Historic Preservation Board

Tuesday, August 11, 2026
3:00 PM

City of Hollywood

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

Room 219

Thank you for demonstrating an interest in the City of Hollywood Historic Preservation Board Meeting. The public may view the meeting either in person or virtually http://hollywoodfl.org/calendar.

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

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

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

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

https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal

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

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

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

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

Please silence all cell phones prior to entering the meeting.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. New Board Member Orientation, Introductions and Elections
4. Approval of Previous Meeting Minutes

Attachments: Minutes_HPB_04_14 - CORRECTED
Minutes_HPB__0609 - Final

5. Summary of Appeals to City Commission
6. Additions, Deletions and Withdrawals
7. City Attorney Announcements

Attachments: Quasi-Judicial Hearing Procedures

Attachments: Witness List P-25-01

B. Applications

ITEMS # 1-2 BELOW ARE CONSIDERED QUASI-JUDICIAL

1. 2026_0811

FILE NO.: 26-C-20
APPLICANT: Dulaney LLC.
LOCATION: 1150 Adams Street
REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling for a property in the RS-6 Zoning District, located at 1150 Adams Street, within the Hollywood Lakes Historic Overlay District.

Attachments: 2620_C__HPB_Staff Report_2026_0811
Attachment A
Attachment B

2. 2026_0811

FILE NO.: 26-C-26
APPLICANT: 926 Polk Street LLC
LOCATION: 926 Polk Street
REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling at 926 Polk Street located in the RS-6 Zoning District within the Hollywood Lakes Historic Overlay District.

Attachments: 2626_C_HPB_Staff Report_2026_0811
2626_C_HPB_Attachment A_2026_0811
2626_C_HPB_Attachment B_2026_0811

C. Old Business

D. New Business

E. Adjournment

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

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

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

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).

City of Hollywood

Staff Summary

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

Agenda Date: 8/11/2026

To: Historic Preservation Board

Title:

SUMMARY OF THE MINUTES

HISTORIC PRESERVATION BOARD

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATION

1. Pledge of Allegiance

2. Roll Call

The meeting of the Historic Preservation Board was called to order by Board Chair, Terry Cantrell on **Tuesday April 14, 2026, at 3:06 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell	Kathleen DiBona
Diana Pittarelli	Dulce Conde
Stephanie Bendoym	Fred Villiers- Furze

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

Cameron Palmer	Assistant Director
Nicole Moyo	Principal Planner/ Supervisor
Laura Gomez	Planner II
Urja Modi	Planner II
Stephanie Rivera	Development Review Coordinator

The following members were absent from the meeting:

Ari Sklar

Also Present:

Kim Phan	Assistant City Attorney (Board Attorney)
Farosha Andasheva	Sr. Assistant City Attorney
Alicia Lewis	Outside Counsel (Staff Attorney)

3. Approval of the Meeting Minutes
February 10, 2026 - approved.

DRAFT

MOTION WAS MADE BY KATHLEEN DIBONA AND SECONDED BY DULCE CONDE TO APPROVE FEBRUARY 10, 2026, MEETING MINUTES. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of Appeals to City Commission

   None

5. Additions, Deletions, Withdrawals, and Continuances

6. City Attorney Announcements

   Kim Phan informed the Board that items 1-2 are ruled by Quasi-Legislative Proceedings.

B. APPLICATIONS:

ITEMS # 1-2 BELOW MAY BE CONSIDERED QUASI-JUDICIAL AND MAY BE SUBJECT TO A CRR REGULATION.

1. **FILE NO.:** 25-C-104
   APPLICANT: Ricki Kaneti
   LOCATION: 800 S 7th AVE
   REQUEST: Certificate of Appropriateness for Design to construct a new single-family in the RS-6 Zoning District and the Hollywood Lakes Historic District.

   Terry Cantrell read the Applications as companion items.

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

   Laura Gomez, Planner II, presented the item and answered questions from the board.

   Terry Cantrell opened the meeting to public comments. Two (2) members of the public commented on this item. Terry Cantrell closed the public comment portion.

   Board discussion ensued.

   MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KATHLEEN DIBONA TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

DRAFT

2. FILE NO.: 26-C-05
APPLICANT: GRAMANZINI BEACH PROPS I LLC
LOCATION: 200 Garfield Street
REQUEST: Certificate of Appropriateness of Design for façade alterations to an existing commercial building within the Hollywood Beach Historic District and BWK-25-HD-C Zoning District.

Terry Cantrell read the Applications as companion items.

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

Urja Modi, Planner II, presented the item and answered questions from the board.

Terry Cantrell opened the meeting to public comments. No members of the public commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY DULCE CONDE AND SECONDED BY FRED VILLIERS-FURZE TO APPROVE THE CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS TO REVISE THE WINDOW SIZSES ON THE NORTH FAÇADE TO BE UNIFORM AND ALIGNED WITH THE TOP OF THE DOORS, CREATING A MORE VERTICAL PROPORTION CONSISTENT WITH A STOREFRONT-STYLE APPERARANCE AND ENCHANCE THE FAÇADE FACING THE PARK BY INCORPORATING ADDITIONAL VERTICAL WOOD SIDING ADJACENT TO THE ARTWORK TO CREATE A MORE COHESIVE AND INTERGRATED DESIGN. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

C. OLD BUSINESS

None

D. NEW BUSINESS

Historic Preservation Award Nominations

E. ADJOURNMENT

The meeting was adjourned at 4:25 P.M.

DRAFT

SUMMARY OF THE MINUTES

HISTORIC PRESERVATION BOARD

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATION

1. Pledge of Allegiance

2. Roll Call

The meeting of the Historic Preservation Board was called to order by Board Chair, Terry Cantrell on **Tuesday June 09, 2026, at 3:17 PM** in Room 219, 2600 Hollywood Blvd, Hollywood, Florida, with the following members present:

Terry Cantrell	Kathleen DiBona
Diana Pittarelli	Fred Villiers- Furze
Stephanie Bendoym	
Ari Sklar	

The following members were absent from the meeting:

Dulce Conde

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

Cameron Palmer	Assistant Director/ Chief Planner
Nicole Moyo	Principal Planner/ Supervisor
Urja Modi	Planner II
Adrian Montoya	Planner II
Micaela Burton	Planner I
Stephanie Rivera	Development Review Coordinator
Stacey Sequeira	Development Services Support Coordinator

Also Present:

Farosha Andasheva	Sr. Assistant City Attorney
Alicia Lewis	Outside Counsel (Staff Attorney)

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3. Approval of the Meeting Minutes

   February 10, 2026 – Not approved.

   MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KATHLEEN DIBONA TO WITHDRAW APPROVAL OF THE FEBRUARY 10, 2026 MEETING MINUTES UNTIL THE DISCREPANCIES WITH DATE AND BOARD MEMBER INFORMATION IS CORRECTED. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

4. Summary of Appeals to City Commission

   None

5. Additions, Deletions, Withdrawals, and Continuances

6. City Attorney Announcements

   Farosha Andasheva informed the Board that items 1-3 are ruled by Quasi-Legislative Proceedings.

B. APPLICATIONS:

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

1. **FILE NO.:** 26-C-06
   APPLICANT: Carlos Hernandez, Lara Michele Hernandez.
   LOCATION: 1036 Jefferson Street
   REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling located within the RS-6 Zoning District and the Hollywood Lakes Historic District.

   Terry Cantrell read the Applications as companion items.

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

   Micaela Burton, Planner I, presented the item and answered questions from the board.

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Terry Cantrell opened the meeting to public comments. No members of the public commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KATHLEEN DIBONA TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN WITH CONDITIONS PROPOSED BY THE BOARD. MOTION PASSES UNANIMOUSLY BY VOICE VOTE.

BOARD CONDITIONS:

1) **THE APPLICANT SHALL REVISE THE SECOND-STORY SIDE ELEVATIONS TO INCORPORATE ADDITIONAL ARCHITECTURAL ARTICULATION AND/OR WINDOW OPENINGS TO REDUCE THE APPEARANCE OF BLANK WALL PLANES AND ENHANCE COMPATIBILITY WITH THE SURROUNDING RESIDENTIAL CONTEXT.**
2) **CONSISTENT WITH THE BOARD'S DISCUSSION, THE APPLICANT SHALL EXPLORE OPPORTUNITIES TO INCORPORATE SOFTER ARCHITECTURAL FEATURES AND OTHER DESIGN ELEMENTS INTO THE SIDE ELEVATIONS TO INCREASE VISUAL INTEREST AND REDUCE THE PERCEIVED BOX-LIKE MASSING OF THE STRUCTURE.**
3) **FINAL DESIGN MODIFICATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY PLANNING AND URBAN DESIGN STAFF TO ENSURE CONSISTENCY WITH THE HISTORIC PRESERVATION BOARD'S DIRECTION AND INTENT, WITHOUT REQUIRING A RETURN TO THE BOARD.**

2. **FILE NO.:** 25-C-101
APPLICANT: Kaller Architects on behalf of Metis Advisory Group LLC.
LOCATION: 1320 Hollywood Boulevard
REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling located within the RS-6 Zoning District and the Hollywood Lakes Historic District.

Terry Cantrell read the Applications as companion items.

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

Urja Modi, Planner II, presented the item and answered questions from the board.

Terry Cantrell opened the meeting to public comments. No members of the public commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

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MOTION WAS MADE BY ARI SKLAR AND SECONDED BY DIANA PITTARELLI TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN WITH STAFF CONDITIONS OUTLINED IN ATTACHMENT C AND CONDITION APPLICANT WORK WITH STAFF TO REDUCE AIR-CONDIITONING UNIT VISIBILIITY. IF DETERMINED NECESSARY BY STADD, THE UNITS SHALL BE SCREENED WITH ALUMINUM PANELS DESIGINED TO MATCH THE HOME'S SIDING, SIMILAR SCREENING TREATMENT SHALL BE PROVIDED FOR THE JACUZZI EQUPIMENT, AS DETERMINED BY STAFF. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

3. **FILE NO.:** 26-CV-33
APPLICANT: 918H LLC.
LOCATION: 819 Hollywood Boulevard
REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling, and a Variance to Article 7, Section 7.2.A of the Zoning and Land Development Regulations, to reduce the parking requirements for a property in the RS-6 Zoning District, located at 819 Hollywood Boulevard, within the Hollywood Lakes Historic Overlay District.

Terry Cantrell read the Applications as companion items.

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

Adrian Montoya, Planner II, presented the item and answered questions from the board.

Terry Cantrell opened the meeting to public comments. No members of the public commented on this item. Terry Cantrell closed the public comment portion.

Board discussion ensued.

MOTION WAS MADE BY DIANA PITTARELLI AND SECONDED BY KATHLEEN DIBONA TO APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR DESIGN WITH STAFF CONDITIONS AND CONDITIONS PROPOSED BY THE BOARD: THE APPLICANT SHALL WORK WITH PLANNING AND URBAN DESIGN STAFF TO INCORPORATE ADDITIONAL FENESTRATIONS ON THE FRONT ELEVATION, SPECIFICALLY WITHIN THE VERTICAL LINEAR ARCHITECTURAL ELEMENT LOCATED BEHIND THE CARPORT. THE DESIGN SHALL EXPLORE THE USE OF GLAZING BEHIND THE PANELING TO ENHANCE VISUAL INTEREST, INCREASE TRANSPARENCY, AND IMPROVE THE OVERALL ARTICULATION OF THE FRONT FAÇADE, SUBJECT TO STAFF REVIEW AND APPROVAL. MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

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C. OLD BUSINESS

None

D. NEW BUSINESS

E. ADJOURNMENT

The meeting was adjourned at 4:59 P.M.

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City of Hollywood

Staff Summary

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

Agenda Date: 8/11/2026

To: Historic Preservation Board

Title:

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

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

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

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

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

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

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

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

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

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

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

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

V. Party Intervenors.

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

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

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

VI. Conduct of Hearing.

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

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

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

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

E. The order of proof shall be as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IX. Rules of Evidence.

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

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

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

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

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

XII. Transcription of hearing.

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

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

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

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

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

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

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

City of Hollywood

Staff Summary

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

Agenda Date: 8/11/2026

To: Historic Preservation Board

Title:

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

DATE: February 24, 2025 **MEMO NO.:** P-25-01

TO: City Clerk

FROM: Andria Wingett, Director of Development Services

SUBJECT: Witness List for Quasi-Judicial Items

EXPLANATION:

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

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

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

City of Hollywood

Staff Summary

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

File Number: 1. 2026_0811

Agenda Date:	8/11/2026
To:	Historic Preservation Board
Title:	FILE NO.: 26-C-20 APPLICANT: Dulaney LLC. LOCATION: 1150 Adams Street REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling for a property in the RS-6 Zoning District, located at 1150 Adams Street, within the Hollywood Lakes Historic Overlay District.

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

DATE: August 11, 2026 **FILE:** 26-C-20

TO: Historic Preservation Board

VIA: Cameron Palmer, Assistant Director/Chief Planner

FROM: Adrian Montoya, Planner II

SUBJECT: Request for a Certificate of Appropriateness for Design to construct a new single-family dwelling at 1150 Adams Street located in the RS-6 Zoning District within the Hollywood Lakes Historic Overlay District

REQUEST:
Certificate of Appropriateness for Design to construct a new single-family dwelling at 1150 Adams Street located in the RS-6 Zoning District within the Hollywood Lakes Historic Overlay District.

RECOMMENDATION:

Approval.

BACKGROUND

The subject property is located at 1150 Adams Street within the "RS-6" Single Family Zoning District. The site consists of an approximately 13,750-square-foot lot measuring 110 feet by 125 feet and is a corner lot that fronts Adams Street and South 12th Avenue. The property is situated within an established single-family residential neighborhood, with Southlake to the north and Joe DiMaggio Park to the south. The existing use of the property is a single-family residence constructed in 1951 and represents the Ranch Style post-war architecture primarily constructed from 1946 to 1960. Aside from being located within the Hollywood Lakes Historic District, the existing property is not classified as a contributing structure, is not designated as an historic site, and does not have an associated historic master site file.

REQUEST

The Applicant is requesting a Certificate of Appropriateness for Design to construct a new one-story single-family home. The proposed residence will include approximately 5,066 square feet of new construction, with 3,911 square feet of air-conditioned space. The floor plan consists of five bedrooms, including the master bedroom, an open concept dining, kitchen, and living room area, a family room, and five parking

spaces. A terrace, swimming pool, and elevated pool deck are proposed for the rear of the property, and the site plan complies with all applicable requirements of the Zoning and Land Development Regulations.

The proposed dwelling exhibits a contemporary sub-tropical architectural style characterized by a low-profile horizontal composition, clean geometric forms, and a refined palette of natural materials. The design emphasizes simplicity and indoor-outdoor connectivity through expansive floor-to-ceiling glazing, recessed openings, and carefully framed views of the surrounding landscape. A series of interconnected rectangular volumes creates a balanced façade, with contrasting finishes including light stone surfaces, warm wood accents, and dark architectural stucco elements that provide visual depth and definition. Flat rooflines and extended overhangs reinforce the home's modern aesthetic while providing shade and enhancing the building's response to the natural environment. A recessed central entry sequence serves as the focal point of the front elevation, framed by vertical architectural elements and complemented by layered landscaping that softens the transition between the residence and the street. Large, glazed openings and covered outdoor areas promote natural light, ventilation, and a seamless connection between interior living spaces and the exterior environment.

