



August 25, 2025

Planning and Zoning
 City of Hallandale Beach
 400 South Federal Highway
 Hallandale Beach, FL 33009

**RE: Hallandale Central Park
 113-125 SE 5th Street. Hallandale Beach, FL 33009.**

As the Architect of record for the above referenced project, we are requesting approval from the City for Major Development, Variances, and Redevelopment Area Modifications.

The Owner of the property located north of SE 5th Street, and east of SE 1st Avenue is Hallandale Central Park, LLC. Said property is currently composed of 4 multi-family buildings with 11 existing units.

The Owner proposes to develop the property as an eight story multi-family residential building with commercial area on the ground floor to cater to both the City of Hallandale Beach Residents and Visitors.

The applicant is proposing 812 S.F. of commercial space, and 2 residential units (1-bedroom with mezzanine) on the ground floor; 13 residential units (4 1-bedroom + den, 4 1-bedroom, and 5 studio) with building amenities on the third floor; and 75 residential units on typical floors above (20 1-bedroom + den, 20 1-bedroom, and 35 studio); for a total of 90 residential units and a building gross floor area of 91,020 S.F. along with associated parking and landscaping to meet city and code regulations.

A proposed density of 120 du/ac including bonus units (83 units/ 0.6932 acres) is proposed as per the following density calculation:

Central RAC Transit Core Subdistrict:

0.69-acre x 50 units/acre (14 units with 500 SF x 0.5 = 7 units) + (27 units)	= 34 units
Bonus Units Proposed per Broward County Land Use Plan	= 49 units***
Total units for density calculation	= 83 units
0.5 units with 500 SF not counted for density per sec. 32-194 (e) (1)	= 7 units
	= 90 units**

** Requires a total of 14 "moderate" (120% AMI) units (15%) as per City of Hallandale Beach Zoning & Land Development Code Sec. 32-196 (d) (4) b.

*** Requires 7 "moderate" (120% AMI) units (1 moderate/ 6 bonus market rate) = 7 moderate/ 42 market rate as per Broward County Land Use Plan policy 2.16.3. These 7 "moderate" (120% AMI) units are included in the total 14 "moderate" (120% AMI) units described above. A City Commission approval is requested to utilize said Broward County Bonus units pursuant to County Policy 2.16.3 and to permit the proposed density to exceed the allowable

density of the Zoning District.

The property is currently zoned Transit Core Sub-district. The lot has an approximate area of 33,500 square feet (0.77 acres). The zoning and land use are both currently appropriate for the proposed development.

Should you have any questions regarding the above, do not hesitate to contact me.

Respectfully,



Jose Saye.
Manager/ Vice-President.

November 05, 2025

Planning and Zoning
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

RE: Hallandale Central Park.
113-125 SE. 5th Street. Hallandale Beach, FL 33009.

As the Architect of record for the above referenced project, we are requesting approval from the City for Major Development, Variances, and Redevelopment Area Modifications.

The new Development consists of a proposed Site Plan for an eight story Multi-Family Residential Building that caters to the City of Hallandale Beach Residents and Visitors. It includes a ground floor commercial use and a total of 90 residential units (Studios, and 1-bedrooms) along with associated parking and landscaping to meet City and code regulations.

Also, the new Development will be an asset to the City and the Community and will engage urban character consistent with the Master Plan for the Central Regional Activity Center.

The following are a list of requested Redevelopment Area Modifications and Variances:

Transit Core Sub-District RAM list:

1. Off-Street Parking Access and Access Ways.

Requirement: Section 32-453(i)(4) single or double loaded parking corridors in excess of four abutting parking spaces shall be designed to permit vehicle entry and exit in one continuous forward motion without using a vacant space to turn around. This shall be accomplished by either a direct connection to an adjacent corridor or by the inclusion of a cul-de-sac at the end of such corridor.

Modification: The 2nd floor double loaded south drive isle is proposed with a three-point turn at the end of the parking corridor.

Reason: Providing a cul-de-sac or a direct corridor connection on the proposed second floor of the structured parking garage would require additional square footage, impacting the structural efficiency and increasing construction costs. Given the constraints of the parking garage, a three-point turn provides a practical alternative that optimizes space utilization while maintaining maneuverability. The three-point turn design ensures that vehicles can safely and effectively exit the parking aisle without using a vacant space for turning, aligning with the intent of the code. Many structured parking garages utilize a similar three-point turn configuration in areas where a cul-de-sac or a direct corridor connection is impractical. This approach has been successfully implemented in other developments, demonstrating its effectiveness and compliance with overall safety and operational goals. Given the site constraints, structural feasibility, and demonstrated maneuverability, a three-point turn is a reasonable and functional alternative to a cul-de-sac or a direct corridor connection, warranting approval of this modification.

Transit Core Sub-District Variance list:

1. Primary Street Setback Requirements.

Requirement: Table 32-196 (a): 10 ft. min./ 15 ft. max.

Modification: Proposed primary street setback has been reduced to 5.67 feet to the building and 3 feet to balconies.

1. As to the land, the subject property has unique characteristics that are not generally applicable to other properties in the zoning district. Its adjacent to SE 5th Street right of way. This road is a local collector corridor that requires improvements and land dedication to satisfy the City's trafficways plan. Note the project is promoting new architecture along SE 5th Street right-of-way with significant neighborhood structural improvement efforts.
2. The need for the variance arises due to the inherent characteristics of the property, not due to any actions taken by the applicant. While the property is currently undeveloped, the constraints for required dedications necessitate the requested variance to allow for practical and functional development.
3. Approving the variance would not grant the applicant any special privilege beyond what is reasonably permitted in similar circumstances. Other properties with comparable constraints have similar setbacks, ensuring equitable treatment within the zoning district. Therefore, no special privilege is being requested. Specifically, the granting of the setback variance provides parity for the proposed residential project.
4. The existing 10-foot min. street setback would create unnecessary hardship by limiting the reasonable use of the property. This could result in reduced functional space, inefficient site design, or an inability to develop the property in a manner consistent with neighboring properties. said limit is an "unnecessary and undue hardship" for the applicant and the proposed residential project.
5. The requested 5'-8" setback to the building and 3'-0" to balconies is the minimum necessary to achieve a practical and functional building footprint while maintaining compliance with other zoning regulations. A greater setback reduction is not requested, ensuring that the variance is limited to what is essential.
6. The granted variance will be in harmony with the general intent and purpose of the code, which aims to balance development needs with neighborhood compatibility. The reduced setback maintains reasonable separation while allowing for efficient site utilization. Further, the use of landscaping, building screening and attractive architecture promotes the harmony with City regulations to encourage well-designed residential development along the SE 5th Street right of way.
7. The granting of the requested variance will add value to the neighboring properties. The proposed setback will not be injurious to the surrounding area or detrimental to public welfare. The design ensures that adequate buffering, landscaping, and screening measures will be in place to mitigate potential impacts on adjacent residential properties. Additionally, similar setbacks may exist in the vicinity, maintaining overall neighborhood character. The proposed new residential development appropriately scaled to the existing context of the neighborhood will be an asset to the community. The public welfare will be immensely improved with the addition of this project to the neighborhood.

2. Street Setback Above 5th Story Requirements.

Requirement: Table 32-196 (a): 20 ft. min.

Modification: Proposed street setback above 5th story has been reduced to 8 feet to the building and 3 feet to balconies.

1. As to the land, the subject property has unique characteristics that are not generally applicable to other properties in the zoning district. Its adjacent to SE 5th Street right of way. This road is a local collector corridor that requires improvements and land dedication to satisfy the City's trafficways plan. Note the project is promoting new architecture along SE 5th Street right-of-way with significant neighborhood structural improvement efforts.
2. The need for the variance arises due to the inherent characteristics of the property, not due to any actions taken by the applicant. While the property is currently undeveloped, the constraints for required dedications necessitate the requested variance to allow for practical and functional development.
3. Approving the variance would not grant the applicant any special privilege beyond what is reasonably permitted in similar circumstances. Other properties with comparable constraints have similar setbacks, ensuring equitable treatment within the zoning district. Therefore, no special privilege is being requested. Specifically, the granting of the setback variance provides parity for the proposed residential project.
4. The existing 20-foot min. street setback above the 5th story would create unnecessary hardship by limiting the reasonable use of the property. This could result in reduced functional space, inefficient site design, or an inability to develop the property in a manner consistent with neighboring properties. said limit is an "unnecessary and undue hardship" for the applicant and the proposed residential project.
5. The requested 8'-0" setback to the building and 3'-0" to balconies is the minimum necessary to achieve a practical and functional building footprint while maintaining compliance with other zoning regulations. A greater setback reduction is not requested, ensuring that the variance is limited to what is essential.
6. The granted variance will be in harmony with the general intent and purpose of the code, which aims to balance development needs with neighborhood compatibility. The reduced setback maintains reasonable separation while allowing for efficient site utilization. Further, the use of landscaping, building screening and attractive architecture promotes the harmony with City regulations to encourage well-designed residential development along the SE 5th Street right of way.
7. The granting of the requested variance will add value to the neighboring properties. The proposed setback will not be injurious to the surrounding area or detrimental to public welfare. The design ensures that adequate buffering, landscaping, and screening measures will be in place to mitigate potential impacts on adjacent residential properties. Additionally, similar setbacks may exist in the vicinity, maintaining overall neighborhood character. The proposed new residential development appropriately scaled to the existing context of the neighborhood will be an asset to the community. The public welfare will be immensely improved with the addition of this project to the neighborhood.

3. Side Setback Above 5th Story Requirements.

Requirement: Table 32-196 (a): 30 ft. min.

Modification: Proposed side setback above 5th story has been reduced to 5'-5" feet on west side and 5'-2" feet on east side.

1. As to the land, the subject property has unique characteristics that are not generally applicable to other properties in the zoning district. Its adjacent to SE 5th Street right of way. This road is a local collector corridor that requires improvements and land dedication to satisfy the City's trafficways plan. Note the project is promoting new architecture along SE 5th Street right-of-way with significant neighborhood structural improvement efforts.
2. The need for the variance arises due to the inherent characteristics of the property, not due to any actions taken by the applicant. While the property is currently undeveloped, the constraints for required dedications necessitate the requested variance to allow for practical and functional development.
3. Approving the variance would not grant the applicant any special privilege beyond what is reasonably permitted in similar circumstances. Other properties with comparable constraints have similar setbacks, ensuring equitable treatment within the zoning district. Therefore, no special privilege is being requested. Specifically, the granting of the setback variance provides parity for the proposed residential project.
4. The existing 30-foot min. side setback above the 5th story would create unnecessary hardship by limiting the reasonable use of the property. This could result in reduced functional space, inefficient site design, or an inability to develop the property in a manner consistent with neighboring properties. said limit is an "unnecessary and undue hardship" for the applicant and the proposed residential project.
5. The requested 5'-5" and 5'-2" side setbacks are the minimum necessary to achieve a practical and functional building footprint while maintaining compliance with other zoning regulations. A greater setback reduction is not requested, ensuring that the variance is limited to what is essential.
6. The granted variance will be in harmony with the general intent and purpose of the code, which aims to balance development needs with neighborhood compatibility. The reduced setback maintains reasonable separation while allowing for efficient site utilization. Further, the use of landscaping, building screening and attractive architecture promotes the harmony with City regulations to encourage well-designed residential development along the SE 5th Street right of way.
7. The granting of the requested variance will add value to the neighboring properties. The proposed setback will not be injurious to the surrounding area or detrimental to public welfare. The design ensures that adequate buffering, landscaping, and screening measures will be in place to mitigate potential impacts on adjacent residential properties. Additionally, similar setbacks may exist in the vicinity, maintaining overall neighborhood character. The proposed new residential development appropriately scaled to the existing context of the neighborhood will be an asset to the community. The public welfare will be immensely improved with the addition of this project to the neighborhood.

4. Rear Setback Requirements.

Requirement: Table 32-196 (a): 10 ft. min.

Modification: Proposed rear setback has been reduced to 5'-0".

1. As to the land, the subject property has unique characteristics that are not generally applicable to other properties in the zoning district. Its adjacent to SE 5th Street right of way. This road is a local collector corridor that requires improvements and land dedication to satisfy the City's trafficways plan. Note the proposed 5'-0" building setback has its least height impact to the north adjacent property as the main building residential space has a 56'-2" setback along the subject property's property line to the north.
2. The need for the variance arises due to the inherent characteristics of the property, not due to any actions taken by the applicant. While the property is currently undeveloped, the constraints for required dedications necessitate the requested variance to allow for practical and functional development.
3. Approving the variance would not grant the applicant any special privilege beyond what is reasonably permitted in similar circumstances. Other properties with comparable constraints have similar setbacks, ensuring equitable treatment within the zoning district. Therefore, no special privilege is being requested. Specifically, the granting of the height variance provides parity for the proposed residential project.
4. The existing 10-foot min. rear setback would create unnecessary hardship by limiting the reasonable use of the property. This could result in reduced functional space, inefficient site design, or an inability to develop the property in a manner consistent with neighboring properties. said limit is an "unnecessary and undue hardship" for the applicant and the proposed residential project.
5. The requested 5-foot setback is the minimum necessary to allow for reasonable use of the property while still maintaining an appropriate buffer from adjacent residential areas. A greater setback reduction is not requested, ensuring that the variance is limited to what is essential.
6. The granted variance will be in harmony with the general intent and purpose of the code, which aims to balance development needs with neighborhood compatibility. The reduced setback maintains reasonable separation while allowing for efficient site utilization. Further, the use of landscaping, building screening and attractive architecture promotes the harmony with City regulations to encourage well-designed residential development along the SE 5th Street right of way.
7. The granting of the requested variance will add value to the neighboring properties. The proposed setback will not be injurious to the surrounding area or detrimental to public welfare. The design ensures that adequate buffering, landscaping, and screening measures will be in place to mitigate potential impacts on adjacent residential properties. Additionally, similar setbacks may exist in the vicinity, maintaining overall neighborhood character. The proposed new residential development appropriately scaled to the existing context of the neighborhood will be an asset to the community. The public welfare will be immensely improved with the addition of this project to the neighborhood.

5. Arcade/ Colonnade Depth Requirements.

Requirement: Table 32-201 (g): 10 ft. min. 20 ft. max.

Modification: Proposed arcade/ colonnade depth has been reduced to 6'-9".

1. The subject property faces physical site constraints and required right-of-way dedications along SE 5th Street, limiting the building footprint and the ability to accommodate a compliant arcade depth without compromising overall site design. These conditions are unique and not generally applicable to other properties in the zoning district.
2. The need for a reduced arcade depth is directly tied to right-of-way and urban design requirements, and not the result of any actions by the applicant. These external constraints restrict the available buildable area and dictate a more compact footprint to meet other development requirements, including sidewalk width and landscaping.
3. Granting the variance does not provide a special privilege to the applicant, as other similarly constrained properties may receive comparable considerations. The arcade remains present and functional at 6'-9", continuing to provide pedestrian shelter and activation of the street frontage in keeping with the intent of the code.
4. Strict compliance with the 10-foot minimum would require disproportionate building recessions that compromise interior space planning and overall feasibility. The reduced arcade depth represents a modest adjustment necessary for practical site utilization.
5. The request is limited to the minimum extent necessary. The 6'-9" depth still achieves architectural articulation and pedestrian accommodation without seeking an excessive deviation from the standard.
6. The proposed design aligns with the general goals of the code by fostering active street edges and providing visual interest and shade for pedestrians. The variation still supports high-quality architectural frontage and complements the streetscape design.
7. The reduced arcade depth will not be detrimental to adjacent properties or public welfare. On the contrary, the development enhances the streetscape with new residential character, landscaping, and active ground-level features. The adjustment improves site efficiency while maintaining pedestrian-friendly design.

6. Civic Open Space.

Requirement: Table 32-196 (a): Sites exceeding base density or base height limit: 7.5%

Modification: 0% of Civic Open space provided.

1. The subject property is uniquely situated directly adjacent to Bluesten Park, a large, well-designed, and recently redeveloped public recreational facility that provides extensive open space, community gathering areas, athletic fields, pedestrian amenities, and park programming. Because Bluesten Park is located immediately in front of the project site and functions as a readily accessible public open space resource serving the surrounding neighborhood, the intent of providing civic open space is already fulfilled on-site in practical terms. This condition is unique to the subject parcel and is not generally applicable to other parcels in the zoning district that are not located directly adjacent to or integrated with an existing major public park.

2. The special circumstances described above are inherent to the physical location of the site and existing public park infrastructure. The adjacency to Bluesten Park predated the applicant's involvement with the property. The need for the variance does not arise from any actions taken by the applicant.
3. Approval of this variance will not grant a special privilege unavailable to other property owners. The request is based on a unique contextual relationship to a public amenity that already provides the intended open space benefit. Other properties similarly situated immediately adjacent to significant existing public civic open spaces would be eligible to request similar consideration on the same basis.
4. Strict enforcement of the 7.5% civic open space requirement would require duplicative open space immediately adjacent to Bluesten Park, resulting in inefficient and unnecessary use of developable land. Such duplication would not provide additional public benefit, yet would significantly reduce the reasonable development potential of the site. This represents an undue hardship not shared by other properties that do not abut a major public park.
5. The requested variance is the minimum relief necessary to allow the site to be developed in a reasonable and functional manner. The project design maintains public accessibility and community benefit by promoting pedestrian and visual connectivity to Bluesten Park, while accommodating viable site planning, building layout, and circulation.
6. The purpose of the civic open space requirement is to ensure accessible public environments, enhance community interaction, and provide relief from built form. These purposes are already met by the presence of Bluesten Park, which serves the site and the community more effectively than any small-scale open space provided within the subject property itself. Therefore, the variance maintains the spirit and intent of the Code.
7. The requested variance will not be injurious to surrounding properties nor detrimental to the public welfare. To the contrary, the integration of the development with an existing major public park supports active public use, walkability, and neighborhood cohesion. The public will continue to enjoy open space access equal to or greater than what would otherwise be provided on the project site.

Should you have any questions regarding the above, do not hesitate to contact me.

Respectfully,



Jose Saye.
Manager/ Vice-President.

HALLANDALE CENTRAL PARK

113-125 SE 5TH STREET

HALLANDALE BEACH, FL. 33009

OWNER / DEVELOPER

HALLANDALE CENTRAL PARK, LLC.

**709 SE 3RD AVE. #305
HALLANDALE BEACH, FL 33009**

ARCHITECT

SYNALOVSKI ROMANIK SAYE, LLC.

**1800 ELLER DRIVE. SUITE 500
FORT LAUDERDALE, FL 33316
PH: 954-961-6806 FAX: 954-961-6807**

CIVIL ENGINEER

FLYNN ENGINEERING SERVICES

**241 COMMERCIAL BLVD
LAUDERDALE BY THE SEA, FL.33308
PH:954-522-1004 FAX:954-522-7630**

LANDSCAPE ARCHITECT

BARRANCO, RLA INC.

**888 S ANDREWS AVENUE. SUITE 300
FORT LAUDERDALE, FL 33316
PH:954-667-7814**

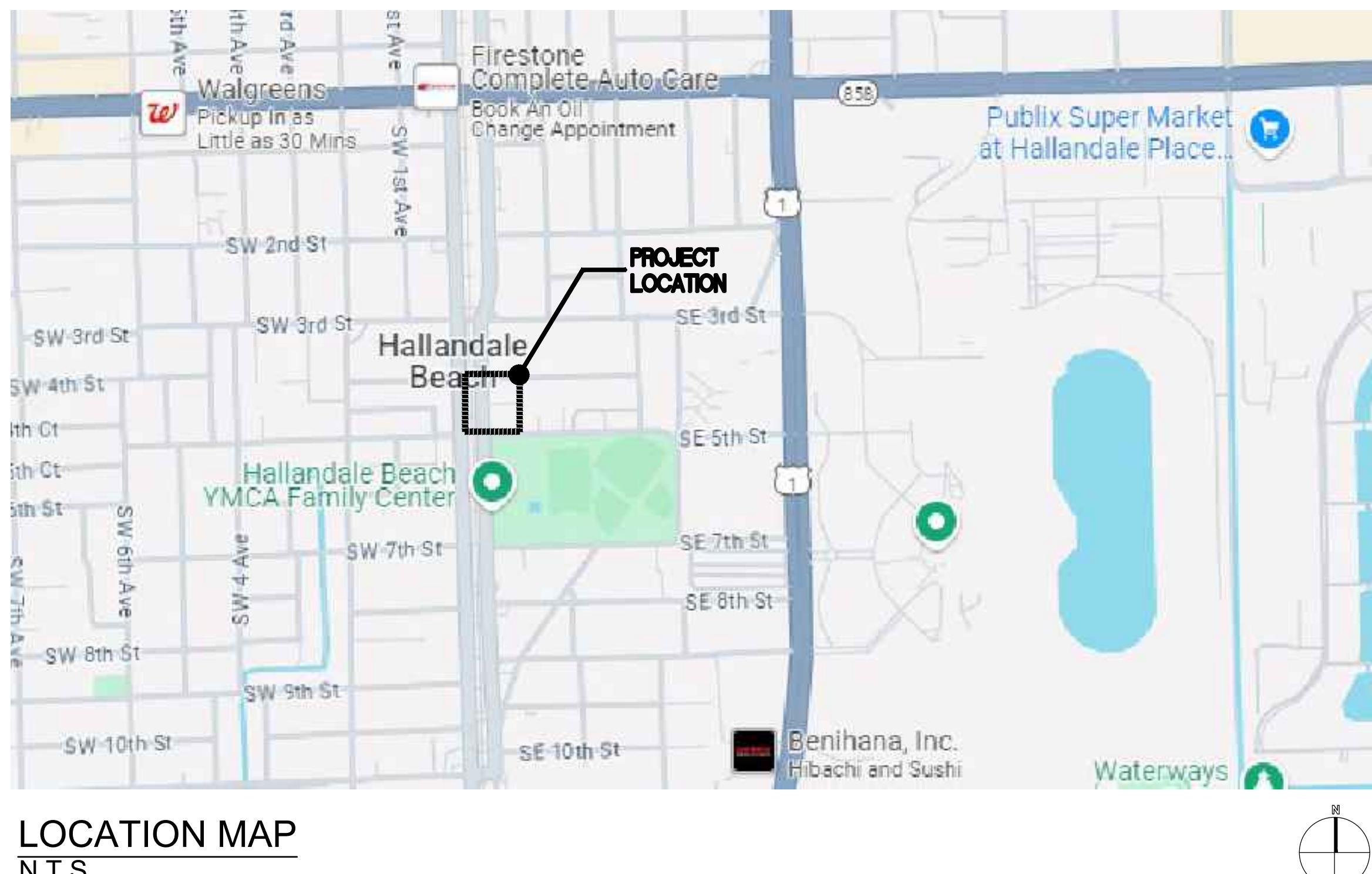
TRAFFIC ENGINEER

KBP CONSULTING, INC.

**8400 N. UNIVERSITY DRIVE, SUITE 309
TAMARAC, FL 33321
PH: 954-560-7103**

LEGAL DESCRIPTION:

LOT 41, 42, 43, AND 44, BLOCK 3 "HALLANDALE PARK NO.3"
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6
AT PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
AND
LOT 23, BLOCK 3 OF " NORTH AMERICAN FRUIT COMPANY'S
SUBDIVISION" ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 3, AT PAGE 102, OF THE PUBLIC RECORDS OF MIAMI- DADE
COUNTY, FLORIDA, SAID LANDS SITUATED, LYING AND BEING IN
BROWARD COUNTY, FLORIDA, AND
THE EAST 10 FEET OF LOT 19, AND ALL OF LOT 22, BLOCK 3, "NORTH
AMERICAN FRUIT COMPANY'S SUBDIVISION" ACCORDING TO THE PLAT
THEREOF, RECORDED IN PLAT BOOK 3, AT PAGE 102, OF THE PUBLIC
RECORDS OF MIAMI- DADE COUNTY, FLORIDA, SAID LANDS SITUATED,
LYING AND BEING IN BROWARD COUNTY, FLORIDA.



