒ or online notarization ☐ by Eliyahu Zeno, being the MANAGER of ZE MANAGEMENT LLC, a Florida limited liability company, to me well known to be the person described who executed the foregoing Plat and instrument of Dedication and he acknowledged the execution thereof to be his free act and deed as such officer; and that he affixed thereto the official seal of said corporation and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at the City of Plantation, Broward County, Florida this 1st day of November, 2022.

NOTARY PUBLIC Diana L. Donahoe

STATE OF FLORIDA Name of Notary printed DIANA L. DONAHOE
My Commission Expires: August 2, 2025



SEAL

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat of "ZE" was approved and accepted by the CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA by RESOLUTION NO. R-2022-318, adopted this 19th day of October, 2022, A.D. and by said Resolution all Easements shown on this plat were accepted in the name of said City and all previous plats of this land are canceled and superseded.

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

By: Josh Levy Mayor this 28th day of November, 2022.

Attest: Patricia A. Cerny City Clerk this 29th day of November, 2022.

CITY ENGINEER

This plat is approved and accepted for record this 21st day of November, 2022.

By: Azita Behmardi City Engineer, Florida P.E. Registration #44388

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

This plat is approved and accepted for record this 11 day of October, 2023.

By: [Signature] Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

This plat has been approved and accepted for record.

By: [Signature] 10/04/2023
Roberto Chavez (date)
Professional Surveyor and Mapper
Florida Registration Number: LS 7280

By: Richard Tornese 10/18/2023
Richard Tornese (date)
Director
Florida Professional Engineer
Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 23 day of June, 2022. By: [Signature] Chairperson This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 2nd day of October, 2023. By: [Signature] Executive Director 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 21 day of February, 2023.

By: [Signature] Mayor - County Commission

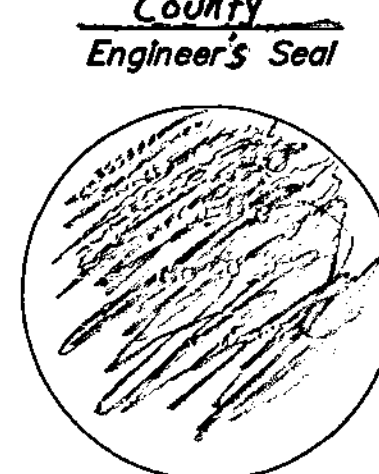
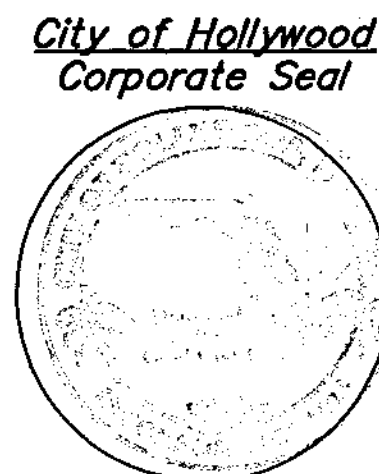
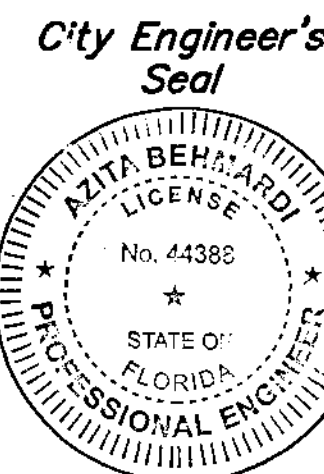


SURVEYOR'S CERTIFICATE

STATE OF FLORIDA 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 20 day of January, 2021. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 4th day of January, 2021.



"ZE"
A PLAT OF A PORTION OF
THE NORTHEAST ONE-QUARTER (NE 1/4),
SECTION 5, TOWNSHIP 51 SOUTH,
RANGE 42 EAST, CITY OF HOLLYWOOD,
BROWARD COUNTY, FLORIDA
JANUARY 2021



By: [Signature]
James M. McLaughlin Jr.
Registered Land Surveyor No. LS4497
State of Florida.
for McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400
Fort Lauderdale, Florida 33309
Certificate of Authorization
Number: LB 285

INSTR #119192628
Plats 183/648
Page 2 of 2

SURVEYOR'S NOTES

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Bearings shown hereon refer to an assumed datum and reference the centerline of N. 31st Avenue, 25.00' East of the East line and Southerly extension thereof, LETO ESTATES (Plat Book 115, Page 11, B.C.R.), adjacent to the plat as North 01°43'08" West, as referenced by found monuments shown hereon.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

LEGAL DESCRIPTION:

A portion of the Northeast one-quarter (NE 1/4) of Section 5, Township 51 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Southwest corner of LETO ESTATES, according to the plat thereof, as recorded in Plat Book 115, Page 11, of the public records of Broward County, Florida; thence North 88°02'42" East, on the South line of said LETO ESTATES, a distance of 100.00 feet; thence South 01°41'13" East, on a line 100.00 feet East of the West line of the Northeast one-quarter (NE 1/4) of said Section 5, a distance of 309.99 feet; thence South 88°02'38" West, on a line 25.00 feet North of and parallel with the North line of EMERALD HILLS SECTION THREE, according to the plat thereof, as recorded in Plat Book 83, Page 27, of the public records of Broward County, Florida, a distance of 33.06 feet; thence South 01°41'13" East, on the East line of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 5, a distance of 25.00 feet; thence South 88°02'38" West, on the North line of said EMERALD HILLS SECTION THREE, a distance of 167.38 feet; thence North 01°41'13" West, on the East line of Parcel "A", HOLLYWOOD OAK GROVE COMMERCE CENTER, according to the plat thereof, as recorded in Plat Book 144, Page 10, of the public records of Broward County, Florida, a distance of 226.66 feet; thence North 87°45'18" East, on a line 460.00 feet South of and parallel with the North line of said Section 5, a distance of 100.44 feet; thence North 01°41'13" West, on the Southerly extension of the West Plat Limit of said LETO ESTATES, a distance of 107.83 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 55,463 square feet or 1.2732 acres more or less.

PLAT RESTRICTION:

THIS PLAT IS RESTRICTED TO 9 TOWNHOMES AND 3 VILLAS UNITS

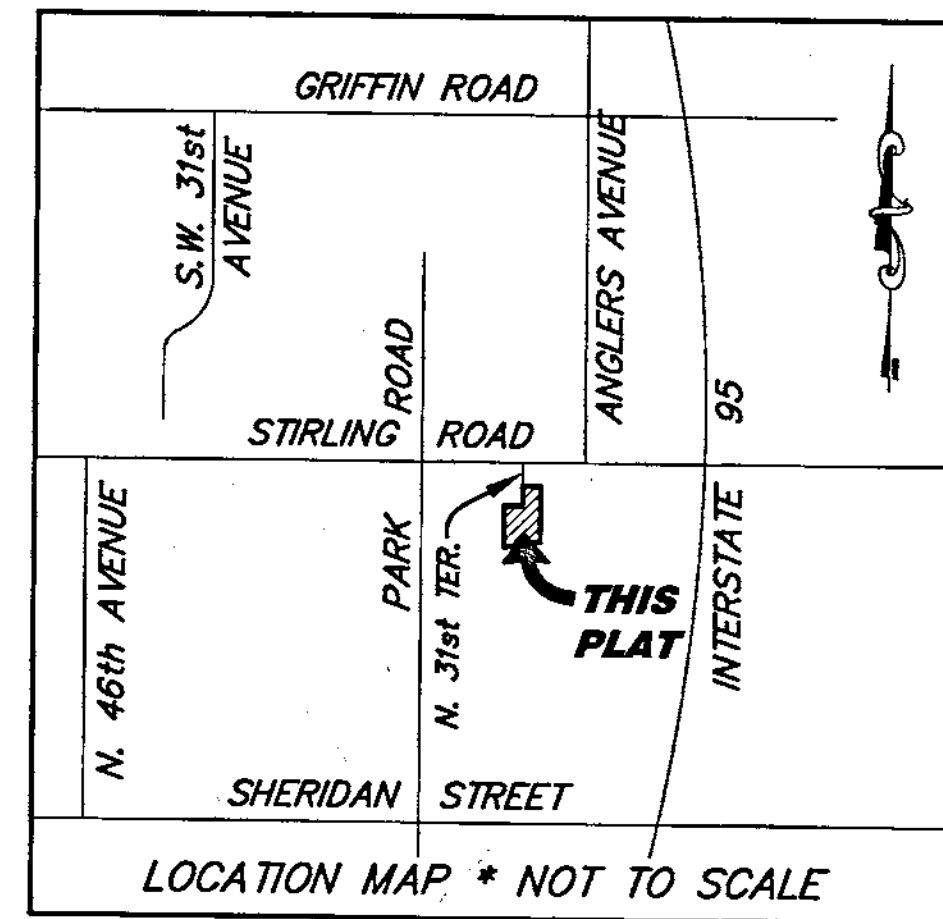
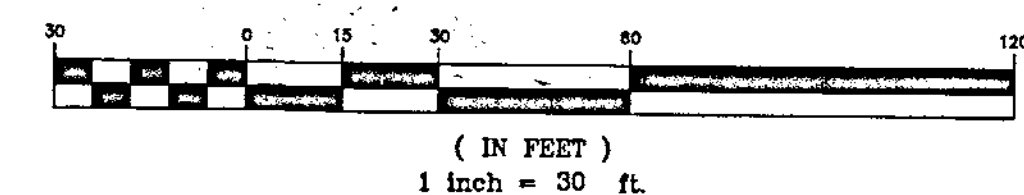
This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section 2.1.f, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

"ZE"

**A PLAT OF A PORTION OF
THE NORTHEAST ONE-QUARTER (NE 1/4),
SECTION 5, TOWNSHIP 51 SOUTH,
RANGE 42 EAST, CITY OF HOLLYWOOD,
BROWARD COUNTY, FLORIDA
JANUARY 2021**

GRAPHIC SCALE



LEGEND:

- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co.-L.B. 285")
- N.I.C. PRM - indicates Nail in Cap P.R.M. #285 set in impervious surface
- NO. - indicates number
- L.B. - indicates Licensed Business Number
- P.B. PG. - indicates Plat Book & Page
- B.C.R. - indicates Broward County Records
- O.R., PG., - indicates Official Record, Page
- indicates centerline

PARCEL "A", HOLLYWOOD OAK GROVE COMMERCE CENTER (PLAT BOOK 144, PG. 10, B.C.R.)

EAST LINE, PARCEL "A", (PLAT BOOK 144, PG. 10, B.C.R.) & PLAT LIMIT

PARCEL "A"
55,463 SQ. FT.
1.2732± ACRES

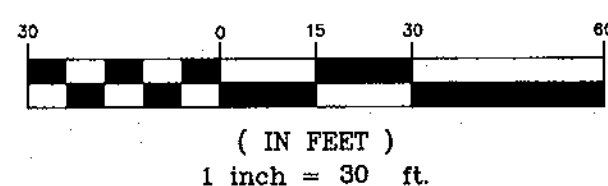
ACREAGE

ACREAGE



prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615

GRAPHIC SCALE



TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)

- 8" GUMBO LIMBO
- OAK TREE
- PALM TREE
- PINE TREE

LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/MOL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- W.M. = WATER METER
- I.C.V. = IRRIGATION CONTROL VALVE
- B.F.P. = BACK FLOW PREVENTOR
- A.L.P. = ALUMINUM LIGHT POLE
- C.L.P. = CONCRETE LIGHT POLE
- M.L.P. = METAL LIGHT POLE
- W.L.P. = WOOD LIGHT POLE
- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- CL. = CENTERLINE OF RIGHT-OF-WAY
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- P.C.D. = POLLUTION CONTROL DEVICE
- H.H. = HAND HOLE
- L.P. = LIGHT POLE
- W.P.P. = WOOD POWER POLE
- W.V. = WATER VALVE

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: Broward County Engineering Department, Bench Mark #2353, Elevation=7.10 (NGVD29) converted to 5.50 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 6.90
- 7) This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard & "X" Areas of Minimal Flooding, Per Flood Insurance Rate Map No. 12011C0566 H, Dated: August 18, 2014, Community Panel No. 125113.
- 8) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. EFB w/Worksheets.

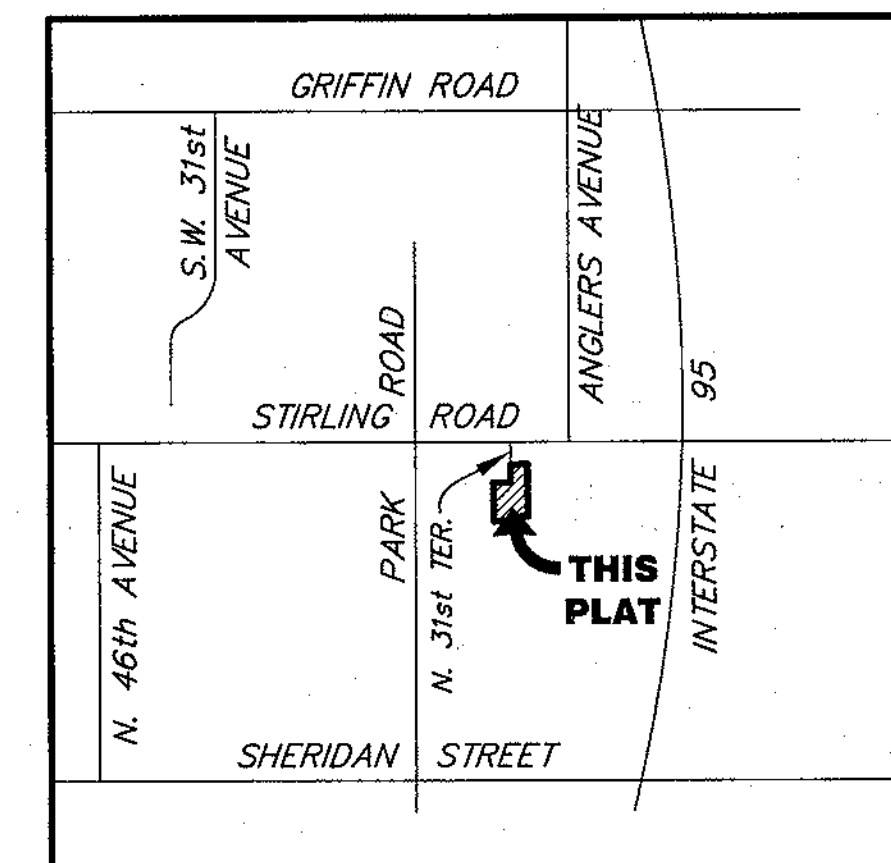
JOB ORDER NO. V-4270

CHECKED BY:

DRAWN BY: RT

RECORD LAND SURVEY

A PORTION OF N.E. 1/4, NE 1/4, SECTION 5, TOWNSHIP 51 SOUTH, RANGE 42 EAST BROWARD COUNTY, FLORIDA



Location Sketch
Not To Scale

Legal Description

A portion of the Northeast one-quarter (NE 1/4) of Section 5, Township 51 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Southwest corner of LETO ESTATES, according to the plat thereof, as recorded in Plat Book 115, Page 11, of the public records of Broward County, Florida; thence North 88°02'42" East, on the South line of said LETO ESTATES, a distance of 100.00 feet; thence South 01°41'13" East, on a line 100.00 feet East of the West line of the East 66.94 feet of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 5, a distance of 309.99 feet; thence South 88°02'38" West, on a line 25.00 feet North of and parallel with the North line of EMERALD HILLS SECTION THREE, according to the plat thereof, as recorded in Plat Book 83, Page 27, of the public records of Broward County, Florida, a distance of 33.06 feet; thence South 01°41'13" East, on the East line of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of said Section 5, a distance of 25.00 feet; thence South 88°02'38" West, on the North line of said EMERALD HILLS SECTION THREE, a distance of 167.38 feet; thence North 01°41'13" West, on the East line of Parcel "A", HOLLYWOOD OAK GROVE COMMERCE CENTER, according to the plat thereof, as recorded in Plat Book 144, Page 10, of the public records of Broward County, Florida, a distance of 226.66 feet; thence North 87°45'18" East, on a line 460.00 feet South of and parallel with the North line of said Section 5, a distance of 100.44 feet; thence North 01°41'13" West, on the Southerly extension of the West Plat Limit of said LETO ESTATES, a distance of 107.83 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 55,463 square feet or 1.2732 acres more or less.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

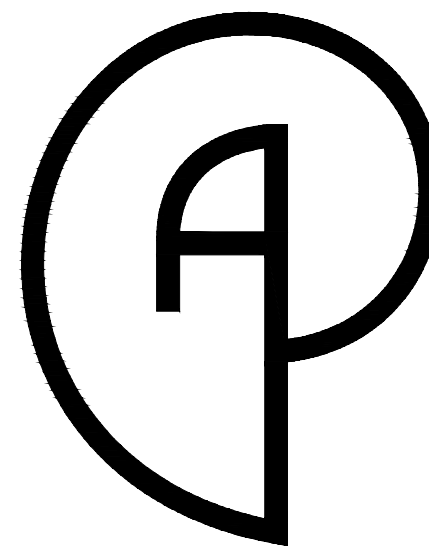
Dated at Fort Lauderdale, Florida, this 19th day of April, 2019.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FILE NO.:

19-3-



P.A. ARCHITECT, INC

Florida License AA-26001926

5450 Griffin Road, Suite B
Davie, Florida 33314
Tel: (954) 584-6880
e-mail: paguirre@pa-architect.com
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ZE MANAGEMENT, LLC. RESIDENCE (NEW CBS TOWNHOUSES)

SHEET INDEX

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SP-2 _____ STREET PROFILE / ELEVATION
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A-2 _____ SECOND FLOOR PLAN
A-3 _____ EXTERIOR ELEVATIONS
A-4 _____ EXTERIOR ELEVATIONS

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C-2 _____ ENGINEERING DETAILS
C-4 _____ WATER AND SEWER PLAN
C-5 _____ STANDARD WATER DETAILS
C-8 _____ STANDARD SEWER DETAILS
C-9 _____ SANITARY SEWER PROFILE
ER-1 _____ EROSION CONTROL PLAN / SWPPP

CODE COMPLIANCE

ALL WORK IS DESIGNED TO CONFORM TO :
- FLORIDA BUILDING CODE 8th EDITION (2023) - BUILDING
- FLORIDA BUILDING CODE 8th EDITION (2023) - RESIDENTIAL
- F.F.P.C. 8th EDITION (2023) - BASED ON NFPA 1 AND NFPA 101 2021 EDITIONS
- A.S.C.E. 7-22
- NEC 2020 - NFPA 70

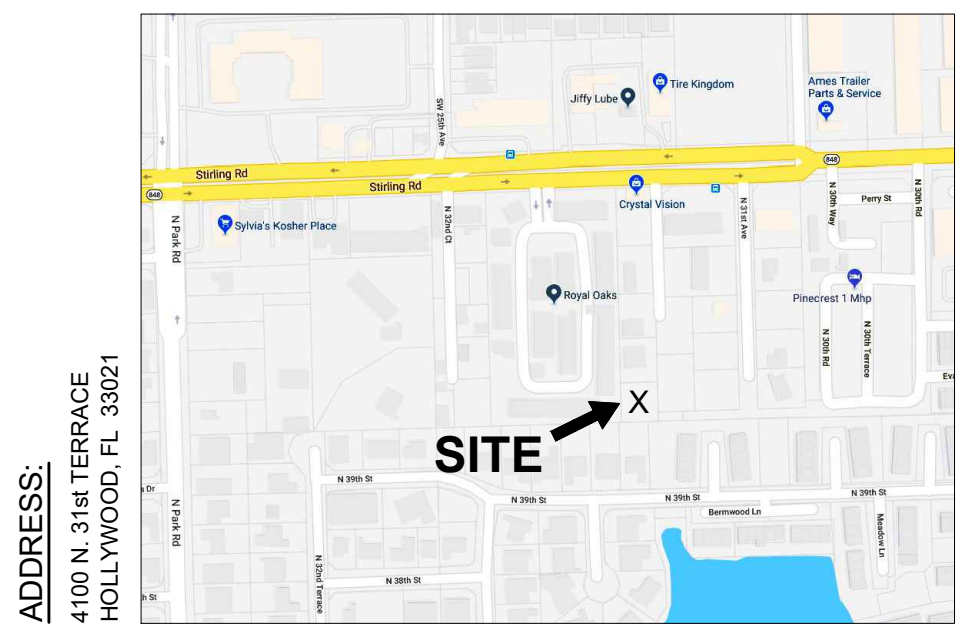
BUILDING DATA

TYPE OF USE : RESIDENTIAL DUPLEX
OCCUPANCY GROUP : R-3
CONSTRUCTION TYPE : TYPE V-B

SCOPE OF WORK

- NEW TWO STORIES TOWNHOUSE CBS RESIDENCE.

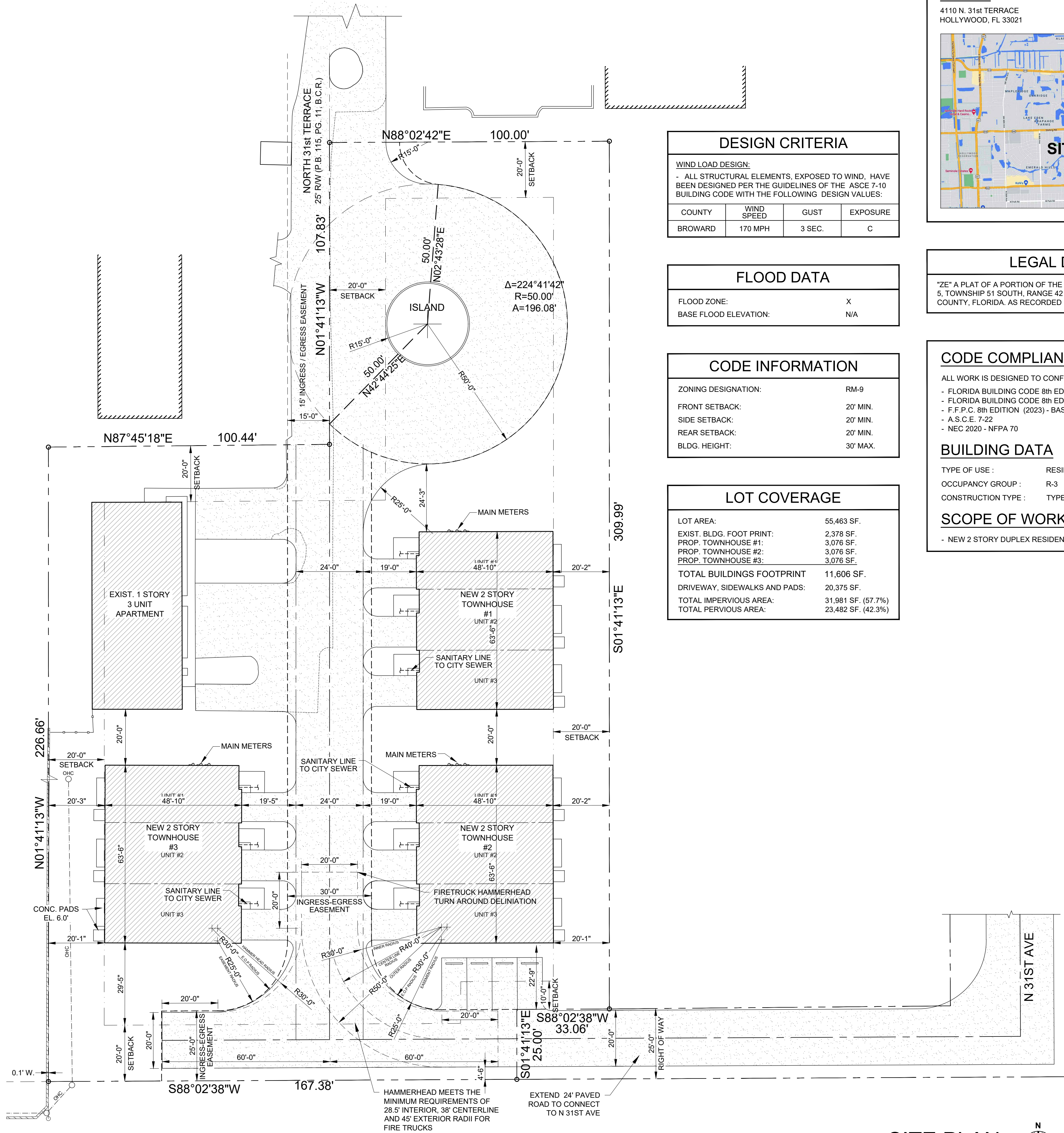
LOCATION MAP



ADDRESS:
4100 N 31st TERRACE
HOLLYWOOD, FL 33021



- PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES THAT HAVE FACILITIES WITHIN THE PROJECT AREA

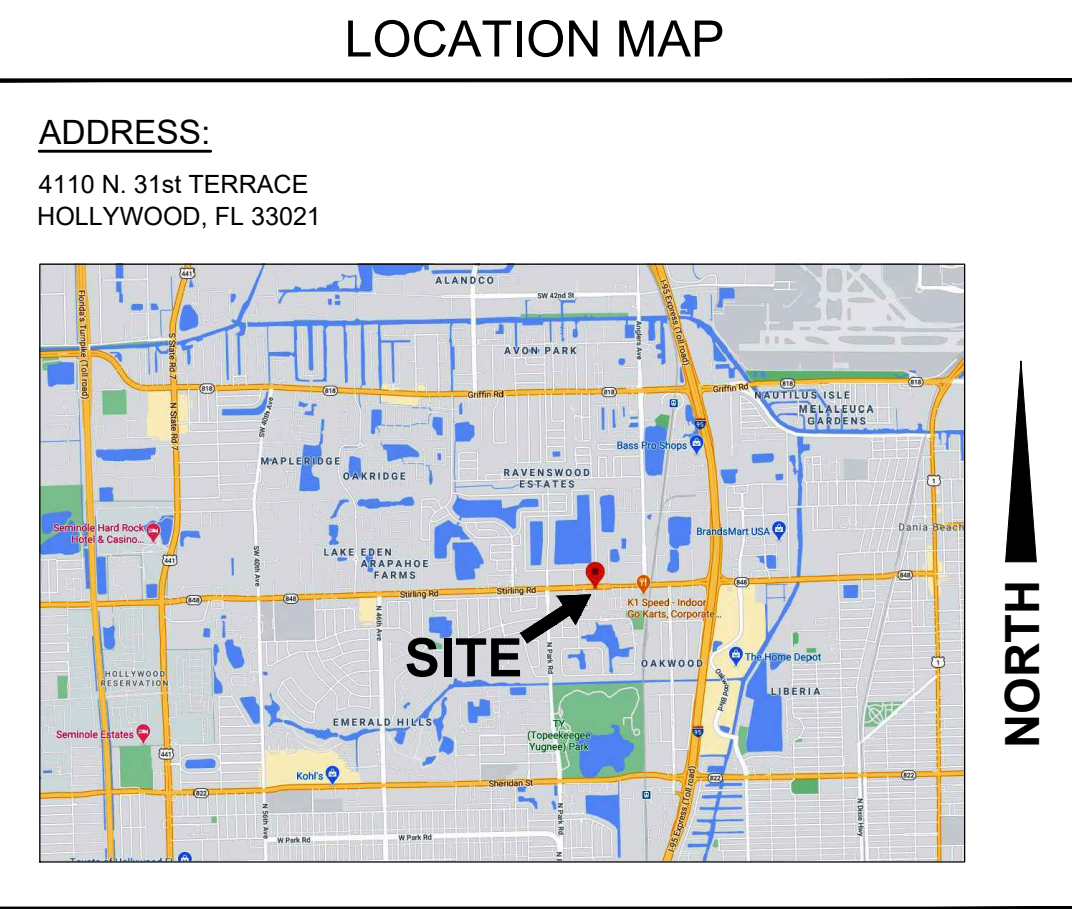


DESIGN CRITERIA			
WIND LOAD DESIGN:			
- ALL STRUCTURAL ELEMENTS, EXPOSED TO WIND, HAVE BEEN DESIGNED PER THE GUIDELINES OF THE ASCE 7-10 BUILDING CODE WITH THE FOLLOWING DESIGN VALUES:			
COUNTY	WIND SPEED	GUST	EXPOSURE
BROWARD	170 MPH	3 SEC.	C

FLOOD DATA	
FLOOD ZONE:	X
BASE FLOOD ELEVATION:	N/A

CODE INFORMATION	
ZONING DESIGNATION:	RM-9
FRONT SETBACK:	20' MIN.
SIDE SETBACK:	20' MIN.
REAR SETBACK:	20' MIN.
BLDG. HEIGHT:	30' MAX.

LOT COVERAGE	
LOT AREA:	55,463 SF.
EXIST. BLDG. FOOT PRINT:	2,378 SF.
PROP. TOWNHOUSE #1:	3,076 SF.
PROP. TOWNHOUSE #2:	3,076 SF.
PROP. TOWNHOUSE #3:	3,076 SF.
TOTAL BUILDINGS FOOTPRINT	11,606 SF.
DRIVEWAY, SIDEWALKS AND PADS:	20,375 SF.
TOTAL IMPERVIOUS AREA:	31,981 SF. (57.7%)
TOTAL PERVIOUS AREA:	23,482 SF. (42.3%)



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HOLLYWOOD, FL 33021

LEGAL DESCRIPTION
"ZE" A PLAT OF A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4), SECTION 5, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 183, PAGE 648.

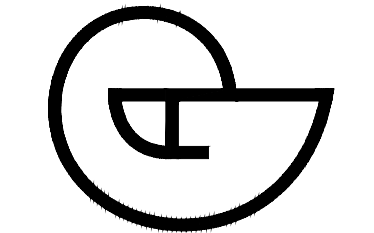
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- A.S.C.E. 7-22
- NEC 2020 - NFPA 70
BUILDING DATA
TYPE OF USE : RESIDENTIAL DUPLEX
OCCUPANCY GROUP : R-3
CONSTRUCTION TYPE : TYPE III-B
SCOPE OF WORK
- NEW 2 STORY DUPLEX RESIDENCES

SITE PLAN
SCALE: 1" = 20'

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CHKD BY:
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ISSUE DATE:
12-03-24

2/13/2024

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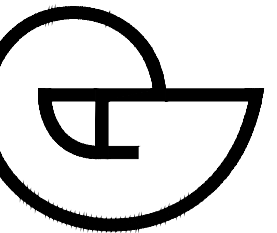
SHEET
SP-1

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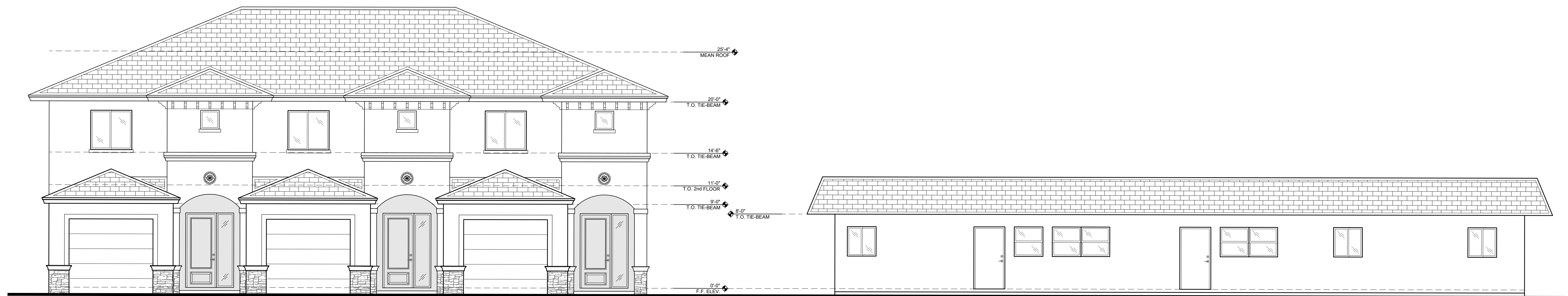
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SHEET
SP-2

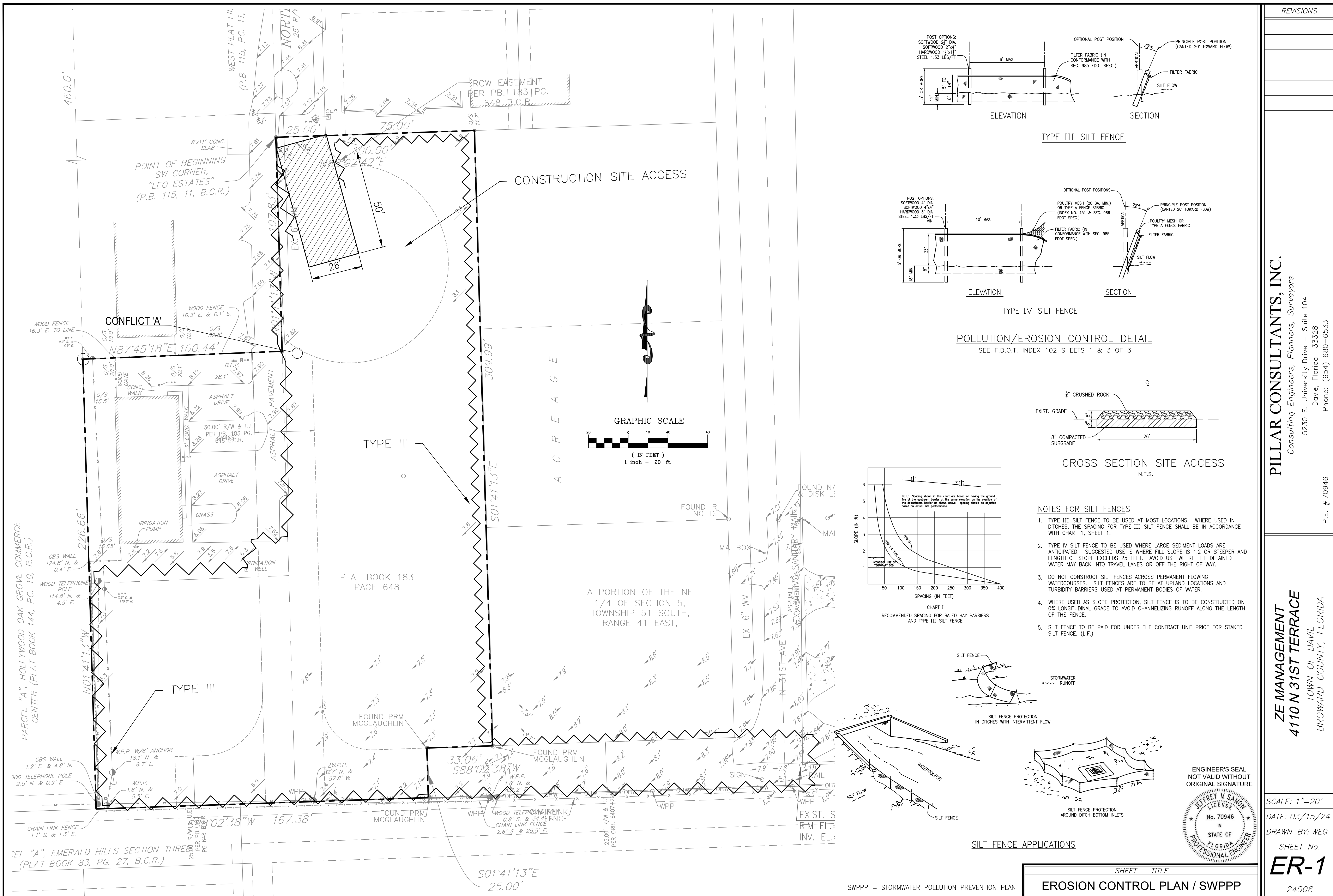


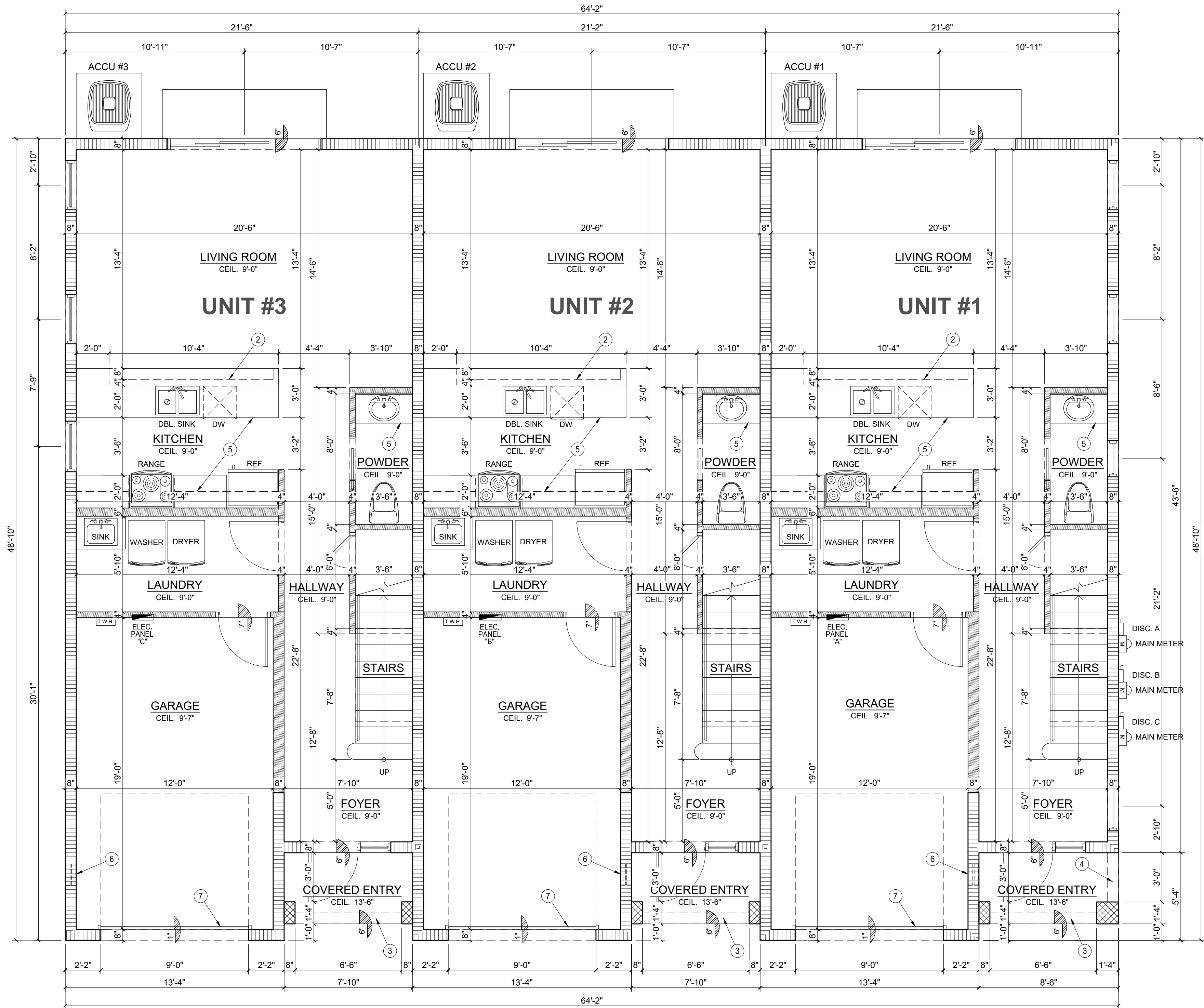
NEW DUPLEX BUILDING

EXISTING DUPLEX BUILDING

STREET PROFILE / ELEVATION

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





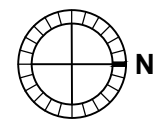
GROUND FLOOR PLAN UNIT 3

GROUND FLOOR PLAN UNIT 2

GROUND FLOOR PLAN UNIT 1

GROUND FLOOR PLAN (UNIT 1, 2 & 3)

SCALE: 1/4" = 1'-0"



UNIT AREA CALCULATIONS

FIRST FLOOR LIVING AREA	= 751 S.F.
SECOND FLOOR LIVING AREA	= 847 S.F.
TOTAL UNIT LIVING AREA	= 1,598 S.F.
GARAGE AREA	= 251 S.F.
COVERED ENTRY AREA	= 37 S.F.
CONC. PAD AREA	= 46 S.F.
TOTAL UNIT AREA	= 1,932 S.F.

LEGEND

	C.M.U. WALL
	NON BEARING INTERIOR PARTITION WALL
	DOOR MARK
	WINDOW MARK
	KEYNOTE MARK

KEY NOTE LEGEND

- SAFETY GLASS (CATEGORY II)
- KNEE WALL SUPPORTING COUNTER TOP AT 36" HEIGHT A.F.F.
- ARCHED HEADER ABOVE - SEE ELEVATIONS
- CONC. BEAM ABOVE
- CABINTRY (BY OTHERS)
- 60 SQ.IN. GARAGE VENT. BLOCK
- GENERAL CONTRACTOR TO PROVIDE AND INSTALL HURRICANE SUPPORT ROD TO ALL GARAGE DOORS

ARCHITECTURAL NOTES

- ALL WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.
- NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING PROPERTY AND SHALL BE 3" MIN. IN HEIGHT.
- ALL EGRESS WINDOWS WILL HAVE CLEAR OPENING MIN. OF 20" WIDE x 24" HIGH w/5.7 SQ.FT. MIN. AREA.
- ALL EGRESS WINDOWS SHALL HAVE OPERATING MECHANISM NO HIGHER THAN 54" ABOVE FINISH FLOOR AND OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44 INCHES (118 MM) ABOVE FINISH FLOOR.
- BATHROOM FLOOR AND BASE BOARD TO BE OF IMPERVIOUS MATERIAL.
- TUB AND SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
- PROVIDE 2 x 4 WOOD BLOCKING BETWEEN THE STUDS IN AREAS TO HAVE EQUIPMENT LIKE GRAB RAILS, BASE, VANITY AND/OR WALL CABINETS FOR MOUNTING THESE ITEMS.
- ALL GLASS DOORS AND ENCLOSURES OF SHOWERS AND OR BATH TUBS SHALL BE CATEGORY II SAFETY GLASS.
- ALL ATTIC OPENINGS SHALL BE FRAMED WITH 1" x 2" WOOD FRAMING.
- 1" RAIN CUT AT GARAGE DOOR.
- ALL CEILING HEIGHT ARE REFERENCED TO FIN. FL. EL = 0'-0"
- INTERIOR WALLS SHALL BE FINISHED ROUNDED CORNER USING ROUNDED CORNER BEADS.

SEE SHEET A-2 FOR SECOND FLOOR PLAN
SEE SHEET A-3 & A-4 FOR EXTERIOR ELEVATIONS
SEE SHEET A-5 FOR DOOR AND WINDOW SCHEDULES
SEE SHEET A-6 & A-7 FOR ARCHITECTURAL DETAILS

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NEW 2 STORY DUPLEX RESIDENCE

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4110 N 31st TERRACE
HOLLYWOOD, FL 33021

CLIENT:

ELI ZENO

DESIGNED BY:

PHILIP D. AGUIRRE

DRAWN BY:

I.N.

SCALE:

AS NOTED

CHKD BY:

P.D.A.

ISSUE DATE:

12-03-24

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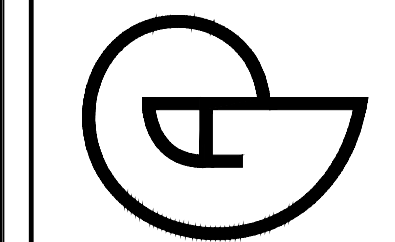
A-1

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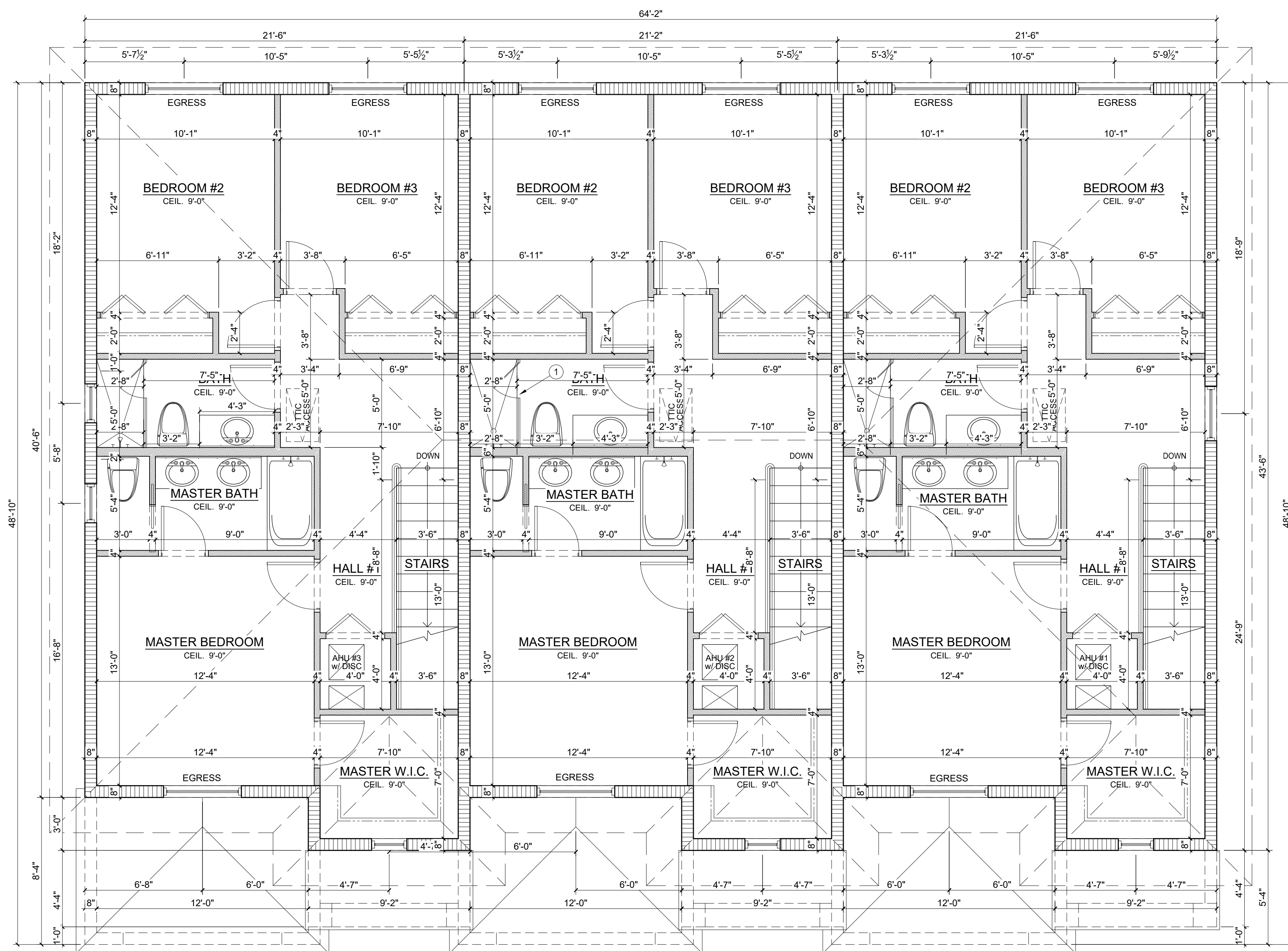
CHKD BY: P.D.A.	ISSUE DATE: 12-03-24
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2/13/2024

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SHEET
A-2

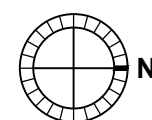



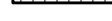


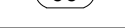
SECOND FLOOR PLAN UNIT 3

SECOND FLOOR PLAN UNIT 2

SECOND FLOOR PLAN UNIT 1

SECOND FLOOR PLAN UNITS 1, 2 & 3



LEGEND	
	C.M.U. WALL
	NON BEARING INTERIOR PARTITION WALL
	DOOR MARK
	WINDOW MARK
	KEYNOTE MARK

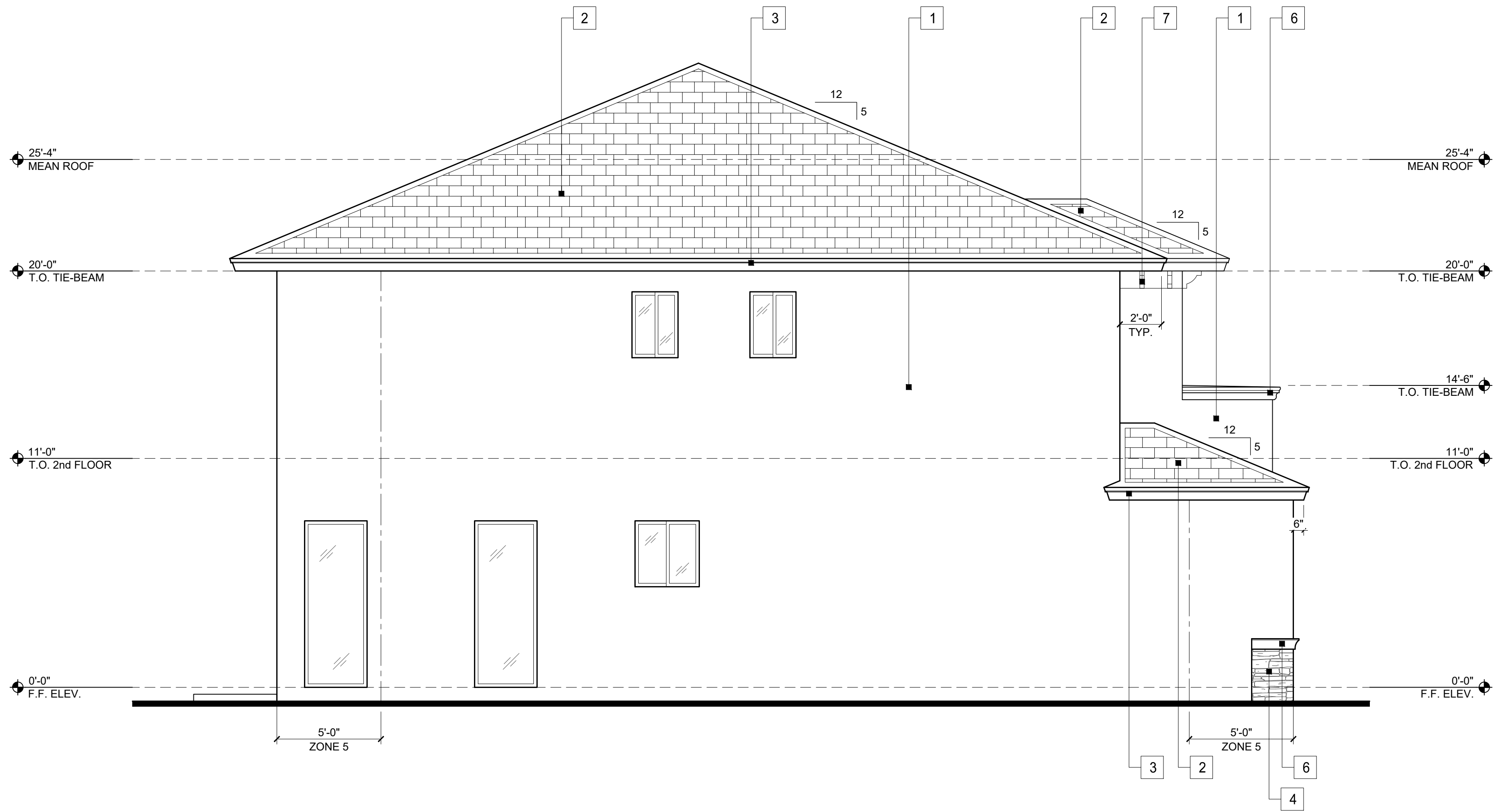
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⑤	CABINETRY (BY OTHERS)
⑥	60 SQ.IN. GARAGE VENT. BLOCK
⑦	GENERAL CONTRACTOR TO PROVIDE AND INSTALL HURRICANE SUPPORT ROD TO ALL GARAGE DOORS

ARCHITECTURAL NOTES

<p>1.</p> <p>2.</p> <p>3.</p> <p>4.</p> <p>5.</p> <p>6.</p> <p>7.</p> <p>8.</p> <p>9.</p> <p>10.</p> <p>11.</p> <p>12.</p>	<p>WINDOWS AND DOORS SHALL BE IMPACT RESISTANT.</p> <p>NUMBERS OF ADDRESS SHALL BE PLACED VISIBLE AND LEGIBLE FROM THE STREET FRONTING PROPERTY AND SHALL BE 3" MIN. IN HEIGHT.</p> <p>ALL GRESS WINDOWS WILL HAVE CLEAR OPENING MIN. OF 20" WIDE x 24" HIGH w/5.7 SQ.FT. MIN. AREA.</p> <p>ALL GRESS WINDOWS SHALL HAVE OPERATING MECHANISM NO HIGHER THAN 54" ABOVE FINISH FLOOR AND OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44 INCHES (118 MM) ABOVE FINISH FLOOR.</p> <p>BATHROOM FLOOR AND BASE BOARD TO BE OF IMPERVIOUS MATERIAL.</p> <p>TUB AND SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH CORROSION RESISTANT AND NONABSORBENT WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 70 INCHES (1778 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.</p> <p>PROVIDE 2 x 4 WOOD BLOCKING BETWEEN THE STUDS IN AREAS TO HAVE EQUIPMENT LIKE GRAB RAILS, BASE, VANITY AND/OR WALL CABINETS FOR MOUNTING THESE ITEMS.</p> <p>ALL GLASS DOORS AND ENCLOSURES OF SHOWERS AND OR BATH TUBS SHALL BE CATEGORY II SAFETY GLASS.</p> <p>ALL ATTIC OPENINGS SHALL BE FRAMED WITH 1" x 2" WOOD FRAMING.</p> <p>1" RAIN CUT AT GARAGE DOOR.</p> <p>ALL CEILING HEIGHT ARE REFERENCED TO FIN. FL. EL = 0'-0"</p> <p>INTERIOR WALLS SHALL BE FINISHED ROUNDED CORNER USING ROUNDED CORNER BEADS.</p>
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SEE SHEET A-3 & A-4 FOR EXTERIOR ELEVATIONS
SEE SHEET A-5 FOR DOOR AND WINDOW SCHEDULES
SEE SHEET A-6 & A-7 FOR ARCHITECTURAL DETAILS



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTE LEGEND

- 1 LIGHT ROUGH STUCCO FINISH. TYP. IN ALL EXTERIOR WALLS (UNLESS OTHERWISE NOTED)
- 2 "S" TYPE CEMENT TILE ROOF (TYP. IN ALL HOUSE ROOF)
- 3 PAINT GRADE FASCIA. SEE WALL SECTION FOR DET.
- 4 DECORATIVE STONE FINISH
- 5 DECORATIVE RAISED STUCCO BAND
- 6 DECORATIVE STYROFOAM MOLDING
- 7 DECORATIVE STYROFOAM CORBEL
- 8 DECORATIVE MEDALLION (PINEAPPLE GROVE DESIGNS)

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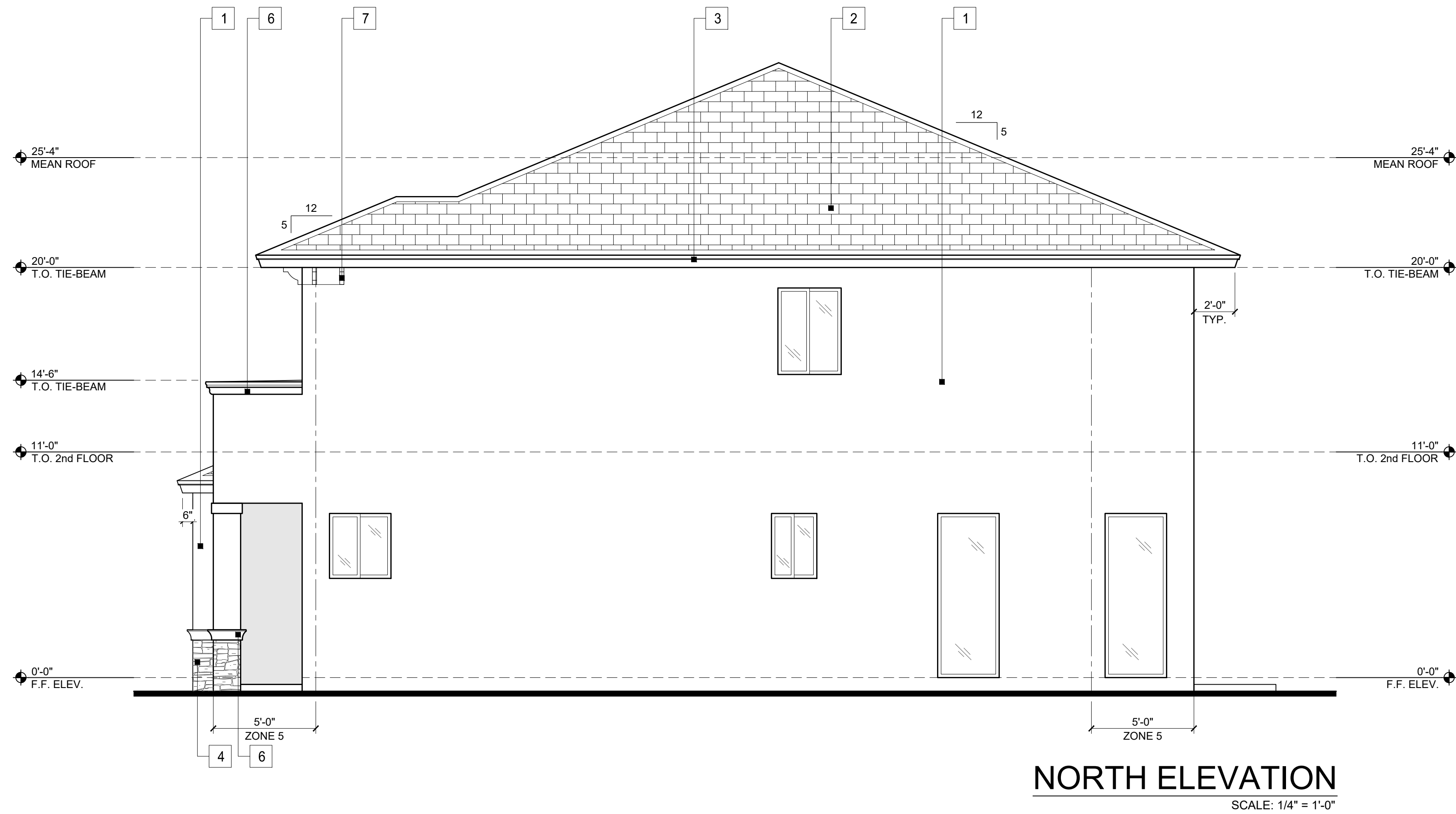
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SHEET
A-3



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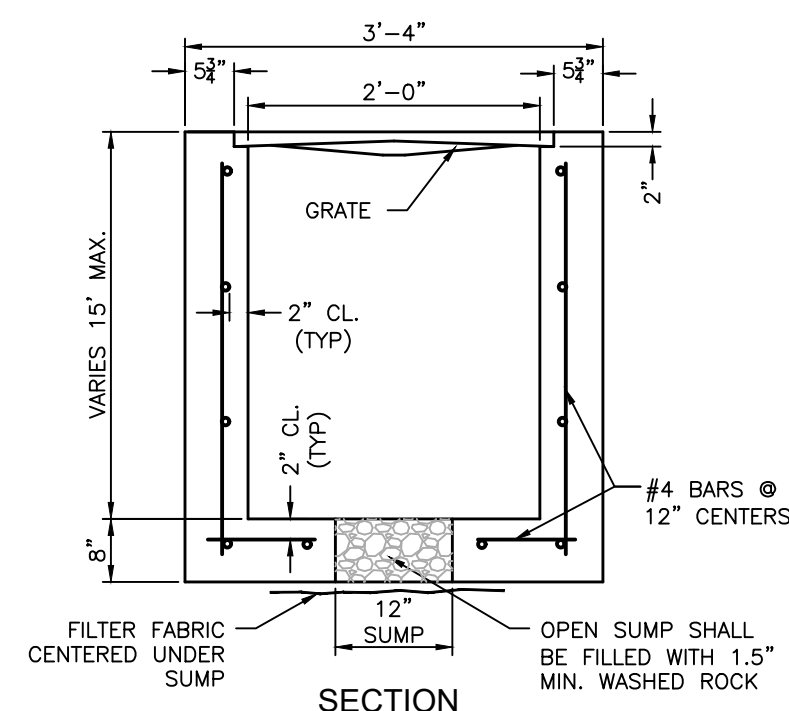
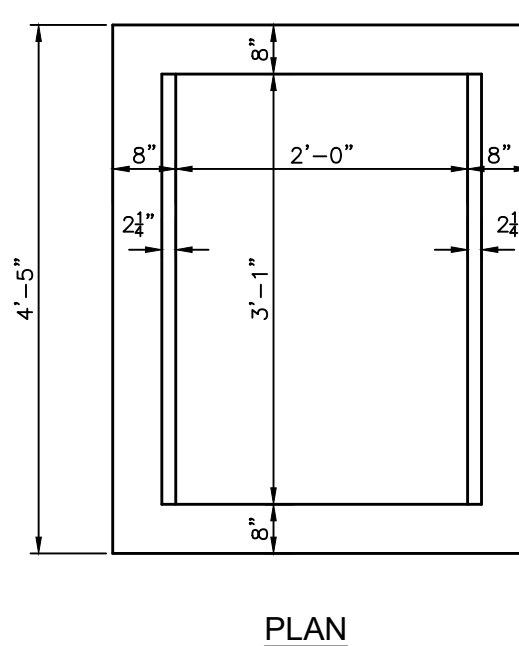
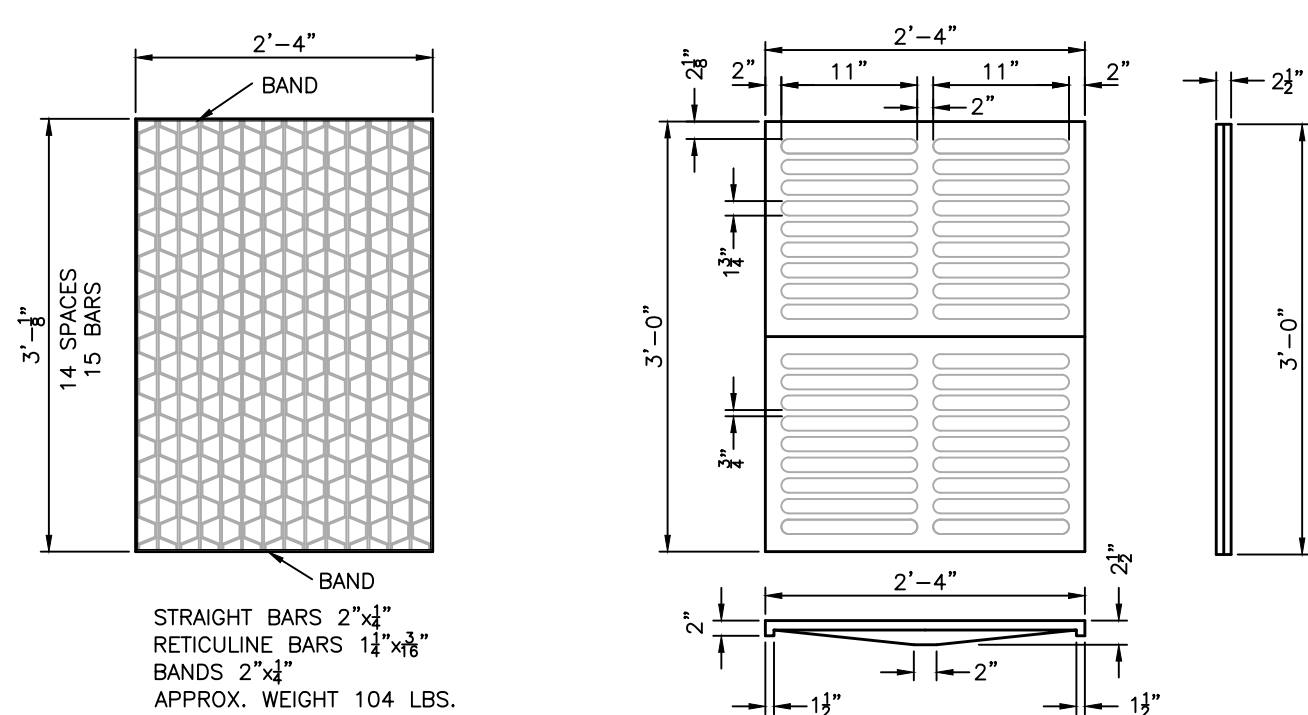
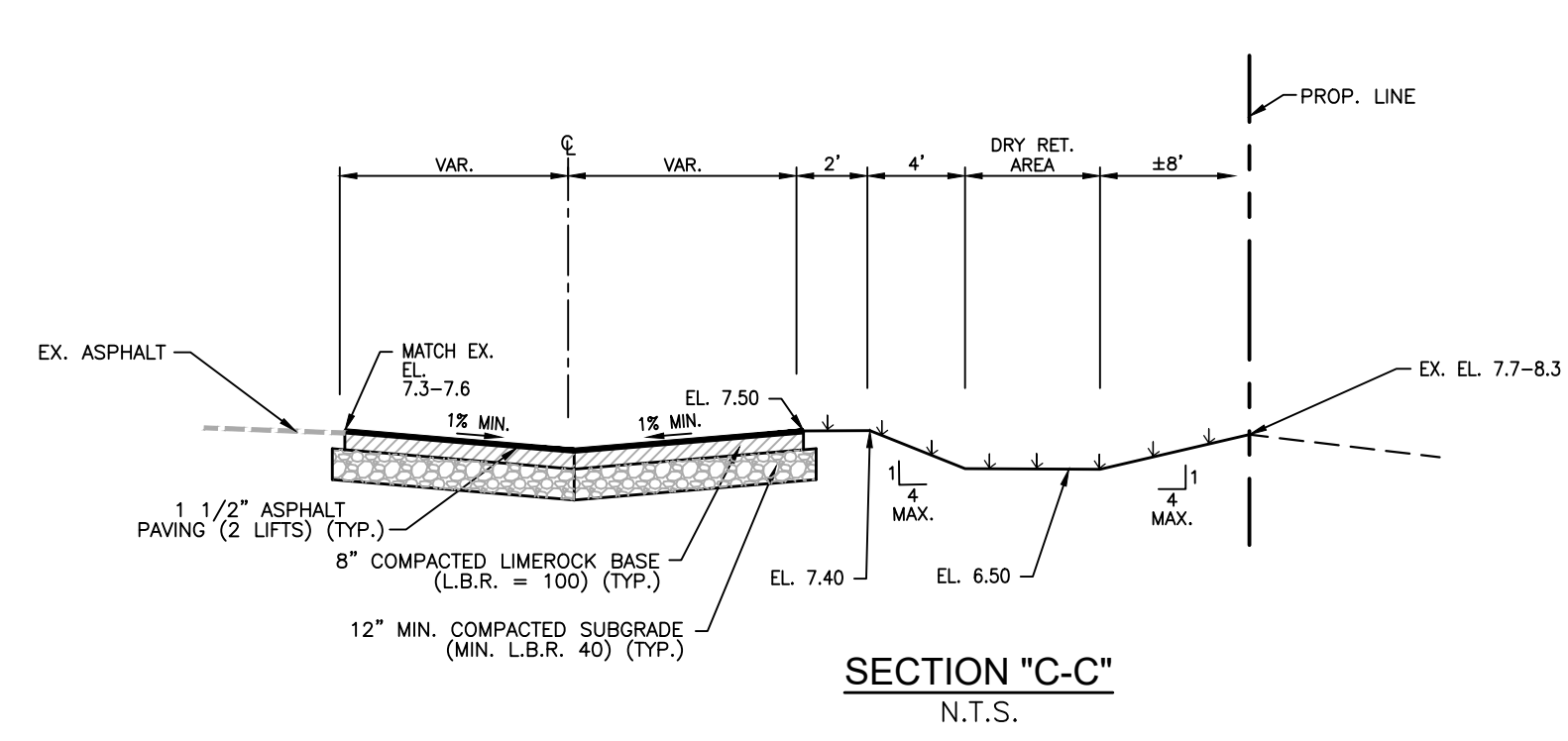
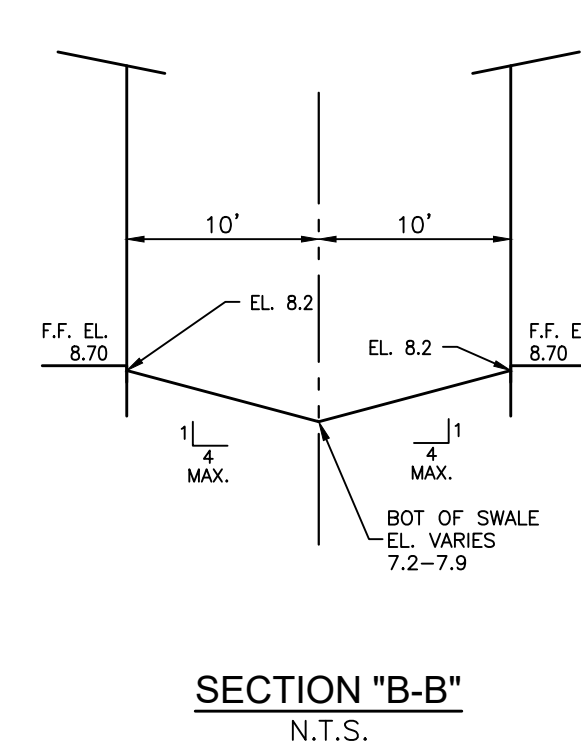
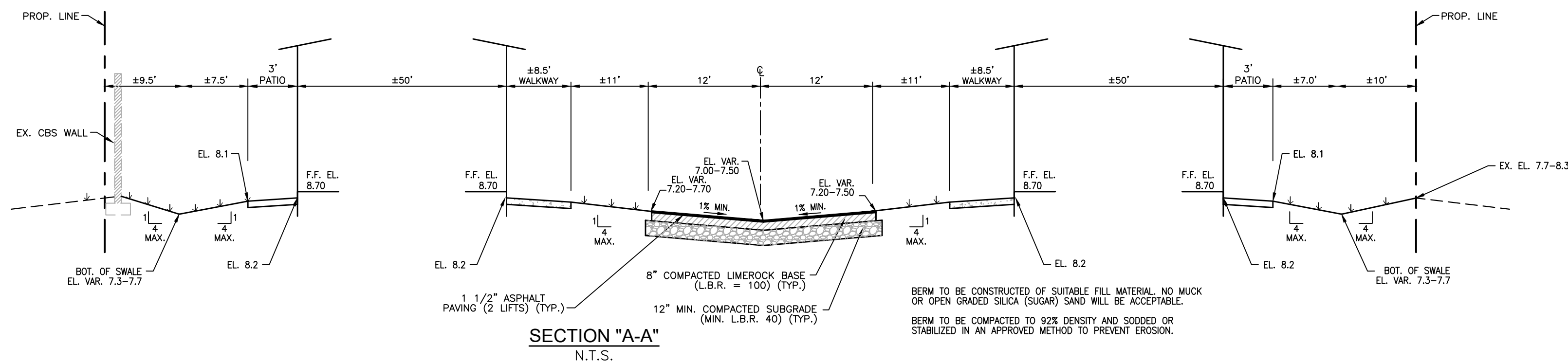
PROJ No.
2017-77

SHEET
A-4

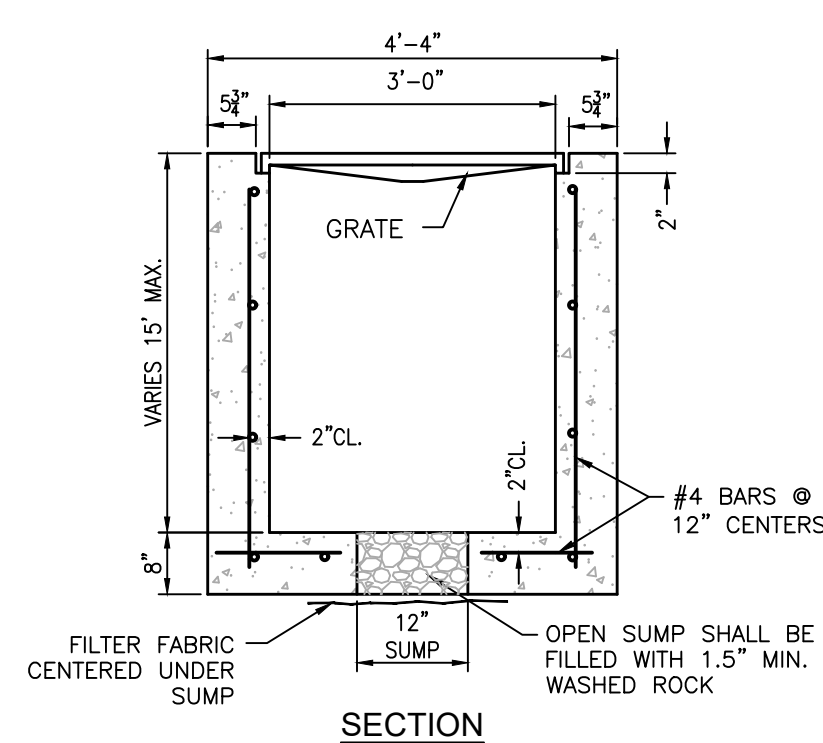
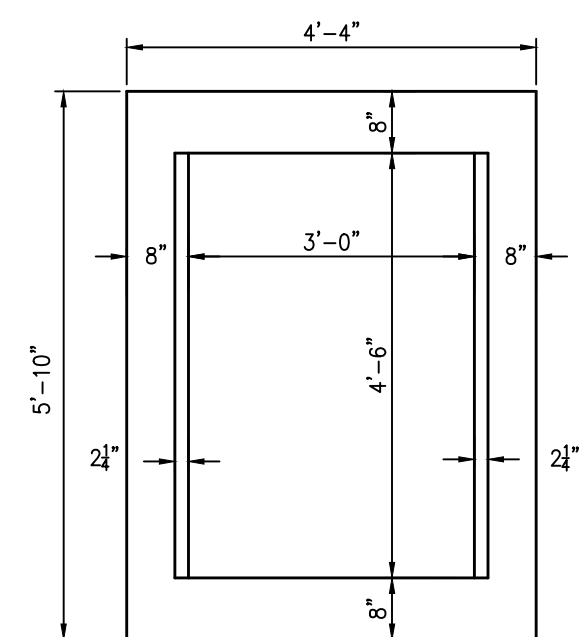








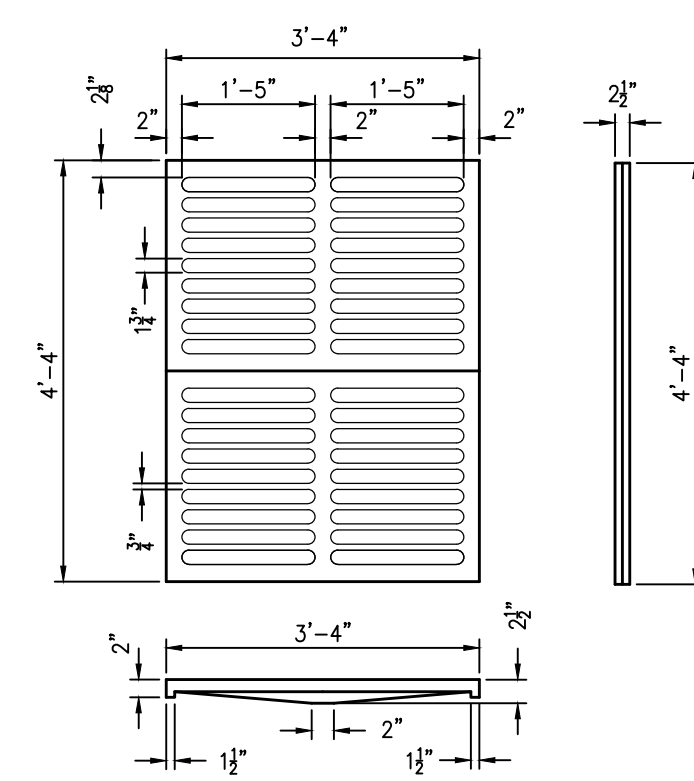
TYPE 'C' INLET
N.T.S.



UMP

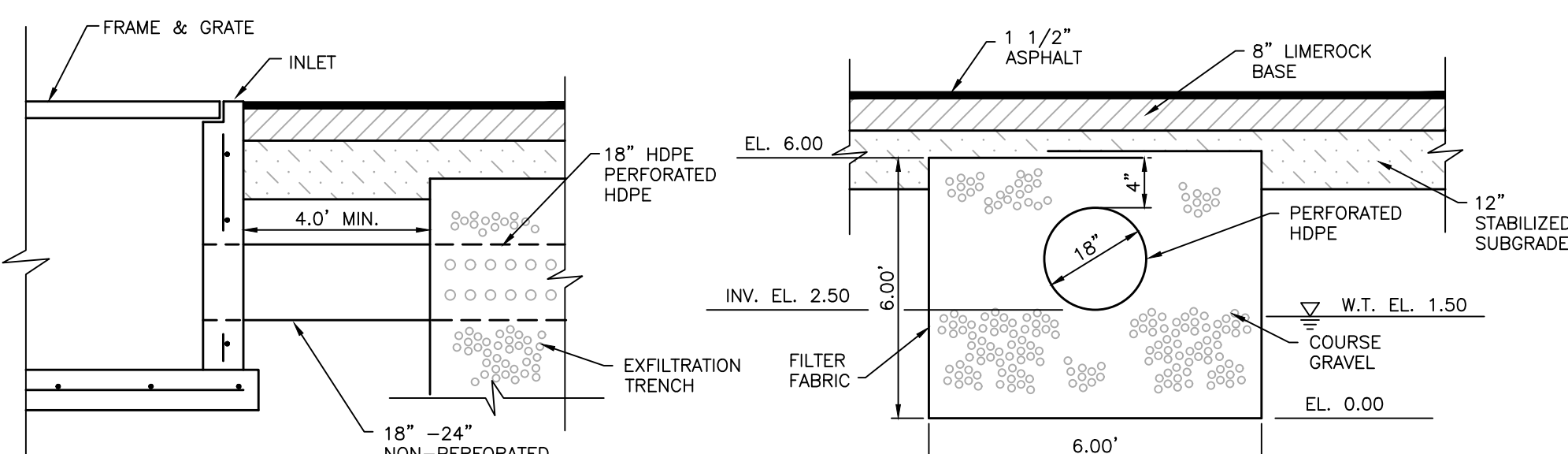
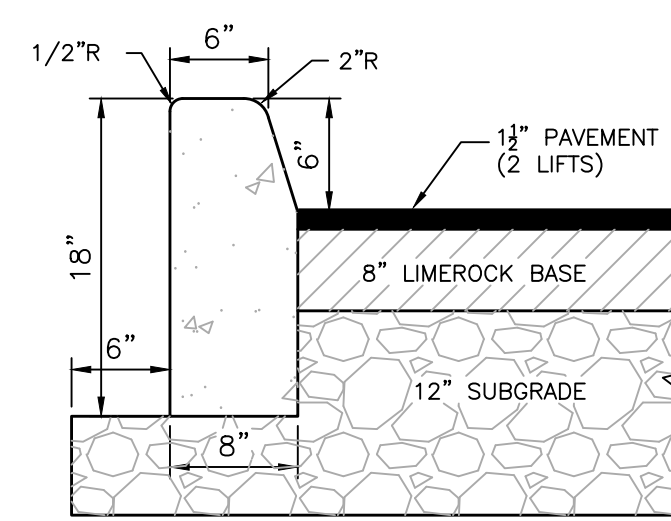
SECTION

STRUCTURES SHALL HAVE A MIN. 18"
SUMP FROM BOTTOM OF STRUCTURE
TO LOWEST PIPE INVERT.



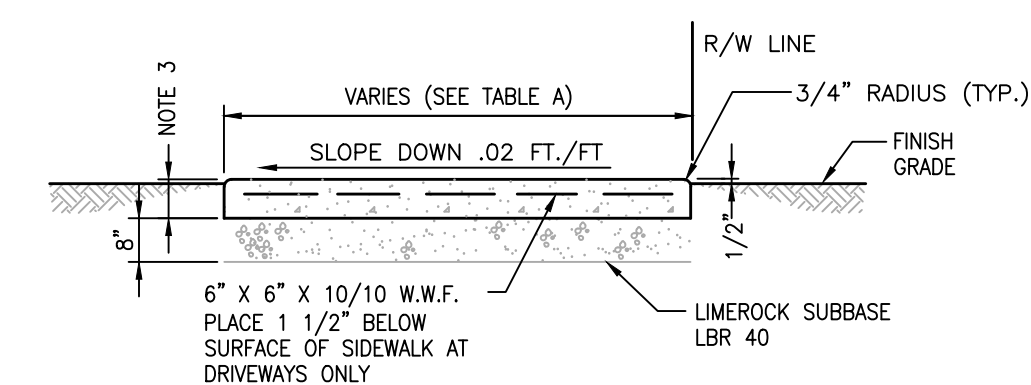
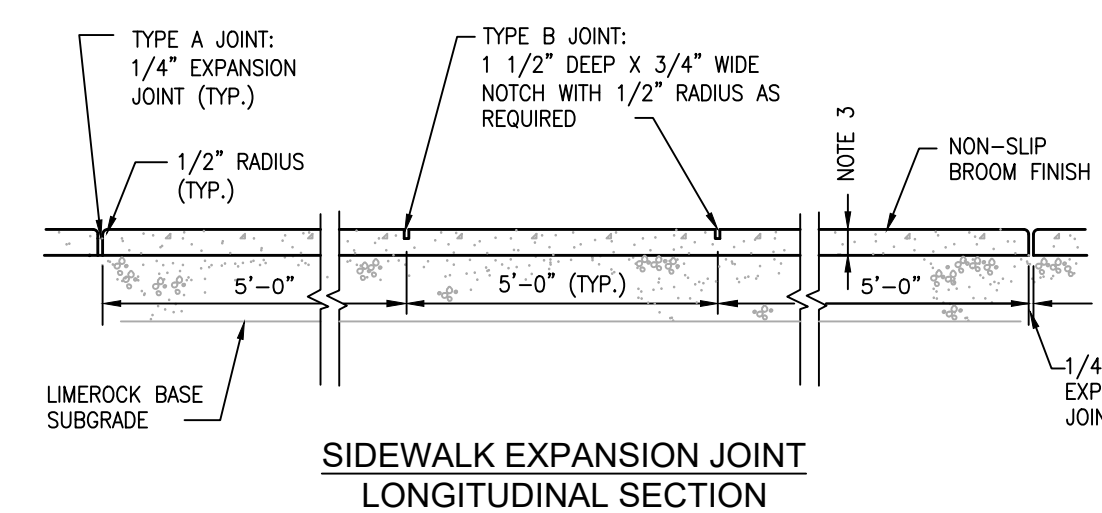
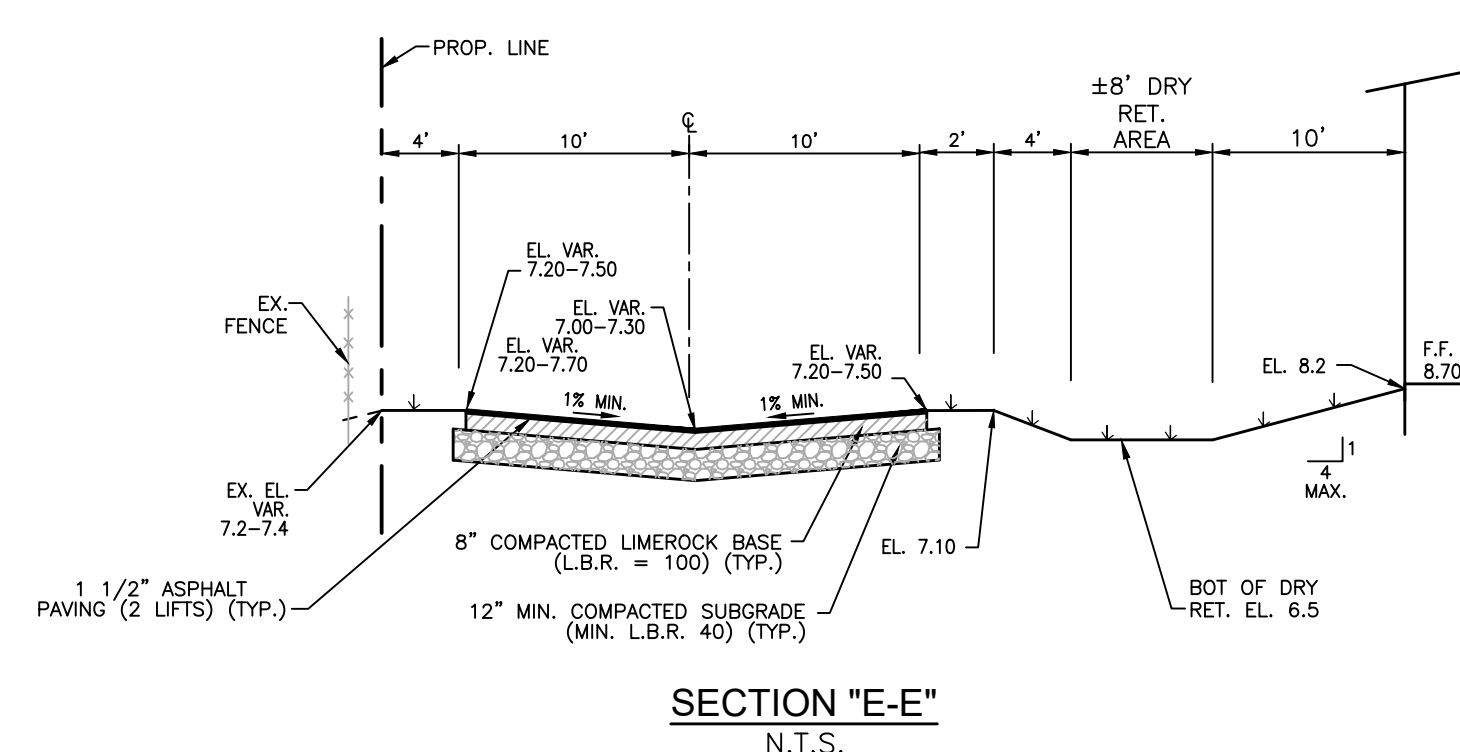
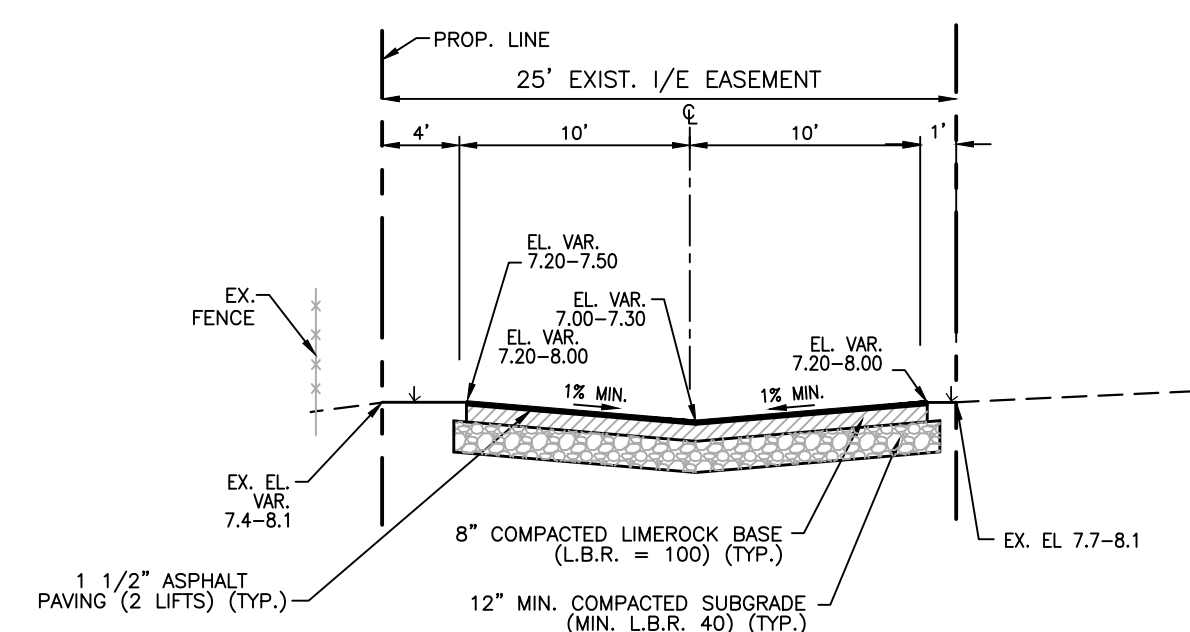
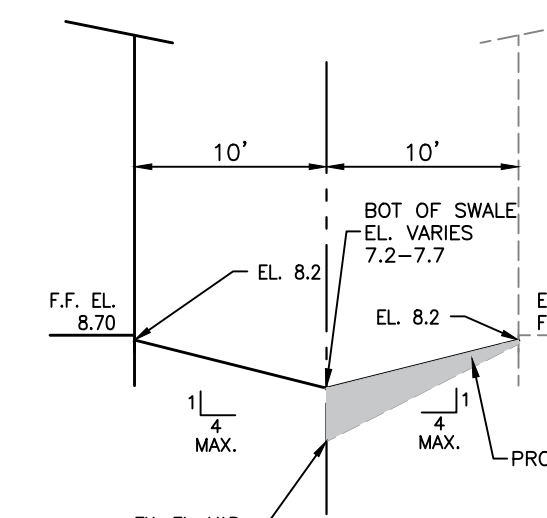
CAST IRON GRATE
Approx. Weight 465 Lbs.

TYPE "E" CATCH BASIN
N.T.S.



- NOTES:
1. PIPES SHALL TERMINATE 2' FROM END OF TRENCH (CAP ENDS OF PIPE) OR CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
 2. SIDES AND TOP OF TRENCH ONLY TO BE LINED WITH FILTER FABRIC. OVERLAP LINER A MINIMUM OF 2' AT THE TOP OF THE TRENCH.
 3. BALLAST ROCK SHALL BE FROM FRESH WATER WASHED AND FREE OF DELETERIOUS MATTER.
 4. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO STRUCTURE. (SEE POLLUTION RETARDANT BAFFLE DETAILS.)
 5. GASKETS SHALL BE USED WITH RCP IN EXFILTRATION TRENCH.

EXFILTRATION TRENCH DETAIL
N.T.S.



WIDTH	ROADWAY APPLICATION
4'	LOCAL STREET ACCESSES
5'	TWO-LANE COLLECTOR
5'	FOUR-LANE COLLECTOR
6'	ARTERIAL ROADWAYS

SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. P.T. OF CURVES
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS

- | | | | | | | | |
|--|--|------------------------|-------------------------------------|---|--|--|--|
| NOTES | | 5' FOUR-LANE COLLECTOR | | TWO-FOET BEYOND DRIVE, ON BOTH SIDES. | | | |
| 1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP. | | 6' ARTERIAL ROADWAYS | | 4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT. | | | |
| 2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL. | | SIDEWALK JOINTS | | 5. CONSTRUCT EXPANSION JOINTS AT SPACINGS SHOWN ABOVE POINT OF CURVATURE, AT ADJOINING STRUCTURES, AT THE OF DAYS WORK; AND WHERE NEW SIDEWALK MEETS EXISTING SIDEWALK. | | | |
| 3. NEOPRENE GASKET (3/8" x 2") SHALL BE INSTALLED AT ALL BAFFLES ON THE SIDES AND AT THE TOP. | | TYPE | LOCATION | 6. ALL SIDEWALKS TO HAVE NON-SLIP BROOM FINISH. | | | |
| 4. POLLUTION RETARDANT BAFFLE TO BE ATTACHED TO STRUCTURE W/ 3/8"x4" STAINLESS STEEL "RED HEADS". | | "A" | P.C. P.T. OF CURVES | | | | |
| 5. MINIMUM INVERT ELEVATION ON POLLUTION RETARDANT BAFFLE TO BE 2' BELOW CONTROL ELEVATION. | | "B" | 5'-0" CENTER TO CENTER ON SIDEWALKS | | | | |
| 6. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE DETAIL BELOW). | | | | | | | |
| 7. FIBERGLASS BAFFLES ARE NOT PERMITTED. | | | | | | | |

ENGINEER'S SEAL
NOT VALID WITHOUT
ORIGINAL SIGNATURE



THE ELEVATIONS AS SHOWN HEREON ARE
BASED ON THE NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD 1988).

SHEET	TITLE
	ENGINEERING DETAILS

REVISIONS

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors
5230 S. University Drive – Suite 104
Davie, Florida 33328
Phone: (954) 680-6533

P.E. # 70946

ZE MANAGEMENT
4110 N 31ST TERRACE
 CITY OF HOLLYWOOD
 BROWARD COUNTY, FLORIDA

SCALE: N.T.S.

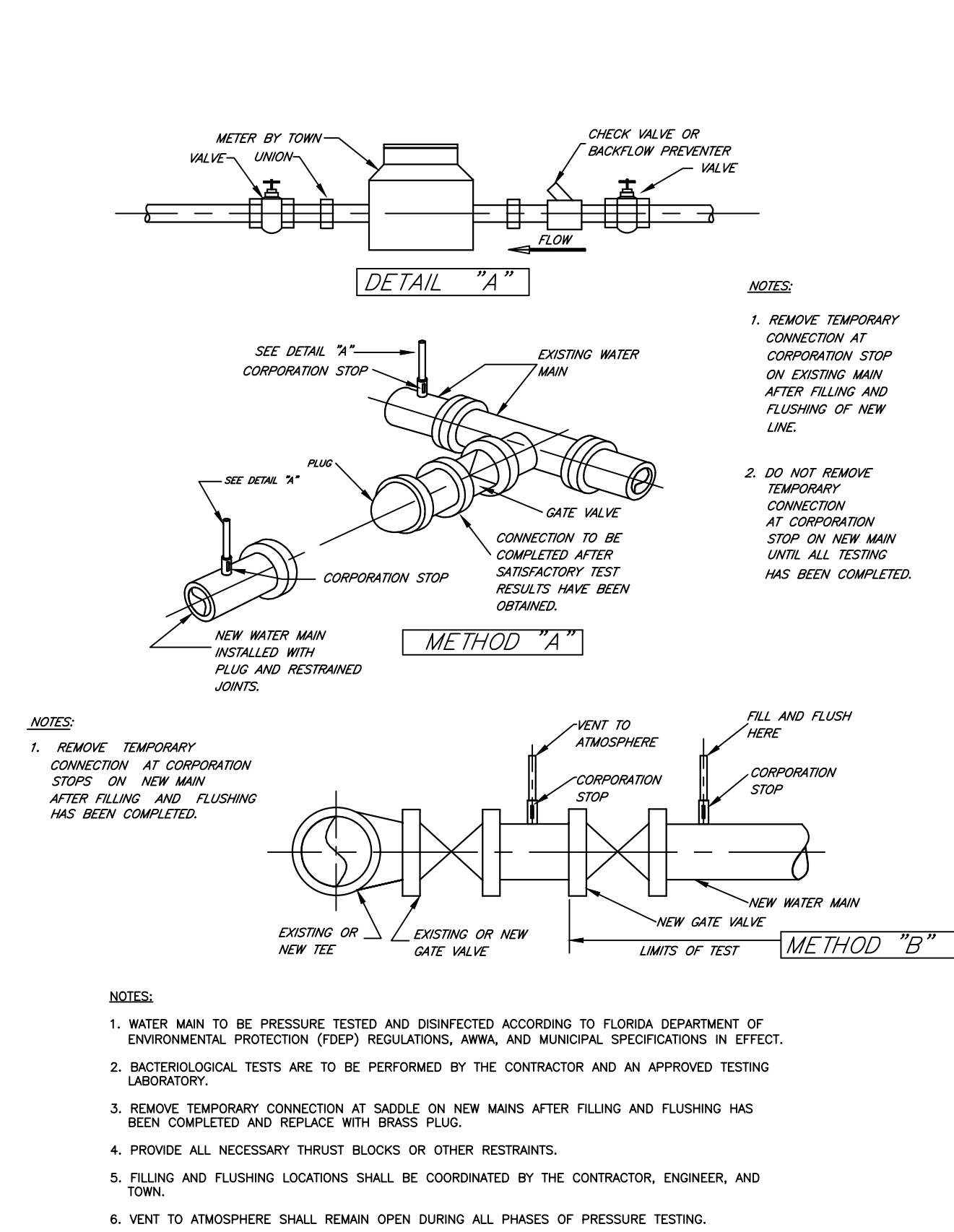
DATE: 05/17/23

DRAWN BY: JRW

SHEET No

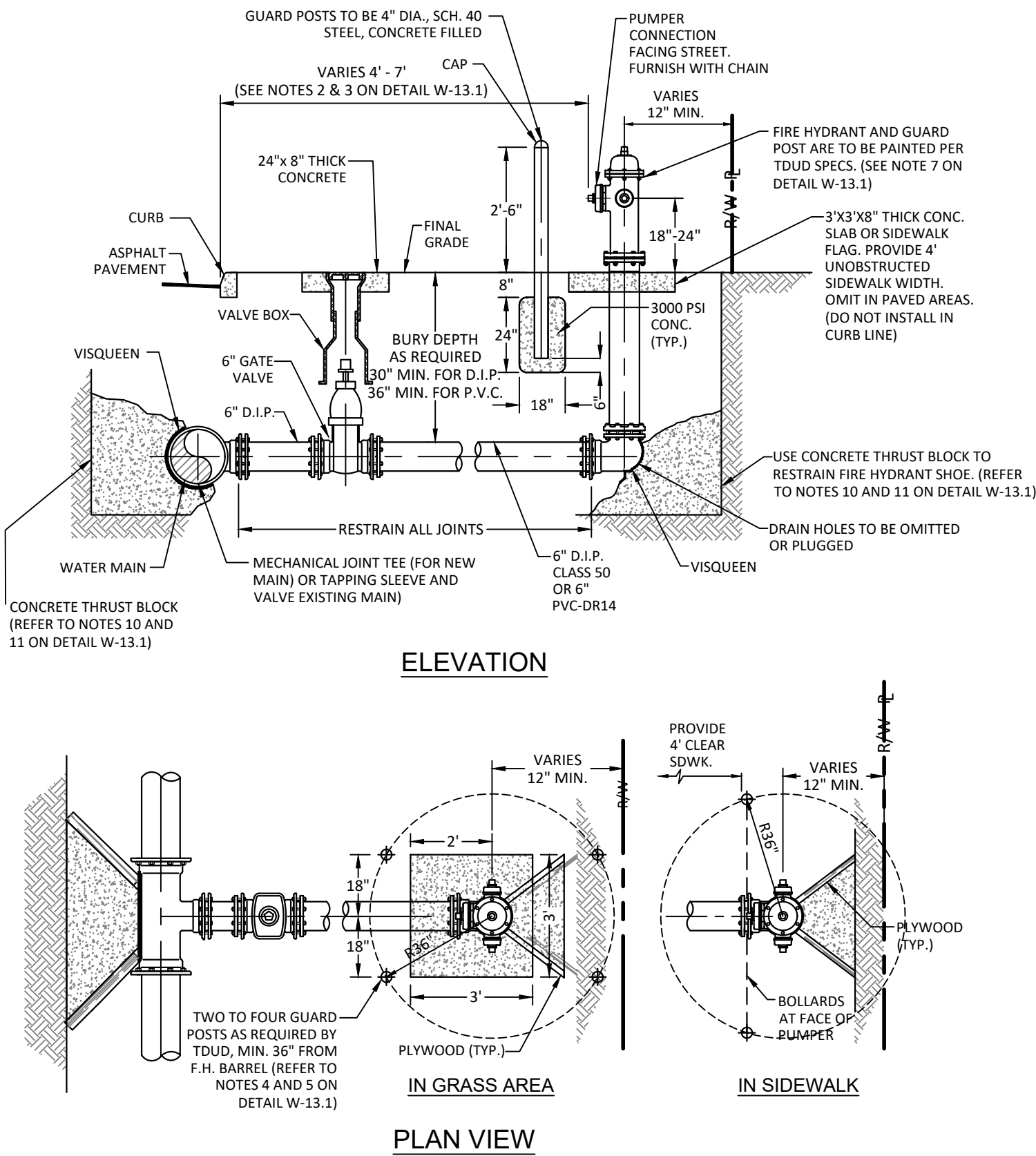
C-2

22085



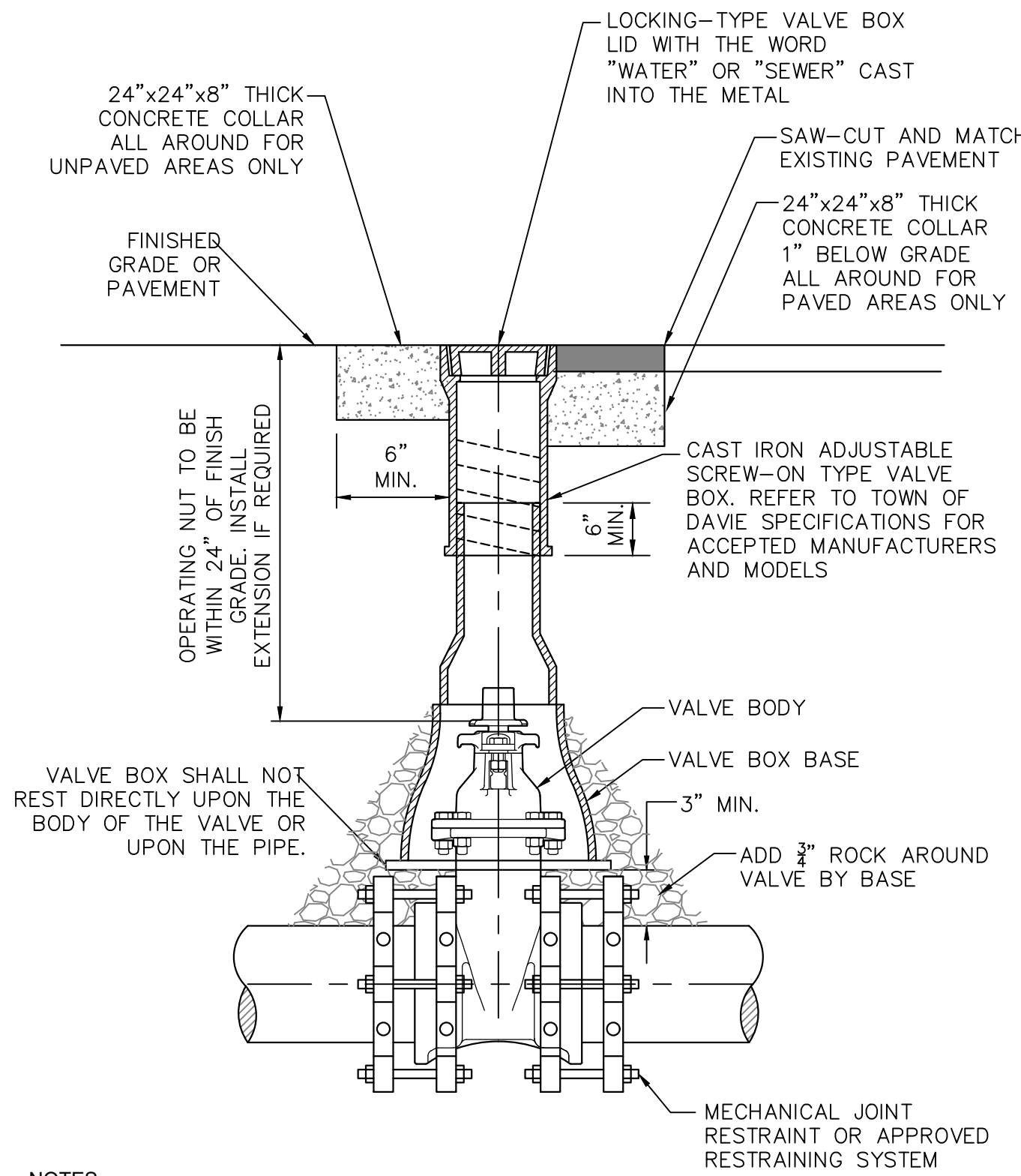
FILLING AND FLUSHING CONNECTION

SCALE: NONE



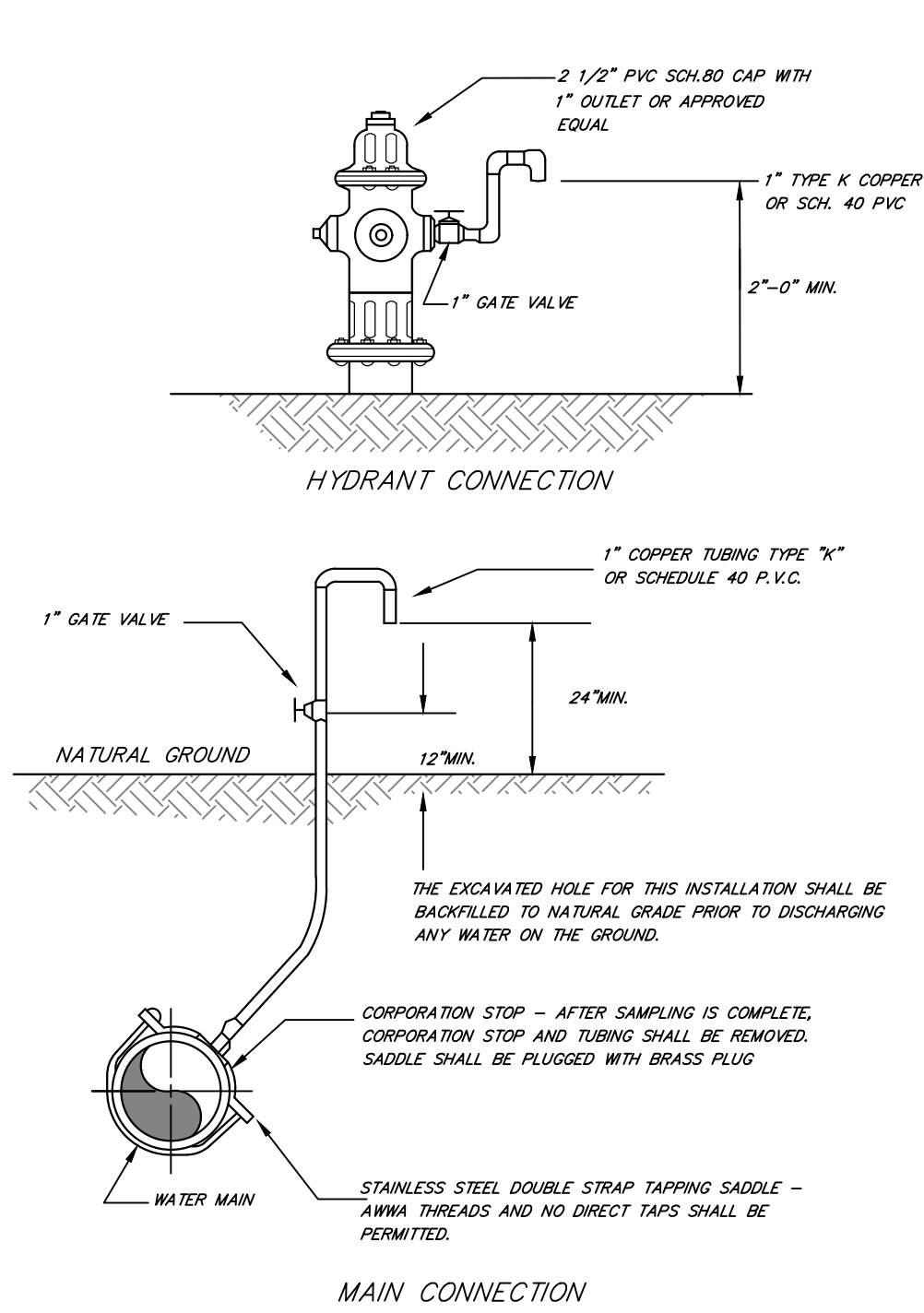
TYPICAL FIRE HYDRANT INSTALLATION

SCALE: N.T.S.



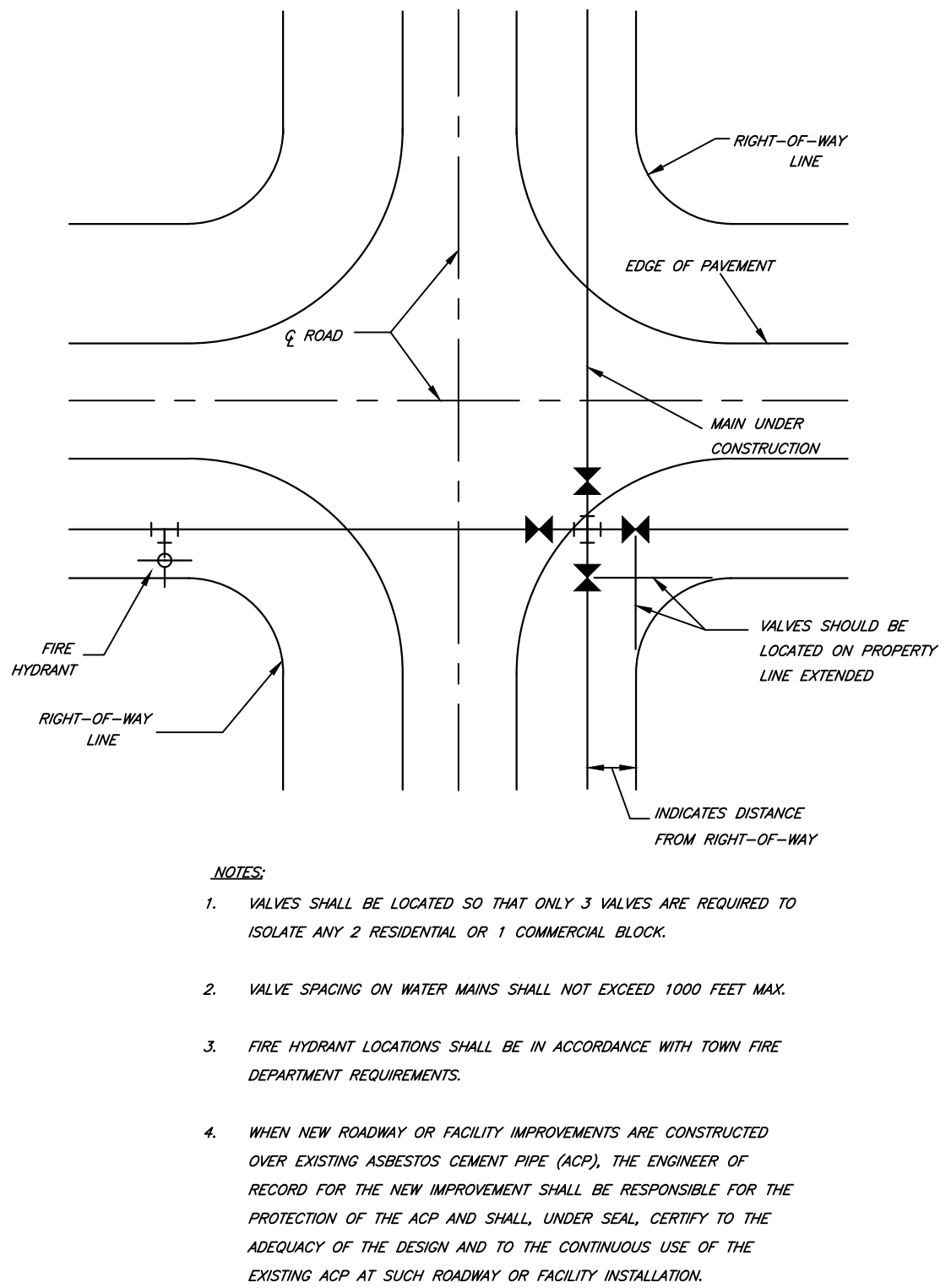
WATER VALVE BOX DETAIL

SCALE: NONE



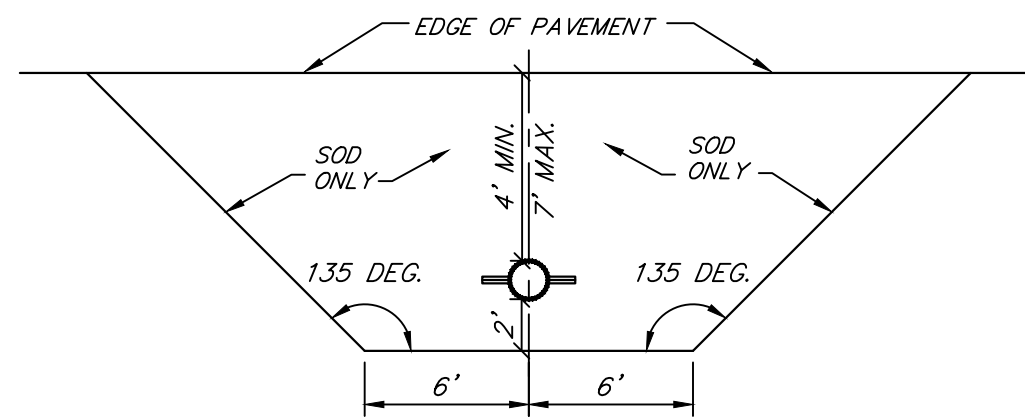
BACTERIOLOGICAL SAMPLING POINTS

SCALE: NONE



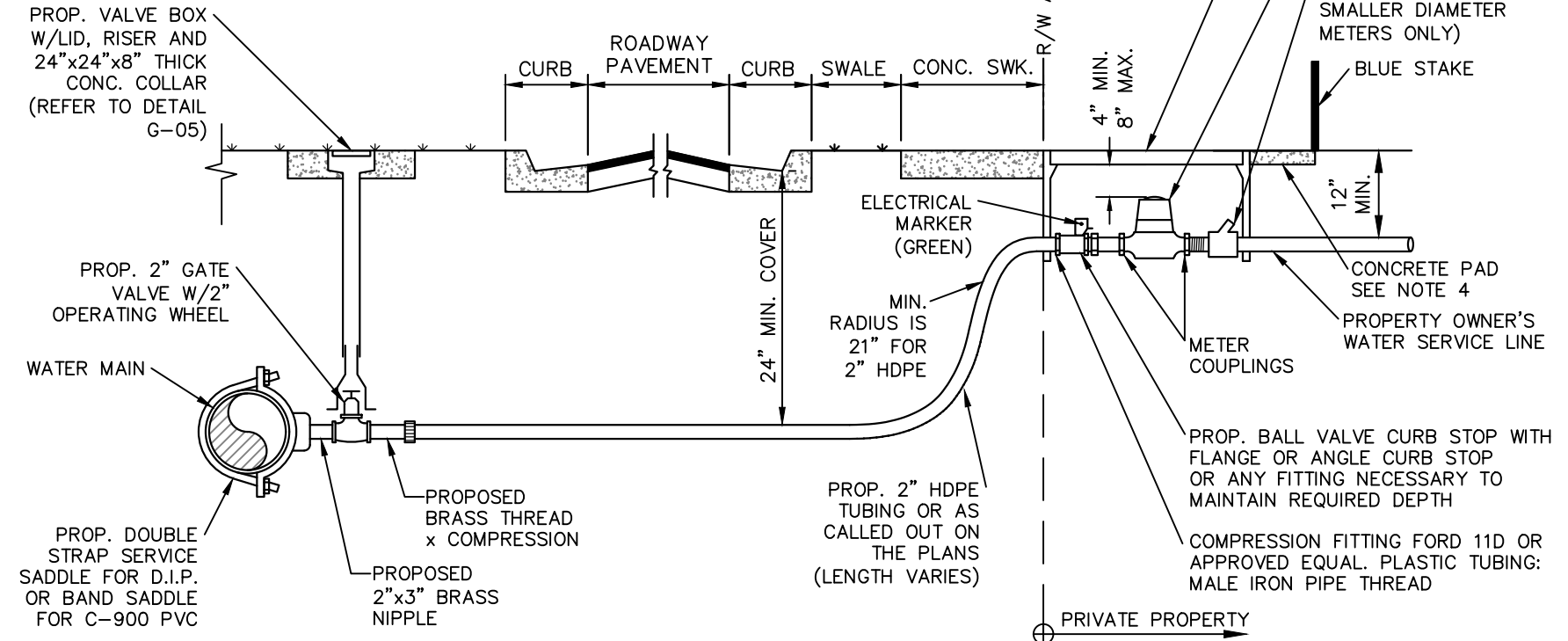
VALVE AND FIRE HYDRANT LOCATION

SCALE: NONE



FIRE HYDRANT CLEAR ZONE

SCALE: NONE



TYPICAL 2" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS

SCALE: NONE

ENGINEER'S SEAL
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Standard Details and Specifications

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Davie, Florida 33328

Phone: (954) 680-6533

P.E. #70946

ZE MANAGEMENT

4110 N 31ST TERRACE

CITY OF HOLLYWOOD

BROWARD COUNTY, FLORIDA

DATE: 05/17/23

DRAWN BY: JRW

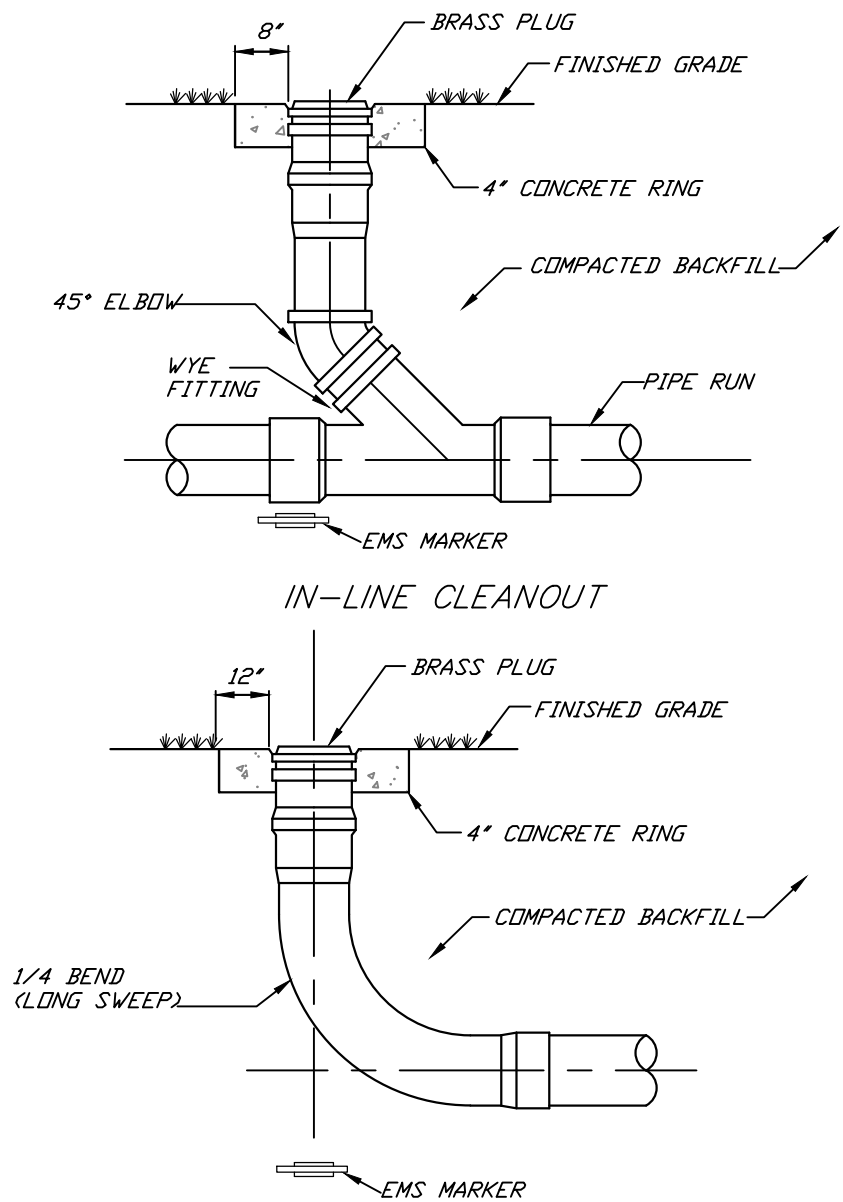
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SHEET No.