The Historic Preservation Board is guided by the Secretary of the Interior's Standards for Rehabilitation and the City of Hollywood's Design Guidelines for Historic Properties and Districts. These documents offer design controls for materials, scale, massing and location for all properties within the Historic District. The proposed home is consistent with the evolving character of the Hollywood Lake Historic Overlay District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Applicant/Owner:	Dulaney LLC
Address/Location:	1150 Adams Street
Size of Property:	13,750 sq ft (0.315 acres)
Present Zoning:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
Present Land Use:	Low Residential (LRES)
Present Use of Land:	Single Family Residence

ADJACENT ZONING

North:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
South:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
East:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District
West:	Single Family District (RS-6) Hollywood Lakes Historic Overlay District

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

The subject property is designated Low (5) Residential (LRES) by the Land Use Element, and the proposed single family dwelling is consistent with this designation. The proposed design is consistent with the scale and massing of the adjacent neighborhood, and allows the applicant to maximize the living area of their property.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) prioritizes the protection, preservation, and enhancement of residential neighborhoods and emphasizes the importance of thoughtful design controls to maintain the unique character of each neighborhood. The proposed residence is compatible with the character of the Hollywood Lakes Historic District through a design that incorporates harmonious architectural elements and materials reflective of the surrounding context, while contributing positively to the visual character of the Hollywood Boulevard corridor and adjacent neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

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

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements*. The project contributes positively to the architectural character of the Hollywood Lakes historic neighborhood, and the site plan complies with all applicable Zoning and Land Development Regulations.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The proposed two-story dwelling is consistent with the architectural features described in the Design Guidelines for Historic Properties and Districts which are enforced by the Historic Preservation Board. The proposed single family dwelling will not adversely affect the integrity of the Historic District or the surrounding context.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness of Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: The subject property is located within the Hollywood Lakes Historic Overlay District, and is situated south of Hollywood Boulevard and Southlake. The proposed project consists of a new one-story single-family residence that complies with applicable zoning regulations and recommendations established in the Design Guidelines for Historic Properties and Districts. The design respects the established scale, setbacks, and

residential character of the surrounding neighborhood while maintaining consistency with existing development patterns in the area.

FINDING: Consistent

CRITERION: DESIGN

ANALYSIS: The proposed residence features a carefully articulated one-story building mass designed to balance contemporary sub-tropical architectural expression with compatibility to the surrounding historic context. The flat roof maintains a clean architectural profile while screening building systems from public view and remaining below the district's maximum allowable height. Recessed volumes, varied façade planes, and strategically placed openings reduce the perceived scale of the structure and create depth, shadow, and visual interest while maintaining privacy and allowing natural light into interior spaces.

Consistent with the Design Guidelines for Historic Properties and Districts, the design incorporates a restrained material palette, textured finishes, warm wood accents, and native landscaping to reinforce the connection between the residence, site, and Hollywood's sub-tropical environment. Semi-covered outdoor spaces along the front façade provide a transition between the public and private realms, enhancing the pedestrian experience and contributing to the rhythm of the streetscape. Overall, the design creates a contemporary residence that is visually distinctive while remaining compatible with the established scale and character of the neighborhood.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: The surrounding context consists primarily of one- and two-story single-family residences. The proposed residence maintains established front, side, and rear yard relationships consistent with the surrounding neighborhood pattern. Outdoor living areas, including the terrace, pool deck, and swimming pool, are located toward the rear of the property to minimize visibility from the public right-of-way and reduce impacts to adjacent properties.

FINDING: Consistent

CRITERION: MATERIALS

ANALYSIS: The proposed residence incorporates concrete foundations, CMU exterior walls, and a refined material palette consisting of stone, stucco, and wood finishes. Light and dark tones create visual contrast and are complemented by metal canopy elements and impact-rated windows and doors. The selected materials are neutral in character and designed to complement the historic context and architectural fabric of the surrounding neighborhood.

FINDING: Consistent

CRITERION: WORKMANSHIP

ANALYSIS: The proposed construction methods and materials reflect a level of quality consistent with surrounding single-family residences in the Hollywood Lakes Historic Overlay District. The new residence replaces an existing structure that is no longer viable and will contribute positively to the overall quality and appearance of the neighborhood.

FINDING: Consistent

CRITERION: ASSOCIATION

ANALYSIS: The design responds to the site conditions and the Design Guidelines for Historic Properties and Districts through articulated massing, recessed openings, and covered outdoor spaces. The proposed residence is compatible with the surrounding historic context and reinforces the established residential character of the Hollywood Lakes neighborhood.

FINDING: Consistent

ATTACHMENTS

ATTACHMENT A: Application Package
ATTACHMENT B: Location Map

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: 1150 ADAMS STREET, HOLLYWOOD FL 33019
Lot(s): 27,28 Block(s): 33 Subdivision: _____
Folio Number(s): 5142 14 01 5590
Zoning Classification: RS-6 Land Use Classification: RESIDENTIAL
Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 5201 S.F./1
Is the request the result of a violation notice? ☐ Yes ☒ No **If yes**, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): NO

DEVELOPMENT PROPOSAL

Explanation of Request: New Construction - Residential One Story Single Family

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

Project	Proposal
Units/rooms (# of units)	# UNITS: 1 #Rooms 5
Proposed Non-Residential Uses	0 S.F.)
Open Space (% and SQ.FT.)	Required %: 40.1 (Area: 5511 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 5)
Height (# of stories)	(# STORIES) 1 (19' 6" FT.)
Gross Floor Area (SQ. FT)	Gross Area (4464 FT.)

Name of Current Property Owner: DULANEY LLC
Address of Property Owner: 1150 ADAMS STREET, HOLLYWOOD FL 33019
Telephone: 561-337-1315 Email Address: motty@midfieldmgmt.com

Applicant Kaller Architects Consultant ☐ Representative ☐ Tenant ☐
Address: 2417 Hollywood Boulevard, Hollywood, FL 33020 Telephone: 954-920-5746
Email Address: laurie@kallerarchitects.com
Email Address #2: jsaavedra@kallerarchitects.com
Date of Purchase: 10/16/2025 Is there an option to purchase the Property? Yes ☐ No ☐
If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : CUTRO AND ASSOC.
E-mail Address: cutroplanning@yahoo.com

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 03/06/2026

PRINT NAME: Mordechai Dalfin Date: 03/06/2026

Signature of Consultant/Representative: _____ Date: 03/06/2026

PRINT NAME: JONATHAN N. CHADES, RA Date: 03/06/2026

Signature of Tenant: N/A Date: N/A

PRINT NAME: N/A Date: N/A

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 **Historic Preservation Board Review** to my property, which is hereby made by me or I am hereby authorizing **Kaller Architects** to be my legal representative before the **Historic Preservation** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 06 day of March / 2026

LAURIE YODER
Notary Public - State of Florida
Commission # HH 535999
My Comm. Expires Jun 6, 2028
Bonded through National Notary Assn.

Notary Public
State of Florida

Signature of Current Owner

Mordechai Dalfin
Print Name

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

Instr# 120512097 , Page 1 of 2, Recorded 10/27/2025 at 10:58 AM
Broward County Commission
Deed Doc Stamps: $5833.10

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Matthew J. Schlichte, Esq.
Law Office of Ray A. Schlichte, Jr., P.A.
2134 Hollywood Boulevard
HOLLYWOOD, FLORIDA 33020

Property Appraisers Parcel Identification (Folio) Numbers: 514214 01 5590

Space Above This Line For Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 16 day of **October, 2025** by **Edward M. Light, a single man, Individually and as Co-Successor Trustee of the Marcia Light Living Trust Dated November 5, 2009 and Rhonda G. Light, a single woman, Individually and as Co-Successor Trustee of The Marcia Light Living Trust Dated November 5, 2009**, whose post office address is **5205 W Park Road, Hollywood, FL 33021** herein called the Grantor, to **Dulaney LLC, a Florida limited liability company**, whose post office address is **101 Diplomat Parkway, Ste 1811, Hallandale Beach, FL 33009**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lot 27 and 28, Block 33, HOLLYWOOD LAKES SECTION, according to the map or plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

[SIGNATURE AND NOTARY ON FOLLOWING PAGE]

WARRANTY DEED
(Continued- Page Two)

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

MATT Schlicht
Witness #1 Printed Name

2134 Hollywood Blvd
Witness #1 Address
Hollywood FL 33020

Witness #2 Signature

LORRAINE MURPHY
Witness #2 Printed Name

2134 Hollywood Blvd.
Witness #2 Address
Hollywood, FL 33020

Edward M. Light
Edward M. Light, Individually and as Co-Successor Trustee of the Marcia Light Living Trust Dated November 5, 2009

Rhonda G. Light, Individually and as Co-Successor Trustee of the Marcia Light Living Trust Dated November 5, 2009

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization, this 16 day of October, 2025 by Edward M. Light, Individually and Rhonda G. Light, individually and both as Co-Successor Trustee of the Marcia Light Living Trust Dated November 5, 2009 who [ ] are personally known to me or [✓] have produced Florida Drivers Licenses as identification.

SEAL

Notary Public

My Commission Expires:

MATTHEW J. SCHLICHTE
Notary Public - State of Florida
Commission # HH 598191
My Comm. Expires Jan 7, 2029
Bonded through National Notary Assn.

KallerArchitecture

City of Hollywood
2600 Hollywood Boulevard
Hollywood, Florida 33020

March 9th, 2026

Re:
1150 Adams St.
Hollywood, Florida 33019
Architect's Project #25176

LEGAL DESCRIPTION
HOLLYWOOD LAKES SECTION 1-32 B LOT 27,28 BLK 33

PROJECT DESCRIPTION

The proposed project consists of a new one-story single-family residence located within the Hollywood Lakes Historic District. The residence includes living, dining, and kitchen areas organized along the main living spaces, with bedroom suites and associated support spaces located within the private areas of the home.

The architectural design incorporates articulated volumes, recessed openings, and varied façade planes to reduce perceived mass and maintain compatibility with the scale and character of the surrounding one- and two-story residential context.

The primary entrance is expressed through a recessed entry volume and canopy element that establishes a clear arrival sequence from the street while maintaining an appropriate residential scale along Adams Street.

Outdoor living areas, including a covered terrace, pool deck, and swimming pool, are located toward the rear of the property to maintain privacy and minimize visibility from the public right-of-way while allowing the primary interior living spaces to connect directly to the landscape.

Exterior materials include smooth stucco finishes in light and dark tones, wood-look aluminum cladding accents, metal canopy elements, and impact-rated windows and doors. The flat roof design with parapet screens building systems from public view while maintaining a clean architectural profile consistent with the neighborhood character.

Please do not hesitate to contact us should you have any questions or require additional information.

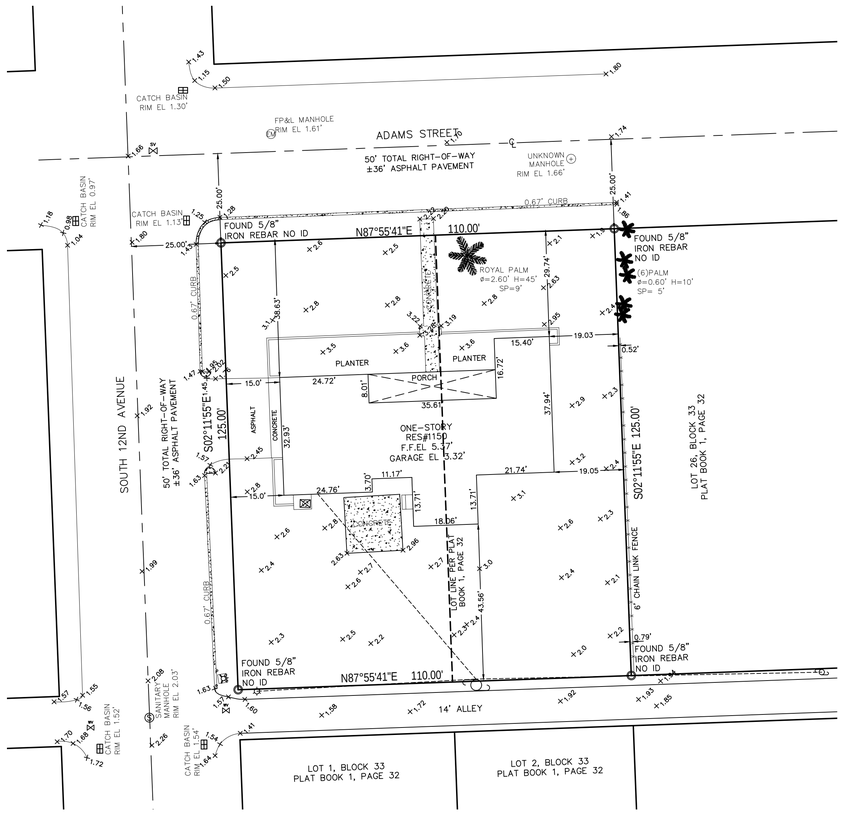
Thank you very much in advance,

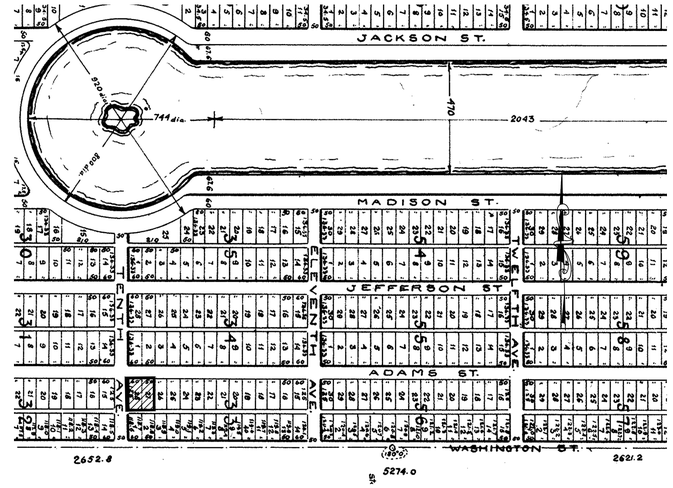
Jonathan Chades, RA
Kaller Architecture

MAP o ALTA ACSM LAND TITLE SURVEY

ONE STORY RESIDENCE
1150 ADAMS STREET, HOLLYWOOD FL 33019
PARCEL ID 514214015590

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 ft.





LOCATION SKETCH – N.T.S.

PROPERTY ADDRESS 1150 ADAMS STREET, HOLLYWOOD FL 33019
PARCEL ID 514214015590

Commitment Number: 1676760
Revision Number: None
Property Address: 1150 Adams Street Hollywood, FL 33019
Loan ID Number: NA

Issuing Office File Number: 235-125
Issuing Office's ALTA Registry ID: None

Issuing Agent: 433301
Issuing Office: Law Offices of Ray A. Schlichte, Jr., P.A.

LEGAL DESCRIPTION:

Lot 27 and 28, Block 33, HOLLYWOOD LAKES SECTION, according to the map or plat thereof as recorded in Plat Book 1, Page 32, Public Records of Broward County, Florida.