DRAWING INDEX

T-001	COVER SHEET
T-002	BUILDING RENDERINGS
	MAP OF SURVEY
AS-101	ARCHITECTURAL SITE PLAN
AS-102	SITE CALCULATIONS, FLOORS AND SECTIONS DIAGRAMS
A-101	PROPOSED GROUND FLOOR PLAN / GARAGE LEVEL 1A
A-102	PROPOSED MEZZANINE / GARAGE LEVEL 1B
A-103	PROPOSED SECOND FLOOR PLAN / GARAGE LEVEL 2
A-104	PROPOSED THIRD FLOOR PLAN
A-105	PROPOSED TYPICAL FLOOR PLAN (4TH TO 8TH)
A-106	PROPOSED ROOF PLAN
A-107	PROPOSED ENLARGED UNIT PLANS
A-201	PROPOSED BUILDING ELEVATIONS
A-202	PROPOSED BUILDING ELEVATIONS
A-203	BUILDING SOLAR STUDY
A-301	PROPOSED BUILDING SECTIONS
PH-101	PROPOSED PHOTOMETRIC PLAN
D1	SITE DEMO PLAN
C1	SIGNAGE AND MARKING PLAN
C2	PAVING, GRADING AND DRAINAGE PLAN
C3	WATER AND SEWER PLAN
C4	PAVING, GRADING AND DRAINAGE DETAILS
C5	WATER AND SEWER DETAILS
C6	GENERAL NOTES AND SPECIFICATIONS
ESC	EROSION AND SEDIMENT CONTROL PLAN
L-0.1	LANDSCAPE NOTES
L-1.0	TREE DISPOSITION PLAN
L-2.0	LANDSCAPE PLAN
L-3.0	LANDSCAPE ROOF DECK

PROPERTY FOLIOS:

HALLANDALE CENTRAL PARK

113-125 SE 5TH STREET
HALLANDALE BEACH, FLORIDA, 33009

CLIENT: HALLANDALE CENTRAL PARK, LLC



3 BUILDING RENDERING (SOUTH EAST VIEW)
SCALE: N/A



4 POOL DECK/ BUILDING RENDERING (NORTH WEST VIEW)
SCALE: N/A



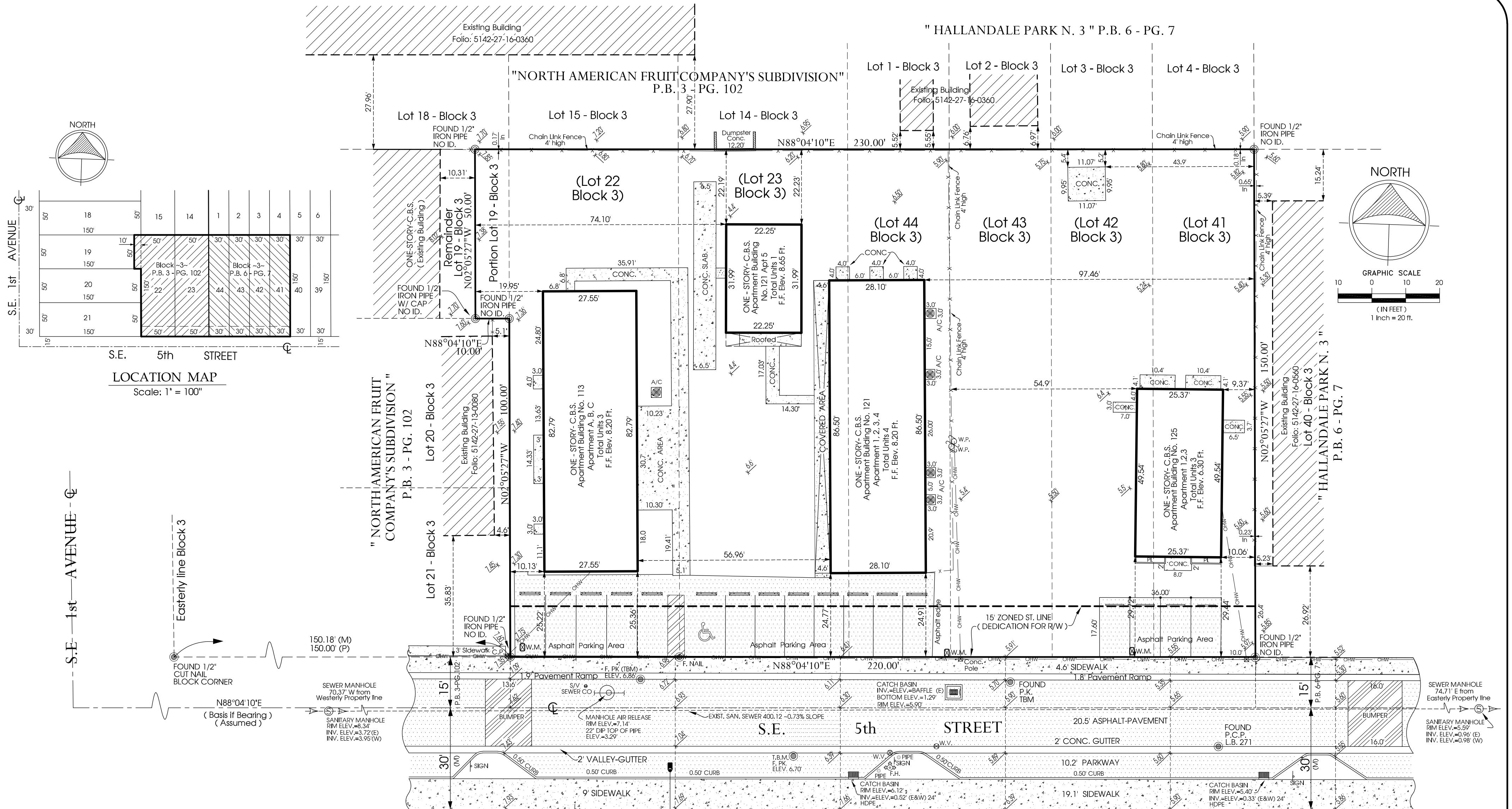
P:\SRS\1729-230311\Hallandale Central Park\Drawings\1729-230311_T-002.dwg 11/11/2023 3:35:53 PM

2 INTERIOR COMMERCIAL/ LOBBY RENDERING
SCALE: N/A



1 INTERIOR LOBBY/ COMMERCIAL RENDERING
SCALE: N/A

T-002



LEGAL DESCRIPTION:

FOLIO: 5142-27-13-0090
 LOT 44, BLOCK 3, "HALLANDALE PARK No. 3", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 7, OF THE PUBLIC RECORDS, OF BROWARD COUNTY, FLORIDA.
 AND: LOT 23, BLOCK 3 "NORTH AMERICAN FRUIT COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND: THE EAST 10 FEET OF LOT 19, ALL OF LOT 22, BLOCK 3, "NORTH AMERICAN FRUIT COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, AT PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
 AND:
 FOLIOS: 5142-27-16-0590 & 5142-27-16-0600
 PARCEL 1: LOTS 41 AND 42, IN BLOCK 3, "HALLANDALE PARK No. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 PARCEL 2: LOT 43 IN BLOCK 3, HALLANDALE PARK No. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

113-125 S.E. 5th STREET, HALLANDALE BEACH, FLORIDA 33009

CERTIFIED TO:

HALLANDALE CENTRAL PARK, LLC

FLOOD ZONE INFORMATION:

FLOOD ZONE: "X" COMMUNITY: 125110 PANEL: 0732
 DATE OF FIRM: 07-31-2024 SUFFIX: J ELEVATION: N/A

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- 6) WALL TIES ARE THE FACE OF THE WALL.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 9) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.

10) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.

11) NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.

12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

13) ELEVATIONS IF SHOWN ARE BASED UPON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.

14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.

15) THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

16) SUBJECT PARCEL AREA: 33, 500 Sq. Ft. or 0.77 Ac. +/- (GROSS)
 30, 203 Sq. Ft. or 0.69 Ac. +/- (NET) (AFTER 15' R/W DEDICATION)

17) NUMBER OF APARTMENT UNITS: 11

CERTIFICATION:
 SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

This item has been digitally signed by JOSEPH L. MARTIN, PS# 5088 on the date adjacent to this page.

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

SIGNED: JOSEPH L. MARTIN

ABBREVIATIONS AND LEGEND:
 CONC. = DENOTES CONCRETE
 R/W = DENOTES RIGHT-OF-WAY
 CL = DENOTES CENTERLINE
 P.B. = DENOTES PLAT BOOK
 PG. = DENOTES PAGE
 WM = DENOTES WATER METER
 WPP = DENOTES WOOD POWER POLE
 OH = DENOTES OVERHEAD WIRES
 LP = LIGHT POLE
 GV = GAS VALVE
 GM = GREASE MANHOLE
 FH = FIRE HYDRANT
 DV = DRAIN
 S = SIGN
 M = SAN. SEWER MANHOLE
 FPL = F.P.L. MANHOLE
 CB = CATCH BASIN
 EM = ELECTRIC METER

MAP OF SURVEY

NOTE:
 NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

Scale: 1" = 20'

COUNTY-WIDE LAND SURVEYING INC.

LAND SURVEYORS PLANNERS
 15358 S.W. 140 STREET, MIAMI, FLORIDA 33196
 PHONE: (305) 772-0766

L.B. No. 6480

BOUNDARY SURVEY
 Original Date: 02/20/2025 Field date: 02/16/2025 Revision Date: 06/30/2025 Drawn by: M. Ibarra Job No. S-0539 & 665

HALLANDALE CENTRAL PARK

113-125 SE 5TH STREET
HALLANDALE BEACH, FLORIDA, 33009

CLIENT: HALLANDALE CENTRAL PARK, LLC

REV	DATE	DESCRIPTION
		DESIGN DELIVERABLE: DRC SUBMITTAL
		ISSUE DATE: 12-20-2024
		PROJECT NUMBER: 1729-230311
		DRAWN BY: MC & CD
		CHECKED BY: JS
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		SHEET TITLE: ARCHITECTURAL SITE PLAN
		SHEET NUMBER: AS-101

TRANSIT CORE / DESIGN SUBDISTRICT REQUIREMENTS TABLE 32-196(a)		
	REQUIRED / ALLOWED	PROVIDED
LOT WIDTH	50' MIN.	220'-0"
LOT AREA	5,000 S.F. MIN / 100,000 S.F. MAX.	30,200 S.F. (AFTER DEDICATION)
LOT COVERAGE	95% MAX.	86.87 % (BUILDING + WALKS + V.U.A.)
LANDSCAPE AREA	5% MIN.	13.13 %
PRIMARY STREET SETBACK	10' MIN. / 15' MAX.	5'-8" TO BUILDING 3'-0" TO BALCONIES (R.A.M.)
SECONDARY STREET SETBACK	10' MIN.	N/A
STREET SETBACK ABOVE 5TH STORY	20' MIN	8'-0" TO BUILDING 3'-0" TO BALCONIES (R.A.M.)
INTERIOR SIDE SETBACK	0' MIN.	EAST 5'-2", WEST 5'-5"
SIDE SETBACK ABOVE 5TH STORY	30' MIN	EAST 5'-2", WEST 5'-5" (R.A.M.)
REAR SETBACK	10' MIN.	5'-0" (R.A.M.)
REAR SETBACK ABOVE 5TH STORY	20' MIN.	56'-2"
BUILDING FRONTOAGE ON PRIMARY STREETS	75% MIN.	SE. 5TH ST. 95.15%
MIN. HEIGHT PRIMARY STREETS	2 STORIES OR 1 STORY 20' HIGH	8 STORIES
MAX. HEIGHT LIMIT	8 STORIES	8 STORIES
MAX. DENSITY	50 DU/AC (REFER TO DENSITY CHART)	50 DU/AC
CIVIC OPEN SPACE: SITES EXCEEDING BASE DENSITY OR BASE HEIGHT LIMIT	7.5%	0% (R.A.M.)

TRANSIT CORE SUB-DISTRICT VARIANCE LIST:

1. PRIMARY STREET SETBACK REQUIREMENTS.
REQUIREMENT: TABLE 32-196 (a): 10 FT. MIN / 15 FT. MAX.
MODIFICATION: PROPOSED PRIMARY STREET SETBACK HAS BEEN REDUCED TO 5'-8".
2. STREET SETBACK ABOVE 5TH STORY REQUIREMENTS.
REQUIREMENT: TABLE 32-196 (a): 20 FT. MIN.
MODIFICATION: PROPOSED STREET SETBACK ABOVE 5TH STORY HAS BEEN REDUCED TO 8 FEET.
3. SIDE SETBACK ABOVE 5TH STORY REQUIREMENTS.
REQUIREMENT: TABLE 32-196 (a): 30 FT. MIN.
MODIFICATION: PROPOSED SIDE SETBACK ABOVE 5TH STORY HAS BEEN REDUCED TO 5'-5" ON WEST SIDE AND 5'-2" ON EAST SIDE.
4. REAR SETBACK REQUIREMENTS.
REQUIREMENT: TABLE 32-196 (a): 10 FT. MIN.
MODIFICATION: PROPOSED REAR SETBACK HAS BEEN REDUCED TO 5'-0".
5. ARCADE/ COLONNADE DEPTH REQUIREMENTS.
REQUIREMENT: TABLE 32-201 (g): 10 FT. MIN. 20 FT. MAX.
MODIFICATION: PROPOSED ARCADE/ COLONNADE DEPTH HAS BEEN REDUCED TO 6'-9".
6. CIVIC OPEN SPACE.
REQUIREMENT: SITES EXCEEDING BASE DENSITY OR BASE HEIGHT LIMIT: 7.5%
MODIFICATION: 0% OF CIVIC OPEN SPACE PROVIDED.

TRANSIT CORE SUB-DISTRICT RAM LIST:

1. OFF-STREET PARKING ACCESS AND ACCESS WAYS.
REQUIREMENT: SECTION 32-453(I)(4) SINGLE OR DOUBLE LOADED PARKING CORRIDORS IN EXCESS OF FOUR ABUTTING PARKING SPACES SHALL BE DESIGNED TO PERMIT VEHICLE ENTRY AND EXIT IN ONE CONTINUOUS FORWARD MOTION WITHOUT USING A VACANT SPACE TO TURN AROUND. THIS SHALL BE ACCOMPLISHED BY EITHER A DIRECT CONNECTION TO AN ADJACENT CORRIDOR OR BY THE INCLUSION OF A CUL-DE-SAC AT THE END OF SUCH CORRIDOR.
MODIFICATION: THE 2ND FLOOR DOUBLE LOADED SOUTH DRIVE ISLE IS PROPOSED WITH A THREE POINT TURN AT THE END OF THE PARKING CORRIDOR.

NOTE:
ALL BUILDINGS MUST BE DESIGNED TO MAINTAIN/ PROVIDE MINIMUM RADIO SIGNAL STRENGTH". A C.O. WILL NOT BE ISSUED UNTIL THE AHJ DETERMINES THAT THE BUILDING IS IN COMPLIANCE WITH NFPA 1 11.10.1 CONCERNING FIRE DEPARTMENT COMMUNICATIONS, NFPA 72 24.5.2.1.2.

DENSITY CHART PROPOSED DENSITY CHART		
UNITS PROPOSED	PROPOSED DENSITY CHART	90 UNITS
DENSITY ALLOWED BY CODE: 50 DU/AC	0.69 ACRE X 50 DU/AC= 34 UNITS 14 UNITS WITH 500 SF. OR LESS: 14/2= 7 UNITS 27 UNITS MORE THAN 500SF./EA: 27/1= 27 UNITS TOTAL UNITS BY CODE= 34 UNITS	34 UNITS 7 UNITS 27 UNITS 34 UNITS
*BONUS ALLOWED BY BROWARD LAND USE (TOTAL)-(34 BY CODE + 7 WITH 500 SF. OR LESS)	49 UNITS (6 BONUS/1 MODERATE)	42 UNITS
LOT COVERAGE	95% MAX.	86.87 % (BUILDING + WALKS + V.U.A.)
LANDSCAPE AREA	5% MIN.	13.13 %
PRIMARY STREET SETBACK	10' MIN. / 15' MAX.	5'-8" TO BUILDING 3'-0" TO BALCONIES (R.A.M.)
SECONDARY STREET SETBACK	10' MIN.	N/A
STREET SETBACK ABOVE 5TH STORY	20' MIN	8'-0" TO BUILDING 3'-0" TO BALCONIES (R.A.M.)
INTERIOR SIDE SETBACK	0' MIN.	EAST 5'-2", WEST 5'-5"
SIDE SETBACK ABOVE 5TH STORY	30' MIN	EAST 5'-2", WEST 5'-5" (R.A.M.)
REAR SETBACK	10' MIN.	5'-0" (R.A.M.)
REAR SETBACK ABOVE 5TH STORY	20' MIN.	56'-2"
BUILDING FRONTOAGE ON PRIMARY STREETS	75% MIN.	SE. 5TH ST. 95.15%
MIN. HEIGHT PRIMARY STREETS	2 STORIES OR 1 STORY 20' HIGH	8 STORIES
MAX. HEIGHT LIMIT	8 STORIES	8 STORIES
MAX. DENSITY	50 DU/AC (REFER TO DENSITY CHART)	50 DU/AC
CIVIC OPEN SPACE: SITES EXCEEDING BASE DENSITY OR BASE HEIGHT LIMIT	7.5%	0% (R.A.M.)

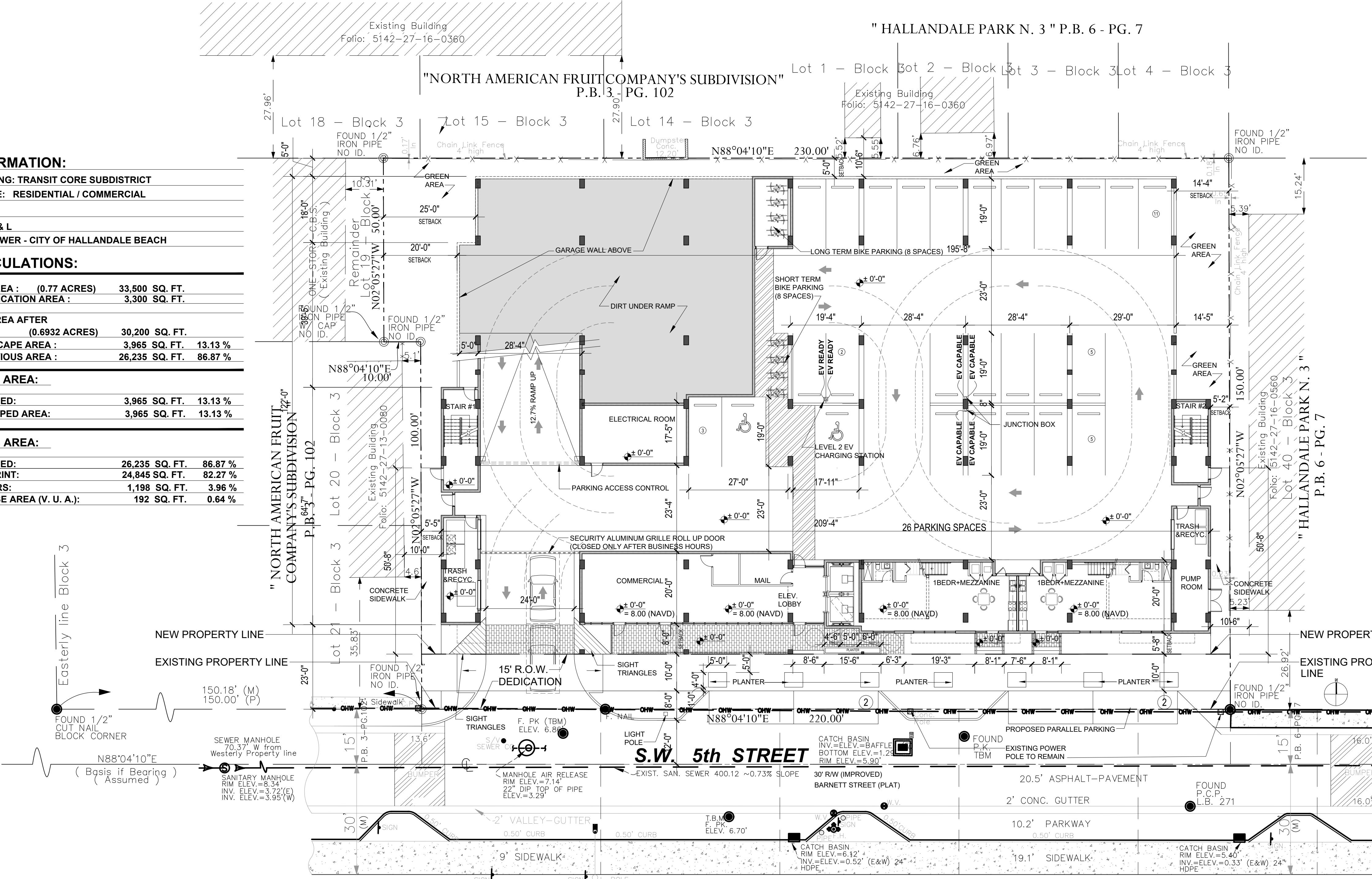
CENTRAL RAC DISTRICT REQUIREMENTS TABLE 32-194 (b) MINIMUM FLOOR AREA FOR MULTI-FAMILY DWELLING UNITS		
	REQUIRED	PROVIDED
MINIMUM PER UNIT (S.F.)	350 S.F. MIN.	500 S.F. (SMALLEST) / 1,024 S.F. (LARGEST)
MINIMUM AVERAGE (S.F.)	750 S.F. MIN.	(REFER TO UNIT BREAKDOWN ON SHEET A-102)

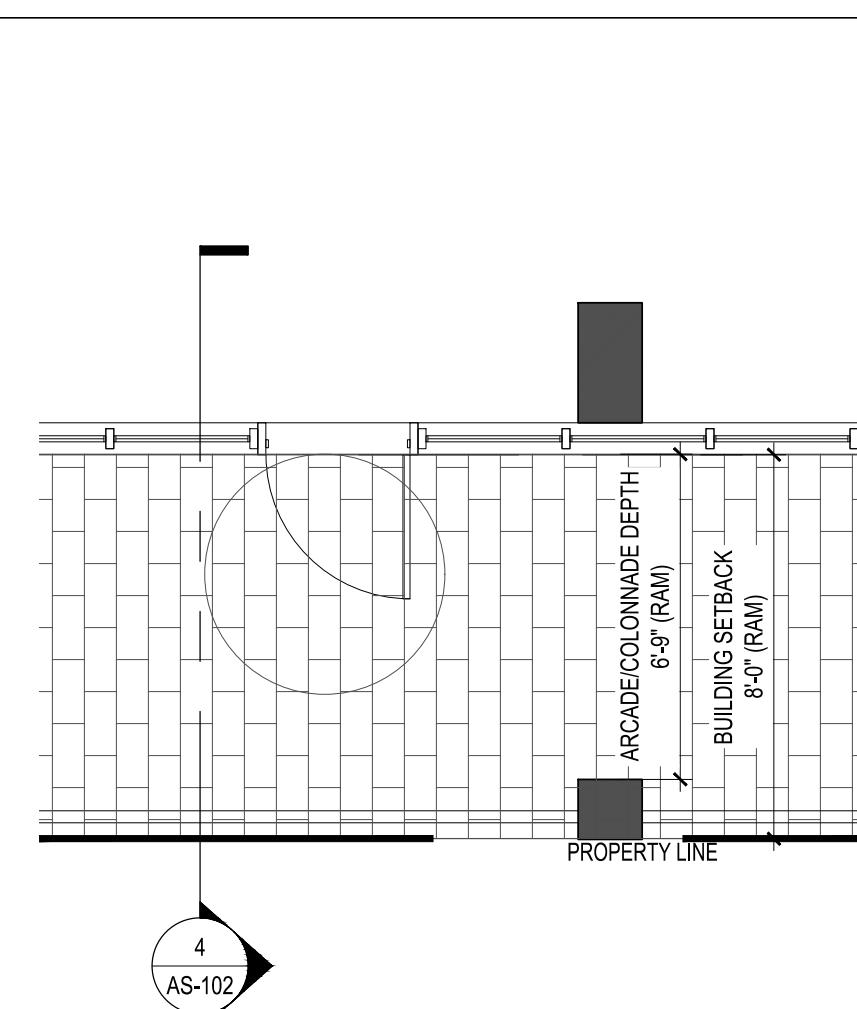
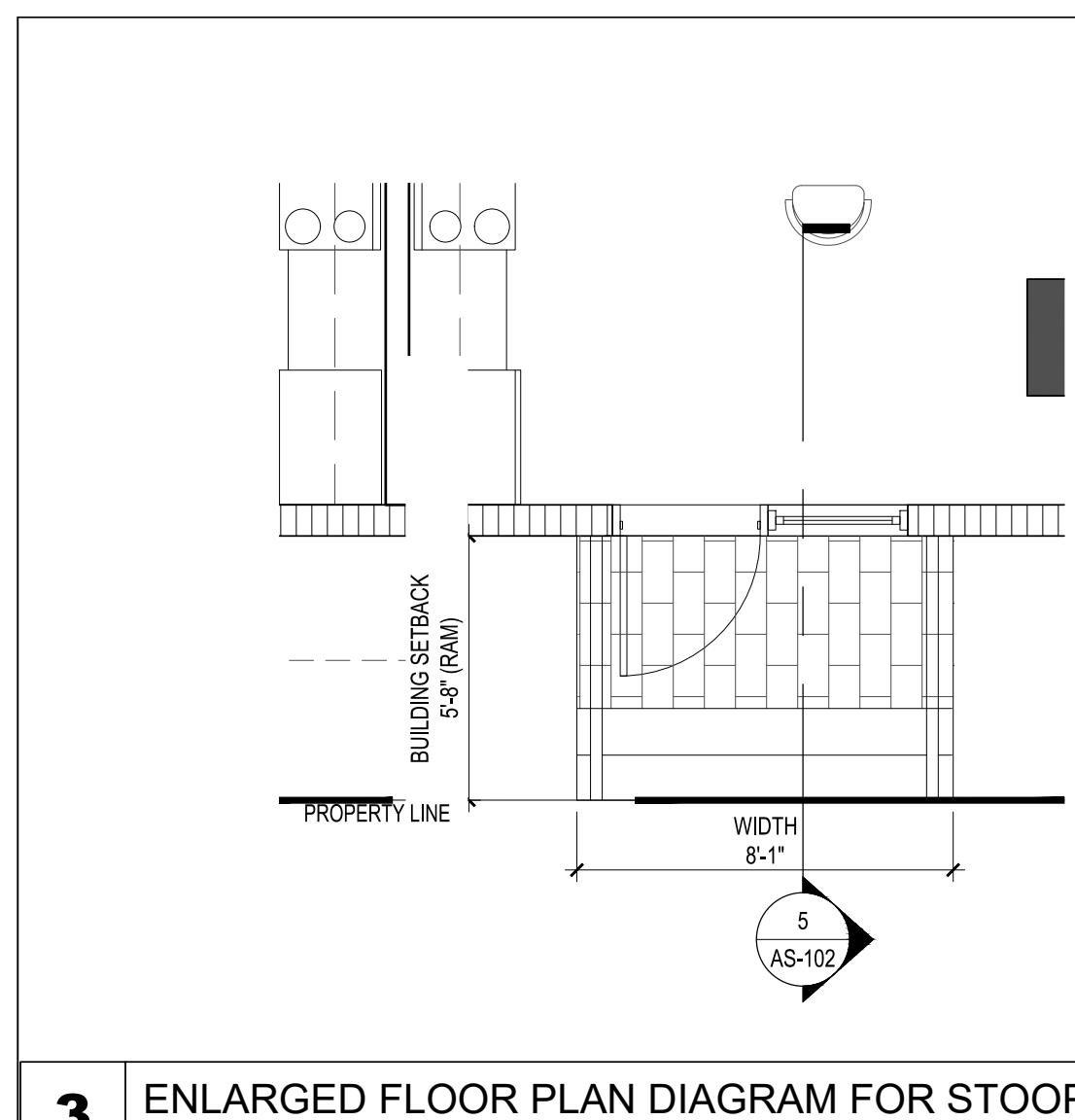
GROUND FLOOR	=	2 UNITS
THIRD FLOOR	=	13 UNITS
TYPICAL FLOOR (FOURTH TO EIGHT) 15x5	=	75 UNITS
TOTAL RESIDENTIAL UNITS	=	90 UNITS
1 BEDROOM WITH MEZZANINE	=	(2 UNITS)
STUDIO	=	(14 UNITS)
LARGE STUDIO	=	(26 UNITS)
1 BR-1 BATH	=	(24 UNITS)
1 BR-2 BATH WITH DEN	=	(24 UNITS)
TOTAL	=	(90 UNITS)
GROUND FLOOR / GARAGE LEVEL 1A GROSS FLOOR AREA	:	19,335 SF
MEZZANINE / GARAGE LEVEL 1B GROSS FLOOR AREA	:	22,621 SF
SECOND FLOOR / GARAGE LEVEL 2 GROSS FLOOR AREA	:	24,797 SF
THIRD FLOOR GROSS FLOOR AREA	:	13,674 SF
FOURTH TO EIGHT GROSS FLOOR AREA 5X13,783 SF	:	68,915 SF
TOTAL GROSS BUILDING AREA (EXCLUDING ROOF LEVEL)	:	149,342 SF

