

ATTACHMENT A
Application Package



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

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

NOTE:

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

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

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

PROPERTY INFORMATION

Location Address: 2323 POLK STREET

Lot(s): 8 Block(s): 8 Subdivision: Hollywood Little Ranches

Folio Number(s): 514216013510

Zoning Classification: DH-2 Land Use Classification: Rec Activity Center

Existing Property Use: Duplex R Sq Ft/Number of Units: 2

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): No

DEVELOPMENT PROPOSAL

Explanation of Request: Approval of a new 4-story 27 Apartment units to be developed as a residential comdominium

Phased Project: Yes No Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="27"/> #Rooms <input type="text" value="54"/>
Proposed Non-Residential Uses	<input type="text" value="0"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="20"/> (Area: <input type="text" value="5,844 (28.5%)"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="57"/>)
Height (# of stories)	(# STORIES) <input type="text" value="4"/> (<input type="text" value="53"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (<input type="text" value="30,075"/> FT.)

Name of Current Property Owner: 2323 Polk LLC

Address of Property Owner: 4878 SW 74 Court, Miami, FL 33155

Telephone: 786-458-1805 Email Address: sales@mountaincovehomes.com

Applicant Leopoldo Bellon, AIA Consultant Representative Tenant

Address: 12930 SW 128th Street, Suite 203, Miami, FL 33186 Telephone: 305-790-2626

Email Address: leo@bellonglobal.com

Email Address #2: amy@bellonglobal.com

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

If Yes, Attach Copy of the Contract.

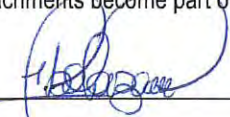
Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

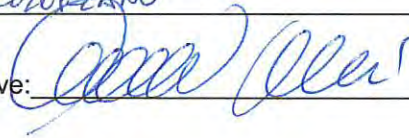
CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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: 8-22-2024

PRINT NAME: VICTOR F SOLORZANO Date: _____

Signature of Consultant/Representative:  Date: 8/16/24

PRINT NAME: Leopoldo Bellon, Architect Date: 8/16/2024

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

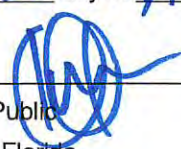
Current Owner Power of Attorney

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

Sworn to and subscribed before me this 22 day of August, 2024

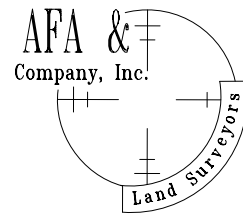

 Signature of Current Owner

VICTOR F SOLORZANO
 Print Name


 Notary Public
 State of Florida



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



Prepared By:
AFA & COMPANY, INC.
 PROFESSIONAL LAND SURVEYORS AND MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
 13050 SW 133RD COURT
 MIAMI, FLORIDA 33186
 E-MAIL: AFACOB@BELLSOUTH.NET
 PH: 305-234-0588

Graphic Scale
 1" = 20'

Abbreviations of Legend

AVE.	-AVENUE	N.T.S.	-NOT TO SCALE
ASPH	-ASPHALT	O.E.	-OVERHEAD ELECTRIC LINE
AW	-ANCHOR WIRE	OL	-ONLINE
A/C	-AIR CONDITIONER	P.C.P.	-PERMANENT CONTROL POINT
BLDG	-BUILDING	P.M.	-PARKING METER
B/COR	-BLOCK CORNER	P.C.	-POINT OF CURVATURE
CAL	-CALCULATED	P.W.	-PARKWAY
CB	-CATCH BASIN	PL	-PLEASTER
CLF	-CHAIN LINK FENCE	P.O.C.	-POINT OF COMMENCEMENT
CNC	-CONCRETE	P.O.B.	-POINT OF BEGINNING
COL	-COLUMN	R	-RADIUS
C.U.P.	-CONCRETE UTILITY POLE	RES	-RESIDENCE
C.L.P.	-CONCRETE LIGHT POLE	R/W	-RIGHT OF WAY
CBS	-CONCRETE BLOCK	S.D.H.	-SET DRILL HOLE
C.M.E.	-CANAL MAINTENANCE EASEMENT	S.I.P.	-SET IRON PIPE
D	-DELTA	S.N.	-SET NAIL
D/W	-DRAINAGE & MAINTENANCE EASEMENT	SP/WK	-SIDEWALK
D.M.E.	-DRAINAGE & MAINTENANCE EASEMENT	ST	-STREET
ENC	-ENCROACHMENT	T	-TANGENT
E.T.P.	-ELECTRIC TRANSFORMER PAD	U.E.	-UTILITY EASEMENT
F.P.L.	-FLUORESCENT POWER AND LIGHT	W.F.	-WOOD FENCE
F.H.	-FIRE HYDRANT	W.V.	-WATER VALVE
F.F.P.	-FOUND IRON PIPE	W.U.P.	-WOOD UTILITY POLE
F.F.	-FINISH FLOOR	W.U.P.	-WOOD UTILITY POLE
D.H.F.	-FOUND DRILL HOLE	W.U.P.	-WOOD UTILITY POLE
F.R.	-FOUND REBAR	W.U.P.	-WOOD UTILITY POLE
FD	-FOUND DISC	W.U.P.	-WOOD UTILITY POLE
FN	-FOUND NAIL	W.U.P.	-WOOD UTILITY POLE
IF	-IRON FENCE	W.U.P.	-WOOD UTILITY POLE
L.M.E.	-LAND MAINTENANCE EASEMENT	W.U.P.	-WOOD UTILITY POLE
L.F.E.	-LOWEST FLOOR ELEVATION	W.U.P.	-WOOD UTILITY POLE
L.P.	-LIGHT POLE	W.U.P.	-WOOD UTILITY POLE
MEAS	-MEASURED	W.U.P.	-WOOD UTILITY POLE
M.L.S.	-MAN HOLE	W.U.P.	-WOOD UTILITY POLE
M.L.	-MONUMENT LINE	W.U.P.	-WOOD UTILITY POLE
M.L.P.	-METAL LIGHT POLE	W.U.P.	-WOOD UTILITY POLE
N.G.V.D.	-NATIONAL GEODETIC VERTICAL DATUM	W.U.P.	-WOOD UTILITY POLE

TREE LEGEND :

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		125, PALM D=0.50', H=2 0', SP=10'

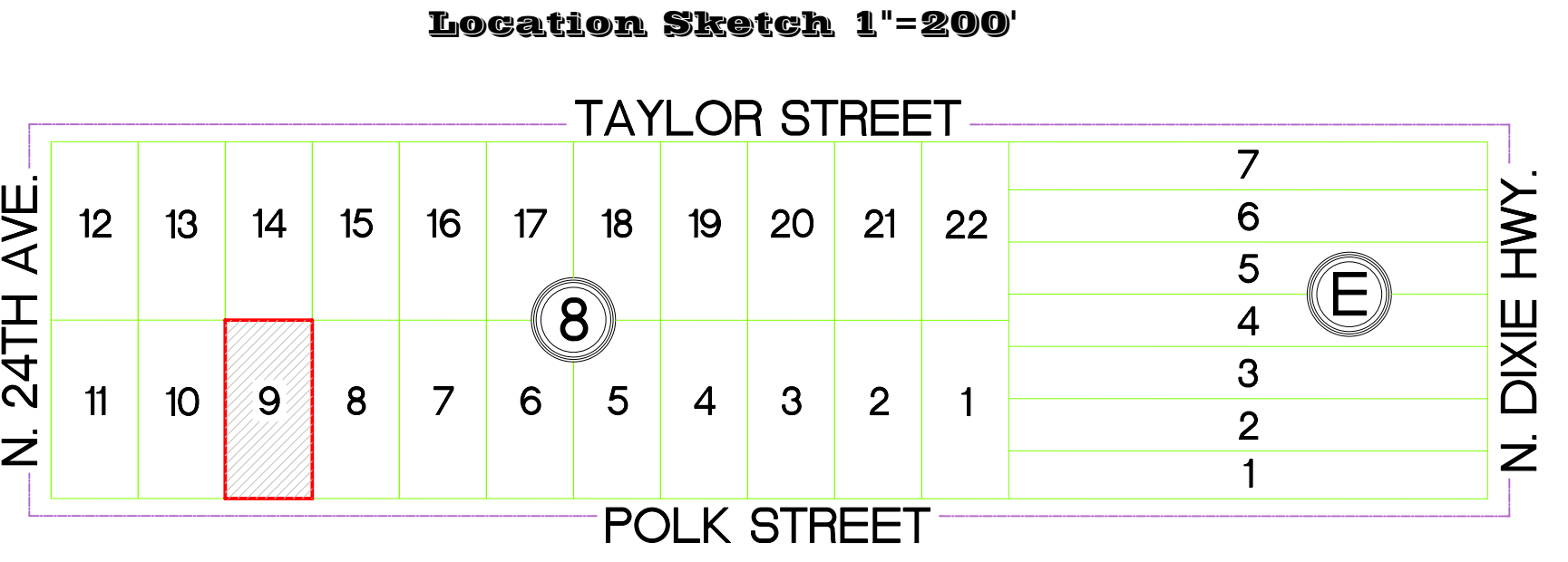
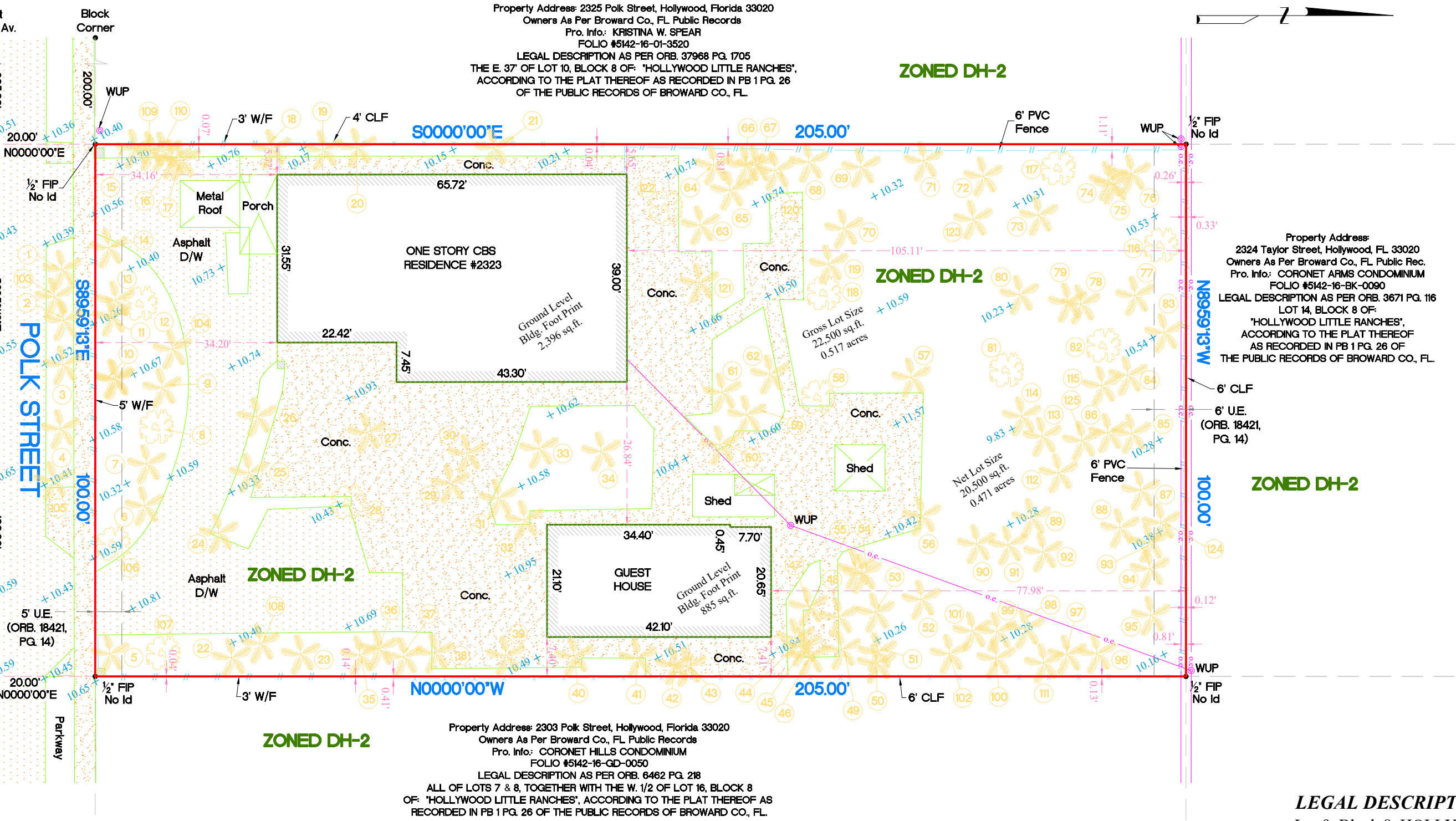
SITE REQUIREMENT AS PER ZONING MIAMI-DADE PROPERTY APPRAISER
 2323 Polk Street, Hollywood, Florida 33020,
 Prepared for: 2323 Polk, LLC & Old Republic National Title Insurance Company
SITE STATUS
 PROPERTY SIZE 0.471 Acres or 20,500 Sq. Ft.
 CURRENT USE: General / Residential
 CURRENT ZONING: "DH-2" Dixie Highway Medium Intensity Multi-Family District

Building Set-Back	
Minimum Primary Frontage Setback:	15.00 ft
Minimum Secondary Frontage Setback:	N/A
Minimum Side Setback:	10.00 ft
Minimum Rear Setback:	20.00 ft
Minimum Water Setback:	N/A

TITLE OF COMMITMENT REVIEW OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY #1512648, Dated 4-05-2024 @ 11:00pm SCHEDULE B-SECTION II ONLY ITEMS NO.
 Item #5, PLAT BOOK 1 PG. 26 of Broward Co. Florida. Does Affect the Property.
 Item #6, ORB. 5073 PG. 405 of Broward Co. Florida. Does NOT Affect the Property. Not Plottable.
 Item #7, ORB. 8136 PG. 244 of Broward Co. Florida. Does Affect the Property. Not Plottable.
 Item #8, ORB. 18421 PG. 14 of Broward Co. Florida. Does Affect the Property. Not Plottable.
 Item #9, ORB. 40082 PG. 1783 of Broward Co. Florida. Does Affect the Property. Not Plottable.
 Item #10, ORB. 40082 PG. 1789 of Broward Co. Florida. Does Affect the Property. Not Plottable.

LEGAL DESCRIPTION:
 Lot 9, Block 8, HOLLYWOOD LITTLE RANCHES, according to the plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

I hereby certify to 2323 Polk, LLC, a Florida limited liability company, Ladi Investment Inc., a Florida corporation, AGLAW & Old Republic National Title Insurance Company/ATFS that this is a true and correct survey of 2323 Polk Street, Hollywood, Florida 33020, Broward County, Florida and shows the true and correct location of the buildings and improvements situated on such land and all easements, rights-of-way, setback lines, and similar restrictions of record affecting the property surveyed. The buildings and improvements do not overhang or encroach upon any easements or rights-of-way of others, and there are no encroachments either way across the property lines. The property surveyed contains **0.471 acres** and 0 parking spaces (including 0 handicapped space), and it is located within a flood plain area.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 19 and 20 of Table A thereof. Pursuant to the Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that, in my professional opinion as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



PROPERTY ADDRESS:
 2323 Polk Street
 Hollywood, Florida 33020

CERTIFIED ONLY TO:
 2323 Polk, LLC, a Florida limited liability company
 Ladi Investment Inc., a Florida corporation
 AGLAW
 Old Republic National Title Insurance Company/ATFS

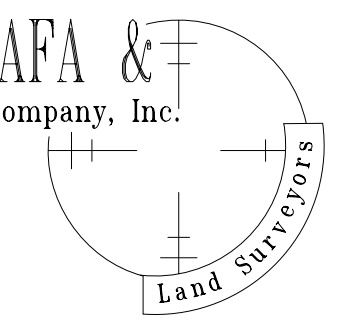
PARKING TABLE
 OBSERVED EVIDENCE
 0 PARKING SPACES
 0 HANDICAP SPACES

ELEVATION INFORMATION
National Flood Insurance Program
FEMA Elev. Reference to NAVD 1988

Comm Panel	125113
Panel #	0569
Firm Zone:	"X"
Date of Firm:	08-18-2014
Base Flood Elev.	N/A
F.Floor Elev.	11.40'
Guest House Elev.	11.22'
Garage Elev.	10.93'
Suffix:	"H"
Elev. Reference to NAVD 1988	

JOB #	24-854
DATE	08-19-2024
PB	1-26 Bro.

Surveyors Notes:
 #1 Land Shown Hereon was abstracted for Old Republic National Title Insurance Company, Case #1512648 Dated 4-5-24 @ 11:00pm. Commitment Schedule B-Section II. Review Only Items #5, 6, 7, 8, 9 & 10.
 #2 Remarks: Broward County Public Works Dept. AD2462; Elev. + 9.07'.
 #3 Bearings as Shown hereon are Based upon Polk Street, S89°59'13"E
 #4 Please See Abbreviations
 #5 Drawn By: A. Torres
 #6 Date: 4-2-24; 8-7-24; 8-19-24
 #7 Completed Survey Field Date: 3-28-24; 8-6-24; 8-16-24
 #8 Disc No 2024, Station Surveying Section
 #9 Last Revised:
 #10 Zoned Building setback line not determined



Professional Surveyors & Mappers LB 7498
 13050 S.W. 133rd Court
 Miami Florida, 33186
 E-mail: afaco@bellsouth.net
 Ph: (305) 234-0588

Surveyor's Notes:
 #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client, which Legal Description is the same as that which is contained in the Commitment for Title Insurance (Order No. 1512648).
 #12 This Certification is Only for the lands as Described. It is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT REVIEWED.
 #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
 #14 Accuracy: The expected use of land, as classified in the Standards of Practice (51-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00 feet; the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 #15 Foundation and/or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
 #16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties.
 #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
 #18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 #19 Ownership subject to Opinion of Title.
 #20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 51-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 & That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations shown hereon.
 Amalinda F. Alvarez
 Professional Surveyor & Mapper #5526
 State of Florida
 Not Valid unless Signed & Stamped with Embossed Seal



DESIGN CRITERIA RESPONSE

Project: 2323 Polk Street Residential Condominium, Hollywood, FL

The proposed development has been carefully designed to comply with the City's Design Guidelines and to ensure compatibility with the surrounding neighborhood. The following outlines how the project meets the applicable design criteria:

1. General Criteria

a. Architectural and Design Components

The proposed four-story residential condominium incorporates a contemporary architectural style that reflects the evolving character of the surrounding area while maintaining a human-scaled design. The building mass is articulated through variation in façade planes, balcony projections, and material transitions, creating visual interest and reducing perceived bulk.

Architectural details are proportionate to the overall building mass and include defined entries, fenestration patterns, and façade modulation. The design emphasizes both aesthetics and functionality by incorporating a clearly defined main lobby entrance, pedestrian walkways, and active ground-level elements that enhance the relationship between residents and the public realm.

The pedestrian experience is further enhanced through the integration of sidewalks, shaded areas, and landscaped edges along Polk Street, promoting walkability and connectivity within the neighborhood.

b. Compatibility

The proposed development is consistent with the established development pattern along Polk Street and within the RAC-DH2 zoning district. The building's scale, density, and residential use are compatible with adjacent multifamily and mixed residential developments.

The project contributes positively to the streetscape by maintaining consistent setbacks, reinforcing the street edge, and aligning with the City's vision for increased residential density in proximity to transit corridors.

Additionally, the architectural language, while contemporary, draws from common neighborhood elements such as stucco finishes, horizontal proportions, and landscaped buffers, ensuring a harmonious relationship with surrounding structures.

c. Scale / Massing

The building is designed at four stories with an overall height of approximately 42 feet, which is within the allowable maximum height of 45 feet and consistent with nearby developments.

The massing is carefully composed to break down the building volume into smaller, legible components. This is achieved through step-backs, façade articulation, and the distribution of units across the structure. The building footprint and proportions are appropriate for the site dimensions and maintain required setbacks on all sides.

The project's Floor Area Ratio (FAR) of 1.48 remains below the permitted maximum of 1.75, further demonstrating that the building scale is appropriate for the site and surrounding context.

d. Landscaping

The landscape design provides a comprehensive and integrated approach that enhances both the aesthetic quality and environmental performance of the site. The project exceeds the minimum required landscaped open space, providing approximately 21.6% of the site as landscaped area.

A diverse palette of native and adapted plant materials is utilized, including species such as Sabal palms, Green Buttonwood, Cocoplum, and Coontie, which are well-suited to the South Florida climate. The landscape plan meets and exceeds native planting requirements, with approximately 94% of tree species being native.

Landscaping is strategically located along the perimeter, within parking areas, and throughout open spaces to soften built elements, provide shade, and enhance privacy. Street trees are provided along Polk Street to reinforce the streetscape and improve pedestrian comfort.

All landscaped areas are supported by an automatic irrigation system and designed in compliance with the City of Hollywood Landscape Manual.

Conclusion

The proposed development at 2323 Polk Street has been thoughtfully designed to meet the City of Hollywood's Design Criteria. The project demonstrates compatibility with the surrounding neighborhood, appropriate scale and massing, high-quality architectural design, and a robust landscaping strategy.

Overall, the design contributes positively to the character of the area while supporting the City's goals for sustainable and context-sensitive residential development.

2323 POLK STREET
A RESIDENTIAL CONDOMINIUM
HOLLYWOOD FLORIDA 33020



BELLON ARCHITECTURE
12930 S.W. 128 Street,
SUITE 203
MIAMI, FL. 33186

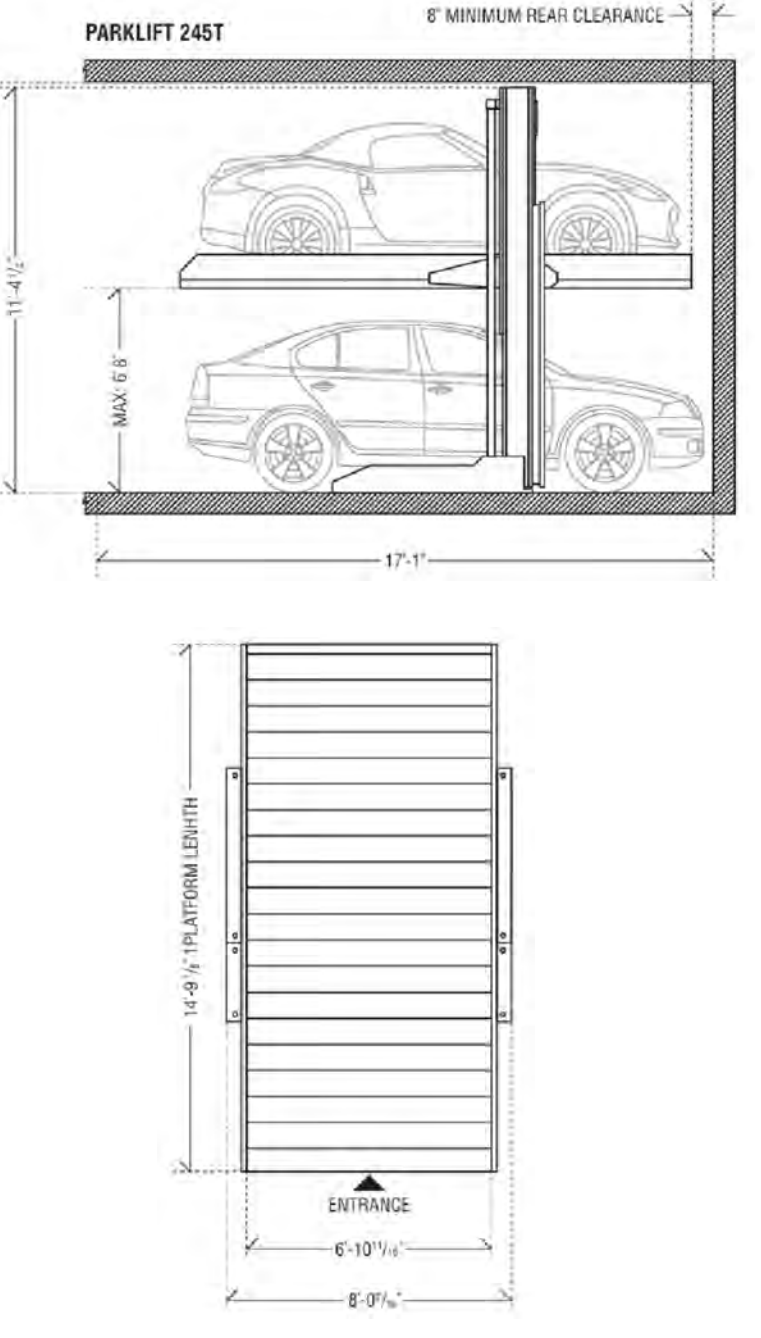
CAPABILITIES	
Working Capacity	6,000 lbs.
Static Capacity	12,000 lbs.
Dynamic Capacity	9,000 lbs.

DIMENSIONS	
Overall Width	96'-7"
Platform Width	82'-7"
Drive-thru Width	88"
Overall Platform Length	177'-1/4"
Maximum vehicle wheelbase	146"
Maximum clearance (lower car)	89'1 80"
Overall height	245' 10' 5"
	246' 17' 5"

SPEED	
Lifting Speed (seconds)	17 seconds
Lowering Speed (seconds)	15 seconds

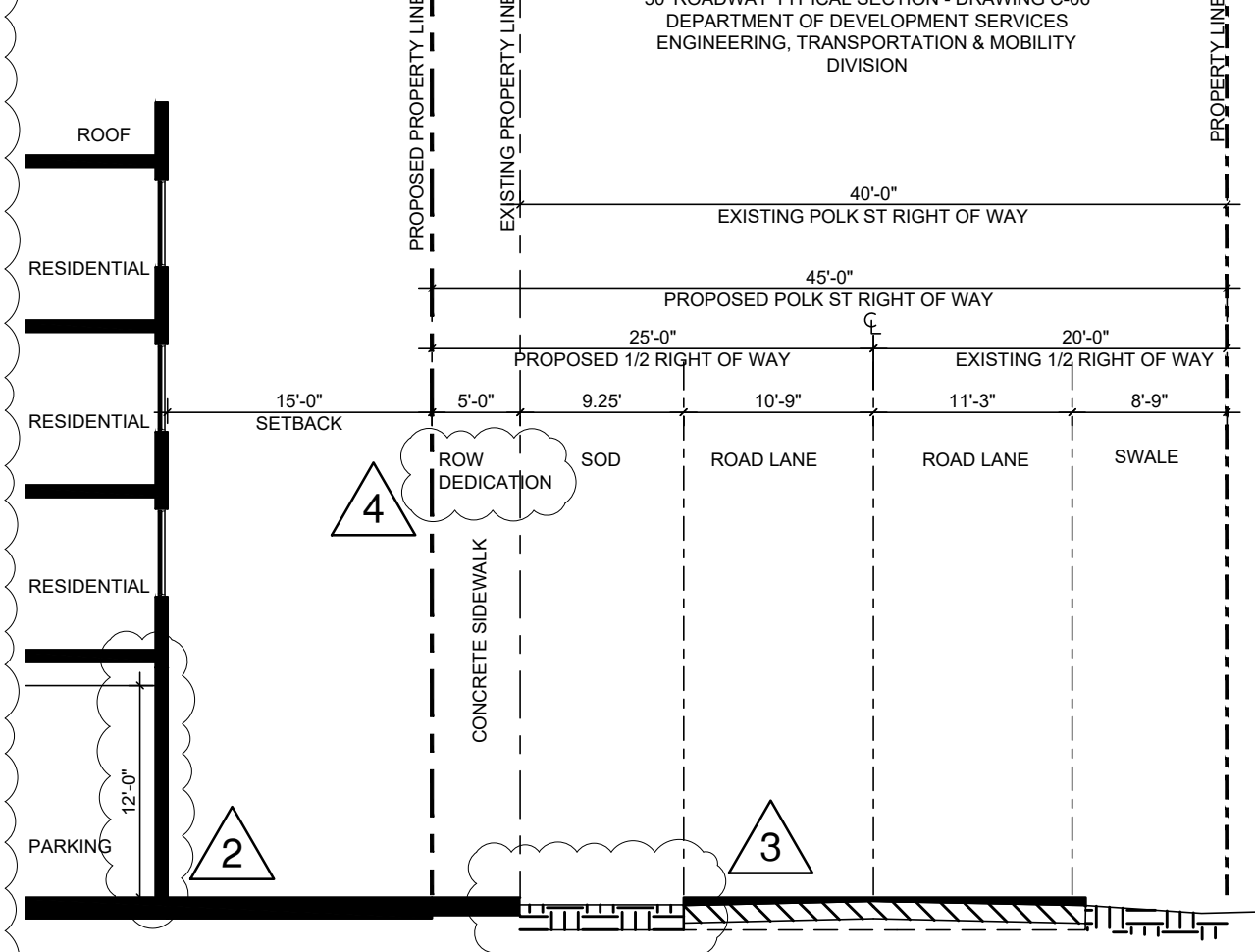
POWER	
Power Requirements	220V 3 Phase 40 amp
220V Single Phase 40 amp	

FEATURES	
Application	Outdoor/Indoor
Surface	Asphalt/Concrete
Material	100% Galvanized Steel
Safety	Steel-on-Steel Locks



MECHANICAL LIFT DETAIL / SPECS

N.T.S.



SECTION A - POLK STREET

SCALE: 3/32" = 1'-0"

REFER TO CIVIL PLAN - SHEET C2 SECTION D-D

LEGEND

- OUTLINE OF BUILDING ABOVE
- OUTLINE OF CANOPY (EYEBROW) ABOVE PARKING SPACES (LIFTS)
- GREEN OPEN AREA
- NEW SIDE WALK

ZONING LEGEND		
SITE INFORMATION		
Folio:	514216013510	
Property Address:	2323 Polk Street, Hollywood, FL 33020	
SITE AREA		
Gross Area	22,500.00 sf .52 ac	
Net Area	20,500.00 sf .47 ac	
ZONING DISTRICT		
RAC-DH2		
DENISTY		
ALLOWED	PROVIDED	
N/A	52 du/ac 27 units	
SETBACKS		
TYPE	REQUIRED	PROVIDED
Front	15 ft	15'-0"
Side interior - East	10 ft	12'-3"
Side interior - West	10 ft	10'-0"
Rear	20 ft	20'-0"
SITE CALCULATIONS		
TYPE	REQUIRED	PROVIDED
Maximum FAR	1.75 FAR 35,875 sf	1.48 FAR 30,377 sf
Landscaped Open Space	20% 4,100 sf	21.6% 4,424 sf
Building Height	4 Stories / up to 45ft	4 Stories / 42 FT
BUILDING HEIGHT		
REQUIRED	PROVIDED	
BUILDING HEIGHT	45'-0"	42'-0" (4 STORY)

PARKING CALCULATIONS			
Type		Required	
Units exceeding 1BD	1.5 sp per unit	41.0 sp	
Guest (24 Units)	1 sp per 10 units	3.0 sp	
Total Required	27 units	44.0 sp	1
PARKING SCHEDULE TOTALS			
TYPE	Standard	HC	Total/Level
Standard stalls	4	3	7 sp
Tandem	28	0	28 sp
Parking Lifts	20	0	20 sp
Parallel (On-Street)	TBD		
Grand Total Provided :		55 sp	1
BICYCLE PARKING			
Bicycle Parking		8 sp	
UNIT BREAKDOWN			
Type	Area	Levels 2-4	Total # of Units
B1 (2bd/2bath)	900 sf	6 units	18 units
B2 (1bd + den)	744 sf	1 units	3 units
B3 (2bd/2bath)	893 sf	2 units	6 units
Min 400 sf per unit			
Total		9 units	27 units

GROSS BUILDING SQUARE FOOTAGE			
Type of SF	Level 1	Levels 2-4 (SF/FL)	Total
Apartments		7,956 sf	23,868 sf
Common Areas	380 sf		380 sf
Circulation	606 sf	1,694 sf	5,688 sf
Service	272 sf	154 sf	734 sf
Subtotal			30,670 sf
Other Areas			
Surface Parking	12,452 sf		12,452 sf
Grand Total Gross Area			43,122 sf

LEGAL DESCRIPTION PER SURVEY
 Lot 9, Block 8, of: "HOLLYWOOD LITTLE RANCHES", according to the Plat Records as Recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

NOTE:
EXISTING R/W OF 40'
PROPOSED R/W OF 45'



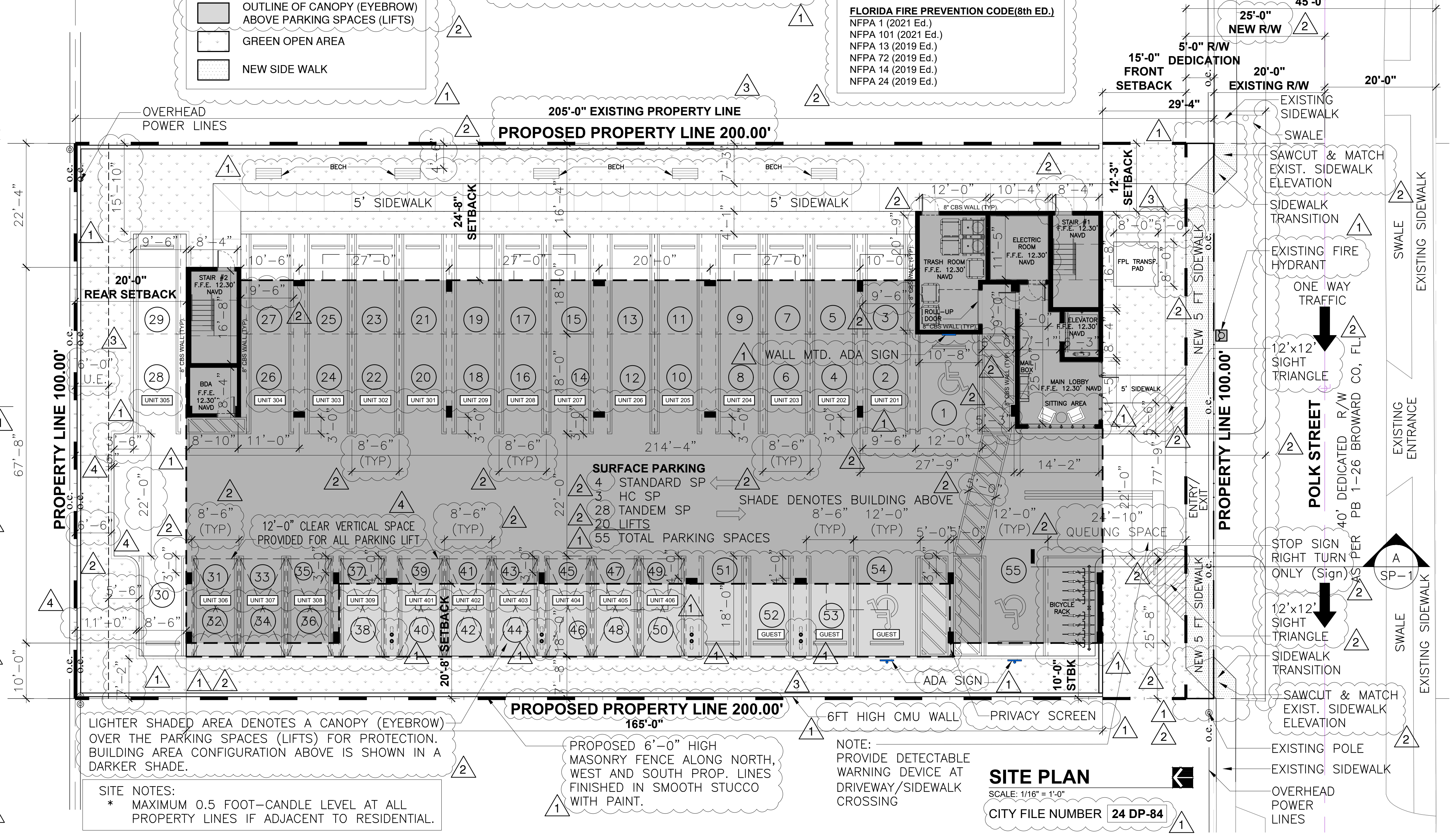
TRANSIT STOP LOCATION

SCALE: N.T.S.

SITE PLAN CHANGES NOTE:
ANY CHANGES TO THIS SITE PLAN WILL BE SUBJECT TO PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

TANDEM PARKING NOTE:
ALL TANDEM PARKING SPACES SHOW ARE TO BE ASSIGNED FOR THE EXCLUSIVE USE OF UNIT OWNERS. TWO SPACES PER UNIT.

SIGNAGE NOTE:
ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BE NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.



LIGHTER SHADED AREA DENOTES A CANOPY (EYEBROW) OVER THE PARKING SPACES (LIFTS) FOR PROTECTION. BUILDING AREA CONFIGURATION ABOVE IS SHOWN IN A DARKER SHADE.

PROPOSED 6'-0" HIGH MASONRY FENCE ALONG NORTH, WEST AND SOUTH PROP. LINES FINISHED IN SMOOTH STUCCO WITH PAINT.

NOTE: PROVIDE DETECTABLE WARNING DEVICE AT DRIVEWAY/SIDEWALK CROSSING

SITE NOTES:
* MAXIMUM 0.5 FOOT-CANDLE LEVEL AT ALL PROPERTY LINES IF ADJACENT TO RESIDENTIAL.