PARKING STALLS:
2 GARAGES 10X20'
NOT HANDICAP STALL

CEMENTERY NOTE:
THERE IS NOT VISIBLE EVIDENCE OF CEMENTERIES OR BURIAL GROUNDS ON SAID SUBJECT PROPERTY

AREA NOTE:
CONTAINNING 13,750 SQ FT 0.315 ACRES MORE OR LESS

SITE RESTRICTIONS:
SETBACK
FRONT 25'
REAR 25'
SIDE 15'
HEIGHT 25'
ONE RESIDENTIAL
ALL SITE RESTRICTIONS WERE OBTAIN FROM CITY OF HOLLYWOOD ONING DEPARTMENT

CERTIFY TO:

THE UNDERSIGNED, A REGISTERED SURVEYOR OF THE STATE OF FLORIDA CERTIFIES TO: (1) DULANEY, LLC, a Florida Limited Liability Company. (2) The Marcia Light Living Trust. (3) Old Republic National Title Insurance Company. (4) Law Offices of Ray A. Schlichte, Jr., P.A. AS FOLLOWS:

i. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I -- Requirements are met. No Plotable

a. General or special taxes and assessments required to be paid in the year **2025** and subsequent years. No Plotable

b. Rights or claims of parties in possession not recorded in the Public Records. No Plotable

c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. As Shown in This Survey

d. Easements or claims of easements not recorded in the Public Records. As Shown in This Survey

e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. No Plotable

3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. No Plotable*

4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. No Plotable

5. All matters contained on the Plat of Hollywood Lakes Section, as recorded in Plat Book 1, Page 32 Public Records of Broward County, Florida. As Shown in This Survey

6. Conditions and Restrictions contained in Deed recorded in Deed Book 118, Page 184, as affected by Deed Book 546, Page 242, Public Records of Broward County, Florida. No Plotable

7. Rights of the lessees under unrecorded leases.

8. Issuing Office File Number: 235

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Issuing Office File Number: 235-125

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY DATED OR REVISED ON 7/31/2024 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 7 COMMUNITY 125113 PANEL NUMBER 12011C0569 SUFFIX J

BENCHMARK BCED BM 1915 ELEVATION= 1.74' N.A.V.D.88

LEGEND:

A = ARC
AVE = AVENUE
BLDG = BUILDING
BM = BENCHMARK
C = CURVE
CB = CATCH BASIN
CB:S = CONCRETE BLOCK STRUCTURE
CH = CHORD
CHB = CHORD BEARING
CL = CLEAR
CL = CENTERLINE
CONC = CONCRETE
CT = COURT
D.M.E. = DRAINAGE AND MAINTENANCE EASEMENT
E = EAST
ENC = ENCROACH
ESMT = EASEMENT
F:D:H = FOUND DRILL HOLE
F.F.E. = FINISHED FLOOR ELEVATION
F.I.P. = FOUND IRON PIPE = DIAMETERE
ELEV = ELEVATION
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL DISC
FT. = FEET
LN. = LANE
M. = MEASURE
M.L = MONUMENT LINE
M.S. = METAL SHED
N. = NORTH
No. = NUMBER
O.R.B. = OFFICILA RECORD BOOK
P.L = PROPERTY LINE
B B.L = BUILDING BASE LINE
O.V.H. =OVERHANG
O.W. = OVERHEAD WIRES
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMPOUND CURVE
P.G. = PAGE
PKWY = PARKWAY
PL. = PLACE
P. = PLAT DISTANCE
P.C.P. = PERMANENT CONTROL POINT
P.O.C. = POINT OF COMMENCENT
P.R.M. = PERMANENT REFERENCED MONUMENT
R. = RADIUS
RAD. = RADIAL
RD. = ROAD
REC. = RECORD
RES. = RESIDENCE
RGE. = RANGE
R.W. = RIGHT OF WAY
S. = SOUTH
SEC. = SECTION
S.I.P. = SET IRON PIPE
S.N.D. = SET NAIL DISC
SWK. = SIDEWALK
T. = TANGENT
TERR. = TERRACE
TWP. = TOWNSHIP
U.E. = UTILITY EASEMENT
W. = WEST
W.F = WOOD FENCE = CENTRAL ANGLE

DATE:
REVISIONS:
DATE:
APPROVALS:

CERTIFICATION: I HEREBY CERTIFY TO THE ABOVE AS STATED AND FOR THE FIRM
CARLOS A. HERNANDEZ LICENSE NO. 5718 STATE OF FLORIDA
BY: CARLOS A. HERNANDEZ, P.S.M. #5718
DATE: 09/15/2025
NOT VALID WITHOUT EMBOSSED SEAL

DESIGNED:
DRAWN: A.A
CHECKED: C.H
SCALE: AS SHOWN

LAND SURVEYING INC.
8501 N.W. 17th STREET Suite 210
Miami, Florida 33126
PH# 305 463-0020 FAX 954 623-4906

PROJECT NAME: 1150 ADAMS STREET HOLLYWOOD FL 33019
DRAWING NAME: ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR: DULANEY, LLC

SHEET: S-1
OF 1 SHEETS
DATE: 09-15-2025
PROJ. No: CH-025219

HISTORIC PRESERVATION BOARD
NEW ONE -STORY SINGLE - FAMILY RESIDENCE
DALFIN RESIDENCE, 1150 ADAM STREET , HOLLYWOOD, FL 33019



EXISTING



PROPOSED

PROJECT TEAM

ARCHITECT

JOSEPH B. KALLER AND ASSOCIATES, P.A.
CONTACT: MR JOSEPH B. KALLER
ADDRESS: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020
PHONE: (954) 920-5746
FAX: (954) 926-2841
EMAIL: JOSEPH@KALLERARCHITECTS.COM

SURVEYOR

LAND SURVEYING INC.
PHONE: 305 823-3220
FAX: 305 823-9806

CIVIL

CIVIL DESIGN ENGINEERING LLC
ALEJANDRO BOSCH
+1 (786) 439 - 9837
abosch@civildeng.com
www.civildesignengineering.com

LANDSCAPE

THE MIRROR OF PARADISE
GABRIELA FOJT
+1 (954) 478 - 3064
gabriela@themirrorofparadise.com
www.florida-landscape.com

OWNER

OWNER: DULANEY LLC
ADDRESS: 1150 ADAMS ST HOLLYWOOD FL 33019

LEGAL DESCRIPTION:

HOLLYWOOD LAKES SECTION
1-32 B LOT 27,28 BLK 33

BUILDING CODES:

FLORIDA BUILDING CODE, 8TH ED
FLORIDA BUILDING CODE, ACCESSIBILITY, 8TH ED
NFPA LIFE SAFETY CODE, NFPA 1, 8TH ED
FLORIDA FIRE PREVENTION CODE, NFPA 101, 8TH ED
FFPC 8TH ED BROWARD COUNTY AMENDMENTS 2022
NFPA 13, 2019 ED
NFPA 70, 2020 ED
NFPA 72, 2019 ED
CITY OF HOLLYWOOD LAND DEVELOPMENT CODE
FAIR HOUSING ACT

PROJECT DATA

JURISDICTION

CITY OF HOLLYWOOD
BROWARD COUNTY
STATE OF FLORIDA

DRAWING INDEX

ARCHITECTURAL

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LOCATION MAP



AERIAL



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SEAL

STATE OF FLORIDA
JONATHAN NELSON CHADES
AR 100034
REGISTERED ARCHITECT

JONATHAN NELSON CHADES
FLORIDA R.A. #100034

CONSTRUCTION DOCUMENTS

PROJECT TITLE
DALFIN RESIDENCE
1150 ADAMS ST HOLLYWOOD FL 33019

SHEET TITLE
Cover Sheet

REVISIONS

No.	Description	Date
2	CITY COMMENTS - REV 2	06/02/2026

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PROJECT No.: 25176
DATE: 06/02/2026
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A-000

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The Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies shall be reported to the Architect before proceeding with the work. The Contractor shall be responsible for the proper execution and completion of the work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results. Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and





1 **1214 Adams St**
NTS



2 **1206 Adams St**
NTS



3 **1144 ADAMS ST.**
NTS



4 **1138 ADAMS ST**
NTS



5 **1141 ADAMS ST**
NTS



6 **1145 ADAMS ST.**
NTS



7 **725 S 12th Ave**
NTS



8 **1205 Adams St**
NTS



9 **1211 Adams St**
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10 **1215 Adams St**
NTS

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PHOTOGRAPHS OF ADJACENT PROPERTIES

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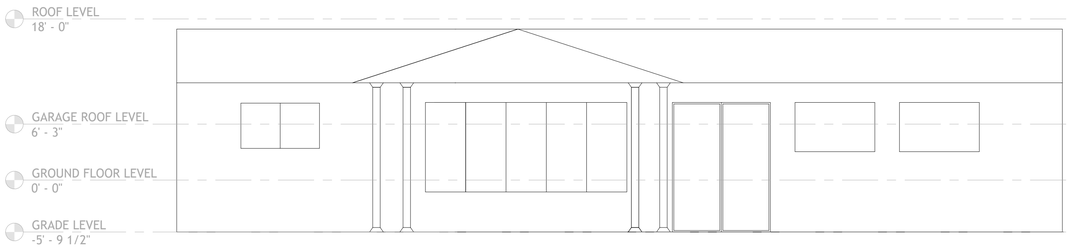
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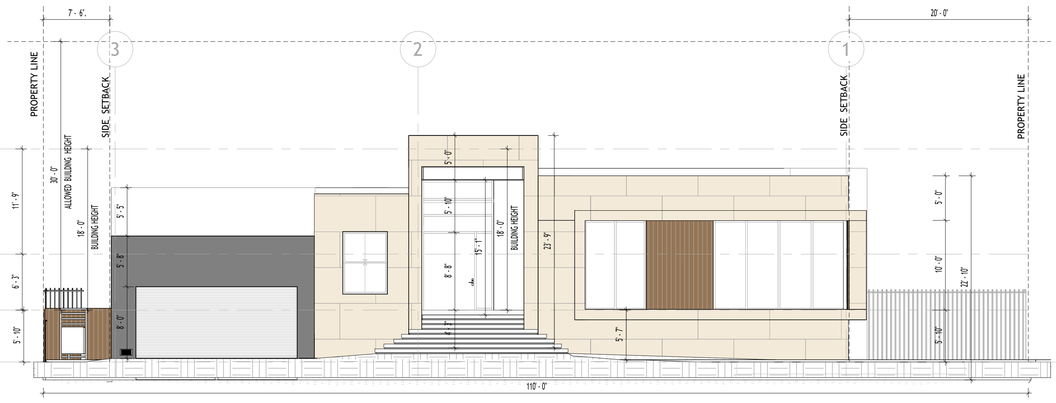
1 NORTH-EAST ELEVATION - RENDER



2 NORTH-WEST - RENDER



ADJACENT PROPERTY
1144 ADAM STREET , HOLLYWOOD, FL 33019



1150 ADAM STREET , HOLLYWOOD, FL 33019

3 STREET PROFILE
1/8" = 1'-0"

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STREET PROFLE-HISTORIC PRESERVATION BOARD

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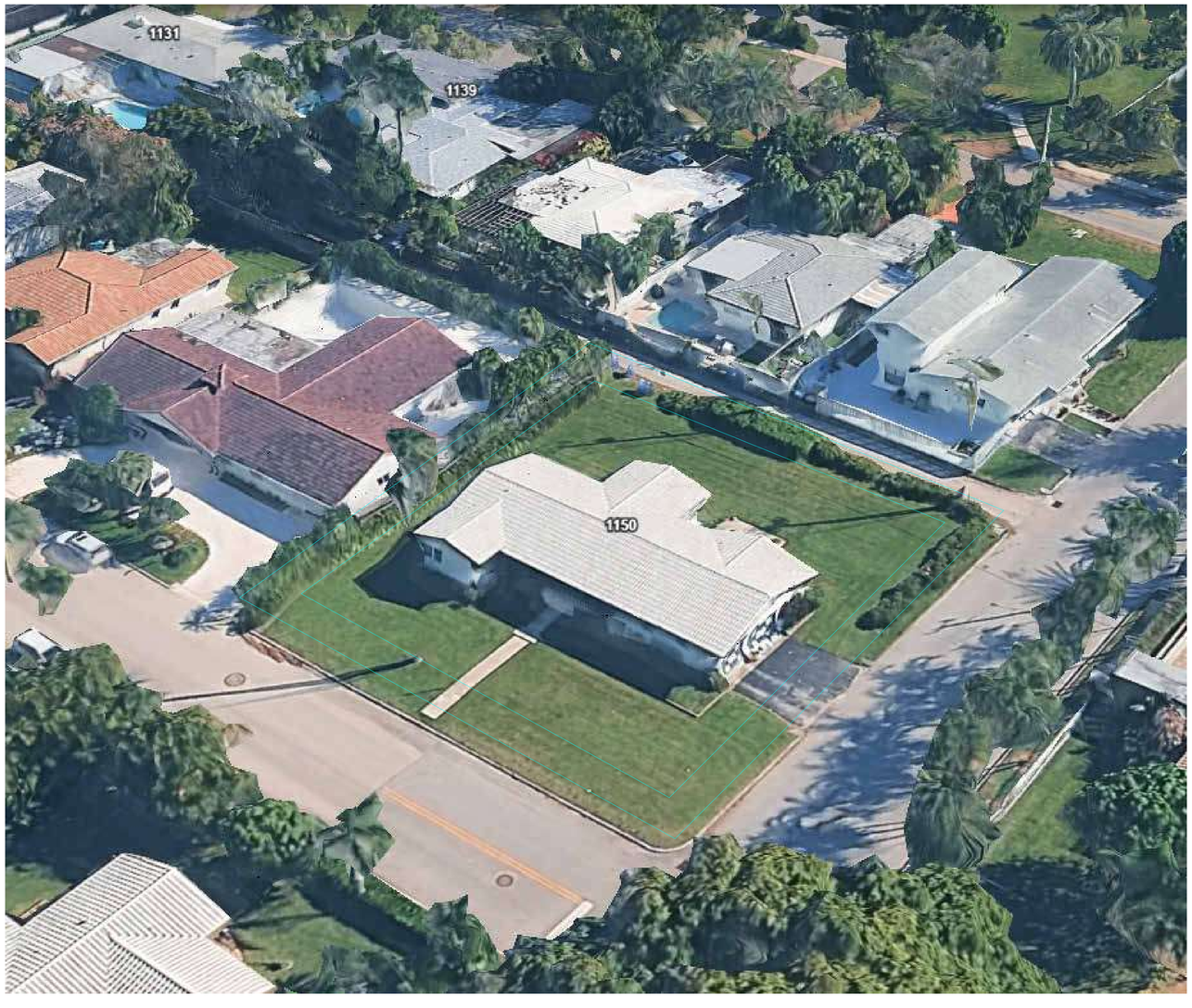
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SUBJECT PROPERTY