BUILDING/STORY	BUILDING USE	GROSS BUILDING AREA	COVERED/OPEN EXTERIOR AREA	GARAGE PARKING AREA	NET AREA FOR PARKING CALCULATIONS	# OF UNITS (500 S.F. OR LESS) FOR PARKING CALCULATIONS	# OF UNITS (501 S.F. OR GREATER) FOR PARKING CALCULATIONS
GARAGE LEVEL 1A	COMMERCIAL	812 S.F.	N/A	N/A	701 S.F. (GFA)	N/A	N/A
	COMMON AREA	2,434 S.F.	620 S.F.	N/A	N/A	N/A	N/A
	RESIDENTIAL	1,575 S.F.	N/A	N/A	N/A	N/A	2
	GARAGE	N/A	N/A	14,514 S.F.	N/A	N/A	N/A
	COMMON AREA	1,208 S.F.	N/A	N/A	N/A	N/A	N/A
	RES. MEZZANINE	470 S.F.	N/A	N/A	20,943 S.F.	N/A	N/A
	STORAGE	503 S.F.	N/A	N/A	N/A	N/A	N/A
GARAGE LEVEL 2	COMMON AREA	1,429 S.F.	N/A	N/A	22,865 S.F.	N/A	N/A
	RESIDENTIAL	10,067 S.F.	N/A	N/A	N/A	4	9
	COMMON AREA	3,607 S.F.	11,072 S.F.	N/A	N/A	N/A	N/A
THIRD FLOOR	RESIDENTIAL	11,242 S.F.	N/A	N/A	N/A	2	13
	COMMON AREA	2,541 S.F.	N/A	N/A	N/A	N/A	N/A
FOURTH FLOOR	RESIDENTIAL	11,242 S.F.	N/A	N/A	N/A	2	13
	COMMON AREA	2,541 S.F.	N/A	N/A	N/A	N/A	N/A
FIFTH FLOOR	RESIDENTIAL	11,242 S.F.	N/A	N/A	N/A	2	13
	COMMON AREA	2,541 S.F.	N/A	N/A	N/A	N/A	N/A
SIXTH FLOOR	RESIDENTIAL	11,242 S.F.	N/A	N/A	N/A	2	13
	COMMON AREA	2,541 S.F.	N/A	N/A	N/A	N/A	N/A
SEVENTH FLOOR	RESIDENTIAL	11,242 S.F.	N/A	N/A	N/A	2	13
	COMMON AREA	2,541 S.F.	N/A	N/A	N/A	N/A	N/A
EIGHTH FLOOR	RESIDENTIAL	11,242 S.F.	N/A	N/A	N/A	2	13
	COMMON AREA	2,541 S.F.	N/A	N/A	N/A	N/A	N/A
TOTAL		91,020 S.F.	11,692 S.F.	58,322 S.F.	701 S.F. (GFA)	14	76

3 DENSITY CALCULATIONS

4 BUILDING DATA/ AREA CALCULATIONS/ DWELLING UNIT REQUIREMENTS



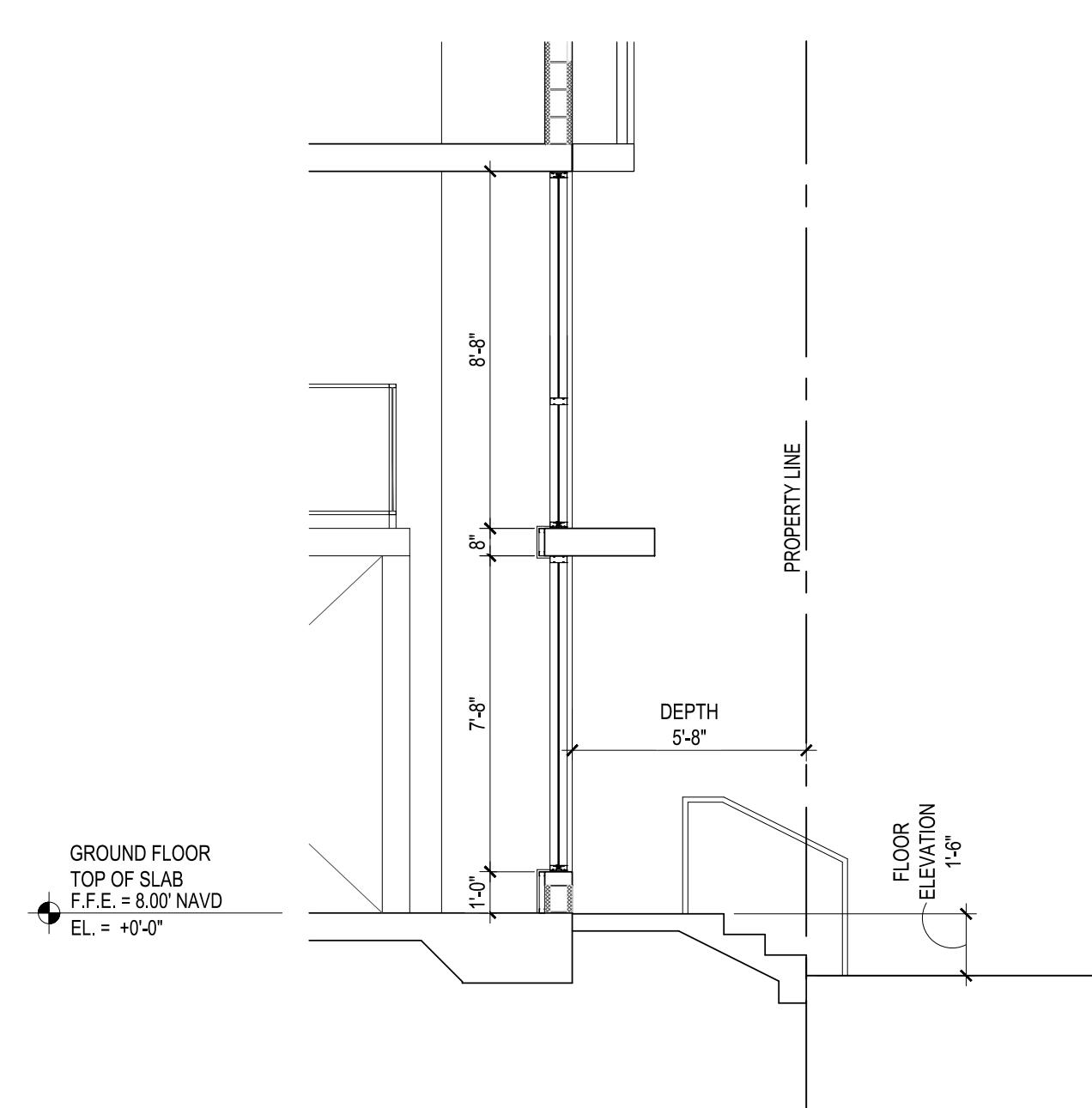


PARKING CALCULATIONS												
BUILDING USE	NET AREA FOR PARKING CALCULATIONS	# OF UNITS FOR PARKING CALCULATIONS	PARKING RATIO	OFF-STREET PARKING REQUIRED	OFF-STREET PARKING PROVIDED	ON-STREET PARKING PROVIDED	ADA PARKING REQUIRED	EV READY PARKING REQUIRED	EV UNIVERSAL PARKING REQUIRED	EV CAPABLE PARKING REQUIRED	ST BICYCLE PARKING REQUIRED	LT BICYCLE PARKING REQUIRED
COMMERCIAL	812 S.F. (NET)	N/A	1/300 S.F.	3 SPACES	3 SPACES							
RESIDENTIAL UNITS (500 S.F. OR LESS)	N/A	14	0.75/UNIT	11 SPACES								
RESIDENTIAL UNITS (501 S.F. OR GREATER)	N/A	76	1.25/UNIT	95 SPACES								
RESIDENTIAL (GUEST)	N/A	N/A	10% OF 106 SPACES REQUIRED FOR ALL UNITS	11 SPACES	11 SPACES							
TOTAL	812 S.F. (NET)	90		120 SPACES	136 SPACES	4 SPACES	5 SPACES	5 SPACES	6 SPACES	1 SPACE	12 SPACES	12 SPACES
											4 SPACES	8 SPACES
											4 SPACES	8 SPACES
												8 SPACES

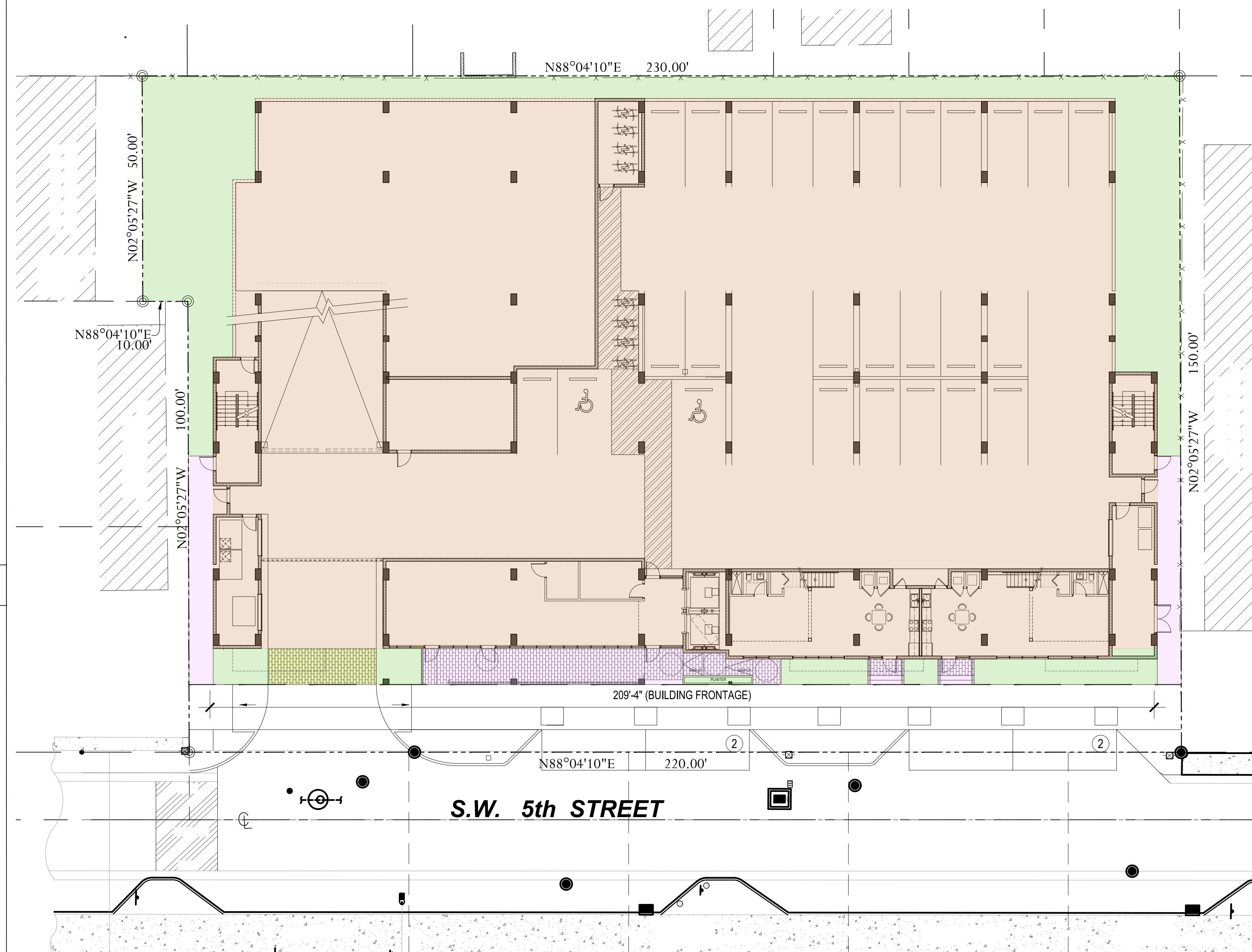
3 ENLARGED FLOOR PLAN DIAGRAM FOR STOOPS
SCALE: 1/4"=1'-0"

2 ENLARGED FLOOR PLAN DIAGRAM FOR ARCADE/COLONNADES
SCALE: 1/4"=1'-0"

2 PARKING DATA
NOT TO SCALE

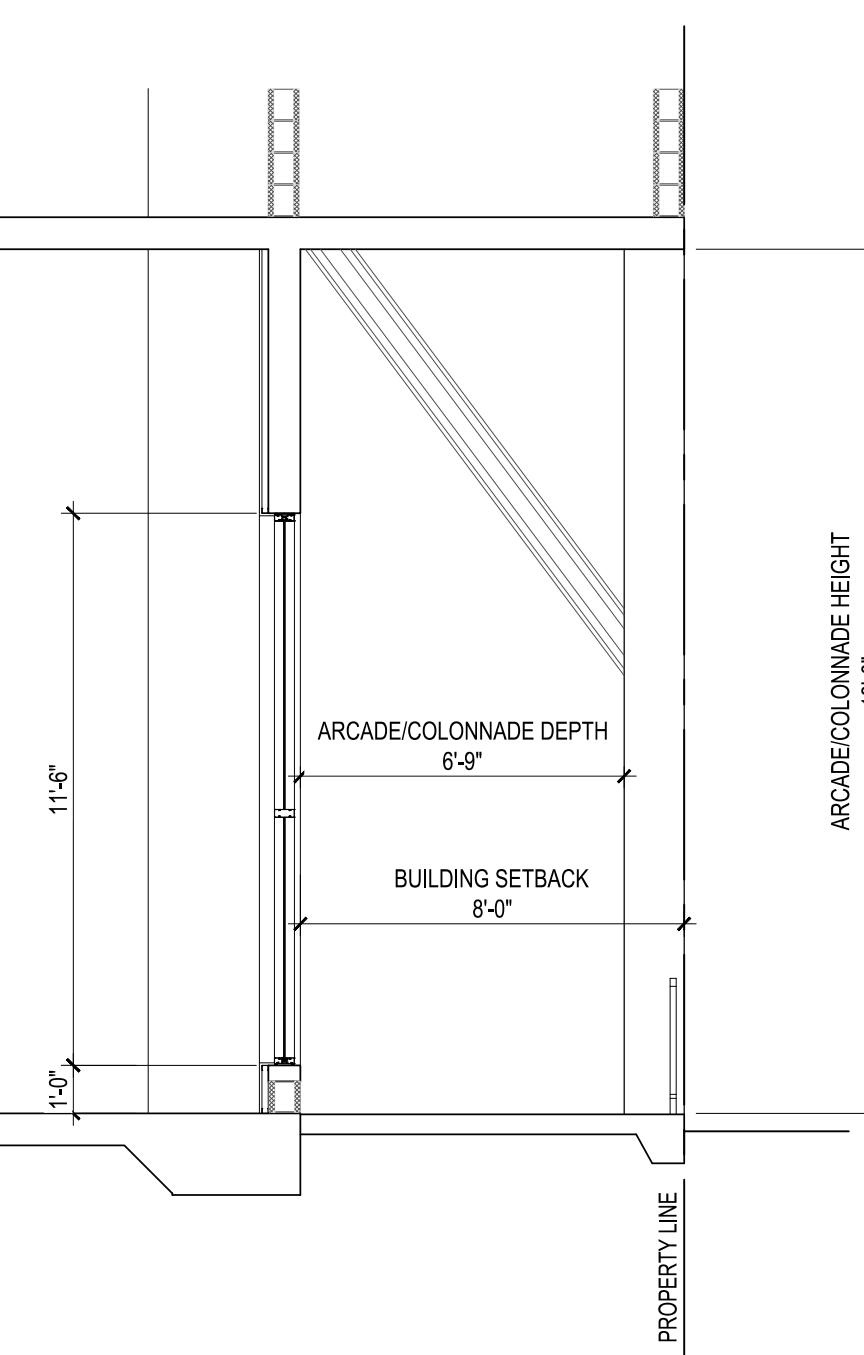


DIMENSIONAL REQUIREMENTS FOR STOOPS - TABLE 32-201 (c)		
	REQUIRED	PROVIDED
BUILDING SETBACK	VARIES BY SUBDISTRICT	5'-8" TO BLDG. (R.A.M.) 3'-9" TO ENTRANCE CANOPY
DEPTH	5 FEET MIN / 8 FEET MAX	5'-8"
WIDTH	4 FEET MIN / NO MAX	8'-1"
FLOOR ELEVATION	1 FEET MIN / 4 FEET MAX	1'-6"
MAXIMUM SETBACK ENCROACHMENT	5 FEET MAX	5'-8" (R.A.M.)



1 SITE CALCULATIONS DIAGRAM
SCALE: 1/16"=1'-0"

4 SECTION DIAGRAM/ DIMENSIONAL REQUIREMENTS FOR ARCADE/COLONNADES
SCALE: 1/4"=1'-0"



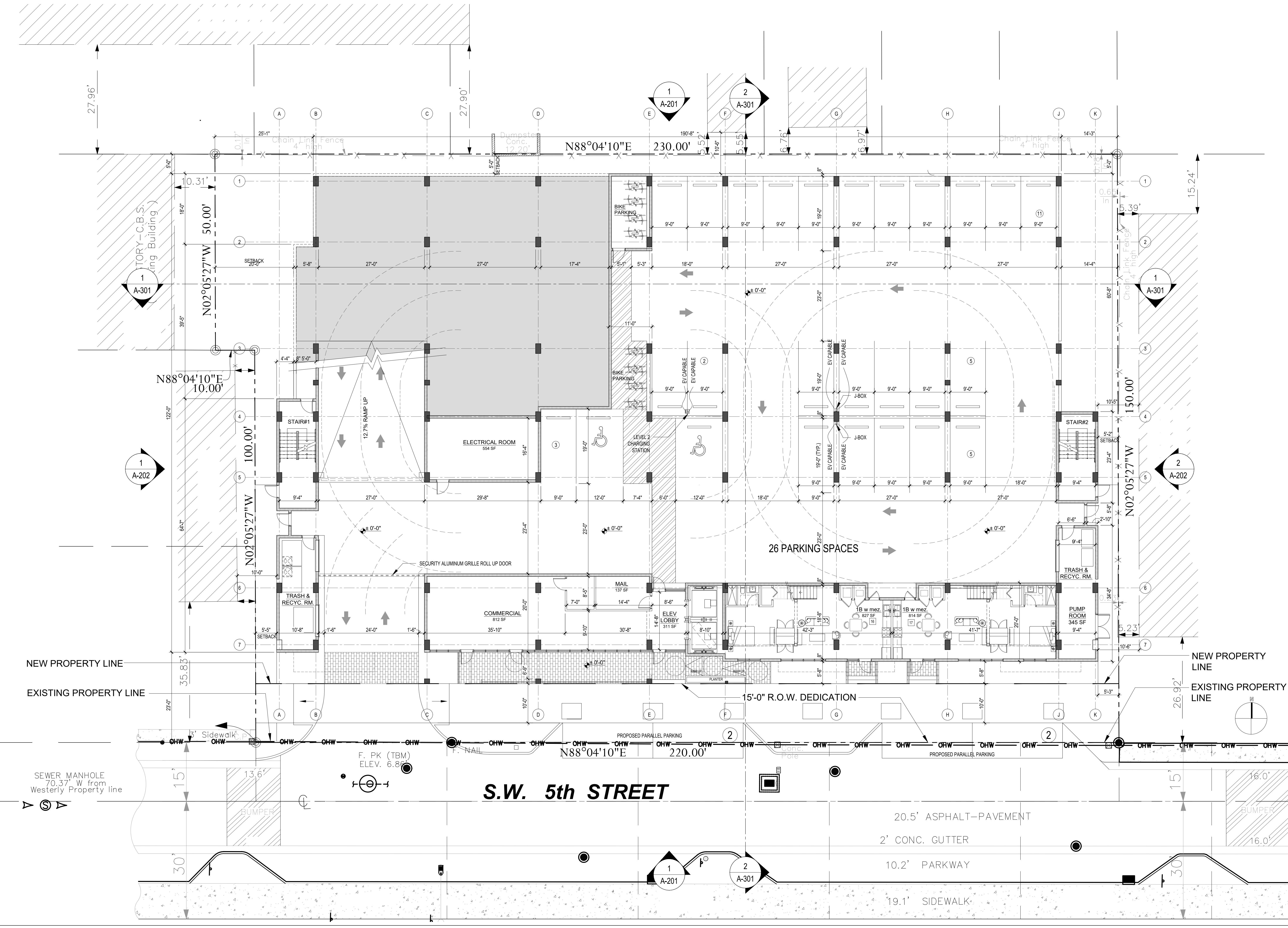
DIMENSIONAL REQUIREMENTS FOR ARCADE/COLONNADES - TABLE 32-201 (g)		
	REQUIRED	PROVIDED
BUILDING SETBACK	VARIES BY SUBDISTRICT	8'-0" (R.A.M.)
ARCADE/COLONNADE DEPTH	10 FEET	6'-9" (R.A.M.)
ARCADE/COLONNADE HEIGHT	12 FEET MIN / N/A MAX	18 FEET FROM BLDG GROUND FLOOR LEVEL
COLUMN/PILLAR TO FACE OF CURB	2 FEET MIN / 4 FEET MAX	N/A
ALLOWABLE SETBACK ENCROACHMENT OF ELEMENTS		
ARCADE/COLONNADE	VARIES BY STREET	8'-0"
PEDESTRIAN BLADE SIGN PROJECTION	N/A / 4 FEET MAX	N/A

HALLANDALE CENTRAL PARK

113-125 SE 5TH STREET
HALLANDALE BEACH, FLORIDA, 33009

CLIENT: HALLANDALE CENTRAL PARK, LLC

REV	DATE	DESCRIPTION
		DESIGN DELIVERABLE: DRC SUBMITTAL
		ISSUE DATE: 12-20-2024
		PROJECT NUMBER: 1729-230311
		DRAWN BY: MC & CD
		CHECKED BY: JS
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		SHEET TITLE: PROPOSED GROUND FLOOR PLAN / GARAGE LEVEL 1A
		SHEET NUMBER: A-101



CODE INFORMATION				
		2023 FLORIDA BUILDING CODE	REQUIRED/ ALLOWED	PROVIDED/ CLASSIFICATION
1	COCCUPANCY CLASSIFICATION	CHAPTER 3 SECTION 310 PARAGRAPH 310.4	RESIDENTIAL GROUP R-2	RESIDENTIAL GROUP R-2
		CHAPTER 3 SECTION 304	BUSINESS GROUP B	BUSINESS GROUP B
		CHAPTER 3 SECTION 311 PARAGRAPH 311.3	LOW-HAZARD STORAGE GROUP S-2	LOW-HAZARD STORAGE GROUP S-2
2	HEIGHT AND AREA	TABLES 504.3 504.4 506.2	180 (FEET) 12 STORIES ABOVE GRADE RESIDENTIAL (R-2) & BUSINESS (B) : UNLIMITED AREA (S.F. PER STORY) LOW-HAZARD STORAGE (S-2): (237,000 S.F. PER STORY) (WITH SPRINKLER SYSTEM)	94'-4" 8 STORY BUILDING 24,797 S.F. MAX. PER STORY (REFER TO BUILDING DATA TABLE ON SHEET AS-101 FOR AREA CALCULATION PER STORY)
3	CONSTRUCTION TYPE	CHAPTER 6	I-B (FULLY SPRINKLED)	I-B (FULLY SPRINKLED)
4	EXIT ACCESS TRAVEL DISTANCE	TABLE 1017.2	GROUP R-2: RESIDENTIAL - 250' GROUP B: BUSINESS - 300' GROUP S-2 OPEN PARKING GARAGE - 400' (WITH SPRINKLER SYSTEM)	R-2 = 146'-4" (WORST CASE) B = 48'-6" (WORST CASE) S-2 = 151'-8" (WORST CASE)
5	COMMON PATH OF EGRESS TRAVEL	FBC TABLE 1006.2.1	GROUP R-2: RESIDENTIAL - 125' GROUP B: BUSINESS - 100' GROUP S-2: OPEN PARKING GARAGE - 100' (WITH SPRINKLER SYSTEM)	R-2 = 46'-8" (WORST CASE) B = 48'-6" (WORST CASE) S-2 = 33'-4" (WORST CASE)
6	CORRIDORS DEAD ENDS	FBC 1020.4 EXCEPTION # 2.	50'-0" (WITH SPRINKLER SYSTEM)	27'-8"

PER 2023 FBC TABLE 601; FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

<u>BUILDING ELEMENT</u>	<u>CONSTRUCTION TYPE I-B</u>
STRUCTURAL FRAME	2 HR.
BEARING WALLS	
EXTERIOR	2 HR.
INTERIOR	2 HR.
NONBEARING WALLS AND PARTITIONS EXTERIOR	1 HR. (*)
NONBEARING WALLS AND PARTITIONS INTERIOR	0 HR.
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	2 HR.
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1 HR.