SITE PLAN

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

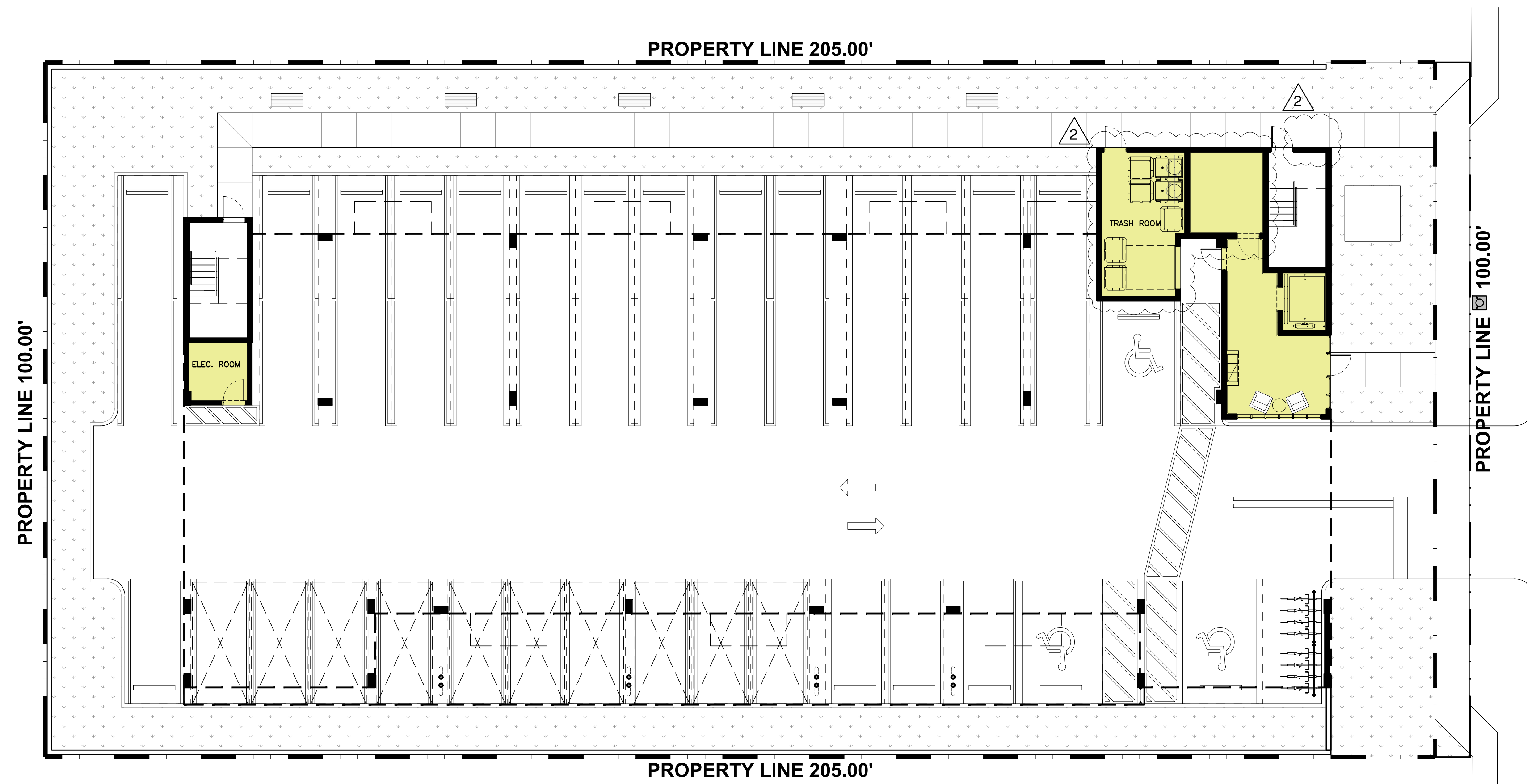
CITY FILE NUMBER **24 DP-84**

2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

MARK	DATE	DESCRIPTION
△	02/10/25	TAC REVIEW
△	08/13/25	TAC REVIEW
△	12/18/25	TAC REVIEW
△	2/24/26	TAC REVIEW

PROJECT No. LB756
DRAWN BY: FM
CHECKED BY: LB
DATE: 06/26/2024

2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020



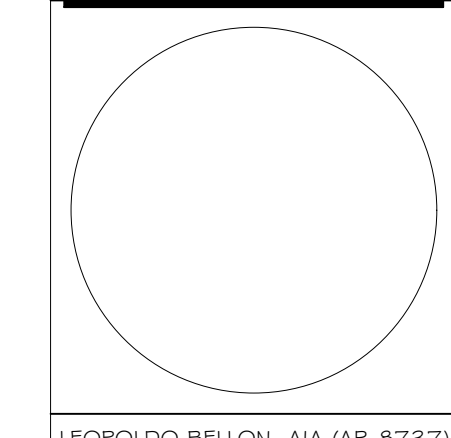
FAR @ GROUND = 860 SF

FAR - LEVEL 1

SCALE: 1" = 10'

MARK	DATE	DESCRIPTION
△	08/13/25	TAC REVIEW

PROJECT No. LB756
DRAWN BY: FM
CHECKED BY: LB
DATE: 06/26/2024



LEOPOLDO BELLON, AIA (AR-8737)

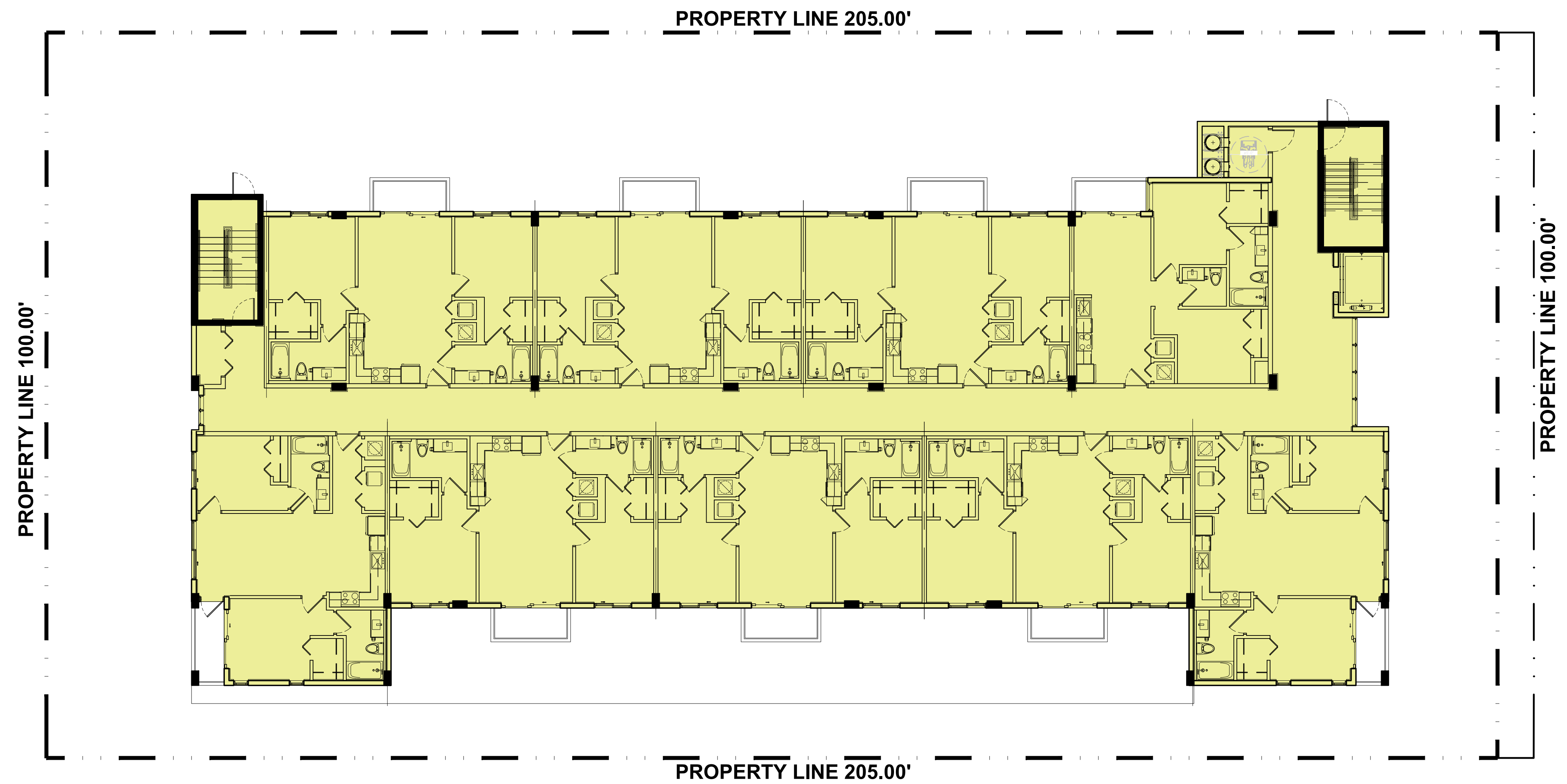
SHEET TITLE

SITE DIAGRAMS

SP-1.1

SHEET OF

**2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM**
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020



FAR @ LEVELS 2-4
9,815 SF/FL x 3 Levels = 29,445 SF

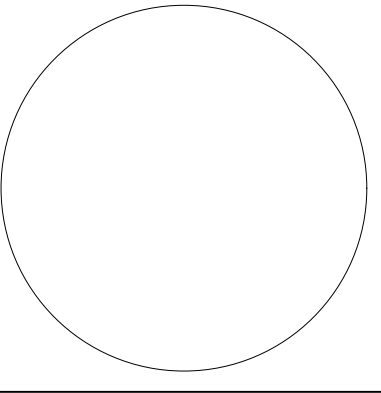
TOTAL FAR PROVIDED
30,305 SF

FAR - LEVELS 2-4

SCALE: 1" = 10'

MARK	DATE	DESCRIPTION

PROJECT No. LB756
DRAWN BY: FM
CHECKED BY: LB
DATE: 06/26/2024



LEOPOLDO BELLÓN, AIA (AR-8737)

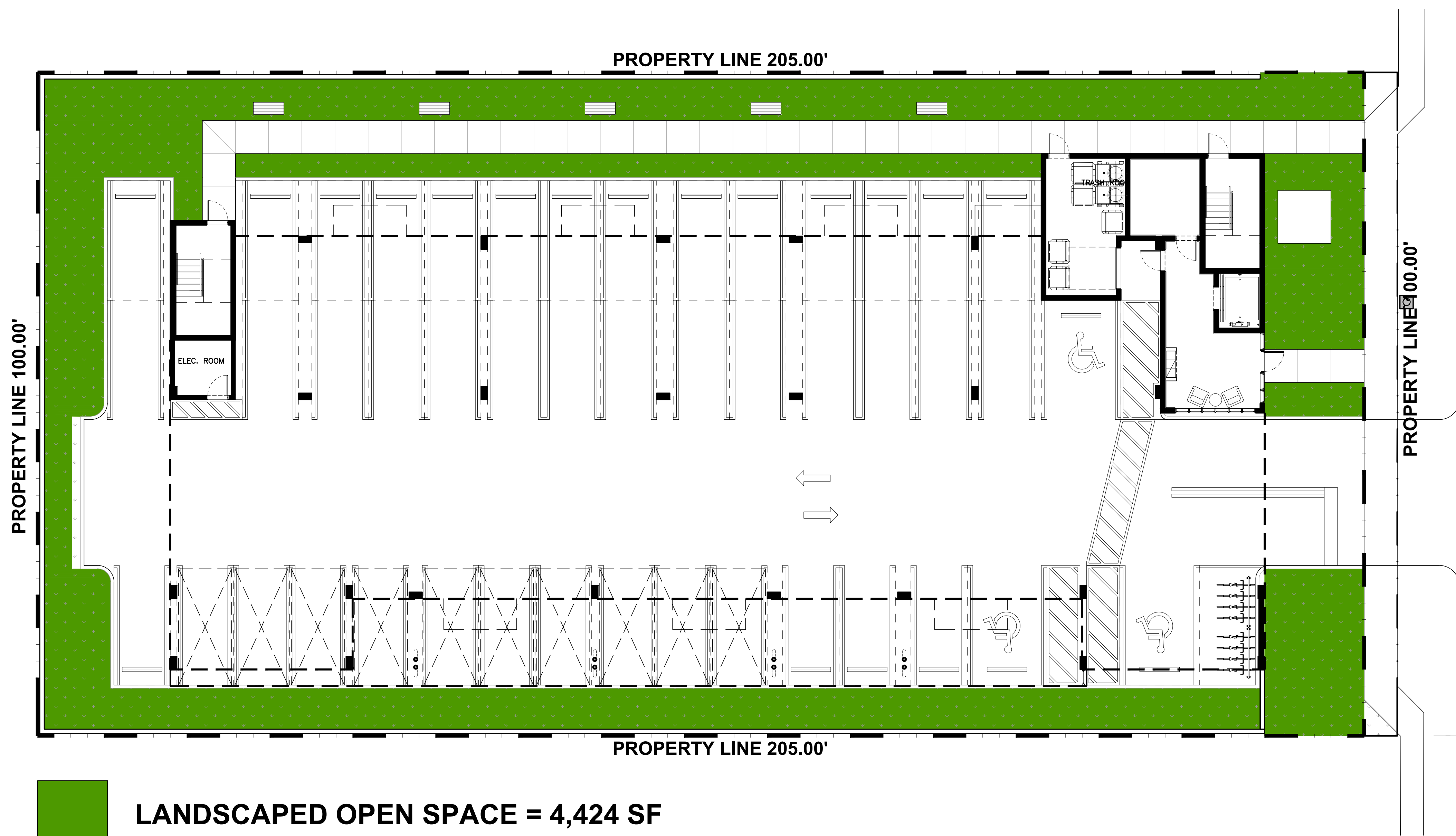
SHEET TITLE

SITE DIAGRAMS

SP-1.2

SHEET OF

2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

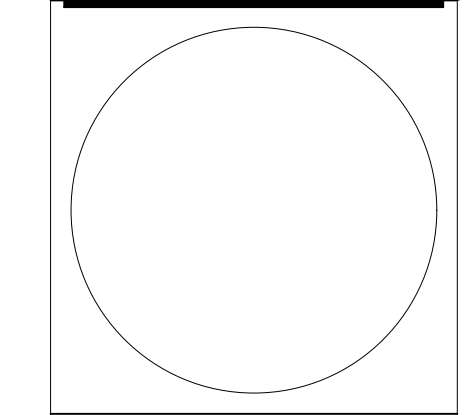


LANDSCAPED OPEN SPACE = 4,424 SF

LANDSCAPED OPEN SPACE ←
SCALE: 1/16" = 1'-0"

MARK	DATE	DESCRIPTION

PROJECT No. LB756
DRAWN BY: FM
CHECKED BY: LB
DATE: 06/26/2024



LEOPOLDO BELLÓN, AIA (AR-8737)

SHEET TITLE

SITE DIAGRAMS

SP-1.3

SHEET OF

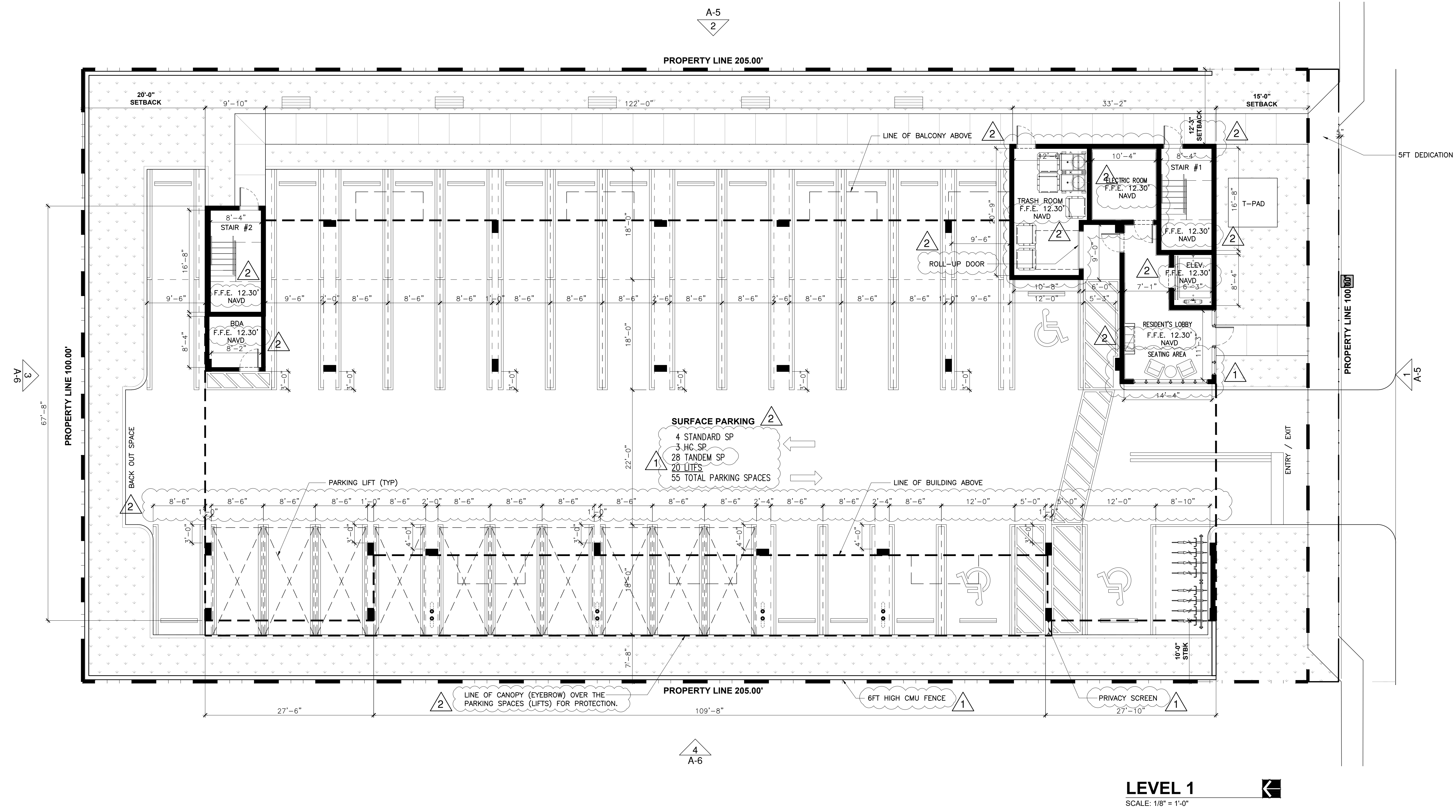
2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

MARK	DATE	DESCRIPTION
△	02/10/25	TAC REVIEW
△	08/13/25	TAC REVIEW

PROJECT No. LB756
DRAWN BY: FM
CHECKED BY: LB
DATE: 06/26/2024

LEOPOLDO BELLÓN, AIA (AR-8737)

SHEET TITLE
LEVEL 1
A-1
SHEET OF

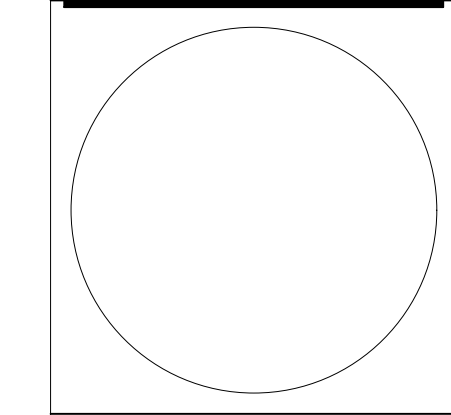


LEVEL 1
SCALE: 1/8" = 1'-0"

2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

MARK	DATE	DESCRIPTION
△	02/10/25	TAC REVIEW

PROJECT No. LB756
DRAWN BY: FM
CHECKED BY: LB
DATE: 06/26/2024



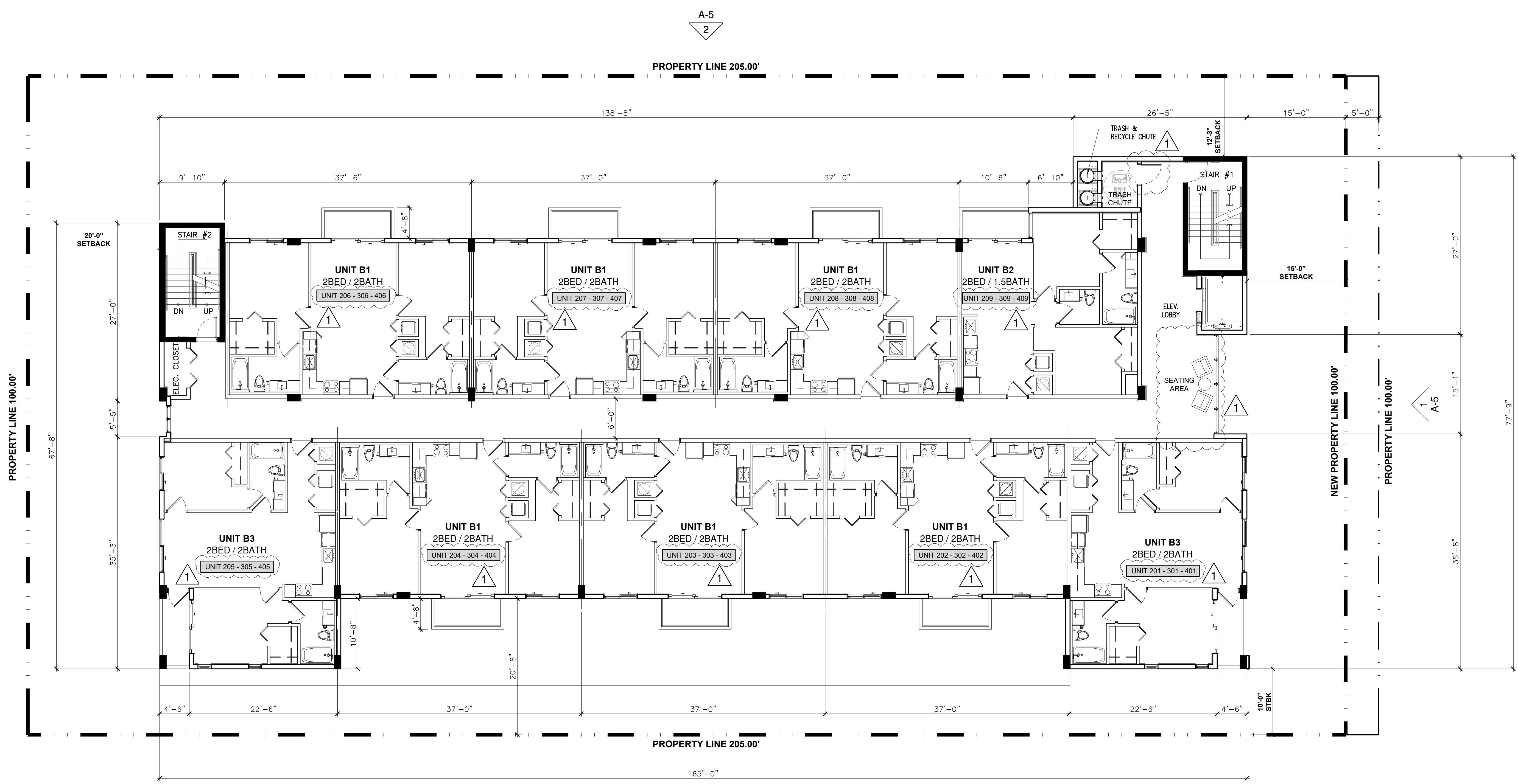
LEOPOLDO BELLÓN, AIA (AR-8737)

SHEET TITLE

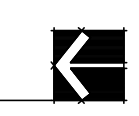
LEVELS 2-4

A-2

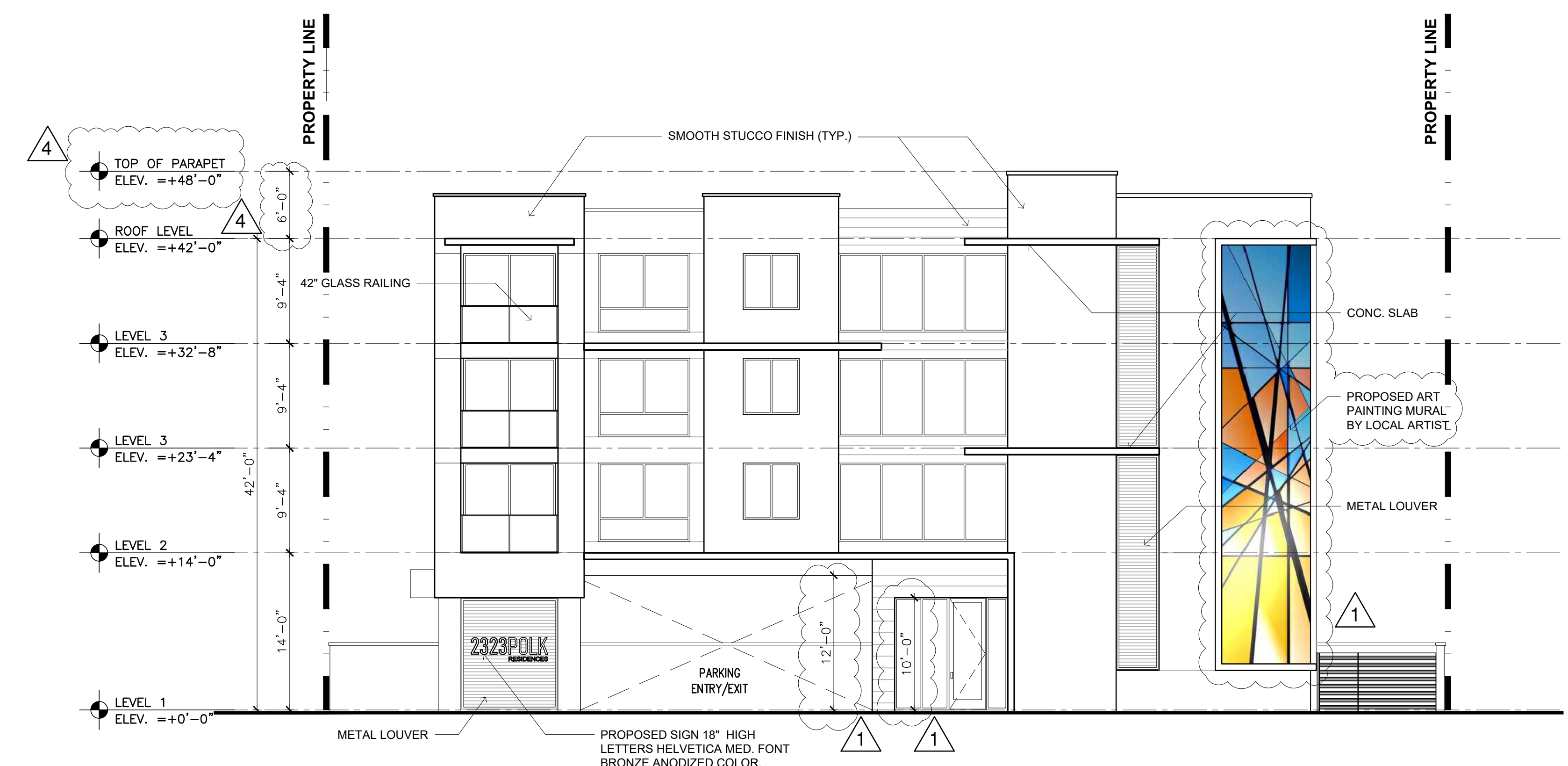
SHEET OF



LEVELS 2 - 4 - TYPICAL LEVEL
SCALE: 1/8" = 1'-0"



SIGNAGE NOTE:
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE
ZONING AND LAND DEVELOPMENT REGULATIONS



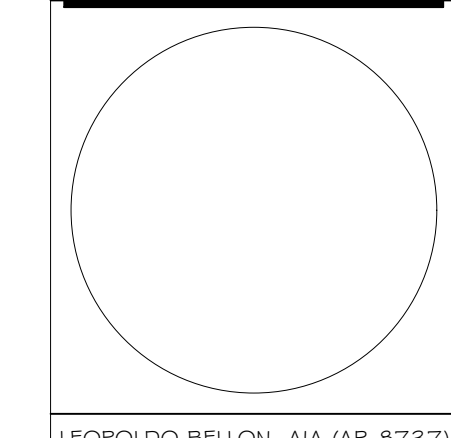
1 FRONT ELEVATION - POLK STREET
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
△	02/10/25	TAC REVIEW
△	2/24/26	TAC REVIEW

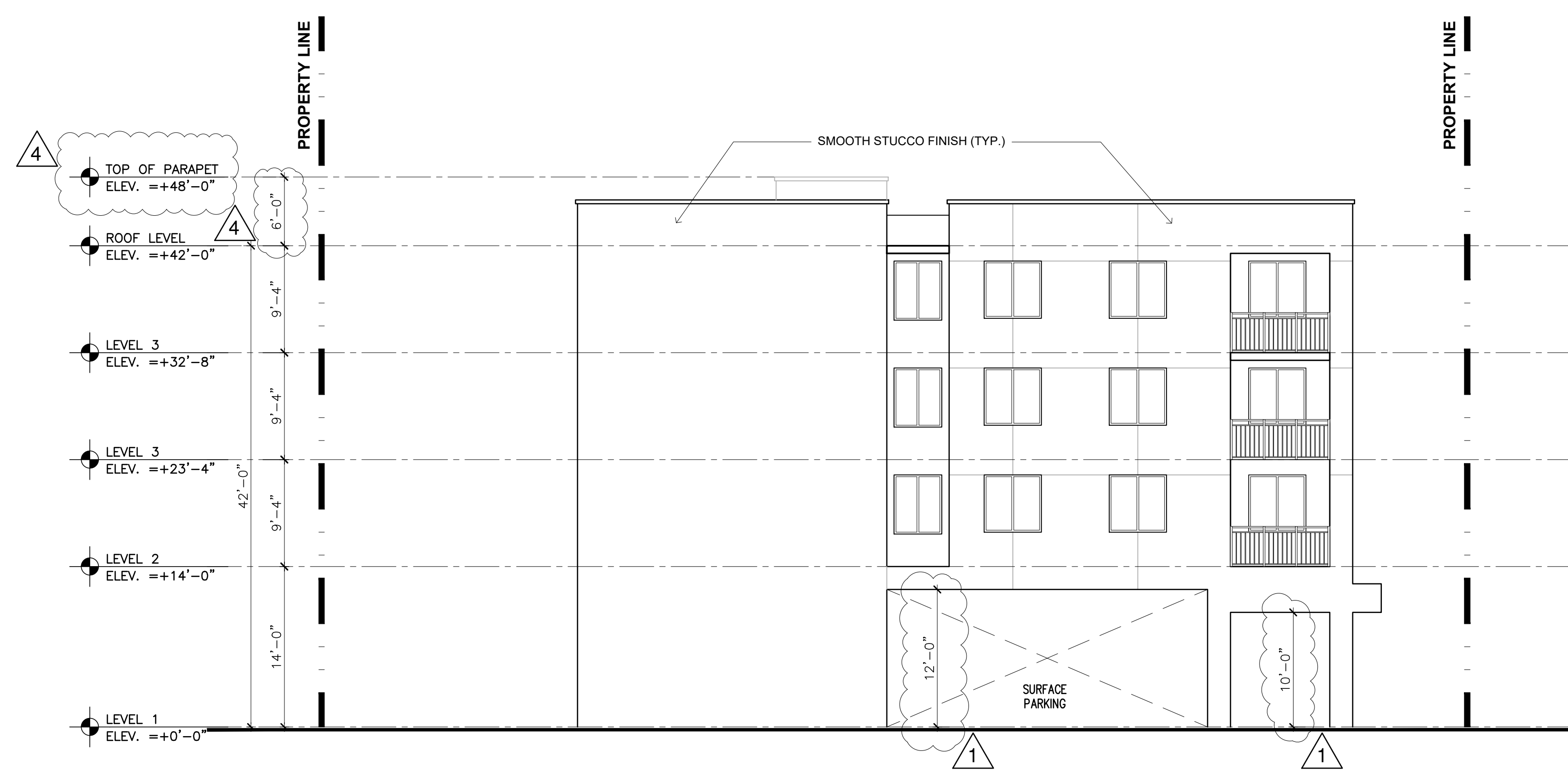
PROJECT No. LB756
DRAWN BY: FM
CHECKED BY: LB
DATE: 06/26/2024



LEOPOLDO BELLÓN, AIA (AR-8737)

SHEET TITLE

ELEVATIONS
A-5
SHEET OF



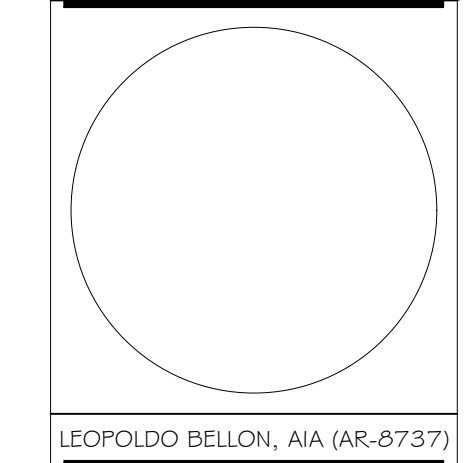
3 REAR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION
△	02/10/25	TAC REVIEW
△	2/24/26	TAC REVIEW

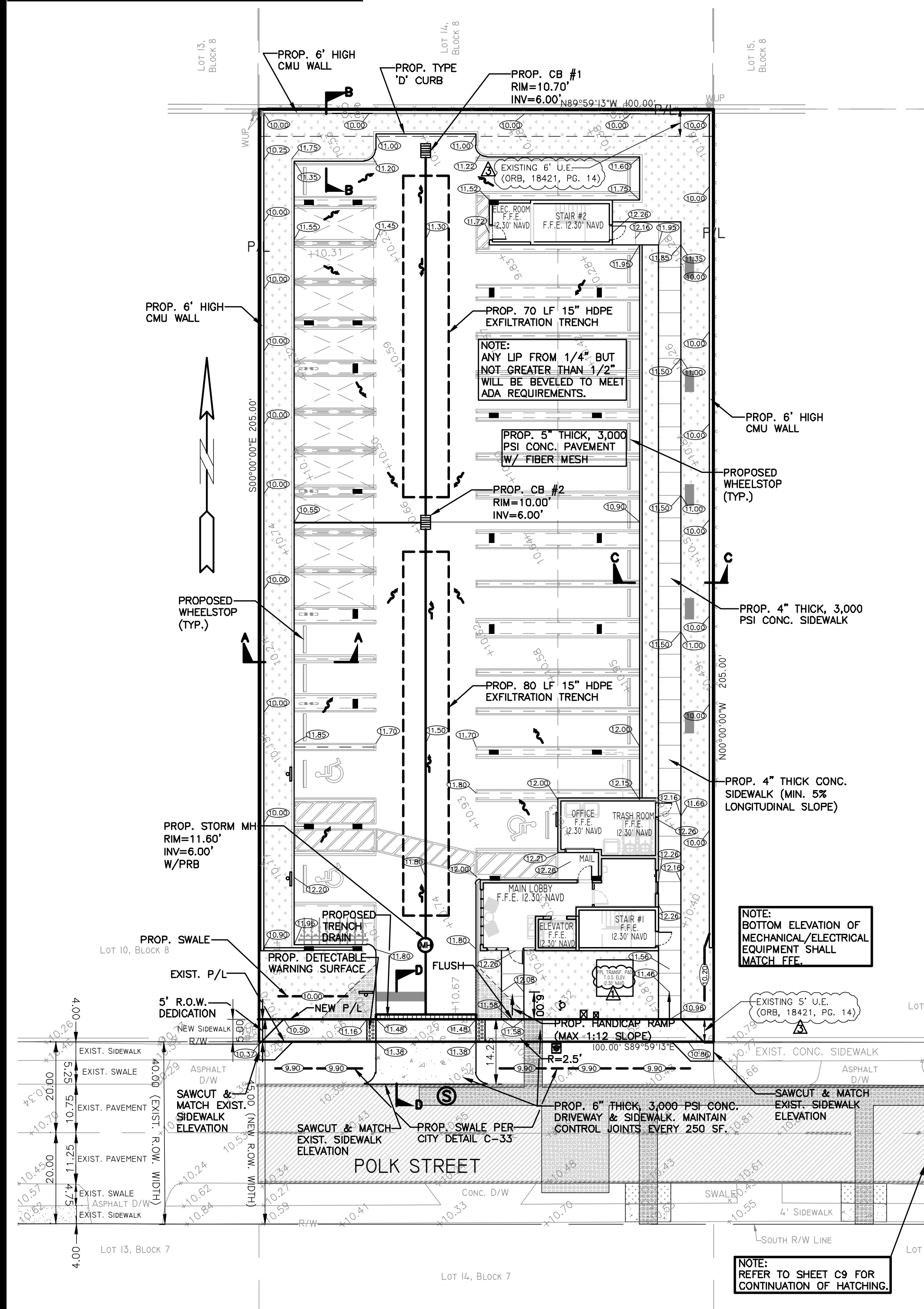
PROJECT No. LB756
DRAWN BY: FM
CHECKED BY: LB
DATE: 06/26/2024



SHEET TITLE

ELEVATIONS
A-6
SHEET OF

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM



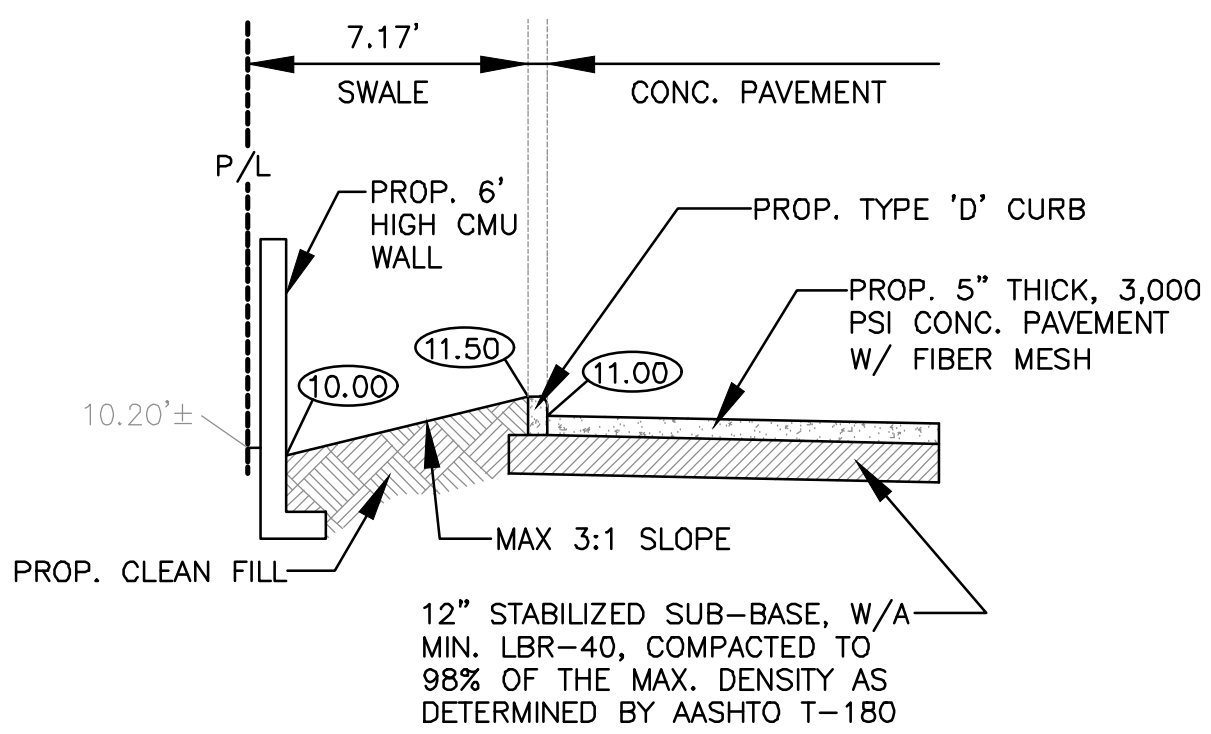
Note:
Full road width pavement mill and resurfacing and/or pavers, will be required for all streets / roadway adjacent to the project site.

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.

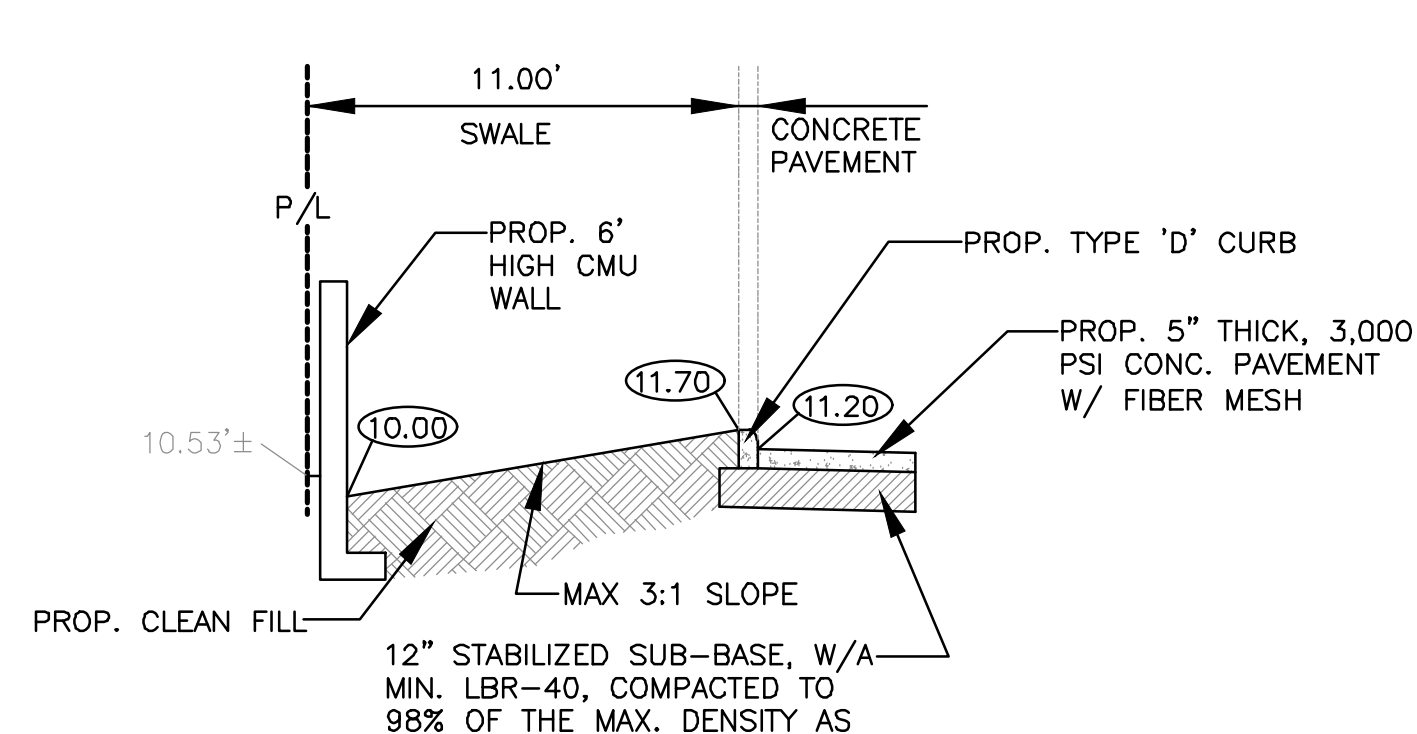
ALLOWABLE SLOPE NOTE:
1. MAXIMUM ALLOWABLE SLOPES FOR ALL ADA SIDEWALKS AND SURFACES MUST NOT EXCEED 2% IN ANY DIRECTION.
2. ADA RAMPS MUST NOT EXCEED 1:12 LONGITUDINAL SLOPE, & 2% CROSS SLOPE. ADA RAMPS LONGER THAN 6' IN LENGTH MUST INCLUDE ADA COMPLIANT RAILING.