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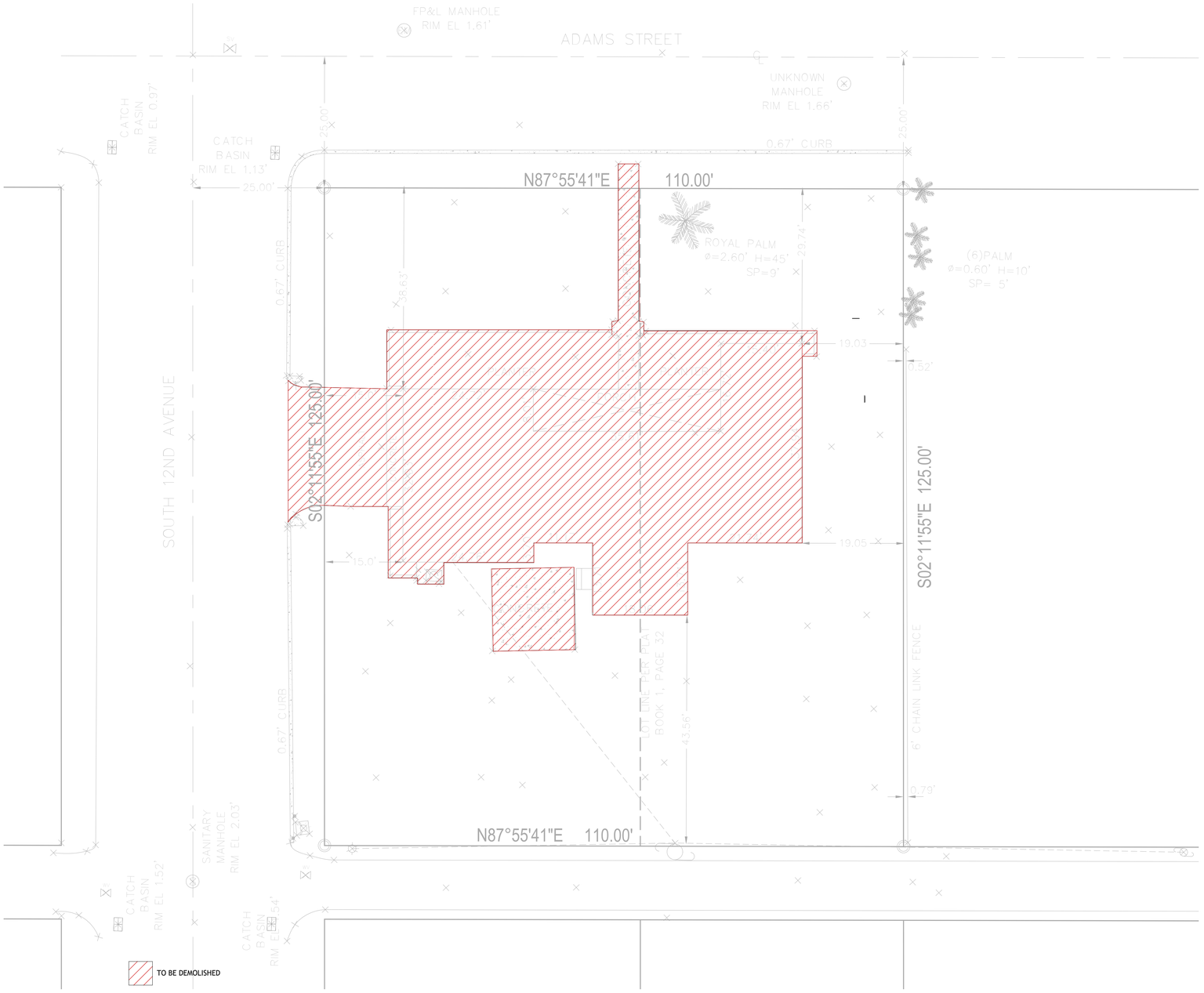
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1 DEMOLITION PLAN
3/32" = 1'-0"

1. AT ALL TIMES DURING DEMOLITION WORK, CONTRACTOR SHALL SECURE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE THROUGH STRUCTURAL STRENGTH IN TEMPORARY SUPPORTS, STABILITY, SANITATION, AND SAFETY TO LIFE AND PROPERTY DURING THE REMOVAL OF STRUCTURES, ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE FLORIDA BUILDING CODE, PARTICULARLY CHAPTER 33 WITH REGARD TO DEMOLITION & SITE WORK.

3. THE EXTENT OF THE DEMOLITION WORK IS TO SHOW ON THE DEMOLITION DRAWING AND REFERRED TO IN ALL DRAWINGS. DEMOLITION INCLDES THE COMPLETE REMOVAL OF PORTIONS OF THE BUILDING AS INDICATED, AND ALL MISCELLANEOUS DAMAGED PORTIONS OF THE BUILDING AS REQUIRED TO MEET SPECIFICATIONS AND DRAWING REQUIREMENTS. EXISTING PLUMBING AND ELECTRICAL LINES TO BE REMOVED OR CONCEALED BY EXISTING STRUCTURE AND NEW WORK SHALL BE FULLY DE-ACTIVATED.

4. REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE.
5. ALL EXISTING EXPOSED SURFACES THAT ARE TO REMAIN IN PLACE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS REQUIRED TO MATCH EXISTING UNDAMAGED SURFACES.

3 DEMO PLAN NOTES
1/2" = 1'-0"

6. ARRANGE WIT UTILITY COMPANIES FOR THE DISCONNECTION OF SERVICES AND REMOVAL FITTINGS AND EQUIPMENT BEFORE STARTING DEMOLITION WORK.

7. PROTECT PARTS OF THE EXISTING WORK SCHEDULED TO REMAIN. CUT AWAY CAREFULLY THE PARTS TO BE DEMOLISHED TO REDUCE THE AMOUNT OF NECESSARY REPAIRS.

8. SECTRE OWNER'S PROPERTY TO BE SALVAGED, COORDINATE THOSE ITEMS WITH THE OWNER.

9. SHORE, BRACE AND SECURE STRUCTURAL ITEMS TO REMAIN BEFORE DEMOLITION.

10. REMOVE ANY AND ALL NECESSARY EXISTING CONCRETE SLABS TO ACCOMODATE NEW PLUMBING LINES, COLUMNS, FOUNDATIONS, & OTHER STRUCTURAL ITEMS IN COORDINATION WITH THESE DRAWINGS.

11. PHYSICAL SEPARATION BETWEEN THE BUILDING AND WATER AND SEWER SERVICE LINES IS REQUIRED PRIOR TO BUILDING DEMOLITION.

12. DEMOLITION CONTRACTOR MUST USE BEST MANAGEMENT PRACTICES DURING AND AFTER THE DEMOLITION TO PREVENT SEDIMENT AND EROSION RUNOFF FROM PROPERTY DURING AND AFTER CONSTRUCTION.

STANDARDS FOR DEMOLITION (SECTION 3406 OF FBC)

1. DEMOLITION WORK HAVING COMMENCED SHALL BE PURSUED DILIGENTLY AND WITHOUT INTERRUPTION WITH DUE REGARD TO SAFETY. IT IS THE INTENT OF THIS SECTION TO LIMIT THE EXISTENCE OF ANY UNSAFE CONDITION OR NUISANCE ON THE PREMISES DURING THE PERIOD OF DEMOLITION OPERATIONS.

2. ANY SURFACE HOLES OR IRREGULARITIES, WELLS, SEPTIC TANK, BASEMENTS, CELLAR, SIDEWALK VAULTS OR COAL CHUTES REMANING AFTER DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE FILLED WITH MATERIAL AS APPROVED BY THE BUILDING OFFICIAL, AND SHALL BE GRADED IN A MANNER THAT WILL PROVIDE EFFECTIVE SURFACE DRAINAGE.

3. ALL DEBRIS AND ACCUMULATION OF MATERIAL RESULTING FROM DEMOLITION OF ANY BUILDING OR STRUCTURE SHALL BE REMOVED FROM THE PREMISES.

4. ALL BUILDING SEWERS SHALL BE EFFECTIVELY PLUGGED WITH CONCRETE AT THE PROPERTY LINE, OR AS MAY BE REQUIRED BY THE BUILDING OFFICIAL.

5. IN ORDER TO CONTROL DUST DURING A DEMOLITION PROJECT, THE PERMIT HOLDER SHALL TAKE THE NECESSARY SAFEGUARDS TO ENSURE THAT WATER SUPPLY IS AVAILABLE AND APPROPRIATE ACTIONS ARE TAKEN TO RETAIN DUST AT THE IMMEDIATE VICINITY OF THE DEMOLITION PROJECT AND TO ENSURE THAT NO DUST IS TRASMITTED TO NEIGHBORING PROPERTIES OR STREETS.

6. THE EXTENT OF THE DEMOLITION MAY BE ADJUSTED PENDING FIELD CONDITIONS OF THE STRUCTURE.

7. ALL EXT'G INTERIOR GYP. BD., AND STUCCO TO BE REMOVED.

GENERAL PLAN NOTES:

1. ALL CUPBOARDS & CABINETS (MILLWORK) SHOP DWGS ARE TO BE SUPPLIED BY EQUIPMENT SUPPLIER/CONTRACTOR FOR OWNER/ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION
2. CONTRACTOR TO SUPPLY ALL (TREATED) WALL-BLOCKING TO SUPPORT ALL FURNITURE & OTHER THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL
3. GFCI OUTLETS ARE TO BE PROVIDED @ ALL WET AREAS & KITCHEN COUNTERS
4. CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIER TO PROVIDE CUT SHEETS FOR ALL EQUIPMENT
5. CONTRACTOR SHALL PROVIDE FULL SET OF MILLWORK SHOP-DWGS FOR OWNER REVIEW/APPROVAL PRIOR TO FABRICATION
6. CONTRACTOR SHALL CONTACT & COORDINATE WITH ARCHITECT OF RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE
7. CONTRACTOR SHALL FIELD VERIFY ALL AREA DIMENSIONS & ALL EXISTING FIELD CONDITIONS PRIOR TO PUBLISHING A COST ESTIMATE/PROPOSAL TO CLIENT
8. CONTRACTOR SHALL FIELD VERIFY ALL AREAS/SPACES' DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY MILLWORK AND/OR FURNITURE
9. PROPOSED FRAMED/GWB CEILING SHALL NOT BE LESS THAN 7'-6" AFF (TYP)
10. ANY WOOD IN CONCEALED SPACES SHALL BE FIRE RETARDANT (TYP)
11. TERMITE PROTECTION: ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTING AGAINST TERMITES THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION SHALL BE DEEMED AS APPROVED IN RESPECT TO PRE- CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY
12. CONTRACTOR SHALL PROVIDE A (GRADE) COMPACTION ENGINEERING REPORT PRIOR TO POURING OF CONCRETE STRUCTURES (G-BEAMS, SLABS, ETC)
13. PROVIDE 15-mil VaporBlock G - VAPOR/MOISTURE RESISTANT BARRIER (OR EQUAL) UNDER ALL PROPOSED STRUCTURES (FLOOR SLABS & FOUNDATION) (TYP)
14. ALL PROPOSED GLASS EXCEEDING 9 SQUARE FEET SHALL BE 'SAFETY GLAZING' CATEGORY II AS SPECIFIED IN THE FBC 2023 8TH EDITION SECTION 2406, TABLE 2406.2
15. GLAZING IN SAFEGUARDS SHALL MEET THE REQUIREMENTS OF ANSI Z97
16. CONTRACTOR SHALL PROVIDE PRE-ENG"d SHOP DRAWINGS FOR ALL INTERIOR & EXTERIOR 42" HIGH GUARD-RAILS & 36" HIGH HAND-RAILS (STAIRS & BALCONIES). GUARD RAILS SHALL NOT ALLOW THE PROTRUSION OF A 4" DIA. SPHERE.
17. (TYPICAL) DIMENSIONS DO NOT CALCULATE/INCLUDE THE THICKNESS OF THE 7/8" METAL FURRING STRIPS + 5/8" GWB ON CONCRETE BLOCK WALLS
18. GC SHALL PROVIDE AN 'AS-BUILT' SURVEY W/ F.F.E. PRIOR TO FINAL INSPECTION FROM THE ENGINEERING DEPARTMENT.
19. ALL UTILITIES (TELEPHONE, CABLE, ELECTRICAL, GAS, WATER, ETC) MUST BE INSTALLED UNDERGROUND
20. CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS, AND FINAL FIXTURES W/ OWNER AND/OR INTERIOR DESIGNER. OWNER TO APPROVE ALL FINAL SELECTIONS (TYP)
21. CONTRACTOR TO PROVIDE 'VIBRATION ABSORBING PADS OR SPRINGS' TO THE CONDENSING UNITS TO REDUCE NOISE VIBRATION (TYP)
22. CONTRACTOR SHALL COORDINATE LABOR, INSTALLATION PROCESS & ALL WALL FINISHES (EX. STONE) W/ OWNER/I.D. (TYP)
23. PROVIDE R-5 (min) INSULATION @ ALL EXTERIOR CBS WALLS (TYP)
24. ALL BALCONIES/TERRACES SLOPES SHALL BE 1/4"/FT MIN.
25. ALL WINDOWS TO BE IMPACT RESISTANT GLASS WINDOWS. GC TO PROVIDE NOA AND SHOP DRAWINGS FOR ARCHITECTS APPROVAL. SEE WINDOWS SCHEDULE FOR SAFETY GLASS CATEGORY
26. ALL EXTERIOR DOORS TO BE IMPACT RESISTANT WEATHER SEALED DOORS. SEE DOOR SCHEDULE. GC TO PROVIDE NOA.
27. ALL EXTERIOR SLIDING ALUMINUM AND GLASS DOORS TO BE IMPACT RESISTANT SAFETY (CAT II) GLASS/ALUMINUM DOORS. SEE DOOR SCHEDULE.
28. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8, TABLE 803.11 OF THE 2023 FBC 8TH EDITION.
29. ALL GUARDRAILS TO BE 42" AFF ALUMINUM & GLASS GUARDRAILS. GC TO PROVIDE SHOP DRAWINGS/NOA FOR APPROVAL.

EGRESS NOTES:

1. EACH SLEEPING ROOM SHALL HAVE (2) MEANS OF EGRESS. THE SECONDARY MEANS SHALL BE AN OPERABLE WINDOW AS PER NFPA 101 SECTION 24.2.2.3
   A. THE BOTTOM OF THE OPENING SHALL BE NO MORE THAN 44"AFF
   B. A MIN WIDTH OF 20" & MIN HEIGHT 24"
   C. SHALL NOT BE LESS THAN 5.7 sq.ft. CLEAR OPENING

BATHROOM NOTES:

1. PROVIDE (MOISTURE RESISTANT) 5/8" DENS-SHIELD TILE BACKER & WATER-PROOF JOINT-GROUT (OR SIMILAR) @ ALL WET AREAS
2. PROVIDE A WIPEABLE / NON-ABSORBENT SURFACES/FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) - FINISH SELECTION BY OWNER/ INTERIOR DESIGNER (TYP)
3. ALL SHOWER ENCLOSURES & GLASS RAILS SHALL BE TEMPERED (SAFETY) GLASS CATEGORY II, AS SET FORTH BY FBC 8TH ED
4. FBC R307.2 - BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.
5. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1

2 PLAN NOTES
1/2" = 1'-0"

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JONATHAN NELSON CHADES
FLORIDA R.A. #100034