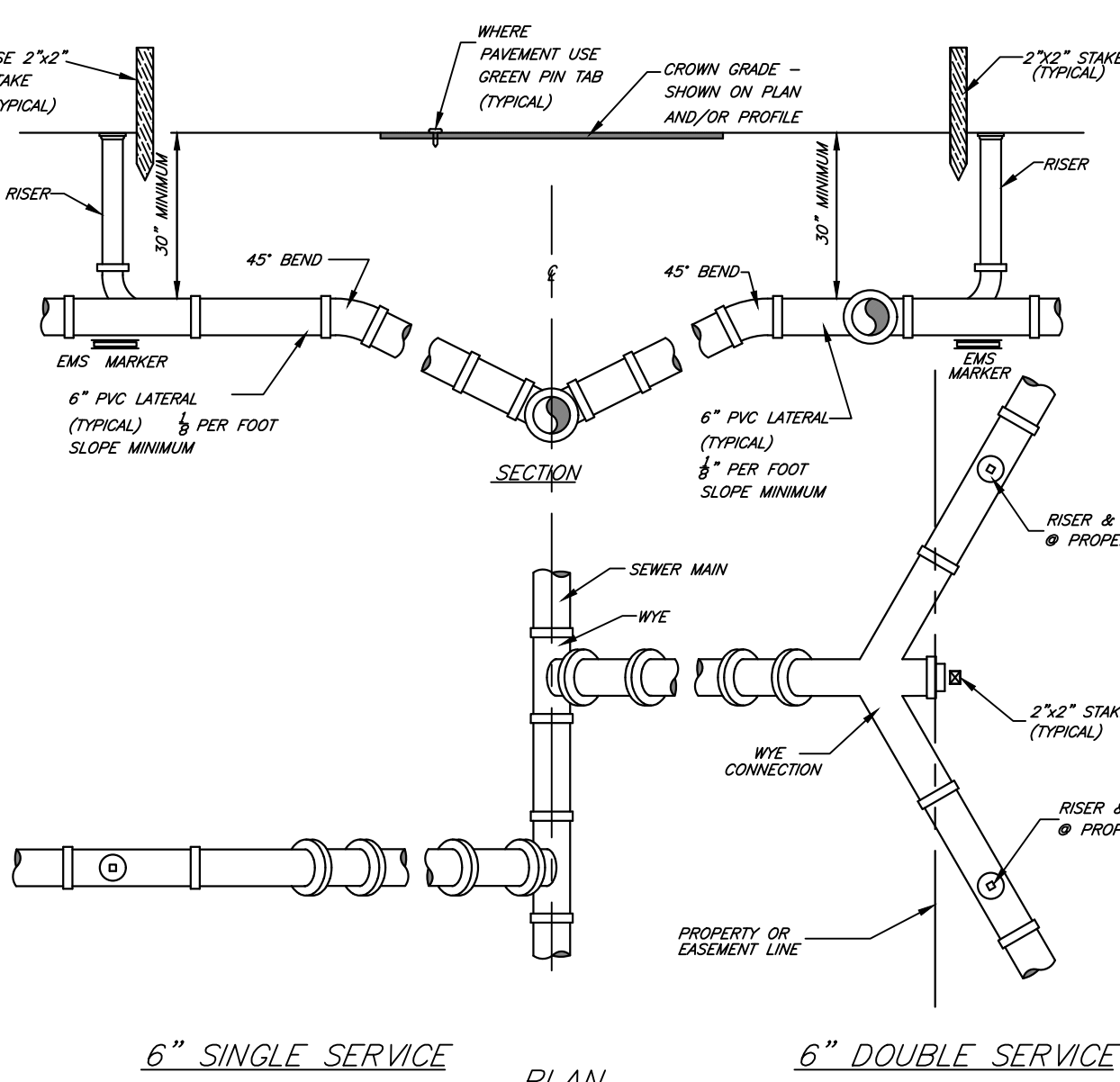
C-5

22085

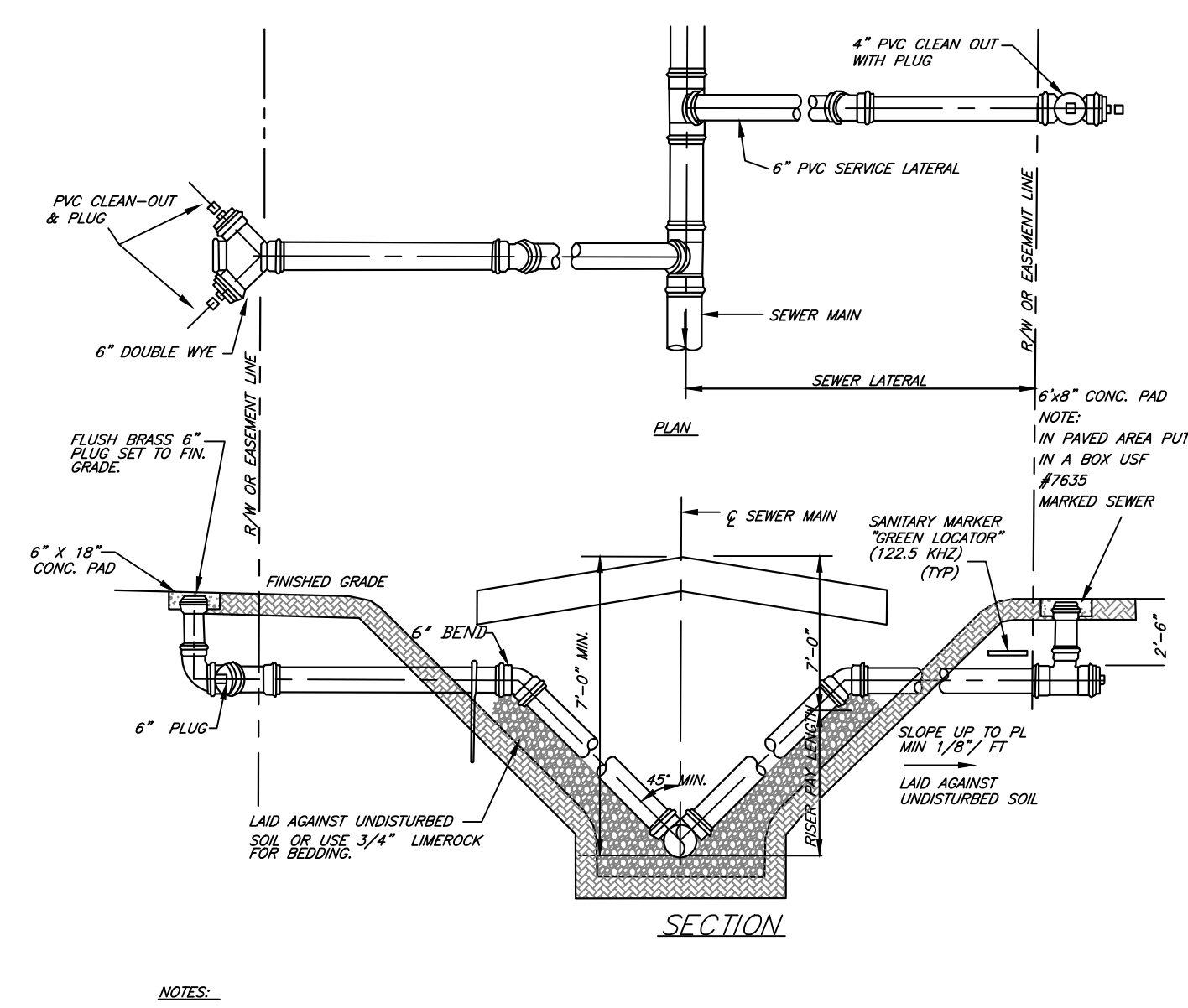
STANDARD WATER DETAILS



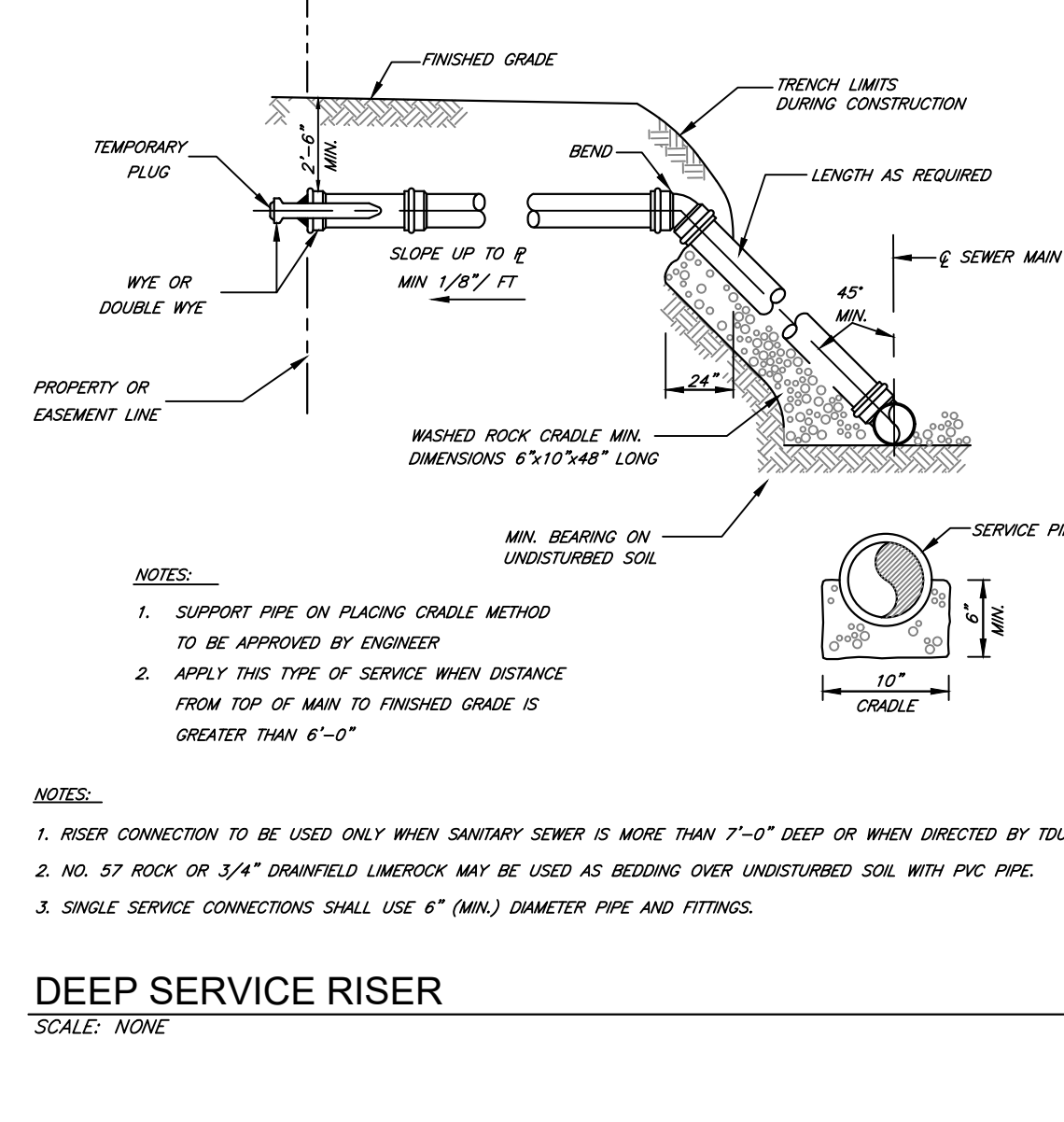
SANITARY CLEANOUT DETAIL
SCALE: NONE



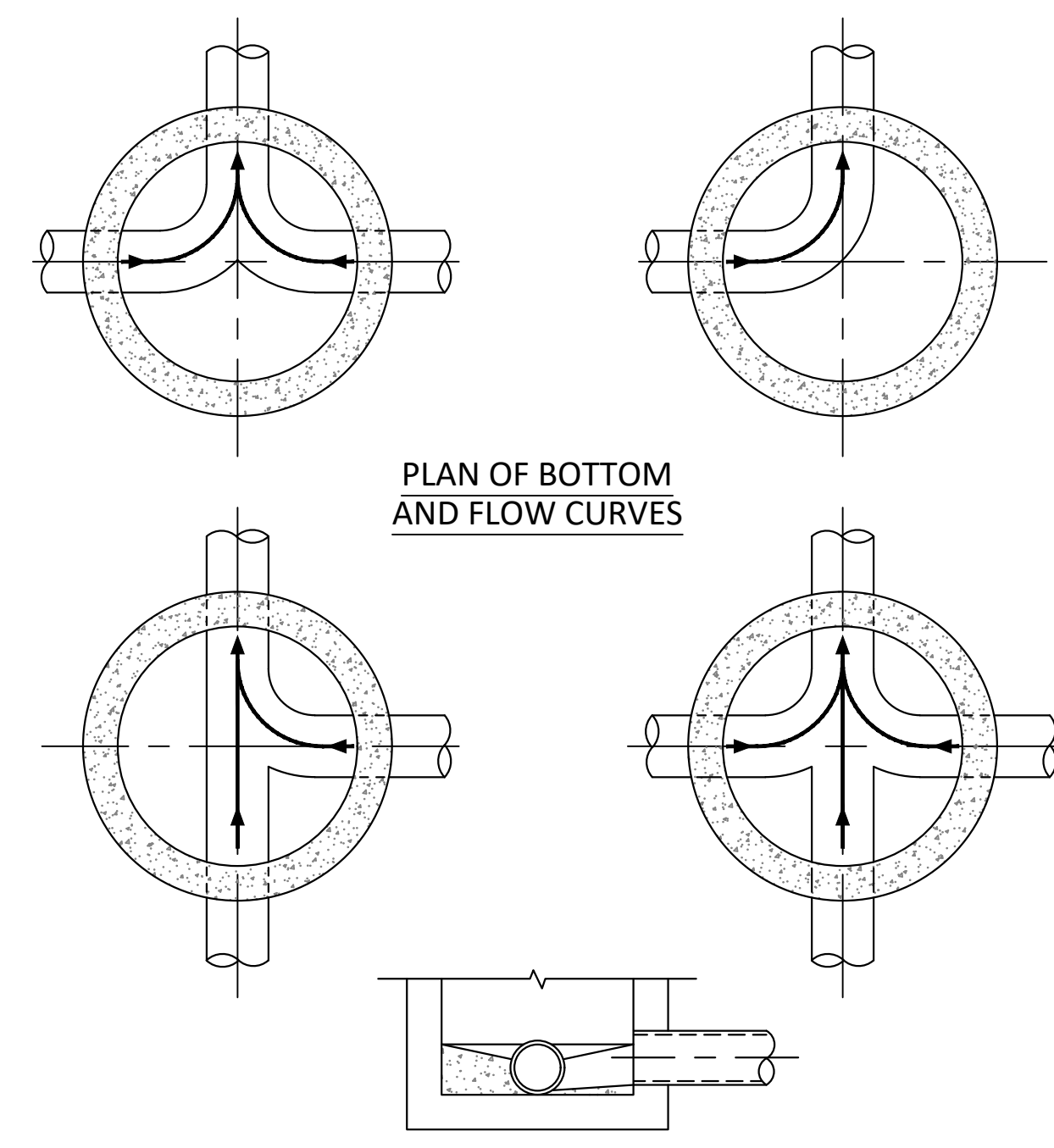
TYPICAL SERVICE CONNECTION
SCALE: NONE



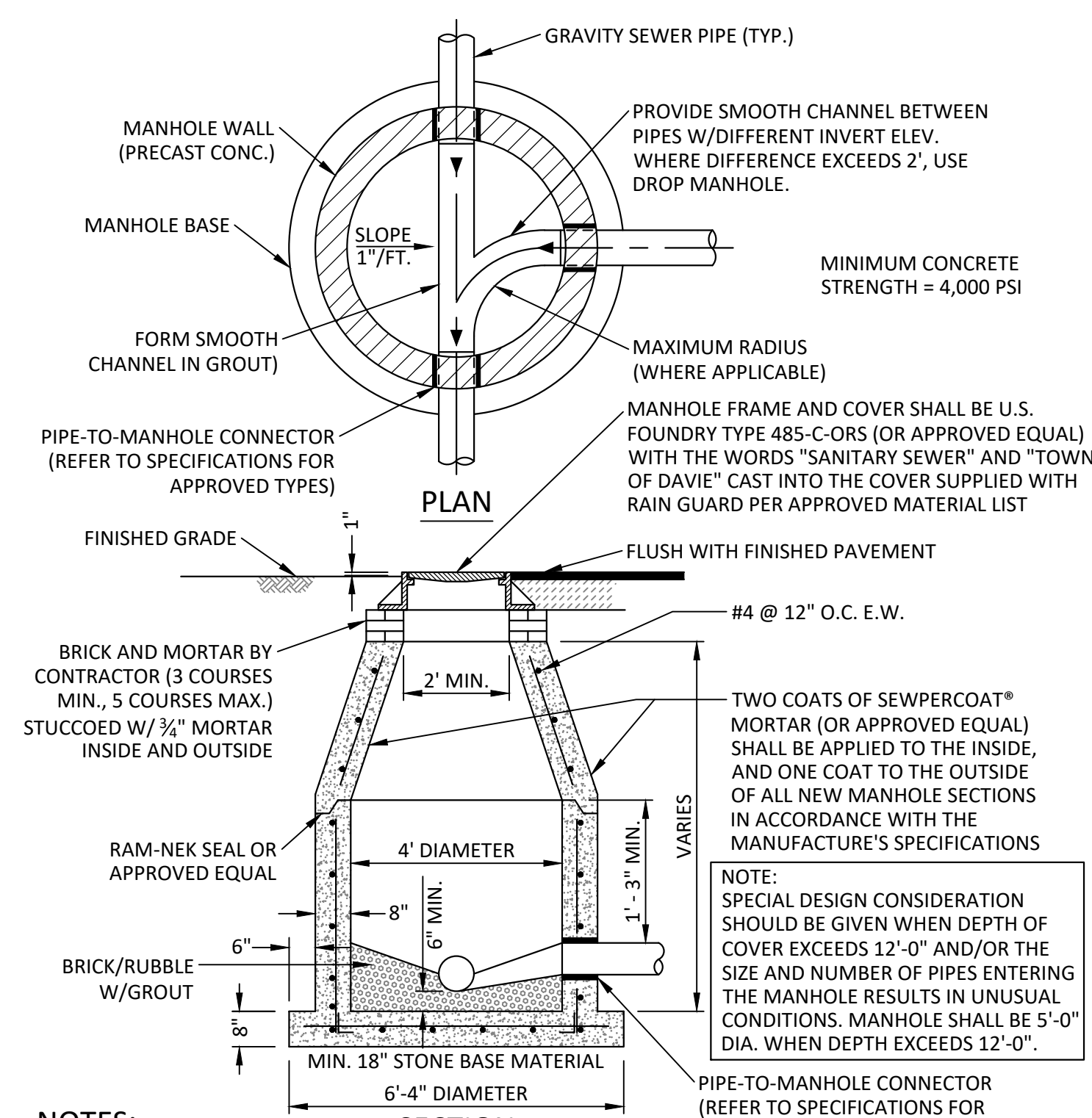
TYPICAL SERVICE CONNECTION
SCALE: NONE



DEEP SERVICE RISER
SCALE: NONE

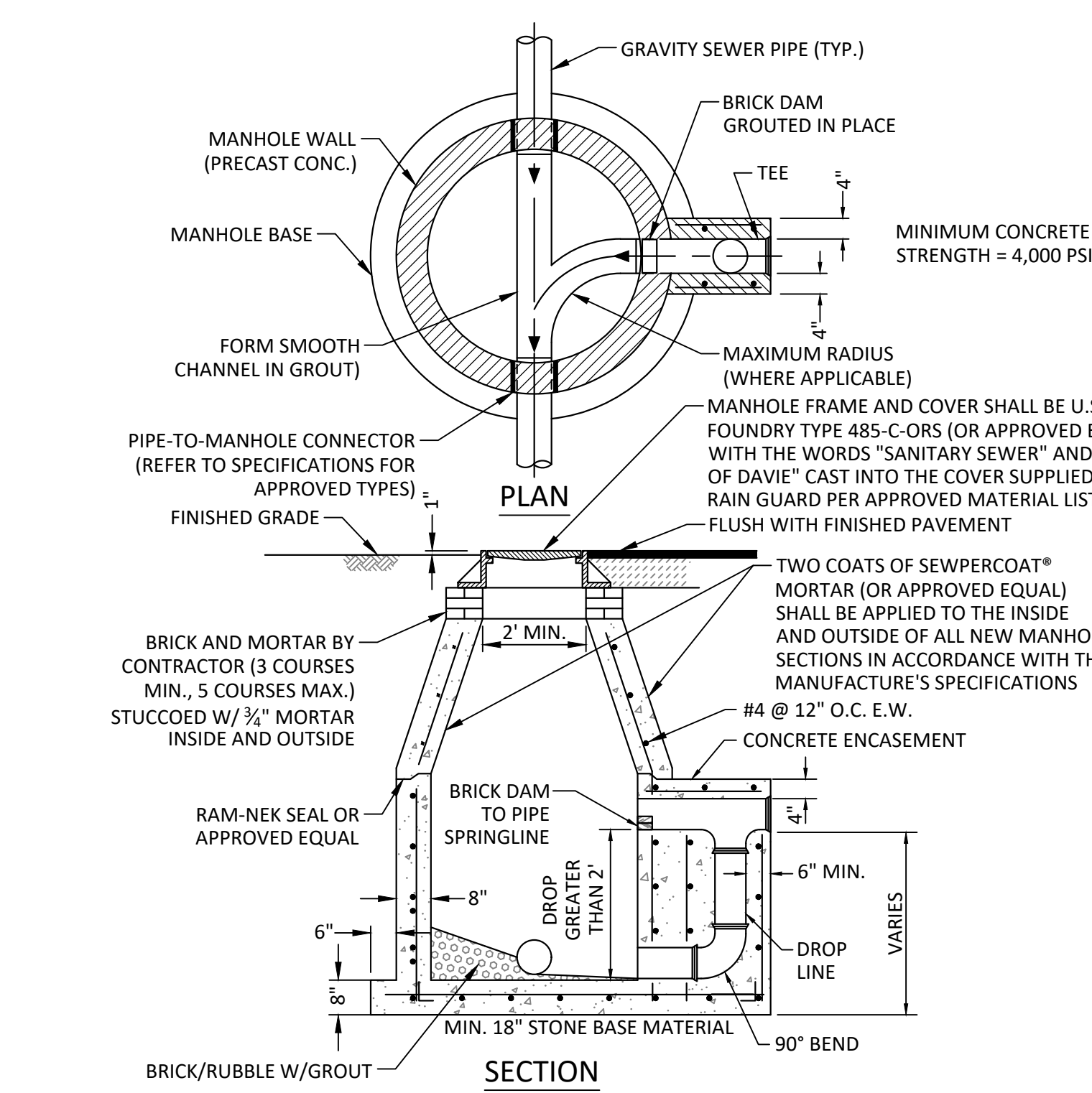


MANHOLE FLOW PATTERNS
SCALE: NONE



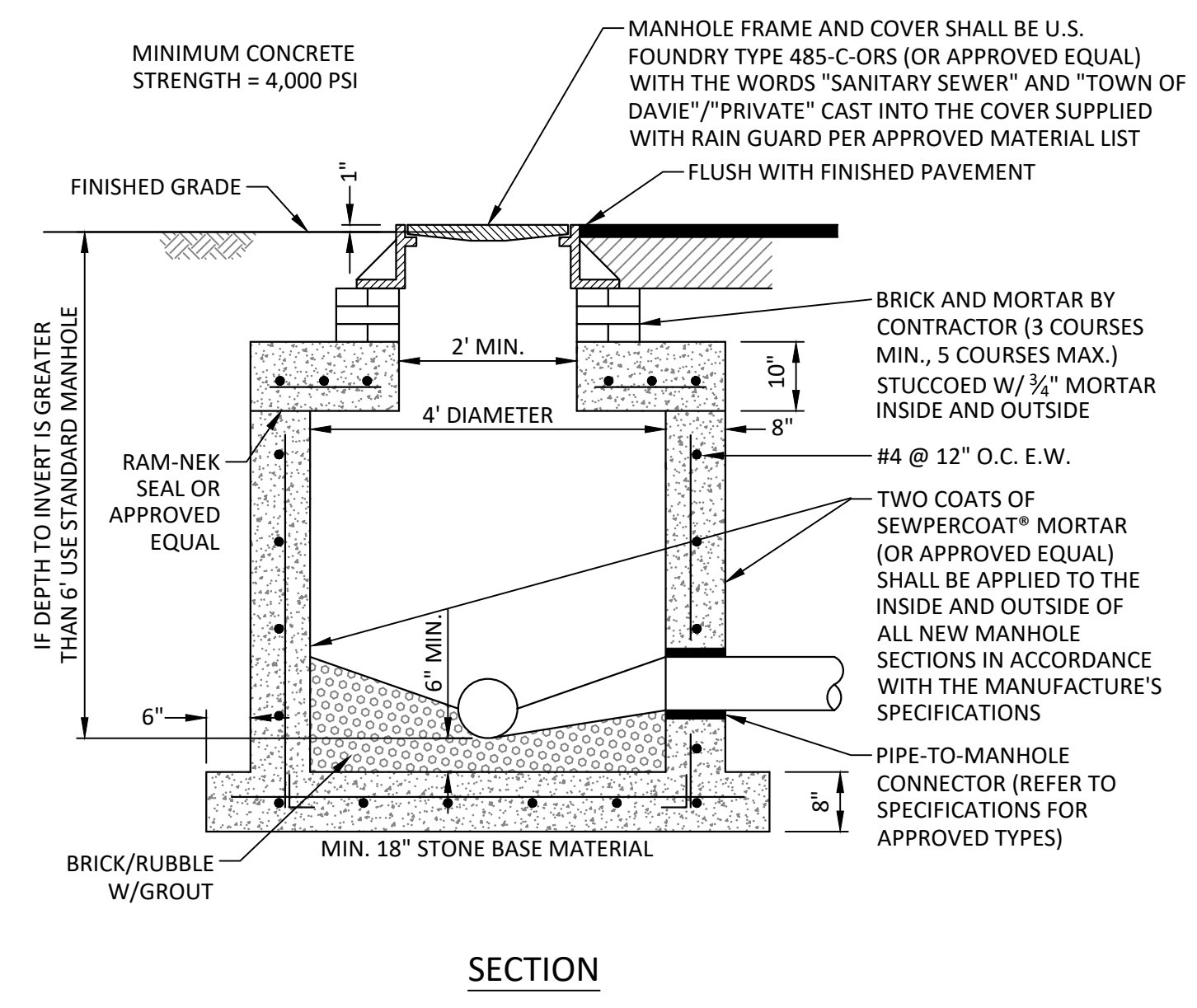
- NOTES:**
1. SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE TOWN PRIOR TO INSTALLATION.
 2. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 3' ABOVE SLAB BASE.
 3. NO CONSTRUCTION JOINTS ARE ALLOWED BELOW ELEVATION +2.00 NAVD. ABOVE ELEVATION +2.00 NAVD CONSTRUCTION JOINTS ARE ALLOWED, IF ADEQUATE JOINTS WITH KEY-WAYS AND WATER STOPS ARE PROVIDED. SUBMIT SHOP DRAWINGS OF JOINT DETAILS TO THE ENGINEER FOR APPROVAL.

STANDARD PRECAST MANHOLE
SCALE: NONE



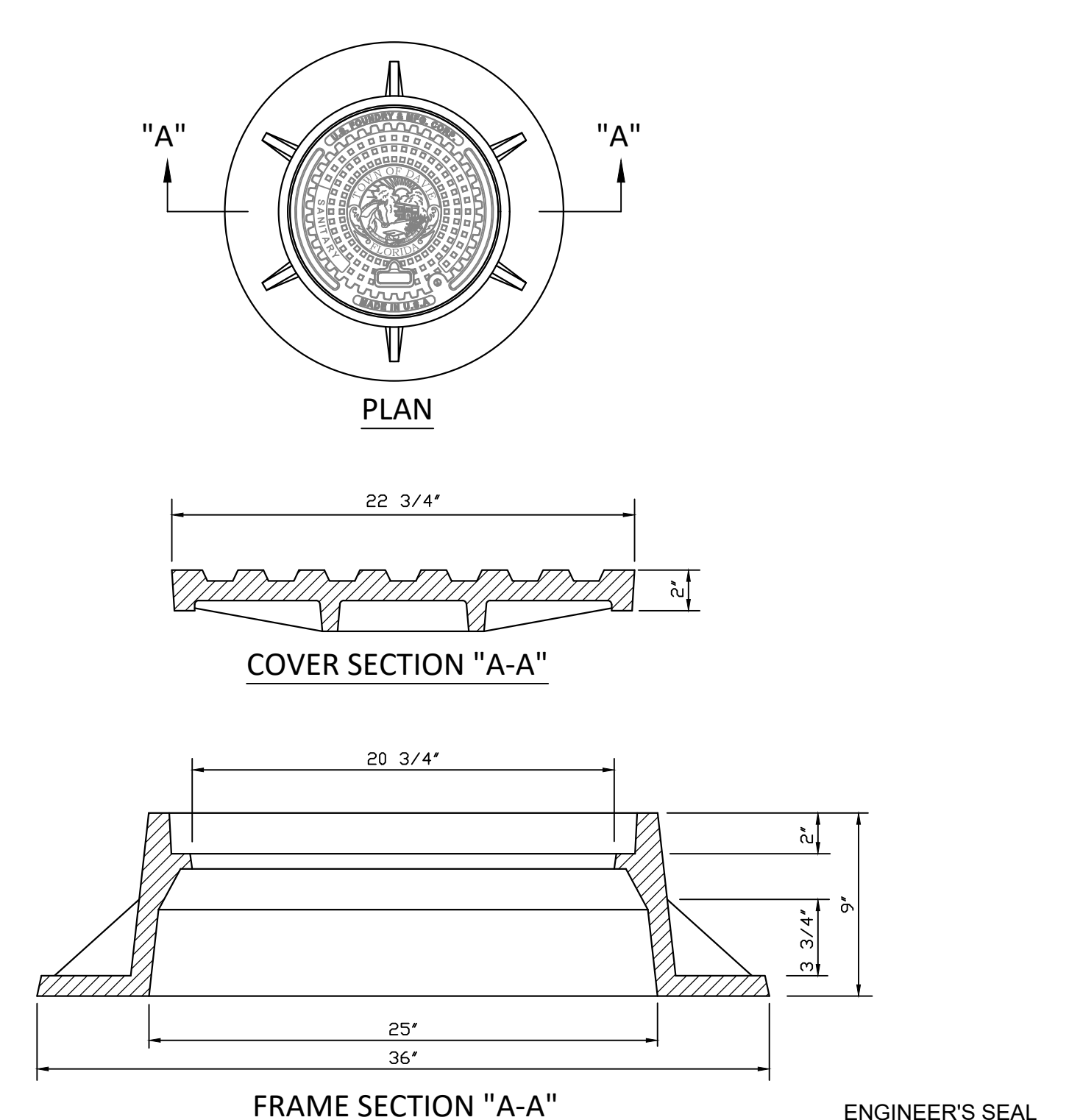
- NOTES:**
1. SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE TOWN PRIOR TO INSTALLATION.
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DROP MANHOLE
SCALE: NONE



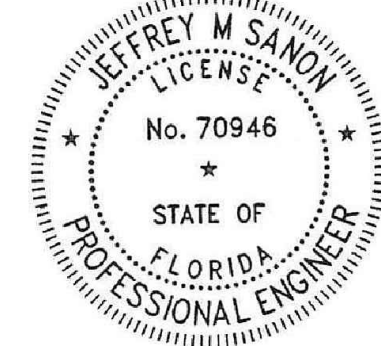
- NOTES:**
1. SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE TOWN PRIOR TO INSTALLATION.
 2. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION TO A MINIMUM OF 3' ABOVE SLAB BASE.
 3. NO CONSTRUCTION JOINTS ARE ALLOWED BELOW ELEVATION +2.00 NAVD. ABOVE ELEVATION +2.00 NAVD CONSTRUCTION JOINTS ARE ALLOWED, IF ADEQUATE JOINTS WITH KEY-WAYS AND WATER STOPS ARE PROVIDED. SUBMIT SHOP DRAWINGS OF JOINT DETAILS TO THE ENGINEER FOR APPROVAL.
 4. ONLY USE WITH TDUD APPROVAL.

SHALLOW MANHOLE
SCALE: NONE



- NOTES:**
1. LETTERS ON COVER TO BE 3/8" HIGH, 1/4" TO 5/16" THICK AND FLUSH WITH TOP OF COVER.
 2. ALL BEARING SURFACES TO BE MACHINED.
 3. MINIMUM WEIGHTS: COVER - 160 LBS., TOTAL - 400 LBS.
 4. MANHOLE FRAME AND COVER SHALL BE U.S. FOUNDRY 485-C-ORS WITH THE WORDS "TOWN OF DAVIE - FLORIDA" CAST INTO THE COVER.

MANHOLE FRAME AND COVER
SCALE: NONE

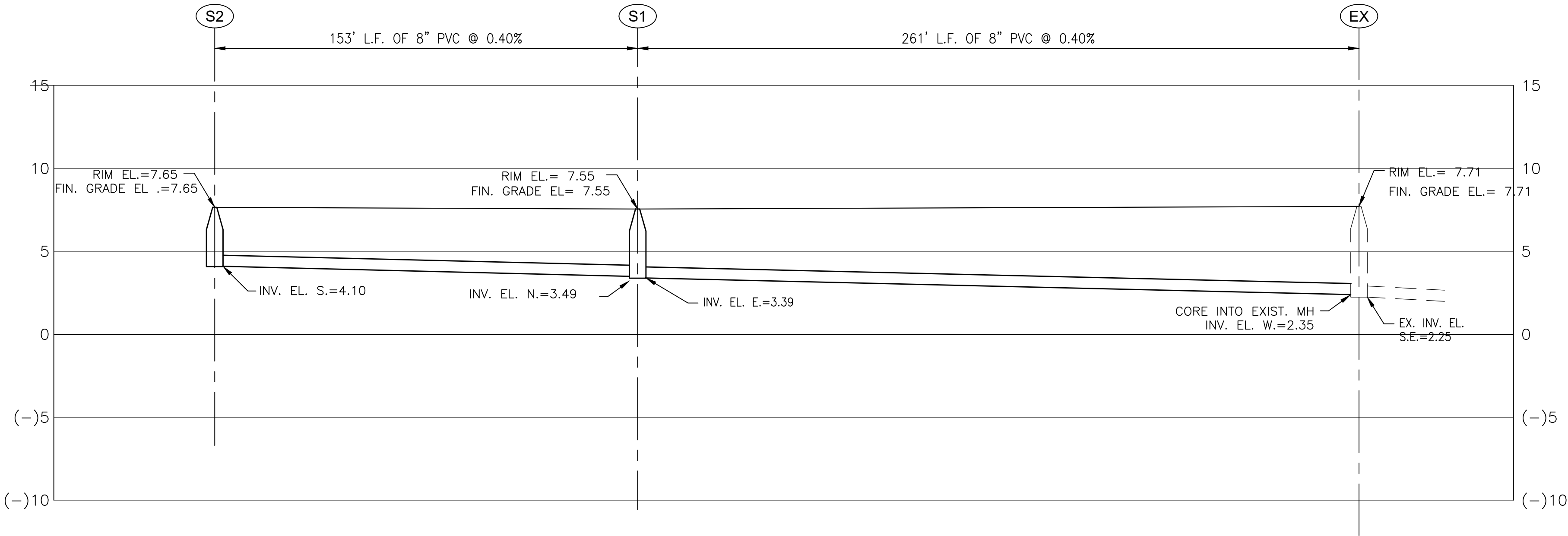


Standard Details and Specifications

PILLAR CONSULTANTS, INC.
Consulting Engineers, Planners, Surveyors
5230 S. University Drive – Suite 104
Davie, Florida 33328
Phone: (954) 680-6533

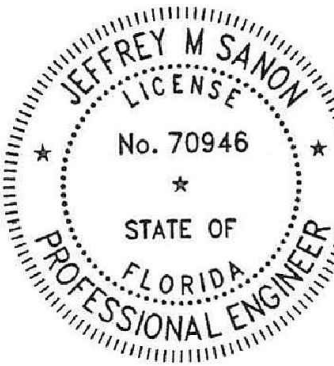
ZE MANAGEMENT
4110 N 31ST TERRACE
CITY OF HOLLYWOOD
BROWARD COUNTY, FLORIDA

DATE: 05/17/23	DRAWN BY: JRW	SCALE: N.T.S.	SHEET No.
SHEET TITLE			C-8
STANDARD SEWER DETAILS			22085



NOTE: Contractor to field verify location of existing water & sewer mains prior to connection. Location of existing water & sewer shown on plans were approximated based on plans provided by Town of Davie Utilities.

ENGINEER'S SEAL
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ORIGINAL SIGNATURE



SHEET TITLE
SANITARY SEWER PROFILE

REVISIONS

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors
5230 S. University Drive - Suite 104
Davie, Florida 33328
Phone: (954) 680-6533

P.E. # 70946

5500 DAVIE ROAD

TOWN OF DAVIE
BROWARD COUNTY, FLORIDA

SCALE: 1"=30' HORIZ.
1"= 5' VERT.

DATE: 05/17/23

DRAWN BY: JRW

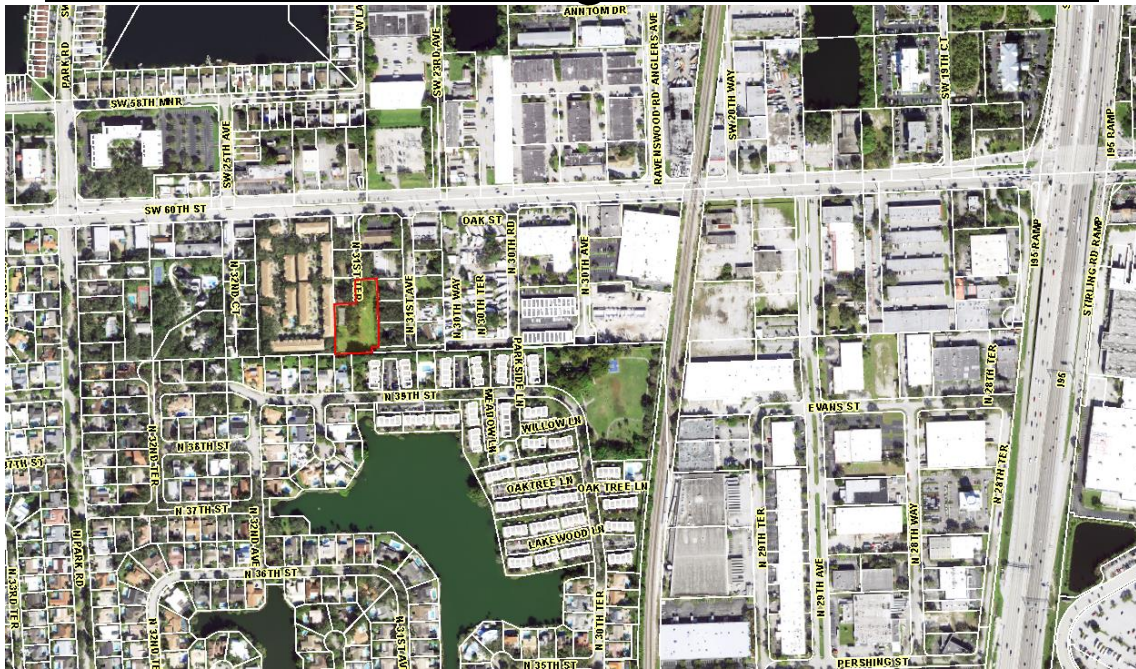
SHEET No.

C-9

22085

City of Hollywood, Florida

Surface Water Management Calculations



Prepared by

Pillar Consultants, Inc.

5230 S. University Drive Suite 104
Davie, Florida 33328
(954) 680-6533

05/22/24

DATE:	3/26/2024	Pre-Development
PROJECT NAME:	ZE Management	
PROJECT No.:	24006	
BY:	PILLAR CONSULTANTS, INC.:	WEW

I. GIVEN

A. AREAS

1. Lake (1.4)	0.00 ac.	0.00%
2. Buildings (8.7)	0.05 ac.	3.94%
3. Drives/Walks (8.19-8.7)	0.01 ac.	0.79%
4. Paving (7.52-8.27)	0.07 ac.	5.51%
5. Green 1 (5.5-8.1)	1.14 ac.	89.76%
6. Green 2 (0-0)	0.00 ac.	0.00%
7. Lake Banks (0-0)	0.00 ac.	0.00%
8. Swale Flat (1.4)	0.00 ac.	0.00%
9. Swale Slope (1.4-3.4)	0.00 ac.	0.00%
10. Swale Flat (0)	0.00 ac.	0.00%
11. Swale Slope (0-0)	0.00 ac.	0.00%

Project Total = 1.27 ac. 1.27 AC

B. QUANTITY

1. Design Event and Rainfall Amounts

a. Design Event for Quality

Frequency: 3 year
Duration: 1 hour
Amount: 6 in.

b. Design Event for Minimum Road Elevation: (if not specified by Local Districts)

Frequency: 10 year
Duration: 24 hour (road centerlines)
1 hour (for parking lots served by exfiltration system)
Amount: 8.50 in.
Flood Contour: 5.0 NAVD

c. Design Event for Discharge:

Frequency: 25 year
Duration: 72 hour
Amount: 14.00
Flood Contour: n/a

d. Design Event for Minimum Finish Floor Elevation:

Frequency: 100 year
Duration: 72 hour
Amount: 16.0
Flood Contour: 5.5 NAVD

III. COMPUTATIONS

B. SCS CURVE NUMBER

1. Average water table elevation:

= control elevation
= 1.50 ft. NAVD

2. Per. site grades vary from 5.50 to 8.10 ft. NAVD, thus, the average site grade (pervious)

= 6.80 ft. NAVD based on weighted average of pervious areas

3. Average depth to water table:

= average site grade elevation - average control elevation
= 6.80 ft. NAVD - 1.50 ft. NAVD
= 5.30 ft. NAVD

4. From the soil storage table in the S.F.W.M. manual, assuming a 25% compaction and **5.30** ft. (NAVD) to the water table, up to **9.00** inches can be stored in the soil under pervious areas.

5. Compute available soil storage:
 = storage available X pervious areas
 = **9.00** in. X **1.14** ac. X 1 ft./12 in.
 = **0.86** ac.- ft.

6. Convert available soil storage to site-wide moisture storage, S
 = available soil storage on-site/site area
 = **0.86** ac.- ft. / **1.27** ac. X 12 in./1 ft.
 = **8.08** in. of site-wide storage, S.

7. The SCS Curve Number, CN
 = $1000/(S+10)$
 = **55** SCS curve number, CN

C. PROJECT SURFACE STORAGE

1.	AREA	ACRES	V/L	START ELEV.	END ELEV.	CHANGE
	Lake (1.4)	0.00	V	1.40	N/A	N/A
	Buildings (8.7)	0.05	V	8.70	N/A	N/A
	Drives/Walks (8.19-8.7)	0.01	L	8.19	8.70	0.51
	Paving (7.52-8.27)	0.07	L	7.52	8.27	0.75
	Green 1 (5.5-8.1)	1.14	L	5.50	8.10	2.60
	Green 2 (0-0)	0.00	L	0.00	0.00	0.00
	Lake Banks (0-0)	0.00	L	0.00	0.00	0.00
	Swale Flat (1.4)	0.00	V	1.40	N/A	N/A
	Swale Slope (1.4-3.4)	0.00	L	1.40	3.40	2.00
	Swale Flat (0)	0.00	V	0.00	N/A	N/A
	Swale Slope (0-0)	0.00	L	0.00	0.00	0.00

2. Stage vs Storage curve data.

STAGE (ft.)	LAKE (ac.- ft.)	LAKE BANKS (ac.- ft.)	DRIVES/ WALKS (ac.- ft.)	PAVING (ac.- ft.)	LOW GREEN (ac.- ft.)	HIGH GREEN (ac.- ft.)	SWALE FL 2.4 (ac.- ft.)	SWALE SL 2.4- 3.4	SWALE FL 3.4 (ac.- ft.)	SWALE SL 3.4- 5.4	EXFIL. TRENC H	TOTAL (ac.- ft.)
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.05
6.50	0.00	0.00	0.00	0.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.22
7.00	0.00	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.49
7.50	0.00	0.00	0.00	0.00	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.88
8.00	0.00	0.00	0.00	0.01	1.37	0.00	0.00	0.00	0.00	0.00	0.00	1.38
8.50	0.00	0.00	0.00	0.04	1.94	0.00	0.00	0.00	0.00	0.00	0.00	1.98
9.00	0.00	0.00	0.01	0.08	2.51	0.00	0.00	0.00	0.00	0.00	0.00	2.59
9.50	0.00	0.00	0.01	0.11	3.08	0.00	0.00	0.00	0.00	0.00	0.00	3.20
10.00	0.00	0.00	0.02	0.15	3.65	0.00	0.00	0.00	0.00	0.00	0.00	3.81
10.50	0.00	0.00	0.02	0.18	4.22	0.00	0.00	0.00	0.00	0.00	0.00	4.42
11.00	0.00	0.00	0.03	0.22	4.79	0.00	0.00	0.00	0.00	0.00	0.00	5.03
11.50	0.00	0.00	0.03	0.25	5.36	0.00	0.00	0.00	0.00	0.00	0.00	5.64
12.00	0.00	0.00	0.04	0.29	5.93	0.00	0.00	0.00	0.00	0.00	0.00	6.25

3. Stage vs Storage curve (see attached plot).

Project Name: ZE Management

Reviewer: WEG

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 24 hr

Design Frequency: 10 year

1 Day Rainfall: 8.5 inches

Area: 1.27 acres

Ground Storage: 8.08 inches

Time of Concentration: 0.16 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.00
6.00	0.05
6.50	0.22
7.00	0.49
7.50	0.88
8.00	1.38
8.50	1.98
9.00	2.59
9.50	3.20
10.00	3.81
10.50	4.42
11.00	5.03
11.50	5.64
12.00	6.25

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Site      6.71      25.45      0.00      0.02
=====
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
Basin  Total  Structure  Structure  Initial  Final  Residual
Runoff  Inflow  Outflow  Storage  Storage
=====
Site      0.34      0.00      0.00      0.00      0.34      0.00
=====
```


Project Name: ZE Management

Reviewer: WEG

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14 inches

Area: 1.27 acres

Ground Storage: 8.08 inches

Time of Concentration: 0.16 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.00
6.00	0.05
6.50	0.22
7.00	0.49
7.50	0.88
8.00	1.38
8.50	1.98
9.00	2.59
9.50	3.20
10.00	3.81
10.50	4.42
11.00	5.03
11.50	5.64
12.00	6.25

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Site      7.39      72.00      0.00      0.02
=====
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
Basin  Total  Structure  Structure  Initial  Final  Residual
Runoff  Inflow  Outflow  Storage  Storage
=====
Site      0.79      0.00      0.00      0.00      0.79      0.00
=====
```


Project Name: ZE Management

Reviewer: WEG

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16 inches

Area: 1.27 acres

Ground Storage: 8.08 inches

Time of Concentration: 0.16 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.00
6.00	0.05
6.50	0.22
7.00	0.49
7.50	0.88
8.00	1.38
8.50	1.98
9.00	2.59
9.50	3.20
10.00	3.81
10.50	4.42
11.00	5.03
11.50	5.64
12.00	6.25

Offsite Receiving Body: Offsite

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Site      7.59      72.00      0.00      0.02
=====
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
Basin  Total  Structure  Structure  Initial  Final  Residual
Runoff  Inflow  Outflow  Storage  Storage
=====
Site      0.97      0.00      0.00      0.00      0.97      0.00
=====
```


DATE:	3/26/2024	Post-Development
PROJECT NAME:	ZE Management	
PROJECT No.:	24006	
BY:	PILLAR CONSULTANTS, INC.:	JRW

I. GIVEN

A. AREAS

1. Lake (0)	0.00 ac.	0.00%
2. Buildings (8.7)	0.26 ac.	20.47%
3. Walks (8.2-8.7)	0.02 ac.	1.57%
4. Paving (7.9-8.2)	0.45 ac.	35.43%
5. Green 1 (6.5-7.5)	0.47 ac.	37.01%
6. Green 2 (0-0.01)	0.00 ac.	0.00%
7. Lake Banks (0-0)	0.00 ac.	0.00%
8. Swale Flat (6.5)	0.07 ac.	5.51%
9. Swale Slope (2.5-5)	0.00 ac.	0.00%
10. Swale Flat (0)	0.00 ac.	0.00%
11. Swale Slope (0.1-0.1)	0.00 ac.	0.00%

Project Total =	1.27 ac.	1.27
-----------------	----------	------

B. OTHER

1. Current Zoning:	*
2. Master S.F.W.M.P. No.:	N/A
3. Min. Building Elev. Per Permit:	9.00 ft. NAVD
4. Min. Road Crown Elev. Per Permit:	7.00 ft. NAVD
5. Receiving Body:	None
6. Control Elevation:	1.50 ft. NAVD
7. Allowable Discharge Per Permit:	na cfs
8. Total Area Per Permit:	1.27 ac.
9. Allowable Discharge For This Site:	-- cfs
10. Drainage Basin:	

* Note: Proposed minimum road elevation must be at least 2 ft. above wet season water table, or control elevation.

II. DESIGN CRITERIA

A. QUALITY

- If a wet detention system, then whichever is greater of the following:
 - The first inch of runoff from the entire site.
 - The amount of 2.5 inches times the percentage of imperviousness
- If a dry detention system, then 75% of the volume required for wet detention.
- If a retention system, then 50% of the volume required.
- If the site zoning is commercial, at least 0.50 in. of retention or dry detention pre-treatment shall be provided.
- Any detention system shall be designed to discharge not more than 0.5 inch of the detained volume per day. A V-shaped configuration is desirable.

B. QUANTITY

1. Design Event and Rainfall Amounts

- a. Design Event for Quality
Frequency: 3 year
Duration: 1 hour
Amount: 6 in.
- b. Design Event for Minimum Road Elevation: (if not specified by Local Districts)
Frequency: 10 year
Duration: 24 hour (road centerlines)
1 hour (for parking lots served by exfiltration system)
Amount: 8.50 in.
Flood Contour: 5.0 NAVD
- c. Design Event for Discharge:
Frequency: 25 year
Duration: 72 hour
Amount: 14.00
Flood Contour: n/a
- d. Design Event for Minimum Finish Floor Elevation:
Frequency: 100 year
Duration: 72 hour
Amount: 16.0
Flood Contour: 5.5 NAVD

III. COMPUTATIONS

A. QUALITY

1. Compute the first inch of runoff from the developed project:

$$\begin{aligned} &= 1.00 \text{ inch} \times 1.27 \text{ ac.} \times 1 \text{ ft./12 in.} \\ &= 0.11 \text{ ac.-ft. for the first inch of runoff.} \end{aligned}$$

2. Compute 2.5 inch times the percentage of imperviousness:

- a. Site area for water quality pervious/impervious calculations only:
= total project - (water surface + roof)
= 1.27 ac. - (0.00 ac. + 0.26 ac.)
= 1.01 ac. site area, for water quality pervious/impervious.
- b. Impervious area for water quality pervious/impervious calculations only:
= (site area for water quality pervious/impervious) - pervious
= 1.01 ac. - 0.54 ac.
= 0.47 ac. impervious area, for water quality pervious/impervious.
- c. Percentage of imperviousness for water quality:
= (impervious area for water quality) / (site area for water quality) x 100%
= 0.47 ac. / 1.01 ac. X 100%
= 46.53%
- d. For 2.5 in. times the percentage impervious.
= 2.50 in. X 46.53%
= 1.16 in. to be treated.
- e. Compute volume required for quality detention:
= inches to be treated x (total project - lakes)
= 1.16 in. X (1.27 ac. - 0.00) X 1 ft./12 in.
= 0.12 ac.-ft.

3. Summary

The first inch of runoff from the developed project: 0.11 ac.- ft.
Volume required for 2.5 in. times the % imperviousness: 0.12 ac.- ft.

Therefore,

The volume	<u>0.12</u>	ac.- ft. controls.
------------	-------------	--------------------

 occurs at EL. 5.16

4. If the project were discharging directly to a sensitive receiving body or if the project is zoned commercial and/or is more than 40% impervious, then, 0.5 inches of dry detention or retention pre-treatment must be provided.

= 0.50 in. x (total project - lakes)
= 0.50 in. X (1.27 ac. - 0.00) X 1 ft./12 in.
= 0.05 ac. - ft. required for pre-treatment
Volume of 0.05 ac. - ft. occurs at EL. 5.07

5. Compute credit for using one of the following systems:

a. Wet detention volume to be provided:

= total required detention - pre-treatment
= 0.12 ac.- ft. 0.05 ac.- ft.
= 0.07 ac.- ft. of volume required for wet detention (lake volume).

b. Dry detention volume shall be provided equal to 75% of the wet detention volume:

= 0.07 ac.- ft. X 75%
= 0.05 ac.- ft. of volume required for dry detention.

c. Retention volume shall be provided equal to 50% of wet detention volume:

= 0.07 ac.- ft. X 50%
= 0.04 ac.- ft. of volume required for retention.

B. SCS CURVE NUMBER

1. Average water table elevation:

= control elevation
= 1.50 ft. NAVD

2. Per. site grades vary from 5.50 to 8.20 ft. NAVD, thus, the average site grade (pervious)

= 6.94 ft. NAVD based on weighted average of pervious areas

Project Name: ZE Management

Reviewer: JRW

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 10 year

1 Day Rainfall: 8.5 inches

Area: 1.27 acres

Ground Storage: 2.87 inches

Time of Concentration: 0.16 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.39
6.00	0.79
6.50	1.19
7.00	1.28
7.50	1.50
8.00	1.77
8.50	2.24
9.00	2.74
9.50	3.25
10.00	3.75
10.50	4.26
11.00	4.76
11.50	5.27
12.00	5.77

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Site      6.16      72.00      0.00      0.02
=====
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
Basin  Total  Structure  Structure  Initial  Final  Residual
Runoff  Inflow  Outflow  Storage  Storage
=====
Site      0.92      0.00      0.00      0.00      0.92      0.00
=====
```


Project Name: ZE Management

Reviewer: JRW

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 25 year

3 Day Rainfall: 14 inches

Area: 1.27 acres

Ground Storage: 2.87 inches

Time of Concentration: 0.16 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.39
6.00	0.79
6.50	1.19
7.00	1.28
7.50	1.50
8.00	1.77
8.50	2.24
9.00	2.74
9.50	3.25
10.00	3.75
10.50	4.26
11.00	4.76
11.50	5.27
12.00	5.77

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Site      6.47      72.00      0.00      0.02
=====
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
Basin  Total  Structure  Structure  Initial  Final  Residual
Runoff  Inflow  Outflow  Storage  Storage
=====
Site      1.17      0.00      0.00      0.00      1.17      0.00
=====
```


Project Name: ZE Management

Reviewer: JRW

Project Number: 24006

Period Begin: Mar 10, 2005;0000 hr End: Mar 13, 2005;0000 hr Duration: 72 hr

Time Step: 0.016 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph

Rainfall Distribution: SFWMD - 3day

Design Frequency: 100 year

3 Day Rainfall: 16.0001 inches

Area: 1.27 acres

Ground Storage: 2.87 inches

Time of Concentration: 0.16 hours

Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
0.00	0.00
5.00	0.00
5.50	0.39
6.00	0.79
6.50	1.19
7.00	1.28
7.50	1.50
8.00	1.77
8.50	2.24
9.00	2.74
9.50	3.25
10.00	3.75
10.50	4.26
11.00	4.76
11.50	5.27
12.00	5.77

Offsite Receiving Body: Offsitel

Time (hr)	Stage (ft NGVD)
0.00	1.50
72.00	1.50

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

```
=====
Struc  Max (cfs)  Time (hr)  Min (cfs)  Time (hr)
=====
```

BASIN MAXIMUM AND MINIMUM STAGES

```
=====
Basin  Max (ft)  Time (hr)  Min (ft)  Time (hr)
=====
Site      7.21      72.00      0.00      0.02
=====
```

BASIN WATER BUDGETS (all units in acre-ft)