(*) 0 HR PER TABLE 705.5 FOR:

- OPEN PARKING GARAGE EXTERIOR WALL (FIRE SEPARATION DISTANCE EQUAL / GREATER THAN 10' AND LESS THAN 30')
- EXTERIOR NON-BEARING WALL (FIRE SEPARATION DISTANCE EQUAL / GREATER THAN 20' AND LESS THAN 30') WITH UNLIMITED AREA OF UNPROTECTED OPENINGS (FBC TABLE 705.8).
- EXTERIOR NON-BEARING WALLS (FIRE SEPARATION DISTANCE EQUAL / GREATER THAN 30')

PER TABLE 508.4:

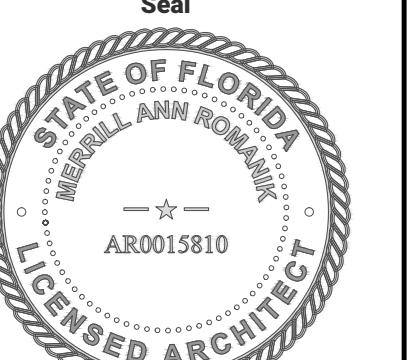
1 HR. SEPARATION REQUIRED BETWEEN OCCUPANCY GROUP S-2 AND OCCUPANCY GROUPS B AND R-2

This architectural site plan illustrates the layout of a parking garage with 49 spaces, situated between two property lines. The plan includes the following key features and dimensions:

- Dimensions:** The garage spans 195'-8" to 190'-8" along the top property line, and 14'-3" along the right property line. The bottom property line is 15'-0" R.O.W. dedicated, with a 5'-0" setback from the garage's exterior.
- Ramps:** The plan shows two main ramps: a 6.7% RAMP UP and a 12.7% RAMP UP. The 12.7% ramp is located on the left side, leading to a mezzanine level. The 6.7% ramp is located on the right side, leading to the main parking levels.
- Parking Spaces:** The garage contains 49 parking spaces, arranged in a grid. The first two levels have 27 spaces each, and the third level has 15 spaces. The plan indicates "EV CAPABLE" for several spaces.
- Building Amenities:** The plan includes a RETAIL BELOW area (270 SF), an ELEV LOBBY (169 SF), a MEZZANINE (270 SF), and BUILDING AMENITIES (187 SF).
- Access and Stairs:** The plan shows two main entrance/exit points, labeled A-301 and A-202, each with a staircase (STAIR#1 and STAIR#2).
- Other Features:** The plan includes a TRASH room, an ELECT. ROOM. (270 SF), and an EXTERIOR CANOPY ABOVE. It also shows "OPEN TO UNIT BELOW" for several spaces.
- Labels and Points:** Points A through K are marked along the top property line. Points 1 through 7 are marked along the bottom property line. Specific points include A-201, A-301, A-202, and A-202. The plan also includes labels for "15'-0" R.O.W. DEDICATION" and "NEW PROPERTY LINE" and "EXISTING PROPERTY LINE".

	5	6	7	8	9	10	11	12	13	14	15	16	17	RETAIL	TOTAL SF RESIDENTIAL	TOTAL UNITS	AVERAGE UNITS SF
B	1B	1B	1B+D	LS	S	LS	LS	S	LS	1B+D	D	D	827	814	812	1,641	2
													270	270		540	0
															0	0	
787	783	795	1,007	500	500	597	500			500	1,010				9,817	13	
787	783	795	1,007	580	500	597	596	597	500	582	1,010				11,172	15	
787	783	795	1,007	580	500	597	596	597	500	582	1,010				11,172	15	
787	783	795	1,007	580	500	597	596	597	500	582	1,010				11,172	15	
787	783	795	1,007	580	500	597	596	597	500	582	1,010				11,172	15	
787	783	795	1,007	580	500	597	596	597	500	582	1,010				11,172	15	
4,722	4,698	4,770	6,042	3,400	3,000	3,582	3,480	2,985	2,500	3,410	6,060	1,097	1,084		67,858	90	754
6	6	6	6	6	6	6	6	5	5	6	6	1	1			90	

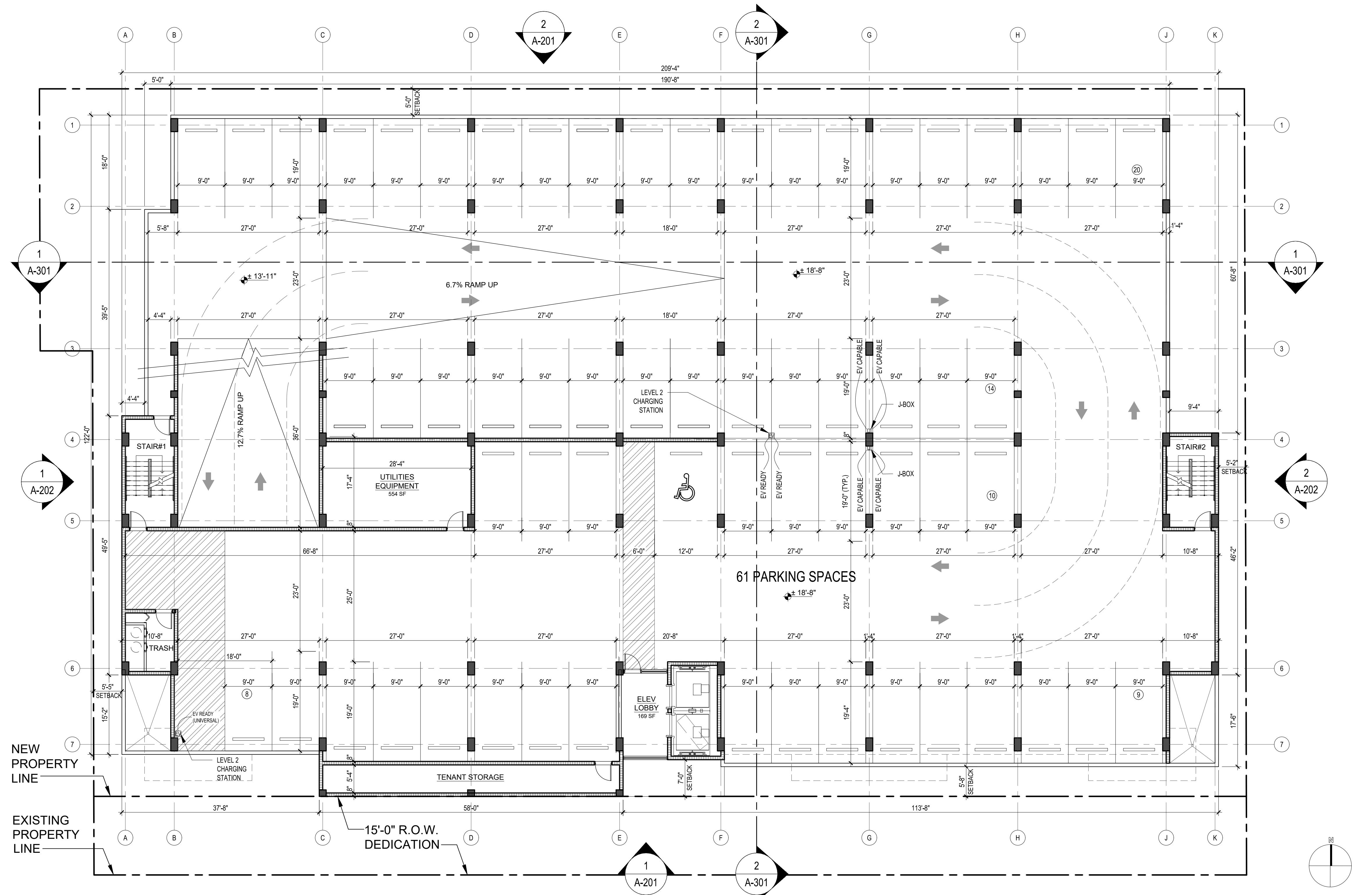
1 **UNIT MATRIX**
NOT TO SCALE



HALLANDALE CENTRAL PARK

1113-125 SE 5TH STREET
HALLANDALE BEACH, FLORIDA, 33009

CLIENT: HALLANDALE CENTRAL PARK, LLC



DESIGN
DELIVERABLE: DRC SUBMITTAL
SUE DATE: 12-20-2024

PROJECT NUMBER: 1729-230311
DRAWN BY: BA, MC & CD

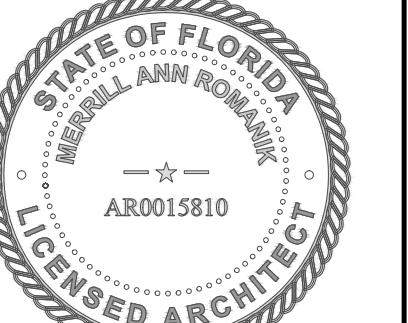
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PROPOSED SECOND FLOOR PLAN / GARAGE LEVEL 2

THE INFLUENCE OF CULTURE ON PARENTING

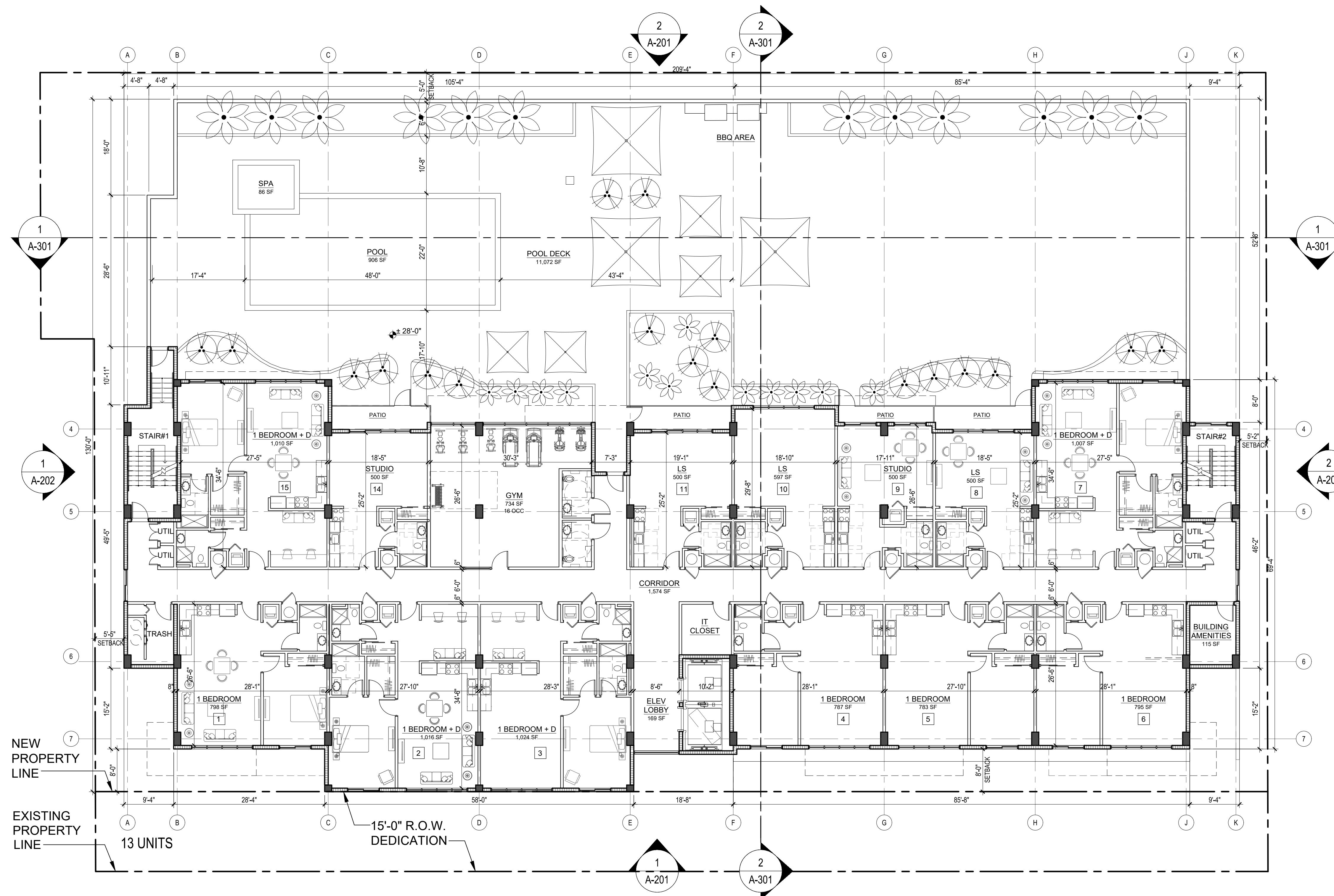
Merrill Ann Romanik
AR 0015810
Seal



113-125 SE 5TH STREET
HALLANDALE BEACH, FLORIDA, 33009

CLIENT: HALLANDALE CENTRAL PARK, LLC

HALLANDALE CENTRAL PARK



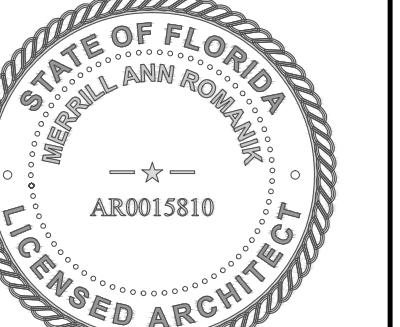
REV	DATE	DESCRIPTION
		DESIGN DELIVERABLE: DRC SUBMITTAL ISSUE DATE: 12-20-2024

PROJECT NUMBER: 1729-230311
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SHEET TITLE:
PROPOSED THIRD FLOOR PLAN

SHEET NUMBER:
A-104

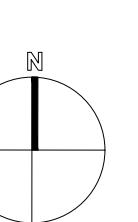
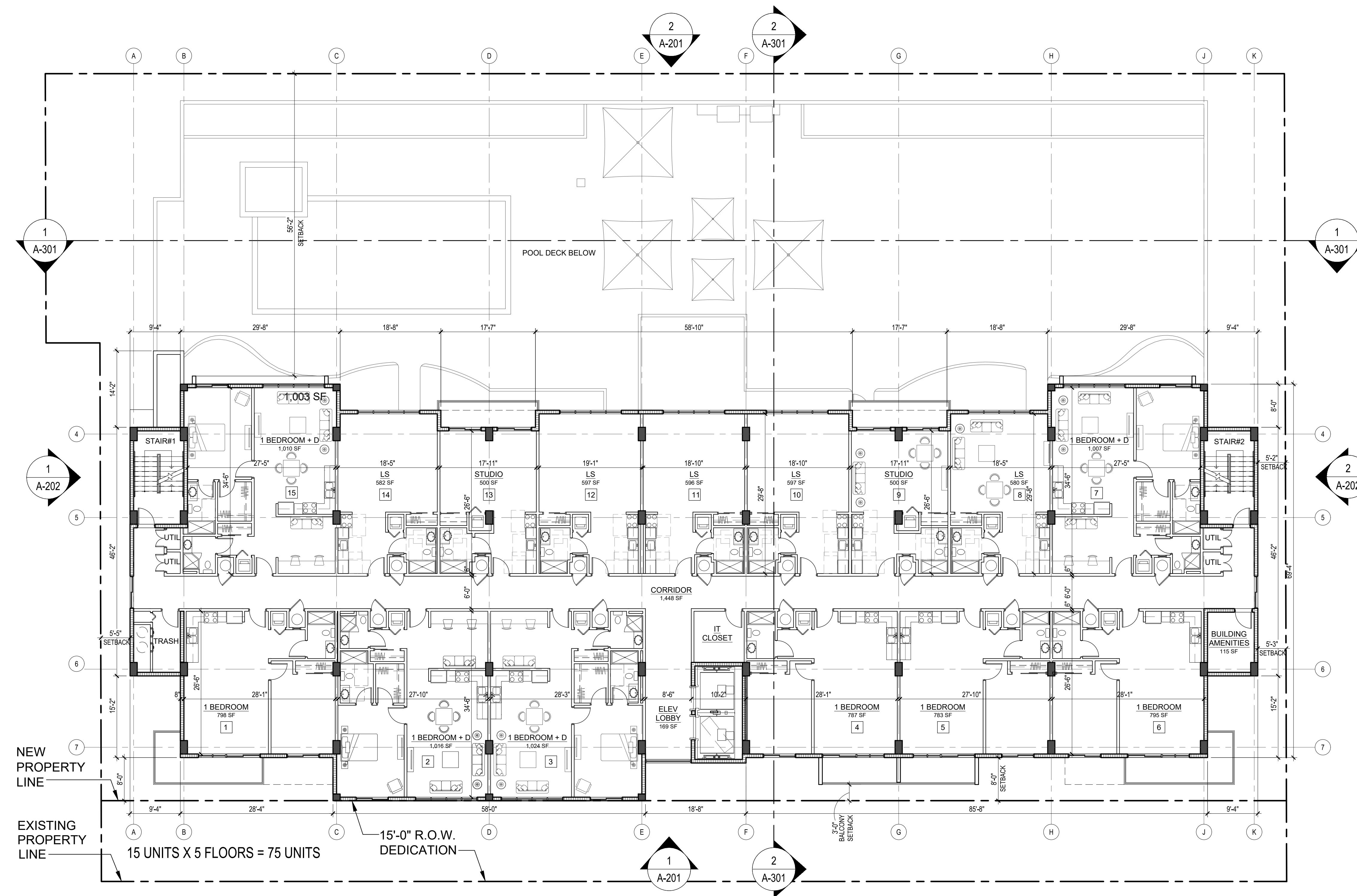
Merrill Ann Romanik
AR 0015810
Seal



113-125 SE 5TH STREET
HALLANDALE BEACH, FLORIDA, 33009

CLIENT: HALLANDALE CENTRAL PARK, LLC

HALLANDALE CENTRAL PARK



DESIGN
DELIVERABLE: DRC SUBMITTAL
ISSUE DATE: 12-20-2024

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DRAWN BY: BA, MC & CD
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SHEET TITLE:
**PROPOSED TYPICAL
FLOOR PLAN
(4TH TO 8TH)**

SHEET NUMBER:
A-105

Merrill Ann Romanik
AR 0015810
Seal

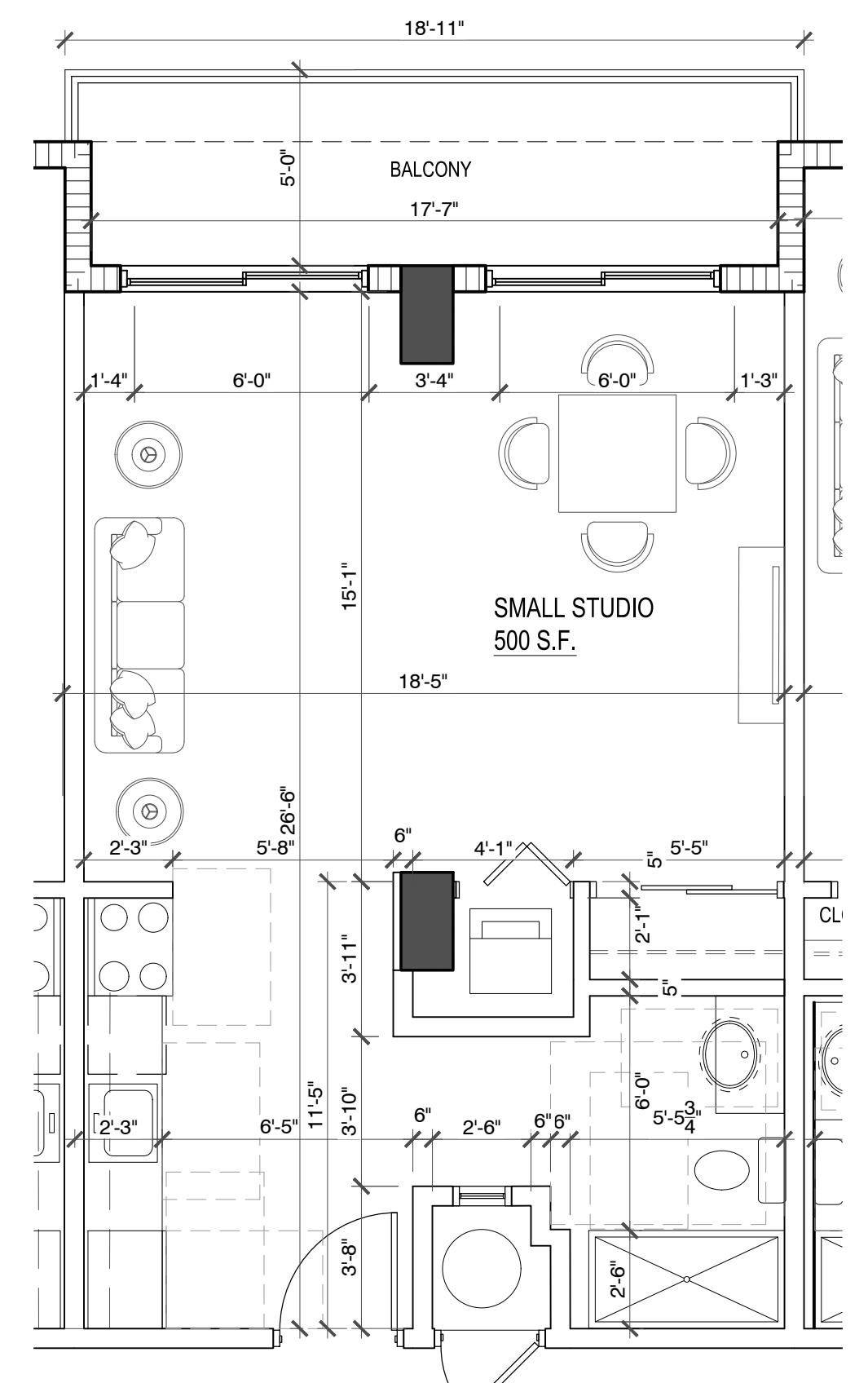
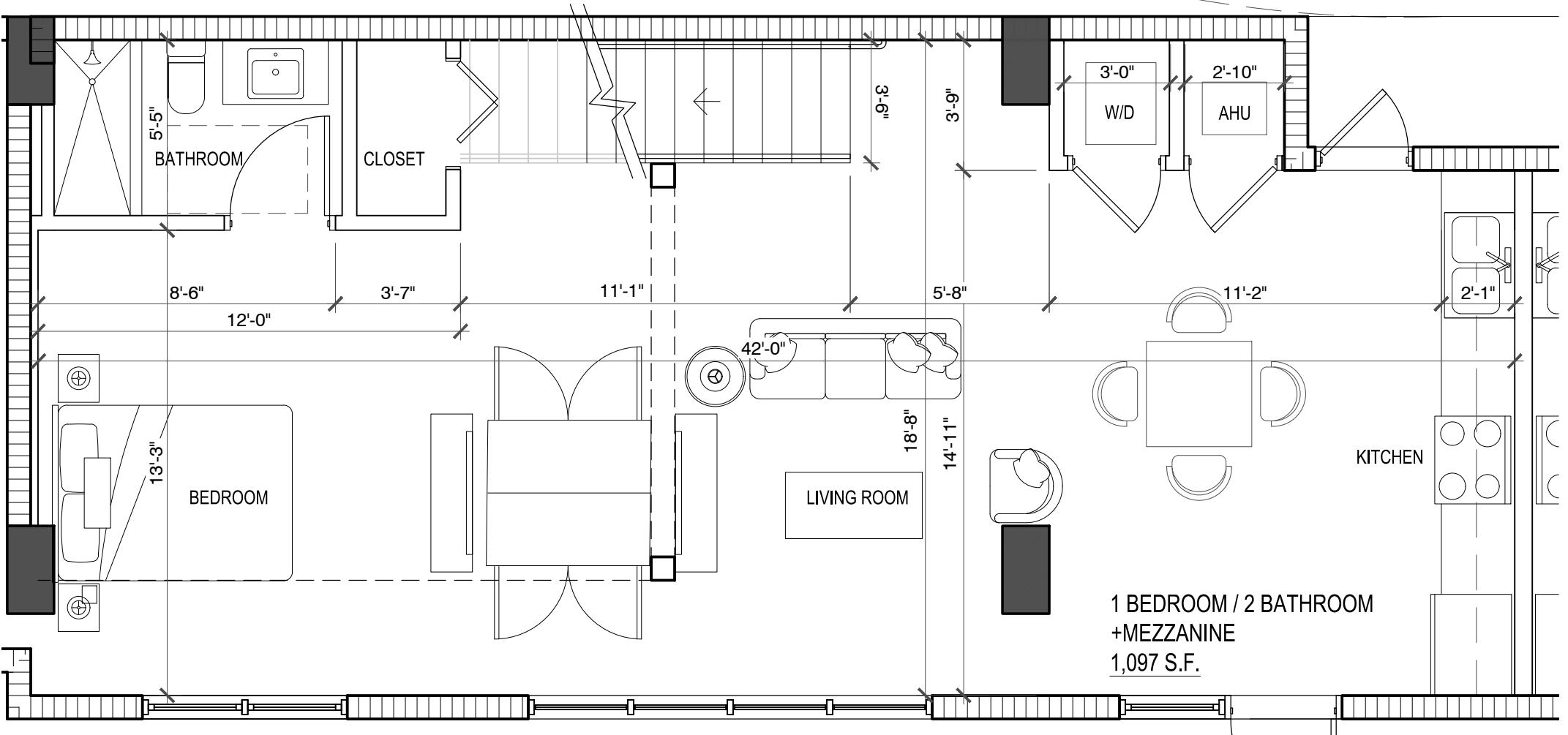
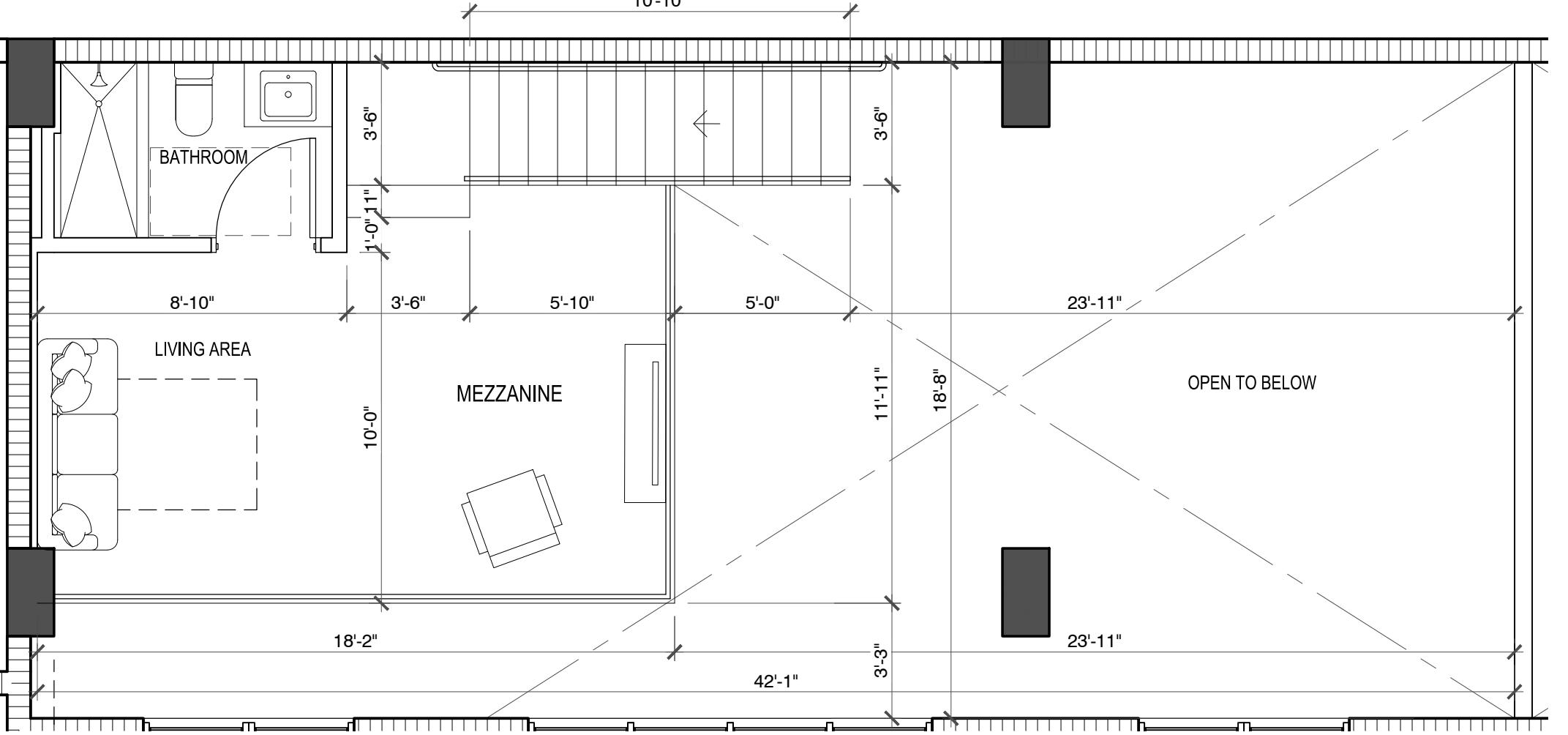