CONSTRUCTION DOCUMENTS

PROJECT TITLE
DALFIN RESIDENCE
1150 ADAMS ST HOLLYWOOD FL 33019

SHEET TITLE
SITE DEMOLITION PLAN

REVISIONS

No.	Description	Date

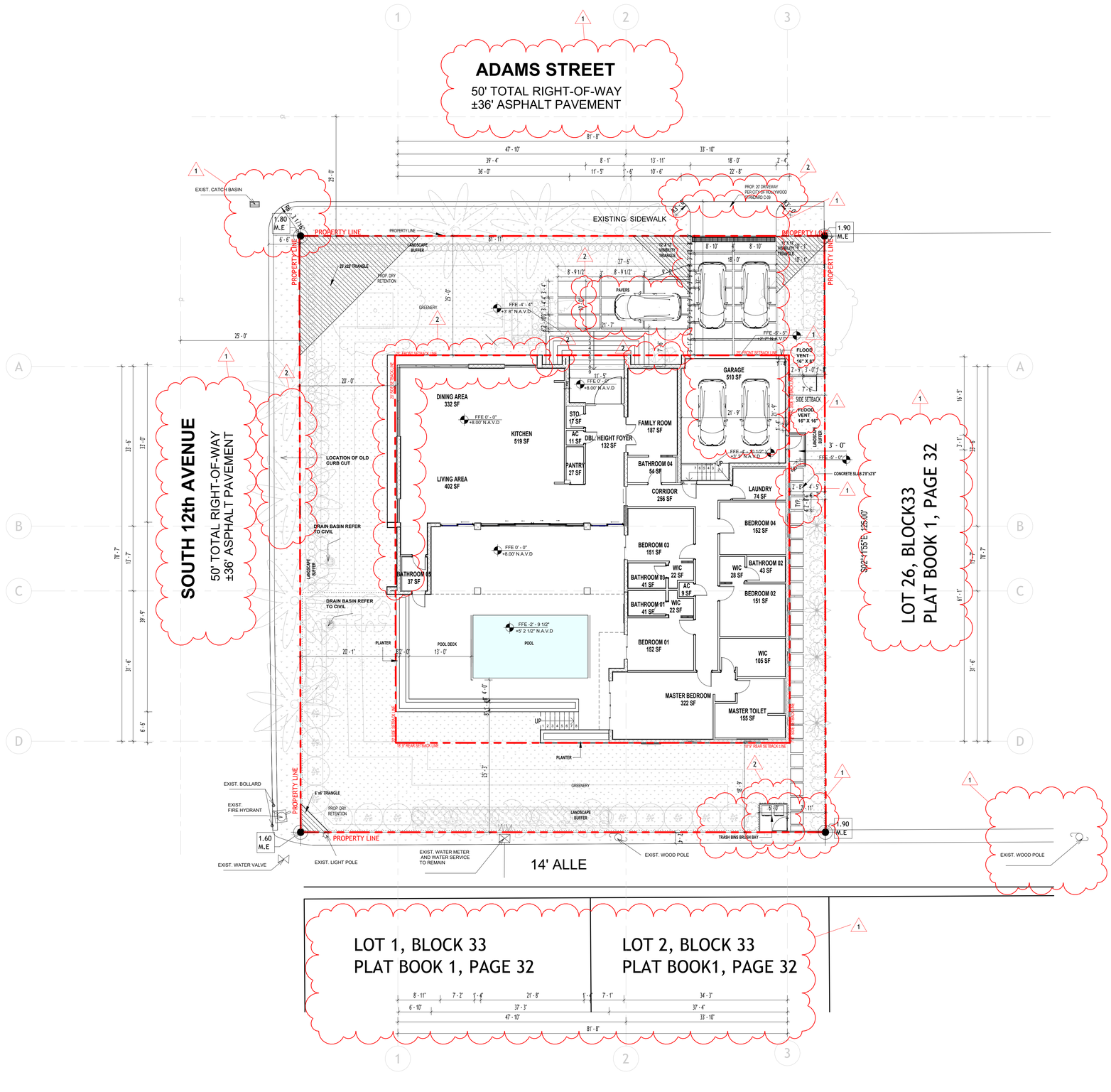
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1 **SITE PLAN**
3/32" = 1'-0"

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PROPERTY ADDRESS

1150 ADAMS ST HOLLYWOOD FL 33019

FOLIO

514214015590

LEGAL DESCRIPTION

HOLLYWOOD LAKES SECTION 1-32 B LOT 27,28 BLK 33

SITE INFORMATION	EXISTING	PROPOSED
ZONING:	RS-6	RS-6
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
NET LOT AREA:	13,750 SQFT - 0.32 ACRES	
GROSS LOT AREA:	13,750 SQFT - 0.32 ACRES	
BASE FLOOD ZONE:	AE - 7.0' NAVD	8.0' NAVD

BUILDING INTENSITY	ALLOWED	PROPOSED
LOT COVERAGE	N/A	N/A
FAR:	N/A	N/A
A/C AREA:	N/A	3911 SF
BUILDING FOOT PRINT	N/A	5066 SF
PROPOSED DWELLING	1	1
NUMBER OF FLOORS	2	1
BUILDING HEIGHT	30'	18'

BUILDING INFORMATION	EXISTING	PROPOSED
TYPE OF CONSTRUCTION	TBD	TYPE V - B
SPRINKLER (REQUIRED)	N/A	TBD
FIRE ALARM (REQUIRED)	N/A	TBD
OCCUPANCY CLASSIFICATION	R-2	R-2
BEDROOMS		5

PARKING CALCULATION:	REQUIRED	PROVIDED
1 SPACE PER 500 SQFT ABOVE FIRST 2,000 SQFT; PROVIDED , HOWEVER, AN ADDITION OF 500 SQFT OR LESS WITH NO BEDROOM SHALL NOT REQUIRE ANY ADDITIONAL SPACES. TOTAL REQUIRED SPACES NOT TO EXCEED 5. TANDEM SPACES ALLOWED IF CARPORT OR GARAGE PRESENT	5	5

SETBACKS:	REQUIRED	PROVIDED
(a) FRONTAGE (ADAMS) (NORTH)	25' 0"	25' 0'
(b) SIDE INTERIOR (EAST)**	7' 6"	7' 6"
(c) SIDE/STREET (WEST)**	20' 0"	20' 0"
(d) REAR* (ALLEY)	18' 9"	18' 9"

* 15% OF LOT DEPTH
** BOTH SIDE SETBACKS MUST SUM UP TO 25% OF LOT WIDTH

LANDSCAPE	REQUIRED	PROVIDED
IMPERVIOUS AREA BUILDING FOOTPRINT, PARKING, SIDEWALKS & DRIVES	N/A	7951 (58%)
PERVIOUS AREA LANDSCAPE AREAS (SITE)	4,840 SQFT (40%)	5799 SF (42%)

		INTERIOR
GROSS BUILDING A/C AREA	GROUND FLOOR (AC)	3,911 SF
	ROOF FLOOR (A.C.)	N/A
	TOTAL (A.C.) AREA	3,911 SF

FLOOD VENTS

MODEL	FLOOD COVERAGE	AIR VENTILATION	DIMENTION	ROUGHOPENING
1540-510	200 SQ FT	51 SQ IN	16"W X 8"H X 3"D	16 1/4" X 8 1/4"
1540-511	400 SQ FT	102 SQ IN	16"W X 16"H X 3"D	16 1/4" X 16 1/4"

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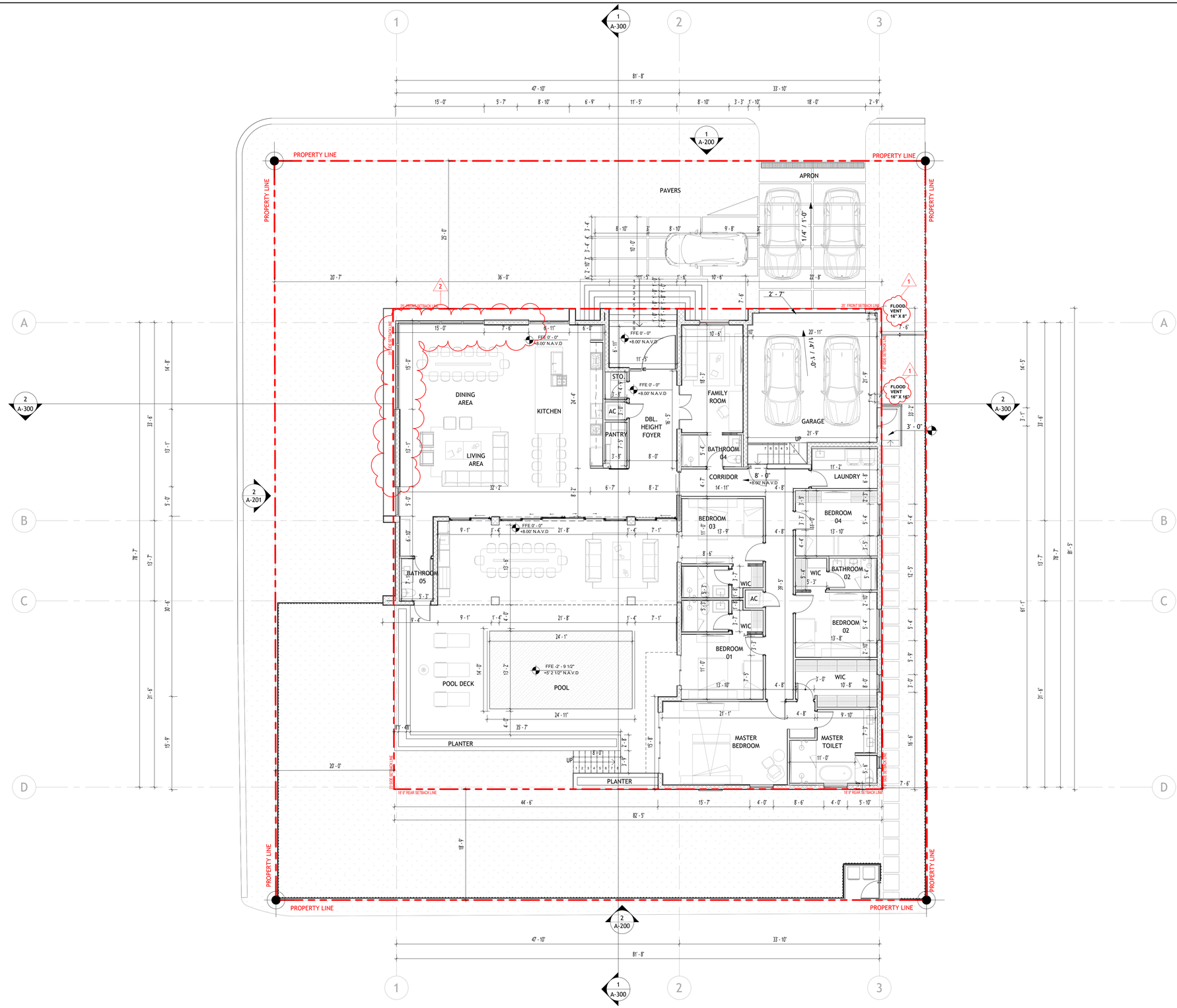
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2	CITY COMMENTS - REV 2	06/02/2026

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SHEET
A-100

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1 GROUND FLOOR PLAN

1/8" = 1'-0"

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STATE OF FLORIDA · JONATHAN NELSON CHADES · REGISTERED ARCHITECT · AR 100034

JONATHAN NELSON CHADES
FLORIDA R.A. #100034

CONSTRUCTION DOCUMENTS

PROJECT TITLE

DALFIN RESIDENCE

1150 ADAMS ST HOLLYWOOD FL 33019

SHEET TITLE

GROUND FLOOR PLAN

REVISIONS

No.	Description	Date
1	CITY COMMENTS - REV 1	05/04/2026
2	CITY COMMENTS - REV 2	06/02/2026

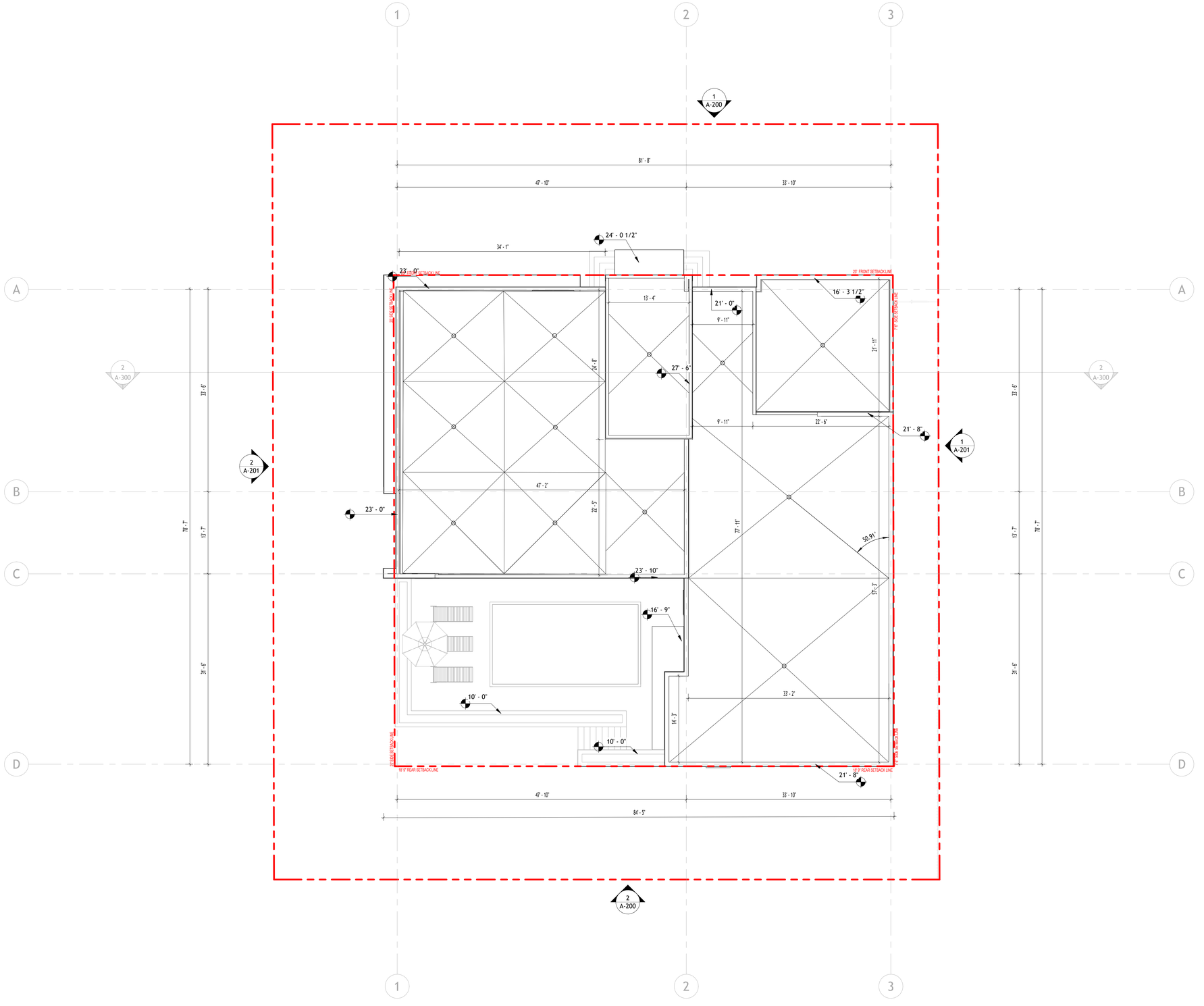
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PROJECT No.: 25176
DATE: 06/02/2026
DRAWN BY: GMV
CHECKED BY: JNC

SHEET

A-101

Bidders shall use complete sets of Bidding Documents in preparing bids; neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete or preliminary sets of Bidding Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. The Contractor Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.