```
=====
Basin  Total  Structure  Structure  Initial  Final  Residual
      Runoff  Inflow  Outflow  Storage  Storage
=====
Site      1.37      0.00      0.00      0.00      1.37      0.00
=====
```


3. Average depth to water table:

$$= \text{average site grade elevation} - \text{average control elevation}$$

$$= 6.94 \text{ ft. NAVD} - 1.50 \text{ ft. NAVD}$$

$$= 5.44 \text{ ft. NAVD}$$

4. From the soil storage table in the S.F.W.M. manual, assuming a 25% compaction and 5.44 ft. (NAVD) to the water table, up to 6.75 inches can be stored in the soil under pervious areas.

5. Compute available soil storage:

$$= \text{storage available} \times \text{pervious areas}$$

$$= 6.75 \text{ in.} \times 0.54 \text{ ac.} \times 1 \text{ ft./12 in.}$$

$$= 0.30 \text{ ac.-ft.}$$

6. Convert available soil storage to site-wide moisture storage, S

$$= \text{available soil storage on-site/site area}$$

$$= 0.30 \text{ ac.-ft.} / 1.27 \text{ ac.} \times 12 \text{ in./1 ft.}$$

$$= 2.87 \text{ in. of site-wide storage, S.}$$

7. The SCS Curve Number, CN

$$= 1000/(S+10)$$

$$= 78 \text{ SCS curve number, CN}$$

C. PROJECT SURFACE STORAGE

AREA	ACRES	V/L	START ELEV.	END ELEV.	CHANGE
Lake (0)	0.00	V	0.00	N/A	N/A
Buildings (8.7)	0.26	V	8.70	N/A	N/A
Walks (8.2-8.7)	0.02	L	8.20	8.70	0.50
Paving (7.9-8.2)	0.45	L	7.90	8.20	0.30
Green 1 (6.5-7.5)	0.47	L	6.50	7.50	1.00
Green 2 (0-0.01)	0.00	L	0.00	0.01	0.01
Lake Banks (0-0)	0.00	L	0.00	0.00	0.00
Swale Flat (6.5)	0.07	V	6.50	N/A	N/A
Swale Slope (2.5-5)	0.00	L	2.50	5.00	2.50
Swale Flat (0)	0.00	V	0.00	N/A	N/A
Swale Slope (0.1-0.1)	0.00	L	0.10	0.10	0.00

2. Stage vs Storage curve data.

STAGE (ft.)	LAKE (ac.-ft.)	LAKE BANKS (ac.-ft.)	DRIVES/WALKS (ac.-ft.)	PAVING (ac.-ft.)	LOW GREEN (ac.-ft.)	HIGH GREEN (ac.-ft.)	SWALE FL 2.4 (ac.-ft.)	SWALE SL 2.4-3.4	SWALE FL 3.4 (ac.-ft.)	SWALE SL 3.4-5.4	EXFIL. TRENC H	TOTAL (ac.-ft.)
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39	0.39
6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.79	0.79
6.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.19	1.19
7.00	0.00	0.00	0.00	0.00	0.06	0.00	0.04	0.00	0.00	0.00	1.19	1.28
7.50	0.00	0.00	0.00	0.00	0.24	0.00	0.07	0.00	0.00	0.00	1.19	1.50
8.00	0.00	0.00	0.00	0.01	0.47	0.00	0.11	0.00	0.00	0.00	1.19	1.77
8.50	0.00	0.00	0.00	0.20	0.71	0.00	0.14	0.00	0.00	0.00	1.19	2.24
9.00	0.00	0.00	0.01	0.43	0.94	0.00	0.18	0.00	0.00	0.00	1.19	2.74
9.50	0.00	0.00	0.02	0.65	1.18	0.00	0.21	0.00	0.00	0.00	1.19	3.25
10.00	0.00	0.00	0.03	0.88	1.41	0.00	0.25	0.00	0.00	0.00	1.19	3.75
10.50	0.00	0.00	0.04	1.10	1.65	0.00	0.28	0.00	0.00	0.00	1.19	4.26
11.00	0.00	0.00	0.05	1.33	1.88	0.00	0.32	0.00	0.00	0.00	1.19	4.76
11.50	0.00	0.00	0.06	1.55	2.12	0.00	0.35	0.00	0.00	0.00	1.19	5.27
12.00	0.00	0.00	0.07	1.78	2.35	0.00	0.39	0.00	0.00	0.00	1.19	5.77

3. Stage vs Storage curve (see attached plot).

EXFILTRATION TRENCH CALCULATION SHEET

Additional storage in exfiltration trench

24006 - ZE Management

INPUTS:

PERCOLATION RATE	(K)	1.20E-03
WIDTH	(W)	6.0 FT
DEPTH TO WT	(H2)	5.0 FT
UNSATURATED TRENCH	(Du)	4.5 FT
SATURATED TRENCH	(Ds)	1.5 FT
WATER TABLE ELEV.	(WT)	1.5 NAVD

RUNOFF INPUTS:

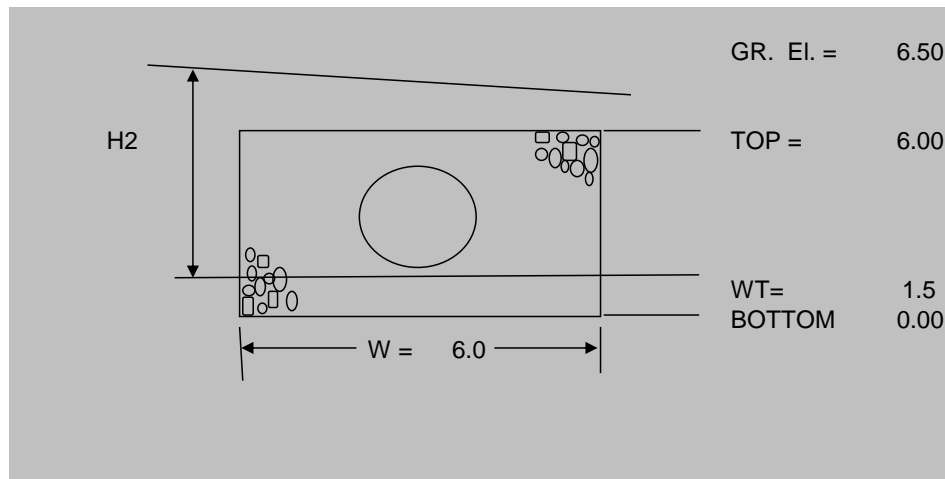
VOLUME ADDITIONAL 12.85 AC-IN

STANDARD FORMULA

$$L = \frac{2V}{\{K(H2W + 2 \times H2Du - Du^2 + 2 \times H2Ds)\} + \{(1.39 \times 10^{-4})WDu\}}$$

FORMULA when Ds > Du or when W is twice the height

$$L = \frac{V}{\{K(2 \times H2Du - Du^2 + 2 \times H2Ds)\} + \{(1.39 \times 10^{-4})WDu\}}$$



LENGTH OF TRENCH NEEDED =	294 FEET
LENGTH OF TRENCH PROVIDED =	294.00 FEET
SIZE OF PIPE =	18.00 IN

EXFILTRATION TRENCH CALCULATION SHEET

24006 - ZE Management

INPUTS:

PERCOLATION RATE (K)	1.20E-03
WIDTH (W)	6.0 FT
DEPTH TO WT (H2)	5.00 FT
UNSATURATED TRENCH (Du)	4.5 FT
SATURATED TRENCH (Ds)	1.5 FT
WATER TABLE ELEV. (WT)	1.5 NAVD

RUNOFF INPUTS:

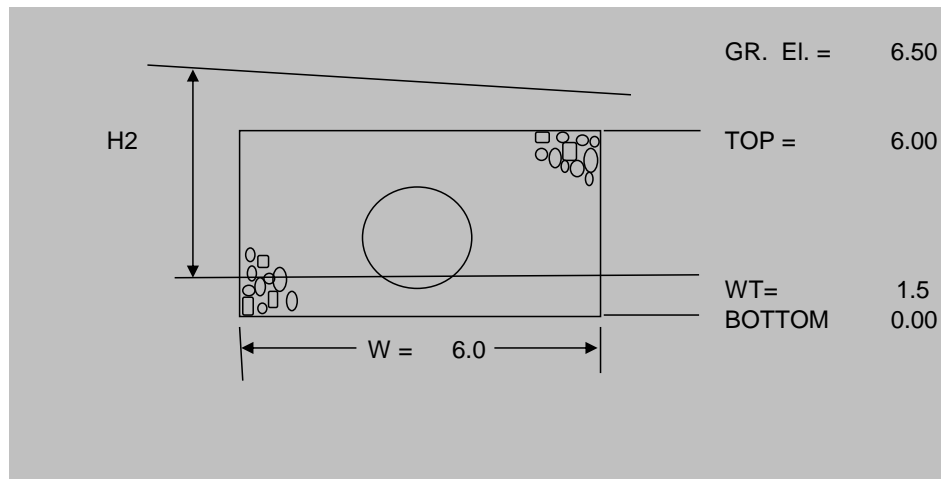
VOLUME TO BE TREATED	1.44 AC-IN
----------------------	------------

STANDARD FORMULA

$$L = \frac{V}{\{K(H2W + 2 \times H2Du - Du^2 + 2 \times H2Ds)\} + \{(1.39 \times 10^{-4})WDu\}}$$

FORMULA when Ds > Du or when W is twice the height

$$L = \frac{V}{\{K(2 \times H2Du - Du^2 + 2 \times H2Ds)\} + \{(1.39 \times 10^{-4})WDu\}}$$



LENGTH OF TRENCH NEEDED =	16 FEET
LENGTH OF TRENCH PROVIDED =	16.00 FEET
SIZE OF PIPE =	18.00 IN



April 18, 2024

Mr. Philip Aguirre, AIA, President
PA Architect, Inc.
5450 Griffin Road, Suite B
Davie, FL 33314
Email: paguirre@pa-architect.com
Phone: 954-584-6880

Re: Geotechnical Engineering Services
Proposed New 2-Story Townhouses
4110 North 31st Terrace
Hollywood, Florida 33021
TGS File No. 24-375

Dear Philip:

TGS is pleased to transmit our Geotechnical Engineering Services Report for the referenced project. This report includes the results of field testing, recommendations for foundation design, as well as general site development.

EXECUTIVE SUMMARY

An exploration and evaluation of the subsurface conditions have been completed for the Proposed New 2-Story Townhouses to be constructed at 4110 North 31st Terrace in Hollywood, Florida. Current plans are to construct (3) two-story townhouses and associated parking areas.

In general, below 6-inches of topsoil/root mat, the subsurface conditions consisted of sandy soils, some with limestone and shell, extending to the boring termination depths. The results of this exploration indicate that the subsurface conditions at the site are generally suitable for the use of shallow foundations for support of the proposed new structures foundations. **Due to the very loose nature of the upper fill soils, above normal densification/compaction (removal of upper 2± feet and backfill) will be required to increase shear strength and reduce foundation and floor slab settlements to acceptable levels.** Following densification, the floor slabs can be grade-supported. Details related to site development, foundation design, and construction considerations are included in subsequent sections of this report.

Based on historic aerial photographs, some areas of the site were densely wooded. Deep pockets of topsoil/roots and buried organic material should be anticipated requiring removal and backfill with clean sandy/gravel soils.

The borings were performed in accordance with section 1803 of the 2023 Florida Building Code, 8th Edition. It is our opinion that the foundation soils, plus a minimum of five feet, are suitable to support the planned townhomes on shallow foundations proportioned for a net bearing pressure of 2,500 pounds per square foot (psf) or less.

The owner/designer should not rely solely on this Executive Summary and must read and evaluate the entire contents of this report prior to utilizing our engineering recommendations.

PROJECT INFORMATION

Project Authorization

TGS has completed a geotechnical exploration for the Proposed New 2-Story Townhouses located at 4110 North 31st Terrace in Hollywood, Florida. Mr. Philip Aguirre, AIA, President of PA Architect, Inc., authorized our services by signing TGS Proposal No. 2404-102, dated April 2, 2024.

Project Description

Some information regarding the proposed construction was obtained from Mr. Philip Aguirre. We understand that (2) two-story Townhouses are planned at this site. The structures are planned to be supported on shallow foundations, slab-on-grade and will have masonry walls and wood trusses. Final loading information was not available at the time of this report; however, for these types of structures we have assumed column loads and wall loads in the order of 75 kips and 1.5 kips per lineal foot, respectively.

The geotechnical recommendations presented in this report are based on the available project information, building location, and the subsurface materials described in this report. If any of the noted information is incorrect, please inform TGS in writing so that we may amend the recommendations presented in this report if appropriate and if desired by the client. TGS will not be responsible for the implementation of its recommendations when it is not notified of changes in the project.

Purpose and Scope of Services

Our scope of services included advancing three (3) Standard Penetration Test (SPT) Borings to a depth of 20± feet below existing grade near the proposed townhouses footprint, one (1) percolation test to 10± feet below grades, per SFWMD standards, plus the preparation of this report.

The scope of services did not include an environmental assessment for determining the presence or absence of wetlands or hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Any statements in this report or on the boring log regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes. Prior to further development of this site, an environmental assessment is advisable.

SITE AND SUBSURFACE CONDITIONS

Site Location and Description

The site is located at 4110 north 31st Terrace in Hollywood, Florida. At the time of our geotechnical study, the proposed sites were vacant. A single-story rectangular building occupied the northwest site. Overall, the sites were noted relatively level covered with sparse grass, vegetation, and some large trees.

The SPT borings and percolation test were located within the open green areas of the property.

Subsurface Conditions

Review of “Soil Survey of Broward County Area, Florida, East Part”, prepared by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS), indicates the site is mapped primarily as follows:

- (9) Dade fine sand.
- (11) Dade-Urban land complex.

A graphic depiction of the soil mapping is included in the Appendix as **Soil Map—Broward County Area, Florida, East Part**.

Subsurface conditions at the site were explored with engineering borings located as shown on the Boring Location Plan, attached. The study included the drilling of three (3) Standard Penetration Test (SPT) borings to a depth of about 20 feet, and one (1) percolation test to 10 feet below grades. The SPT boring was drilled using a BK-51 drill rig, and mud rotary procedures. Samples of the in-place materials were recovered at frequent intervals using a standard split spoon driven with a 140-pound hammer freely falling 30 inches (the SPT after ASTM D 1586).

Samples of the in-place soils were returned to our laboratory for classification by a geotechnical engineer, in general accordance with the Unified Soil Classification System (ASTM D 2487). The borings were located and drilled in close proximity to the proposed townhouses footprints.

In general, below 6-inches of topsoil/root mat, the subsurface conditions consisted of sandy soils, some with limestone and shell, extending to the boring termination depths. N-values indicate the sandy soils material of very loose to medium dense condition. The soil profiles are presented on the Test Boring Records, attached to this report.

Groundwater Information

The groundwater level was measured at the time of completing the boreholes. The depth to the free water surface at the time of testing (April 11, 2024) was recorded between 7.0 and 7.5 feet below existing ground surface. We expect the groundwater to, typically, fluctuate within about 2 feet from where it was encountered during the testing operation. Groundwater levels are expected to fluctuate with seasonal fluctuations.

In general, the seasonal high groundwater level is not intended to define a limit or ensure that future seasonal fluctuations in groundwater levels will not exceed the estimated levels. Post-development groundwater levels could exceed the normal seasonal high groundwater level estimate as a result of a series of rainfall events, changed conditions at the site that alter surface water drainage characteristics, or variations in the duration, intensity, or total volume of rainfall. We recommend that the Contractor determine the actual groundwater levels at the time of the construction to determine groundwater impact on his or her construction procedures.

Exfiltration Test

An exfiltration test was performed using the usual open-hole, constant head methodology. The test location is shown on the boring location plan in Appendix. The test was performed to a depth of 10 feet. The hole was drilled by a hollow stem auger (about 6 inches in diameter) so that soil samples could be retrieved for a visual classification by our engineer. The boring was completed as open well with gravel pack (6-20 silica sand). The well screen diameter is 3 inches and well screen slot widths were 0.020 inches. Water from the drill rig tank was then pumped into the open well, and the amount of water required maintaining constant head was recorded. The result of the exfiltration test is attached in Appendix.

EVALUATION AND RECOMMENDATIONS

The geotechnical study completed for the proposed new 2-story townhouses confirms that the site is suitable for the planned construction when viewed from a soil mechanics and foundation engineering perspective. Subsurface conditions at the site are not expected to impose any major geotechnical constraints or limitations on the constructed residence. **Due to the very loose nature of the upper fill soils, above normal densification/compaction (removal of upper 2 feet) will be required to increase shear strength and reduce foundation and floor slab settlements to acceptable levels.**

Based on the data currently available, it is our opinion that the foundation soils are suitable to support new structure with a bearing capacity of 2,500 pounds per square foot (psf). Any floor slabs required can be grade-supported after densification noted herein.

Site Clearing

The site preparation work is expected to involve removal of existing concrete structures, topsoil/root mat, vegetation, organic material (if any), debris, subgrade densification/compaction, and placement of compacted fill to planned grades.

Floor Subgrade Densification and Engineering Fill

Following removal of topsoil, vegetation, organic material (if any) from the proposed construction areas, the structural footprint of the proposed building areas should be rolled with a vibratory roller until the subsoils achieve 95 percent of maximum dry density per ASTM D 1557 (Modified Proctor) **to a depth of at least 24 inches below the existing grade.** The soil densification should encompass the entire footprint of the structures plus a 5-foot-wide perimeter that extends beyond the maximum lines of the superstructures. **Any remnants of previous construction within the site (old foundations, slabs) should be removed, and the resulting excavation backfilled and compacted as indicated in this report.**

Rolled subgrade should be visually observed for signs of pumping, weaving or other types of instability. Signs of such instability could be due to the existence of weak and/or compressible subsoils. Corrective action for this condition should include excavation of weak subsoils followed by replacement with clean granular fill compacted to 95 percent of the ASTM D 1557 maximum dry density.

Structural fill used to raise the site to pad bottom levels should consist of clean sand and/or mix of sand with gravel (ASTM D2487), with a maximum of 12 percent passing the U.S. Standard No. 200 sieve. Each lift of compacted engineered fill to reach final grades, should be placed in 12-inch thick (loose measure or less), near the optimum moisture content for compaction and tested to at least 95 percent of maximum dry density (ASTM D-1557) by a representative of the geotechnical engineer. The edges of compacted fill should extend 5 feet beyond the edges of building.

Existing building structures near the proposed construction need to be protected against vibrations. Near existing buildings (within 50 feet), proof-rolling should be performed in a static mode. Ground vibrations induced by the compaction operations should be closely monitored to assess if there is a potential impact to any existing adjacent structures.

Foundation Recommendations

The planned construction can be supported on conventional spread foundations bearing on properly compacted structural fill. The footings should be designed and proportioned for a maximum bearing pressure of 2,500 pounds per square foot (psf). Footings sizes and depths should be, at a minimum, in compliance with the latest building codes.

As an alternate, monolithic footings could be utilized. Monolithic footings should be designed per requirements provided in Section 1821 of the Florida Building Code, and should be properly checked for eccentric loading, foundation rotation, and shear cracking at the slab/foundation interface. The turn-down slab can be supported on-grade bearing on compacted soil after following proper site preparation procedures as described herein.

Given site and soil preparation that is completed before footing construction, and using the design criteria discussed above, we estimate that total and differential foundation settlements should be around 1 inch and ½ inch, respectively. The settlement forecast is based on imposed soil bearing pressure from structural loadings not exceeding 2,500 pounds per square foot.

Excavating equipment may disturb the soil in foundations bearing in newly placed fill areas. The upper 12 inches of foundation bottom soils should be compacted to achieve not less than 95 percent of the maximum dry density, as determined by ASTM D 1557, immediately prior to reinforcing and concrete placement.

Ground Floor Slab Recommendations

We recommend the site preparation procedures described above be used to prepare the floor slab subgrade. Slab-on-grade construction may then be employed for the ground floor of the buildings. The floor slab should be suitably reinforced to make it as rigid as practical. Joints should be provided at the junctions of the slab with the walls and columns so that a small amount of independent movement can occur without causing damage. The floor slab design, if based on elastic methods, should employ a modulus of subgrade reaction of 150 pounds per cubic inch (pci).

Our experience indicates that floor slabs constructed without a vapor barrier will often experience future problems associated with moisture and mildew. Therefore, we recommend interior floor slab subgrade soils be covered with a vapor barrier (such as visqueen, normally 6 mil thick) before constructing the slab-on-grade floor.

The friction factor between the soil and floor slabs should be taken as 0.30 without the vapor barrier. A friction factor of 0.21 should be used for the vapor barrier-soil interface.

If moisture intrusion into the floor slab is not desired, an impermeable membrane should be installed on the soil subgrade before the slab is cast. Normally, a 6-mil thick polyethylene film is satisfactory as a subgrade moisture barrier. However, some floor coverings may have a comparatively sensitive tolerance to moisture flux that a thin polyethylene film cannot suppress. Under these conditions, other types of moisture membranes may need to be considered.

Closing

The recommendations submitted are based on the available subsurface information obtained by TGS and design details furnished by Mr. Philip Aguirre, AIA for the proposed new 2-story townhouses. If there are any revisions to the plans for this project or if deviations from the subsurface conditions noted in this report are encountered during construction, TGS should be notified immediately to determine if changes in the foundation recommendations are required. If TGS is not retained to perform these functions, TGS will not be responsible for the impact of those conditions on the project.

The geotechnical engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

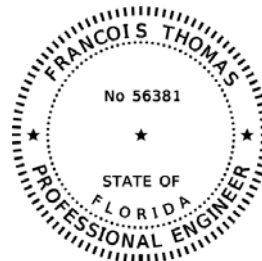
We appreciate the opportunity to perform this Geotechnical Study and look forward to continued participation during construction phases of this project. If you have any questions pertaining to this report, or if we may be of further service, please contact our office.

Respectfully submitted,

THOMAS GEOTECHNICAL SERVICES, LLC

Francois Thomas, P.E.
Principal Engineer
FL Registration No. 56381

FT/24-375



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SIGNED AND SEALED BY


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THOMAS GEOTECHNICAL SERVICES, LLC
6594 WOODLAKE ROAD
JUPITER, FL 33458
CERTIFICATE OF AUTORIZATION 34141

Attachment — NRCS Soil Survey-Soil Map
Boring Location Plan
Test Boring Records
Exfiltration Test Results

Boring Location Plan



 Approximate SPT Boring and Percolation Test Locations

THOMAS
GEOTECHNICAL SERVICES, LLC
TGS

Test Boring Record

Client PA Architect, Inc.
Project Proposed 2-Story Townhouses
Boring Location Northeast Lot-Middle
Elev. Ref. N/A
Remarks _____

Boring No. B-1
Date Started 4/11/2024
Date Completed 4/11/2024
Job No. 24-352
TGS

ELEV. ft.	DEPTH ft.	DESCRIPTION OF MATERIALS color, material description, moisture, stiffness/density/hardness	SAMPLE												
			NO.	TYPE	DEPTH ft.	Blows	REC- OVERY	REC %	SPT N. Value						
GWT	0.0	6-Inch Topsoil/Root Mat	1												
	1.0	Light Gray Sand (SP)	2								0-2.0	1-1-1-1			2
	2.0	Light Gray to Brown Sand (SP)	3								2.0-4.0	4-5-5-6			10
	3.0		4												
	4.0		5								4.0-6.0	7-5-4-4			9
	5.0		6												
	6.0		7								6.0-8.0	1-1-1-3			2
	7.0		8												
	8.0	Light Brown Sand (SP) with limestone and shell	9								8.0-10.0	6-6-6-7			12
	9.0		10												
10.0															
15.0	16		13.5-15.0								6-6-8			14	
20.0	21	18.5-20.0	5-6-5			11									
Francis Thomas, P.E. Principal Engineer Florida Registration No. 56381															

General Notes

Driller: TGS
Rig No. _____
Rig Type BK-51
Method SPT

THOMAS GEOTECHNICAL SERVICES, LLC

6594 Wooklake Drive - Jupiter, Florida 33458
(561) 719-6270

Water Level (Approximate)

Immediate 7.5 ft.
At Completion _____ ft.
After _____ ft.
Water used in Drilling _____ ft.

THOMAS
GEOTECHNICAL SERVICES, LLC
TGS

Test Boring Record

Client PA Architect, Inc.
Project Proposed 2-Story Townhouses
Boring Location Southeast Lot-Middle
Elev. Ref. N/A
Remarks _____

Boring No. B-2
Date Started 4/11/2024
Date Completed 4/11/2024
Job No. 24-352
TGS

ELEV. ft.	DEPTH ft.	DESCRIPTION OF MATERIALS color, material description, moisture, stiffness/density/hardness	SAMPLE						
			NO.	TYPE	DEPTH ft.	Blows	REC- OVERY	REC %	SPT N. Value
GWT	0.0	6-Inch Topsoil/Root Mat	1						
	1.0	Light Gray Sand (SP)	2		0-2.0	1-1-1-1			2
	2.0	Light Brown to Brown Sand (SP)	3		2.0-4.0	2-5-3-5			8
	3.0		4						
	4.0		5		4.0-6.0	4-4-4-5			8
	5.0		6						
	6.0		7		6.0-8.0	2-2-2-3			4
	7.0		8						
	8.0		9		8.0-10.0	1-1-1-2			2
	9.0		10						
	10.0								
		Light Brown Sand (SP) with limestone and shell							
	15.0		16		13.5-15.0	3-4-4			8
		Light Brown Sand (SP)							
	20.0		21		18.5-20.0	5-6-6			12

Francois Thomas, P.E.
Principal Engineer
Florida Registration No. 56381

General Notes

Driller: TGS
Rig No. _____
Rig Type BK-51
Method SPT

THOMAS GEOTECHNICAL SERVICES, LLC

6594 Wooklake Drive - Jupiter, Florida 33458
(561) 719-6270

Water Level (Approximate)

Immediate 7.5 ft.
At Completion _____ ft.
After _____ ft.
Water used in Drilling _____ ft.

Test Boring Record

Client PA Architect, Inc.
Project Proposed 2-Story Townhouses
Boring Location Southwest Lot-Middle
Elev. Ref. N/A
Remarks _____

Boring No. B-3
Date Started 4/11/2024
Date Completed 4/11/2024
Job No. 24-352
TGS

ELEV. ft.	DEPTH ft.	DESCRIPTION OF MATERIALS color, material description, moisture, stiffness/density/hardness	SAMPLE						
			NO.	TYPE	DEPTH ft.	Blows	REC- OVERY	REC %	SPT N. Value
	0.0	6-Inch Topsoil/Root Mat	1						
	1.0	Gray Sand (SP)	2		0-2.0	1-1-1-1			2
	2.0	Light Brown to Brown Sand (SP)	3		2.0-4.0	2-5-4-5			9
	3.0		4						
	4.0		5		4.0-6.0	3-2-2-2			4
	5.0		6						
	6.0		7		6.0-8.0	1-3-2-3			5
GWT	7.0		8						
	8.0		9						
	9.0		10		8.0-10.0	1-1-1-1			2
	10.0								
	15.0		16		13.5-15.0	1-1-3			4
		Light Brown Sand (SP) with limestone							
	20.0		21		18.5-20.0	5-6-6			12

Francois Thomas, P.E.
Principal Engineer
Florida Registration No. 56381

General Notes

Driller: TGS
Rig No. _____
Rig Type BK-51
Method SPT

THOMAS GEOTECHNICAL SERVICES, LLC

6594 Wooklake Drive - Jupiter, Florida 33458
(561) 719-6270

Water Level (Approximate)

Immediate 7.0 ft.
At Completion _____ ft.
After _____ ft.
Water used in Drilling _____ ft.

Summary of Exfiltration Test Results
Proposed 2-Story Townhouses @ 4110 North 31st Terrace
Hollywood, Florida 33021
TGS Project No. 24-375

Test Location	Date Performed	Diameter		Depth of Hole (Feet)	Depth to Groundwater Level Below Ground Surface (Feet)		Hydraulic Head, H ₂ (Feet)	Saturated Hole Depth, Ds (Feet)	Average Flow Rate, Q (gpm)	Horizontal Hydraulic Conductivity (K)
		Hole (Inches)	Casing (Inches)		Prior to Test	During Test				(ft ³ /sec/ft ² -ft Head)
BHP-1	4/11/2024	6	3	10.0	7.5	0.0	7.5	2.5	20.00	1.20E-03

Note:

- (1) The above hydraulic conductivity values represent an ultimate value. The designer should decide on the required factor of safety
- (2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD percolation test procedure.
- (3) Casing diameter was used for the calculation of hydraulic conductivity values.

TREE LIST			
KEY	PLANT NAME	SPECIFICATION	QTY
QV12	QUERCUS VIRGINIANA FL LIVE OAK NATIVE	12" X 6" SPR. 5" CT. 2.5" DBH. NATIVE HIGH DROUGHT TOLERANCE	2
CAG12	CAESAL PINIA GRANADILLA BRIDAL VEIL TREE NATIVE	10" X 6" SPR. 4.5" CT. 1.5" DBH. B&B FG NATIVE HIGH DROUGHT TOLERANCE	7
CES12	CONOCARPUS ERRECTA SILVER BUTTWOOD TREE NATIVE	12" X 6" SPR. 5" CT. 2.5" DBH. B&B SINGLE TRUNK HIGH DROUGHT TOLERANCE	13
CLR12	CLUSIA ROSEA PITCH APPLE/ SIGNATURE TREE NATIVE	12" X 6" SPR. 3" DBH. B&B 4.5 CT. HIGH DROUGHT TOLERANCE	13
MF12	MYRCIANTHES FRAGRANS SIMPSON STOPPER NATIVE	12" X 5" SPR. 2.5" DBH. 5 CT. HIGH DROUGHT TOLERANCE	13
LI12	LAGERSTROEMIA INDICA CREPE MYRTLE 'NATACHEZ'	12" X 5" SPR. 4.5" CT B&B 2.5" DBH SINGLE TRUNK HIGH DROUGHT TOLERANCE	7

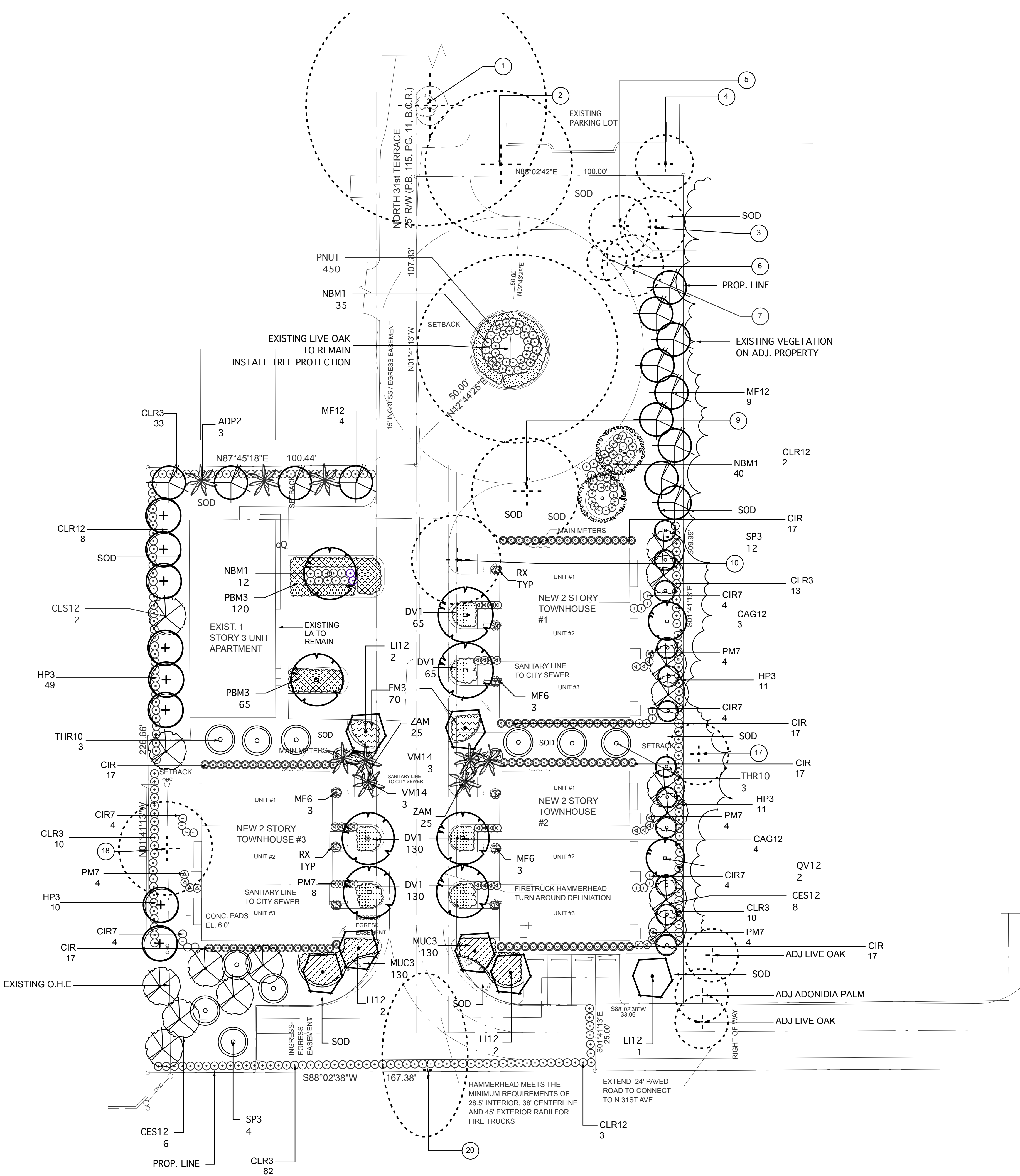
TREE = 55
NATIVE TREE = 23

PALM LIST			
KEY	PLANT NAME	SPECIFICATION	QTY
ADP2	VEITCHIA MERILLII ADONIDIA PALM	10"-14" CT. MATCHED DBL. TRUNK PALM HIGH DROUGHT TOLERANCE	3
VM14	VEITCHIA MERILLII ADONIDIA PALM	10"-14" CT. MATCHED SINGLE TRUNK PALM HIGH DROUGHT TOLERANCE	6
SP3	SABAL PALMETTO SABAL PALM NATIVE	14"-18" CT. MIN. 12" DBH. STAGGER HTS. SLICK TRUNK NURSERY GROWN HIGH DROUGHT TOLERANCE	12
THR10	THRIANX RADIATA KEY THATCH PALM ALT: SILVER PALM NATIVE	8"-10" OA 4" CT. MIN. SINGLE TRUNKS HIGH DROUGHT TOLERANCE	6

TOTAL PALMS = 8 (3:1)
NATIVE TREE = 18

SHRUBS/GROUNDCOVER LIST			
KEY	PLANT NAME	SPECIFICATION	QTY
CIR	CHRYSOBALANUS ICACO RED TIP COCOPLUM HEDGE NATIVE	18" X 18", SPR. 18" O.C. MEDIUM DROUGHT TOLERANT	102
CIR7	CHRYSOBALANUS ICACO COCOPLUM HEDGE NATIVE	36" X 24" SPR. 24" O.C. FULL TO GROUND MED DROUGHT TOLERANCE	20
CLR3	CLUSIA ROSEA NANA SMALL LEAF PITCH APPLE NATIVE	24" X 24", 24" O.C. HIGH DROUGHT TOLERANT	66
HP3	HEMELLA VIRGINIANA FIRE BUSH NATIVE	24" X 24" SPR. 24" OC. MED. DROUGHT TOLERANCE	81
MF6	MYRCIANTHES FRAGRANS SIMPSON STOPPER NATIVE	5" X 24" SPR. 24" O.C. CONE SHAPED HIGH DROUGHT TOLERANCE	9
MUC3	MUHLENBERGIA CAPILLARIS MUHLY GRASS NATIVE	12" X 15" SPR. 18" O.C. HIGH DROUGHT TOLERANCE	260
NBM1	NEPHROLEPIS BISERRATA 'MACHO' FERN	24" X 24" 30" O.C. SHADE GROWN MED. DROUGHT TOLERANCE	87
FM3	FICUS MICROCAFFA GREEN ISLAND FICUS	15" X 15" SPR. 18" O.C. HIGH DROUGHT TOLERANCE	70
PBM3	PHILODENDRON BURLE MARXII BURLE MARX	15" X 15" SPR. 18" O.C. HIGH DROUGHT TOLERANCE	185
PM7	PODOCARPUS MACROPHYLLA YEW PODOCARPUS	36" X 24" SPR. 24" O.C. FULL TO BASE HIGH DROUGHT TOLERANCE	24
ZAM	ZAMIA FLORIDANA COONTIE	24" X 24" SPR. 24" O.C. FULL TO BASE NATIVE HIGH DROUGHT TOLERANCE	50
PNUT	ARACHIS GLABRATA PERENNIAL PEANUT	1 GAL. 8" X 10" 12" O.C. HIGH DROUGHT TOLERANCE	450

TOTAL SHRUBS = 500
NATIVE SHRUBS = 1404



ZONING DISTRICTS: R-MIXED USE LOT AREA = 55,463 SF = 1.27 ACRES PERVIOUS AREA PROVIDED = 22,739 SF. (41.0%) TOTAL IMPERVIOUS= 32,724 SF. (59.0%)
LANDSCAPE REQUIREMENTS: LOTS WITH A WIDTH GREATER THAN 50' SHALL PROVIDE 25% OF THE VUA IN LANDSCAPING N/A OVERHEAD COVERAGE REQUIRED = 10% OF LANDSCAPE AREAS
PERIMETER LANDSCAPE: (1) STREET TREE PER 30LF. = N/A BUFFERS:5' WIDE (1) TREE PER 20 LF. NORTH: 200/20 = 5 REQUIRED PROPOSED = 5 TREES SOUTH: 168/20 = 9 REQUIRED PROPOSED = 9 TREES WEST: 226.66/20 = 11 REQUIRED PROPOSED = 1 EXISTING +10 TREES EAST 226/20 = 12 REQUIRED PROPOSED = 12
(1) TREE PER 1,000 SF. OF PERVIOUS LOT AREA PERVIOUS AREA 22,739 /1,000 = 23 TREES REQUIRED PROPOSED = 7 EXISTING + 16 TREES
TOTAL TREES REQUIRED ON SITE = 60 TOTAL EXISTING TREES = 6 TOTAL PROPOSED TREES = 57 TREES (REFER TO PLANT LIST THIS SHEET) NATIVE TREES REQUIRED 60% = 30 PROPOSED NATIVES =30 NATIVE SHRUBS REQUIRED 50% PROPOSED NATIVE SHRUB = 1,238(86%)

TREE MITIGATION DATA:

DBH. REMOVED =(210") OR (105) 2" TREES
PALMS REMOVED= 2
MITIGATION TREES PROVIDED: 3 TREES +2 PALMS
REMAINING TREES= 102

DUE TO LIMITED GREEN SPACE ON SITE REPLACEMENT TREES SHALL BE MITIGATED EQUAL PAYMENT INTO THE TREE PRESERVATION FUND
IN THE AMOUNT OF \$350 X 102 = \$35,700.00

TOTAL MITIGATION AMOUNT= \$35,700.00

NOTES:

MULCH ALL LANDSCAPE AREAS WITH GRADE B OR BETTER NON CYPRESS NON COLORED BLEND MULCH. ALL EXISTING LANDSCAPE MATERIALS IN POOR CONDITION OR MISSING AT TIME OF CO SHALL BE REPLACED WITH SAME SPECIES AND SIZE.

CONTRACTOR SHALL FIELD LOCATE ALL ABOVE AND UNDER GROUND UTILITIES PRIOR TO STARTING WORK. TREES WITHIN 5' OF AN UNDER GROUND UTILITY SHALL BE SEPARATED BY A ROOT BARRIER. SEE DETAIL SHEET L-3.
ALL ABOVE GROUND UTILITIES NOT ALREADY SHOWN ON PLANS SHALL BE SCREENED WITH PLANT MATERIALS A MIN. OF 36" IN HT. SURROUNDED ON 3 SIDES.

REFER TO SHEET L-3 FOR LANDSCAPE DETAILS AND SPECIFICATIONS
REFER TO SHEET L-2 FOR EXISTING TREE INFORMATION

CONTRACTOR SHALL DO OWN TAKE OFF FROM PLAN. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST SHOULD A DISCREPANCY OCCUR.

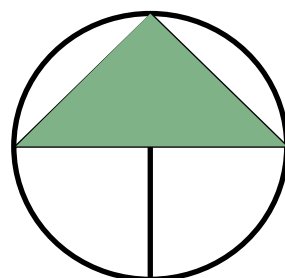
CONTRACTOR SHALL NOTIFY THE CITY LANDSCAPE REVIEWER PRIOR TO ANY CHANGES IN APPROVED LANDSCAPE MATERIALS

ALL LANDSCAPE WORK SHALL MEET THE MIN. REQUIREMENTS PER THE CITY OF HOLLYWOOD LANDSCAPE CODE.

IRRIGATION DESIGN AND SPECIFICATIONS ARE PROVIDED ON SHEETS IR-1 AND IR-2



Know what's below.
Call before you dig.



NORTH
SCALE: 1"=20'

REVISIONS:

SHEET TITLE:

LANDSCAPE PLAN

ZENO TOWNHOMES

PROJECT:

XLТ INVESTMENT CORP.
4100 N 31ST TERRACE
HOLLYWOOD, FL. 33021

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF
MLA Group, Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME" © MLA Group Inc.

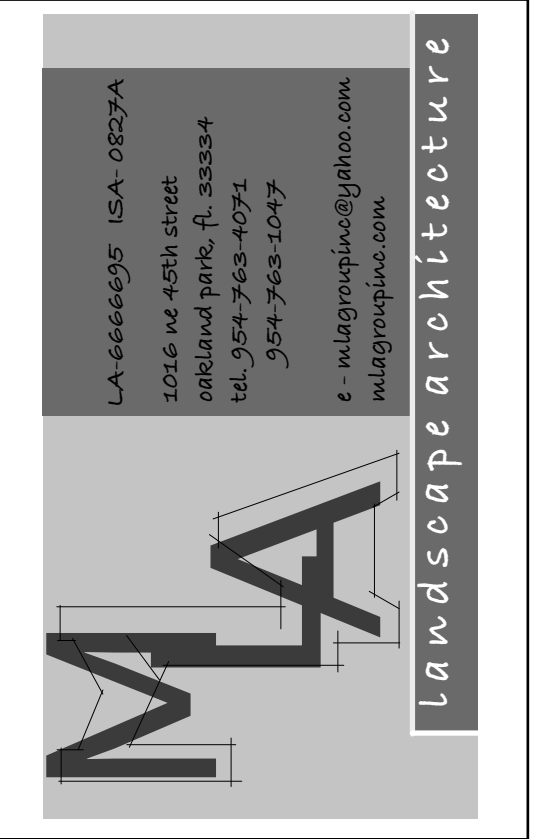
SEAL:

SCALE: 1"=20'

DATE DRAWN: 11-14-24

SHEET NO.

L-1

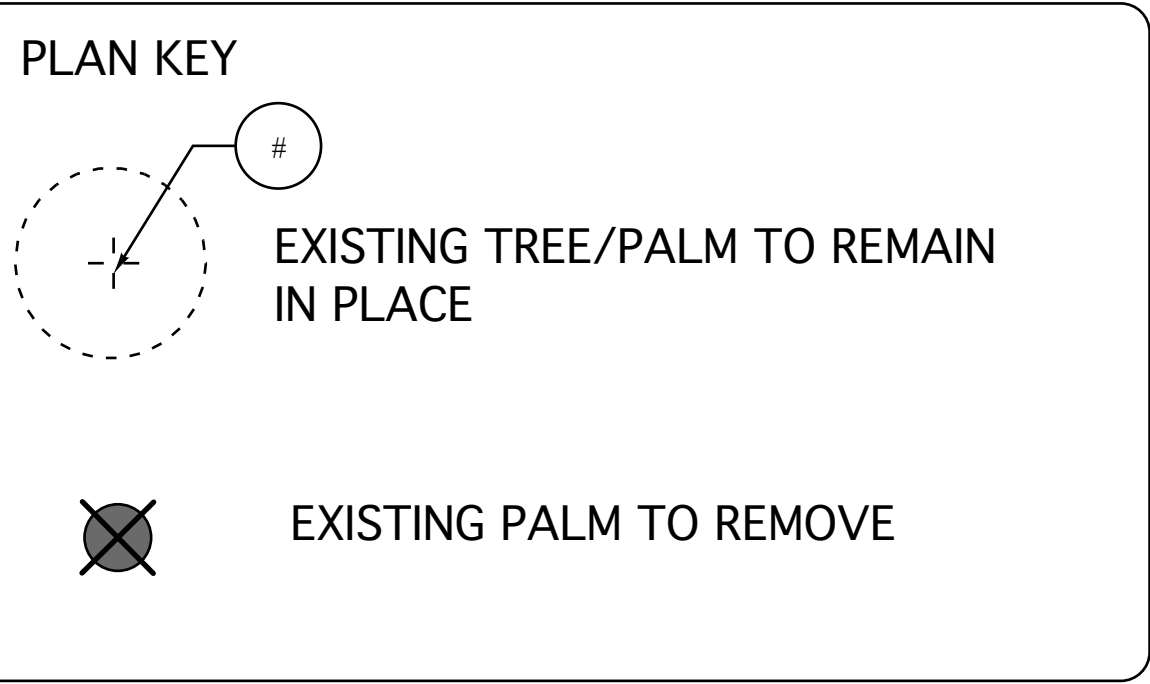


No.1	BOTANICAL NAME	COMMON NAME	DBH. HT. X SPR.	CONDITION	DISPOSITION
1.	QUERCUS VIRGINIANA	LIVE OAK	16" 50'X90'	GOOD	REMAIN ON ADJ. PROPOERTY
2.	BUSERA SIMARUBA	GUMBO LIMBO	19" 45'X24'	MODERATE	REMAIN ON ADJ. PROPERTY
3.	TERMINALIA CATAPPA	TROPICAL ALMOND	16" 20'X20"	POOR	REMAIN
4.	TERMINALIA CATAPPA	TROPICAL ALMOND	27" 25'X20"	POOR	REMAIN ON ADJ. PROPERTY
5.	QUERCUS VIRGINIANA	LIVE OAK	19" 45'X24'	POOR	REMAIN
6.	QUERCUS VIRGINIANA	LIVE OAK	17" 40'X45'	MODERATE	REMOVE/MITIGATE
7.	BUSERA SIMARUBA	GUMBO LIMBO	2.5" 14'X9'	MODERATE	REMAIN
8.	QUERCUS VIRGINIANA	LIVE OAK	32" 40'X70'	MODERATE	REMAIN?
9.	QUERCUS VIRGINIANA	LIVE OAK	24" 40'X40"	POOR	REMOVE/MITIGATE
10.	QUERCUS VIRGINIANA	LIVE OAK	20" 40'X30"	POOR	REMOVE/MITIGATE
11.	QUERCUS VIRGINIANA	LIVE OAK	40" 50'X45'	MODERATE	REMOVE/MITIGATE
12.	QUERCUS VIRGINIANA	LIVE OAK	32" 40'X45'	MODERATE	REMOVE/MITIGATE
13.	PINUS ELLOTI	SLASH PINE	15" 40'X18'	POOR	REMOVE/MITIGATE
14.	QUERCUS VIRGINIANA	LIVE OAK	17" 25'X30"	POOR	REMOVE/MITIGATE
15.	QUERCUS VIRGINIANA	LIVE OAK	45" 40'X40"	POOR	REMOVE/MITIGATE
16.	DELONIX REGINA	POINCIANA	8" 18'X25"	POOR	REMOVE/MITIGATE
17.	QUERCUS VIRGINIANA	LIVE OAK	13" 20'X20"	MODERATE	REMAIN ON ADJ. PROPERTY
18.	QUERCUS VIRGINIANA	LIVE OAK	10" 30'X40"	MODERATE	REMAIN
19.	FICUS AUREA	STRANGLER FIG	36" OVERHANG	POOR	REMAIN ON ADJ. PROPERTY
20.	DYPSIS LUTESCENS	ARECA PALM	CLUMP	MODERATE	REMOVE/MITIGATE

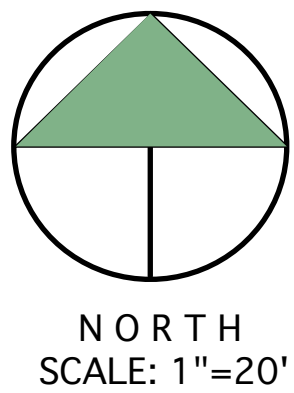
DBH. REMOVED =(210") OR (105) 2" TREES
PALMS REMOVED= 2
MITIGATION TREES PROVIDED: 3 TREES +2 PALMS
REMAINING TREES= 102

DUE TO LIMITED GREEN SPACE ON SITE REPLACEMENT
TREES SHALL BE MITIGATED EQUAL PAYMENT INTO THE
TREE PRESERVATION FUND
IN THE AMOUNT OF \$350 X 102 = \$35,700.00

TOTAL MITIGATION AMOUNT= \$35,700.00



TREES REMOVED = 8 (141")
PALMS REMOVED = 3



SHEET TITLE:
EXISTING TREE
DIPOSITION
PLAN

T: ZENO TOWNHOMES
XLT INVESTMENT CORP.
1812 ROOSEVELT ST. HOLLYWOOD, FL.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF
MLA Group, Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME" © MLA Group Inc.

SEAL:

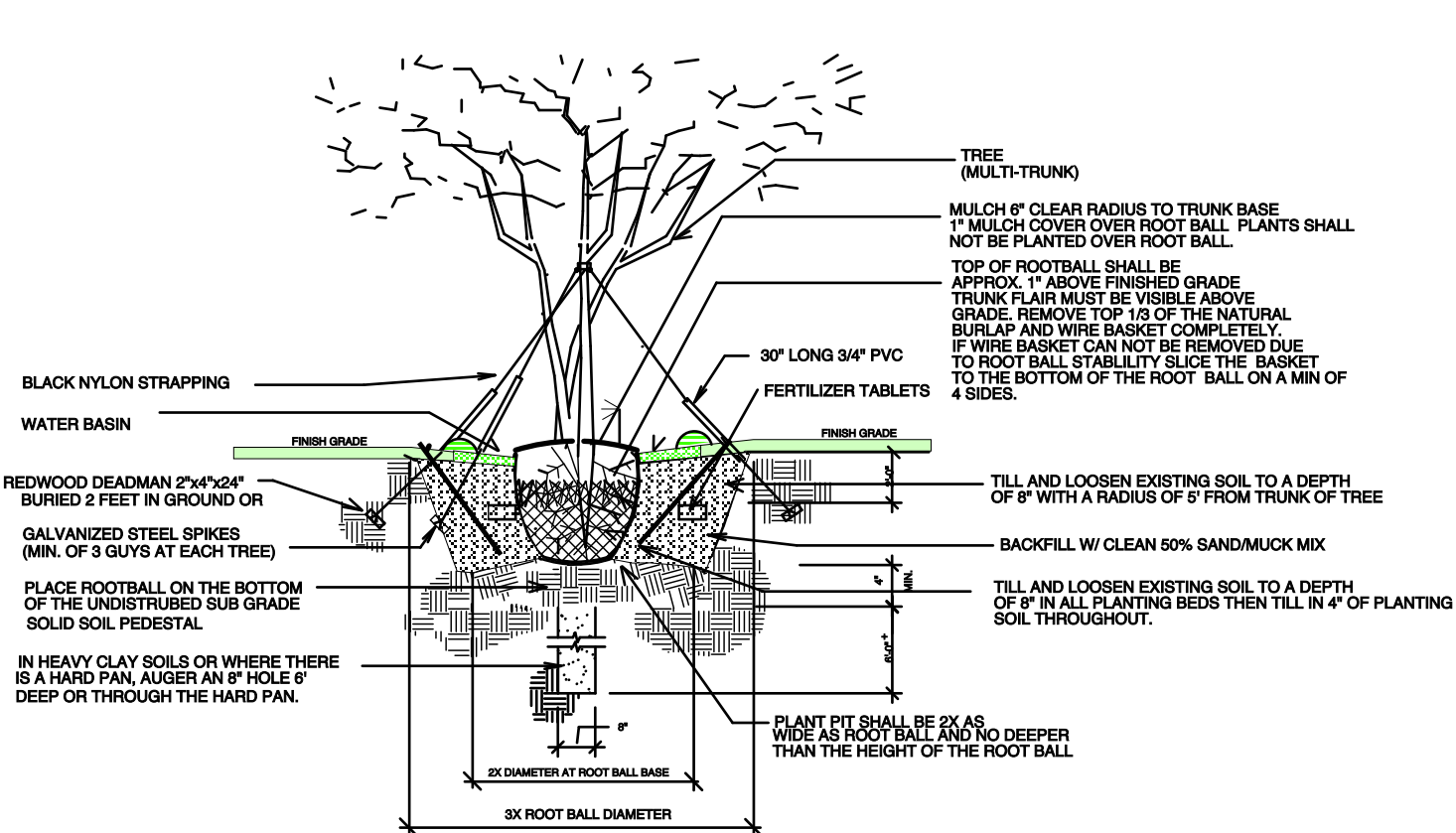
SCALE: 1"=20'

DATE DRAWN: 11-14-24

SHEET NO.

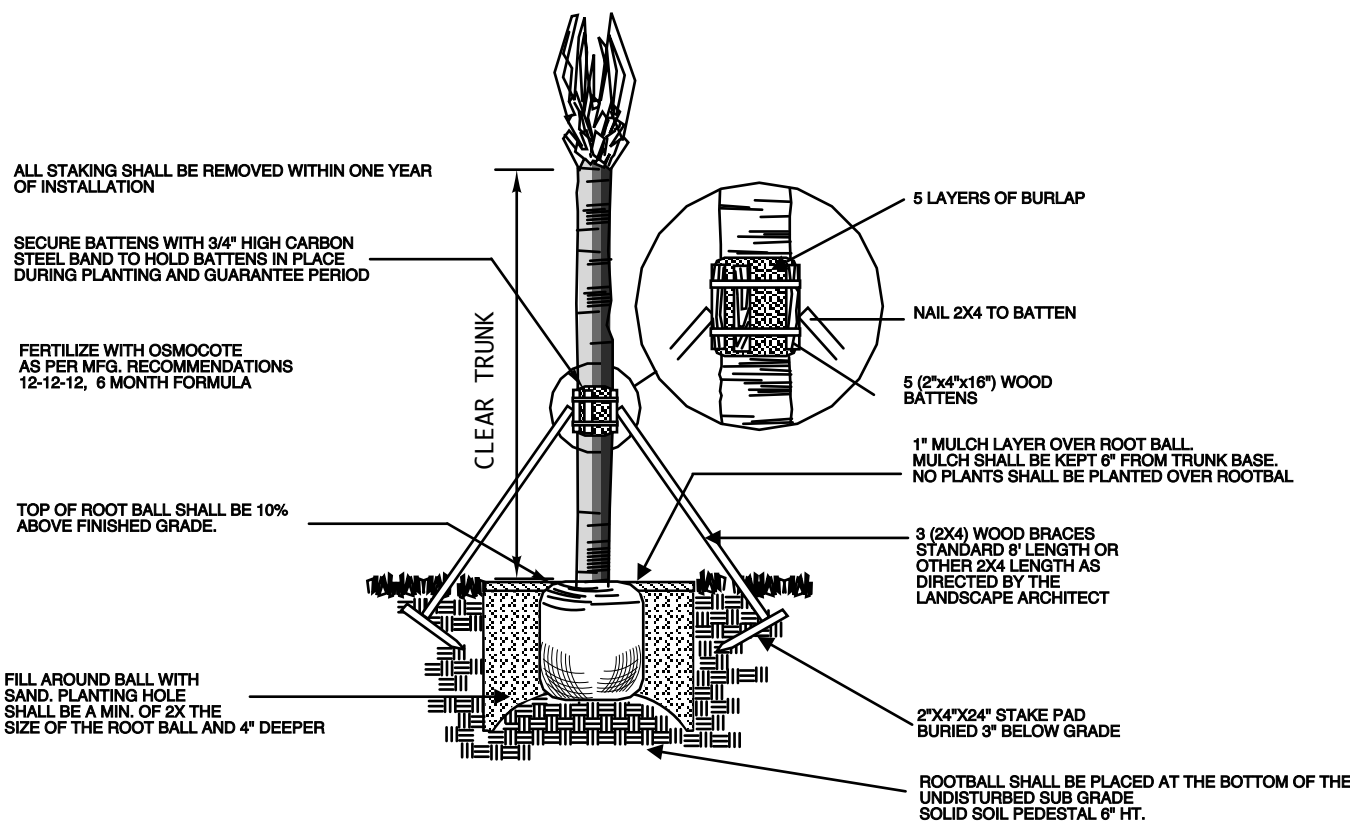
L-2

of-3



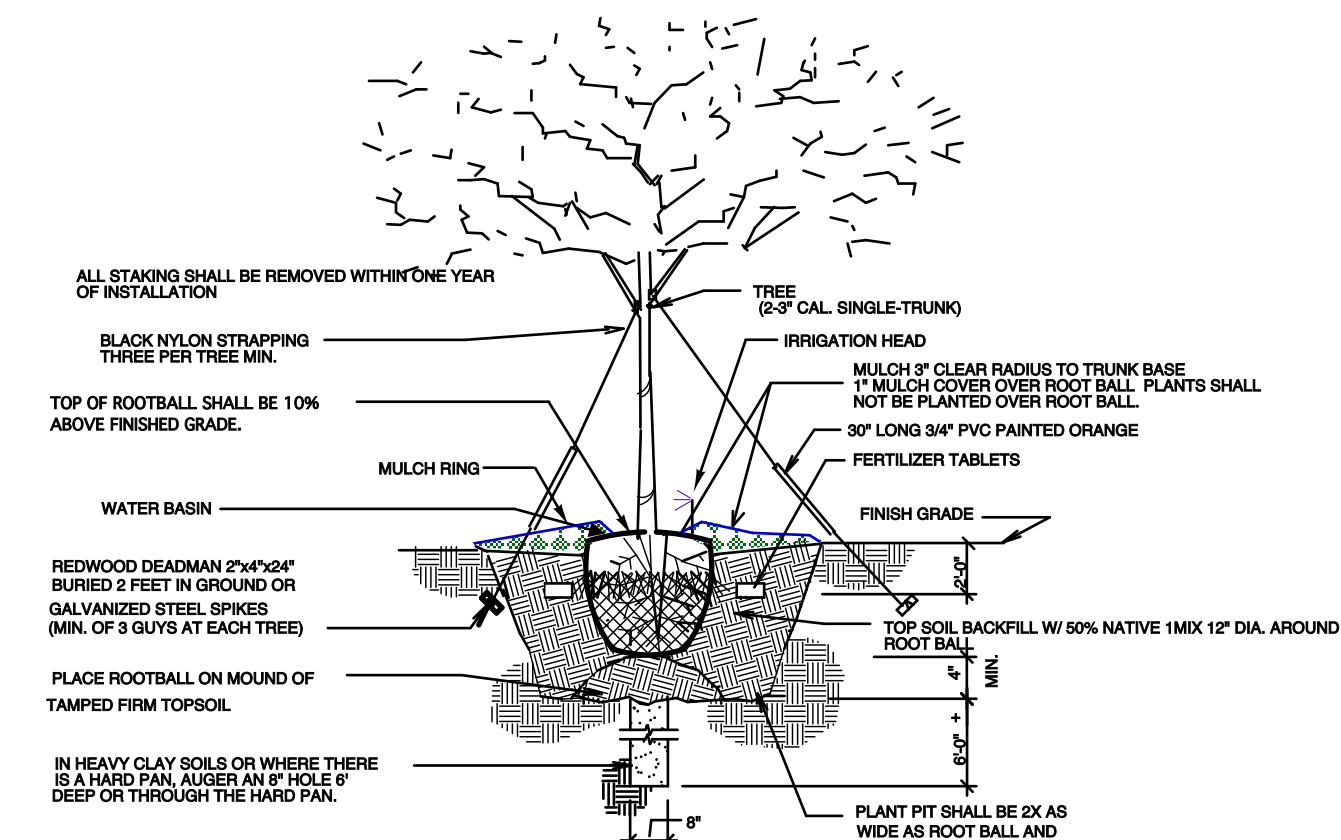
MULTI - TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



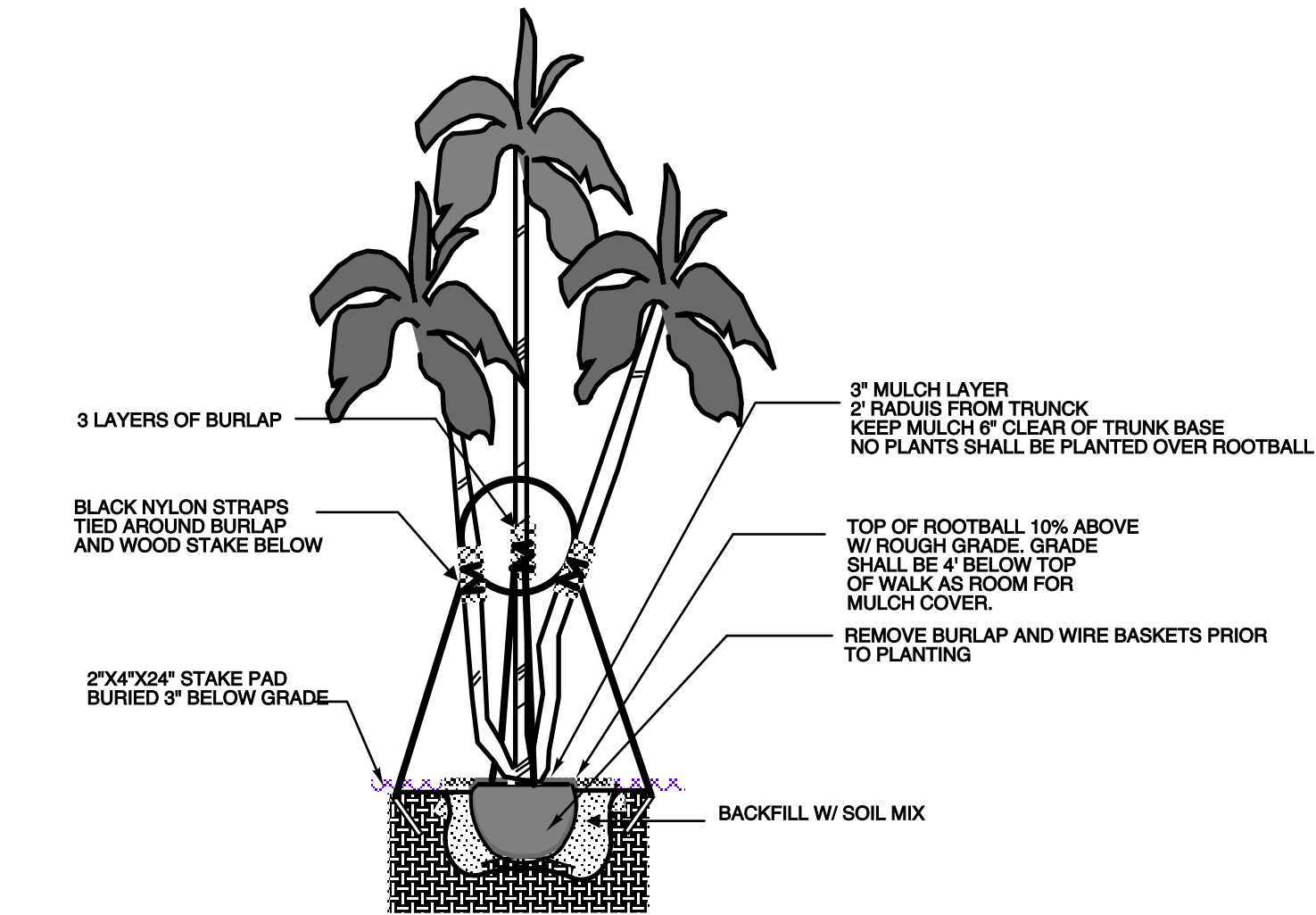
SABAL PALM PLANTING DETAIL

NOT TO SCALE



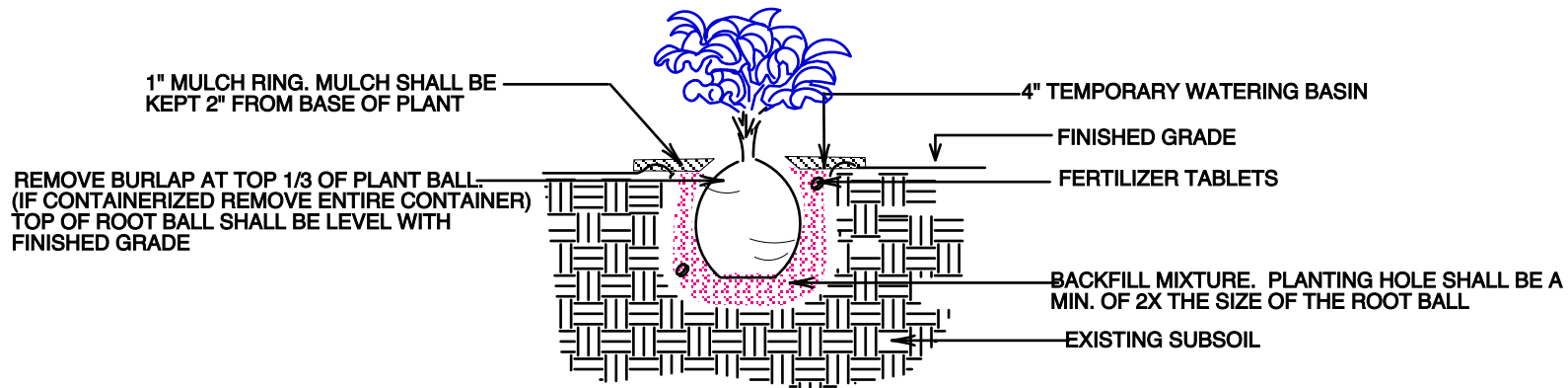
SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



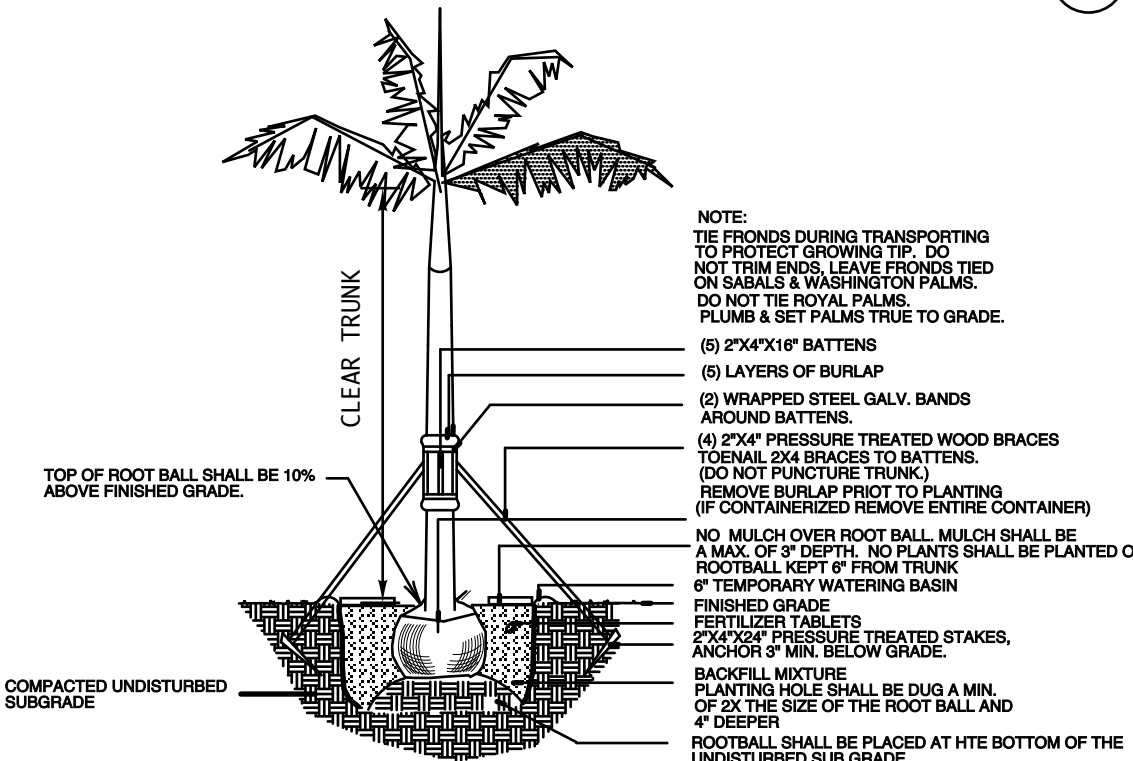
MULTI TRUNK PALM PLANTING DETAIL

NOT TO SCALE



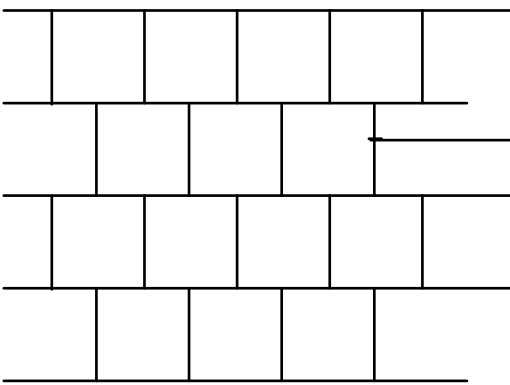
SHRUB PLANTING DETAIL

NOT TO SCALE



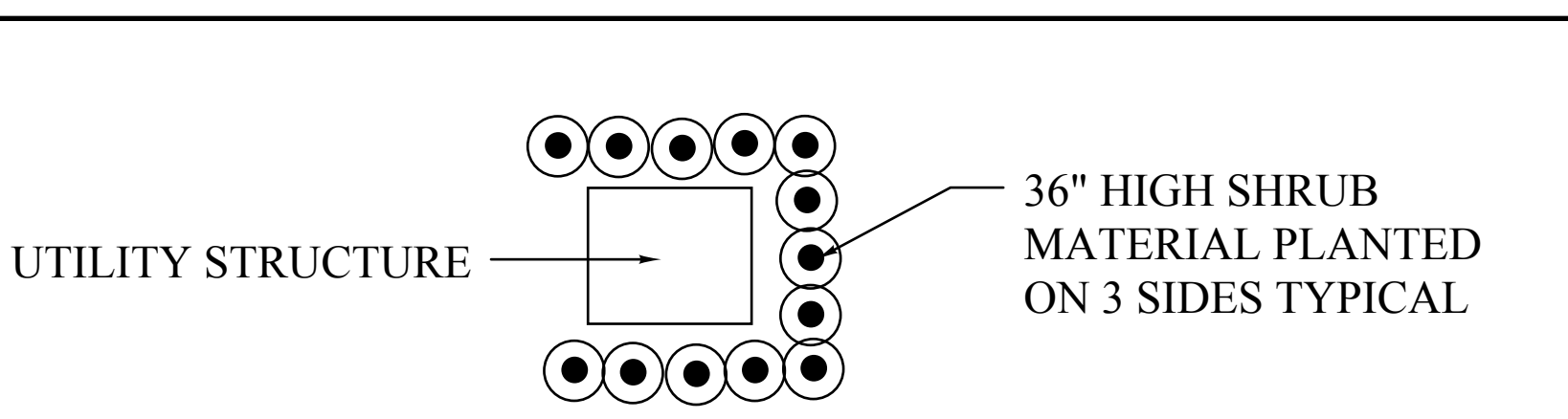
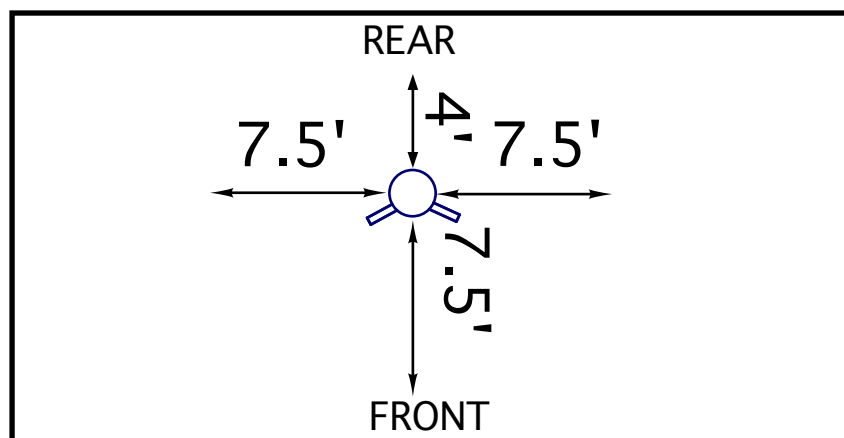
ROYAL PALM PLANTING DETAIL

NOT TO SCALE

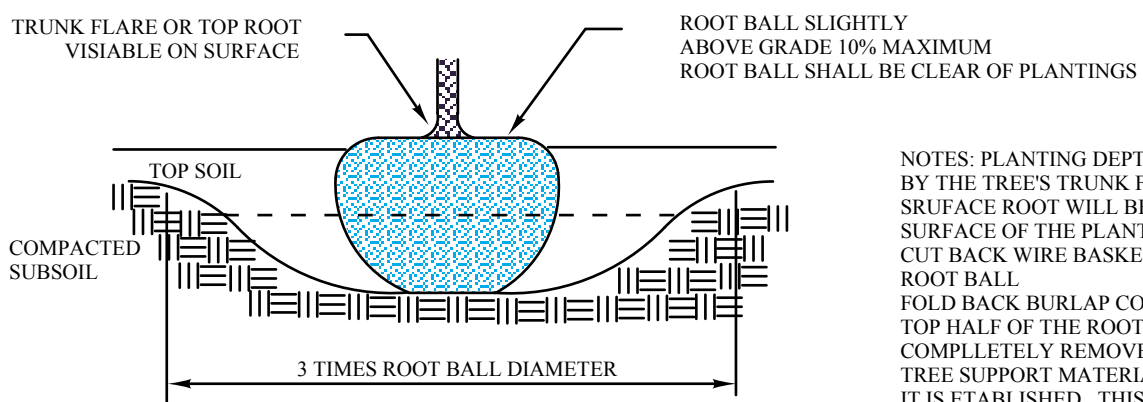


SOD PLANTING DETAIL

NOT TO SCALE



TYPICAL UTILITY SCREENING DETAIL



ROOT BALL DETAIL

NOT TO SCALE

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
- EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.
- ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID, UNLESS OTHERWISE NOTED. SOD SHALL BE WEED AND PEST FREE. SOD SHALL BE LAID ON A SMOOTH SURFACE WITH TIGHT JOINTS CUT TO CONFORM TO PLANTERS AND CURBS.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH, FLORIMULCH & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE). MULCH TYPE SHALL BE FREE OF ARSENIC BY PRODUCTS.
- ALL TREES FIELD GROWN UNLESS OTHERWISE NOTED.
- LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE PROVIDED BY OTHERS.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
- OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
- PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
- OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
- LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAY OUT.
- METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
- PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN), CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER FRONDS), GAL (GALLON CAN), 3 GAL (3 GALLON CAN), OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH), SPR (INDICATES SPREAD), HHV (INDICATES HEAVY), MIN (INDICATES MINIMUM).
- SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR 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.
- THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF NATURE" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
- ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. NO PLANT MATERIAL SHALL BE ACCEPTED IF PLANTED TOO DEEP. ALL GUYS AND STAKING SHALL BE REMOVED WITHIN ONE YEAR AFTER FINAL INSPECTION OR ESTABLISHMENT.
- DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.
- COMMERCIAL FERTILIZER FOR TREES, SHRUBS AND GROUND COVER COMMERCIAL FERTILIZER SHALL BE NUTRI PAK® 3 YR. TIME RELEASE FERTILIZER PACKET DISTRIBUTED BY HORT- ENTERPRISES INC. EQUAL SUBSTITUTIONS MAY BE ACCEPTED. NUTRI PAK FERTILIZER PACKETS ARE AVAILABLE IN SPECIAL NUTRIENT FORMULATIONS FOR SPECIFIC PLANT TYPES EG. TREES, SHRUBS, FLOWERING PLANTS, POTTED PLANTS AND PALMS.

NEW TREE AND SHRUB APPLICATIONS: PLACE PACKET 6"-8" DEEP, SPACED EVENLY AROUND OUTER EDGES OF ROOTS 12 INCHES ON CENTER.
PERENNIALS: PLACE PACKETS 6"-8" DEEP NEAR ROOTS ESTABLISHED PLANTINGS.
MATURE PLANTINGS:
TREES: USE 1 PACKET PER INCH OF TRUNK DIAMETER SPACED EVENLY AROUND DRIP LINE BURY 6"-8" BELOW SOIL IN UPRIGHT POSITION, TAP HOLE CLOSED WITH HEEL OF YOUR FOOT.
SHRUBS: USE 1 PACKET FOR EVERY 12 INCHES OF HEIGHT OR SPREAD.

GENERAL SLOW RELEASE FERTILIZERS WITH MICOR NUTRIENTS MAY BE APPLIED WITH LOW OR NO PHOSPHORUS SUCH AS A 13-0-13
LOW PHOSPHORUS SHALL MEAN 2% OR LESS.
APPLICATION RATES SHALL BE ADHERED TO AS WRITTEN ON THE PRODUCT LABEL. POSTPONE FERTILIZING WHEN ONE INCH OR MORE OF RAIN IS EXPECTED.

SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE COLONYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES IT'S WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:
1 PAC PER TREE - 36" BALL SIZE
2 PAC PER TREE - OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1 GAL. CONTAINER

LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.

PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION

IRRIGATION: AN AUTOMATIC RUST FREE UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED TO ENSURE 100% COVERAGE WITH 100% OVERLAP. CONTRACTOR SHALL PROVIDE A RAIN SENSOR AND ADJUST HEADS TO AVOID OVERSPRAY ONTO BUILDING WALLS, WALKS, UTILITIES, DRIVES ECT. CONTRACTOR SHALL PAINT ALL ABOVE GROUND RISERS FLAT BLACK.

PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIALS PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.

SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKES, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.

MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS, SHALL BE REPAIRED PROMPTLY

(NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES) THE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION

MULCH: MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNCTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL.

SOD AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLANTING SOD AND SHALL BE IRRIGATED. ALL SOD SHALL HAVE A MIN. OF 2" OF TOPSOIL. SEE NOTE NO. 6 ABOVE.

EXCAVATION REQUIREMENT: REQUIRED: ISLANDS SHALL BE EXCAVATED TO 36 INCHES, AND FILLED WITH CLEAN FILL AND TOPSOIL TO A LEVEL 1" BELOW THE TOP OF CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED. ALL LANDSCAPED PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 6" AND REPLACED WITH CLEAN FILL. A MIN 2" OF TOPSOIL SHALL BE INSTALLED BELOW ALL SODDED AREAS.

A LANDSCAPE PERMITS SHALL BE VERIFIED AND OBTAINED BY THE LANDSCAPE CONTRACTOR. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 10 INCHES IN HEIGHT TO SIX FEET IN HEIGHT WILL BE APPROVED IN SWALE AREAS.

TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBIT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE GOVERNING MUNICIPALITY.

- MINIMUM SOIL DEPTH:
 - REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
- ROOTBALL SOIL:
 - REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
- NATIVE SOIL:
 - REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
- ARID PLAMS:
 - REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.

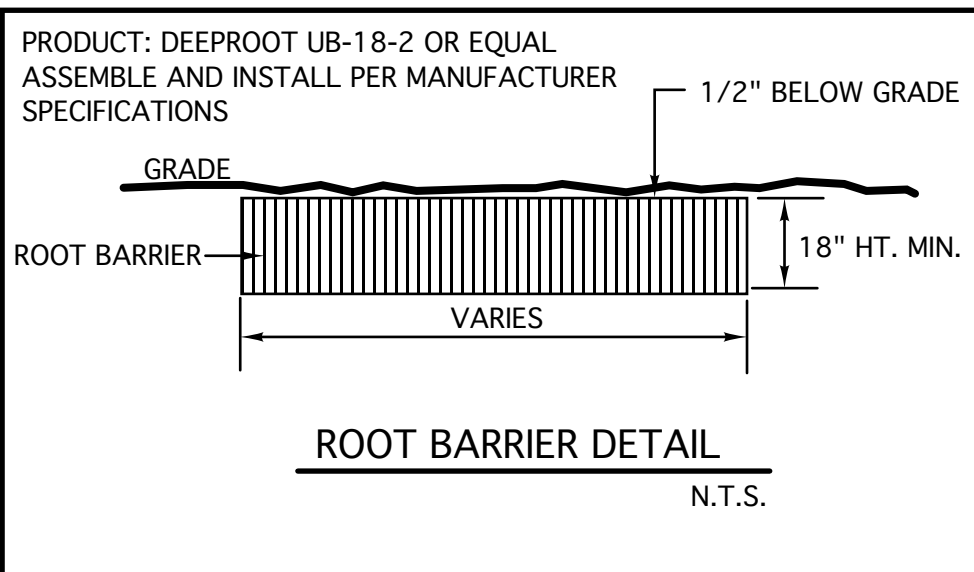
USE OF ORGANIC MULCHES: A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC MULCH MATERIAL, AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.

ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.

THE ERADICATION OF NUISANCE VEGETATION (EXOTICS: ALL INVASIVE AND EXOTIC VEGETATION SHALL BE REMOVED FROM SITE INCLUDING WITHIN ABUTTING RIGHTS-OF-WAY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PRIVATELY OWNED NATURAL AREAS SHALL BE INCLUDED IN THIS REQUIREMENT. FICUS BENJAMINA AND FICUS NITIDA MAY BE USED FOR A HEDGE WITH A 5' SEPARATION FROM WATER LINES. FICUS HEDGES SHALL NOT BE PLANTED WITH UTILITY EASEMENTS.

SHRUBS SHALL BE CONSIDERED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE GOVERNING MUNICIPALITY.

HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP AT TIME OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE No. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 18 INCHES WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANT SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG AS THE PRECEEDING IS ACHIEVED



REVISIONS:

NO.	DESCRIPTION

SHEET TITLE:

LANDSCAPE DETAILS AND SPECIFICATIONS

ZENO TOWNHOMES

XLT INVESTMENT CORP.

1812 ROOSEVELT ST. HOLLYWOOD, FL.

PROJECT:

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HERewith COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE PROUD AND CODES. THIS DRAWING IS THE PROPERTY OF XLT GROUP, INC. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME." © XLT GROUP, INC.

SEAL:

DATE DRAWN: 11-14-24

SHEET NO.

L-3



City of Hollywood

Staff Summary

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

File Number: 3. 2025 0303

Agenda Date: 3/3/2025

To: Technical Advisory Committee

Title: FILE NO.: 25-DP-16
APPLICANT: First Eagle Management, LLC.
LOCATION: 4100 N Hills Drive
REQUEST: Site Plan review for a multifamily development consisting of 324 townhouses as part of a new Planned Development located in the Country Club Zoning District.



83

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: Todd Schwenk Date: 2-11-25
 PRINT NAME: Todd Schwenk Date: 2-11-25
 Signature of Consultant/Representative: [Signature] Date: 2-12-25
 PRINT NAME: Keith Poliakoff 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 PD rezoning to my property, which is hereby made by me or I am hereby authorizing Keith Poliakoff, Esq. to be my legal representative before the TAC, PZB, Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
 this 12 day of Feb, 2025

[Signature]
 Notary Public

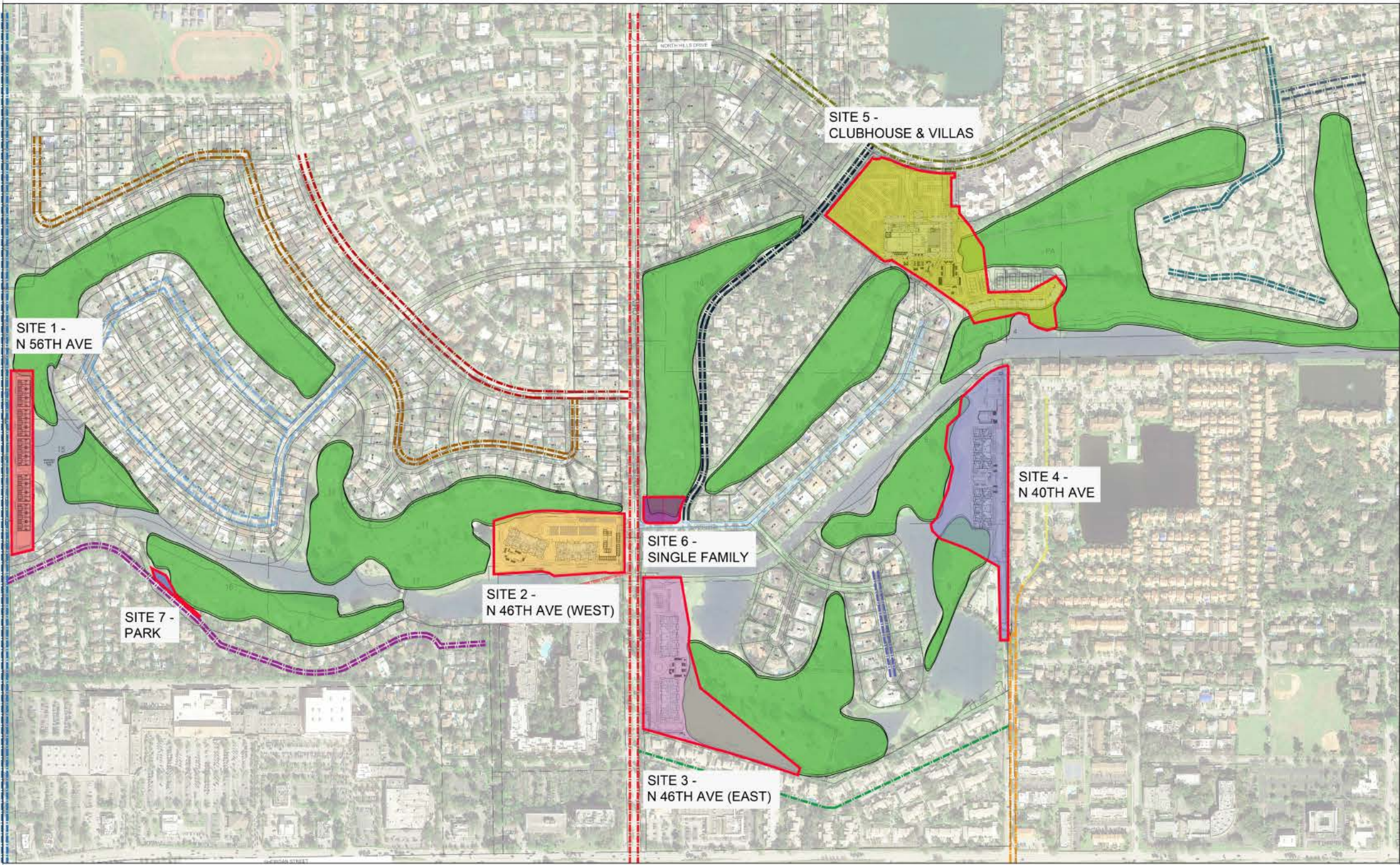
State of Florida

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

 Signature of Current Owner

 Print Name





Rev.	Date

ALL DIMENSIONS AND WRITTEN NOTATIONS APPLYING HEREIN CONSTITUTE THE DESIGN AND DEVELOPMENT OF THIS PROJECT. ANY AND ALL DIMENSIONS SHALL BE BASED ON THE DIMENSIONS SHOWN ON THE DRAWINGS. ANY DIMENSIONS NOT SHOWN ON THE DRAWINGS SHALL BE BASED ON THE DIMENSIONS SHOWN ON THE DRAWINGS. ANY DIMENSIONS NOT SHOWN ON THE DRAWINGS SHALL BE BASED ON THE DIMENSIONS SHOWN ON THE DRAWINGS.

ZONING PACKAGE

EMERALD HILLS
4100 N HILLS DR.
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:
BOTEK THURLOW ENGINEERING, INC.
3409 NW 9TH AVE., SUITE 1102
FORT LAUDERDALE, FL 33309
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:
EDSA
1512 E. BROWARD BLVD., SUITE 110
FORT LAUDERDALE, FL 33301
TEL: (954) 524 3330

ARCHITECT:
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
571 NW 28TH STREET
MIAMI, FLORIDA 33127 USA
TEL: (305) 573 1818
FAX: (305) 573 3786

KOBİ KARP
Lic. # AR0012578



OVERALL SITE PLAN

Date: 01-22-2025	Sheet No. 86
DRAWN BY: Project # 1849	CHECKED BY: AEC2

1 Site Plan
Scale: 1/256"=1' (24"X36")



SHEET	DESCRIPTION
SURVEY	
A0.00	SURVEY
A0.01	ENLARGED SURVEY
A0.02	ENLARGED SURVEY
A0.03	ENLARGED SURVEY
A0.04	ENLARGED SURVEY
A0.05	ENLARGED SURVEY
A0.06	ENLARGED SURVEY
A0.07	ENLARGED SURVEY
ARCHITECTURE	
A0.01	COVER
A0.02	INDEX
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Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A0.03

Emerald Hills
N 56th Ave. / Parcel 1

Townhouses

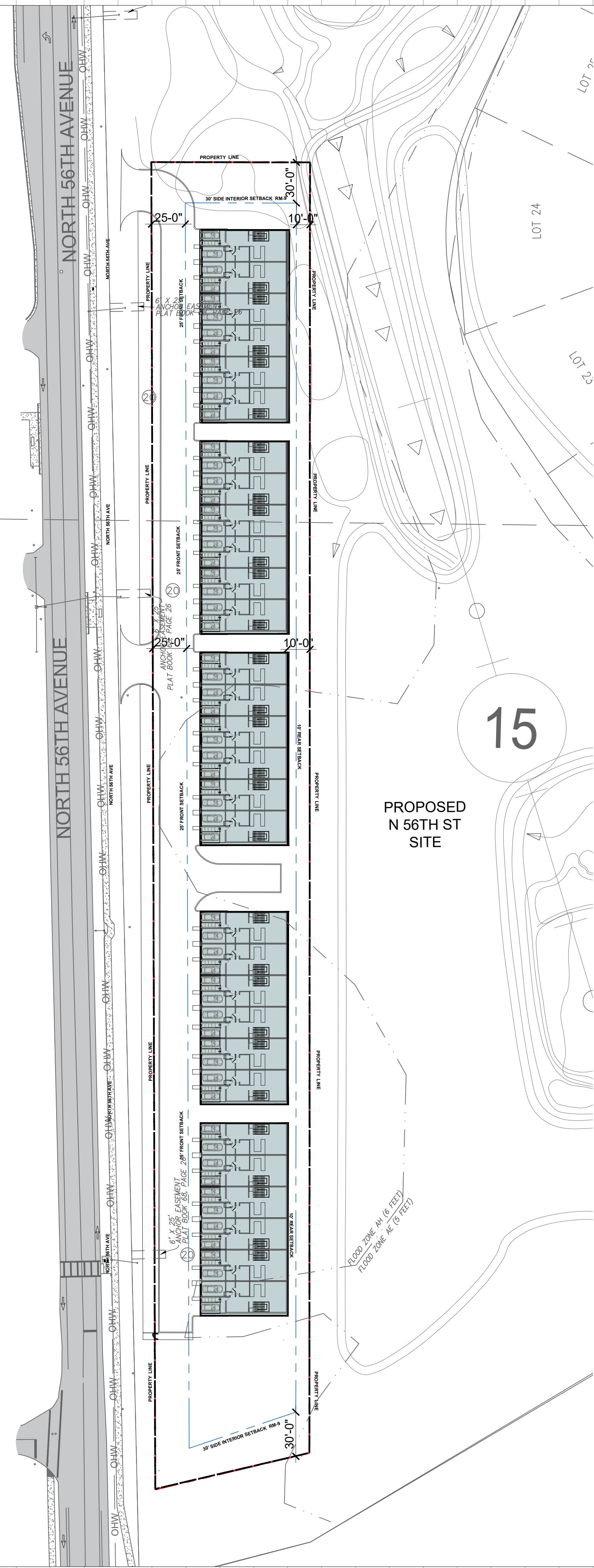
LEVEL	1 Bdr	2 Bdr	3 Bdr
LEVEL 1 & 2	0	0	30
Total Bdrs			30

TOTAL UNITS	30	
4 Bedroom Units	30	100.0%

ZONING DATA	
N 56th Ave. / PARCEL 1	
GENERAL	PROPOSED
LOT AREA	111,106 SF (2.5 ACRES)
RIGHT OF WAY	(0.9 ACRES)
GROSS ACRES	(3.4 ACRES)
HEIGHT	TWO-STORIES
PERVIOUS	0.86 ACRES
LOT COVERAGE	0.89 ACRES
PARKING SPACES	60
PARKING DENSITY	2 PS / DU
SETBACKS	PROPOSED
FRONT	25'-0"
REAR	10'-0"
SIDE 1 (NORTH)	30'-0"
SIDE 2 (SOUTH)	30'-0"

Proposed Subdivision

SF	111,106	2.5 Acres
Proposed Zoning	PD (BASED OFF ADJACENT RM9)	
Proposed Density	30 Units / Acre	



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ZONING PACKAGE

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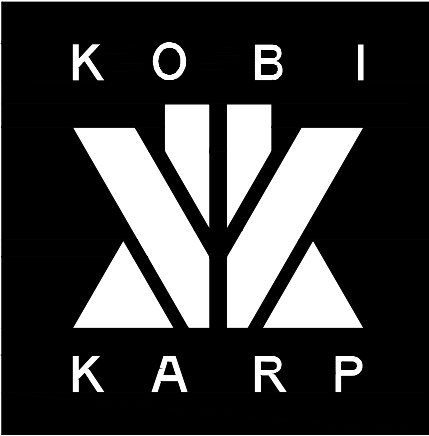
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ZONING DATA - N 56TH AVE

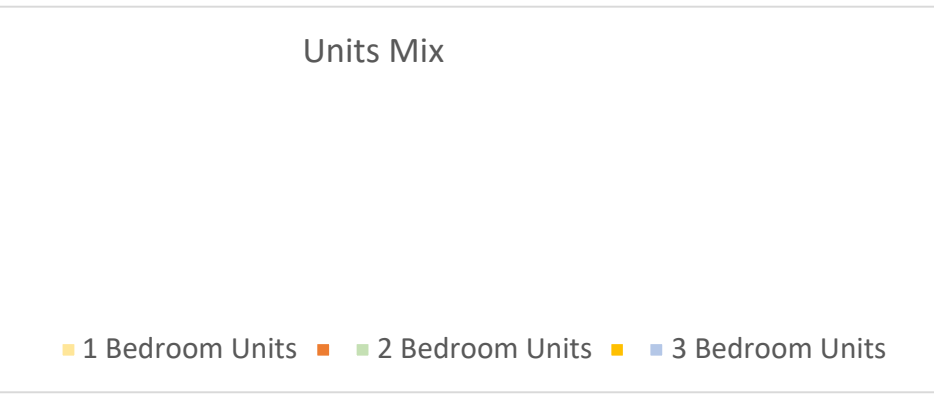
Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.A.1.00
Project # 1849	

ZONING DATA	
N 46TH Ave. (WEST) / PARCEL 2	
GENERAL	PROPOSED
LOT AREA	222,316 SF (5.0 ACRES)
RIGHT OF WAY	(0.4 ACRES)
GROSS ACRES	(5.4 ACRES)
HEIGHT	3—STORIES
PERVIOUS	1.48 ACRES
LOT COVERAGE	0.82 ACRES
PARKING SPACES	130
PARKING DENSITY	1.5 PS / DU
SETBACKS	PROPOSED
FRONT	30'—0"
REAR	30'—0"
SIDE 1 (NORTH)	30'—0"
SIDE 2 (SOUTH)	30'—0"

Emerald Hills
N 46th Ave. (West) / Parcel 2 project datas

LEVEL	BLOCK 7			BLOCK 8		
	1 Bdr	2 Bdr	3 Bdr	1 Bdr	2 Bdr	3 Bdr
ROOF						
LEVEL 3	0	7	3	0	7	3
LEVEL 2	0	9	1	0	9	1
LEVEL 1	0	6	1	0	6	1
	0	22	5	0	22	5
	Block Units 27			Block Units 27		

TOTAL UNITS	54	
1 Bedroom Units	0	0.0%
2 Bedroom Units	44	81.5%
3 Bedroom Units	10	18.5%



Parking Required		
Units PS	1.5 PS / Unit	81PS
Guests PS	1 PS / 5 Units	10.8PS
Total Parking Required		92PS
Parking Stalls Provided		119PS

Proposed Subdivision		
SF	222,316 SF	5.0 Acres
Proposed Zoning	PD (BASED OFF ADJACENT RM25)	
Proposed Density	54Units	10.58 Units / Acre

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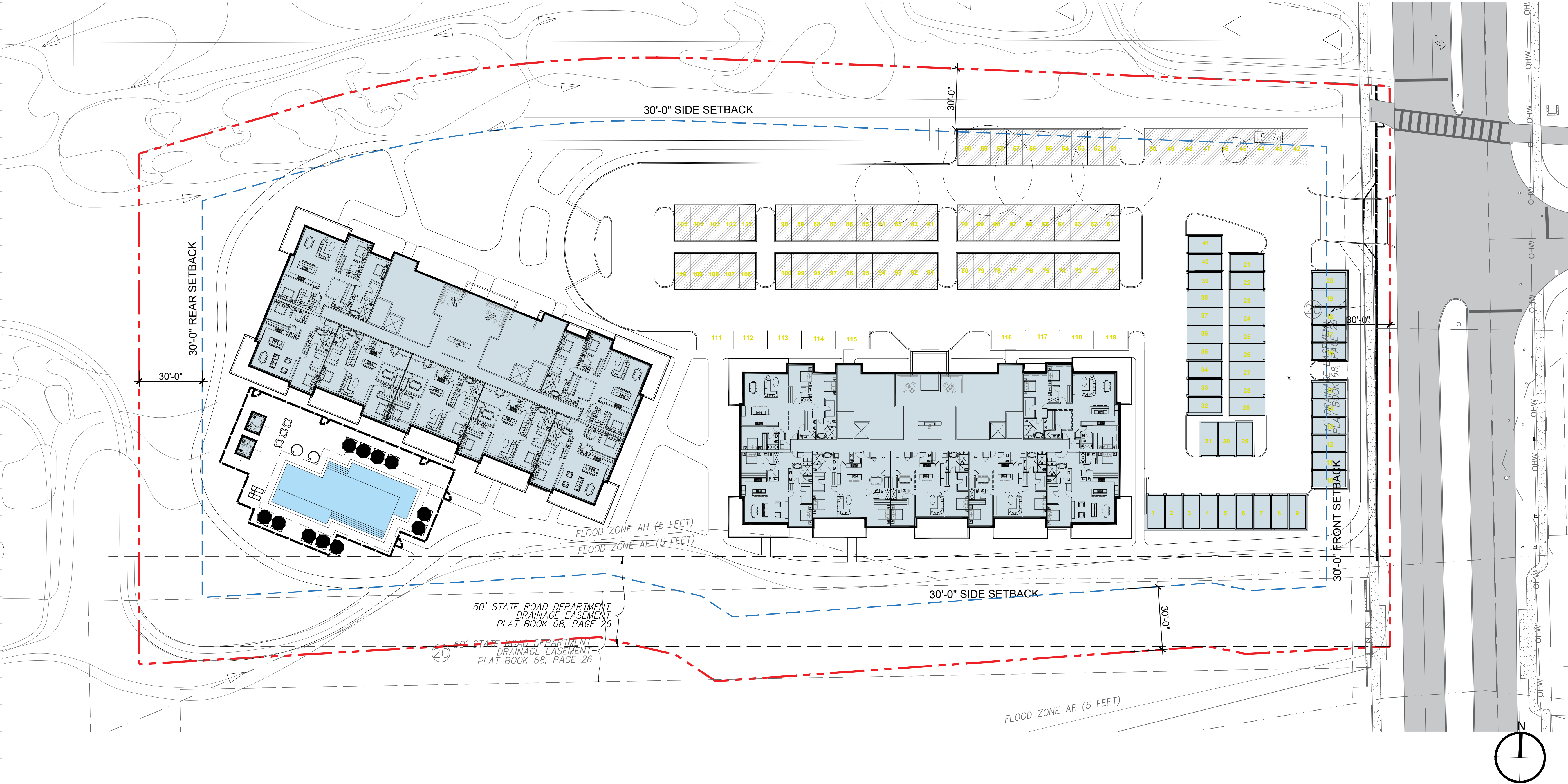
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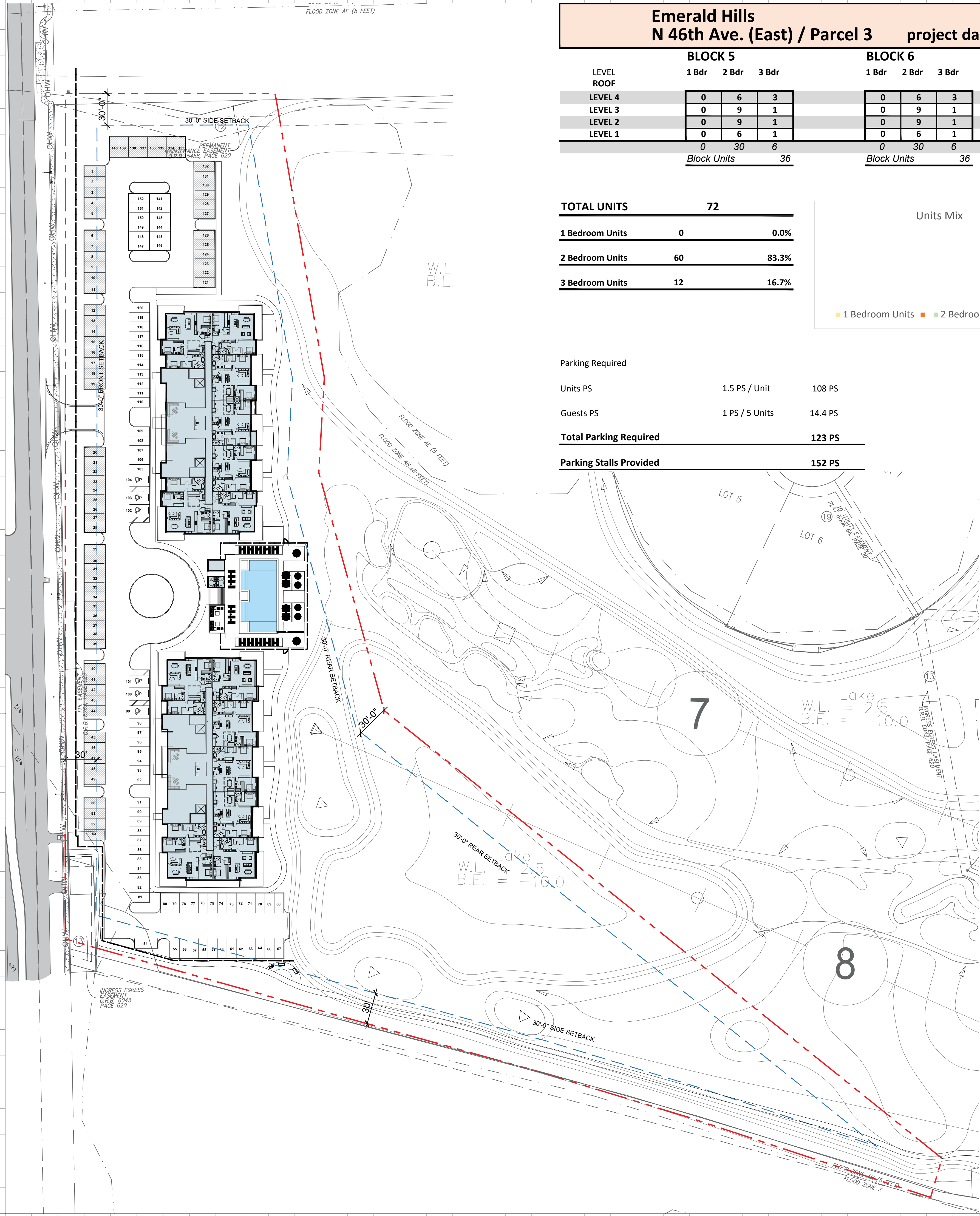
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ZONING DATA - N 46TH AVE WEST

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Project #	1849	



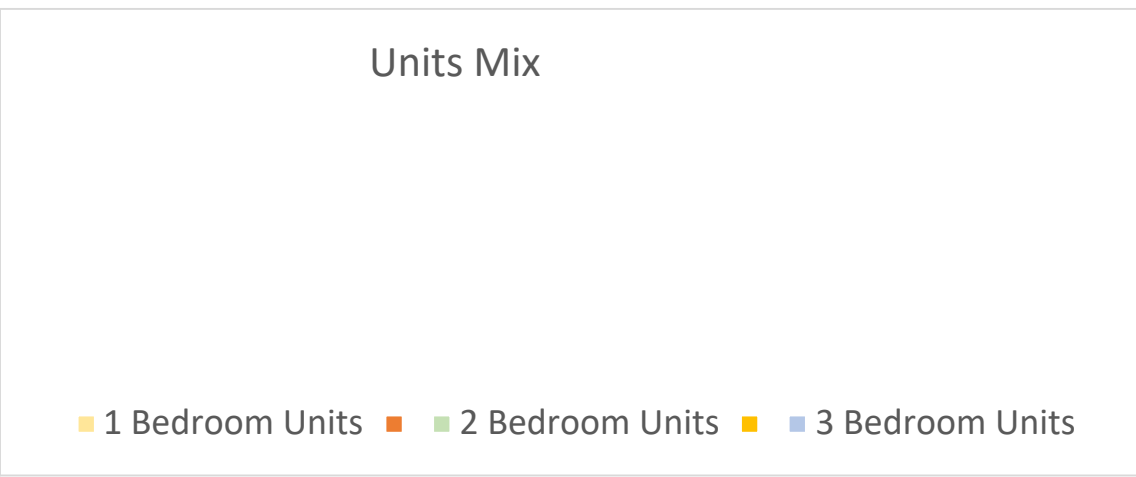


Emerald Hills
N 46th Ave. (East) / Parcel 3

project datas

LEVEL	BLOCK 5			BLOCK 6		
	1 Bdr	2 Bdr	3 Bdr	1 Bdr	2 Bdr	3 Bdr
ROOF						
LEVEL 4	0	6	3	0	6	3
LEVEL 3	0	9	1	0	9	1
LEVEL 2	0	9	1	0	9	1
LEVEL 1	0	6	1	0	6	1
	0	30	6	0	30	6
	Block Units		36	Block Units		36

TOTAL UNITS	72	
1 Bedroom Units	0	0.0%
2 Bedroom Units	60	83.3%
3 Bedroom Units	12	16.7%



Parking Required		
Units PS	1.5 PS / Unit	108 PS
Guests PS	1 PS / 5 Units	14.4 PS
Total Parking Required		123 PS
Parking Stalls Provided		152 PS

Proposed Subdivision		
SF	309,567 SF	7.1 Acres
Proposed Zoning	PD (BASED OFF ADJACENT RM25)	
Proposed Density	72Units	10.13 Units / Acre

ZONING DATA	
N 46TH AVE. (EAST) / PARCEL 3	
GENERAL	PROPOSED
LOT AREA	309,567 SF (7.1 ACRES)
RIGHT OF WAY	(0.8 ACRES)
GROSS ACRES	(7.9 ACRES)
HEIGHT	4-STORIES
PERVIOUS	0.61 ACRES
LOT COVERAGE	1.50 ACRES
PARKING SPACES	152
PARKING DENSITY	1.5 PS / DU
SETBACKS	PROPOSED
FRONT	45'-0"
REAR	45'-0"
SIDE 1 (NORTH)	45'-0"
SIDE 2 (SOUTH)	45'-0"

Rev.	Date

ZONING PACKAGE

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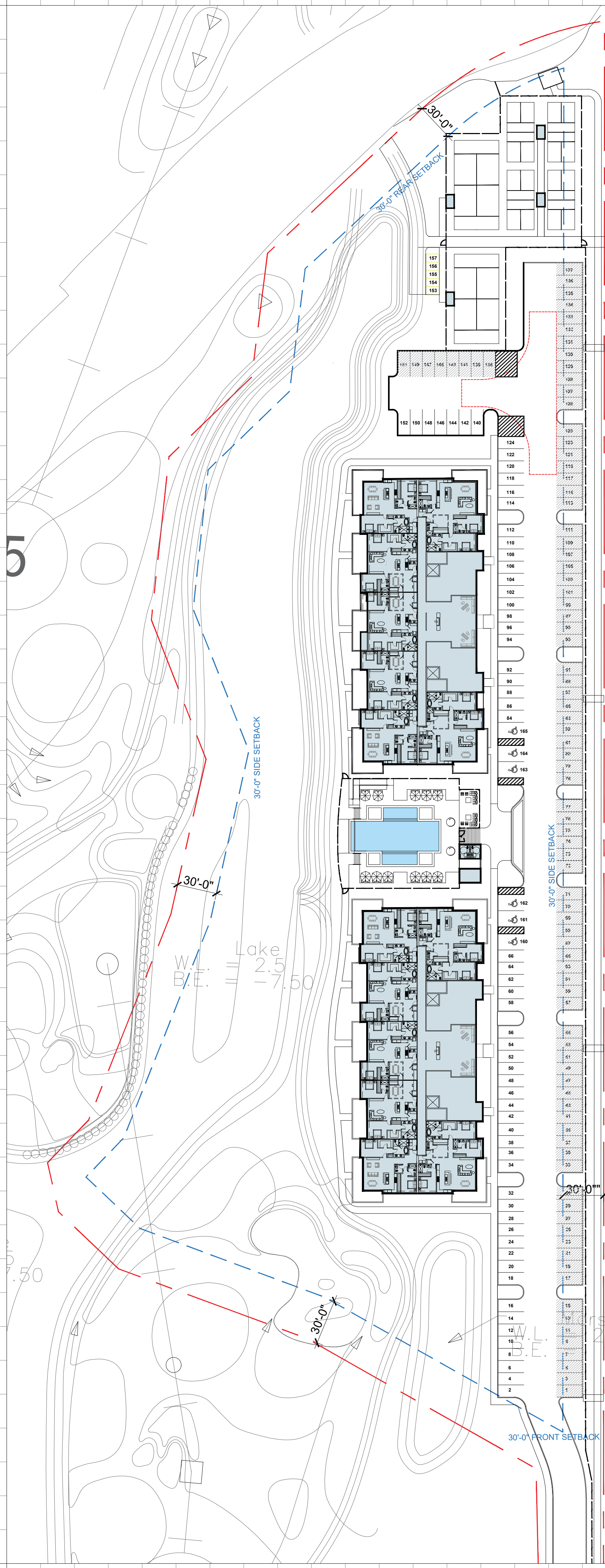
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ZONING DATA - N 46TH AVE EAST

Date: 01-22-2025	Sheet No.
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Project # 1849	



1849

Emerald Hills

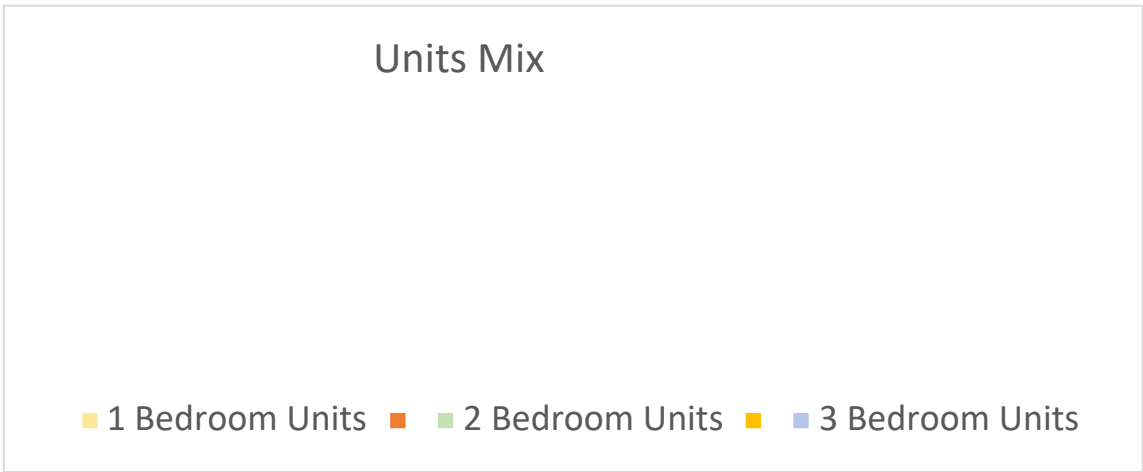
N 40th Ave. / Parcel 4

project datas

02/27/2023

LEVEL	BLOCK 1			BLOCK 2		
	1 Bdr	2 Bdr	3 Bdr	1 Bdr	2 Bdr	3 Bdr
ROOF						
LEVEL 4	0	6	3	0	6	3
LEVEL 3	0	9	1	0	9	1
LEVEL 2	0	9	1	0	9	1
LEVEL 1	0	6	1	0	6	1
	0	30	6	0	30	6
	Block Units		36	Block Units		36

TOTAL UNITS	72	
1 Bedroom Units	0	0.0%
2 Bedroom Units	60	83.3%
3 Bedroom Units	12	16.7%



Parking Required		
Units PS	1.5 PS / Unit	108 PS
Guests PS	1 PS / 5 Units	14.4 PS
Total Parking Required		123 PS
Parking Stalls Provided		152 PS

Proposed Subdivision		
SF	314,723 SF	7.2 Acres
Proposed Zoning	PD (BASED OFF ADJACENT RM25)	
Proposed Density	72Units	9.96 Units / Acre

ZONING DATA	
N 40TH Ave. / PARCEL 4	
GENERAL	PROPOSED
LOT AREA	314,723 SF (7.2 ACRES)
RIGHT OF WAY	(0.8 ACRES)
GROSS ACRES	(8.0 ACRES)
HEIGHT	4-STORIES
PERVIOUS	0.82 ACRES
LOT COVERAGE	1.50 ACRES
PARKING SPACES	152
PARKING DENSITY	1.5 PS / DU
SETBACKS	PROPOSED
FRONT	45'-0"
REAR	45'-0"
SIDE 1 (WEST)	45'-0"
SIDE 2 (EAST)	45'-0"

Rev.	Date

ZONING PACKAGE

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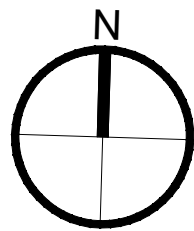
ARCHITECT:
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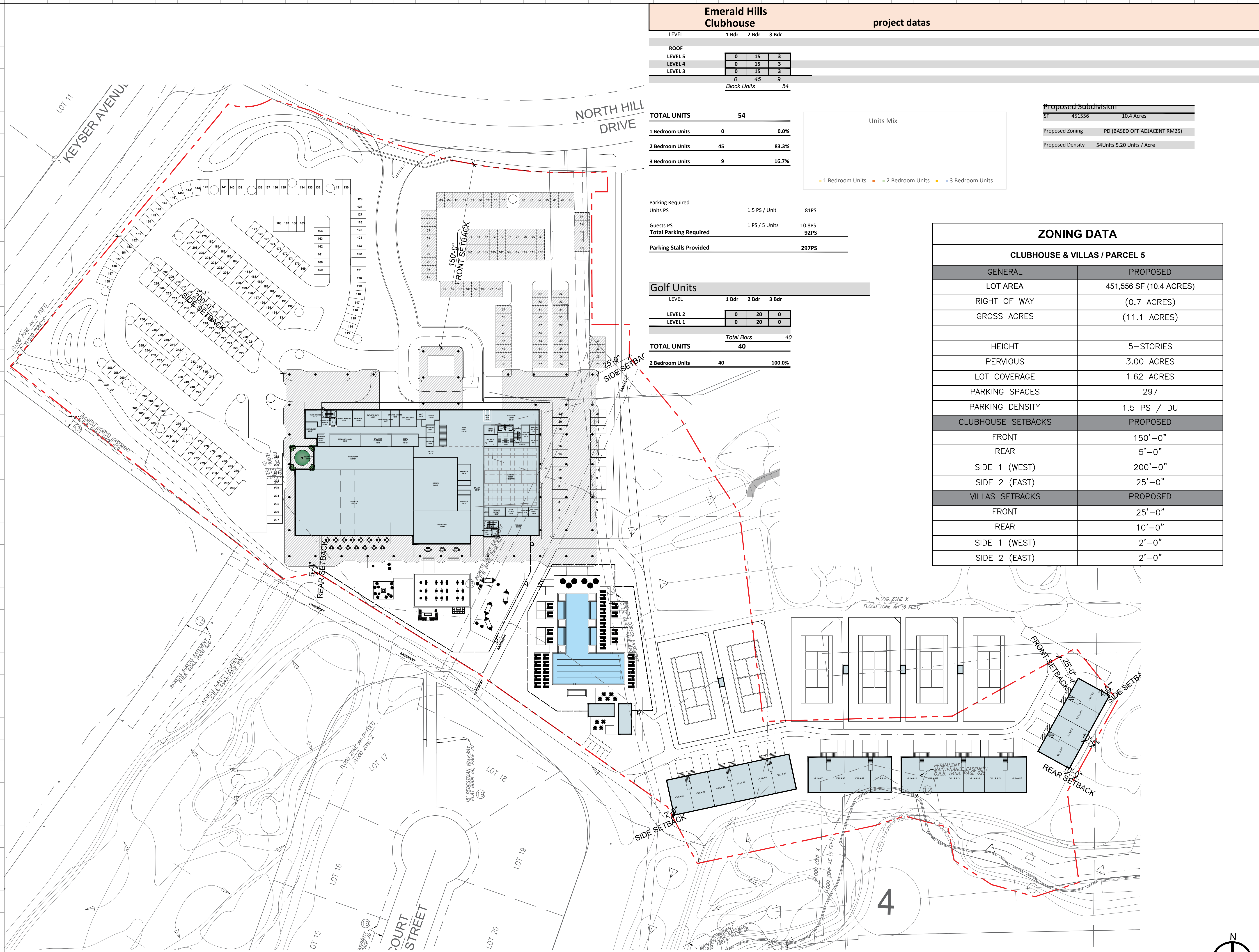
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ZONING DATA - N 40TH AVE

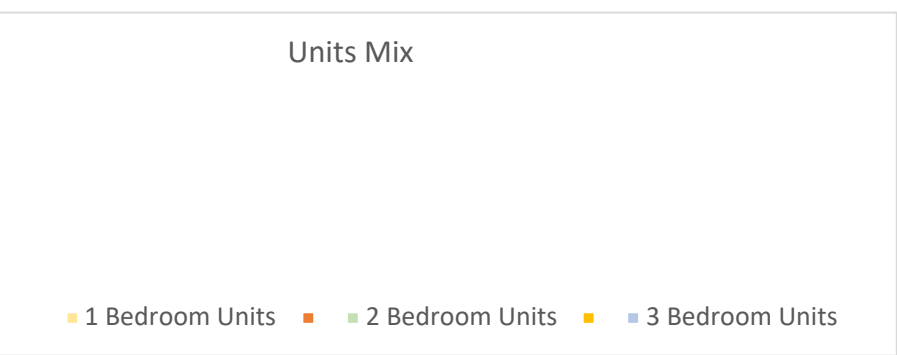
Date:	01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY:	A.D.1.00
Project #	1849	





Emerald Hills Clubhouse				project datas	
LEVEL	1 Bdr	2 Bdr	3 Bdr		
ROOF					
LEVEL 5	0	15	3		
LEVEL 4	0	15	3		
LEVEL 3	0	15	3		
	0	45	9		
Block Units				54	

TOTAL UNITS	54	
1 Bedroom Units	0	0.0%
2 Bedroom Units	45	83.3%
3 Bedroom Units	9	16.7%



Proposed Subdivision	
SF	451556 10.4 Acres
Proposed Zoning	PD (BASED OFF ADJACENT RM25)
Proposed Density	54Units 5.20 Units / Acre

Parking Required Units PS	1.5 PS / Unit	81PS
Guests PS	1 PS / 5 Units	10.8PS
Total Parking Required		92PS
Parking Stalls Provided		297PS

Golf Units			
LEVEL	1 Bdr	2 Bdr	3 Bdr
LEVEL 2	0	20	0
LEVEL 1	0	20	0
	Total Bdrs		
	40		
TOTAL UNITS	40		
2 Bedroom Units	40	100.0%	

ZONING DATA	
CLUBHOUSE & VILLAS / PARCEL 5	
GENERAL	PROPOSED
LOT AREA	451,556 SF (10.4 ACRES)
RIGHT OF WAY	(0.7 ACRES)
GROSS ACRES	(11.1 ACRES)
HEIGHT	5-STORIES
PERVIOUS	3.00 ACRES
LOT COVERAGE	1.62 ACRES
PARKING SPACES	297
PARKING DENSITY	1.5 PS / DU
CLUBHOUSE SETBACKS	PROPOSED
FRONT	150'-0"
REAR	5'-0"
SIDE 1 (WEST)	200'-0"
SIDE 2 (EAST)	25'-0"
VILLAS SETBACKS	PROPOSED
FRONT	25'-0"
REAR	10'-0"
SIDE 1 (WEST)	2'-0"
SIDE 2 (EAST)	2'-0"

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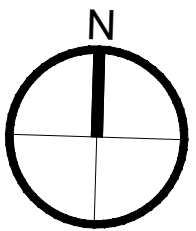
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ZONING DATA - CLUBHOUSE

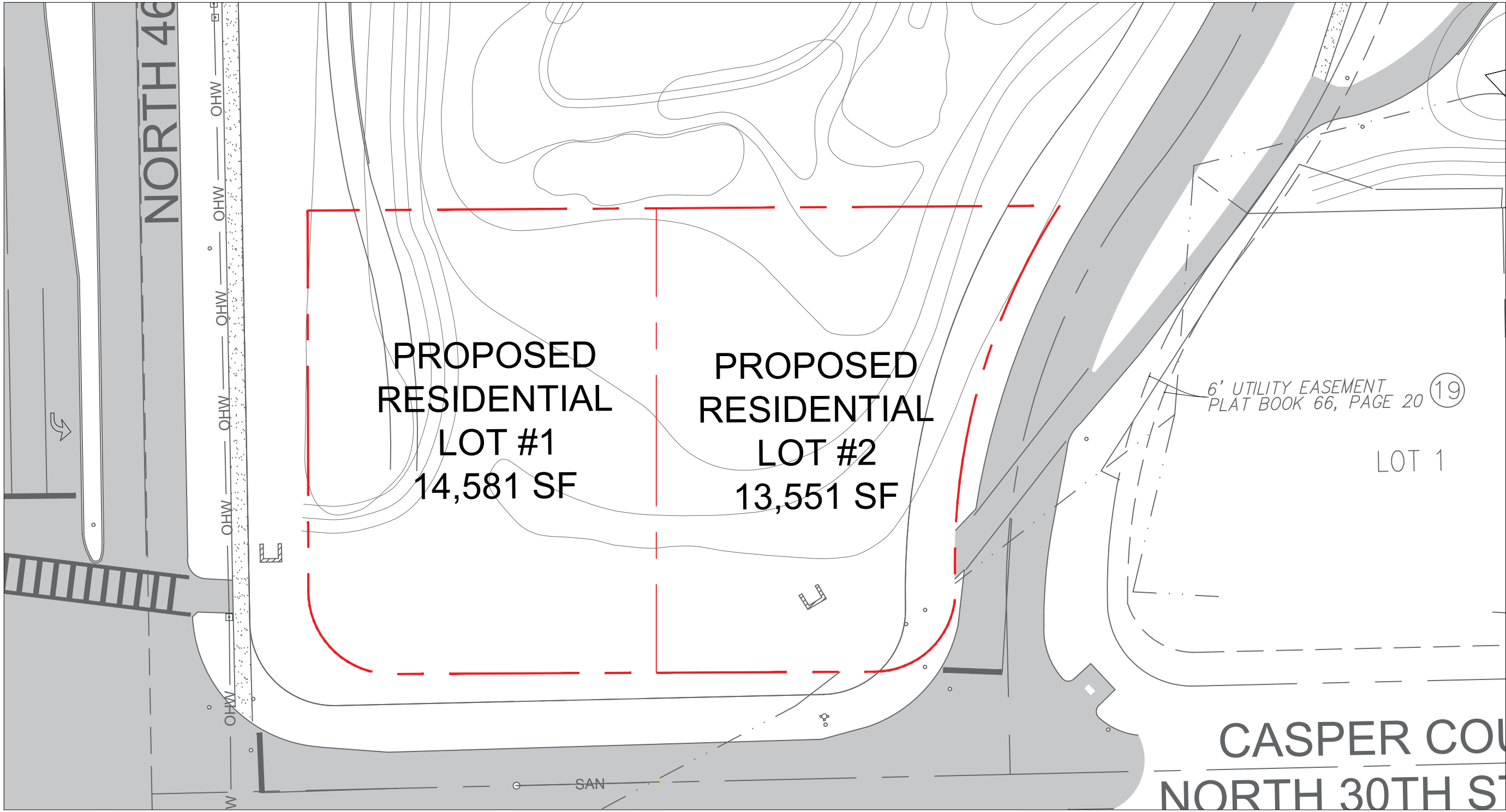
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Project #	1849	



SITE 6 - SINGLE FAMILY RESIDENTIAL						
OVERALL BUILDING DATA						
	LOT SIZE	BUILDING FOOTPRINT	# OF BEDROOMS	SF BREAKDOWN		UNIT HEIGHT
				GARAGE	UNIT SF	
LOT 1	14,581 SF					
LOT 2	13,551 SF					
TOTAL						

ZONING DATA	
LOT 1 / PARCEL 6	
GENERAL	PROPOSED
LOT AREA	14,581 SF (0.33 ACRES)
HEIGHT	
PERVIOUS	
LOT COVERAGE	
PARKING SPACES	
PARKING DENSITY	
SETBACKS	PROPOSED
FRONT	
REAR	
SIDE 1 (WEST)	
SIDE 2 (EAST)	

ZONING DATA	
LOT 2 / PARCEL 6	
GENERAL	PROPOSED
LOT AREA	13,551 SF (0.31 ACRES)
HEIGHT	
PERVIOUS	
LOT COVERAGE	
PARKING SPACES	
PARKING DENSITY	
SETBACKS	PROPOSED
FRONT	
REAR	
SIDE 1 (WEST)	
SIDE 2 (EAST)	



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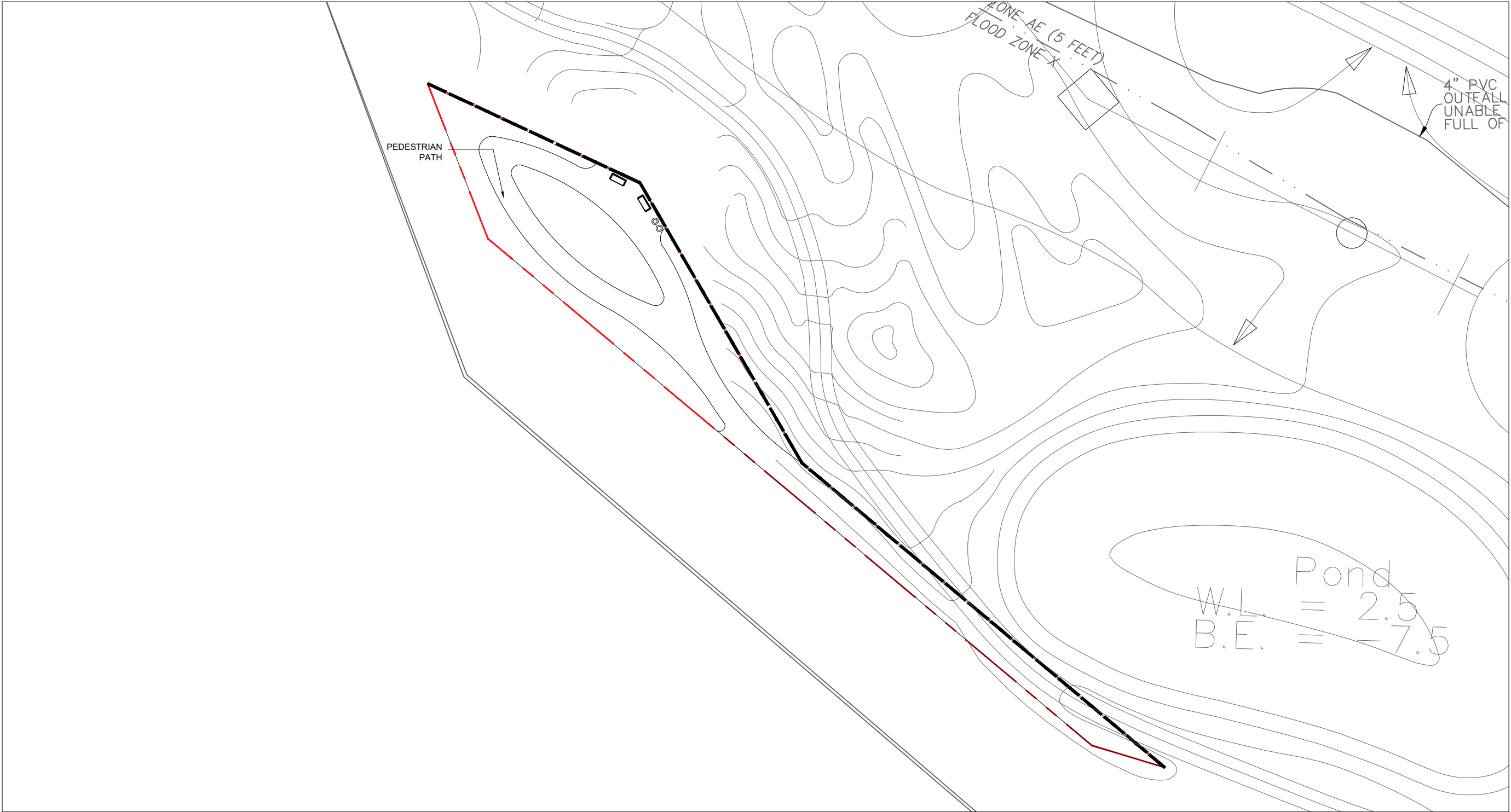
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ZONING DATA - RESIDENTIAL

Date: 01-22-2025	Sheet No.
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Project # 1849	A.F.1.00

SITE 7 - PARK				
PARK DATA				
	LOT SIZE	PARK FOOTPRINT	SF BREAKDOWN	
			IMPERVIOUS	PERVIOUS
LOT 1	14,581 SF			
TOTAL				



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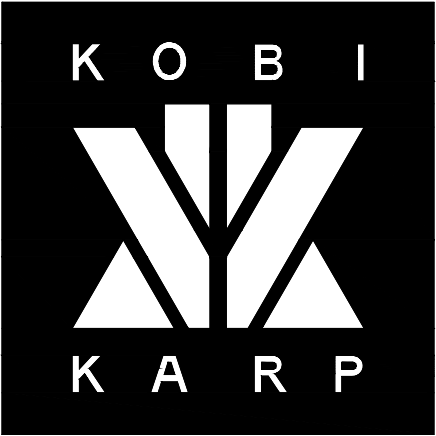
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ZONING DATA - PARK

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SITE 1 - 56TH AVE - TOWNHOUSES													
TYP. BUILDING DATA													
	LOT SIZE	BUILDING FOOTPRINT	# OF UNITS	# OF BEDROOMS / UNIT				SF BREAKDOWN				TOTAL UNIT SF	F.A.R
				1 BED	2 BED	3 BED	4 BED	AMENITIES SF	CORE SF	UNIT SF	BALCONY SF		
TYP. BUILDING	111,106 SF	6,476 SF	6	-	-	-	6	-	-	2,381 SF	-	14,724 SF	
TOTAL		32,380 SF	30 UNITS				6					73,620 SF	

BUILDING 1 - UNIT DATA				
	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 1	1	UNIT 1-101	4 BED / 4 BATH	2,600 SF
		UNIT 1-102	4 BED / 4 BATH	2,381 SF
		UNIT 1-103	4 BED / 4 BATH	2,381 SF
		UNIT 1-104	4 BED / 4 BATH	2,381 SF
		UNIT 1-105	4 BED / 4 BATH	2,381 SF
		UNIT 1-106	4 BED / 4 BATH	2,600 SF
SUB-TOTAL		6 UNITS		14,724 SF
BUILDING 2	1	UNIT 2-107	4 BED / 4 BATH	2,600 SF
		UNIT 2-108	4 BED / 4 BATH	2,381 SF
		UNIT 2-109	4 BED / 4 BATH	2,381 SF
		UNIT 2-110	4 BED / 4 BATH	2,381 SF
		UNIT 2-111	4 BED / 4 BATH	2,381 SF
		UNIT 2-112	4 BED / 4 BATH	2,600 SF
SUB-TOTAL		6 UNITS		14,724 SF
BUILDING 3	1	UNIT 3-113	4 BED / 4 BATH	2,600 SF
		UNIT 3-114	4 BED / 4 BATH	2,381 SF
		UNIT 3-115	4 BED / 4 BATH	2,381 SF
		UNIT 3-116	4 BED / 4 BATH	2,381 SF
		UNIT 3-117	4 BED / 4 BATH	2,381 SF
		UNIT 3-118	4 BED / 4 BATH	2,600 SF
SUB-TOTAL		6 UNITS		14,724 SF
BUILDING 4	1	UNIT 4-119	4 BED / 4 BATH	2,600 SF
		UNIT 4-120	4 BED / 4 BATH	2,381 SF
		UNIT 4-121	4 BED / 4 BATH	2,381 SF
		UNIT 4-122	4 BED / 4 BATH	2,381 SF
		UNIT 4-123	4 BED / 4 BATH	2,381 SF
		UNIT 4-124	4 BED / 4 BATH	2,600 SF
SUB-TOTAL		6 UNITS		14,724 SF
BUILDING 5	1	UNIT 5-125	4 BED / 4 BATH	2,600 SF
		UNIT 5-126	4 BED / 4 BATH	2,381 SF
		UNIT 5-127	4 BED / 4 BATH	2,381 SF
		UNIT 5-128	4 BED / 4 BATH	2,381 SF
		UNIT 5-129	4 BED / 4 BATH	2,381 SF
		UNIT 5-130	4 BED / 4 BATH	2,600 SF
SUB-TOTAL		6 UNITS		14,724 SF
TOTAL		30 UNITS		73,620 SF

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DATA SHEET

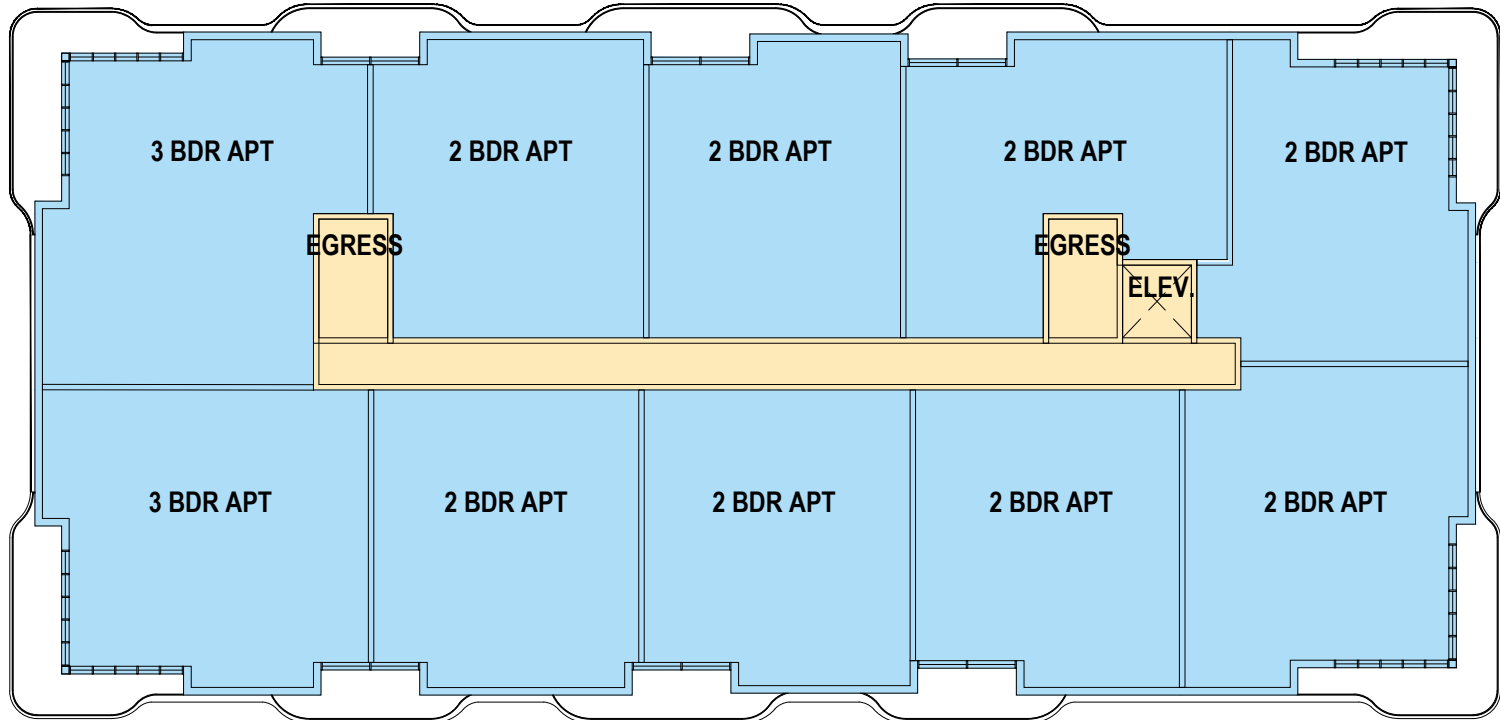
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Project # 1849	

A.A.2.10

SITE 2 - N 46TH AVE (WEST) - HOLE 8										
OVERALL BUILDING DATA										
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	SF BREAKDOWN					F.A.R.
	222,324 SF				2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	
BUILDING 1		13,398 SF	3	27	21	6	3,966 SF	1,578 SF	42,946 SF	
BUILDING 2		13,398 SF	3	27	21	6	3,966 SF	1,578 SF	42,946 SF	
TOTAL		26,796 SF		54 UNITS	42	12	7,932 SF	3,156 SF	85,892 SF	

BUILDING 1 - UNIT DATA				
	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 1	2	UNIT 1-101	3 BED / 4 BATH	2,210 SF
		UNIT 1-102	2 BED / 3 BATH	1,631 SF
		UNIT 1-103	2 BED / 3 BATH	1,672 SF
		UNIT 1-104	2 BED / 3 BATH	1,669 SF
		UNIT 1-105	2 BED / 3 BATH	1,672 SF
		UNIT 1-106	2 BED / 3 BATH	1,631 SF
		UNIT 1-107	3 BED / 4 BATH	1,497 SF
SUBTOTAL		7 UNITS		11,982 SF
		UNIT 1-201	3 BED / 4 BATH	2,210 SF
		UNIT 1-202	2 BED / 3 BATH	1,631 SF
		UNIT 1-203	2 BED / 3 BATH	1,672 SF
		UNIT 1-204	2 BED / 3 BATH	1,669 SF
		UNIT 1-205	2 BED / 3 BATH	1,672 SF
		UNIT 1-206	2 BED / 3 BATH	1,631 SF
		UNIT 1-207	2 BED / 3 BATH	1,497 SF
		UNIT 1-208	2 BED / 3 BATH	1,108 SF
		UNIT 1-209	2 BED / 3 BATH	1,284 SF
		UNIT 1-210	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
		UNIT 1-301	3 BED / 4 BATH	2,210 SF
		UNIT 1-302	2 BED / 3 BATH	1,631 SF
		UNIT 1-303	2 BED / 3 BATH	1,672 SF
		UNIT 1-304	2 BED / 3 BATH	1,669 SF
		UNIT 1-305	2 BED / 3 BATH	1,672 SF
		UNIT 1-306	2 BED / 3 BATH	1,631 SF
		UNIT 1-307	2 BED / 3 BATH	1,497 SF
		UNIT 1-308	2 BED / 3 BATH	1,108 SF
		UNIT 1-309	2 BED / 3 BATH	1,284 SF
		UNIT 1-310	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
TOTAL		27 UNITS		42,946 SF

BUILDING 2 - UNIT DATA				
	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 2	2	UNIT 2-101	3 BED / 4 BATH	2,210 SF
		UNIT 2-102	2 BED / 3 BATH	1,631 SF
		UNIT 2-103	2 BED / 3 BATH	1,672 SF
		UNIT 2-104	2 BED / 3 BATH	1,669 SF
		UNIT 2-105	2 BED / 3 BATH	1,672 SF
		UNIT 2-106	2 BED / 3 BATH	1,631 SF
		UNIT 2-107	3 BED / 4 BATH	1,497 SF
SUBTOTAL		7 UNITS		11,982 SF
		UNIT 2-201	3 BED / 4 BATH	2,210 SF
		UNIT 2-202	2 BED / 3 BATH	1,631 SF
		UNIT 2-203	2 BED / 3 BATH	1,672 SF
		UNIT 2-204	2 BED / 3 BATH	1,669 SF
		UNIT 2-205	2 BED / 3 BATH	1,672 SF
		UNIT 2-206	2 BED / 3 BATH	1,631 SF
		UNIT 2-207	2 BED / 3 BATH	1,497 SF
		UNIT 2-208	2 BED / 3 BATH	1,108 SF
		UNIT 2-209	2 BED / 3 BATH	1,284 SF
		UNIT 2-210	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
		UNIT 2-301	3 BED / 4 BATH	2,210 SF
		UNIT 2-302	2 BED / 3 BATH	1,631 SF
		UNIT 2-303	2 BED / 3 BATH	1,672 SF
		UNIT 2-304	2 BED / 3 BATH	1,669 SF
		UNIT 2-305	2 BED / 3 BATH	1,672 SF
		UNIT 2-306	2 BED / 3 BATH	1,631 SF
		UNIT 2-307	2 BED / 3 BATH	1,497 SF
		UNIT 2-308	2 BED / 3 BATH	1,108 SF
		UNIT 2-309	2 BED / 3 BATH	1,284 SF
		UNIT 2-310	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
TOTAL		27 UNITS		42,946 SF



TYP. BUILDING LAYOUT

Rev.	Date

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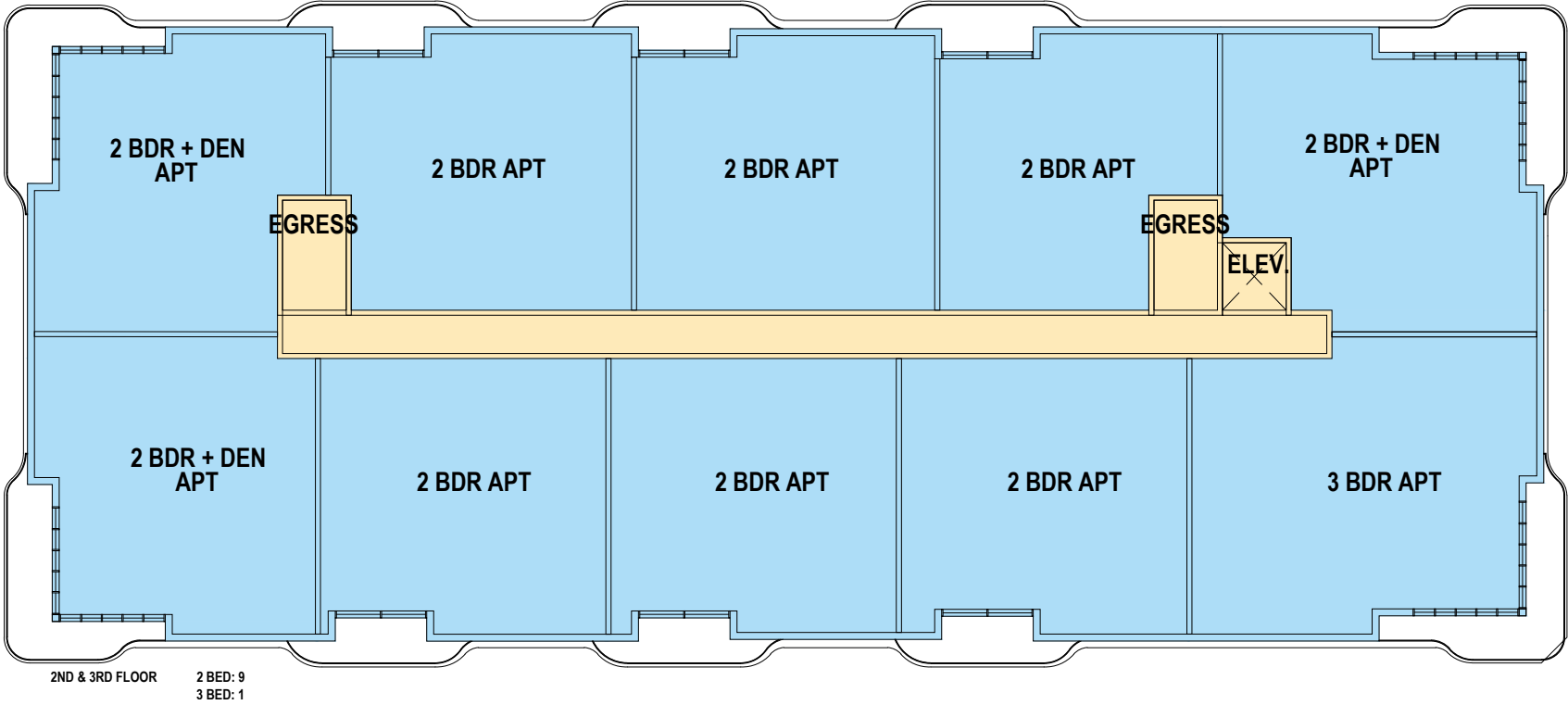
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Date: 01-22-2025	Sheet No.
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Project # 1849	A.B.2.10

SITE 3 - N 46TH AVE (EAST) - HOLE 16										
OVERALL BUILDING DATA										
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	SF BREAKDOWN					
	310,978 SF				2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	F.A.R.
BUILDING 1		15,336 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
BUILDING 2		15,336 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
TOTAL		35,566 SF		72 UNITS	60	12	7,932 SF	3,156 SF	116,856 SF	

BUILDING 1 - UNIT DATA				
	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 1	3	UNIT 1-101	3 BED / 4 BATH	2,210 SF
		UNIT 1-102	2 BED / 3 BATH	1,631 SF
		UNIT 1-103	2 BED / 3 BATH	1,672 SF
		UNIT 1-104	2 BED / 3 BATH	1,669 SF
		UNIT 1-105	2 BED / 3 BATH	1,672 SF
		UNIT 1-106	2 BED / 3 BATH	1,631 SF
SUBTOTAL		6 UNITS		10,485 SF
		UNIT 1-201	3 BED / 4 BATH	2,210 SF
		UNIT 1-202	2 BED / 3 BATH	1,631 SF
		UNIT 1-203	2 BED / 3 BATH	1,672 SF
		UNIT 1-204	2 BED / 3 BATH	1,669 SF
		UNIT 1-205	2 BED / 3 BATH	1,672 SF
		UNIT 1-206	2 BED / 3 BATH	1,631 SF
		UNIT 1-207	2 BED / 3 BATH	1,497 SF
		UNIT 1-208	2 BED / 3 BATH	1,108 SF
		UNIT 1-209	2 BED / 3 BATH	1,284 SF
		UNIT 1-210	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
		UNIT 1-301	3 BED / 4 BATH	2,210 SF
		UNIT 1-302	2 BED / 3 BATH	1,631 SF
		UNIT 1-303	2 BED / 3 BATH	1,672 SF
		UNIT 1-304	2 BED / 3 BATH	1,669 SF
		UNIT 1-305	2 BED / 3 BATH	1,672 SF
		UNIT 1-306	2 BED / 3 BATH	1,631 SF
		UNIT 1-307	2 BED / 3 BATH	1,497 SF
		UNIT 1-308	2 BED / 3 BATH	1,108 SF
		UNIT 1-309	2 BED / 3 BATH	1,284 SF
		UNIT 1-310	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
		UNIT 1-401	3 BED / 4 BATH	2,210 SF
		UNIT 1-402	2 BED / 3 BATH	1,631 SF
		UNIT 1-403	2 BED / 3 BATH	1,672 SF
		UNIT 1-404	2 BED / 3 BATH	1,669 SF
		UNIT 1-405	2 BED / 3 BATH	1,672 SF
		UNIT 1-406	2 BED / 3 BATH	1,631 SF
		UNIT 1-407	2 BED / 3 BATH	1,497 SF
		UNIT 1-408	2 BED / 3 BATH	1,108 SF
		UNIT 1-409	2 BED / 3 BATH	1,284 SF
		UNIT 1-410	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
TOTAL		36 UNITS		56,931 SF

BUILDING 2 - UNIT DATA				
	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 2	3	UNIT 2-101	3 BED / 4 BATH	2,210 SF
		UNIT 2-102	2 BED / 3 BATH	1,631 SF
		UNIT 2-103	2 BED / 3 BATH	1,672 SF
		UNIT 2-104	2 BED / 3 BATH	1,669 SF
		UNIT 2-105	2 BED / 3 BATH	1,672 SF
		UNIT 2-106	2 BED / 3 BATH	1,631 SF
SUBTOTAL		6 UNITS		10,485 SF
		UNIT 2-201	3 BED / 4 BATH	2,210 SF
		UNIT 2-202	2 BED / 3 BATH	1,631 SF
		UNIT 2-203	2 BED / 3 BATH	1,672 SF
		UNIT 2-204	2 BED / 3 BATH	1,669 SF
		UNIT 2-205	2 BED / 3 BATH	1,672 SF
		UNIT 2-206	2 BED / 3 BATH	1,631 SF
		UNIT 2-207	2 BED / 3 BATH	1,497 SF
		UNIT 2-208	2 BED / 3 BATH	1,108 SF
		UNIT 2-209	2 BED / 3 BATH	1,284 SF
		UNIT 2-210	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
		UNIT 2-301	3 BED / 4 BATH	2,210 SF
		UNIT 2-302	2 BED / 3 BATH	1,631 SF
		UNIT 2-303	2 BED / 3 BATH	1,672 SF
		UNIT 2-304	2 BED / 3 BATH	1,669 SF