LEGEND

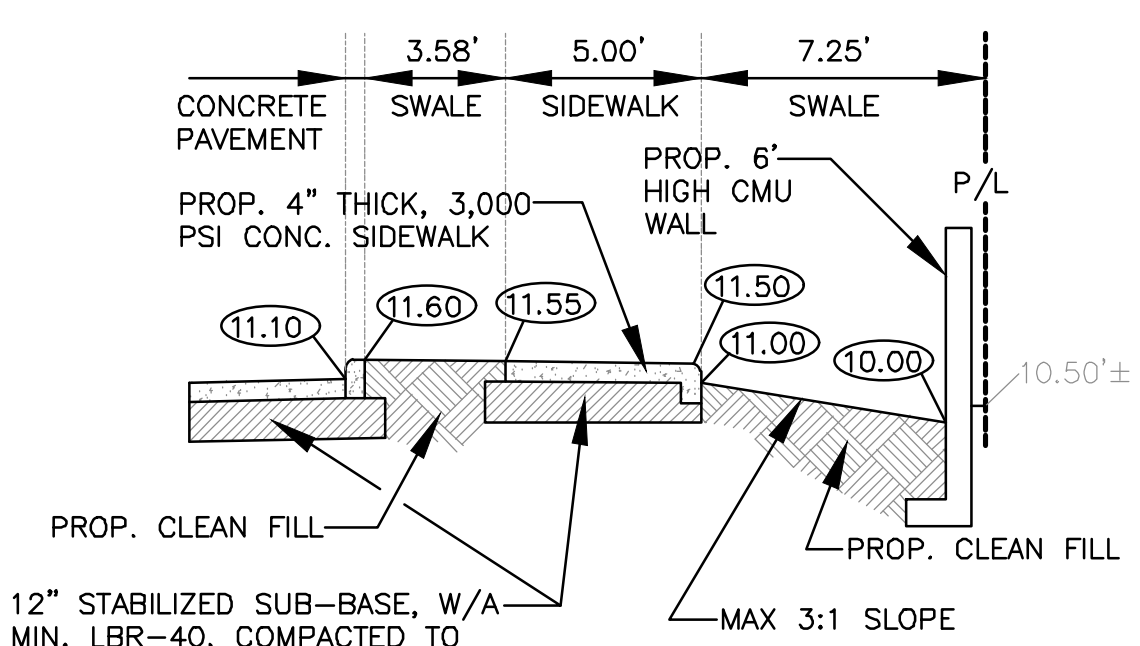
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED GRADE
[Symbol]	EXISTING ELEVATION
[Symbol]	PROPOSED CATCH BASIN
[Symbol]	EXISTING CATCH BASIN
[Symbol]	PROPOSED WATER METER
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING WATER VALVE
[Symbol]	PROPOSED BFP DEVICE
[Symbol]	EXISTING SAN. SEWER MH
[Symbol]	EXISTING FIRE HYDRANT



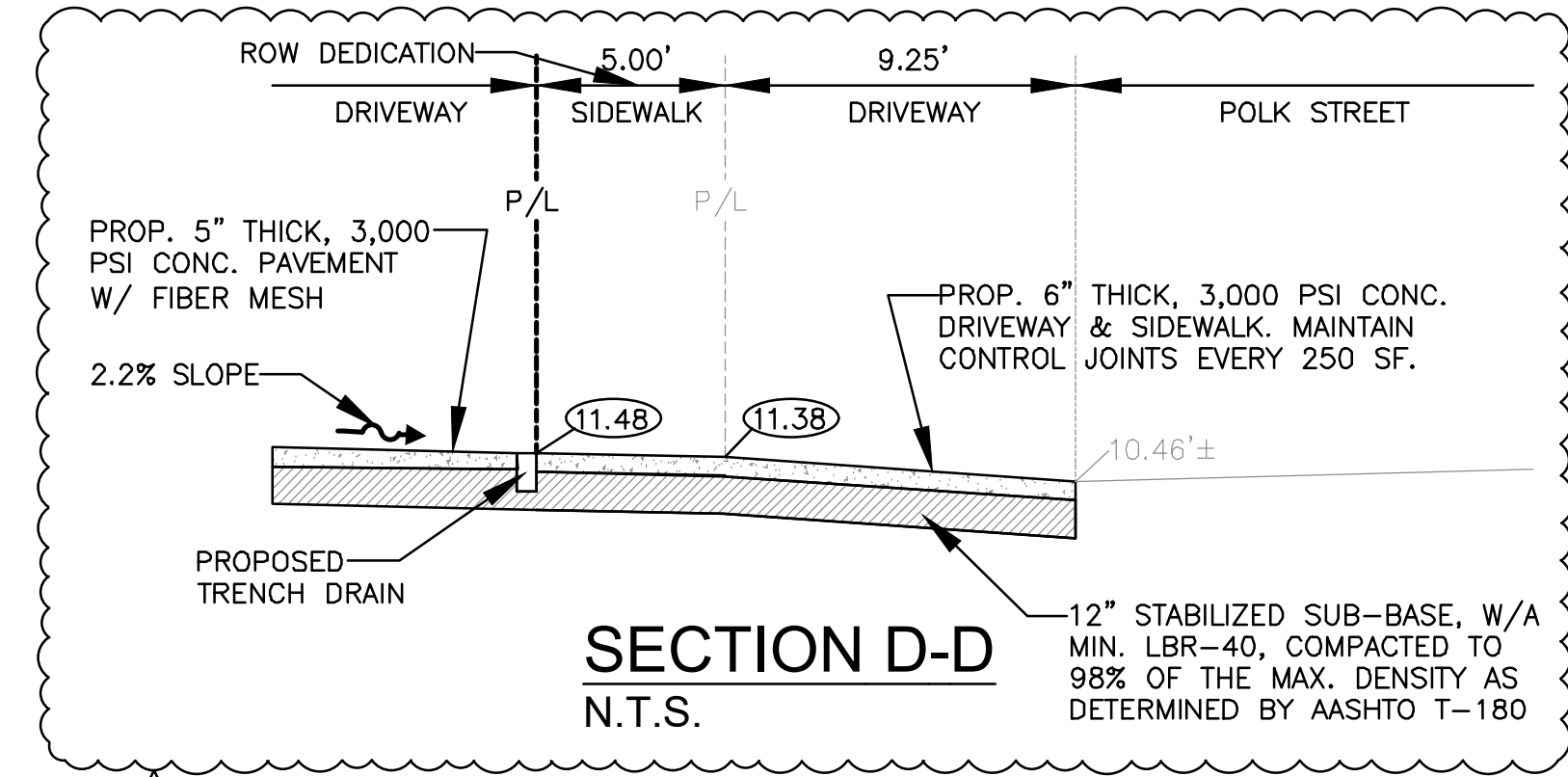
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

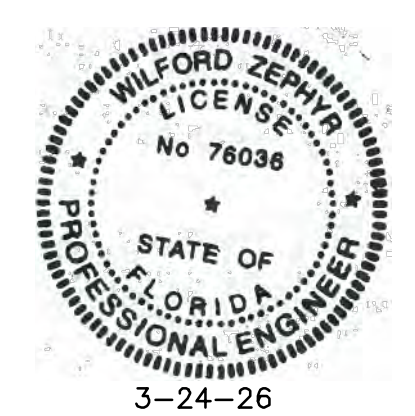


SECTION C-C
N.T.S.



SECTION D-D
N.T.S.

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



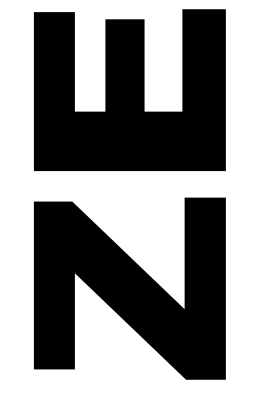
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

REVISIONS

NO.	DATE	DESCRIPTION
1	12-4-24	TAC REVIEW COMMENTS
2	8-5-25	TAC REVIEW COMMENTS
3	12-18-25	TAC REVIEW COMMENTS
4	2-24-26	TAC REVIEW COMMENTS

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



2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

P.E.#: 76036
DATE: 9/03/24
SCALE: 1"=20'
SHEET NO.: **C2**
2 OF 11
PROJECT NO.: 24-36

GENERAL CONDITION NOTES :

- THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
FLORIDA POWER & LIGHT CO., CONSTRUCTION BELLSOUTH COMCAST TECO LOCAL CITY / COUNTY ENGINEERING & UTILITY DEPARTMENTS FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AS APPLICABLE UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

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

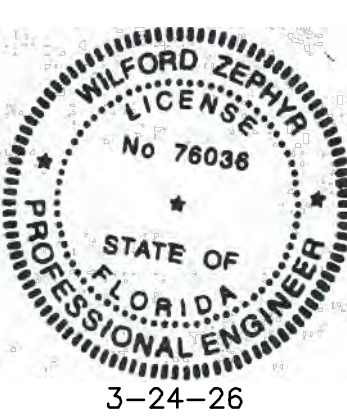
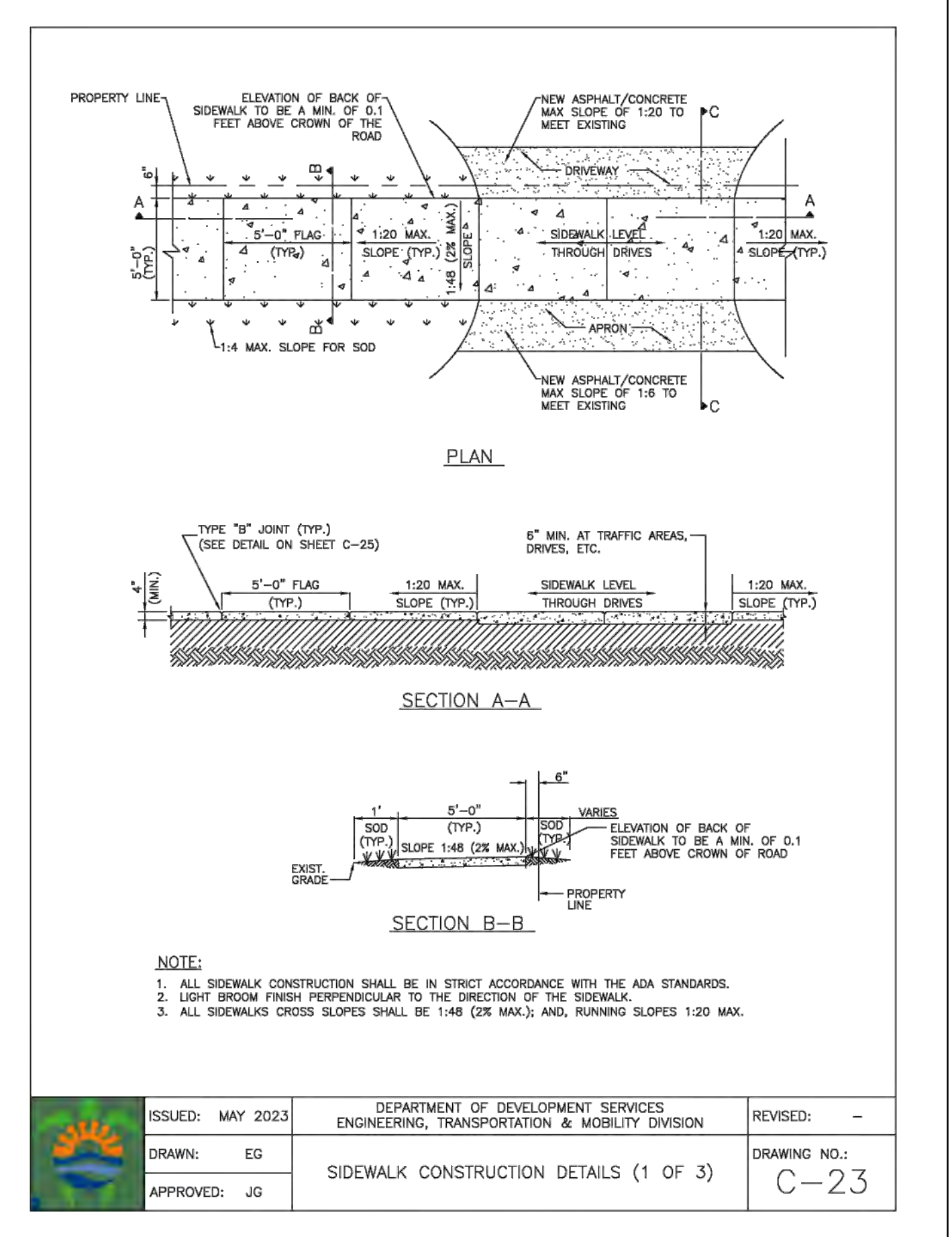
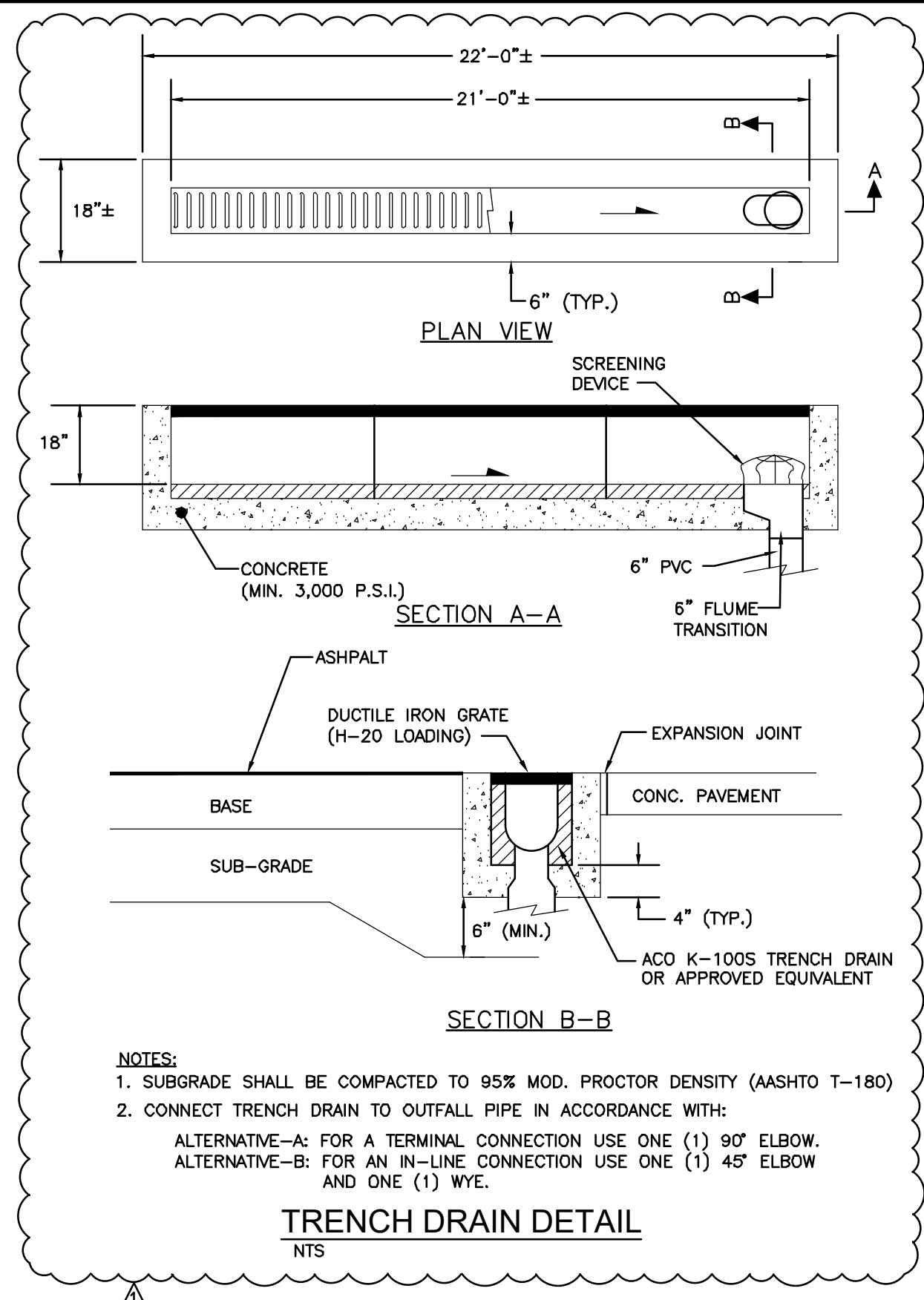
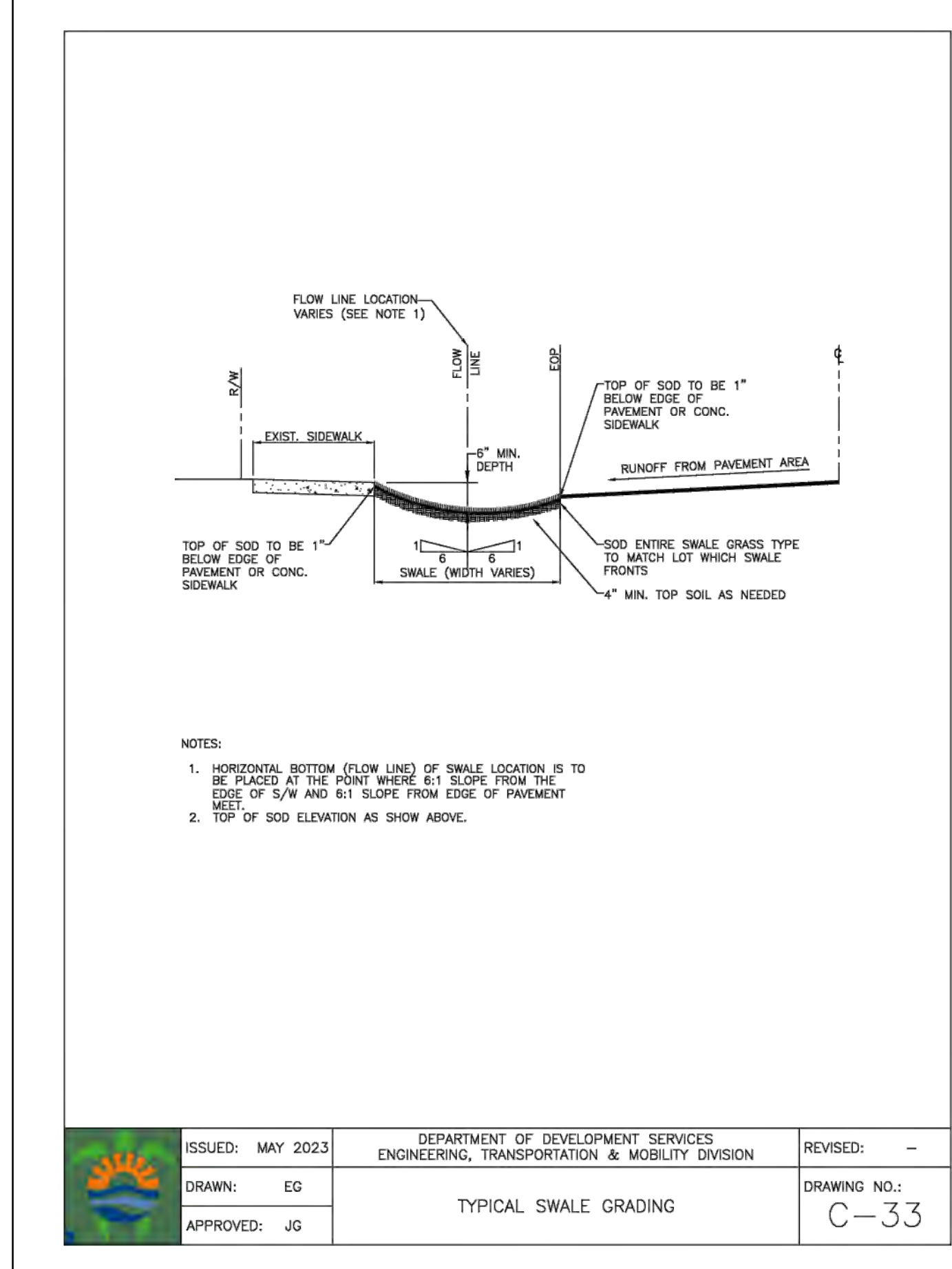
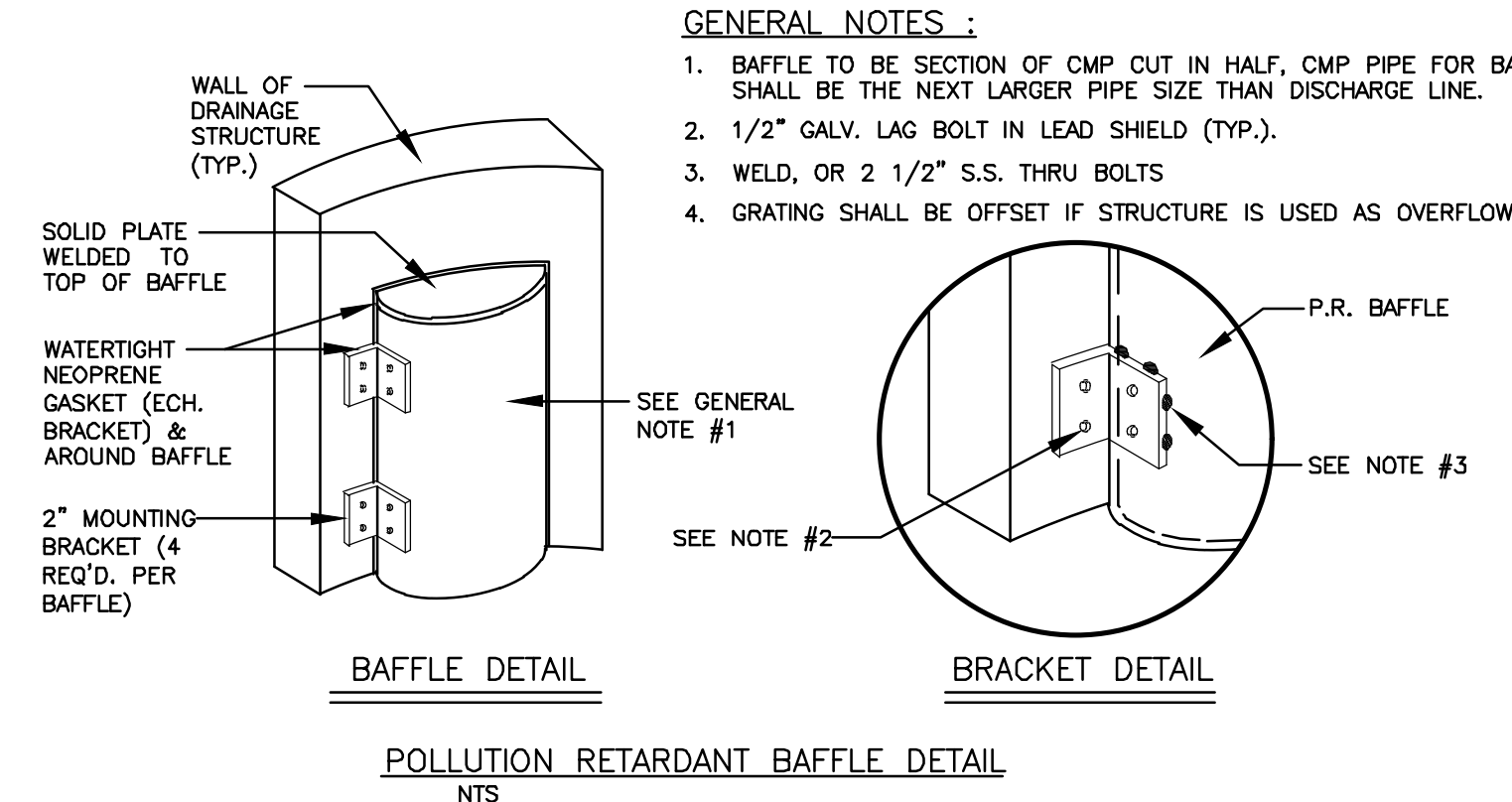
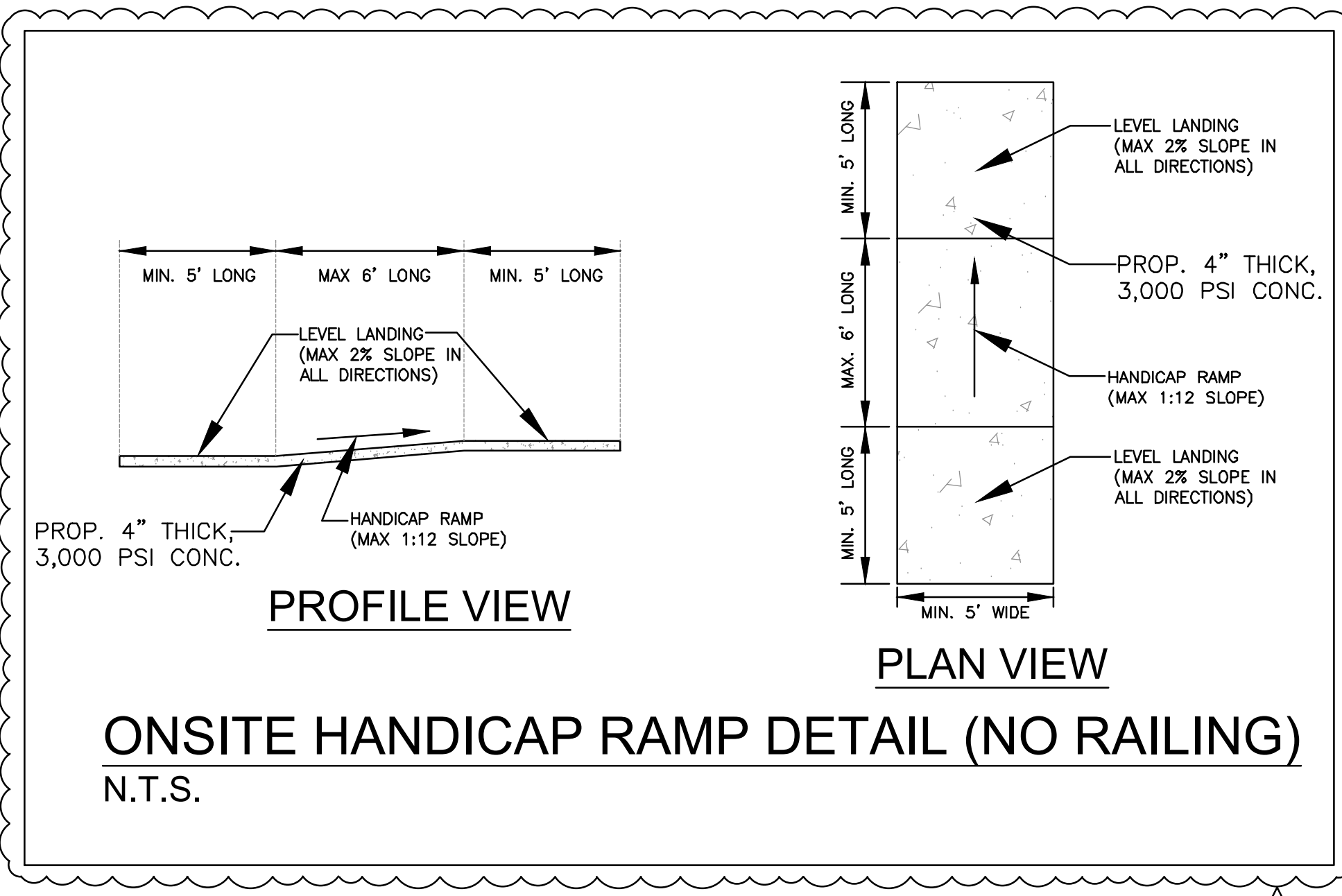
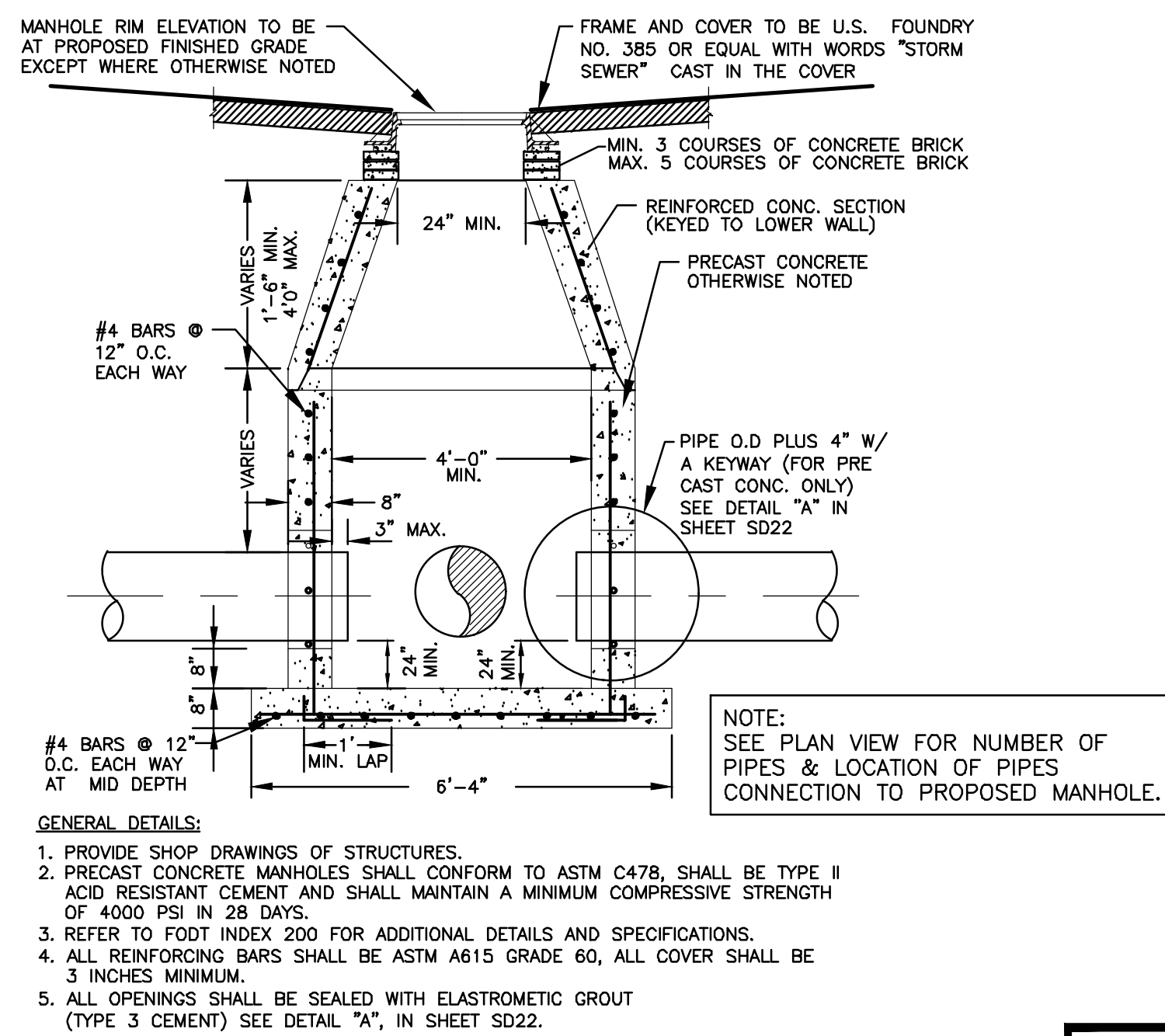
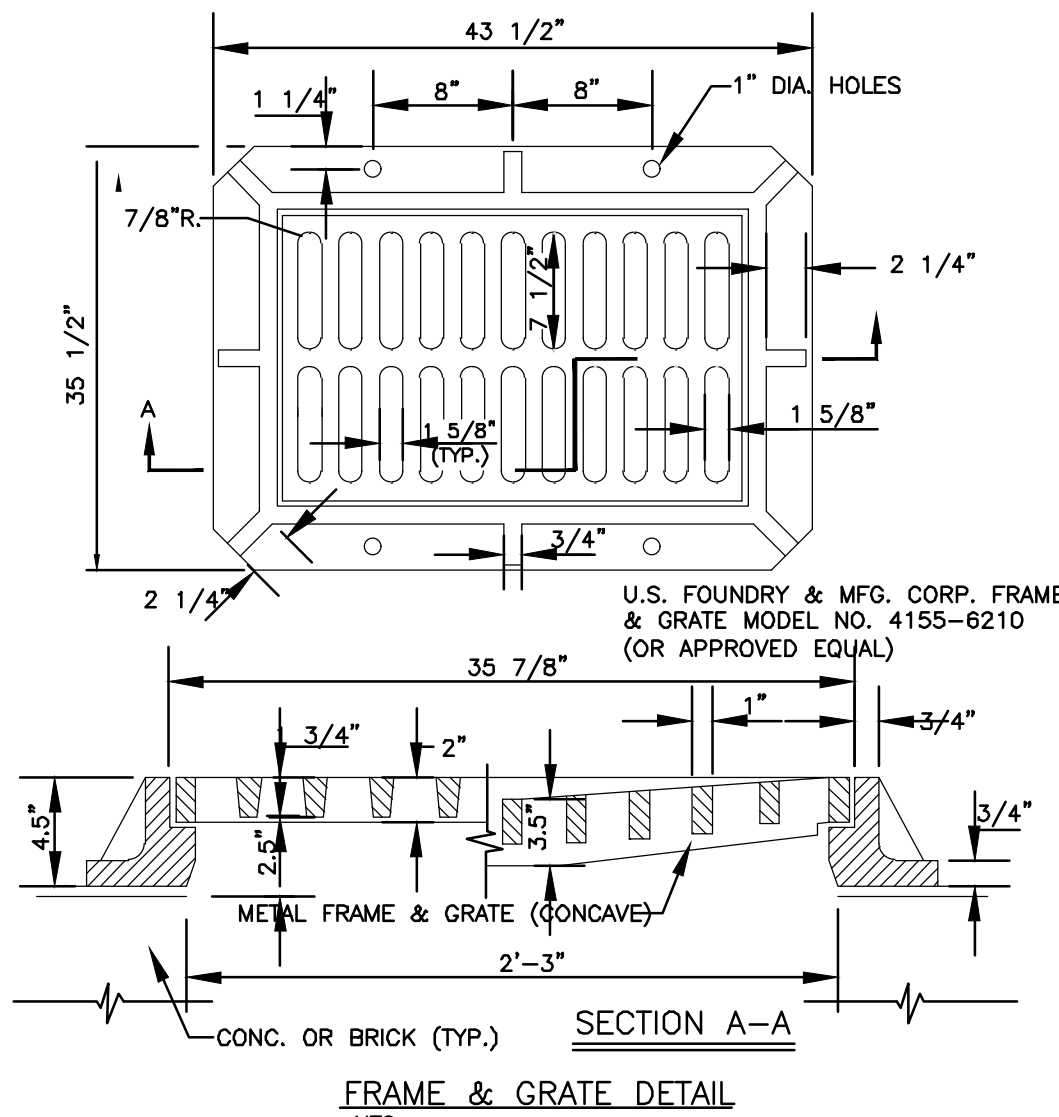
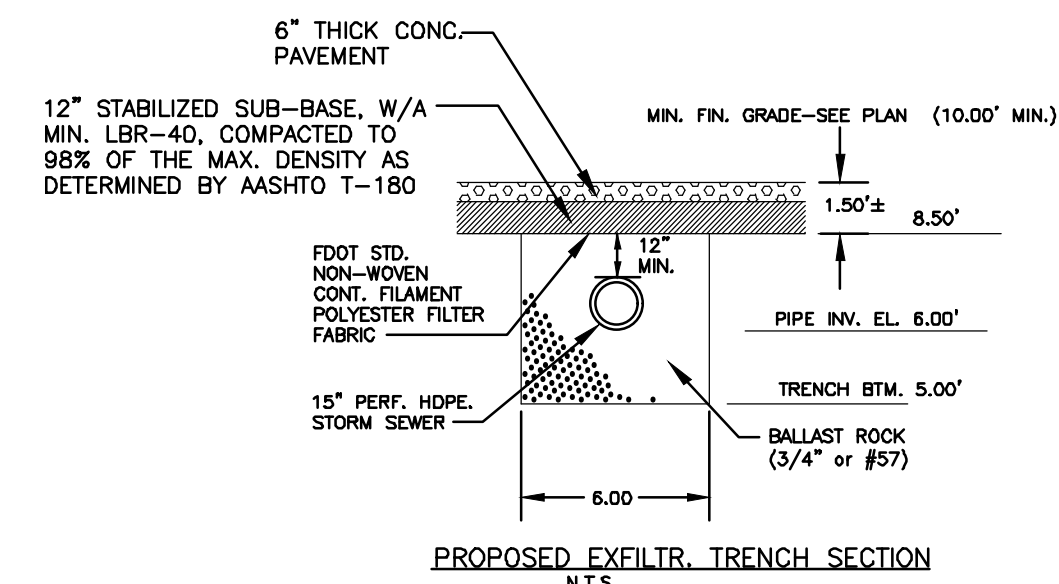
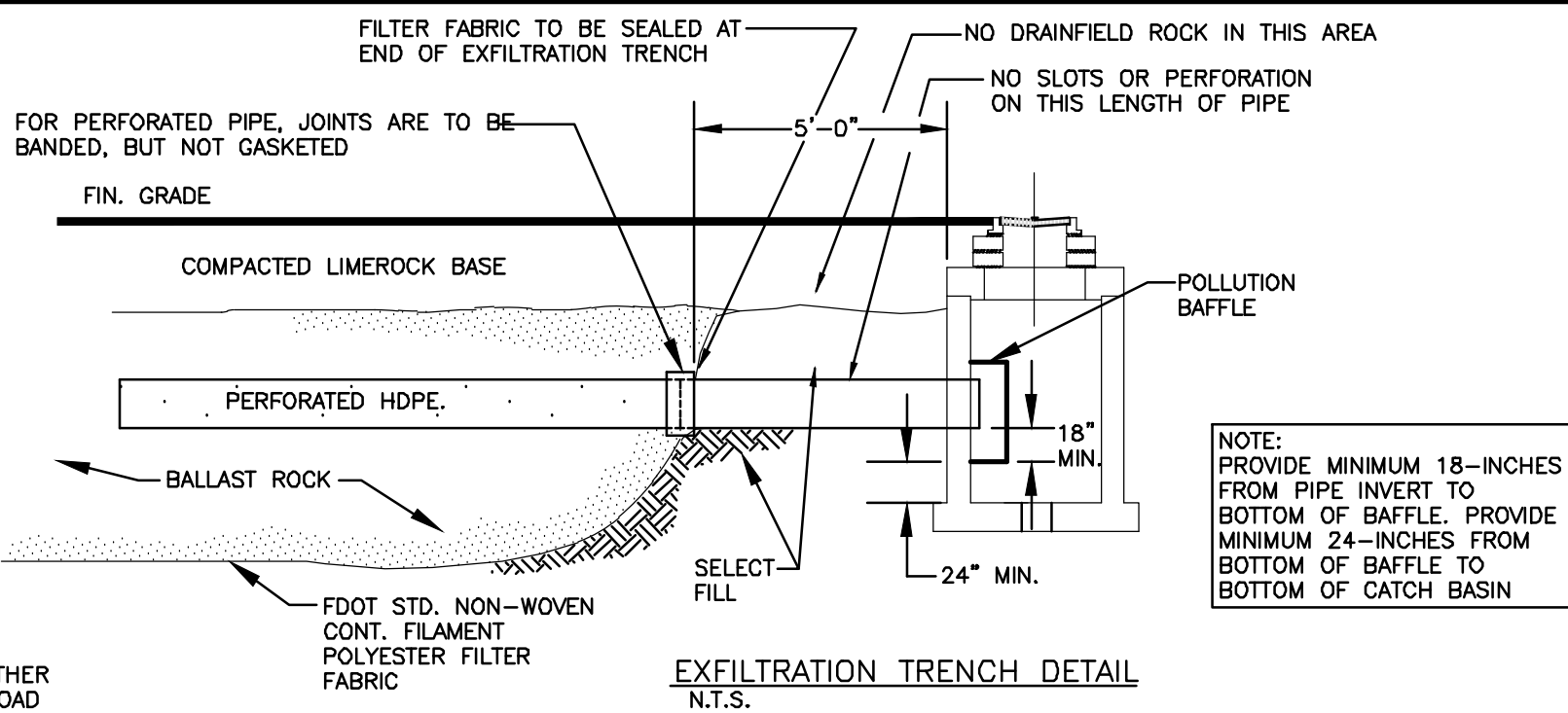
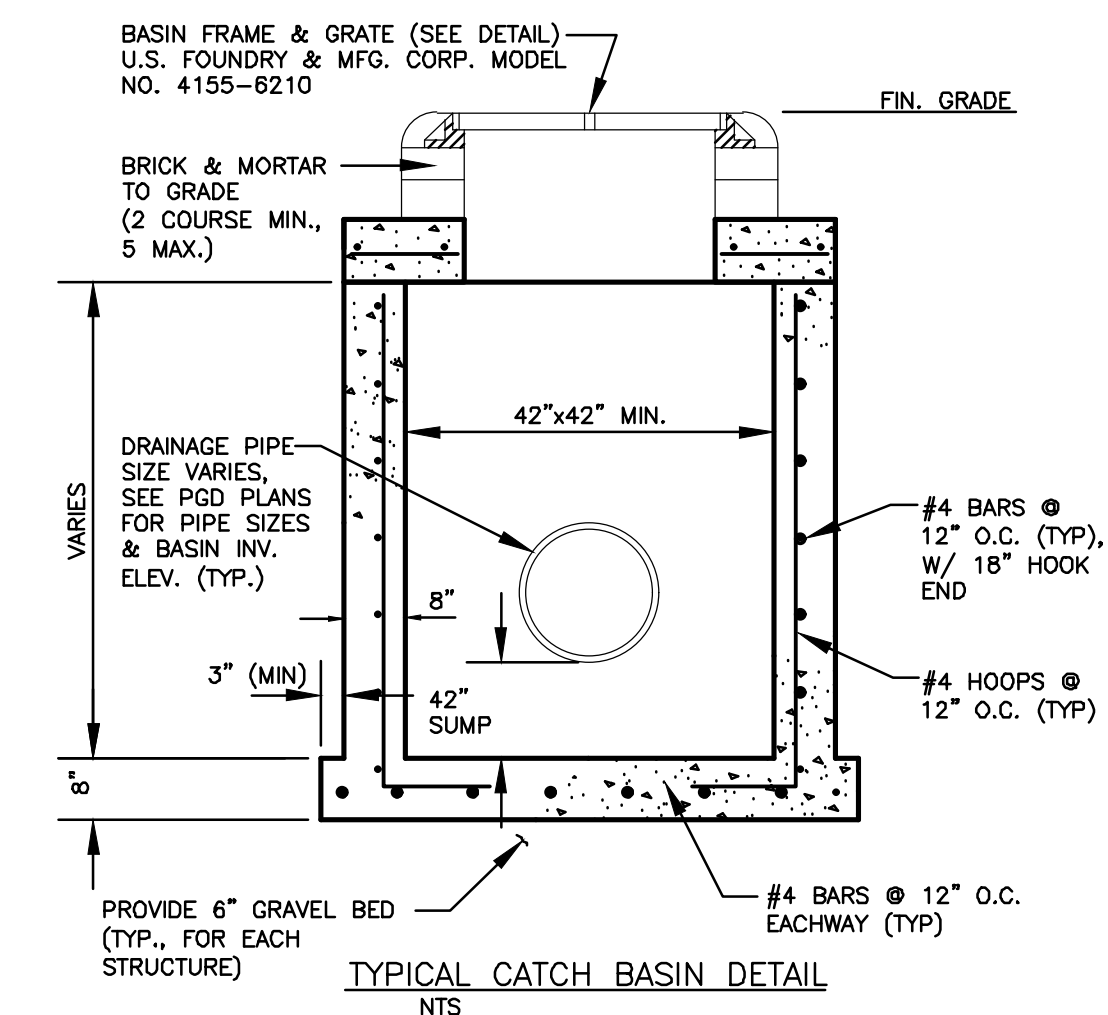
- ROP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
- CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196
- CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
- SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
- PVC = POLYVINYLCHLORIDE PIPE
- POMP = PERFORATED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

- ASPHALT - BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1. PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982). RATE - 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82. RATE - 0.02 TO 0.08 GALS./S.Y.