1 **ROOF LEVEL**
1/8" = 1'-0"

N

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2026

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SHEET TITLE
ROOF PLAN

REVISIONS

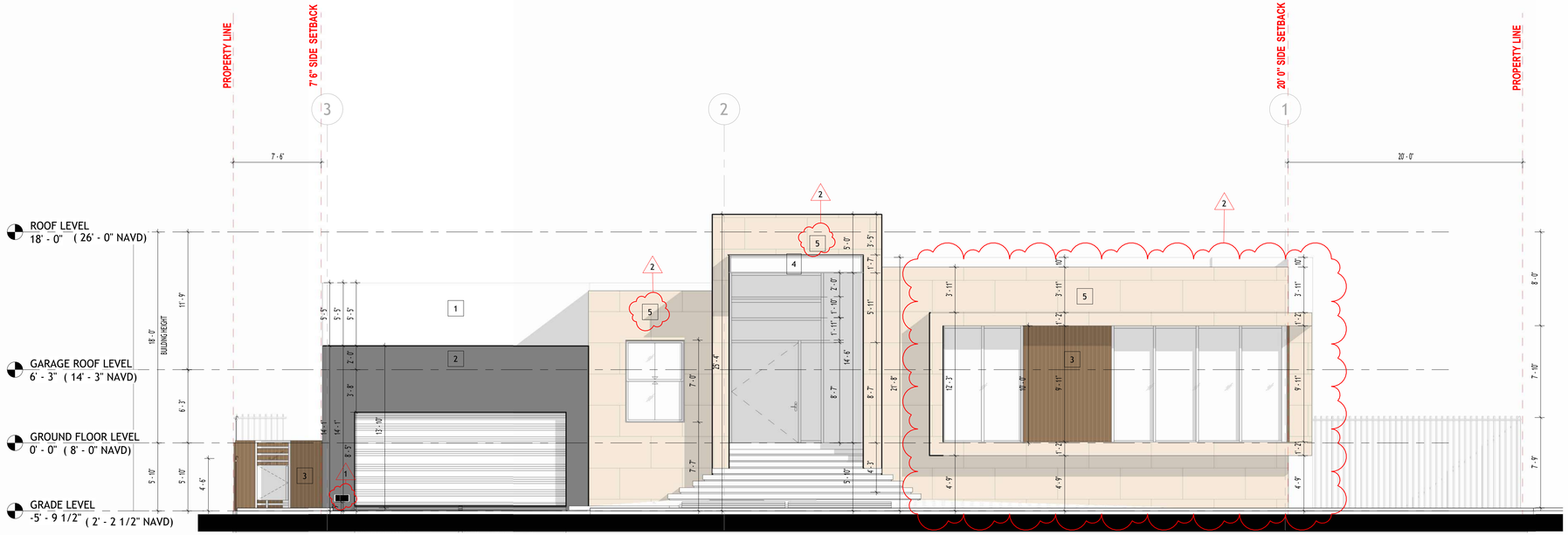
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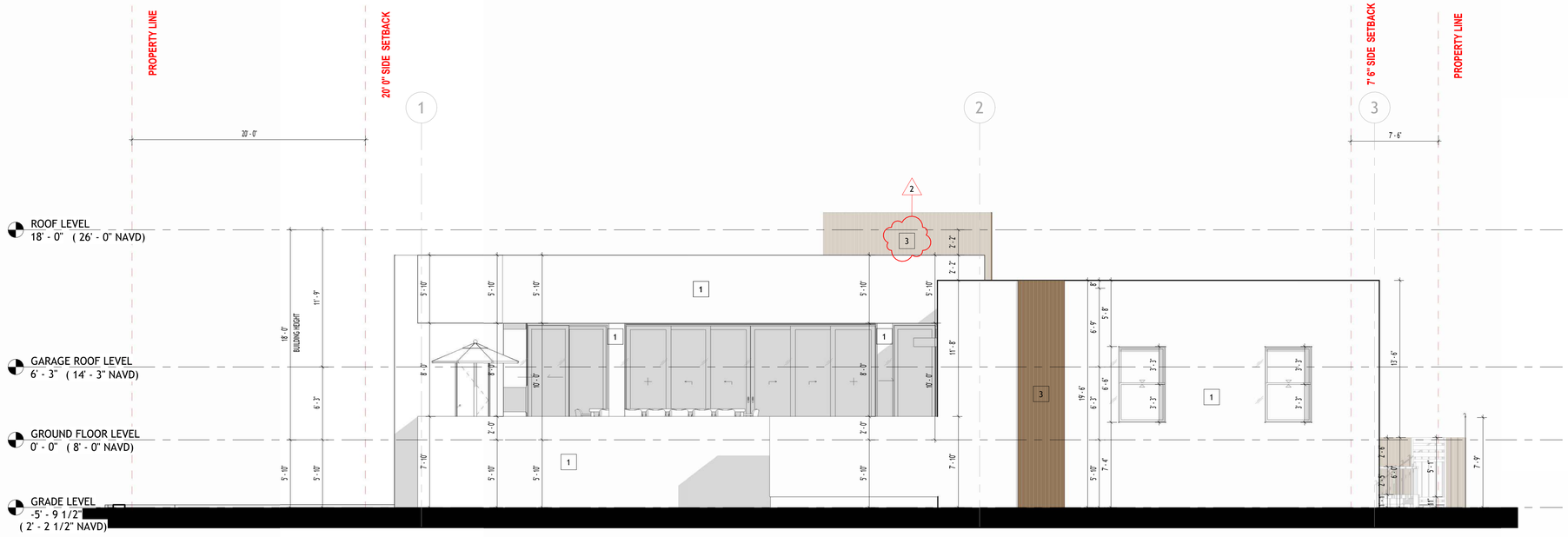
SHEET
A-102

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1 NORTH ARCHITECTURAL ELEVATION

3/16" = 1'-0"



2 SOUTH ARCHITECTURAL ELEVATION

3/16" = 1'-0"

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2025

GENERAL NOTES:

1. PERMITS: CONTRACTOR SHALL CONTAIN IN THEIR BID AS WELL AS SECURE ALL NECESSARY BUILDING PERMITS, NOT LIMITED, ROOFING, PLUMBING, ELECTRICAL, MECHANICAL, OCCUPANCY AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.

2. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF DADE COUNTY.

3. OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBCONTRACTORS AND SUPPLIERS TO THE OWNER FOR THIS PURPOSE.

4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE PROPOSED PLANS, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS , THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.

5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD, THE DIMENSIONS SHOWN ARE AS ACCURATE AS THE BASE BUILDING DOCUMENTS PERMIT. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL. IF DIMENSIONS ARE NOT DESIGNATED ON THE PLANS, AT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THEM WITH THE ARCHITECT.

6. COMPLY AT ALL TIMES WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE, LIFE AND SAFETY CODE (N.F.P.A. 101), AND ALL LOCAL CODES AND ORDINANCES.

7. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY BY EMAIL AND FOUR (4) HARD COPIES OF ALL REQUIRED SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.

8. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDINGS FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.

9. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.

10. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.

11. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.

12. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT ORDERLY AND WORKMANLIKE APPEARANCE.

13. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEPT BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.

14. STORE MATERIALS IN A SAFE AND APPROVED LOCATION. COMPLY WITH ALL REGULATIONS GOVERNING THE NEIGHBORHOOD AS TO MINIMIZE INTERRUPTIONS AND/ OR INTERFERENCE WITH ANY OF THE SURROUNDING OPERATIONS.

15. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.

16. ALL EXTERIOR AND CORRIDOR INTERIOR CONCRETE MASONRY UNIT WALLS SHALL RECEIVE CORE FILL 500 (R- 14.2) EXPANDABLE SPRAY FOAM INSULATION IN EVERY VOID CELL. INSTALLATION OF INSULATION SHALL OCCUR AFTER ROOF HAS BEEN DRIED-IN AND AFTER INTERIOR FRAMING HAS PASSED INSPECTION.

ELEVATIONS / SECTIONS

1 LIGHT GRAY / WHITE STUCCO



2 DARK GRAY STUCCO



3 WOOD LOOK ALUMINUM CLADDING



4 METAL CANOPY



5 HONED NATURAL TRAVERTINE STONE CLADDING, LIGHT WARM BEIGE, 24" X 48" MODULE, T.B.D.

3 HB GENERAL NOTES- ELEV

1/4" = 1'-0"

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SHEET TITLE

NORTH AND SOUTH ELEVATIONS

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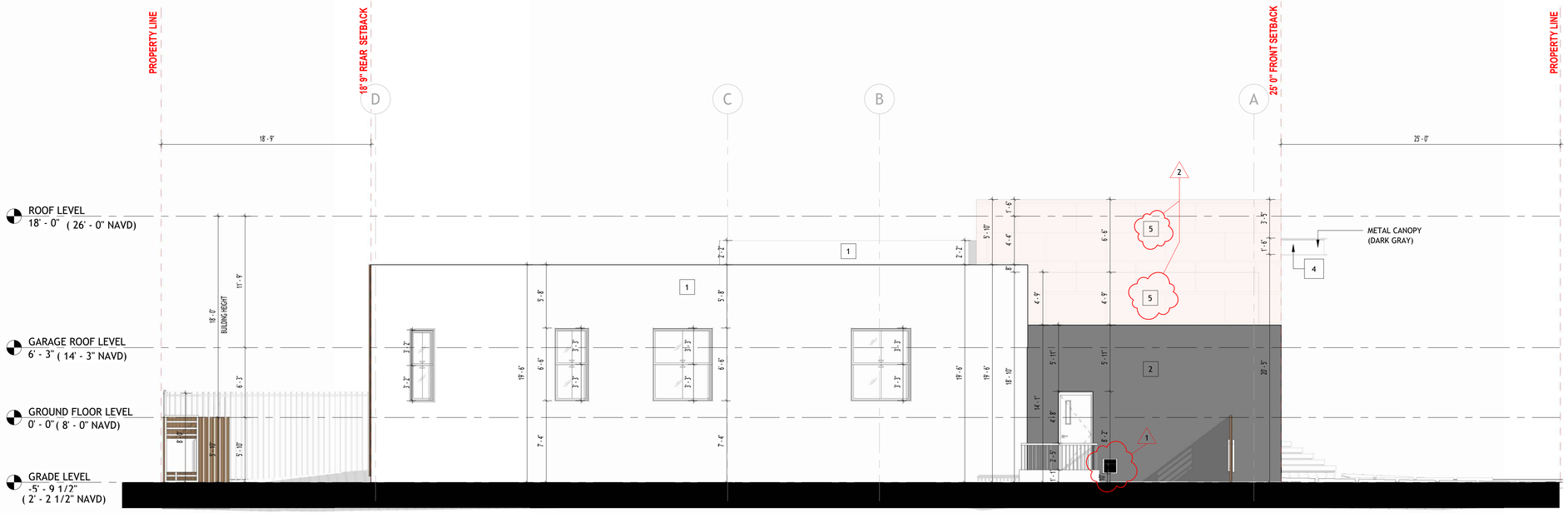
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PROJECT No.: 25176
DATE: 06/02/2026
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CHECKED BY: JNC

SHEET

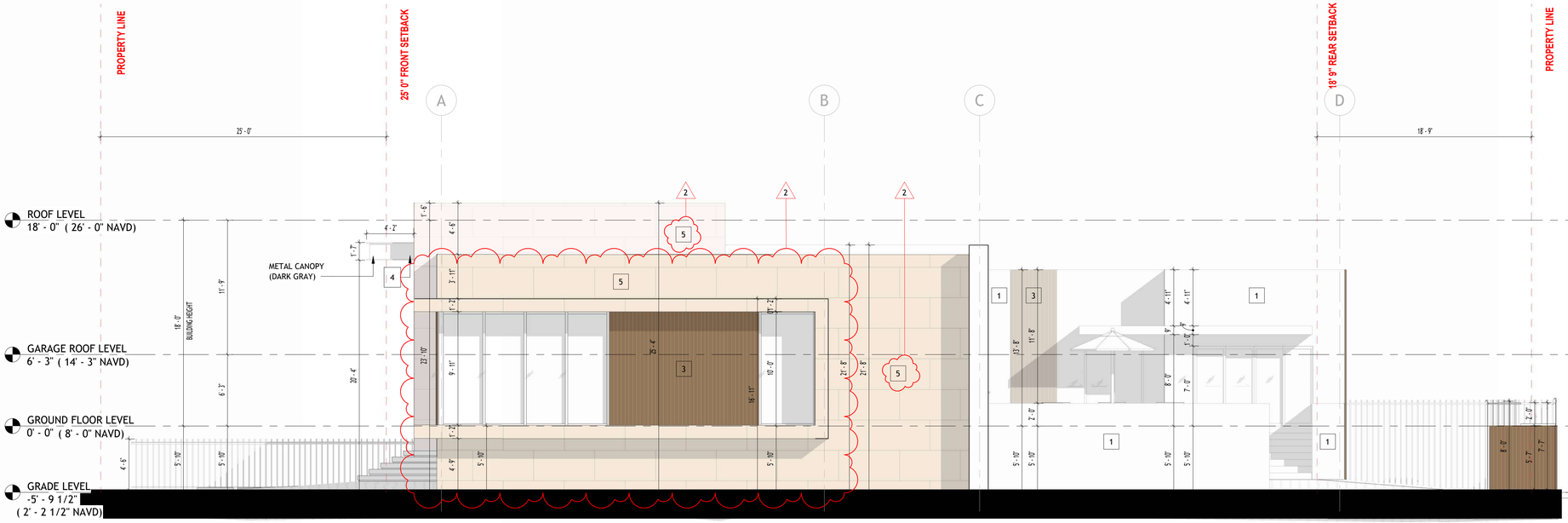
A-200

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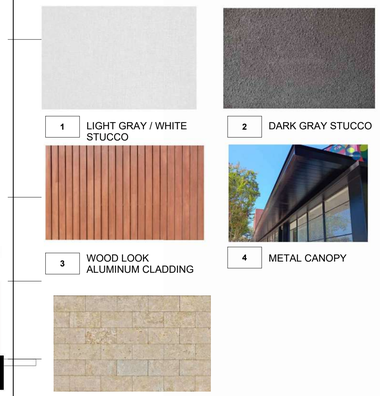
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1 LIGHT GRAY / WHITE STUCCO

2 DARK GRAY STUCCO

3 WOOD LOOK ALUMINUM CLADDING

4 METAL CANOPY

5 HONED NATURAL TRAVERTINE STONE CLADDING, LIGHT WARM BEIGE, 24" X 48" MODULE, T.B.D.

3 HB GENERAL NOTES- ELEV

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EAST AND WEST ELEVATION

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SHEET

A-201

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GENERAL NOTES:

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2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO,THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES,HAND–HOLES, PULL–BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/ STORAGE AREA. CONTRACTOR SHALL SECURE STAGING STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVERNIGHT.
14. CONTRACTOR SHALL CLEAN/ SWEEP AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES, THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES, OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITIONS.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION, ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/ REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTOR OPERATIONS AND/ OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PART OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS, OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN/ VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASS AREAS AFFECTED BY CONSTRUCTION SHALL BE RE–SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY–FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.
40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION, CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1–800–432–4770.

Always call 811 two full business days before you dig

Sunshine811.com

41. ALL CONNECTIONS TO EXISTING MAINS SHALL BE RESPONSIBILITY OF THE CONTRACTOR, WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
42. A COMPLETE AS–BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS–BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS–BUILTS SHALL BE COVERED IN OVERALL BID
    A. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND, AND HORIZONTAL PIPE DEFLECTION WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT–OF–WAY CENTERLINE.
    B. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION
    C. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    D. PROFILE WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISH GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN, THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND, AND VERTICAL PIPE DEFLECTION.
    E. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    F. ALL CAD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD " SURVEY/ AS–BUILT CAD DRAWING STANDARDS"

WATER SYSTEM NOTES

1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM–TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE–TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN,OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62–555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62–555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM–TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE–TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C. [FAC 62–555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62–555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON–SHOCK, BLOCK PATTERN, SCREWED BONNET, NON–RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HAND WHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW–ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY–FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62–555.320 F.A.C.
11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62–555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51–02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4–03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53–00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4–03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536–80. TWIST–OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

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 EXFILTRATION OR INFILTRATION 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:
    $L = S \times D \times P / 148{,}000$
    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 IDENTYFYING 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.
9. ALL CATCH BASINS WILL BE COVERED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ALL CATCH BASINS WILL BE CLEANED AND BE FREE OF DEBRIS.
10. ANY DAMAGE TO THE RIGHT OF WAY MUST BE REPAIRED BY THE CONTRACTOR.
11. APPROACH MUST HAVE 5FT RADIUS.