		UNIT 2-305	2 BED / 3 BATH	1,672 SF
		UNIT 2-306	2 BED / 3 BATH	1,631 SF
		UNIT 2-307	2 BED / 3 BATH	1,497 SF
		UNIT 2-308	2 BED / 3 BATH	1,108 SF
		UNIT 2-309	2 BED / 3 BATH	1,284 SF
		UNIT 2-310	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
		UNIT 2-401	3 BED / 4 BATH	2,210 SF
		UNIT 2-402	2 BED / 3 BATH	1,631 SF
		UNIT 2-403	2 BED / 3 BATH	1,672 SF
		UNIT 2-404	2 BED / 3 BATH	1,669 SF
		UNIT 2-405	2 BED / 3 BATH	1,672 SF
		UNIT 2-406	2 BED / 3 BATH	1,631 SF
		UNIT 2-407	2 BED / 3 BATH	1,497 SF
		UNIT 2-408	2 BED / 3 BATH	1,108 SF
		UNIT 2-409	2 BED / 3 BATH	1,284 SF
		UNIT 2-410	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
TOTAL		36 UNITS		56,931 SF



TYP. BUILDING LAYOUT

Rev.	Date

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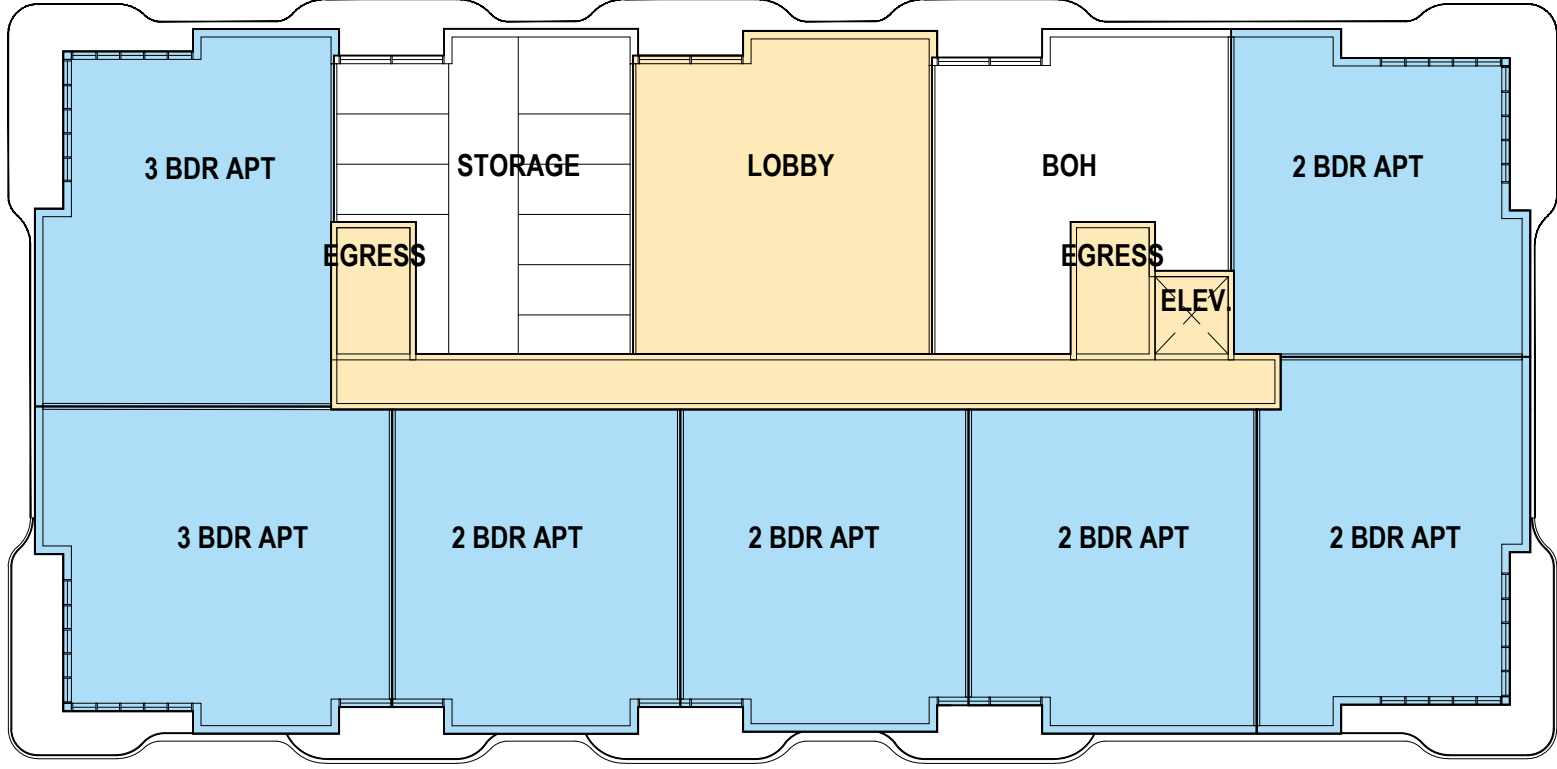
DATA SHEET

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A.C.2.10

SITE 4 - N 40TH AVE - HOLE 18										
OVERALL BUILDING DATA										
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	SF BREAKDOWN					
	34,918 SF				2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	F.A.R.
BUILDING 1		13,084 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
BUILDING 2		13,084 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
TOTAL		26,168 SF		72 UNITS	60	12	7,932 SF	3,156 SF	116,856 SF	

BUILDING 1 - UNIT DATA				
	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 1	4	UNIT 1-101	3 BED / 4 BATH	2,210 SF
		UNIT 1-102	2 BED / 3 BATH	1,631 SF
		UNIT 1-103	2 BED / 3 BATH	1,672 SF
		UNIT 1-104	2 BED / 3 BATH	1,669 SF
		UNIT 1-105	2 BED / 3 BATH	1,672 SF
		UNIT 1-106	2 BED / 3 BATH	1,631 SF
SUBTOTAL		6 UNITS		10,485 SF
		UNIT 1-201	3 BED / 4 BATH	2,210 SF
		UNIT 1-202	2 BED / 3 BATH	1,631 SF
		UNIT 1-203	2 BED / 3 BATH	1,672 SF
		UNIT 1-204	2 BED / 3 BATH	1,669 SF
		UNIT 1-205	2 BED / 3 BATH	1,672 SF
		UNIT 1-206	2 BED / 3 BATH	1,631 SF
		UNIT 1-207	2 BED / 3 BATH	1,497 SF
		UNIT 1-208	2 BED / 3 BATH	1,108 SF
		UNIT 1-209	2 BED / 3 BATH	1,284 SF
		UNIT 1-210	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
		UNIT 1-301	3 BED / 4 BATH	2,210 SF
		UNIT 1-302	2 BED / 3 BATH	1,631 SF
		UNIT 1-303	2 BED / 3 BATH	1,672 SF
		UNIT 1-304	2 BED / 3 BATH	1,669 SF
		UNIT 1-305	2 BED / 3 BATH	1,672 SF
		UNIT 1-306	2 BED / 3 BATH	1,631 SF
		UNIT 1-307	2 BED / 3 BATH	1,497 SF
		UNIT 1-308	2 BED / 3 BATH	1,108 SF
		UNIT 1-309	2 BED / 3 BATH	1,284 SF
		UNIT 1-310	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
		UNIT 1-401	3 BED / 4 BATH	2,210 SF
		UNIT 1-402	2 BED / 3 BATH	1,631 SF
		UNIT 1-403	2 BED / 3 BATH	1,672 SF
		UNIT 1-404	2 BED / 3 BATH	1,669 SF
		UNIT 1-405	2 BED / 3 BATH	1,672 SF
		UNIT 1-406	2 BED / 3 BATH	1,631 SF
		UNIT 1-407	2 BED / 3 BATH	1,497 SF
		UNIT 1-408	2 BED / 3 BATH	1,108 SF
		UNIT 1-409	2 BED / 3 BATH	1,284 SF
		UNIT 1-410	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
TOTAL		37 UNITS		56,931 SF

BUILDING 2 - UNIT DATA				
	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
BUILDING 2	4	UNIT 2-101	3 BED / 4 BATH	2,210 SF
		UNIT 2-102	2 BED / 3 BATH	1,631 SF
		UNIT 2-103	2 BED / 3 BATH	1,672 SF
		UNIT 2-104	2 BED / 3 BATH	1,669 SF
		UNIT 2-105	2 BED / 3 BATH	1,672 SF
		UNIT 2-106	2 BED / 3 BATH	1,631 SF
SUBTOTAL		6 UNITS		10,485 SF
		UNIT 2-201	3 BED / 4 BATH	2,210 SF
		UNIT 2-202	2 BED / 3 BATH	1,631 SF
		UNIT 2-203	2 BED / 3 BATH	1,672 SF
		UNIT 2-204	2 BED / 3 BATH	1,669 SF
		UNIT 2-205	2 BED / 3 BATH	1,672 SF
		UNIT 2-206	2 BED / 3 BATH	1,631 SF
		UNIT 2-207	2 BED / 3 BATH	1,497 SF
		UNIT 2-208	2 BED / 3 BATH	1,108 SF
		UNIT 2-209	2 BED / 3 BATH	1,284 SF
		UNIT 2-210	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
		UNIT 2-301	3 BED / 4 BATH	2,210 SF
		UNIT 2-302	2 BED / 3 BATH	1,631 SF
		UNIT 2-303	2 BED / 3 BATH	1,672 SF
		UNIT 2-304	2 BED / 3 BATH	1,669 SF
		UNIT 2-305	2 BED / 3 BATH	1,672 SF
		UNIT 2-306	2 BED / 3 BATH	1,631 SF
		UNIT 2-307	2 BED / 3 BATH	1,497 SF
		UNIT 2-308	2 BED / 3 BATH	1,108 SF
		UNIT 2-309	2 BED / 3 BATH	1,284 SF
		UNIT 2-310	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
		UNIT 2-401	3 BED / 4 BATH	2,210 SF
		UNIT 2-402	2 BED / 3 BATH	1,631 SF
		UNIT 2-403	2 BED / 3 BATH	1,672 SF
		UNIT 2-404	2 BED / 3 BATH	1,669 SF
		UNIT 2-405	2 BED / 3 BATH	1,672 SF
		UNIT 2-406	2 BED / 3 BATH	1,631 SF
		UNIT 2-407	2 BED / 3 BATH	1,497 SF
		UNIT 2-408	2 BED / 3 BATH	1,108 SF
		UNIT 2-409	2 BED / 3 BATH	1,284 SF
		UNIT 2-410	3 BED / 4 BATH	1,108 SF
SUBTOTAL		10 UNITS		15,482 SF
TOTAL		37 UNITS		56,931 SF



TYP. BUILDING LAYOUT

Rev.	Date

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Date: 01-22-2025	Sheet No.
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Project # 1849	

A.D.2.10

SITE 5 - CLUBHOUSE + VILLAS											
OVERALL BUILDING DATA											
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	# OF BEDROOMS			SF BREAKDOWN			
	43,003 SF				1 BED	2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	F.A.R.
CLUBHOUSE		41,069 SF	5	54	9	36	9			84,126 SF	
VILLAS		18,609 SF	2	40						33,280 SF	
TOTAL		5,678 SF		94 UNITS						117,358 SF	

CLUBHOUSE - UNIT DATA				
	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
CLUBHOU SE	5	UNIT 1-301	2 BED / 3 BATH	1,635 SF
		UNIT 1-302	2 BED / 3 BATH	1,375 SF
		UNIT 1-303	2 BED / 3 BATH	1,375 SF
		UNIT 1-304	1 BED / 2 BATH	1,125 SF
		UNIT 1-305	2 BED / 3 BATH	1,375 SF
		UNIT 1-306	3 BED / 4 BATH	2,275 SF
		UNIT 1-307	2 BED / 3 BATH	1,635 SF
		UNIT 1-308	2 BED / 3 BATH	1,635 SF
		UNIT 1-309	3 BED / 4 BATH	2,085 SF
		UNIT 1-310	2 BED / 3 BATH	1,635 SF
		UNIT 1-311	1 BED / 1 BATH	1,097 SF
		UNIT 1-312	2 BED / 3 BATH	1,635 SF
		UNIT 1-313	3 BED / 4 BATH	2,275 SF
		UNIT 1-314	2 BED / 3 BATH	1,375 SF
		UNIT 1-315	1 BED / 1 BATH	1,125 SF
		UNIT 1-316	2 BED / 3 BATH	1,375 SF
		UNIT 1-317	2 BED / 3 BATH	1,375 SF
		UNIT 1-318	2 BED / 3 BATH	1,635 SF
SUBTOTAL		18 UNITS		28,042 SF
		UNIT 1-401	2 BED / 3 BATH	1,635 SF
		UNIT 1-402	2 BED / 3 BATH	1,375 SF
		UNIT 1-403	2 BED / 3 BATH	1,375 SF
		UNIT 1-404	1 BED / 2 BATH	1,125 SF
		UNIT 1-405	2 BED / 3 BATH	1,375 SF
		UNIT 1-406	3 BED / 4 BATH	2,275 SF
		UNIT 1-407	2 BED / 3 BATH	1,635 SF
		UNIT 1-408	2 BED / 3 BATH	1,635 SF
		UNIT 1-409	3 BED / 4 BATH	2,085 SF
		UNIT 1-410	2 BED / 3 BATH	1,635 SF
		UNIT 1-411	1 BED / 1 BATH	1,097 SF
		UNIT 1-412	2 BED / 3 BATH	1,635 SF
		UNIT 1-413	3 BED / 4 BATH	2,275 SF
		UNIT 1-414	2 BED / 3 BATH	1,375 SF
		UNIT 1-415	1 BED / 1 BATH	1,125 SF
		UNIT 1-416	2 BED / 3 BATH	1,375 SF
		UNIT 1-417	2 BED / 3 BATH	1,375 SF
		UNIT 1-418	2 BED / 3 BATH	1,635 SF
SUBTOTAL		18 UNITS		28,042 SF
		UNIT 1-501	2 BED / 3 BATH	1,635 SF
		UNIT 1-502	2 BED / 3 BATH	1,375 SF
		UNIT 1-503	2 BED / 3 BATH	1,375 SF
		UNIT 1-504	1 BED / 2 BATH	1,125 SF
		UNIT 1-505	2 BED / 3 BATH	1,375 SF
		UNIT 1-506	3 BED / 4 BATH	2,275 SF
		UNIT 1-507	2 BED / 3 BATH	1,635 SF
		UNIT 1-508	2 BED / 3 BATH	1,635 SF
		UNIT 1-509	3 BED / 4 BATH	2,085 SF
		UNIT 1-510	2 BED / 3 BATH	1,635 SF
		UNIT 1-511	1 BED / 1 BATH	1,097 SF
		UNIT 1-512	2 BED / 3 BATH	1,635 SF
		UNIT 1-513	3 BED / 4 BATH	2,275 SF
		UNIT 1-514	2 BED / 3 BATH	1,375 SF
		UNIT 1-515	1 BED / 1 BATH	1,125 SF
		UNIT 1-516	2 BED / 3 BATH	1,375 SF
		UNIT 1-517	2 BED / 3 BATH	1,375 SF
		UNIT 1-518	2 BED / 3 BATH	1,635 SF
SUBTOTAL		18 UNITS		28,042 SF
TOTAL		54 UNITS		84,126 SF

VILLAS - UNIT DATA				
	SITE / PARCEL #	UNIT #	# OF BEDROOMS / UNIT	TOTAL UNIT SF
VILLAS	5	UNIT 2-101	2 BED / 2 BATH	832 SF
		UNIT 2-102	2 BED / 2 BATH	832 SF
		UNIT 2-103	2 BED / 2 BATH	832 SF
		UNIT 2-104	2 BED / 2 BATH	832 SF
		UNIT 2-105	2 BED / 2 BATH	832 SF
		UNIT 2-106	2 BED / 2 BATH	832 SF
		UNIT 2-107	2 BED / 2 BATH	832 SF
		UNIT 2-108	2 BED / 2 BATH	832 SF
		UNIT 2-109	2 BED / 2 BATH	832 SF
		UNIT 2-110	2 BED / 2 BATH	832 SF
		UNIT 2-111	2 BED / 2 BATH	832 SF
		UNIT 2-112	2 BED / 2 BATH	832 SF
		UNIT 2-113	2 BED / 2 BATH	832 SF
		UNIT 2-114	2 BED / 2 BATH	832 SF
		UNIT 2-115	2 BED / 2 BATH	832 SF
		UNIT 2-116	2 BED / 2 BATH	832 SF
		UNIT 2-117	2 BED / 2 BATH	832 SF
		UNIT 2-118	2 BED / 2 BATH	832 SF
		UNIT 2-119	2 BED / 2 BATH	832 SF
		UNIT 2-120	2 BED / 2 BATH	832 SF
SUBTOTAL		20 UNITS		8,320 SF
		UNIT 2-201	2 BED / 2 BATH	832 SF
		UNIT 2-202	2 BED / 2 BATH	832 SF
		UNIT 2-203	2 BED / 2 BATH	832 SF
		UNIT 2-204	2 BED / 2 BATH	832 SF
		UNIT 2-205	2 BED / 2 BATH	832 SF
		UNIT 2-206	2 BED / 2 BATH	832 SF
		UNIT 2-207	2 BED / 2 BATH	832 SF
		UNIT 2-208	2 BED / 2 BATH	832 SF
		UNIT 2-209	2 BED / 2 BATH	832 SF
		UNIT 2-210	2 BED / 2 BATH	832 SF
		UNIT 2-211	2 BED / 2 BATH	832 SF
		UNIT 2-212	2 BED / 2 BATH	832 SF
		UNIT 2-213	2 BED / 2 BATH	832 SF
		UNIT 2-214	2 BED / 2 BATH	832 SF
		UNIT 2-215	2 BED / 2 BATH	832 SF
		UNIT 2-216	2 BED / 2 BATH	832 SF
		UNIT 2-217	2 BED / 2 BATH	832 SF
		UNIT 2-218	2 BED / 2 BATH	832 SF
		UNIT 2-219	2 BED / 2 BATH	832 SF
		UNIT 2-220	2 BED / 2 BATH	832 SF
SUBTOTAL		20 UNITS		8,320 SF
TOTAL		40 UNITS		16,640 SF

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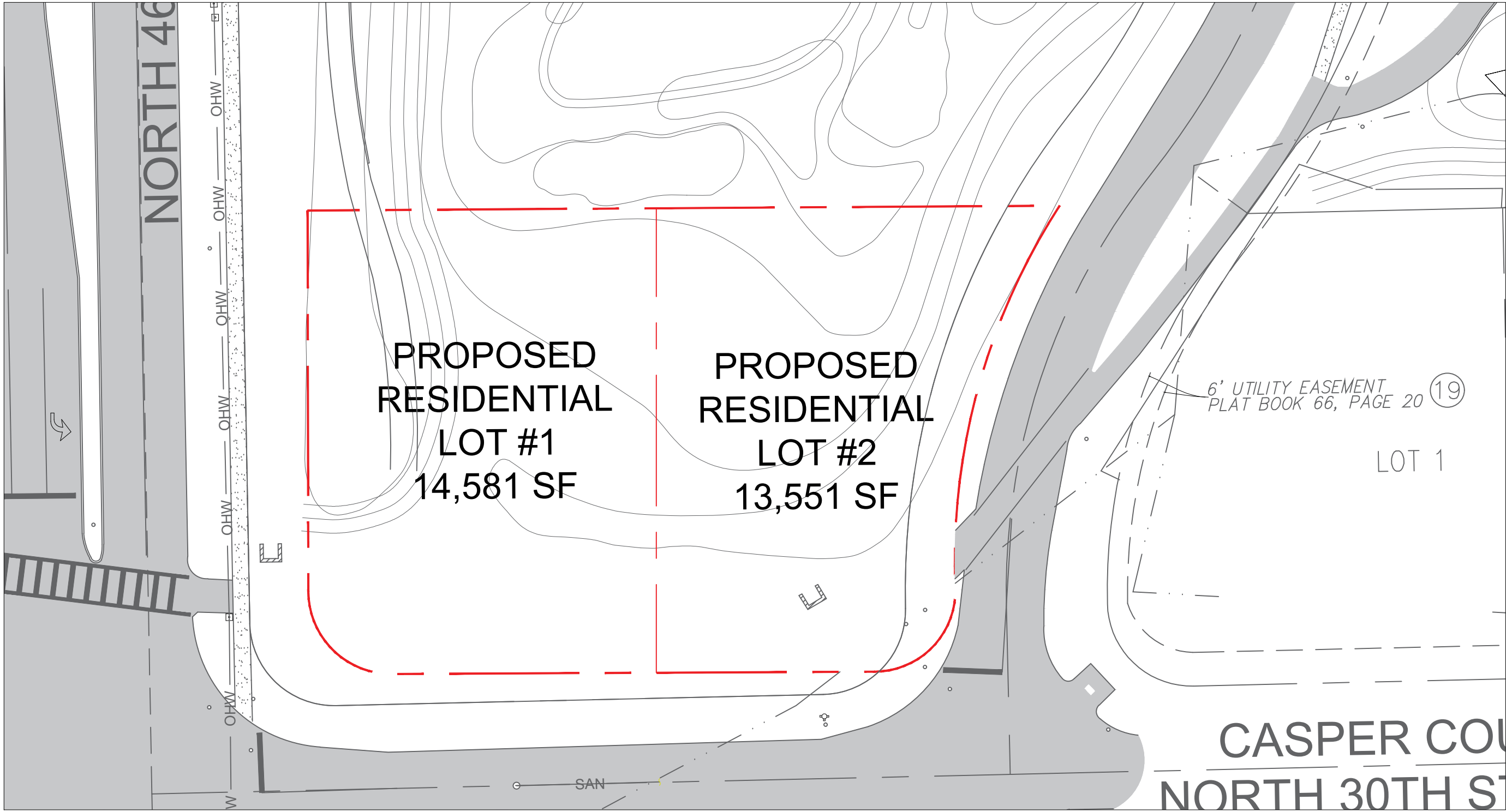
Date: 01-22-2025	Sheet No.
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Project # 1849	

A.E.2.10

SITE 6 - SINGLE FAMILY RESIDENTIAL						
OVERALL BUILDING DATA						
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF BEDROOMS	SF BREAKDOWN	
					GARAGE	UNIT SF
LOT 1	14,581 SF					
LOT 2	13,551 SF					
TOTAL						

ZONING DATA	
LOT 1 / PARCEL 6	
BASE FLOOD ELEVATION	LOT DEPTH
ADJUSTED GRADE (FLOOD + GRADE / 2)	PROPOSED LOT COVERAGE SF AND %
LOT AREA	222,316 SF
MAX LOT COVERAGE SF AND %	PROPOSED UNIT SIZE SF AND %
	PROPOSED
HEIGHT	
SETBACKS	
FRONT FIRST LEVEL	
FRONT SECOND LEVEL	
SIDE 1	
SIDE 2 OR (FACING STREET)	
REAR	
SUM OF SIDE YARD	

ZONING DATA	
LOT 2 / PARCEL 6	
BASE FLOOD ELEVATION	LOT DEPTH
ADJUSTED GRADE (FLOOD + GRADE / 2)	PROPOSED LOT COVERAGE SF AND %
LOT AREA	222,316 SF
MAX LOT COVERAGE SF AND %	PROPOSED UNIT SIZE SF AND %
	PROPOSED
HEIGHT	
SETBACKS	
FRONT FIRST LEVEL	
FRONT SECOND LEVEL	
SIDE 1	
SIDE 2 OR (FACING STREET)	
REAR	
SUM OF SIDE YARD	



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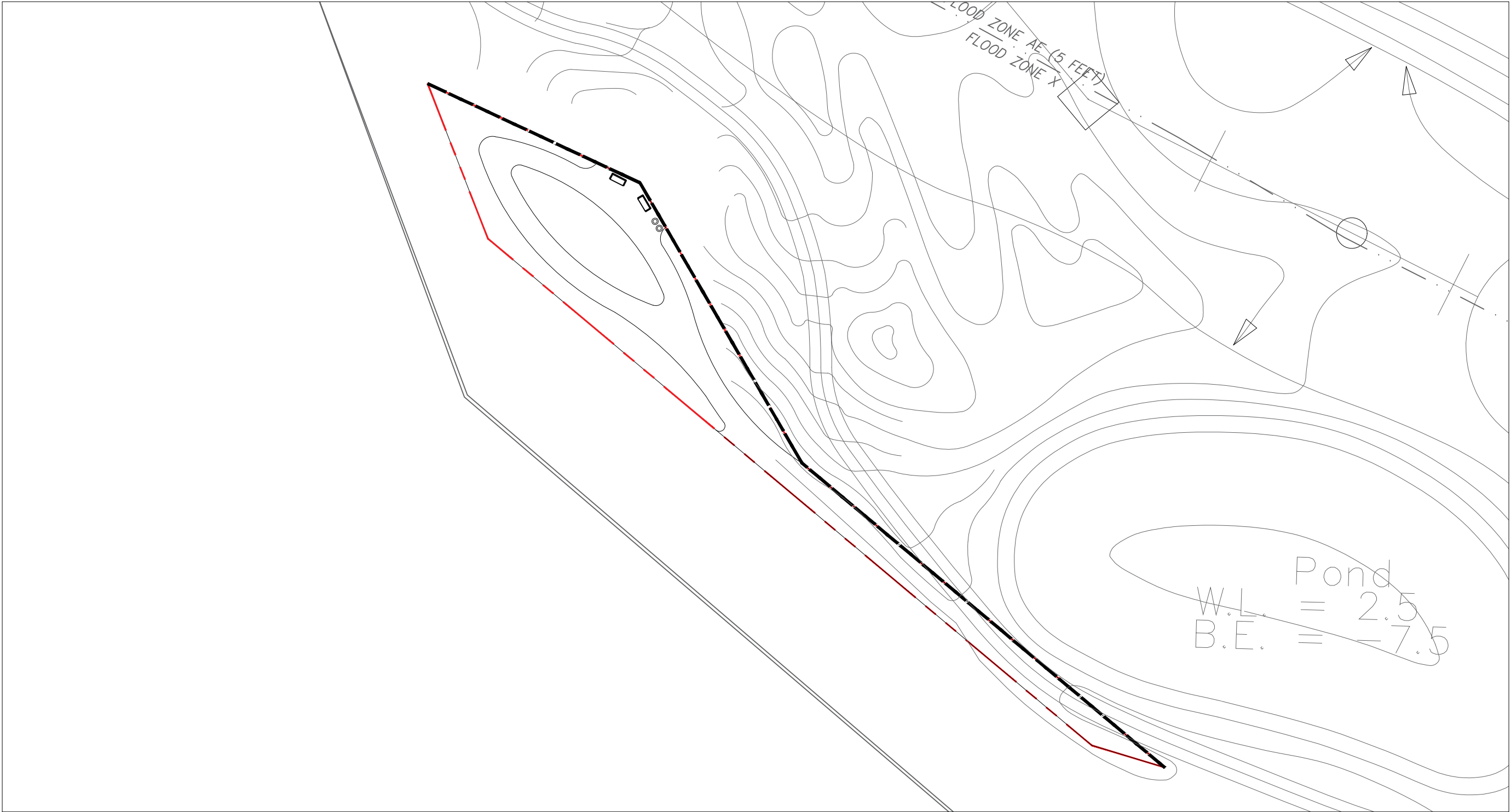
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Date: 01-22-2025	Sheet No.
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Project # 1849	A.F.2.10

SITE 6 - PARK						
OVERALL BUILDING DATA						
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF BEDROOMS	SF BREAKDOWN	
					GARAGE	UNIT SF
LOT 1	14,581 SF					
LOT 2	13,551 SF					
TOTAL						



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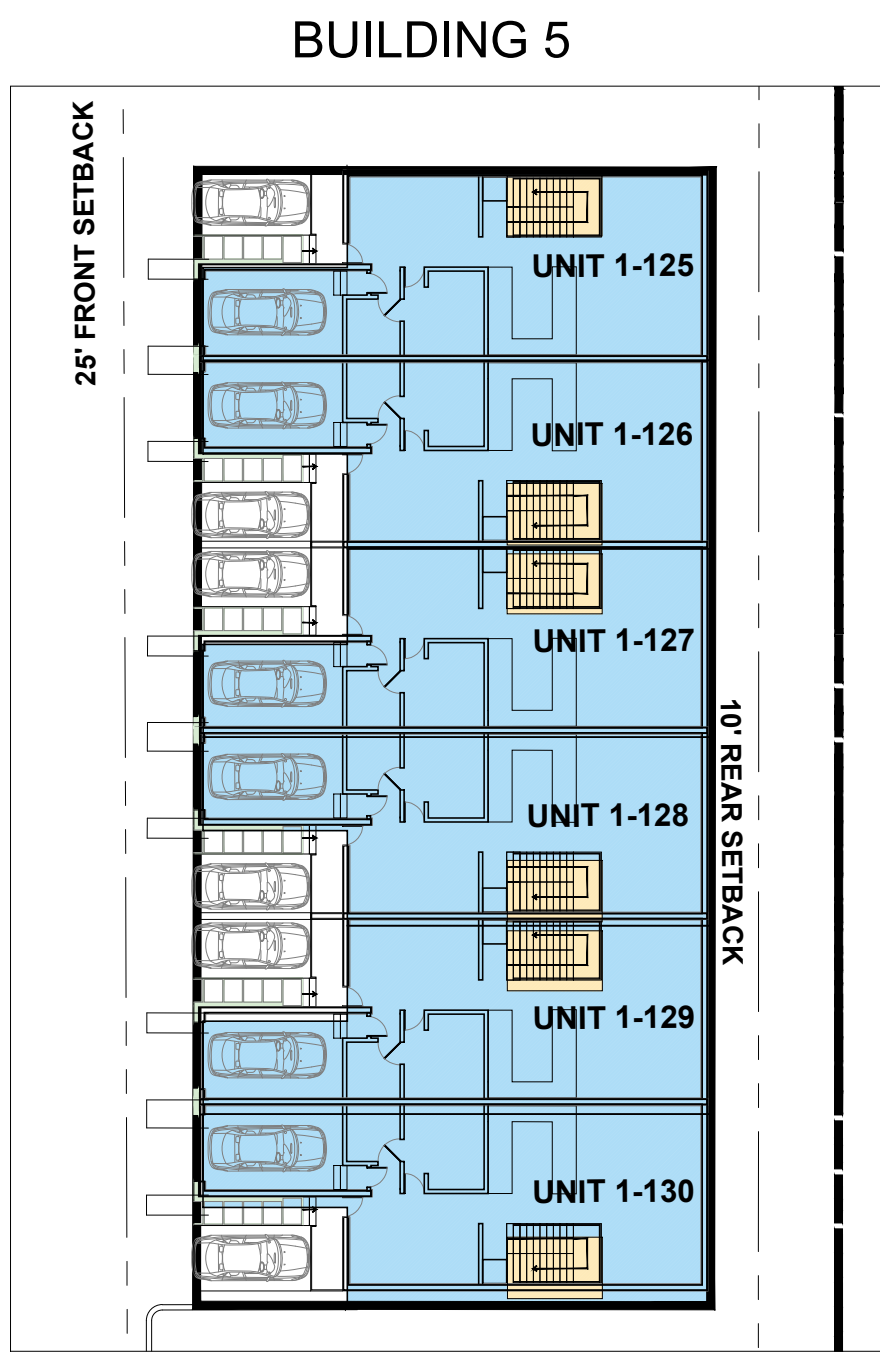
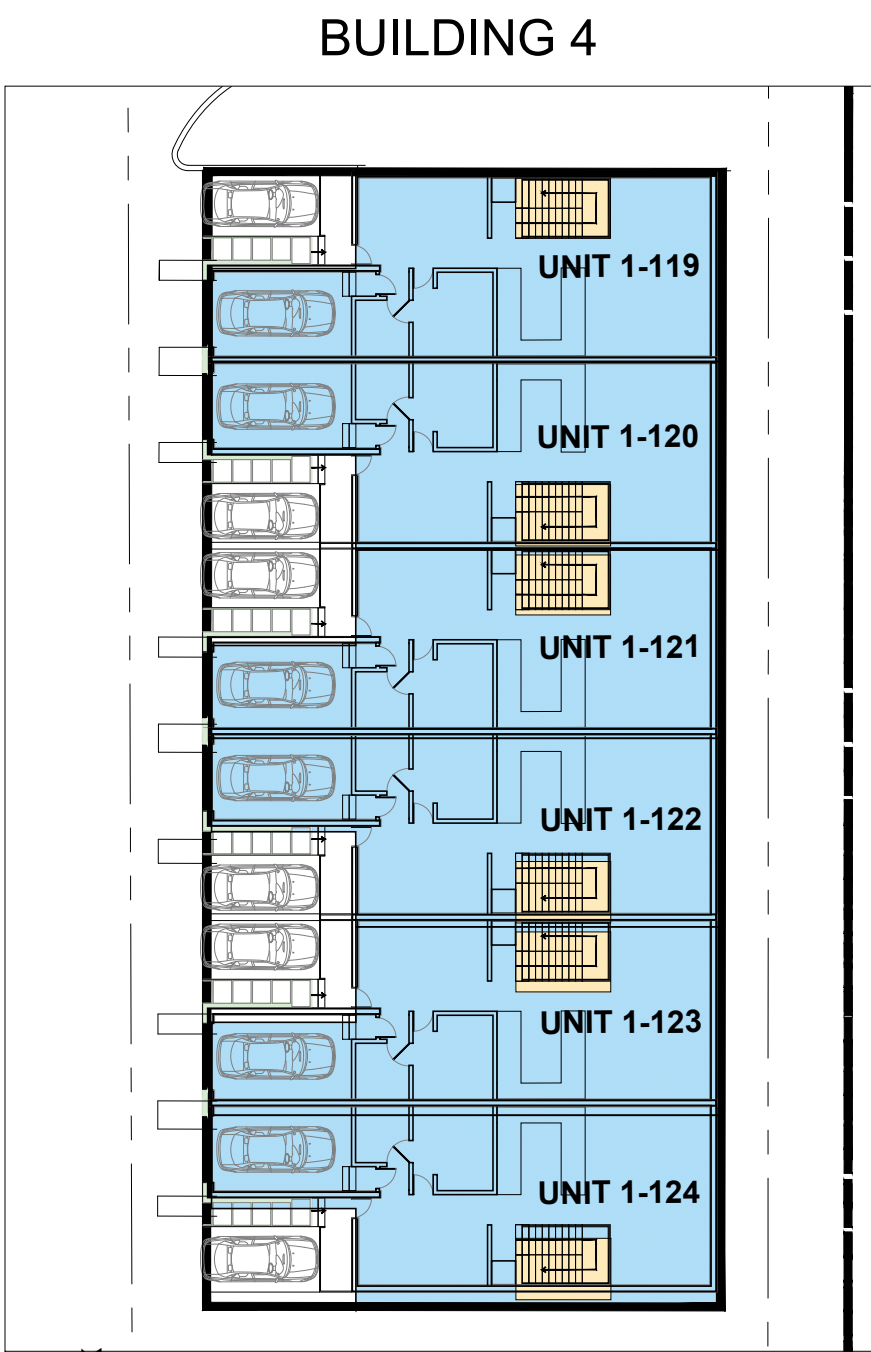
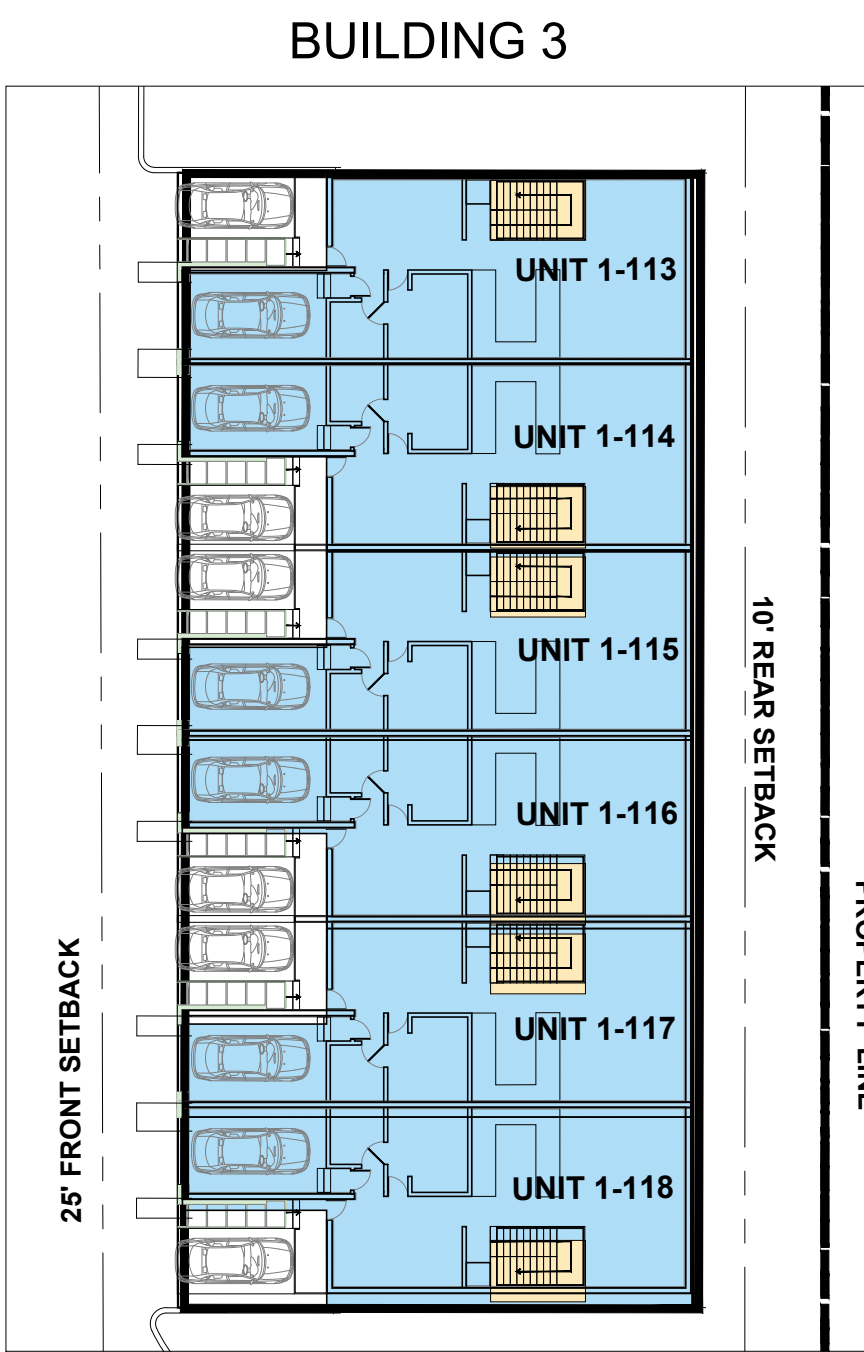
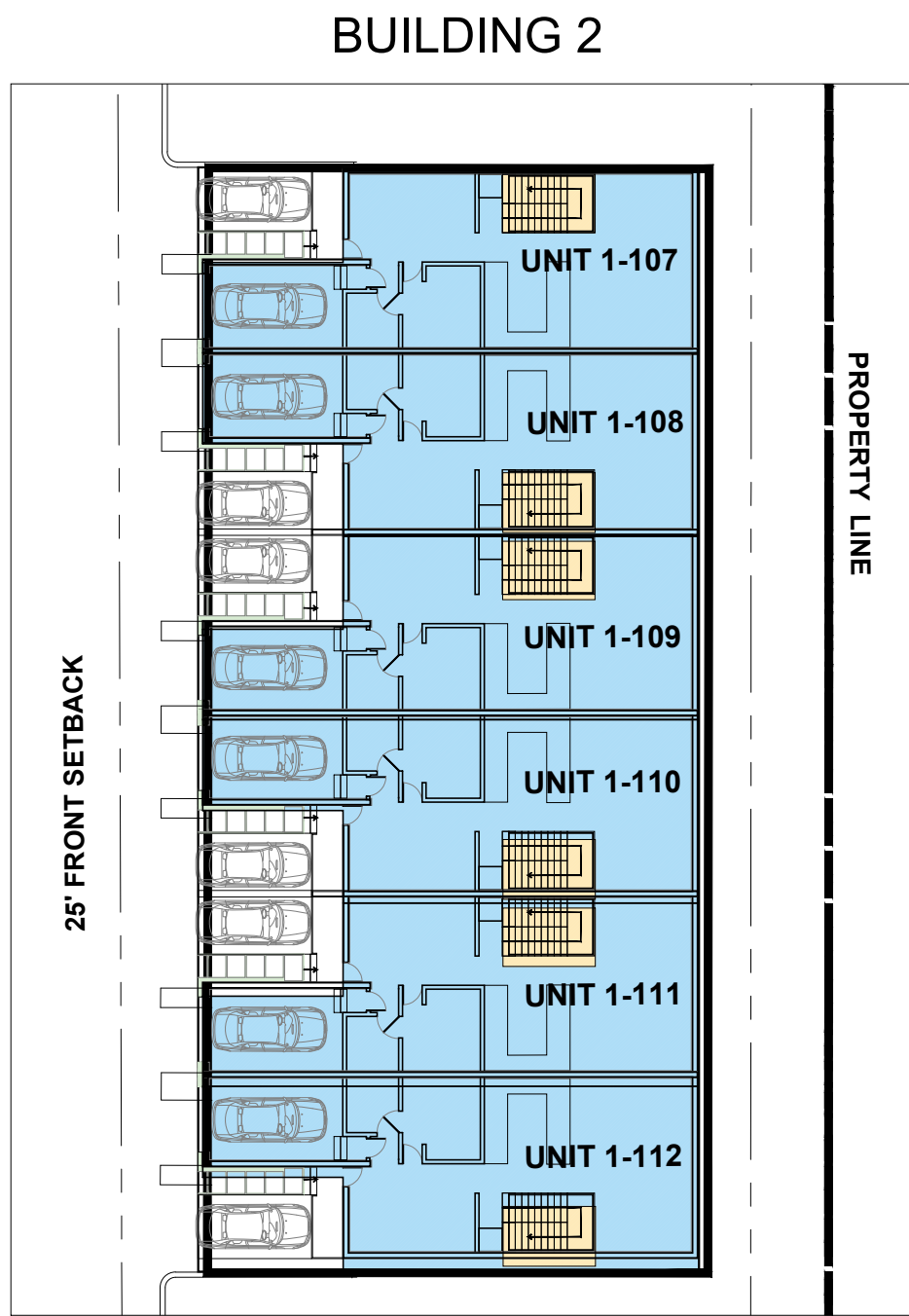
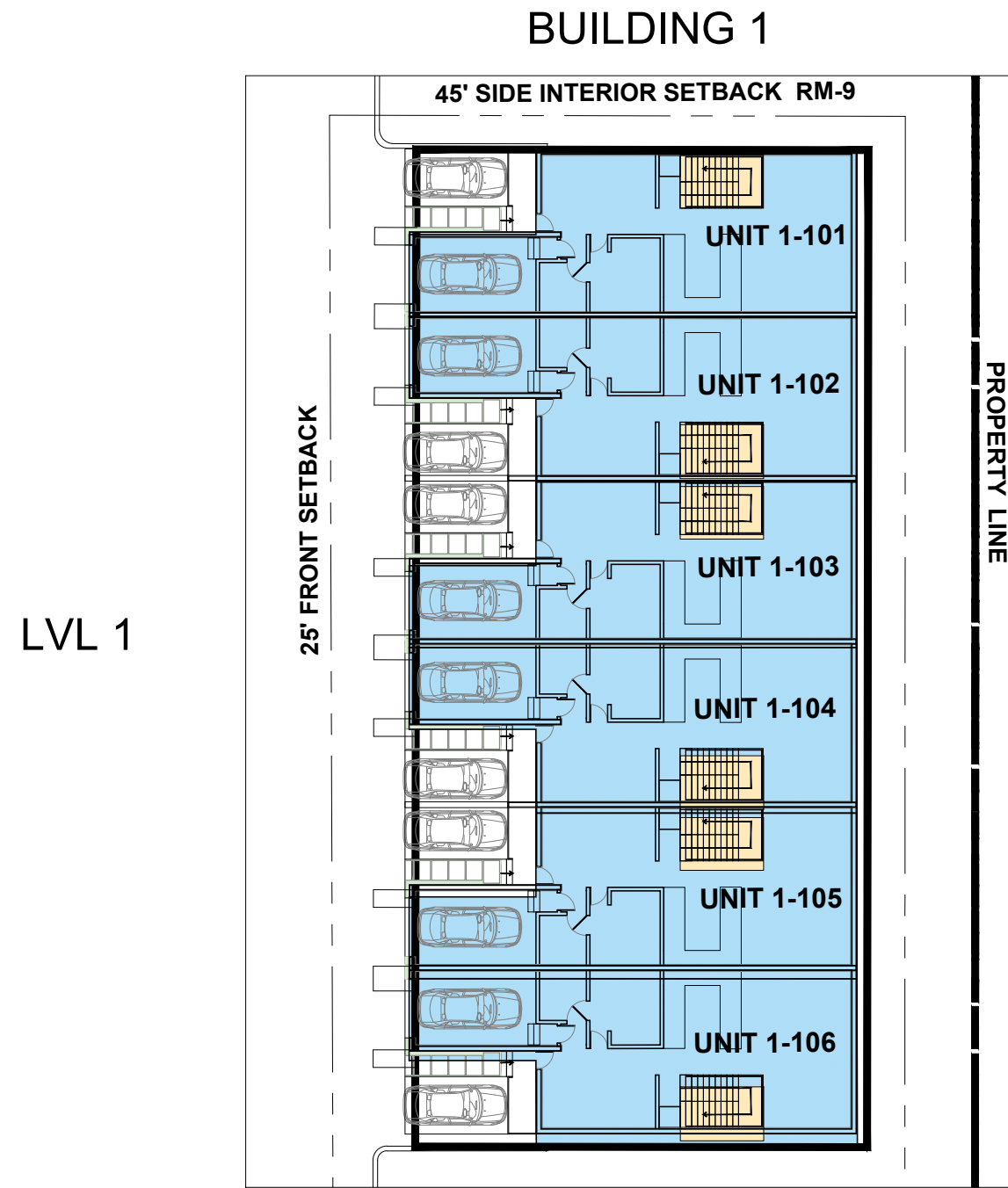
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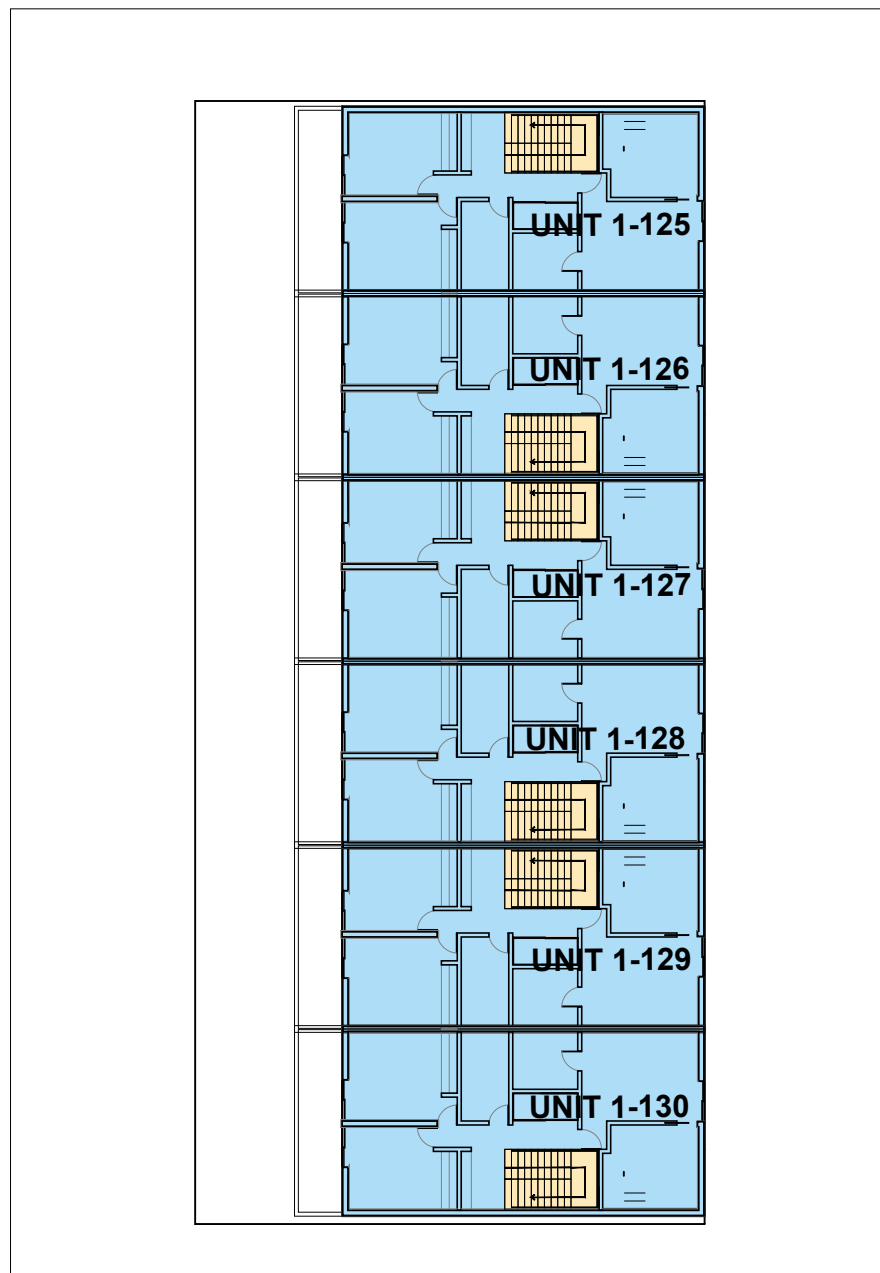
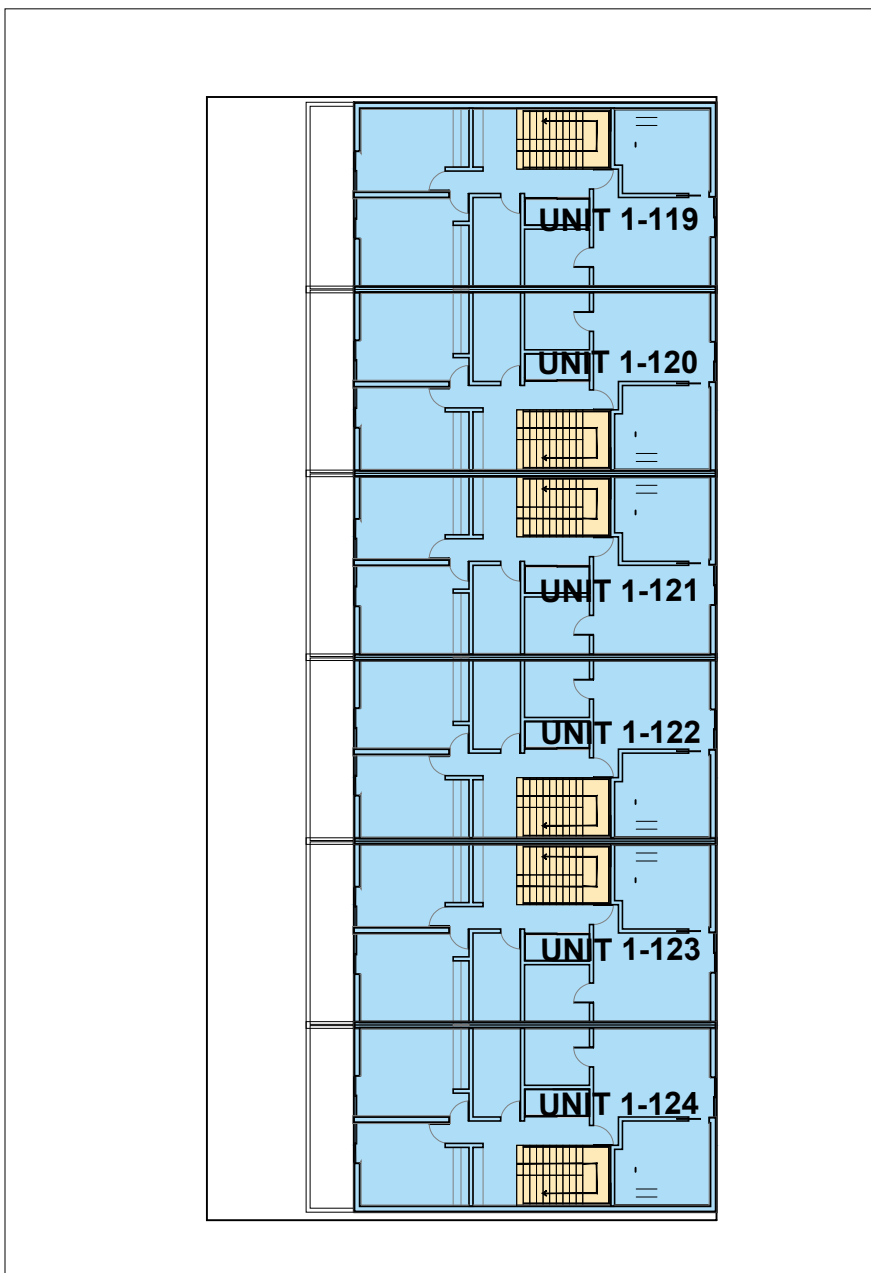
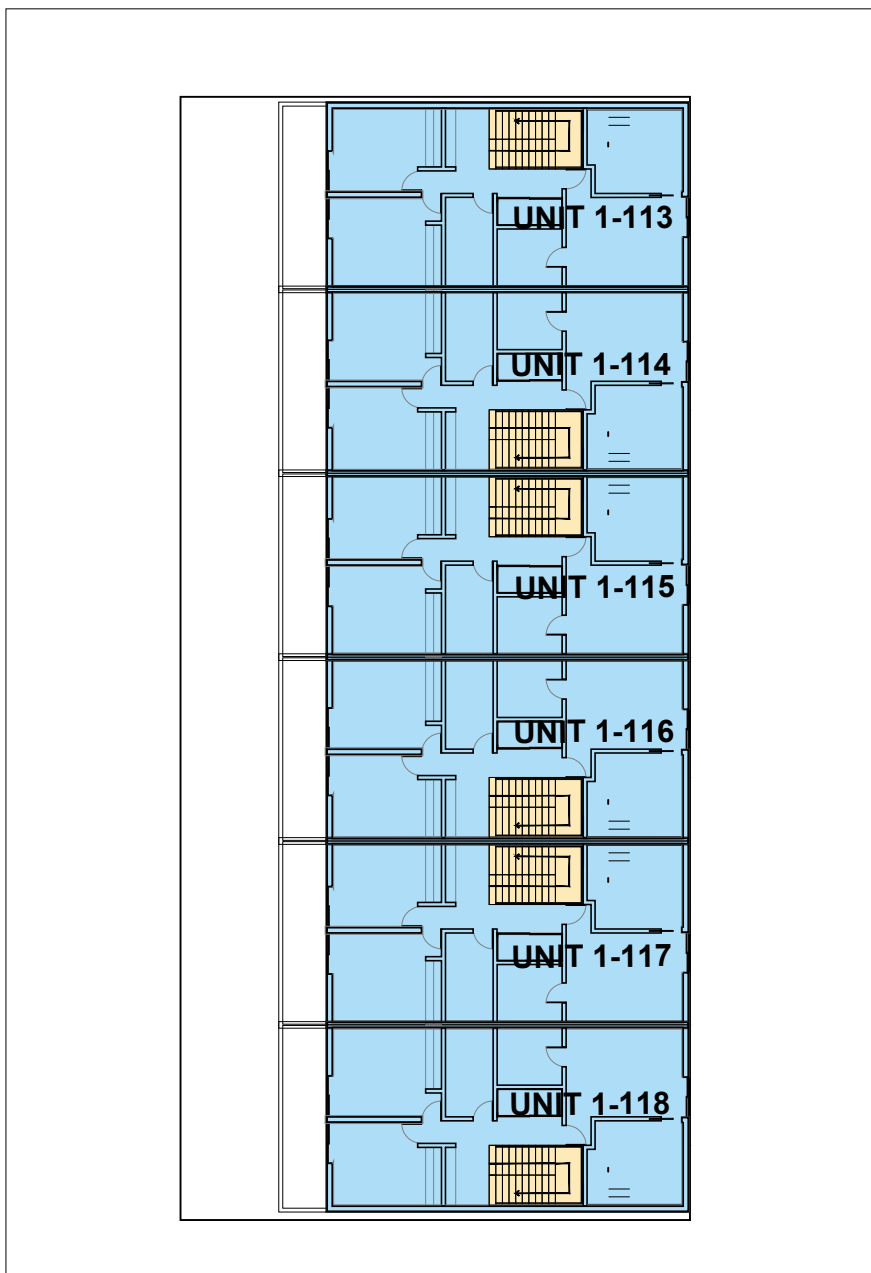
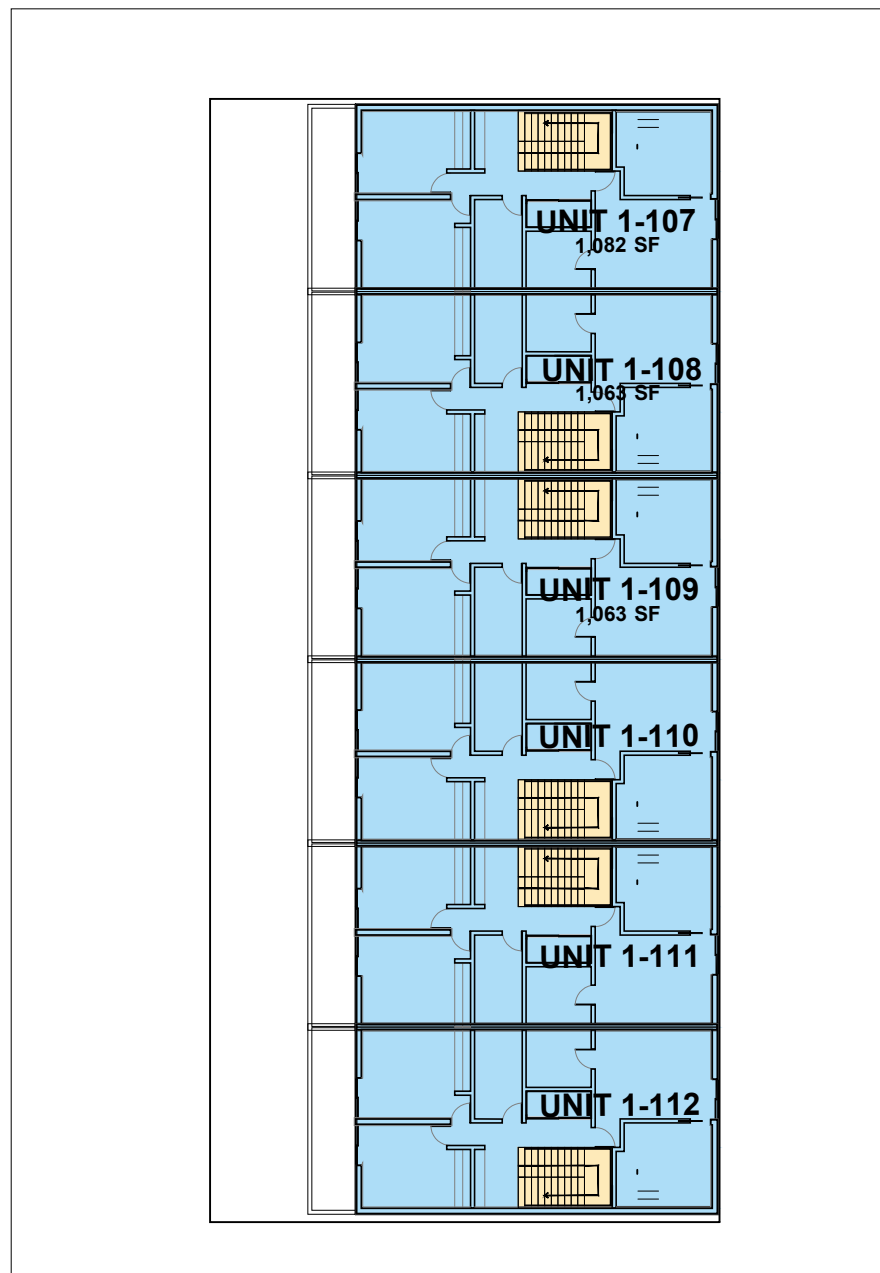
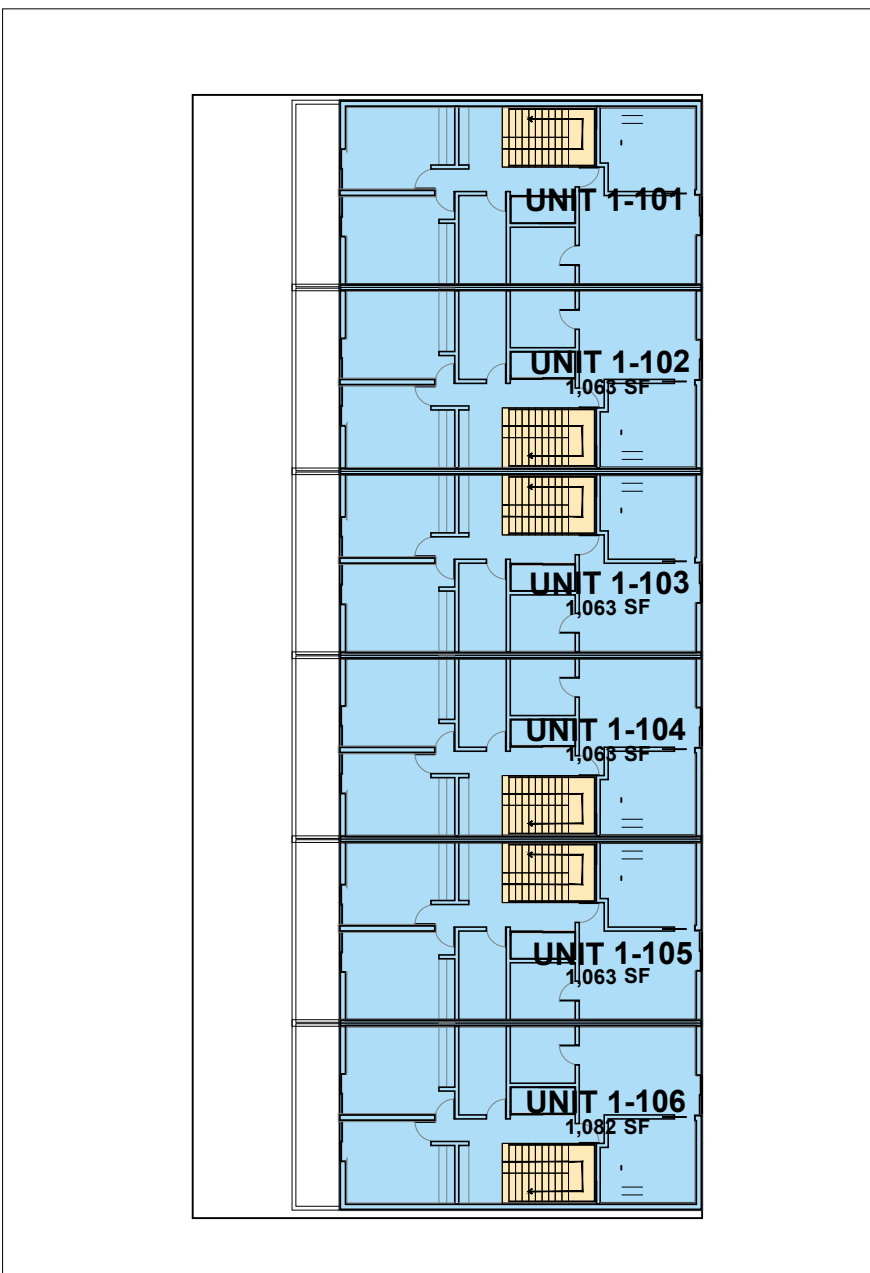
Date: 01-22-2025	Sheet No.
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Project # 1849	A.P.2.10

SITE 1 - 56TH AVE - TOWNHOUSES										
TYP. BUILDING DATA										
	LOT SIZE	BUILDING FOOTPRINT	# OF UNITS	# OF BEDROOMS	SF BREAKDOWN				TOTAL UNIT SF	F.A.R
				4 BED	AMENITIES SF	CORE SF	UNIT SF	BALCONY SF		
TYP. BUILDING	111,106 SF	6,476 SF	30	6	-	-	1,285 SF	-	7,740 SF	
TOTAL		32,380 SF	30 UNITS	6					75,510 SF	



LVL 1

LVL 2



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DATA SHEET

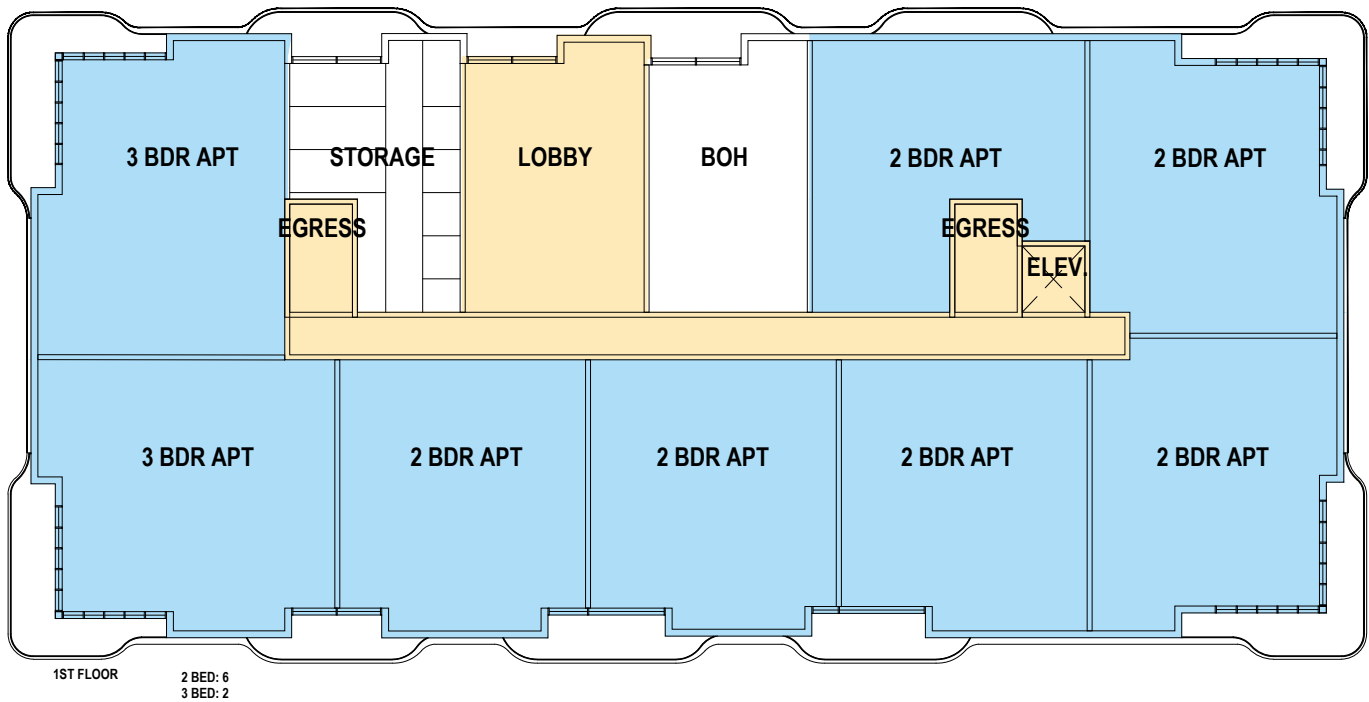
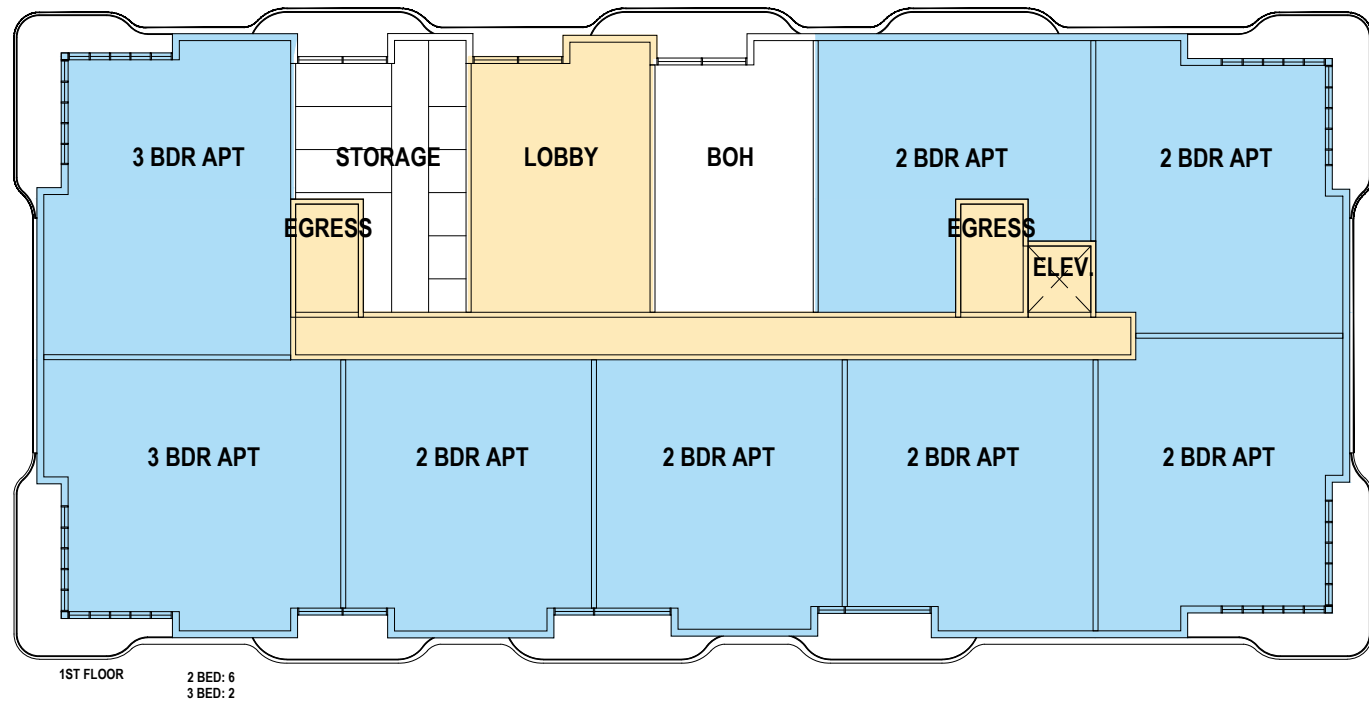
Date: 09-18-2024	Sheet No.
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Project # 1849	A.A.2.11

SITE 2 - N 46TH AVE (WEST) - HOLE 8											
OVERALL BUILDING DATA											
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	# OF BEDS		SF BREAKDOWN				F.A.R.
	222,324 SF				2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	BALCONY SF	
BUILDING 1		13,398 SF	3	27	21	6	3,966 SF	1,578 SF	42,946 SF	5,186 SF	
BUILDING 2		13,398 SF	3	27	21	6	3,966 SF	1,578 SF	42,946 SF	5,186 SF	
TOTAL		26,796 SF		54 UNITS	42	12	7,932 SF	3,156 SF	85,892 SF	10,372 SF	

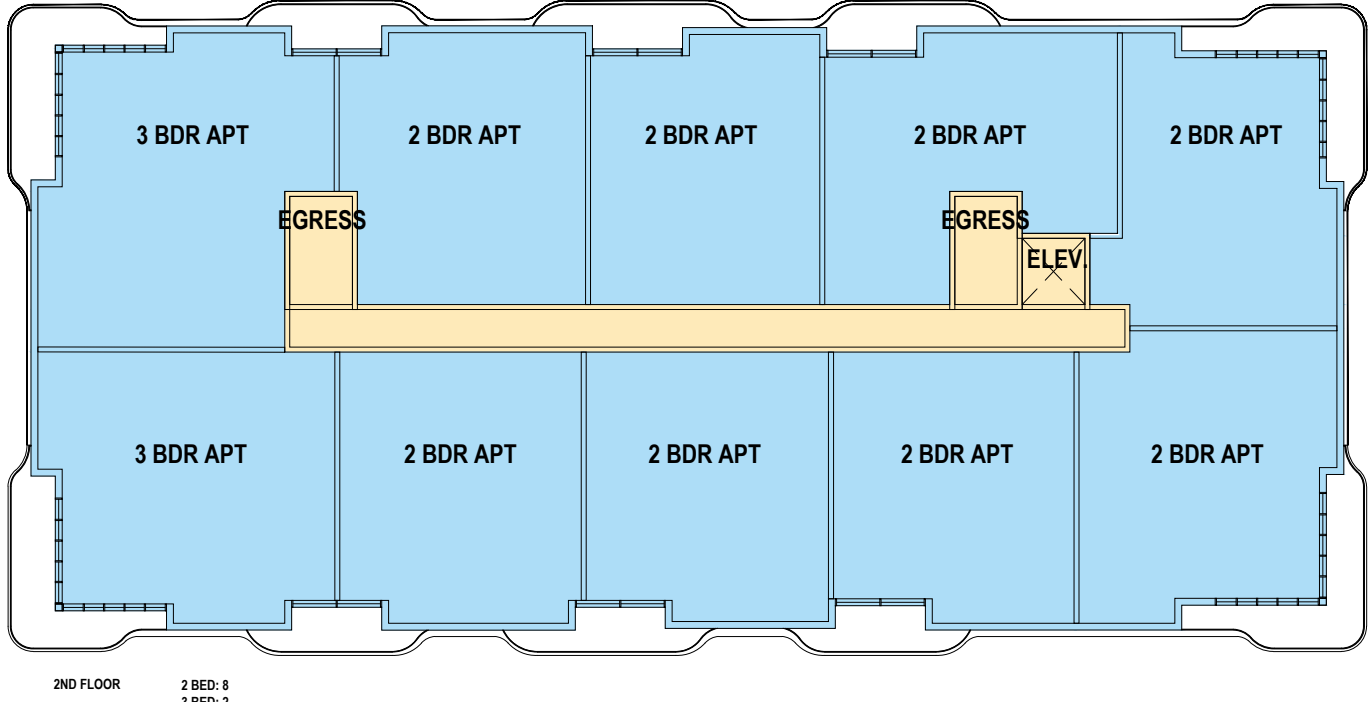
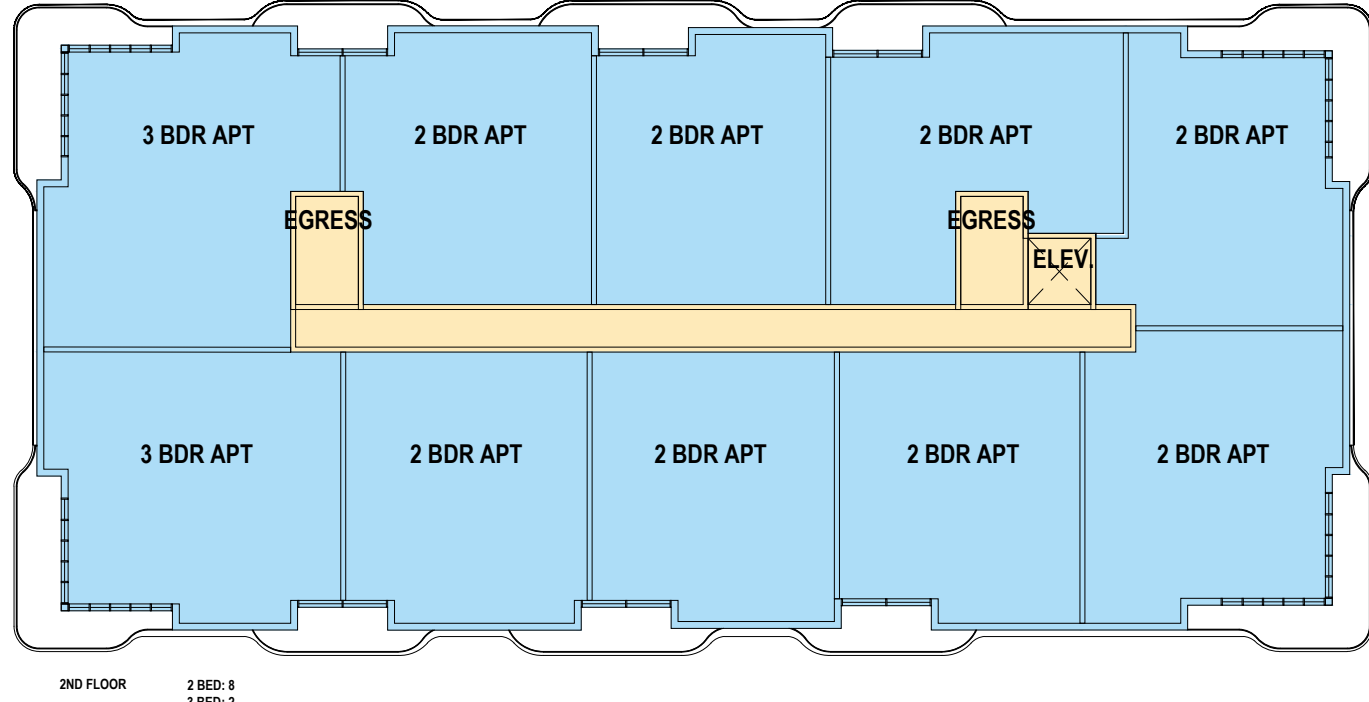
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BUILDING 2

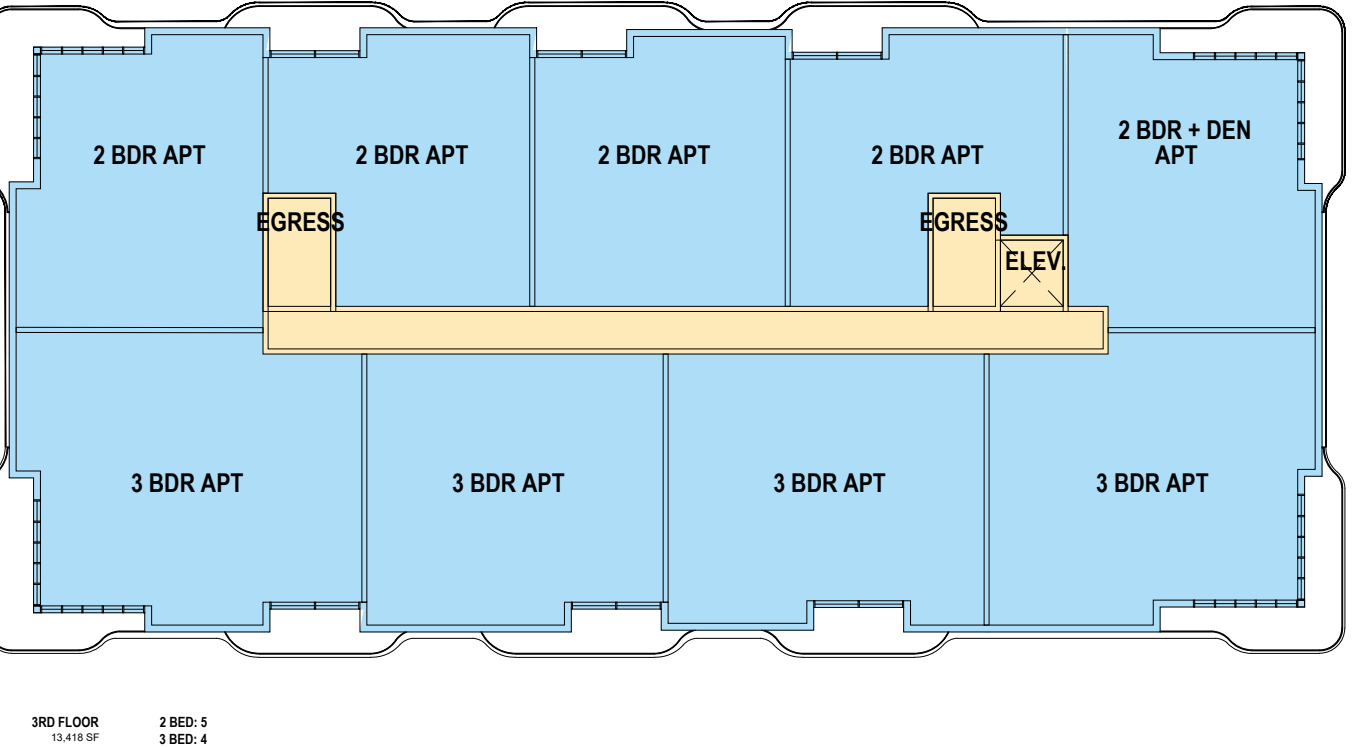
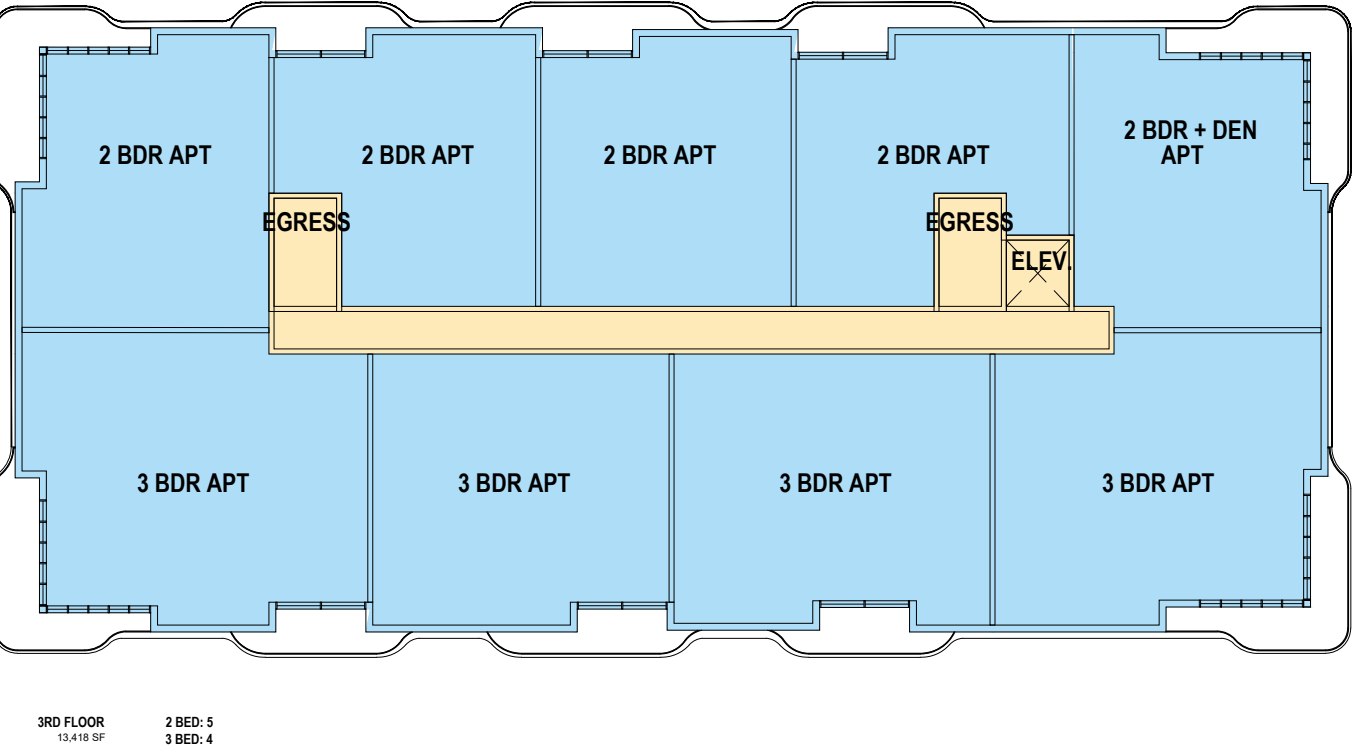
LEVEL 1



LEVEL 2



LEVEL 3



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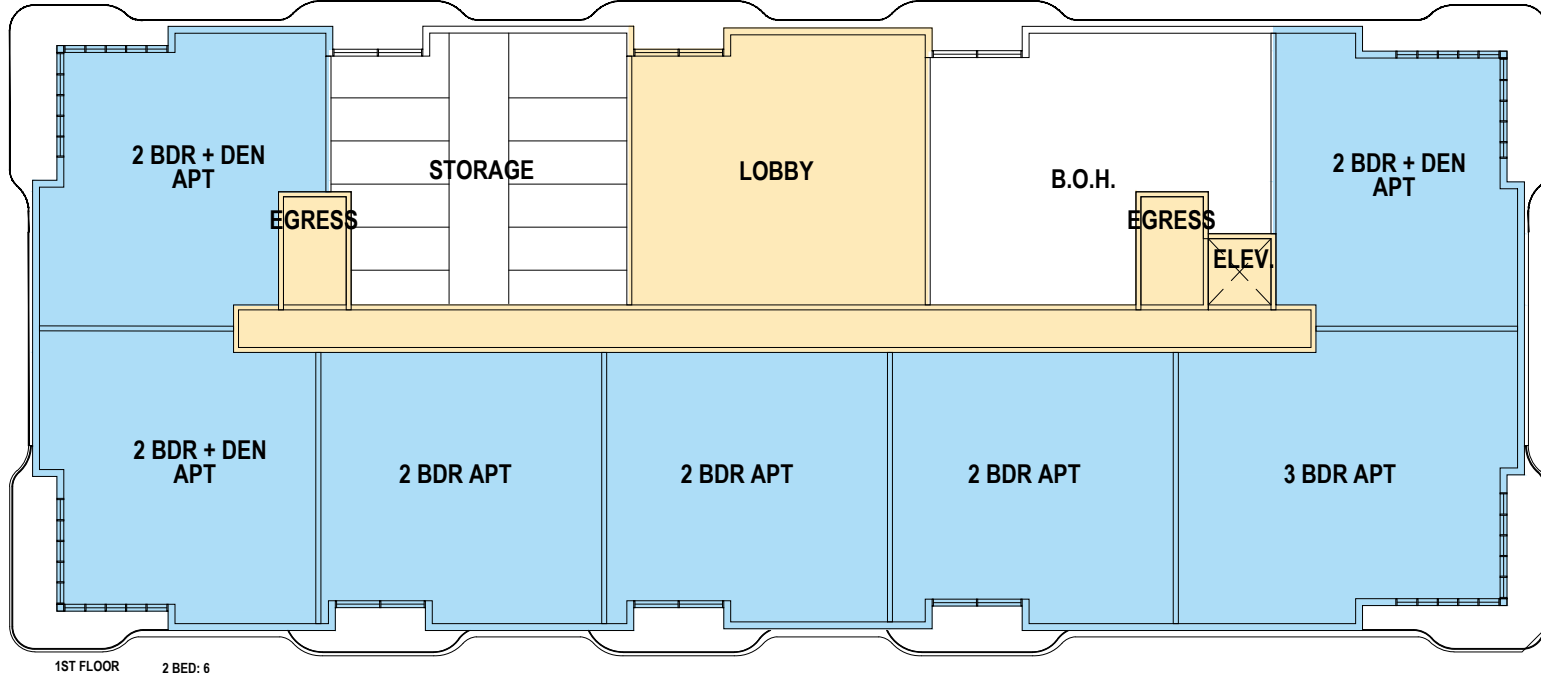
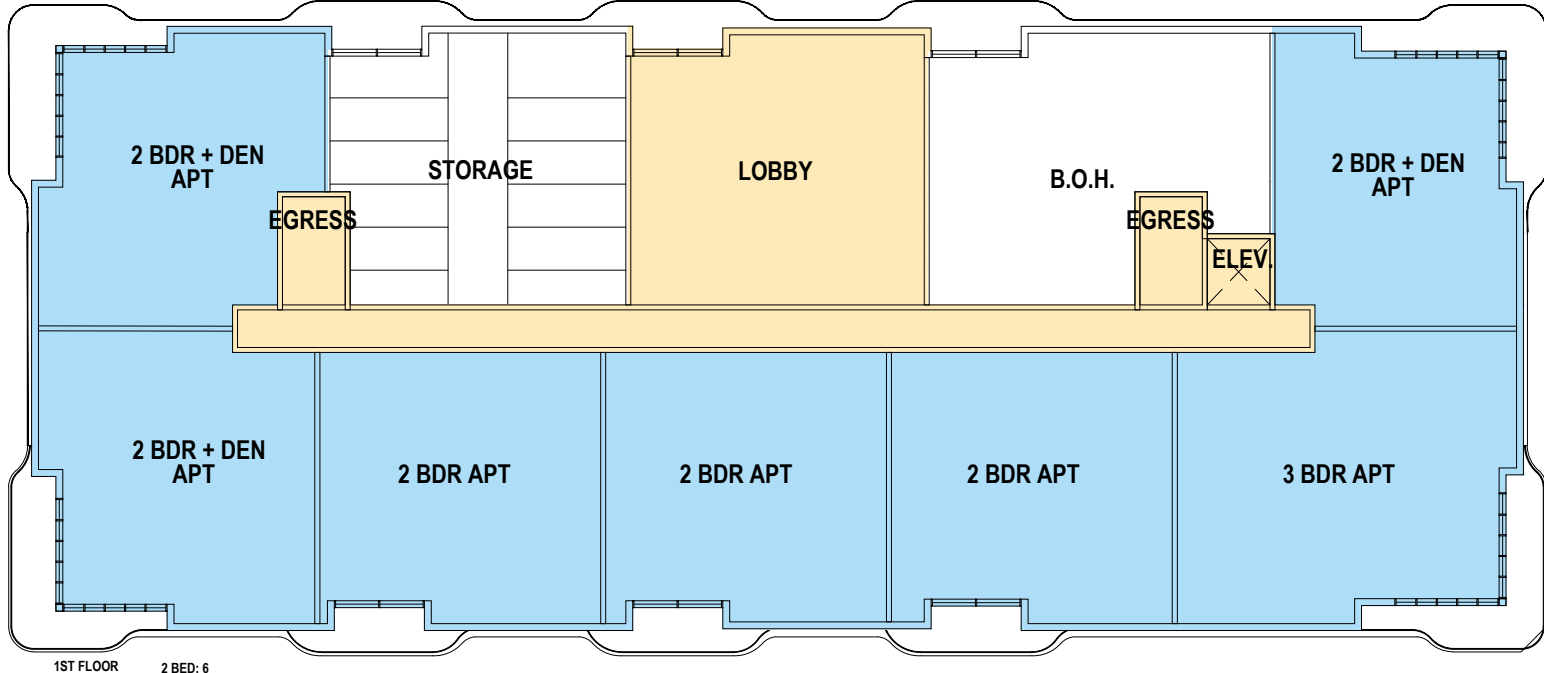
Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A.B.2.11

SITE 3 - N 46TH AVE (EAST) - HOLE 16										
OVERALL BUILDING DATA										
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	SF BREAKDOWN					
	310,978 SF				2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	F.A.R.
BUILDING 1		15,336 SF	4	36	28	8	3,966 SF	1,578 SF	58,428 SF	
BUILDING 2		15,336 SF	4	36	28	8	3,966 SF	1,578 SF	58,428 SF	
TOTAL		35,566 SF		72 UNITS	56	16	7,932 SF	3,156 SF	116,856 SF	

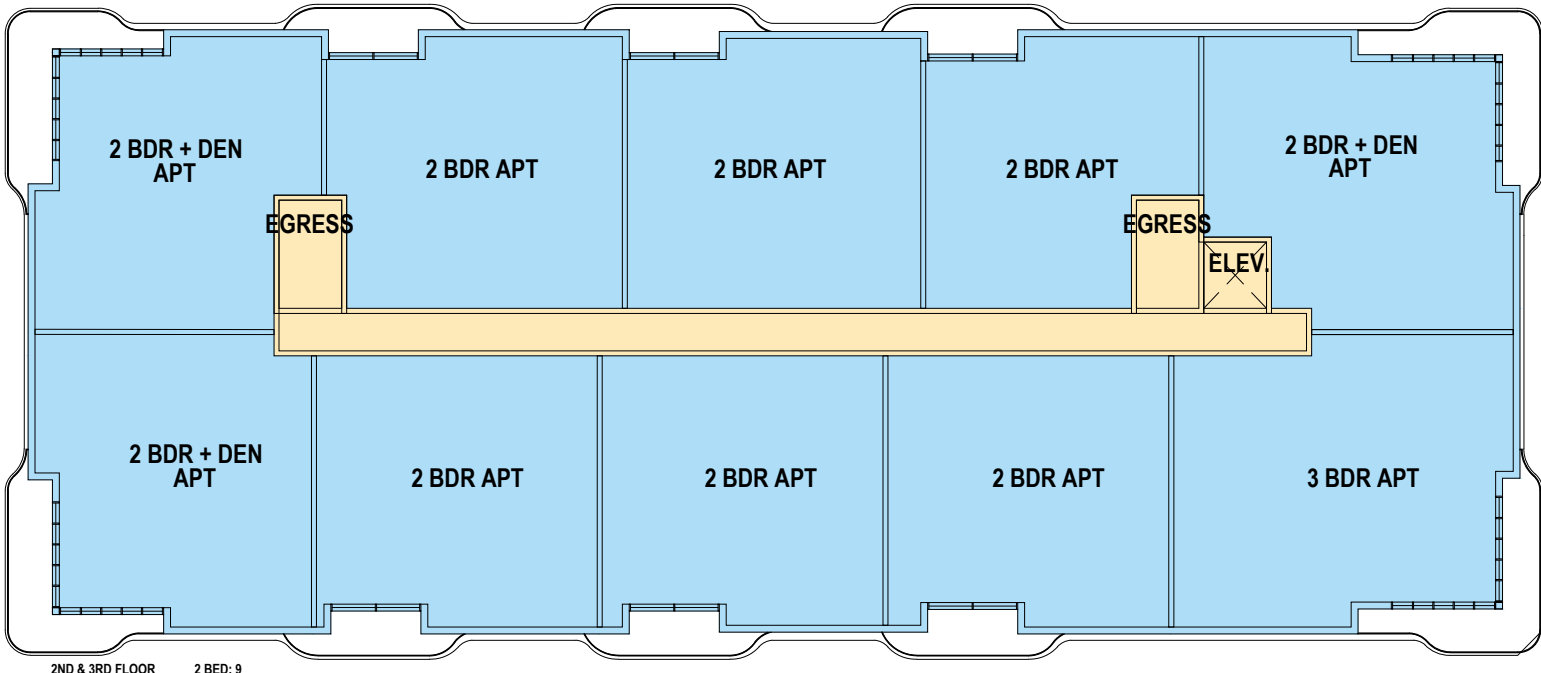
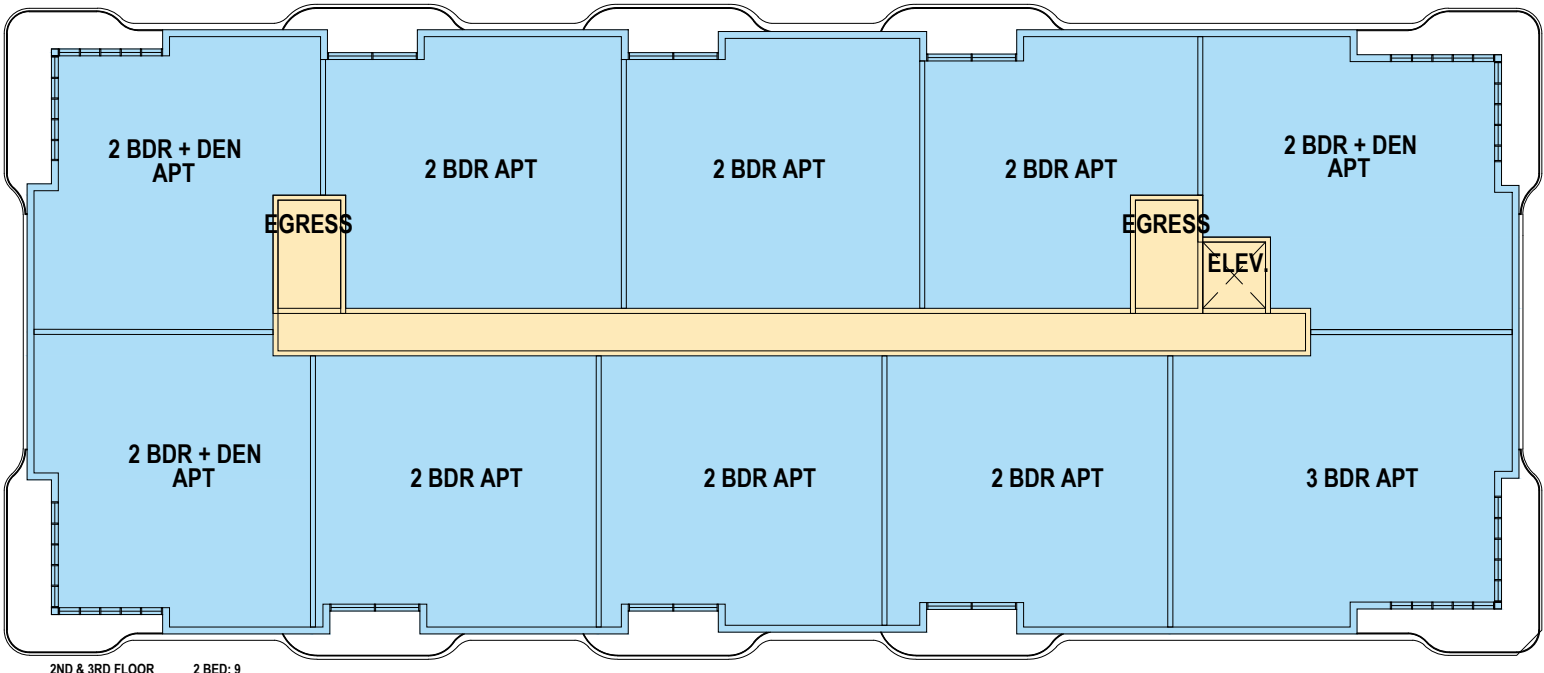
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BUILDING 2

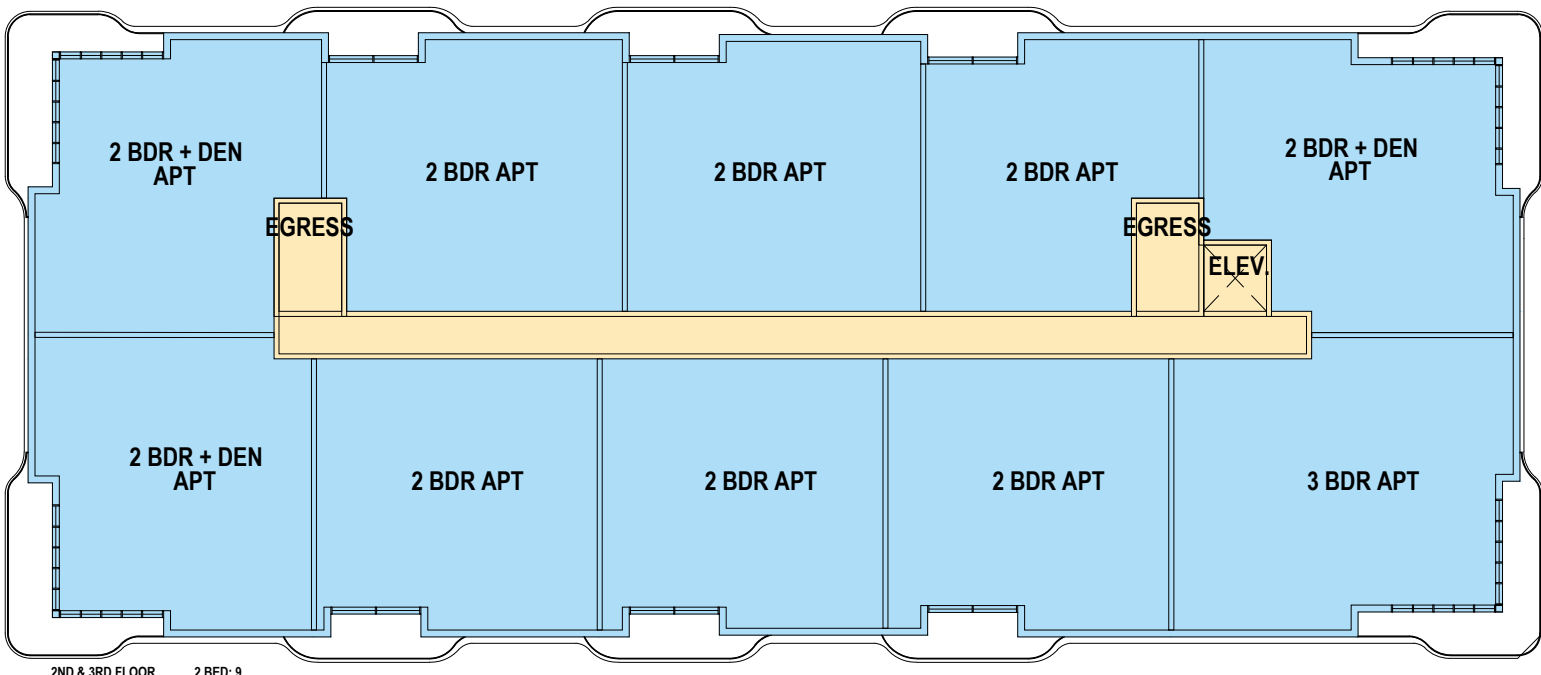
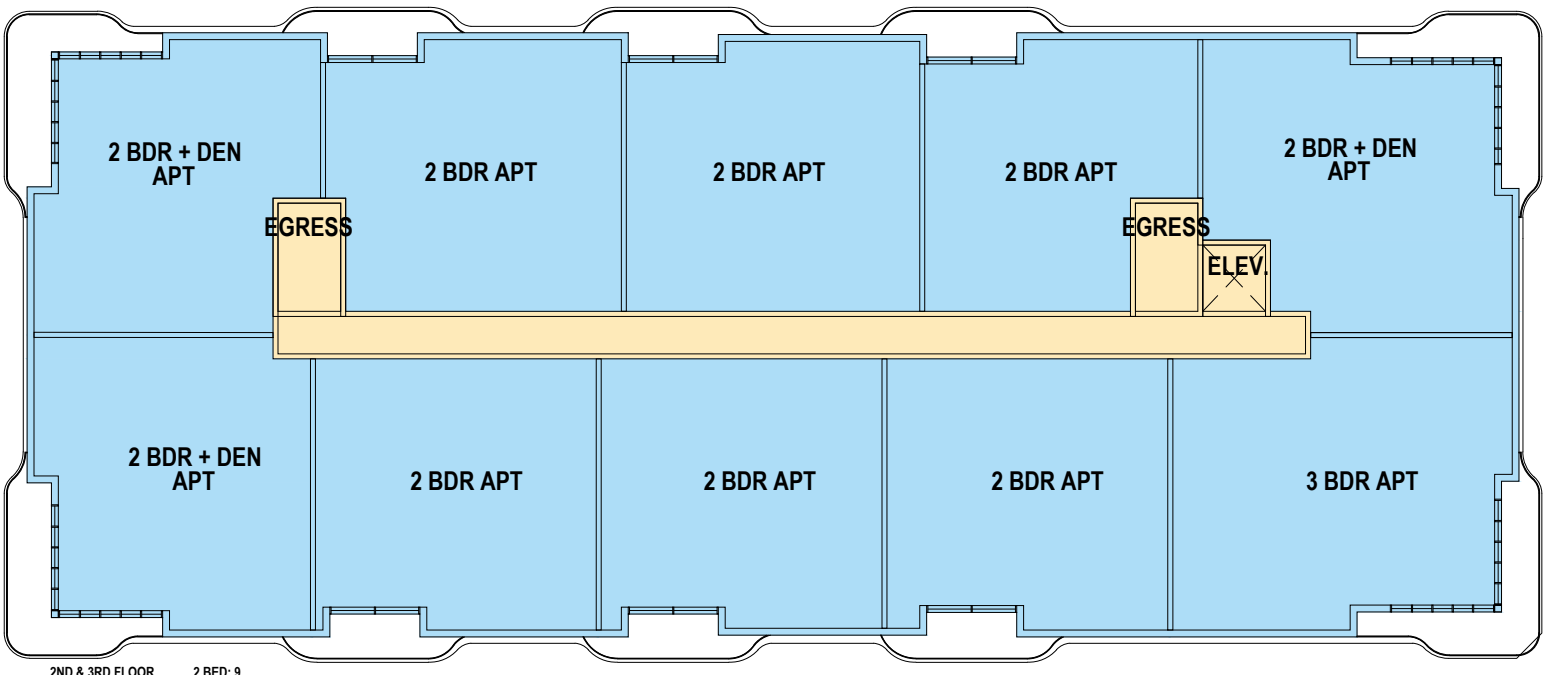
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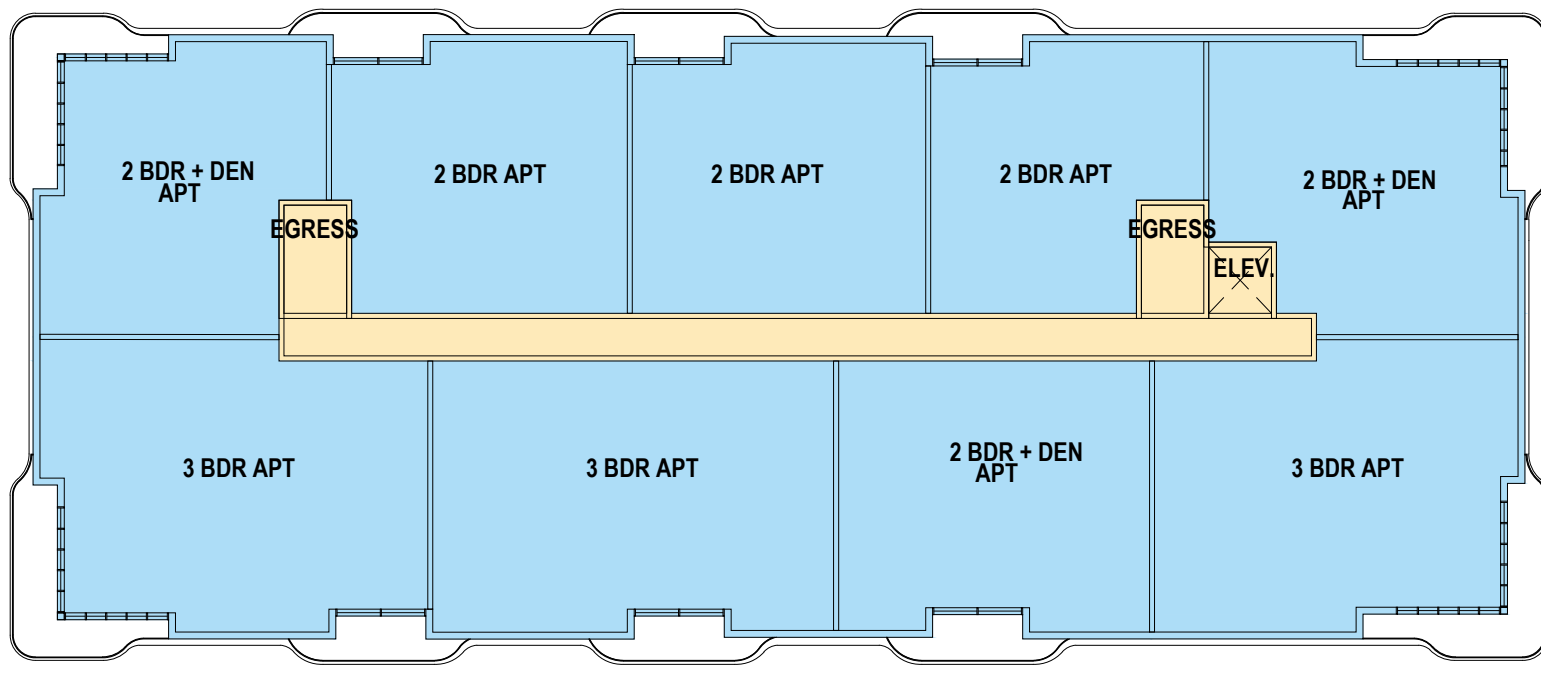
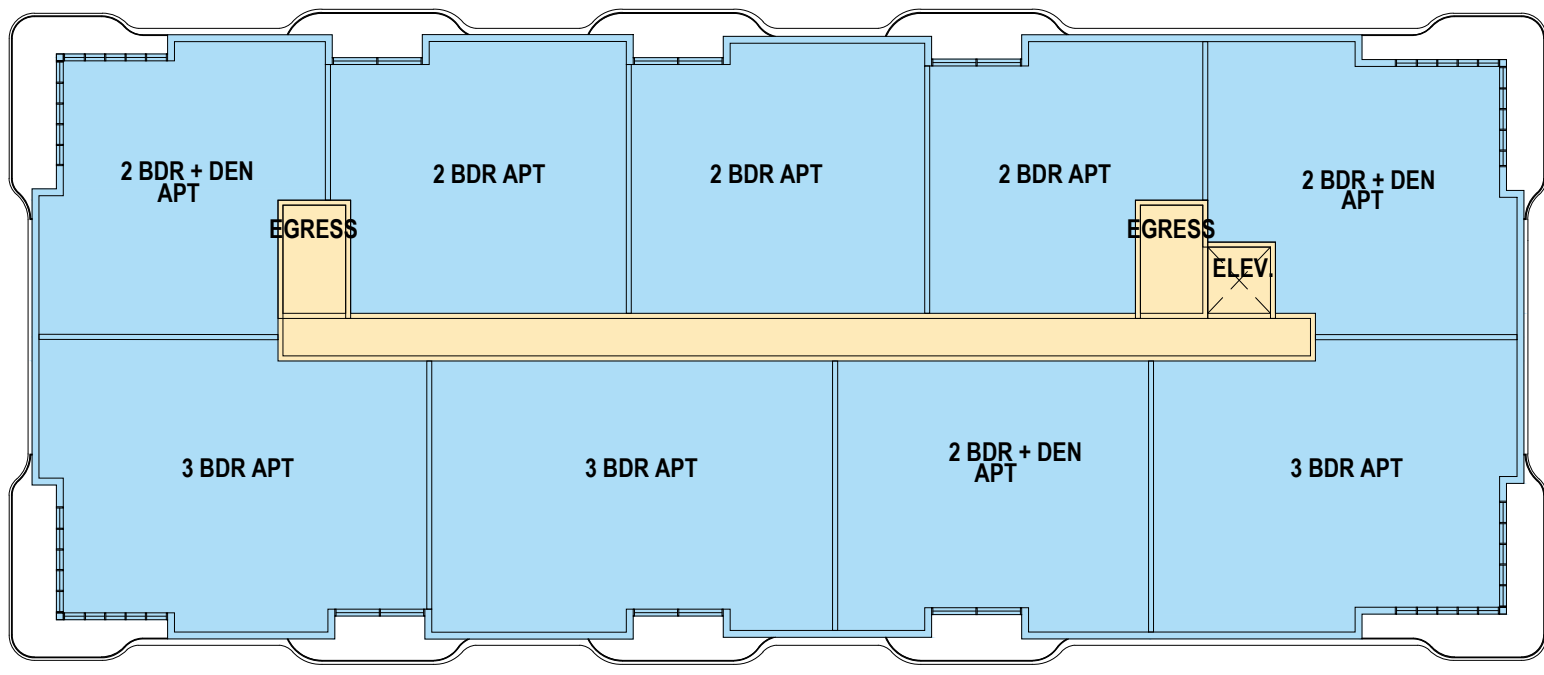
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LEVEL 3



LEVEL 4



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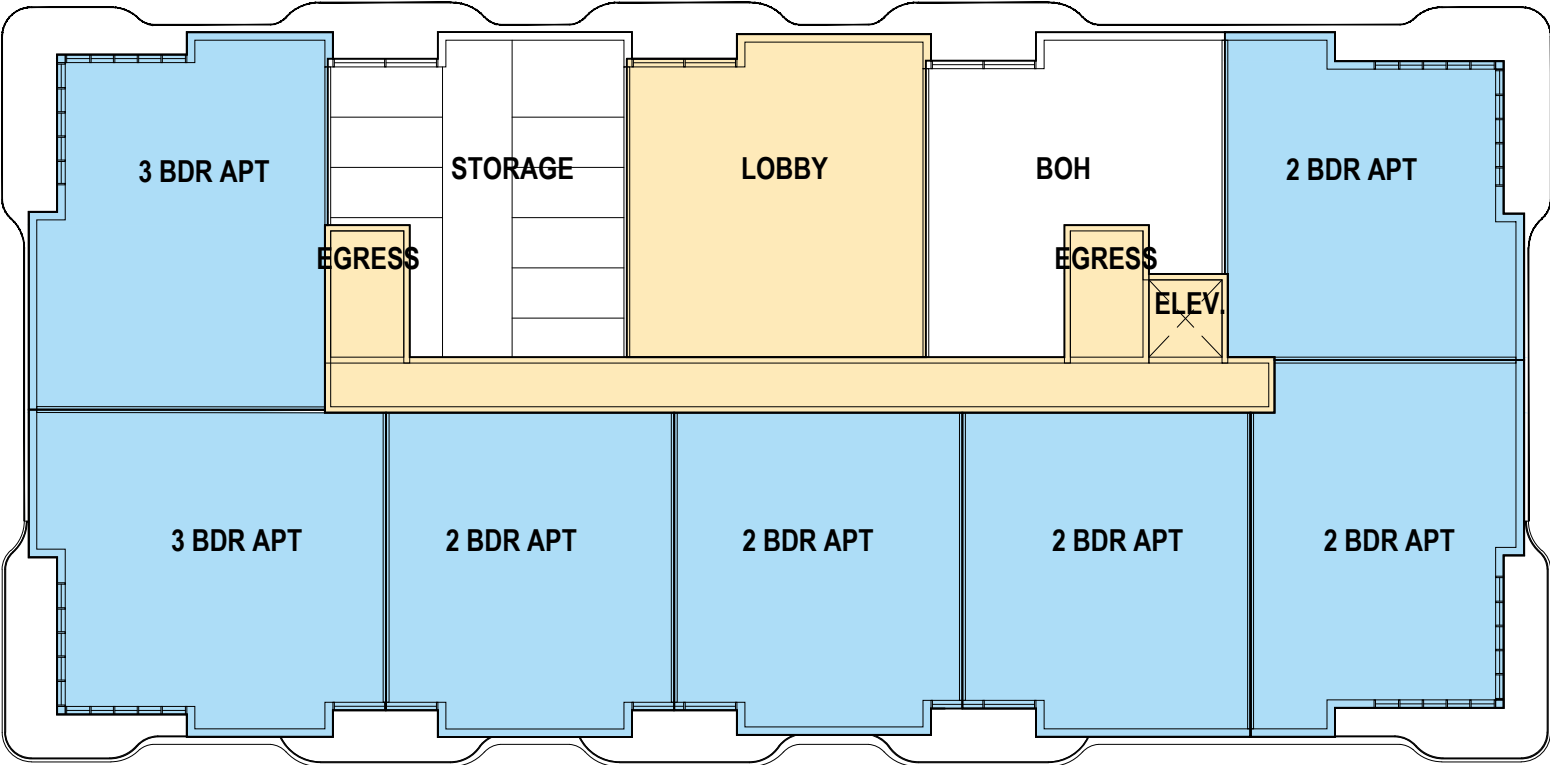


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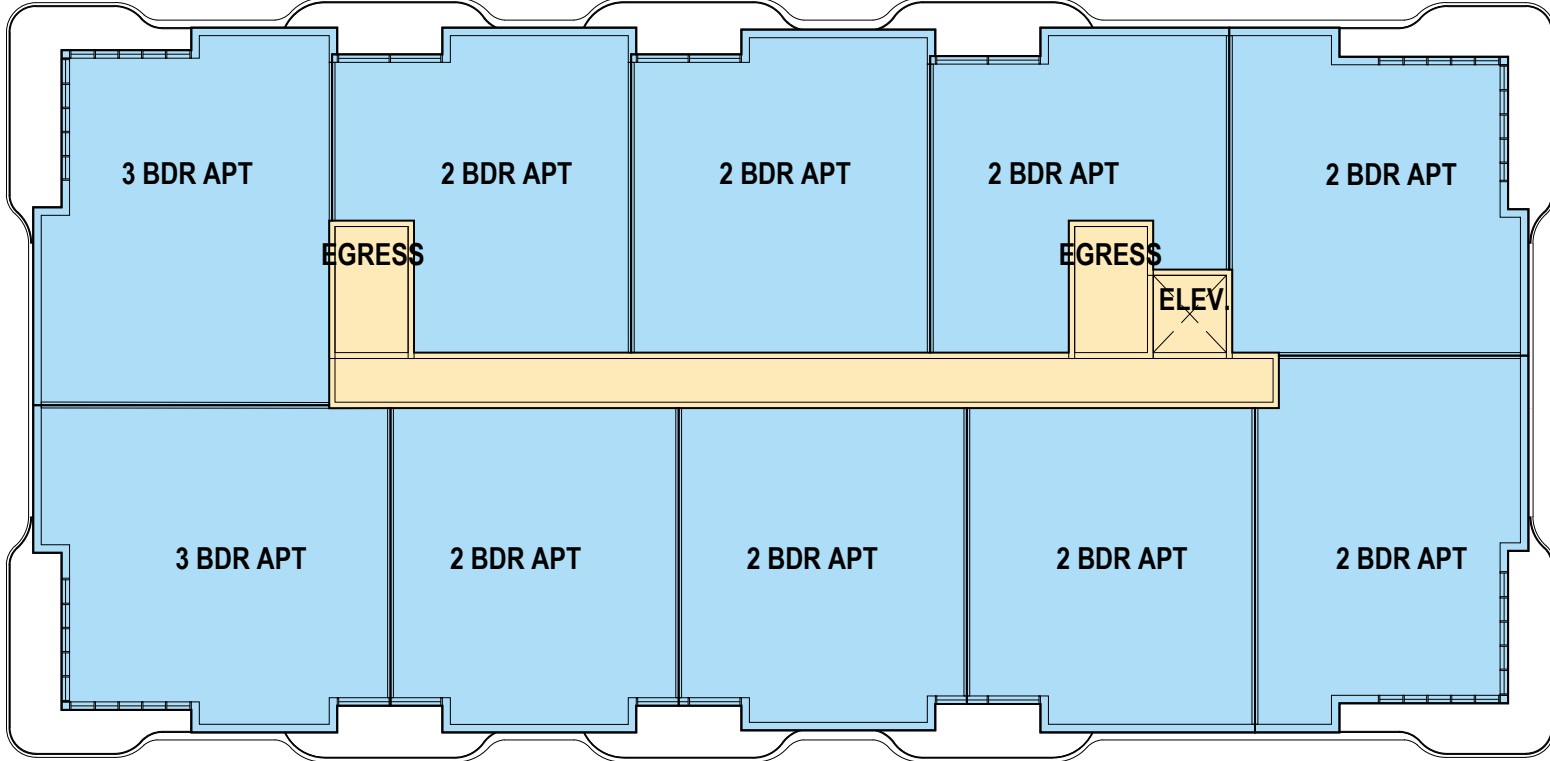
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Project # 1849	A.C.2.11

SITE 4 - N 40TH AVE - HOLE 18										
OVERALL BUILDING DATA										
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	SF BREAKDOWN					
	34,918 SF				2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	F.A.R.
BUILDING 1		13,084 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
BUILDING 2		13,084 SF	4	36	30	6	3,966 SF	1,578 SF	58,428 SF	
TOTAL		26,168 SF		72 UNITS	60	12	7,932 SF	3,156 SF	116,856 SF	

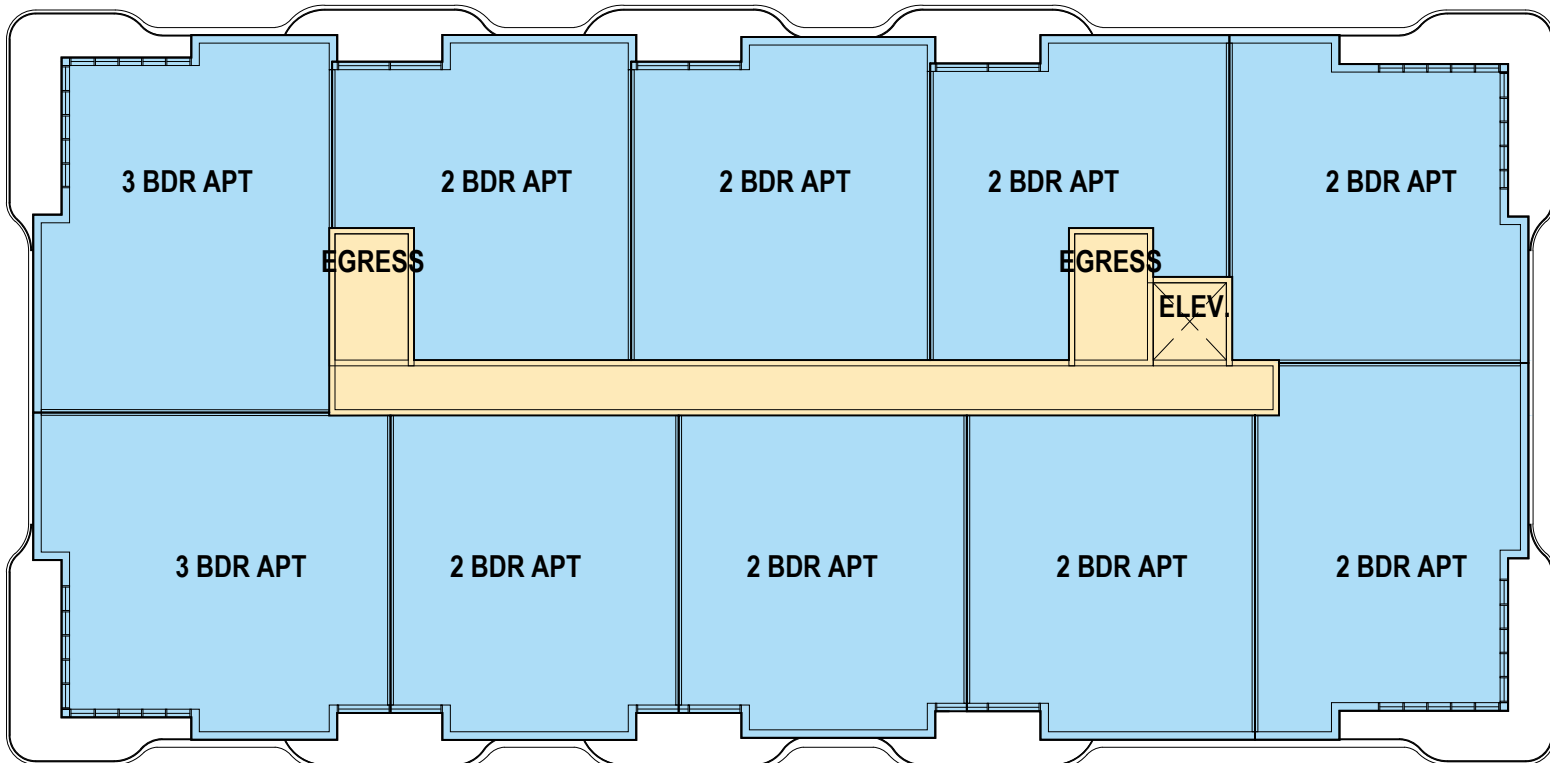
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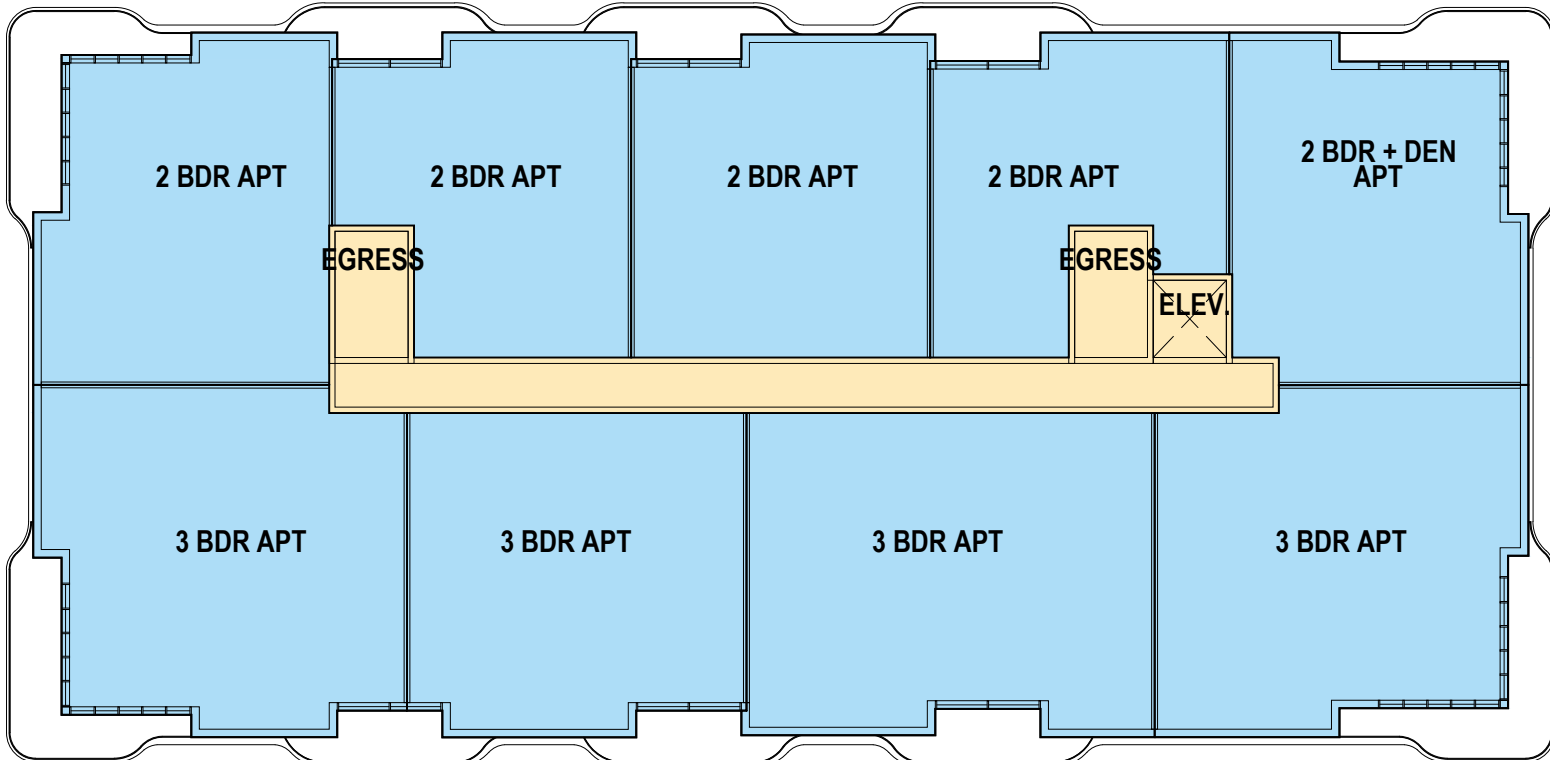
LEVEL 1



LEVEL 2

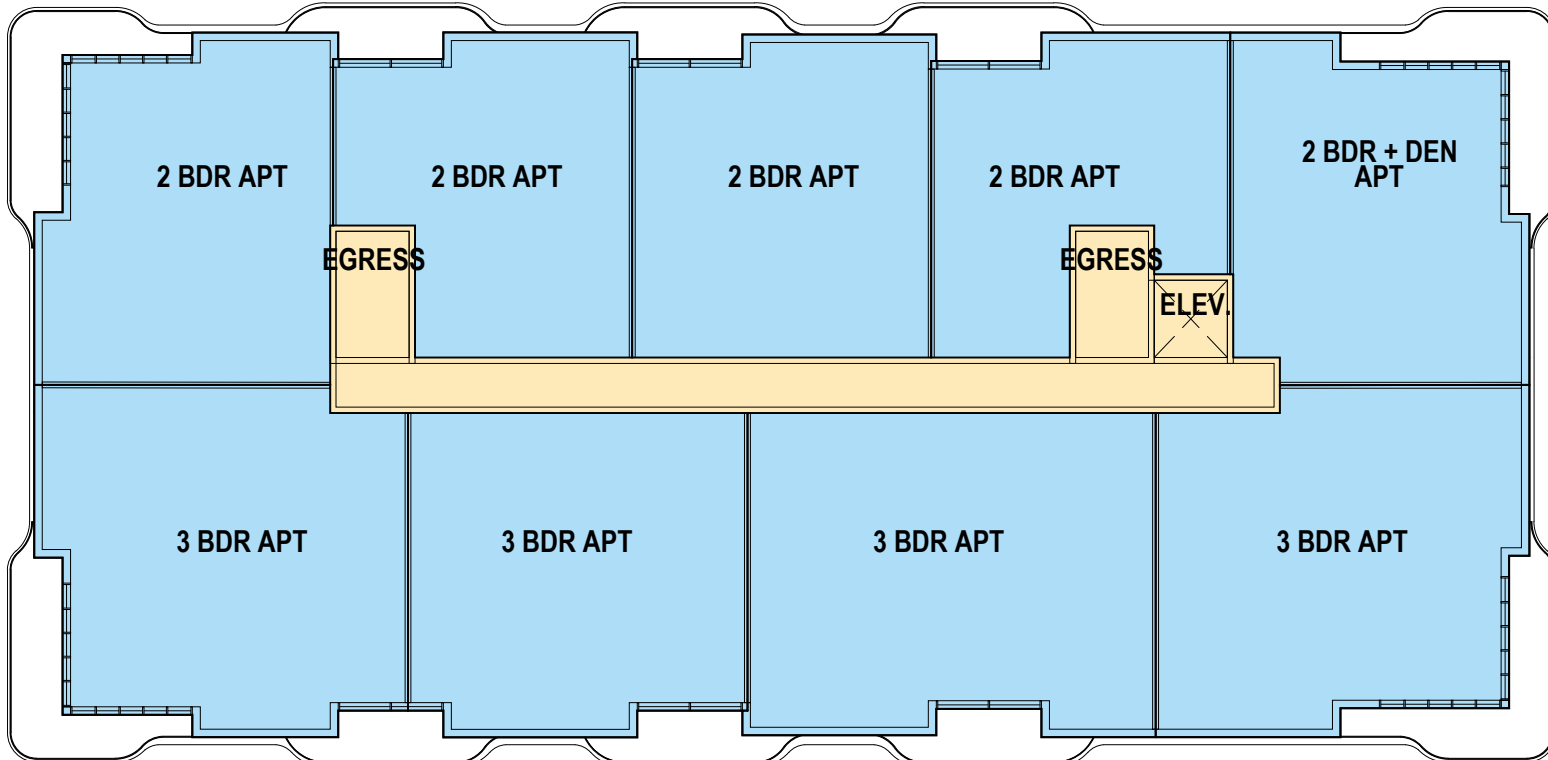
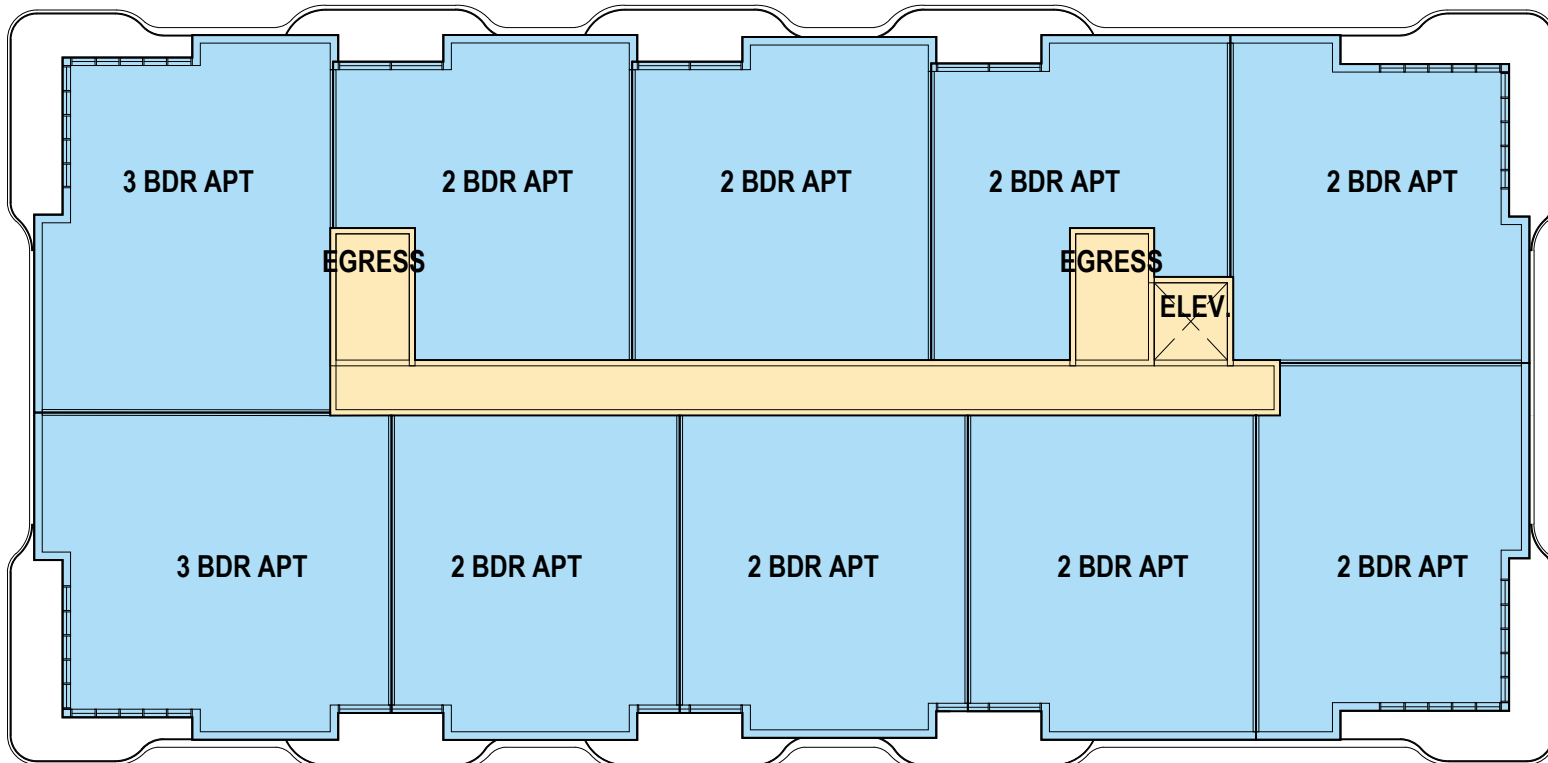
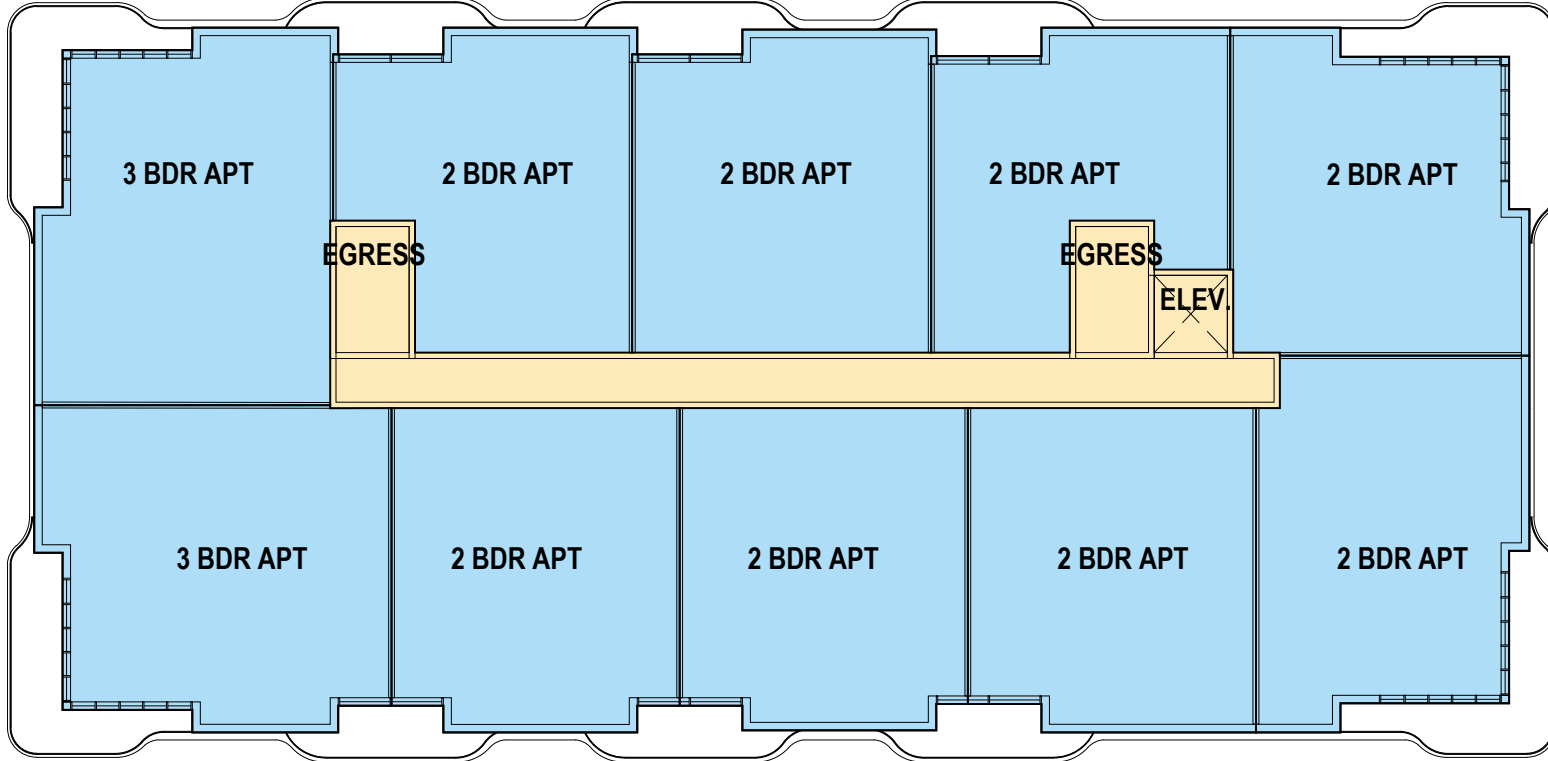
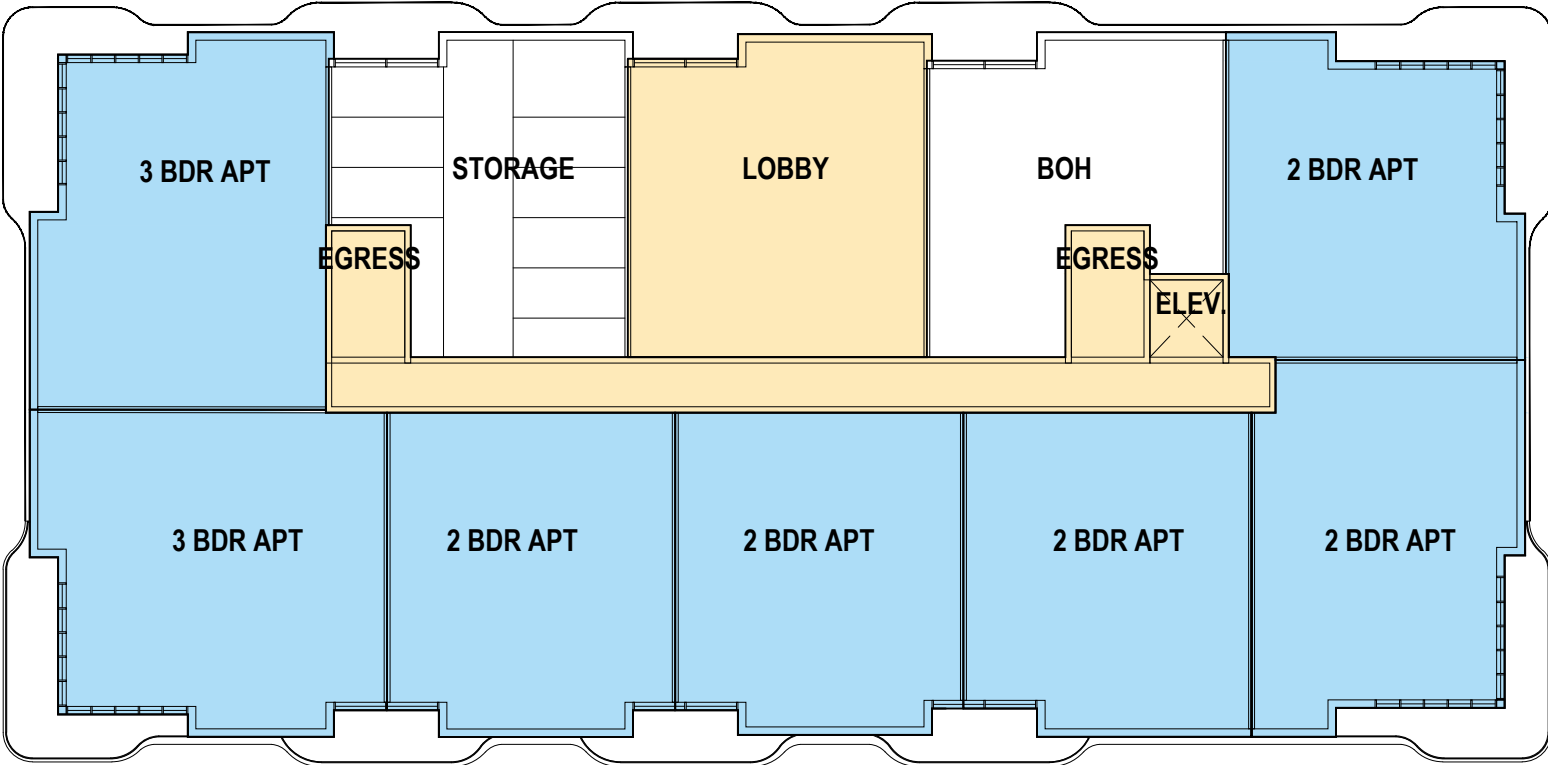


LEVEL 3



LEVEL 4

BUILDING 2



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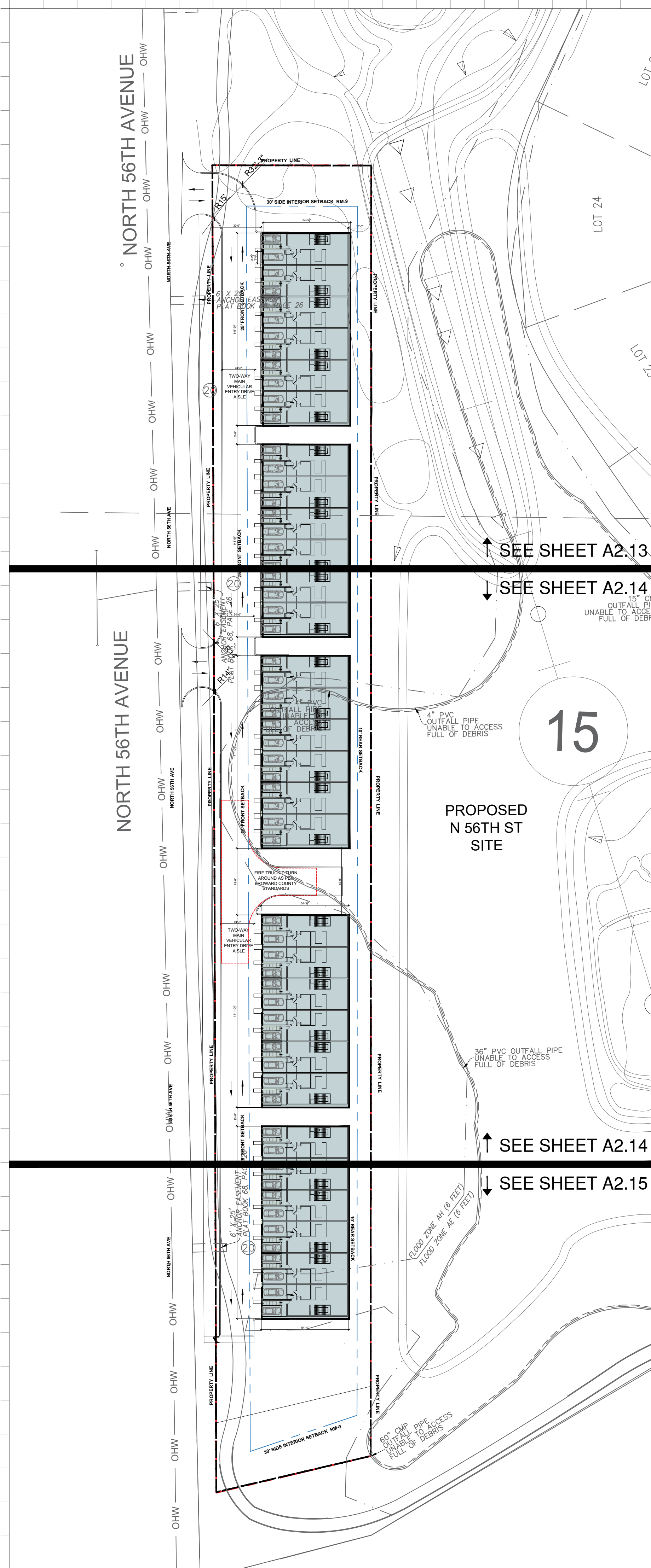
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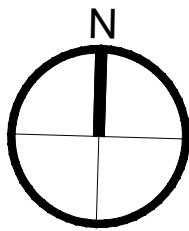


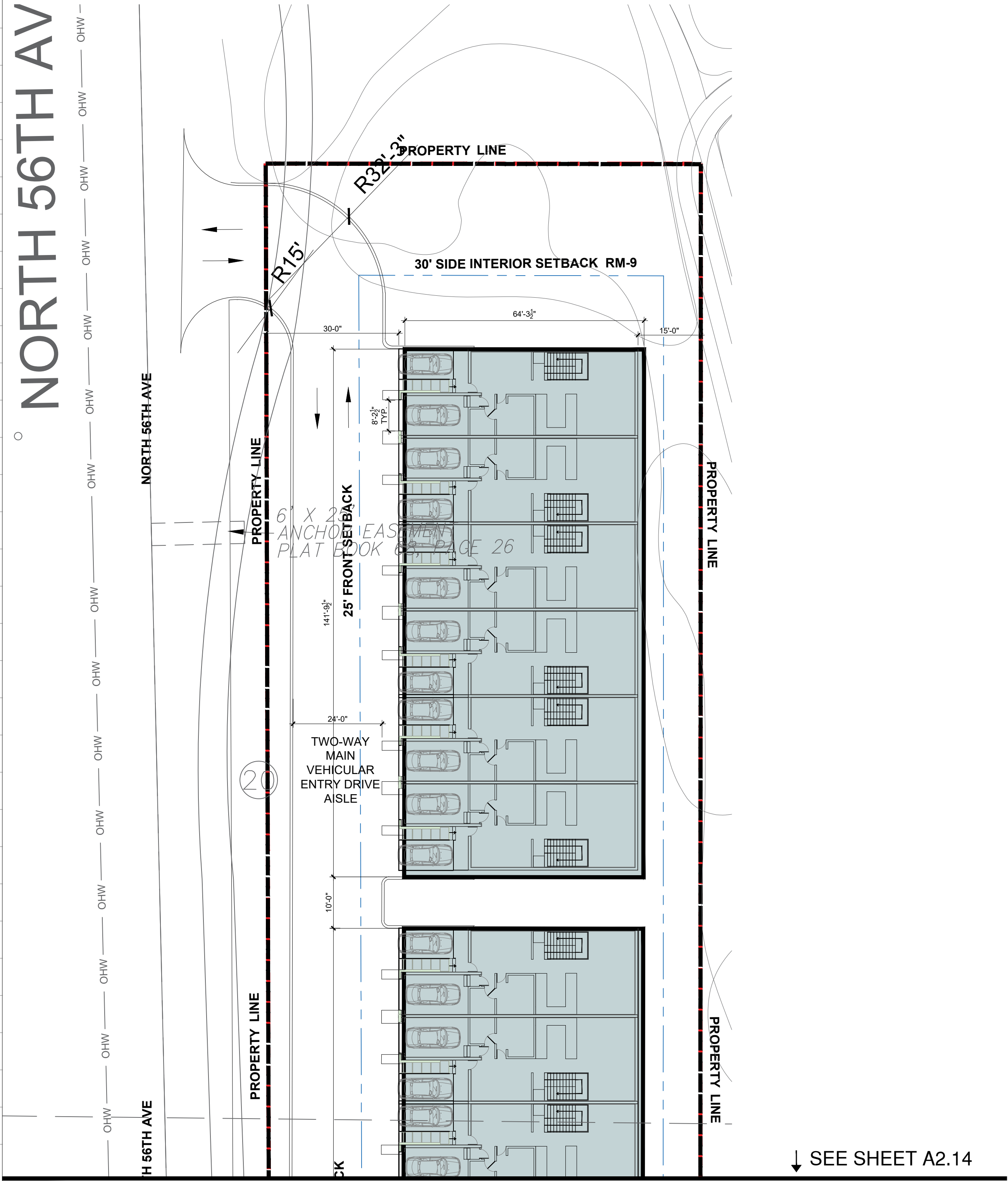
SITE PLAN - N 56TH AVE

Date: 01-22-2025	Sheet No.
DRAWN BY: CHECKED BY:	A.A.2.12
Project # 1849	

1 SITE PLAN - N 56TH AVE

Scale: 1" = 50'

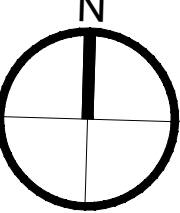




1

ENLARGED PLAN - N 56TH AVE

Scale: 1" = 20'



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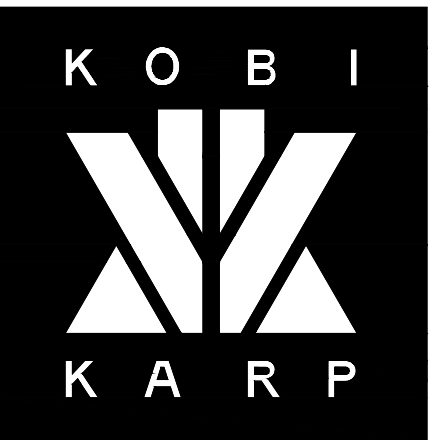
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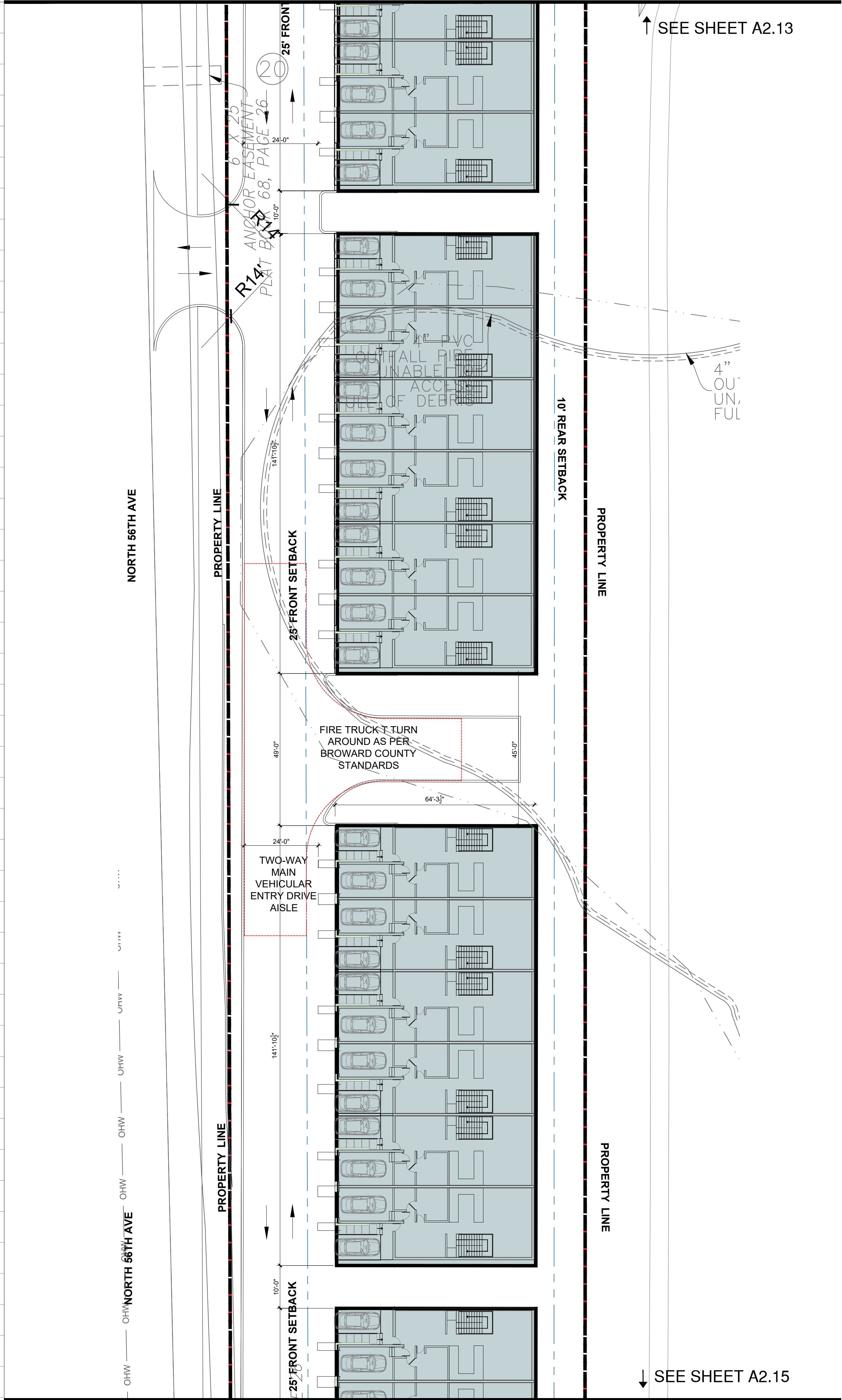
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ENLARGED SITE - N 56TH AVE

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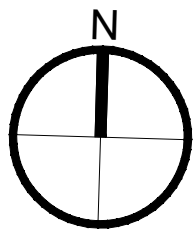
↑ SEE SHEET A2.13

↓ SEE SHEET A2.15

1

ENLARGED PLAN - N 56TH AVE

Scale: 1" = 20'



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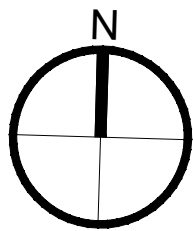
Date: 01-22-2025	Sheet No.
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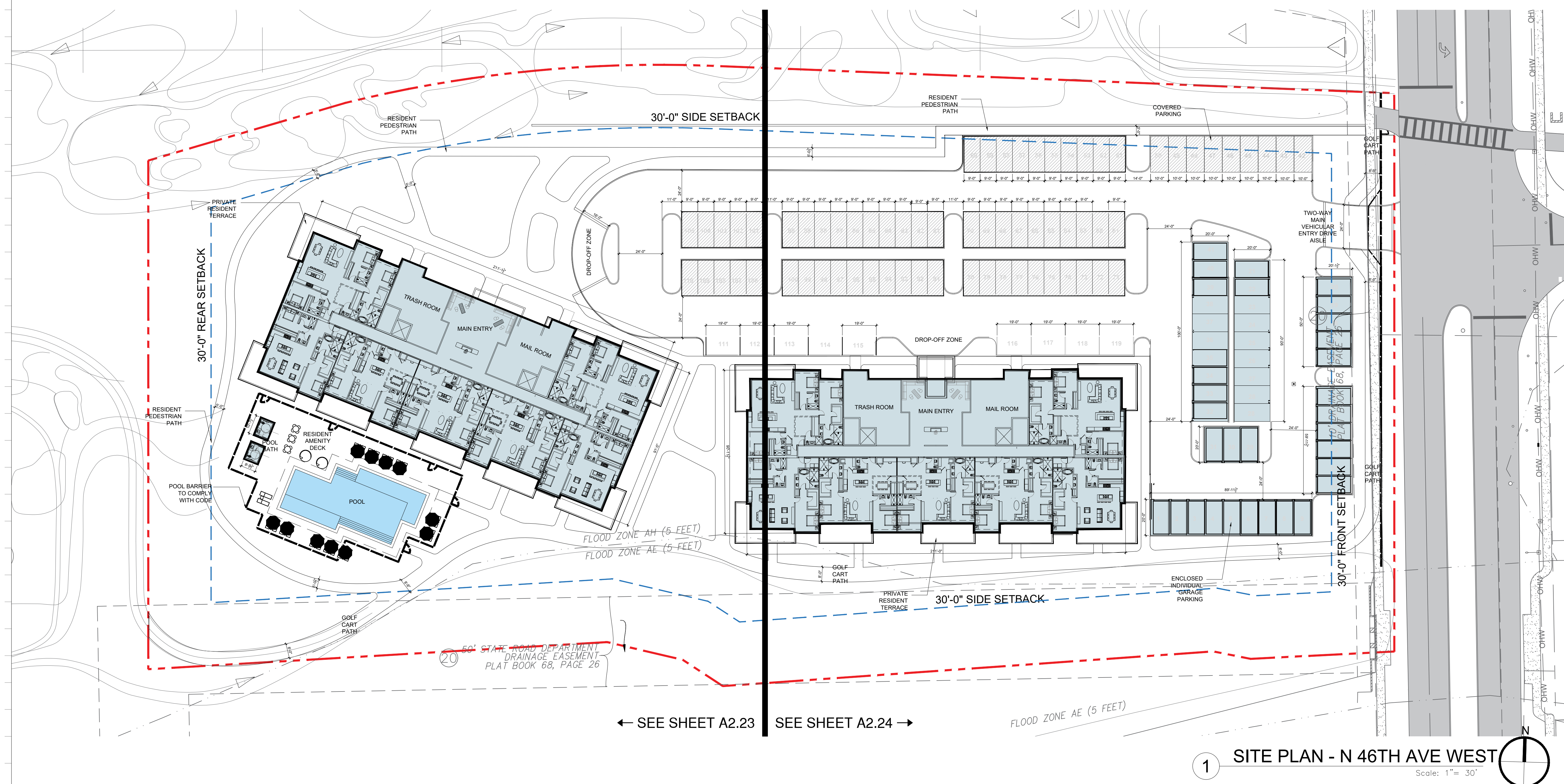
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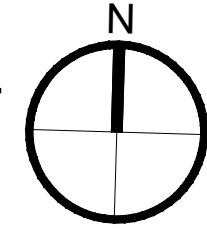
SITE PLAN - N 46TH AVE WEST

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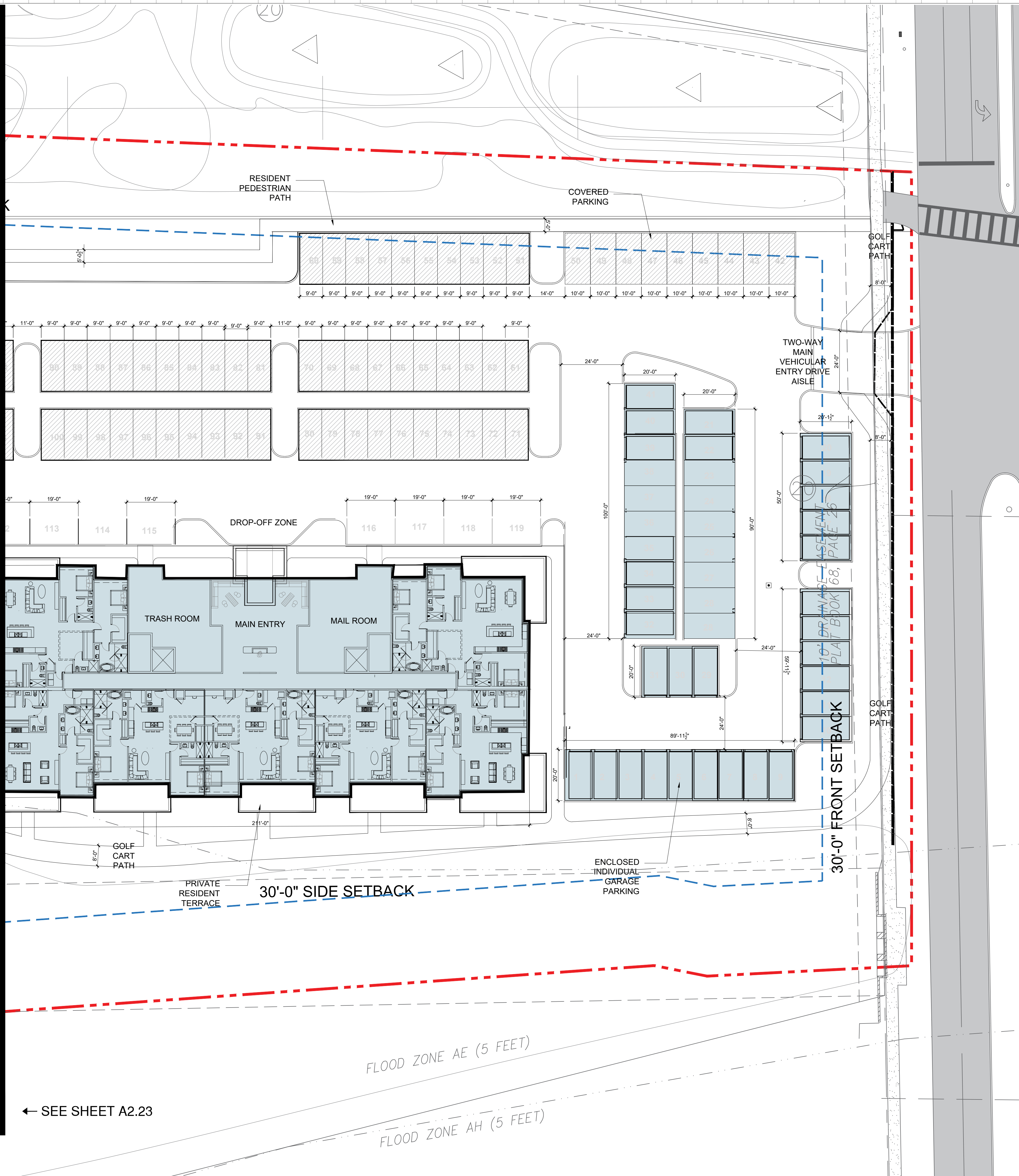
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ENLARGED SITE - N 46TH AVE WEST

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Project # 1849	

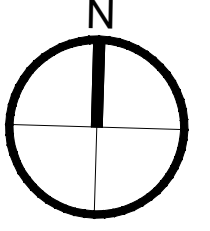


← SEE SHEET A2.23

1

ENLARGED PLAN - N 46TH AVE WEST

Scale: 1" = 20'



Rev.	Date

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ZONING PACKAGE

EMERALD HILLS
4100 N HILLS DR.
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:
BOTEK THURLOW ENGINEERING, INC.
3409 NW 9TH AVE., SUITE 1102
FORT LAUDERDALE, FL 33309
TEL: (954) 568 0888

LANDSCAPE ARCHITECT:
EDSA
1512 E. BROWARD BLVD., SUITE 110
FORT LAUDERDALE, FL 33301
TEL: (954) 524 3330

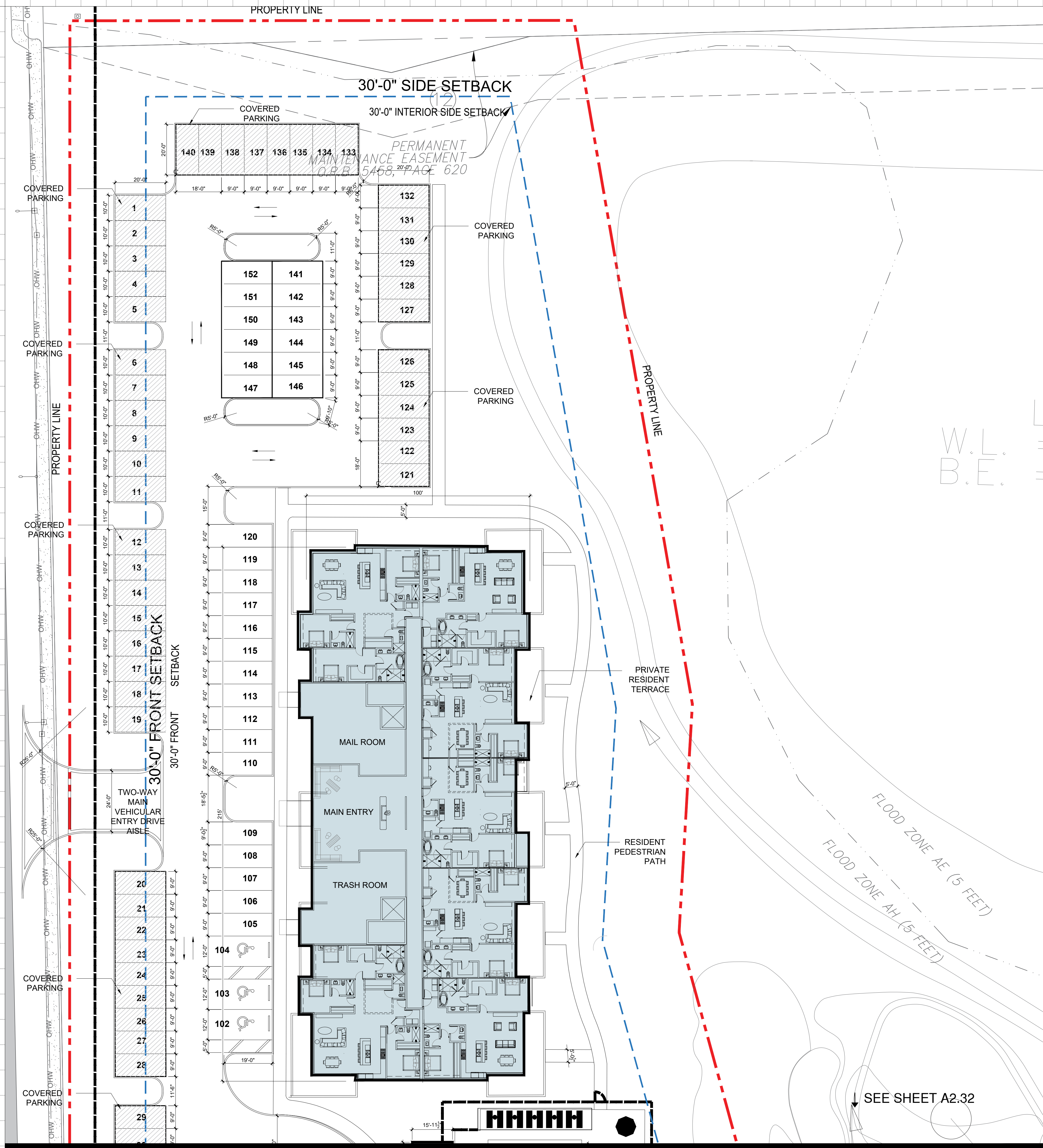
ARCHITECT:
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571 NW 28TH STREET
MIAMI, FLORIDA 33127 USA
TEL: (305) 573 1818
FAX: (305) 573 3766

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ENLARGED SITE - N 46TH AVE WEST

Date: 01-22-2025	Sheet No.
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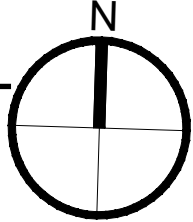


SEE SHEET A2.32

1

ENLARGED PLAN - N 46TH AVE EAST

Scale: 1" = 20'



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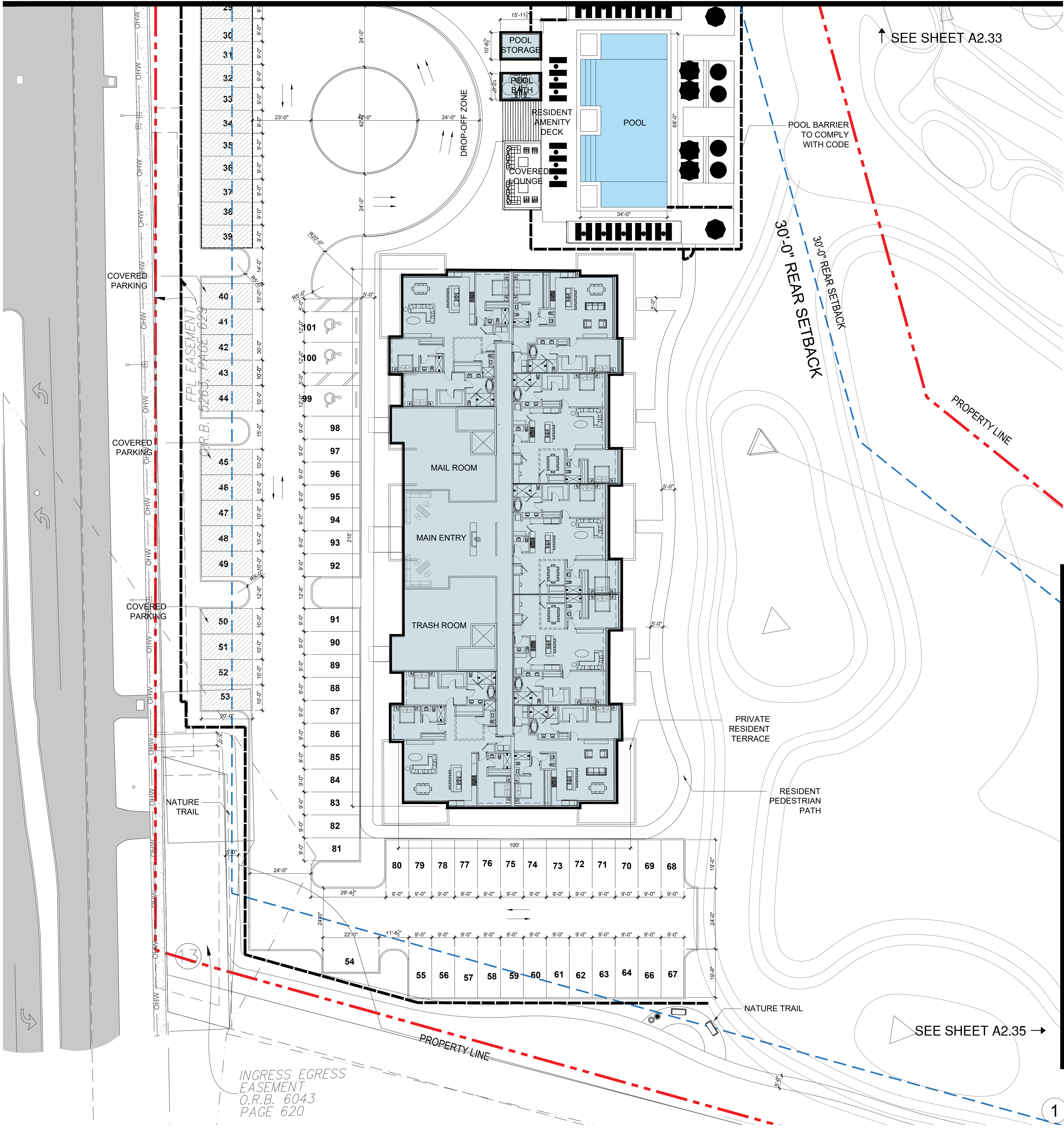
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ENLARGED SITE - N 46TH AVE EAST

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4100 N HILLS DR.
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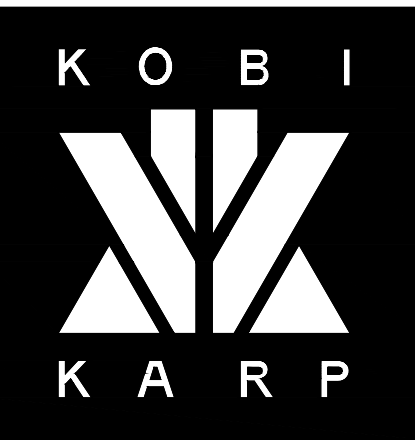
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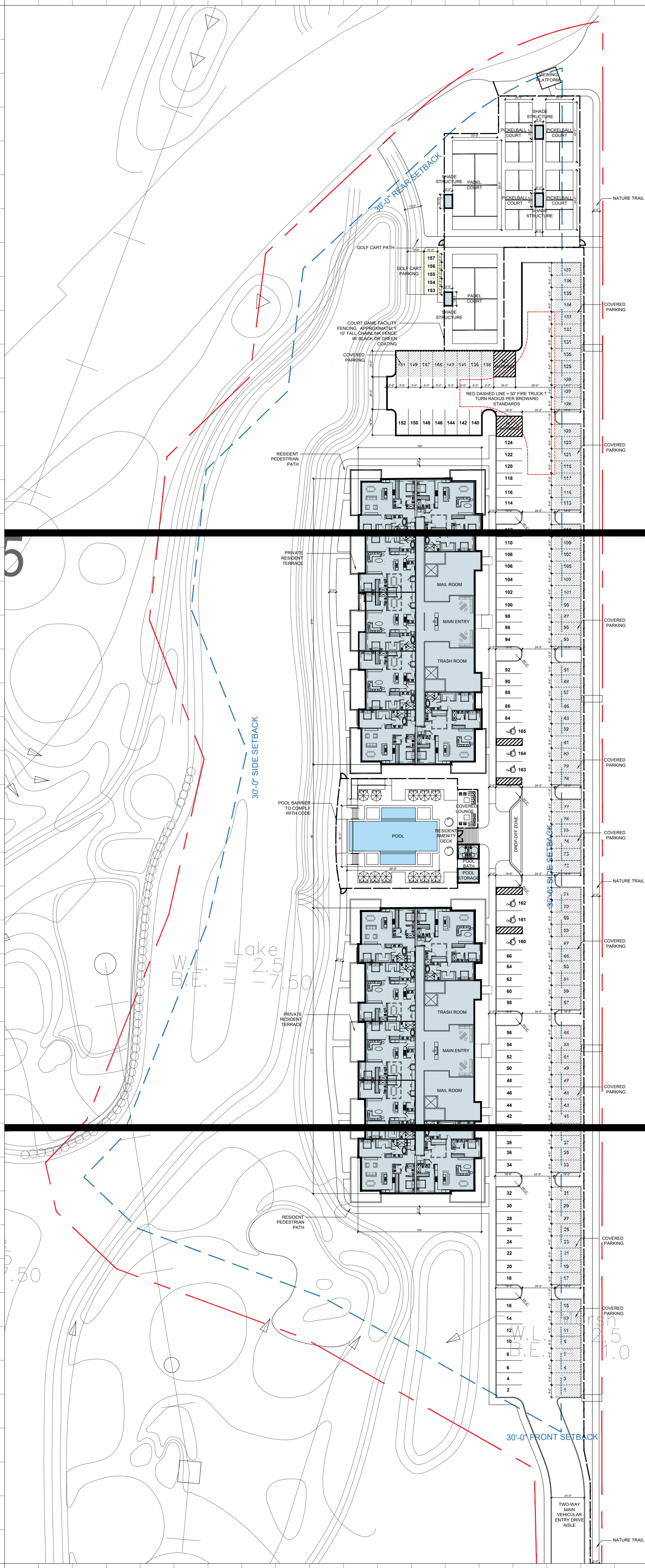
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ENLARGED SITE - N 46TH AVE EAST

Date: 01-22-2025	Sheet No.
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Project # 1849	



↑ SEE SHEET A2.43

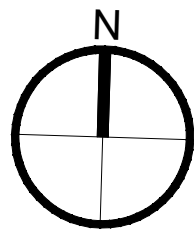
↓ SEE SHEET A2.44

↑ SEE SHEET A2.44

↓ SEE SHEET A2.45

1 SITE PLAN - N 40TH AVE

Scale: 1" = 50'



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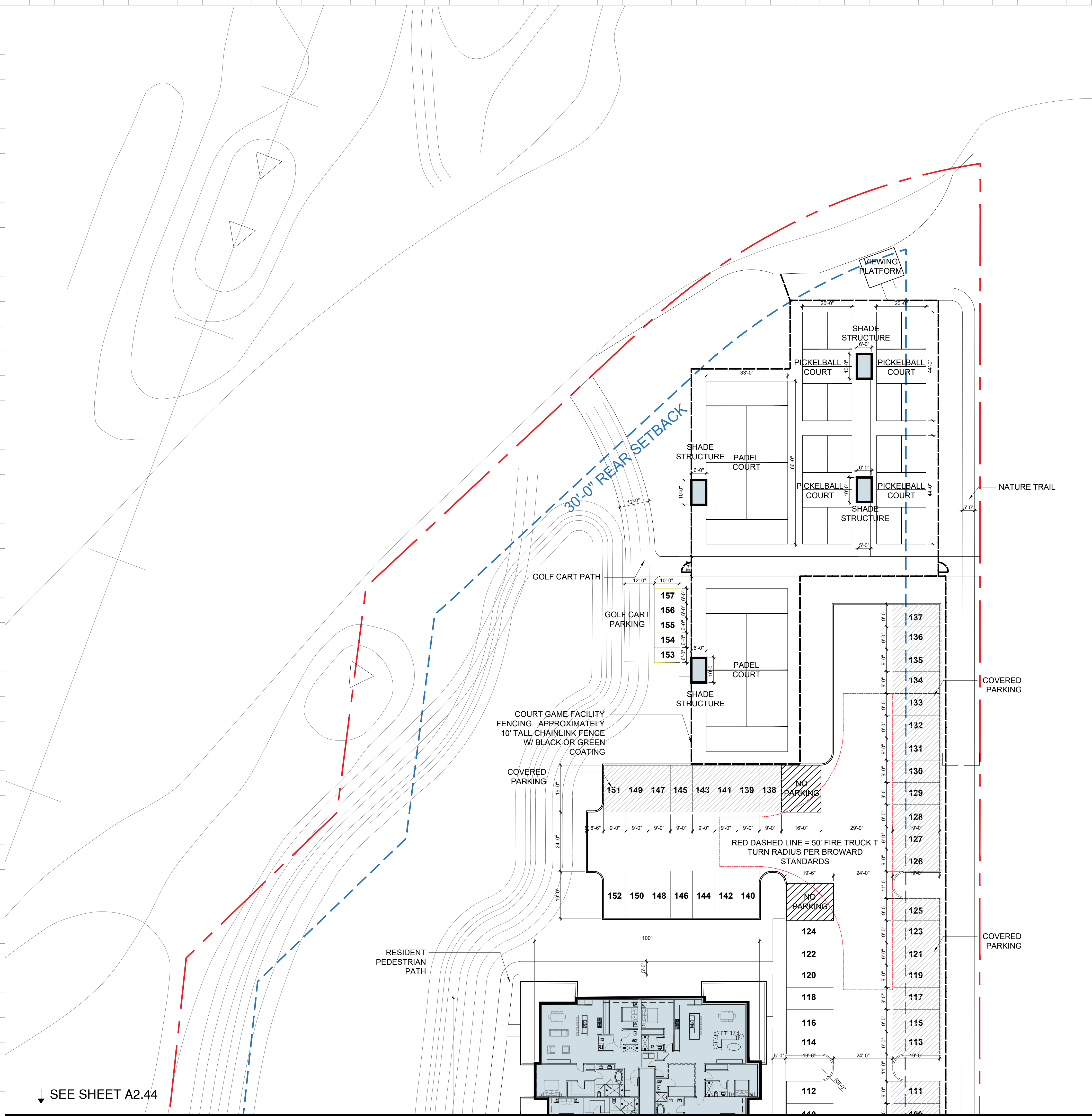
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SITE PLAN - N 40TH AVE

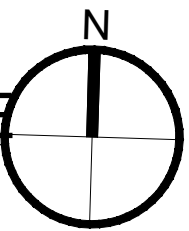
Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.D.2.12
Project # 1849	



↓ SEE SHEET A2.44

1 ENLARGED PLAN - N 40TH AVE

Scale: 1" = 20'



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ENLARGED SITE - N 40TH AVE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.D.2.13
Project # 1849	

↑ SEE SHEET A2.43

↓ SEE SHEET A2.45

30'-0" SIDE SETBACK

30'-0" SIDE SETBACK

PRIVATE
RESIDENT
TERRACE

POOL BARRIER
TO COMPLY
WITH CODE

PRIVATE
RESIDENT
TERRACE

MAIL ROOM

MAIN ENTRY

TRASH ROOM

POOL

RESIDENT
AMENITY
DECK

POOL
BATH

POOL
STORAGE

TRASH ROOM

MAIN ENTRY

MAIL ROOM

112

110

108

106

104

102

100

98

96

94

92

90

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84

165

164

163

162

161

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COVERED
PARKING

COVERED
PARKING

COVERED
PARKING

COVERED
PARKING

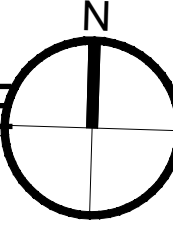
COVERED
PARKING

NATURE TRAIL

1

ENLARGED PLAN - N 40TH AVE

Scale: 1" = 20'



Rev.	Date

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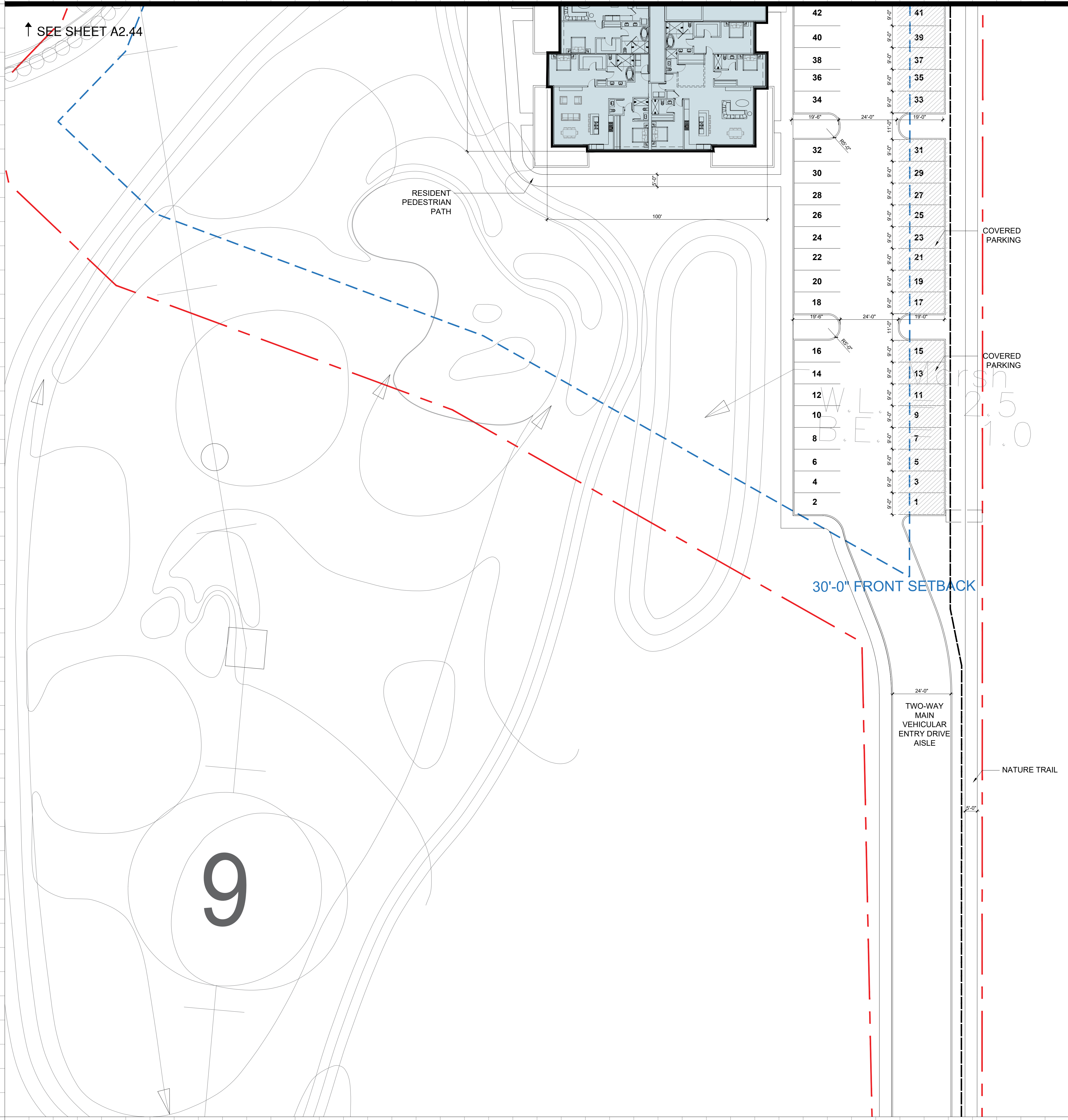
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ENLARGED SITE - N 40TH AVE

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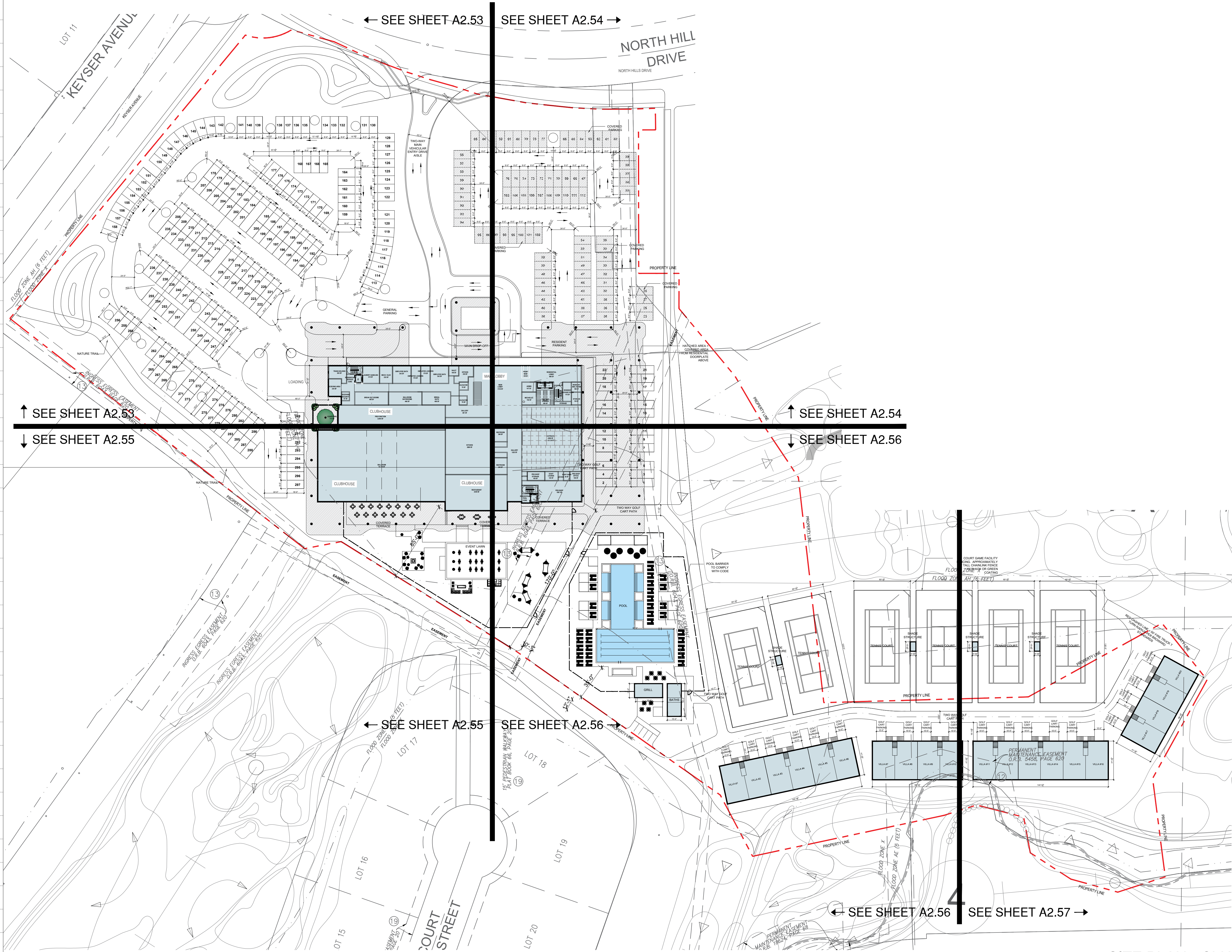


ENLARGED SITE - N 40TH AVE

Date: 01-22-2025	Sheet No.
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Project # 1849	

1 ENLARGED PLAN - N 40TH AVE

Scale: 1" = 20'



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571 NW 28TH STREET
MIAMI, FLORIDA 33127 USA
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FAX: (305) 573 3766



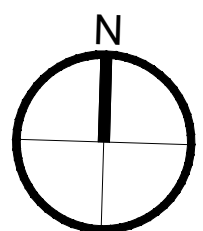
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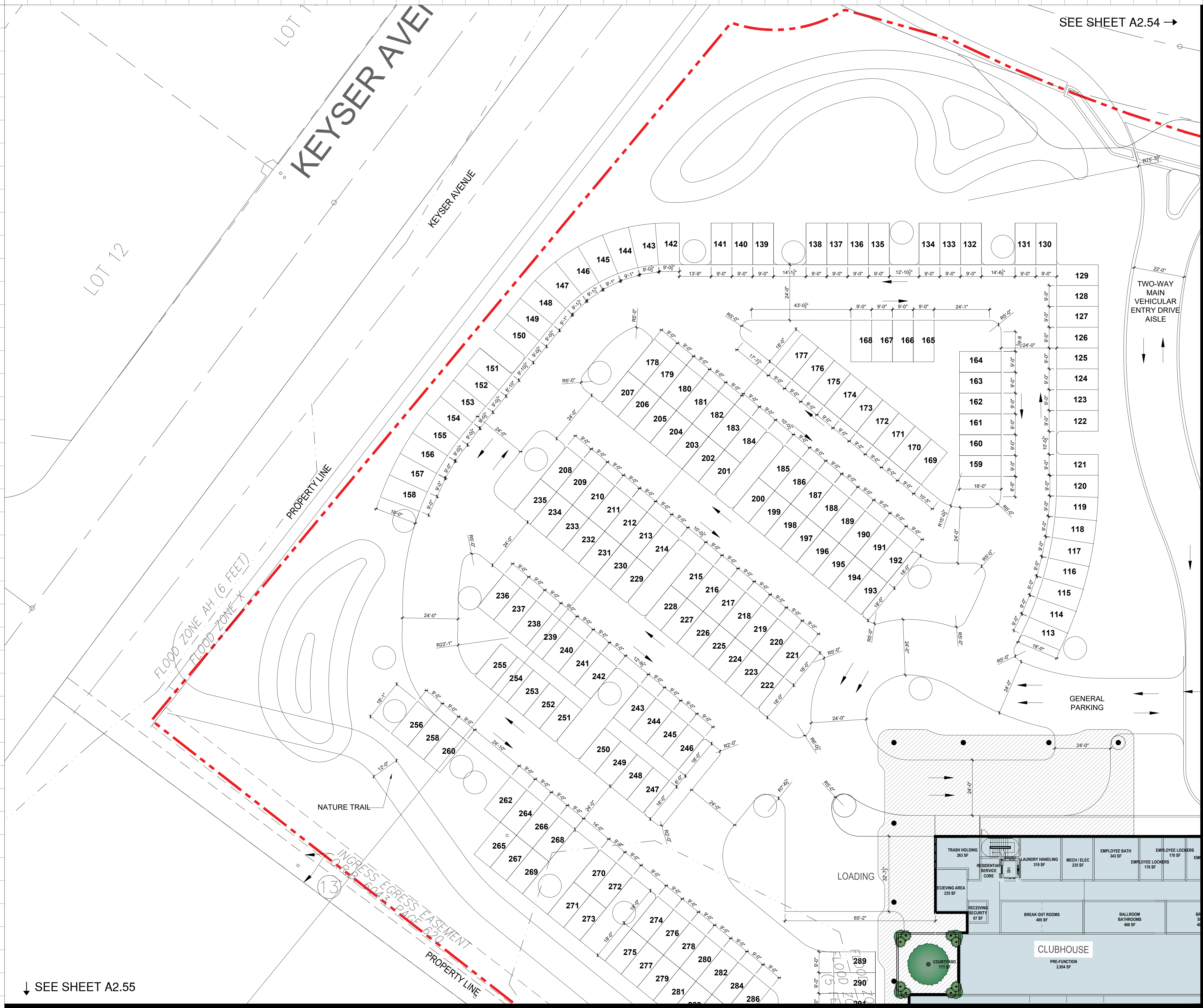
SITE PLAN - CLUBHOUSE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.E.2.12
Project # 1849	

1 SITE PLAN - CLUBHOUSE

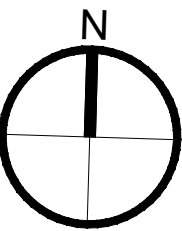
Scale: 1" = 50'





1 ENLARGED PLAN - CLUBHOUSE

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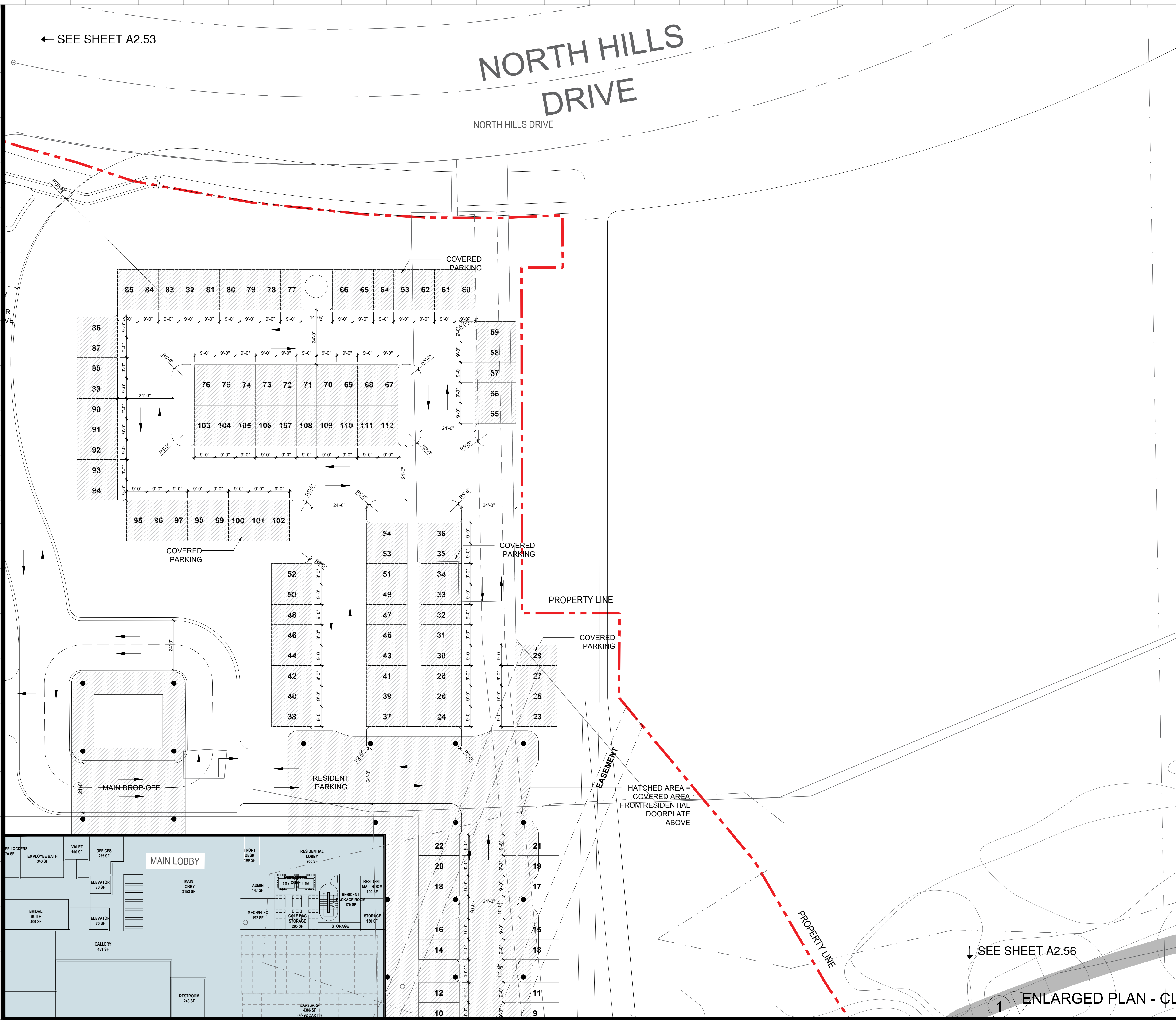
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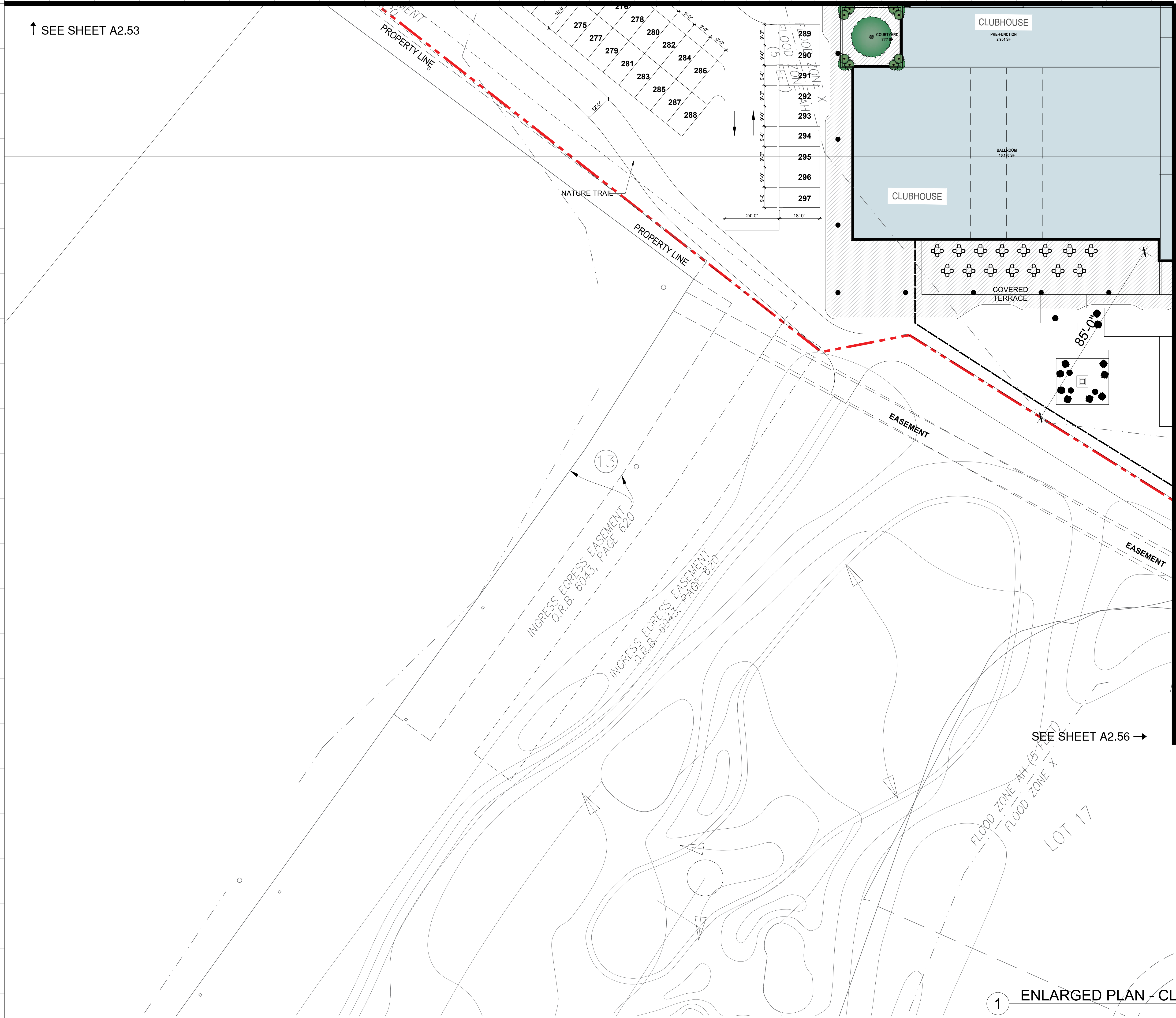
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↑ SEE SHEET A2.53



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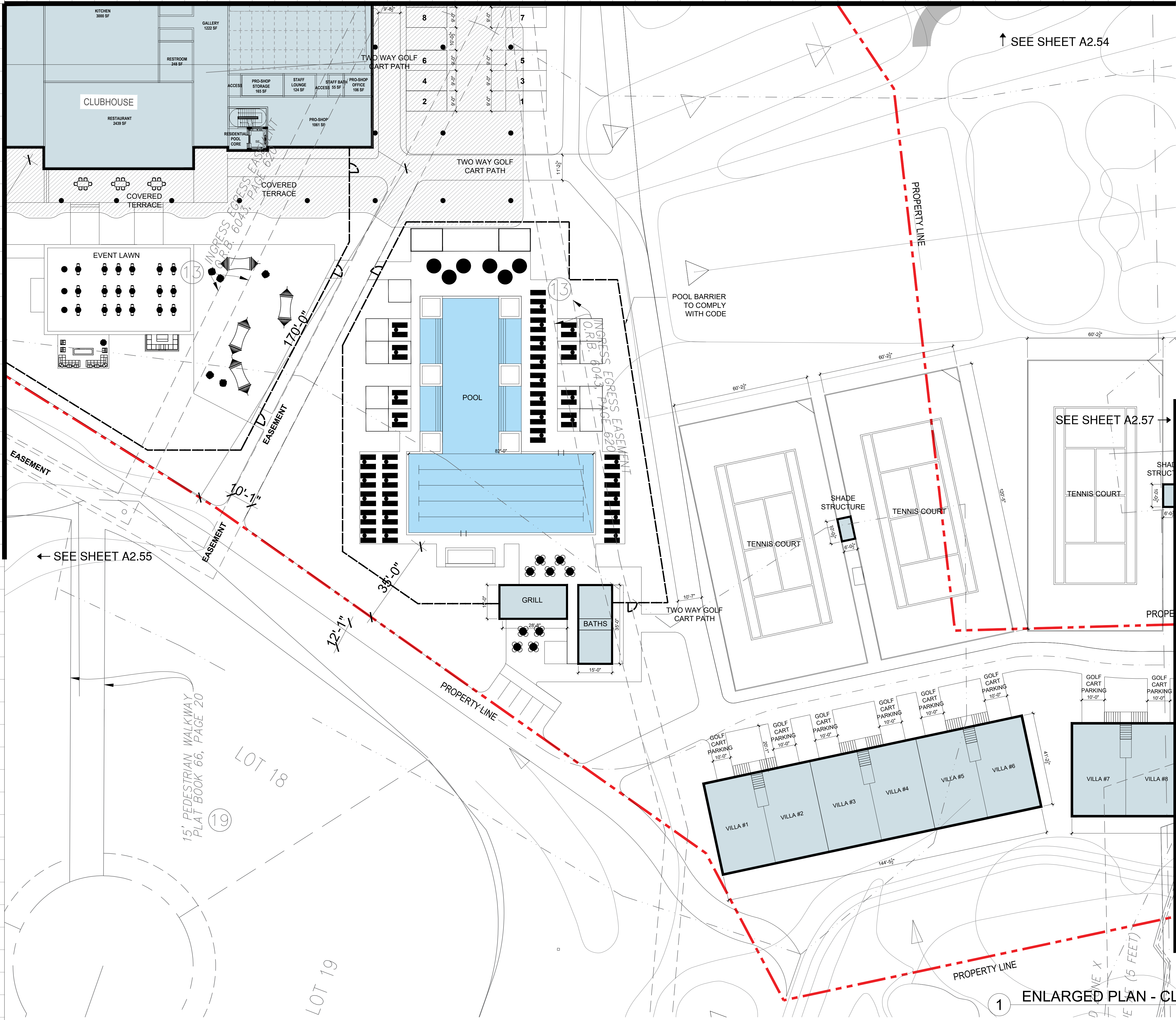
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Project # 1849	



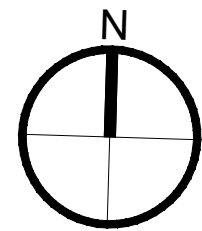
↑ SEE SHEET A2.54

← SEE SHEET A2.55

SEE SHEET A2.57 →

1 ENLARGED PLAN - CLUBHOUSE

Scale: 1" = 20'



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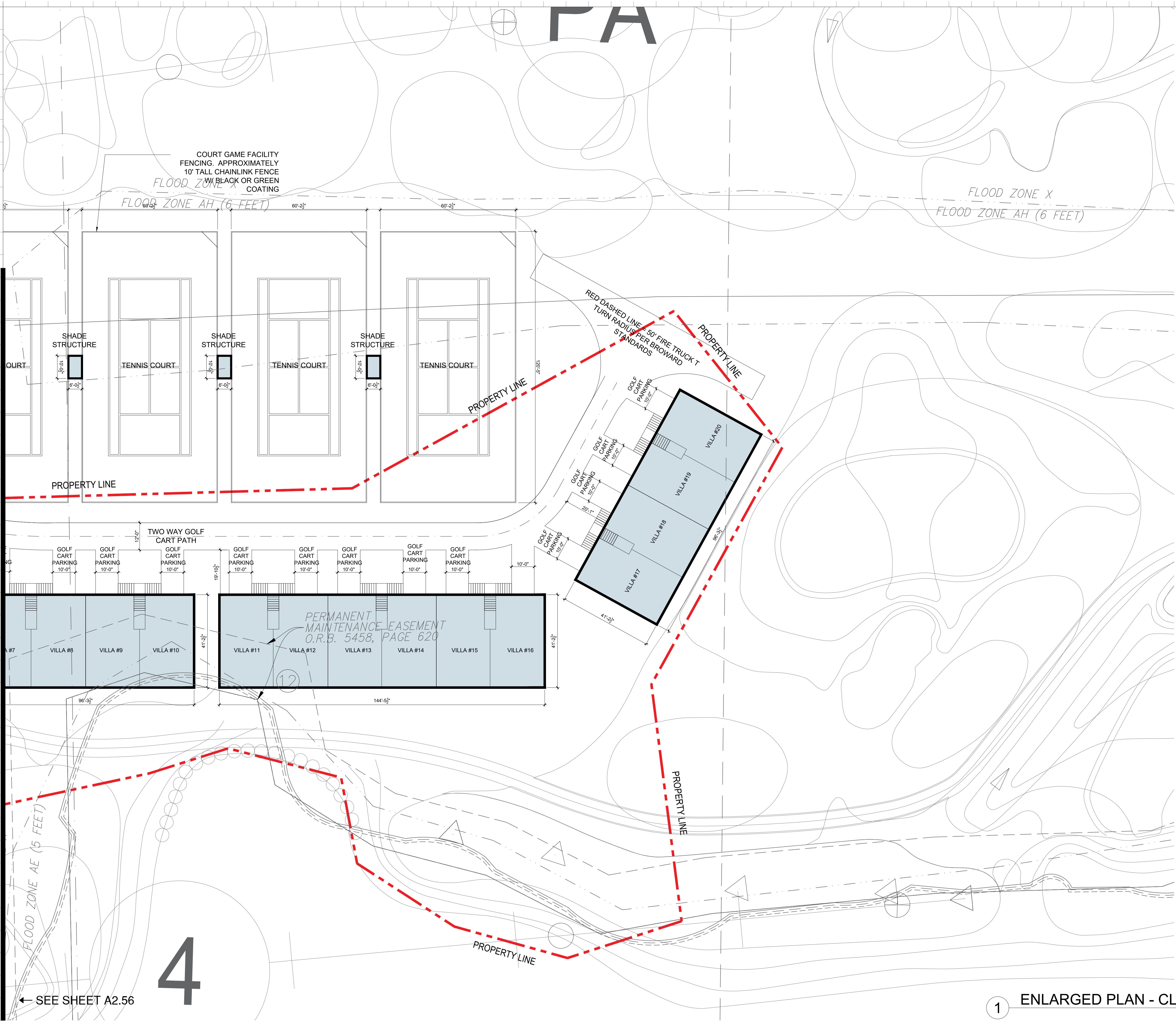
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ENLARGED SITE - CLUBHOUSE

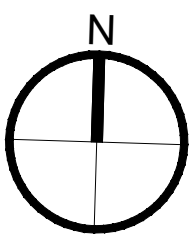
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Project # 1849	



SEE SHEET A2.56

1 ENLARGED PLAN - CLUBHOUSE

Scale: 1" = 20'



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Project # 1849	

2-STORIES

ROOF

LEVEL 02

GROUND LEVEL



1 N 56TH AVE - EAST ELEVATION

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

2-STORIES

ROOF

LEVEL 02

GROUND LEVEL



2 N 56TH AVE - WEST ELEVATION

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

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FORT LAUDERDALE, FL 33301
TEL: (954) 524 3330

ARCHITECT:
KOBİ KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
571 NW 28TH STREET
MIAMI, FLORIDA 33127 USA
TEL: (305) 573 1818
FAX: (305) 573 3766

KOBİ KARP
Lic. # AR0012578



ELEVATION - N 56TH AVE

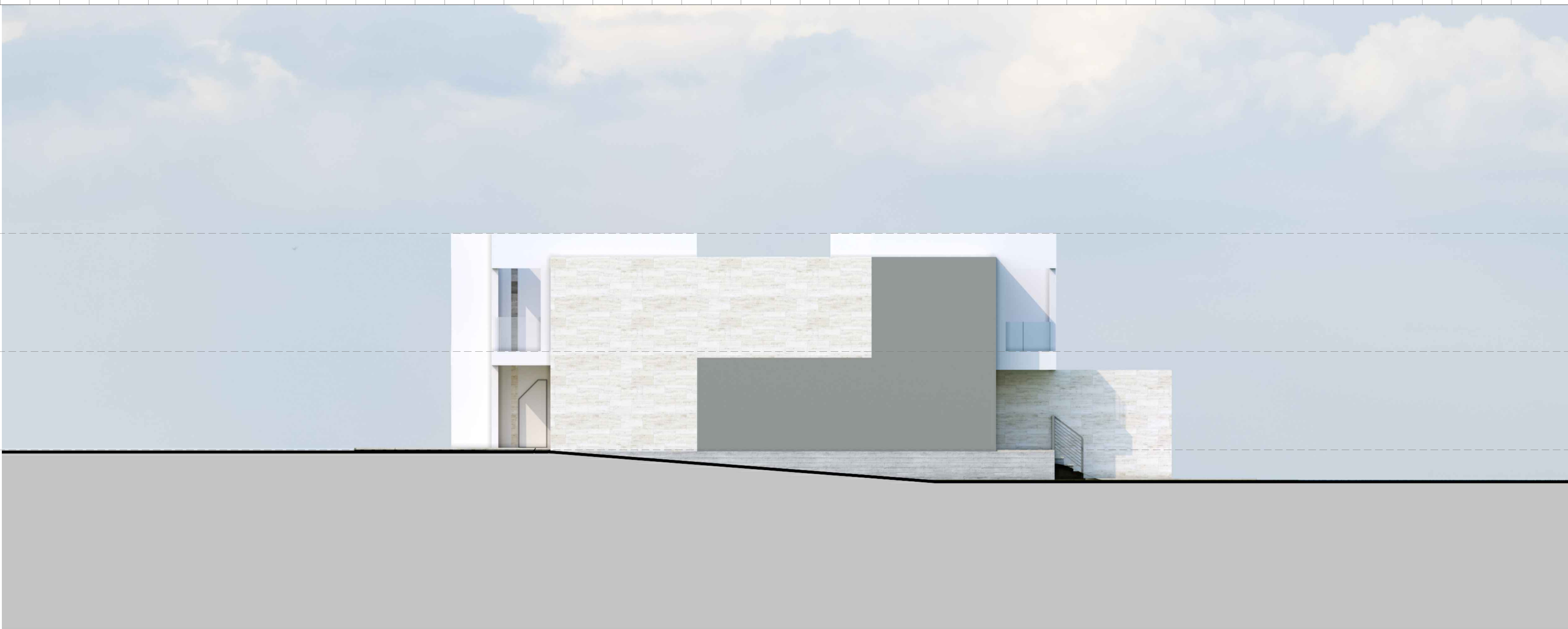
Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.A.4.00
Project # 1849	

2-STORIES

ROOF

LEVEL 02

GROUND LEVEL



1 N 56TH AVE - NORTH ELEVATION

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

2-STORIES

ROOF

LEVEL 02

GROUND LEVEL



2 N 56TH AVE - SOUTH ELEVATION

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

Rev.	Date

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ZONING PACKAGE

EMERALD HILLS

4100 N HILLS DR.
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:
BOTEK THURLOW ENGINEERING, INC.
3409 NW 9TH AVE., SUITE 1102
FORT LAUDERDALE, FL 33309
TEL: (954) 568 0688

LANDSCAPE ARCHITECT:
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ELEVATION - N 56TH AVE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.A.4.01
Project # 1849	

PARAPET
ROOF
LEVEL 03
LEVEL 02
GROUND LEVEL

3-STORIES



1 N 46TH AVE W - EAST ELEVATION
Scale: 1/8" = 1'-0"

PARAPET
ROOF
LEVEL 03
LEVEL 02
GROUND LEVEL

3-STORIES



2 N 46TH AVE W - WEST ELEVATION
Scale: 1/8" = 1'-0"

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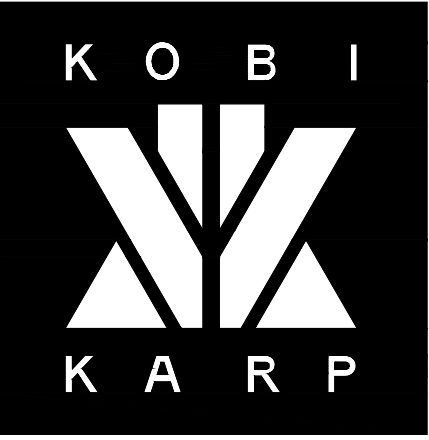
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ELEVATION - N 46TH AVE WEST

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.B.4.00
Project # 1849	

PARAPET
ROOF
LEVEL 03
LEVEL 02
GROUND LEVEL

3-STORIES



1 N 46TH AVE W - EAST ELEVATION
Scale: 1/8" = 1'-0"

PARAPET
ROOF
LEVEL 03
LEVEL 02
GROUND LEVEL

3-STORIES



2 N 46TH AVE W - WEST ELEVATION
Scale: 1/8" = 1'-0"

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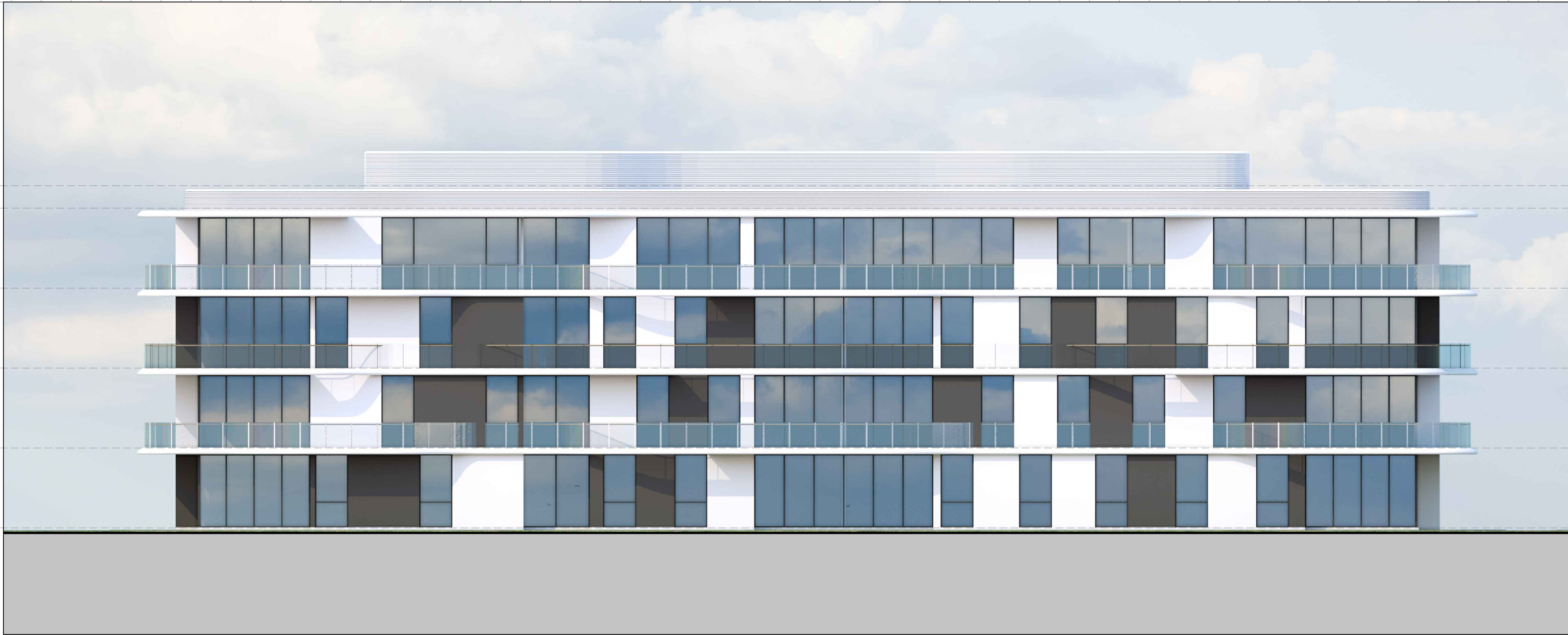


ELEVATION - N 46TH AVE WEST

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.B.4.01
Project # 1849	

PARAPET
ROOF
LEVEL 03
LEVEL 03
LEVEL 02
GROUND LEVEL
0'-0"

4-STORIES



1 N 46TH AVE E - EAST ELEVATION
Scale: 1/8" = 1'-0"

PARAPET
ROOF
LEVEL 03
LEVEL 03
LEVEL 02
GROUND LEVEL
0'-0"

4-STORIES



2 N 46TH AVE E - WEST ELEVATION
Scale: 1/8" = 1'-0"

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ELEVATION - N 46TH AVE EAST

Date: 01-22-2025	Sheet No.
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Project # 1849	

PARAPET
ROOF
LEVEL 03
LEVEL 03
LEVEL 02
GROUND LEVEL
0'-0"

4-STORIES



1 N 46TH AVE E - EAST ELEVATION
Scale: 1/8" = 1'-0"

PARAPET
ROOF
LEVEL 03
LEVEL 03
LEVEL 02
GROUND LEVEL
0'-0"

4-STORIES



2 N 46TH AVE E - WEST ELEVATION
Scale: 1/8" = 1'-0"

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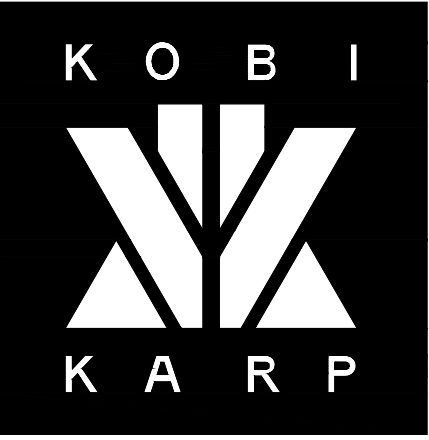
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ELEVATION - N 46TH AVE EAST

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.C.4.01
Project # 1849	

PARAPET
ROOF
LEVEL 03
LEVEL 03
LEVEL 02
GROUND LEVEL
0'-0"

4-STORIES



1 N 40TH AVE - EAST ELEVATION
Scale: 1/8" = 1'-0"

PARAPET
ROOF
LEVEL 03
LEVEL 03
LEVEL 02
GROUND LEVEL
0'-0"

4-STORIES



2 N 40TH AVE - WEST ELEVATION
Scale: 1/8" = 1'-0"

Rev.	Date

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ELEVATION - N 40TH AVE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.D.4.00
Project # 1849	

PARAPET
ROOF
LEVEL 03
LEVEL 03
LEVEL 02
GROUND LEVEL
0'-0"

4-STORIES



1 N 40TH AVE - NORTH ELEVATION
Scale: 1/8" = 1'-0"

PARAPET
ROOF
LEVEL 03
LEVEL 03
LEVEL 02
GROUND LEVEL
0'-0"

4-STORIES



2 N 40TH AVE - SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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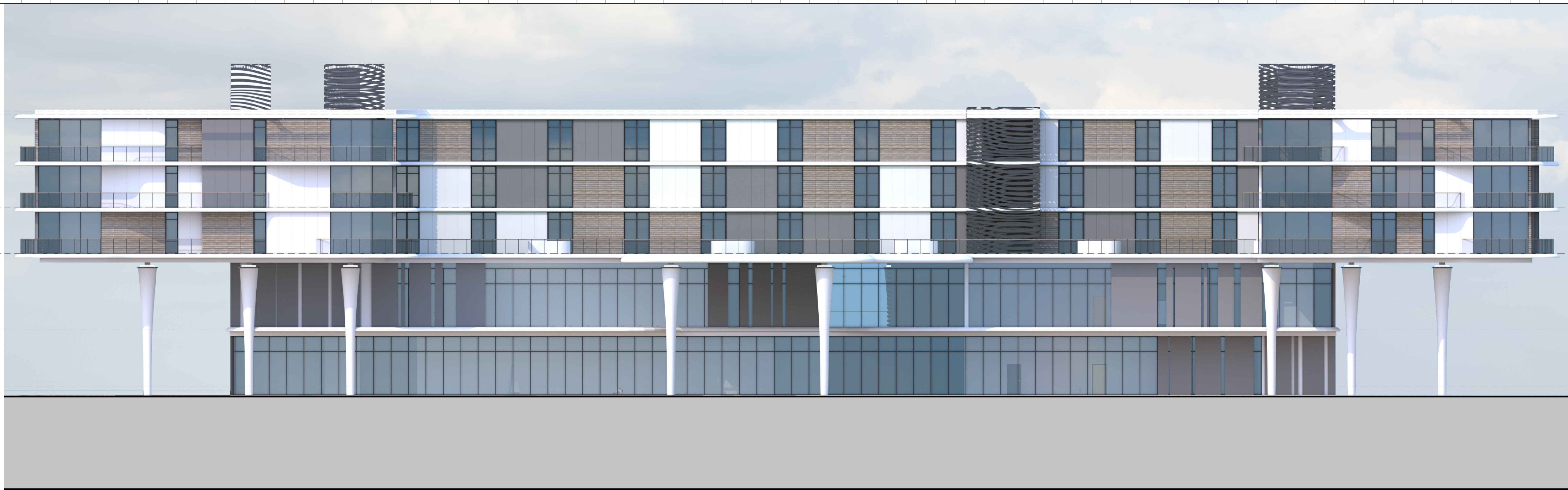


ELEVATION - N 40TH AVE

Date: 01-22-2025	Sheet No.
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Project # 1849	

CLUBHOUSE - FRONT ELEVATION

Scale: 1/16" = 1'-0"



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ELEVATION - CLUBHOUSE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.E.4.00
Project # 1849	

1 CLUBHOUSE - FRONT ELEVATION

Scale: 1/16" = 1'-0"

CLUBHOUSE - REAR ELEVATION

Scale: 1/16" = 1'-0"



2 CLUBHOUSE - REAR ELEVATION

Scale: 1/16" = 1'-0"

PARAPET
ROOF
LEVEL 01
LEVEL 02
LEVEL 03
LEVEL 04
LEVEL 05
GROUND LEVEL
5-STORIES



1 CLUBHOUSE - SIDE ELEVATION
Scale: 1/16" = 1'-0"

PARAPET
ROOF
LEVEL 01
LEVEL 02
LEVEL 03
LEVEL 04
LEVEL 05
GROUND LEVEL
5-STORIES



2 CLUBHOUSE - SIDE ELEVATION
Scale: 1/16" = 1'-0"

Rev.	Date

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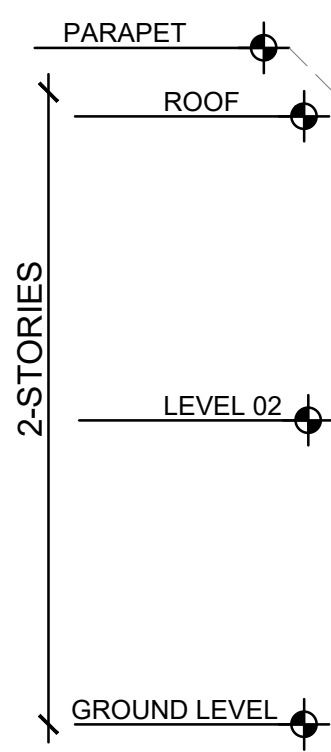
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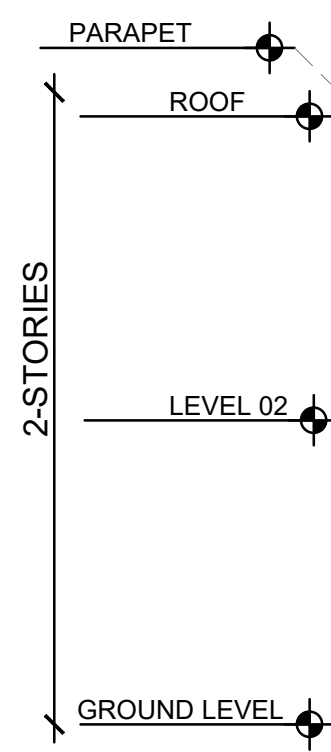
ELEVATION - CLUBHOUSE

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.E.4.01
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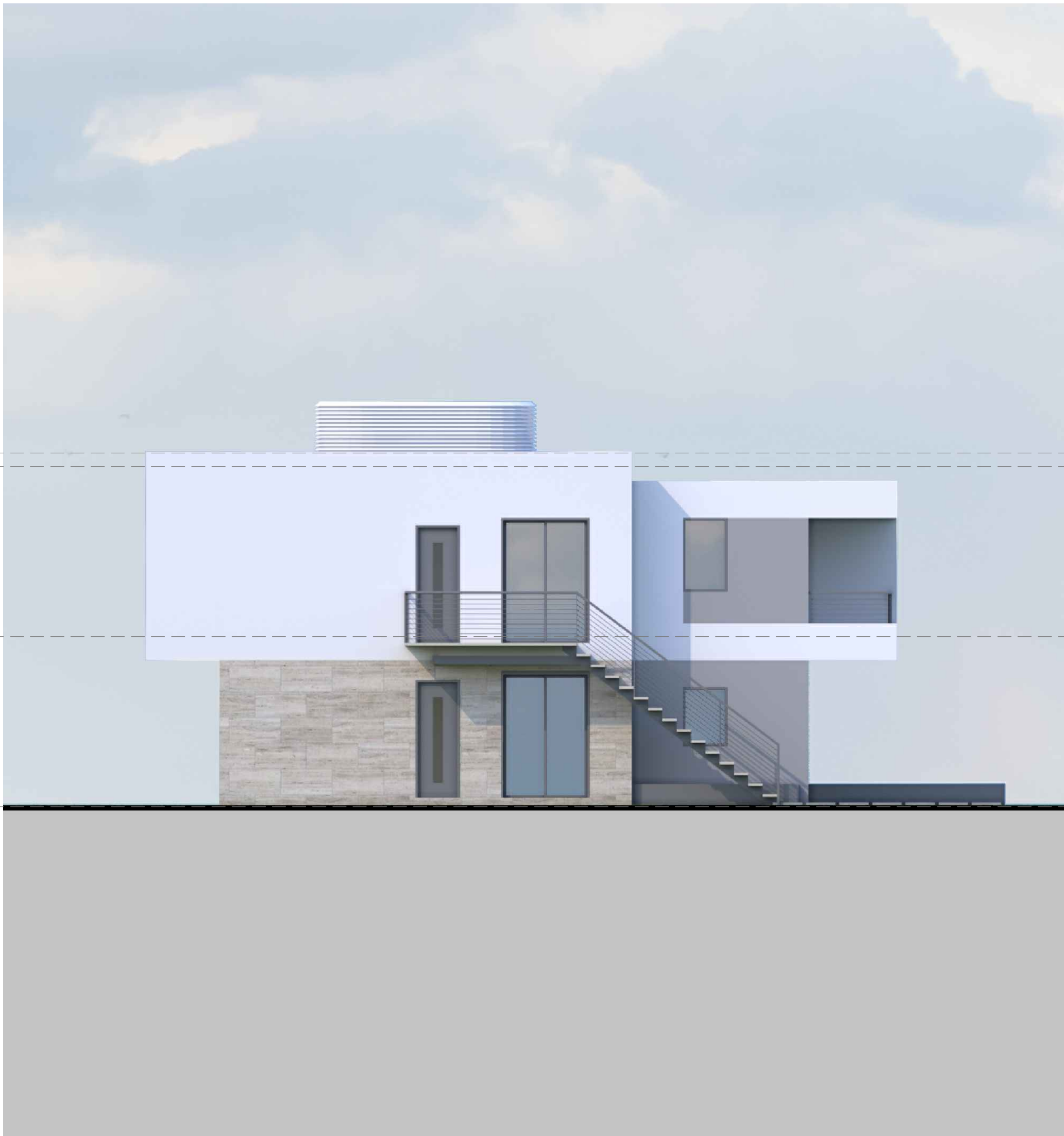
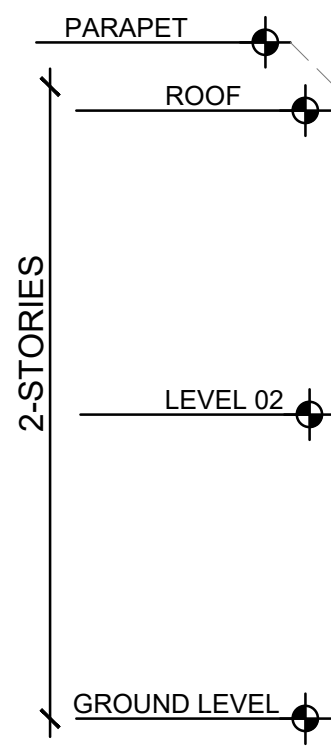
1 CLUBHOUSE VILLAS - NORTH ELEVATION

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



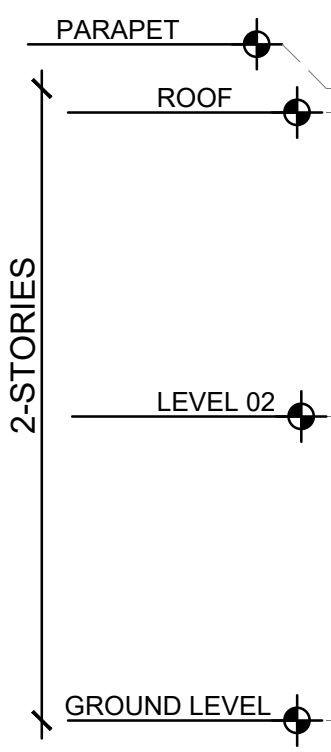
2 CLUBHOUSE VILLAS - SOUTH ELEVATION

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



3 CLUBHOUSE VILLAS - EAST ELEVATION

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



4 CLUBHOUSE VILLAS - WEST ELEVATION

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

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ELEVATION - CLUBHOUSE VILLAS

Date: 01-22-2025	Sheet No.
DRAWN BY:	CHECKED BY: A.E.4.15
Project # 1849	

EDUARDO ANTON
Attorney at Law
7400 S.W. 50th Terrace, Suite 304
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Telephone: (305) 297-7752
Fax: (305) 663-6529
E-mail: Eduardo@Eantonlaw.com

June 17, 2024

PPG Development LLC

Via E-mail: connor.birch@ppgdevelopment.com

STATEMENT

FOR PROFESSIONAL SERVICES RENDERED:

Cost of the preparation of a Property Information Report from February 27, 2024 at 11:00 PM to June 7, 2024 at 11:00 PM	\$675.00
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FIDELITY NATIONAL TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

FILE NUMBER: 10694238 4th Update

Reference: 42-4189

PROVIDED FOR: **Eduardo Anton**
7400 SW 50th Terrace
Suite 304
Miami, Florida 33155

LEGAL:

Legal Description **THE CLUB AT EMERALD HILLS, an unrecorded plat described as follows:**

A portion of Block 29-A, EMERALD HILLS, according to the Plat thereof, recorded in Plat Book 68, Page 26, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning (Point of Beginning #1) at the Southeast corner of Lot 1, Block 21, Hollywood Hills North Section One, according to the Plat thereof, as recorded in Plat Book 66, Page 20, of the Public Records of Broward County, Florida; thence South 00°00'00" East along the East line of said Block 29-A 59.23 feet; thence North 87°41'48" West 383.60 feet to a point of curvature of a circular curve; thence Northwesterly, Westerly and Southwesterly along the arc of said curve to the left, having a radius of 700.00 feet, a central angle of 18°36'17" for an arc distance of 227.30 feet to a point of tangency; thence South 73°41'56" West 90.17 feet; thence South 00°00'00" East 283.51 feet; thence North 86°37'34" East 256.24 feet; thence South 76°46'20" East 43.28 feet; thence South 56°42'33" East 26.63 feet; thence North 85°57'39" East 274.02 feet; thence South 78°41'24" East 21.12 feet; thence North 87°06'12" East 80.32 feet to a point of intersection with the Southerly line of said Block 29-A; thence along said Southerly line the following two (2) described courses and distances; 1) South 76°49'56" West 520.75 feet to a point of curvature of a circular curve; 2) Southwesterly along the arc of said curve to the left, having a radius of 200.00 feet, a central angle of 61°16'59", for an arc distance of 213.92 feet to a point of intersection with the Easterly extension of said Southerly line; thence along said Easterly extension and said Southerly line the following eleven (11) described courses and distance; 1) North 90°00'00" West 374.42 feet; 2) North 72°46'20" West 138.90 feet; 3) South 63°45'30" West 385.00 feet; 4) South 80°03'40" West 190.80 feet; 5) North 72°04'20" West 617.70 feet; 6) North 48°20'40" West 289.70 feet; 7) North 19°03'50" West 205.95 feet; 8) North 57°33'50" West 177.25 feet; 9) North 88°49'40" West 186.50 feet; 10) South 60°11'50" West 263.40 feet; 11) South 76°33'16" West 13.56 feet; thence North 00°04'05" West 950.48 feet; thence South 89°59'07" West 116.91 feet to a point of intersection with the West line of said Block 29-A; thence North 00°15'56" West along said West line 505.08 feet; thence North 89°09'02" East 158.72 feet; thence North 09°39'40" East 102.08 feet to a point on the Northerly line of said Block 29-A and a point on the arc of a circular curve concave Northerly from which a radial line bears North 09°28'19" East; thence along said Northerly line the following five (5) described courses and distances; 1) Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, having a radius of 240.00 feet, a central angle of 35°12'16", for an arc distance of 147.46 feet to a point of tangency; 2) North 64°16'03" East 785.84 feet; 3) South 89°57'47" East 90.43 feet; to a point on the arc of a circular curve concave Easterly from which a radial line bears North 74°53'11" East; 4) Southeasterly along the arc of said curve to the left, having a radius of 1760.00 feet, a central angle of 29°53'11", for an arc distance of 918.05 feet to a point of tangency; 5) South 45°00'00"

East 65.00 feet; thence South 45°00'00" West 8.60 feet; thence South 45°00'00" East 100.00 feet; thence North 45°00'00" East 8.60 feet to a point on said Northerly line; thence South 45°00'00" East along said Northerly line 110.00 feet; thence along the boundary of said Block 29-A the following seventeen (17) described courses and distances; 1) South 45°00'00" West 248.78 feet; 2) North 51°00'00" West 152.77 feet; to a point of curvature of a circular curve; 3) Northwesterly along the arc of said curve to the right, having a radius of 1935.00 feet, a central angle of 22°24'03", for an arc distance of 756.52 feet to a point of reverse curvature of a circular curve; 4) Northwesterly, Westerly and Southwesterly along the arc of said curve to the left, having a radius of 215.00 feet, a central angle of 88°40'03", for an arc distance of 332.72 feet to a point of tangency; 5) South 62°44'00" West 224.34 feet to a point of curvature of a circular curve; 6) Southwesterly along the arc of said curve to the left, having a radius of 215.00 feet, a central angle of 35°59'26", for an arc distance of 135.05 feet to a point of tangency; 7) South 26°44'34" West 304.36 feet to a point of curvature of a circular curve; 8) Southwesterly, Southerly and Southeasterly along the arc of said curve to the left, having a radius of 215.00 feet a central angle of 59°00'06", for an arc distance of 221.40 feet to a point of compound curvature of a circular curve; 9) Southeasterly along the arc of said curve to the left, having a radius of 2845.00 feet, a central angle of 18°44'29", for an arc distance of 930.59 feet to a point of compound curvature of a circular curve; 10) Southeasterly along the arc of said curve to the left, having a radius of 880.00 feet, a central angle of 30°46'35", for an arc distance of 472.69 feet to a point of compound curvature of a circular curve; 11) Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, having a radius of 215.00 feet, a central angle of 91°43'24", for an arc distance of 344.19 feet to a point of tangency; 12) North 06°30'00" East 279.70 feet to a point of curvature of a circular curve; 13) Northeasterly along the arc of said curve to the right, having a radius of 200.00 feet, a central angle of 38°30'00", for an arc distance of 134.39 feet to a point of tangency; 14) North 45°00'00" East 260.00 feet to a point of curvature of a circular curve; 15) Northeasterly, Northerly and Northwesterly along the arc of said curve to the left, having a radius of 50.00 feet, a central angle of 90°00'00", for an arc distance of 78.54 feet to a point of tangency; 16) North 45°00'00" West 90.00 feet; 17) North 45°00'00" East 20.00 feet; thence South 45°00'00" East 45.00 feet; thence North 45°00'00" East 20.00 feet to a point on said Block 29-A boundary; thence along said boundary the following eight (8) described courses and distance; 1) South 45°00'00" east 22.47 feet; to a point of curvature of a circular curve; 2) Southeasterly, Southerly and Southwesterly along the arc of said curve to the right, having a radius of 170.00 feet, a central angle of 51°30'00", for an arc distance of 152.80 feet to a point of tangency; 3) South 06°30'00" West 158.95 feet; to a point of curvature of a circular curve; 4) Southwesterly along the arc of said curve to the right, having a radius of 150.00 feet, a central angle of 42°03'06", for an arc distance of 110.09 feet to a point of reverse curvature of a circular curve; 5) Southwesterly, Southerly, Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, having a radius of 180.00 feet, a central angle of 198°03'26", for an arc distance of 622.21 feet to a point of non-tangency; 6) North 61°30'00" East 182.68 feet to a point of curvature of a circular curve; 7) Northeasterly, Easterly and Southeasterly along the arc of said curve to the right, having a radius of 560.00 feet, a central angle of 40°00'00", for an arc distance of 390.95 feet to a point of tangency; 8) South 78°30'00" East 625.00 feet to the Point of Beginning #1.

TOGETHER WITH:

A portion of Block 40, Hollywood Hills North Section One, according to the Plat thereof, recorded in Plat Book 66, Page 20, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning (Point of Beginning #2) at the Southwest corner of Lot 26, Block 41 as shown on said Plat; thence North 68°30'00" East along the Northerly line of said Block 40 901.31 feet; thence South 88°17'53" East 61.85 feet to a point of intersection with the Easterly line of said Block 40; thence along said Easterly line the following seven (7) described courses and distances; 1) South 37°45'00" West 17.01 feet to a point of curvature; 2) Southwesterly along the arc of said curve to the right, having a radius of 270.00 feet, a central angle of 13°51'42", for an arc distance of 65.32 feet to a point of tangency; 3) South 51°36'41" West 528.92 feet to a point of curvature of a circular curve; 4) Southwesterly, Southerly and Southeasterly along the arc of

said curve to the left, having a radius of 400.00 feet, a central angle of 53°28'40", for an arc distance of 373.35 feet to a point of tangency; 5) South 01°51'59" East 604.76 feet to a point of curvature of a circular curve; 6) Southeasterly, Southerly and Southwesterly along the arc of said curve to the right, having a radius of 226.28 feet, a central angle of 41°10'44", for an arc distance of 162.63 feet to a point of reverse curvature of a circular curve; 7) Southwesterly along the arc of said curve to the left, having a radius of 230.00 feet, a central angle of 09°33'16", for an arc distance of 38.35 feet; thence South 89°44'03" West 225.11 feet to a point of intersection with the West line of said Block 40; thence North 00°00'00" West along said West line 1174.07 feet to Point of Beginning #2.

TOGETHER WITH:

A portion of Block 61-A, Hollywood Hills North Section One, according to the Plat thereof, recorded in Plat Book 66, Page 20, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning (Point of Beginning #3) at the Easterly most Southeast corner of said Block 61-A; thence South 62°55'06" West along the Southerly line of said Block 61-A 191.83 feet; thence North 27°04'54" West 47.29 feet; thence South 45°29'54" West 141.09 feet; thence South 55°01'15" West 10.33 feet; thence South 60°00'19" West 69.50 feet; thence South 64°59'28" West 123.12 feet; thence South 60°21'02" West 99.40 feet; thence South 63°35'35" West 109.09 feet; thence South 71°00'29" West 103.40 feet; thence South 67°50'31" West 69.98 feet; thence South 68°38'37" West 139.87 feet; thence North 79°36'21" West 169.26 feet; thence North 16°11'07" East 38.69 feet; thence North 51°13'35" West 679.62 feet; thence North 15°18'16" West 234.28 feet; thence North 03°20'15" East 90.33 feet; thence North 09°49'18" West 273.96 feet to a point of intersection with the boundary of said Block 61-A; thence along said boundary the following four (4) described courses and distances; 1) North 89°44'59" East 337.65 feet to a point of curvature of a circular curve; 2) Northeasterly along the arc of said curve to the left, having a radius of 345.00 feet, a central angle of 19°53'53", for an arc distance of 119.81 feet to a point of non-tangency; 3) South 19°24'40" West 245.51 feet to a point on the arc of a non-tangent circular curve concave Northeasterly from which a radial line bears South 47°40'10" East; 4) Southwesterly, Southerly and Southeasterly along the arc of said curve to the left, having a radius of 190.00 feet, a central angle of 106°01'21", for an arc distance of 351.58 feet; thence South 26°16'42" West 1.31 feet; thence South 66°15'56" East 29.68 feet; thence South 70°53'31" East 37.37 feet; thence South 84°09'37" East 24.66 feet; thence North 75°12'54" East 62.29 feet; thence North 63°06'56" East 40.42 feet; thence North 30°59'15" West 1.32 feet to a point on said Block 61-A boundary and a point on the arc of a non-tangent circular curve concave Northwesterly from which a radial line bears North 30°59'16" West; thence along said boundary the following ten (10) described courses and distances; 1) Northeasterly along the arc of said curve to the left, having a radius of 190.00 feet, a central angle of 62°31'14", for an arc distance of 207.33 feet; 2) North 19°24'40" East 261.70 feet to a point on the arc of a non-tangent circular curve concave Northeast from which a radial line bears North 15°53'34" East; 3) Southeasterly along the arc of said curve to the left, having a radius of 535.00 feet, a central angle of 09°11'57", for an arc distance of 85.90 feet; 4) South 09°35'20" East 541.46 feet to a point of curvature of a circular curve; 5) Southeasterly, Easterly and Northeasterly along the arc of said curve to the left, having a radius of 100.00 feet, a central angle of 90°00'00", for an arc distance of 157.08 feet to a point of tangency; 6) North 80°24'40" East 75.00 feet to a point of curvature of a circular curve; 7) Northeasterly along the arc of said curve to the left, having a radius of 160.00 feet, a central angle of 78°47'31", for an arc distance of 220.03 feet to a point of tangency; 8) North 01°37'09" East 92.87 feet; 9) North 09°35'20" West 510.00 feet to a point of curvature of a circular curve; 10) Northwesterly along the arc of said curve to the left, having a radius of 175.00 feet, a central angle of 32°42'15", for an arc distance of 99.89 feet; thence North 47°42'25" East 34.13 feet; thence North 35°32'55" West 53.40 feet; thence South 89°37'12" West 113.54 feet; thence South 77°20'09" West 40.58 feet; thence South 09°29'36" East 2.00 feet to a point of intersection with said Block 61-A boundary and a point on the arc of a non-tangent circular curve concave Southeasterly from which a radial line bears South 09°35'20" East; thence Southwesterly along said boundary and the arc of said curve to the left, having a radius of 175.00 feet, a central angle of 43°30'35", for an arc distance of 132.89 feet;

thence North 53°26'44" West 0.20 feet to a point on the arc of a non-tangent circular curve concave Southeasterly from which a radial line bears South 53°05'47" East; thence Southwesterly along the arc of said curve to the left, having a radius of 175.00 feet, a central angle of 13°48'06", for an arc distance of 42.15 feet; thence North 66°53'05" West 2.10 feet; thence South 19°55'29" West 52.29 feet; thence South 02°56'33" East 50.66 feet; thence South 17°40'38" East 23.71 feet; thence South 64°52'07" East 3.02 feet to a point of intersection with said Block 61-A boundary; thence along said boundary the following five described courses and distances; 1) South 09°35'20" East 11.00 feet to a point on the arc of a non-tangent circular curve concave Northeasterly from which a radial line bears North 08°25'37" East; 2) Northwesterly along the arc of said curve to the right, having a radius of 485.00 feet, a central angle of 08°57'01", for an arc distance of 75.76 feet; 3) North 17°22'38" East 125.87 feet to a point of curvature of a circular curve; 4) Northeasterly, Northerly and Northwesterly along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 86°01'05", for an arc distance of 37.53 feet to a point of reverse curvature of a circular curve; 5) Northwesterly along the arc of said curve to the right, having a radius of 335.00 feet, a central angle of 10°47'06", for an arc distance of 63.06 feet; thence North 21°24'53" West 91.88 feet to a point of intersection with said Block 61-A boundary; thence North 46°54'40" East along said boundary 116.56 feet; thence North 68°42'45" East 94.24 feet; thence North 59°19'07" East 102.39 feet; thence North 44°02'35" East 100.12 feet; thence North 36°42'26" East 101.61 feet; thence North 28°07'59" East 105.62 feet to a point of intersection with said Block 61-A boundary; thence North 46°54'40" East along said boundary 300.01 feet; thence North 54°52'51" East 50.49 feet; thence North 39°31'30" East 54.45 feet to a point of intersection with said Block 61-A boundary; thence North 46°54'40" East along said boundary 41.35 feet; thence South 07°18'24" West 92.08 feet; thence South 46°04'38" West 84.72 feet; thence South 06°09'31" West 121.06 feet; thence South 21°24'42" East 110.53 feet; thence South 12°50'22" West 117.69 feet; thence South 21°47'47" West 163.19 feet; thence South 43°56'50" West 43.60 feet; thence South 12°25'46" East 37.07 feet; thence South 46°25'10" East 61.13 feet; thence South 69°41'16" East 148.37 feet; thence South 60°23'54" East 194.54 feet; thence South 01°12'30" East 390.43 feet; thence North 89°41'07" East 41.21 feet to a point of intersection with the East line of said Block 61-A boundary thence South 00°02'16" West along said East line 301.67 feet to Point of Beginning #3.

TOGETHER WITH:

A portion of Block 61, Hollywood Hills North Section One, according to the Plat thereof, recorded in Plat Book 66, Page 20, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning (Point of Beginning #4) at the Northwest corner of Lot 1, Block 38, as shown on said Plat, also being a point on the arc of a non-tangent circular curve concave Northwesterly from which a radial line bears North 52°24'42" West; thence along the boundary of said Block 61 the following five (5) described courses and distances; 1) Northeasterly along the arc of said curve to the left, having a radius of 286.28 feet, a central angle of 29°43'50", for an arc distance of 148.55 feet; 2) North 69°40'53" East 60.42 feet; 3) North 38°23'16" East 921.12 feet; 4) North 36°52'12" East 385.00 feet; 5) North 33°37'13" East 89.50 feet; thence South 52°15'00" East 21.55 feet; thence North 79°07'26" East 39.63 feet; thence South 57°56'16" East 219.80 feet; thence South 54°49'25" East 265.89 feet; thence South 27°44'16" East 73.41 feet; thence North 77°58'49" East 208.25 feet; thence South 00°05'20" East 165.33 feet to a point on the boundary of said Block 61 and a point on the arc of a non-tangent circular curve concave Southeasterly from which a radial line bears South 02°33'27" East; thence along said boundary the following twelve (12) described courses and distances; 1) Southwesterly along the arc of said curve to the left, having a radius of 355.00 feet, a central angle of 40°31'53", for an arc distance of 251.13 feet to a point of tangency; 2) South 46°54'40" West 305.74 feet; 3) North 20°24'40" East 425.88 feet to a point of curvature of a circular curve; 4) Northeasterly, Northerly and Northwesterly along the arc of said curve to the left, having a radius of 100.00 feet, a central angle of 72°39'40", for an arc distance of 126.82 feet to a point of tangency; 5) North 52°15'00" West 136.19 feet to a point of curvature of a circular curve; 6) Northwesterly along the arc of said curve to the left, having a radius of 100.00 feet, a central angle of 16°25'24" for an arc distance of 28.66 feet; 7) South 01°18'55" West along a radial bearing 153.80 feet to a point on the arc of a non-tangent circular curve concave Southerly; 8) Southwesterly along the arc of said curve to the left,

having a radius of 40.00 feet, a central angle of 22°01'28", for an arc distance of 15.38 feet; 9) North 01°18'55" East 160.89 feet to a point on the arc of a non-tangent circular curve concave Southeasterly from which a radial line bears South 12°23'48" West; 10) Northwesterly, Westerly and Southwesterly along the arc of said curve to the left, having a radius of 100.00 feet, a central angle of 81°59'08", for an arc distance of 143.09 feet to a point of tangency; 11) South 20°24'40" West 388.76 feet; 12) South 46°54'40" West 765.60 feet; thence North 43°05'20" West 9.00 feet; thence South 49°12'06" West 200.16 feet; thence South 43°05'20" East 17.00 feet to a point of intersection with the boundary of said Block 61; thence along said boundary the following two (2) described courses and distances; 1) South 46°54'40" West 31.66 feet; 2) South 89°44'59" West 203.20 feet to Point of Beginning #4.

TOGETHER WITH:

A portion of Block 61, Hollywood Hills North Section One, according to the Plat thereof, recorded in Plat Book 66, Page 20, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 18, Block 63 as shown on said Plat; thence South 89°54'40" West along the South line of said Block 63 for 23.99 feet to Point of Beginning #5; thence South 89°54'40" West along the boundary of said Block 61 for 738.84 feet; thence North 73°55'00" West 17.95 feet; thence North 86°39'19" West 100.18 feet; thence South 84°46'06" West 100.40 feet; thence South 80°15'47" West 11.93 feet to a point of intersection with the boundary of said Block 61; thence South 89°54'40" West along said South boundary 209.43 feet; thence North 57°11'25" West 93.90 feet; thence North 70°47'56" West 105.95 feet; thence North 77°40'53" West 102.39 feet; thence South 85°54'25" West 100.25 feet; thence South 71°07'59" West 105.62 feet; thence South 89°20'17" West 100.01 feet; thence South 85°54'25" West 100.25 feet; thence South 80°49'15" West 50.63 feet; thence North 61°43'11" West 56.82 feet; thence North 72°06'46" East 53.07 feet; thence North 07°15'31" West 105.61 feet; thence North 28°55'25" East 119.70 feet; thence North 38°26'10" West 77.08 feet; thence South 61°09'24" West 162.53 feet; thence South 88°24'22" West 217.70 feet; thence North 06°25'21" West 241.23 feet; thence North 35°15'22" West 220.28 feet to a point of intersection with the boundary of said Block 61; thence along said boundary the following four (4) described courses and distances; 1) South 39°36'25" East 94.12 feet; 2) North 90°00'00" East 55.00 feet; 3) North 68°30'06" East 260.18 feet; 4) North 61°11'35" East 533.87 feet; thence North 70°56'51" East 452.12 feet; thence North 19°19'25" West 3.48 feet to a point of intersection with the boundary of said Block 61; thence along said boundary the following nineteen (19) described courses and distances; 1) North 70°40'35" East 55.90 feet; 2) South 80°30'48" East 233.35 feet; 3) North 76°01'40" East 143.95 feet to a point on the arc of a non-tangent circular curve concave Westerly from which a radial line bears South 88°42'26" West; 4) Southeasterly along the arc of said curve to the right, having a radius of 1,177.12 feet, a central angle of 00°45'10", for an arc distance of 15.47 feet; 5) South 76°01'40" West 125.30 feet to a point of curvature of a circular curve; 6) Southwesterly along the arc of said curve to the left, having a radius of 25.00 feet, a central angle of 75°00'00", for an arc distance of 32.72 feet to a point of tangency; 7) South 01°01'40" West 188.25 feet; 8) South 75°21'45" West 439.27 feet; 9) South 55°28'34" West 190.56 feet; 10) South 03°48'51" East 165.37 feet; 11) South 14°32'04" East 251.03 feet; 12) South 80°14'09" East 748.85 feet; 13) South 75°54'58" East 291.77 feet; 14) North 30°48'42" East 126.91 feet; 15) North 34°33'45" West 273.22 feet; 16) North 12°19'56" West 397.09 feet; 17) North 01°01'40" East 395.62 feet; 18) South 76°01'40" West 145.91 feet to a point on the arc of a non-tangent circular curve concave Westerly from which a radial line bears South 88°47'50" West; 19) Northeasterly along the arc of said curve to the left, having a radius of 1,237.12 feet, a central angle of 00°42'39", for an arc distance of 15.35 feet to a point on a non-tangent circular curve concave Southerly from which a radial line bears South 14°33'56" East; thence Northeasterly along the arc of said curve to the right, having a radius of 4,920.00 feet, a central angle of 03°58'56", for an arc distance of 341.95 feet to a point on the arc of a non-tangent circular concave Easterly from which a radial line bears North 83°43'48" East; thence Southeasterly along the arc of said curve to the left, having a radius of 3,740.00 feet, a central angle of 19°44'01", for an arc distance of 1,288.11 feet to Point of Beginning #5.

Said lands lying and being in the City of Hollywood, Broward County, Florida, and containing 5,803,203 square feet (133.223 acres), more or less.

Parcel No. 514206 07 0990, 514206 07 4790, 514206 07 4780, 514206 07 0541 AND 514206 08 4880

FIDELITY NATIONAL TITLE INSURANCE COMPANY has this day caused to be searched the Public Records of the County of Broward, State of Florida, with respect to the property legally described above.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Special Warranty Deed filed July 23, 2013, recorded in Official Records Book 50009 Page 1211, from Emerald Golf, Inc. a Florida corporation to First Eagle Management, LLC, a Florida limited liability Company.

The following entries specifically affecting the above-described property have been recorded among the Official Records of the county in question during the time period covered by this search.

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. FLORIDA REAL ESTATE MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT	September 4, 2018	#115302781
2. UNIFORM COMMERCIAL CODE FINANCING STATEMENT	September 4, 2018	#115302782
3. RECEIPT OF FUTURE ADVANCE, MORTGGE MODIFICATION AND CONSOLIDATION AGREEMENT	October 16, 2020	#116801860
4. ASSIGNMENT OF MORTGAGE AND PROMISSORY NOTE AND OTHER LOAN DOCUMENTS	August 1, 2022	#118307305
5. AMENDED AND RESTATED REAL ESTATE MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT	August 1, 2022	#118307306
6. UNIFORM COMMERCIAL CODE FINANCING STATEMENT	August 1, 2022	#118307307

7. GRANT OF EASEMENT	September 5, 2018	#115307163
8. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS	August 2, 2019	#115970565
9. ORDINANCE NO. 2023-41	December 22, 2023	#119301820
10. ORDINANCE NO. 2024-07	February 27, 2024	#119415345

NOTHING FOUND DURING THE PERIOD COVER BY THIS SEARCH.

NAME SEARCH FOR FEE OWNERS

FIRST EAGLE MANAGEMENT, LLC

NAME SEARCHES ON THE ABOVE PARTIES HAVE REVEALED THE FOLLOWING:

NOTHING FOUND

PROPERTY INFORMATION REPORT
FILE NUMBER: 10694238 4TH Update

HEREBY CERTIFIES: That the foregoing Certificate, comprising entries number One (1) to Ten (10), inclusive, was compiled by it from the Public Records of Broward County, Florida, and for such other public records and sources as are therein indicated.

PERIOD COVERED: This Certificate covers that period of time extending from February 27, 2024 at 11:00 p.m., to June 7, 2024 at 11:00 p.m., the date of this Certificate, except as noted opposite names listed on this Certificate.

CONTENTS: This Certificate exhibits or references all conveyances, leases, mortgages, liens, notice of lis pendens and all other instruments as shown of record in the Office of the Clerk of the Circuit Court of Broward County, Florida, affecting the title to or any interest in the lands described in the caption hereof, including all security instruments and financing statements filed pursuant to Chapters 671 thru 679 of the Florida Statutes (The Uniform Commercial Code), recorded in said office during the period of this search that identify the lands show on caption of this Certificate by a land description. No search is made for security instruments, financing statements or liens that described any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants, decrees removing disabilities of infants, decrees of free dealership, decrees for change of name, decree for divorce, decrees for dissolution of marriage, decrees for annulment of marriage, certificate of incorporation, merger, dissolution, change of name and charters of corporations, partnerships and associations, appearing of record in the Office of the Clerk of the Circuit Court of Broward, Florida, and in the Office of the Clerk of the United States District Court in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Broward County, Florida and/or Office of the Clerk of the Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied judgments, decrees or orders for money, against mortgagees or other lien holders.

FORM: Determination of the regularity, validity, sufficiency or affect on marketability or insurability of title to captioned lands of any instrument listed on this Certificate is referred to the examiner.

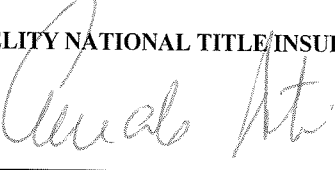
THERE IS EXCEPTED FROM THIS CERTIFICATE:

- 1) Municipal and County Zoning Ordinance.
- 2) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- 3) Incorporation papers of municipalities.
- 4) Decrees and Ordinances creating taxing and drainage districts.
- 5) Except on special request, and unless otherwise noted, information relating to Bankruptcy proceedings in limited to the showing of style and number of case and time of filing of petition and adjudication.
- 6) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 15726 Act of Florida 1931 and Chapter 16880 Acts of 1935.
- 7) Maps or plats and resolutions pertaining to flood criteria and all country water-control plan plats.
- 8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in the Official Records Book in the Office of the Circuit Court of Broward County, Florida filed subsequent to January 1, 1972.
- 9) Rico Lien Notice not filed under a Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to be hereto affixed at Weston Florida, this 13th day of June, 2024.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

BY


Authorized Signatory

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property



MARTY KIARD
BR 7 WARD
PROPERTY APPRAISER

Site Address	KEYSER AVENUE, HOLLYWOOD FL 33021	ID #	5142 06 07 0990
Property Owner	FIRST EAGLE MANAGEMENT LLC	Millage	0513
Mailing Address	2001 CRESTWOOD BLVD N WEST PALM BEACH FL 33411	Use	38-02
Abbr Legal Description	HOLLYWOOD HILLS NORTH SEC ONE 66-20 B BLK 40 LESS POR DESC AS: BEG E MOST COR OF LOT 31, BLK 41, SE 25, SELY 39.27, SW 7.99, W 61.84, NE 69.38 TO POB AKA: PARCEL 1 IN OR 50009/1211		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$163,950	\$24,740	\$188,690	\$188,690	
2023	\$163,950	\$24,740	\$188,690	\$188,690	\$3,994.92
2022	\$163,950	\$24,740	\$188,690	\$188,690	\$3,920.07

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$188,690	\$188,690	\$188,690	\$188,690
Portability	0	0	0	0
Assessed/SOH	\$188,690	\$188,690	\$188,690	\$188,690
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$188,690	\$188,690	\$188,690	\$188,690

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/20/2013	SW*-E	\$4,700,000	111687740	\$14,810	11.07	GC
4/1/1989	WD		16323 / 305			

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

[Search](#) > Account Summary

Real Estate Account #514206-07-0990

Owner:

FIRST EAGLE MANAGEMENT LLC

Situs:

KEYSER AVE

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)













Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on 03/27/2024 for \$3,994.92.

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00
	Print (PDF)
2022 Annual Bill ⓘ	\$0.00
	Print (PDF)
2021 Annual Bill ⓘ	\$0.00
	Print (PDF)
2020 Annual Bill ⓘ	\$0.00
	Print (PDF)
2019 Annual Bill ⓘ	\$0.00
	Print (PDF)
2018 Annual Bill ⓘ	\$0.00
	Print (PDF)
2017 ⓘ	
2017 Annual Bill	\$0.00
	Print (PDF)
Certificate #16597	
	Paid \$4,728.56
2016 ⓘ	
2016 Annual Bill	\$0.00
	Print (PDF)
Certificate #17424	
	Paid \$4,826.88
Total Amount Due	\$0.00

BILL	AMOUNT DUE
2015 ⓘ	
2015 Annual Bill	\$0.00  Print (PDF)
Certificate #18948	Paid \$4,815.34
2014 ⓘ	
2014 Annual Bill	\$0.00  Print (PDF)
Certificate #20662	Paid \$4,371.91
2013 ⓘ	
2013 Annual Bill	\$0.00  Print (PDF)
Certificate #21354	Paid \$4,918.14
2012 Annual Bill ⓘ	\$0.00  Print (PDF)
2011 ⓘ	
2011 Annual Bill	\$0.00  Print (PDF)
Certificate #25070	Paid \$5,254.41
2010 Annual Bill ⓘ	\$0.00  Print (PDF)
2009 Annual Bill ⓘ	\$0.00  Print (PDF)
2008 Annual Bill ⓘ	\$0.00  Print (PDF)
2007 Annual Bill ⓘ	\$0.00  Print (PDF)
2006 Annual Bill ⓘ	\$0.00  Print (PDF)
2005 Annual Bill ⓘ	\$0.00  Print (PDF)
2004 Annual Bill ⓘ	\$0.00  Print (PDF)
Total Amount Due	\$0.00



[Search](#) > [Account Summary](#) > [Bill Details](#)

Real Estate Account #514206-07-0990

Owner:

FIRST EAGLE MANAGEMENT LLC

Situs:

KEYSER AVE

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

2023 Annual Bill

BROWARD COUNTY RECORDS, TAXES & TREASURY DIV.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL

AMOUNT DUE

2023 Annual Bill

\$0.00

PAID

[Print \(PDF\)](#)

If paid by:

Mar 31, 2024

Please pay:

\$0.00