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

PAVEMENT MARKING & SIGNING STANDARD NOTES :

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



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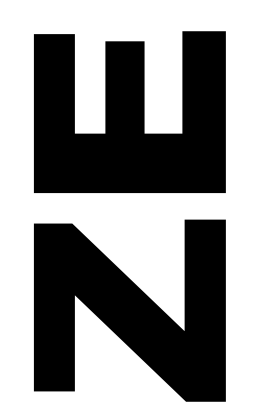
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C-33
APPROVED: JG		

ALL ELEVATIONS ARE REFERENCED TO NAVD88 VERTICAL DATUM

CIVIL DETAILS I
SCALE: N.T.S.

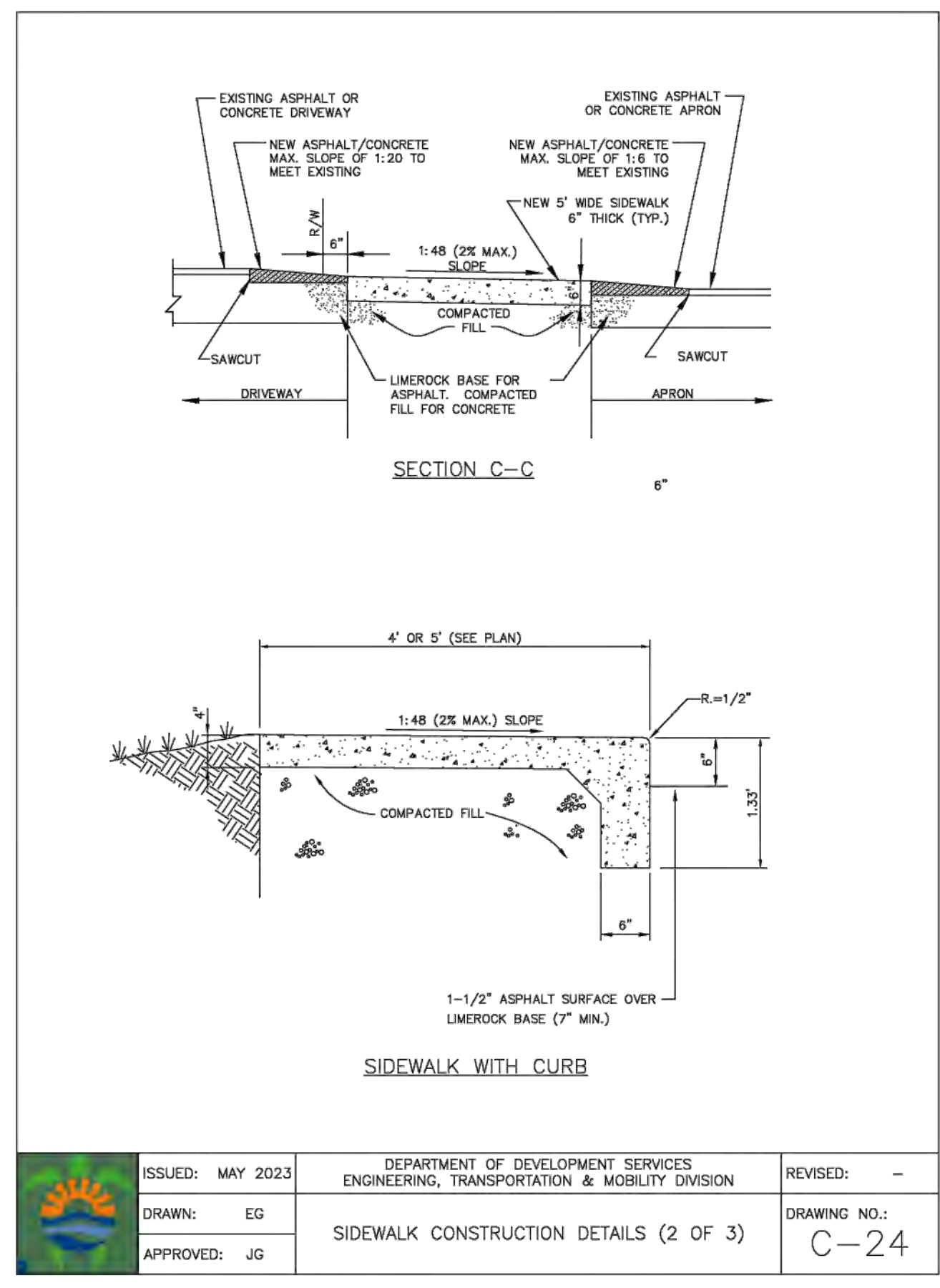
NO.	DATE	DESCRIPTION	TAC REVIEW COMMENTS
1	12-4-24		

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

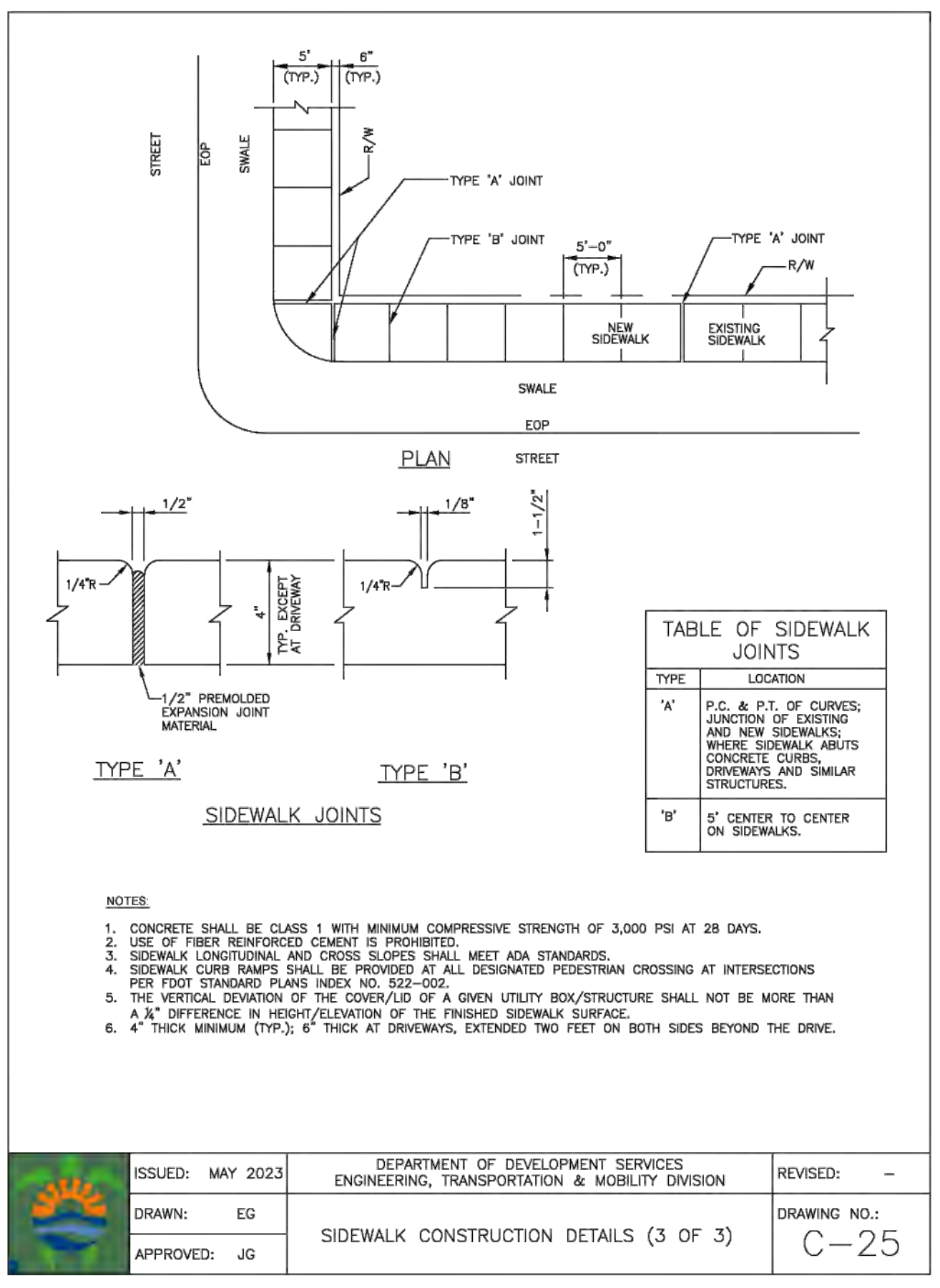


2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

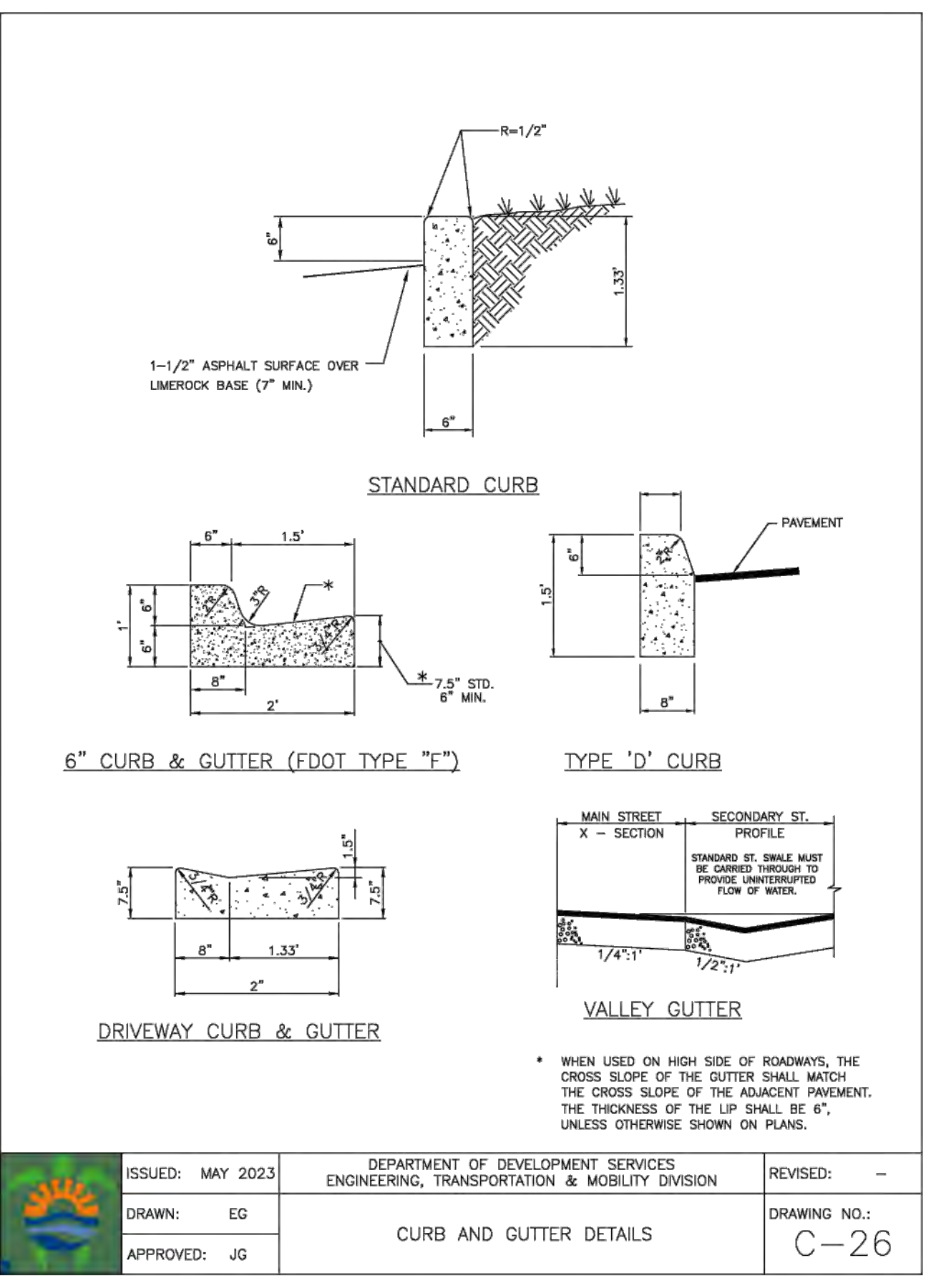
P.E.#:76036
DATE: 9/03/24
SCALE: N.T.S.
SHEET NO.: C3
3 OF 11
PROJECT NO.: 24-36



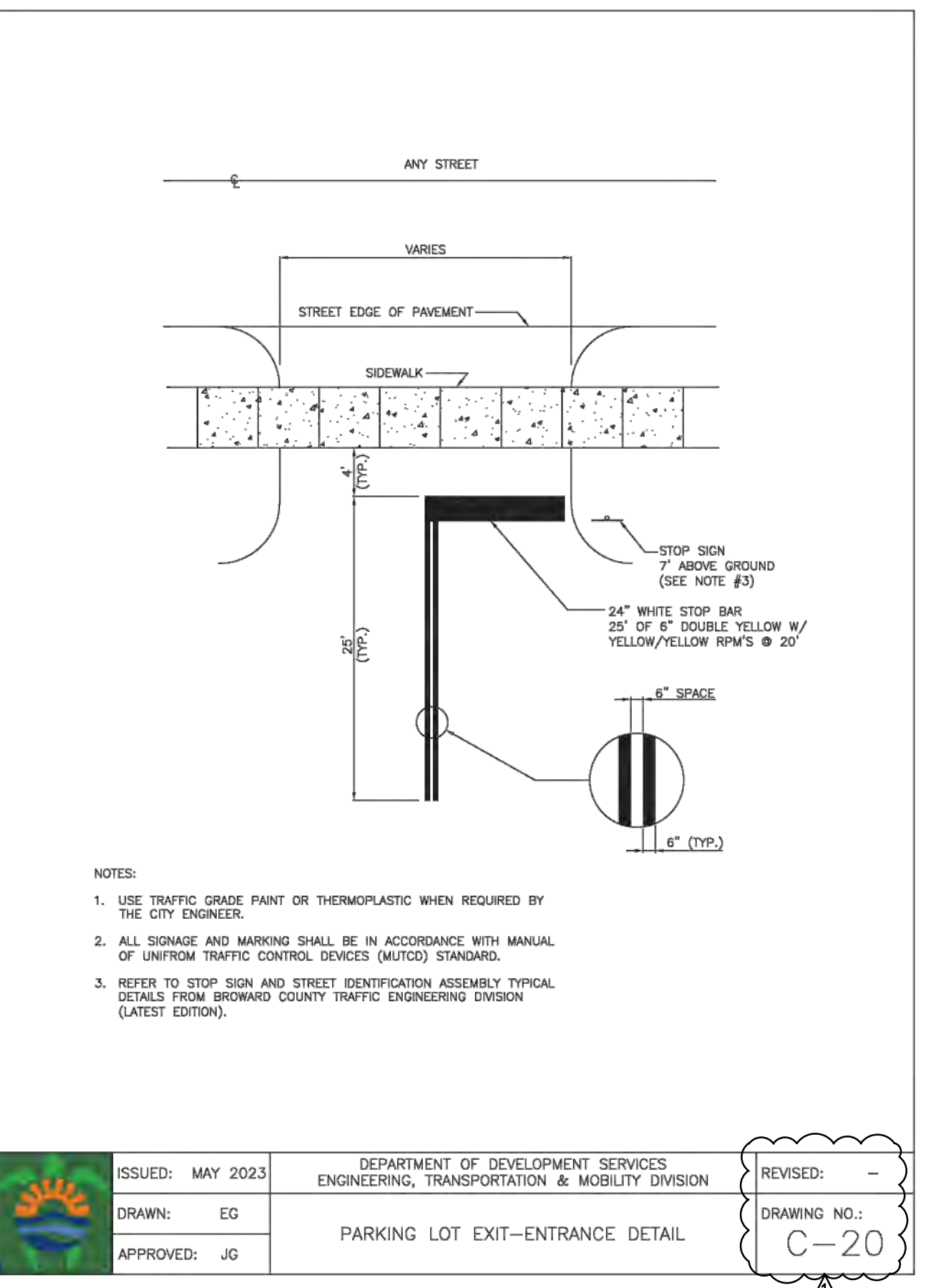
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C-24
APPROVED: JG		



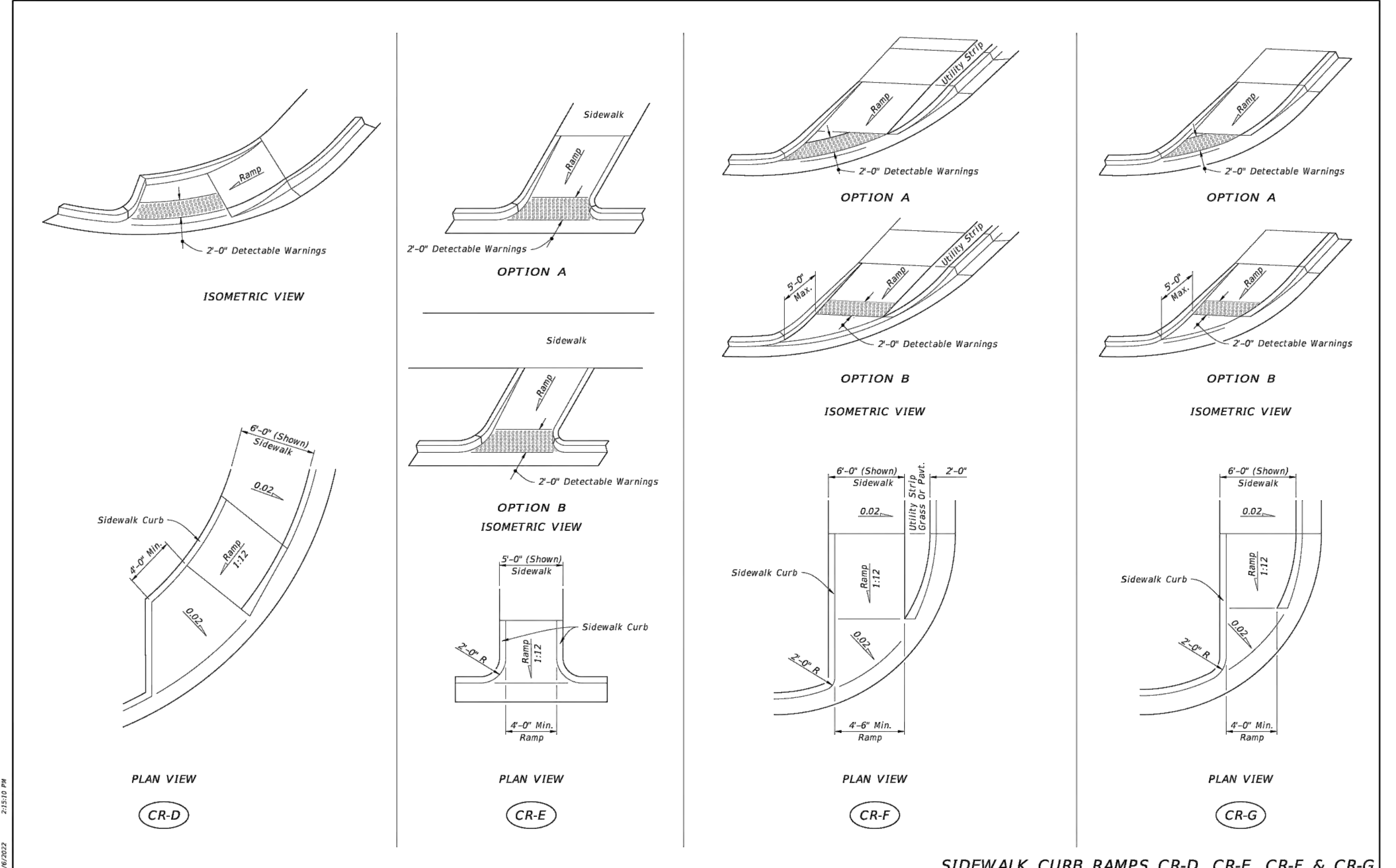
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C-26
APPROVED: JG		



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



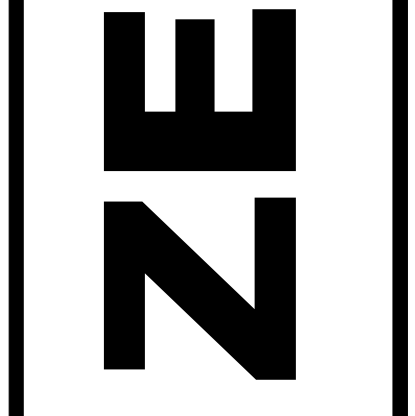
LAST REVISION: 11/01/21	DESCRIPTION:	FY 2023-24 STANDARD PLANS	INDEX: 522-002	SHEET: 4 of 7
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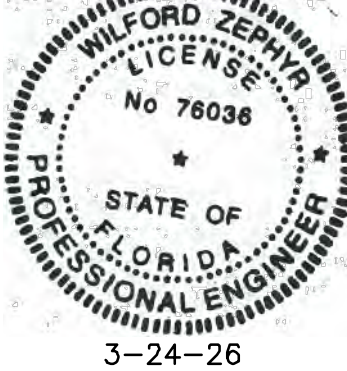
NO.	DATE	DESCRIPTION	TAC REVIEW COMMENTS
1	8-5-25		

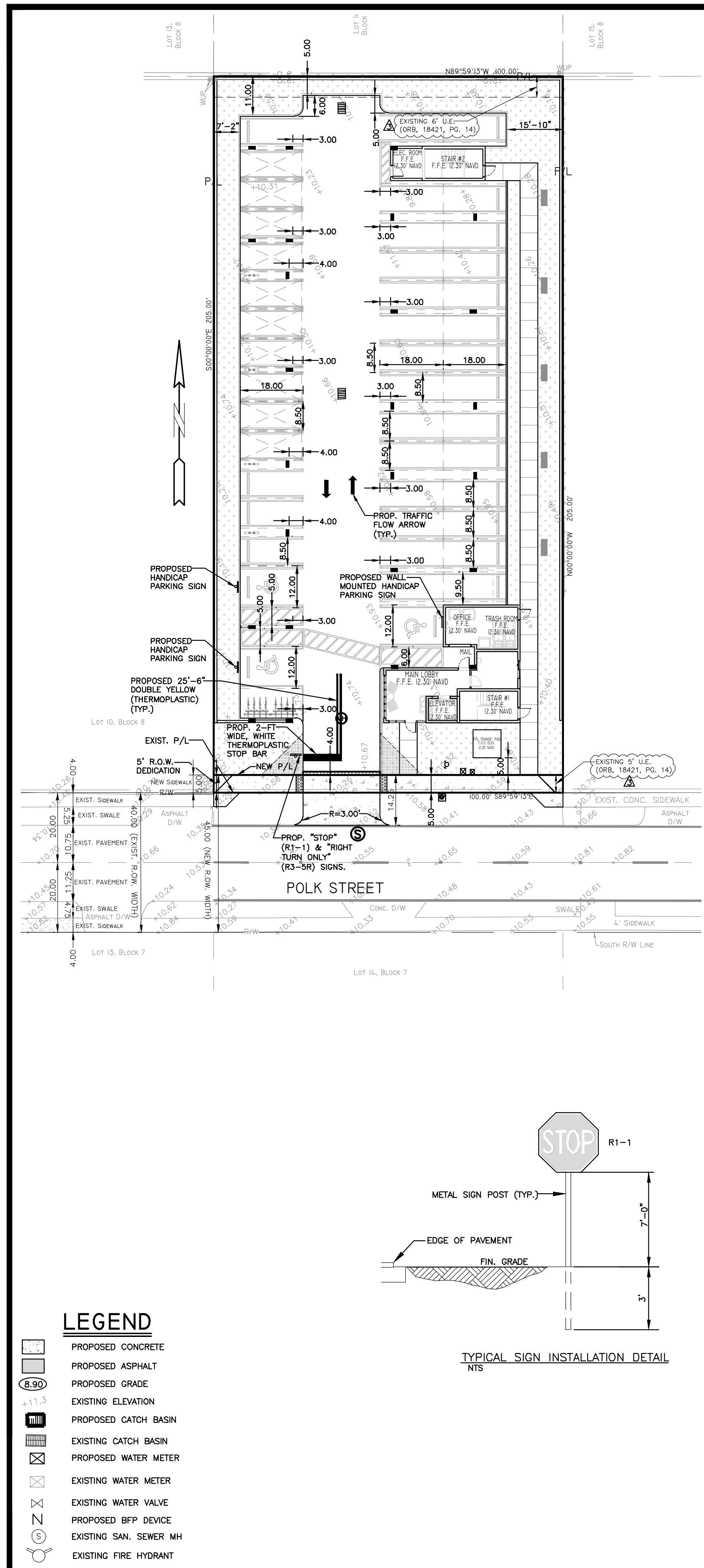
ZEPHYR ENGINEERING
 WILFORD ZEPHYR, P.E.
 HOLLYWOOD, FL
 (786) 302-7693
 wzephyreng@gmail.com
 CA#: 31158



2323 POLK BUILDING
 A RESIDENTIAL CONDOMINIUM
 2323 POLK STREET
 HOLLYWOOD, FLORIDA - 33020

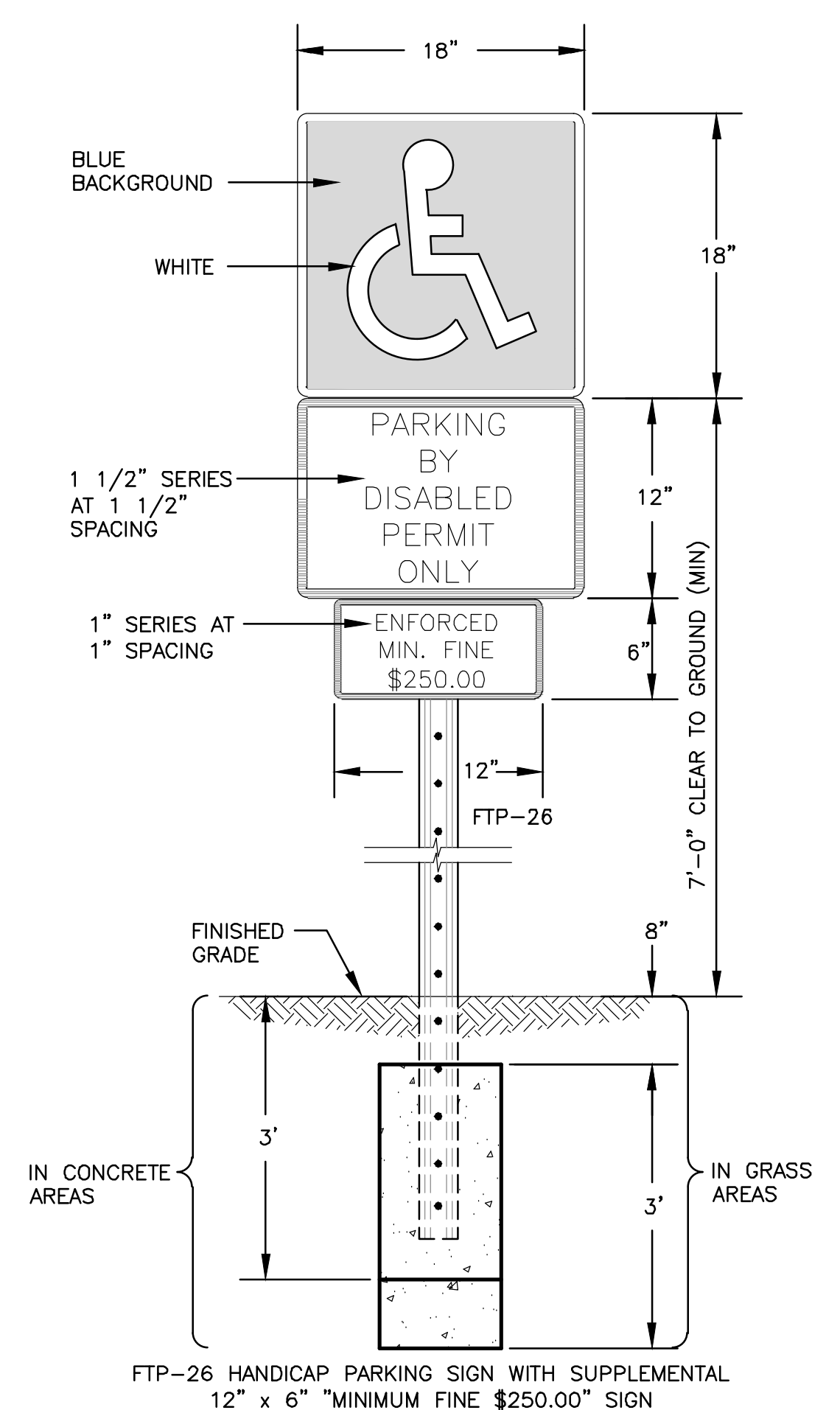
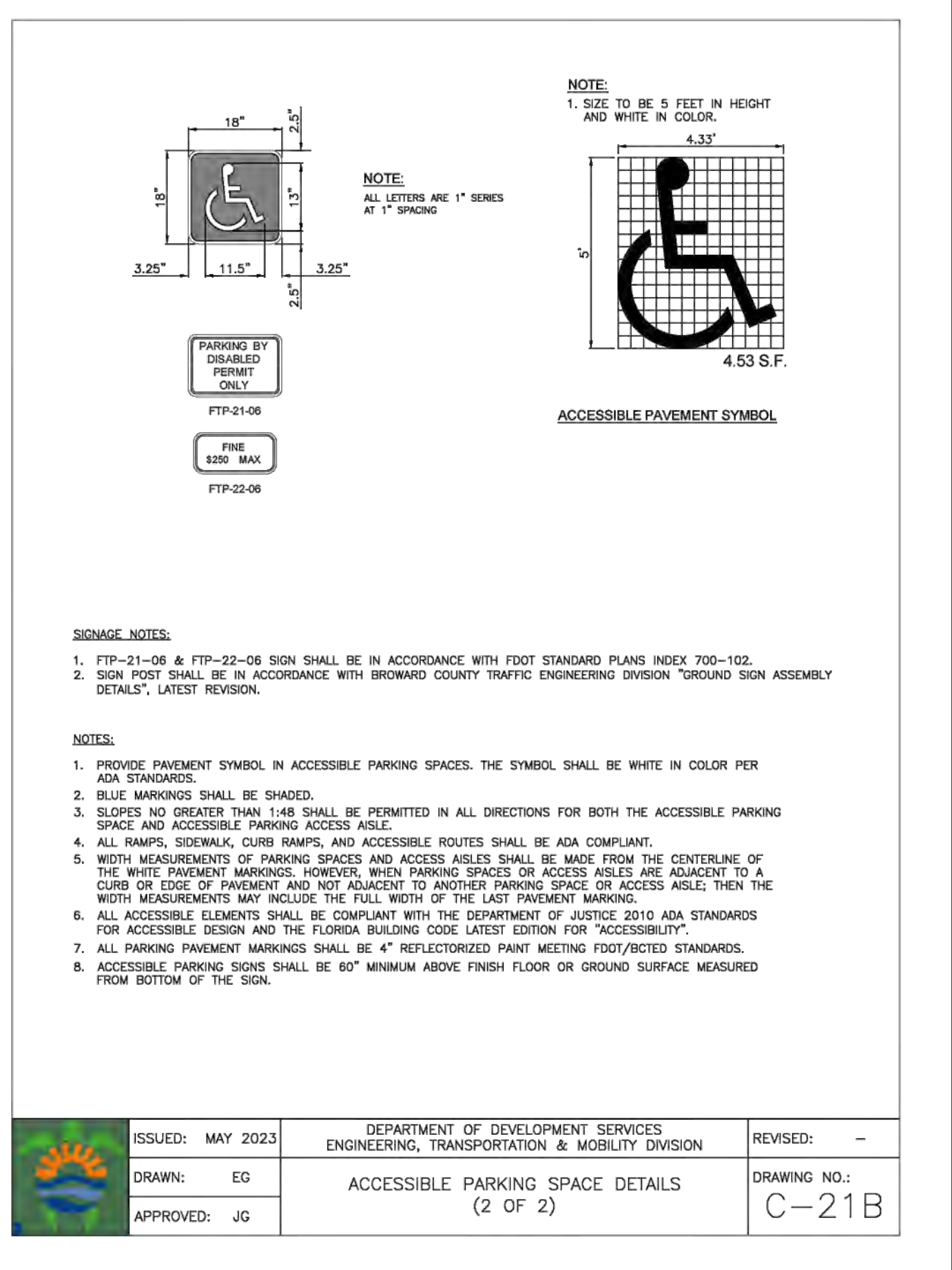
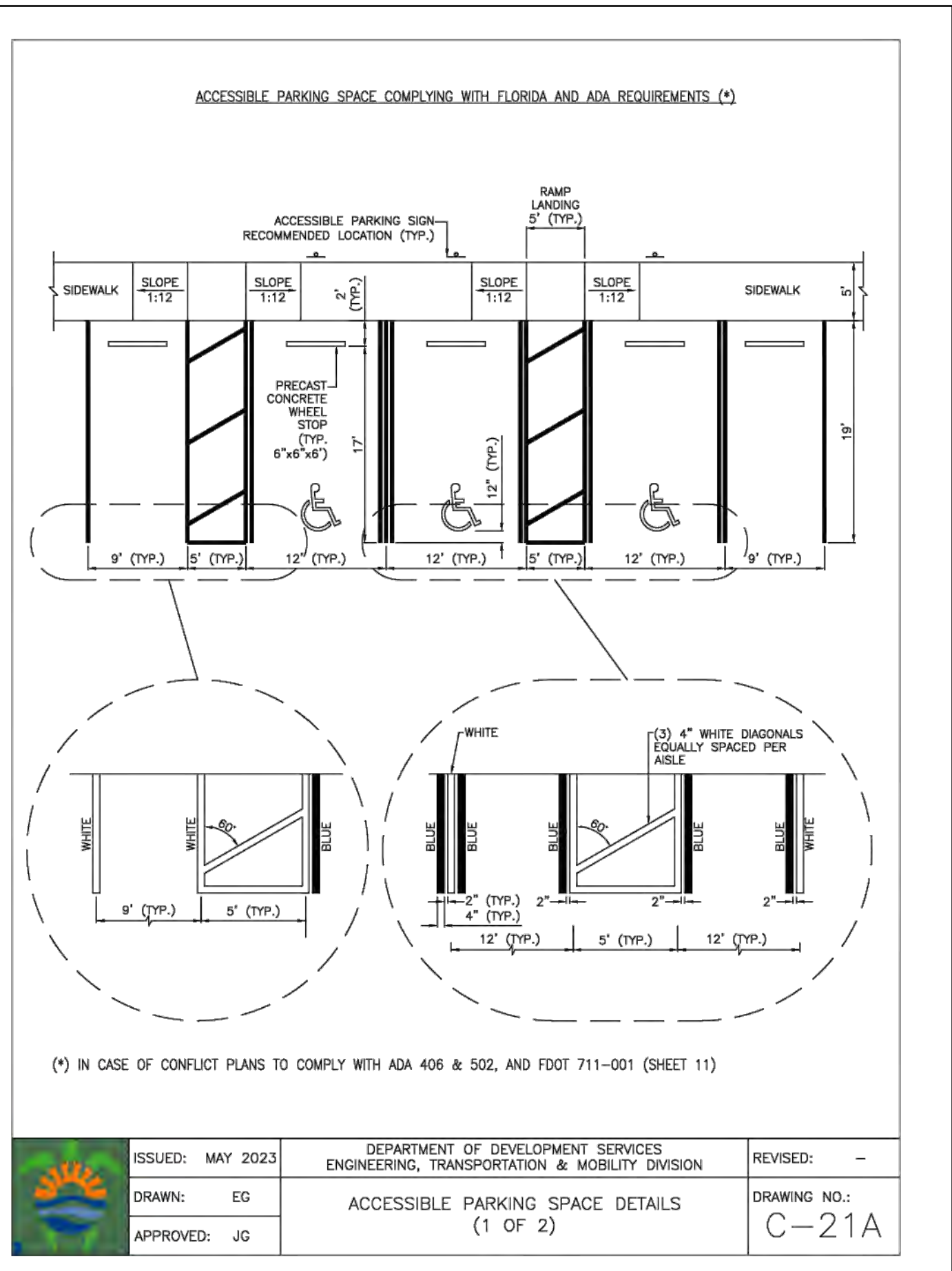
P.E.#: 78036
DATE: 9/03/24
SCALE: N.T.S.
SHEET NO.: C4
4 OF 11
PROJECT NO.: 24-36