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6/2/2026

Civil Design Engineering LLC
+1 (786) 439-9837
www.civildesignengineering.com

PROJECT NAME
1150 ADAMS STREET,
HOLLYWOOD, FL 33019

SHEET TITLE
GENERAL NOTES
AND SPECIFICATIONS

B.E.S PROJ. No.: _____
DATE: APRIL, 2025
DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

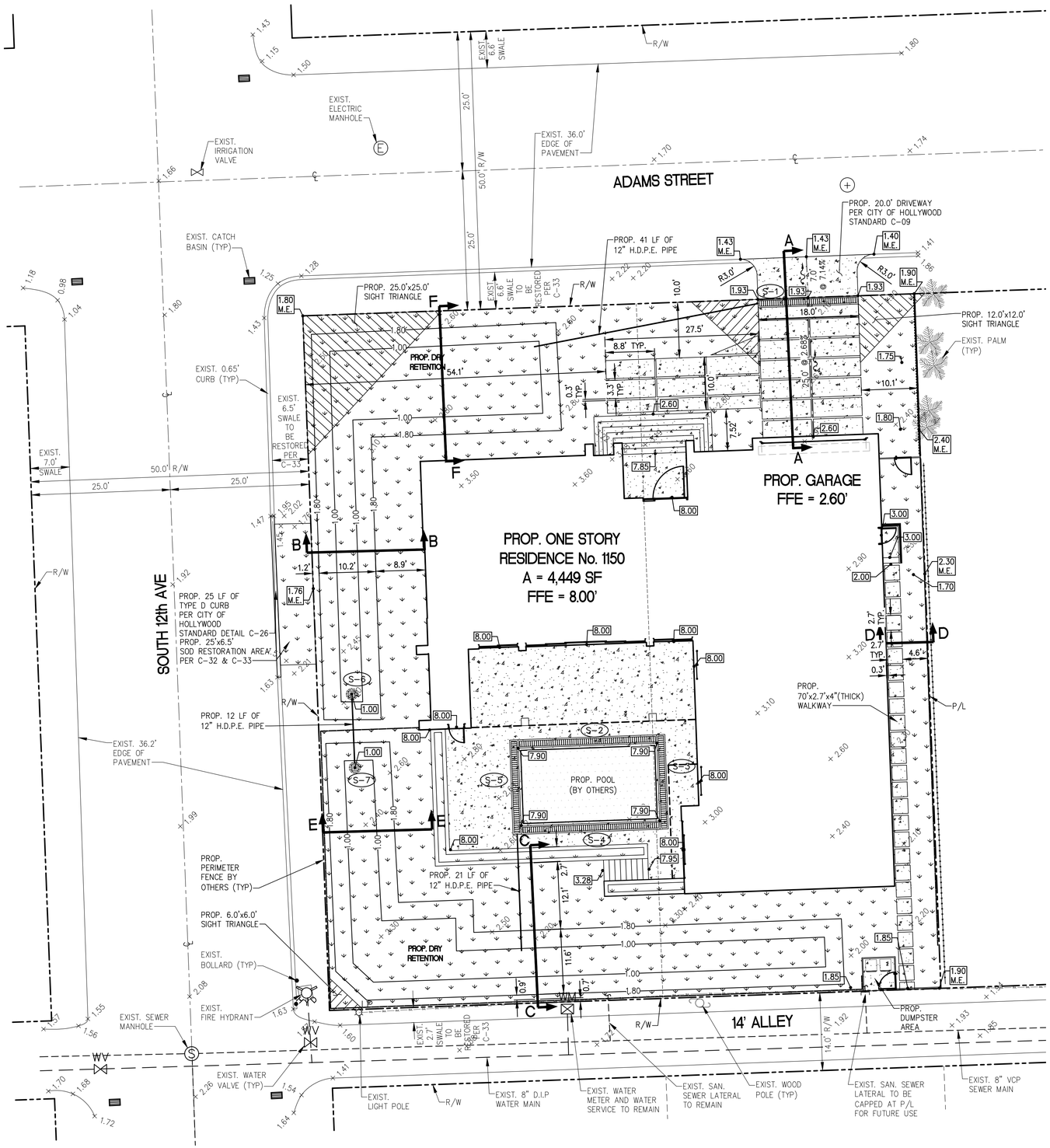
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date	description	no.

SHEET
C-1

LOCATED IN: D:\For My Company\Projects\2026\2601-1150 Adam Street, Hollywood, FL\CAD\C-1 – GENERAL NOTES.dwg & PRINTED ON: Friday, May 29, 2026, 3:47:02 PM

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N

0 5 10

1" = 10'

LEGEND:

- PROPOSED GREEN AREA
- PROPOSED CONCRETE AREA
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED DRAINAGE STRUCTURE

NOTES:

1. NO ROW UTILITY WORK PROPOSED.
2. ROOF DRAINAGE WILL BE COLLECTED THROUGH SCUPPERS AND ROUTED TO THE PROPOSED SWALE.

Civil Design Engineering LLC

1150 Adam Street, Hollywood, Florida
Water Quality Calculations

Prepared by: Alejandro Bosch, P.E., VMA

SYSTEM	TOTAL AREA (Ac.)	IMPERVIOUS AREA (Ac.)	BUILDING AREA (Ac.)	PERVIOUS AREA (Ac.)	1" OVER TOTAL AREA (Ac-ft)	2.5" OVER IMPERVIOUS (Ac-ft)	WATER QUALITY TREATMENT REQUIRED (Ac-ft)	DRY-RETENTION TREATMENT VOLUME PROVIDED (Ac-ft)	DEFICIT/SURPLUS (Ac-ft)
RETENTION	0.315	0.181	0.108	0.13	0.026	0.038	0.038	0.039	0.002

DRY RETENTION

Elev.	Area (Ac)	Incr. Vol. (Ac-Ft)	Treatment Volume (Ac-Ft)	Remark
1.00	0.031691919	0.000	0.000	
1.25	**0.0426**	**0.0093**	**0.0093**	
1.80	0.0668	0.030	0.039	

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE No.	STRUCTURE TYPE	FRAME AND GRATE	RIM ELEVATION	BOTTOM ELEVATION	PIPE INVERT ELEVATION
S-1	ZURN Z8201 (12" WIDE REVEAL TRENCH DRAIN)	HEEL PROOF DUCTILE IRON SLOTTED GRATE CLASS C	1.93	CONNECT TO PROP. 12" HDPE DRAINAGE PIPE AT INV. EL.=1.40'	
S-2	ZURN Z8201 (12" WIDE REVEAL TRENCH DRAIN)	HEEL PROOF DUCTILE IRON SLOTTED GRATE CLASS C	7.90	CONNECT TO PROP. 12" HDPE DRAINAGE PIPE AT INV. EL.=7.40'	
S-3	ZURN Z8201 (12" WIDE REVEAL TRENCH DRAIN)	HEEL PROOF DUCTILE IRON SLOTTED GRATE CLASS C	7.90	CONNECT TO PROP. 12" HDPE DRAINAGE PIPE AT INV. EL.=7.40'	
S-4	ZURN Z8201 (12" WIDE REVEAL TRENCH DRAIN)	HEEL PROOF DUCTILE IRON SLOTTED GRATE CLASS C	7.90	CONNECT TO PROP. 12" HDPE DRAINAGE PIPE AT INV. EL.=7.40'	
S-5	ZURN Z8201 (12" WIDE REVEAL TRENCH DRAIN)	HEEL PROOF DUCTILE IRON SLOTTED GRATE CLASS C	7.90	CONNECT TO PROP. 12" HDPE DRAINAGE PIPE AT INV. EL.=7.40'	
S-6	NYLOPLAST 12" DRAIN BASIN	12" PEDESTRIAN GRATE	1.00	(-)3.00	(-)2.00 (S)
S-7	NYLOPLAST 12" DRAIN BASIN	12" PEDESTRIAN GRATE	1.00	(-)3.00	(-)2.00 (N)

3

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6/2/2026

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www.civildesignengineering.com

PROJECT NAME
1150 ADAMS STREET,
HOLLYWOOD, FL 33019

SHEET TITLE
PAVING, GRADING,
AND DRAINAGE PLAN

B.E.S PROJ. No.:
DATE: APRIL, 2025
DRAWN BY:
DESIGNED BY:
CHECKED BY:

REVISIONS

date	description	no.

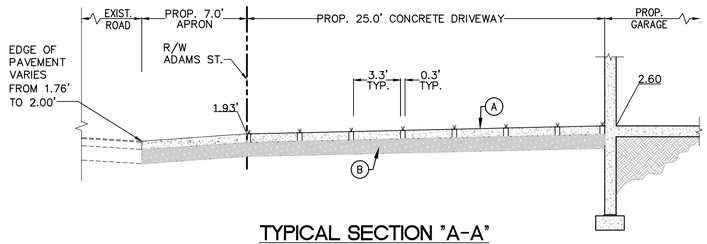
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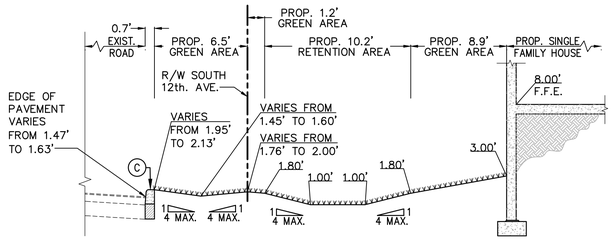
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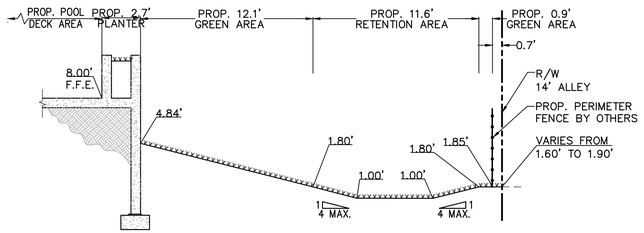
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- Ⓑ 12" SUBBASE
- Ⓒ TYPE "D" CURB



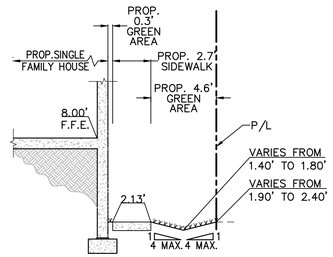
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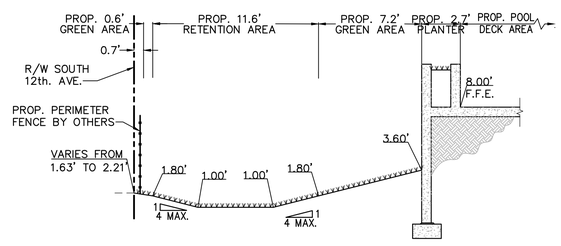
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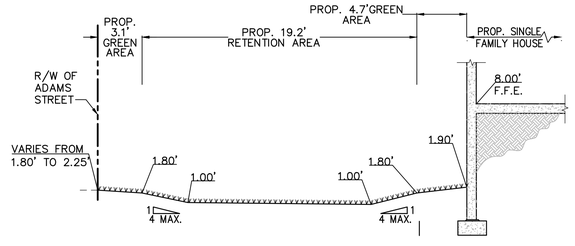
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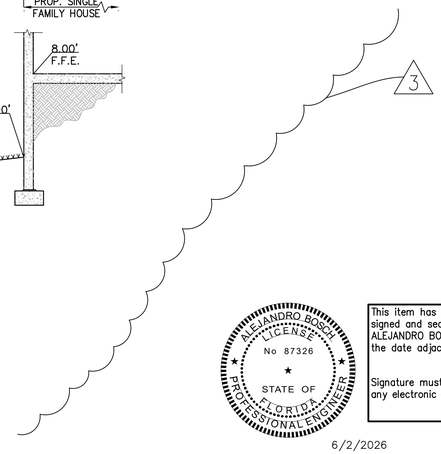
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TYPICAL SECTION "E-E"
SCALE: N.T.S.



TYPICAL SECTION "F-F"
SCALE: N.T.S.



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6/2/2026

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PROJECT NAME
1150 ADAMS STREET, HOLLYWOOD, FL 33019

SHEET TITLE
TYPICAL SECTIONS

B.E.S PROJ. No.:
DATE: APRIL, 2025
DRAWN BY:
DESIGNED BY:
CHECKED BY:

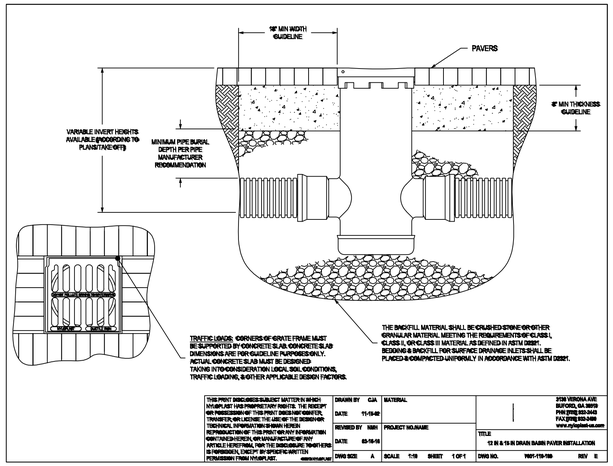
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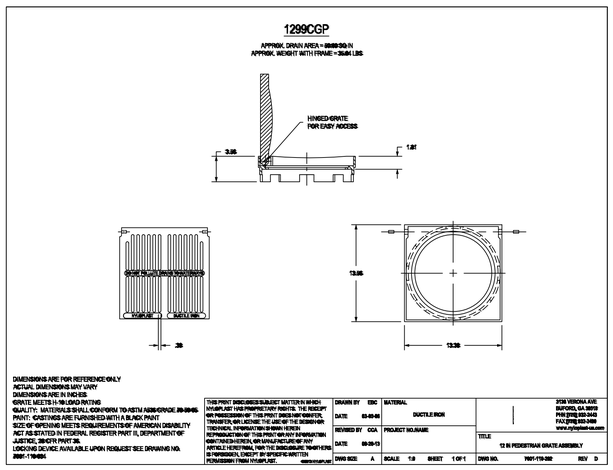
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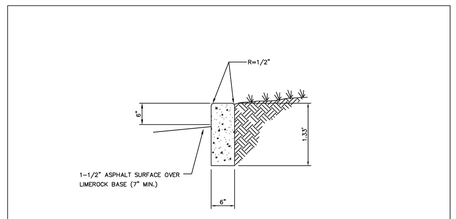
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LOCATED IN: D:\For My Company\Projects\2026\260-1150 Adam Street, Hollywood, FL\CAD\C-3 - TYPICAL SECTION.dwg & PRINTED ON: Tuesday, June 02, 2026 - 9:20:22 AM

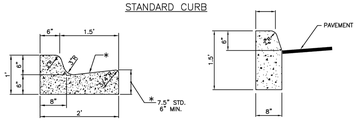
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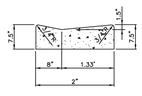


STANDARD CURB

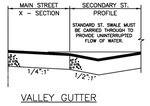


6" CURB & GUTTER (FDOT TYPE "F")

TYPE 'D' CURB



DRIVEWAY CURB & GUTTER



VALLEY GUTTER

* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

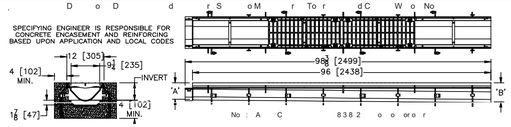
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	CURB AND GUTTER DETAILS		DRAWING NO.: C-26
APPROVED: JG			