113-125 SE 5TH STREET
HALLANDALE BEACH, FLORIDA, 33009

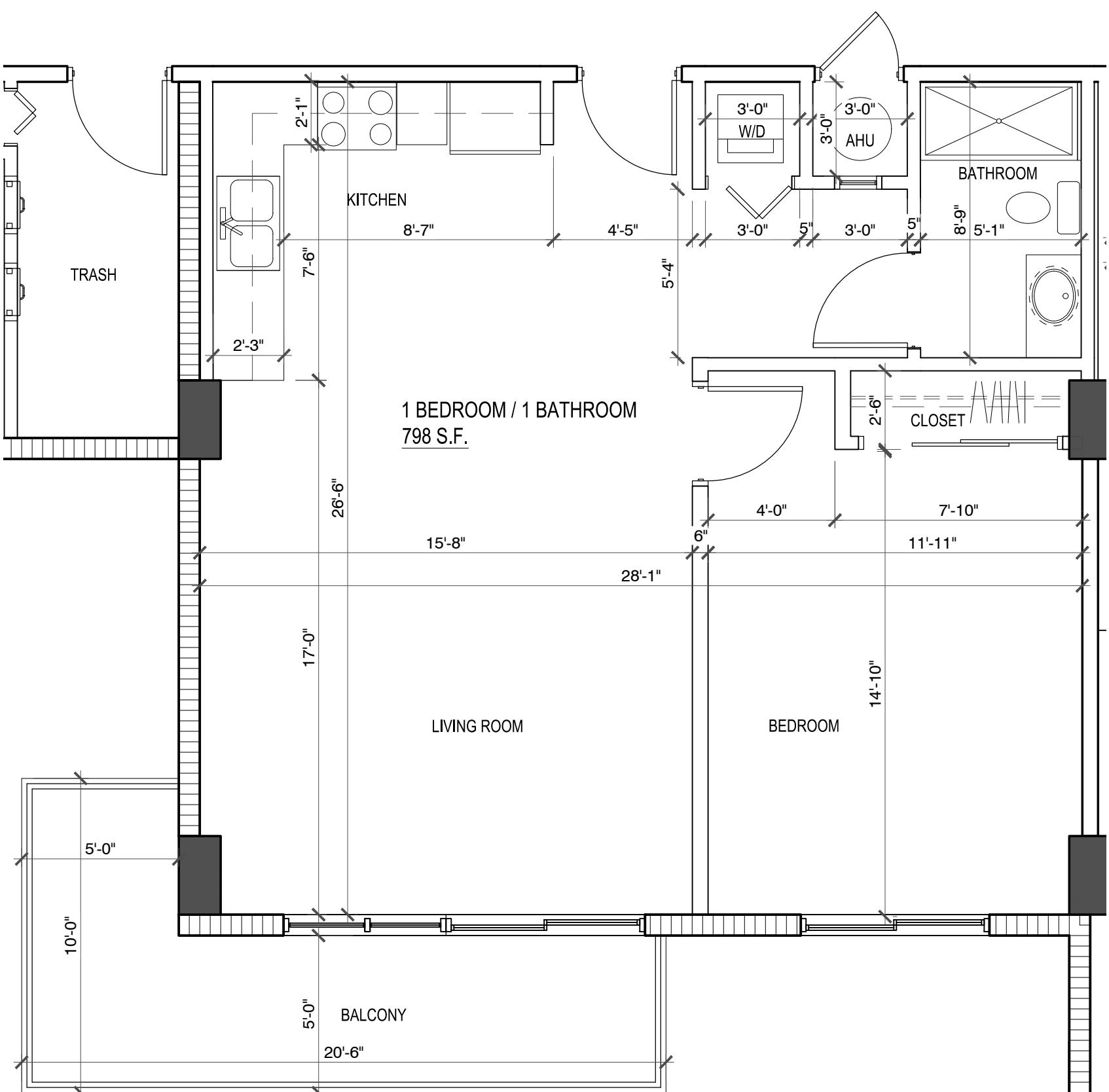
CLIENT: HALLANDALE CENTRAL PARK, LLC

HALLANDALE CENTRAL PARK

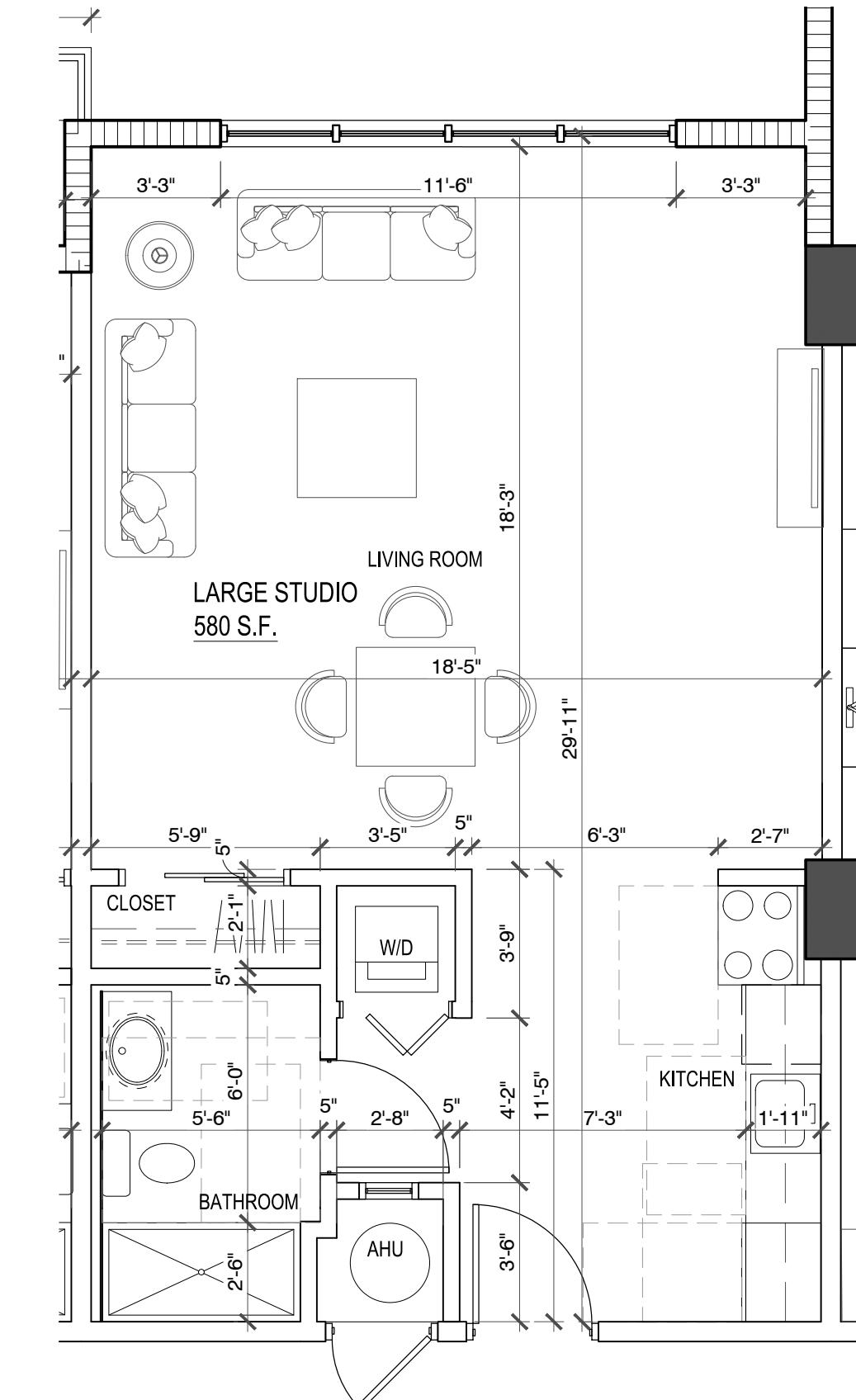
REV	DATE	DESCRIPTION
		DESIGN DELIVERABLE: DRC SUBMITTAL ISSUE DATE: 12-20-2024
		PROJECT NUMBER: 1729-230311 DRAWN BY: BA, MC & CD CHECKED BY: JS Copyright (c) by SYNALOVSKI ROMANIK SAYE, LLC All Rights Reserved.
		SHEET TITLE: ENLARGED UNIT PLANS
		SHEET NUMBER: A-107



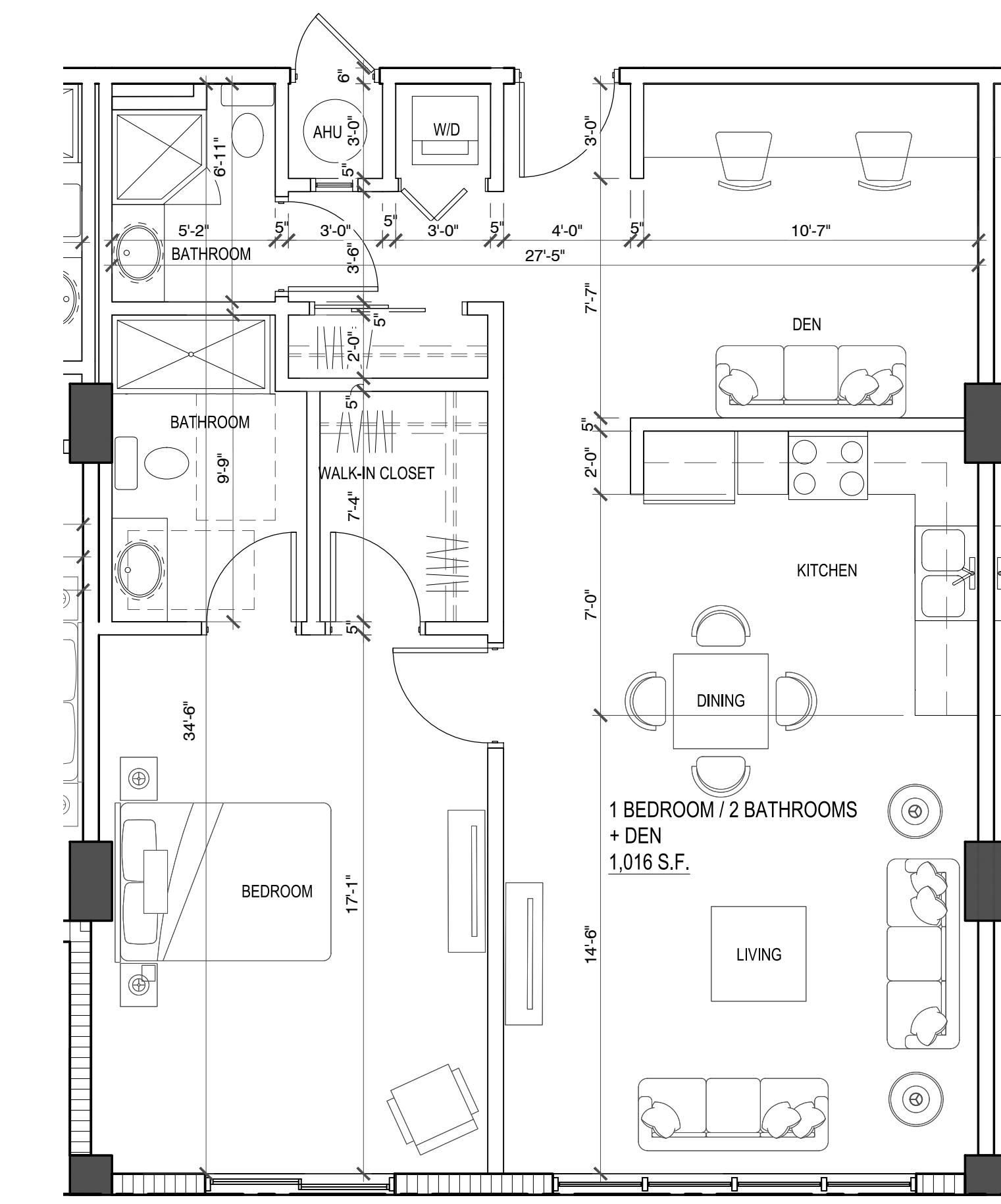
5 SMALL STUDIO
SCALE: 1/4" = 1'-0"



2 ONE BEDROOM CORNER UNIT
SCALE: 1/4" = 1'-0"



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

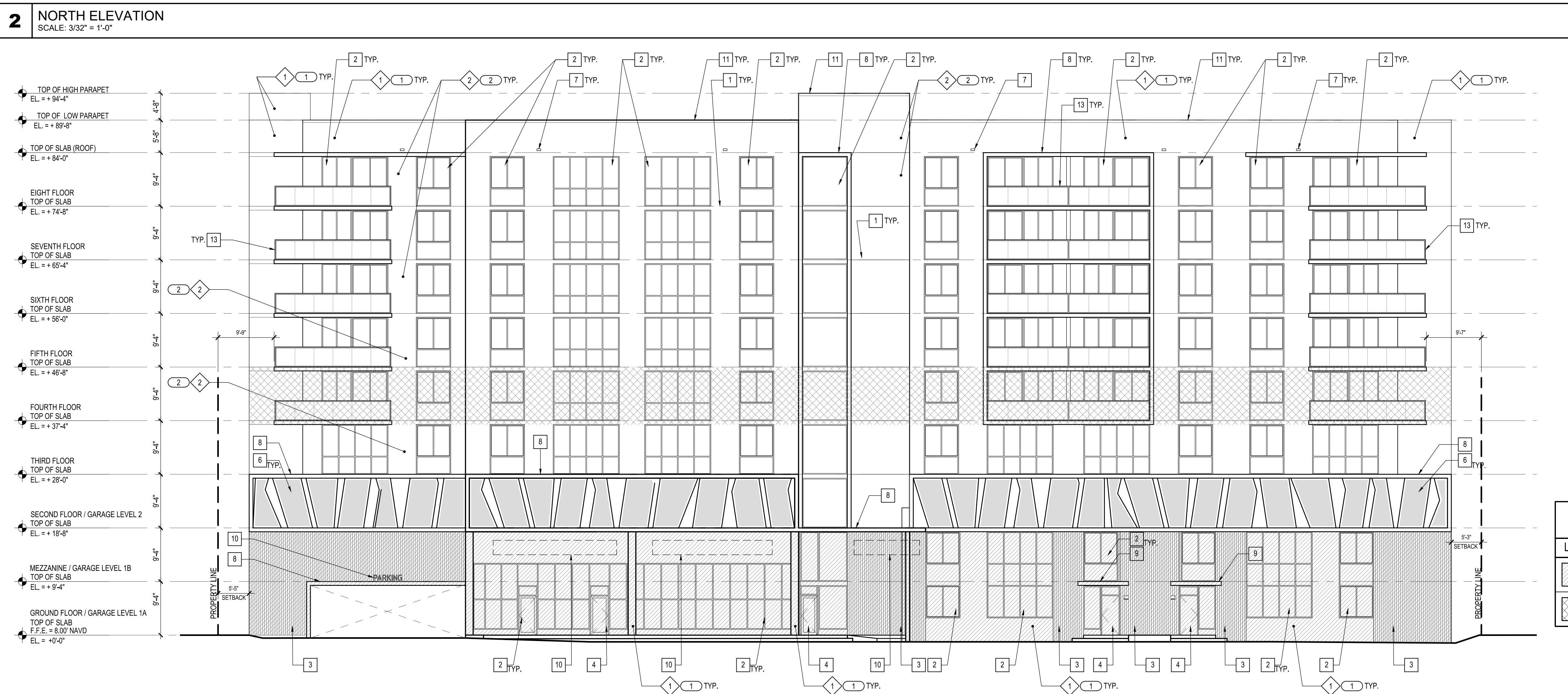
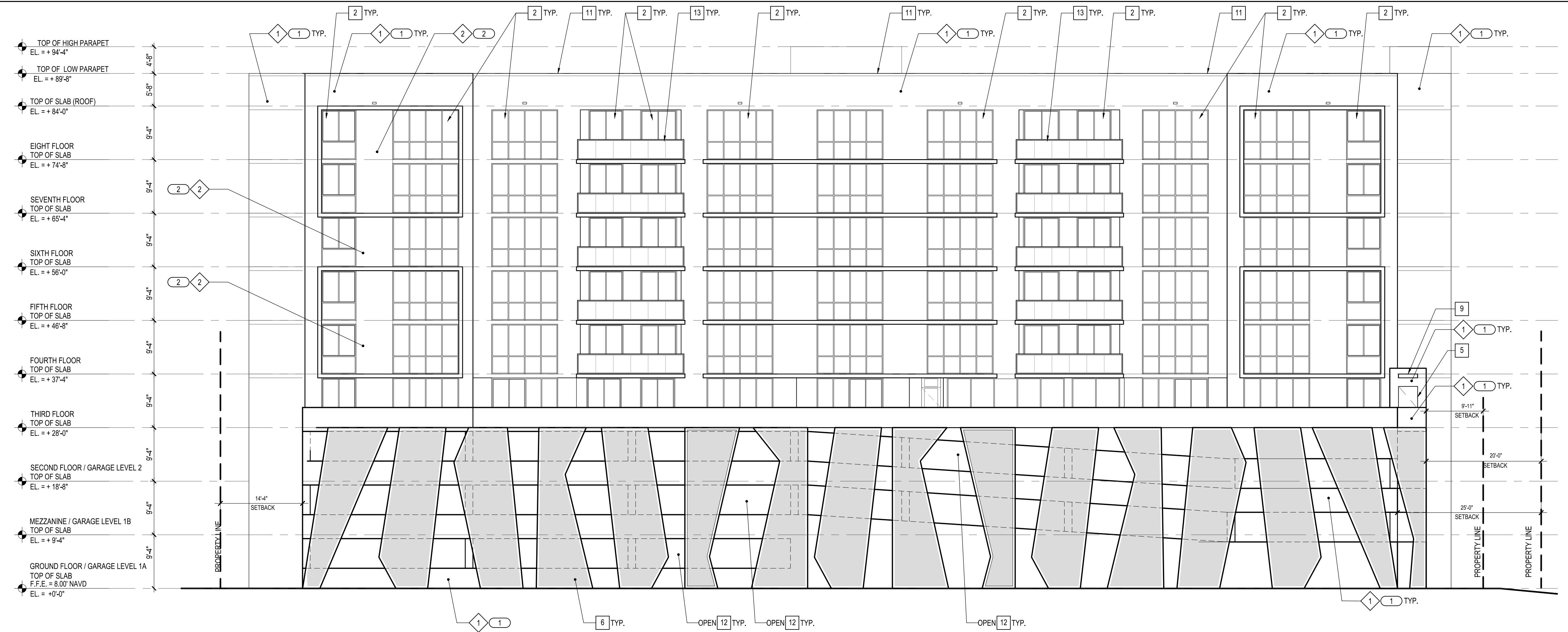


3 ONE BEDROOM WITH DEN
SCALE: 1/4" = 1'-0"

HALLANDALE CENTRAL PARK

113-125 SE 5TH STREET
HALLANDALE BEACH, FLORIDA, 33009

CLIENT: HALLANDALE CENTRAL PARK, LLC



HALLANDALE CENTRAL PARK

113-125 SE 5TH STREET
HALLANDALE BEACH, FLORIDA, 33099

CLIENT: HALLANDALE CENTRAL PARK, LLC



3 BUILDING SOLAR STUDY (DECEMBER 5:00PM)
SCALE: N/A



4 BUILDING SOLAR STUDY (DECEMBER 8:00AM)
SCALE: N/A



PSSS1729-230311-Hallandale Central Park Drawings1729-230311-A-203.kmz 11/11/2025 3:26:53 PM

2 BUILDING SOLAR STUDY (JUNE 5:00PM)
SCALE: N/A



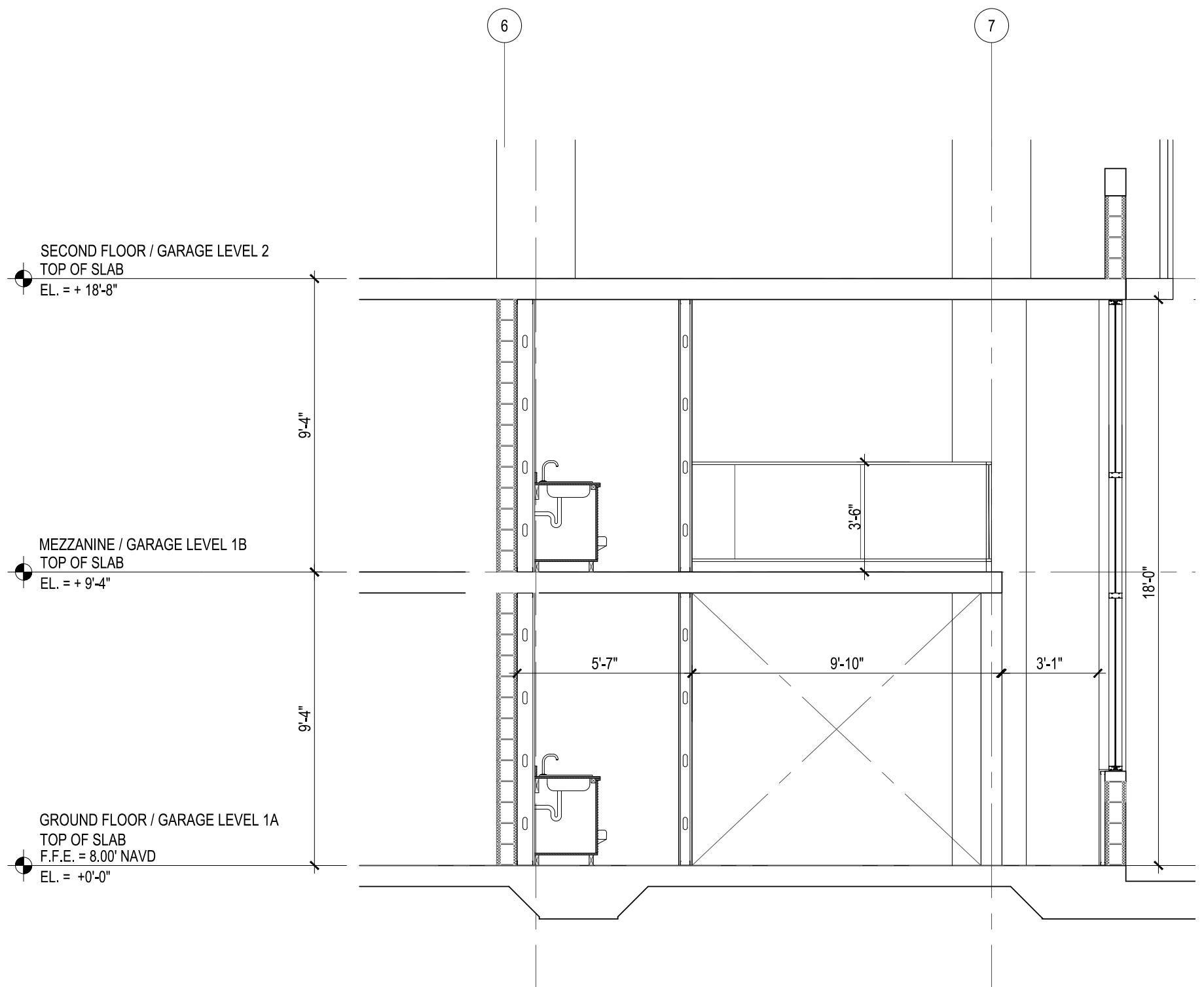
1 BUILDING SOLAR STUDY (JUNE 8:00AM)
SCALE: N/A