Combined taxes and assessments: \$3,994.92

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

Ad Valorem Taxes

MILLAGE
21.17180

TAX
\$3,994.92

Non-Ad Valorem Assessments

AMOUNT

No Non-Ad Valorem Assessments.

Parcel Details

Owner:

FIRST EAGLE MANAGEMENT LLC

Situs:

KEYSER AVE

Account

514206-07-0990

Alternate Key

672402

Millage code

0513 - HOLLYWOOD 0513

Millage rate	21.1/100	
Assessed value:		\$188,690
School assessed value:		\$188,690

2023 TAX AMOUNTS

Ad valorem:		\$3,994.92
Non-ad valorem:		\$0.00
Total Discountable:		\$3,994.92
Total tax:		\$3,994.92

LEGAL DESCRIPTION

HOLLYWOOD HILLS NORTH SEC ONE 66-20 B BLK 40 LESS POR DESC AS: BEG E MOST COR OF LOT 31, BLK 41, SE 25, SE 1/4 39.27, SW 7.99, W 61.84, NE 69.38 TO POB AKA: PARCEL 1 IN OR 50009/1211

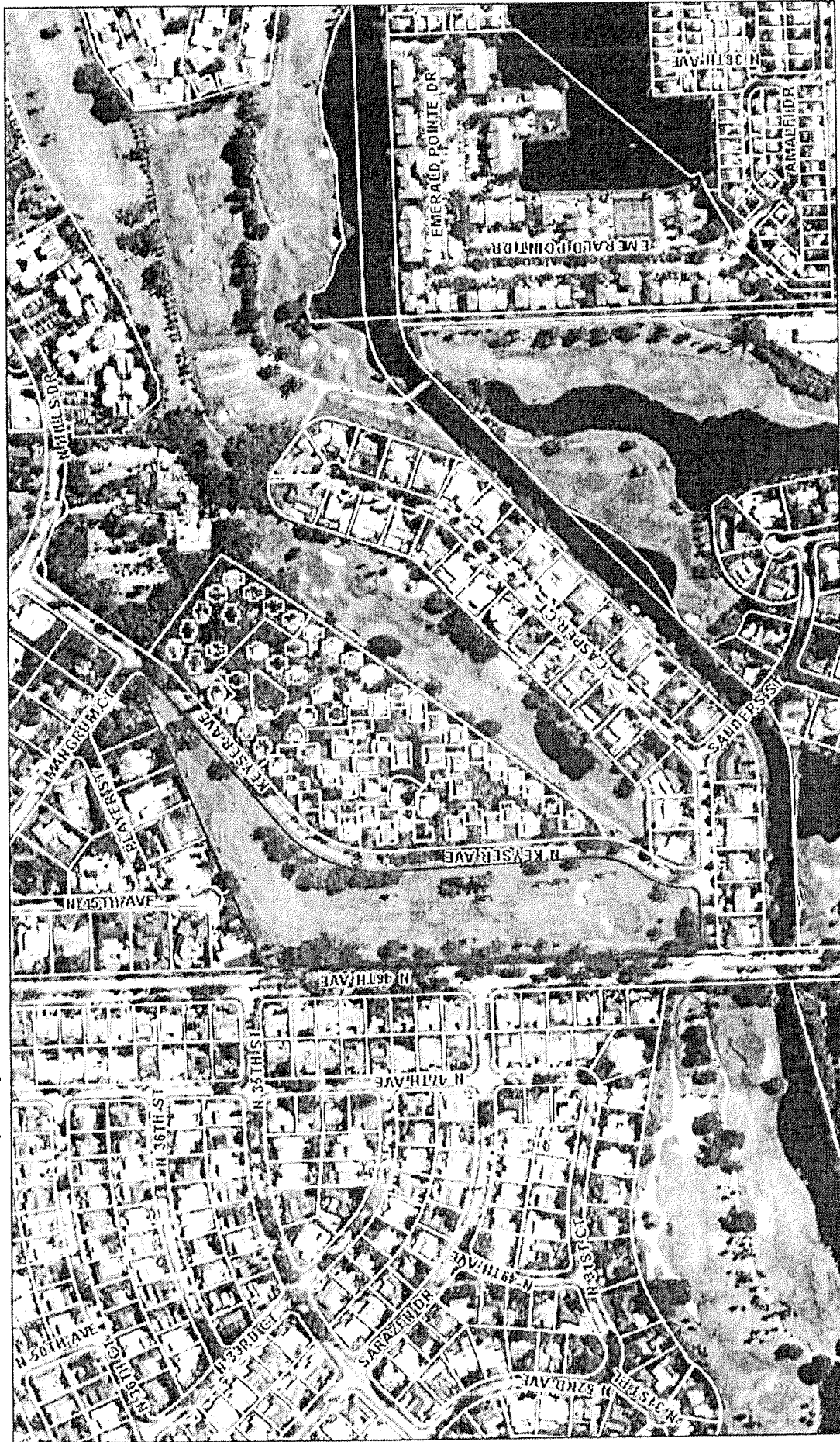
LOCATION

Book, page, item:	-
Property class:	
Township:	51
Range:	42
Section:	06
Use code:	36

Broward County Records, Taxes & Treasury Div.
Broward County Tax Collector, 115 S. Andrews Ave., Room A100 Fort Lauderdale, FL 33301

Property Id: 514206070990

**Please see map disclaimer



June 13, 2024



The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$665,410	\$357,540	\$1,022,950	\$1,022,950	
2023	\$665,410	\$357,540	\$1,022,950	\$1,022,950	\$25,610.70
2022	\$665,410	\$357,540	\$1,022,950	\$1,022,950	\$25,117.01

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/20/2013	SW*-E	\$4,700,000	111687740	\$14,810	44.93	GC
4/1/1989	WD		16223 / 305			
				Adj. Bldg. S.F. (Card, Sketch)		7433
* Denotes Multi Parcel Sale (See Deed)				Eff./Act. Year Built: 1969/1968		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
7433								

[Search](#) > [Account Summary](#)

Real Estate Account #514206-07-4790

Owner:

FIRST EAGLE MANAGEMENT LLC

Situs:

2900 N 40 AVE

[Parcel details](#)

[GIS](#)

[Property Appraised](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on 03/27/2024 for \$25,610.70.

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00
	Print (PDF)
2022 Annual Bill ⓘ	\$0.00
	Print (PDF)
2021 Annual Bill ⓘ	\$0.00
	Print (PDF)
2020 Annual Bill ⓘ	\$0.00
	Print (PDF)
2019 Annual Bill ⓘ	\$0.00
	Print (PDF)
2018 Annual Bill ⓘ	\$0.00
	Print (PDF)
2017 ⓘ	\$0.00
2017 Annual Bill	Print (PDF)
Certificate #16608	
	Paid \$29,125.05
2016 ⓘ	\$0.00
2016 Annual Bill	Print (PDF)
Certificate #17431	
	Paid \$29,652.24
Total Amount Due	\$0.00

BILL	AMOUNT DUE
2015 ⓘ	
2015 Annual Bill	\$0.00  Print (PDF)
Certificate #18957	
	Paid \$29,146.61
2014 ⓘ	
2014 Annual Bill	\$0.00  Print (PDF)
Certificate #20671	
	Paid \$27,896.08
2013 ⓘ	
2013 Annual Bill	\$0.00  Print (PDF)
Certificate #21362	
	Paid \$30,997.24
2012 Annual Bill ⓘ	\$0.00  Print (PDF)
2011 ⓘ	
2011 Annual Bill	\$0.00  Print (PDF)
Certificate #25078	
	Paid \$31,788.34
2010 Annual Bill ⓘ	\$0.00  Print (PDF)
2009 ⓘ	
2009 Annual Bill	\$0.00  Print (PDF)
Certificate #29976	
	Paid \$37,849.99
2008 Annual Bill ⓘ	\$0.00  Print (PDF)
2007 Annual Bill ⓘ	\$0.00  Print (PDF)
2006 Annual Bill ⓘ	\$0.00  Print (PDF)
2005 Annual Bill ⓘ	\$0.00  Print (PDF)
2004 Annual Bill ⓘ	\$0.00  Print (PDF)
Total Amount Due	\$0.00



[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #514206-07-4790

Owner:

FIRST EAGLE MANAGEMENT LLC

Situs:

2900 N 40 AVE

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

2023 Annual Bill

BROWARD COUNTY RECORDS, TAXES & TREASURY DIV.

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL

AMOUNT DUE

2023 Annual Bill

\$0.00

PAID

[Print \(PDF\)](#)

If paid by:

Mar 31, 2024

Please pay:

\$0.00

Combined taxes and assessments: \$25,610.70

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

Ad Valorem Taxes

MILLAGE
21.17180

TAX
\$21,657.70

Non-Ad Valorem Assessments

AMOUNT
\$3,953.00

Parcel Details

Owner:

FIRST EAGLE MANAGEMENT LLC

Situs:

2900 N 40 AVE

Account

514206-07-4790

Alternate Key

672785

Millage code

0513 - HOLLYWOOD 0513

Millage rate	21.17180	
Assessed value:		\$1,022,950
School assessed value:		\$1,022,950

2023 TAX AMOUNTS

Ad valorem:		\$21,657.70
Non-ad valorem:		\$3,953.00
Total Discountable:		\$25,610.70
Total tax:		\$25,610.70

LEGAL DESCRIPTION

HOLLYWOOD HILLS NORTH SEC ONE 66-20 & THAT PART OF BLK 61-A AS DESC IN OR 50009/1211 LESS POR DESC IN INSTR# 115307162
AKA: PARCEL 3

LOCATION

Book, page, item:	1
Property class:	
Township:	51
Range:	42
Section:	06
Use code:	38

Broward County Records, Taxes & Treasury Div.
Broward County Tax Collector 115 S. Andrews Ave. Room A100 Fort Lauderdale, FL 33301



City of Hollywood

Staff Summary

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

File Number: 4. 2025 0303

Agenda Date: 3/3/2025

Agenda Number:

To: Technical Advisory Committee

Title: FILE NO.: 24-FJDP-80
APPLICANT: Harwin-Tobin 1101 LLC.
LOCATION: 1101 Hillcrest Drive
REQUEST: Site Plan review for an 8-story multifamily development consisting of 120 affordable units located as part of an amendment to a Planned Unit Development in the PUD-R zoning District and associated Flex Unit request.



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):

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | |

PROPERTY INFORMATION

Location Address: 1101 Hillcrest Drive

Lot(s): _____ Block(s): 6 Subdivision: Hollywood Section Three 69-10

Folio Number(s): 514219270034, 514219171541, and 514219171651

Zoning Classification: PUD-R Land Use Classification: Medium (16) Residential

Existing Property Use: Office and Vacant 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 all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: Site plan for the development of 120 affordable housing units

Phased Project: Yes ☐ No ☒ Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="120"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="4303"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="20"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="148"/>)
Height (# of stories)	(# STORIES) <input type="text" value="8"/> (<input type="text" value="84'8"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="2.97"/> FT.)

Name of Current Property Owner: Harwin-Tobin 1101 LLC

Address of Property Owner: 1101 Ben Tobin Dr, Hollywood, FL, 33021

Telephone: 786-347-4553 Email Address: arielf@htgf.com

Applicant Greenspoon Marder LLP

Consultant ☐ Representative ☒ Tenant ☐

Address: 200 E. Broward Blvd., Suite 1800

Telephone: (954)527-2485

Email Address: julian.bobilev@gmlaw.com

Email Address #2: elizabeth.somerstein@gmlaw.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) : _____

E-mail Address: _____

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (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: 10/6/2024

PRINT NAME: Jason Tobin

Date: 10/6/2024

Signature of Consultant/Representative: Julian Boblev

Date: 10/4/2024

PRINT NAME: Julian Boblev, Greenspoon Marder LLP

Date: 10/4/2024

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 _____ to my property, which is hereby made by me or I am hereby authorizing Greenspoon Marder LLP to be my legal representative before the TAC, PDB, City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 6 day of October 2024

Notary Public

State of Florida

My Commission Expires 3/16/28 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Signature of Current Owner

Print Name



PROJECT

HILLCREST VILLAGE

1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

FINAL TAC
03/03/2025

OWNER



1101 BEN TOBIN DR.
HOLLYWOOD, FL 33021

ARCHITECT



REALIZATION ARCHITECTS
1701 PONCE DE LEON BLVD, SUITE 201
CORAL GABLES, FLORIDA 33134
305.284.7325
RA@REALIZATIONARCHITECTS.COM

PROJECT LOCATION



SUBMITTAL AND MEETING	DATE
PRE-APP	02/16/2023
PRE T.A.C	11/18/2024
FINAL T.A.C	03/03/2025
PLANING & ADVISORY BOARD MEETING	
CITY COMMISSION MEETING	

INDEX OF DRAWINGS

	PRE-TAC	FINAL-T.A.C	PDB	CC
GENERAL				
COVER SHEET		X		
SURVEY				
1 SURVEY		X		
ARCHITECTURE				
A-001 AREA DIAGRAMS		X		
A-002 CONTEXT IMAGES		X		
A-100 SITE PLAN	X	X		
A-200 OVERALL FLOOR PLAN - LEVEL 01		X	X	
A-201 OVERALL FLOOR PLAN - LEVEL 2		X	X	
A-202 OVERALL FLOOR PLAN - LEVEL 03, 04, 05, 06 & 07		X	X	
A-203 OVERALL FLOOR PLAN - LEVEL 08		X	X	
A-204 OVERALL ROOF PLAN		X		
A-300 OVERALL BUILDING ELEVATION-SOUTH ELEVATION 1		X	X	
A-301 OVERALL BUILDING ELEVATION-PARTIAL EAST ELEVATION 1		X	X	
A-302 OVERALL BUILDING ELEVATION-EAST ELEVATION 2		X		
A-303 OVERALL BUILDING ELEVATION - NORTH ELEVATION 1		X	X	
A-304 OVERALL BUILDING ELEVATION - PARTIAL WEST ELEVATION 1		X		
A-305 OVERALL BUILDING ELEVATION - WEST ELEVATION 2		X	X	
A-1000 3D VIEWS		X		
CIVIL				
DRAINAGE CALCS		X		
CS-1 COVER SHEET		X		
DM-1 DEMOLITION PLAN		X		
SPM-1 SIGNAGE AND PAVEMENT MARKINGS PLAN		X		
WM-1 WASTE MANAGEMENT PLAN		X		
FT-1 FIRE ACCESS PLAN		X		
PD-1 PD-1 PAVING AND DRAINAGE PLAN		X		
PD-2 PAVING AND DRAINAGE DETAILS		X		
PD-3 PAVING AND DRIANAGE DETAILS		X		
PD-4 CROSS SECTIONS		X		
SWPPP-1 STORMWATER POLLUTION PREVENTION PLAN		X		
SWPPP-2 STORMWATER POLLUTION PREVENTION PLAN		X		
SWPPP-3 NPDES NOTES		X		
WS-1 UTILITY PLAN		X		
WS-2 WATER AND SEWER DETAILS		X		
WS-3 WATER AND SEWER DETAILS		X		
WS-4 WATER AND SEWER DETAILS		X		
LANDSCAPE				
L-100 LANDSCAPE DISPOSITION PLAN		X		
L-101 LANDSCAPE DISPOSITION PLAN		X		
L-200 LANDSCAPE PLANTING PLAN		X		
L-300 LANDSCAPE DETAILS AND SPECIFICATIONS		X		

File Name: P:\Projects\2024\248346 Tabin - 1101 & 3701 Hillcrest Dr. Survey\Survey\SKETCH\24-8346-V-BS-1101 Hillcrest Drive-Tabin-2024.dwg - (Plotted by: Steve Watts on Wednesday, February 5, 2025 1:43:15 PM)

BOUNDARY & TOPOGRAPHIC SURVEY NOTES:

- The purpose of this Map Survey is to prepare a Boundary and Topographic Survey for the parcel of land at 1101 Hillcrest Drive, Hollywood, Florida, 33021, and having Broward County Folio Numbers of: 5142-19-17-1541, 5142-19-17-1651 and 5142-19-27-0034.
- Not valid without the signature and seal of a Florida Professional Surveyor & Mapper.
- Underground improvements and/or encroachments were not located as part of this survey task.
- Unless otherwise noted hereon, record and measured values are in substantial agreement.
- The horizontal features shown hereon are plotted to within 1/20 of the map scale.
- Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON ES-105" Total Station and "DS-NOMAD" Data Collection System.
- Bearings shown hereon are assumed and referenced to the East line of Block 9, HILLWOOD SECTION THREE, as recorded in Plat Book 69, Page 10, B.C.R., have a bearing of S 00°18'53" W
- Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
- The elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88) and referenced to Broward County Engineering Department (B.C.E.D.) Benchmark No. 1433, Elevation = 6.54' (NAVD88) (Published as Elevation = 8.14 (NGVD29)) being a square cut in NW corner of concrete sidewalk at #2550 Park Road, and to National Geodetic Survey (NGS) Designation - M 312, Elevation= 13.44' (NAVD88).
- The property as described has a Flood Zone designations of Zone AH (EL9), per the Flood Insurance Rate Map (FIRM), Map Number: 1201C0564J, Community Number: City of Hollywood 125113, Panel: 568, Suffix: J, Effective Date: 07/31/2024.
- There was no observed evidence of: current earth moving work, building construction or building additions, recent street or sidewalk construction or repairs, or site used as a solid waste dump, sump, or sanitary landfill.

SYMBOL LEGEND

- = SIGN
- = WATER VALVE
- = IRRIGATION VALVE
- = FIRE HYDRANT
- = SIAMESE HYDRANT
- = WATER METER
- = BACKFLOW PREVENTOR
- = ELECTRIC HANDHOLE
- = SANITARY MANHOLE
- = WOOD POWER POLE
- = CATCH BASIN
- = CATV HANDHOLE
- = CURB INLET
- = BOLLARD
- = ELECTRIC METER/RACK
- = FPL TRANSFORMER PAD
- = GUY ANCHOR
- = DRAINAGE MANHOLE
- = CONC. POWER POLE
- = LAMP POST
- = CLEANOUT
- = FENCE
- = METAL LIGHT POLE
- = DOUBLE DETECTOR CHECK VALVE
- = SET IRC-LB6791
- = YARD DRAIN
- = ELECTRIC BOX
- = GROUND LIGHT
- = MAILBOX

ABBREVIATIONS

- CONC. = CONCRETE
- CATV = CABLE TELEVISION
- P.B. = PLAT BOOK
- PG. = PAGE
- B.C.R. = BROWARD COUNTY RECORDS
- INSTR. = INSTRUMENT
- ELEV. = ELEVATION
- LB = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R/W = RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- NO. = NUMBER
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- (D) = DEED
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCE
- A = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT

CERTIFICATION

To: Harwin-Tobin 1101, LLC

This is to certify that this drawing and the survey on which it is based upon were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, and includes Table A Items: 1, 2, 3, 4, 5, 6, 7a, 9, 11(a), 13, 16.

I, Steven M. Watts, do hereby state that this Map of Boundary and Topographic Survey was done under my direct supervision and is accurate to the best of my knowledge and belief. I further state that this Map of Boundary and Topographic Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping in the State of Florida as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

Last Date of Field Survey: October 15, 2024

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature _____

Steven M. Watts, PSM
Professional Surveyor and Mapper
Florida Registration No. 4588

**BLOCK 6
HILLCREST SECTION THREE
P.B. 69, PG. 10, B.C.R.**

FOLIO: 5142-19-BM
HILLCREST EAST NO. 20, CONDOMINIUM

**BLOCK 6
HILLCREST SECTION THREE
P.B. 69, PG. 10, B.C.R.**

FOLIO: 5142-19-17-1650
OWNER: PARKVIEW AT HILLCREST HOMEOWNERS ASSOCIATION, INC.

**BLOCK 6
HILLCREST SECTION THREE
P.B. 69, PG. 10, B.C.R.**

FOLIO: 5142-19-27-0034
OWNER: HARWIN-TOBIN 1101 LLC

**BLOCK 6
HILLCREST SECTION THREE
P.B. 69, PG. 10, B.C.R.**

FOLIO: 5142-19-17-1651
OWNER: HARWIN-TOBIN 1101 LLC

**PARCEL 4
TALLWOOD AMENDED
PB. 64, PG. 39, B.C.R.**

FOLIO: 5142-19-BJ
TALLWOOD WEST, CONDOMINIUM

**TRACT OS-3
HILLCREST COUNTRY CLUB NORTH
P.B. 183, PG. 16, B.C.R.**

FOLIO: 5142-19-17-1540
OWNER: PARKVIEW AT HILLCREST HOMEOWNERS ASSOCIATION, INC.

**TRACT OS-1
HILLCREST COUNTRY CLUB NORTH
P.B. 183, PG. 16, B.C.R.**

FOLIO: 5142-19-17-1520
OWNER: PARKVIEW AT HILLCREST HOMEOWNERS ASSOCIATION, INC.

LEGAL DESCRIPTION:

PARCEL 1:

A PORTION OF TRACT OS-1 AND A PORTION OF TRACT OS-3, HILLCREST COUNTRY CLUB NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE NORTH LINE OF SAID TRACT OS-1 AND SAID PLAT OF HILLCREST COUNTRY CLUB NORTH, NORTH 88°17'07" EAST, A DISTANCE OF 29.91 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 01°43'26" EAST, A DISTANCE OF 124.74 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE WEST LINE OF SAID TRACT OS-1, SOUTH 88°16'34" WEST, A DISTANCE OF 29.91 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 01°43'26" WEST, A DISTANCE OF 124.74 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (EAST OF TENNIS COURTS)

A PORTION OF BLOCK 6, HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE, ALONG THE EAST LINE OF SAID BLOCK 6, SOUTH 01°38'31" EAST, A DISTANCE OF 460.33 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE OF BLOCK 6, SOUTH 01°38'31" EAST, A DISTANCE OF 131.67 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 88°17'07" WEST, A DISTANCE OF 103.00 FEET TO A POINT ON A LINE 103.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF BLOCK 6; THENCE, ALONG SAID PARALLEL LINE, NORTH 01°38'31" WEST, A DISTANCE OF 131.67 FEET; THENCE, NORTH 88°17'07" EAST, A DISTANCE OF 103.00 FEET TO THE POINT OF BEGINNING;

PARCEL 3:

THAT PORTION OF BLOCKS 6 AND 9 OF "HILLWOOD SECTION THREE" AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6, RUN S0°39'59"W ON AN ASSUMED BEARING 592 FEET TO THE POINT OF BEGINNING; THENCE, N89°25'23"W 471.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HILLCREST DRIVE; THENCE, S20°55'56"E ALONG SAID EASTERLY RIGHT-OF-WAY 94.61 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A 300 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°06'35", AN ARC DISTANCE OF 335.68 FEET TO A POINT OF TANGENCY; THENCE, S85°02'31"E 48.17 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A 468.63 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 74°9'58", AN ARC DISTANCE OF 64.07 FEET; THENCE, N0°34'04"E 112 FEET; THENCE, N89°25'56"W 29.91 FEET; THENCE, N0°34'04"E 124.74 FEET; THENCE, S89°25'23"E 99.29 FEET; THENCE, N0°38'59"E 53.33 FEET TO THE POINT OF BEGINNING.

TITLE SEARCH REPORT

Old Republic National Title Insurance Company, Title Search Report, ORT File No. 24108267, Agent File #: 52567.0002, Effective Date: October 9, 2024 at 8:00 A.M., has been reviewed and Schedule B-Section 2 Exceptions as they pertain to survey matters are as follows:

8. Dedications as set out on the Plat of Hillwood Section One as recorded August 6, 1969 in Plat Book 60, at Page 29. (All Parcels). PLAT INFORMATION SHOWN HEREON.

9. Ordinance No. O-76-25 by the City of Hollywood recorded March 10, 1976 in Official Records Book 6515, re-recorded March 23, 1976 in Official Records Book 6529, Page 704, together with and as affected by Developer Affidavit recorded December 18, 2009 in Official Records Book 46744, Page 983, First Amended And Restated Developer Affidavit recorded June 22, 2016 in Official Records Instrument No. 113769741, re-recorded July 29, 2016 in Official Records Instrument No. 113841558, of the Public Records of Broward County, Florida. (All Parcels). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

10. Declaration of Restrictive Covenants recorded April 7, 2009 in Official Records Book 46115, Page 669, as affected by Amendment recorded August 23, 2016 in Official Records Instrument No. 113886678, Second Amendment recorded January 7, 2020 in Official Records Instrument No. 116271897, Third Amendment recorded March 3, 2021 in Official Records Instrument No. 117095252, of the Public Records of Broward County, Florida. (Parcel 1 and 2). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

11. Declaration of Restrictive Covenants recorded June 22, 2016 in Official Records Instrument No. 113769741, re-recorded July 29, 2016 in Official Records Instrument No. 113841558, of the Public Records of Broward County, Florida. (Parcel 1 and 2). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

12. Restrictions, covenants, conditions and easements as contained on the Plat of Hillcrest Country Club North, recorded March 22, 2017 in Plat Book 183, page 16 through 24, as affected by Agreement for Amendment of Notation on Plat recorded January 30, 2020 in Official Records Instrument No. 116318416, of the Public Records of Broward County, Florida. (Parcel 1). PLAT INFORMATION SHOWN HEREON AND PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

13. Agreement for the Issuance of Building Permits Prior to Plat Recordation recorded December 22, 2016 in Official Records Instrument No. 114113780, of the Public Records of Broward County, Florida. (Parcel 1). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

14. Security/Lien Agreement Installation of Required Improvements recorded March 22, 2017 in Official Records Instrument No. 114276147, of the Public Records of Broward County, Florida. (Parcel 1). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

15. Notice to Prospective Purchasers of Potential Aircraft Overflights, Noise Impacts and Noise Mitigation Policy recorded March 22, 2017 in Official Records Instrument No. 114276148, of the Public Records of Broward County, Florida. (Parcel 1). A PORTION OF THE PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

16. Declaration of Restrictive Covenant recorded September 19, 2017 in Official Records Instrument No. 114612294, of the Public Records of Broward County, Florida. (Parcel 1). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

17. Notice of Establishment of Hillcrest Community Development District recorded September 20, 2017 in Instrument No. 114617636, of the Public Records of Broward County, Florida. (Parcel 1 and 2). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

18. Declaration of Consent to Jurisdiction of Hillcrest Community Development District Imposition of Special Assessments and Imposition of Lien of Record, Series 2018 Bonds (Capital Improvement Program) recorded January 19, 2018 in Instrument No. 114839882, of the Public Records of Broward County, Florida. (Parcel 1 and 2). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

19. Hillcrest Community Development District's Notice of Series 2018 Special Assessments (Capital Improvement Program) recorded January 19, 2018 in Instrument No. 114839883, of the Public Records of Broward County, Florida. (Parcel 1 and 2). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

20. Agreement between the Hillcrest Community Development District and Pulte Home Company, LLC Regarding the True-Up and Payment of Series 2018 Assessments recorded January 19, 2018 in Instrument No. 114839884, of the Public Records of Broward County, Florida. (Parcel 1 and 2). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

21. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by The Hillcrest Community Development District recorded January 19, 2018 in Instrument No. 114839885, of the Public Records of Broward County, Florida. (Parcel 1 and 2). PROPERTY AS DESCRIBED HEREON A PORTION OF THE PROPERTY DESCRIBED IN DOCUMENT.

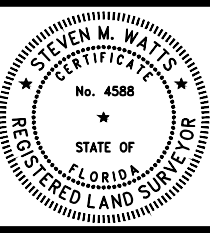
NO	DATE	REVISION	BY	NO	DATE	REVISION	BY
2	02/05/2025	UPDATE TITLE SEARCH REPORT INFORMATION	SMW				
1	10/30/2024	ADD TITLE SEARCH REPORT INFORMATION	SMW				

Calvin, Giordano & Associates, Inc.
A SAFEHUB® COMPANY
580 Village Blvd, Suite 525, West Palm Beach, FL 33409
Phone: 561.684.6161 • Fax: 561.684.6360
Certificate of Authorization 6791

1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021
PORTION OF BLOCKS 6 & 9, P.B. 69, PG. 10, B.C.R.
PORTION OF TRACTS OS-1 & OS-3, P.B. 183, PAGE 16, B.C.R.

ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
TOBIN CONSTRUCTION GROUP, INC.

SEAL
NOT VALID WITHOUT THE
SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR &
MAPPER
STEVEN M. WATTS
PSM NO. 4588











SCALE
1" = 30'
PROJECT NO.
24-8346
FIELD BOOK
791 & 904B

SHEET:
1 OF 1

GROSS FLOOR AREA CALCULATION







FLOOR AREA RATIO (FAR) =
FLOOR AREA / LOT AREA =
115,630 SF / 106,800 SF = 1.08

LEVEL 01		LEVEL 02		LEVEL 03-07		LEVEL 08		TOTAL
 SPACES COUNTING TOWARDS FLOOR AREA	9,947 SF	 SPACES COUNTING TOWARDS FLOOR AREA	12,146 SF	 SPACES COUNTING TOWARDS FLOOR AREA	15,589 SF	 SPACES COUNTING TOWARDS FLOOR AREA	15,592 SF	SPACES COUNTING TOWARDS FLOOR AREA = 115,630 SF
 SPACES NOT COUNTING TOWARDS FLOOR AREA	2,612 SF	 SPACES NOT COUNTING TOWARDS FLOOR AREA	1,522 SF	 SPACES NOT COUNTING TOWARDS FLOOR AREA	1,694 SF	 SPACES NOT COUNTING TOWARDS FLOOR AREA	1,616 SF	SPACES NOT COUNTING TOWARDS FLOOR AREA = 14,220 SF
GROSS FLOOR AREA	12,559 SF	GROSS FLOOR AREA	13,668 SF	GROSS FLOOR AREA	17,283 SF	GROSS FLOOR AREA	17,208 SF	GROSS FLOOR AREA = 129,850 SF

LOT AREA CALCULATION



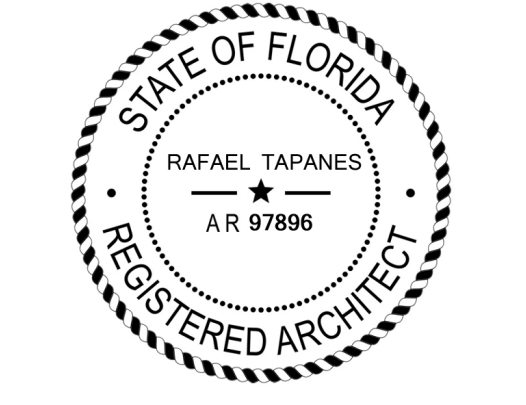
LOT COVERAGE		OPEN SPACE		PERVIOUS / IMPERVIOUS AREAS	
 LOT COVERAGE = 19,064 SF = 18% (LOT COVERAGE/LOT)		 OPEN SPACE = 37,973 SF = 36% (OPEN SPACE/LOT) (20% REQUIRED)		 PERVIOUS AREA (LANDSCAPE) = 32,149 SF = 30 % (PERVIOUS AREA/LOT)	
				 IMPERVIOUS AREA = 74,651 SF = 70 % (IMPERVIOUS AREA/LOT) (65% REQUIRED)	

FINAL TAC (NOT FOR CONSTRUCTION)

REVISIONS:

No.	Description	Date
1	Revision 1	02/12/2025

DATE: 11.21.2024
DRAWINGS AND SPECIFICATIONS ARE INSTRUMENT OF
PROFESSIONAL SERVICE, AND SHALL REMAIN THE
PROPERTY OF REALIZATION ARCHITECTS LLC. THESE
DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART,
FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY
OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY
CONTRACT, WITHOUT THE SPECIFIC WRITTEN
AUTHORIZATION OF REALIZATION ARCHITECTS LLC.



RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

AREA DIAGRAMS

SCALE: AS SHOWN

SHEET NO.

A-001



03 LOOKING INTO PROPERTY TO THE NORTH-EAST
SCALE: N/A



02 SUBJECT SITE - ACCESS TO PROPERTY
SCALE: N/A



01 SUBJECT SITE - LOOKING INTO PROPERTY TO THE NORTH-WEST
SCALE: N/A



12 1200 TALLWOOD AVE
SCALE: N/A



04 901 HILLCREST DR-HILLCREST BUILDING
SCALE: N/A



CONTEXTUAL PHOTO-LOCATION MAP
SCALE: N/A



11 VIEW FROM BUILDING 20 HILLCREST EAST
SCALE: N/A



05 HILLCREST EAST BUILDING 20
SCALE: N/A



10 4496 HILLCREST-BIONIC SUMMER CAMP
SCALE: N/A



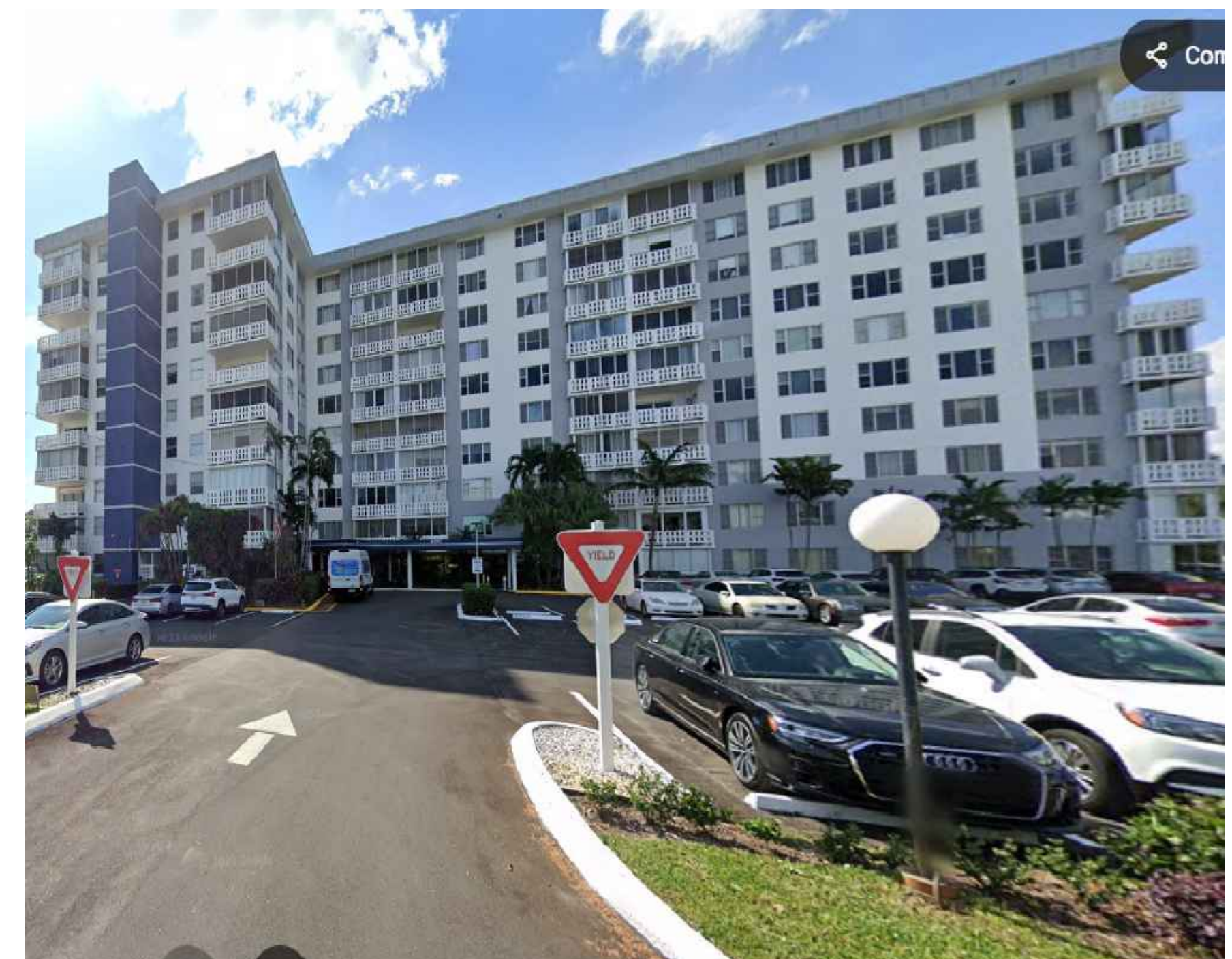
06 4599 HILLCREST DR - IN BEHIND SUBJECT SITE
SCALE: N/A



07 4617 HILLCREST LN
SCALE: N/A



08 NEARBY MULTIFAMILY APARTMENTS
SCALE: N/A

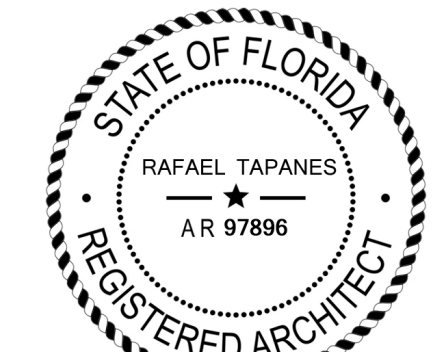


09 4584 HILLCREST DR-NEARBY MULTIFAMILY APARTMENTS
SCALE: N/A

REVISIONS:

No.	Description	Date
1	Revision 1	02/12/2025

DATE: 11.21.2024
DRAWINGS AND SPECIFICATIONS ARE INSTRUMENT OF PROFESSIONAL SERVICE, AND SHALL REMAIN THE PROPERTY OF REALIZATION ARCHITECTS LLC. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT. WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF REALIZATION ARCHITECTS LLC.



RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

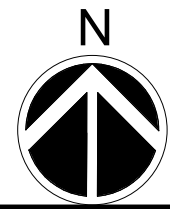
CONTEXT IMAGES

SCALE: AS SHOWN

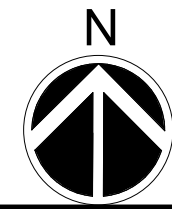
SHEET NO:

A-002

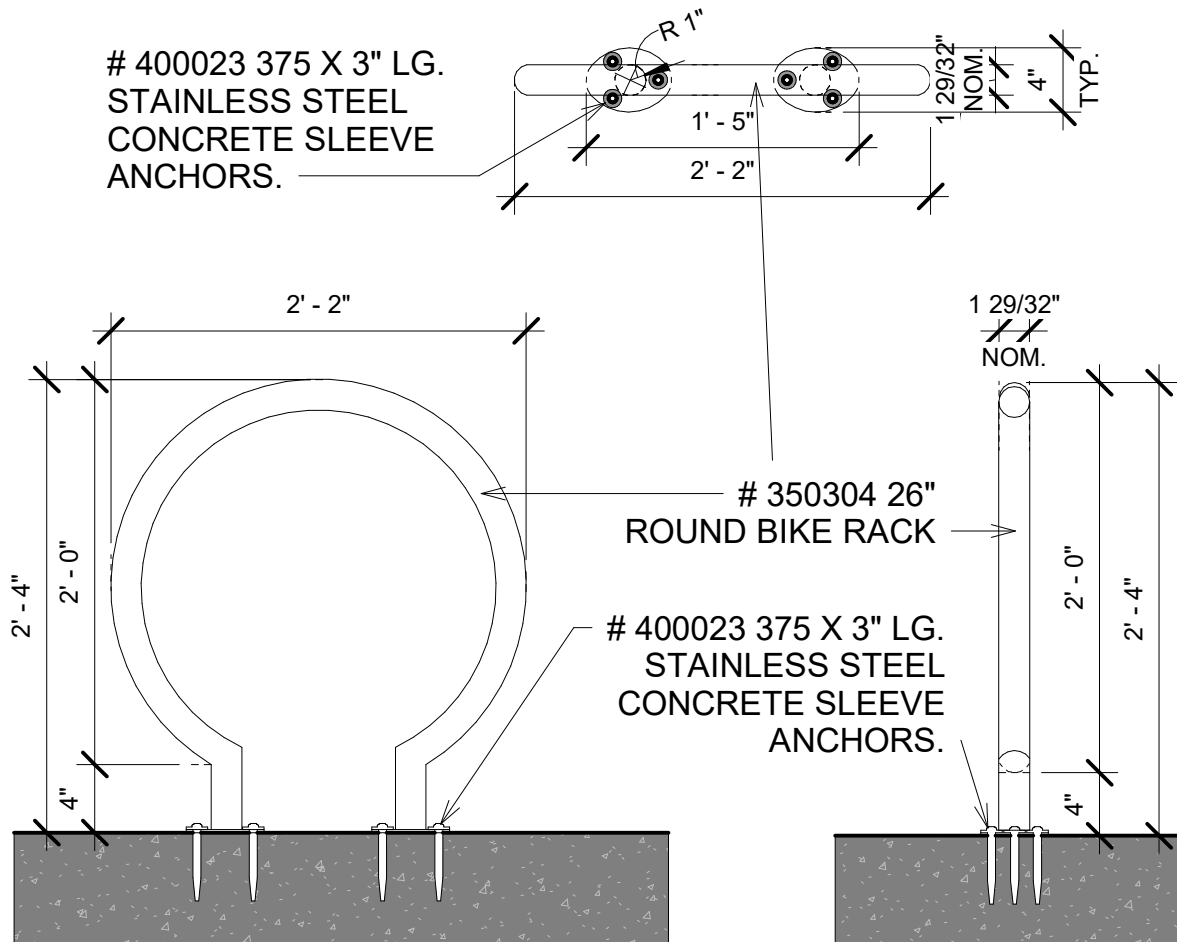
FINAL TAC (NOT FOR CONSTRUCTION)



LOCATION MAP
SCALE: N/A



ZONING MAP
SCALE: N/A



BIKE RACK DETAIL
SCALE: N/A

SITE PLAN GENERAL 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 PERMITS ARE REQUIRED FOR EACH SIGN.
- MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
- ANY LIP IN THE PAVEMENT 1/4" BUT NOT LARGER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

APPLICABLE CODES:

BUILDING ACCESSIBILITY	FLORIDA BUILDING CODE , BUILDING, 8th EDITION(2023). FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SECTION 553.503 FLORIDA STATUTES.
LIFE SAFETY	N.E.P.A. 101 - LIFE SAFETY CODE (2021).
FIRE PREVENTION	FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023).

ZONING:

EXISTING: PUD-R

LAND USE:

EXISTING CLASSIFICATION: MEDIUM (16) RESIDENTIAL
EXISTING USE: OFFICE AND VACANT

DENSITY:

ALLOWED: UNLIMITED
PROPOSED: 49 UNITS / ACRE (DU/ACRE)

LEGAL DESCRIPTION:

Portions of Blocks 6 and 9 of "HILLWOOD SECTION THREE as recorded in Plot Book 69, Page 10 of the Public Records of Broward County, Florida Together with portions of Tracts Osm and brish, Hillcrest Country Club North, as recorded in Plot Book 163. Pages is through 24 of the Public Records or Broward County, Florida, sold portions being more particularly described as follows;

Commencing at the Westerly Most Northwest corner of said Tract OS-1; Thence North 88°17'07" East, along the North line of said Tract OS-1, 23.91 feet to a point of intersection with the Northern Prolongation of the Westerly line of said Tract OS-1 and the Point of Beginning; Thence South 01°43'26" East, along said Northern Prolongation and said Westerly line, 236.74 feet to a point on a non-tangent curve concave to the Southwest (through which a radial line bears South 10°29'57" West to the radius point) lying on the Northern right-of-way line of Hillcrest Drive also being the Southerly line of said Block 9; Thence, along the Northernly and Easterly right-of-way line of said Hillcrest Drive, the Southerly line of said Block 9 and the Southerly and Westerly line of said Block 6 the following four courses (4); (1) Northwesterly, along the arc of said curve having a Radius of 468.63 feet, a Central Angle of 07°49'58" and an Arc distance of 64.07 feet to point of Tangency; (2) North 87°20'01" West, 48.17 feet to a point of curvature of a curve concave to the Northwest; (3) Northwesterly along the arc of said curve having Radius of 300.00 feet, a Central Angle of 64°06'35" and an Arc distance of 335.68 feet to a point of Tangency; Thence North 23°13'26" West, 94.61 feet; Thence, departing said Westerly right-of-way line and the Easterly line of said Block 6, North 88°17'07" East, 368.66 feet; Thence North 01°38'31" West, 185.00 feet; Thence North 88°17'07" East, 103.00 feet to point on the East line of said Block 6 also being the West line of Parcel 4, Tallwood Amended as recorded in Plot Book 64, Page 39 of the Public Records of Broward County, Florida; Thence South 01°38'31" East, along said East and West line, 185.00 feet to a point on the North line of said OS-1; Thence South 88°17'07" West, along said North line 69.38 feet to the Point of Beginning.

Said lands lying in the City of Hollywood, Broward County, Florida and containing an area of 106,862 Square Feet, (2.453 Acres) more or less.

FLOOD ZONE:

FLOOD ZONE: AH 9'
ELEVATION: 6.54' (NAVD88) (PUBLISHED AS ELEVATION = 8.14 (NGVD29)
BEING A SQUARE CUT IN NW CORNER OF CONCRETE SIDEWALK AT #2550 PARK ROAD, AND TO NATIONAL GEODETIC SURVEY (NGS) DESIGNATION - M312, ELEVATION = 13.44' (NAVD88)

SITE INFO:

	REQUIRED	PROVIDED
LOT AREA:	106,800 SF	106,800 SF (2.45 ACRE)
LOT COVERAGE:	N/A	19,064 SF
FAR:	3.00 MAX	1.08
OPEN SPACE TOTAL:	(MIN. 20% PUD)	SITE 36% (37,973 SF)
PERVIOUS AREA (LANDSCAPE):	(MIN. 35% PUD)	SITE 30 % (32,149 SF)
IMPERVIOUS AREA:	(MIN. 65% PUD)	SITE 70 % (74,651 SF)

BUILDING HEIGHT:	140'-0" MAX.	90'-8" TO HIGHEST POINT
# BUILDING STORIES:	MAX. 10 STORIES	8 STORIES

BUILDING HEIGHT:

PROPOSED HEIGHT: 8 STORIES

BUILDING SETBACKS:

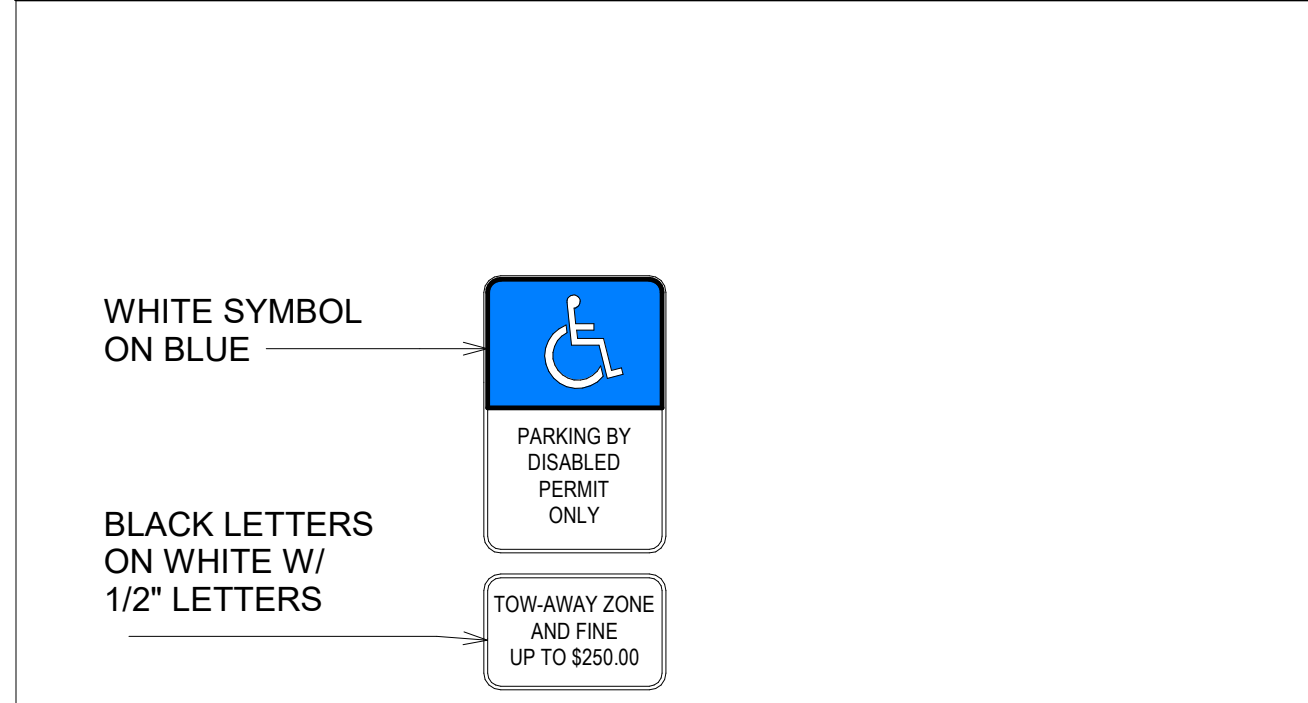
	REQUIRED	PROVIDED
FRONT (HILLCREST):	50'-0"	7'-6"
SIDE (EAST):	50'-0"	114'-0"
SIDE (NORTH):	50'-0"	54'-4"

UNIT MATRIX:

UNIT TYPE	DESCRIPTION	PROJECT TOTAL (%)	UNIT AREA (SF)	BALCONY AREA (SF)	TOTAL UNITS
A1	1B/1B	56 %	671	50	68
A2	1B/1B	6 %	691	50	7
B1	2B/2B	20 %	989	50	24
B2	2B/2B	12 %	937	50	14
B3	2B/2B	6 %	1,010	50	7
TOTAL UNITS IN PROJECT					120 (100%)

PROPOSED PARKING:

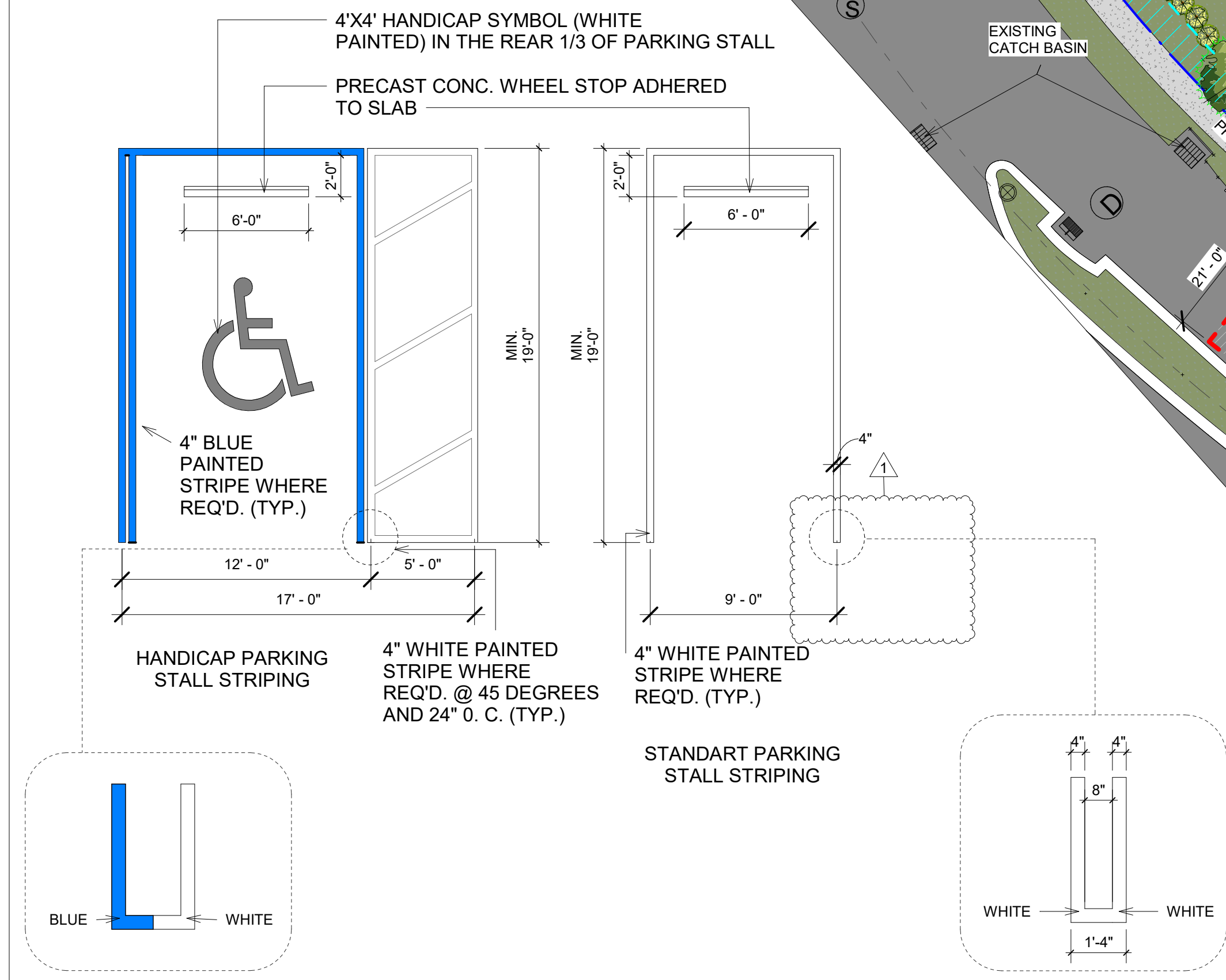
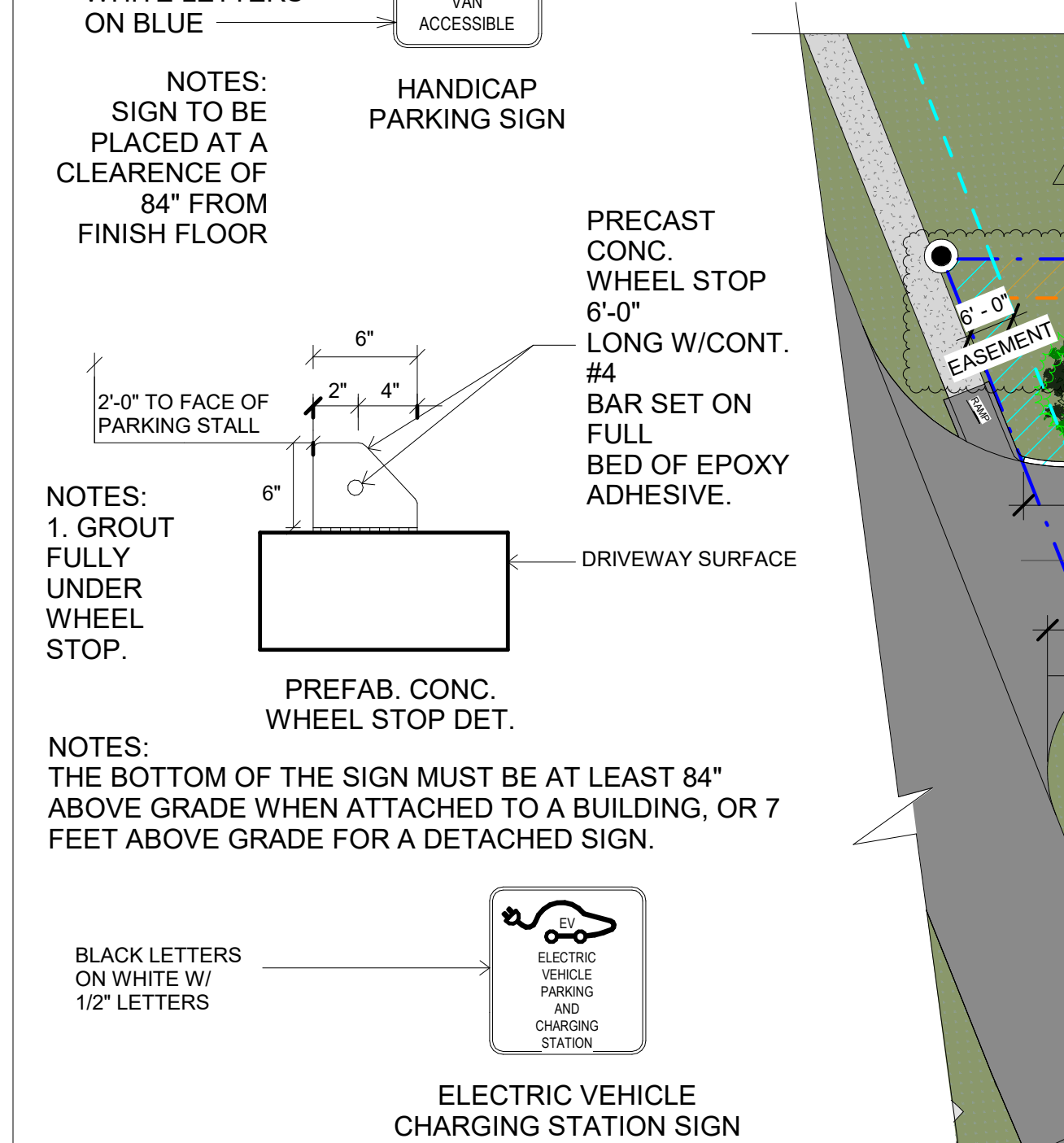
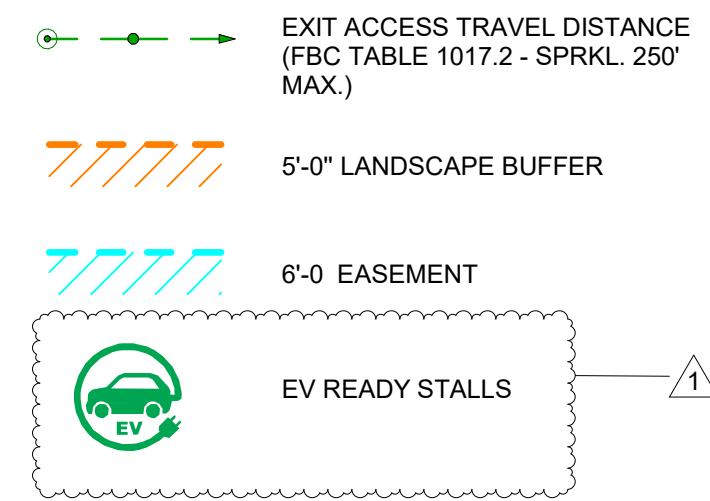
PARKING REQUIREMENTS:	CRITERIA:	REQUIRED:
OFFICE: 3,901 SF	1 PER 250 SF	16 SPACES
MULTI-FAMILY	CRITERIA:	REQUIRED:
120 TOTAL UNITS (A1-A2)	1.5 SPACE / UNIT	112.5 SPACES
(B1-B2-B3) 45 UNITS	1.5 SPACE / UNIT	67.5 SPACES
GUEST PARKING	1 SPACE / 5 UNITS	24 SPACES
TOTAL PARKING SPACES REQUIRED:		204 SPACES
TOTAL PARKING SPACES PROVIDED:		137 SPACES (TOTAL) (INCL. 5 ADA SPACES)



GENERAL LAYOUT LEGEND (SITE PLAN)



SYMBOLS LEGEND



SITE PLAN
SCALE: 1" = 20'-0"

FINAL TAC (NOT FOR CONSTRUCTION)



1701 PONCE DE LEON BLVD | SUITE 201
CORAL GABLES, FLORIDA 33134
o - 305.284.7325
e - ra@realizationarchitects.com
w - www.realizationarchitects.com

CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

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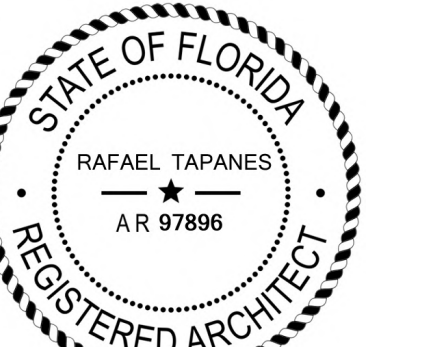
LANDSCAPE
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Devin@walklaud.com

REVISIONS:

No.	Description	Date
1	Revision 1	02/12/2025

DATE: 11.21.2024

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

SITE PLAN

SCALE: AS SHOWN

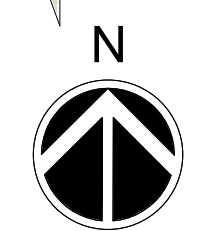
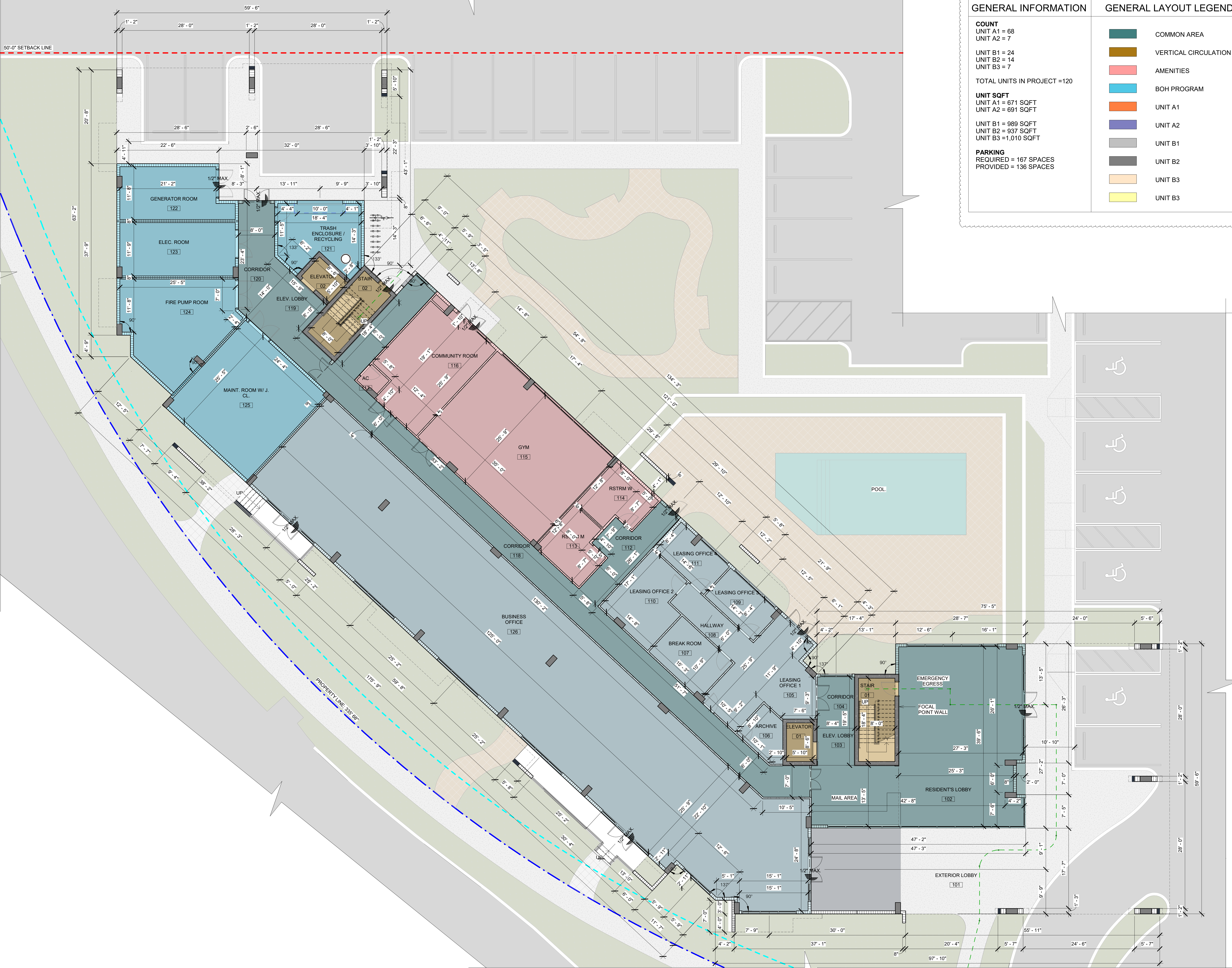
SHEET NO.

A-100

SEE SHEET A-100 FOR CONTINUATION

50'-0" SETBACK LINE

GENERAL INFORMATION	GENERAL LAYOUT LEGEND
COUNT UNIT A1 = 68 UNIT A2 = 7 UNIT B1 = 24 UNIT B2 = 14 UNIT B3 = 7 TOTAL UNITS IN PROJECT = 120 UNIT SQFT UNIT A1 = 671 SQFT UNIT A2 = 691 SQFT UNIT B1 = 989 SQFT UNIT B2 = 937 SQFT UNIT B3 = 1,010 SQFT PARKING REQUIRED = 167 SPACES PROVIDED = 136 SPACES	<div></div> COMMON AREA <div></div> VERTICAL CIRCULATION <div></div> AMENITIES <div></div> BOH PROGRAM <div></div> UNIT A1 <div></div> UNIT A2 <div></div> UNIT B1 <div></div> UNIT B2 <div></div> UNIT B3 <div></div> UNIT B3



OVERALL FLOOR PLAN - LEVEL 01

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



FINAL TAC (NOT FOR CONSTRUCTION)

RA
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CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

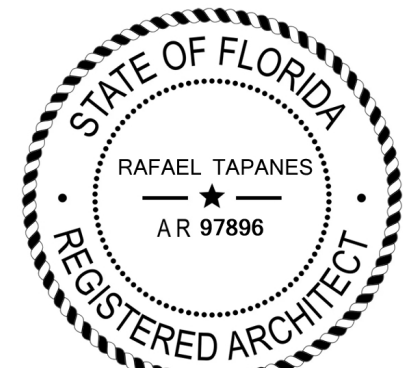
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 01

SCALE: AS SHOWN

SHEET NO.

A-200



GENERAL INFORMATION

COUNT
UNIT A1 = 68
UNIT A2 = 7

UNIT B1 = 24
UNIT B2 = 14
UNIT B3 = 7

TOTAL UNITS IN PROJECT =120

UNIT SQFT
UNIT A1 = 671 SQFT
UNIT A2 = 691 SQFT

UNIT B1 = 989 SQFT
UNIT B2 = 937 SQFT
UNIT B3 =1,010 SQFT

PARKING
REQUIRED = 167 SPACES
PROVIDED = 136 SPACES

GENERAL LAYOUT LEGEND

COMMON AREA

VERTICAL CIRCULATION

AMENITIES

BOH PROGRAM

UNIT A1

UNIT A2

UNIT B1

UNIT B2

UNIT B3

UNIT B3



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CLIENT / PROJECT:

HILLCREST VILLAGE
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HOLLYWOOD, FL 33021

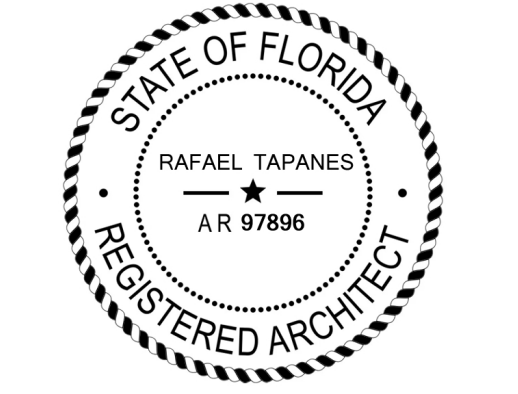
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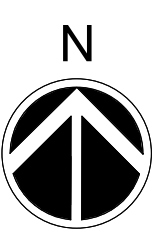
DISCIPLINE / SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 02

SCALE: AS SHOWN

SHEET NO.

A-201



OVERALL FLOOR PLAN - LEVEL 02

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



FINAL TAC (NOT FOR CONSTRUCTION)



GENERAL INFORMATION

COUNT
UNIT A1 = 68
UNIT A2 = 7

UNIT B1 = 24
UNIT B2 = 14
UNIT B3 = 7

TOTAL UNITS IN PROJECT = 120

UNIT SQFT
UNIT A1 = 671 SQFT
UNIT A2 = 691 SQFT

UNIT B1 = 989 SQFT
UNIT B2 = 937 SQFT
UNIT B3 = 1,010 SQFT

PARKING
REQUIRED = 167 SPACES
PROVIDED = 136 SPACES

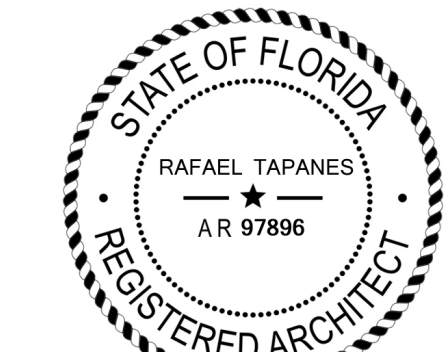
GENERAL LAYOUT LEGEND

- COMMON AREA
- VERTICAL CIRCULATION
- AMENITIES
- BOH PROGRAM
- UNIT A1
- UNIT A2
- UNIT B1
- UNIT B2
- UNIT B3

REVISIONS:

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 03, 04, 05, 06 & 07

SCALE: AS SHOWN

SHEET NO:

A-202



OVERALL FLOOR PLAN - LEVEL 03, 04, 05, 06 & 07

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



FINAL TAC (NOT FOR CONSTRUCTION)



GENERAL INFORMATION

COUNT
UNIT A1 = 68
UNIT A2 = 7

UNIT B1 = 24
UNIT B2 = 14
UNIT B3 = 7

TOTAL UNITS IN PROJECT = 120

UNIT SQFT
UNIT A1 = 671 SQFT
UNIT A2 = 691 SQFT

UNIT B1 = 989 SQFT
UNIT B2 = 937 SQFT
UNIT B3 = 1,010 SQFT

PARKING
REQUIRED = 167 SPACES
PROVIDED = 136 SPACES

GENERAL LAYOUT LEGEND

- COMMON AREA
- VERTICAL CIRCULATION
- AMENITIES
- BOH PROGRAM
- UNIT A1
- UNIT A2
- UNIT B1
- UNIT B2
- UNIT B3



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CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

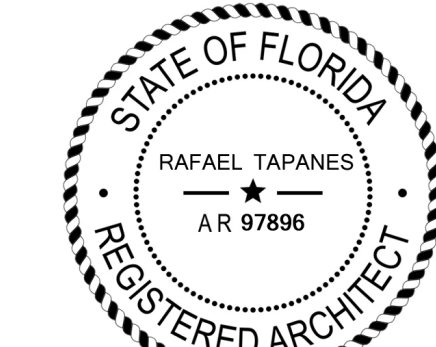
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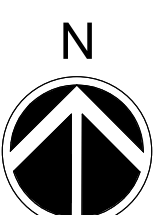
DISCIPLINE / SHEET TITLE:

OVERALL FLOOR PLAN - LEVEL 08

SCALE: AS SHOWN

SHEET NO:

A-203



OVERALL FLOOR PLAN - LEVEL 08

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

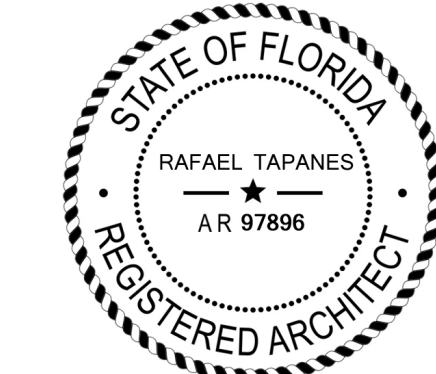


FINAL TAC (NOT FOR CONSTRUCTION)

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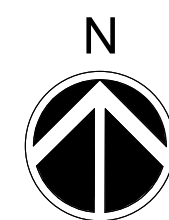
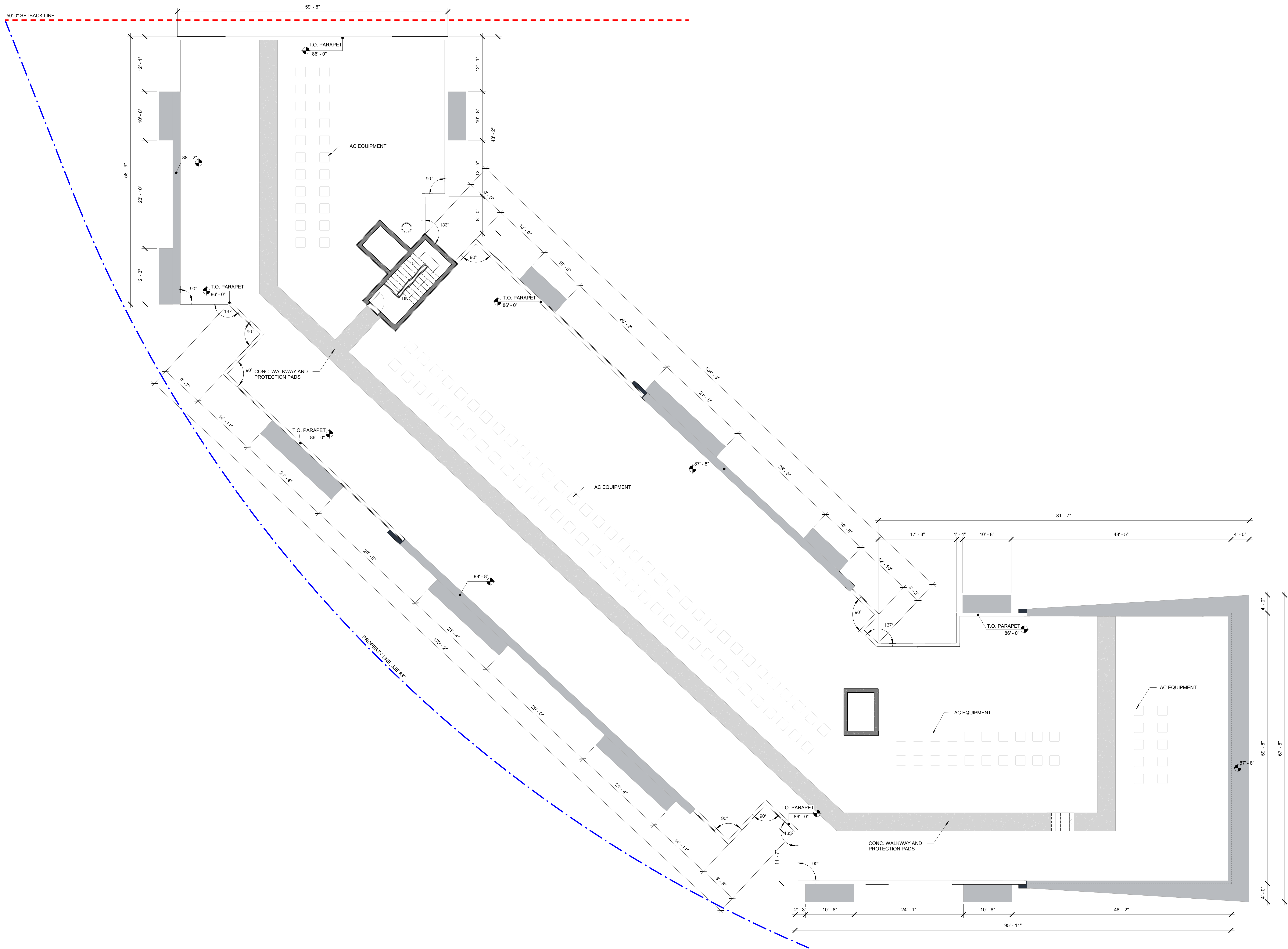
DISCIPLINE / SHEET TITLE:

OVERALL ROOF PLAN

SCALE: AS SHOWN

SHEET NO.

A-204



OVERALL ROOF PLAN

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



FINAL TAC (NOT FOR CONSTRUCTION)

ELEVATION LEGEND

- 1

PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA)
- 2A

STUCCO FINISH W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)
- 2B

STUCCO FINISH W/ ACCENT PAINT COLOR (SW 7660- EARL GREY)
- 3

W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT
- 4A

BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)
- 4B

CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)
- 4C

CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)
- 5A

42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL
- 5B

42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM 1/2" VERTICAL RODS TO REJECT 4" OBJECTS
- 6

WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)
- 7

SLIDING DOOR W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)
- 8

IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM.
- 9

ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN
- 10

STAIR SHAFT SCREEN
- 11

LIGHT FIXTURE
- 12

GREEN WALL (VEGETATION)

MATERIAL LEGEND

- 1 - PAINTED STUCCO FINISH
4C - CONCRETE SLAB
CONCRETE - FINISHED W/
ACCENT PAINT COLOR

SW 7551 - GREEK VILLA
- 2A - STUCCO FINISH W/
ACCENT PAINT COLOR

4A&4B - BALCONY/TERRACE
CONCRETE SLAB
CONCRETE - FINISHED W/
ACCENT PAINT COLOR

SW 9179- ANCHORS WEIGH
- 2B- STUCCO FINISH W/
ACCENT PAINT COLOR

SW 7660- EARL GREY
- 3- W/ TAUPE - SHERWIN-
WILLIAMS

SW 7633 - NEUTRAL PAINT
COLOR
- 3-STUCCO FINISH W/
GOLDEN OAK WOODEN SLAT
- 5A - RAILINGS W/ANODIZED
ALUMINUM W/GLASS PANEL

FRAME COLOR:
ALUMINUM - BLACK

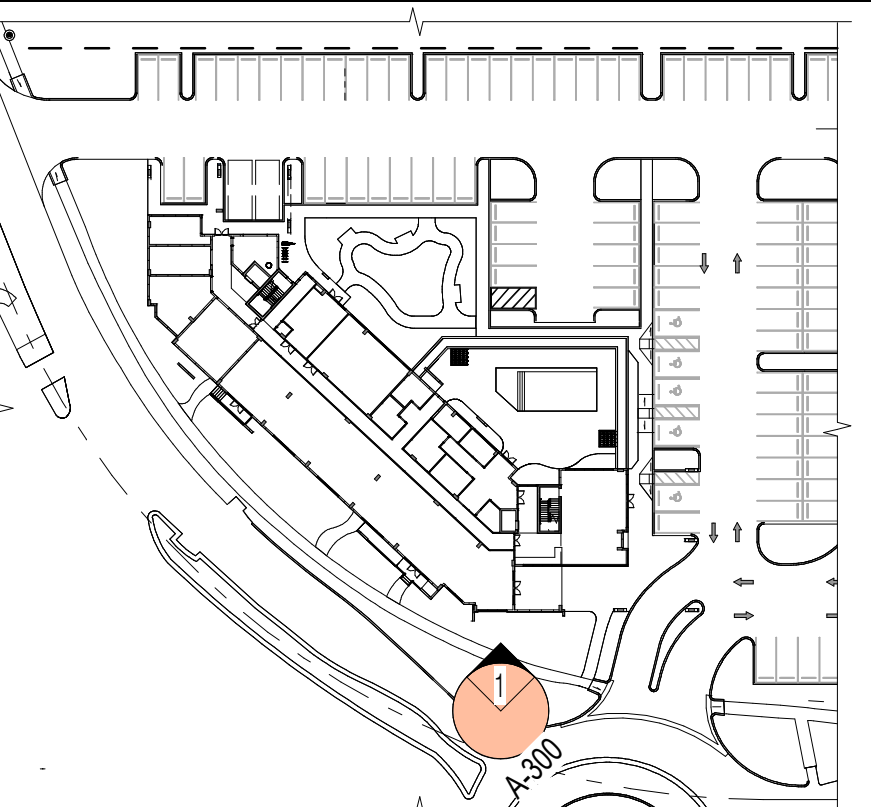
GLASS COLOR: CLEAR BLUE
- 5B - RAILINGS W/ANODIZED
ALUMINUM

FRAME COLOR: ALUMINUM -
BLACK
- 6 & 7 - WINDOW AND DOOR
W/ ALUMINUM FRAME &
IMPACT RESISTANT GLASS

FRAME COLOR:
ALUMINUM - BLACK

GENERAL NOTES:

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 75'-0".



GENERAL ELEVATION DIAGRAM
(SOUTH ELEVATION-1)



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



1. COLORED BUILDING ELEVATION - SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"

FINAL TAC (NOT FOR CONSTRUCTION)

CLIENT / PROJECT:

HILLCREST VILLAGE
1101 HILLCREST DRIVE,
HOLLYWOOD, FL 33021

CONSULTANTS:

CIVIL
HSQ GROUP, LLC
4577 N NOB HILL ROAD, SUITE 205
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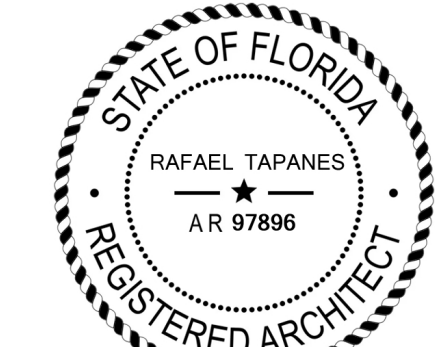
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION-SOUTH
ELEVATION 1

SCALE: AS SHOWN

SHEET NO.

A-300

ELEVATION LEGEND

- | | | | | | | | | | | | | | |
|----|---|----|---|----|---|----|--|---|---|---|---|----|-------------------------|
| 1 | PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA) | 3 | W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT | 4B | CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH) | 5A | 42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL | 6 | WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.) | 8 | IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM. | 10 | STAIR SHAFT SCREEN |
| 2A | STUCCO FINISH W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH) | | | | | | | 7 | SLIDING DOOR W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.) | 9 | ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN | 11 | LIGHT FIXTURE |
| 2B | STUCCO FINISH W/ ACCENT PAINT COLOR (SW 7660- EARL GREY) | 4A | BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH) | 4C | CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA) | 5B | 42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM.1/2" VERTICAL RODS TO REJECT 4" OBJECTS | | | | | 12 | GREEN WALL (VEGETATION) |

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH
4C - CONCRETE SLAB
CONCRETE - FINISHED W/
ACCENT PAINT COLOR
SW 7551 - GREEK VILLA

2A - STUCCO FINISH W/
ACCENT PAINT COLOR
4A&4B - BALCONY/TERRACE
CONCRETE SLAB
CONCRETE - FINISHED W/
ACCENT PAINT COLOR
SW 9179- ANCHORS WEIGH

2B- STUCCO FINISH W/
ACCENT PAINT COLOR
SW 7660- EARL GREY

3- W/ TAUPE - SHERWIN-
WILLIAMS
SW 7633 - NEUTRAL PAINT
COLOR

3-STUCCO FINISH W/
GOLDEN OAK WOODEN SLAT

WOODEN SLAT
1/4" x 3/4"
TYP. 1/2" x 3/8"
VARIES

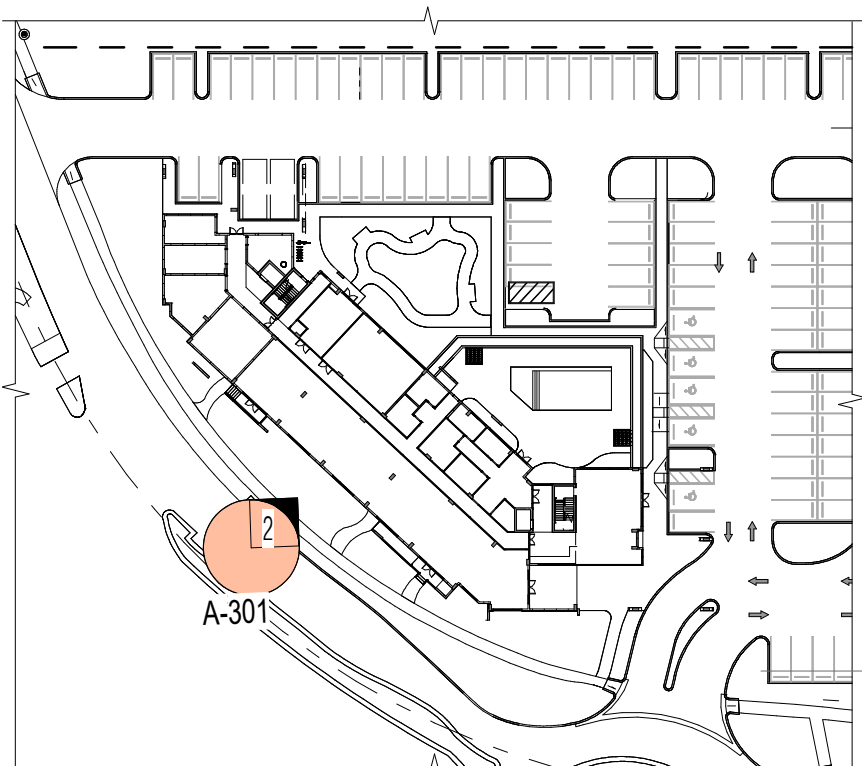
5A - RAILINGS W/ANODIZED
ALUMINUM W/GLASS PANEL
FRAME COLOR:
ALUMINUM - BLACK
GLASS COLOR: CLEAR BLUE

5B - RAILINGS W/ANODIZED
ALUMINUM
FRAME COLOR: ALUMINUM -
BLACK

6 & 7 - WINDOW AND DOOR
W/ ALUMINUM FRAME &
IMPACT RESISTANT GLASS
FRAME COLOR:
ALUMINUM - BLACK

GENERAL NOTES:

- ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
- MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 75'-0".



GENERAL ELEVATION DIAGRAM
(EAST ELEVATION-1)



2 PARTIAL EAST ELEVATION - 1
SCALE: 1/8" = 1'-0"



2 COLORED BUILDING ELEVATION-PARTIAL EAST ELEVATION-1
SCALE: 1/8" = 1'-0"

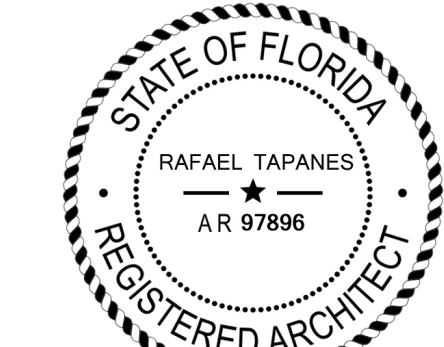
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING
ELEVATION-PARTIAL EAST ELEVATION
1

SCALE: AS SHOWN

SHEET NO.

A-301

1

PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA)

2A

STUCCO FINISH W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)

2B

STUCCO FINISH W/ ACCENT PAINT COLOR (SW 7660- EARL GREY)

3

W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT

4A

BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)

4B

CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)

4C

CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)

5A

42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL

5B

42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM 1/2" VERTICAL RODS TO REJECT 4" OBJECTS

6

WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)

7

SLIDING DOOR W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)

8

IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM.

9

ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN

10

STAIR SHAFT SCREEN

11

LIGHT FIXTURE

12

GREEN WALL (VEGETATION)

1 - PAINTED STUCCO FINISH

4C - CONCRETE SLAB

CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 7551 - GREEK VILLA

2A - STUCCO FINISH W/ ACCENT PAINT COLOR

4A&4B - BALCONY/TERRACE CONCRETE SLAB

CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 9179- ANCHORS WEIGH

2B- STUCCO FINISH W/ ACCENT PAINT COLOR

SW 7660- EARL GREY

3- W/ TAUPE - SHERWIN-WILLIAMS

SW 7633 - NEUTRAL PAINT COLOR

3-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT

TYP. 1/2"

3/8"

VARIABLE

WOODEN SLAT 1/34"

5A - RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL

FRAME COLOR: ALUMINUM - BLACK

GLASS COLOR: CLEAR BLUE

5B - RAILINGS W/ANODIZED ALUMINUM

FRAME COLOR: ALUMINUM - BLACK

6 & 7 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

FRAME COLOR: ALUMINUM - BLACK

GENERAL NOTES:

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

2. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 75'-0".

GENERAL ELEVATION DIAGRAM (EAST ELEVATION-2)

3

EAST ELEVATION - 2

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

3

COLORED BUILDING ELEVATION-EAST ELEVATION - 2

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

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w - www.realizationarchitects.com

CLIENT / PROJECT:

HILLCREST VILLAGE

1101 HILLCREST DRIVE,

HOLLYWOOD, FL 33021

CONSULTANTS:

CIVIL

HSQ GROUP, LLC

4577 N NOB HILL ROAD, SUITE 205

SUNRISE, FLORIDA 33351

(954) 440-6990 X1000

Justine@hsqgroup.net

LANDSCAPE

WALKLAUD

6915 SW 57TH AVENUE ||

SUITE 203

CORAL GABLES, FL 33143

O-785-538-2088

Devin@walklaud.com

11.21.2024

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STATE OF FLORIDA

RAFAEL TAPANES

A.R. 97896

REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION-EAST ELEVATION 2

SCALE: AS SHOWN

SHEET NO. A-302

1

PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA)

2A

STUCCO FINISH W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)

2B

STUCCO FINISH W/ ACCENT PAINT COLOR (SW 7660- EARL GREY)

3

W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT

4A

BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)

4B

CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)

4C

CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)

5A

42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL

5B

42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM 1/2" VERTICAL RODS TO REJECT 4" OBJECTS

6

WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)

7

SLIDING DOOR W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)

8

IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM.

9

ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN

10

STAIR SHAFT SCREEN

11

LIGHT FIXTURE

12

GREEN WALL (VEGETATION)

1 - PAINTED STUCCO FINISH

4C - CONCRETE SLAB

CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 7551 - GREEK VILLA

2A - STUCCO FINISH W/ ACCENT PAINT COLOR

4A&4B - BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 9179- ANCHORS WEIGH

2B- STUCCO FINISH W/ ACCENT PAINT COLOR

SW 7660- EARL GREY

3- W/ TAUPE - SHERWIN-WILLIAMS

SW 7633 - NEUTRAL PAINT COLOR

3-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT

TYP. 1/2"

3B

VARIABLE

WOODEN SLAT 3/4"

5A - RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL

FRAME COLOR: ALUMINUM - BLACK

GLASS COLOR: CLEAR BLUE

5B - RAILINGS W/ANODIZED ALUMINUM

FRAME COLOR: ALUMINUM - BLACK

6 & 7 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

FRAME COLOR: ALUMINUM - BLACK

GENERAL NOTES:

1.

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

2.

MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 75'-0".

GENERAL ELEVATION DIAGRAM (NORTH ELEVATION-1)

4 NORTH ELEVATION - 1

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

4 COLORED BUILDING ELEVATION-NORTH ELEVATION - 1

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

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REVISIONS:

No.	Description	Date
1	Revision 1	02/12/2025

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11.21.2024

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STATE OF FLORIDA

RAFAEL TAPANES

★

R 97896

REGISTERED ARCHITECT

RAFAEL TAPANES

AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION - NORTH ELEVATION 1

SCALE:

AS SHOWN

SHEET NO.

A-303

174

ELEVATION LEGEND

- 1

PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA)
- 2A

STUCCO FINISH W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)
- 2B

STUCCO FINISH W/ ACCENT PAINT COLOR (SW 7660- EARL GREY)
- 3

W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT
- 4A

BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)
- 4B

CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)
- 4C

CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)
- 5A

42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL
- 5B

42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM 1/2" VERTICAL RODS TO REJECT 4" OBJECTS
- 6

WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)
- 7

SLIDING DOOR W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)
- 8

IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM.
- 9

ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN
- 10

STAIR SHAFT SCREEN
- 11

LIGHT FIXTURE
- 12

GREEN WALL (VEGETATION)

MATERIAL LEGEND

- 1 - PAINTED STUCCO FINISH
4C - CONCRETE SLAB
CONCRETE - FINISHED W/
ACCENT PAINT COLOR

SW 7551 - GREEK VILLA
- 2A - STUCCO FINISH W/
ACCENT PAINT COLOR

4A&4B - BALCONY/TERRACE
CONCRETE SLAB
CONCRETE - FINISHED W/
ACCENT PAINT COLOR

SW 9179- ANCHORS WEIGH
- 2B- STUCCO FINISH W/
ACCENT PAINT COLOR

SW 7660- EARL GREY
- 3- W/ TAUPE - SHERWIN-
WILLIAMS

SW 7633 - NEUTRAL PAINT
COLOR
- 3-STUCCO FINISH W/
GOLDEN OAK WOODEN SLAT
- 5A - RAILINGS W/ANODIZED
ALUMINUM W/GLASS PANEL

FRAME COLOR:
ALUMINUM - BLACK

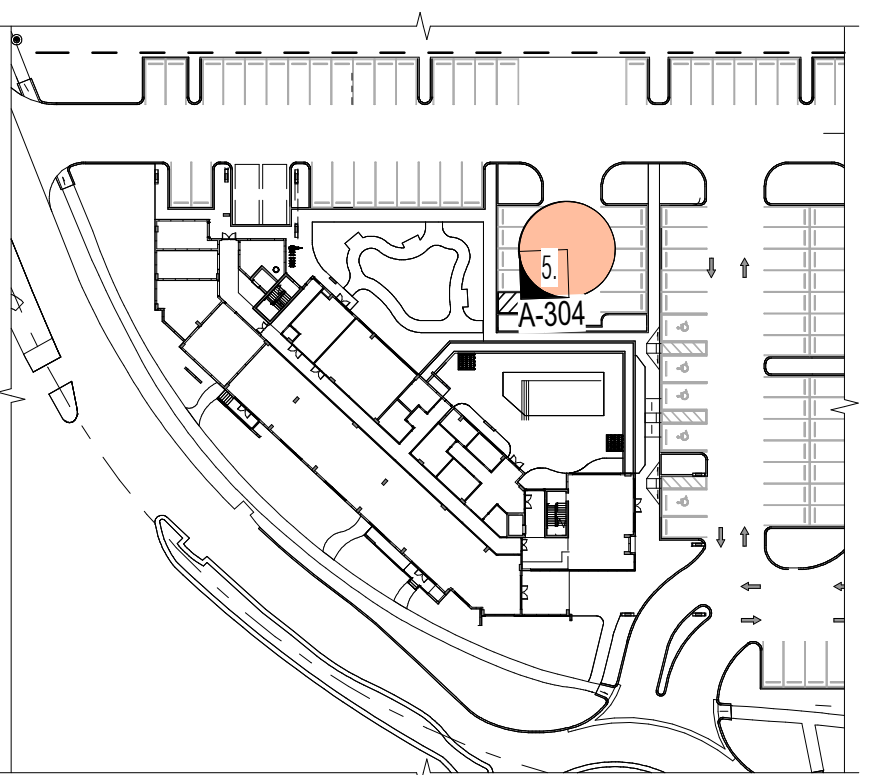
GLASS COLOR: CLEAR BLUE
- 5B - RAILINGS W/ANODIZED
ALUMINUM

FRAME COLOR: ALUMINUM -
BLACK
- 6 & 7 - WINDOW AND DOOR
W/ ALUMINUM FRAME &
IMPACT RESISTANT GLASS

FRAME COLOR:
ALUMINUM - BLACK

GENERAL NOTES:

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
2. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 75'-0".



GENERAL ELEVATION DIAGRAM
(WEST ELEVATION-1)



5 PARTIAL WEST ELEVATION - 1
SCALE: 1/8" = 1'-0"



5. COLORED BUILDING ELEVATION-PARTIAL WEST ELEVATION 1
SCALE: 1/8" = 1'-0"

FINAL TAC (NOT FOR CONSTRUCTION)



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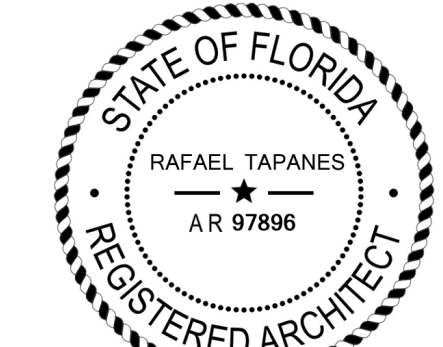
LANDSCAPE
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION -
PARTIAL WEST ELEVATION 1

SCALE: AS SHOWN

SHEET NO.

A-304

ELEVATION LEGEND

- 1

PAINTED STUCCO FINISH (SW 7551 - GREEK VILLA)
- 2A

STUCCO FINISH W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)
- 2B

STUCCO FINISH W/ ACCENT PAINT COLOR (SW 7660- EARL GREY)
- 3

W/ TAUPE - SHERWIN-WILLIAMS (SW 7633 - NEUTRAL PAINT COLOR)-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT
- 4A

BALCONY/TERRACE CONCRETE SLAB CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)
- 4B

CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 9179- ANCHORS AWEIGH)
- 4C

CONCRETE SLAB-CONCRETE - FINISHED W/ ACCENT PAINT COLOR (SW 7551 - GREEK VILLA)
- 5A

42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL
- 5B

42" HIGH A.F.F. RAILINGS W/ANODIZED ALUMINUM 1/2" VERTICAL RODS TO REJECT 4" OBJECTS
- 6

WINDOW W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)
- 7

SLIDING DOOR W/ ALUM. FRAME & IMPACT RESISTANT GLASS (TYP.)
- 8

IMPACT RESISTANT GLASS & ALUMINUM STOREFRONT SYSTEM.
- 9

ACCENT MATERIAL FOR CARPENTRY - PVC EXTERIOR PANEL-STAIR SHAFT SCREEN
- 10

STAIR SHAFT SCREEN
- 11

LIGHT FIXTURE
- 12

GREEN WALL (VEGETATION)

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH

4C - CONCRETE SLAB

CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 7551 - GREEK VILLA

2A - STUCCO FINISH W/ ACCENT PAINT COLOR

4A&4B - BALCONY/TERRACE CONCRETE SLAB

CONCRETE - FINISHED W/ ACCENT PAINT COLOR

SW 9179- ANCHORS WEIGH

2B- STUCCO FINISH W/ ACCENT PAINT COLOR

SW 7660- EARL GREY

3- W/ TAUPE - SHERWIN-WILLIAMS

SW 7633 - NEUTRAL PAINT COLOR

3-STUCCO FINISH W/ GOLDEN OAK WOODEN SLAT

TYP. 1/2"

3B

VARIES

WOODEN SLAT 3/4"

5A - RAILINGS W/ANODIZED ALUMINUM W/GLASS PANEL

FRAME COLOR: ALUMINUM - BLACK

GLASS COLOR: CLEAR BLUE

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6 & 7 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS

FRAME COLOR: ALUMINUM - BLACK

GENERAL NOTES:

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

2. MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 75'-0".

GENERAL ELEVATION DIAGRAM (WEST ELEVATION-2)

6 COLORED BUILDING ELEVATION-WEST ELEVATION 2
SCALE: 1/8" = 1'-0"

FINAL TAC (NOT FOR CONSTRUCTION)

RA
REALIZATION
ARCHITECTS

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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION - WEST ELEVATION 2

SCALE: AS SHOWN

SHEET NO.

A-305

176



01 RENDER 01 (SOUTH FACADE)
SCALE: N/A



02 RENDER 02 (SOUTH-EAST FACADE)
SCALE: N/A



03 RENDER 03 (NORTH-EAST FACADE)
SCALE: N/A



04 RENDER 04 (SOUTH-EAST FACADE)
SCALE: N/A

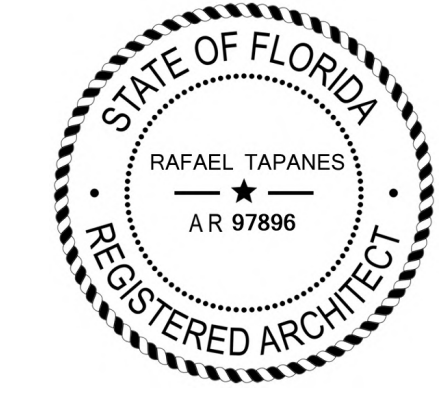
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

3D VIEW

SCALE: AS SHOWN

SHEET NO.

A-1000.

HILLCREST APARTMENTS

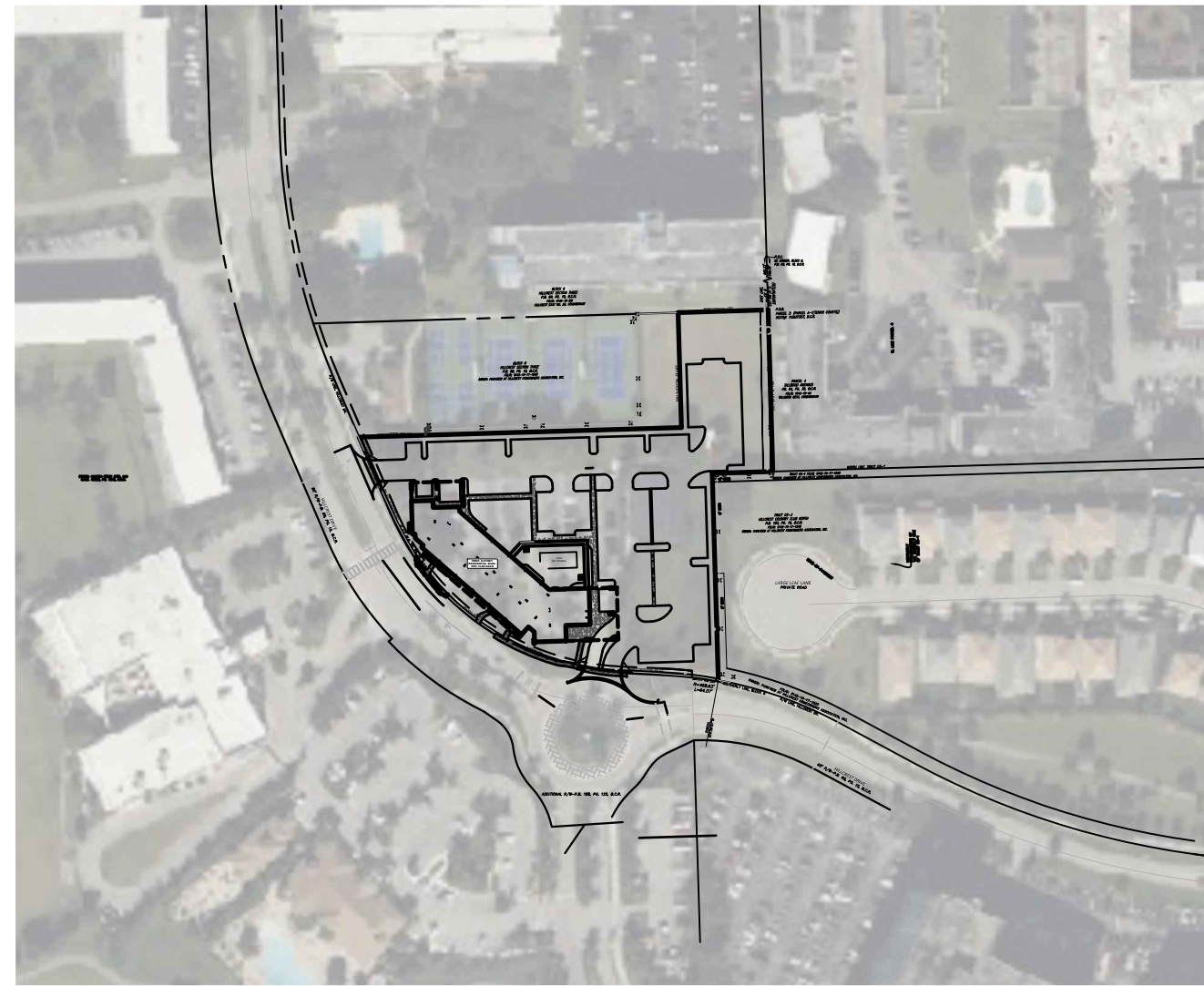
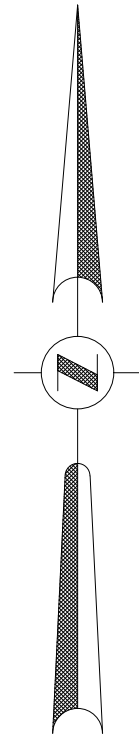
1101 HILLCREST DRIVE

HOLLYWOOD, BROWARD COUNTY, FLORIDA 33021

HOUSING TRUST GROUP

PLAN SHEET INDEX

SHEET NUMBER	SHEET TITLE	Sheet Number
CS-1	COVER SHEET	CS-1
DM-1	DEMOLITION PLAN	DM-1
SPM-1	SIGNAGE AND PAVEMENT MARKINGS PLAN	SPM-1
FT-1	FIRE ACCESS PLAN	FT-1
WM-1	WASTE MANAGEMENT PLAN	WM-1
PD-1	PAVING AND DRAINAGE PLAN	PD-1
PD-2	PAVING AND DRAINAGE DETAILS	PD-2
SWPPP-1	STORMWATER POLLUTION PREVENTION PLAN	SWPPP-1
WS-1	UTILITY PLAN	WS-1
WS-2	WATER AND SEWER DETAILS	WS-2
WS-3	WATER AND SEWER DETAILS	WS-3
WS-4	WATER AND SEWER DETAILS	WS-4



LOCATION MAP

SCALE: 1" = 200'
SECTION 15 / TOWNSHIP 51 S / RANGE / 42 E

FOLIO: 5142-19-27-0034

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF TRACT OS-1 AND A PORTION OF TRACT OS-3, HILLCREST COUNTRY CLUB NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE NORTH LINE OF SAID TRACT OS-1 AND SAID PLAT OF HILLCREST COUNTRY CLUB NORTH, NORTH 88°17'07" EAST, A DISTANCE OF 29.91 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 01°43'26" EAST, A DISTANCE OF 124.74 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE WEST LINE OF SAID TRACT OS-1, SOUTH 88°16'34" WEST, A DISTANCE OF 29.91 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 01°43'26" WEST, A DISTANCE OF 124.74 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (EAST OF TENNIS COURTS)

A PORTION OF BLOCK 6, HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE, ALONG THE EAST LINE OF SAID BLOCK 6, SOUTH 01°38'31" EAST, A DISTANCE OF 460.33 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE OF BLOCK 6, SOUTH 01°38'31" EAST, A DISTANCE OF 131.67 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 88°17'07" WEST, A DISTANCE OF 103.00 FEET TO A POINT ON A LINE 103.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF BLOCK 6; THENCE, ALONG SAID PARALLEL LINE, NORTH 01°38'31" WEST, A DISTANCE OF 131.67 FEET; THENCE, NORTH 88°17'07" EAST, A DISTANCE OF 103.00 FEET TO THE POINT OF BEGINNING;

PARCEL 3:

THAT PORTION OF BLOCKS 6 AND 9 OF "HILLWOOD SECTION THREE" AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6, RUN S0°39'59"W ON AN ASSUMED BEARING 592 FEET TO THE POINT OF BEGINNING; THENCE, N89°25'23"W 471.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HILLCREST DRIVE; THENCE, S20°55'56"E ALONG SAID EASTERLY RIGHT-OF-WAY 94.61 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A 300 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°06'35", AN ARC DISTANCE OF 335.68 FEET TO A POINT OF TANGENCY; THENCE, S85°02'31"E 48.17 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A 468.63 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7°49'58", AN ARC DISTANCE OF 64.07 FEET; THENCE, N0°34'04"E 112 FEET; THENCE, N89°25'56"W 29.91 FEET; THENCE, N0°34'04"E 124.74 FEET; THENCE, S89°25'23"E 99.29 FEET; THENCE, N0°38'59"E 53.33 FEET TO THE POINT OF BEGINNING.

SITE DEVELOPMENT PLANS

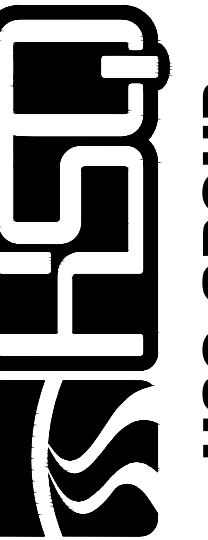


HSQ GROUP, INC.

Engineers · Planners · Surveyors
4577 N Nob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

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 STREET AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

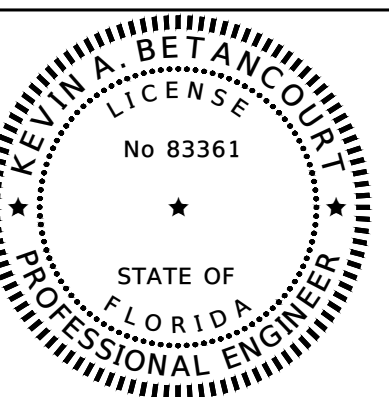


C26258 · LB7924

HILLCREST APARTMENTS
1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

COVER SHEET

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:



DATE: 2/12/25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80

SHEET: CS-1

SIGN LEGEND

-  R1-1 "STOP SIGN" (30" X 30")
-  HANDICAP PARKING ONLY SIGN (SEE DETAIL)
-  W11-02 "PEDESTRIAN CROSSING" SIGN W/
W16-07PR ARROW

GENERAL TRAFFIC NOTES AND CONDITIONS:

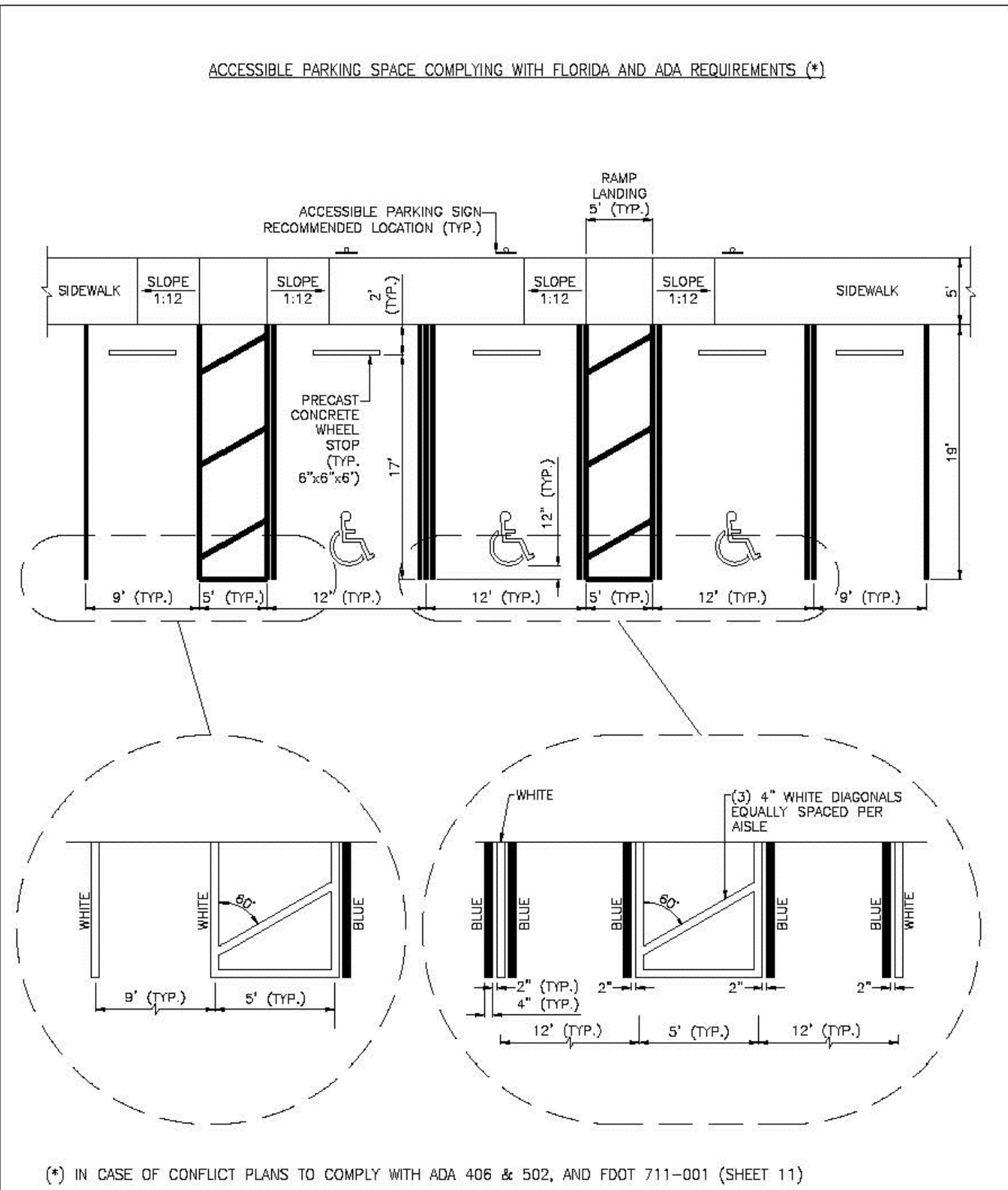
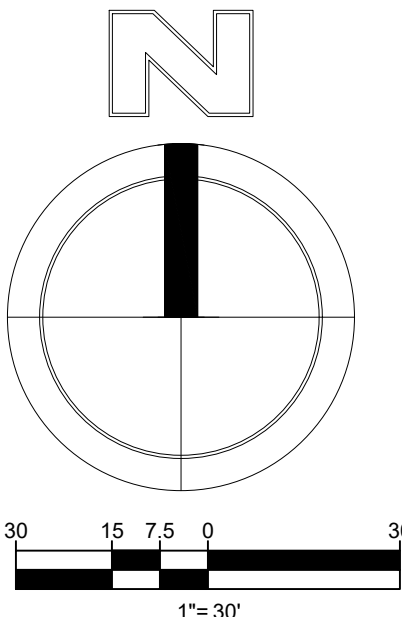
- ALL STOP BARS ARE TO BE INSTALLED 4' MIN. BEHIND ADJACENT TRAVEL LANES OR PEDSTRIAN CROSS WALKS.
- ALL "STOP" SIGNS ARE TO BE COLUMN MOUNTED AT A HEIGHT OF 7'-0" MINIMUM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS PER APPLICABLE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND MATCHING EXISTING PAVEMENT MARKINGS AND REFLECTIVE PAVEMENT MARKERS WHERE REQUIRED.
- SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS, ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER AND/OR INSPECTOR.
- CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED RECONFIGURATION BY WATER JETTING METHOD OR APPROVED EQUAL.
- 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 PERMITS ARE REQUIRED FOR EACH SIGN.

BLOCK 6
HILLCREST SECTION THREE
P.B. 69, PG. 10, B.C.R.
F.O.I.D. 5142-19-38
HILLCREST EAST NO. 20, CONDOMINIUM

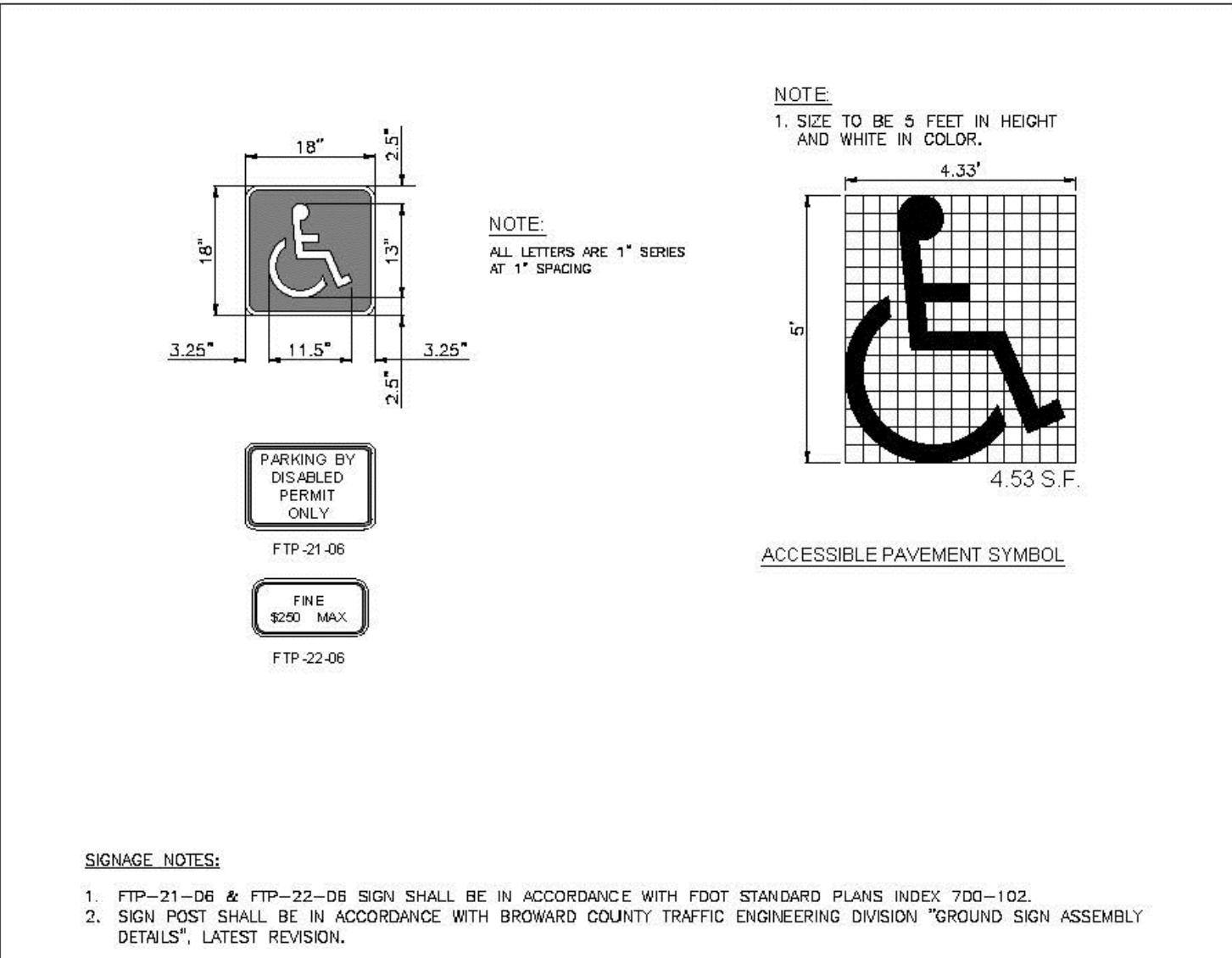
BLOCK 6
HILLCREST SECTION THREE
P.B. 69, PG. 10, B.C.R.
F.O.I.D. 5142-19-17-1630
OWNER: PARKVIEW AT HILLCREST HOMEOWNERS ASSOCIATION, INC.

TRACT OS-3
HILLCREST COUNTRY CLUB NORTH
P.B. 183, PG. 16, B.C.R.
F.O.I.D. 5142-19-17-1540
OWNER: PARKVIEW AT HILLCREST HOMEOWNERS ASSOCIATION, INC.

DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NORTH AMERICAL
VERTICAL DATUM OF 1983 (NAVD 83).



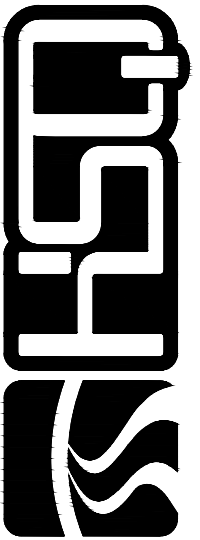
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21A
APPROVED: JG		



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

HILLCREST APARTMENTS 1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

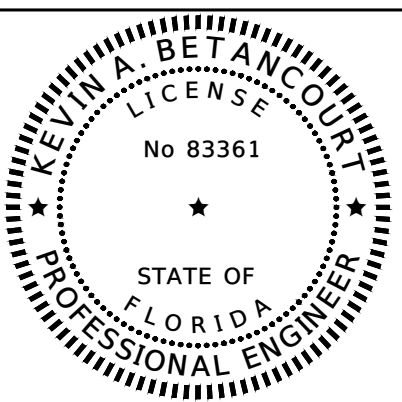
SIGNAGE AND PAVEMENT MARKINGS PLAN



HSQ GROUP
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C26258 - LB7924

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:



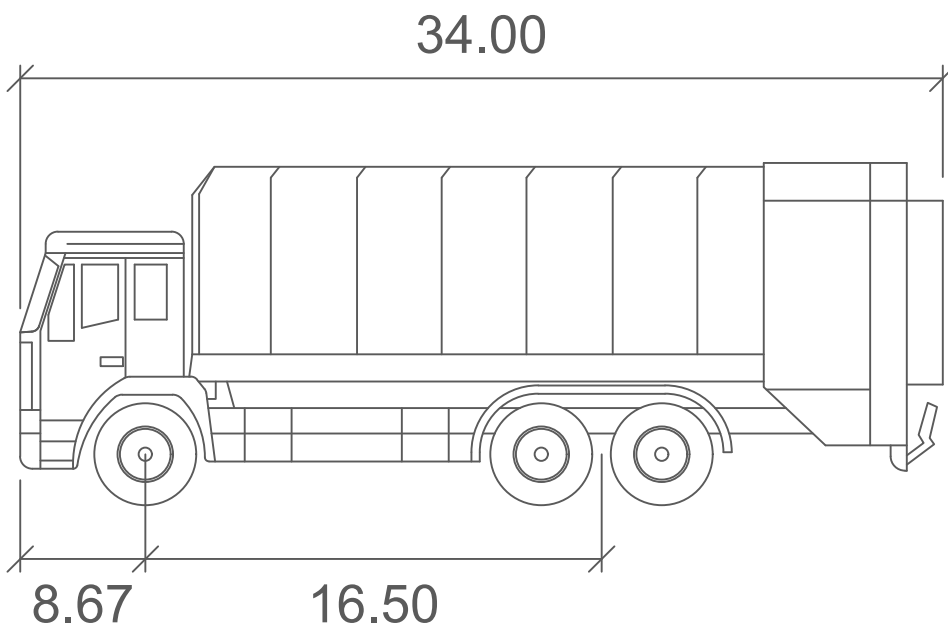
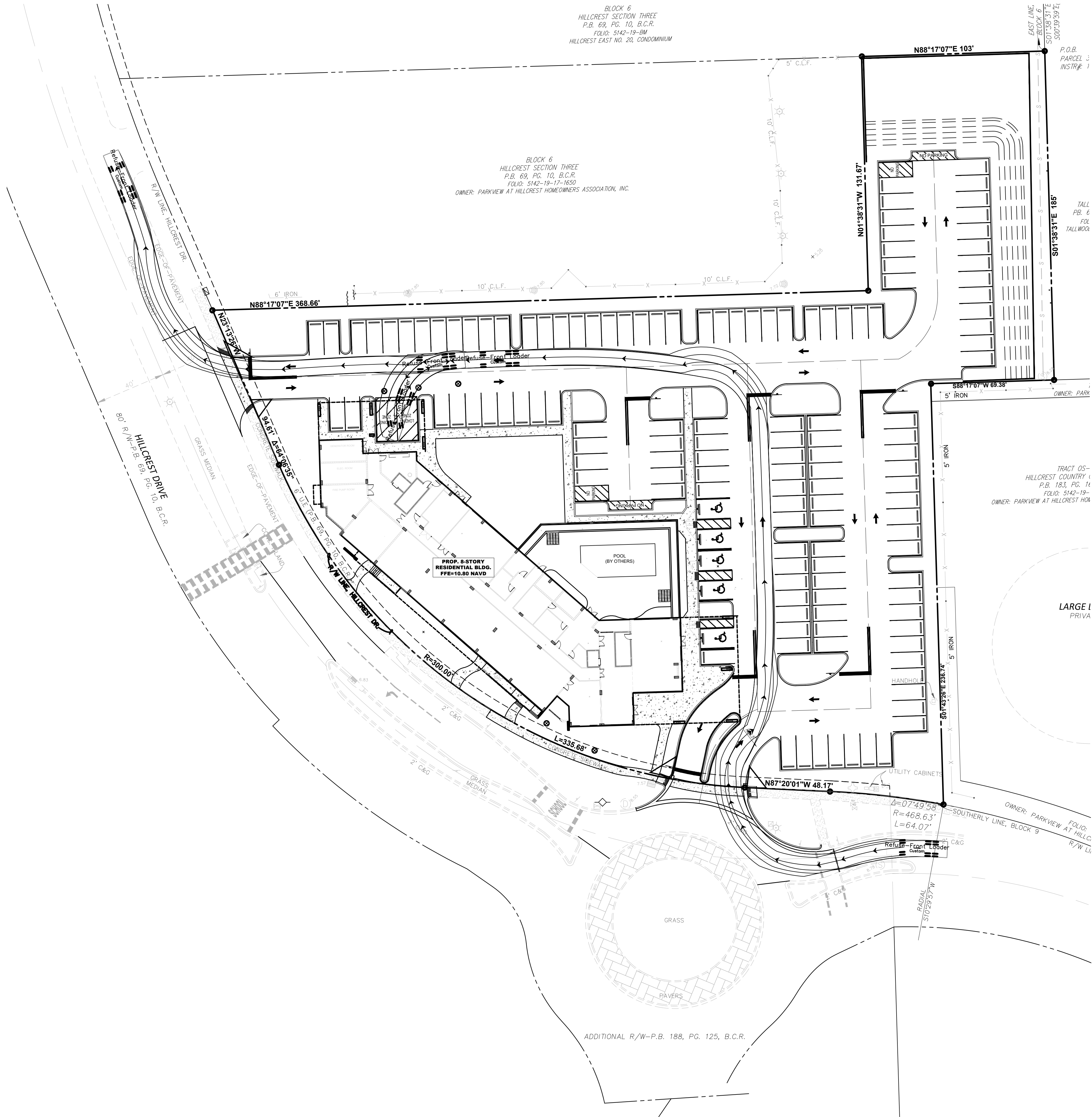
DATE: 2/12/25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80

SHEET: SPM-1

This drawing was prepared by the engineer and sealed by KEVIN A. BETANCOURT, P.E. in accordance with the Florida Board of Professional Engineers and Surveyors.

DATE: Feb 12, 2025 - 3:41pm W:\VISO Broward\Civil Projects\2024\2410-80 Hillcrest Drive Apartments\Drawings\Construction Plans\241080-WMP.dwg



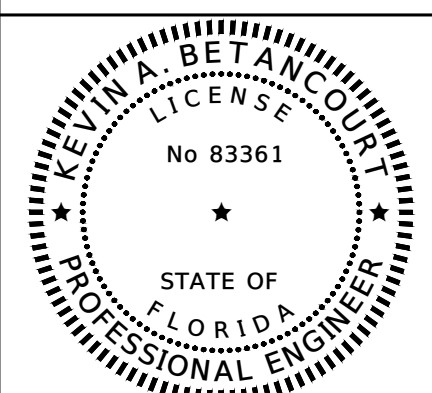
Refuse-Front Loader

	feet
Width	: 9.00
Track	: 9.00
Lock to Lock Time	: 6.0
Steering Angle	: 29.0



HILLCREST APARTMENTS 1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021 WASTE MANAGEMENT PLAN

DATE:	02/25
DESIGNED BY:	JAL
DRAWN BY:	MR
CHECKED BY:	KB



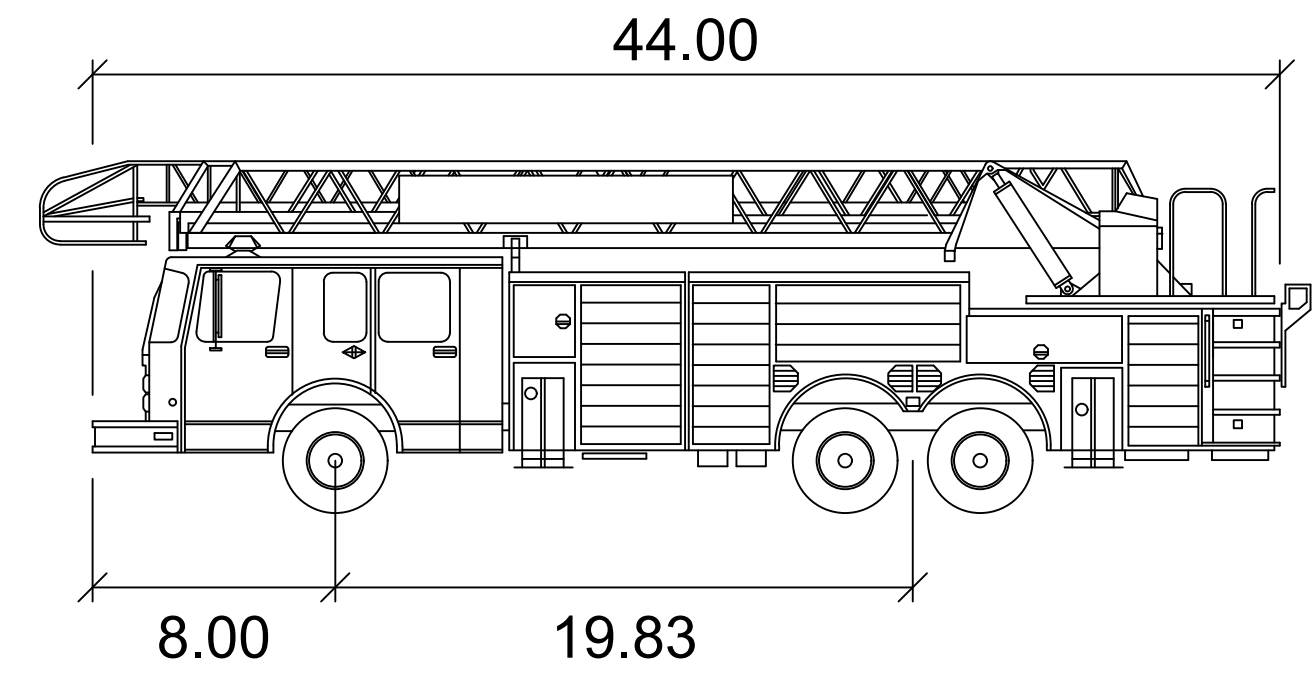
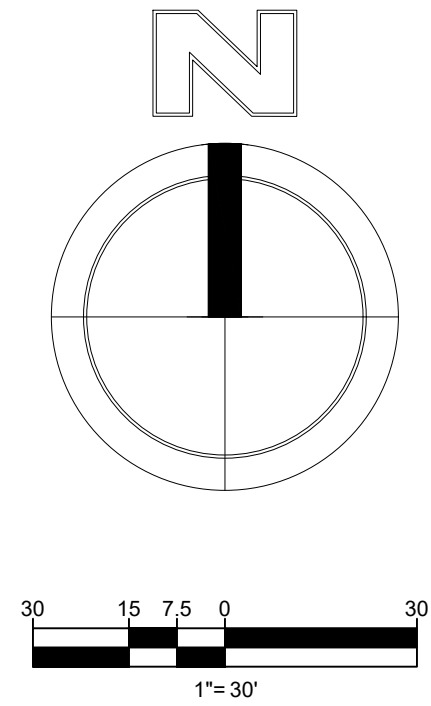
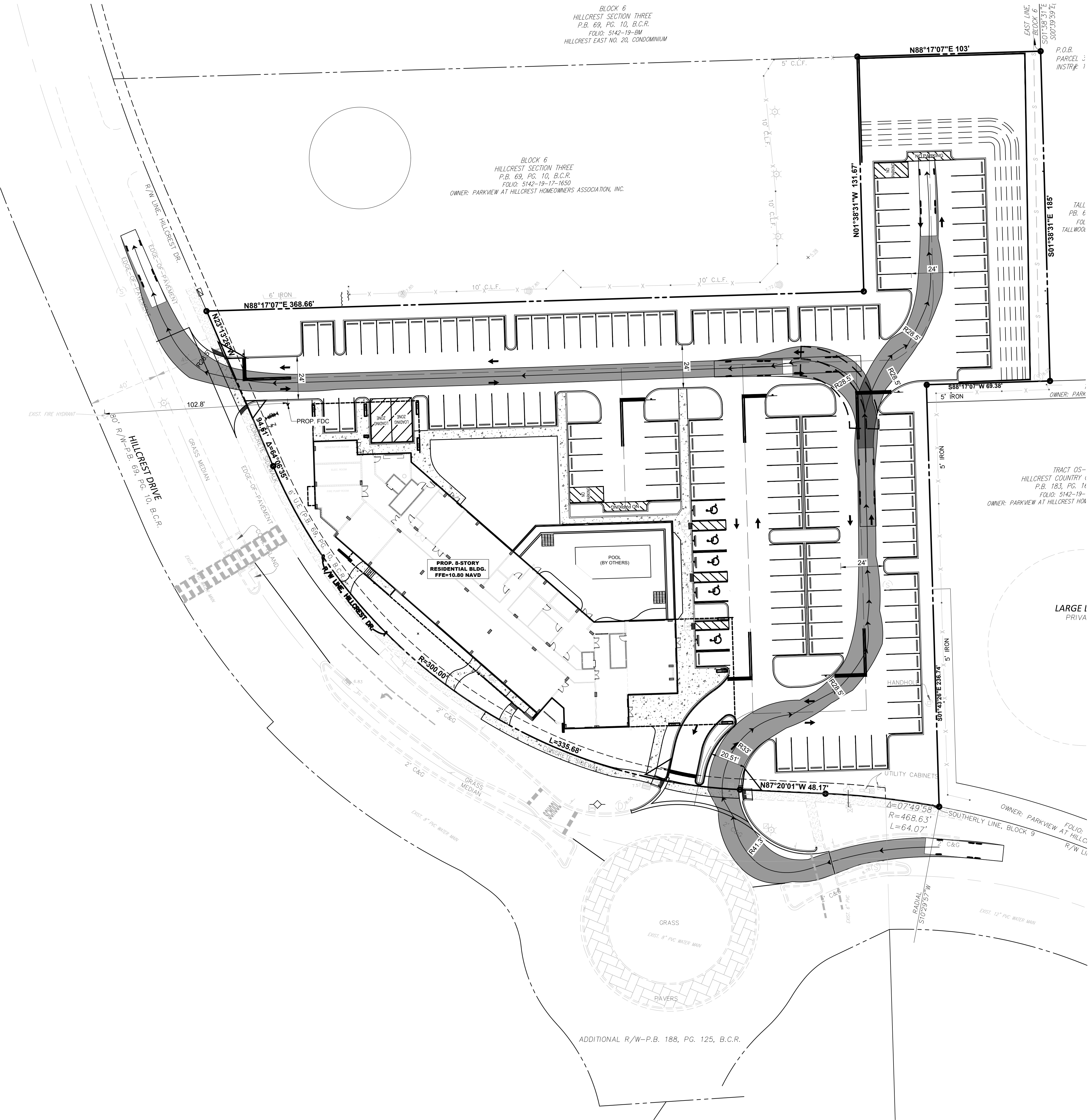
DATE: 2/12/25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80

SHEET: WM-1

This is a true and correct copy of the original as submitted to the State of Florida, Department of Transportation, and is not to be used for any other purpose without the written consent of the Engineer.

DATE: Feb 12, 2025 - 3:42pm W:\HSQ Broward\Civil Projects\2024\2410-80 Hillcrest Drive Apartments\Drawings\Construction Plans\241080-FT.dwg



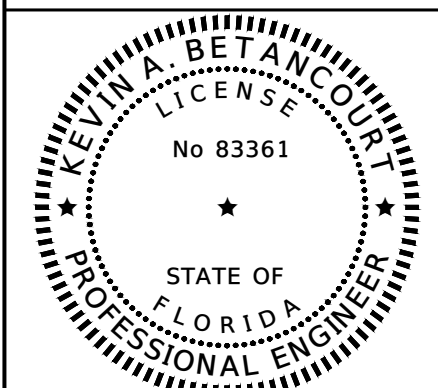
Fire Truck

	feet
Width	: 9.00
Track	: 9.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



HILLCREST APARTMENTS
1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021
FIRE ACCESS PLAN

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:



DATE: 2/12/25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80

SHEET: FT-1

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DATE: Feb 12, 2025 - 3:42pm W:\1550 Broward\Civil Projects\2024\2410-60 Hillcrest Drive Apartments\Drawings\Construction Plans\241060-PDF.dwg



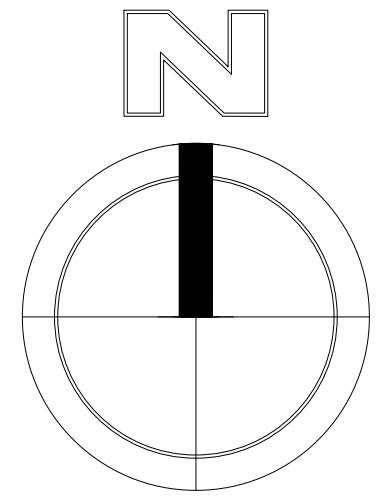
**SOUTH TOWER DRAINAGE
STRUCTURE SCHEDULE**

- S-01** TYPE "P" BOX (48" ROUND W/ FDOT TYPE C DITCH BOTTOM INLET TOP)
R.E.: 7.00
I.E.: 2.50 S
- S-02** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E.: 8.90
I.E.: 2.50 N
I.E.: 2.50 S (P.R.B.)
- S-03** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E.: 8.90
I.E.: 2.50 N
I.E.: 2.50 S (P.R.B.)
- S-04** TYPE "P" BOX (48" ROUND W/ U.S.F. 580 RING AND COVER)
R.E.: 9.05
I.E.: 2.50 N
I.E.: 2.50 W
- S-05** TYPE "J" BOX (60" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E.: 8.90
I.E.: 2.50 S (P.R.B.)
I.E.: 2.50 E (P.R.B.)
I.E.: 2.50 W (P.R.B.)
- S-06** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E.: 8.90
I.E.: 2.50 N (P.R.B.)
I.E.: 2.50 S (P.R.B.)
- S-07** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E.: 8.90
I.E.: 2.50 N (P.R.B.)
I.E.: 2.50 E (P.R.B.)
- S-08** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E.: 8.90
I.E.: 2.50 N (P.R.B.)
I.E.: 2.50 E (P.R.B.)
- S-09** TYPE "J" BOX (60" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E.: 8.90
I.E.: 2.50 S (P.R.B.)
I.E.: 2.50 E (P.R.B.)
I.E.: 2.50 W (P.R.B.)
- S-10** TYPE "J" BOX (60" ROUND W/ U.S.F. 580 RING AND COVER)
R.E.: 9.30
I.E.: 2.50 S
I.E.: 2.50 W
I.E.: 2.50 E
- S-11** TYPE "P" BOX (48" ROUND W/ U.S.F. 580 RING AND COVER)
R.E.: 9.60
I.E.: 2.50 N
- S-12** TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E.: 8.90
I.E.: 2.50 E (P.R.B.)
I.E.: 2.50 W (P.R.B.)
- S-13** TYPE "P" BOX (48" ROUND W/ U.S.F. 580 RING AND COVER)
R.E.: 7.35
I.E.: 2.50 E

NOTE:
ANY LIP FROM 1/4" BUT NOT GRATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PD-5 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE PAVEMENT (SEE PD-5 FOR SECTION DETAILS)
- PROPOSED MILL (1" THICK MIN.) AND OVERLAY ASPHALT

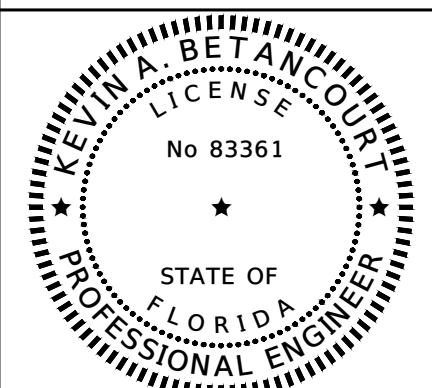


DATUM NOTE:
ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

HILLCREST APARTMENTS
1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

PAVING AND DRAINAGE PLAN

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:



DATE: 2/12/25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80

SHEET: PD-1



C26258 - LB7924

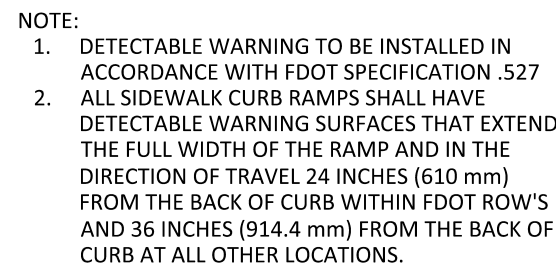
REVISIONS

BY

DATE

NO

This drawing was prepared by the engineer named herein and is not to be used for any other project without the written consent of the engineer named herein.

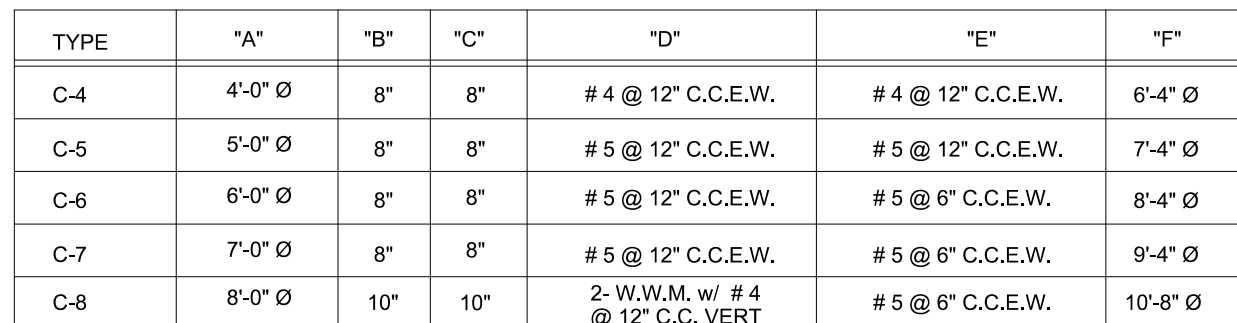


1. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180.
2. HANDICAP RAMP TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA GUIDELINES.
3. RAMP WIDTHS FOR CURB RAMP MAY BE REDUCED TO 3' MIN IN RESTRICTED CONDITIONS WHEN APPROVED BY THE ENGINEER.
4. LOWER LANDING NOT REQUIRED AT DRIVEWAYS, PARKING LOTS, OR OTHER AREAS WITH PAVEMENT CROSS-SLOPE LESS THAN 2% (0.02).

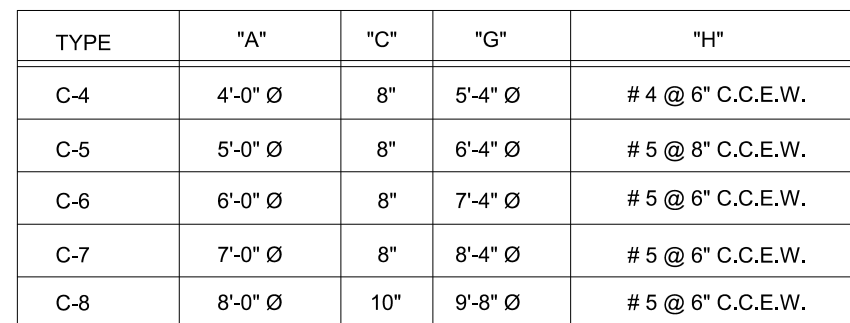


1. DETECTABLE WARNING SURFACES SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BOTTOM DIAMETER OF NOMINAL 9.0 INCH AND A TOP DIAMETER OF 5.4 INCH, A HEIGHT OF 0.2 INCH AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCH.
2. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
3. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.S.H.T.O. T-180.
4. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
5. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLATS.
6. PROVIDE EXPANSION JOINT (TYPE X) AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
7. PROVIDE FIBER/ FIBERS TO TOP O.C.
8. 4" HIGH CURB PROVIDED ON PARKING SIDE OF HANDICAP RAMP FOR EDGE PROTECTION. TOP OF CURB TO BE 4" ABOVE THE ADJACENT RAMP ELEVATION.
9. SLOPED CONCRETE SURFACE OF RAMP SHALL PROVIDE CONTRAST FROM STANDARD SIDEWALK.

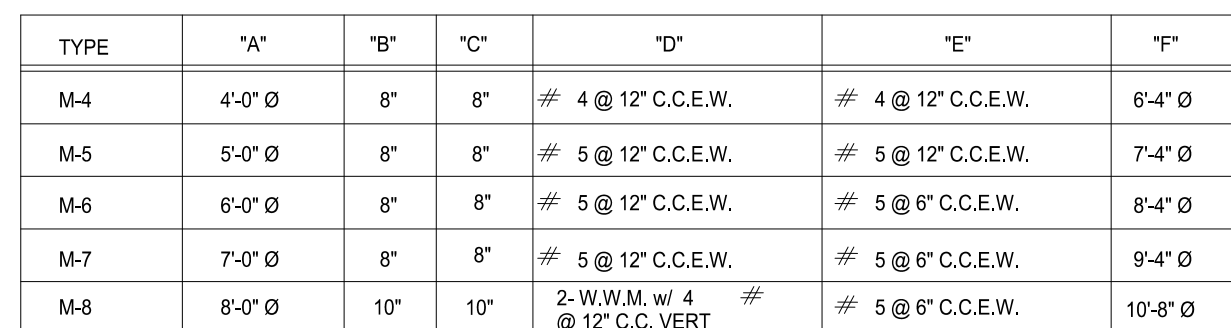
N.T.S. - PER F.D.O.T. INDEX 552-002



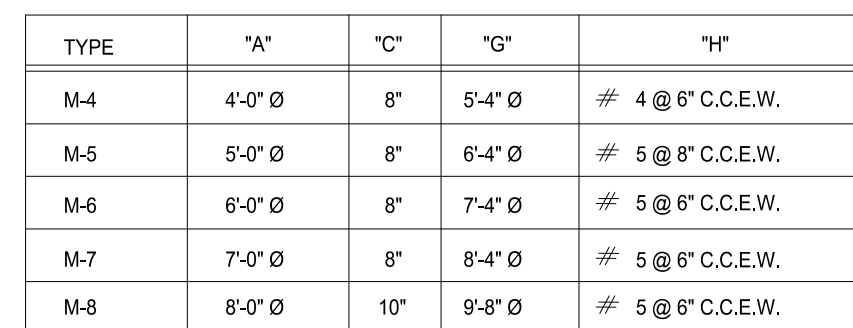
PRE-CAST CIRCULAR CATCH BASIN STRUCTURE DETAIL
N.T.S.



PRE-CAST CIRCULAR CATCH BASIN TOP SLAB DETAIL
N.T.S.

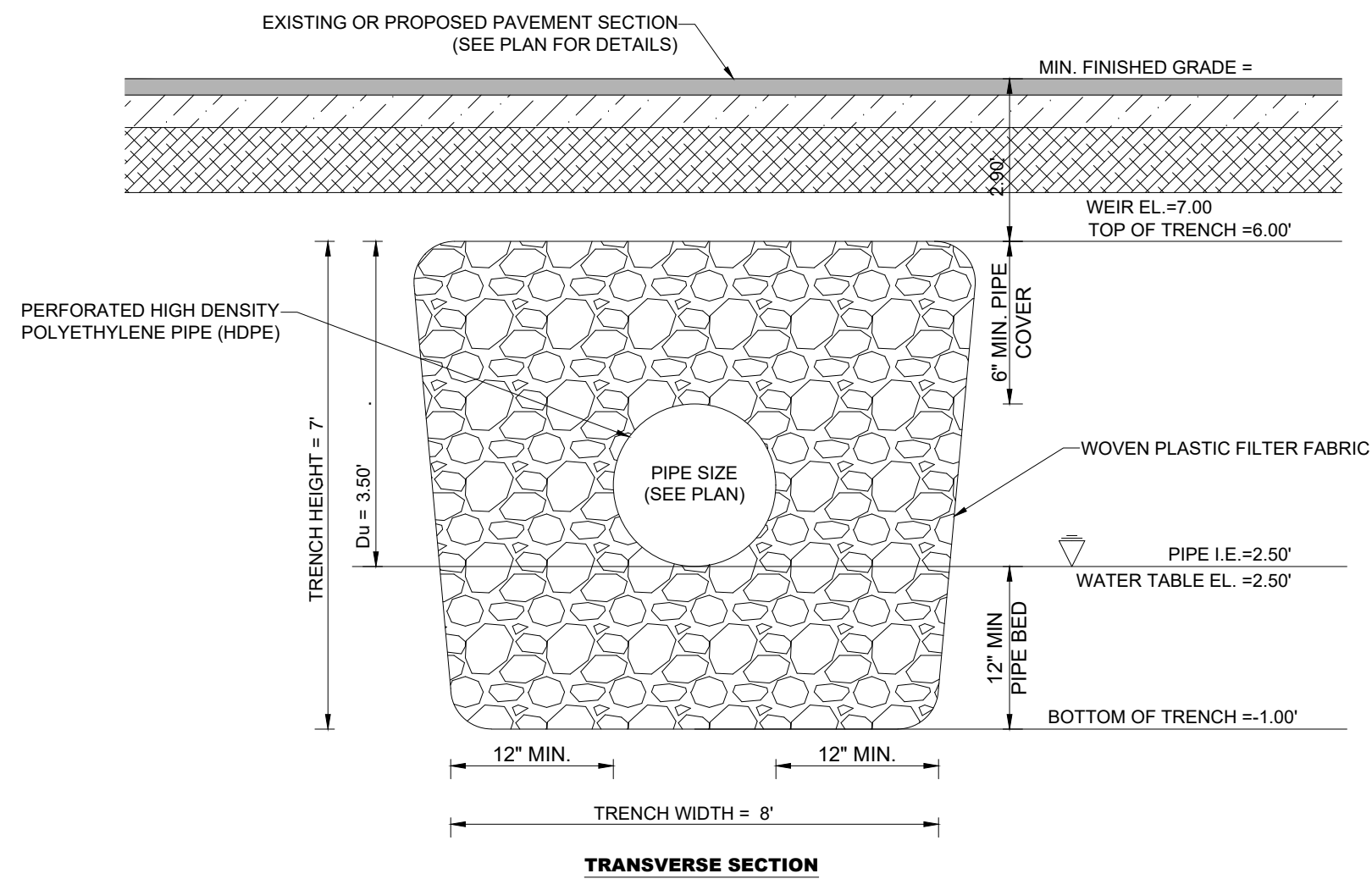
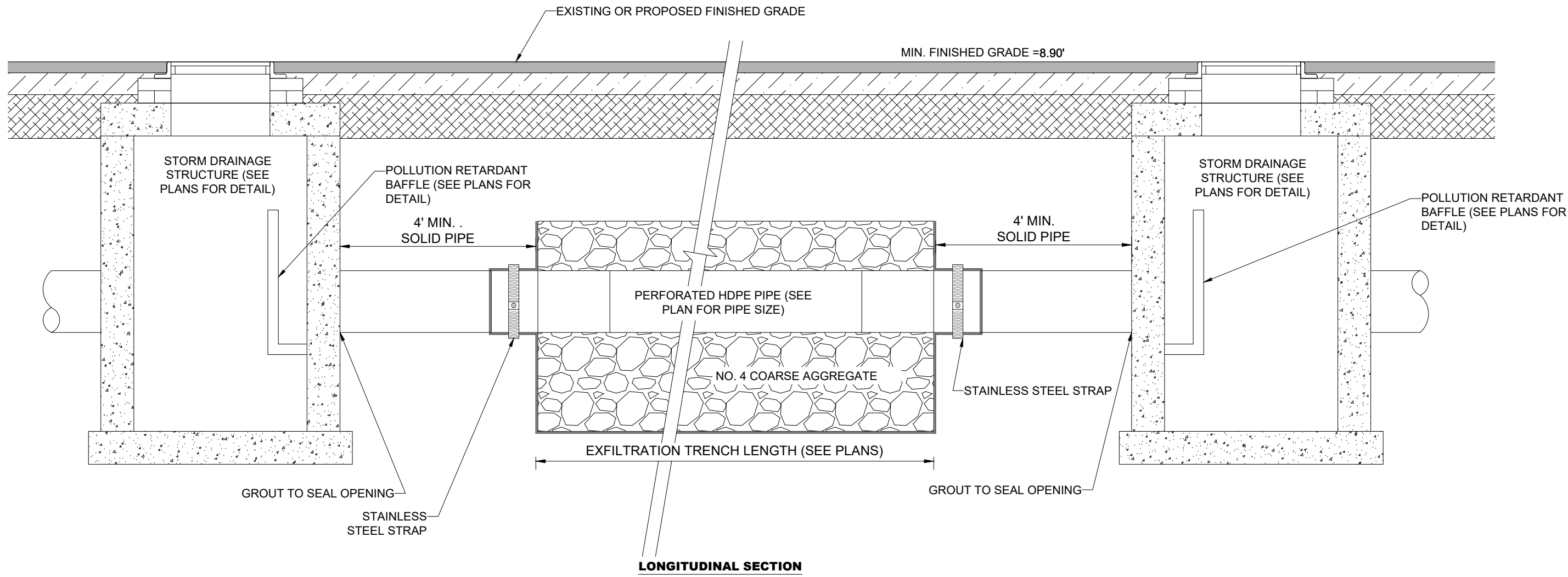


PRE-CAST CIRCULAR MANHOLE STRUCTURE DETAIL
N.T.S.



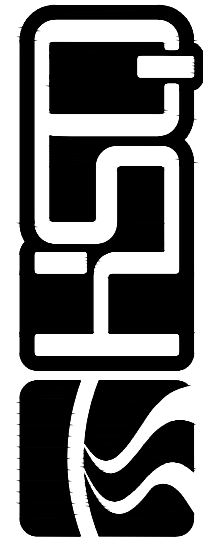
PRE-CAST CIRCULAR MANHOLE TOP SLAB DETAIL
N.T.S.

DATE: Feb 12, 2025 - 3:42pm W:\550 Broward\Civil Projects\2024\2410-80 Hillcrest Drive Apartments\Drawings\Construction Plans\241080-PDD.DWG



- NOTES:
1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
 2. BALLAST ROCK SHALL CONSIST OF NO. 4 COARSE AGGREGATE AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
 3. TRENCH TO BE LINED WITH MONOFILAMENT POLYPROPYLENE GEOTEXTILE OR APPROVED EQUAL TYPE FILTER FABRIC.
 4. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH.
 5. IN AREAS WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED OVER TRENCH, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF COMPACTED LIMEROCK (LBR100).

EXFILTRATION TRENCH DETAIL
N.T.S.



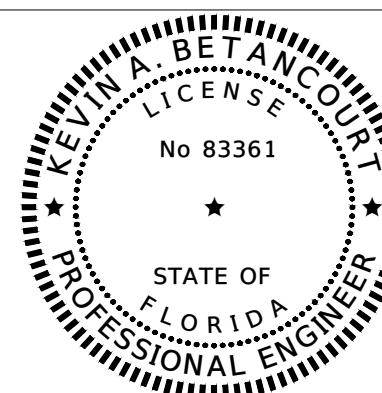
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C26258 - LB7924

HILLCREST APARTMENTS
1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

PAVING AND DRIANAGE DETAILS

DATE: 02/25
DESIGNED BY: JAL
DRAWN BY: MR
CHECKED BY: KB

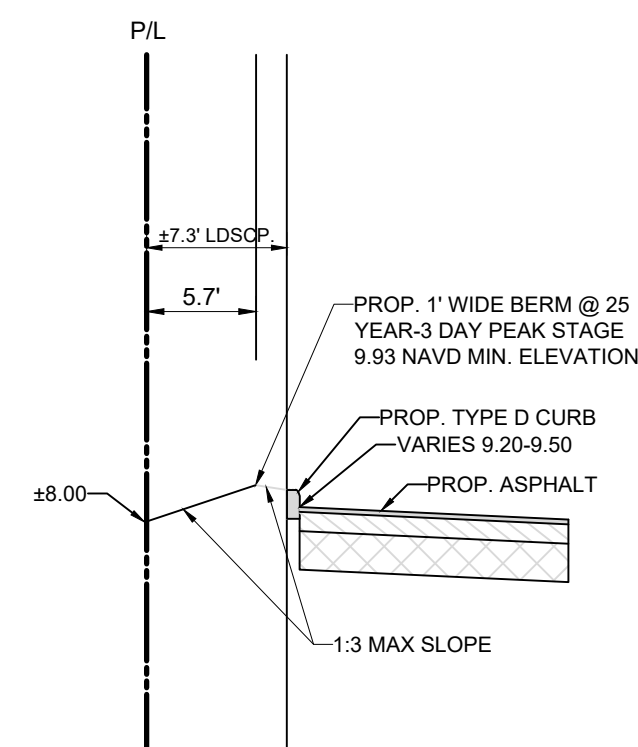
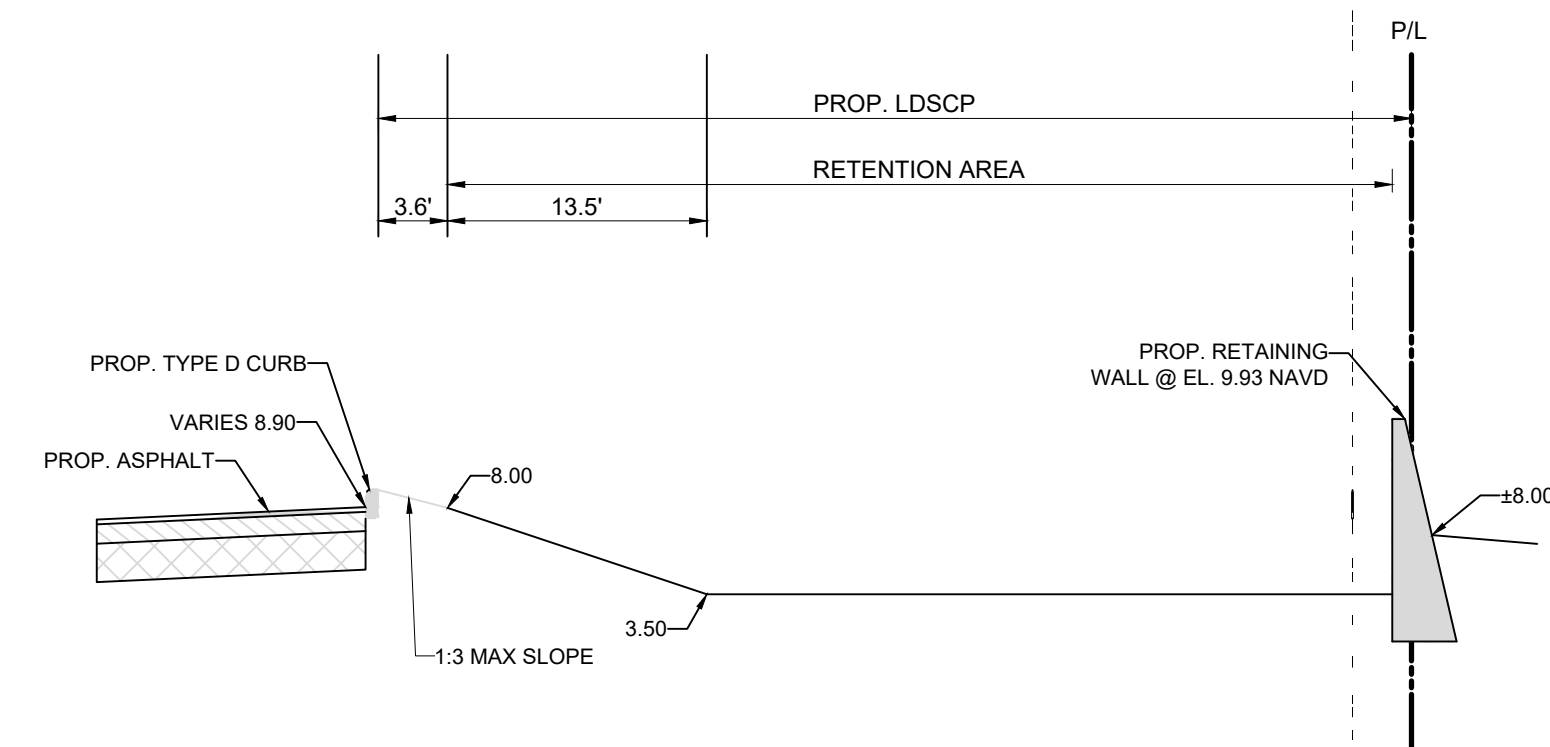
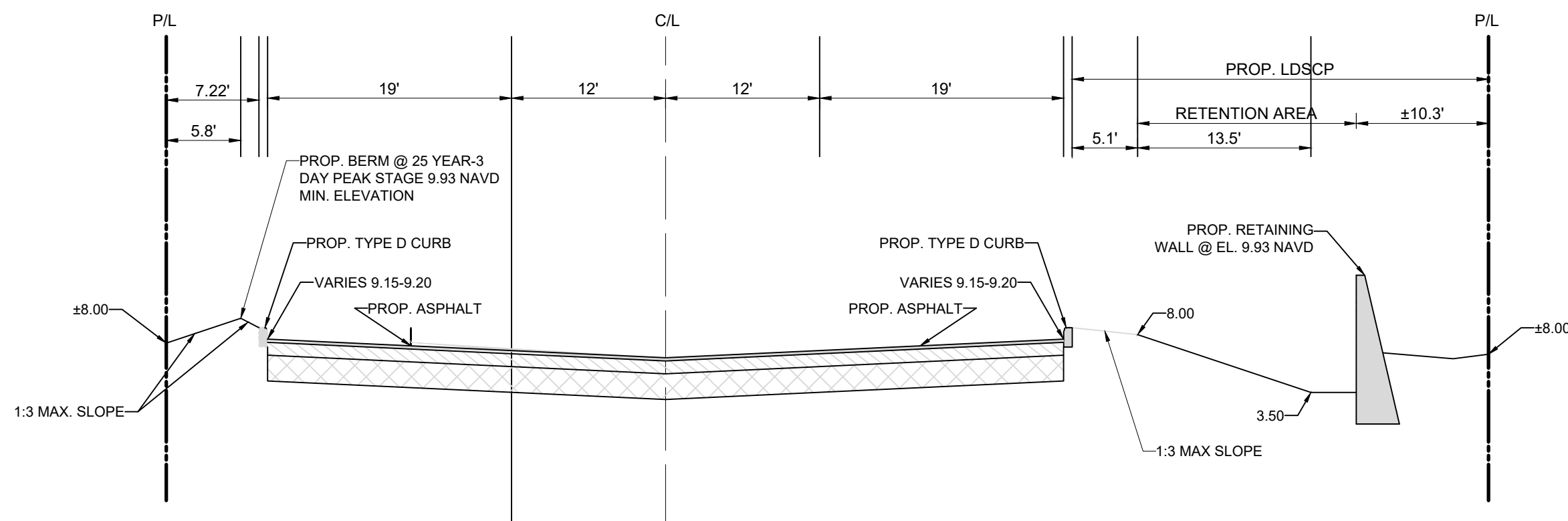
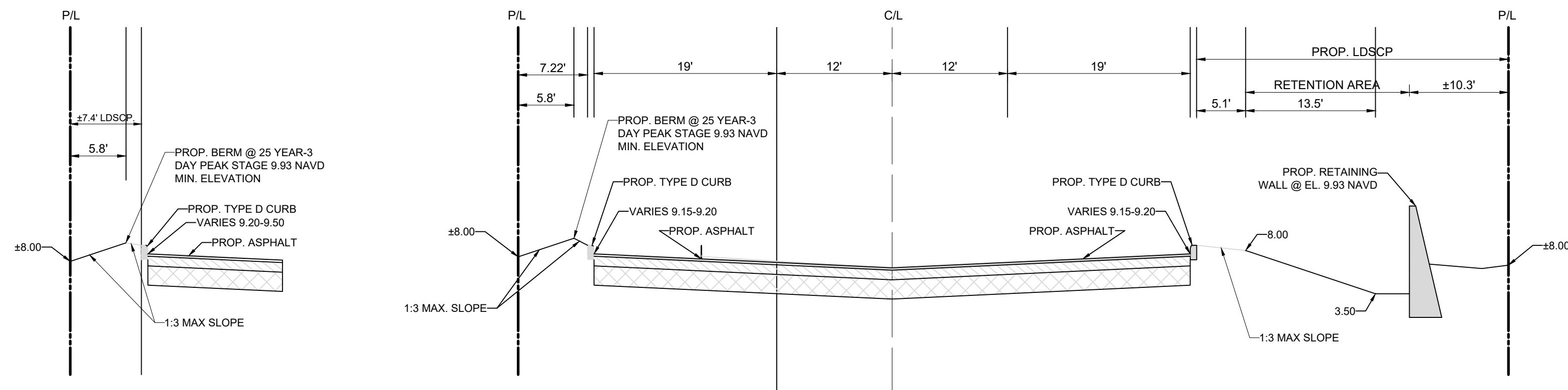
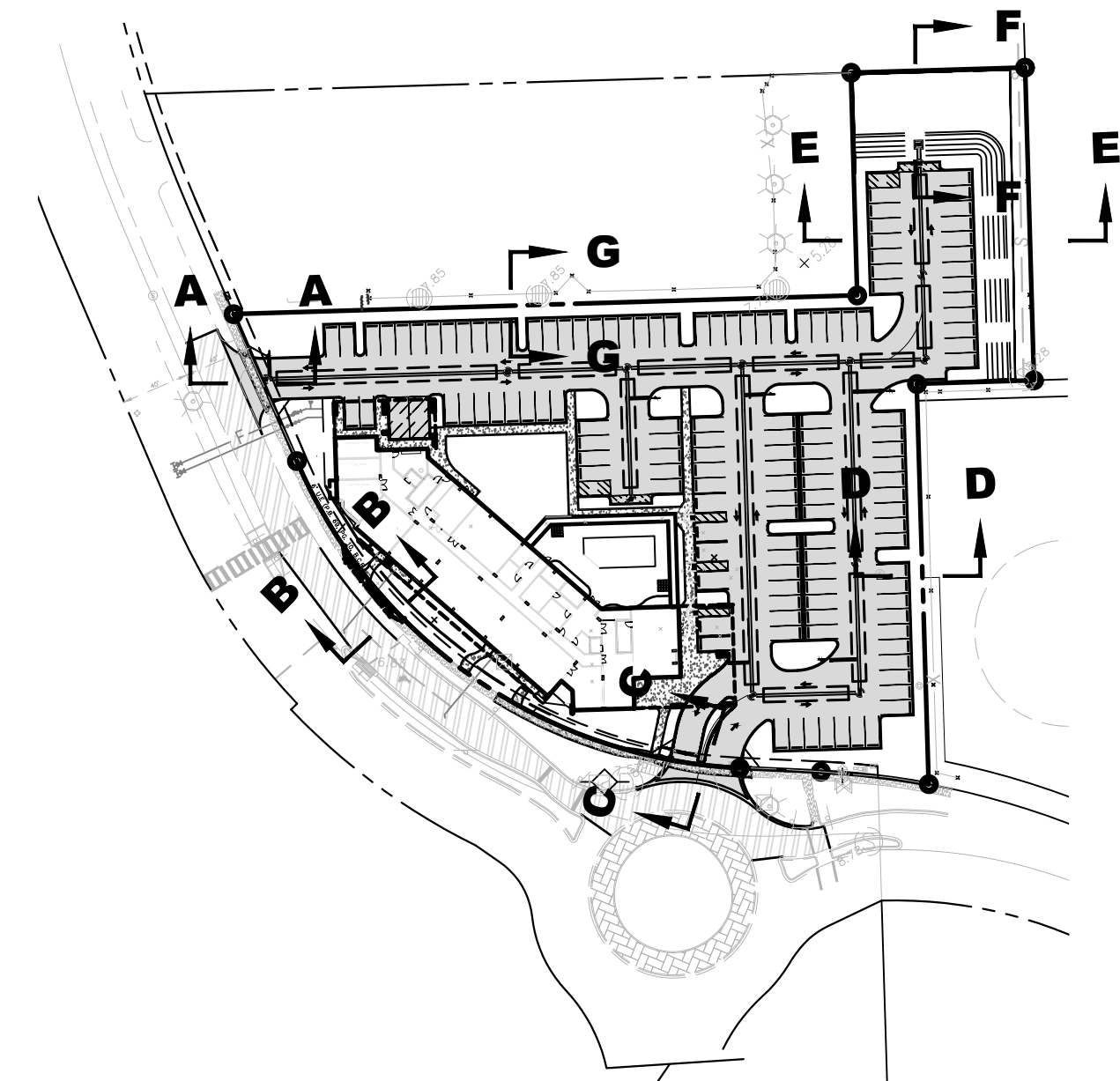
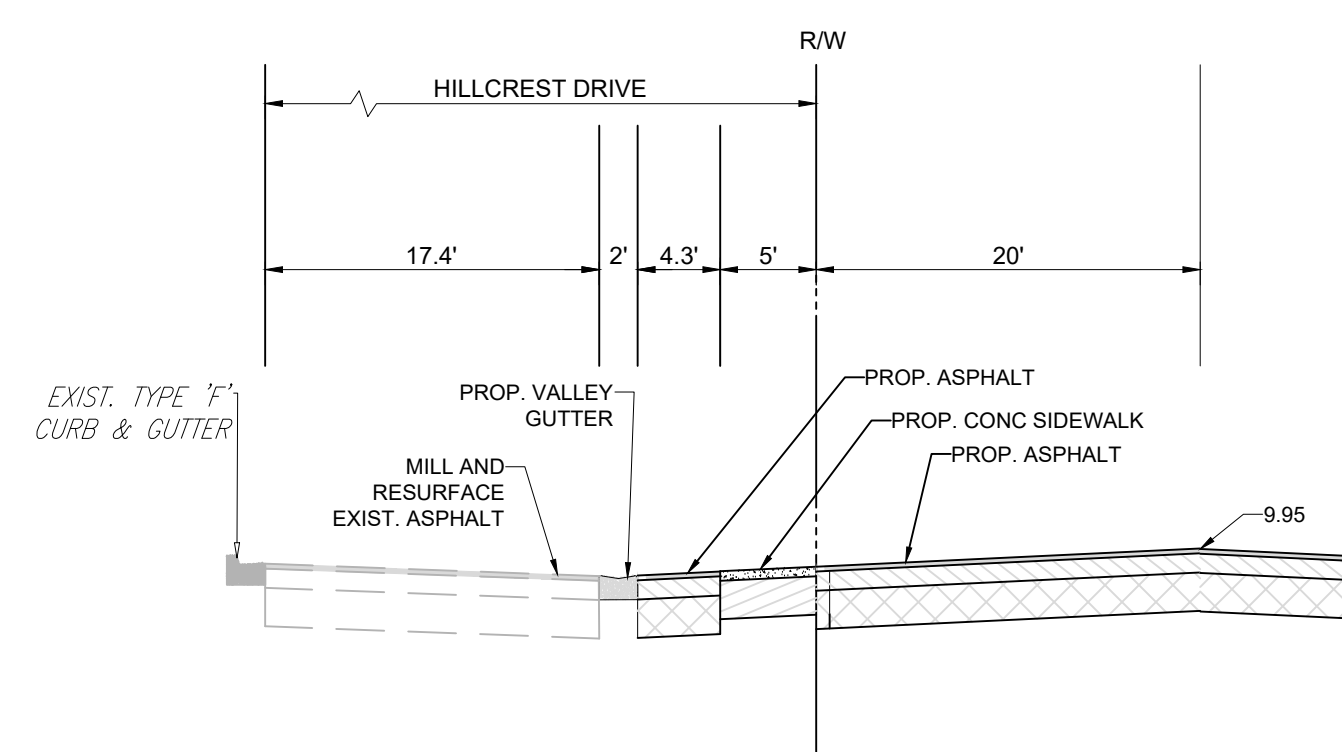
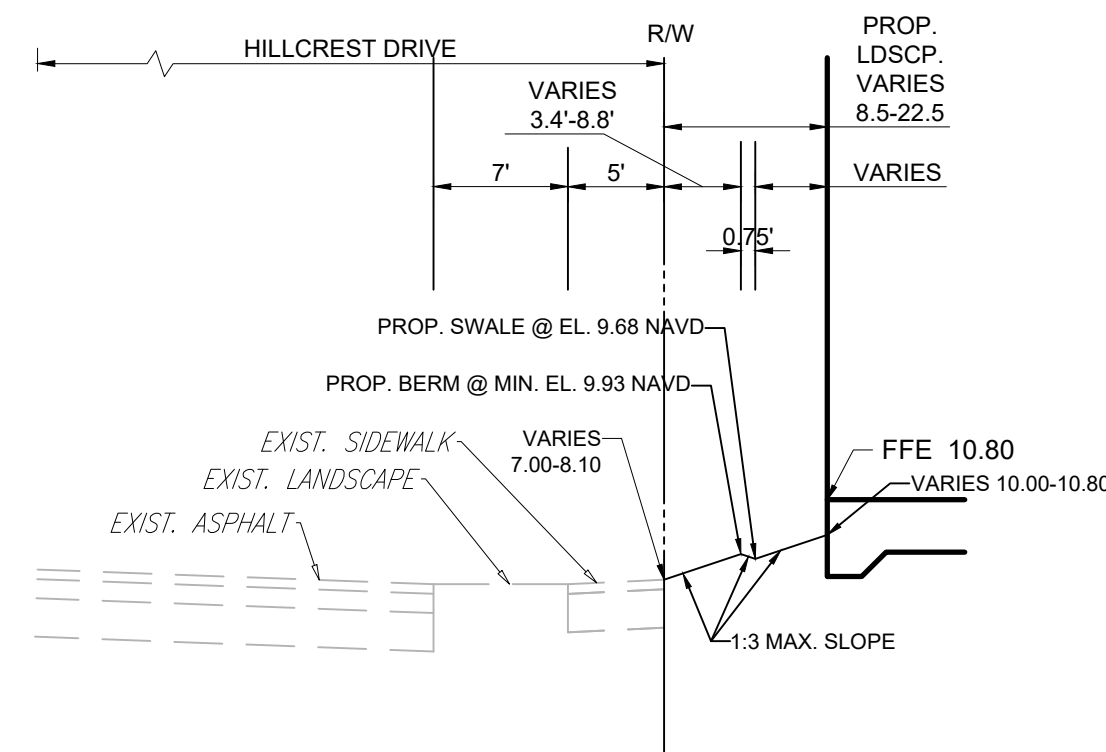
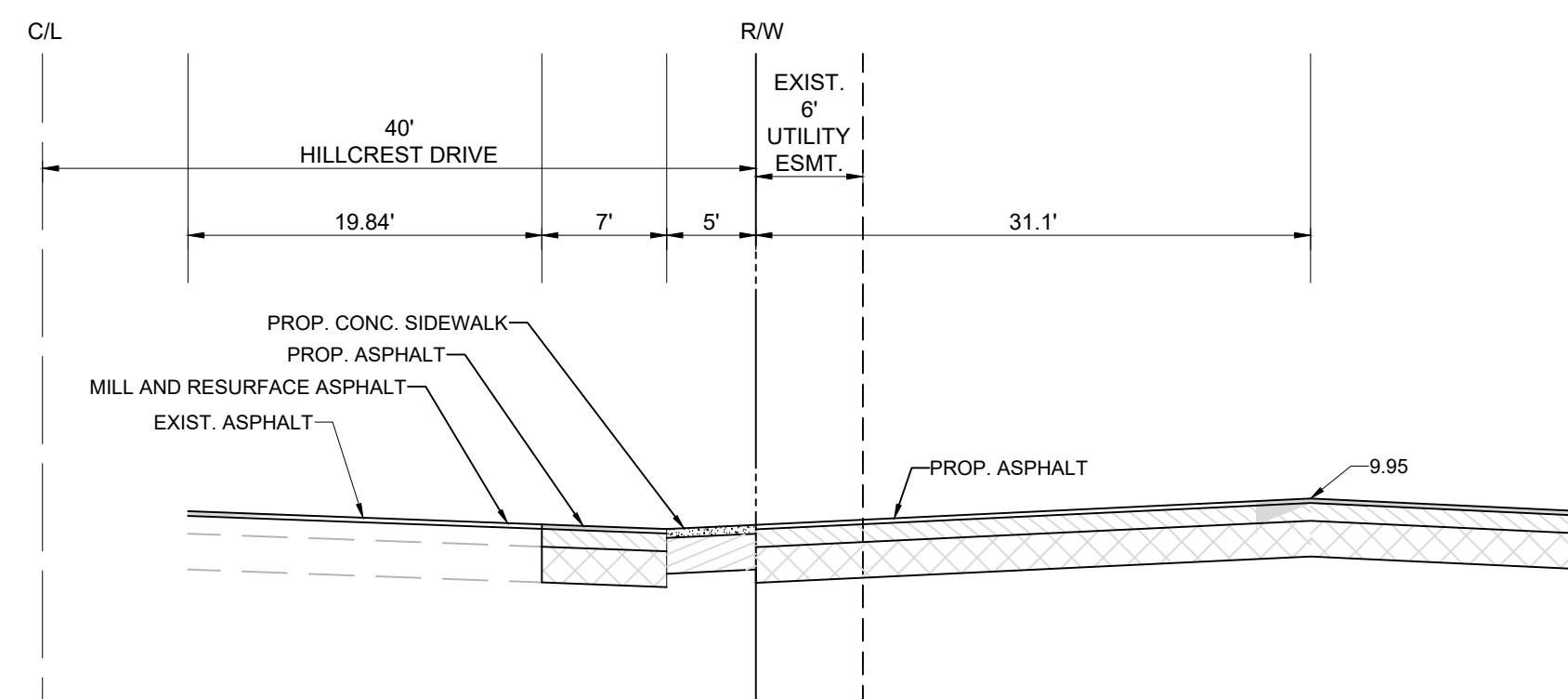


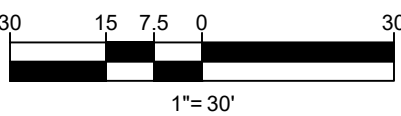
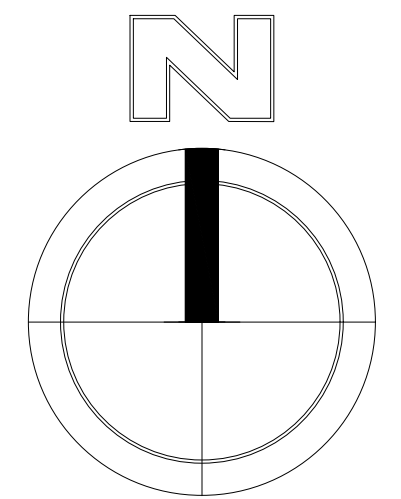
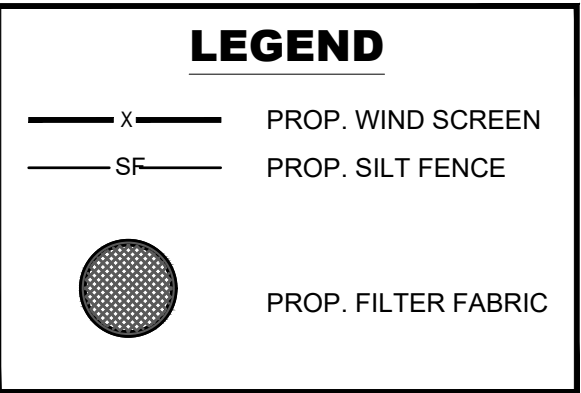
DATE: 2/12/25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80

SHEET: PD-3

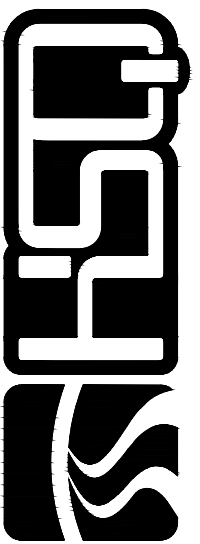
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HILLCREST APARTMENTS
1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

STORMWATER POLLUTION
PREVENTION PLAN



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C26258 · LB7924

REVISIONS

DATE _____

NO

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1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
3. ALL CONSTRUCTION ACTIVITIES SHALL ENCLOSED WITHIN THESE AREAS. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.



1. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN EXISTING LAKES AND/OR CANALS. REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR EXISTING LOCATIONS.
2. CONTRACTOR MAY INSTALL A SUBSTITUTION FOR THE TYPE 1 AND TYPE 2 FLOATING TURBIDITY BARRIERS ONLY IF APPROVED BY BOTH THE ENGINEER-OF-RECORD AND THE APPLICABLE GOVERNMENTAL AGENCIES.
3. THE TURBIDITY BARRIER CURTAIN BOTTOM SHALL REACH A MINIMUM DEPTH OF 10 FEET FROM THE BOTTOM OF THE EXISTING WATER BODY. MULTIPLE PANELS OR SPECIAL DEPTH CURTAINS SHALL BE USED IF THE PLANS OR ENGINEER-OF-RECORD SPECIFY DEPTHS GREATER THAN 10 FEET.



1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.



1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6"x6" TRENCH SHALL BE CONSTRUCTED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED TO THE FILTER FABRIC BARRIER.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES ALONG THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE IN THE MID POINTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.



HSQ GROUP
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C26258 - LB7924

NPDES NOTES

SHEET: SWPPP-3

DATE: 2/12/25
DRAWN BY: K. A. BETANCOURT
CHECKED BY: K. A. BETANCOURT
PROJECT: 2410-80
SHEET: WS-1

FLOW DEMANDS:

WATER:

OFFICE 0.042 GPD/SQ. FT.

3,901 SF X 0.042 GPD/SF = 163.8 GPD
(PER BROWARD COUNTY GUIDELINES)

MULTI-FAMILY 141 GPD/UNIT

120 UNITS X 141 GPD/UNIT = 16,920 GPD
(PER BROWARD COUNTY GUIDELINES)

ONE (1) WATER ERC = 350 GPD
(163.8 GPD + 16,920 GPD) x 1 ERC / 350 GPD = 48.8
ERCs

TOTAL WATER ERCs: 48.8 ERCs

SEWER:

OFFICE 0.034 GPD/SQ. FT.

3,901 SQ. FT. X 0.034 GPD/SQ. FT. = 132.6 GPD
(PER BROWARD COUNTY GUIDELINES)

MULTI-FAMILY 100 GPD/UNIT

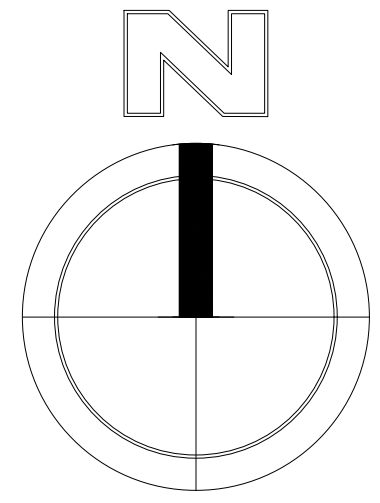
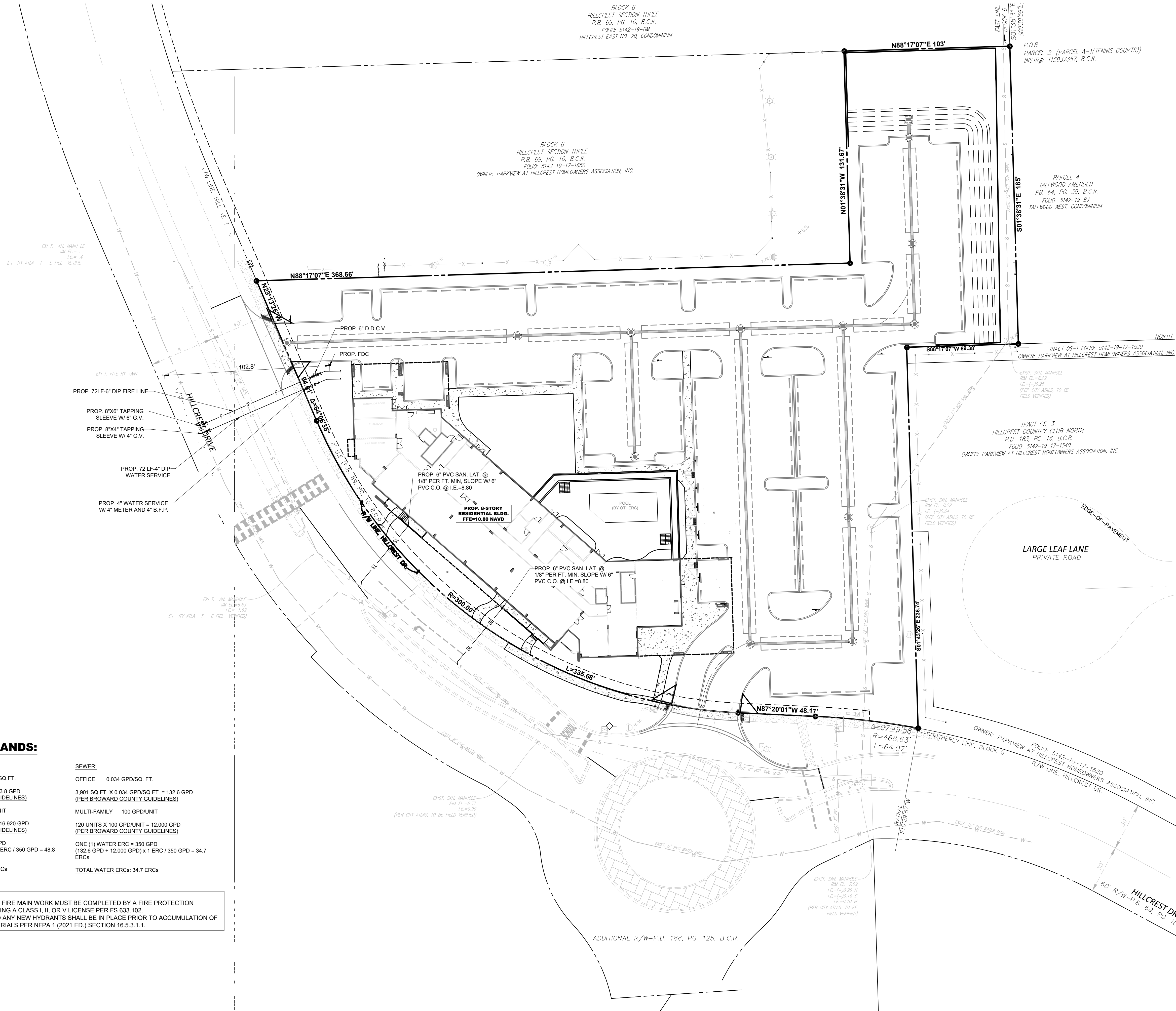
120 UNITS X 100 GPD/UNIT = 12,000 GPD
(PER BROWARD COUNTY GUIDELINES)

ONE (1) WATER ERC = 350 GPD
(132.6 GPD + 12,000 GPD) x 1 ERC / 350 GPD = 34.7
ERCs

TOTAL WATER ERCs: 34.7 ERCs

NOTES:

- ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY A FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.
- WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2021 ED.) SECTION 16.5.3.1.1.



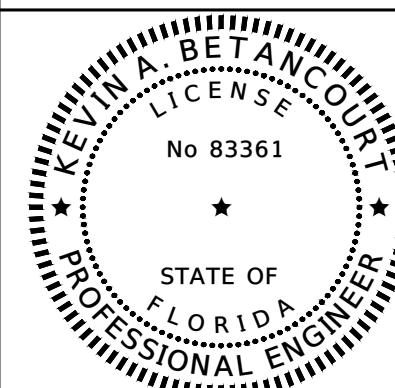
DATUM NOTE:

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN
VERTICAL DATUM OF 1983 (NGVD 83).

HILLCREST APARTMENTS 1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021

UTILITY PLAN

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:



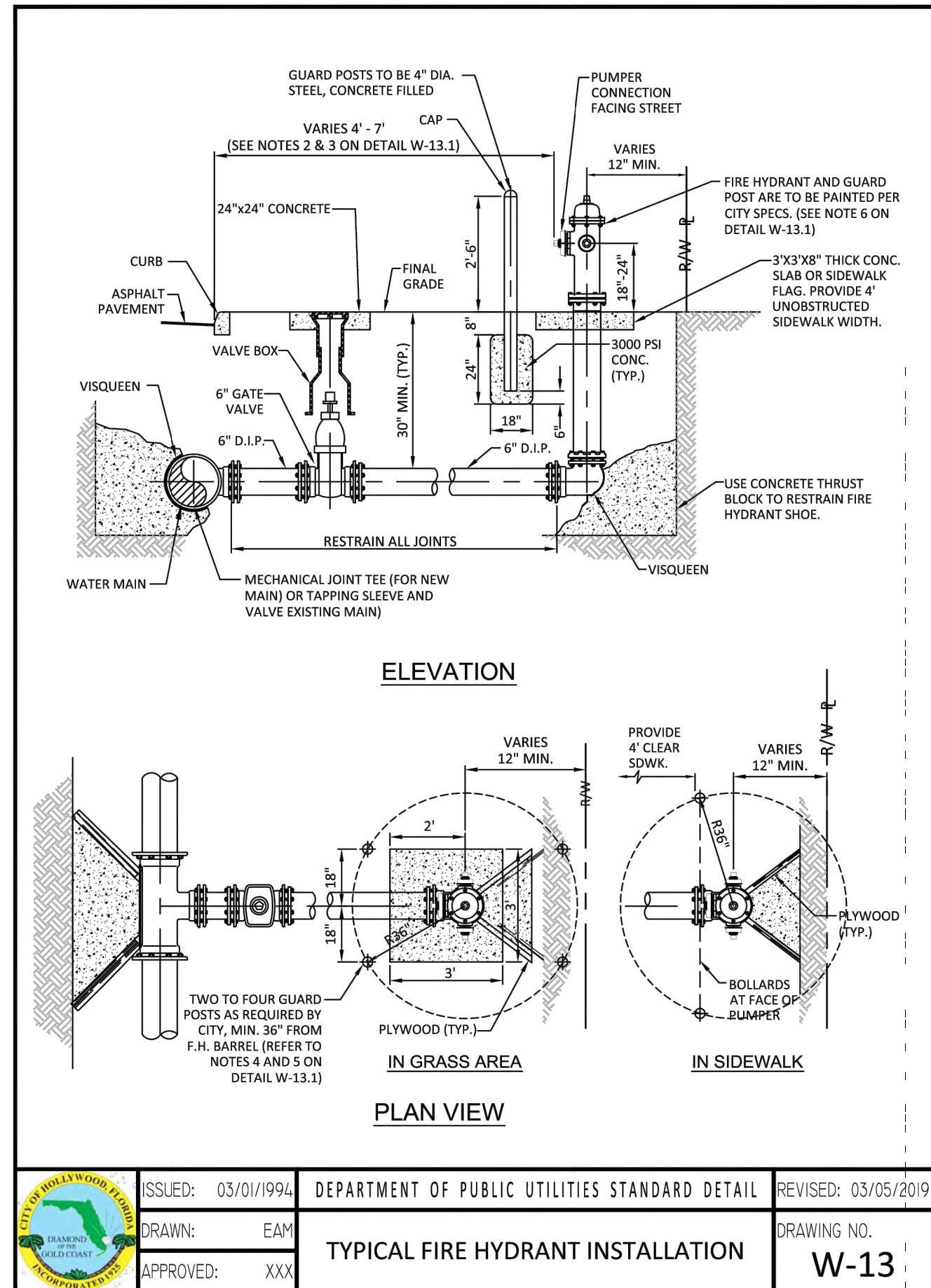
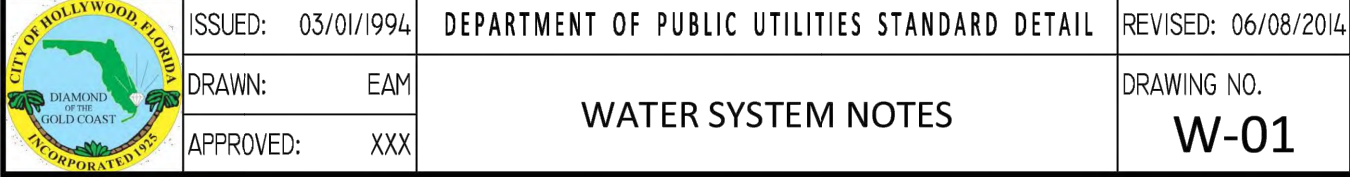
DATE: 2/12/25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT: 2410-80

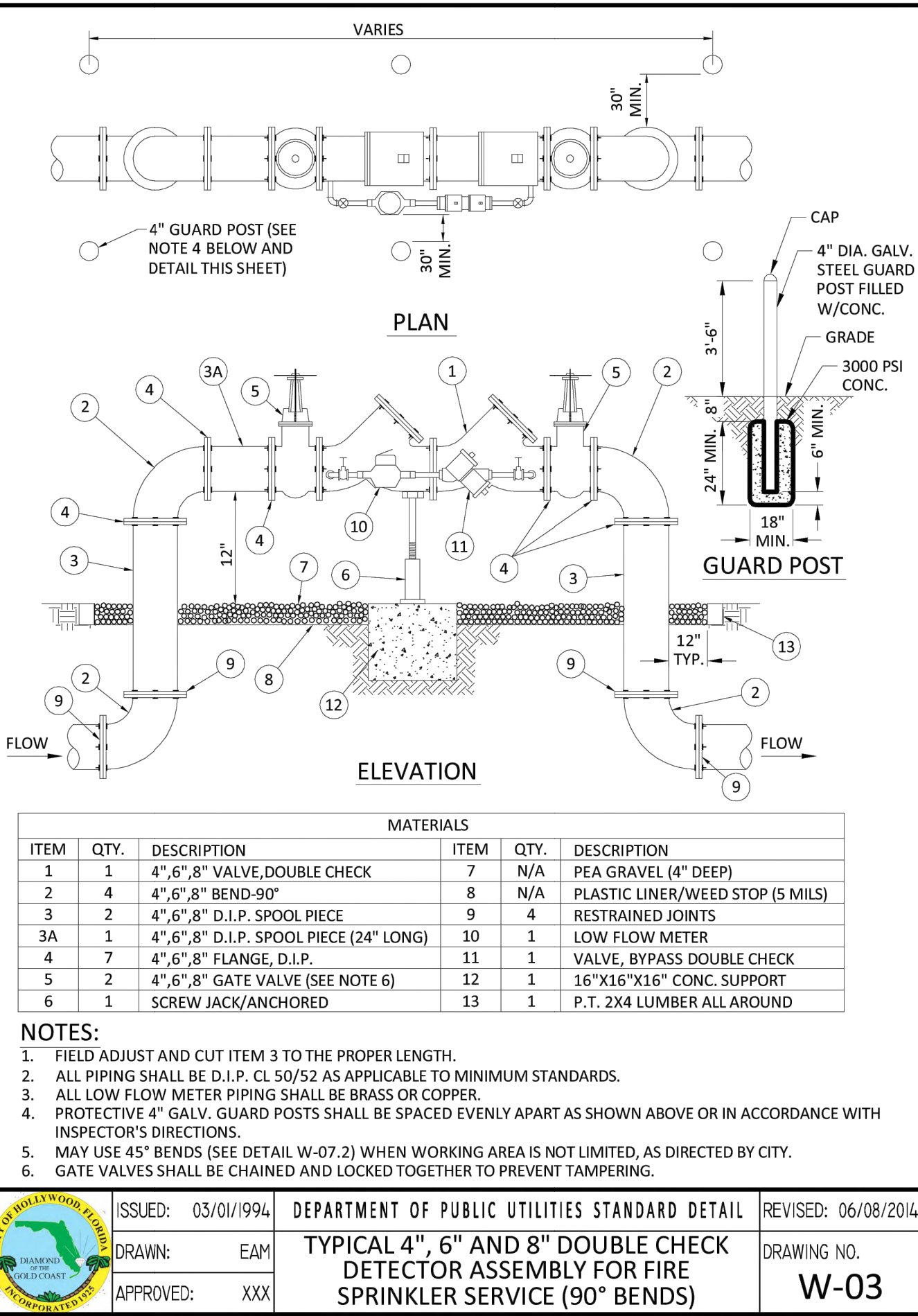
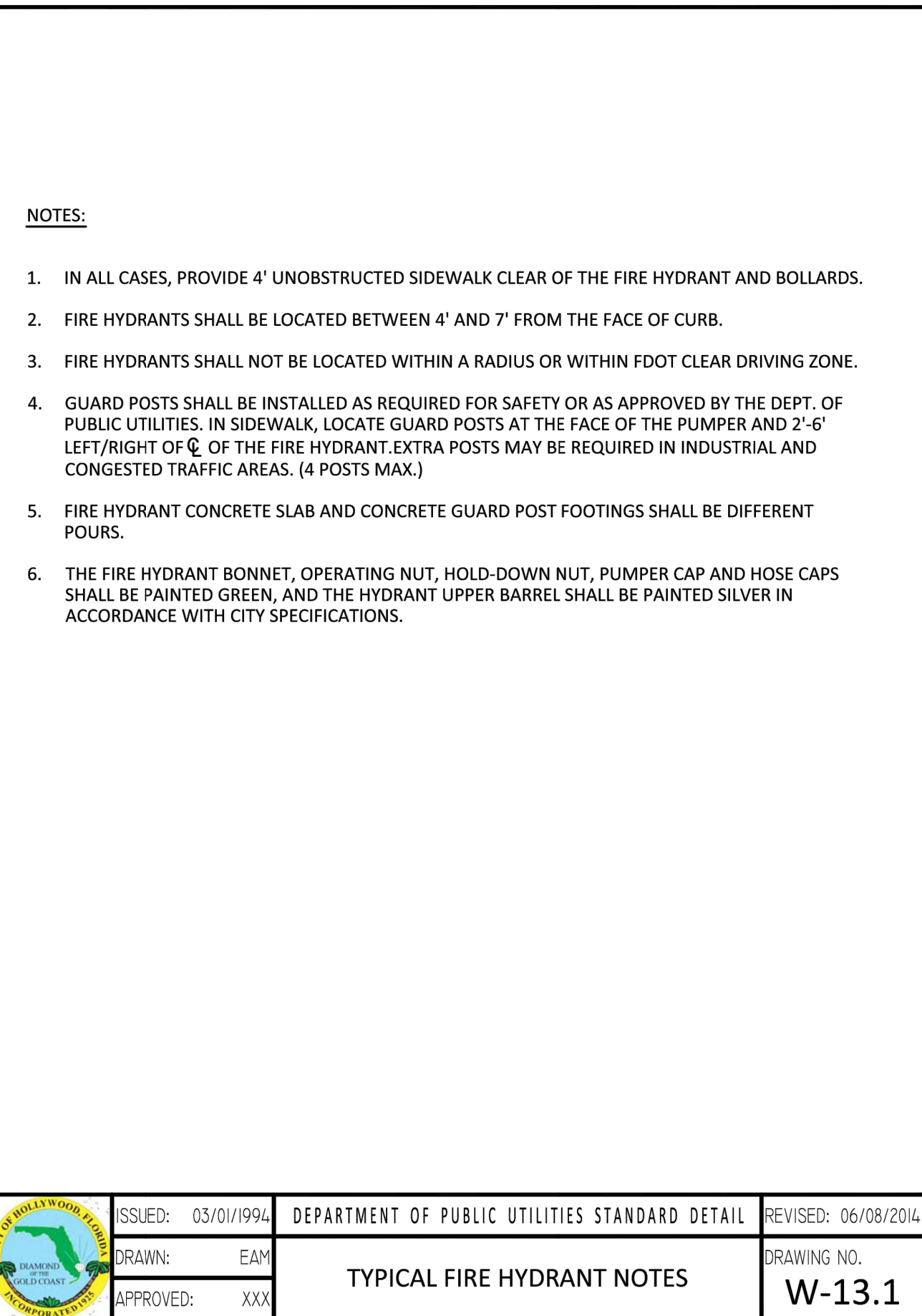
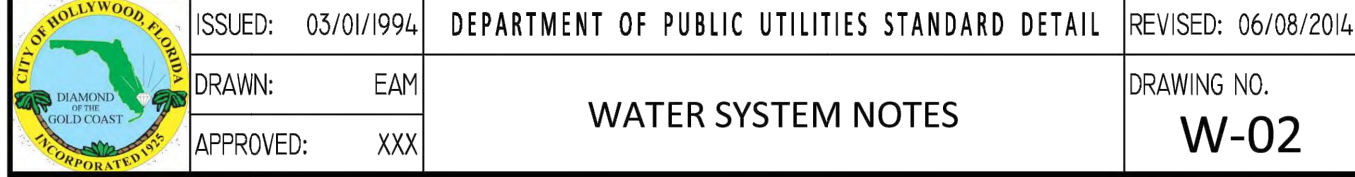
SHEET: WS-1



1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN WILL BE AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER PART III OF CHAPTER 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND TAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING WILL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE. OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

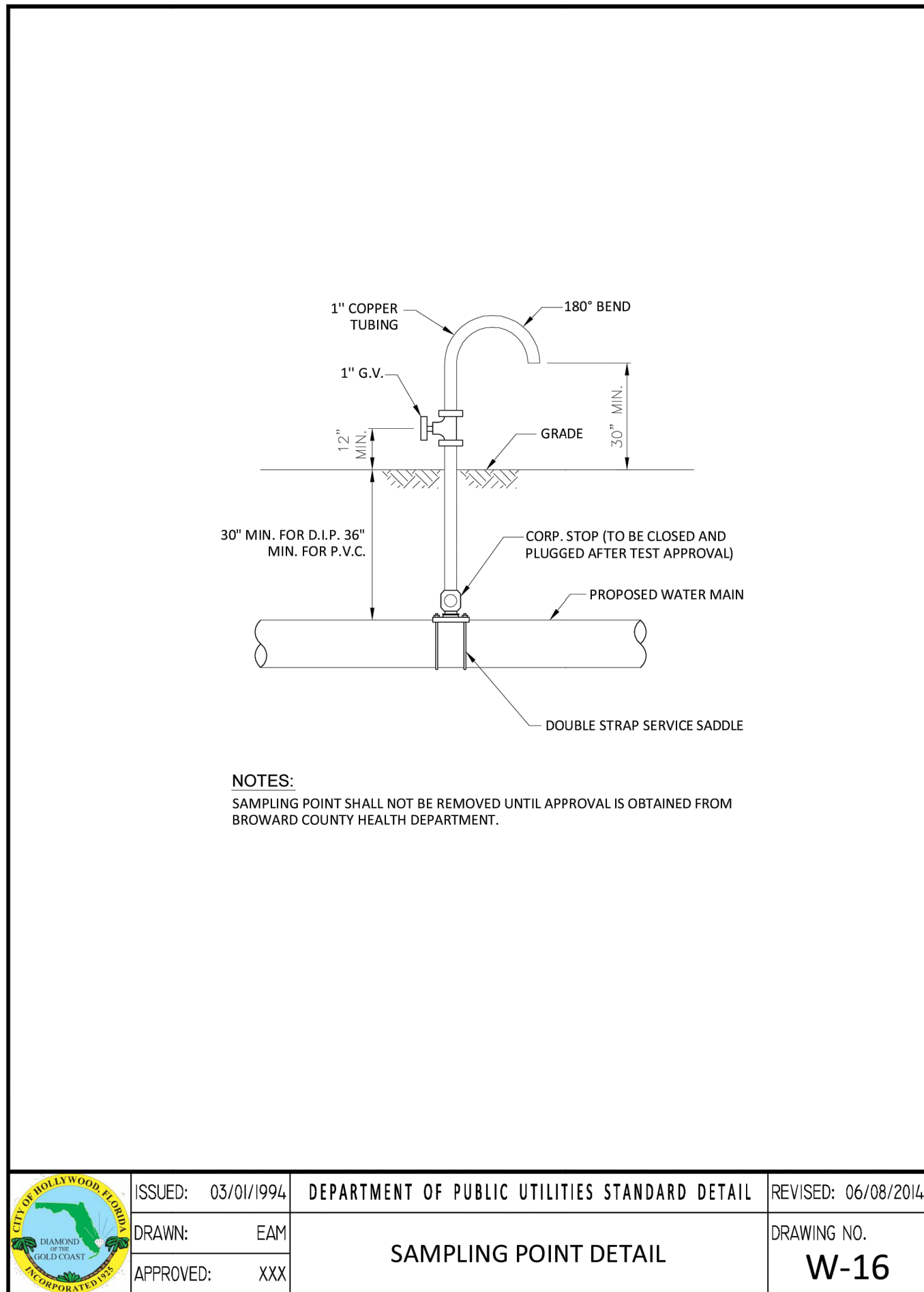
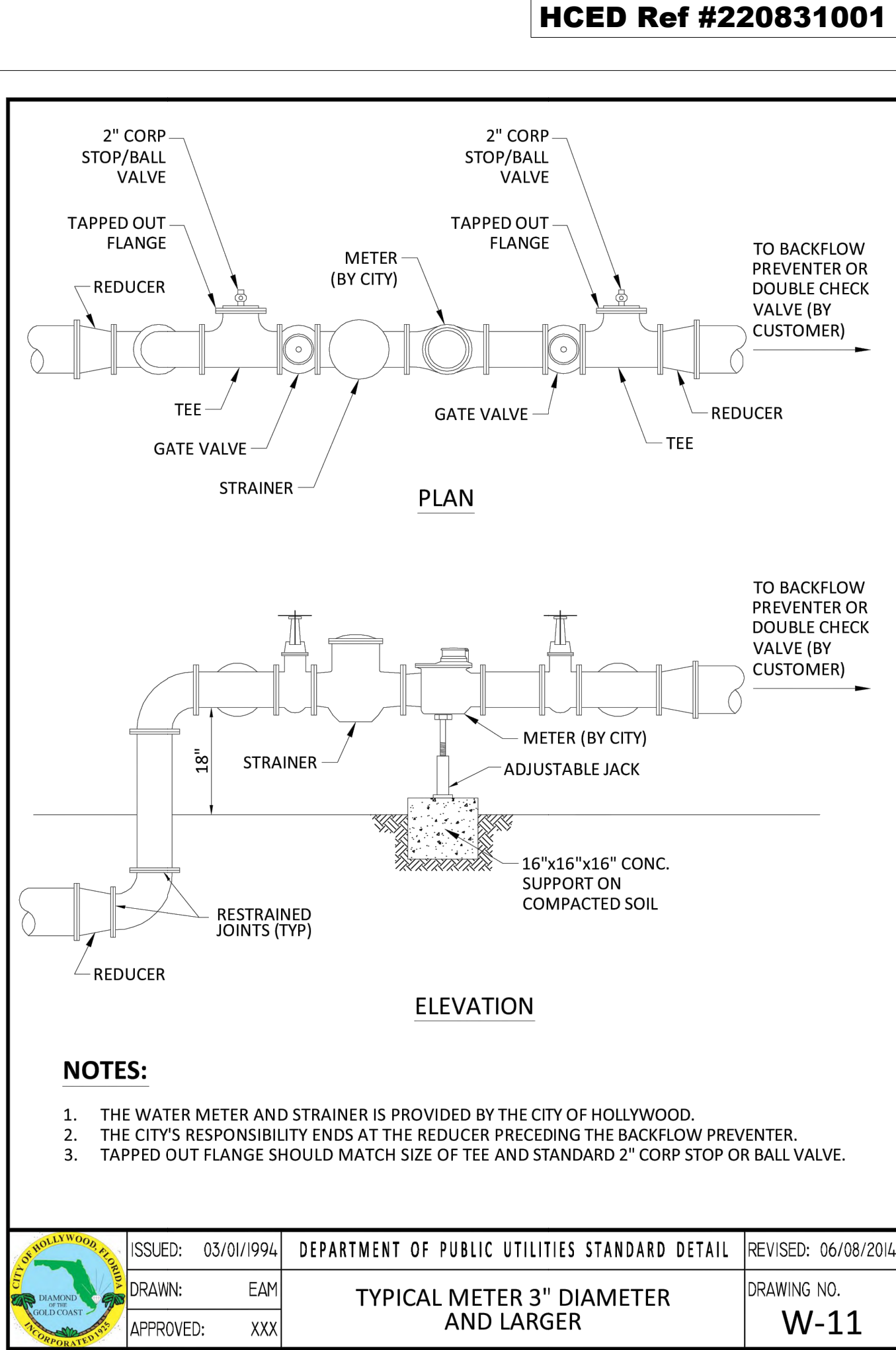
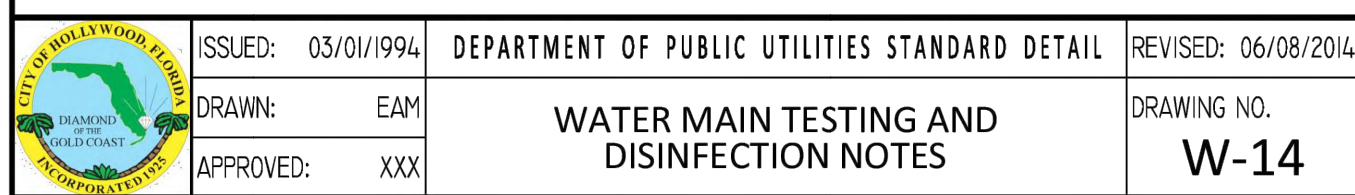


11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555-320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PIPE/STEEL CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURERS RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FLOWLLOER GLANDS MANUFACTURED TO MATCH A 526-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.



1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
2. THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) 6000 AWWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
$$L = \frac{S \times D \times \sqrt{P}}{148,000}$$

L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = THE LENGTH OF PIPE BEING TESTED.
D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.
P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.
3. THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
4. PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA STANDARD C651 AND BACTERIOLOGICAL TESTED FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION".
5. BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL DIRECTLY HIRE A TESTING LABORATORY CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH IN ORDER TO COLLECT AND TEST WATER SAMPLES FROM THE WATER DISTRIBUTION SYSTEM TO BE PLACED INTO SERVICE. SAMPLE COLLECTION AND BACTERIOLOGICAL ANALYSES SHALL BE PERFORMED IN ACCORDANCE WITH RULES 62-555.315(6), 62-555.340 AND 62-555.330 (FAC), AS WELL AS ALL REQUIREMENTS OF THE BROWARD COUNTY HEALTH DEPARTMENT PERMIT.
7. THE WATER DISTRIBUTION SYSTEM SHALL NOT BE CONSIDERED COMPLETE AND READY FOR FINAL INSPECTION UNTIL SUCCESSFUL TEST RESULTS ARE OBTAINED FOR ALL TESTS DESCRIBED ABOVE.

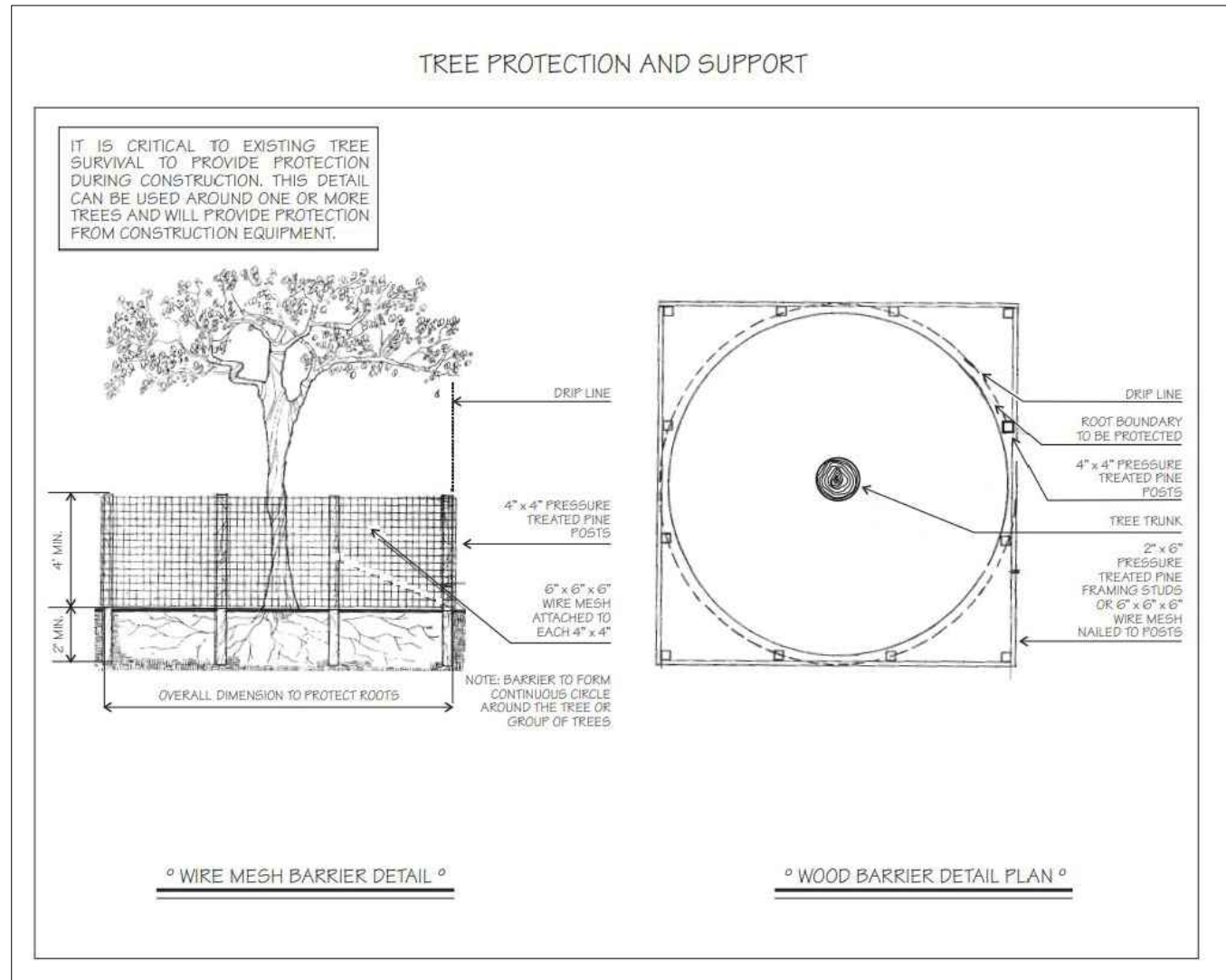


NOTES:
TREE PROTECTION REQUIREMENTS DURING CONSTRUCTION.
A.PROTECTION REQUIREMENTS, DURING SITE DEVELOPMENT,
PROTECTION REQUIREMENTS FOR TREES DESIGNATED FOR
PRESERVATION UNDER AN APPROVED TREE REMOVAL PERMIT
SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- I.PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH TREE, CLUSTER OF TREES, OR THE EDGE OF THE PRESERVATION AREA NO LESS THAN SIX FEET (IN RADIUS) FROM THE TRUNK OF ANY PROTECTED TREE CLUSTER, OR PRESERVATION AREA UNLESS A LESSER DISTANCE IS SPECIFIED BY THE ADMINISTRATIVE OFFICIAL. PROTECTIVE BARRIERS SHALL BE A MINIMUM OF FOUR FEET ABOVE GROUND LEVEL AND SHALL BE CONSTRUCTED OF WOOD, PLASTIC OR METAL, AND SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED AND THE ADMINISTRATIVE OFFICIAL HAS AUTHORIZED THEIR REMOVAL. PROTECTIVE BARRIERS SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION.
- II.UNDERSTORY PLANTS WITHIN PROTECTIVE BARRIERS SHALL BE PROTECTED.
- III.NO EXCESS OIL, FILL, EQUIPMENT, BUILDING MATERIALS OR BUILDING DEBRIS SHALL BE PLACED WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS, NOR SHALL THERE BE DISPOSAL OF ANY WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO TREES OR UNDERSTORY PLANTS WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.
- IV.TREES SHALL BE BRACED IN SUCH A FASHION AS TO NOT SCAR, PENETRATE, PERFORATE OR OTHERWISE INFLICT DAMAGE TO THE TREE.
- V.NATURAL GRADE SHALL BE MAINTAINED WITHIN PROTECTIVE BARRIERS. IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED AS A RESULT OF SITE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MAY BE ENDANGERED, TREE WELLS OR RETAINING WALLS ARE REQUIRED.
- VI.UNDERGROUND UTILITY LINES SHALL BE PLACED OUTSIDE THE AREAS SURROUNDED BY PROTECTIVE BARRIERS. IF SAID PLACEMENT IS NOT POSSIBLE, DISTURBANCE SHALL BE MINIMIZED BY USING TECHNIQUES SUCH AS TUNNELING OR OVERHEAD UTILITY LINES.
- VII.FENCES AND WALLS SHALL BE CONSTRUCTED TO AVOID DISTURBANCE TO ANY PROTECTED TREE. POST HOLES AND TRENCHES LOCATED CLOSE TO TREES SHALL BE DUG BY HAND AND ADJUSTED AS NECESSARY, USING TECHNIQUES SUCH AS DISCONTINUOUS FOOTINGS, TO AVOID DAMAGE TO MAJOR ROOTS.
- VIII.ROOT BARRIERS SHALL BE INSTALLED WITH THE PLANTING OF NEW TREES IN INSTANCES WHERE THERE IS A LIKELY POSSIBILITY THAT FUTURE ROOT GROWTH WILL CAUSE DAMAGE TO FOUNDATIONS, DRIVEWAYS, UTILITIES, OR OTHER INFRASTRUCTURE.

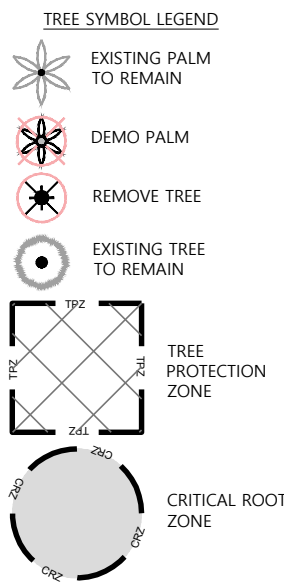
THIS PLAN IS INTENDED TO OBTAIN SITE PLAN APPROVAL ONLY.

FINAL MITIGATION PLANTING PLAN AND IRRIGATION PLAN WILL BE PROVIDED AT TIME OF BUILDING PERMIT.



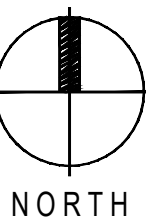
GENERAL NOTES:

- ALL INVASIVE TREES LISTED IN THE COUNTY/CITY ORDINANCE ON SITE SHALL BE REMOVED
- ANY INVASIVE FOUND TO BE ROOTED ON SITE AND ENCROACHING ON NEIGHBORS FENCE AND YARD SHALL BE REMOVED. OWNER HAS FULL APPROVAL FROM NEIGHBORS TO REMOVE SUCH INVASIVE.



TREE DISPOSITION PLAN

1"= 20'- 0"



walk

Landscape + Urban Design
Planning | Research |
Consulting
6915 SW 57th Avenue
Suite #203
Coral Gables, FL 33143
O-786.536.2088

REVISIONS / SUBMISSIONS

CLIENT:
1101 HILLCREST DRIVE
HOLLYWOOD, FL 33021

HILLCREST
1101 HILLCREST DRIVE
HOLLYWOOD, FL 33021

LANDSCAPE DISPOSITION PLAN



DRAWN BY: SB, DC
CHECKED BY: SC
DATE: 02.04.2025

SHEET NUMBER:
L-100

HILLCREST - TREE DISPOSITION												
SURVEY NO.	TREE NO.	SYMBOL	COMMON NAME	BOTANICAL NAME	CRZ/TPZ (FT)	DBH (IN.)	HT (FT.) (AVG.)	SP. (FT.)	CANOPY AREA SQ.FT.	DISPOSITION	CONDITION	NOTES
317	01	SPA-ADJ	Sabal Palmetto	Cabbage Palm	3'/3'	12	22	8	50.24	REMAIN	GOOD	ADJACENT to property
318	02	SPA-ADJ	Sabal Palmetto	Cabbage Palm	3'/3'	12	20	8	50.24	REMAIN	GOOD	ADJACENT to property
319	03	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	20	8	50.24	REMAIN	GOOD	Not in conflict with scope of work
320	04	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	20	8	50.24	REMAIN	GOOD	Not in conflict with scope of work
321	05	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	25	8	50.24	REMAIN	GOOD	Not in conflict with scope of work
323	06	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	22	8	50.24	REMAIN	GOOD	Not in conflict with scope of work
339	07	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	25	8	50.24	REMOVE	GOOD	In conflict with buildable area
348	08	LJA	Ligustrum japonicum	Japanese Privet	5'/8'	6	14	10	78.5	REMOVE	FAIR	In conflict with buildable area
349	09	LJA	Ligustrum japonicum	Japanese Privet	5'/8'	6	14	11	94.985	REMOVE	GOOD	In conflict with buildable area
350	10	RMA	Travelers Palm	Ravenala madagascariensis	3'/3'	14	20	12	113.04	REMOVE	FAIR	In conflict with buildable area
448	11	RRE-ADJ	Roystonea regia	Cuban Royal Palm	6'/6'	14	26	20	314	REMAIN	GOOD	ADJACENT to property. On ROW
449	12	RRE	Roystonea regia	Cuban Royal Palm	6'/6'	14	27	20	314	REMAIN	GOOD	On ROW, not in conflict with scope of work
480	13	CER	Conocarpus erectus	Green Buttonwood	5'/8'	6	14	10	78.5	REMOVE	FAIR	In conflict with buildable area
481	14	CER	Conocarpus erectus	Green Buttonwood	5'/8'	6	14	10	78.5	REMOVE	FAIR	In conflict with buildable area
482	15	LJA	Ligustrum japonicum	Japanese Privet	5'/8'	14	12	10	78.5	REMOVE	FAIR	In conflict with buildable area
497	16	RRE-ADJ	Roystonea regia	Cuban Royal Palm	6'/6'	20	33	30	706.5	REMAIN	GOOD	On ROW
562	17	DDE	Dypsis decaryi	Triangle Palm	3'/3'	14	20	16	200.96	REMOVE	POOR	In conflict with buildable area
574	18	RRE	Roystonea regia	Cuban Royal Palm	6'/6'	16	30	30	706.5	REMAIN	GOOD	Not in conflict with scope of work
575	19	CER	Conocarpus erectus	Green Buttonwood	5'/8'	8	14	10	78.5	REMOVE	GOOD	In conflict with buildable area
581	20	CER	Conocarpus erectus	Green Buttonwood	5'/8'	4	14	10	78.5	REMOVE	GOOD	In conflict with buildable area
582	21	CUV	Coccoloba uvifera	Sea Grape	5'/8'	12	11	12	113.04	REMOVE	GOOD	In conflict with buildable area
583	22	CER	Conocarpus erectus	Green Buttonwood	5'/8'	10	14	10	78.5	REMOVE	GOOD	In conflict with buildable area
593	23	RRE	Roystonea regia	Cuban Royal Palm	6'/6'	12	30	30	706.5	REMOVE	GOOD	In conflict with buildable area
594	24	RRE	Roystonea regia	Cuban Royal Palm	6'/6'	14	30	30	706.5	REMOVE	GOOD	In conflict with buildable area
595	25	CER	Conocarpus erectus	Green Buttonwood	5'/8'	4	14	10	78.5	REMOVE	GOOD	In conflict with buildable area
603	26	AME	Christmas Palm	Veitchia merrillii	3'/3'	8	16	8	50.24	REMOVE	FAIR	In conflict with buildable area
604	27	AME	Christmas Palm	Veitchia merrillii	3'/3'	8	16	9	63.585	REMOVE	FAIR	In conflict with buildable area
605	28	PEL	Ptychosperma elegans	Alexander Palm	3'/3'	8	16	6	28.26	REMOVE	GOOD	In conflict with buildable area
606	29	AME	Christmas Palm	Veitchia merrillii	3'/3'	8	16	8	50.24	REMOVE	GOOD	In conflict with buildable area
614	30	RRE	Roystonea regia	Cuban Royal Palm	6'/6'	14	30	30	706.5	REMOVE	GOOD	In conflict with buildable area
615	31	RRE	Roystonea regia	Cuban Royal Palm	6'/6'	18	30	30	706.5	REMOVE	GOOD	In conflict with buildable area
616	32	CER	Conocarpus erectus	Green Buttonwood	5'/8'	4	14	8	50.24	REMOVE	GOOD	In conflict with buildable area
623	33	PEL	Ptychosperma elegans	Alexander Palm	3'/3'	6	18	5	19.625	REMOVE	GOOD	In conflict with buildable area
624	34	PEL	Ptychosperma elegans	Alexander Palm	3'/3'	6	17	5	19.625	REMOVE	GOOD	In conflict with buildable area
629	35	PEL	Ptychosperma elegans	Alexander Palm	3'/3'	6	18	5	19.625	REMOVE	GOOD	In conflict with buildable area
702	36	RRE	Roystonea regia	Cuban Royal Palm	6'/6'	14	30	30	706.5	REMOVE	GOOD	In conflict with buildable area
703	37	RRE	Roystonea regia	Cuban Royal Palm	6'/6'	14	30	30	706.5	REMOVE	GOOD	In conflict with buildable area
709	38	RRE	Roystonea regia	Cuban Royal Palm	6'/6'	12	30	30	706.5	REMOVE	GOOD	In conflict with buildable area
774	39	CER	Conocarpus erectus	Green Buttonwood	5'/8'	10	14	8	50.24	REMOVE	FAIR	In conflict with buildable area
775	40	CER	Conocarpus erectus	Green Buttonwood	5'/8'	10	14	8	50.24	REMOVE	FAIR	In conflict with buildable area
776	41	CER	Conocarpus erectus	Green Buttonwood	5'/8'	10	14	9	63.585	REMOVE	FAIR	In conflict with buildable area
818	42	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	18	8	50.24	REMOVE	GOOD	In conflict with buildable area
823	43	BBU	Bucida buceras	Black Olive	20'/30'	24	27	30	706.5	REMOVE	FAIR	In conflict with buildable area
826	44	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	8	20	8	50.24	REMOVE	GOOD	In conflict with buildable area
827	45	FAU	Ficus aurea	Strangler Fig	20'/35'	36	45	60	2626	REMOVE	GOOD	In conflict with buildable area
828	46	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	22	8	50.24	REMAIN	GOOD	In conflict with buildable area
829	47	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	20	8	50.24	REMOVE	GOOD	In conflict with buildable area
830	48	CER	Conocarpus erectus	Green Buttonwood	5'/8'	10	12	10	78.5	REMOVE	FAIR	In conflict with buildable area
831	49	CER	Conocarpus erectus	Green Buttonwood	5'/8'	10	14	8	50.24	REMOVE	FAIR	In conflict with buildable area
832	50	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	26	8	50.24	REMOVE	GOOD	In conflict with buildable area
833	51	DRE	Delonix regia	Royal Poinciana	20'/30'	20	24	32	803.84	REMOVE	GOOD	In conflict with buildable area
834	52	CER	Conocarpus erectus	Green Buttonwood	5'/8'	8	16	10	78.5	REMOVE	FAIR	In conflict with buildable area
835	53	CER	Conocarpus erectus	Green Buttonwood	5'/8'	8	14	8	50.24	REMOVE	FAIR	In conflict with buildable area
836	54	QVI	Quercus virginiana	Live Oak	20'/30'	20	41	45	1589.625	REMOVE	GOOD	In conflict with buildable area
837	55	CER	Conocarpus erectus	Green Buttonwood	5'/8'	10	14	8	50.24	REMOVE	FAIR	In conflict with buildable area
838	56	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	25	8	50.24	REMOVE	GOOD	In conflict with buildable area
839	57	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	8	20	8	50.24	REMOVE	GOOD	In conflict with buildable area
840	58	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	8	18	8	50.24	REMOVE	GOOD	In conflict with buildable area
841	59	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	10	25	8	50.24	REMOVE	GOOD	In conflict with buildable area
842	60	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	20	8	50.24	REMOVE	GOOD	In conflict with buildable area
843	61	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	25	8	50.24	REMOVE	GOOD	In conflict with buildable area
844	62	CER	Conocarpus erectus	Green Buttonwood	5'/8'	10	14	10	78.5	REMOVE	FAIR	In conflict with buildable area
845	63	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	25	8	50.24	REMOVE	GOOD	In conflict with buildable area
846	64	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	8	20	8	50.24	REMAIN	GOOD	In conflict with buildable area
847	65	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	8	18	8	50.24	REMAIN	GOOD	In conflict with buildable area
848	66	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	10	25	8	50.24	REMAIN	GOOD	In conflict with buildable area
849	67	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	10	20	8	50.24	REMAIN	GOOD	In conflict with buildable area
850	68	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	25	8	50.24	REMAIN	GOOD	In conflict with buildable area
851	69	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	8	25	8	50.24	REMAIN	GOOD	In conflict with buildable area
852	70	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	8	20	8	50.24	REMAIN	GOOD	In conflict with buildable area
853	71	MQU	Melaleuca quinquenervia	Paperbark Tree	N/A	16	46	30	706.5	REMOVE	N/A	INVASIVE
884	72	LJA	Ligustrum japonicum	Japanese Privet	5'/8'	8	12	10	78.5	REMOVE	GOOD	In conflict with buildable area
885	73	CER	Conocarpus erectus	Green Buttonwood	5'/8'	6	14	8	50.24	REMOVE	FAIR	In conflict with buildable area
886	74	CRE	Cycas revoluta	King Sago Palm	N/A	12	3	3	7.065	REMOVE	GOOD	Under regulation size
887	75	AME	Christmas Palm	Veitchia merrillii	3'/3'	12	16	6	28.26	REMOVE	FAIR	In conflict with buildable area
888	76	CCO	Cyathea cooperi	Australian Tree Fern	N/A	6	14	3	7.065	REMOVE	N/A	Under regulation size
889	77	CER	Conocarpus erectus	Green Buttonwood	5'/8'	8	13	8	50.24	REMOVE	GOOD	In conflict with buildable area
890	78	CRE	Cycas revoluta	King Sago Palm	N/A	10	2.5	3	7.065	REMOVE	N/A	Under regulation size
891	79	RMA	Travelers Palm	Ravenala madagascariensis	3'/3'	10	20	12	113.04	REMOVE	FAIR	In conflict with buildable area
892	80	PEL	Ptychosperma elegans	Alexander Palm	3'/3'	4	15	5	19.625	REMOVE	FAIR	In conflict with buildable area
897	81	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	8	20	8	50.24	REMOVE	GOOD	In conflict with buildable area
898	82	SRO	Syagrus romanzoffiana	Queen Palm	3'/3'	12	25	16	200.96	REMOVE	POOR	In conflict with buildable area
899	83	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	8	20	8	50.24	REMOVE	GOOD	In conflict with buildable area
900	84	PEL	Ptychosperma elegans	Alexander Palm	3'/3'	4	16	5	19.625	REMOVE	FAIR	In conflict with buildable area
901	85	RMA	Travelers Palm	Ravenala madagascariensis	3'/3'	8	24	12	113.04	REMOVE	FAIR	In conflict with buildable area
946	86	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	4	20	8	50.24	REMOVE	GOOD	In conflict with buildable area
947	87	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	4	20	8	50.24	REMOVE	GOOD	In conflict with buildable area
948	88	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	6	18	8	50.24	REMOVE	GOOD	In conflict with buildable area
949	89	PEL	Ptychosperma elegans	Alexander Palm	3'/3'	4	14	5	19.625	REMOVE	FAIR	In conflict with buildable area
950	90	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	20	8	50.24	REMOVE	GOOD	In conflict with buildable area
972	91	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	14	22	8	50.24	REMOVE	GOOD	In conflict with buildable area
973	92	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	14	21	8	50.24	REMOVE	GOOD	In conflict with buildable area
985	93	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	21	8	50.24	REMOVE	GOOD	In conflict with buildable area
986	94	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	21	8	50.24	REMOVE	GOOD	In conflict with buildable area
987	95	CER	Conocarpus erectus	Green Buttonwood	5'/8'	8	14	10	78.5	REMOVE	FAIR	In conflict with buildable area
988	96	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	14	23	8	50.24	REMOVE	GOOD	In conflict with buildable area
989	97	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	10	23	8	50.24	REMOVE	GOOD	In conflict with buildable area
990	98	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	23	8	50.24	REMOVE	GOOD	In conflict with buildable area
995	99	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	25	8	50.24	REMOVE	GOOD	In conflict with buildable area
996	100	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	20	8	50.24	REMOVE	GOOD	In conflict with buildable area
997	101	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	12	27	8	50.24	REMOVE	GOOD	In conflict with buildable area
998	102	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	14	18	8	50.24	REMOVE	GOOD	In conflict with buildable area
1000	103	SPA	Sabal Palmetto	Cabbage Palm	3'/3'	14	21	8	50.24	REMOVE	GOOD	In conflict with buildable area
1001	104	QVI	Live Oak	Quercus virginiana	20'/30'	32	23	40	1256	REMOVE	POOR	In conflict with buildable area
1049	105	RMA	Travelers Palm	Ravenala madagascariensis	3'/3'	14	21	12	113.04	REMOVE	FAIR	In conflict with buildable area
1109	106	AME-ADJ	Christmas Palm	Veitchia merrillii	3'/3'	6	16	6	28.26	REMAIN	FAIR	On Center Median
1192	107	PRO-ADJ	Pygmy Date Palm	Phoenix roebelenii	3'/3'	6	5	5	19.625	REMAIN	POOR	On Center Median
1196	108	SRO	Syagrus romanzoffiana	Queen Palm	3'/3'	10	29	14	153.86	REMOVE	POOR	In conflict with buildable area
1197	109	SRO	Syagrus romanzoffiana	Queen Palm	3'/3'	10	25	14	153.86	REMOVE	POOR	In conflict with buildable area
1198	110	SRO	Syagrus romanzoffiana	Queen Palm	3'/3'	10	25	14	153.86	REMOVE	POOR	In conflict with buildable area
1199	111	PRO-ADJ	Pygmy Date Palm	Phoenix roebelenii	3'/3'	8	4.5	5	19.625	REMAIN	POOR	On Center Median
1200	112	PRO-ADJ	Pygmy Date Palm	Phoenix roebelenii	3'/3'	8	4.5	5	19.625	REMAIN	POOR	On Center Median
1201	113	PRO-ADJ	Pygmy Date Palm	Phoenix roebelenii	3'/3'	8	4.5	5	19.625	REMAIN	POOR	On Center Median
1294	114	RRE-ADJ	Roystonea regia	Cuban Royal Palm	6'/6'	20	29	30	706.5	REMAIN	GOOD	On ROW
1295	115	RRE-ADJ	Roystonea regia	Cuban Royal Palm	6'/6'	20	30	30	706.5	REMAIN	GOOD	On ROW

MITIGATION TABLE:

TREE MITIGATION REQUIRED WHERE TREES OF A SITE ARE 3" CALIPER OR GREATER:
MITIGATION: INCH PER INCH REMOVED (1:1) = TREES TOTALING 277" DBH WITH MINIMUM 12' HEIGHT

277" Total DBH REMOVED:

PROPOSED GROUND LEVEL PLANT SCHEDULE

Street Trees / Palms -
Ground Level

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	CAL/DBH	HEIGHT	SPREAD	SPECIFICATIONS
QVI	8	<i>Quercus virginiana 'HighRise'</i>	'HighRise' Live Oak	YES	HIGH	MIN 4"DBH	MIN 16'	MIN 8'	B&B - FIELD GROWN - 4" CLEAR TRUNK - STREET TREE

Lot Trees / Palms -
Ground Level

ABB.	QTY	SCIENTIFIC NAME	COMMON NAME	NATIVE	XERIC	CAL/DBH	HEIGHT	SPREAD	SPECIFICATIONS
PDA	15	<i>Roystonea regia</i>	Cuban Royal Palm	YES	HIGH	MIN 6" Cal	MIN 16'	NA	B&B - FIELD GROWN
BSI	12	<i>Bursera simaruba</i>	Gumbo Limbo	YES	HIGH	MIN 4" Cal	MIN 16'	MIN 8'	B&B - 5 CT
QVI	12	<i>Quercus virginiana 'HighRise'</i>	'HighRise' Live Oak	YES	HIGH	MIN 4"DBH	MIN 16'	MIN 8'	B&B - FIELD GROWN - 4" CLEAR TRUNK - STREET TREE
SMA	8	<i>Swietenia mahagoni</i>	Mahogany Tree	YES	HIGH	MIN 4"DBH	MIN 16'	MIN 8'	B&B - 5 CT
CER	19	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	YES	HIGH	MIN 4"DBH	MIN 16'	MIN 8'	B&B - 5 CT
BAR	6	<i>Bulnesia arborea</i>	Verawood	YES	HIGH	MIN 4"DBH	MIN 16'	MIN 8'	B&B - 5 CT
SPA	20	<i>Sabal palmetto</i>	Sabal Palm	YES	HIGH	MIN 4"DBH	MIN 16'	MIN 8'	B&B - 5 CT

Shrubs & Groundcovers
Ground Level

CI	180	<i>Chrysobalanus icaco 'Red Tip'</i>	Red Tip Cocoplum	YES	HIGH	36"-48" OA ht. - 36" O.C.
HP	180	<i>Hamelia patens 'Compacta'</i>	Firebush	YES	HIGH	36"-48" OA ht. - 36" O.C.
FG	180	<i>Ficus microcarpa 'Green Island'</i>	Green Island Fig	YES	HIGH	24" O.A. ht - 24" O.C
TD	180	<i>Tripsacum floridana</i>	Dwarf Fakahatchee	YES	HIGH	36" O.A. ht - 36" O.C
Sod	000000s	<i>Stenotaphrum secundatum</i>	St. Augustine Grass	NO	HIGH	Shall be well adapted to localized growing conditions. ROW Only. 0 SF Within Lot.
*Mulch	000000s	Organic-Nutra Mulch				As noted on plan and to be determined by contractor

Notes: Planting bed to be mulched - "Mulches shall be applied and maintained in accordance with the most recent edition of the Florida Yards & Neighborhoods Handbook titled "A Guide to Florida Friendly Landscaping" by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS) and available online at <http://www.floridayards.org/landscape/FYN-Handbook.pdf>. Cypress mulch shall not be used because its harvest degrades cypress wetlands".

THIS PLAN IS INTENDED TO OBTAIN SITE PLAN APPROVAL ONLY.

FINAL MITIGATION PLANTING PLAN AND IRRIGATION PLAN WILL BE PROVIDED AT TIME OF BUILDING PERMIT.

UTILITY COORDINATION ONGOING. 100 % IRRIGATION TO BE PROVIDED AT TIME OF BUILDING PERMIT.

CITY OF HOLLYWOOD LANDSCAPE TABLE

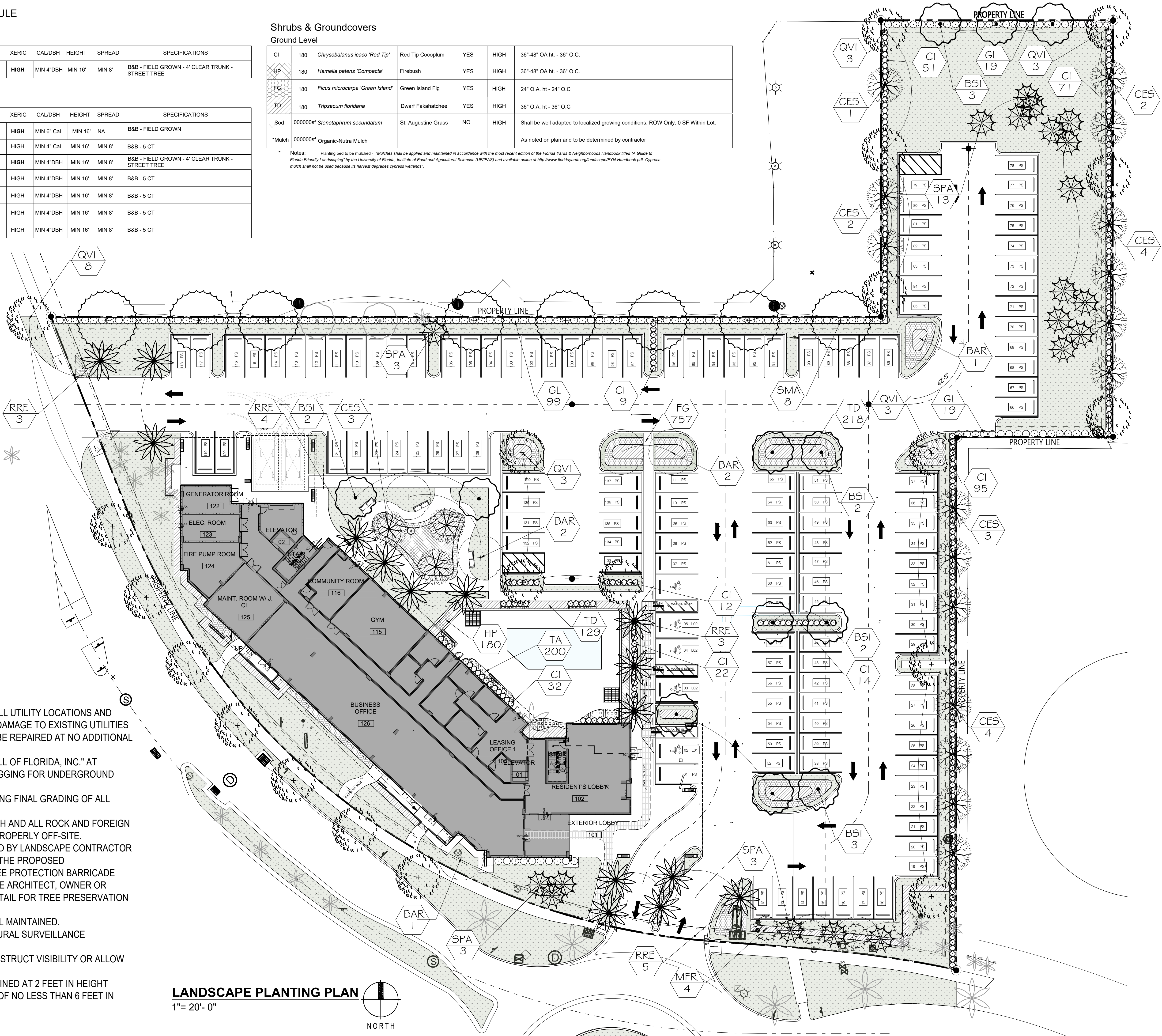
SITE INFORMATION			
ZONE: PUD-R	1101 HILLCREST DRIVE, HOLLYWOOD, FL 33021		
LAND-USE: EXISTING CLASSIFICATION: MEDIUM (16) RESIDENTIAL OFFICE AND VACANT	OFFICE AND VACANT		
EXISTING USE: Lot Area: 106,800 SF (2.46 acres)	FOLIO: SEE LEGAL DESCRIPTION ON SHEET A-109		
RAC LANDSCAPE REQUIREMENTS - SECTION 4.6.3(d)			
1. LOT TREE REQUIREMENTS		Required	Proposed
Lot Trees Required	1 Tree per 1,000 sf of Open Space Previous Area <ul style="list-style-type: none">Open Space required 20% Minimum of Lot Area = 21,360Palms count toward Tree requirement at 3:1	23	57 TREES 35 PALMS
2. STREET TREE REQUIREMENT		Required	Proposed
Street Trees	1 Street Tree per 30 linear feet of street frontage: 562 LF / 30 = 19 Under Power Lines - Max Average Spacing of 25 Feet O.C. N/A	18	8 TREES + EXISTING 5 PALMS
3. NATIVE TREE REQUIREMENT: 60% OF REQUIRED TREES		Required	Proposed
Native Trees Required	Required Trees 36 x 60%	22	57 TREES 10 PALMS
4. SHRUB REQUIREMENT: RATIO OF 10 PER REQUIRED TREE		Required	Proposed
Shrubs	10 X 36 = 360	360	720
5. NATIVE SHRUB REQUIREMENT: 50% OF REQUIRED SHRUBS		Required	Proposed
Native Shrubs	360 x 50% = 180	180	720
5. LOW WATER / DROUGHT TOLERANCE		Required	Proposed
Shrubs		NA	720
Lot + Street Trees		NA	76.6

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.
4. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
5. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
6. ALL PROPOSED PLANTING IS TO BE TRIMMED AND WELL MAINTAINED.
7. PROPOSED PLANTING SHALL NOT OBSTRUCT THE NATURAL SURVEILLANCE (VISIBILITY) OF THE AREA.
8. PROPOSED SHRUBS ALONG WALKWAYS SHALL NOT OBSTRUCT VISIBILITY OR ALLOW INDIVIDUALS TO HIDE BEHIND.
9. PROPOSED SHRUBS ALONG WALKWAYS SHALL MAINTAINED AT 2 FEET IN HEIGHT
10. PROPOSED TREE CANOPIES SHALL HAVE CLEARANCE OF NO LESS THAN 6 FEET IN HEIGHT

LANDSCAPE PLANTING PLAN

1"= 20'- 0"



walk

Landscape + Urban Design
Planning | Research |
Consulting
6915 SW 57th Avenue
Suite #203
Coral Gables, FL 33143
O-786.536.2088

REVISIONS / SUBMISSIONS

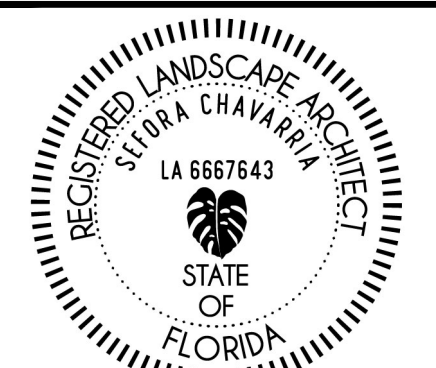
CLIENT:

1101 HILLCREST DRIVE
HOLLYWOOD, FL 33021

HILLCREST

1101 HILLCREST DRIVE
HOLLYWOOD, FL 33021

LANDSCAPE PLANTING PLAN



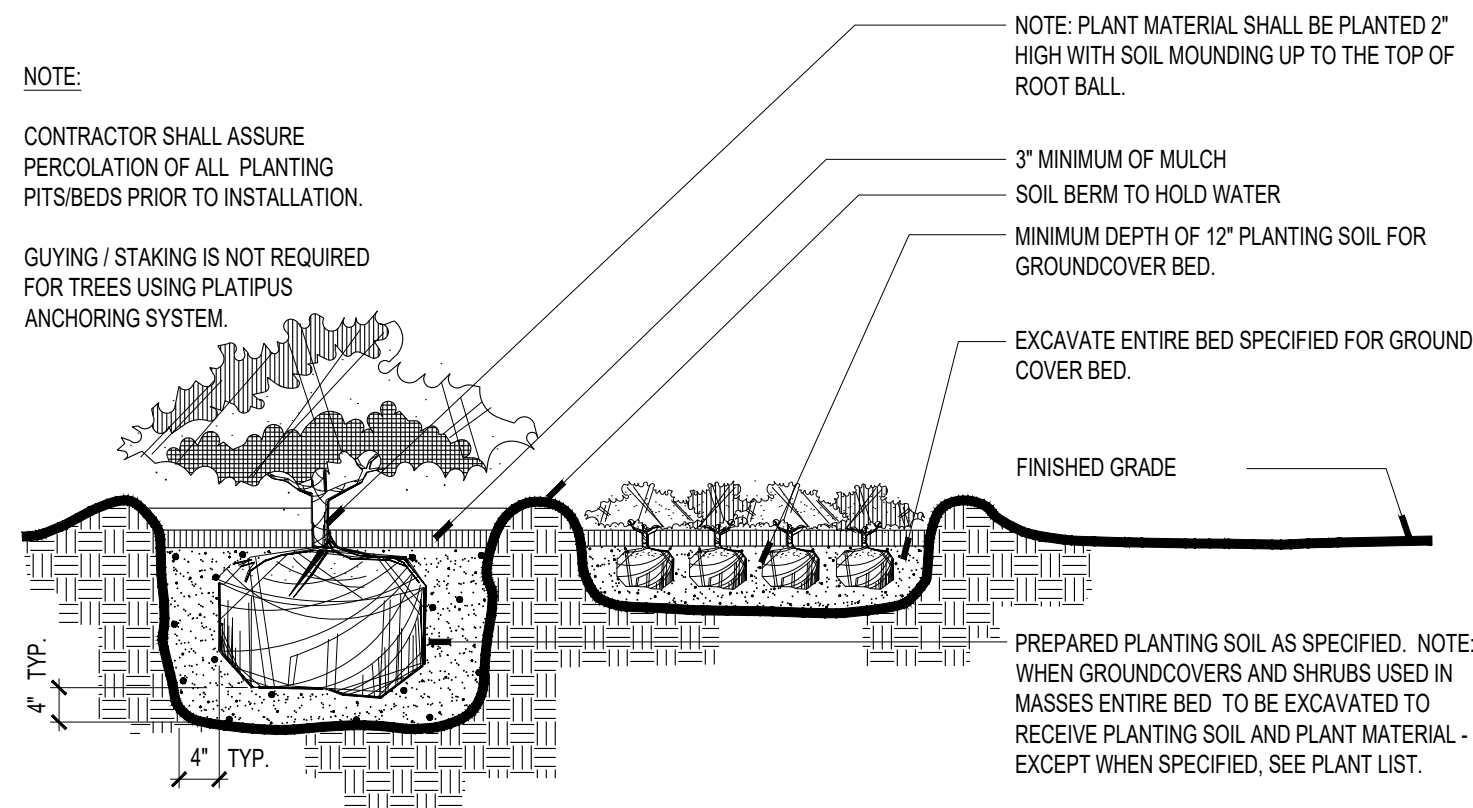
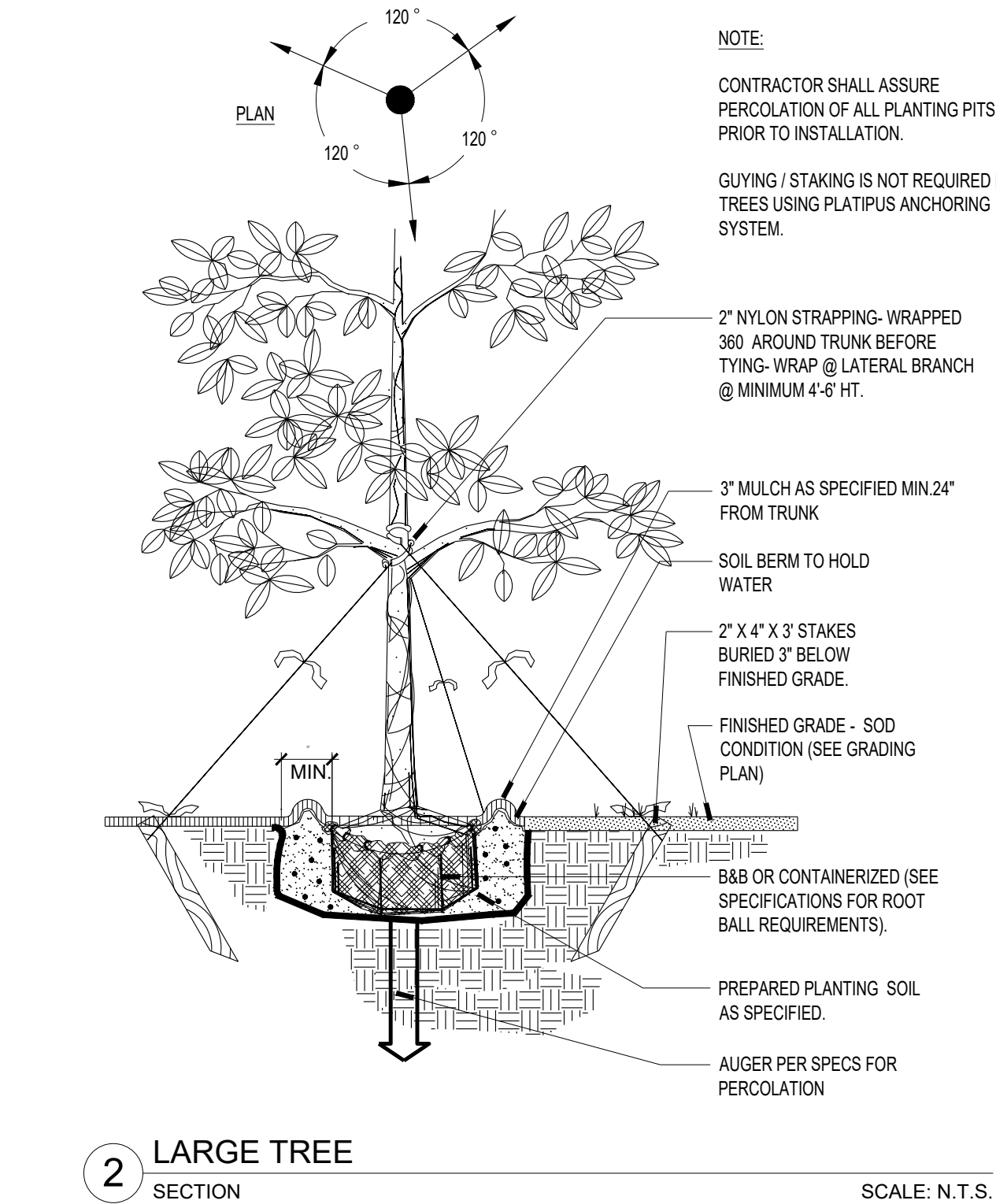
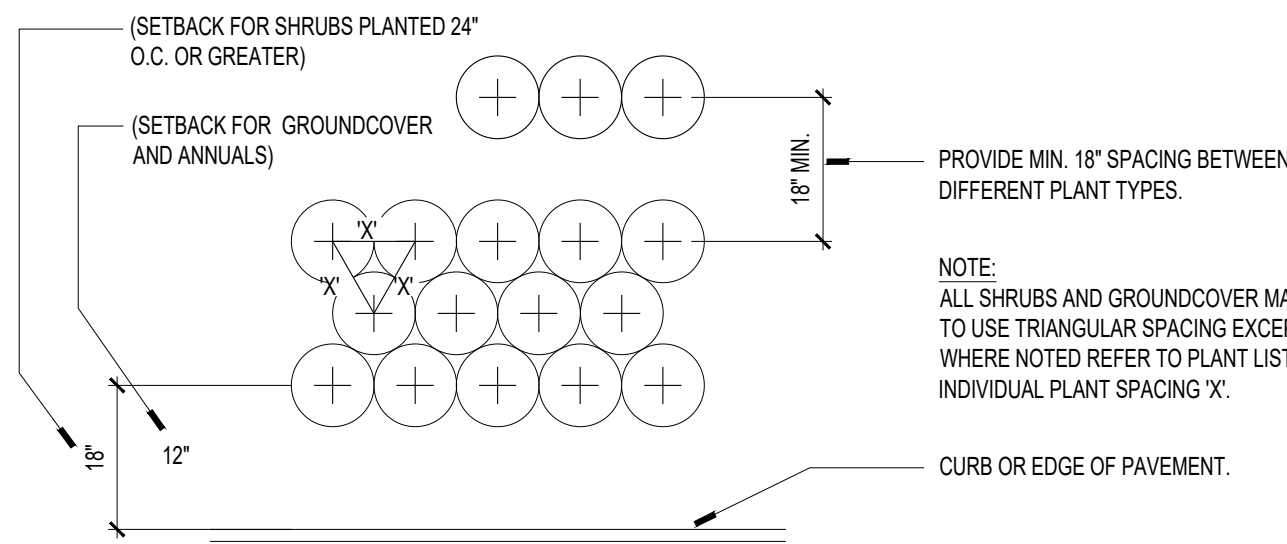
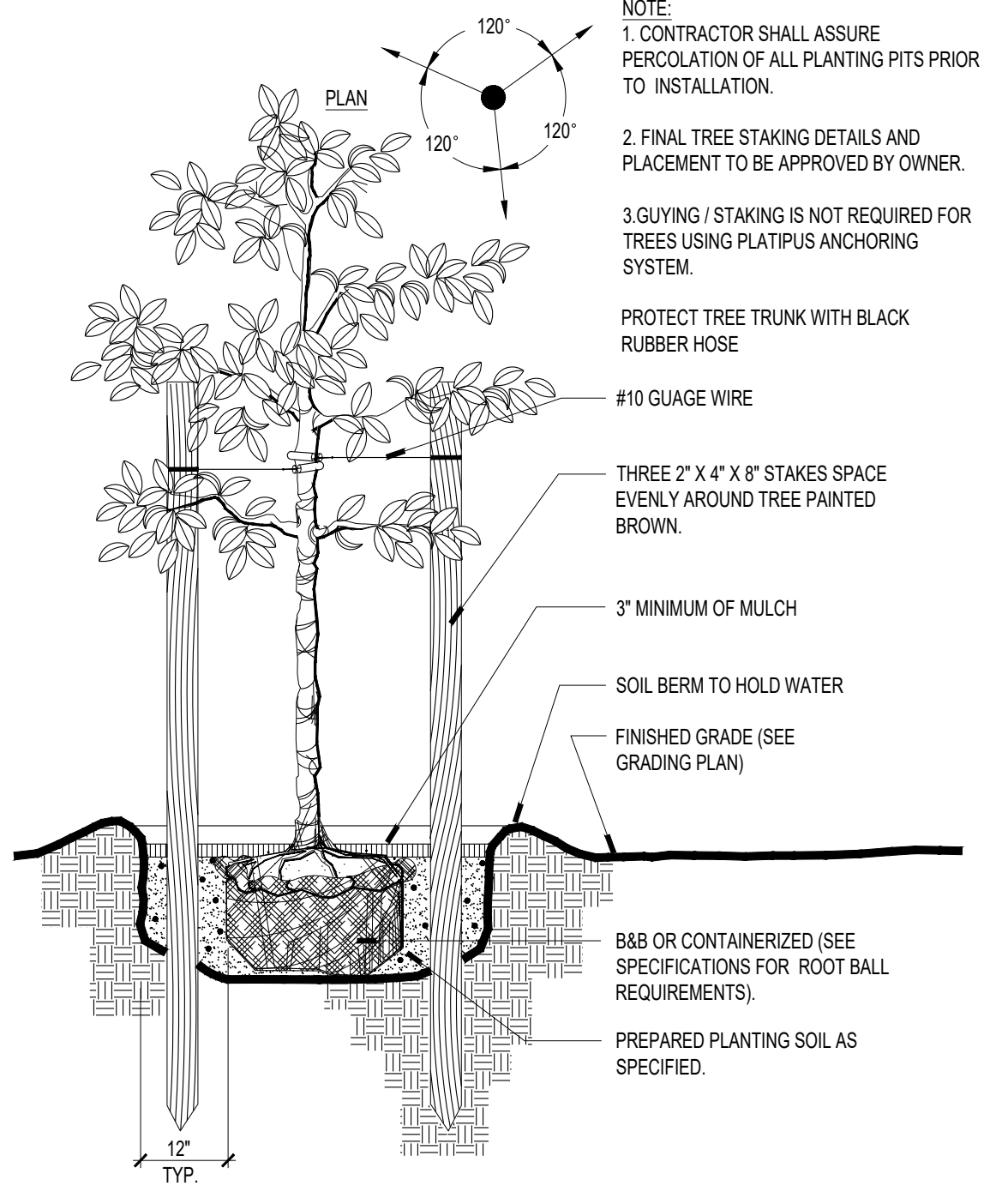
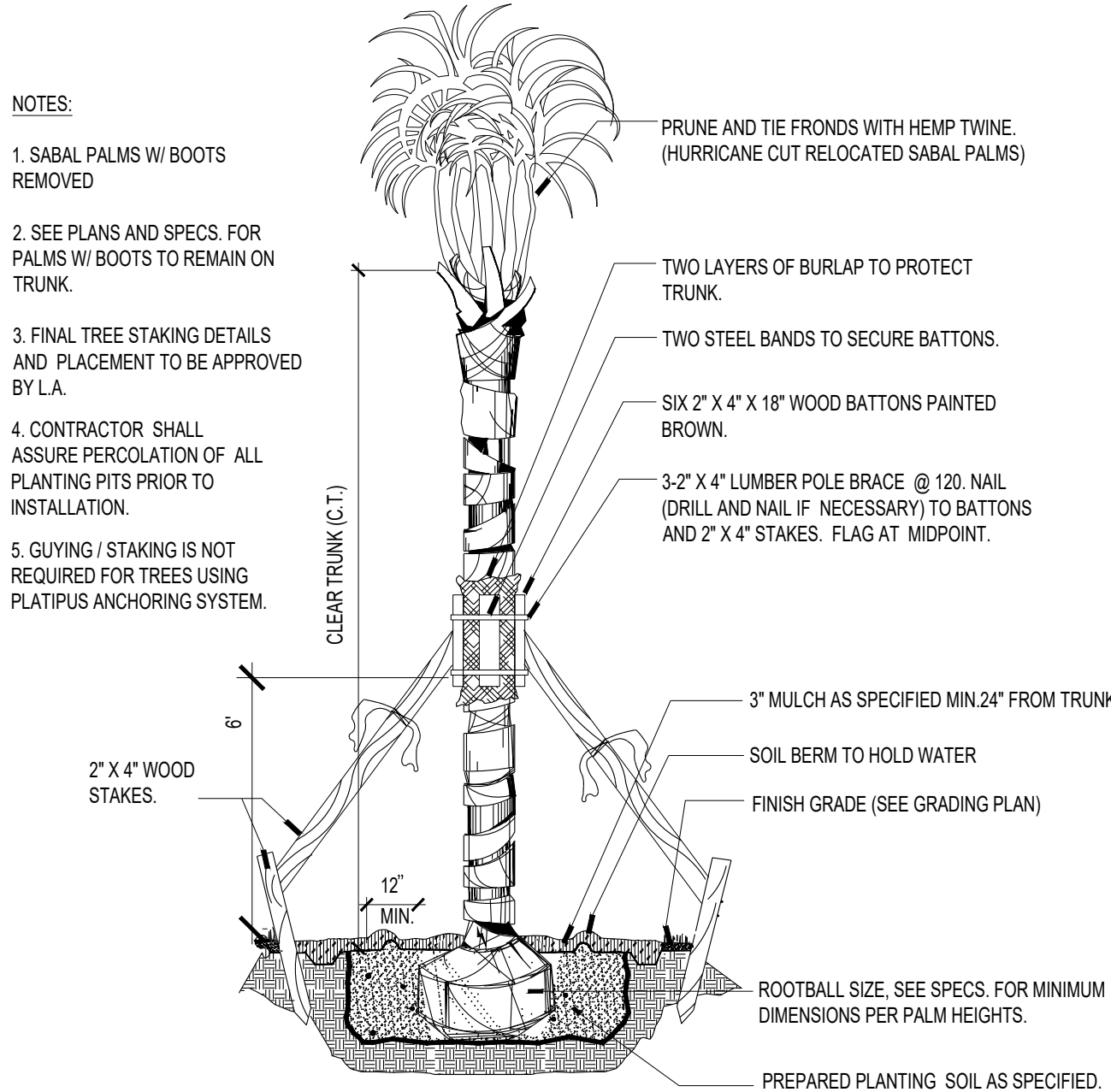
DRAWN BY: SB, DC
CHECKED BY: SC
DATE: 02.04.2025

SHEET NUMBER:

L-200

GENERAL LANDSCAPE NOTES:

- PLANT MATERIAL:** ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA (FL), DEPARTMENT OF AGRICULTURE. UNLESS OTHERWISE NOTED, ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FGBB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & LA OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION. LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIPLINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.
- ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES, MULCH, TOPFERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
- SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. STENOTAPHRUM SECUNDATUM, V. FLORITAM' UNLESS OTHERWISE NOTED (ST. AUGUSTINE SOLID SOD). PASPALUM NOTATUM' ARGENTINE' (ARGENTINE' BAHIA SOLID SOD) SHALL BE PROVIDED IN THE RIGHT-OF-WAYS & ON THE BANKS & BOTTOM OF DETENTION PONDS. OFFSITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
- AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
- GENERAL RECOMMENDED PLANTING SOIL DEPTH:** ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUND COVER AREAS AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30".
- CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
- ROOT BARRIER SPECIFICATIONS:** ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER, DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE EDGE ROOT FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. WHERE PROPOSED UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES, ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1 FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
- ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND-DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
- NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
- CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
- FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.
- WATERING:** ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.
- ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- GUARANTEE:** ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1-YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
- NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
- ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
- ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
- ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE.
- NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.
- TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING.
- IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
- ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONT/SIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.
- MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
- PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.



walk

Landscape + Urban Design
Planning | Research |
Consulting
6915 SW 57th Avenue
Suite #203
Coral Gables, FL 33143
O-786.536.2088

REVISIONS / SUBMISSIONS

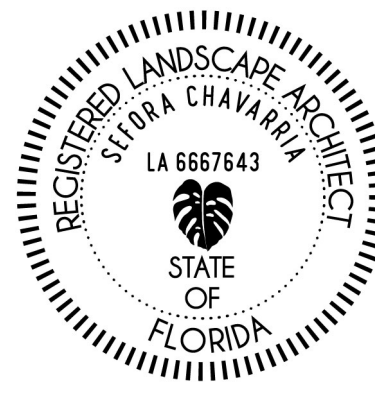
CLIENT:

1101 HILLCREST DRIVE
HOLLYWOOD, FL 33021

HILLCREST

1101 HILLCREST DRIVE
HOLLYWOOD, FL 33021

LANDSCAP DETAILS AND
SPECIFICATIONS



DRAWN BY: SB, DC
CHECKED BY: SC
DATE: 02.04.2025

SHEET NUMBER:

L-300

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RE: 1101 Hillcrest Drive óTransmittal Letter óFinal TAC

Dear Ms. Wingett,

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Sincerely,

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February 14, 2025

VIA EMAIL

Andria Wingett
Assistant Director
Development Services
City of Hollywood
AWingett@hollywoodfl.org

Re: 1101 Hillcrest Drive Project Narrative

Dear Ms. Wingett:

We represent Tobin, Inc. and Housing Trust Group, collectively referred to as “Applicant”. Tobin, Inc. owns the property at 1101 Hillcrest Drive through Harwin-Tobin 1101, LLC. The Applicant is proposing multi-family affordable housing on the Property, as described below.

Background and PUD

The site at 1101 Hillcrest Drive is 2.45 net acres (2.97 gross acres) and comprises three folios: 514219270034, 514219171541, and 514219171651. The City’s zoning for this site is PUD-R and the City’s land use designation is Medium (16) Residential.

The Property is within the boundary of the Hillcrest PUD, which was established by Ord. O-76-025. This ordinance included minimal guidance on development standards and noted that items such as number of dwelling units, number of buildings, heights, setbacks, number of parking spaces, and amount of open space was to be governed by the master site plan. The master site plan did not appear to provide specific detail for the Property.

The Property has the County land use designation of Irregular Residential (11.5 units/acre) and is within a Dashed-Line Area, which is approximately 260.5 gross acres in size and covers the entire Hillcrest PUD.¹ Within a Dashed-Line Area, density is not calculated on a site-specific basis; rather, the density is multiplied by the size of the Dashed-Line Area to establish a maximum cap of dwelling units within the entire Dashed-Line Area. It is our understanding that all of the dwelling units within this Dashed-Line Area have already been allocated and thus the Property does not have any current rights to residential units.

¹ Broward County Ordinance No. 2007-37. Recorded in ORB 44936 Pg 1402.

The Property is part of the Hillwood Section Three plat (recorded in PB 69 Pg. 10 in 1969). Per communications with County staff, because the plat was recorded after 1953, re-platting is not required.² The plat does not have a restrictive note and County staff also confirmed adding a plat note would not be required.³

PUD Amendment and Rezoning

The Applicant seeks to amend the PUD to facilitate the proposed multi-family residential building. We request to amend the existing PUD ordinance to allocate 120 residential units to this site and enact specific development standards consistent with the proposed site plan.

Site Plan

The proposed site plan has an 8-story, 90'8" high multifamily building with 120 units and approximately 3,901 square feet of office. The office will be used for sales and leasing and meets the criterion of "minimum nonresidential uses which can be shown to support and complement permitted residential uses" as required by the PUD regulations. The units will be deed restricted as affordable to units earning less than the Area Median Income (AMI). The AMI mix is still being determined, but it is anticipated that all of the units could be affordable to families earning less than 80% AMI (low-income units). Alternately, the mix could have units affordable to moderate-income families (less than 120% AMI) and units affordable to very low-income and/or low-income families.

The proposed unit mix is 75 1-bedroom units and 45 2-bedroom units. 137 surface parking spaces will be provided (where 204 spaces are required), as permitted by the PUD flexibility.

The applicant is requesting a variance to permit a maximum of 70% impervious area where 65% is required.

Flex Unit Allocation and Policy 2.16.3

As noted in the Background section, the Property does not have any rights to residential units. We are requesting the City allocate flexibility units to the Property in order to entitle the multi-family building. The Applicant proposes the following:

- 1) Use Broward County Land Use Plan Policy 2.16.3, an affordable housing bonus density policy that allows a local government to approve 6 bonus units for each moderate-income unit, 9 bonus units for each low-income unit, and 19 bonus units for each very-low-income unit. In a situation such as this where the land use designation does not permit any

² Email communication between Elizabeth Somerstein, Esq., Greenspoon Marder LLP, and Barbara Blake Boy, Broward County Planning Council. July 27, 2022 and Plat Determination Letter.

³ Email communication between Elizabeth Somerstein, Esq., Greenspoon Marder LLP, and Karina da Luz, Broward County Urban Planning Division. August 30, 2022.

residential density on the site,⁴ flex units must first be allocated by the local government to create the initial “base” of affordable housing units which are then used to generate the “bonus” units. For example, if the units at 1101 Hillcrest Drive are deed restricted as affordable to low-income households (up to 80% AMI), the City would need to allocate only 12 flex units and the other 108 units would be bonus units per Policy 2.16.3.

Thank you for your consideration of this application.

Sincerely,

GREENSPOON MARDER LLP

Julian Bobilev, AICP

⁴ As discussed earlier, the land use designation for the properties is Irregular Residential, however all of the permitted units in the Dashed-Line Area have already been built.

February 14, 2025

VIA EMAIL

Andria Wingett
Assistant Director
Development Services
City of Hollywood
AWingett@hollywoodfl.org

RE: 1101 Hillcrest Drive – Response to Variance Criteria

Dear Ms. Wingett;

The Applicant is the owner of the approximately 2.5-acre site at 1101 Hillcrest Drive (Property). The Property is in the Hillcrest PUD, which was established by Ord. O-76-025. The Applicant is proposing an 8-story multifamily building with 120 units and approximately 4,000 square feet of office (Project). The proposed uses are permitted within the City's PUD-R zoning district and Medium (16) Residential land use category.

In connection with the Project, the Applicant has already filed a site plan application and an application to amend the PUD on the Property to facilitate the proposed Project and requests the allocation of flex units.

The Project requires a variance to exceed the maximum impervious area of 65% as outlined below:

Variance Description

Required	Provided
Max. Impervious Area – 65%	Max. Impervious Area – 70%

Response to Variance Criteria

- a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; and

Response: The requested variance to provide a maximum of 70% instead of 65% impervious area maintains the basic intent and purpose of the impervious area regulations. The proposed standard will not affect the stability or appearance of the city.

Generally, impervious area regulations are intended to manage stormwater. The proposed impervious area will not impede the Property's ability to meet stormwater requirements upon completion of the project. Additionally, the Project proposes 35% open space, significantly exceeding the 20% requirement. This additional open space helps mitigate impacts of the proposed impervious area by allowing for better stormwater infiltration, heat island reduction, and recreational benefits.

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

Response: The proposed residential and office uses are a permitted use in the existing zoning and land use designations and are compatible with the surrounding land uses. The requested variance to provide a maximum of 70% instead of 65% impervious area will not create an incompatibility. Additionally, landscape buffers between adjacent properties is proposed.

The variance will not be detrimental to the community. The requested variance is minimal and will not impede the ability to meet stormwater requirements at the completion of the project. The Applicant is proposing a significant increase in open space by providing 35% where 20% is required.

- 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

Response: The requested variance to provide a maximum of 70% instead of 65% impervious area is not inconsistent with the GOPs of the Comprehensive Plan or other similar plans. The variance process is designed to provide applicants with flexibility when strict compliance with certain regulations is impractical. In this case, the applicant proposes 70% impervious area instead of 65%, which is the minimum necessary, and also proposes 35% open space, significantly exceeding the 20% requirement, thereby helping to balance the request.

Additionally, the project proposes affordable housing. The additional impervious area requested supports the construction of more units, parking, and other necessary infrastructure, but also allows a sufficient number of units to be constructed while ensuring a livable and functional community and helping to meet the need for affordable housing.

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

Response: The requested variance is neither economically driven nor self-imposed, as it does not reduce costs or increase profit margins. Instead, it is necessary to accommodate a site plan that supports permitted residential and office uses and that is compatible with the surrounding area.

At approximately 2.5 acres, the site's developable area is constrained, requiring a compact design with a slightly higher impervious area. Granting this variance will enable the intended use to function effectively within the zoning district while ensuring a sufficient number of units and adequate vehicular, emergency, and pedestrian circulation, as well as adequate parking.

Furthermore, this development will provide much-needed affordable housing, a regional priority that aligns with broader planning goals.

- 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. These items are considered according to quasi-judicial procedures.

The variance is not necessary to comply with State or Federal Law. The requested variance is minimal and will meet the intent of the regulation while allowing the project to function.

Sincerely,

GREENSPOON MARDER LLP

A handwritten signature in blue ink, appearing to be 'KAR' with a large loop at the end.

Kelly Ray

RESPONSES TO TECHNICAL ADVISORY COMMITTEE TAC REVIEW 24-FJDP-80

Subject: TECHNICAL ADVISORY COMMITTEE TAC REVIEW COMMENT RESPONSES

Project Manager: JULIAN BOBILEV, AICP
200 EAST BROWARD BLVD
SUITE 1800 FORT LAUDERDALE, FL 33301

Project: PUD-MULTIFAMILY DEVELOPMENT-RESIDENTIAL

Address: 1101 Hillcrest Drive, Hollywood, FL 33021

File No.: 24-FJDP-80

APPLICATION SUBMITTAL

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Application Form:
 - **Response: No comments provided.**
2. Ownership & Encumbrance Report (O&E):
 - a. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.
Response: Acknowledged. To be provided.
 - b. Ensure O&E addresses the requirements on the TAC submittal checklist:
<http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453>
Response: Acknowledged.
3. Alta Survey:
 - a. Alta survey shall be based on and dated after O&E. It shall make reference of the O&E report.
Response: Please see updated survey is enclosed with this submittal.
 - b. Provide an updated survey.
Response: Please see updated survey is enclosed with this submittal.
 - c. Easements and/or dedications with O.R. or plat books and page numbers.
Response: Please see updated survey is enclosed with this submittal.
 - d. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
Response: Please see updated survey is enclosed with this submittal.

4. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Plat determination letter shall be for all properties in this project.

Response: Plat determination letter is provided with this final TAC submittal. Platting is not required.

5. Complete and submit to Broward County School Board and impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:

<https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf>

Response: A Broward County School Board and impact fee application was submitted. SCAD letter SBBC-3965-2025 is valid through August 5, 2025 and is provided with this final TAC submittal.

6. Provide a School Capacity Availability Determination (SCAD) Letter of Approval.

Response: SCAD letter SBBC-3965-2025 is valid through August 5, 2025 and is provided with this final TAC submittal.

7. A Completed Park Impact fee application is required. Provide copy application.

www.hollywoodfl.org/DocumentCenter/View/5346/Park-Impact-Fee-Application_PRCA-?bidId=

Response: Application is provided with this submittal.

8. Indicate past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

Response: Acknowledged and provided on the Cover sheet

9. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sign-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).

Visit <http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List> for Contact Information.

Response: Needs to be done prior to the first public hearing, not Final TAC.

a. Hollywood Hills Civic Association

Response: A public participation meeting has been scheduled for 3/5/25.

10. Additional comments may be forthcoming.

Response: Acknowledged.

11. Provide written responses to all comments with next submittal.

Response: Acknowledged.

ZONING

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Indicate past, current, and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

Response: Acknowledged and provided on the Cover sheet.

2. Site Plan:

- a. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval.

Response: Noted, please reference "SITE PLAN GENERAL NOTES" table on sheet A-100.

- b. Please bold or color the property line on the site plan.

Response: Noted, please refer to updated site plan on sheet A-100.

- c. Illustrate and show with color the pervious and impervious areas.

Response: Noted, please refer to pervious and impervious diagrams on sheet A-001. The pervious and impervious areas have are also shown in color on the updated site plan sheet A-100, reference the site plan legend.

- d. Provide a colored site plan that shows landscape requirements, including the landscape buffer.

Response: Noted, please refer to updated site plan sheet A-100. Landscape buffer has been annotated and is graphically represented. Please refer to the "SITE INFO" table for landscape requirement calculations.

- e. Provide and show a 5-foot landscape buffer on the site plan.

Response: Noted, please refer to the updated site plan on sheet A-100. Landscape buffer has been annotated and graphically represented with an orange line hatch as indicated on the "SYMBOLS LEGEND".

- f. Please note that the required landscape buffer can be used as part of the 20% landscape/open space requirement.

Response: Acknowledged.

- g. Color, label, and dimension all landscape areas on the site plan.

Response: Noted, updated site plan on sheet A-100 is now colored, labeled and dimensioned.

- h. Please number each parking space

Response: Noted and provided, please reference site plan sheet A-100.

- i. Show the dimensions for each parking space.

Response: Noted and provided, please reference site plan sheet A-100.

- j. Label the guest parking spaces, handicap and electric vehicle charging stations.

Response: Handicap spaces are identified. The project proposes affordable housing units. Based upon the enclosed parking study, alternative parking ratios are proposed and indicate a total of 128 parking spaces are required. Given that the site plan will provide 137 parking spaces, the parking supply will be sufficient to accommodate the anticipated parking demand.

- k. Dimension the encroachment of the balconies on the site plan and the elevation plans.

Response: Noted, dimensions provided on floor plan and setback lines provided on elevation sheets.

- l. Detail and illustrate where and how garbage will be picked up.

Response: Noted, please see sheet WM-1.

- m. Dimension the width of each driveway curb cut/apron.

Response: Noted, please see A-100 Site Plan and Civil DWGS.

- n. Dimension the parking lot setbacks on the site plan.

Response: Noted, please see site plan sheet A-100.

- o. Ensure the new development complies with the preservation standards in the PUD-R. Please respond to the standards below on the next submittal.

Response: Acknowledged.

- The applicant shall file, at the time of approval of the final site plan, legal documents which will assure the above guarantees, and in particular provide for restricting the use of open space to the designated purposes. Such documents shall include, but not be limited to, the following provisions:
 - o A homeowner's association with a declaration of the covenants and restrictions which will govern
 - A conveyance to the association of all right, title and interest in the open space upon the sale of the final dwelling unit or lot;

- The association must be established before any dwelling unit is sold;
- Membership in the association must be mandatory for each purchaser of a parcel of property subject to individual ownership and any successor in interest;
- The open space restriction must be permanent, and not for a period of years;
- The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities, as well as the maintenance of the open space itself;
- Each owner must pay his pro-rata share of the cost of such maintenance and other activities of the association which are an integral part of its operation, and the assessment levied against the owner by the association can become a lien on the property;
- The association must be able to adjust the assessment to meet changed needs.

Response: Enclosed with this submittal please find Articles of Incorporation, Declaration of Covenants, and Bylaws for 1101 Hillcrest Association, Inc.

3. Site calculations:

1. Provide the landscape and impervious calculations that not only include the square footage but the percentage as well.

Response: Noted, see sheet A-001, Area diagrams, shows the percentage and square of landscape, pervious and impervious calculations. Calculation also shown on site plan sheet A-100.

2. Provided parking calculations are short 73 parking spaces of the minimum required amount. Please address.

Response: We are requesting a parking reduction as permitted by the PUD flexibility. Please see attached Traffic and Parking Methodology/Analysis in support of the reduction.

3. Ensure guest spaces are provided and shown in the parking calculations.

Response: the team will coordinate to determine the location of guest parking spaces.

4. Provide all site calculations on the same page as the site plan.

Response: Noted, see sheet A-100, Site Plan, shows all site calculations.

4. Demonstrate compliance with the following zoning standards of the PUD, pursuant to 4.16(E)

- a. Land coverage. The maximum amount of impervious ground coverage, shall not exceed the following limitations:
 - i. Residential areas of the PUD — 65%.
 - ii. Office areas of the PUD — 75%.
 - iii. Commercial areas of the PUD — 85%

Response: Per correspondence with city staff, these standards will be shown for the individual project. The applicant is requesting a variance to provide a maximum of 70% impervious area here 65% is required. Applicant application/response to variance criteria justifying this request is made with this submittal.

b. Landscaping.

- i. All pervious areas shall be landscaped. A minimum of 35 trees per acre of total site area shall be provided prior to the issuance of the certificate of occupancy. Landscaping shall be well maintained and a sprinkler system for the irrigation of trees and other landscaped features shall be provided.
- ii. A buffer area with screening shall be included on the perimeter of a nonresidential area whenever it adjoins residential land around the perimeter of the PUD.

Response: Requirement ii is not applicable to the site.

c. Open space.

- i. Open space shall comprise at least 20% of the PUD. The minimum acreage in open space shall be determined by multiplying the gross area of the proposed PUD by 20%.
- ii. Open space shall be distributed as proportionately as possible throughout the PUD, except those previously-identified natural areas, giving consideration to the relation of the open space to the dwelling units of the residents the open space is intended to serve. Open space may not be isolated in one corner of the development, but should be highly accessible to all residents; large open spaces should be enhanced or linked by walkways or greenway systems wherever possible.

Response: Acknowledged.

5. Work with the City's Landscape Architect to ensure that all landscape requirements are met.

Response: Acknowledged.

ARCHITECTURE AND URBAN DESIGN

Chad Cramer, Urban Designercramer@hollywoodfl.org 954-921-3471

PLANNING

1. Please outline existing public access easements in force within the PUD.

Response: Please clarify comment, the entire PUD is 260.5 acres so it is not possible to outline all existing easements.

2. Pursuant to BrowardNext Policy 2.16.3(2), provide the proposed income levels to enable staff can determine the appropriate bonussing formulas

Response: The Applicant is determining the proposed AMI levels. However, we analyzed the three bonus formulas provided for in Broward County Policy 2.16.3

to determine the maximum number of flex units that would need to be allocated, which is 18 flex units at the moderate-income (120%). Below is the breakdown of flex units that would be required for each bonus formula income range:

- x Moderate – 6 bonus units for every moderate-income unit = 18 flex units + 108 bonus units.
- x Low – 9 bonus units for every low-income unit = 12 flex units + 108 bonus units.
- x Very low – 19 bonus units for every 1 very-low income unit = 6 flex units + 114 bonus units.

3. The use of Broward County's affordable unit bonussing must include a restrictive covenant that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner occupied housing.

Response: A Declaration of Restrictive covenants will be provided.

4. Please provide the total anticipated du/acre of the PUD once the proposed new development is taken into consideration. Densities may not exceed 50du/acre.

Response: The boundaries of the Hillcrest PUD are identical to the boundaries of the large (260.5-acre) Dashed-Line Area with the land use designation of Irregular Residential (11.5 units/acre). Within a Dashed-Line Area, density is not calculated on a site-specific basis; rather, the density is multiplied by the size of the Dashed-Line Area to establish a maximum cap of dwelling units within the entire Dashed-Line Area. It is our understanding that all of the dwelling units within this Dashed-Line Area have already been allocated. The applicant proposes using Broward County Policy 2.16.3 for bonus density to develop the site with 120 units. With the addition of 120 units, the overall density of the Dashed-Line Area would be closer to 12 units/acre, which is far below 50 du/ac.

URBAN DESIGN

1. The massing is appropriate for the area and the ground level fenestration and balconies of the upper levels provide activity and eyes on the street. To address the walkability of the site, the applicant should remove the parking area in between the building and the street and appropriately site the building to provide a direct pedestrian connection to the sidewalk. Additionally, the design should provide direct pedestrian paths through the parking area to the building.

Response: The proposal eliminates the parking area between the building and the street and appropriately locates the building to provide a direct pedestrian connection to the sidewalk. The design provides direct pedestrian paths through the parking area to the building. Consult A-100 Site Plan.

2. Provide color renderings of all the sides of the new development.

Response: Noted, see Sheet A-1000 shows the rendering.

3. Ensure that the design and massing of the building provide proper articulation and material. In addition, comply with the Articulation section of this code.

Response: Acknowledged.

4. Provide a street profile of the new development

Response: Please see Architectural plan set.

5. Ensure that the design is compatible with other buildings within the Hillcrest PUD-R.

Response: Acknowledged.

6. Please ensure to apply the city of Hollywood's design guidelines to your building. Please apply the following guidelines:

- New construction should utilize surface materials compatible with the South Florida region including stucco, tile, clear glass, oolitic limestone, etc. As such, the use of fieldstone, metal or plastic surfaces are not recommended.
- The color relationship between adjacent buildings should be compatible (not necessarily identical).
- The proposed structure indicates sensitivity to and is compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties.
- New construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks, as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility.

Response: The new building uses materials such as painted stucco, accent walls and glass. Refer to sheets A-300 to A-305, General Building Elevation. The sheet A-002, Context Images, shows that the color relationship between adjacent buildings to be compatible. The new design is a modern and improves the appearance of surrounding properties.

7. If utilizing parking garages, Garages must be lined with architectural treatment and a landscape buffer. Parking garages and single parking decks under buildings shall be pursuant to the district or subdistrict Building Requirements Table and to the following requirements:

- a. All levels of parking garages shall be lined with active uses as required by the Building Requirements Table in each district or screened with architectural treatment. At ground level, parking garages shall be screened with both architectural treatment and landscape buffer.

Response: No parking garage is proposed.

8. Please comply with participating with the Cities Arts and Public Spaces Program. Please see the following requirements.

The city's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. This is a new ordinance that applies to your proposed development. Although the fee does not have to be paid prior to

PDB, a choice of one of the following commitments must be provided in a memo. Attached is the ordinance for review.

- x In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of \$5,000.00.
- x Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.
- x Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than \$5,000.00.

Response: To be determined. The applicant will identify a commitment.

9. Provide a color and material palette that will be used for the new development.
Response: Noted , sheets A-300 to A-305, Overall Building Elevation, show the palette of materials used in the proposal and colored of the building elevation.
10. Provide a note: All changes to the design will require Planning review and may be subject to Board approval.
Response: Noted, this note is shown on sheets A-100, Site Plan, A-300 to A-305, General Building Elevation.
11. Ensure that all plumbing, mechanical and electrical fixtures and equipment are indicated on the Site Plan and elevations.
Response: Acknowledged.
12. Work with the Building Department to ensure that adequate ventilation is provided for the parking garage.
Response: There is no parking garage provided for this project.

SIGNAGE

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Provide the following note: "All signage shall be in compliance with the Zoning and Land Development regulations".
Response: Noted, note was added on A-100, Site Plan and to the Signage and Pavement Markings Plan on sheet SPM-1.
2. Provide note on Site Plan: "All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign."
3. **Response: Noted, the note was added on A-100, Site Plan and added to the Signage and Pavement Markings Plan on sheet SPM-1.**

LIGHTING

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Provide a note on Site Plan: "Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential".

Response: Noted, the note was added on A-100, Site Plan.

GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.

Response: To be determined.

2. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces. Recommend to locate the charging stations on the visitor parking spaces.

Response: Noted and provided on sheet A-100.

3. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Green Building certification to be achieved and remove the list of Green Building Practices.

Response: Acknowledged.

ENGINEERING

Azita Behmardi, Deputy Director (abehmardi@hollywoodfl.org) 954-921-3251

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Provide a plat determination letter from the Broward County Planning Council.

Response: A plat determination letter is enclosed with this submittal. Platting is not required.

2. Unity of Title will be required, site encompasses two parcels.

Response: The applicant will unify the parcels by using the Broward County Property Appraiser's process for combining folios.

3. Provide O & E report with all applicable easement documents.

Response: To be provided.

4. Please provide updated ALTA survey. The ALTA survey provided is from 2009 and are not signed and sealed, please provide signed and seal documents. Existing access to the roundabout is not shown on the survey. All future submittals of survey, civil, architectural, landscape, etc. should be signed and sealed.

Response: An updated survey is provided with this submittal.

5. Architectural plans are not signed and sealed, please provide signed and sealed documents.

Response: Acknowledged.

6. Provide an overall site plan and civil plans with the following information:

- a. Existing right-of-way width dimension for streets/alleys adjacent to the site.
- b. Delineate and label all surrounding elements, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks, bike lanes, medians, water mains, water meters, fire hydrants, storm drainage system, sanitary sewer, located within the ROW, etc.
- c. Provide vehicular turning radii (inside, centerline, and outside) at driveway access locations as well as throughout any garage and loading zones.
- d. Include all features of City streets and alleys within full City right-of-way (both sides) from property line to adjacent property lines. Fully dimension the ROW of Hillcrest (i.e. centerline to property line and full width of the ROW).

Response: Noted, please refer to civil plans.

7. Delineate and label any proposed signage, walls, curbing, sidewalks etc. or fences on the site plan, civil and landscape plan sheets.

Response: Refer to the civil plans sheet SPM-1 for the information requested.

8. Please provide a fully dimensioned site plan. Including but not limited to curb cut widths, apron radius flares, setbacks for walkways, driveways, slabs, at grade parking, Drive aisles, all parking stalls, all loading zones, the width of walkways, landscape islands, landscape island radii, etc.

Response: Noted, see sheet A-100.

9. Please identify on the cover sheet and the site plan, if any variances are being requested for the site. If so, please list out the requested variance.

Response: A variance to permit a maximum impervious area of 70% instead of 65% is requested.

10. Provide on the site plan and civil plans the distance to the nearest fire hydrant and delineate how a fire truck will gain access to the site, showing vertical and horizontal clear unobstructed widths for fire access, minimum turning radii, and clear unobstructed turn around locations. Dimension the clear space in front of all fire hydrants at sidewalk(s) to confirm ADA standards are met.

Response: Refer to the Fire Access Plan on sheet FT-1.

11. Provide a note and delineate on the site plan how mail delivery will be handled for the project. Will a mail kiosk be provided, if so, where will it be located, and show will ADA accessibility be provided to the kiosk.

Response: Noted, sheet A-100, Site Plan and Sheet A-200 General Floor Plan-Level 01 show the mail area and have ADA accessibility from the outside

12. Clearly identify the guest parking spaces on A-101 and in civil plans on the Pavement Marking and Signage Plan (PMS). Guest parking should be signed and marked on the pavement.

Response: To be determined. We are requesting a parking reduction as permitted by the PUD flexibility. Please see attached Traffic and Parking Methodology/Analysis in support of the reduction.

13. Please clarify parking requirement. Applicant states 221 parking spaces are required; however, only 148 parking spaces are proposed. Please provide the required amount of parking and the update the parking breakdown chart. This will affect the number of ADA stalls and guest stalls to be provided on site. Please clarify in plans and table the correct required and provided stalls. Identify the applicable code sections for the parking count and justification for the reduced number of stalls being provided. Parking clarification required.

Response: We are requesting a parking reduction as permitted by the PUD flexibility. Please see attached Traffic and Parking Methodology/Analysis in support of the reduction

14. Consecutively number the parking spaces and ensure the total provided spaces in the table are consistent with the total numbered spaces on the plans. (A-101 site plan and on the PMS plans.) please dimension all parking stalls individually. If the length for a stall is consistent for a row of proposed parking stalls identify the length as typical. Individual width to be provided for all stalls.

Response: Noted, see sheet A-100, Site Plan and SPM-1 for parking space numbering and dimensions.

15. Specify and detail required and provided; bike parking, loading spaces, electric charging spaces on the site plan, civil plans and list within the parking table. Provide labels and dimensions for these spaces and provide details of the chargers within the civil or architectural plans, as appropriate.

Response: Noted, please see sheet A-100.

16. All non-vehicle areas shall be stripped to clearly identify pedestrian areas and vehicular areas. (i.e., loading zone, turnaround space, any space next to parking stalls or walls, etc.). Standard Parking stalls and striping are to be designed to the City of Hollywood Standard Parking Stall detail.

Response: Pavement markings have been provided per the City details. Refer to sheet SPM-1 for proposed pavement markings.

17. Provide “No Parking” pavement marking and hatching for the dead-end situation shown on the plans. Ensure this area is full dimensioned and the setbacks are shown from property line to the exterior face of the curb.

Response: “No Parking” pavement markings have been provided and dimensions have been added. Refer to sheet SPM-1.

18. Please strip the area around both loading zones, clearly identify and dimensioning the limits of the 2 proposed stalls (10 feet wide by 25 feet long). These shall not encroach into the clear space for the drive aisle. These stalls are located on the other side of the building away from the elevators, this building is proposed to be 8 stories. Consider relocating these stalls to provide better access to the elevators. Additionally, please identify the vertical height clearance at both of these loading zones.

Response: Noted and revised. Both loading zones are identified and dimensioned. In the new building proposal, an elevator is located near the loading area. On the sheet A-100, Site Plan, it is identified that the vertical height clearance is 14' 4" in this zone. Striping and dimensions have been added for the loading zones. Refer to sheet SPM-1.

19. Provide sight visibility triangles for all driveway access points. Be sure to call out the edge of pavement and label the distance between the edge of pavement and the property line to verify triangle size on the site plan and civil plan sheets. Sight visibility triangles should also appear on the landscape plans. Triangles are to be 12'X12' or 12'X6' when the edge of pavement in the ROW is further than 12 feet from the property line.

Response: Sight visibility triangles have been added. Refer to sheet SPM-1.

20. Indicate if there will be any security gates across the entrances. If so, please indicate the type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing. All vehicle queueing shall be within private property (8.5'x19' minimum). Show and label the queueing space, as applicable.

Response: There are currently no security doors at the entrances being provided.

21. Provide 5-foot-wide sidewalks (ADA accessible route) between ADA accessible parking, public spaces, the public right-of-way and the front door of the office and lobby to residence. Delineate and label the clear width, running slope, cross slope and curb ramps or flush transitions by FDOT type and delineate all detectable warnings on the plans at each crossing of a public or private roadway or commercial driveway. All other ADA ramps should be fully dimensioned and labeled to include landings, running length, clear width, handrails, and must include handrail details. Include standard FDOT details in the plans for the detectable warnings, ramps or flush transitions and any proposed handrails.

Response: Dimensions have been added to the plans. Find FDOT details for the proposed curb ramps on the Paving and Drainage Details sheet PD-2.

22. Add a note on the site plan and the Paving, Grading, and Drainage (PGD) Plan stating any lip from 1/4" but not greater than 1/2" will be beveled to meet ADA requirements.

Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan and PGD.

Response: Note has been added. Refer to sheet PD-1 for site grading.

23. Provide a legend and hatching for all materials proposed (asphalt, concrete, pavers, sod) on the site plan and PGD plans. Call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code below and add the applicable notes to the Paving Grading and Drainage (PGD) plans:

a. Concrete:

Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

- b. Pavers: Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

- c. Asphalt: Asphalt driveway is required to be a minimum 6-inch Limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

Response: Hatch legend has been added to civil plans. Refer to sheet PD-1.

24. Will the project include any elevators, if so, please label the elevators on site plan (A-101) and architectural floor plans, and if none so state. Additionally, please number each staircase and each elevator proposed and ensure the number is consist between upper floors on the architectural plans and the Civil plans.

Response: Yes, the project includes two elevators. Elevators are labeled on site plan and architectural floor plans

25. Please identify the length and width of all BOA areas, electrical rooms, lobbies, leasing offices, business offices etc. Fully dimensioned Civil and Site plans shall be provided for review.

Response: The length and width of all BOA areas, electrical rooms, lobbies, leasing offices, business offices, etc. are identified on all architectural plans. and all plans are dimensioned.

26. Delineate and label the dumpster enclosure on the site plan and civil plans and provide details of the enclosure fully dimensioned including the gates/doors and concrete pad. Please call out the type of door to be used and identify if a trash chute is to be provided (ensure to call out on above floors if applicable) Provide the type and size of garbage truck used to verify the radii on the plans, ensure to call out the inner and outer radii of the truck path.

Response: See Sheet A-100, Site Plan.

27. Please provide the inner outer and center radii for the waste truck to remove waste and for the loading zones. Please also show turning radii for the dead-end situation in the parking lot.

Response: The garbage truck will pick up at the north side of the building. Refer to the Waste Management Plan on sheet WM-1 or the truck turn.

28. Please provide the setback of all proposed columns from the drive aisle. Please provide a minimum setback of 3 feet.

Response: The plan proposes to maintain a setback of no less than 2' abutting a drive aisle.

29. Please identify any parking stalls proposed adjacent to solid obstructions, fences, walls etc. These stalls are to be widened to 9.5' when there is a solid obstruction on one side or 10.5' when there is a solid obstruction on both sides.

Response: The plan does not propose any parking stalls adjacent to any solid obstructions.

30. Provide complete civil plans for the proposed work indicating items such as but not limited to grading and drainage improvements (PGD), curbing (by type D, F, drop curb), drive aisle widths, vehicular circulation, sight visibility triangles (per City of Hollywood details), vehicular turning radii (dimension all radii), site utilities, stormwater pollution prevention plans (SWPPP), pavement marking and signage (PMS) plans, landscape and lighting plans, and related details.

Response: Find enclosed the civil plans.

31. On the PGD plans, include spot elevations proposed and existing to demonstrate positive drainage and ADA compliance. Provide finished floor elevations, base flood elevations (where applicable) drainage flow arrows, low spots, center of swales, location and size of existing and proposed drainage pipes, headwalls, inlets, catchbasins, stormwater management system including exfiltration trenches with solid pipe and perforated pipe labeled and include all appropriate details.

Response: Find enclosed Paving and Drainage plans and preliminary drainage calculations.

32. Provide cross-sections along each property line and depending on the length of the line or complexity of the project, more than one cross section may be needed along each property line. Provide a cross section in the center of each new driveway or roadway connection showing the continuation of the ADA route through the driveway/roadway

serving the site. At the location of all cross sections provide dimensions on the PGD and Site Plans (SP) adjacent to the cross-section callouts. Ensure the cross-sections include dimensions, proposed improvements (sidewalk, fences, walls/footers, etc.), property line, swales, etc. as applicable.

Response: Cross Section have been provided. Refer to sheet PD-4.

33. Provide a Utility plan showing, the location, size, and material type of all existing and proposed water, sewer, and storm infrastructure with direction of flow. Show how you are planning to connect to the city utility system. Include proposed size, type and location of mains and service lines for water and sewer including all meters, backflow preventers, manholes, clean-outs, pumps, lift stations, etc. and provide the estimated flows for water and sewer. For all public infrastructure provide a summary table or schedule of improvements to include the linear footage of water, sewer, storm pipes by size, type, and slope, the number of hydrants, valves, manholes, inlets, catch-basin, inverts, elevations, etc.

Response: Find enclosed Utility Plans. This project proposed to bring in services from existing water and sewer mains and extensions to any water and sewer main is not proposed.

34. Delineate on the utility plans and PGD plans, any pavement or turf restoration required and provide details for connections within City rights-of-way. All roads and alleys adjacent to the property are to be milled and resurfaced for the full width of pavement. Add a note on the Site plan, PGD plan and Utility plans pertaining to milling and resurfacing requirements and provide hatching to show limits of pavement restoration with dimensions from the property line to show the extent(s). Clearly label any swales to be restored in the ROW. Refer to the City of Hollywood Typical details.

Response: Response: The areas required to be milled and resurfaced have been hatched on the plans. There are no existing swales on the ROW to be restores. Refer to the Paving and Drainage Plan on sheet PD-1.

35. Provide the current City of Hollywood Typical Details in the plan set, to include but not limited to pavement restoration, sidewalks, swale grading and turf restoration, handicap space and signage details, etc.

<https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan>

Response: Refer to the Paving and Drainage Details on sheets PD-2 and PD-3.

36. Provide a pavement marking and signage (PMS) plan for both onsite and off-site improvements. Pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County Traffic Engineering Division Standard details. Call out and label all regulatory signage (size and type) and striping (size and type) to include but not limited to: stop signs, stop bars, double yellow centerline with Y/Y RPM's, hatching, and crosswalks. If mid-block crosswalks are proposed include appropriate warning and advanced warning signs (label by MUTCD sign type). Provide all applicable details in the plan set including sign mounting, break-away assembly for

post, and mounting height. Ensure pavement markings across plans (SP, PGD, PMS, Landscape) are identical.

Response: Refer to sheet SPM-1 for pavement markings and signage.

37. BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored. Add a note on the PMS plan that all pavement markings are to be compliant with the Manual of Uniform Traffic Control Devices.

Response: Note has been added. Refer to sheet SPM-1.

38. Provide trash chute.

Response: All floor plans show the trash chute.

39. Traffic impact analysis is required, coordinate with Rick Mitinger, Transportation Engineer, 954921-3900 or rmitinger@hollywoodfl.org and begin process to development an analysis methodology. A) Traffic analysis should include site access locations, trips generated by the project and all committed trips of future projects, trip distribution and impact to the roadway network. B) Provide a review of existing and future multimodal transportation impacts and needs. C) Include a review of existing and future transportation related improvements and amenities such as street and pedestrian lighting, bus shelter, bike facility and/or sidewalks.

D) Include review and impact to the existing school across the street with the new access connection to Hillcrest Drive shifting to the northwest and the median opening being modified with an existing crosswalk on Hillcrest Drive.

Traffic study reviews are done on a cost recovery basis by a City's traffic engineering consultant.

Response: Please see Traffic Methodology/Analysis enclosed with this submittal.

40. For utilities work within City rights-of-way, ROW permit will be required at the time of permit.

Response: Acknowledged.

41. MOT plans required at the time of City Building Permit review.

Response: Acknowledged.

42. All outside agency permits are required at the time of City building permit review.

Response: Acknowledged.

43. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.

Response: Acknowledged.

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915

-No landscape plans provided.

Response: Landscape plans provided as part of this submittal.

1. Satellite images and survey provided show existing trees/palms.

Response: Acknowledged.

2. Provide a Tree disposition plan and landscape plan on separate sheets by a registered professional licensed Landscape Architect in the State of Florida that compliments the building architecture and uses, provides for shade, beautifies the site, accentuates site features, and serves as a buffer where appropriate. Show all trees on site to scale. The tree legend must include the tree number, common name, botanical name, DBH, overall height, spread, condition, and disposition (to remain, to be relocated, to be removed). Show all canopy including crowns of trees from adjacent lot located within 10' from property line. For new construction, Disposition plan must be superimposed on the new/proposed site plan.

Response: Sheet L-100, landscape Disposition Plan and L-200, Landscape Planting Plan, show tree disposition plan and landscape plan on separate sheets

3. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.

Response: Acknowledged.

4. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)

Response: Acknowledged.

5. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4

Response: Acknowledged.

6. Label all sides of property whether there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.

Response: Acknowledged.

7. Add note: 'Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.'

Response: Acknowledged.

8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening. 36" ht min.

Response: Acknowledged.

9. Add note: All landscaping shall be warranted for 1 year after final inspection.

Response: Acknowledged.

10. Provide site requirements as per project zoning requirements. Trees per Acre, street trees and parking island trees.

Response: Acknowledged.

11. Add note: 100% irrigation coverage shall be provided.

Response: Acknowledged.

12. Provide landscape mix with vertical planting to buffer adjacent lots, as needed. Provide the appropriate tree/palm species with regards to the perimeter landscape area width. Future tree growth shall not be a nuisance to adjacent lots.

Response: Acknowledged.

I. UTILITIES

Alicia Vereas-Feria, Floodplain Development Review Administrator (avereas-feria@hollywoodfl.org) 954-921-3302

1. Submit civil engineering plans for initial review. Provide a Paving, Grading, and Drainage Plan showing existing and proposed site elevations and drainage. Utilities Plan shall indicate existing and proposed water and sewer connections.

Response: Find attached the civil engineering plans.

2. Utilities Plan shall include the City's latest applicable standard Water and Sewer details available on the City's website via the following link:<http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices>

Response: Find the City's latest details on sheet WS-2 thru WS-4.

3. Show Water and Sewer demand calculations on proposed Utilities Plan.

Response: Find the flow demand calculations on sheet WS-1.

4. The proposed Finished Floor Elevations (FFE) shall comply with the greatest of the following three (3) conditions, as applicable. Include proposed FFE on Paving, Grading and Drainage Plan and Architectural Plans.

a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, BFE + 1', or 18-inches above the elevation of the crown of the adjacent road or 6-inches for non-residential use; OR

b. Broward County 2024 FEMA Flood Maps, available online via the following link:

<https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/>; OR

c. Broward County Future Conditions 100-year Flood Map 2060 (ineffect as of July 2021), available online via the following link:<https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?>

[id=ec160b81e7f84bdeacda62575e817380](#)

Response: The finished floor elevation will be dictated by the highest adjacent crown of road and is designed to be 10.80 NAVD.

5. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor.

Response: The finished floor elevation will be 10.80 NAVD and has been labeled in the civil plans as such.

6. Include perimeter cross-sections across all property limits including transition areas meeting adjacent property grades. Cross-sections shall demonstrate on-site stormwater runoff retention.

Response: Please see updated civil plan set.

7. Provide preliminary drainage calculations including Pre and Post development ensuring all stormwater is retained onsite.

Response: Find enclosed the preliminary drainage calculations.

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490

Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. The structure is a Threshold Building by definition. A Threshold Inspection Plan written and performed by a Florida Registered Professional Engineer, inspecting the load bearing components of the structure, will be required at time of Building Permit Application.

Response: Acknowledged.

2. Provide tactile warnings at all locations where a sidewalk intersects a driveway or other vehicular way.

Response: Detectable warning has been provided at the driveway crossings.

3. Provide a declaratory statement of compliance to the 2023 Florida Building Codes, 8th Edition, the 2020 National Electrical Code and the 2023 Florida Fire Prevention Code. (Plans show incorrect code.)

Response: Noted, see sheet A-100, Site Plan, shows the applicable codes:

- **BUILDING: FLORIDA BUILDING CODE , BUILDING, 8th EDITION(2023).**
- **ACCESSIBILITY: FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SECTION 553.503 FLORIDA STATUTES.**
- **LIFE SAFETY: N.F.P.A. 101 - LIFE SAFETY CODE (2021)**
- **FIRE PREVENTION: FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023).**

4. Amend Sheet A-101 to provide dedicated emergency egress paths which leads from each emergency stairway to the public way.*

Response: Noted and complied. Sheet A-100, Site Plan, shows emergency egress paths which leads from each emergency stairway to the public way.

5. Provide an Accessible Route which connects the Accessible Parking to the Building.
Response: Noted and complied. Sheet A-100, Site Plan, shows an Accessible Route which connects the Accessible Parking to the Building.
6. Provide an Accessible Route which connects the Building to the public way.*
Response: Architect Response (1/29/2025): Noted and complied. Sheet A-100, Site Plan, shows an Accessible Route which connects the Building to the public way.

K. FIRE

*Chris Clinton, Fire Marshal (ccclinton@hollywoodfl.org) 954-967-4404
Marcy Hofle, Deputy Fire Marshall (mhofle@hollywoodfl.org) 954-967-4404*

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.
Response: Acknowledged.
2. Cite on the plans (page A-101) and show the use of the current codes for this project:
Florida Fire Prevention Code (8th Ed.)
NFPA 1 (2021 Ed.)
NFPA 101 (2021 Ed.)
Response: Acknowledged.
3. Show compliance on the plans regarding NFPA 1 (2021 Ed.) Section 18.2.3.2.1 --- "A fire apparatus access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building."
Response: Acknowledged.
4. Provide a complete FD Access route on the plans which is compliant with NFPA 1 (2021 Ed.) Chapter 18 in its entirety. --- The minimum width for FD access roads is 20' unobstructed as per NFPA 1 (2021 Ed.) Section 18.2.3.5.1.1, and as per NFPA 1 (2021 Ed.) Section 18.2.3.5.1.2, fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (4.1 m). --- Lastly, as per NFPA 1 (2021 Ed.) Section 18.2.3.5.3.1, the turning radius for fire trucks access: 28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior.
Response: Find attached the Fire Access Plan on sheet FT-1 showing the fire truck route and denoting all the required radii and road width/clearance requirements.
5. Plan page A-101 shows what appears to be a possible dead-end situation in the northeast parking area. --- As per NFPA 1 (2021 Ed.) Section 18.2.3.5.4 (Dead Ends) "Dead-end fire

apparatus access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.”

Response: The dead-end portion of the project is less than 150 feet in length. See Fire Access Plan on sheet FT-1.

6. The east stair appears to discharge onto the pool deck (plan page A-200). --- Clarify and correct on the plans as all emergency egress shall discharge to the public right of way.

Response: Sheet A-200, General Plan - Level 01, shows that the east staircase was changed and that it currently discharges to the lobby.

7. Be advised that NFPA 1 (2021 edition) Section 11.10.2 requires that minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ for all new and existing buildings. --- If at any time (including the construction phase), Fire Department personnel determine that the minimum radio signal strength is not being met, a Two-Way Radio Communication Enhancement system may be required to be installed as determined by the AHJ.

The installation of a (2-hour) fire rated vertical chase is recommended to avoid a higher cost if a BDA system retro-fit is required in the future.

Response: Response: A note stating this requirement has been added to the Fire Access Plan on sheet FT-1.

8. Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org

After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

Response: A fire flow test has been requested the results will be provided once obtained.

9. Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

Response: See the notes on the Utility Plan on sheet WS-1.

10. If a fire pump is needed, show its location on the plans in compliance with NFPA 20 (2019 Ed.).

Response: Acknowledged.

11. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2021 Ed.) Section 16.5.3.1.1. --- Provide a note on the plans.

Response: See the notes on the Utility Plan on sheet WS-1.

L. PUBLIC WORKS

Annalie Holmes, Public Works Director (aholmes@hollywoodfl.org) 954-967-4207
Daniel Millien, Environmental Services Manager (dmillien@hollywoodfl.org) 954-967-4207

1. No comments received at this time

Response: Acknowledged.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Park Impact Fee application required.

Response: Please see park impact fee application enclosed with this submittal.

N. COMMUNITY DEVELOPMENT

Ryon R. Coote, Community Development Manager (RCoote@hollywoodfl.org) 954-924-2958

Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. No comments received at this time.

Response: Acknowledged.

O. ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director (jhussey@hollywoodfl.org) 954-924-2922

Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. Application is substantially compliant

Response: Acknowledged.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371

Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500

Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

EXPLANATION:

The following recommendations were developed during the Crime Prevention Through Environmental Design review of the blueprints for **1101 Hillcrest Dr. - Hollywood, FL** - Final **RECOMMENDATION:**

*****Note: Application is substantially compliant.**

Note: Crime Prevention Recommendations: The following are the reviews and recommendations for the CPTED review of the blueprints for **"1101 Hillcrest Dr. - Hollywood, Florida"** - Final.

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

CPTED Strategies

Examples of clear border definition may include fences, shrubbery of signs in exterior areas.

DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980

Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable.

Response: Acknowledged.

PARKING

Jovan Douglas, Code Compliance and Parking Director (jdouglas@hollywoodfl.org) 954-921-3548

1. No comments received.

Response: Acknowledged.

ADDITIONAL COMMENTS

Reginald White, Planner III (rwhite@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

Response: Acknowledged.

SURFACE WATER MANAGEMENT CALCULATIONS

HILLCREST APARTMENTS

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

HSQ PROJECT No.: 2410-80

Prepared For:

Housing Trust Group

3225 Aviation Avenue | 6th Floor
Coconut Grove, FL 33133

Prepared By:



HSQ GROUP, INC.

Engineers • Planners • Surveyors
4577 North Nob Hill Road, Suite 210
Sunrise, FL 33351
(954) 440-6990 Phone

DATE: 02/12/2025

HILLCREST APARTMENTS

PROPOSED DRAINAGE CALCULATIONS

Future Avg. Wet Season Groundwater Elevation:	2.50	NAVD
Future Broward County 100-Year Flood Elevation:	10.50	NAVD
FEMA Baseflood Elevation:	9.00	NAVD (Zone AE)

Land Use Summary:

Lake/Water Areas (A_L):	0	sf	or	0.000	ac
Roof Areas (A_R):	13,411	sf	or	0.308	ac
Paved Areas (A_P):	61,433	sf	or	1.410	ac
Green Areas (A_G):	32,019	sf	or	0.735	ac
<u>Total (A_T):</u>	<u>106,862</u>	<u>sf</u>	<u>or</u>	<u>2.453</u>	<u>ac</u>

Compute Required Pretreatment Volume:

- Provide at least 1/2 inch over the developed project:

$$V_{PRE} = 0.5 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches}$$

$$= 0.5 \times 2.013 / 12$$

$$= 0.10 \text{ ac-ft or } 1.23 \text{ ac-in}$$

Compute Water Quality Volume:

- Provide at least 1 inch over the developed project:

$$V_{PRE} = 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches}$$

$$= 1 \times 2.013 / 12$$

$$= 0.20 \text{ ac-ft or } 2.45 \text{ ac-in}$$
- Provide 2.5" over % impervious area:
 - Site Area for water quality pervious/impervious calculation:

$$A_S = A_T - (A_L + A_R)$$

$$= 2.013 - ()$$

$$= 2.145 \text{ ac of site area for water quality pervious/impervious}$$
 - Impervious area for water quality pervious/impervious calculation:

$$A_{IMP} = A_S - A_G$$

$$= 2.145 - 37401.7$$

$$= 1.41 \text{ ac of impervious area for water quality pervious/impervious}$$
 - Percent of impervious for water quality calculation:

$$= A_{IMP} / A_S \times 100\%$$

$$= 1.41 / 2.145 \times 100\%$$

$$= 65.7\% \text{ impervious}$$
 - For 2.5" times the percent impervious:

$$= 2.5" \times \% \text{ impervious area}$$

$$= 2.5 \times 0.657$$

$$= 1.64 \text{ inches to be treated}$$
 - Compute volume required volume for quality detention

$$V_{PRE} = \text{inches to be treated} \times (A_T - A_L)$$

$$= 1.64 \times () \times 1 \text{ foot} / 12 \text{ inches}$$

$$= 0.34 \text{ ac-ft or } 4.02 \text{ ac-in}$$



3. Since the 4.02 ac-in is greater than the 2.45 ac-in computed for the first inch of runoff, the volume 4.02 ac-in controls

HILLCREST APARTMENTS

PROPOSED EXFILTRATION TRENCH CALCULATIONS

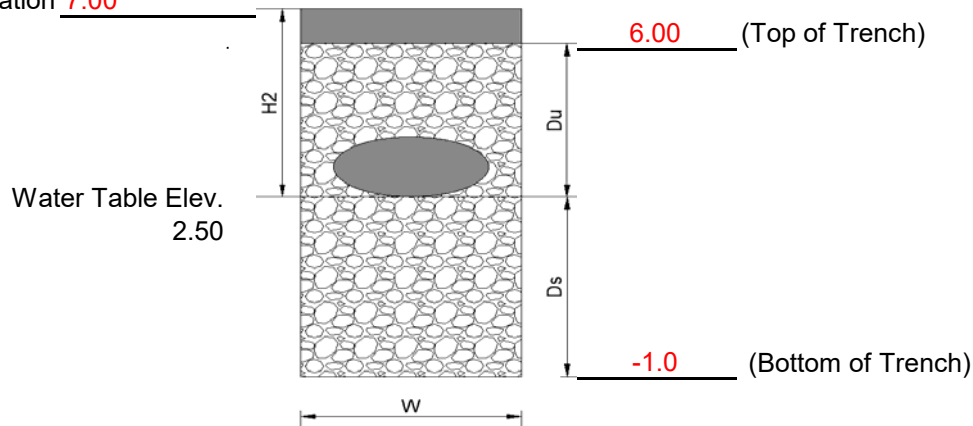
K-Value:

Test Hole #	(cfs/ft ² /ft hd)
P-1	2.00E-04
P-2	
K_{AVG}	2.00E-04

(Min. Pavement

Elev.) 8.90

Wier Elevation 7.00



K =	2.00E-04	cfs/ft ² - ft head
H ₂ =	4.50	ft
W =	8.00	ft
D _u =	3.50	ft
D _s =	3.50	ft
H = D _u + D _s =	7.00	ft
FS =	2.00	
%WQ =	50%	(reduction on required water quality for wet/dry retention)

1) Trench Length for Water Quality Requirement:

V_{wq} = 4.02 ac-in or 0.34 ac-ft

$$L = \frac{FS [(\%WQ) (V_{wq}) + V_{add}]}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s) + (1.39 \times 10^{-4})WD_u}$$

L = 286 feet

2) Maximum Allowable Trench Length (3.28 inches):

$$\begin{aligned}
 V &= 3.28 \text{ inches} \times 2.45 \text{ acres} = \\
 &= 8.05 \text{ ac-in or } 0.67 \text{ ac-ft} \\
 V_{add} &= 4.03 \text{ ac-in or } 0.34 \text{ ac-ft}
 \end{aligned}$$

$$L = \frac{FS [(\%WQ) (V_{wq}) + V_{add}]}{K(H^2W + 2H^2Du - Du^2 + 2H^2Ds) + (1.39 \times 10^{-4})WDu}$$

$$L = 860 \text{ feet}$$

3) Provided Trench Volume:

$$L = 860 \text{ LF Provided}$$

$$V = 8.05 \text{ ac-in or } 0.67 \text{ ac-ft}$$

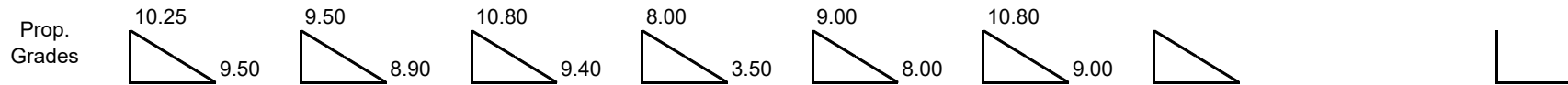
* Since provided storage volume exceeds water quality requirement, 50% of excess storage volume is credited. (SFWMD Page G-1)

$$V_{excess} = 8.05 \text{ ac-in (860 LF)} - 4.02 \text{ ac-in (water quality)} = 4.03 \text{ ac-in}$$

$$V = 4.02 \text{ ac-in} + (4.03 \text{ ac-in} \times 50\%) =$$

$$V = 6.03 \text{ ac-in or } 0.50 \text{ ac-ft}$$

HILLCREST APARTMENTS
PROPOSED STAGE/STORAGE AREA CALCULATION



Stage (NAVD)	Pavement Area High Area 0.323 0.000 (ac.-ft.)	Pavement Area Low Area 0.860 0.000 (ac.-ft.)	Concrete Area Area 0.227 0.000 (ac.-ft.)	Retention Area Area 0.157 0.090 (ac.-ft.)	Landscape Area Low Area 0.189 0.000 (ac.-ft.)	Landscape Area High Area 0.389 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Exfiltration Trench (See Previous Calculations) (ac.-ft.)	Building Area FFE=10.80 Area 0.308 0.000 (ac.-ft.)	Total Site 2.453
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.07
3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.14
4.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.22	0.00	0.26
4.50	0.00	0.00	0.00	0.10	0.00	0.00	0.00	0.29	0.00	0.38
5.00	0.00	0.00	0.00	0.15	0.00	0.00	0.00	0.36	0.00	0.51
5.50	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.43	0.00	0.64
6.00	0.00	0.00	0.00	0.27	0.00	0.00	0.00	0.50	0.00	0.77
6.50	0.00	0.00	0.00	0.34	0.00	0.00	0.00	0.50	0.00	0.84
7.00	0.00	0.00	0.00	0.41	0.00	0.00	0.00	0.50	0.00	0.91
7.50	0.00	0.00	0.00	0.48	0.00	0.00	0.00	0.50	0.00	0.98
8.00	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.50	0.00	1.06
8.50	0.00	0.00	0.00	0.63	0.02	0.00	0.00	0.50	0.00	1.16
9.00	0.00	0.01	0.00	0.71	0.09	0.00	0.00	0.50	0.00	1.32
9.50	0.00	0.26	0.00	0.79	0.19	0.03	0.00	0.50	0.00	1.77
10.00	0.05	0.69	0.03	0.87	0.28	0.11	0.00	0.50	0.00	2.53
10.50	0.20	1.12	0.10	0.95	0.38	0.24	0.00	0.50	0.00	3.49
11.00	0.36	1.55	0.20	1.03	0.47	0.43	0.00	0.50	0.00	4.54
11.50	0.52	1.98	0.32	1.10	0.57	0.62	0.00	0.50	0.00	5.62
12.00	0.69	2.41	0.43	1.18	0.66	0.82	0.00	0.50	0.00	6.69

Soil Storage

Land Use Summary:

	Acres	Percent
Lake Areas (A_L):	0.000	0.0%
Roof Areas (A_R):	0.308	12.6%
Paved Areas (A_P):	1.410	57.5%
Green Areas (A_G):	0.735	30.0%
Total (A_T):	2.453	100.0%

Compacted Soil Storage per
SFWMD Vol. IV Page C-III-1

Depth to Water Table (feet)	Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 9.20 ft
Depth to Water Table: 6.70 ft
Soil Storage at Average Depth (S_S): 6.75 inches

Weighted S value:

$$= S_S \times \% \text{ Pervious}$$

$$= 6.75 \times 0.3 =$$

$$= \boxed{2.02 \text{ inches}}$$

$$CN = 1000 / (S + 10)$$

$$= 83$$

Rainfalls (P)

From Figure C-4, 10-Year, 24-Hour Storm = 8.30 inches

From Figure C-5, 25-Year, 72-Hour Storm = 14.00 inches

From Figure C-9, 100-Year, 72-Hour Storm = 17.50 inches

SFMWD Storm Events

10-yr 1-day Storm Event

$$\text{Runoff (Q)} = (P - 0.2S)^2 / (P + 0.8S)$$

$$= (8.3 - (0.2 \times 2.02))^2 / (8.3 + (0.8 \times 2.02))$$

$$= 6.29 \text{ inches of total runoff}$$

$$\text{Runoff Volume} = Q \times \text{Project Area}$$

$$= 6.29 \times 2.453 = 15.43 \text{ acre-inches} = 1.29 \text{ acre-ft.}$$

Stage for 10-Year 1-day Storm Event 8.90 ft. NAVD

25-Yr 3-Day Storm Event

$$\text{Runoff (Q)} = (P - 0.2S)^2 / (P + 0.8S)$$

$$= (14 - (0.2 \times 2.02))^2 / (14 + (0.8 \times 2.02))$$

$$= 11.84 \text{ inches of total runoff}$$

$$\text{Runoff Volume} = Q \times \text{Project Area}$$

$$= 11.84 \times 2.453 = 29.04 \text{ acre-inches} = 2.42 \text{ acre-ft.}$$

Stage for 25-Year 3-day Storm Event 9.93 ft. NAVD

100-Yr 3-Day Storm Event

$$\begin{aligned} \text{Runoff (Q)} &= (P - 0.2S)^2 / (P + 0.8S) \\ &= (17.5 - (0.2 \times 2.02))^2 / (17.5 + (0.8 \times 2.02)) \\ &= 16.02 \quad \text{inches of total runoff} \end{aligned}$$

$$\begin{aligned} \text{Runoff Volume} &= Q \times \text{Project Area} \\ &= 16.02 \times 2.453 = 39.30 \quad \text{acre-inches} = 3.27 \quad \text{acre-ft.} \end{aligned}$$

Stage for 100-Year 3-day Storm Event	10.39	ft. NAVD
--------------------------------------	-------	----------

REFERENCE MATERIAL

Prepared By:



HSQ GROUP, INC.

Engineers • Planners • Surveyors
4577 North Nob Hill Road, Suite 210
Sunrise, FL 33351
(954) 440-6990 Phone

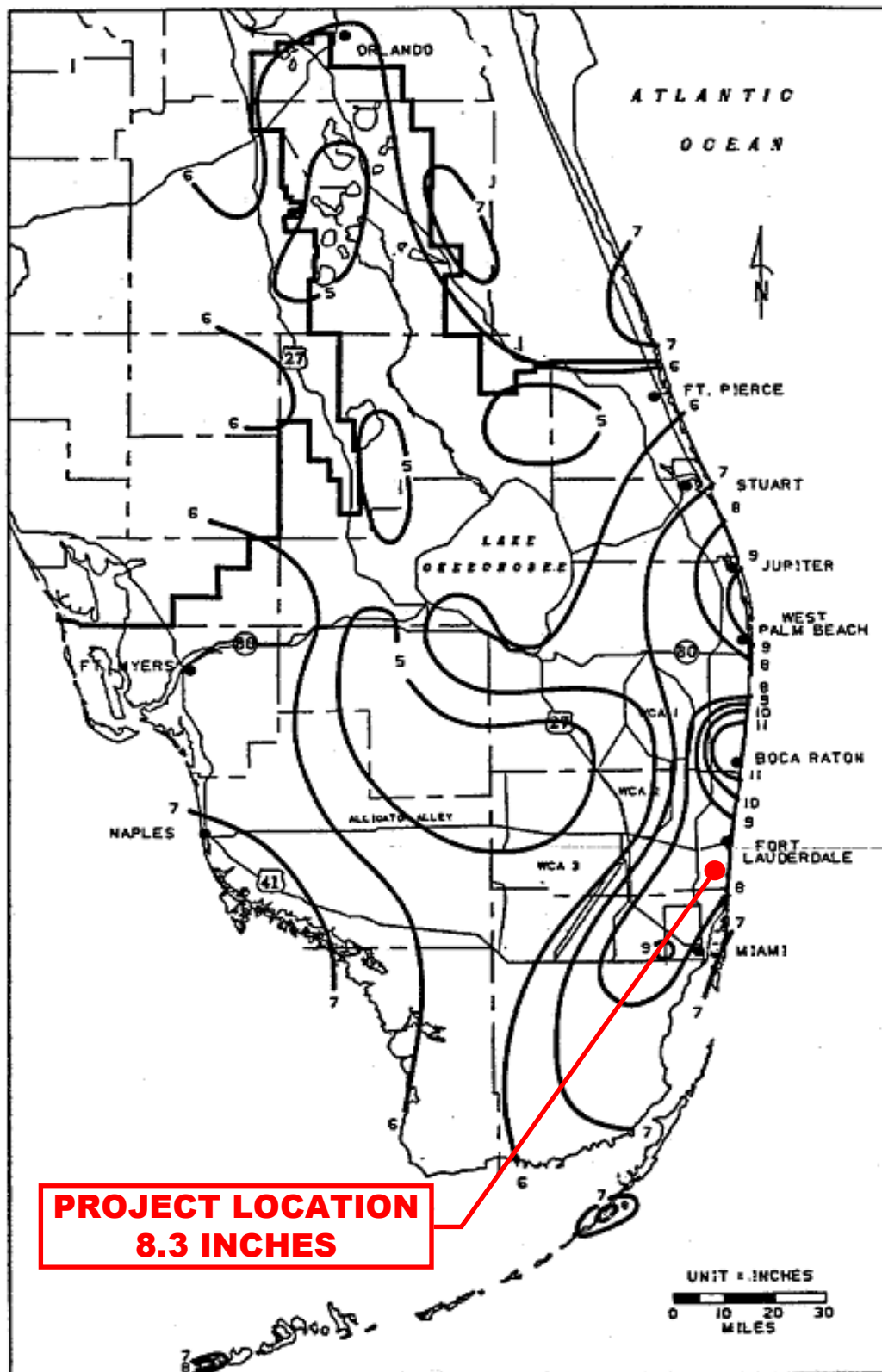


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

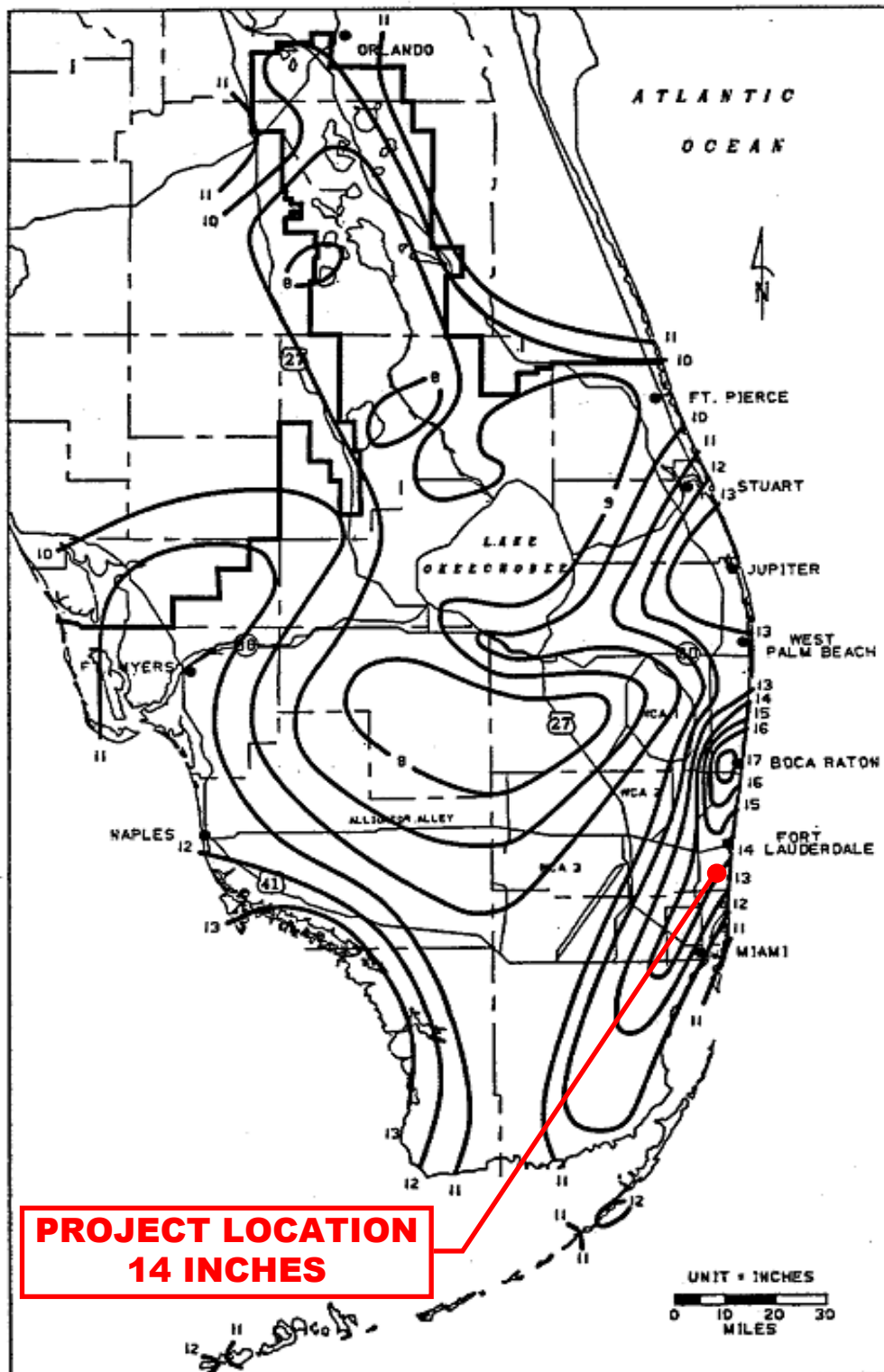


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

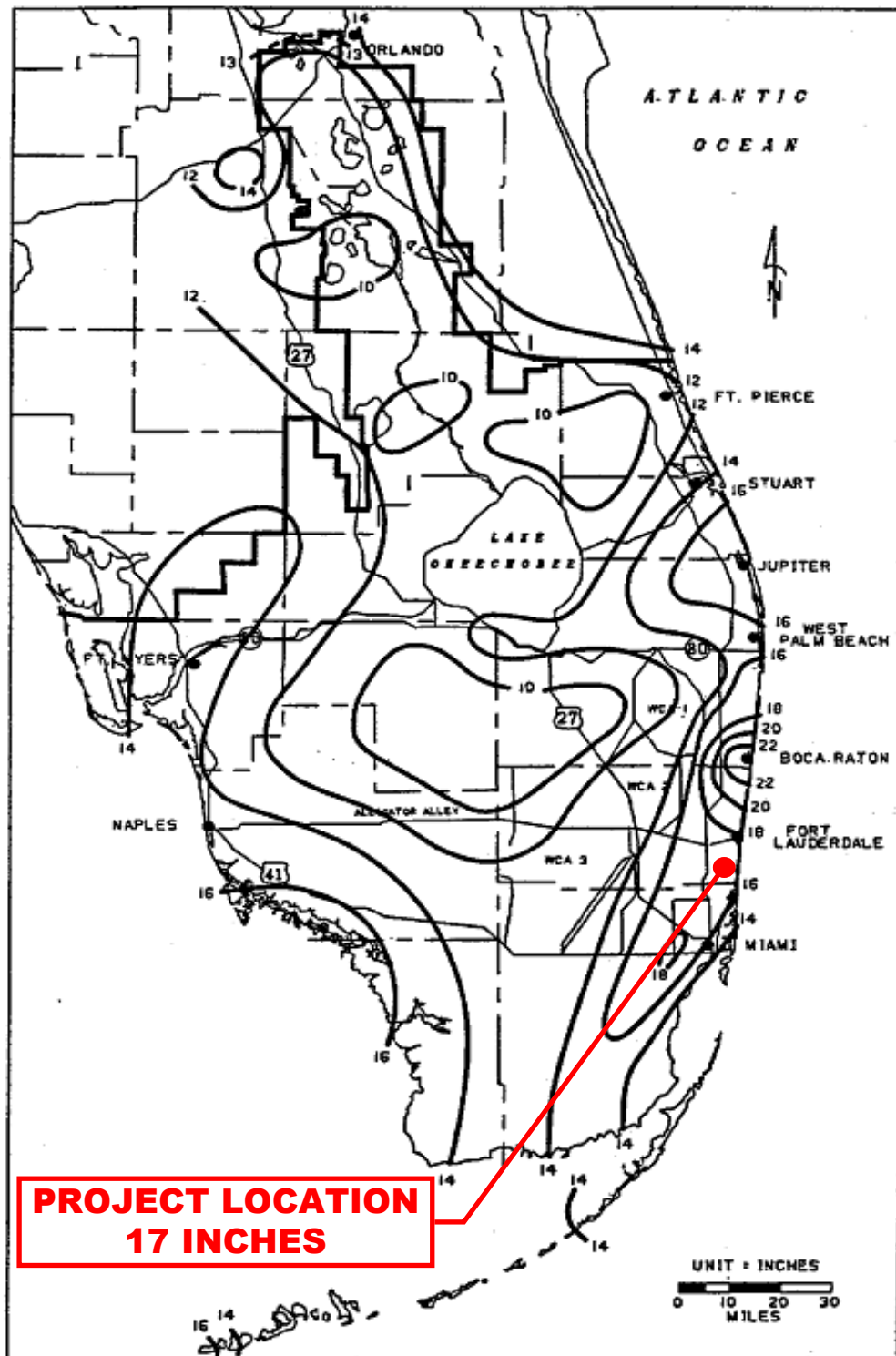


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

The map represents the predicted future average wet season groundwater elevations in Broward County based on model outputs for the months of May through October for the year 2070. The models used are MODFLOW-based Broward County Inundation Models Phase 1 and Phase 2, and the Broward County Northern Variable Density Model developed by the USGS. The modeled future conditions are precipitation and sea level rise. The future precipitation pattern is based on the COAPS downscaled CCSM global model and represents an increase of 9.1% from the base case of 1990-1999 (53.4 to 58.2 in/yr). This map is an update to Plate WM 2.2 - 2060 Future Conditions, in accordance with the 2017 NOAA Intermediate-High Sea Level Rise Scenario for 2070 with a predicted increase of 40 inches relative to the year 2000. Final results are presented in Feet NAVD88.

Knowing groundwater elevations: Zoom in to the desired location and click at any point of interest - a pop up will appear showing the Future Groundwater Elevations (Feet NAVD88) for WM 2.3 - 2070 Future Conditions map.

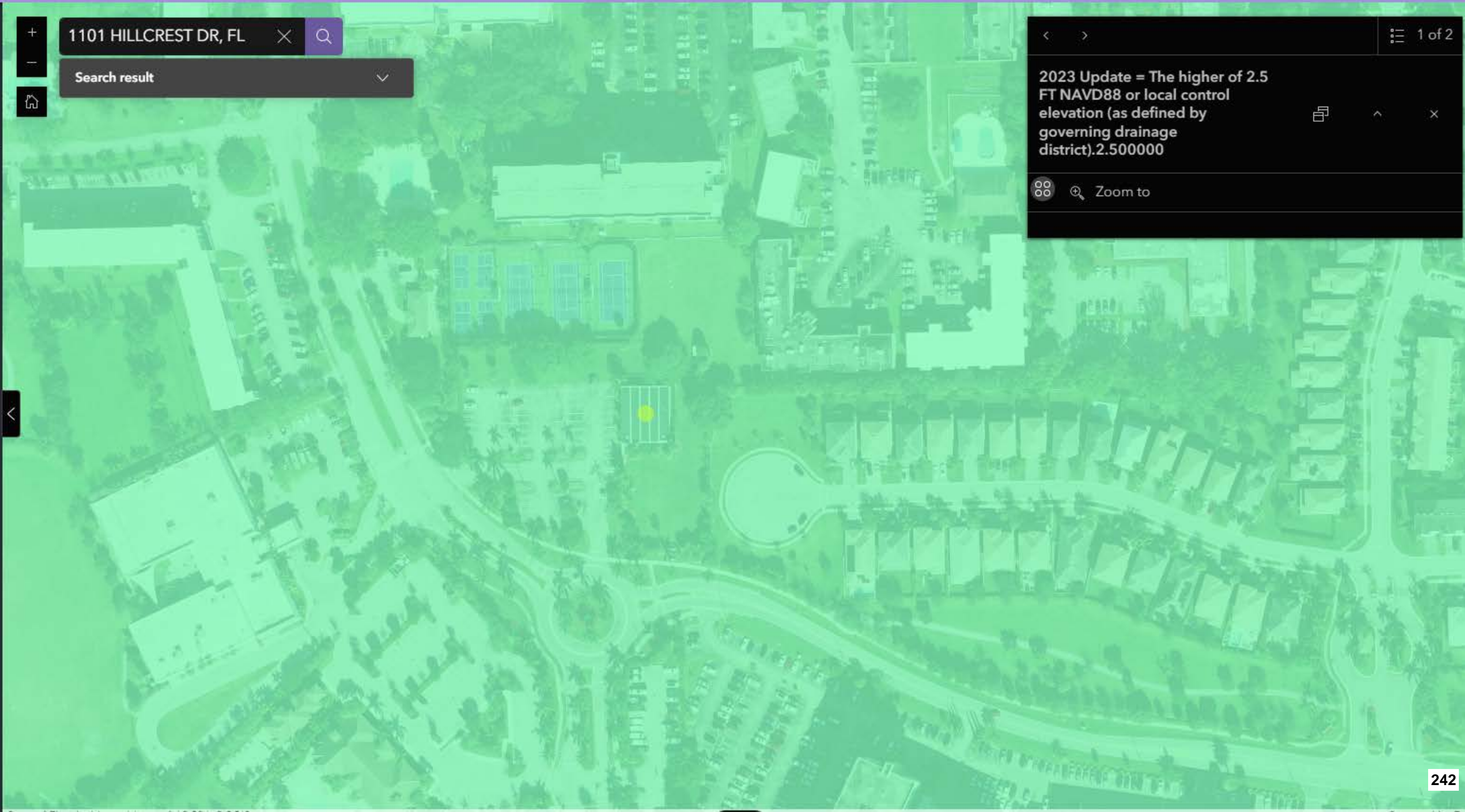
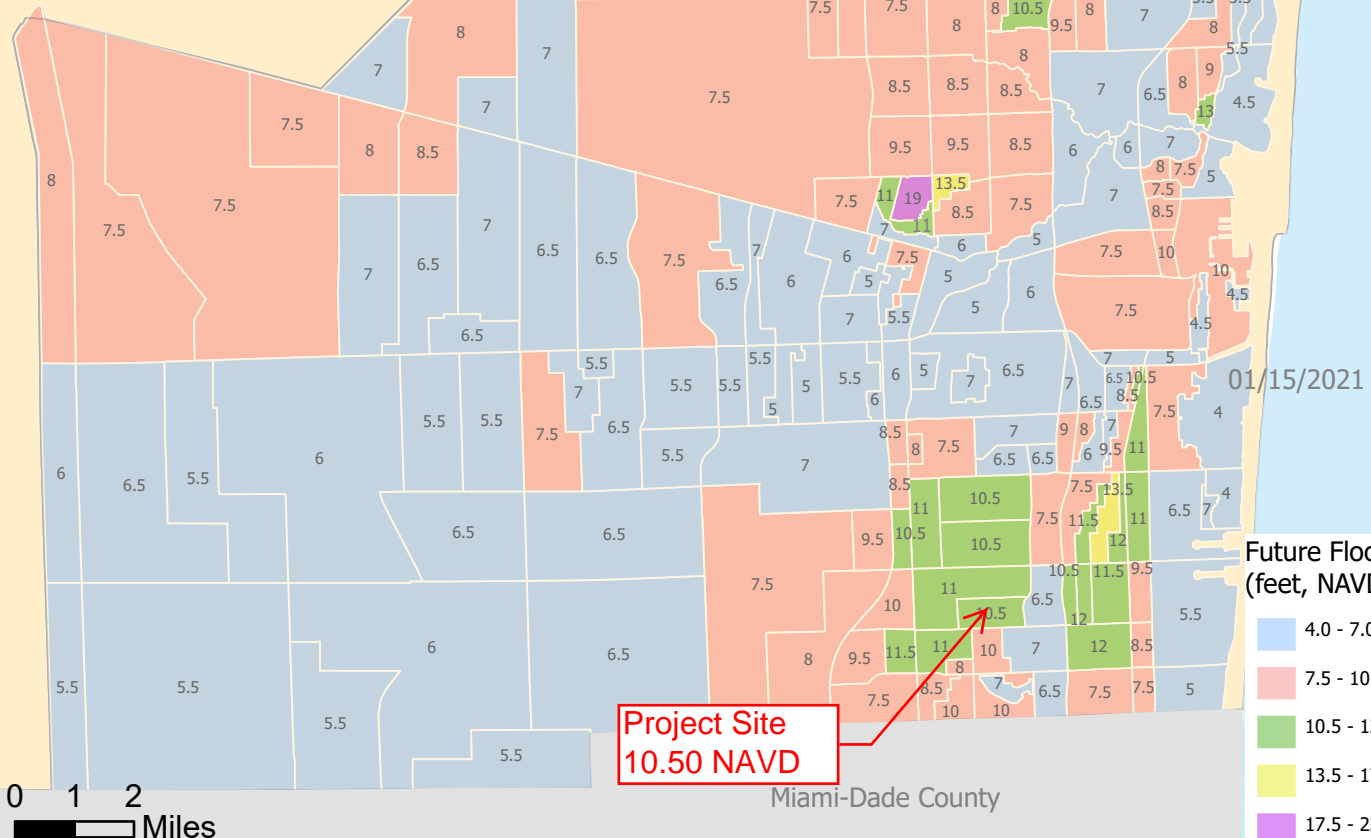
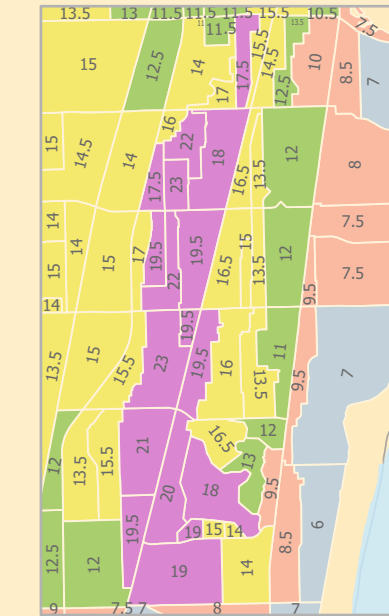


Plate WM 13.1 Future Conditions



Project Site
10.50 NAVD

Future Flood Elevation
(feet, NAVD 1988)

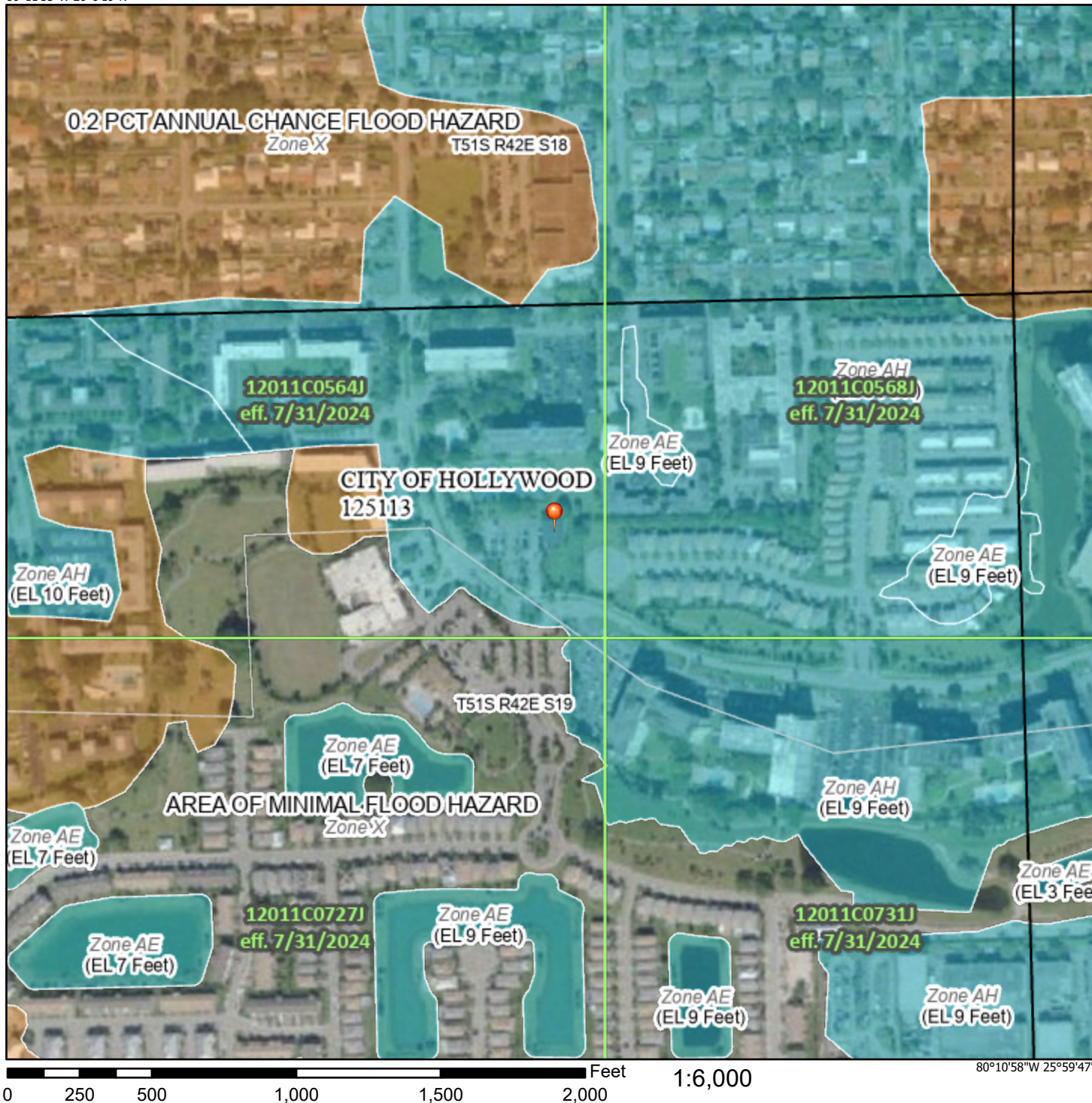
- 4.0 - 7.0
- 7.5 - 10.0
- 10.5 - 13.0
- 13.5 - 17.0
- 17.5 - 23.0

The Future Conditions 100-Year Flood Elevation Map is intended to advance the resiliency efforts in Broward County by setting the foundation to improve standards for flood protection. The flood elevation mapping results (representing a 1% annual chance during years 2060-2069) are intended to serve as the basis for establishing future finished floor elevations for new buildings and major redevelopments in the County. The map was developed through integrated hydrologic modeling of surface and groundwater, incorporating future land use changes, projected sea level rise, rainfall intensification, and seasonal high tide to predict future flood conditions.

National Flood Hazard Layer FIRMette



80°11'35"W 26°0'19"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/27/2025 at 3:45 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

February 5, 2025

Mr. Jason L. Tobin
TOBIN
1101 Ben Tobin Drive
Hollywood, Florida 33021

**RE: Hillcrest Development Traffic and Parking Methodology/Analysis
Bowman Project No. 314361-01-001**

Please accept this Traffic and Parking Methodology/Analysis Letter to be used for the proposed 120 affordable housing units along with office space located at 1101 Hillcrest Drive, in the City of Hollywood, Florida. The site currently includes a 4,200 square foot office building. The proposed development, with a projected buildout year of 2028, will include 120 affordable housing units with 1,292 square feet of ancillary office space and 4,002 square feet of office space available for lease by other tenants. The site plan is attached in **Appendix A. Figure 1** graphically depicts the site location.

Figure 1 Site Location



Study Area

The study intersections will include the driveway connections to/from the site.

Existing Roadway Characteristics

Hillcrest Drive is a two-lane, two-way roadway with a posted speed limit of 30 miles per hour (MPH). A school zone is generally located along Hillcrest Drive, between Parkview Drive and Washington Street, with a posted speed limit of 15 MPH. East of Parkview Drive, the roadway is undivided and streetlighting is provided along the south side of this roadway. Immediately west of Parkview Drive, a raised median is provided, and curb/gutter is provided along both sides of this roadway. West of the Championship Academy of Distinction Elementary & Middle School, grass median is provided. West of Parkview Drive, dual-mast lighting is provided within the median. Four (4) streetlighting poles are provided around the roundabout located along Hillcrest Drive and Parkview Drive. The study intersection is currently stop-controlled for the southbound approach and yield indication is provided to enter the roundabout for the northbound, eastbound, and westbound approaches. Condition Photographs are attached in **Appendix B**.

Multimodal Evaluation

Sidewalk is provided along the north side of Hillcrest Drive, east of Parkview Drive and along both sides of the roadway, west of Parkview Drive. A nine (9) feet wide path is provided approximately 300 feet east of Parkview Drive along the north side of Hillcrest Drive. Two (2) Broward County Transit (BCT) "Community Bus Stops" are provide along Hillcrest Drive on the north side of the road, approximately 1,800 feet east of Parkview Drive and 700 feet west of Parkview Drive serving the Hollywood Southwest Loop (BCT Route 765). The community bus route map is attached on **Appendix C**. Two (2) bus stops are located along Washington Street at the intersection with Hillcrest Drive serving BCT Route 15, one along the north side of Washington Street immediately east of Hillcrest Drive and another along the south side of Washington Street immediately west of Hillcrest Drive.

Project Trip Generation

Using trip generation information obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 11th Edition, trip generation estimates were developed for the existing and proposed land uses. The trip generation analysis for daily, AM peak hour, and PM peak hour conditions are summarized in **Table 1**. The analysis indicates that the proposed development is anticipated to result in an increase of 585 daily trips, 60 AM peak hour trips, and 60 PM peak hour trips, when compared to the existing development. Excerpts from ITE are attached in **Appendix D**.

Table 1 Trip Generation Analysis

LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
						IN	OUT	TOTAL
DAILY								
EXISTING USE								
Office	712	4,200 SF	T= 14.39 (X)	50%	50%	30	30	60
PROPOSED USE								
Affordable Housing	223	120 DU	T= 3.73 (X) + 139.4	50%	50%	294	293	587
Office	712	4,002 SF	T= 14.39 (X)	50%	50%	29	29	58
NET DIFFERENCE						293	292	585
AM PEAK HOUR								
EXISTING USE								
Office	712	4,200 SF	T= 1.67 (X)	82%	18%	6	1	7
PROPOSED USE								
Affordable Housing	223	120 DU	Ln(T)= 0.81 Ln(X) + 0.22	29%	71%	17	43	60
Office	712	4,002 SF	T= 1.67 (X)	82%	18%	6	1	7
NET DIFFERENCE						17	43	60
PM PEAK HOUR								
EXISTING USE								
Office	712	4,200 SF	T= 2.16 (X)	34%	66%	3	6	9
PROPOSED USE								
Affordable Housing	223	120 DU	Ln(T)= 0.72 Ln(X) + 0.64	59%	41%	35	25	60
Office	712	4,002 SF	T= 2.16 (X)	34%	66%	3	6	9
NET DIFFERENCE						35	25	60

(1) Source: ITE Trip Generation Manual, 11th Edition.

Project Access

Access to the site is currently provided as the north leg of the Hillcrest Drive/Parkview Drive intersection, which is a roundabout, and a right-in/right-out access to Hillcrest Drive, north of the roundabout. The proposed development will continue to have access to the roundabout; however, the north leg will be slightly relocated. A right-in/right-out driveway will also be provided to Hillcrest Drive; however, it will be relocated north of the current location. The relocation of the right-in/right-out north driveway is not expected to impact the full median opening that provides access to Championship Academy of Distinction Elementary & Middle School. The full median opening will remain. Volumes from Hillcrest into the right-in/right-out driveway are projected to be minimal and, therefore, are not expected to impact the existing crosswalk on Hillcrest Drive. Light poles will be provided within the site parking area to comply with the photometric requirements, which should include the walkways to and from the building. Hillcrest Drive connects to Washington Street (signalized intersection) northwest of the proposed development and to S Park Road (signalized intersection) east of the proposed development.

Project Trip Distribution

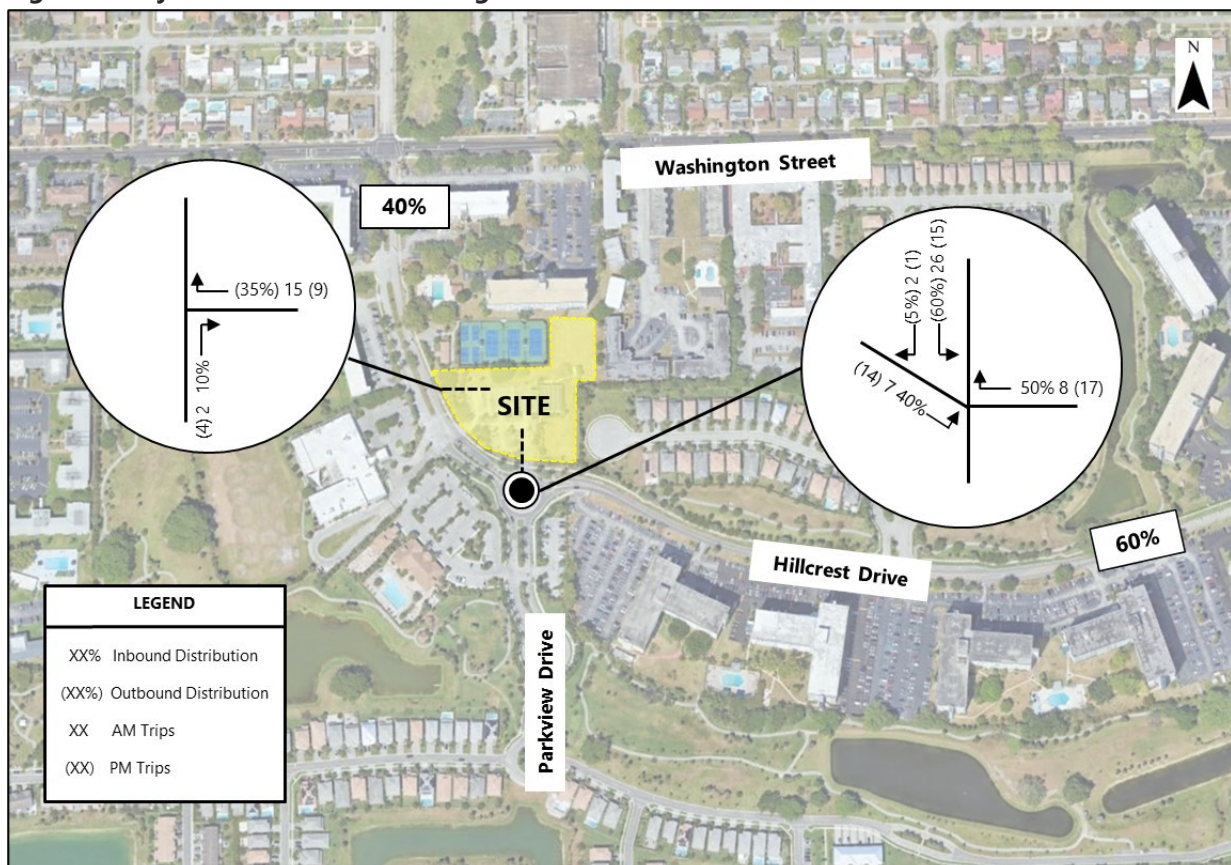
The project trip distribution for the proposed development was based on a review of existing traffic volumes, roadway characteristics for the surrounding roadway network, and nearby land uses. Traffic volumes obtained from the Florida Department of Transportation (FDOT) count station 86-8123 (Washington Street) and 86-8214 (S Park Road), indicate a volume split of 37 percent and 63 percent, respectively. The historical volume data is included in **Appendix E**.

Based on the volumes, the following distribution is proposed:

- To/from the west on Hillcrest Drive: 40 percent
- To/from the east on Hillcrest Drive: 60 percent

The project distribution and assignment for the proposed development are graphically shown on **Figure 2**.

Figure 2 Project Distribution and Assignment



Bowman

Parking Requirement Per City Code

As previously stated, the site will include 120 affordable housing units and 4,002 square feet of office space available for lease. Per City of Hollywood Code, Article 7: Off-Street Parking and Loading, the parking requirement for office space is one (1) parking space per 250 square feet and for apartment unit is 1.5 parking spaces per unit plus one (1) guest parking space per five (5) units. Therefore, the total parking requirement by code is 220 parking spaces.

Parking Supply

The site will provide 134 parking spaces.

Parking Demand Per ITE

The site will provide less parking than required by City code; therefore, a parking demand analysis was performed based on information provided in the ITE, *Parking Generation Manual*, 6th Edition. Per Land Use Code (LUC) 223 Affordable Housing - Income Limits, the average rate is 1.00 parking space per dwelling units; therefore, 120 parking spaces are required for the residential units. As per LUC 712 Small Office Building, the average rate is 1.85 parking spaces per 1000 square feet; therefore, eight (8) parking spaces are required for the office space. Therefore, the total parking requirement per ITE is 128 parking spaces. Excerpts from ITE are attached in **Appendix F**. Given that the site will provide 134 parking spaces, the parking supply will be sufficient to accommodate the anticipated parking demand per ITE.

Should you have any questions or comments regarding this methodology/analysis, please do not hesitate to contact me.



State of Florida, Board of Professional Engineers

V:\314361 - Tobin\314361-01-001 (TRA) - HillcrestDevelopment\Engineering\Reports\Ltr\T020525.docx

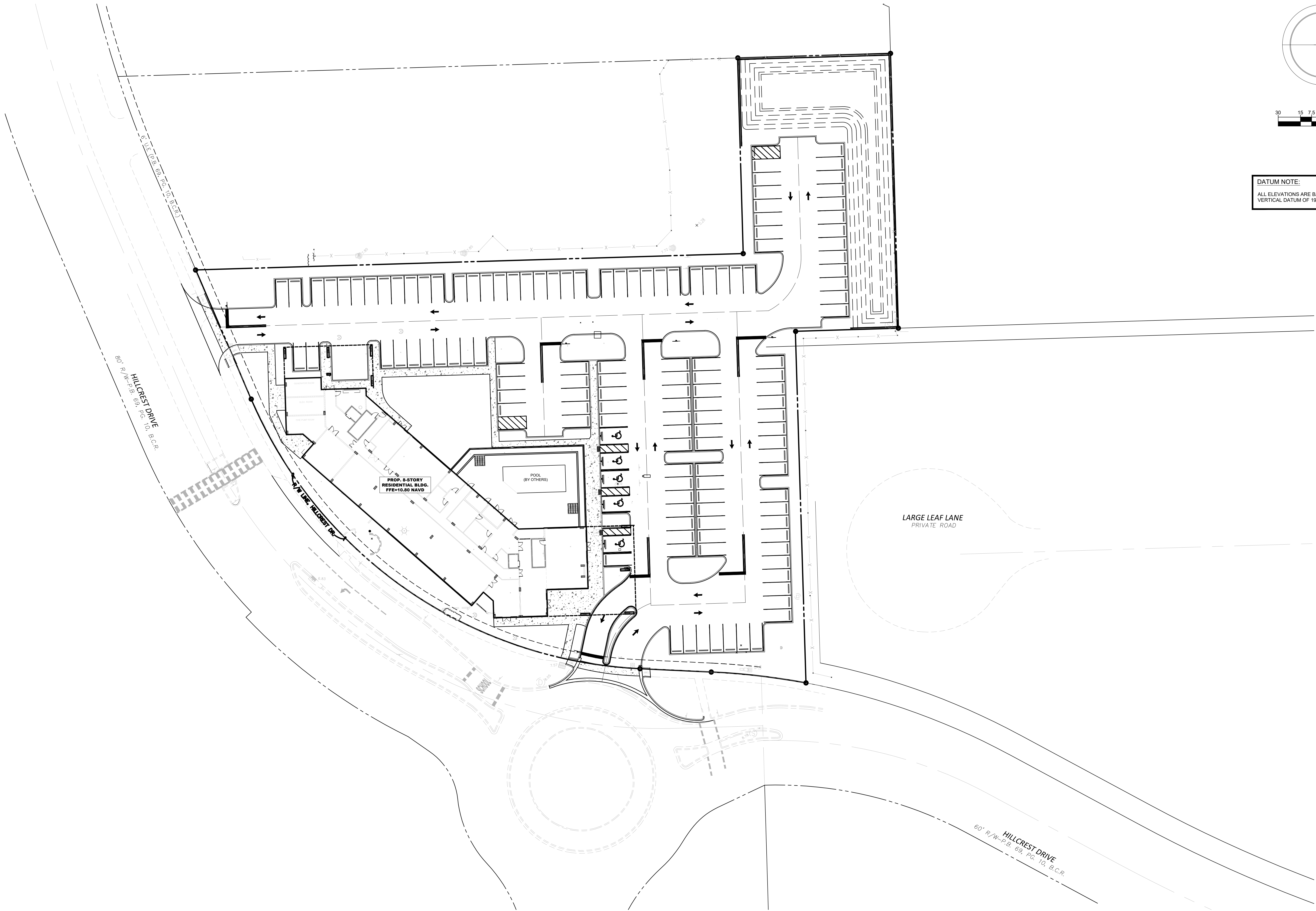
2090 Palm Beach Lakes Boulevard, Suite 400, West Palm Beach, FL 33409

P: (561) 840-8650

bowman.com

Appendix A

Site Plan

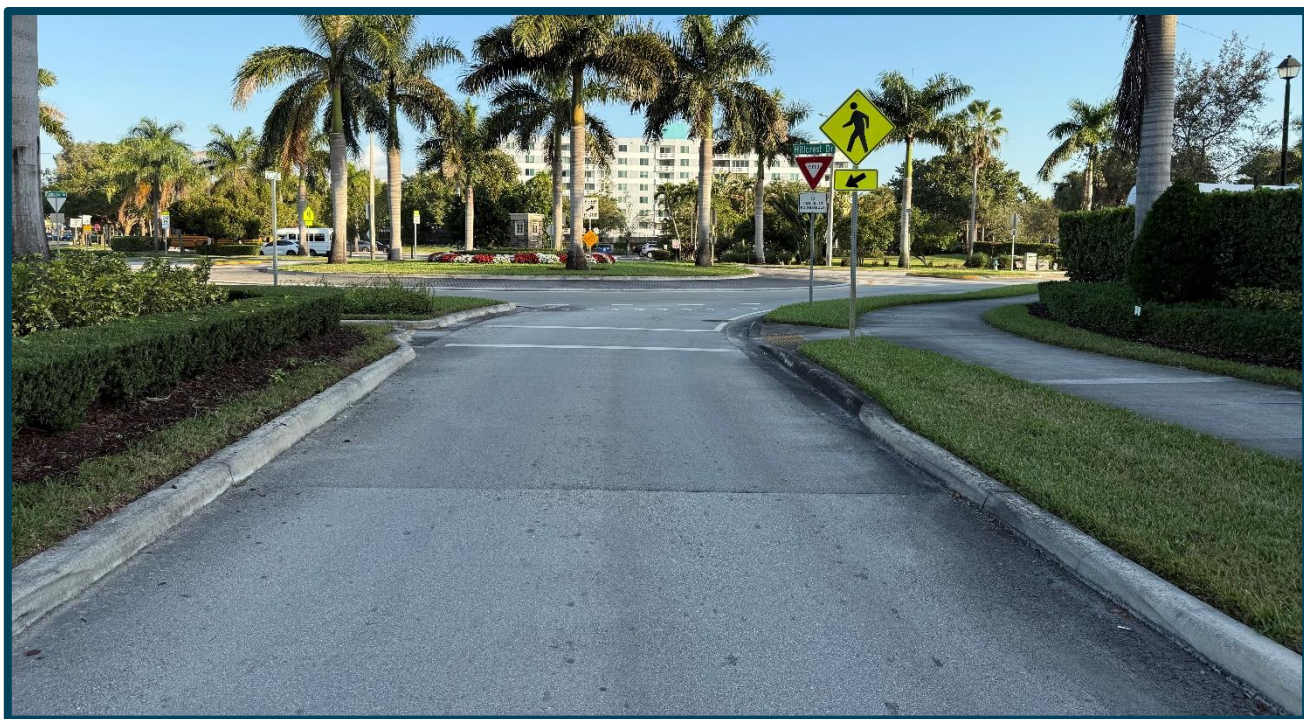


Appendix B

Condition Photographs



Southbound approach
(Looking south)



Northbound approach
(Looking north)

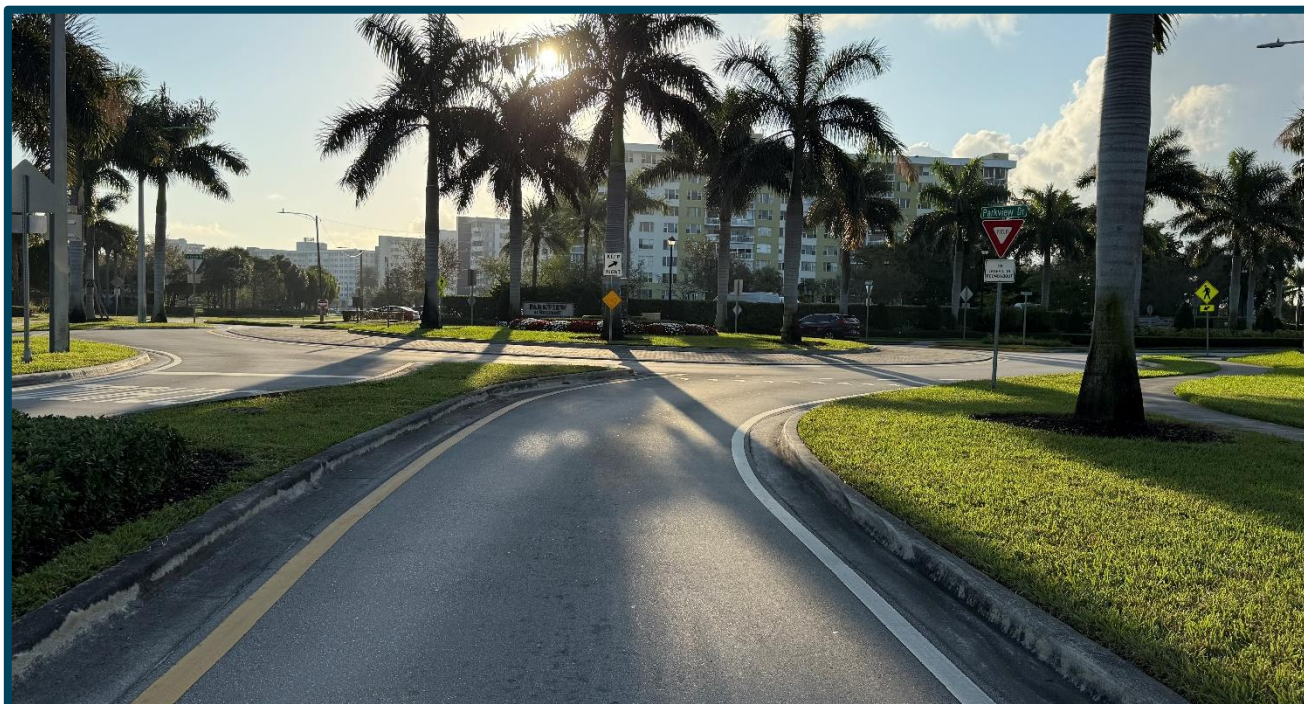
Appendix B

Condition Photographs

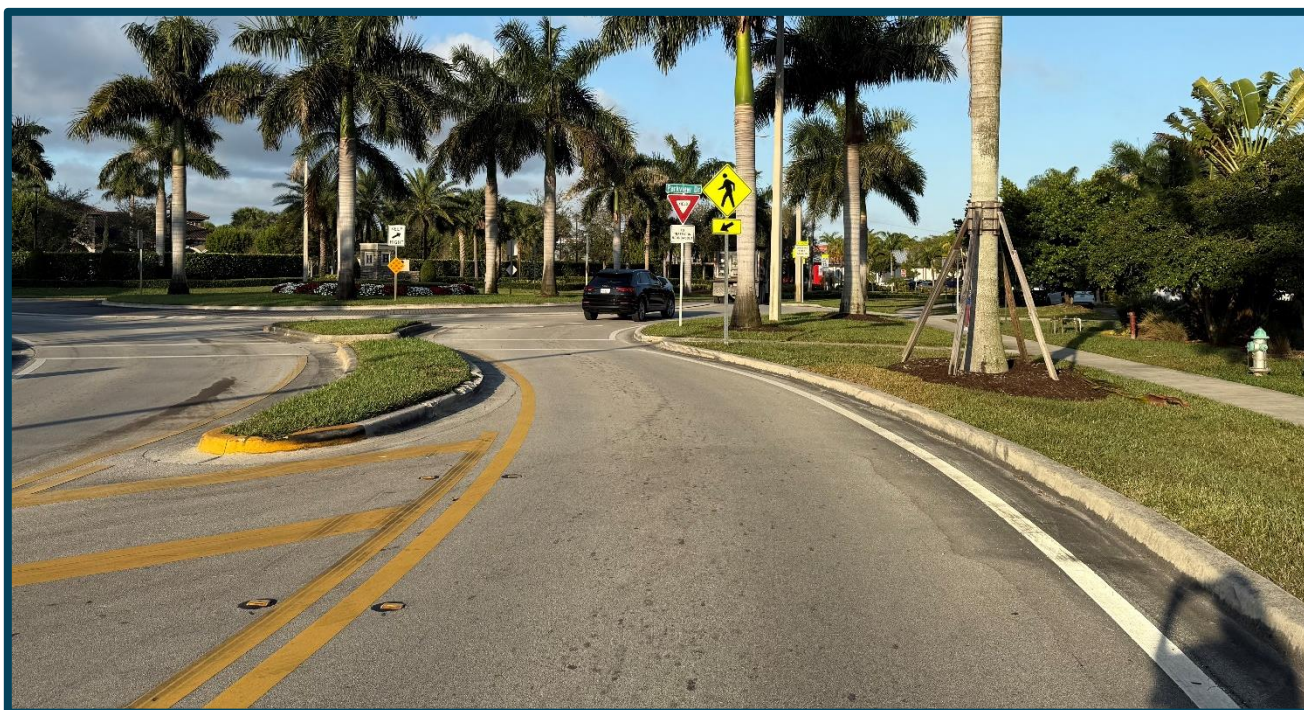
Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN



Eastbound approach
(Looking east)



Westbound approach
(Looking west)

Appendix B

Condition Photographs

Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN



North project driveway
(Looking west)



School located west of the site
(Looking west)

Appendix B

Condition Photographs

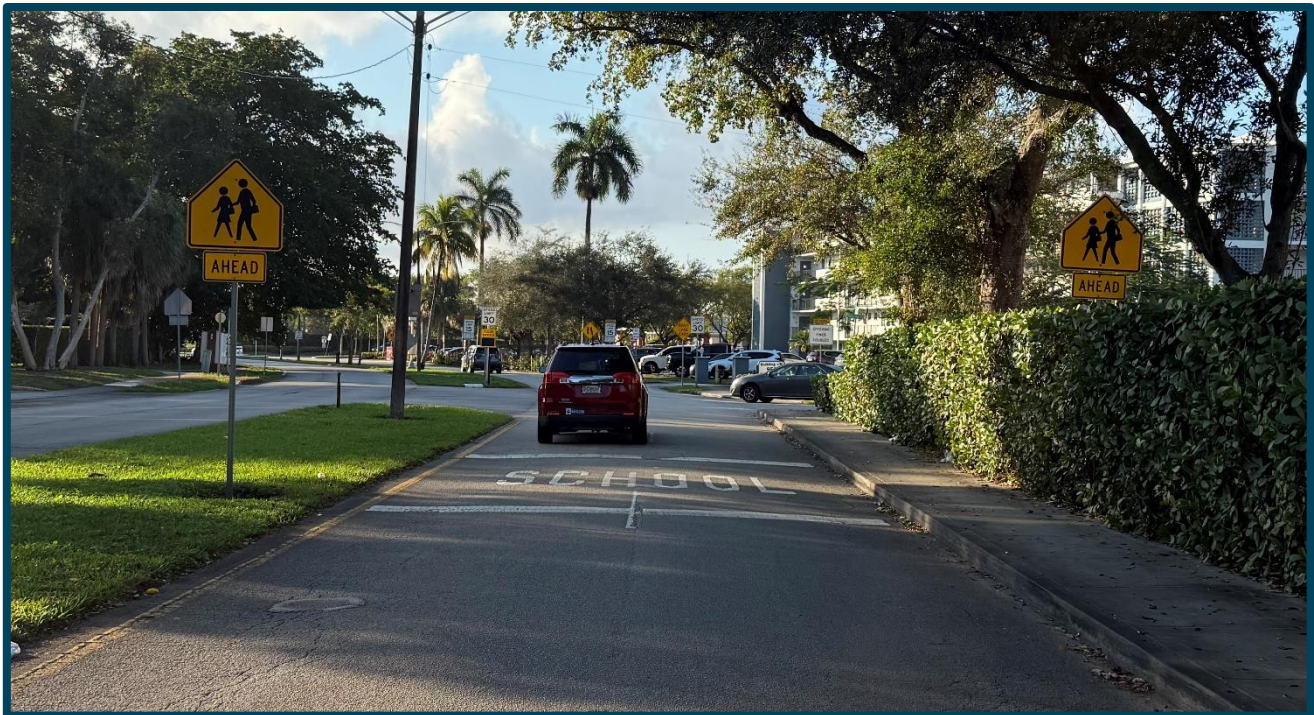
Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN



School zone signage along Hillcrest Drive approaching Washington Street
(Looking north)



School zone signage along Hillcrest Drive approaching the school
(Looking south)

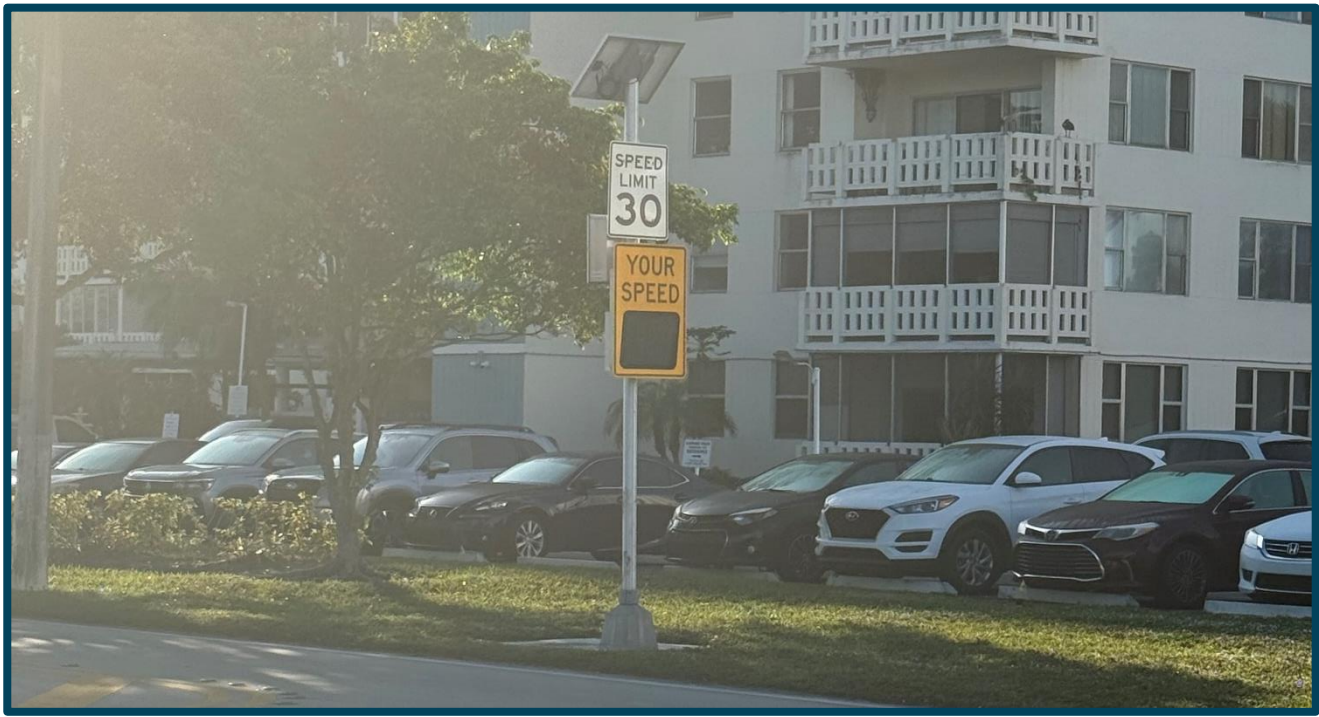
Appendix B

Condition Photographs

Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN



Speed feedback signage provided on Hillcrest Drive, east of Parkview Drive
(Looking east)



Speed feedback signage provided on Hillcrest Drive, east of Parkview Drive
(Looking west)

Appendix B

Condition Photographs

Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN



**Street lighting provided along the south side of Hillcrest Drive, east of Parkview Drive
(Looking east)**



**Dual-mast lighting provided within the median along Hillcrest Drive, west of Parkview
Drive (Looking north)**

Appendix B

Condition Photographs

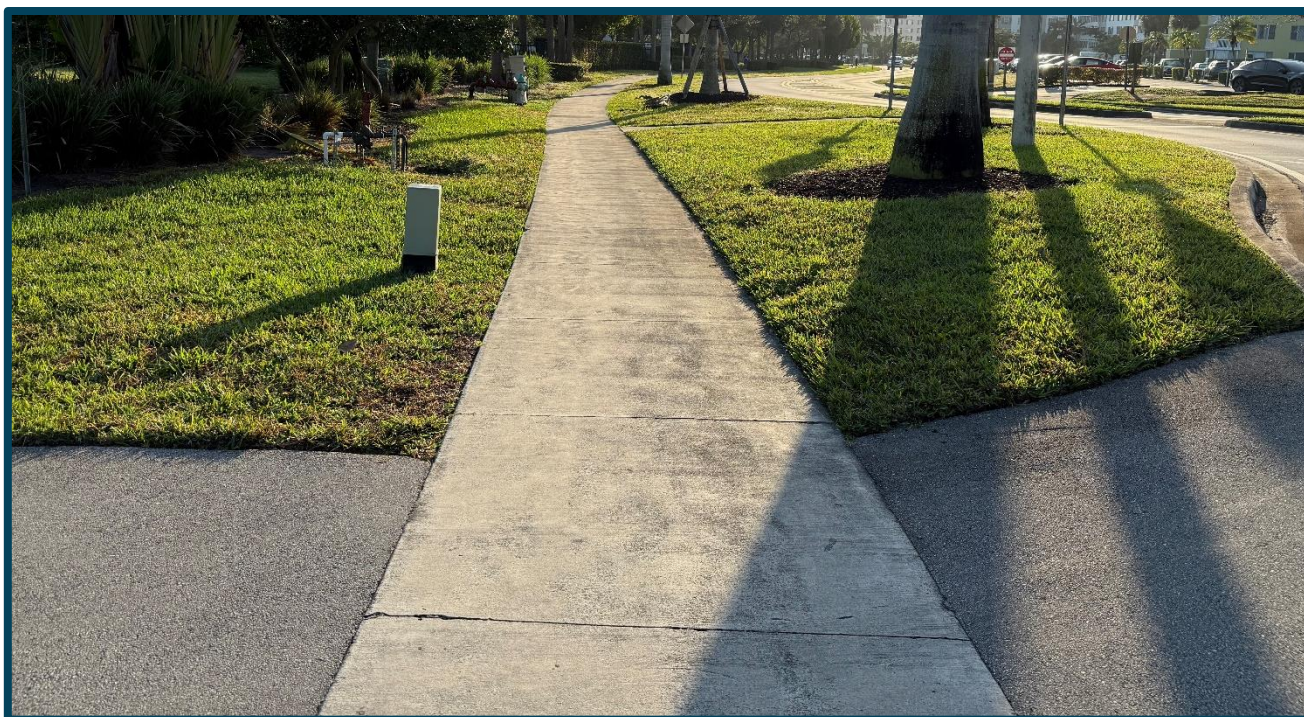
Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN



**Sidewalk provided along the north side of Hillcrest Drive, west of Parkview Drive
(Looking west)**



**Sidewalk provided along the north side of Hillcrest Drive, east of Parkview Drive
(Looking east)**

Appendix B

Condition Photographs

Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN



Sidewalk provided along the north side of Hillcrest Drive, south of the north project driveway
(Looking south)



Sidewalk provided along the north side of Hillcrest Drive, north of the north project driveway
(Looking north)

Appendix B

Condition Photographs

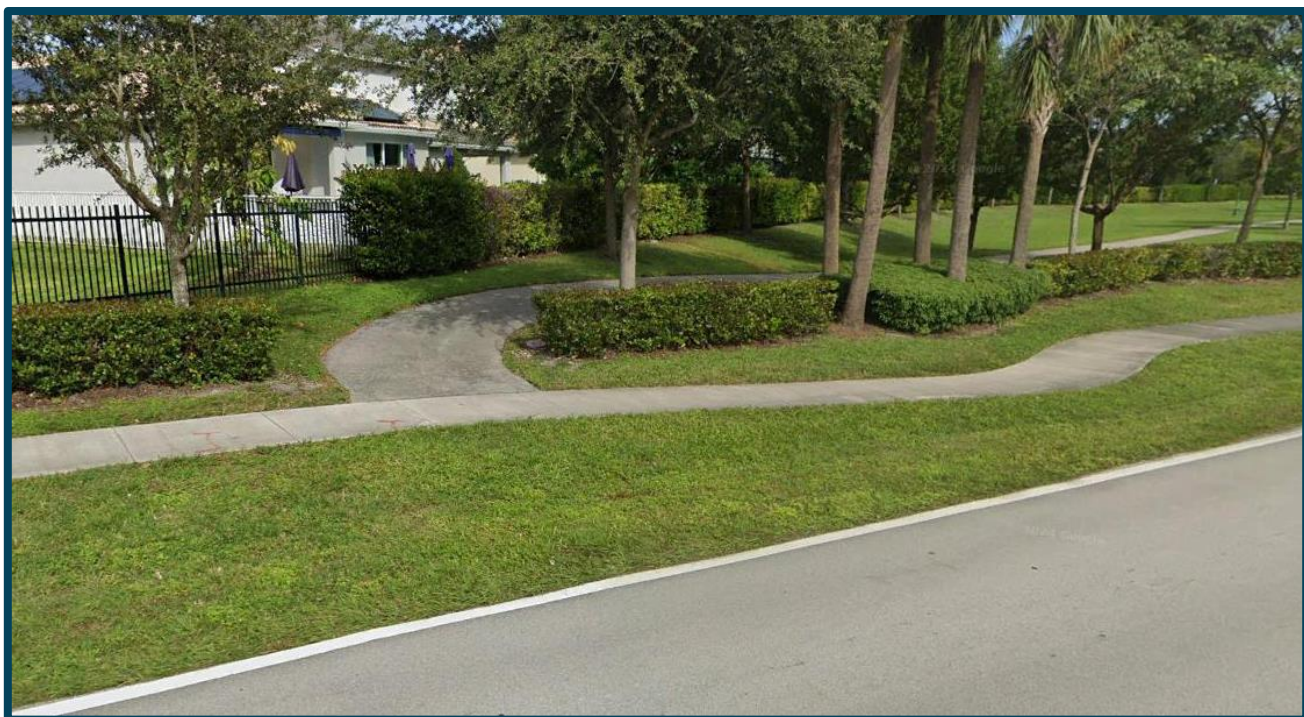
Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN



**Sidewalk is not provided along the south side of Hillcrest Drive, east of Parkview Drive
(Looking east)**



**Multi-use path provided approximately 300 feet of Parkview Drive
(Looking north)**

Appendix B

Condition Photographs

Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN



**Community bus stop located on the east side of Hillcrest Drive, west of Parkview Drive
(Looking north)**



**Community bus stop located on the north side of Hillcrest Drive, east of Parkview Drive
(Looking west)**

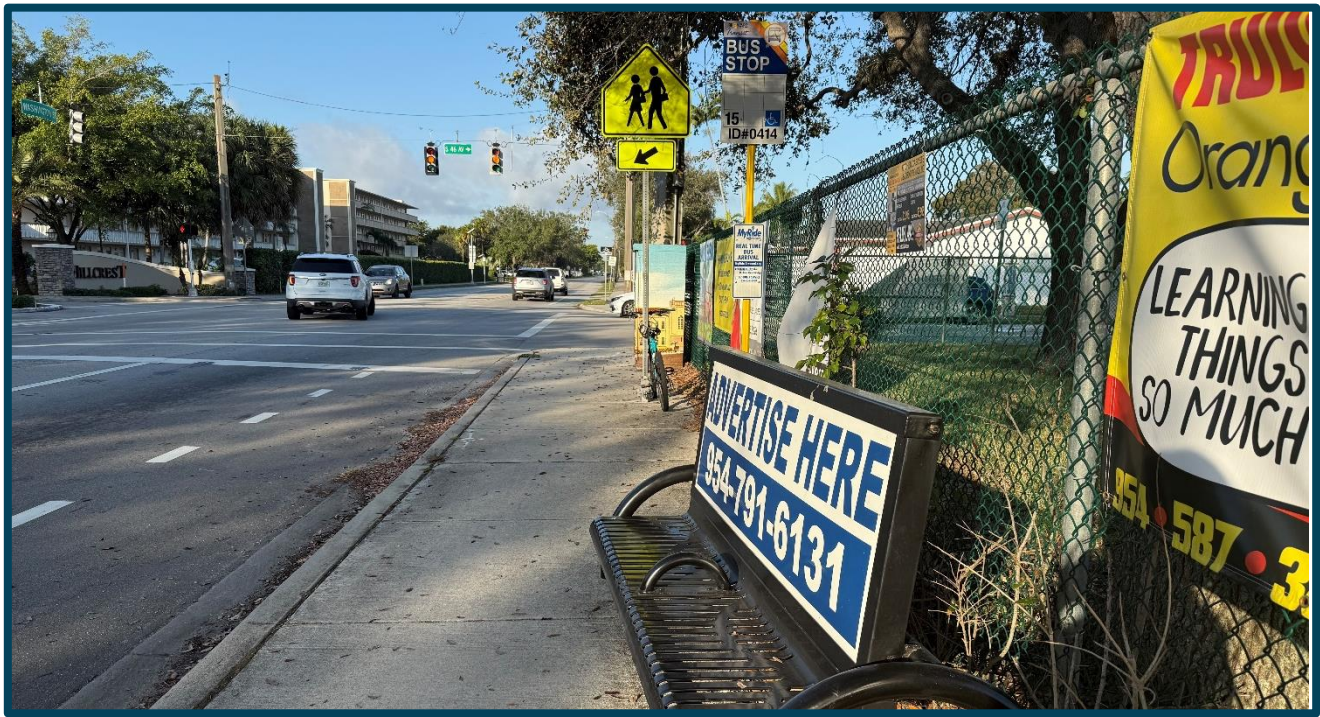
Appendix B

Condition Photographs

Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN



**Bus stop located on the north side Washington Street, east of Hillcrest Drive
(Looking west)**



**Bus stop located on the south side Washington Street, west of Hillcrest Drive
(Looking east)**

Appendix B

Condition Photographs

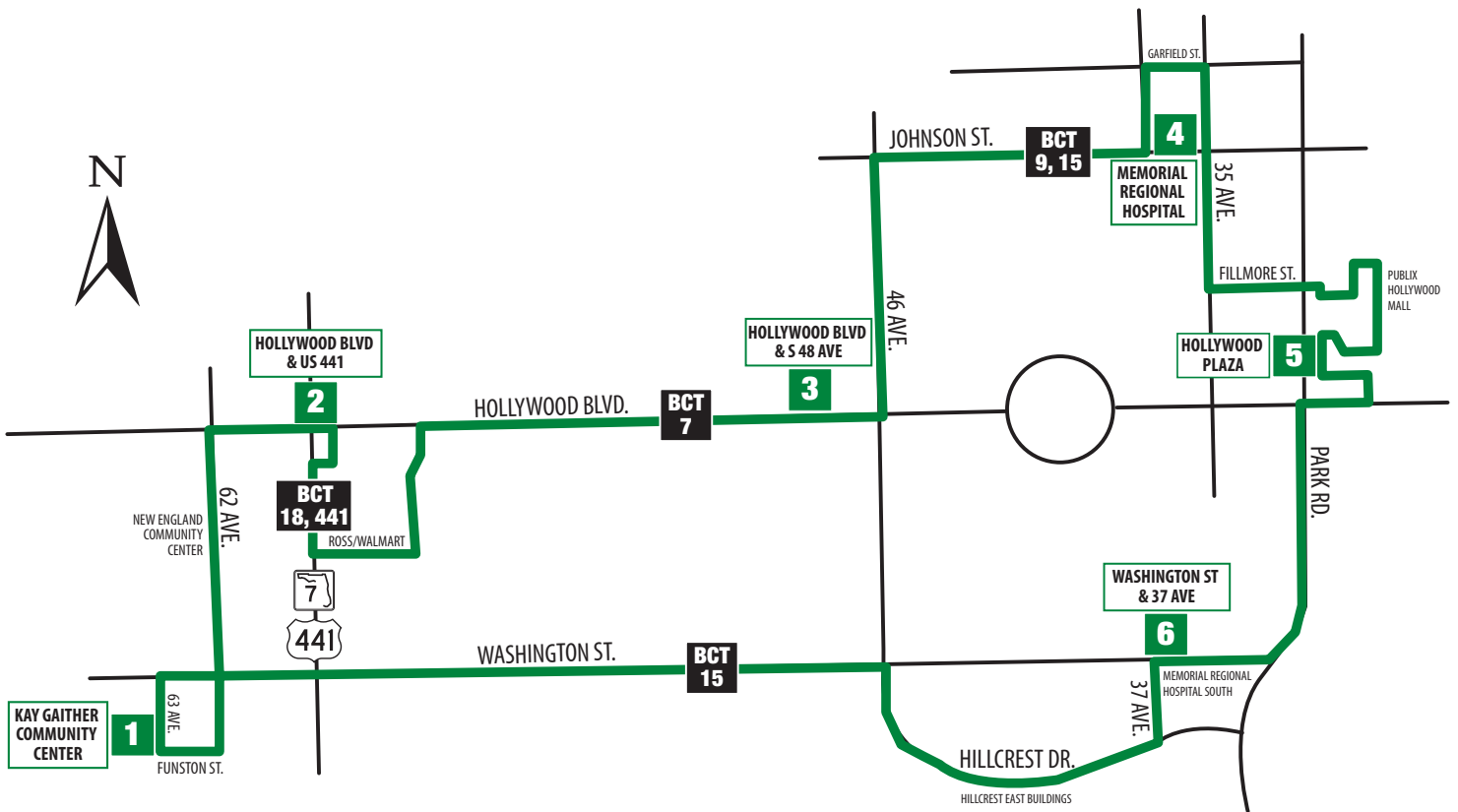
Hillcrest Development Traffic and Parking Methodology/Analysis

Broward County, Florida

BOWMAN

Appendix C

Broward County Transit Hollywood Southwest Loop Route Map



Appendix D

Trip Generation Information

Affordable Housing - Income Limits (223)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 5

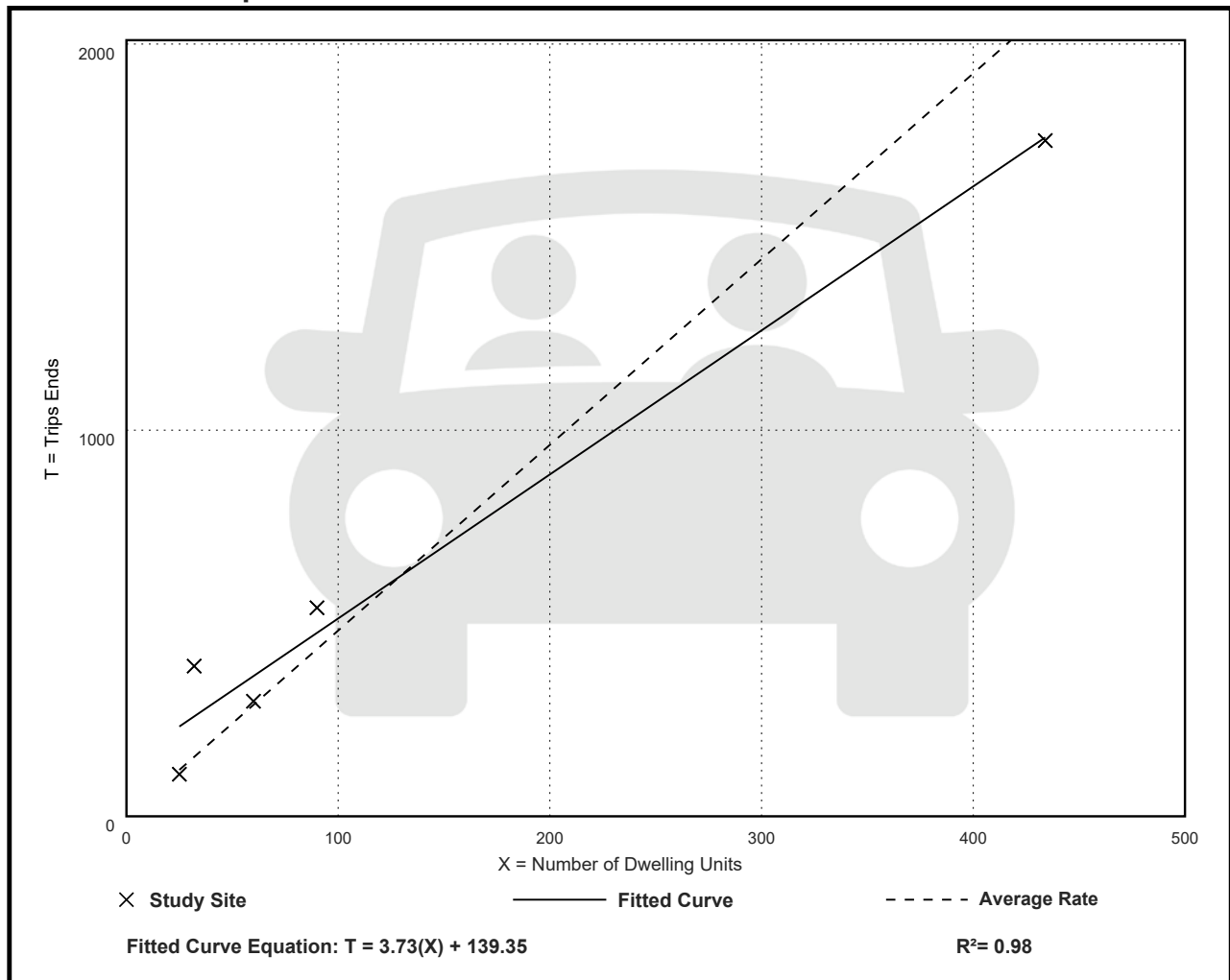
Avg. Num. of Dwelling Units: 128

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.81	4.03 - 12.16	2.03

Data Plot and Equation



Affordable Housing - Income Limits (223)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

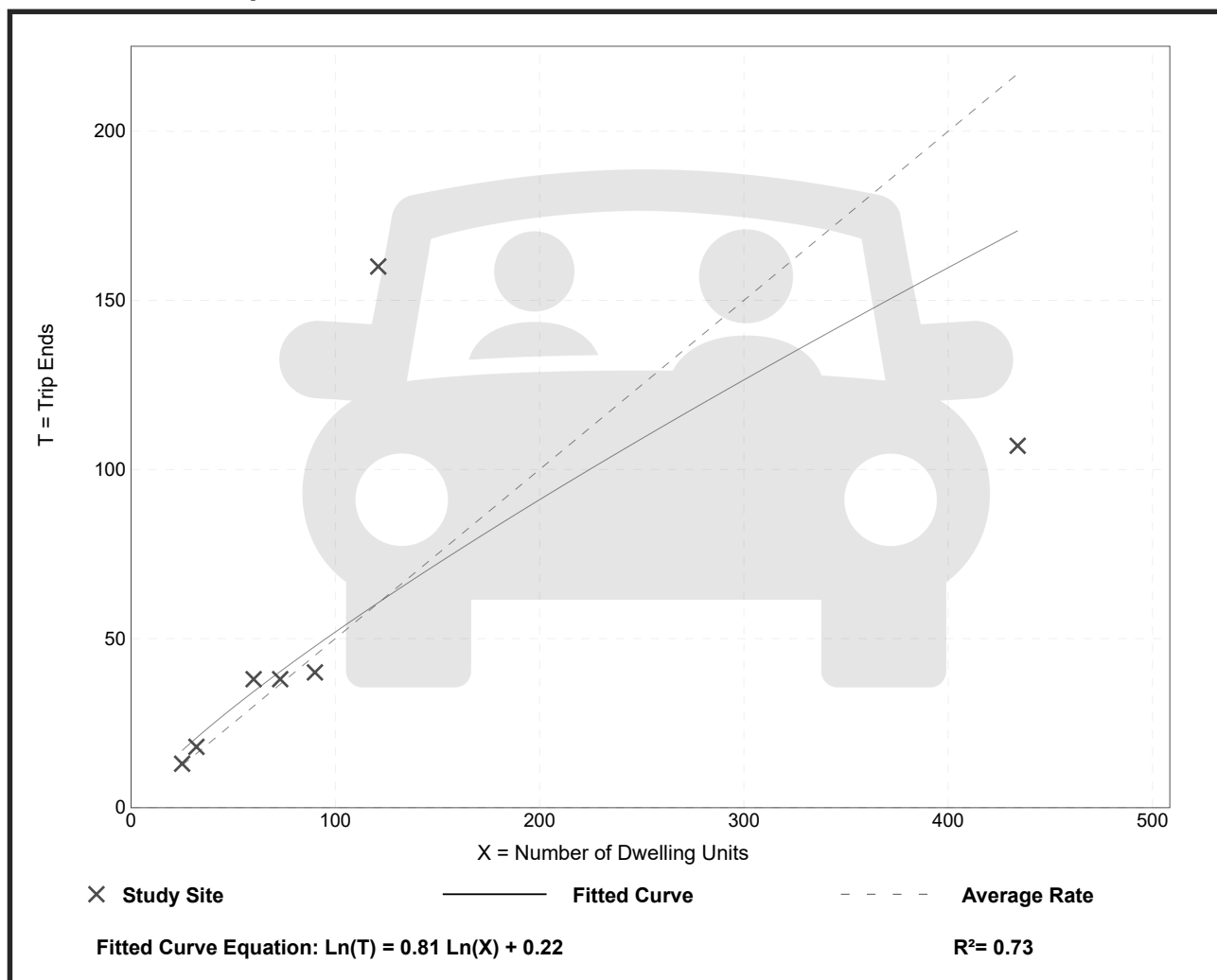
Avg. Num. of Dwelling Units: 119

Directional Distribution: 29% entering, 71% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.50	0.25 - 1.32	0.39

Data Plot and Equation



Affordable Housing - Income Limits (223)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

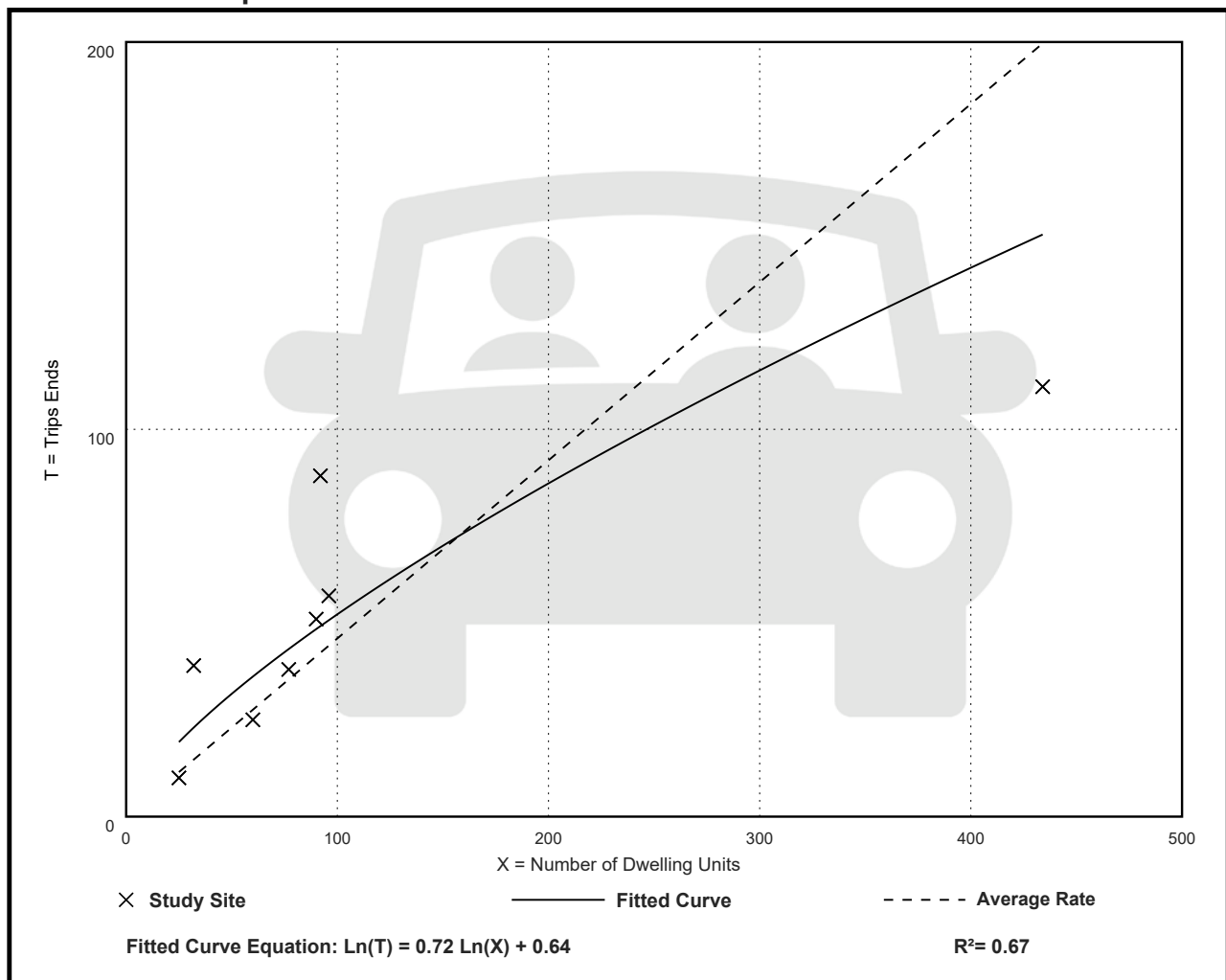
Avg. Num. of Dwelling Units: 113

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.26 - 1.22	0.28

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 21

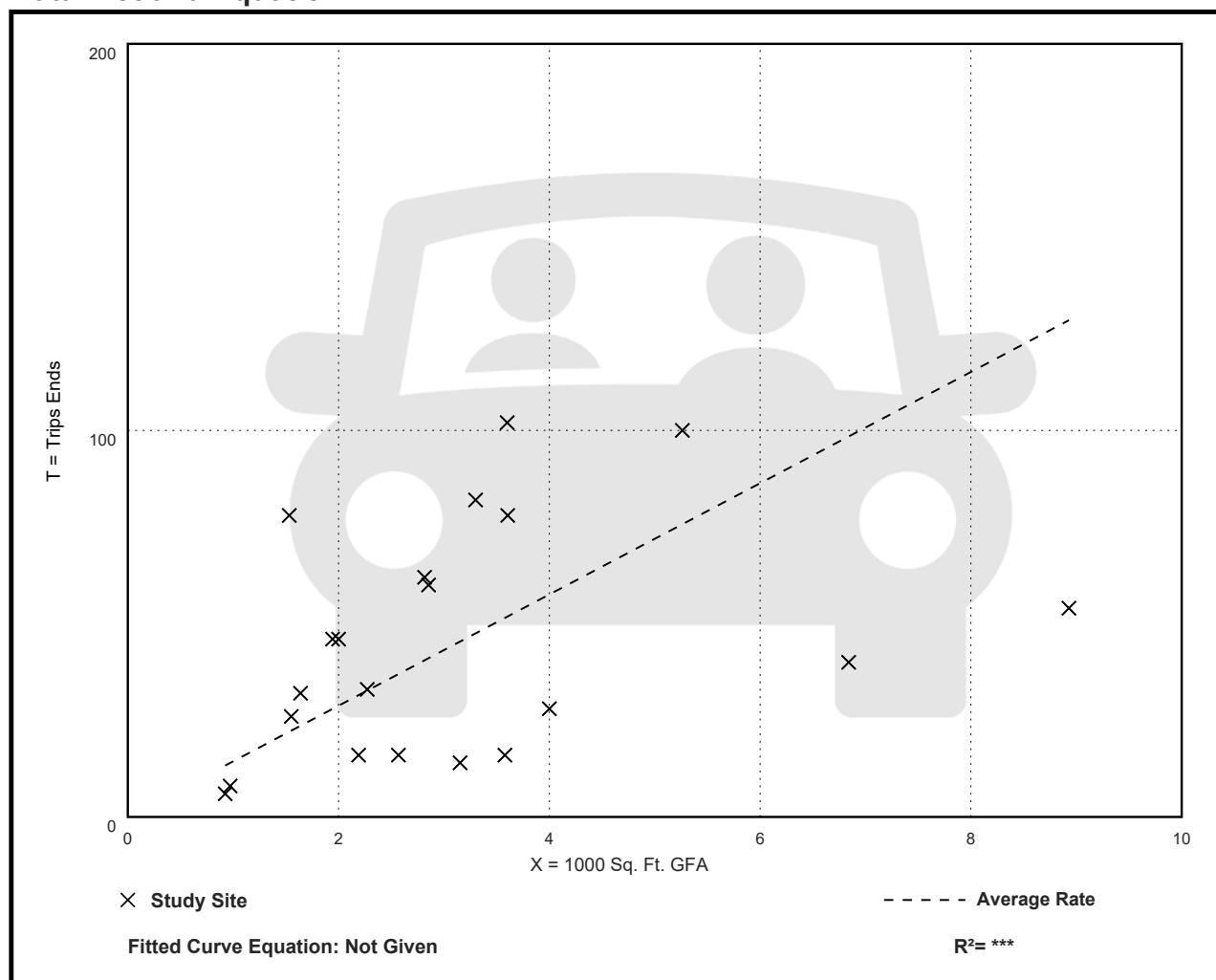
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

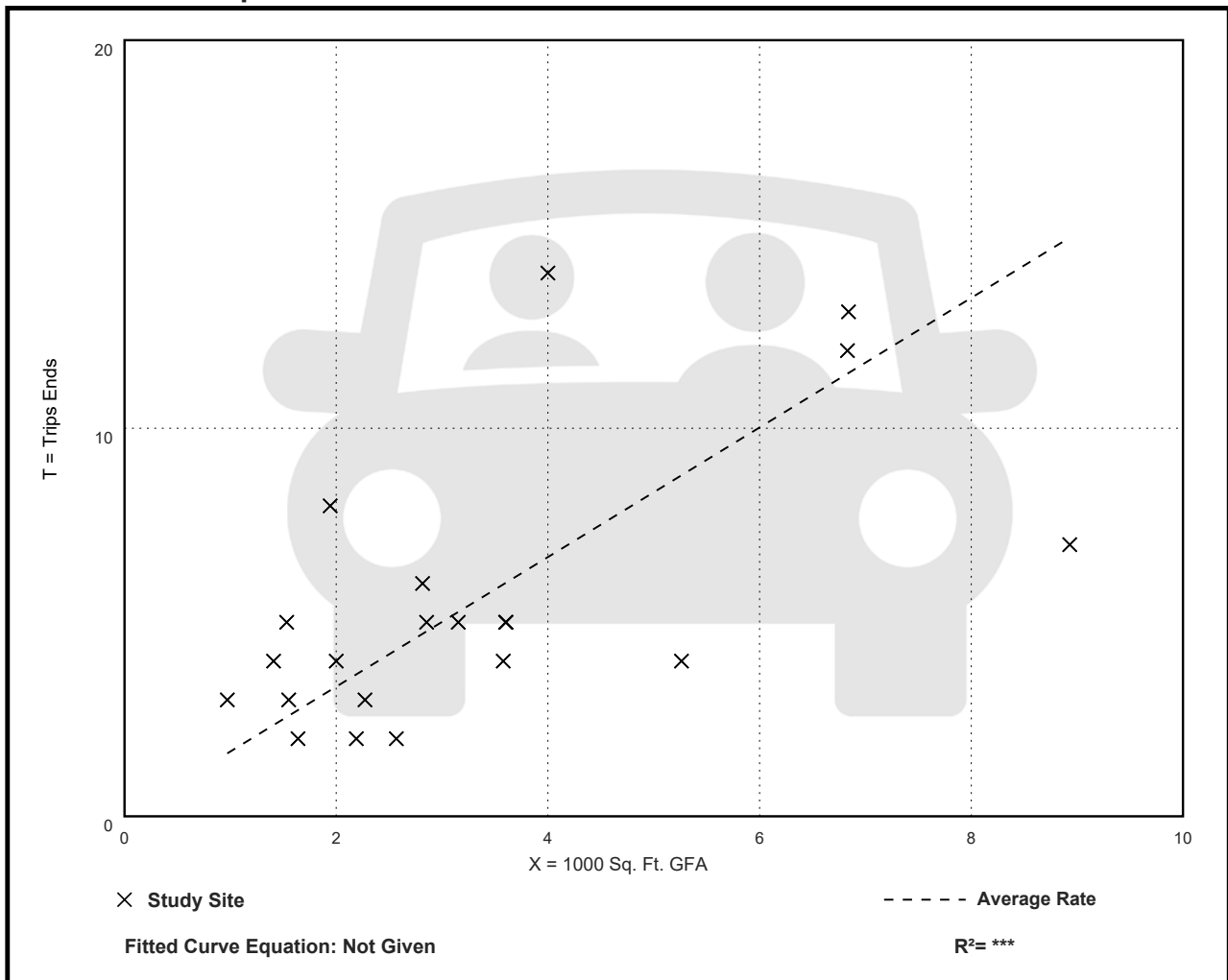
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 82% entering, 18% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

Data Plot and Equation



Small Office Building (712)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 21

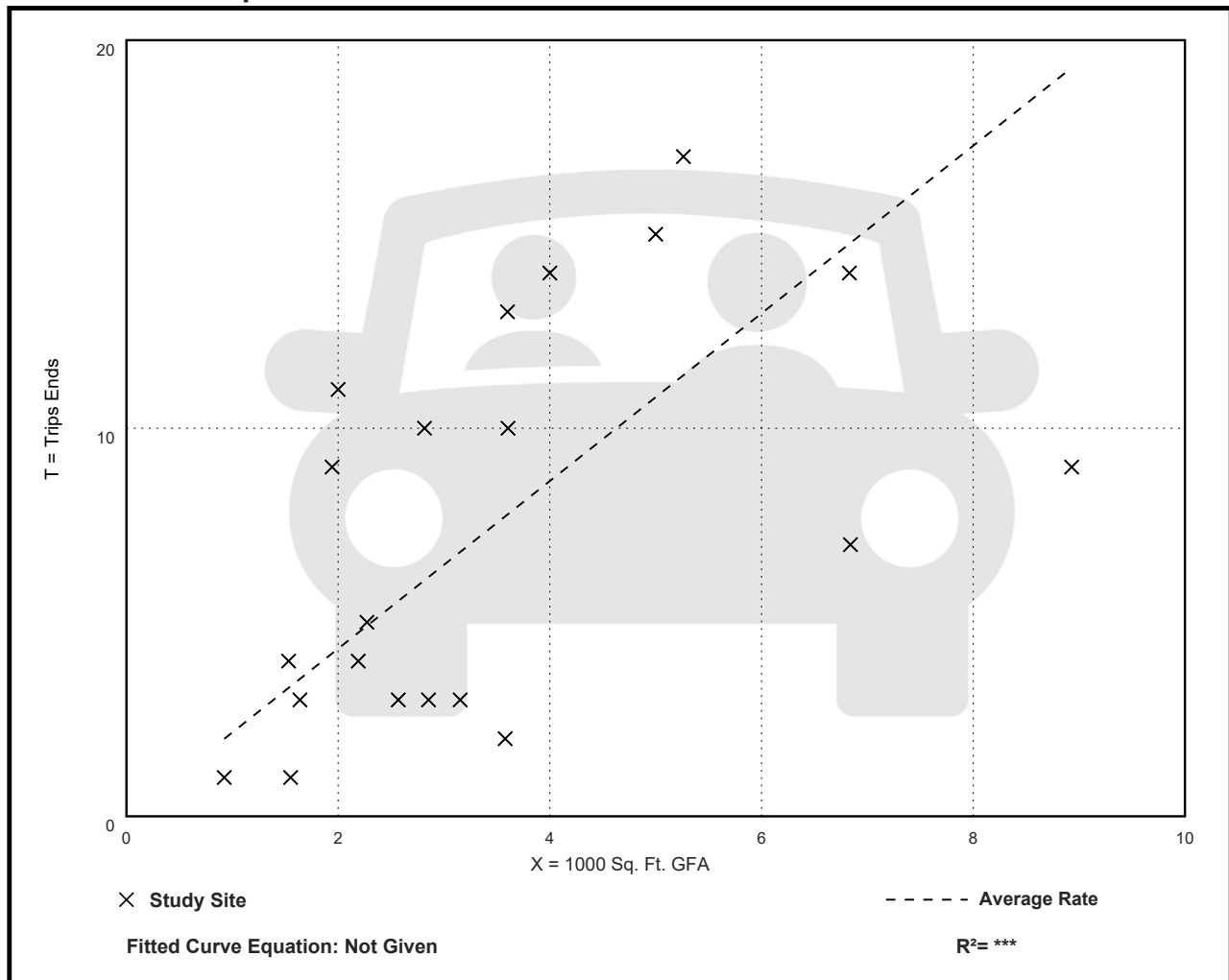
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 34% entering, 66% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.16	0.56 - 5.50	1.26

Data Plot and Equation



Appendix E

Historical Volume Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 8123 - WASHINGTON STREET, E OF SR 7

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
----	-----		-----		-----	-----	-----	-----	
2023	12300	C	E	5100	W	7200	9.00	57.90	3.00
2022	10100	S	E	4600	W	5500	9.00	57.00	5.40
2021	10200	F	E	4600	W	5600	9.00	53.80	14.30
2020	10200	C	E	4600	W	5600	9.00	53.90	8.80
2019	12500	T	E	5600	W	6900	9.00	54.60	5.50
2018	12500	S	E	5600	W	6900	9.00	54.50	6.00