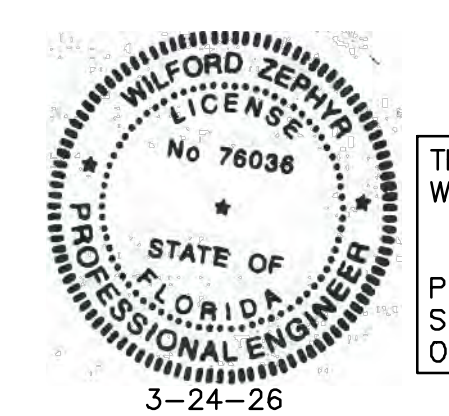


LEGEND

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



- NOTES:**
- TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND.
 - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - LOCATE SIGN AT CENTERLINE AND HEAD OF EACH HANDICAP PARKING STALL, WHERE APPLICABLE.
- HANDICAP PARKING SIGN DETAIL**
NTS



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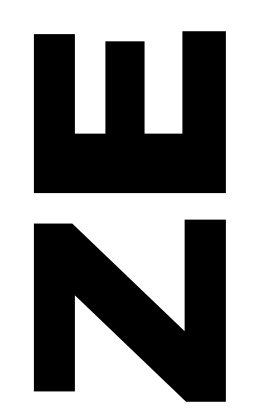
PAVEMENT MARKINGS & SIGNAGE PLAN

SCALE: 1"=20'

REVISIONS

NO.	DATE	DESCRIPTION
1	12-4-24	TAC REVIEW COMMENTS
2	8-5-25	TAC REVIEW COMMENTS
3	12-18-25	TAC REVIEW COMMENTS

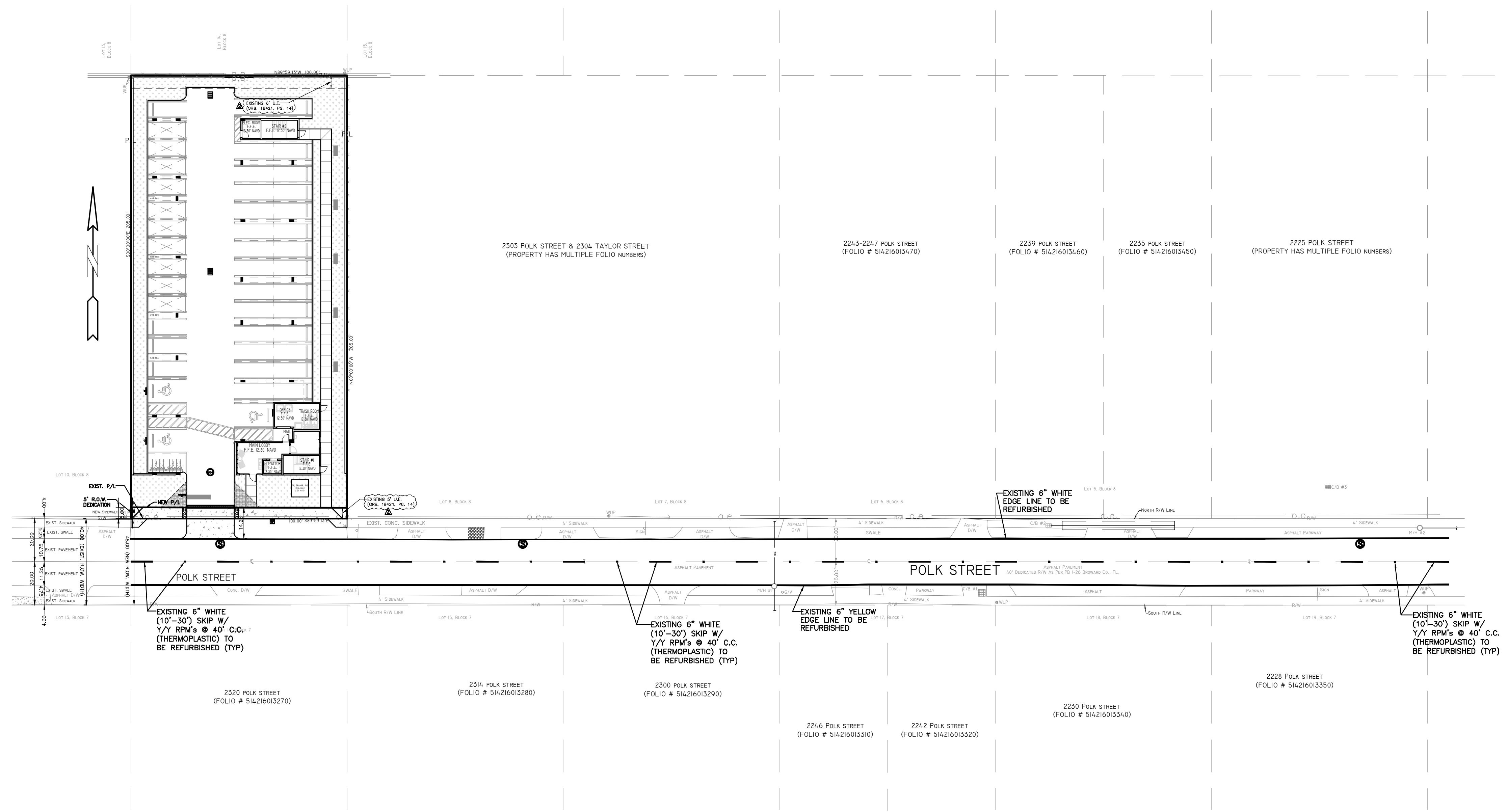
ZEPHYR ENGINEERING
WILFORD ZEPHYR, P.E.
HOLLYWOOD, FL
(786) 302-7693
wzephyreng@gmail.com
CA#: 31158



**2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM**
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

P.E.#: 76036
DATE: 9/03/24
SCALE: 1"=20'
SHEET NO.: C5
5 OF 11
PROJECT NO.: 24-36

NOTE:
ALL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS

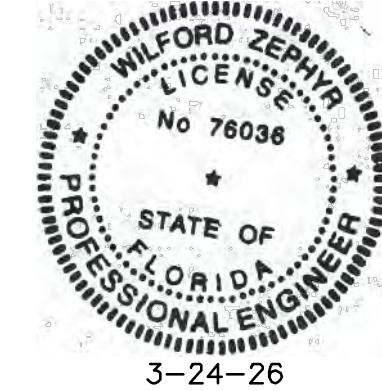


NOTE:

- 1) Broward County Traffic Engineering Division's review does not include a review and acceptance of the project's design or operation. These items are to be reviewed and approved by the City Engineer.
- 2) Broward County Traffic Engineering Division does not review and approve, or inspect and accept the following items for maintenance: pavement markings on or adjacent to paver bricks, painted asphalt, stamped asphalt or pavement markings made of paver bricks, raised intersections and related markings and signing, un-warranted mid-block crosswalks and related markings and signing, un-warranted crosswalks and related markings and signing, painted/decorative crosswalks, raised crosswalks and related markings and signing, Advanced Warning pavement markings for Speed Tables, Blinker Signs, Rectangular Rapid Flasher Beacons and related markings and signing, on-street parking and related markings and signing, in-road lighting and related markings and signing, green bike lanes, flexible delineators, decorative signs and decorative sign posts, planters, on-site pavement markings and signing, off-site pavement markings and signing in right-of-way that is not dedicated for public use, sidewalk work or asphalt work.
- 3) The City Engineer is responsible for the review and approval of the design and operation of the project, and for the inspection and acceptance of the following items that will be maintained by the City: pavement markings on or adjacent to paver bricks, painted asphalt, stamped asphalt or pavement markings made of paver bricks, pavement markings on or adjacent to painted asphalt, raised intersections and related markings and signing, un-warranted mid-block crosswalks and related markings and signing, un-warranted crosswalks and related markings and signing, painted/decorative crosswalks, raised crosswalks and related markings and signing, Advanced Warning pavement markings for Speed Tables, Blinker Signs, Rectangular Rapid Flasher Beacons and related markings and signing, on-street parking and related markings and signing, in-road lighting and related markings and signing, green bike lanes, flexible delineators, decorative signs and decorative sign posts, planters, on-site pavement markings and signing, off-site pavement markings and signing in right-of-way that is not dedicated for public use, sidewalk work or asphalt work.

LEGEND

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



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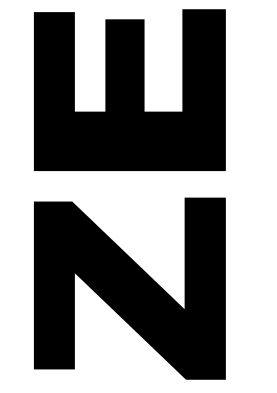
R.O.W. PAVEMENT MARKINGS PLAN & DETAILS

SCALE: 1"=30'

REVISIONS

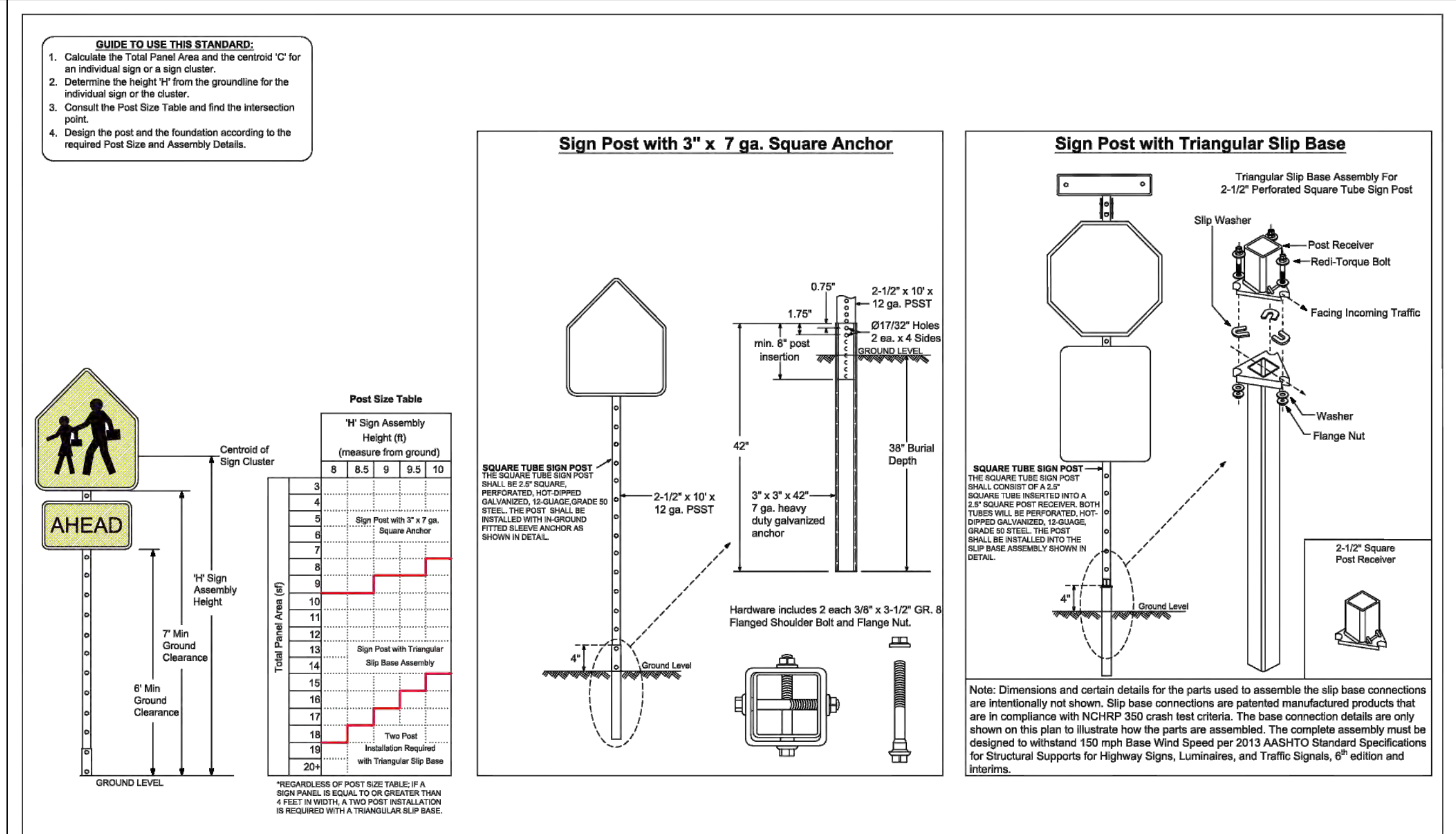
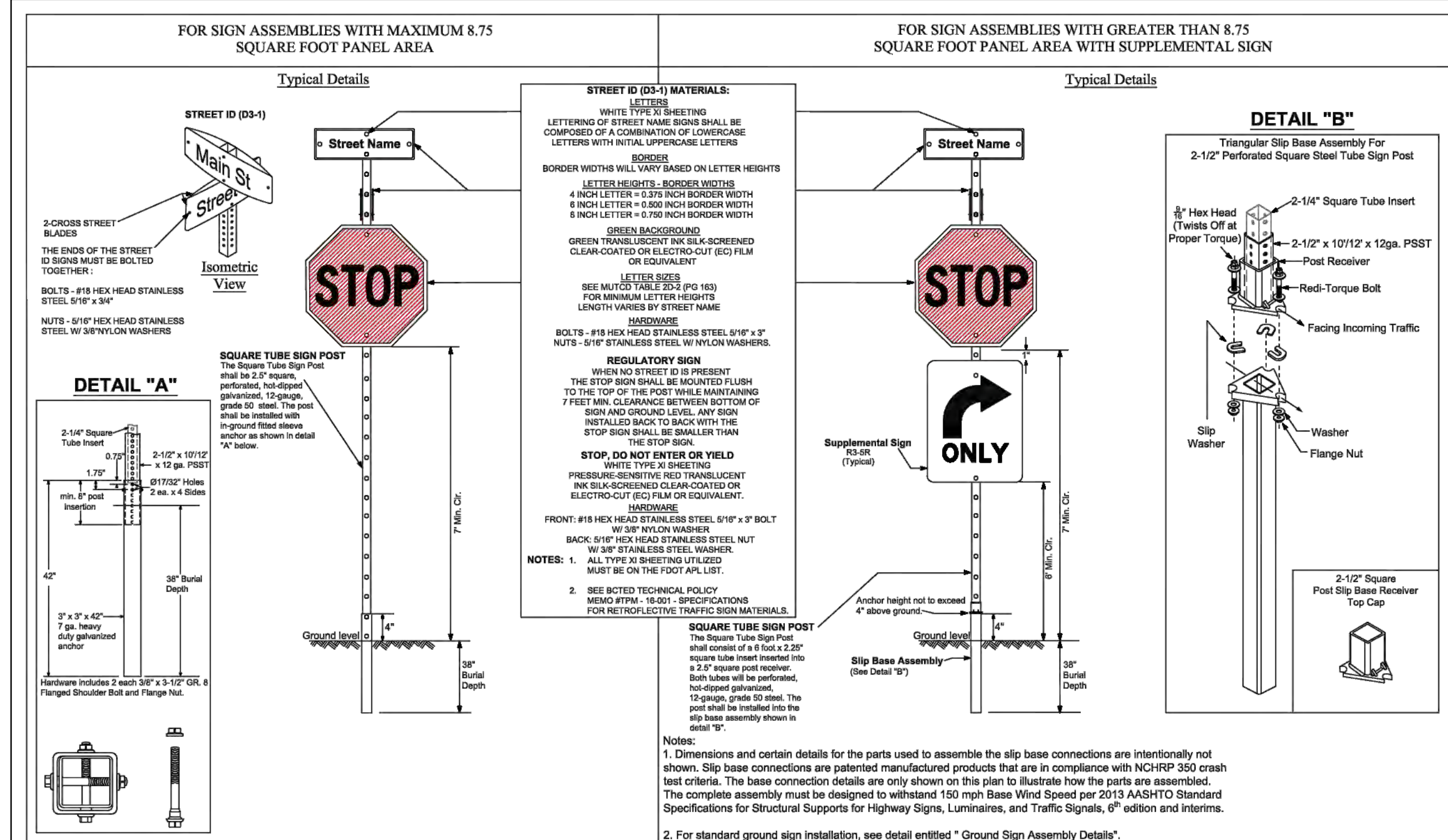
NO.	DATE	DESCRIPTION
1	12-4-24	TAC REVIEW COMMENTS
2	12-18-25	TAC REVIEW COMMENTS

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



2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

P.E. #: 76036
DATE: 9/03/24
SCALE: 1"=30'
SHEET NO.: C6
6 OF 11
PROJECT NO.: 24-36



DATE	DESCRIPTION	SCALE: NTS	SHEET NO.
02-26-2020	ADDED ISOMETRIC VIEW		
02-25-2021	UPDATED POST BASE HEIGHT		
02-22-2021	UPDATED SIGN POST NOTES		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

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

STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS

SHEET NO. 1 OF 1

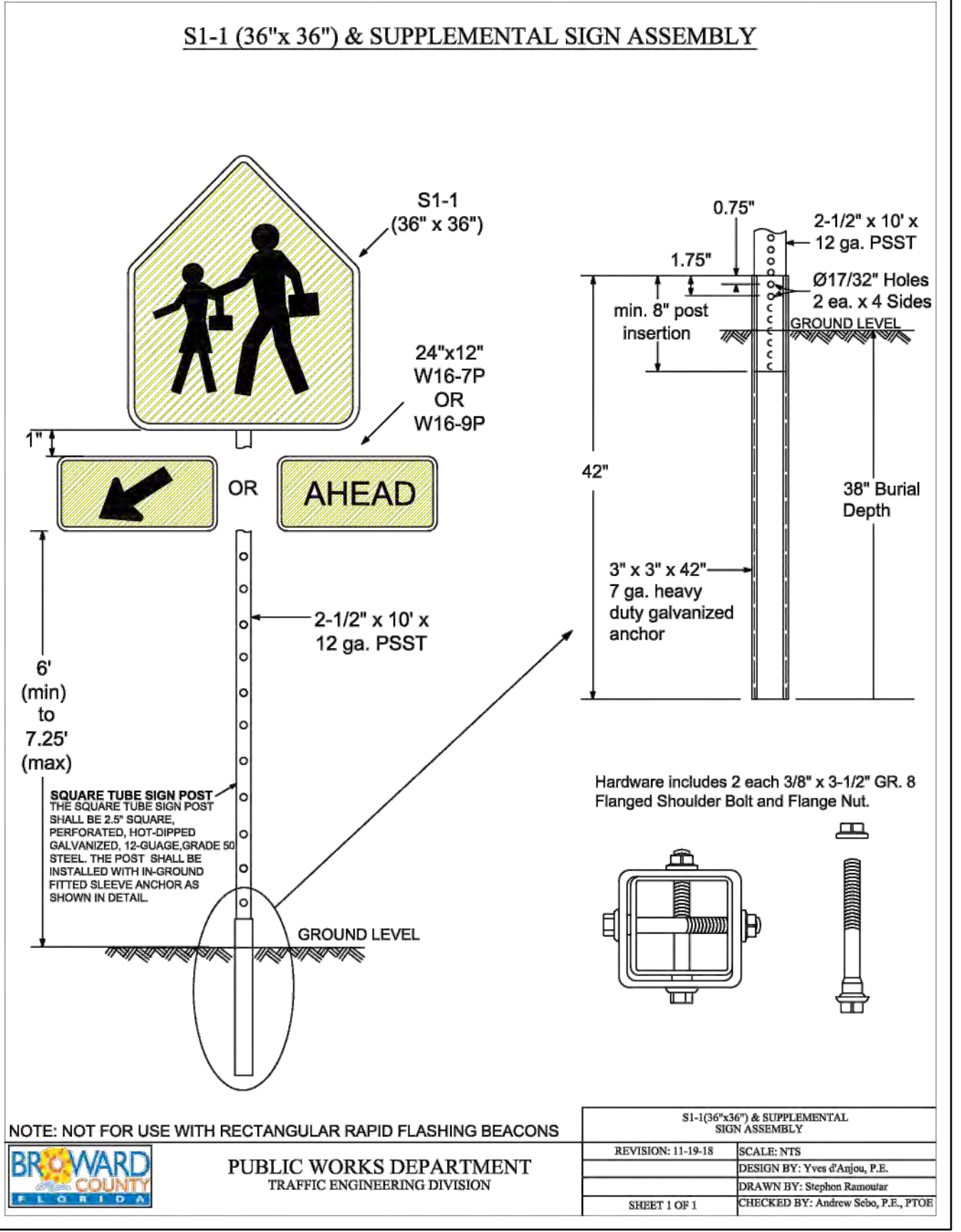
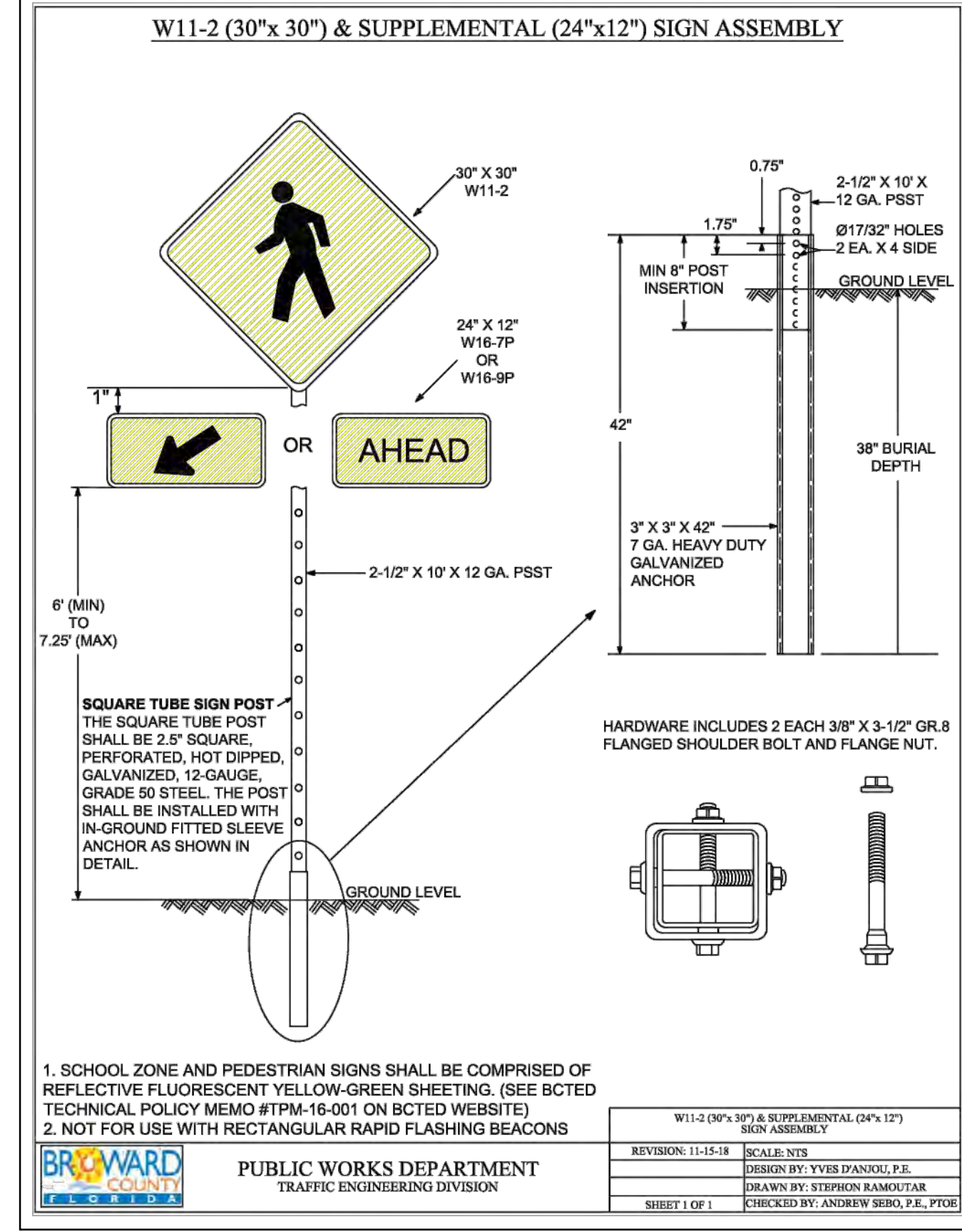
DATE	DESCRIPTION	SCALE: NTS	SHEET NO.
03-21-2017	UPDATED POST SIZE		
11-24-2020	ADDED POST SIZE NOTE		
02-05-2021	UPDATED POST BASE HEIGHT		

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION

DESIGN BY: YVES DANJOU, P.E.
DRAWN BY: STEPHON RAMOUTAR
CHECKED BY: ANDREW SEBO, P.E., PTOE

GROUND SIGN ASSEMBLY DETAILS

SHEET NO. 1 OF 1



NOTE:
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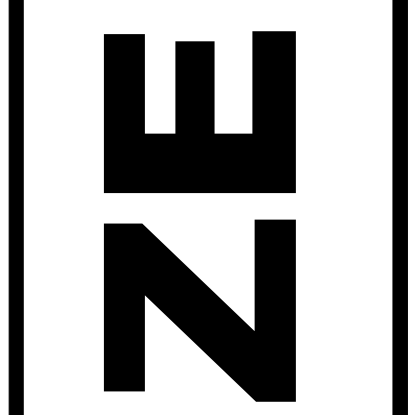
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R.O.W. PAVEMENT MARKINGS DETAILS
SCALE: N.T.S.

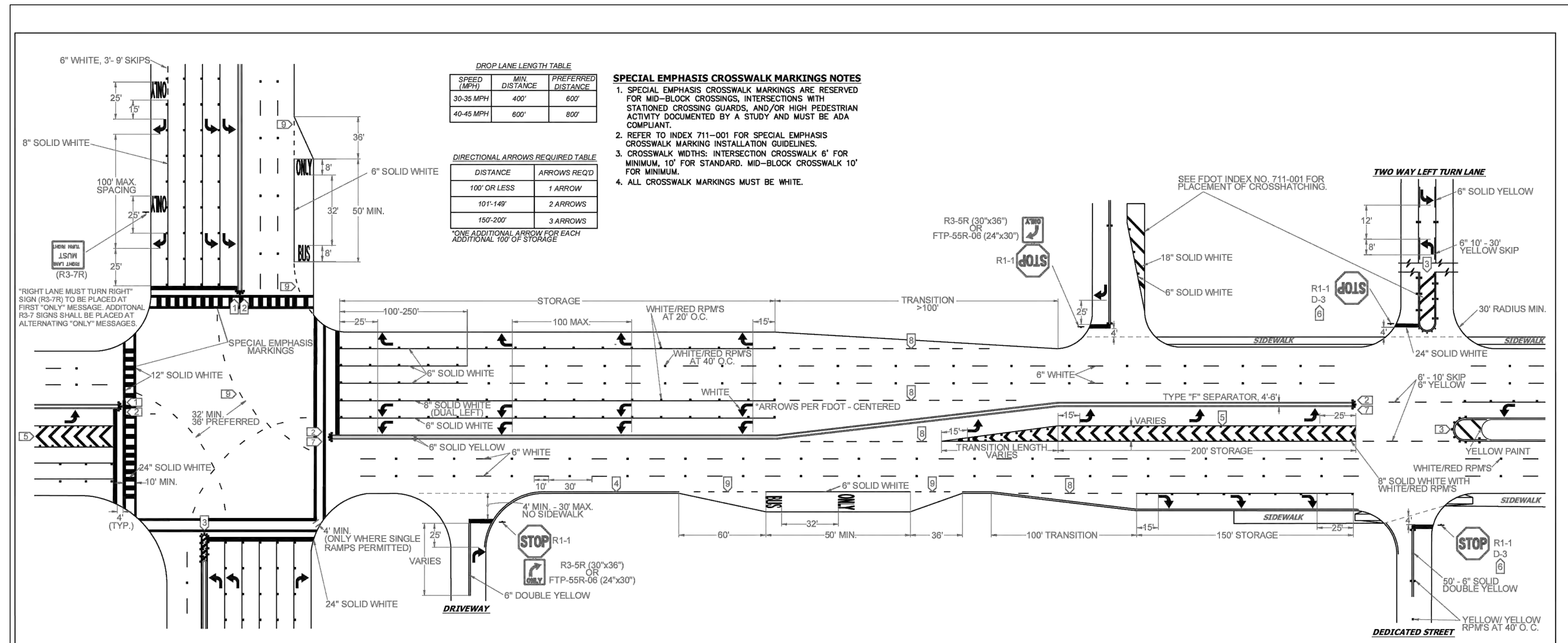
NO.	DATE	REVISIONS DESCRIPTION

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



2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

P.E.#: 76036
DATE: 9/03/24
SCALE: N.T.S.
SHEET NO.: C7
7 OF 11
PROJECT NO.: 24-36



DROP LANE LENGTH TABLE

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

DIRECTIONAL ARROWS REQUIRED TABLE

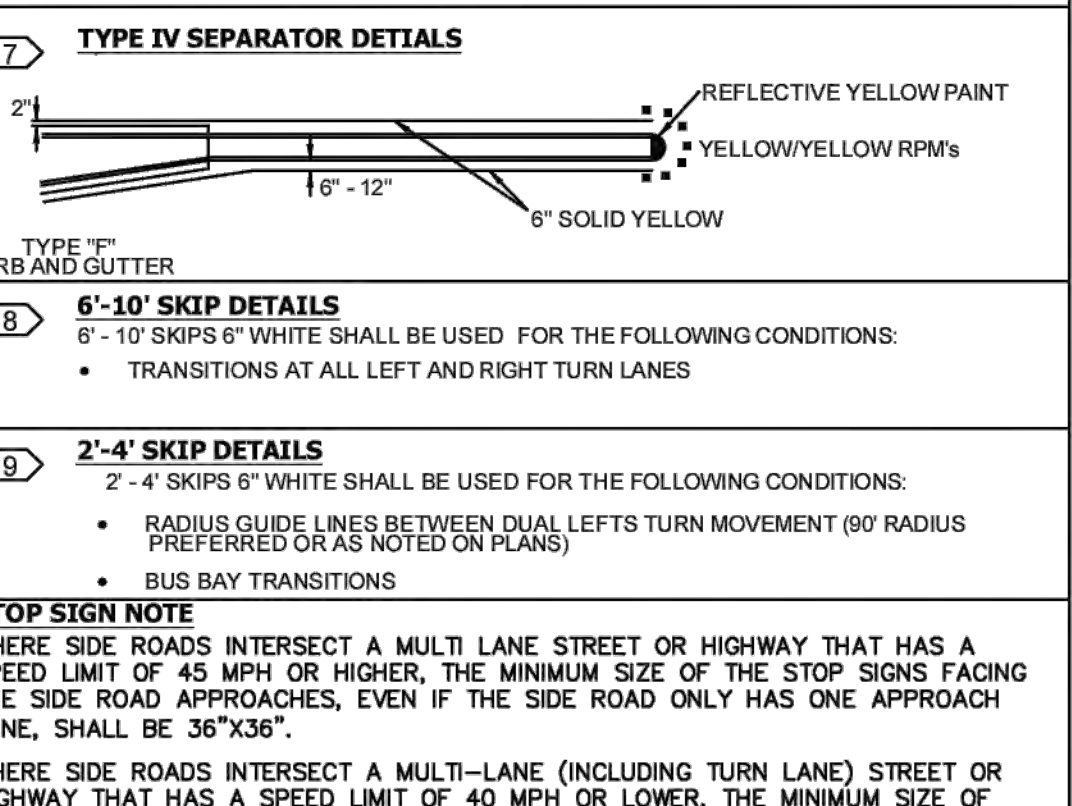
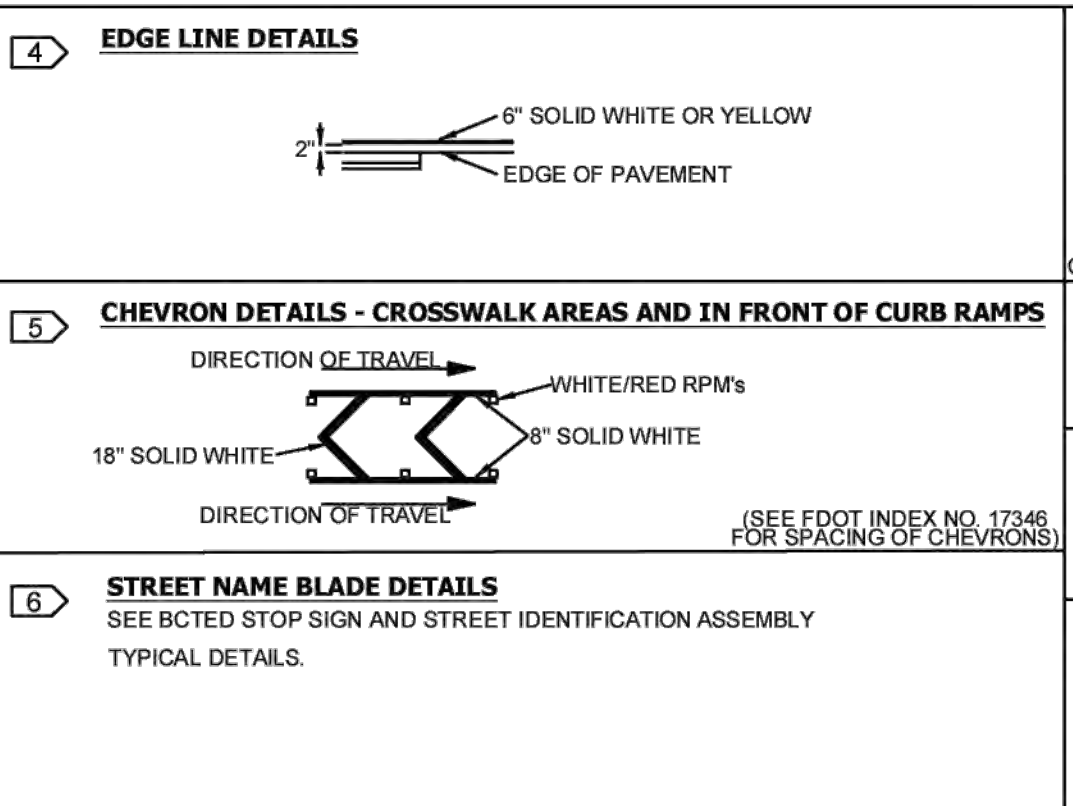
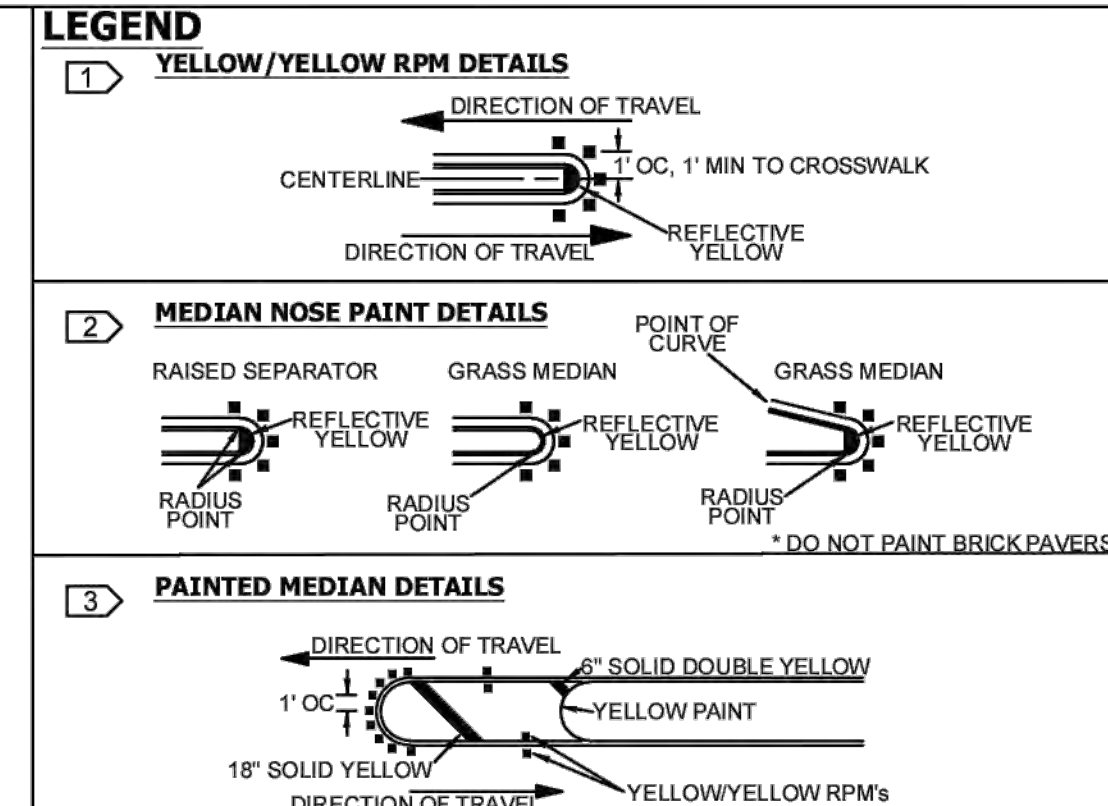
DISTANCE	ARROWS REQ'D
100' OR LESS	1 ARROW
101'-149'	2 ARROWS
150'-200'	3 ARROWS

*ONE ADDITIONAL ARROW FOR EACH ADDITIONAL 100' OF STORAGE

SPECIAL EMPHASIS CROSSWALK MARKINGS NOTES

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

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



REVISIONS

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



**PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING DIVISION**

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

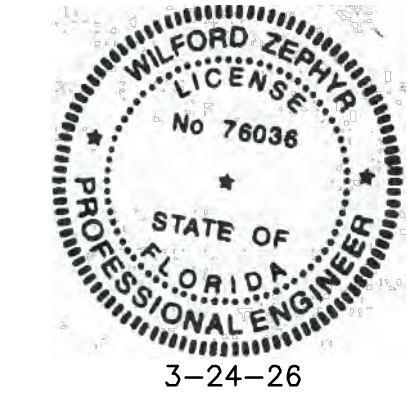
**PAVEMENT MARKINGS
AND SIGNS
DETAILS**

SHEET NO.
1 OF 1

NOTE:
ALL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS

NOTE:

- Broward County Traffic Engineering Division's review does not include a review and acceptance of the project's design or operation. These items are to be reviewed and approved by the City Engineer.
- Broward County Traffic Engineering Division does not review and approve, or inspect and accept the following items for maintenance: pavement markings on or adjacent to paver bricks, painted asphalt, stamped asphalt or pavement markings made of paver bricks, raised intersections and related markings and signing, un-warranted mid-block crosswalks and related markings and signing, un-warranted crosswalks and related markings and signing, painted/decorative crosswalks, raised crosswalks and related markings and signing, Advanced Warning pavement markings for Speed Tables, Blinker Signs, Rectangular Rapid Flasher Beacons and related markings and signing, on-street parking and related markings and signing, in-road lighting and related markings and signing, green bike lanes, flexible delineators, decorative signs and decorative sign posts, planters, on-site pavement markings and signing, off-site pavement markings and signing in right-of-way that is not dedicated for public use, sidewalk work or asphalt work.
- The City Engineer is responsible for the review and approval of the design and operation of the project, and for the inspection and acceptance of the following items that will be maintained by the City: pavement markings on or adjacent to paver bricks, painted asphalt, stamped asphalt or pavement markings made of paver bricks, pavement markings on or adjacent to painted asphalt, raised intersections and related markings and signing, un-warranted mid-block crosswalks and related markings and signing, un-warranted crosswalks and related markings and signing, painted/decorative crosswalks, raised crosswalks and related markings and signing, Advanced Warning pavement markings for Speed Tables, Blinker Signs, Rectangular Rapid Flasher Beacons and related markings and signing, on-street parking and related markings and signing, in-road lighting and related markings and signing, green bike lanes, flexible delineators, decorative signs and decorative sign posts, planters, on-site pavement markings and signing, off-site pavement markings and signing in right-of-way that is not dedicated for public use, sidewalk work and asphalt work.