A-203

HALLANDALE CENTRAL PARK

HALLANDALE BEACH, FLORIDA, 33009

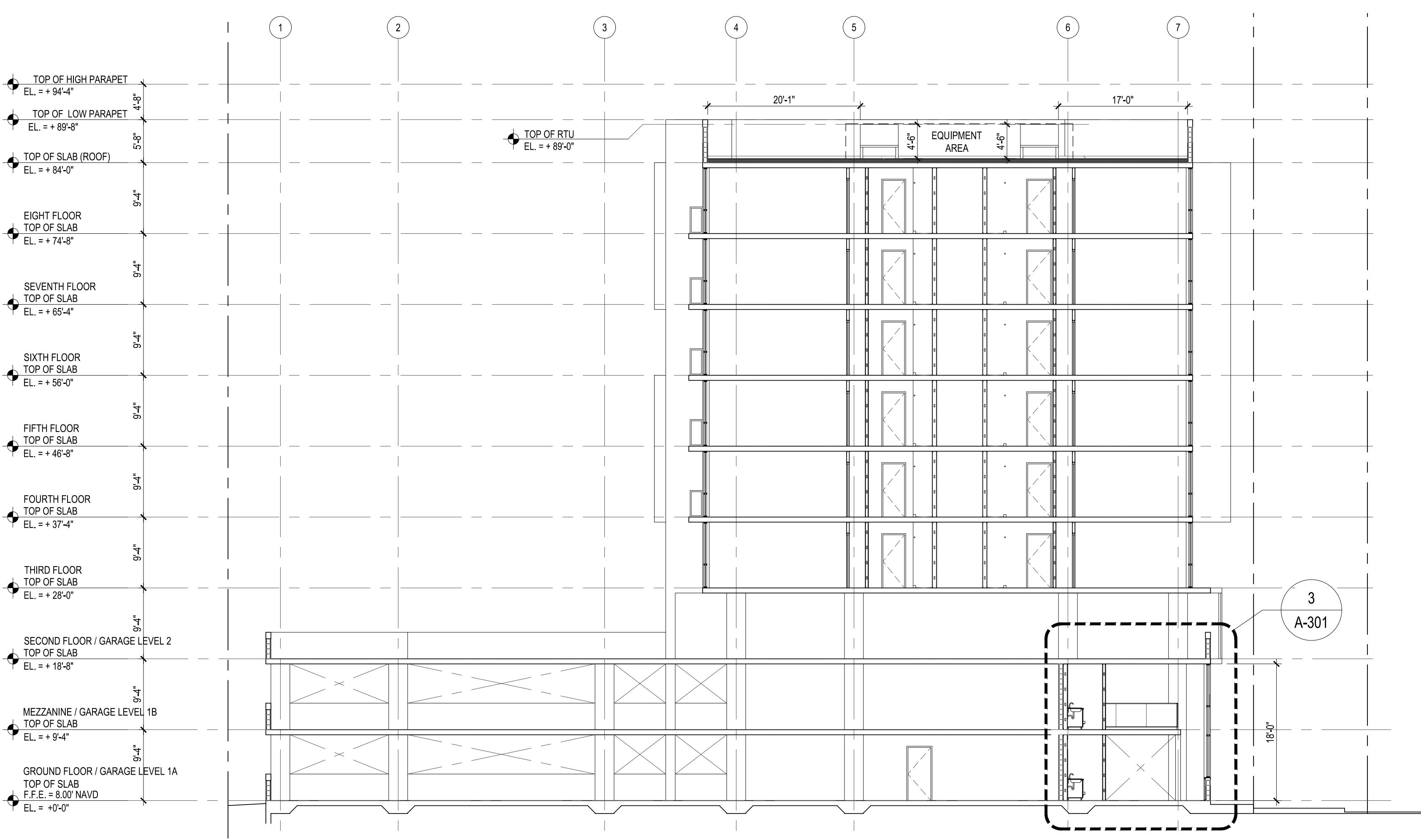
LLC: HALLANDALE CENTRAL PARK, LLC



3 ENLARGED SECTION (UNIT 1 B WITH MEZZANINE)

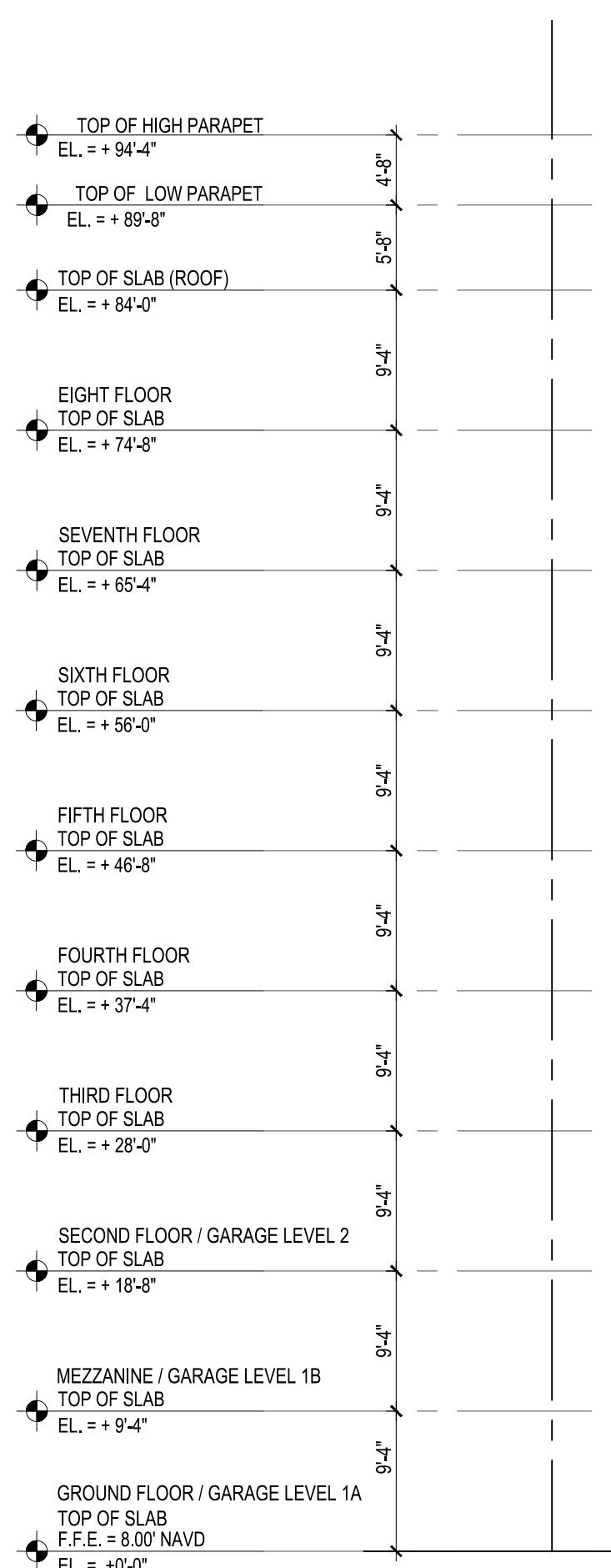
SCALE: 1/4" = 1'-0"

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



BUILDING SECTION

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



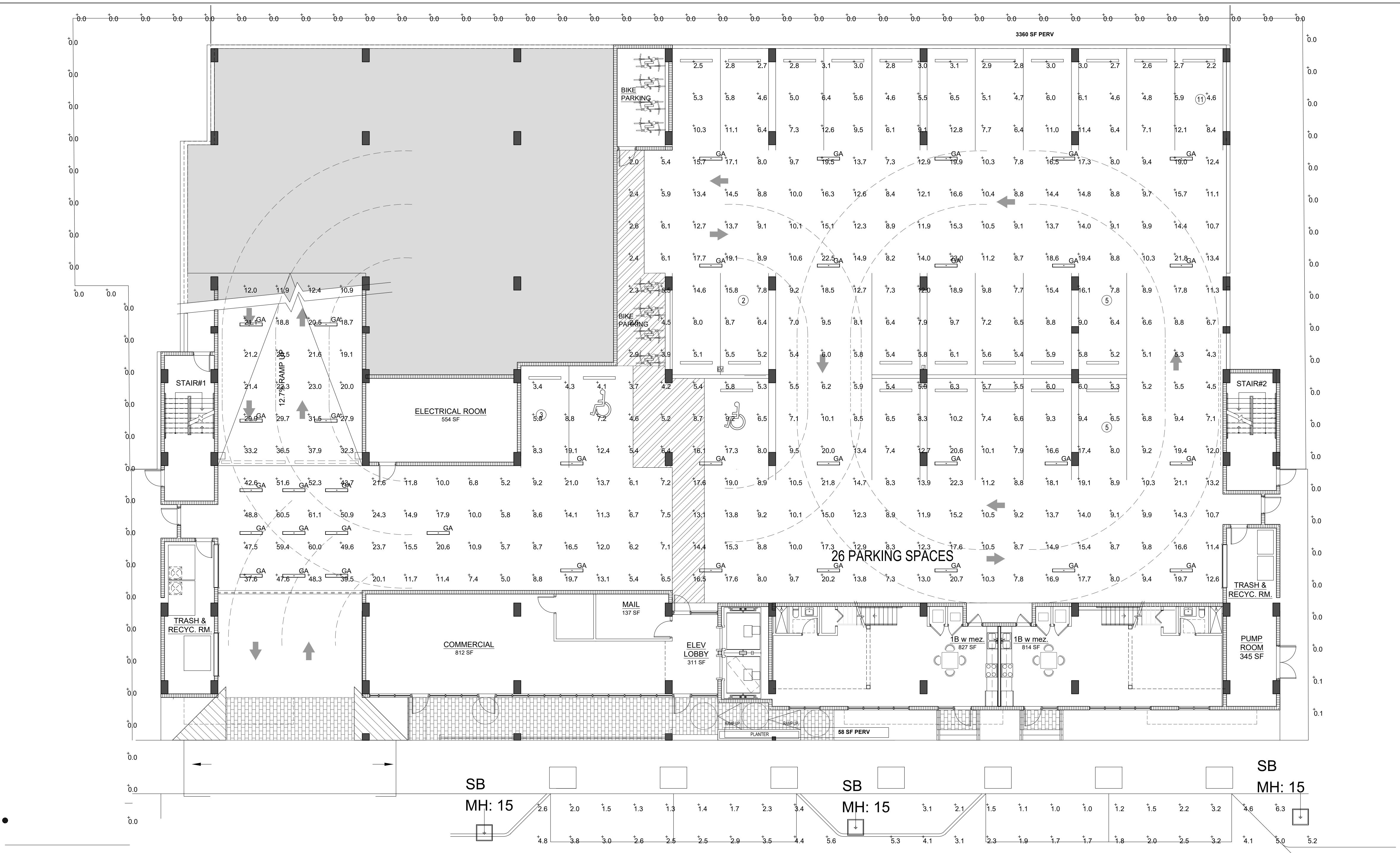
1 BUILDING SECTION
SCALE 3/32" = 11'0"

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

HALLANDALE CENTRAL PARK

113-125 SE 5TH STREET
HALLANDALE, FLORIDA, 33009

CLIENT: HALLANDALE CENTRAL PARK, LLC



2 SITE PLAN - PHOTOMETRIC
3/32"=1'-0"

SITE AND LEVEL 1 GARAGE LIGHTING

Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Lum. Watts	Lum. Lumens
+	3	SB	GARDCO#: ECF-S-32L-530-NW-G2-2-HIS / MTD AT 15' AFG	0.900	55.7	5772

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FRONT PARKING AREAS	Illuminance	Fc	2.80	6.3	1.0	2.80	6.30
PROPERTY LINE	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Lum. Watts	Lum. Lumens
+	36	GA	BEGHELLI#: BS100LEDPG4HTHOWT40120-277V / MTD AT 9' AFF	0.900	60	8152

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVE AISLES	Illuminance	Fc	12.08	23.0	4.3	2.81	5.35
ENTRANCE AREA	Illuminance	Fc	50.06	61.1	37.6	1.33	1.63
PARKING AREAS	Illuminance	Fc	5.77	12.8	2.2	2.62	5.82
RAMP AREA	Illuminance	Fc	23.10	37.9	10.9	2.12	3.48

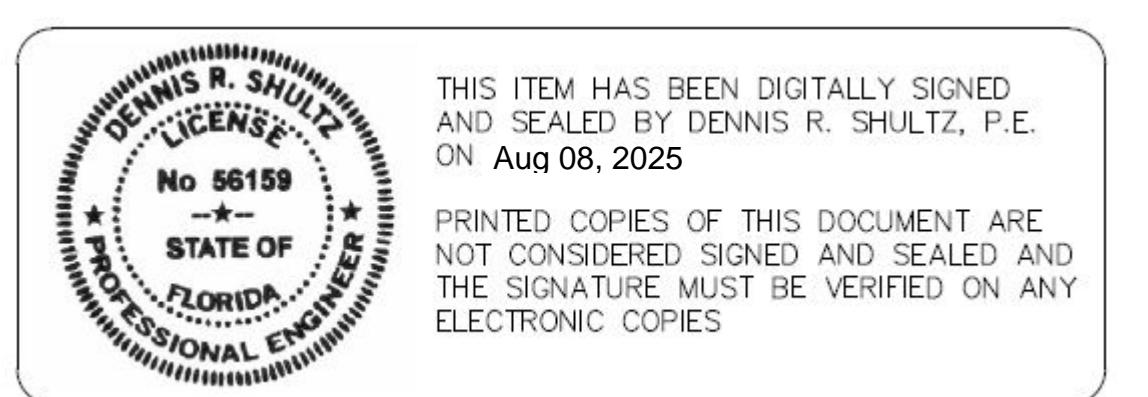
This architectural site plan illustrates the layout of the "HALLANDALE PARK N. 3" building and its surroundings. The building footprint is shown with various rooms labeled: TRASH & RECYC. (FFE= 8.00 NAVD), COMMERCIAL (FFE= 8.00 NAVD), MAIL, ELEV. LOBBY, 1BEDR+MEZZANINE (FFE= 8.00 NAVD), and 1BEDR+MEZZANINE (FFE= 8.00 NAVD). The plan also shows an ELECTRICAL ROOM (FFE= 8.00 NAVD) and a PUMP ROOM (FFE= 8.00 NAVD). The building is surrounded by a 4' high chain-link fence. The site is bounded by S.E. 5th STREET to the south and Lot 19 - Block 3 to the west. To the east, there is a "Remainder Lot 19 - Block 3" and a "Chain Link Fence 4' high" boundary. The plan includes details for the street, including a stop sign, a 6" white stripe, and a 9' sidewalk. A note indicates that existing pavement markings within the R/W are to be restored to existing conditions after road resurfacing (TYP). A legend box states: "REFER TO ARCHITECTURAL PLANS FOR PAVEMENT MARKINGS AND SIGNAGE WITHIN THE BUILDING". The plan also shows utility poles and signs.

PAVEMENT MARKING & SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCEPT FOR PARKING STALL STRIPING.
2. R1-1 SIGNS SHALL BE HIGH INTENSITY DIAMOND GRADE.
3. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD).
4. BLUE RPM'S REQUIRED IN THE CENTER OF THE NEAREST DRIVE ISLE ADJACENT TO FIRE HYDRANTS.
5. SIGNS SHALL BE MOUNTED ON BCTED STANDARD SQUARE POSTS.

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY DENNIS R. SHULTZ, P.E.
Aug 08, 2025

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SHEET 10 OF 10 SHEET 10 OF 10 SHEET 10 OF 10 SHEET 10 OF 10

114

2
Phas
SITE
APPD

APPR

1

Scale
1"=1

23-17

Drawn
A

Proj. E

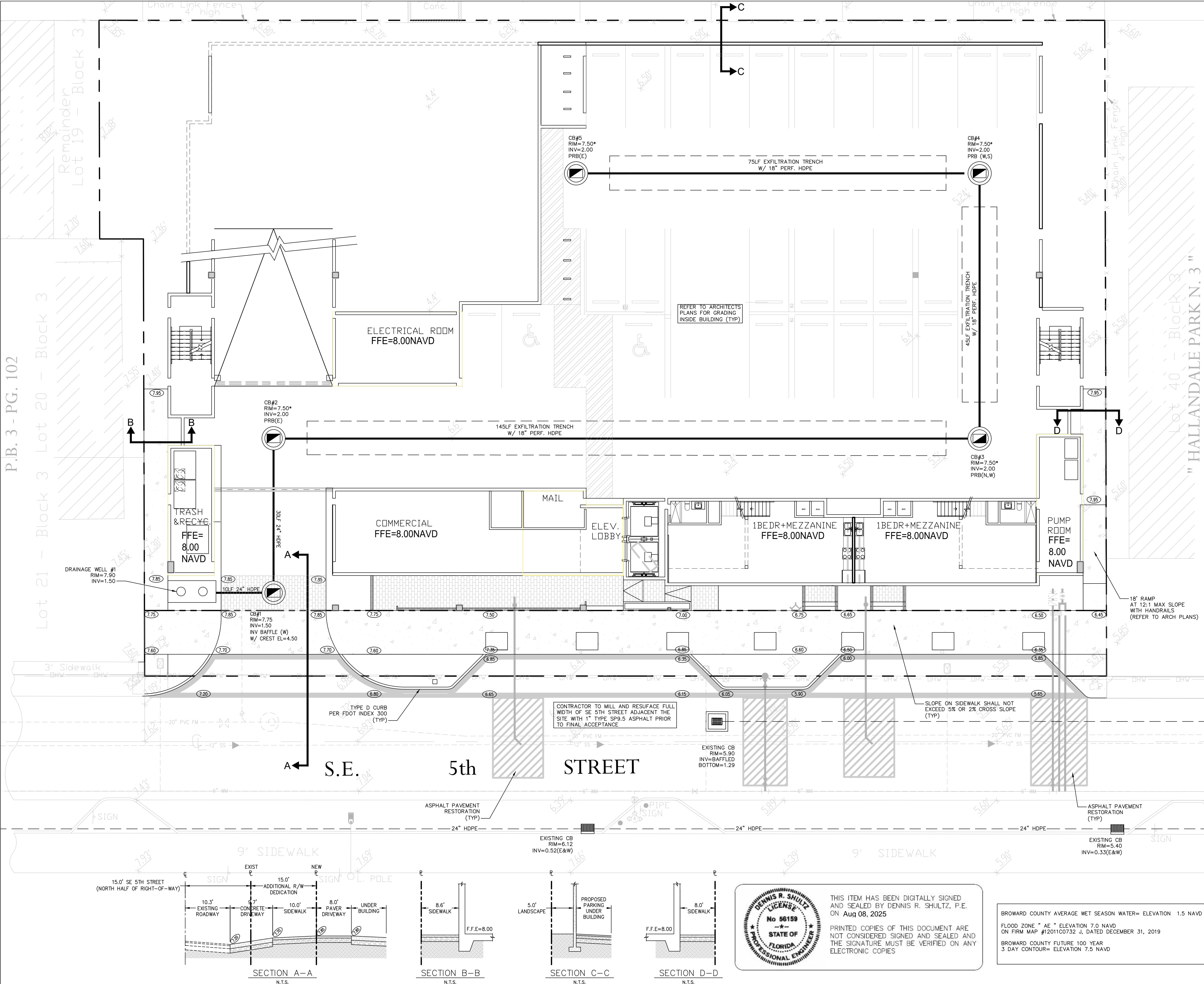
Appr.

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DR

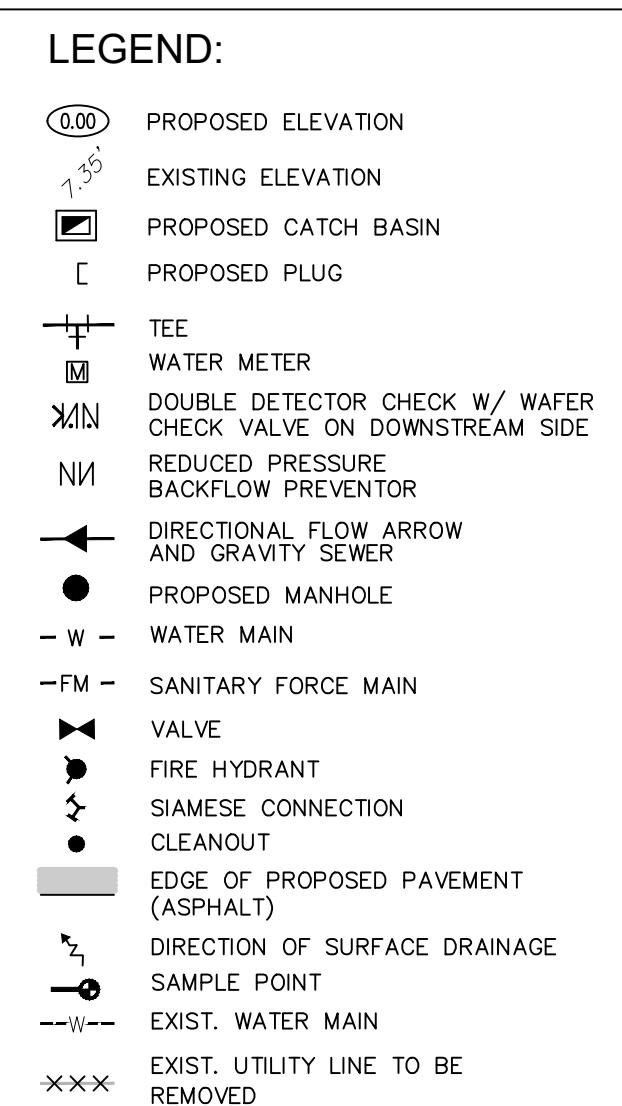
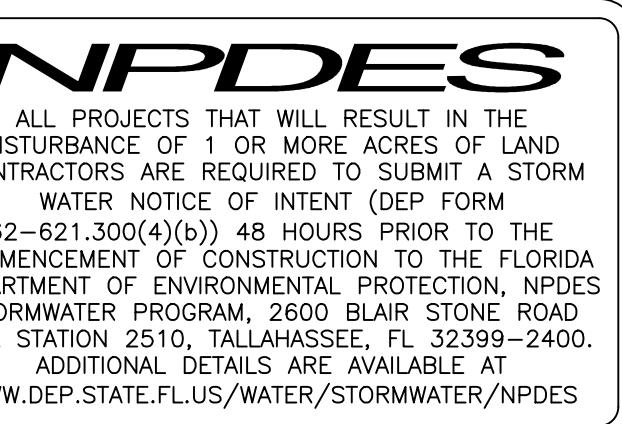
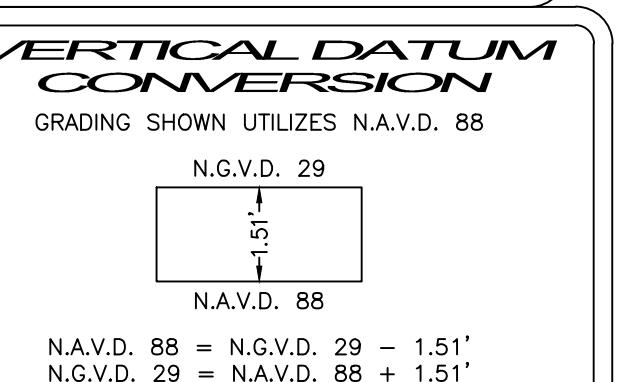
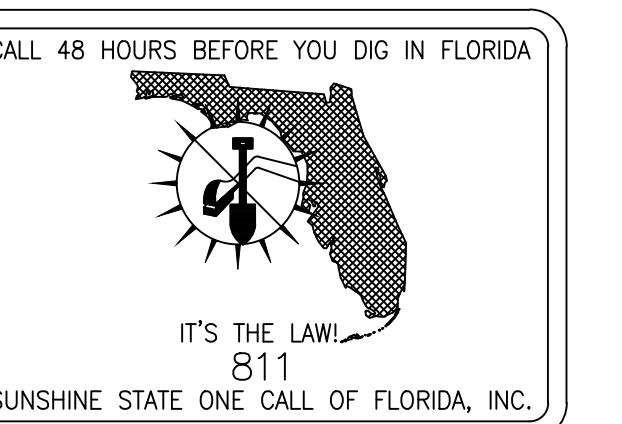
DR

The logo for Flynn Engineering consists of the word "FLYNN" in large, bold, black capital letters stacked vertically, and "ENGINEERING" in smaller, gray capital letters stacked vertically to the right. Below this text is a graphic element where the letters "F" and "E" are formed by thick black lines. The "F" has a gray horizontal bar extending from its top line, and the "E" has a gray horizontal bar extending from its middle line. The entire logo is set against a white background with a thin black border.



PAVING AND DRAINAGE NOTES:

1. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.
2. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.
3. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
4. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.
5. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH ENGINEER/ARCHITECT/CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER, AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).
6. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG, DRIVE WAY, PROPERTY LINE, OR ROADWAY.
7. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS.
8. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.
9. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND ARCHITECT TO FIELD ADJUST GRADING & UNDERGROUND PIPING AS REQUIRED TO PRESERVE EXISTING TREES TO REMAIN.
10. CATCH BASINS LOCATED IN SWALES IN PARKING LOT SHALL BE CENTERED IN SWALE, UNLESS NOTED OTHERWISE.
11. EXISTING BROKEN SIDEWALKS ADJACENT TO THIS SITE WILL BE REQUIRED BY THE CITY TO BE MILLED AND RESURFACED.
12. IF PROPOSED WORK ON SE 5TH STREET DAMAGES THE EXISTING ASPHALT ON SE 5TH STREET THEN THE ENTIRE ROAD WIDTH OF SE 5TH STREET ADJACENT TO THIS SITE WILL BE REQUIRED BY THE CITY TO BE MILLED AND RESURFACED.