2017	12500	F	E	5600	W	6900	9.00	51.90	6.20
2016	12500	C	E	5600	W	6900	9.00	54.10	2.90
2015	9700	V		0		0	9.00	54.00	3.40
2014	9500	R					9.00	54.20	7.40
2013	9400	T		0		0	9.00	53.60	7.60
2012	9400	S		0		0	9.00	52.20	5.90
2011	9400	F		0		0	9.00	52.50	6.30
2010	9400	C	E	0	W	0	8.35	52.69	9.30
2009	9600	F		0		0	8.53	53.89	5.30
2008	9900	C	E	0	W	0	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2023 HISTORICAL AADT REPORT

COUNTY: 86 - BROWARD

SITE: 8214 - S PARK ROAD, N OF PEMBROKE ROAD

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----		-----	-----	-----	-----
2023	20700	C	N 11000		S 9700	9.00	57.90	3.00
2022	15100	S	N 7700		S 7400	9.00	57.00	5.40
2021	15300	F	N 7800		S 7500	9.00	53.80	14.30
2020	15300	C	N 7800		S 7500	9.00	53.90	8.80
2019	20500	T	N 10500		S 10000	9.00	54.60	5.50
2018	20500	S	N 10500		S 10000	9.00	54.50	6.00
2017	20500	F	N 10500		S 10000	9.00	51.90	6.20
2016	20500	C	N 10500		S 10000	9.00	54.10	2.90
2015	17000	V	0		0	9.00	54.00	3.40
2014	16500	R				9.00	54.20	7.40
2013	16500	T	0		0	9.00	53.60	7.60
2012	16500	S	0		0	9.00	52.20	5.90
2011	16500	F	0		0	9.00	52.50	6.30
2010	16500	C	N 8300		S 8200	8.35	52.69	9.30
2009	13600	F	N 7100		S 6500	8.53	53.89	5.30
2008	14000	C	N 7300		S 6700	8.81	54.16	6.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Appendix F

Parking Generation Information

Land Use: 223 Affordable Housing

Description

Affordable housing includes all multifamily housing that is rented at below market rate to households that include at least one employed member. Eligibility to live in affordable housing can be a function of limited household income and resident age.

Land Use Subcategory

Data are separated into three subcategories for this land use: (1) sites with income limitations for its tenants (denoted as income limits in the data plots), (2) sites with both minimum age thresholds and income limitations for its tenants (denoted as senior in the data plots), and (3) sites designed for and occupied by residents with special needs, such as persons with physical and mental impairments, recovering addicts, and others living in a group setting (denoted as special needs in the data plots).

Time-of-Day Distribution for Parking Demand

The following table presents a Time-of-Day distribution of parking demand on a weekday in a general urban/suburban setting for the three land use subcategories: income limits (two study sites), senior (one study site), and special needs (two study sites).

Hour Beginning	Percent of Weekday Peak Parking Demand		
	Income Limits	Senior	Special Needs
12:00–4:00 a.m.	—	—	—
5:00 a.m.	100	74	86
6:00 a.m.	94	74	86
7:00 a.m.	85	70	93
8:00 a.m.	77	93	100
9:00 a.m.	73	100	93
10:00 a.m.	71	93	93
11:00 a.m.	—	70	100
12:00 p.m.	—	74	100
1:00 p.m.	—	70	93
2:00 p.m.	—	81	79
3:00 p.m.	—	81	93
4:00 p.m.	—	74	64
5:00 p.m.	—	74	86
6:00 p.m.	79	67	79
7:00 p.m.	83	67	71
8:00 p.m.	90	70	71
9:00 p.m.	93	70	79
10:00 p.m.	97	74	93
11:00 p.m.	—	74	93

Additional Data

For the majority of study sites in this land use code, 100 percent of the dwelling units are considered affordable. For residential study sites that provide a mix of market value and affordable units, the study sites with at least 75 percent of the dwelling units designated as affordable are also included in this land use.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Land Use Subcategory	Parking Supply Per Dwelling Unit	Average Peak Parking Occupancy
Center City Core	Income Limits	0.32 (6 sites)	67%
	Senior	0.11 (1 site)	100%
Dense Multi-Use Urban	Income Limits	0.74 (24 sites)	75%
	Senior	0.69 (4 sites)	67%
General Urban/ Suburban	Income Limits	1.4 (26 sites)	75%
	Senior	0.43 (3 sites)	90%
	Special Needs	0.57 (2 sites)	68%

The sites were surveyed in the 1990s, the 2010s, and the 2020s in Alabama, California, Connecticut, District of Columbia, Maryland, Massachusetts, New Jersey, and Oregon.

Source Numbers

314, 514, 533, 535, 536, 537, 539, 541, 579, 582, 585, 586, 603, 611, 622

Affordable Housing - Income Limits (223)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

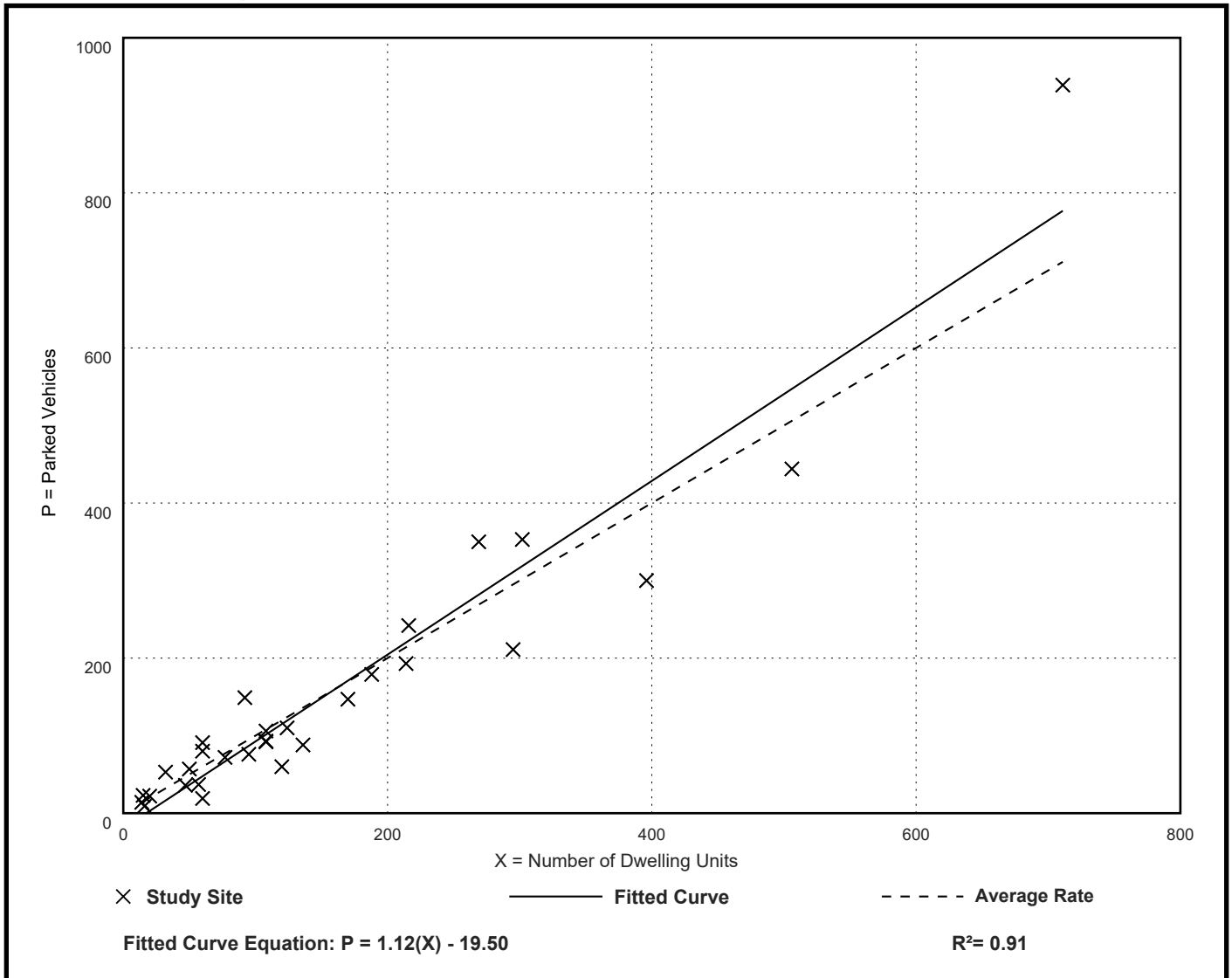
Number of Studies: 30

Avg. Num. of Dwelling Units: 156

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.00	0.32 - 1.66	0.85 / 1.40	0.9 - 1.1	0.28 (28%)

Data Plot and Equation



Land Use: 712 Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	—
8:00 a.m.	22
9:00 a.m.	66
10:00 a.m.	89
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	77
2:00 p.m.	79
3:00 p.m.	84
4:00 p.m.	84
5:00 p.m.	71
6:00 p.m.	16
7:00 p.m.	—
8:00 p.m.	—
9:00 p.m.	—
10:00 p.m.	—
11:00 p.m.	—

Additional Data

For the 23 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 4.2 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 45 percent.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in California, Maine, Michigan, Pennsylvania, Texas, and Washington.

Source Numbers

217, 527, 571, 572, 607, 620, 633, 634

Small Office Building (712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

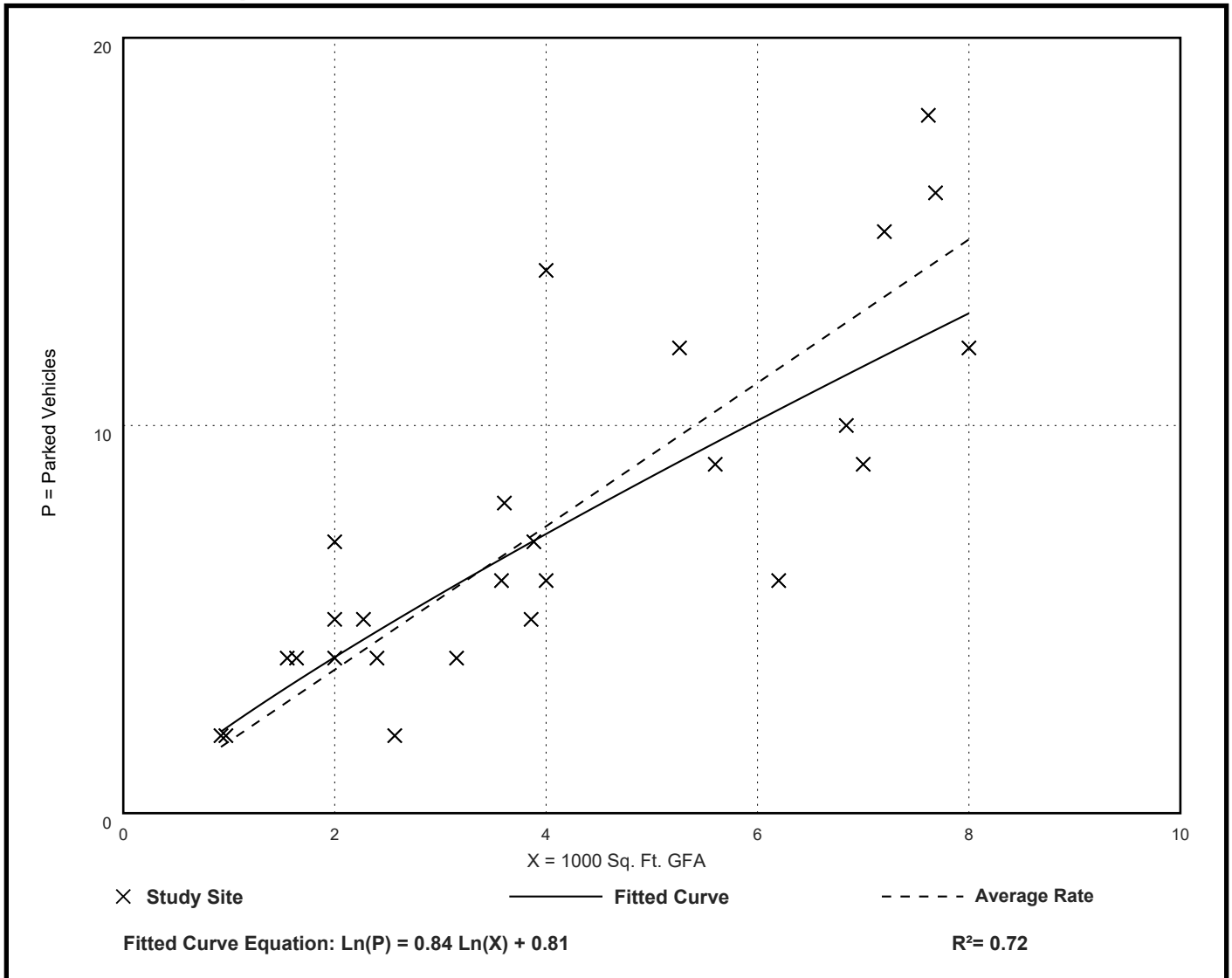
Number of Studies: 26

Avg. 1000 Sq. Ft. GFA: 4.1

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.85	0.78 - 3.50	1.60 / 2.50	1.61 - 2.09	0.62 (34%)

Data Plot and Equation



The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN
SBBC-3965-2025
Municipality Number: 24-FJDP-80
Folio #: N/A
Hillcrest Village
February 6, 2025



SCAD Expiration Date: August 5, 2025

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: February 6, 2025	Single-Family:		Elementary: 2
Name: Hillcrest Village	Townhouse:		Middle: 1
SBBC Project Number: SBBC-3965-2025	Garden Apartments:		
County Project Number: N/A	Mid-Rise: 120		High: 2
Municipality Project Number: 24-FJDP-80	High-Rise:		
Owner/Developer: Harwin-Tobin 1101 LLC	Mobile Home:		Total: 5
Jurisdiction: Hollywood	Total: 120		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Orange Brook	830	909	705	-208		77.2%	2
Mcnicol Middle	1,319	826	620	-831	-37	42.7%	1
Hallandale High	1,819	694	1,055	-764	-30	58.0%	3

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Orange Brook	707	-206	77.4%	700	696	693	686	675
Mcnicol Middle	621	-812	43.3%	592	572	550	534	511
Hallandale High	1,058	-736	58.2%	1,014	984	954	916	897

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2024-25 Contract Permanent Capacity	2024-25 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
Ben Gamla Charter	625	353	-272	353	353	353
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Bridge Prep Academy Of Broward K-8	1,000	128	-872	128	128	128
Bridge Prep Academy Of Hollywood Hills	500	357	-143	357	357	357
Championship Acad Of Distinction @ Hollywood	600	295	-305	295	295	295
Championship Acad Of Distinction Ms	374	282	-92	282	282	282
International Studies Academy High School	372	224	-148	224	224	224
International Studies Academy Middle School	594	293	-301	293	293	293
Paragon Academy Of Technology	500	142	-358	142	142	142
Somerset Academy East	500	187	-313	187	187	187
Sunshine Elementary	500	211	-289	211	211	211

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Orange Brook	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Mcnicol Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Hallandale High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The site plan application proposes 120 (75 one-bedroom or less and 45 two-bedroom or more) midrise units, which are anticipated to generate 5 (2 elementary, 1 middle, and 2 high) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2024/25 school year include Orange Brook Elementary, McNicol Middle, and Hallandale High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project as well as approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), these schools are expected to maintain their current status through the 2026/27 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2024/25 school year are depicted above. Students returning, attending, or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle, and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 120 (75 one-bedroom or less and 45 two-bedroom or more) midrise units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on August 5, 2025. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided, and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3965-2025 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

2/6/2025

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

December 11, 2024

Julian Bobilev, AICP
Greenspoon Marder, LLP
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301

Via Email Only

Dear Mr. Bobilev:

Re: Platting requirements for a parcel legally described as a portion of Blocks 6 and 9, "Hillwood Section Three," according to the Plat thereof, as recorded in Plat Book 69, Page 10, of the Public Records of Broward County, Florida; together with a portion of Tracts OS-1 and OS-3, "Hillcrest Country Club North," according to the Plat thereof, as recorded in Plat Book 183, Page 16, of the Public Records of Broward County, Florida. This parcel is generally located on the east side of Hillcrest Drive, between Hillcrest Lane and Banyan Drive, 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 mixed-use 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 plats were recorded on August 6, 1969 and March 22, 2017, respectively. 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.

Julian Bobilev
December 11, 2024
Page Two

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 Dawn Teetsel at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:DBT

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood



<p>This Instrument Prepared by and after recording return to:</p> <p>Mark F. Grant, Esq. Greenspoon Marder LLP 200 E. Broward Blvd., Suite 1800 Fort Lauderdale, FL 33301 (954) 527-2404</p>	
SPACE ABOVE THIS LINE FOR PROCESSING DATA	SPACE ABOVE THIS LINE FOR PROCESSING DATA

DECLARATION OF RESTRICTIVE COVENANTS

FOR

1101 HILLCREST

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**DECLARATION OF RESTRICTIVE COVENANTS
FOR
1101 HILLCREST**

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1101 HILLCREST (“Declaration”) is made as of the _____ day of _____, 2025, by HARWIN-TOBIN 1101, LLC, a Florida limited liability company (“Declarant” or “Owner”), and is joined in by 1101 HILLCREST ASSOCIATION, INC., a Florida not for profit corporation (“Association”).

WHEREAS, Declarant desires to develop an affordable housing apartment complex to be known as “1101 Hillcrest” (as hereinafter defined) on certain real property more particularly described on Exhibit “A” attached hereto and made a part hereof (the “Property”); and

WHEREAS, the Property is part of the Hillcrest PUD established by City of Hollywood (“City”) Ordinance No. O-76-025 (“PUD Ordinance”); and

WHEREAS, the City’s PUD regulations require that the open space be governed by restrictive covenants running with the land and that a homeowners association be established to own and maintain such open space within the Property and for the maintenance of recreational and other common area facilities; and

WHEREAS, in order to develop and maintain 1101 Hillcrest as an affordable housing apartment complex and to preserve the values and amenities of such apartment complex, it is necessary to declare, commit and subject the Property and the improvements now or hereafter constructed thereon to certain land use covenants, burdens, liens, and easements; and to delegate and assign to the Association certain powers and duties of ownership, administration, operation, maintenance and enforcement; and

NOW, THEREFORE, in consideration of the premises and covenants herein contained, Declarant hereby declares that the Property and the open space described on Exhibit “B” attached hereto and made a part hereof (the “Open Space”) will be owned, held, and used subject to the covenants, easements, reservations, regulations, burdens and liens hereinafter set forth, all of which will run with the Property and the Open Space and any part thereof and which will be binding upon all parties having any right, title or interest in the Property and the Open Space or any part thereof, their heirs, successors and assigns.

**ARTICLE I
DEFINITIONS**

The terms used in this Declaration will be defined as set forth herein unless expressly provided otherwise.

Section 1. “1101 HILLCREST” means that planned affordable housing apartment complex located in the City which encompasses the Property which is subject to this Declaration.

Section 2. “AMENDMENT(S)” means any and all amendments to this Declaration, all of which will be consecutively numbered beginning with the “First Amendment to the Declaration of Restrictive Covenants for 1101 Hillcrest” and each of which must be properly adopted pursuant to the terms of the Governing Documents and recorded in the Public Records of the County; provided, however, the failure to so consecutively number such amendments will not impair their validity hereunder and such amendments to the extent not otherwise numbered will be deemed to have been numbered in chronological order of their appearance in the Public Records of the County.

Section 3. “ARTICLES” means the Articles of Incorporation of 1101 Hillcrest Association, Inc., filed in the Office of the Secretary of State of the State of Florida on, a true copy of which are attached hereto as Exhibit “C” and incorporated herein by this reference, as such Articles may be amended from time to time.

Section 4. “ASSESSMENT” means assessments which are levied by the Association in accordance with the Governing Documents which the Owner is obligated to pay to the Association.

Section 5. “ASSOCIATION” means and refer to 1101 Hillcrest Association, Inc., a not for profit Florida corporation, its successors and assigns, existing pursuant to the Articles, which Association is responsible for the ownership, administration, operation, maintenance and of the Open Space and for maintenance of the recreational and other facilities within the Open Space, and the enforcement of the Governing Documents, all as provided in this Declaration.

Section 6. “BOARD” means the board of directors or other legally recognized governing body of the Association.

Section 7. “BYLAWS” means the Bylaws of the Association adopted by the Board, a copy of which are attached hereto as Exhibit “D” and incorporated herein by this reference, as such Bylaws may be amended from time to time.

Section 8. “COUNTY” means Broward County, Florida.

Section 9. “DECLARANT” means and refers to Harwin-Tobin 1101, LLC, a Florida limited liability company, and any successor or assign thereof to which Harwin-Tobin 1101, LLC, specifically assigns all or part of the rights of Declarant hereunder by an express written assignment, whether recorded in the Public Records of the County or not. Any subsequent declarant will not be liable for any default or obligations incurred by any prior declarant, except as may be expressly assumed by the subsequent declarant.

Section 10. “DECLARATION” means this instrument as it may be amended from time to time, together with any Amendments hereto, which may be recorded amongst the Public Records.

Section 11. “DIRECTOR” means a member of the Board.

Section 12. “GOVERNING DOCUMENTS” means in the aggregate this Declaration, the Articles, the Bylaws, the Plat, and all of the instruments and documents referred to herein and

therein, including, but not limited to, any Amendment(s), all as may be further amended from time to time.

Section 13. “HOA ACT” means the Homeowners’ Association Act, Chapter 720, Florida Statutes, as amended through the date of recording of this Declaration amongst the Public Records of the County.

Section 14. “IMPROVEMENT” means all structures or artificially created conditions and appurtenances thereto of every type and kind located within the Open Space, including, but not limited to, walkways, sidewalks, recreation areas and facilities, parking areas, berms, fountains, sprinkler systems, streets, drives, roads, roadways, driveways, fences, retaining walls, landscaping, trees, hedges, plantings,.

Section 15. “MEMBER” means and refers to the Owner, who is the sole member of the Association, as provided herein.

Section 16. “OPEN SPACE” means the portions of the Property described on Exhibit “B” attached hereto and incorporated herein by this reference, together with landscaping, personal property and any other Improvements thereon.

Section 17. “OPERATING EXPENSES” means the expenses for which the Owner is liable to the Association as described in this Declaration and include, but are not limited to: (a) the costs and expenses incurred by the Association in owning, administering, operating, maintaining, financing, or repairing (but not reconstructing, replacing or improving) the Open Space or any portion thereof and Improvements thereon, and for the maintenance and repair of the recreational and other facilities constructed within the Property, and all other property owned by the Association, and (b) all costs and expenses incurred by the Association in carrying out its powers and duties hereunder or under any other Governing Documents.

Section 18. “OWNER” means and refers to Harwin-Tobin 1101, LLC, a Florida limited liability company.

Section 19. “PLAT” means the plat of Hillwood Section Three, according to the Plat thereof, as recorded in Plat Book 69, Page 10, and the Plat of Hillcrest Country Club North, according to the Plat thereof, as recorded in Plat Book 183, Page 16, both of the Public Records of the County.

Section 20. “PROPERTY” means and refers to that certain real property described in Exhibit “A” attached hereto and made a part hereof.

ARTICLE II

OPEN SPACE AND COSTS

The Open Space will consist of: (a) the property described on Exhibit “B” attached hereto and made a part hereof, and (b) any other property designated as Open Space in this Declaration or any Amendment. The Open Space will be ultimately owned by the Association, and will be maintained, administered and operated by the Association in accordance with the provisions of this Declaration and the requirements of the appropriate governmental agencies. The Open Space will be used for recreational and social purposes as well as other proper purposes by the Association, the Owner, the tenants of 1101 Hillcrest, and their family members, guests, and invitees, and any future owners of the apartments within the Property in accordance with the Governing Documents.

Declarant, its successors and/or assigns, shall have access to the Open Space at all times and the Association shall not impede any such access, and no tenant nor the Association shall do any act which may interfere with Declarant having access to the Open Space.

All costs associated with operating, maintaining, repairing and replacing the Open Space will be the obligation of the Association.

For the term of this Declaration, the Open Space is not for the use and enjoyment of the public, but is expressly reserved for the private use and enjoyment of Declarant, the Association, the Owner, the tenants of 1101 Hillcrest, and their family members, guests, and invitees, and all future owners of the apartments within the Property, but only in accordance with this Declaration.

The administration, management, operation and maintenance of the Open Space will be the responsibility of the Association, as provided herein and in the Governing Documents.

The right to use the Open Space will be subject to the rules and regulations established by the Association or the Owner, as the same may be amended from time to time.

ARTICLE III

MEMBERSHIP

Section 1. **FUNCTION OF ASSOCIATION.** The Association is the entity responsible for management, maintenance, operation, and control of the Open Space. The Association also has primary responsibility for administering and enforcing the Governing Documents. The Association will perform its functions in accordance with the Governing Documents and Florida law. The Board will be responsible for management of the Association and may contract with a property manager for such purposes. The Board is appointed by the Owner as provided in the Articles.

Section 2. **MEMBERSHIP.** The Owner is the sole member of the Association.

Section 3. **DURATION OF ASSOCIATION.** The duration of the Association will be perpetual, as set forth in the Articles.

ARTICLE IV
COVENANT TO PAY ASSESSMENTS; ESTABLISHMENT OF LIENS

In order to: (a) fulfill the terms, provisions, covenants, conditions, restrictions, reservations, regulations, burdens, liens and easements contained in the Governing Documents; and (b) maintain, operate and preserve the Open Space and for the maintenance of the recreational and other facilities for the use, safety, welfare and benefit of the tenants within 1101 Hillcrest and their family members, guests, and invitees, and the future owners of apartments within the Property, there is hereby imposed upon the Owner and the future owners of apartments within the Property, the affirmative covenant and obligation to pay to the Association commencing from and after the recordation of this Declaration all Assessments. Future owners of apartments within the Property, by acceptance of a deed or other instrument of conveyance conveying the Property, whether or not it will be so expressed in such deed or instrument, will be obligated and agrees to pay to the Association all Assessments in accordance with the provisions of the Governing Documents.

The Operating Expenses with respect to the Open Space are payable by the Owner and each future owner of an apartment within the Property, to the Association notwithstanding the fact that Declarant may not have as yet conveyed title to the Open Space to the Association.

Each Assessment against the Open Space, together with Interest thereon and costs of collection, will be the personal obligation of the Owner. Any and all Assessments made by the Association in accordance with the provisions of the Governing Documents with Interest thereon and costs of collection are hereby declared to be a charge and continuing lien upon the Open Space. Said lien will be effective only from and after the time of the recordation amongst the Property excluding the Public Records of the County of a written, acknowledged statement by the Association setting forth the amount due to the Association as of the date the statement is signed. Upon full payment of all sums secured by that lien, the party making payment will be entitled to a satisfaction of the statement of lien in recordable form.

ARTICLE V
MAINTENANCE AND REPAIR OBLIGATIONS

The Association, at its expense, will be responsible for the operation, maintenance, repair and replacement of all of the Improvements and facilities located over, through and upon the Open Space and for the maintenance and repair of the recreational and other facilities as otherwise provided herein.

The Association has a reasonable right of entry upon the Open Space to make emergency repairs and to do other work reasonably necessary for the proper maintenance and operation of the Open Space.

ARTICLE VI

INSURANCE AND CONDEMNATION

The Association will purchase and maintain the following insurance coverages subject to the following provisions, and the cost of the premiums therefor will be a part of the Operating Expenses:

Section 1. PUBLIC LIABILITY INSURANCE. A comprehensive policy of public liability insurance naming the Association, the City and Declarant as named insureds thereof insuring against any and all claims or demands made by any person or persons whomsoever for personal injuries or property damage received in connection with, or arising from, the operation, maintenance and use of the Open Space and any Improvements located thereon, and for any other risks insured against by such policies with limits of not less than One Million Dollars (\$1,000,000.00) for damages incurred or claimed by any one person for any one occurrence; not less than Three Million Dollars (\$3,000,000.00) for damages incurred or claimed by more than one person for any one occurrence; and for not less than Fifty Thousand Dollars (\$50,000.00) property damage per occurrence with no separate limits stated for the number of claims. The Association may also obtain worker's compensation insurance and other liability insurance including, but not limited to, insurance for lawsuits related to employment contracts in which the Association is a party, as it may deem desirable.

Section 2. FIDELITY COVERAGE. Adequate fidelity coverage to protect against dishonest acts of the officers and employees of the Association and the Board and all others who handle and are responsible for handling funds of the Association will be maintained in the form of fidelity bonds, which requirements will be reasonably determined by the Board.

Section 3. DIRECTORS' COVERAGE. Adequate directors' and officers' liability coverage, which coverage will be effective from and after the date the Association is created.

Section 4. OTHER INSURANCE. The Board may obtain such other forms of insurance as the Board may determine and in such coverage amounts as the Board will determine to be required or beneficial for the protection or preservation of the Open Space and any Improvements now or hereafter located thereon or in the best interests of the Association and/or its officers and directors.

Section 5. CANCELLATION OR MODIFICATION. All insurance policies purchased by the Association will provide that they may not be canceled (including for nonpayment of premiums) or substantially modified without at least ten (10) days prior written notice to the Association.

Section 6. WAIVER OF SUBROGATION. As to each policy of insurance maintained by the Association which will not be voided or impaired thereby, the Association hereby waives and releases all claims against the Board, the Owners, Declarant and the agents and employees of each of the foregoing, with respect to any loss covered by such insurance, whether or not caused by negligence of or breach of any agreement of said persons, but only to the extent that such insurance proceeds are received in compensation for such loss.

ARTICLE VII

GENERAL PROVISIONS

Section 1. CONFLICT WITH OTHER GOVERNING DOCUMENTS. In the event of any conflict between the provisions of this Declaration and the provisions of the Articles and/or Bylaws and/or rules and regulations promulgated by the Association, the provisions of this Declaration, the Articles, the Bylaws and the rules and regulations will control, in that order.

Section 2. AMENDMENT AND MODIFICATION. All amendments or modifications will only be made by Declarant without the requirement of the Association's consent.

Section 3. DELEGATION. The Association, pursuant to a resolution duly adopted by the Board, will have the continuing authority to delegate all or any portion of its responsibilities for maintenance, operation and administration, as provided herein, to any managing agency or entity selected by the Board from time to time and whether or not related to Declarant.

Section 4. TERM. This Declaration and the terms, provisions, conditions, covenants, restrictions, reservations, regulations, burdens and liens contained herein will run with and bind the Open Space, and inure to the benefit of Declarant and its respective successors and assigns, the Association, the tenants of 1101 Hillcrest, and future owners of apartments within the Property, in perpetuity from the date of recording this Declaration amongst the Public Records of the County.

Section 5. COVENANT RUNNING WITH THE LAND. All provisions of this Declaration will, to the extent applicable and unless otherwise expressly provided herein to the contrary, be construed to be covenants running with the Open Space and the Property and with every part thereof and interest therein, and all of the provisions hereof will be binding upon and inure to the benefit of Declarant, and heirs, successors, and assigns, the Association, the tenants in 1101 Hillcrest, and the future owners of apartments within the Property. However, the same are not intended to create nor will they be construed as creating any rights in or for the benefit of the general public, unless specifically provided herein to the contrary.

IN WITNESS WHEREOF, this Declaration has been signed by Declarant and joined in by the Association on the respective dates set forth below.

DECLARANT:

HARWIN-TOBIN, LLC,
a Florida limited liability company

Signature
Print Name _____
Address: 1101 Ben Tobin Drive

By: _____

Hollywood, FL 33021

Printed Name: _____

Title: _____

Signature
Print Name _____
Address: 1101 Ben Tobin Drive
Hollywood, FL 33021

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization by _____, as _____ of HARWIN-TOBIN, LLC, a Florida limited liability company, freely and voluntarily under authority duly vested in him/her by said corporation and that the seal affixed thereto is the true corporate seal of said corporation, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2025.

My Commission Expires:

Notary Public

Typed, printed or stamped name of Notary

Public

EXHIBIT “A”

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT “B”

LEGAL DESCRIPTION OF COMMON AREA

EXHIBIT “C”

**ARTICLES OF INCORPORATION
OF
1101 HILLCREST ASSOCIATION, INC.**

EXHIBIT “D”
BYLAWS
OF
1101 HILLCREST ASSOCIATION, INC.

**ARTICLES OF INCORPORATION
OF
1101 HILLCREST ASSOCIATION, INC.
(A Florida Corporation Not For Profit)**

In order to form a corporation not for profit under and in accordance with the provisions of Chapters 617 and 720 of the Florida Statutes, the undersigned hereby incorporates this corporation not for profit for the purposes and with the powers hereinafter set forth and, to that end, the undersigned, by these Articles of Incorporation, certifies as follows:

**ARTICLE I
DEFINITIONS**

The following words and phrases when used in these Articles of Incorporation (unless the context clearly reflects another meaning) will have the following meanings, or if not defined below as defined in the Declaration.

1. “1101 Hillcrest” means the real property described in Exhibit “A” to the Declaration.
2. “Articles” means these Articles of Incorporation and any amendments hereto.
3. “Assessments” means the assessments for which the Owner, and future owners of apartments within the Property are obligated to the Association.
4. “Association” means 1101 Hillcrest Association, Inc., a Florida corporation not for profit. The “Association” is NOT a condominium association and is not intended to be governed by Chapter 718, the Condominium Act, Florida Statutes.
5. “Board” means the Board of Directors of the Association.
6. “Bylaws” means the Bylaws of the Association and any amendments thereto.
7. “Open Space” means the property more particularly described in Exhibit “B” of the Declaration, which is or will be owned and/or maintained by the Association as set forth in the Declaration.
8. “County” means Broward County, Florida.
9. “Declarant” means Harwin-Tobin, LLC, a Florida limited liability company, or any successor or assign that is designated as Declarant in a recorded instrument which the immediately preceding Declarant executes. Any Person who at any time holds the rights of Declarant hereunder and subsequently transfers or assigns the rights of Declarant to another Person will be known as a “Predecessor Declarant” and, unless otherwise agreed in writing, will be entitled to the rights of a Predecessor Declarant established in the Declaration. Whether or not specifically stated, a

Predecessor Declarant will be afforded the same protection with respect to matters arising during its tenure as Declarant as the predecessor Declarant would have if it were still Declarant.

10. “Declaration” means the Declaration of Restrictive Covenants for 1101 Hillcrest, which is intended to be recorded amongst the Public Records of the County, and any amendments thereto.

11. “Director” means a member of the Board.

12. “Governing Documents” means in the aggregate the Declaration, these Articles and the Bylaws, and all of the instruments and documents referred to therein, including, but not limited to, any amendment(s) thereto.

13. “HOA Act” means the Homeowners’ Association Act, Chapter 720, Florida Statutes, as amended through the date of recording of the Declaration amongst the Public Records of the County.

14. “Member” means the Owner, the sole member of the Association.

15. “Open Space” means the portions of the Property described on Exhibit “B” to the Declaration, together with landscaping, personal property and any other Improvements thereon.

16. “Operating Expenses” means the expenses for which the Owner is liable to the Association as described in the Declaration and any other Governing Documents and include, but are not limited to, the costs and expenses incurred by the Association in administering, operating, maintaining, financing, or repairing, but not reconstructing, replacing or improving, the Open Space and improvements thereon, the maintenance and repair of the recreational and other facilities therein, and all costs and expenses incurred by the Association in carrying out its powers and duties hereunder or under any other Governing Documents.

17. “Owner” means Harwin-Tobin, LLC, a Florida limited liability company.

18. “Property” means and refers to that certain real property described in Exhibit “A” to the Declaration.

Unless otherwise defined herein, the terms defined in the Declaration are incorporated herein by reference and will appear in initial capital letters each time such terms appears in these Articles.

ARTICLE II NAME

The name of this corporation will be 1101 Hillcrest Association, Inc., a Florida corporation not for profit (hereinafter referred to as the “Association”) whose initial principal office and mailing address is 1101 Ben Tobin Drive, Hollywood, FL 33021.

ARTICLE III PURPOSES

The purpose for which the Association is organized is to take title to, operate, administer, insure, repair, replace, manage and maintain the Open Space and the recreational and other facilities therein in accordance with the terms of, and purposes set forth in, the Governing Documents and to carry out the covenants and enforce the provisions of the Governing Documents.

ARTICLE IV POWERS

The Association will have the following powers and will be governed by the following provisions:

A. The Association will have all of the common law and statutory powers of a corporation not for profit.

B. The Association will have all of the powers granted to the Association in the Governing Documents. All of the provisions of the Declaration and Bylaws which grant powers to the Association are incorporated into these Articles.

C. The Association will have all of the powers reasonably necessary to implement the purposes of the Association, including, but not limited to, the following:

1. To own and convey property.
2. To sue and be sued.
3. To perform any act required or contemplated by it under the Governing Documents.
4. To make, establish, amend, abolish (in whole or in part) and enforce reasonable rules and regulations governing the use of the Property.
5. To make, levy and collect Assessments for the purpose of obtaining funds from its Member to pay Operating Expenses and other costs defined in the Declaration and costs of collection, and to use and expend the proceeds of Assessments in the exercise of the powers and duties of the Association.
6. To own, administer, maintain, finance, insure, repair, replace, manage, operate and convey the Open Space in accordance with the Governing Documents and to assist in the enforcement of the Declaration.
7. To enforce by legal means the obligations of the Member and the provisions of the Governing Documents.

8. To employ personnel, retain independent contractors and professional personnel, and enter into service contracts to provide for the maintenance, operation, administration, financing, insuring, repairing, replacing and management of the Open Space and the maintenance of the recreational and other facilities therein and to enter into any other agreements consistent with the purposes of the Association, including, but not limited to, agreements with respect to professional management of the Property and to delegate to such professional management certain powers and duties of the Association.

9. To provide, to the extent deemed necessary by the Board, any and all services and do any and all things which are incidental to or in furtherance of things listed above or to carry out the Association mandate to keep and maintain the Open Space in a proper and aesthetically pleasing condition.

10. To borrow money and to obtain such financing as is necessary to maintain, repair and replace the Open Space in accordance with the Declaration and, as security for any such loan, to collaterally assign the Association's right to collect and enforce Assessments levied for the purpose of repaying any such loan.

ARTICLE V SOLE MEMBER

The membership of the Association will initially be comprised solely of Owner. In the event the building within the Property is converted to condominium ownership, the Declaration, these Articles and the Bylaws will be amended to address the multitude of owners of apartments within the Property.

ARTICLE VI TERM

The term of the Association will be perpetual.

ARTICLE VII INCORPORATOR

The name and address of the Incorporator of these Articles are: _____
_____, 1101 Ben Tobin Dr., Hollywood, FL 33021.

ARTICLE VIII OFFICERS

The affairs of the Association will be managed by the President of the Association, assisted by the Vice President(s), Secretary and Treasurer, and, if any, by the Assistant Secretary(ies) and Assistant Treasurer(s), subject to the directions of the Board.

The Board will elect the President, Secretary and Treasurer, and as many Vice Presidents, Assistant Secretaries and Assistant Treasurers as the Board will, from time to time, determine. The President will be elected from amongst the membership of the Board, but no other officer need

be a Director. The same person may hold two (2) or more offices, the duties of which are not incompatible; provided, however, the office of President and a Vice President will not be held by the same person, nor will the office of President and Secretary or Assistant Secretary or Treasurer or Assistant Treasurer be held by the same person.

ARTICLE IX
FIRST OFFICERS

The names of the officers who are to serve until the first election of officers by the Board are as follows:

President	_____
Vice President	_____
Secretary/Treasurer	_____
Treasurer	_____

ARTICLE X
BOARD OF DIRECTORS

A. The number of Directors on the Board of Directors of the Association will be three (3) appointed by Declarant. There will be only one (1) vote for each Director.

B. The names and addresses of the persons who are to serve as Directors are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>
_____	1101 Ben Tobin Dr. Hollywood, FL 33021
_____	1101 Ben Tobin Dr. Hollywood, FL 33021
_____	1101 Ben Tobin Dr. Hollywood, FL 33021

Declarant reserves the right to replace and/or designate and elect successor Directors to serve on the Board.

ARTICLE XI
INDEMNIFICATION

Each and every Director and officer of the Association will be indemnified by the Association against all costs, expenses and liabilities, including attorney and paralegal fees at all trial and appellate levels and post-judgment proceedings, reasonably incurred by or imposed upon him/her in connection with any negotiation, proceeding, arbitration, litigation or settlement in which he/she becomes involved by reason of his or her being or having been a Director or officer of the Association, and the foregoing provision for indemnification will apply whether or not such person is a Director or officer at the time such cost, expense or liability is incurred. Notwithstanding the above, in the event of any such settlement, the indemnification provisions provided in this Article XI will not be automatic and will apply only when the Board approves such settlement and reimbursement for the costs and expenses of such settlement as being in the best interest of the Association, and in the event a Director or officer admits that he/she is or is adjudged guilty of willful misconduct or gross negligence in the performance of his or her duties, the indemnification provisions of this Article XI will not apply. The foregoing right of indemnification provided in this Article XI will be in addition to and not exclusive of any and all rights of indemnification to which a Director or officer of the Association may be entitled under statute or common law.

ARTICLE XII BYLAWS

The Bylaws will be adopted by the Board, and thereafter may be altered, amended or rescinded in the manner provided for in the Bylaws. In the event of any conflict between the provisions of these Articles and the provisions of the Bylaws, the provisions of these Articles will control.

ARTICLE XIII AMENDMENTS

These Articles may be amended only by an instrument in writing signed by Declarant and filed in the Office of the Secretary of State of the State of Florida.

Any instrument amending these Articles will identify the particular article or articles being amended and will provide a reasonable method to identify the amendment being made. A certified copy of each such amendment will be attached to any certified copy of these Articles, and a copy of each amendment certified by the Secretary of State will be recorded amongst the Public Records of the County.

ARTICLE XIV REGISTERED OFFICE AND REGISTERED AGENT

The name and street address of the initial registered office of the Association is _____, and the initial registered agent of the Association at that address will be _____.

IN WITNESS WHEREOF, the Incorporator has hereunto affixed his signature, this _____ day of _____, 2025.

_____, Incorporator

The undersigned hereby accepts the designation of Registered Agent as set forth in Article XIV of these Articles of Incorporation, and acknowledges that he/she is familiar with and accepts the obligations imposed upon registered agents under the Florida Not For Profit Corporation Act.

REGISTERED AGENT:

By: _____
_____, Registered Agent

Dated: _____, 2025

**BYLAWS
OF
1101 HILLCREST ASSOCIATION, INC.**

Section 1. Identification of Association

These are the Bylaws of 1101 Hillcrest Association, Inc. (“Association”) as duly adopted by its Board of Directors (“Board”). The Association is a corporation not for profit, organized pursuant to Chapters 617 and 720, Florida Statutes.

1.1. The principal office and mailing address of the Association is 1101 Ben Tobin Dr., Hollywood, FL 33021.

1.2. The fiscal year of the Association will be the calendar year.

1.3. The seal of the Association will bear the name of the Association, the word “Florida” and the words “Corporation Not For Profit.”

Section 2. Explanation of Terminology

The terms defined in the Articles of Incorporation of the Association (“Articles”) as well as in the Declaration of Restrictive Covenants for 1101 Hillcrest (“Declaration”) are incorporated herein by reference and will appear in initial capital letters each time such terms appear in these Bylaws.

Section 3. Membership

The sole Member of the Association is the Owner.

Section 4. Board; Directors’ Meetings

4.1. The business and administration of the Association will be by its Board.

4.2. The designation of Directors will be conducted in accordance with the Articles.

4.3. (a) Any person designated as a Director will have all the rights, privileges, duties and obligations of a Director of the Association.

4.5. Regular meetings of the Board may be held at such times and places in the County as will be determined from time to time by a majority of the Directors.

4.6. Notice of the time and place of regular and special meetings of the Board, or adjournments thereof, will be given to each Director personally or by mail, telephone or electronically transmitted if correctly directed to an electronic mail address at which the Director has consented to receive notice at least three (3) days prior to the day named for such meeting

unless such notice is waived before, during or after such meeting. Any Director may waive notice of the meeting in writing before, during or after a meeting and such waiver will be deemed equivalent to the receipt of notice by such Director.

4.7 Notice of all Board meetings will be given to the Member in accordance with the HOA Act.

4.8. A quorum of the Board will consist of the Directors entitled to cast a majority of the votes of the entire Board. Matters approved by a majority of the Directors present at a meeting at which a quorum is present will constitute the official acts of the Board, except as may be otherwise specifically provided by law, by the Articles or elsewhere herein. If at any meeting of the Board there will be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any meeting that takes place on account of a previously adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted. In the case of the adjournment of a meeting, no further notice of the adjourned meeting need be given unless otherwise determined by the Board.

4.9. The presiding officer at all Board meetings will be the President. In the absence of the President, the Directors will designate any one of their number to preside.

4.10. Directors' fees, if any, will be determined by the Members.

4.11. Minutes of all meetings of the Board will be kept in a businesslike manner and be available for inspection by Members and Directors at all reasonable times.

4.12. Meetings of the Board will be open to the Member on such terms as the Board may determine but at all times pursuant to, and as limited by, the HOA Act. The Board may also hold closed meetings to the extent permitted by applicable law, including, by way of example but not by way of limitation when the discussion at a meeting is governed by attorney-client privilege.

4.13. Any action required or permitted to be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, specifically setting forth the action to be taken, will be signed by all the Directors entitled to vote with respect to the subject matter thereof and such consent will have the same force and effect as a unanimous vote of the Directors, provided, however, whenever assessments are to be considered, they may be considered only at a meeting of the Directors properly noticed in accordance with the HOA Act.

Section 5. Powers and Duties of the Board

5.1. All of the powers and duties of the Association will be exercised by the Board. Such powers and duties of the Board will include, but not be limited to, all powers and duties set forth in the Governing Documents, as well as all of the powers and duties of a director of a corporation not for profit not inconsistent therewith.

5.2. The Association may employ a manager to perform any of the duties, powers or functions of the Association. Notwithstanding the foregoing, the Association may not

delegate to the manager the power to conclusively determine whether the Association should make expenditures for capital additions or improvements chargeable against the Association funds. The members of the Board will not be personally liable for any omission or improper exercise by the manager of any duty, power or function delegated to the manager by the Association.

Section 6. Officers of the Association

6.1. Executive officers of the Association will be the President, who will be a Director, one or more Vice Presidents, a Treasurer and a Secretary, all of whom will be elected annually by the Board. Any officer may be removed without cause from office by vote of the Directors at any meeting of the Board. The Board may, from time to time, elect such other officers and assistant officers and designate their powers and duties as the Board will find to be required to manage the affairs of the Association. One person may hold any two offices simultaneously, except when the functions of such offices are incompatible, but no person will hold the office of President and any of the following offices simultaneously: Vice President, Secretary or Assistant Secretary or Treasurer or Assistant Treasurer.

6.2. The President will be the chief executive officer of the Association. He/She will have all of the powers and duties which are usually vested in the office of the President of an association or a corporation not for profit. If in attendance, the President ("Chairman") will preside at all meetings of the Board and the Member; provided, however, that the President may appoint a substitute.

6.3. In the absence or disability of the President, the Vice President will exercise the powers and perform the duties of the President. If there is more than one (1) Vice President, the Board will designate which Vice President is to perform which duties. The Vice President(s) will also generally assist the President and exercise such other powers and perform such other duties as will be prescribed by the Board. In the event there will be more than one Vice President elected by the Board, then they will be designated as "First Vice President", "Second Vice President", etc., and will exercise the powers and perform the duties of the presidency in such order.

6.4. The Secretary will keep the minutes of all meetings of the Board, which minutes will be kept in a businesslike manner and be available for inspection by the Member and Directors at all reasonable times. The Secretary will have custody of the seal of the Association and affix the same to instruments requiring such seal when duly authorized and directed to do so. The Secretary will be custodian for the corporate records of the Association, except those of the Treasurer, and will perform all of the duties incident to the office of Secretary of the Association as may be required by the Board or the President. The Assistant Secretary, if any, will perform the duties of the Secretary when the Secretary is absent and will assist the Secretary under the supervision of the Secretary.

6.5. The Treasurer will have custody of all of the monies of the Association, including funds, securities and evidences of indebtedness. The Treasurer will keep the assessment roll and account of the Member and will keep the books of the Association in accordance with good accounting practices and he/she will perform all of the duties incident to the office of the Treasurer. The Assistant Treasurer, if any, will perform the duties of the Treasurer when the Treasurer is absent and will assist the Treasurer under the supervision of the Treasurer.

6.6. The compensation, if any, of the officers and other employees of the Association will be fixed by the Board. This provision will not preclude the Board from hiring a Director as an employee of the Association or preclude contracting with a Director or a party affiliated with a Director for the management or performance of contract services for all or any part of 1101 Hillcrest.

Section 7. Resignations

Any Director or officer may resign his or her post at any time by written resignation, delivered to the President or Secretary, which will take effect upon its receipt unless a later date is specified in the resignation, in which event the resignation will be effective from such date unless withdrawn. The acceptance of a resignation will not be required to make it effective. The conveyance of all Lots owned by any Director or officer (other than appointees of Declarant) will constitute a written resignation of such Director or officer.

Section 8. Accounting Records; Fiscal Management

8.1. The Association will prepare financial reports and maintain accounting records in accordance with the HOA Act. The accounting records of the Association will be open to inspection by the Member or its respective authorized representatives at reasonable times and in accordance with, but subject to the limitations of, the HOA Act. Such authorization as a representative of the Member must be in writing and signed by the person giving the authorization and dated within sixty (60) days of the date of the inspection. Such records will include, but not be limited to: (i) a record of all receipts and expenditures; (ii) an account for each Lot within 1101 Hillcrest which will designate the name and address of the Owner thereof, the amount of Individual Lot Assessments and all other Assessments, if any, charged to the Lot, the amounts and due dates for payment of same, the amounts paid upon the account and the dates paid, and the balance due; (iii) any tax returns, financial statements and financial reports of the Association; and (iv) any other records that identify, measure, record or communicate financial information.

8.2. The Board will adopt a Budget (as defined and provided for in the Declaration) of the anticipated Operating Expenses for each forthcoming calendar year.

8.3. In administering the finances of the Association, the following procedures will govern: (i) the fiscal year will be the calendar year; (ii) any monies received by the Association in any calendar year may be used by the Association to pay expenses incurred in the same calendar year; (iii) there will be apportioned between calendar years on a *pro rata* basis any expenses which are prepaid in any one calendar year for Operating Expenses which cover more than such calendar year; (iv) Assessments will be made quarterly in amounts no less than are required to provide funds in advance for payment of all of the anticipated current Operating Expenses and for all unpaid Operating Expenses previously incurred; and (v) items of Operating Expenses incurred in a calendar year will be charged against income for the same calendar year regardless of when the bill for such expenses is received. Notwithstanding the foregoing, the Assessments for Operating Expenses and any periodic installments thereof will be of sufficient magnitude to insure an adequacy and availability of cash to meet all budgeted expenses in any calendar year as such expenses are incurred in accordance with the accrual basis method of accounting.

8.4. The depository of the Association will be such bank or banks as will be designated from time to time by the Board in which the monies of the Association will be deposited. Withdrawal of monies from such account will be only by checks signed by such persons as are authorized by the Board.

8.5. A report of the accounts of the Association will be made in compliance with the financial reporting requirements set forth in the HOA Act.

Section 9. Rules and Regulations

The Board may at any meeting of the Board adopt rules and regulations or amend, modify or rescind, in whole or in part, then existing rules and regulations for the operation of the Open Space; provided, however, that such rules and regulations are not inconsistent with the terms or provisions of the Governing Documents. Notwithstanding the foregoing, when rules and regulations are to regulate the use of a specific portion of the Open Space, same will be conspicuously posted at such facility and such rules and regulations will be effective immediately upon such posting. Care will be taken to insure that posted rules and regulations are conspicuously displayed and easily readable and that posted signs or announcements are designed with a view toward protection from weather and the elements. Posted rules and regulations which are torn down or lost will be promptly replaced.

Section 10. Parliamentary Rules

The then latest edition of Robert's Rules of Order will govern the conduct of all meetings of the Member and the Board; provided, however, if such rules of order are in conflict with any of the Governing Documents, Robert's Rules of Order will yield to the provisions of such instrument.

Section 11. Amendment of the Bylaws

Any Bylaw of the Association may be amended or repealed, and any new Bylaw of the Association may be adopted by either:

(i) the action of the sole Member; or

(ii) by the affirmative vote of a majority of the Directors then in office at any regular meeting of the Board or at any special meeting of the Board called for that purpose or by written instrument signed by all of the Directors as is permitted by these Bylaws, provided that the Directors will not have any authority to adopt, amend or repeal any Bylaw if such new Bylaw or such amendment or the repeal of a Bylaw would be inconsistent with any Bylaw previously adopted by the Member.

Notwithstanding the foregoing provisions of this Section 12, there will be no amendment to these Bylaws which will abridge, prejudice, amend or alter the rights of Declarant, without the prior written consent thereto by Declarant; nor will any other amendment to these Bylaws be adopted or become effective without the prior written consent of Declarant for so long as Declarant owns the Property.

Any instrument amending, modifying, repealing or adding Bylaws will identify the particular section or sections affected and give the exact language of such modification, amendment or addition or of the provisions repealed. A copy of each such amendment, modification, repeal or addition attested to by the Secretary or Assistant Secretary of the Association will be recorded amongst the Public Records of the County.

Section 12. Interpretation

In the case of any conflict between the Articles and these Bylaws, the Articles will control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration will control; and in the event of any conflict between the Articles and the Declaration, the Declaration will control.

The foregoing Bylaws of 1101 Hillcrest Association, Inc. were adopted by the Board of Directors as of the date of filing of the Articles of Incorporation for the Association.

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☒ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: HARWIN-TOBIN 1101 LLC

2. Project Name: 1101 HILLCREST DRIVE

3. Project Address: 1101 HILLCREST DRIVE

4. Contact person: ELIZABETH SOMERSTEIN, ESQ.

5. Contact number: (954) 527-2459

6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐

7. Total number of residential and/or hotel/motel units: 120

8. Unit Fee per residential dwelling based on sq. ft.: 7 D.U. x \$1,401; 113 D.U. x \$1,132

9. Unit Fee per hotel/motel room: \$1,355.00

10. Total Park Impact Fee: \$137,723 Date: 1/24/2025

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org with any inquiries.