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

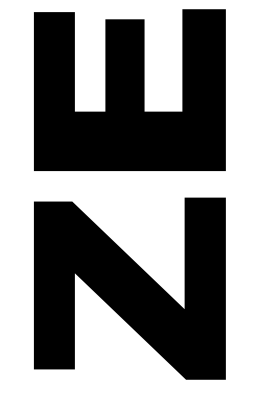
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R.O.W. PAVEMENT MARKINGS DETAILS II
SCALE: N.T.S.

REVISIONS

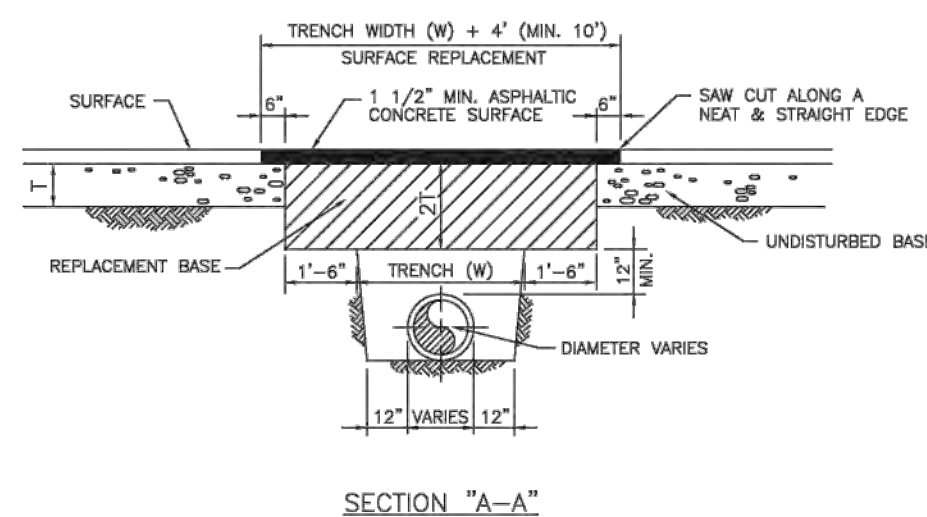
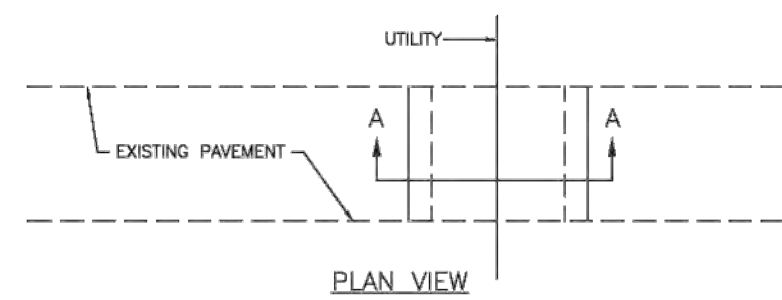
NO.	DATE	DESCRIPTION	BCTD REVIEW COMMENTS
1	10-27-23		

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



2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

P.E.#: 76036
9/03/24
SCALE: N.T.S.
SHEET NO.: C8
8 OF 11
PROJECT NO.: 24-36



NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. MINIMUM 12" MAXIMUM 14"
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 95% OF MAXIMUM DENSITY PER AASHTO T-150.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LER OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

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

SEWER NOTES:

1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES. AN INFILTRATION OR INFLTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

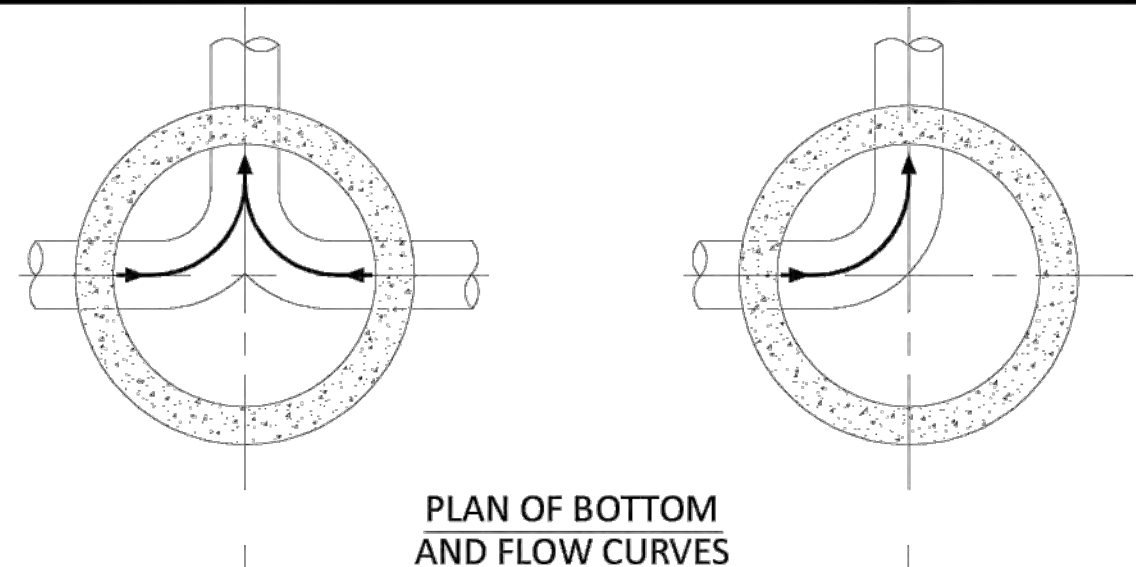
$$L = \frac{S \times D \times \sqrt{P}}{148,000}$$

WHERE:

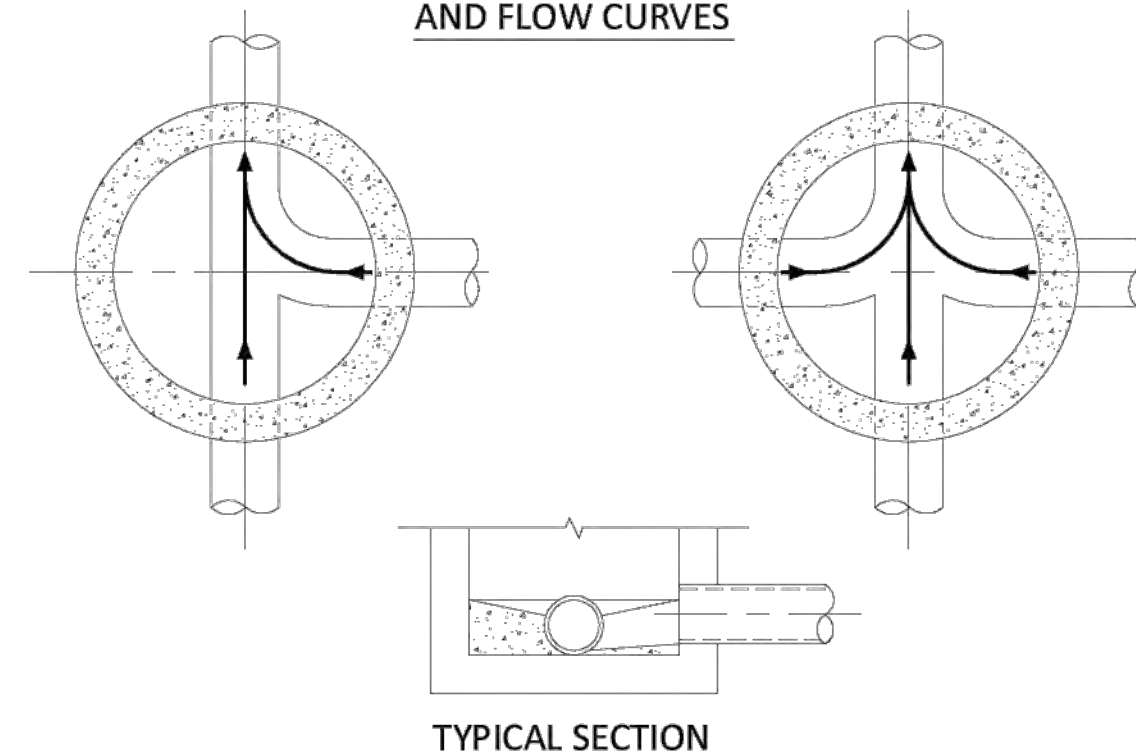
- L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
- D = PIPE DIAMETER IN INCHES
- S = LENGTH OF LINES IN LINEAL FEET
- P = AVERAGE TEST PRESSURE IN PSI

7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. 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.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		



PLAN OF BOTTOM AND FLOW CURVES

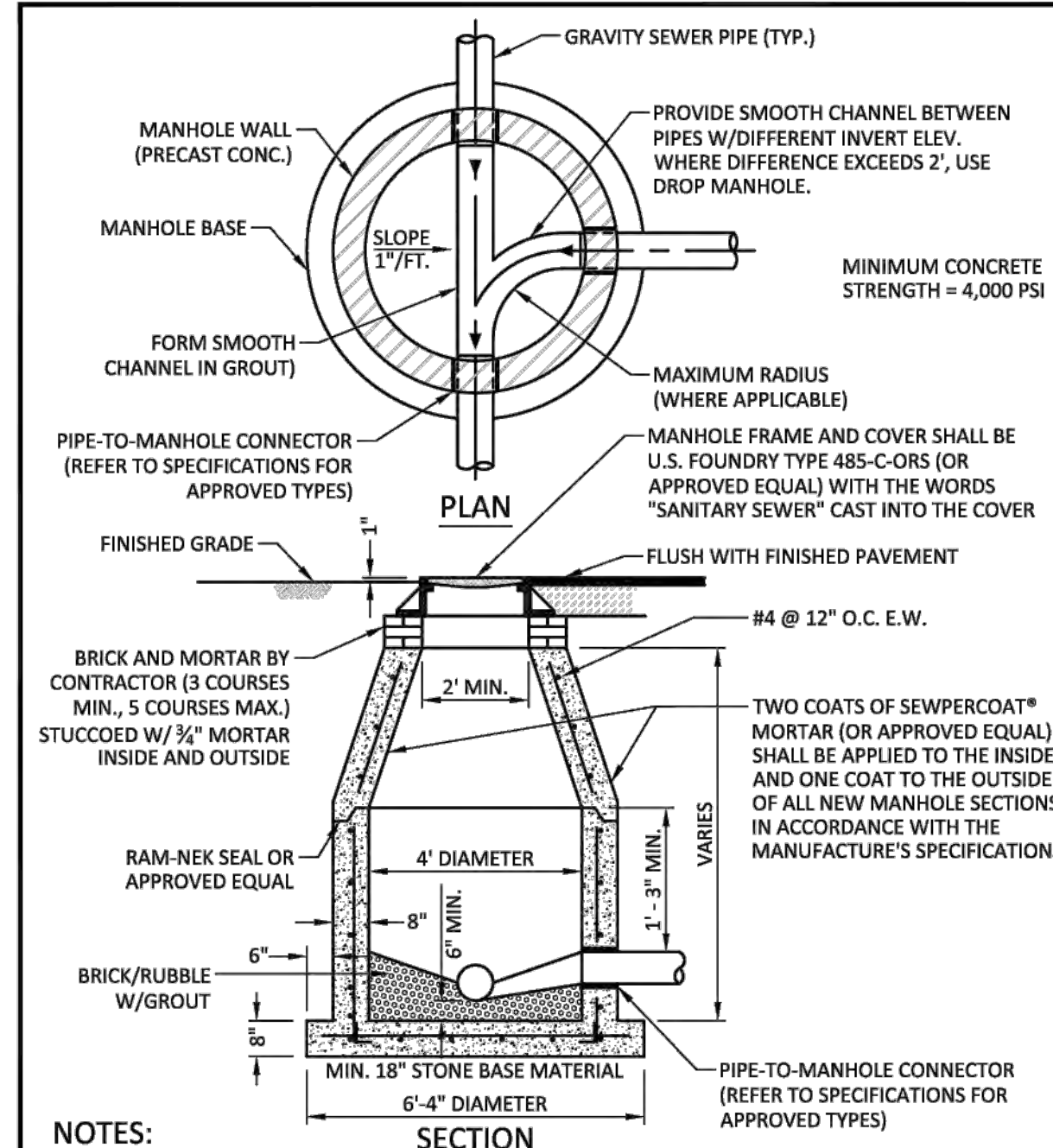


TYPICAL SECTION

NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONNECTIONS (STUBS) SHALL BE CONSTRUCTED FILLED WITH SAND & COVERED WITH 1" OF MORTAR.
4. WHEN FLOW LINE DEFLECTS MORE THAN 45°, A DROP OF 0.10' IS REQUIRED.

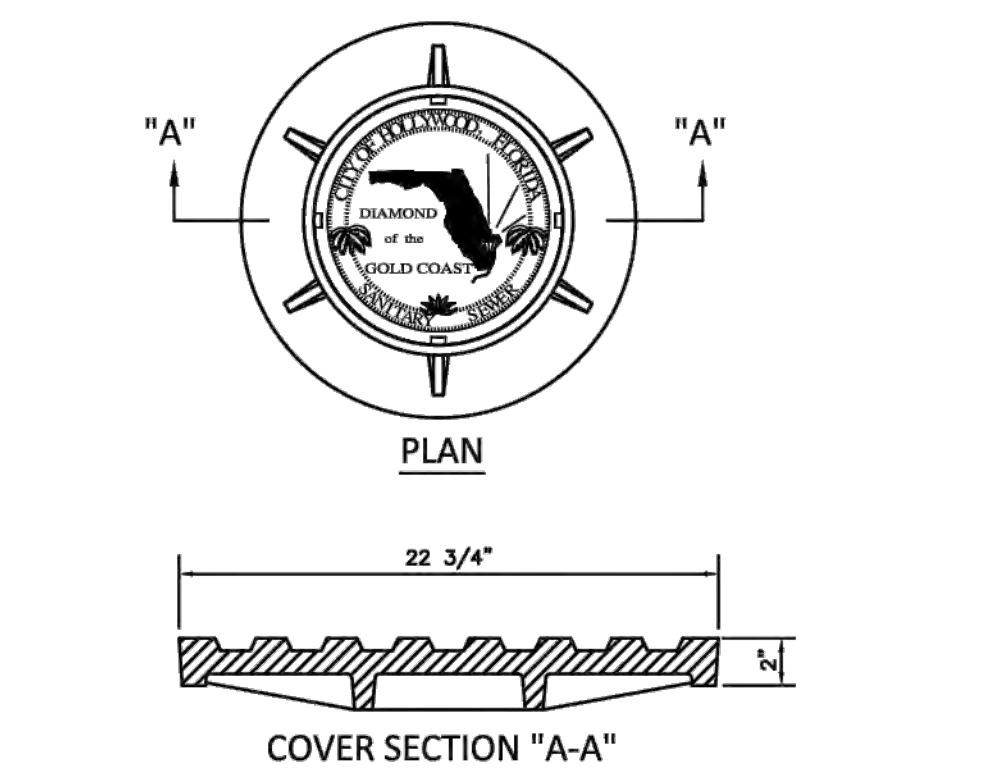
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO. S-02
APPROVED: XXX		



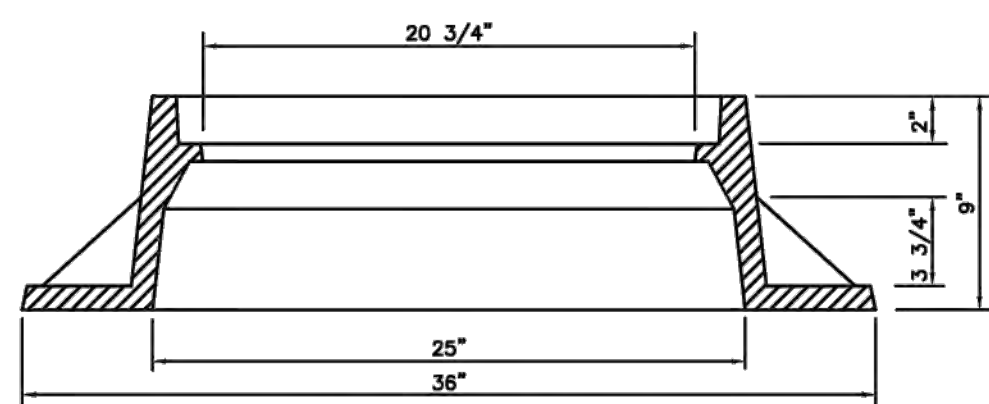
NOTES:

1. SHOP DRAWINGS SHOWING ALL DIMENSIONS, INCLUDING CONCRETE REINFORCEMENT AND BUOYANCY, SHALL BE SUBMITTED TO THE CITY 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.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 07/18/2018
DRAWN: EAM	STANDARD PRECAST MANHOLE	DRAWING NO. S-03
APPROVED: XXX		



COVER SECTION "A-A"

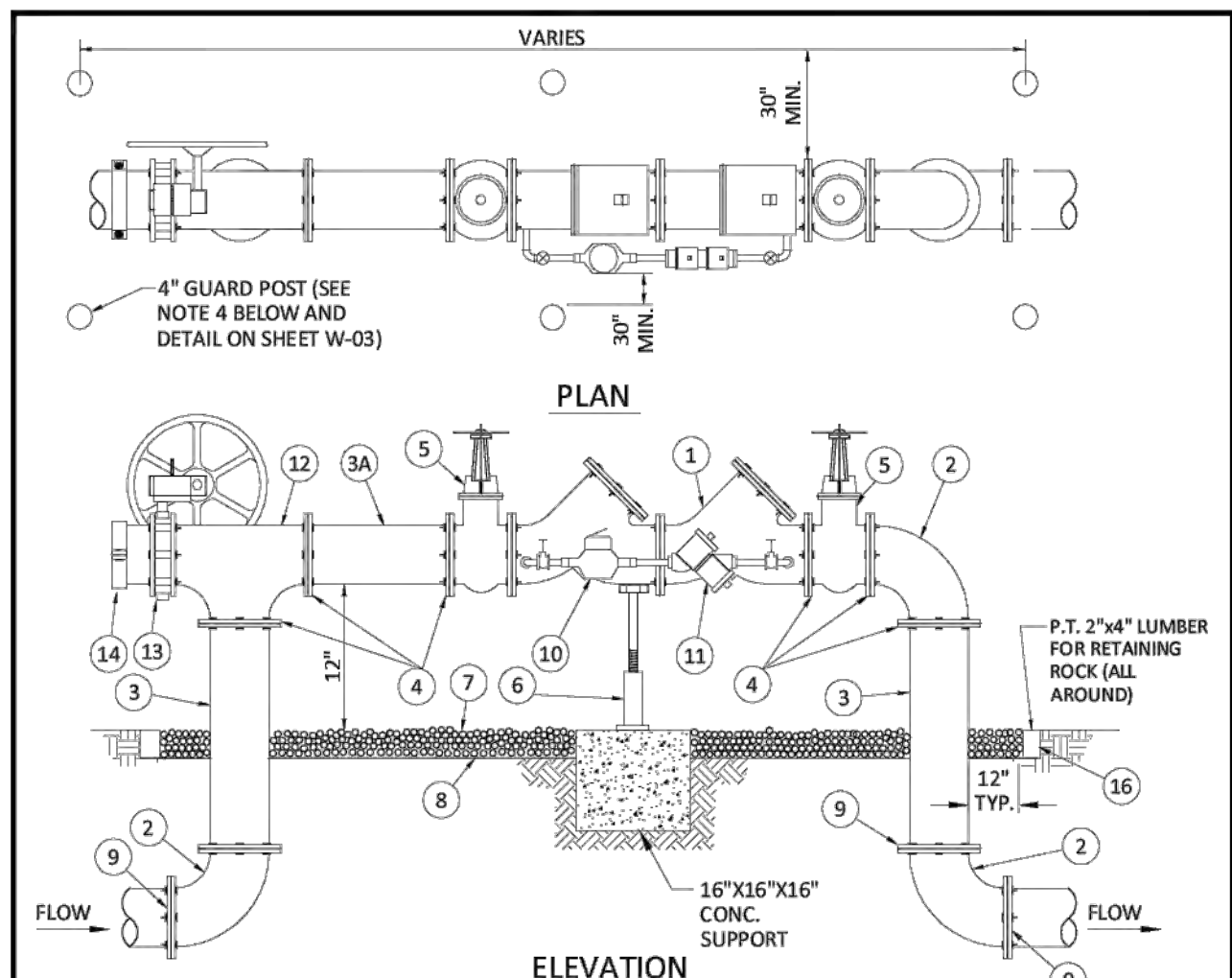


FRAME SECTION "A-A"

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 TYPE EL, WITH THE WORDS "SANITARY SEWER" CAST INTO THE COVER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	MANHOLE FRAME AND COVER CITY OF HOLLYWOOD	DRAWING NO. S-06.1
APPROVED: XXX		



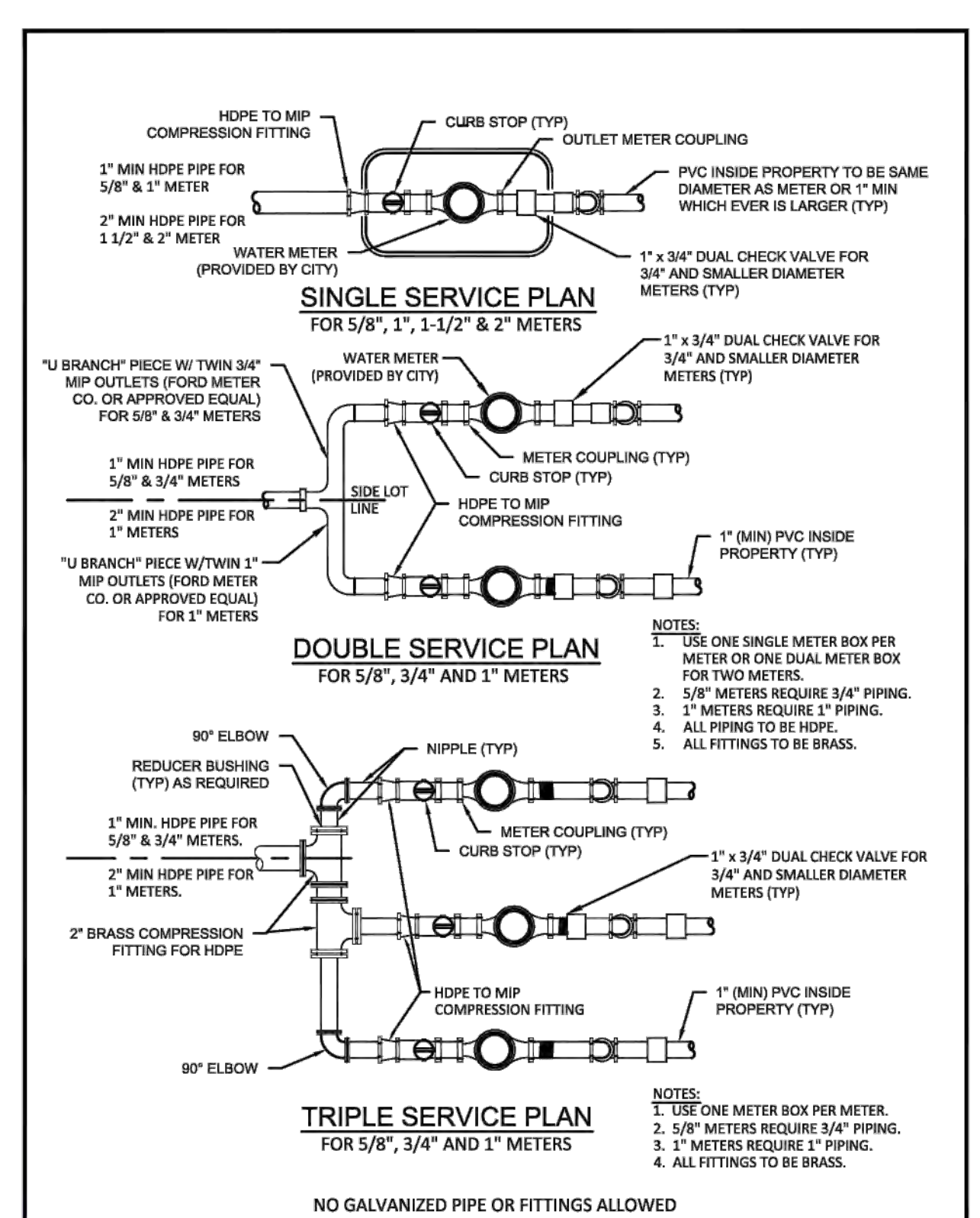
MATERIALS

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

NOTES:

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

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



TRIPLE SERVICE PLAN

FOR 5/8", 3/4" AND 1" METERS

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		

WATER METER SERVICE NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
2. P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
3. MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/8" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VALVES AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VALVES AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
 - a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
 - b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND R.P.M.s, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
14. FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-07
APPROVED: XXX		



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UTILITIES DETAILS I

SCALE: N.T.S.

REVISIONS

ZEPHYR ENGINEERING

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HOLLYWOOD, FL
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wzephyr@zephyr.com
CA#: 31158

ZE

2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

P.E.#: 78036

DATE: 9/03/24

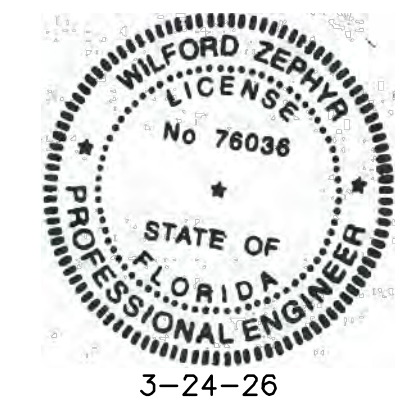
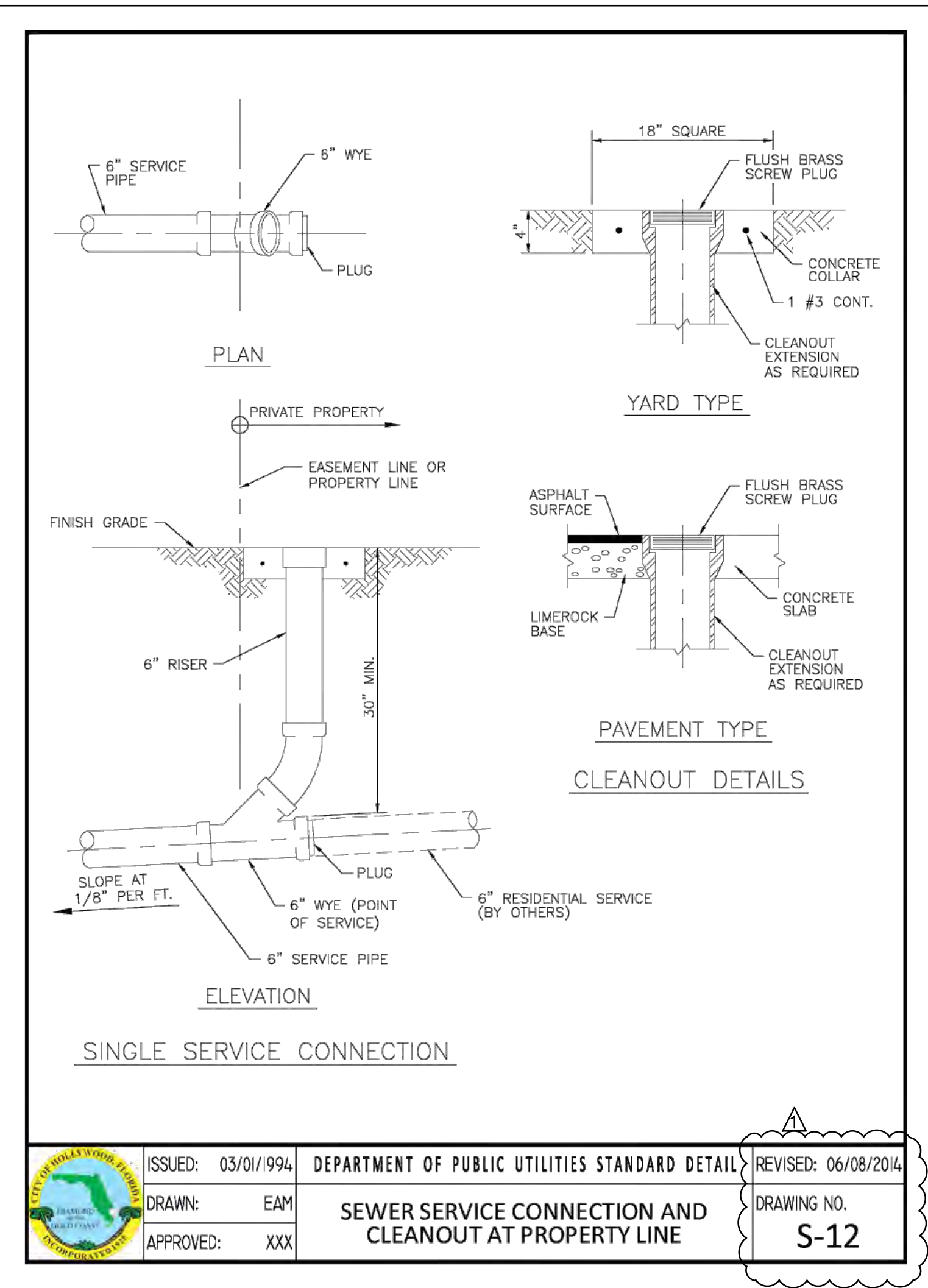
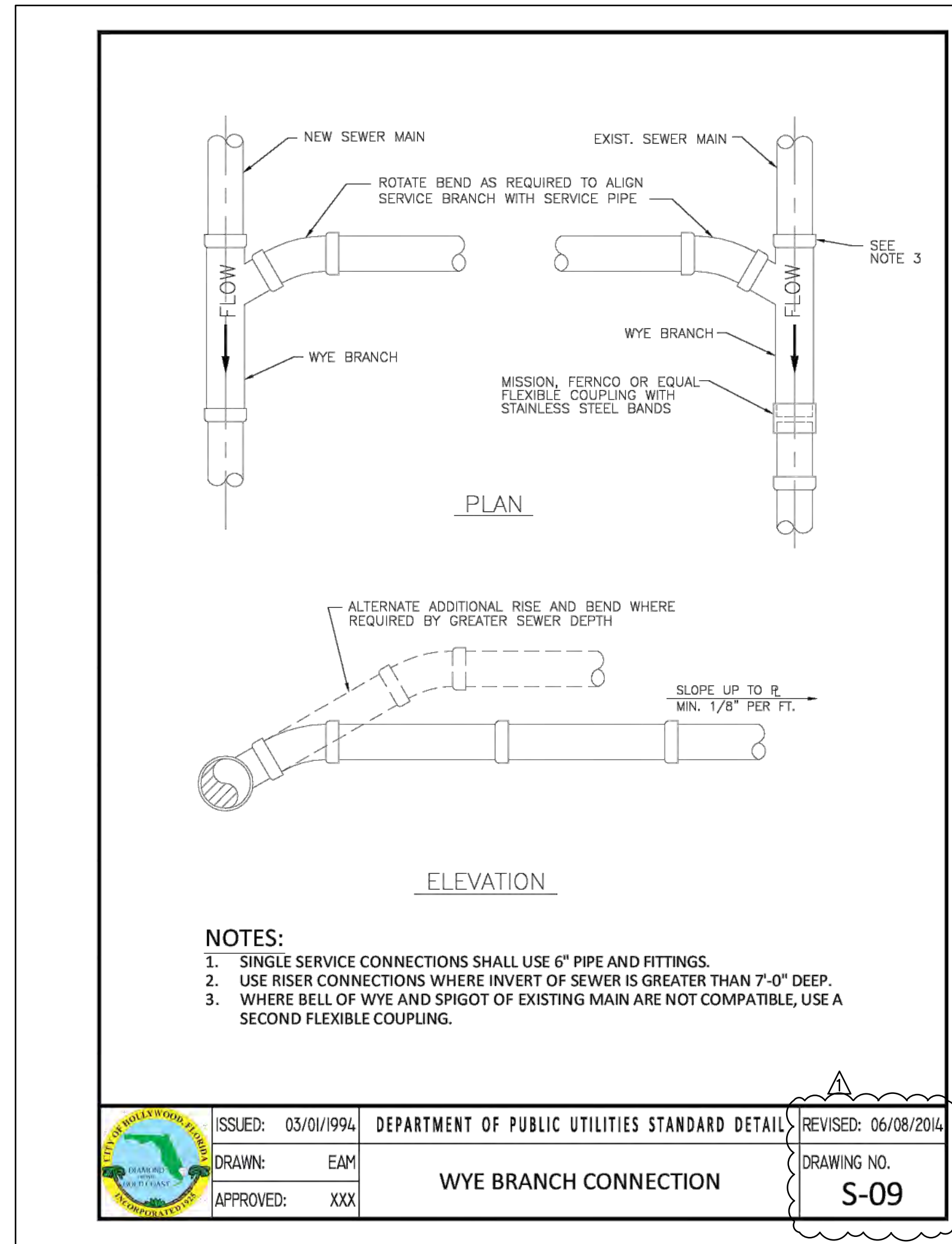
SCALE: N.T.S.

SHEET NO.:

C10

10 OF 11

PROJECT NO.: 24-36



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

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UTILITIES DETAILS II

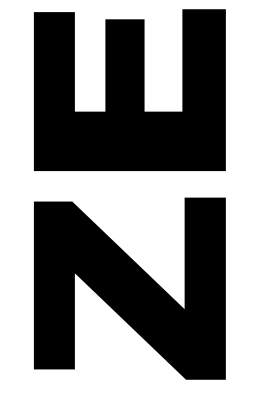
SCALE: N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION
1	12-4-24	TAC REVIEW COMMENTS

ZEPHYR ENGINEERING

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



2323 POLK BUILDING
 A RESIDENTIAL CONDOMINIUM
 2323 POLK STREET
 HOLLYWOOD, FLORIDA - 33020

P.E.#: 76036

DATE: 9/03/24

SCALE: N.T.S.

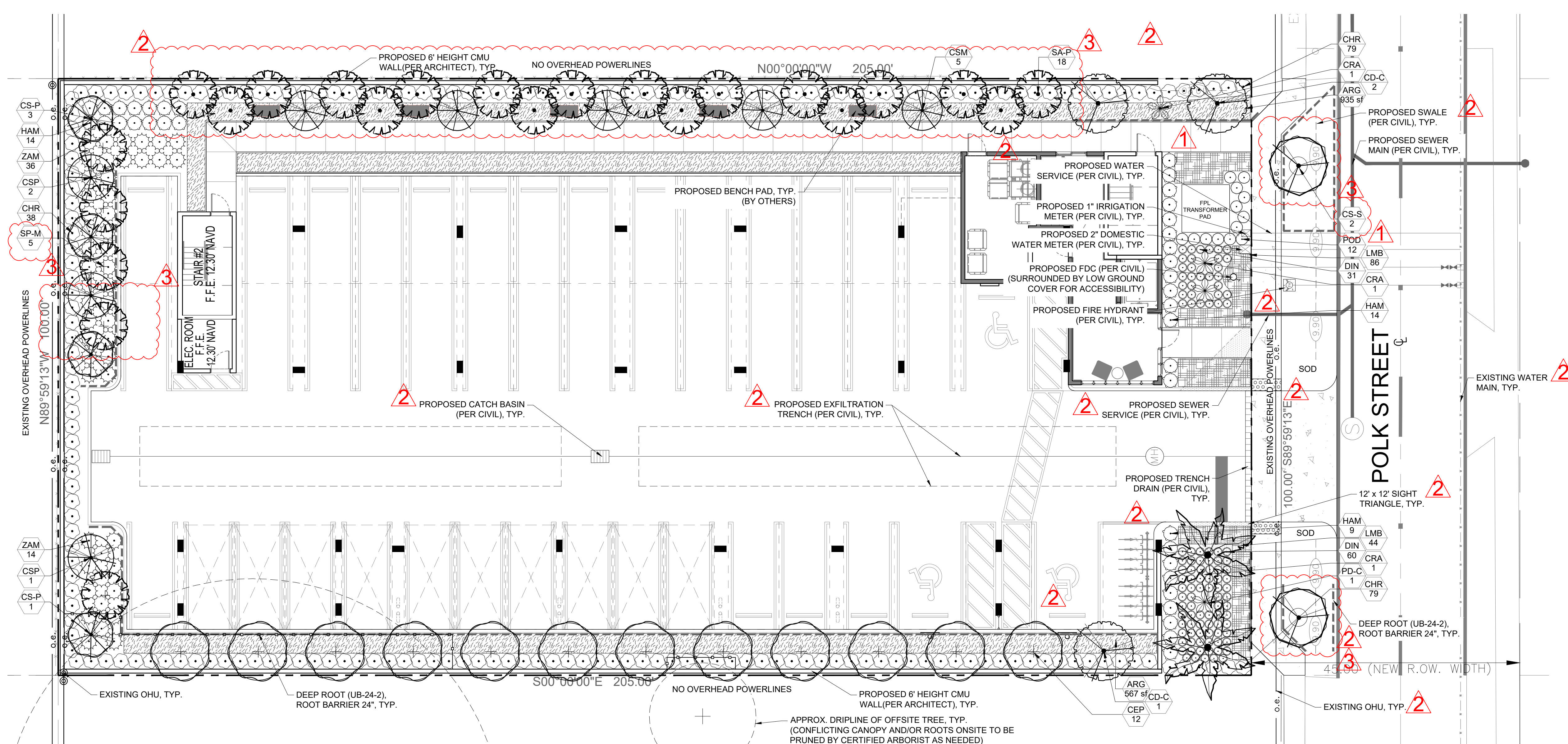
SHEET NO.: C11

11 OF 11

PROJECT NO.: 24-36

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.
- Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to \$350 per every 2" tree mitigation owed.
- Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.
- Contractor to provide minimum 36" height screening hedge for any additional above ground equipment not shown on plan.
- All landscaping shall be warranted for 1 year after final inspection.