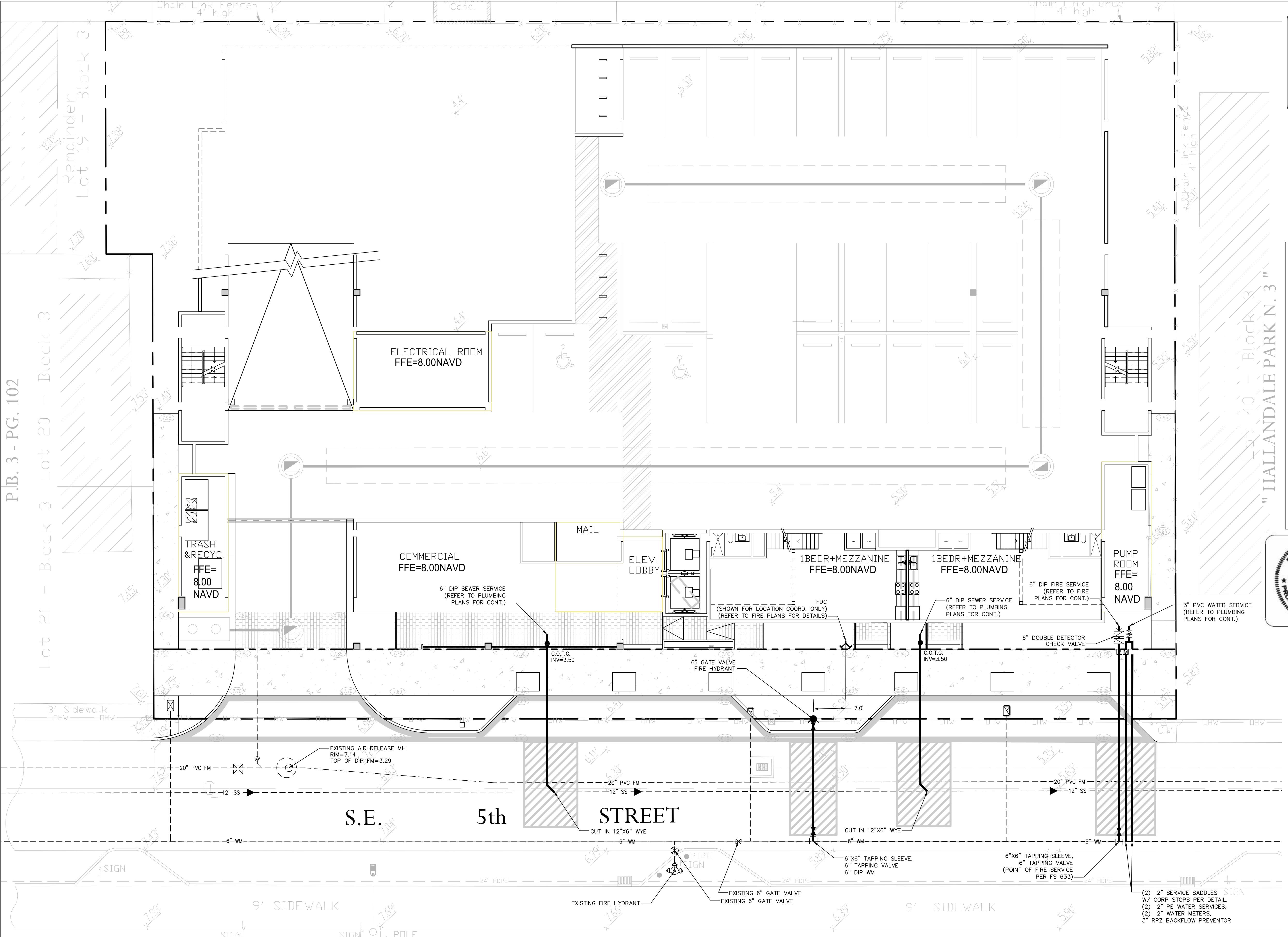


HALLANDALE CENTRAL PARK
113-125 SE 5TH STREET
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009

Revisions

Scale: 1"=10.0'	Date 08/08/23
Job No. 23-1762.00	Plot Date 08/08/25
Drawn by AJS	Sheet No. C2
Proj. Engr. DRS	Appr. by DRS
2 of 7	

NORTH

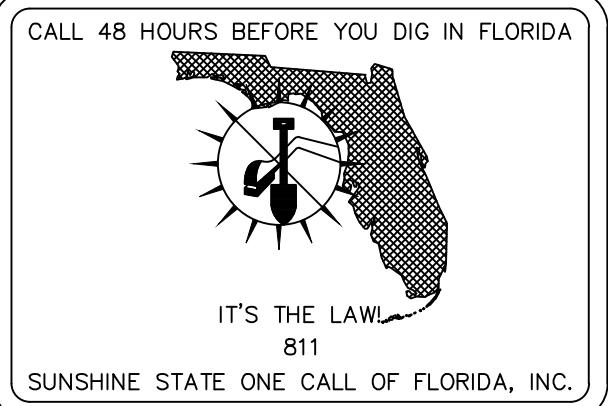
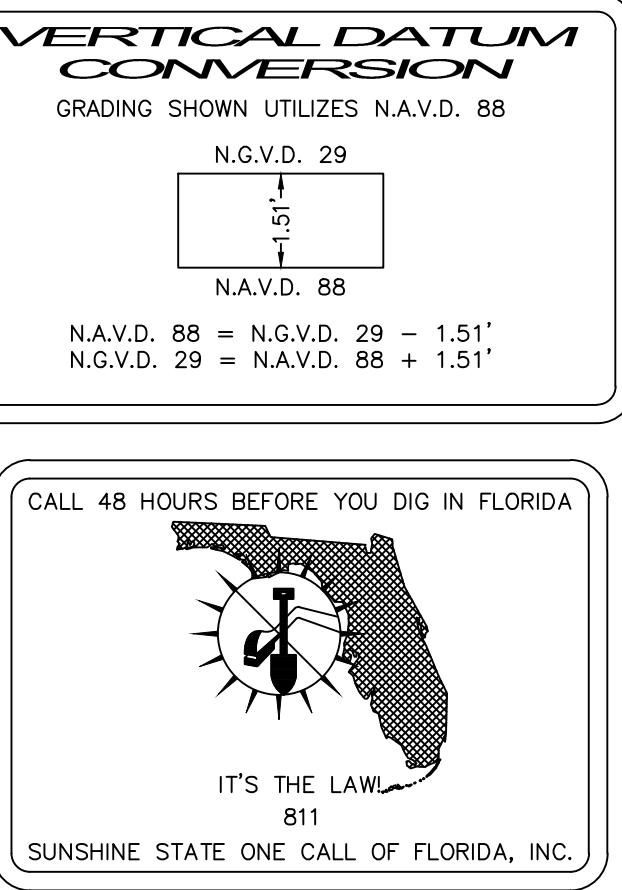


REQUIRED FIRE FLOW:

- MINIMUM REQUIRED FIRE FLOW PER NFPA TABLE 18.4.5.1.2 BASED ON 149,342 SF OF BUILDING WITH TYPE II (222) CONSTRUCTION IS 4,250 GPM BUT THAT REQUIREMENT CAN BE REDUCED 75% WITH THE USE OF FIRE SPRINKLERS LEAVING THE MINIMUM REQUIRED FIRE FLOW FOR THIS SITE TO BE 1,062.5 GPM @ 20 PSI.
- AVAILABLE FIRE FLOW PER ____/____ FLOW TEST IS ____ GPM @ 20 PSI.

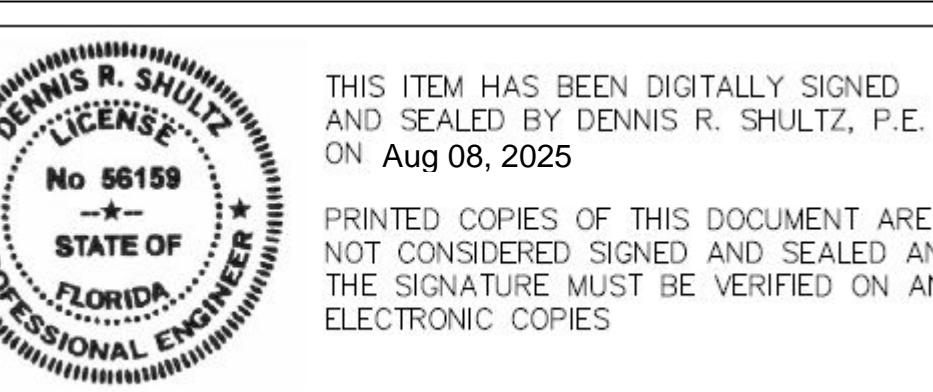
WATER AND SEWER FLOW:

- EXISTING WATER AND SEWER FLOW FROM THE SITE: WATER: 11 EXISTING MULTI-FAMILY RESIDENCES @ 200 GPD/EA = 2,200 GPD SEWER: 90 MULTIFAMILY RESIDENCES @ 200 GPD/EA = 1,800 GPD
- PROPOSED WATER FLOW FROM THE SITE: 81 SF RETAIL @ 0.1 GPD/SF = 121.8 GPD 90 MULTIFAMILY RESIDENCES @ 205 GPD/EA = 18,000 GPD TOTAL PROPOSED WATER FLOW = 18,121.8 GPD
- PROPOSED SEWER FLOW FROM THE SITE: 81 SF RETAIL @ 0.1 GPD/SF = 121.8 GPD 90 MULTIFAMILY RESIDENCES @ 160 GPD/EA = 14,400 GPD TOTAL PROPOSED SEWER FLOW = 16,321.8 GPD
- NET INCREASE IN WATER AND SEWER FLOW FROM THE SITE: WATER: 18,121.8 - 2,200 = 15,921.8 GPD SEWER: 16,321.8 - 1,800 = 14,341.8 GPD



WATER NOTES:

- CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.
- WATER AND SEWER MAINS MINIMUM DEPTH OF COVER TO BE: 30" FOR DIP AND 36" FOR PVC MAINS.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ALL WATER MAIN CONNECTIONS UTILITIES CONNECTED TO THE MAINS MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.
- W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS.
- PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.
- ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THESE UTILITIES SHALL NOT REMOVE ANY UTILITIES RELATED TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.
- TRACTOR SHALL VERIFY EXISTING WATER/SEWER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- MINIMUM FIRE FLOW REQUIRED PER NFPA TABLE 18.4.5.1.2 BASED ON 45 SF OF TWO STORY CONSTRUCTION REQUIRES 5,750 GPM BUT CAN BE REDUCED 75% WITH SPRINKLERS FOR 1437.5 GPM SO THE 1,500 GPM MINIMUM IS REQUIRED FOR THIS PROJECT.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. ON Aug 08, 2025

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LEGEND:

- 0.00 PROPOSED ELEVATION
- 1.35 EXISTING ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- XIN DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- NU REDUCED PRESSURE BACKFLOW PREVENTOR
- CP DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W - WATER MAIN
- FM- SANITARY FORCE MAIN
- VALVE
- ▲ SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- W- EXIST. WATER MAIN
- XXX EXIST. UTILITY LINE TO BE REMOVED

HALLANDALE CENTRAL PARK

113-125 SE 5TH STREET, CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009

Job Title

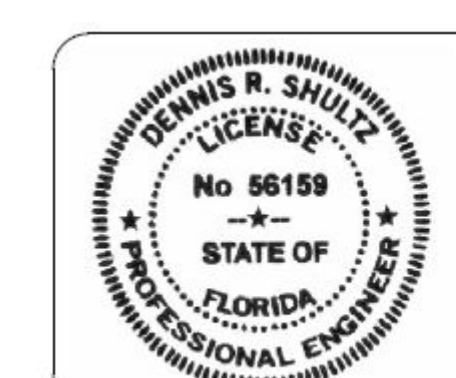
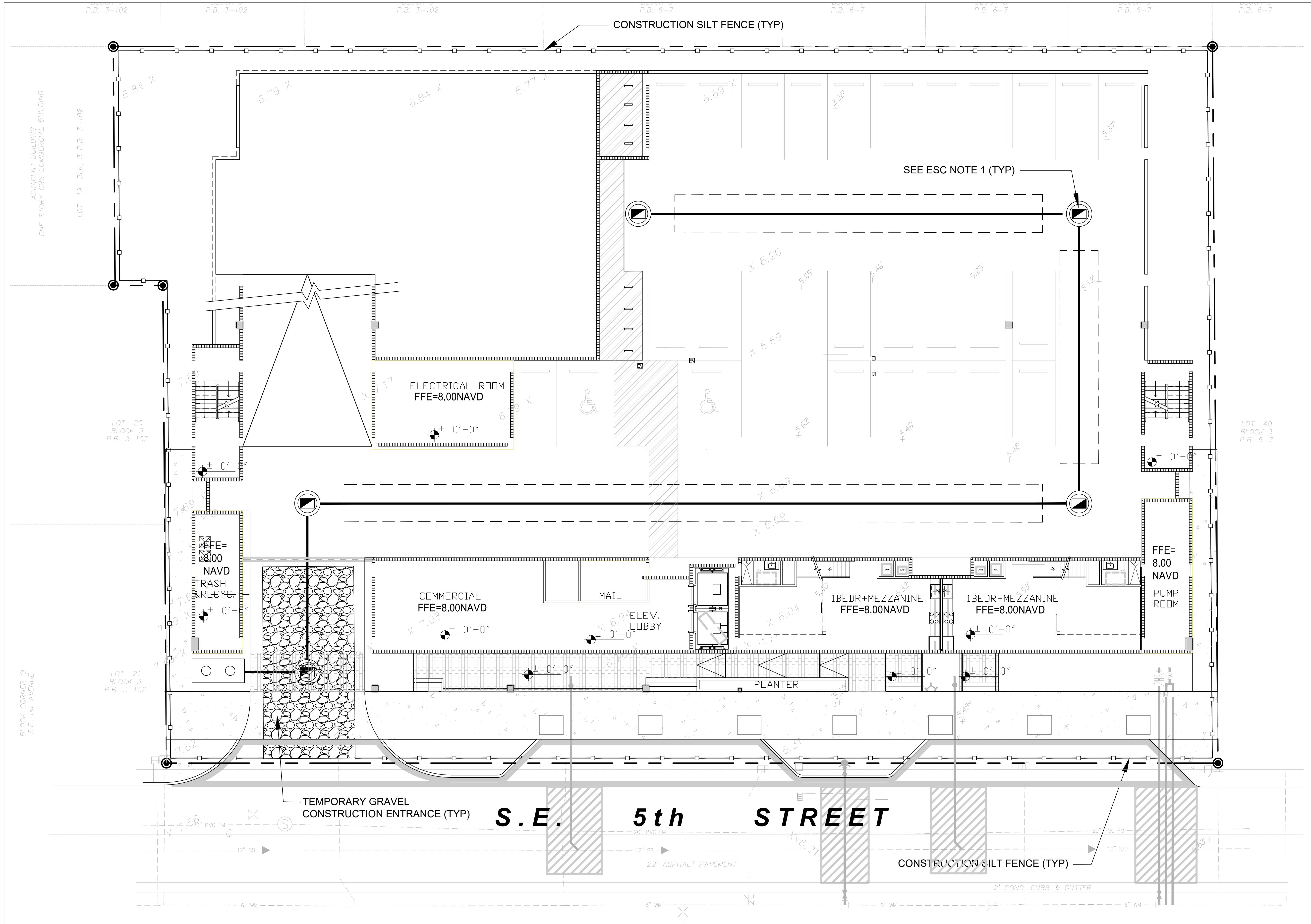
Phase:

Approval

Revisions

Scale:	1"=10.0'	Date:	08/08/23
Job No.	23-1762.00	Plot Date:	08/08/25
Drawn by	AJS	Sheet No.	C3
Proj. Engr.	DRS	Appr. by	DRS
			3 of 7





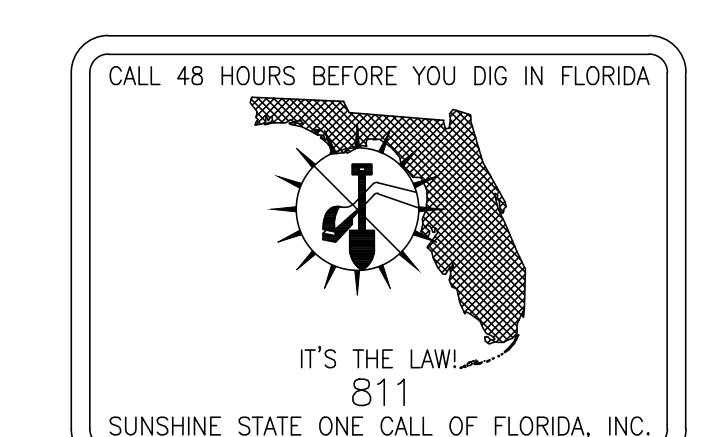
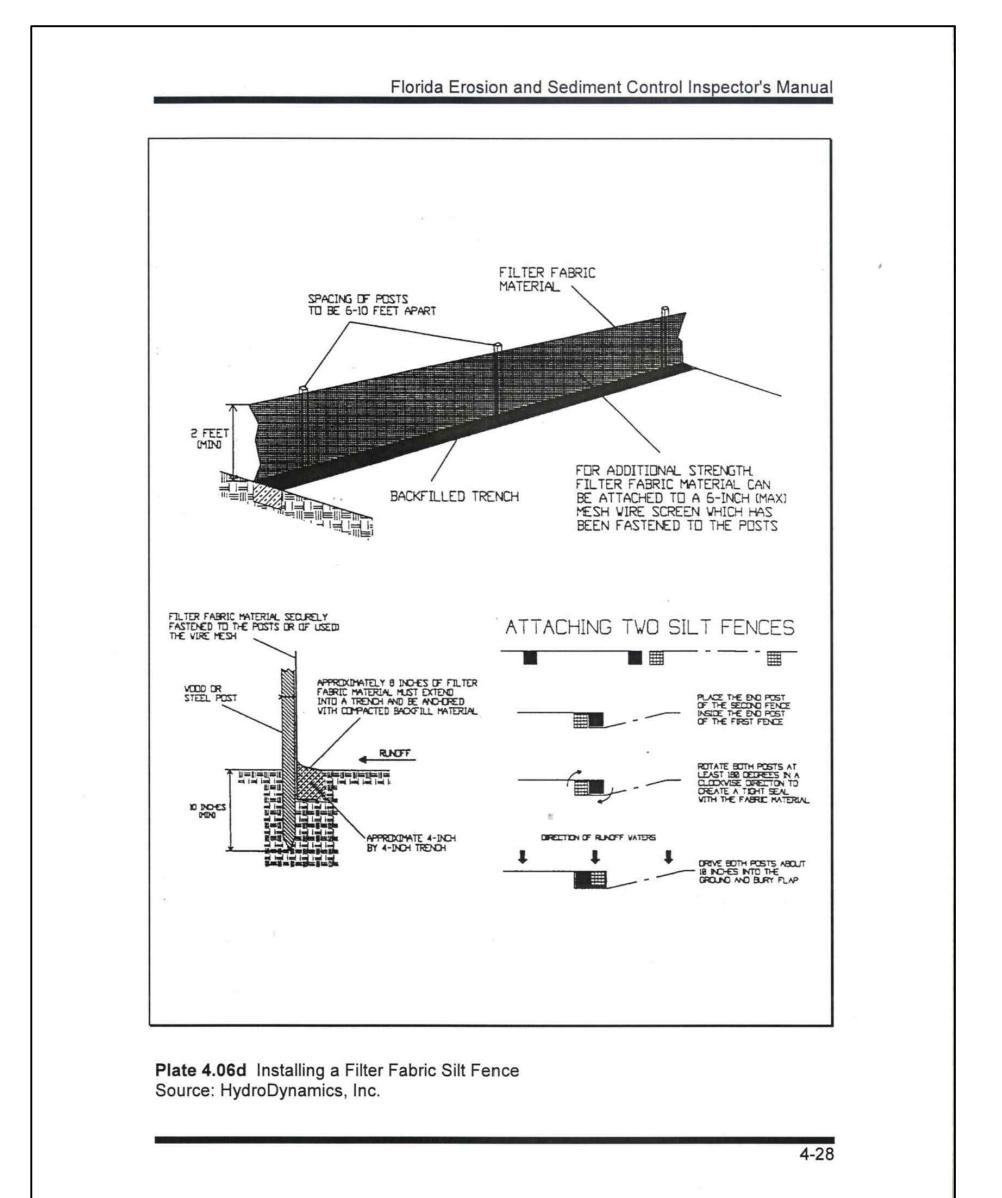
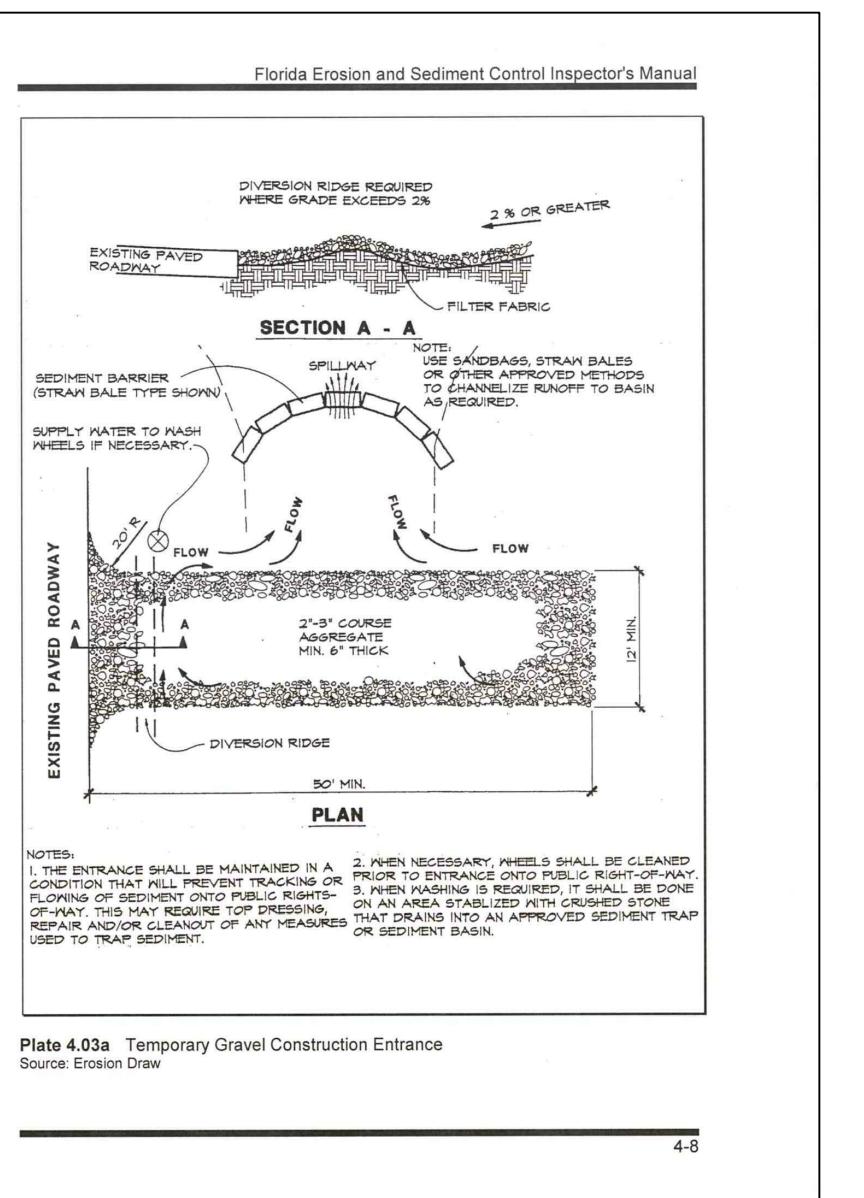
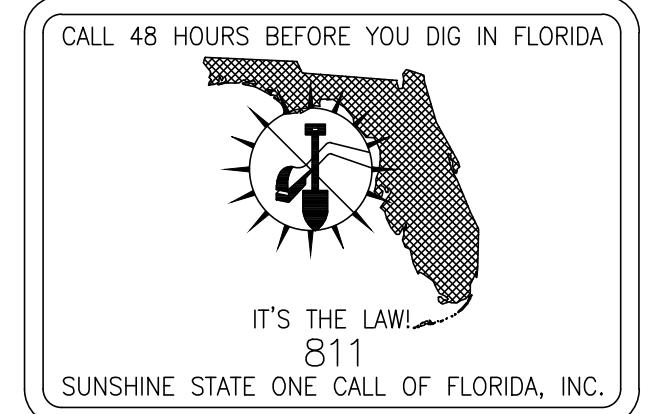
THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY DENNIS R. SHULTZ, P.E.
ON Aug 08, 2025

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THE SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

ESC NC

ESC NOTES:

1. DRAINAGE STRUCTURES INSTALLED TO BE PROTECTED WITH FILTER FABRIC AND/OR PERIMETER SILT FENCE.
2. THIS PLAN REFLECTS THE ENGINEER'S SUGGESTION FOR EROSION AND SEDIMENT CONTROL. SITE OPERATOR TO MODIFY PLAN AS NEEDED TO MAINTAIN "BEST MANAGEMENT PRACTICES" DURING CONSTRUCTION.
3. CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING AND NPDES INSPECTION WITH CITY ENGINEERING INSPECTOR AT 254-157-1573 PRIOR TO CONSTRUCTION.



NPDES

ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES

Job Title **MANAGER CENTRAL PARK**

Phase:
**PERMITTING
PLANS**

PENG

Revisions

1

1

1

1

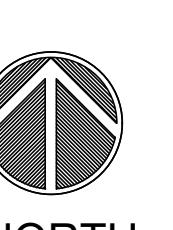
Scale: 1"=20.0'	Date 08/08/23
Job No.	Plot Date

23-1762.01

Drawn by
A. G.

A05

DRS



NORTHLAND



888 s andrews avenue, suite 300
Fort Lauderdale FL. 33316
office: 954.224.0432
LA# 6666983



HALLANDALE CENTRAL PARK

HALLANDALE BEACH, FLORIDA, 33009

CLIENT: HALLANDALE CENTRAL PARK LLC

ESCAPE GENERAL NOTES

TRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.

ACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK

PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL STANDARDS". CURRENT EDITION RESPECTIVELY.

PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.

PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.

SOD TO BE ST. AUGUSTINE FLORATAM SOLID, UNLESS OTHERWISE NOTED.

BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH/ FLORIMULCH, & SHALL BE A MIN. OF 1'- 0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE)

TREES TO HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.

TREES FIELD GROWN UNLESS OTHERWISE NOTED.

LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.

LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.

OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.

PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.

ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.

PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.

OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.

LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.

THE LANDSCAPE CONTRACTOR SHALL LAY OUT THEIR WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS.

CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.

METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.

PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE EVER FRONDS), OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD), HVY (INDICATED HEAVY), MIN (INDICATES MINIMUM).

SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.

THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.

ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.

DELIVERY RECEIPTS FOR TOPSOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.

COMMERCIAL FERTILIZER FOR TREES, SHRUBS AND GROUND COVER COMMERCIAL FERTILIZER SHALL BE NUTRI PAK® 3 YR. TIME RELEASE FERTILIZER PACKET DISTRIBUTED BY HORT-ENTERPRISES INC. EQUAL SUBSTITUTIONS MAY BE ACCEPTED NUTRI PAK FERTILIZER PACKETS ARE AVAILABLE IN SPECIAL NUTRIENT FORMULATIONS FOR SPECIFIC PLANT TYPES EG. TREES, SHRUBS, FLOWERING PLANTS, POTTED PLANTS AND PALMS. NEW TREE AND SHRUB APPLICATIONS: PLACE PACKET 6"-8" DEEP, SPACED EVENLY AROUND OUTER EDGES OF ROOTS 12 INCHES ON CENTER. PERENNIALS: PLACE PACKETS 6"-8" DEEP NEAR ROOTS ESTABLISHED PLANTINGS: MATURE PLANTINGS: TREES: USE 1 PACKET PER INCH OF TRUNK DIAMETER SPACED ONLY AROUND DRIP LINE BURY 6"-8" BELOW SOIL IN UPRIGHT POSITION, TAP HOLE CLOSED WITH HEEL OF YOUR FOOT. SHRUBS: USE 1 PACKET FOR EVERY 12 INCHES OF HEIGHT OR LEAD. GENERAL SLOW-RELEASE FERTILIZERS MAY BE APPLIED WITH LOW OR NO PHOSPHORUS SUCH AS A 13-0-13 LOW PHOSPHORUS SHALL MEAN 2% OR LESS. APPLICATION RATES SHALL BE ADHERED TO AS WRITTEN ON THE PRODUCT LABEL. POSTPONE FERTILIZING WHEN ONE INCH OR MORE OF RAIN IS EXPECTED.

SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COLOLIMER, POTASSIUM, AND CRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES IT'S WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:

1 PAC PER TREE - 36" BALL SIZE
2 PAC PER TREE -OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1GAL. CONTAINER

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

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

WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.

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

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

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

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

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

GRASS. AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PALMETTO AND SHALL BE IRRIGATED.

EXCAVATION REQUIREMENT: REQUIRED: ISLANDS SHALL BE EXCAVATED TO 36 INCHES AND FILLED WITH CLEAN FILL AND TOPSOIL TO A LEVEL 3" BELOW THE TOP OF THE CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED. ALL LANDSCAPED PLANTING BEDS SHALL BE EXCAVATED TO A DEPTH OF 6" AND REPLACED WITH CLEAN FILL. A MIN 2" OF TOPSOIL SHALL BE INSTALLED BELOW ALL SODDED AREAS.

LANDSCAPE PERMITS SHALL BE VERIFIED AND OBTAINED BY THE LANDSCAPE CONTRACTOR. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN HEIGHT WILL BE APPROVED IN SWALE AREAS.

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

MINIMUM SOIL DEPTH: REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.

ROOTBALL SOIL: REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.

NATIVE SOIL: REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.

ARID PALMS: REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.

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

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

THE ERADICATION OF NUISANCE VEGETATION (EXOTICS: ALL INVASIVE AND EXOTIC VEGETATION SHALL BE REMOVED FROM SITE INCLUDING WITHIN ABUTTING RIGHTS-OF WAY. SHRUBS SHALL BE CONSIDERED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE GOVERNING MUNICIPALITY.

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

DESIGN SCHEMATIC
DELIVERABLE: DRAWINGS
ISSUE DATE: 10/01/2024

PROJECT NUMBER: 1729-23031
DRAWN BY: nbb
CHECKED BY: nbb

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SHEET TITLE:

LANDSCAPE

NOTES

NOTES

SHEET NUMBER:

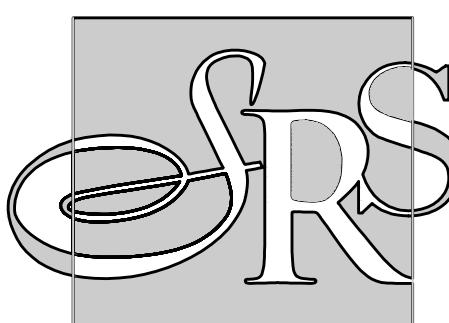
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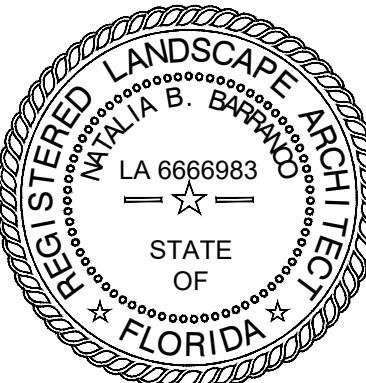


B-RLA
888 s andrews avenue, suite 300
Fort Lauderdale FL, 33316
office: 954.224.0432
LA# 6666983



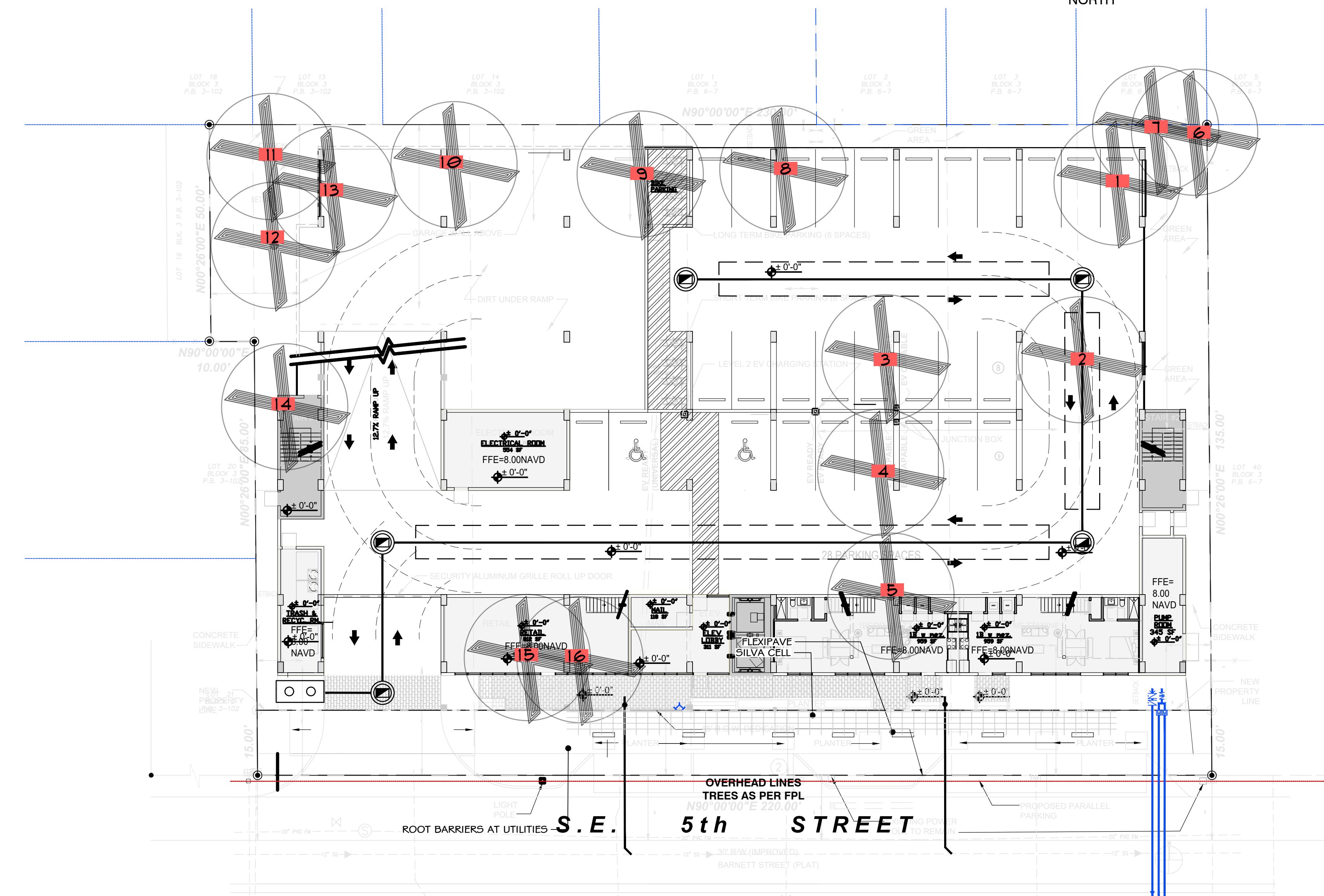
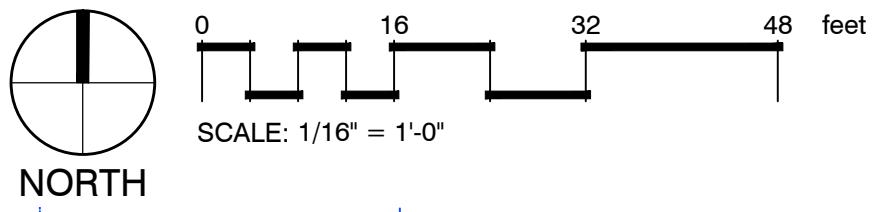
SYNALOVSKI ROMANIK SAYE
Architecture Planning Interior Design

1800 Eller Drive, Suite 500
Fort Lauderdale FL, 33316
T 954.961.8806
F 954.961.8807
www.synalovskil.com



TREE #	BOTANICAL	SPECIES	DBH	HEIGHT	SPREAD	CONDITION	DISPOSITION	CANOPY REPLACEMENT AREA (SF)
1	<i>Mangifera indica</i>	MANGO	42	40	40	GOOD	REMOVE	1256
2	<i>Azadirachta indica</i>	NEEM TREE	10	22	30	FAIR	REMOVE	700
3	<i>Delonix regia</i>	ROYAL POINCIANA	25	30	40	FAIR	REMOVE	1256
4	<i>Delonix regia</i>	ROYAL POINCIANA	12	25	30	POOR	REMOVE	700
5	<i>Delonix regia</i>	ROYAL POINCIANA	22	30	40	FAIR	REMOVE	1256
6	<i>Cupaniopsis anacardiooides</i>	CARROTWOOD	9	24	20	INVASIVE	REMOVE	
7	<i>Cupaniopsis anacardiooides</i>	CARROTWOOD	8	24	20	INVASIVE	REMOVE	
8	<i>Cocos nucifera</i>	COCONUT	9	40	30	GOOD	REMOVE	700
9	<i>Cocos nucifera</i>	COCONUT	10	35	30	GOOD	REMOVE	700
10	<i>Cocos nucifera</i>	COCONUT	9	35	30	GOOD	REMOVE	700
11	<i>Cocos nucifera</i>	COCONUT	8	25	30	GOOD	REMOVE	700
12	<i>Schefflera actinophylla</i>	SCHEFFLERA	12	18	35	INVASIVE	REMOVE	
13	<i>Wodyetia bifurcata</i>	FOXTAIL PALM	6	14	20	POOR	REMOVE	315
14	<i>Wodyetia bifurcata</i>	FOXTAIL PALM	6	18	20	GOOD	REMOVE	315
15	<i>Ficus benjamina</i>	FICUS BENJAMINA	4	12	20	FAIR	REMOVE	315
16	<i>Ficus benjamina</i>	FICUS BENJAMINA	7	18	25	GOOD	REMOVE	315
							CANOPY REPLACEMENT	9228
								10 shade tree

PLEASE SEE ARBORIST REPORT FOR
THREE TREES (#1, 3, 5) TREES ARE NOT
SPECIMEN PER DEFINITION AND
CONDITION RATING.

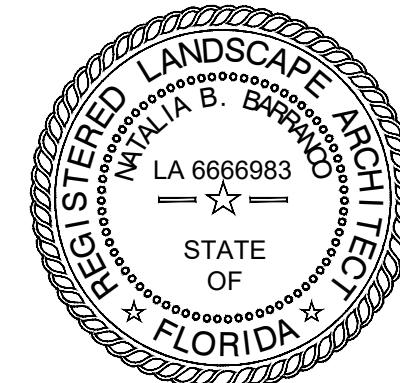


HALLANDALE CENTRAL PARK

113-125 SE 5TH STREET
HALLANDALE BEACH, FLORIDA, 33009

CLIENT: HALLANDALE CENTRAL PARK, LLC

REV	DATE	DESCRIPTION
DESIGN Schematic		
DELIVERABLE: DRAWINGS		
ISSUE DATE: 10/01/2024		
PROJECT NUMBER: 1729-230311		
DRAWN BY: nbb		
CHECKED BY: nbb		
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SHEET TITLE: TREE DISPOSITION PLAN		
SHEET NUMBER: L-1.0		



Plant Schedule

Plant Schedule										
Trees On-site	Qty	Botanical name	Common Name	Cal	Quality	Height at planting	Drought	Native	Note	# of Tree Credits
CD	4	<i>Coccoloba diversifolia</i>	Pigeon Plum	3 IN	FL#1 OR BETTER	15` STD	X	X		4
CE	9	<i>Conocarpus erectus</i>	Green Buttonwood	3 IN	FL#1 OR BETTER	16` h x 6-8` w, 5` CT	X	X		9
CS2	12	<i>Conocarpus erectus 'Sericeus'</i>	Silver Buttonwood	2 IN	FL#1 OR BETTER	15` STD	X	X		12
LIA	2	<i>Lagerstroemia indica</i>	Crape Myrtle	3 IN	FL#1 OR BETTER	15` STD	X			2
Street Trees (Off-site)										
CS2	4	<i>Conocarpus erectus 'Sericeus'</i>	Silver Buttonwood	2 IN	FL#1 OR BETTER	15` STD	X	X	Fl-Friendly, FPL	4
LIA	3	<i>Lagerstroemia indica</i>	Crape Myrtle	3 IN	FL#1 OR BETTER	15` STD	X		Fl-Friendly, FPL	3
Palms On-site	Qty	Botanical name	Common Name	Cal	Quality	Height at planting	Drought	Native	Note	
Street Palms (Off-site)										
Shrubs	Qty	Botanical name	Common Name	Size	Quality	Height at planting	Drought	Native	Note	Maintain
AD	16	<i>Alternanthera dentata</i>	Little Ruby	3gal	FL#1 or BETTER	6"	X		10" o.c.	12" x 18"
CH	98	<i>Chrysobalanus icaco</i>	Cocoplum	3gal	FL#1 or BETTER	24" x 24"		X	30" o.c.	20` x 20`
CG	193	<i>Clusia guttifera</i>	Small leaf Clusia	7gal	FL#1 or BETTER	30" x 30"	X	X	30" o.c.	Maintain as hedge
DE	11	<i>Duranta erecta 'Gold Mound'</i>	Duranta	3gal	FL#1 or BETTER	16" x 16"	X	X	20" o.c.	Maintained 30"
EL	116	<i>Ernodea littoralis</i>	Golden Creeper	1 gal	FL#1 or BETTER	14"x14"	X	X	18" o.c.	18" x 18"
MC	6	<i>Muhlenbergia capillaris</i>	Pink Muhly	1 gal	FL#1 or BETTER	12" X 12"	X	X	24" o.c.	2-4` H
NE	281	<i>Nephrolepis exalta</i>	Boston Fern	3gal	FL#1 or BETTER	18" x 18"		X	30" o.c.	4`-6`
NO	28	<i>Nerium oleander 'Dwarf'</i>	Dwarf Oleander	3gal	FL#1 or BETTER	24" x 24"	X		30" o.c.	4`-6`
Shrubs (Off-site)										
EL	197	<i>Ernodea littoralis</i>	Golden Creeper	1 gal	FL#1 or BETTER	14"x14"	X	X	18" o.c.	terminal hgt 18 inches
Ground Cover	Qty SqFt	Botanical name	Common Name							
SOD										
Ground Cover(Off-site)										
SOD	199	<i>Stenotaphrum secundatum</i>	St. Augustine Grass							

LANDSCAPE INSTALLATION AND MAINTENANCE. 3" OF CLEAN MULCH SHALL BE INSTALLED AROUND ALL NEW AND EXISTING TREES, PALMS AND THROUGHOUT PLANTING BEDS; MULCHED AREAS AROUND TREES SHALL HAVE A MINIMUM OF 4' RADIUS; MULCH SHALL BE KEPT 3" AWAY FROM THE TRUNKS AND STEMS OF PLANTS. PLEASE DO NOT USE CYPRESS OR RED MULCH (EUCALYPTUS, MELALEUCA, OR RECYCLED MULCH IS ACCEPTABLE).

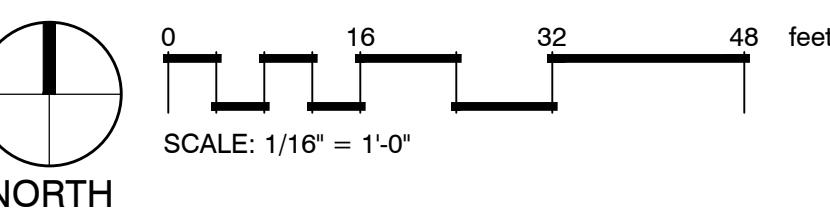
ALL EXISTING PLANTING BEDS, PALMS, AND TREES ON THE PROPERTY SHALL BE FERTILIZED THREE TO FOUR TIMES PER YEAR. GENERAL USE FERTILIZER WITH AN ANALYSIS OF 8-2-12 OR A PALM SPECIAL/ORNAMENTAL TREE FERTILIZER WITH AN ANALYSIS OF 13-3-13 OR SIMILAR. FOLLOW MANUFACTURER RECOMMENDED RATES AND METHODS OF APPLICATION.

ALL PLANT MATERIAL WILL BE FLORIDA #1 OR BETTER.

PLANTING WILL MEET THE SPECIFICATION NOT CONTAINER SIZE.

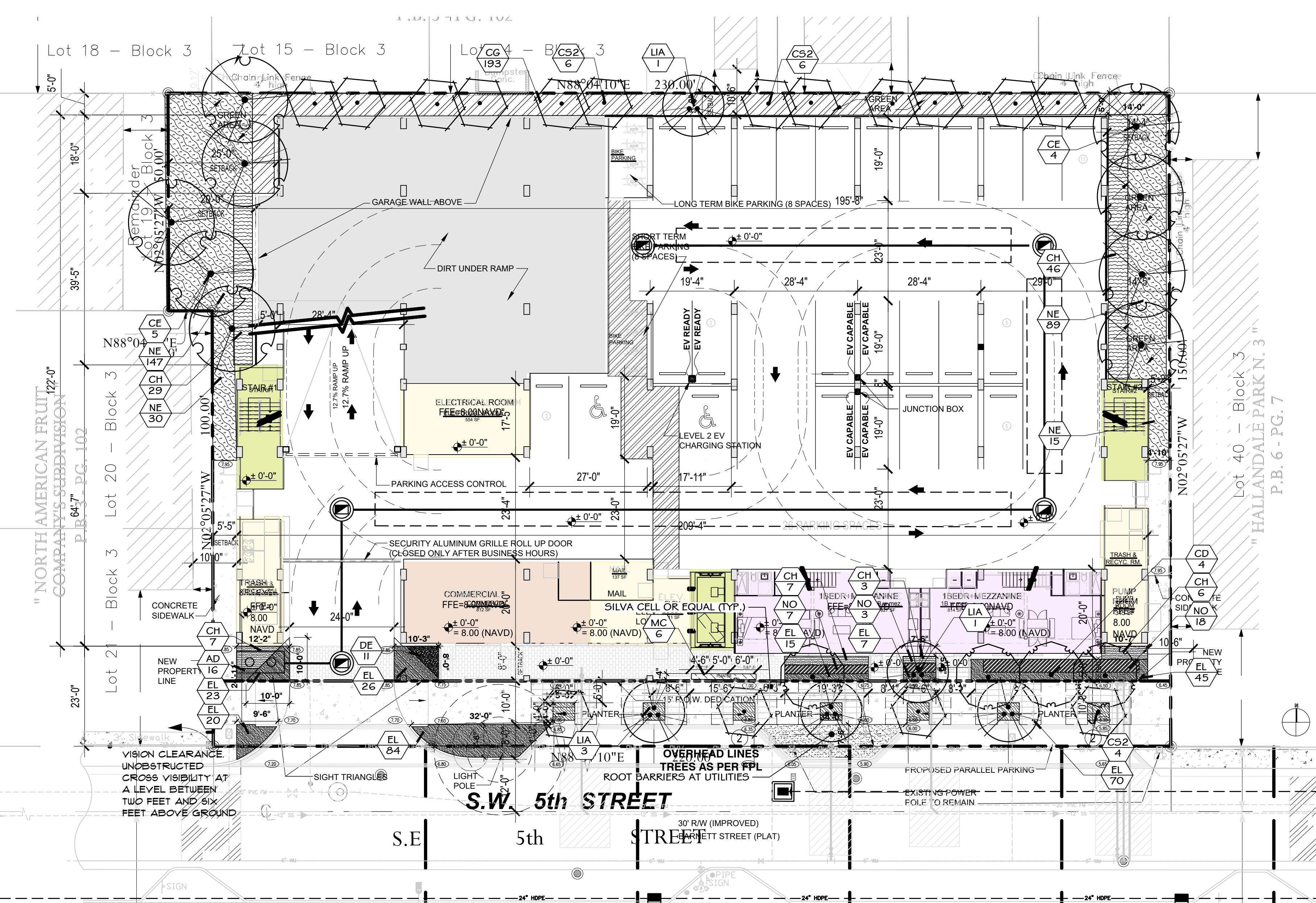
ALL GROUND UTILITIES WILL BE SCREENED AT TIME OF PLANTING.

IRRIGATION WILL BE PROVIDED AT PERMIT PHASE
ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN
AUTOMATICALLY-OPERATING UNDERGROUND IRRIGATION SYSTEM; WITH
A MINIMUM OF 100% COVERAGE, WITH 50% MINIMUM OVERLAP IN
GROUND COVER AND SHRUB AREAS. THE RAIN SENSOR MUST BE
INSTALLED AS WELL AS A RUST INHIBITOR IF APPLICABLE.



Landscape Area Requirements

Landscape Area Requirements			
Site Area		30,200 sqft	
		Required	Provided
SubDistrict		transit core	transit core
5 % of landscape		1,510	3,965
1 tree per 1500 sqft.		21 required	
Trees		Required	Provided
Street Trees		9	9
Site Trees		21	28
Total Site Trees (Site+street)		30	37
TREE DIVERSITY	25- 51 TREES	3	5
Drought tolerant trees		50% / 11	100% / 37
Native Trees		50% / 11	78% / 29
Turf Max			199 sqft ROW
Hedges/Plants Drought tolerant		30%	60%



HALLANDALE CENTRAL PARK

1113-125 SE 5TH STREET
HALLANDALE BEACH, FLORIDA, 33001

CLIENT: HALLANDALE CENTRAL PARK, LLC

DESIGN SCHEMATIC
LIVELIABLE: DRAWINGS
DATE: 12/31/2024

PROJECT NUMBER: 1729-230311

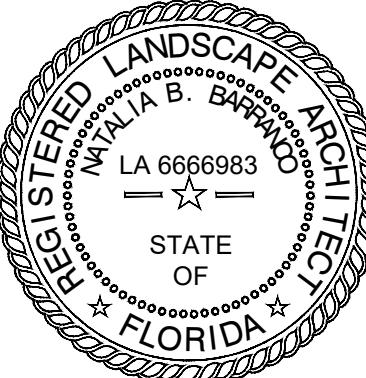
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LANDSCAPE

STANDSTAND PLAN

SET NUMBER:

L-2.0



Plant Schedule Roof Deck

Trees ROOF DECK	Qty	Botanical name	Common Name	Cal	Quality	Height at planting	Drought	Native	Note	# of Tree Credits
ED	2	<i>Elaeocarpus decipiens TM</i>	Japanese Blueberry	3 IN	FL#1 OR BETTER	15' STD	X			1
LIA	3	<i>Lagerstroemia indica</i>	Crape Myrtle	3 IN	FL#1 OR BETTER	15' STD	X			2
Palms ROOF										
TR	19	<i>Thrinax radiata</i>	Florida Thatch Palm	3 IN	FL#1 OR BETTER		X	X		
Shrubs ROOF										
AD	546	<i>Alternanthera dentata</i>	Little Ruby	3gal	FL#1 or BETTER	6"	X	10" o.c.	12" x 18"	
CH	36	<i>Chrysobalanus icaco</i>	Cocoplum	3gal	FL#1 or BETTER	24" x 24"		X	30" o.c.	20' x 20'
EL	214	<i>Ernodea littoralis</i>	Golden Creeper	1 gal	FL#1 or BETTER	14"x14"	X	X	18" o.c.	18" x 18"
MC	105	<i>Muhlenbergia capillaris</i>	Pink Muhly	1 gal	FL#1 or BETTER	12" X 12"	X	X	24" o.c.	2-4' H
TF	68	<i>Tripsacum dactyloides</i>	Fakahatchee	1 gal	FL#1 or BETTER	24" x 24"	X	X	36" o.c.	3'

LANDSCAPE INSTALLATION AND MAINTENANCE. 3" OF CLEAN MULCH SHALL BE INSTALLED AROUND ALL NEW AND EXISTING TREES, PALMS AND THROUGHOUT PLANTING BEDS. MULCHED AREAS AROUND TREES SHALL HAVE A MINIMUM OF 4' RADIUS. MULCH SHALL BE KEPT 3' AWAY FROM THE TRUNKS AND STEMS OF PLANTS. PLEASE DO NOT USE CYPRESS OR RED MULCH (EUCALYPTUS, MELALEUCA, OR RECYCLED MULCH IS ACCEPTABLE).

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