Project Team
 Landscape Architect:
LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1708 SE Joy Haven Street
 Fort St. Lucie, FL 34983
 (772) 834-1357 | brandon@las-fl.com
 Architect:
BELLON ARCHITECTURE
 12930 SW 128th Street
 Suite 203
 Miami, FL 33186
 Office: 305-278-7776
 amy@bellonglobal.com

PROPOSED 27-UNIT MULTIFAMILY DEVELOPMENT FOR:
2323 POLK STREET APARTMENTS
 2323 Polk Street, Hollywood, FL 33020
Landscape Plan

Landscape Data:

RAC Zoning - MC-1 (Multi-Family Residential Core)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet, or portion thereof, of street frontage of property wherein said improvements are proposed.	4 Trees (100/30)	(2) 4" DBH Trees (See Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	25 Trees (500/20)	25 Trees (See Schedule)
Interior Landscape for At-Grade Parking Lots and Vehicular Use Area Terminal islands shall be installed at each end of all rows of Vehicular Use Area parking spaces. Each island shall contain a minimum of 190 s.f. of pervious area and shall measure the same length as adjacent parking stall. Each island shall contain at least one tree. Lots with a width of 50 ft. or less: 15% of the total square footage of paved Vehicular Use Area shall be landscaped. Lots with a width of more than 50 ft.: 25% of the total square footage of paved Vehicular Use Area shall be landscaped.	3,113 sf Landscape (12,452 SF x .25)	4,424 sf Landscape
Minimum Open Space A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use area.	5 Trees (4,424 SF)	5 Trees (See Schedule)
Total Required:	34 Trees	34 Trees
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	21 Trees (60%)	32 Trees (94%)

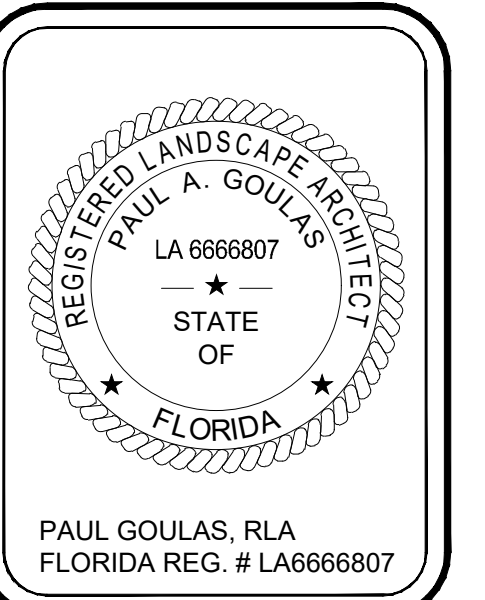
NOTE: PROPOSED LANDSCAPING SHALL NOT OBSTRUCT ONSITE STORM WATER RUNOFF RETENTION.

Overall Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE
CODE TREES						
	CD-C	3	Coccoloba diversifolia	Pigeon Plum	FG, 12' HT, 6" CT, 2" DBH MIN, STD, SP	Yes
	PD-C	2	Phoenix dactylifera 'Medjool'	Medjool Date Palm	FG, 10' GW, SGL, SP, MATCHING	No
MITIGATION TREES						
	CSM	5	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes
	SP-M	5	Sabal palmetto	Sabal Palm	FG, 12'-18' CT, HVY C, CV TRK, SP	Yes
PERIMETER TREES						
	CEP	12	Conocarpus erectus	Green Buttonwood	CG, 12' HT x 6" SPR, 2" DBH MIN, SP	Yes
	CS-P	4	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 12' HT, 2" DBH MIN, STD, SP	Yes
	CSP	3	Cordia sebestena	Orange Geiger Tree	CG, 12' HT, 2" DBH MIN, STD, SP	Yes
	SA-P	18	Sabal palmetto	Sabal Palm	FG, 12'-18' CT, HVY C, CV TRK, SP	Yes
STREET TREES						
	CS-S	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG, 14' HT x 7" SPR, 4" DBH MIN, 4" CT, STD, SP	Yes
SHRUBS						
	CHR	196	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G, 24" OA, F	Yes
	CRA	4	Crinum augustum 'Queen Emma'	Queen Emma Crinum	15G, 2'-3" OA, F, SP	No
	DIN	104	Dianella tasmanica	Flax Lily	3G, 18" OA, F	No
	HAM	37	Hamilia patens 'Compacta'	Dwarf Firebush	3G, 24" OA, F	Yes
	POD	13	Podocarpus macrophyllus	Podocarpus	CG, 48" HT x 24" SPR, FTB	No
	ZAM	50	Zamia integrifolia	Coontie	7G, 36" HT, F	Yes
GROUND COVERS						
	ARG	1,502 sf	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No
	LMB	130	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F, SP	No

Revisions

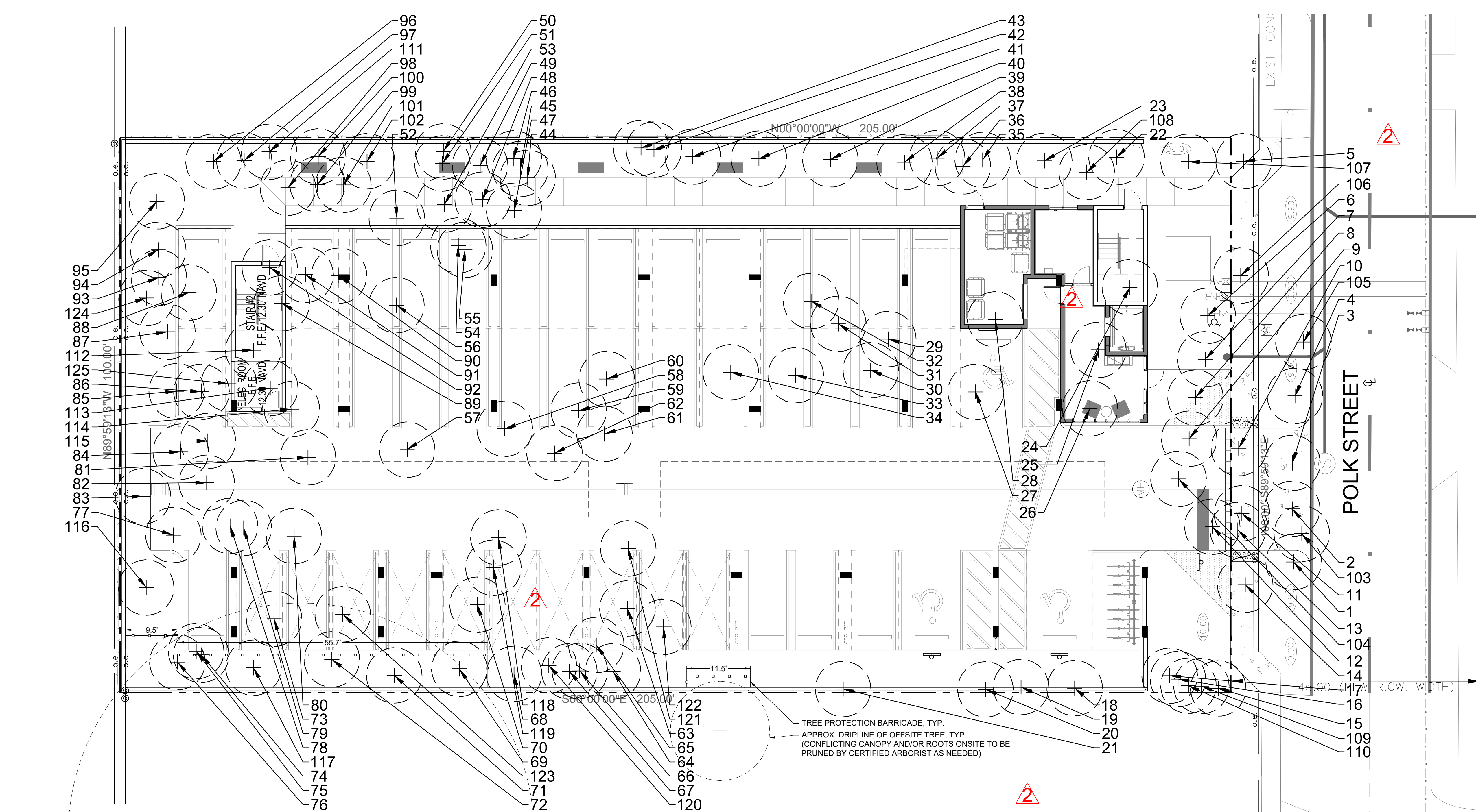
Date	Init.	Description
11.22.24	DC	Initial Submittal
02.27.25	DC	Revised per Comments
08.06.25	TA	Revised per Comments
09.17.25	TA	Revised per Comments



Drawn By: TA
 Checked By: BW
 Municipal Project:
 Scale:

 SCALE: 1" = 10'
L-01





Existing Trees (All to be Removed):

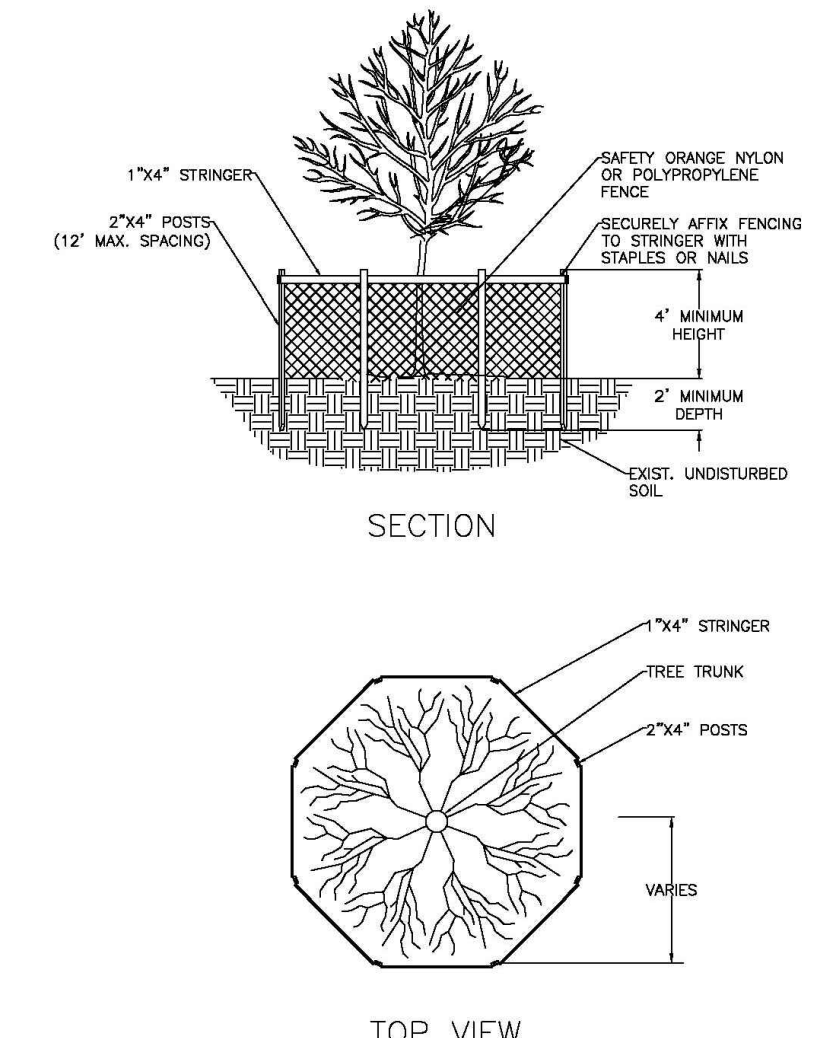
- | | | |
|--|--|---|
| 1, PALM D=0.50', H=25', SP=10' | 42, PALM D=0.50', H=25', SP=10' | 83, PALM D=0.50', H=25', SP=10' |
| 2, PALM TRI D=0.50', H=25', SP=10' | 43, PALM D=0.50', H=25', SP=10' | 84, PALM TRI D=0.50', H=25', SP=10' |
| 3, PALM MULTI D=0.50', H=15', SP=10' | 44, PALM D=0.50', H=25', SP=10' | 85, PALM TRI D=0.50', H=25', SP=10' |
| 4, PALM D=0.50', H=15', SP=10' | 45, PALM D=0.50', H=25', SP=10' | 86, PALM TRI D=0.50', H=25', SP=10' |
| 5, PALM D=0.50', H=25', SP=10' | 46, PALM D=0.50', H=25', SP=10' | 87, PALM TRI D=0.50', H=25', SP=10' |
| 6, PALM MULTI D=0.50', H=15', SP=10' | 47, PALM D=0.50', H=25', SP=10' | 88, PALM TRI D=0.50', H=25', SP=10' |
| 7, PALM TRI D=0.50', H=25', SP=10' | 48, PALM TRI D=0.50', H=25', SP=10' | 89, PALM TRI D=0.50', H=15', SP=10' |
| 8, PINE D=0.40', H=30', SP=8' (Invasive Norfolk) | 49, PALM D=0.50', H=25', SP=10' | 90, PALM TRI D=0.50', H=15', SP=10' |
| 9, PALM MULTI D=0.50', H=15', SP=10' | 50, PALM D=0.50', H=25', SP=10' | 91, PALM TRI D=0.50', H=15', SP=10' |
| 10, (2) PALM D=0.50', H=25', SP=10' | 51, PALM D=0.50', H=25', SP=10' | 92, PALM D=0.50', H=25', SP=10' |
| 11, PALM D=1', H=25', SP=10' | 52, PALM D=0.50', H=25', SP=10' | 93, PALM TRI D=0.50', H=25', SP=10' |
| 12, PINE D=1.25', H=50', SP=10' (Invasive Norfolk) | 53, PALM TWIN D=0.50', H=15', SP=10' | 94, PALM TRI D=0.50', H=25', SP=10' |
| 13, PALM TWIN D=0.50', H=15', SP=10' | 54, PALM D=0.50', H=25', SP=10' | 95, PALM TRI D=0.50', H=25', SP=10' |
| 14, PALM D=0.50', H=25', SP=10' | 55, PALM D=0.50', H=25', SP=10' | 96, PALM D=0.50', H=25', SP=10' |
| 15, PALM TWIN D=0.50', H=15', SP=10' | 56, PALM D=0.50', H=25', SP=10' | 97, PALM TWIN D=0.50', H=15', SP=10' |
| 16, PALM D=0.50', H=25', SP=10' | 57, PALM TRI D=0.50', H=25', SP=10' | 98, PALM TRI D=0.50', H=25', SP=10' |
| 17, PALM D=0.50', H=25', SP=10' | 58, PINE D=1.50', H=75', SP=15' (Invasive Norfolk) | 99, PALM D=0.50', H=25', SP=10' |
| 18, PALM D=0.50', H=25', SP=10' | 59, PALM D=0.50', H=15', SP=10' | 100, PALM D=0.50', H=25', SP=10' |
| 19, PALM D=0.50', H=25', SP=10' | 60, PALM D=0.50', H=25', SP=10' | 101, PALM D=0.50', H=25', SP=10' |
| 20, PALM D=0.50', H=25', SP=10' | 61, PALM TRI D=0.50', H=25', SP=10' | 102, PALM TWIN D=0.50', H=15', SP=10' |
| 21, PALM D=0.50', H=25', SP=10' | 62, PALM D=0.50', H=15', SP=10' | 103, PALM D=0.50', H=6', SP=4' |
| 22, PALM D=0.50', H=25', SP=10' | 63, PALM TRI D=0.50', H=25', SP=10' | 104, PALM D=0.50', H=15', SP=10' |
| 23, PALM MULTI D=0.50', H=15', SP=10' | 64, PALM D=0.50', H=25', SP=10' | 105, PALM D=0.50', H=6', SP=4' |
| 24, PALM MULTI D=0.50', H=15', SP=10' | 65, PALM TWIN D=0.50', H=25', SP=10' | 106, PINE D=1', H=20', SP=10' (Invasive Norfolk) |
| 25, PALM TRI D=0.50', H=25', SP=10' | 66, PALM D=0.50', H=25', SP=10' | 107, DRACAENA FRAGRANS D=0.80', H=15', SP=10' (N/A) |
| 26, PALM TRI D=0.50', H=25', SP=10' | 67, PALM D=0.50', H=25', SP=10' | 108, PALM D=0.50', H=6', SP=4' |
| 27, PALM TRI D=0.50', H=25', SP=10' | 68, PALM D=0.50', H=25', SP=10' | 109, PALM D=0.50', H=25', SP=10' |
| 28, TREE D=0.50', H=30', SP=15' | 69, PALM D=0.50', H=25', SP=10' | 110, PALM D=0.50', H=25', SP=10' |
| 29, PALM TRI D=0.50', H=25', SP=10' | 70, PALM TRI D=0.50', H=25', SP=10' | 111, PALM D=0.50', H=10', SP=8' |
| 30, PALM D=0.50', H=25', SP=10' | 71, PALM D=0.50', H=25', SP=10' | 112, PALM D=0.50', H=16', SP=10' |
| 31, PALM TWIN D=0.50', H=15', SP=10' | 72, PALM D=0.50', H=25', SP=10' | 113, PALM D=0.50', H=15', SP=10' |
| 32, PALM TRI D=0.50', H=25', SP=10' | 73, PALM TRI D=0.50', H=25', SP=10' | 114, PALM D=0.50', H=15', SP=10' |
| 33, PALM TWIN D=0.50', H=15', SP=10' | 74, PALM D=0.50', H=25', SP=10' | 115, PALM D=0.50', H=25', SP=10' |
| 34, PALM TWIN D=0.50', H=15', SP=10' | 75, PALM D=0.50', H=25', SP=10' | 116, DRACAENA FRAGRANS D=0.80', H=20', SP=12' (N/A) |
| 35, PALM D=0.50', H=25', SP=10' | 76, PALM D=0.50', H=25', SP=10' | 117, DRACAENA TARZAN D=0.80', H=15', SP=10' (N/A) |
| 36, PALM D=0.50', H=25', SP=10' | 77, PALM D=0.50', H=25', SP=10' | 118, PYGMY DATE PALM D=0.50', H=8', SP=6' |
| 37, PALM TWIN D=0.50', H=15', SP=10' | 78, PALM D=0.50', H=25', SP=10' | 119, GARCINIA SPICATA D=0.50', H=10', SP=8' |
| 38, PALM D=0.50', H=25', SP=10' | 79, PALM D=0.50', H=25', SP=10' | 120, PALM D=0.50', H=15', SP=10' |
| 39, PALM D=0.50', H=25', SP=10' | 80, PALM D=0.50', H=25', SP=10' | 121, PALM D=0.50', H=25', SP=10' |
| 40, PALM D=0.50', H=25', SP=10' | 81, MANGO D=2.50', H=60', H=25' | 122, DRACAENA FRAGRANS D=0.80', H=15', SP=10' (N/A) |
| 41, PALM D=0.50', H=25', SP=10' | 82, PINE D=0.40', H=30', SP=10' (Invasive Norfolk) | 123, PALM D=0.50', H=25', SP=10' |
| | | 124, PALM D=0.50', H=15', SP=8' |
| | | 125, PALM D=0.50', H=20', SP=10' |

Landscape Tree Mitigation Data:

Total mitigation for trees and palms removed to be provided by payment to City Tree Fund. (114)
 Palms and (42") proposed to be removed; (5) - 8' Clear Trunk Palms and (5) - Orange Gieger
 Trees provided for mitigation; \$350 required for every palm/2" hardwood removed.
\$43,750 Total payment required.

All trees and palms to be identified on Tree Disposition list at time of permitting.

Tree Protection Detail:



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

Project Team
 Landscape Architect:
LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
 1708 SE Joy Haven Street
 Fort St. Lucie, FL 34983
 (772) 834-1357 | brandon@las-fl.com
 Architect:
BELLON ARCHITECTURE
 12930 SW 128th Street
 Suite 203
 Miami, FL 33186
 Office: 305-278-7776
 amy@bellonglobal.com

PROPOSED 27-UNIT MULTIFAMILY DEVELOPMENT FOR:
2323 POLK STREET APARTMENTS
 2323 Polk Street, Hollywood, FL 33020
Existing Tree Information

Revisions

Date	Init.	Description
11.22.24	DC	Initial Submittal
02.27.25	DC	Revised per Comments
08.06.25	TA	Revised per Comments
09.17.25	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
 PAUL A. GOULAS
 LA 6668807
 STATE OF FLORIDA
 PAUL GOULAS, RLA
 FLORIDA REG. # LA6668807

Drawn By: TA
 Checked By: BW
 Municipal Project:
 Scale:

 SCALE: 1" = 10'
L-02

Landscape Specifications:

PART 1: GENERAL CONDITIONS

- 1.01 SCOPE:
- A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.
- 1.02 AGENCY STANDARDS:
- A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.
- 1.03 SITE EXAMINATION:
- A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

- 1.04 ERRORS AND OMISSIONS:
- A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.
 - B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.
 - C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

- 1.05 EXECUTION OF THE WORK:
- A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.
 - B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the Superintendent) shall be immediately replaced.
 - C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

- 1.06 PROTECTION OF PUBLIC AND PROPERTY:
- A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

- 1.07 CHANGES AND EXTRAS:
- A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

- 1.08 GUARANTEE:
- A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.
 - B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and any subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

- 1.09 CARE AND MAINTENANCE:
- A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.
 - B. The Owner agrees to execute the instructions for such care and maintenance.

- 1.10 SAFETY:
- A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.
 - B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

- 1.11 CONTRACTOR QUALIFICATION:
- A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
 1. A financial statement showing assets and liabilities of the company current to date.
 2. A listing of not less than (3) completed projects of similar scope and nature.
 3. Permanent name and address of place of business.
 4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

- 1.12 INSURANCE AND BONDING:
- A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be \$300,000.00 per person and \$300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.
 - B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

- 1.13 PERMITS AND CERTIFICATES:
- A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

- PART 2: MATERIALS**
- 2.01 PLANT MATERIALS:
- A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.
 - B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.
 - C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.
 - D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.
 - E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.
 - F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

- 2.02 INSPECTION:
- A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

- 2.03 PROTECTION OF PLANT MATERIALS:
- A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.
 - B. Plants with broken, damaged or insufficient rootballs will be rejected.
 - C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.
 - D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

- 2.04 STORAGE:
- A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.
 - B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.
 - C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.
 - D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

- 2.05 PROTECTION DURING PLANTING:
- A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

- 2.06 PLANTING SOIL:
- A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

- 2.07 FERTILIZER:
- A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes cracked or otherwise damaged shall be rejected.
 - B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.
 - C. Tableted fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tableted fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

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

- Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
- The Landscape Architect reserves the right to inspect and review the application of fertilizer.

- 2.08 MULCH:
- A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.
 - B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

- PART 3: EXECUTION**
- 3.01 DIGGING:
- A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

- 3.02 GRADING:
- A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.
 - B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, patios, decks, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

- 3.03 PLANTING:
- A. Planting shall take place during favorable weather conditions.
 - B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.
 - C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.
 - D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".
 - E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.
 - F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil):
 - 1 Gallon material (1 gal.): 12" x 12" x 12" min.
 - 3 Gallon material (3 gal.): 20" x 20" x 18" min.
 - Leto material (7 gal.): 30" x 30" x 24" min.
 Field grown material and trees: 1-12 times width of ball and depth of ball plus 12" min.
 - G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.
 - H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.
 - I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.
 - J. All flagging ribbon shall be removed from trees and shrubs before planting.
 - K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.
 - L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2) inches deep with topsoil raked and left in a neat, clean manner.

- 3.04 PRUNING:
- A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.
 - B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.
 - C. Trees shall not be poled or topped.
 - D. Remove all trimmings from site.

- 3.05 GUYING:
- A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.
 - B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling croches apart.
 - C. Stake & Brace all trees larger than 12" oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.
 - D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain light guy wires.

- 3.06 WATER:
- A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.
 - B. See General Notes of Landscape Plan for water source.

- 3.07 SOD:
- A. The Landscape Contractor shall sod all areas indicated on the drawings.
 - B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.
 - C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.
 - D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.
 - E. 6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.
 - F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.
 - G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.
 - H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

- 3.08 SEEDING:
- A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.
 - B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.
 - C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.
 - D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

- 3.09 CLEANING UP:
- A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

- 3.10 MAINTENANCE:
- A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.
 - B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.
 - C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.
 - D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.
 - E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

- 3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
- A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.
 - B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.
 - C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.
 - D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

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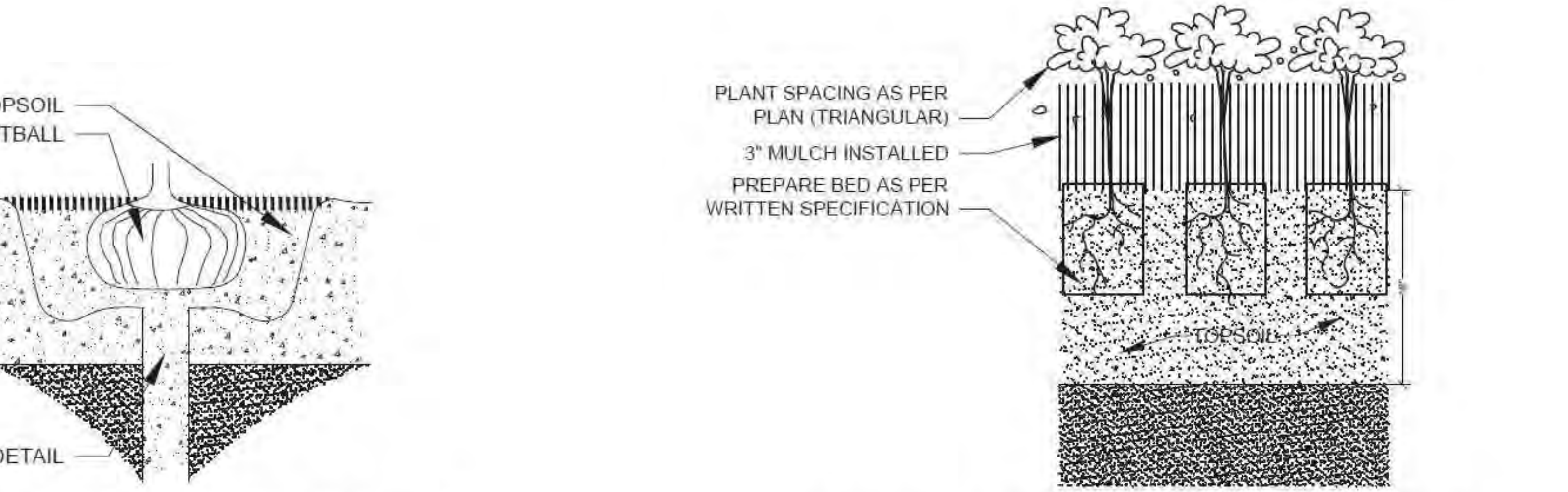
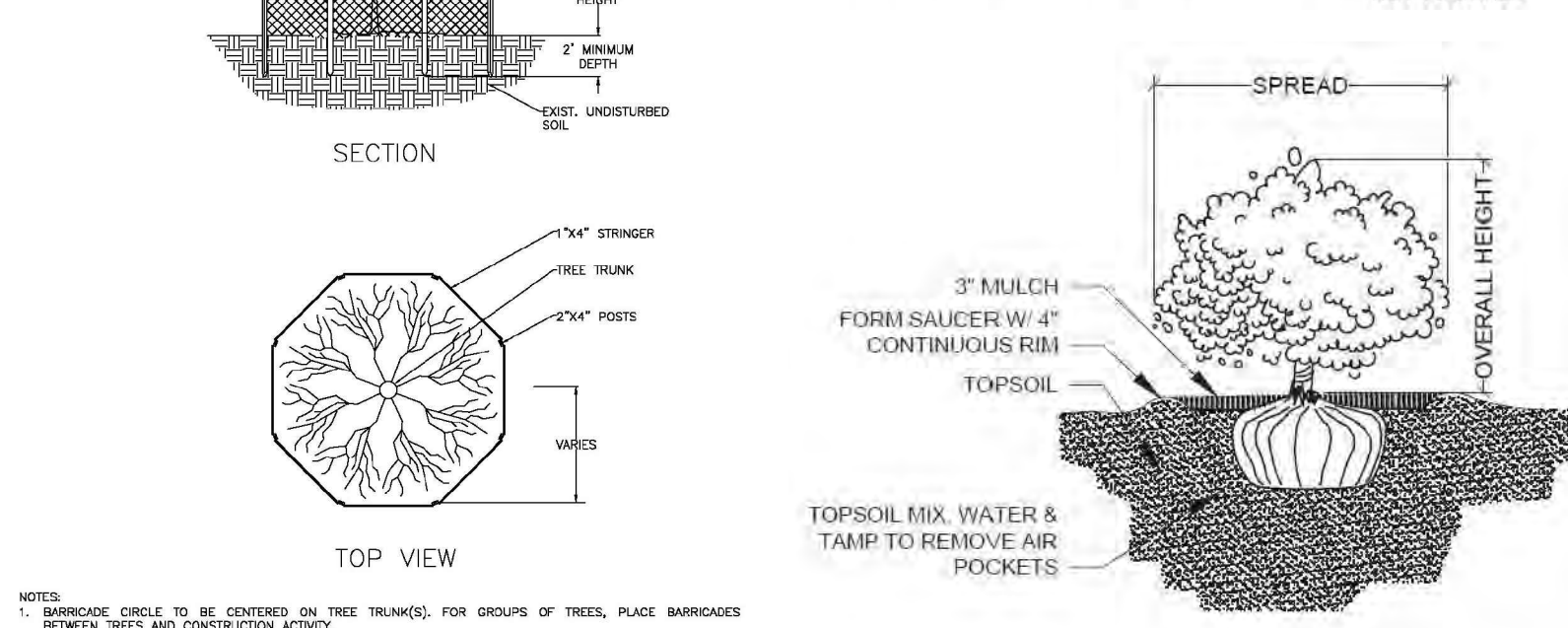
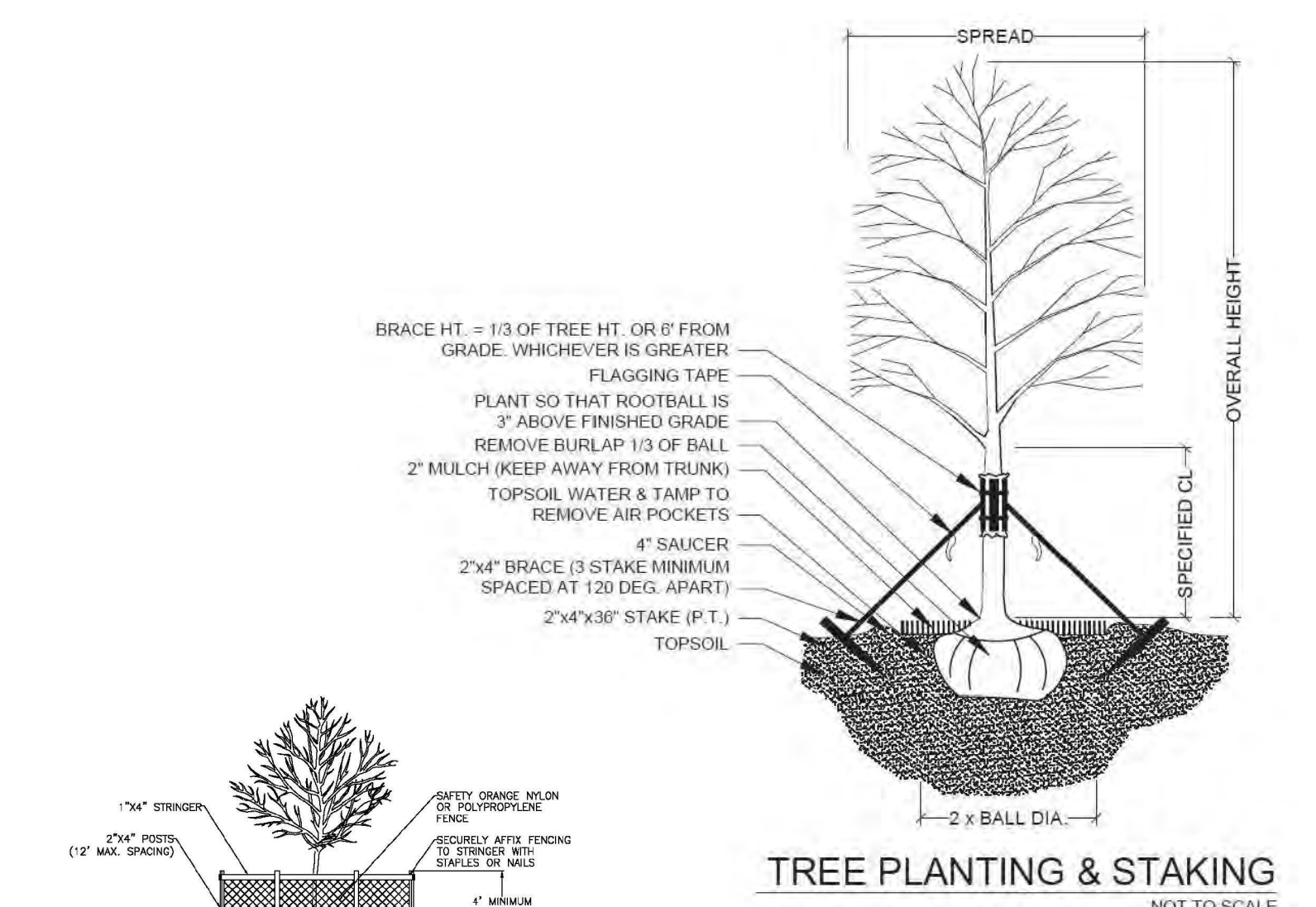
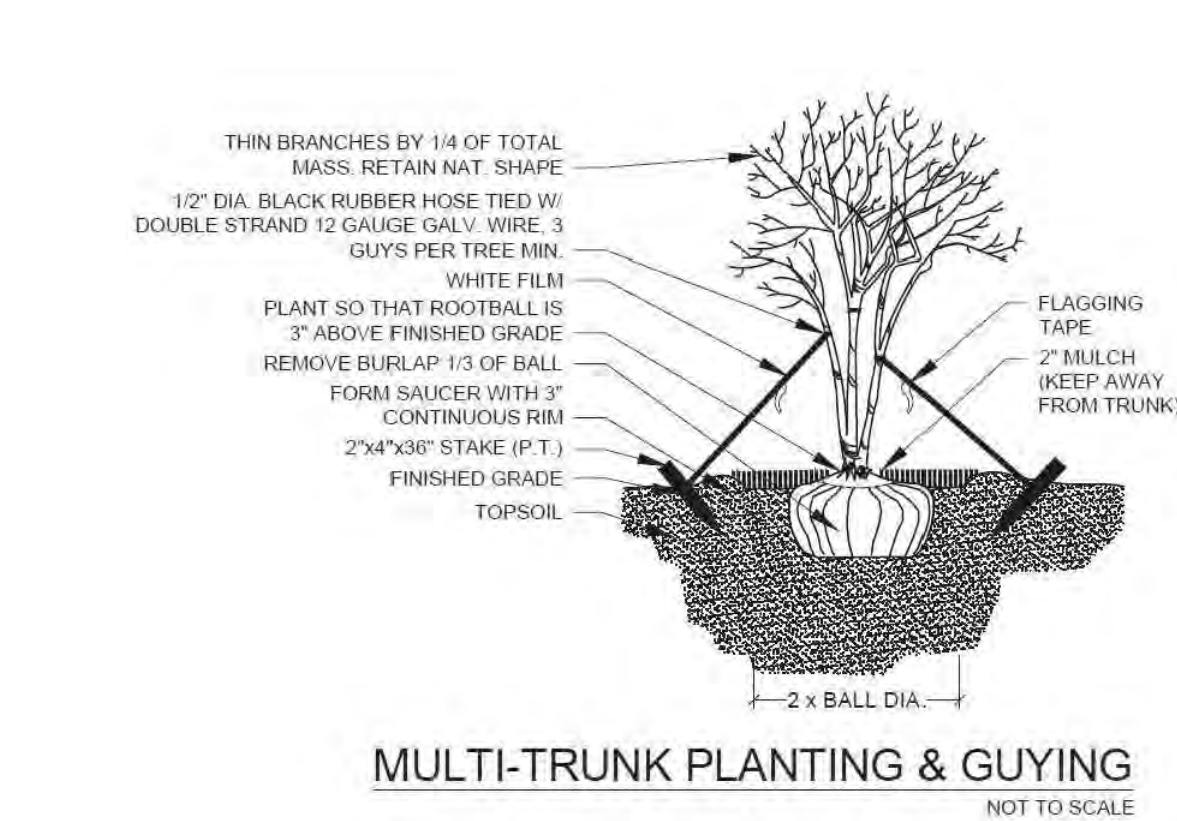
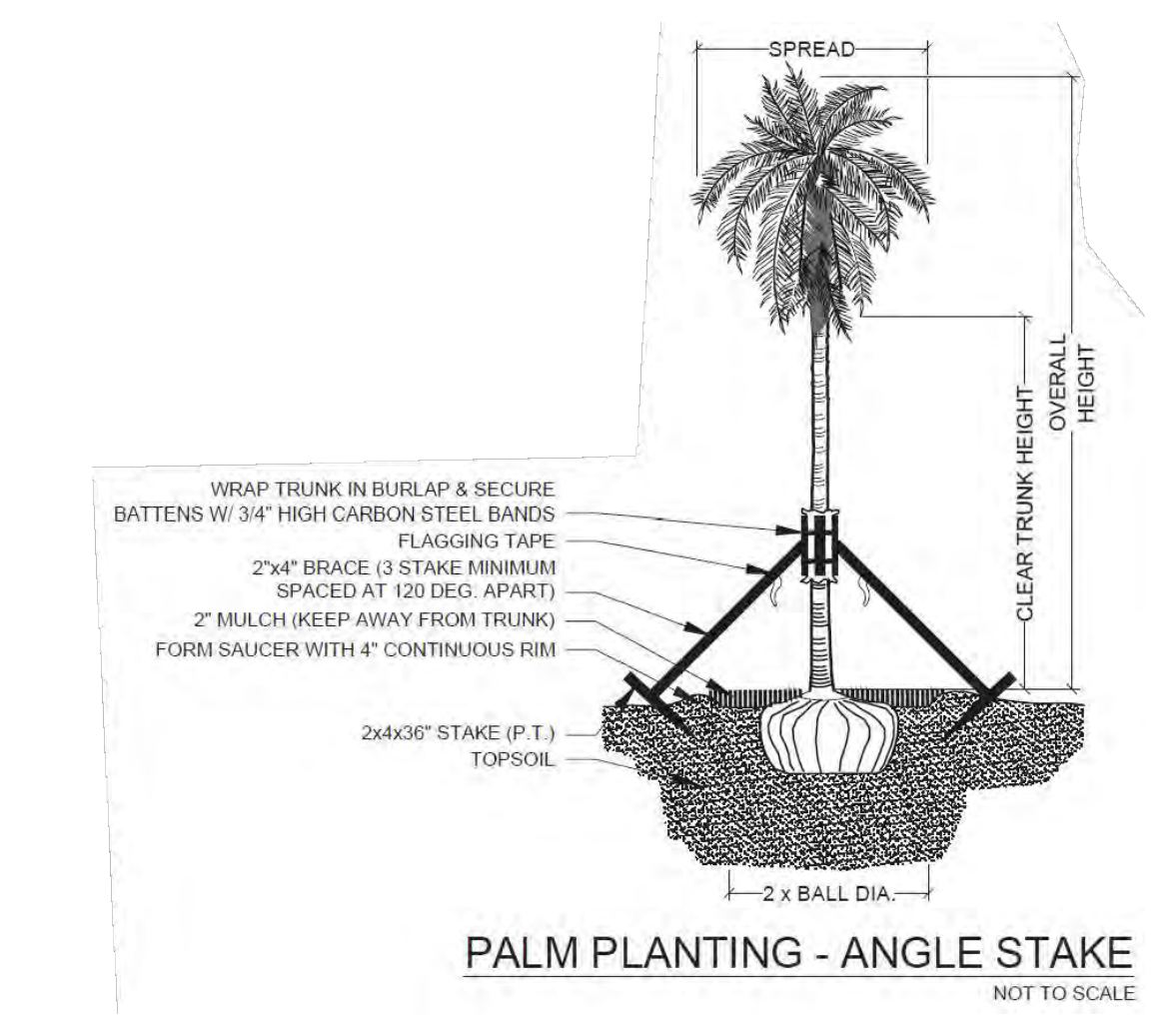
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Project Team
Landscape Architect:
LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, FL 34983
(772) 834-1357 | brandon@las-fl.com
Architect:
BELLON ARCHITECTURE
12930 SW 128th Street
Suite 203
Miami, FL 33186
Office: 305-278-7776
amy@bellonglobal.com

PROPOSED 27-UNIT MULTIFAMILY DEVELOPMENT FOR:
2323 POLK STREET APARTMENTS
2323 Polk Street, Hollywood, FL 33020
Landscape Details & Specifications

Revisions		
Date	Init.	Description
11.22.24	DC	Initial Submittal
02.27.25	DC	Revised per Comments
08.06.25	TA	Revised per Comments
09.17.25	TA	Revised per Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA
PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: DC
Checked By: BW
Municipal Project:
Scale:
NORTH
SCALE: 1" = N.T.S.
0 0 0 0
L-03

March 18, 2026

Mr. Juan Alberto Suarez
Soar Realty Corp.
8300 NW 53rd Street
Doral, FL 33166

**Re: 2323 Polk Residences – Hollywood, Florida
Traffic Statement**

Dear Juan:

2323 Polk Residences is a proposed multifamily residential development to be located on the north side of Polk Street approximately 200 feet east of N. 24th Avenue in Hollywood, Broward County, Florida. More specifically, the subject site is located at 2323 Polk Street, and the Parcel ID number is 5142 16 01 3510. The subject site has a total land area of approximately 0.47 acre (+/- 20,515 square feet). Currently, the subject site is developed with two (2) low-rise residential apartment dwelling units. A project location map is presented in Attachment A to this memorandum.

The proposed development plan consists of 27 multifamily residential dwelling units in a four-story (mid-rise) building. Access to the site will be provided by one (1) right-turn in / right-turn out only driveway located on Polk Street. A preliminary site plan, elevations, and renderings are presented in Attachment B to this memorandum. The purpose of this technical memorandum is to document the trip generation characteristics of the existing and proposed residential development on the subject site.

Trip Generation Analysis

Consistent with the foregoing description of the existing and proposed development, a trip generation analysis has been conducted utilizing the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (12th Edition)*. According to the subject ITE manual, the most appropriate land use categories for this analysis are Land Use #220 – Multifamily Housing (Low-Rise) and Land Use #221 – Multifamily Housing (Mid-Rise). The trip generation rates used to determine the vehicle trips associated with this analysis are presented below.

Multifamily Housing (Low-Rise) – ITE Land Use #220

- Daily: $T = 6.21 (X)$
where T = number of trips and X = number of dwelling units
- AM Peak Hour: $T = 0.41 (X)$ (24% in / 76% out)
- PM Peak Hour: $T = 0.52 (X)$ (62% in / 38% out)

Multifamily Housing (Mid-Rise) – ITE Land Use #221

- Daily: $T = 4.46 (X)$
where $T = \text{number of trips}$ and $X = \text{number of dwelling units}$
- AM Peak Hour: $T = 0.38 (X)$ (23% in / 77% out)
- PM Peak Hour: $T = 0.38 (X)$ (64% in / 36% out)

Table 1 below summarizes the trip generation characteristics associated with the proposed 2323 Polk Residences project to be located in Hollywood, Florida. Excerpts from the referenced ITE manual are presented in Attachment C.

Table 1 2323 Polk Residences Trip Generation Summary Hollywood, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i>								
Multifamily Housing (Low-Rise)	2 DU	12	0	1	1	1	0	1
<i>Proposed</i>								
Multifamily Housing (Mid-Rise)	27 DU	120	2	8	10	6	4	10
Difference (Proposed - Existing)		108	2	7	9	5	4	9

Compiled by: KBP Consulting, Inc. (March 2026).

Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition).

As indicated in Table 1 above, the proposed residential development is estimated to generate 120 daily vehicle trips, 10 AM peak hour vehicle trips (2 inbound and 8 outbound), and 10 PM peak hour vehicle trips (6 inbound and 4 outbound). When compared with the existing development on the subject site, this represents an increase of 108 daily vehicle trips, an increase of 9 AM peak hour vehicle trips, and an increase of 9 PM peak hour vehicle trips.

KBP CONSULTING, INC.

Conclusions

Based upon the trip generation analysis for the 2323 Polk Residences project, it is evident that the number of net new trips to be generated by this site is considered to be minimal or, “de minimis”. If you have any questions or require additional information, please do not hesitate to contact me.

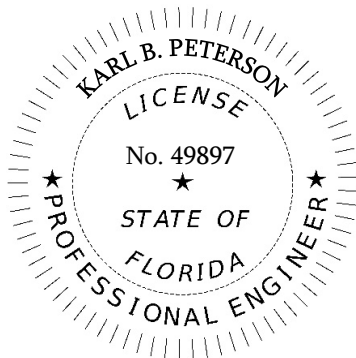
KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Senior Transportation Engineer

APPROVED BY:

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY:



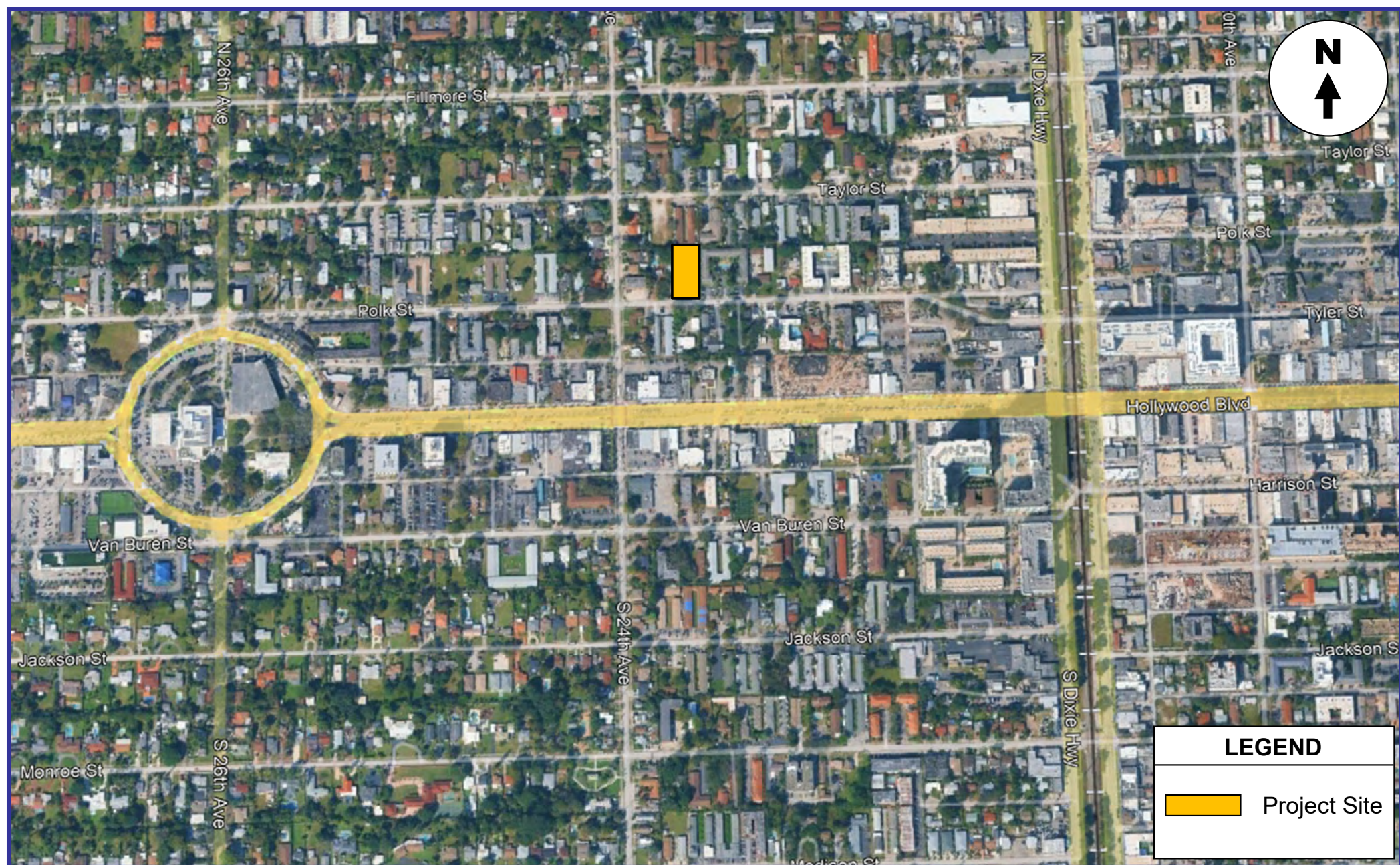
ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC COPIES.

KBP CONSULTING, INC.
8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FLORIDA 33321
PH: 954-560-7103
KARL B. PETERSON, P.E. NO. 49897

Attachment A

2323 Polk Residences – Hollywood, Florida

Project Location Map



KBP
CONSULTING, INC.

Project Location Map

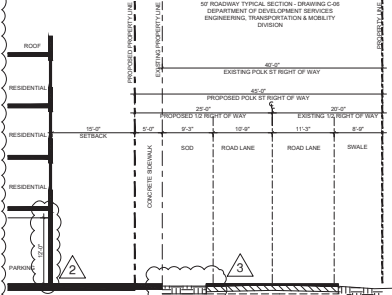
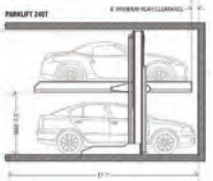
Attachment A
2323 Polk Street
Hollywood, Florida

Attachment B

2323 Polk Residences – Hollywood, Florida

Proposed Site Plan, Elevations, & Renderings

COMPONENTS	
Working Capacity	6372 lbs
Static Capacity	12744 lbs
Dynamic Capacity	12744 lbs
LIFTING	
Overall Width	80 1/2"
Maximum Width	81"
Maximum Height	107 1/2"
Maximum Vehicle Weight	6000 lbs
Maximum Clearance (Rear) (at)	107 1/2"
Overall Weight	735 lbs
	2457 lbs
LIFTS	
Lifting Speed (Loaded)	31 inches
Lowering Speed (Loaded)	16 inches
LIMITS	
Power Requirements	200V 3 Phase 40 Amp
APPLICATIONS	
Surface	Asphalt/Concrete
Material	100% Reinforced Steel
Delivery	Shim-on-Steel Locks



SECTION A - POLK STREET
SCALE: 3/32" = 1'-0"

**MECHANICAL LIFT
DETAIL / SPECS**
N.T.S.

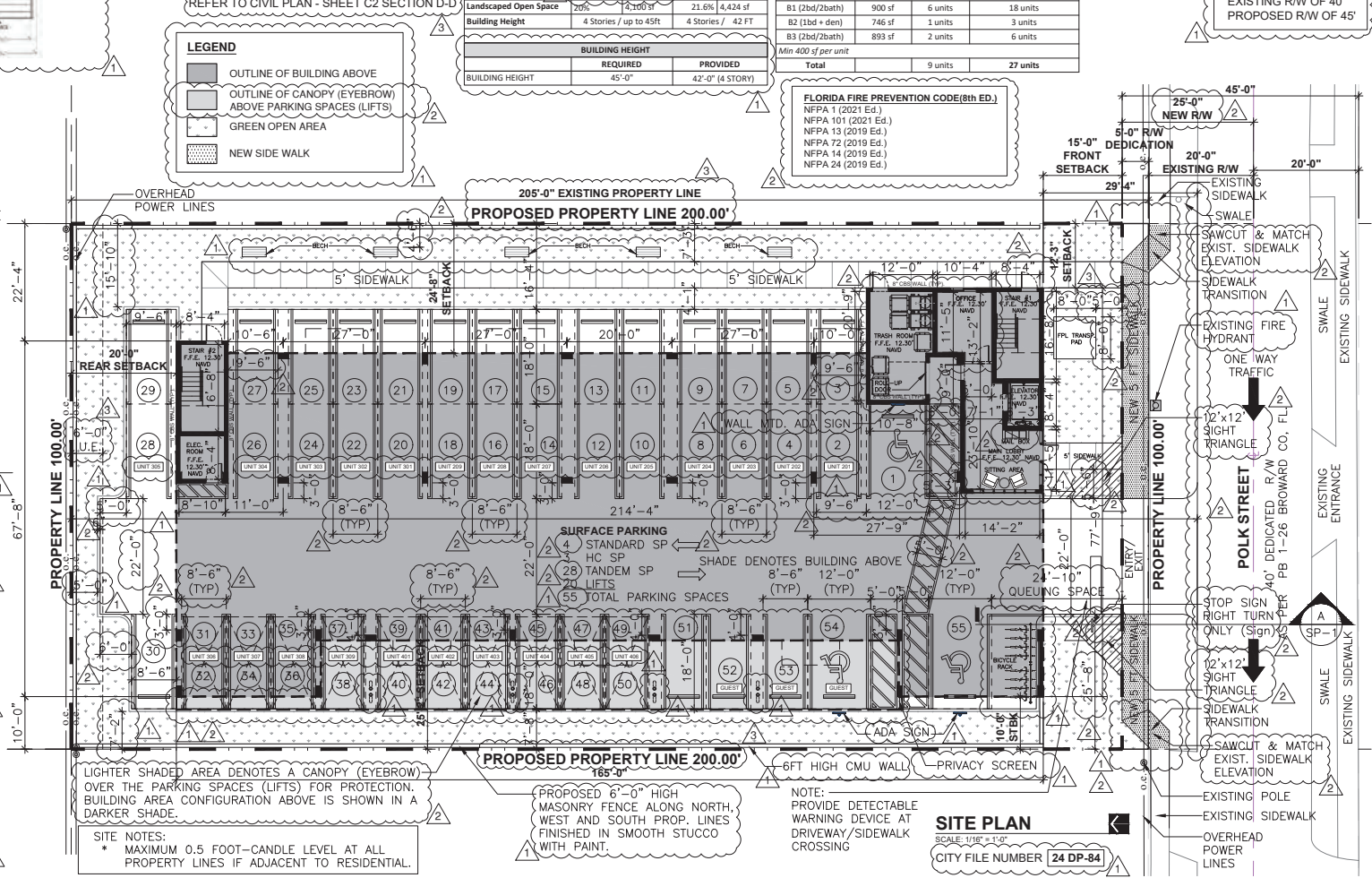


TRANSIT STOP LOCATION
SCALE: N.T.S.

SITE PLAN CHANGES NOTE:
ANY CHANGES TO THIS SITE PLAN WILL BE SUBJECT TO PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

TANDEM PARKING NOTE:
ALL TANDEM PARKING SPACES SHOW ARE TO BE ASSIGNED FOR THE EXCLUSIVE USE OF UNIT OWNERS. TWO SPACES PER UNIT.

SIGNAGE NOTE:
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.



ZONING LEGEND	
SITE INFORMATION	
Parcel:	534216013510
Property Address:	2323 Polk Street, Hollywood, FL 33020
SITE AREA	
Gross Area	22,500.00 sf / 52 ac
Net Area	20,500.00 sf / 47 ac
ZONING DISTRICT	
ALLOWED	RAC-DH2
PROVIDED	52 du/ac / 27 units
DENSITY	
TYPE	REQUIRED / PROVIDED
Front	15 ft / 15'-0"
Side Interior - East	10 ft / 12'-3"
Side Interior - West	10 ft / 10'-0"
Rear	20 ft / 20'-0"
SETBACKS	
TYPE	REQUIRED / PROVIDED
Front	15 ft / 15'-0"
Side Interior - East	10 ft / 12'-3"
Side Interior - West	10 ft / 10'-0"
Rear	20 ft / 20'-0"
SITE CALCULATIONS	
TYPE	REQUIRED / PROVIDED
Maximum FAR	1.75 FAR / 35,875 sf / 1.48 FAR / 30,377 sf
Landscape Open Space	20% / 4,500 sf / 21.6% / 4,424 sf
Building Height	4 Stories / up to 45ft / 4 Stories / 42 FT
BUILDING HEIGHT	
TYPE	REQUIRED / PROVIDED
Building Height	45'-0" / 42'-0" (4 STORY)

PARKING CALCULATIONS			
Type	Regulated		
Units exceeding 1BD	1.5 sp per unit	41.0 sp	
Guest (24 Units)	1 sp per 10 units	3.0 sp	
Total Required		44.0 sp	
PARKING SCHEDULE TOTALS			
TYPE	Standard	HC	Total/Level
Standard stalls	4	3	7 sp
Tandem	25	0	25 sp
Parking Lifts	20	0	20 sp
Parallel (On-Street)	TBD		
Grand Total Provided :			55 sp
BICYCLE PARKING			
Bicycle Parking			8 sp
UNIT BREAKDOWN			
Type	Area	Levels 2-4	Total # of Units
B1 (2bd/2bath)	900 sf	6 units	18 units
B2 (1bd + den)	746 sf	1 units	3 units
B3 (2bd/2bath)	893 sf	2 units	6 units
Total		9 units	27 units

GROSS BUILDING SQUARE FOOTAGE			
Type of SF	Level 1	Levels 2-4 (SF/FL)	Total
Apartments		7,956 sf	23,868 sf
Common Areas	380 sf		380 sf
Circulation	606 sf	1,694 sf	5,688 sf
Service	272 sf	154 sf	724 sf
	Subtotal		30,670 sf
Other Areas			
Surface Parking	12,452 sf		12,452 sf
Grand Total Gross Area			
43,122 sf			

LEGAL DESCRIPTION PER SURVEY
Lot 9, Block 8, of "HOLLYWOOD LITTLE RANCHES", according to the Plat Thereof as Recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

NOTE:
EXISTING R/W OF 40'
PROPOSED R/W OF 45'

FLORIDA FIRE PREVENTION CODE(8th Ed.)
NFPA 1 (2021 Ed.)
NFPA 101 (2021 Ed.)
NFPA 13 (2019 Ed.)
NFPA 72 (2019 Ed.)
NFPA 14 (2019 Ed.)
NFPA 24 (2019 Ed.)

BELLON

12930 S.W. 126 STREET
SUITE 203
MIAMI, FLORIDA 33166
T: (305) 276-7774
F: (305) 276-7473
WWW.BELLMARKET.COM
AA-26002616

ARCHITECTURE
LAND PLANNING
INTERIORS
CONSTRUCTION MANAGEMENT

CONSULTANTS

**2323 POLK BUILDING
A RESIDENTIAL CONDOMINIUM**
2323 POLK STREET
HOLLYWOOD, FLORIDA - 33020

MARK	DATE	DESCRIPTION
▲	03/10/25	TAC REVIEW
▲	08/13/25	TAC REVIEW
▲	12/18/25	TAC REVIEW

PROJECT NO: LB756
DRAWN BY: PFM
CHECKED BY: LB
DATE: 06/26/2024



**SITE PLAN
SP-1.0**
SHEET OF

MARK	DATE	DESCRIPTION
△	02/10/25	TAC REVIEW

PROJECT NO.	LB758
DRAWN BY	PM
CHECKED BY	LB
DATE	06/26/2024



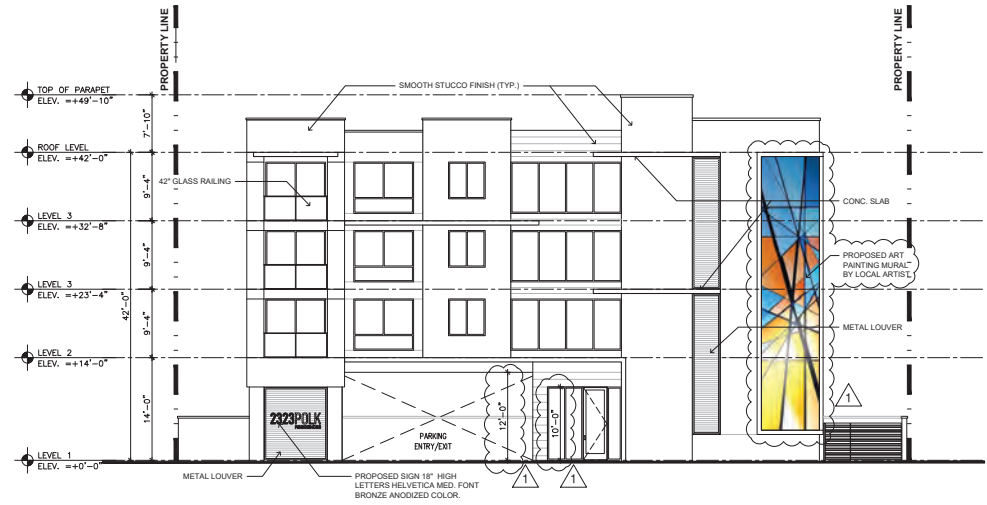
SHEET TITLE

ELEVATIONS

A-5

SHEET OF

SIGNAGE NOTE:
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS



1 FRONT ELEVATION - POLK STREET
SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



RENDERINGS
SCALE: N.T.S.

MARK	DATE	DESCRIPTION
△	03/10/25	TAC REVIEW

PROJECT NO.	LB158
DRAWN BY:	PM
CHECKED BY:	LB
DATE:	06/26/2024



LEOPOLDO BELLÓN, AIA (AP-8737)

SHEET TITLE

RENDERINGS
A-7
SHEET OF

Attachment C

2323 Polk Residences – Hollywood, Florida

**Relevant Excerpts from the
*ITE Trip Generation Manual (12th Edition)***

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing is a residential building with two or three floors (levels) of residences. Various configurations fit this description, including the following:

- Walk-up apartment or multiplex—access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway.
- Mansion apartment with several dwelling units within what appears from the outside to be a single-family dwelling unit.
- Stacked townhouse designed to match the external appearance of a townhouse, but which has dwelling units that share both floors and walls and with access through a central entry and stairway.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Delaware, Florida, Illinois, Maine, Massachusetts, Minnesota, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Utah, and Washington.

Source Numbers

357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076, 1219, 1236, 1265, 1267

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

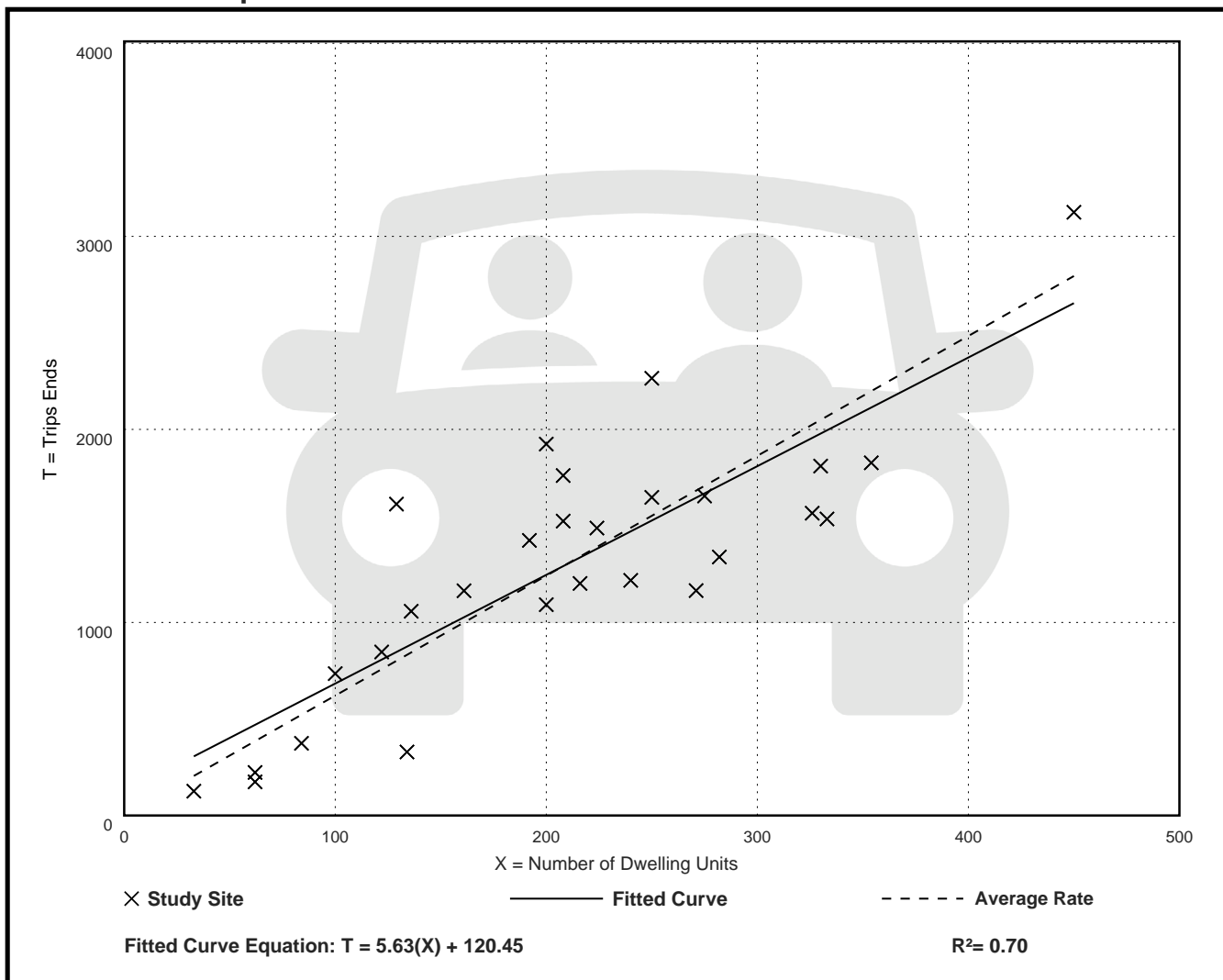
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Dwelling Units: 208
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.21	2.46 - 12.50	1.87

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

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: 51

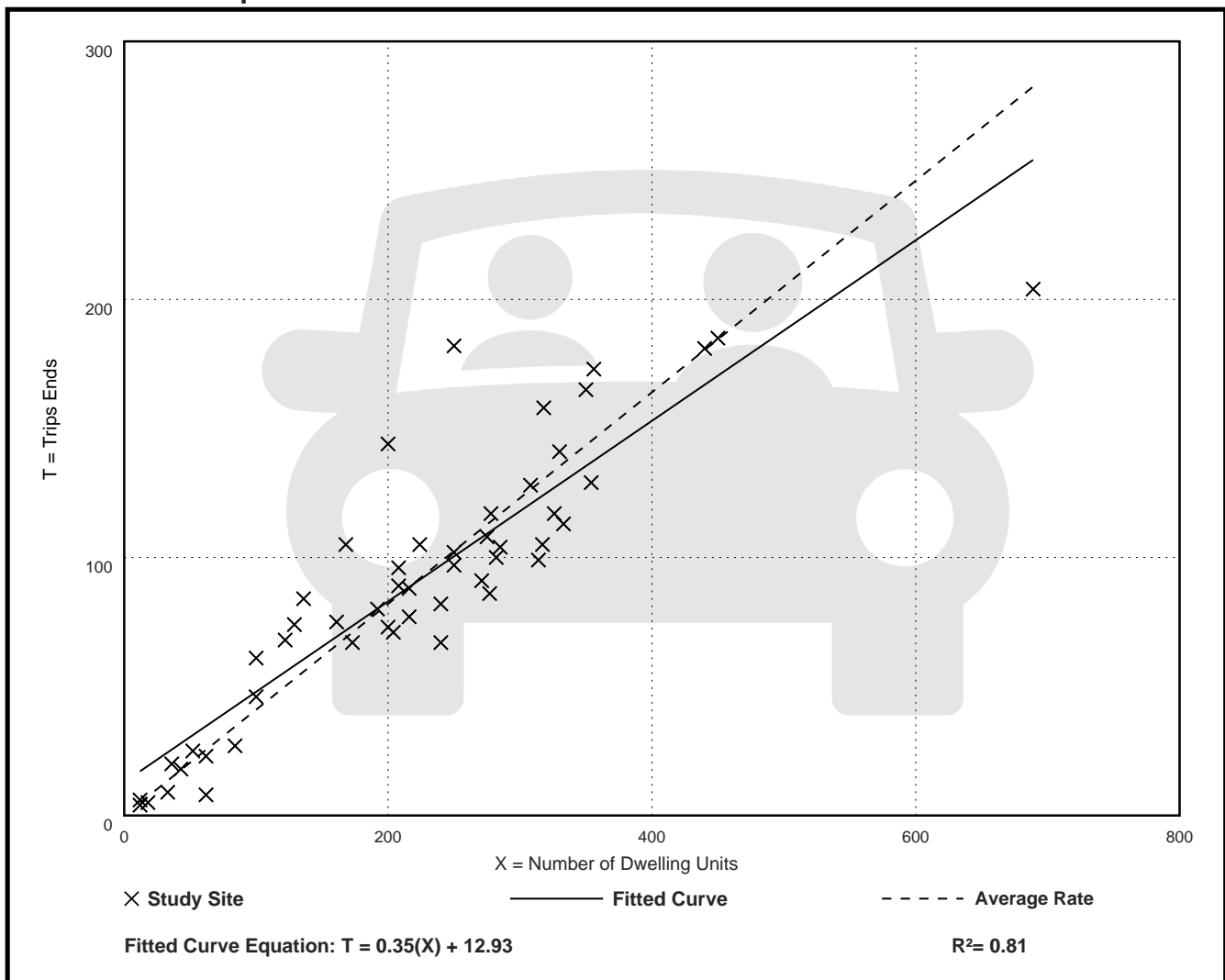
Avg. Num. of Dwelling Units: 219

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.13 - 0.73	0.10

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

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: 61

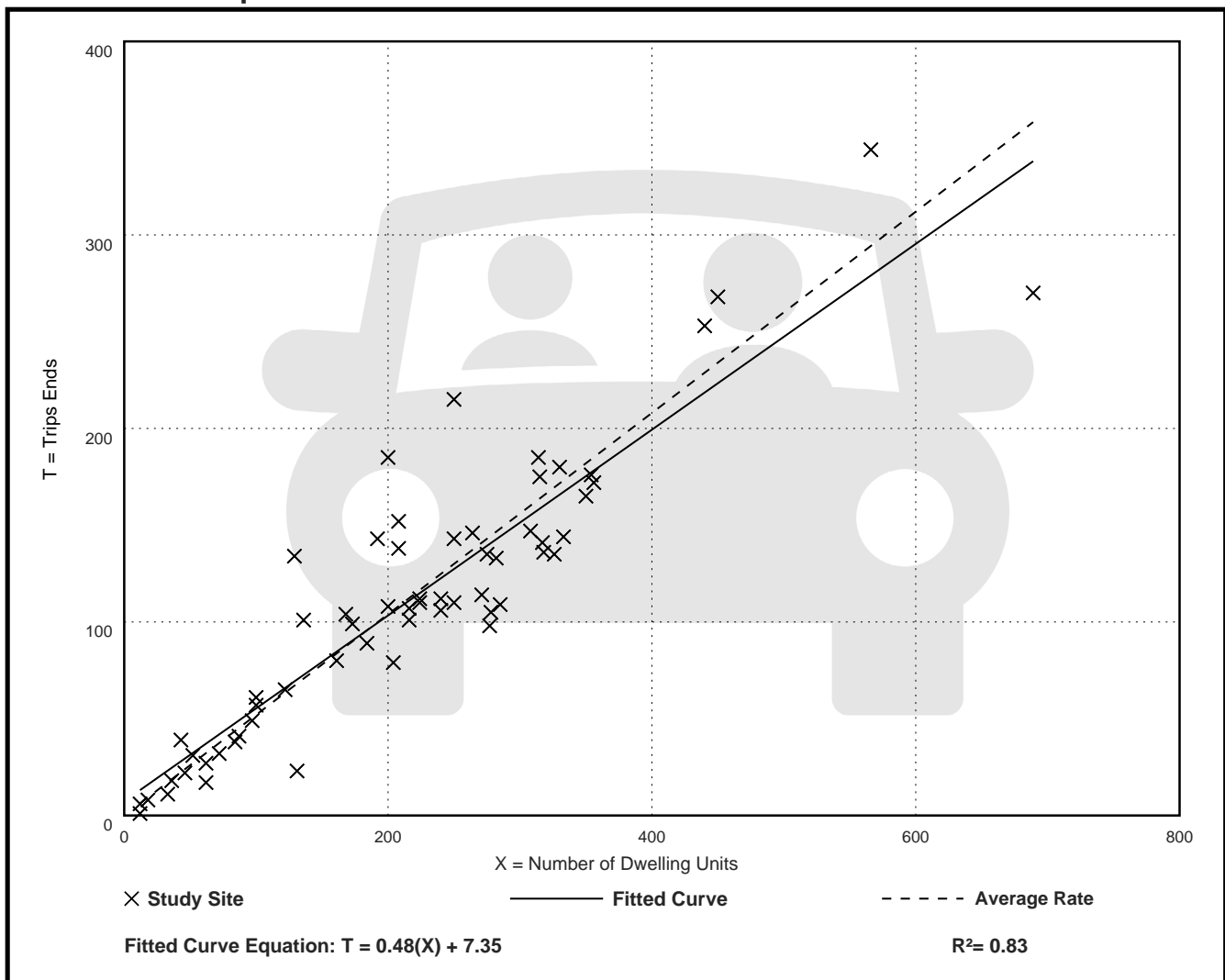
Avg. Num. of Dwelling Units: 215

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.08 - 1.04	0.13

Data Plot and Equation



Land Use: 221

Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing is a residential building with between four and 10 floors of residence. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there was an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, and Virginia.

Source Numbers

818, 857, 862, 866, 901, 904, 910, 949, 951, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1057, 1058, 1071, 1076, 1219, 1292

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 7

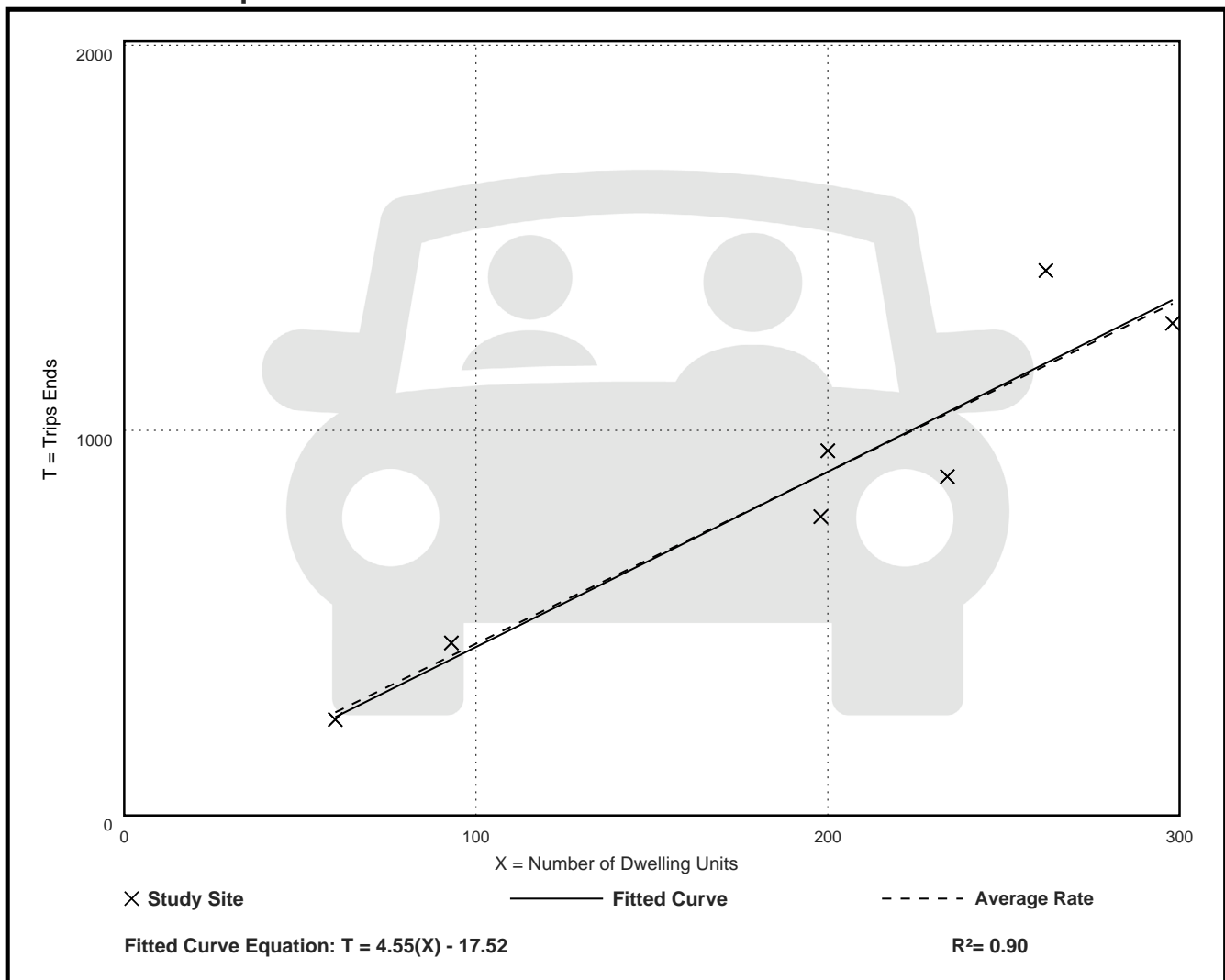
Avg. Num. of Dwelling Units: 192

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.46	3.76 - 5.40	0.62

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

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: 20

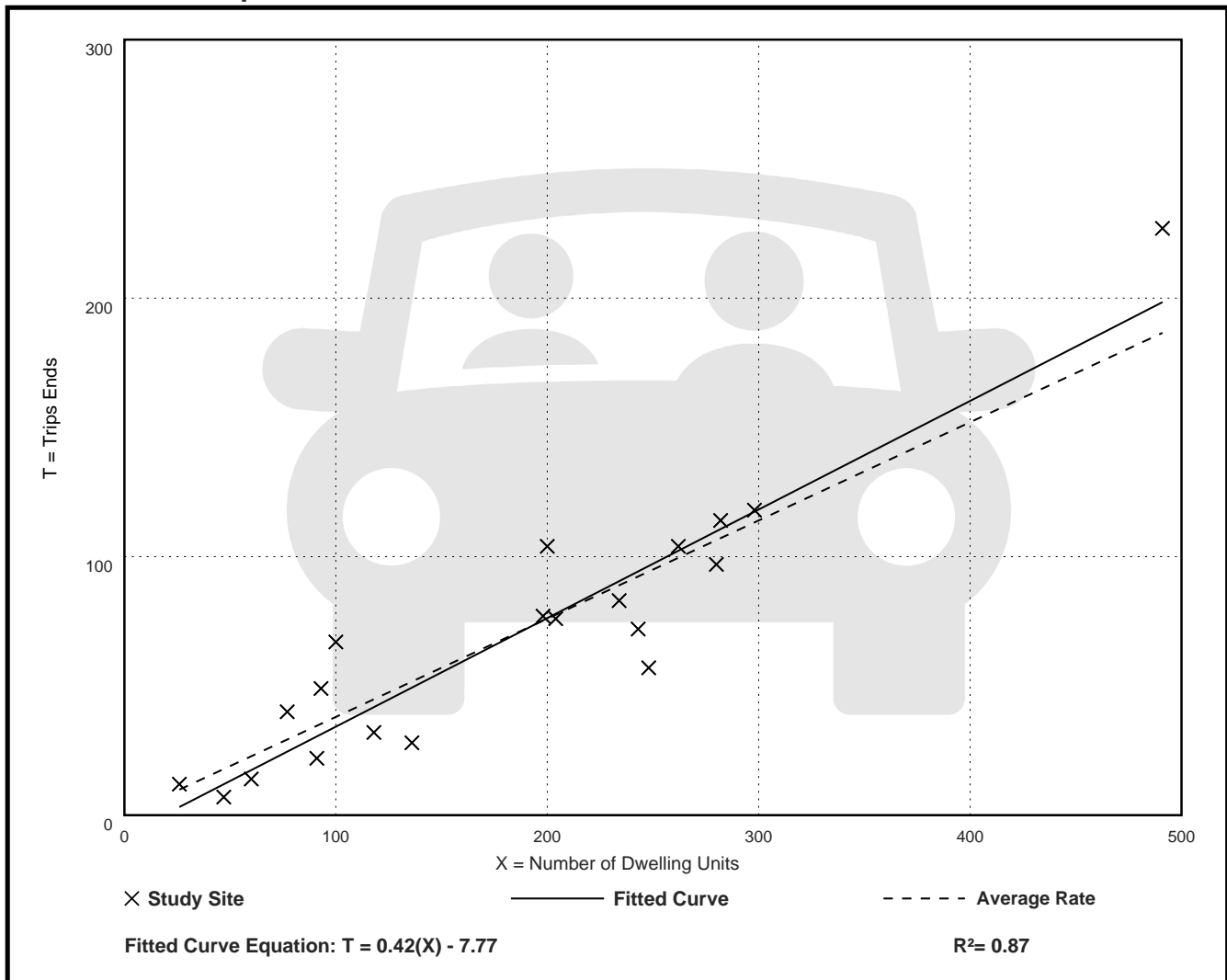
Avg. Num. of Dwelling Units: 184

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.15 - 0.67	0.10

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

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: 21

Avg. Num. of Dwelling Units: 179

Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.26 - 0.57	0.07

Data Plot and Equation