ZURN. 882
12 305 WIDE REVEAL TRENCH DRAIN SYSTEM WITH STEEL FRAME

SPECIFICATION SHEET
TAG

D o D d r S o M r To r d C W o No

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES



No : A C 838 2 o o ro r r

ENGINEERING SPECIFICATION: r 882
C 6" 2 38 o 12" 305 d r d 1 " 235 ro Mod r o d o 0 r
or H D Po HDPE S o o o o r d r
o d o o o r rro d r 12" 305 C 5 05 2 2 r ro
oo 3" 76 r d d o o M o o 0 00 d 1 0 or r 0 o C
r r d rd o r r o o S ro d d d rd DGC r o do o r r 12" 305
d r d ro o d r o or o ASTM o A536 8 Gr d 80 55 06 D ro r r d C r DIN EN1 33
o o d o S d 2 " 608 o 13 16" 21 d o d 1 1 2" 38 r d Gr o
r o 80 8 r 171 027 r r T 1 " 6 d r o r o or o ASTM o
A36 10 " 102 o o r or r 6" 2 38 Gr o do r r o r o r T r d
d r o d d A d r or d r d d r r ASTM d rd AWS D1 1 Fr S rod d U S A

PREFIX OPTIONS C r o r o
E oo H D Po HDPE C H D
Fr A or S d

SUFFIX OPTIONS C r o r o o

O Ad r Add E
E1 C o d E d C U 102 No H Bo o O
E 102 No H E d O U6 6 152 No H Bo o O
E6 6 152 No H E d O U8 8 203 No H Bo o O
E8 8 203 No H E d O

Gr O o Lo d C o r r DIN EN1 33
BDC B A d R E o Co d D Gr C C
BDE B A d R E o Co d D Gr C E
BDF B A d R E o Co d D Gr C F
DC D Iro So d Co r C E
DGC D Iro So d Gr C C
DGE D Iro So d Gr C E
DGF D Iro So d Gr C F
GDC G d D So d Gr C C
GDE G d D So d Gr C E
GDF G d D So d Gr C F
GHPDG d H Proo D Gr C B
GHPDEG d H Proo D So d Gr C E
HPD H Proo D So d Gr C B
HPDE H Proo D So d Gr C E
HPDE H Proo D So d Gr C E
RFGCR or d So d G d Gr C C
RPGCR or d P r or d G d R r P Gr C C
RPGRCR or d P r or d G d R r P Gr C C

Tr No	'A' S o l	'B' D l	F o		
8201	6 25 15	7 25 18	1 2 1	557	35
8202	7 25 18	8 25 210	1 725	77	
8203	8 25 210	25 235	2 226		63
8203N	25 235	25 235			
820	25 235	10 25 260	2 7 5	1232	78
8205	10 25 260	11 25 286	3 271	1 68	3
8206	11 25 286	12 25 311	3 808	170	108
8206N	12 25 311	12 25 311			
8207	12 25 311	13 25 337	3 7	1 51	123
8208	13 25 337	1 25 362	8 3	21 6	13
820	1 25 362	15 25 387	5 3	2 3	155
820 N	15 25 387	15 25 387			
8210	15 25 387	16 25 13	5 6	26 1	170
8211	16 25 13	17 25 38	6 551	2 0	186
8212	17 25 38	18 25 6	7 106	318	202

RFSC R or d So d S S Gr C C
RPSC R or d P r or d S S Gr C C
RPSRCR or d P r or d S S R r
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M o O o
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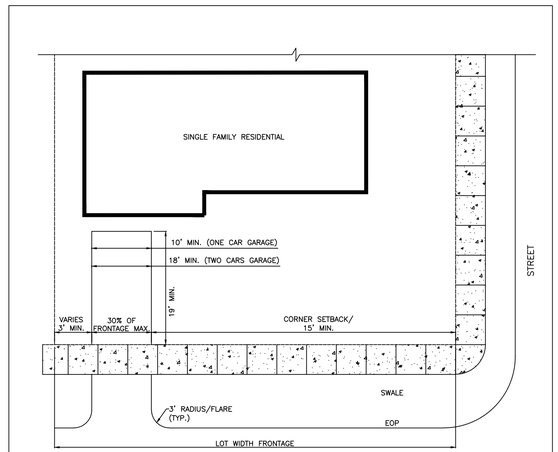
ADA USA M A r D A
R r C C
BG G d S B r Gr C D
DGC USA D Iro So d Gr C C
DGE USA D Iro So d Gr C E
FG F r d G d S So d Gr C A
FS F r d S S So d Gr C A M o O o
GADA USAG r d D ADA So d Gr C C DB Boo Do Sr r
GDC USA G d D So d Gr C C
GDE USA G d D So d Gr C E
GHPDE USAG d D So d Gr C E
HPDE USA H Proo D So d Gr C E

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PG P r or d G d S Gr C A
PS P r or d S S Gr C A
SBG L S S B r Gr C C

R r r d o r d

r l d r LLC S o Dr O r o
1801 P r A Er PA U S A 16502 P 855 663 876 F 81 5 7 2
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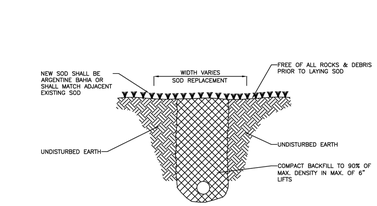
R G
D : 12 15 17
C N No 13 333
Prod D No 882



NOTES:

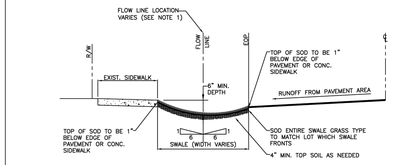
1. ALL DRIVEWAY AND CURB CUTS SHALL BE IN ACCORDANCE WITH CITY OF HOLLYWOOD'S CODE OF ORDINANCES SECTION 155.08 AND 155.11.
2. CURB CUTS IN RESIDENTIAL DISTRICTS SHALL NOT EXCEED A MAXIMUM TOTAL WIDTH OF 30% OF THE LOT DIMENSION WHERE THE CURB CUT IS PROPOSED AND MAY NOT EXCEED A WIDTH OF 24 FEET EXCEPT AS SET FORTH BELOW:
   - 2.1. A MINIMUM OF ONE 18 FOOT CURB CUT OR TWO TEN FOOT CURB CUTS MAY BE PERMITTED ON ALL RESIDENTIAL LOTS OR A MINIMUM OF ONE TEN FOOT AND ONE 18 FOOT CURB CUT FOR A RESIDENTIAL LOT SERVING A TWO CAR GARAGE/CARPORT.
   - 2.2. RESIDENTIAL DEVELOPMENTS OF FOUR UNITS OR LESS, PROVIDING ENCLOSED GARAGE FACILITIES, SHALL BE PERMITTED A MINIMUM CURB CUT OF NINE FEET SERVING A ONE CAR GARAGE AND 18 FEET SERVING A TWO CAR GARAGE, WITH A MINIMUM SIX FOOT SEPARATION BETWEEN CURB CUTS.
   - 2.3. CURB CUTS SERVING THREE CAR GARAGE FACILITIES MAY BE A MAXIMUM WIDTH OF 27 FEET SUBJECT TO COMPLIANCE WITH THE 30% TOTAL WIDTH CRITERIA.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SINGLE FAMILY RESIDENTIAL SINGLE DRIVEWAY		DRAWING NO.: C-08
APPROVED: JG			



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	TURF RESTORATION DETAIL		DRAWING NO.: C-32
APPROVED: JG			

1



NOTES:

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

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

ALEJANDRO BOSCH LICENSE No 87326 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

6/2/2026

Civil Design Engineering LLC
+1 (786) 439-9837
www.civildesignengineering.com

PROJECT NAME
1150 ADAMS STREET,
HOLLYWOOD, FL 33019

SHEET TITLE
PAVING AND DRAINAGE DETAILS

B.E.S PROJ. No.:
DATE: APRIL, 2025
DRAWN BY:
DESIGNED BY:
CHECKED BY:

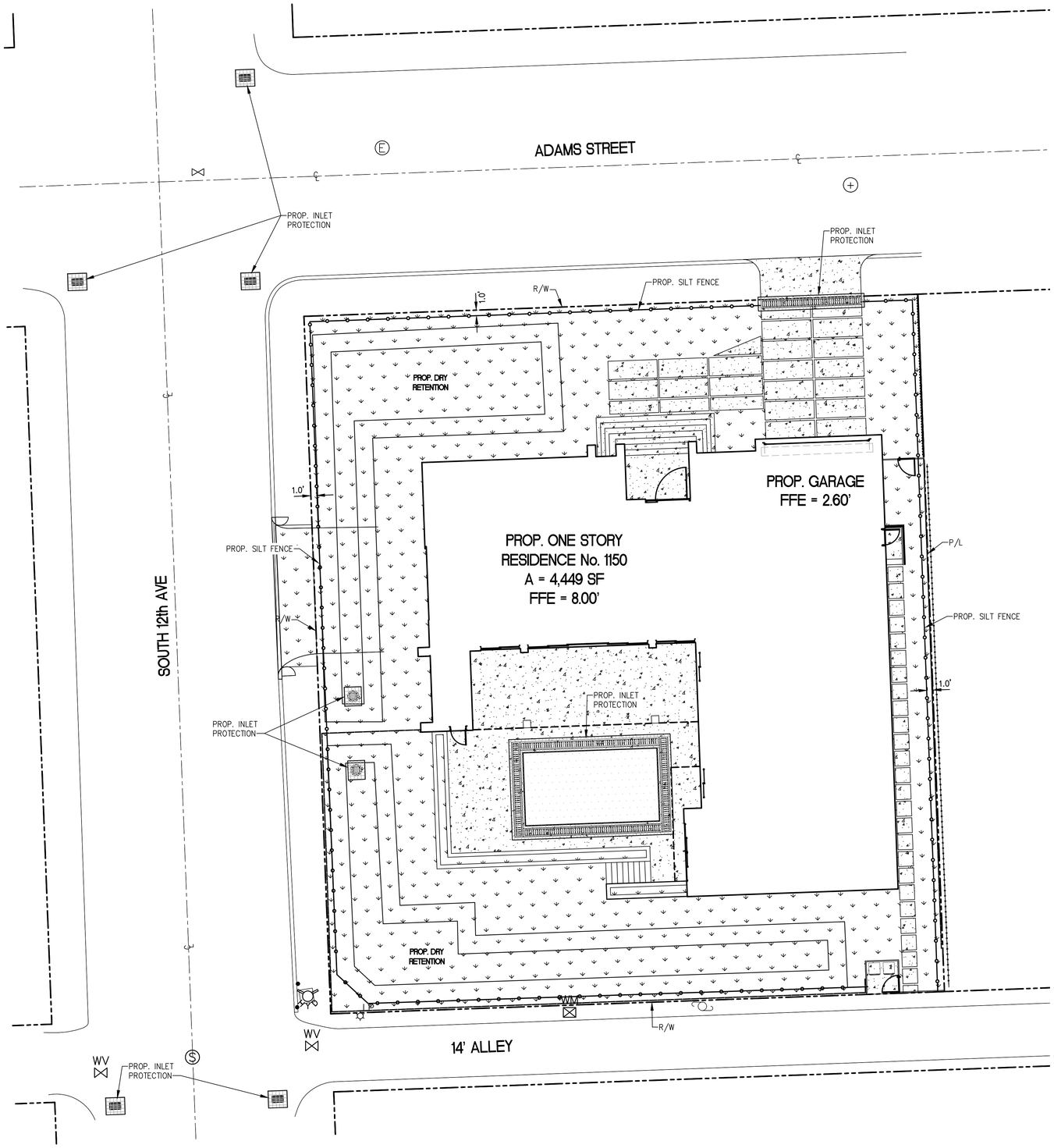
REVISIONS

date	description	no.

SHEET
C-4

LOCATED IN: D:\For My Company\Projects\2026\2601-1150 Adam Street, Hollywood, FL\CAD\C-4 - P&D DETAILS.dwg & PRINTED ON: Friday, May 29, 2026, 3:46:24 PM

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N

0 5 10

1" = 10'

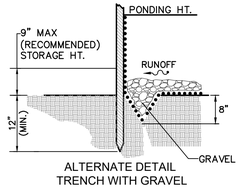
TEMPORARY EROSION CONTROL LEGEND

PROPOSED SILT FENCE, FDOT TYPE III

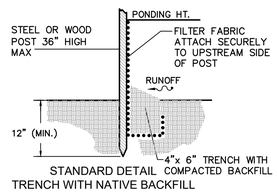
PROPOSED INLET PROTECTION

GENERAL NOTES:

1. TEMPORARY EROSION AND TURBIDITY CONTROL SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION, AND PERMANENT CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY CONSTRUCTION ACTIVITY.
2. SYNTHETIC BALES AND SILT FENCES SHALL BE INSTALLED AND MANTAINED AT ALL LOCATIONS AS INDICATED ON PLANS. SYNTHETIC BALES AND SILT FENCES SHALL REMAIN IN PLACE IN ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND SOILS ARE, STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
3. SYNTHETIC BALES SHALL BE TRENCHED 3" TO 4" AND ANCHORED WITH 2 – 1" X 2" (OR 1" DIAM.) X 4" WOOD STAKES. STAKES OF OTHER MATERIAL OR SHAPE PROVIDING EQUIVALANT STRENGTH MAY BE USED IF APPROVED BY THE ENGINEER.
4. ADJACENT BALES SHALL BE BUTTED FIRMLY TOGETHER. UNAVOIDABLE GAPS SHALL BE PLUGGED WITH HAY OR STRAW TO PREVENT SILT FROM PASSING.
5. SILT FENCES SHALL BE INSTALLED AS INDICATED ON PLANS.
6. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT ALL NEW INLETS DURING CONSTRUCTION.
7. SYNTHETIC BALES AND/OR FILTER FABRIC SHALL BE INSTALLED AT EXISTING INLETS LOCATED IN SWALE AREA
8. SILT FENCES SHALL BE PROVIDED ON EXIST INLETS LOCATED IN C&G, OR VALLEY GUTTER
9. FOR ADDITIONAL STRENGTH FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6" (MAX.) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
10. THE FABRIC MATERIAL AND THE WIRE MESH SHALL NOT EXTEND MORE THAN 36" (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
11. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND REMOVE SEDIMENT WHEN NECESSARY.
12. REMOVE SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED
13. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY



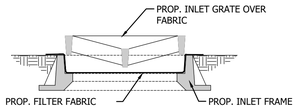
ALTERNATE DETAIL
TRENCH WITH GRAVEL



STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

TEMPORARY EROSION AND TURBIDITY CONTROL DETAILS

N.T.S.



FILTER FABRIC DETAIL "A"

N.T.S.

ALEJANDRO BOSCH LICENSE No 87326 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by ALEJANDRO BOSCH, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

6/2/2026

Civil Design Engineering LLC
+1 (786) 439-9837
www.civildesignengineering.com

PROJECT NAME
1150 ADAMS STREET,
HOLLYWOOD, FL 33019

SHEET TITLE
STORMWATER POLLUTION PREVENTION PLAN AND DETAILS

B.E.S PROJ. No.:
DATE: APRIL, 2025
DRAWN BY:
DESIGNED BY:
CHECKED BY:

REVISIONS

date	description	no.

SHEET
C-5

LOCATED IN: D:\For My Company\Projects\2026\2601-1150 Adam Street, Hollywood, FL\CAD\C-5 - SWPPP & DETAILS.dwg & PRINTED ON: Saturday, May 30, 2026, 6:10:14 AM

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ATTACHMENT “B”

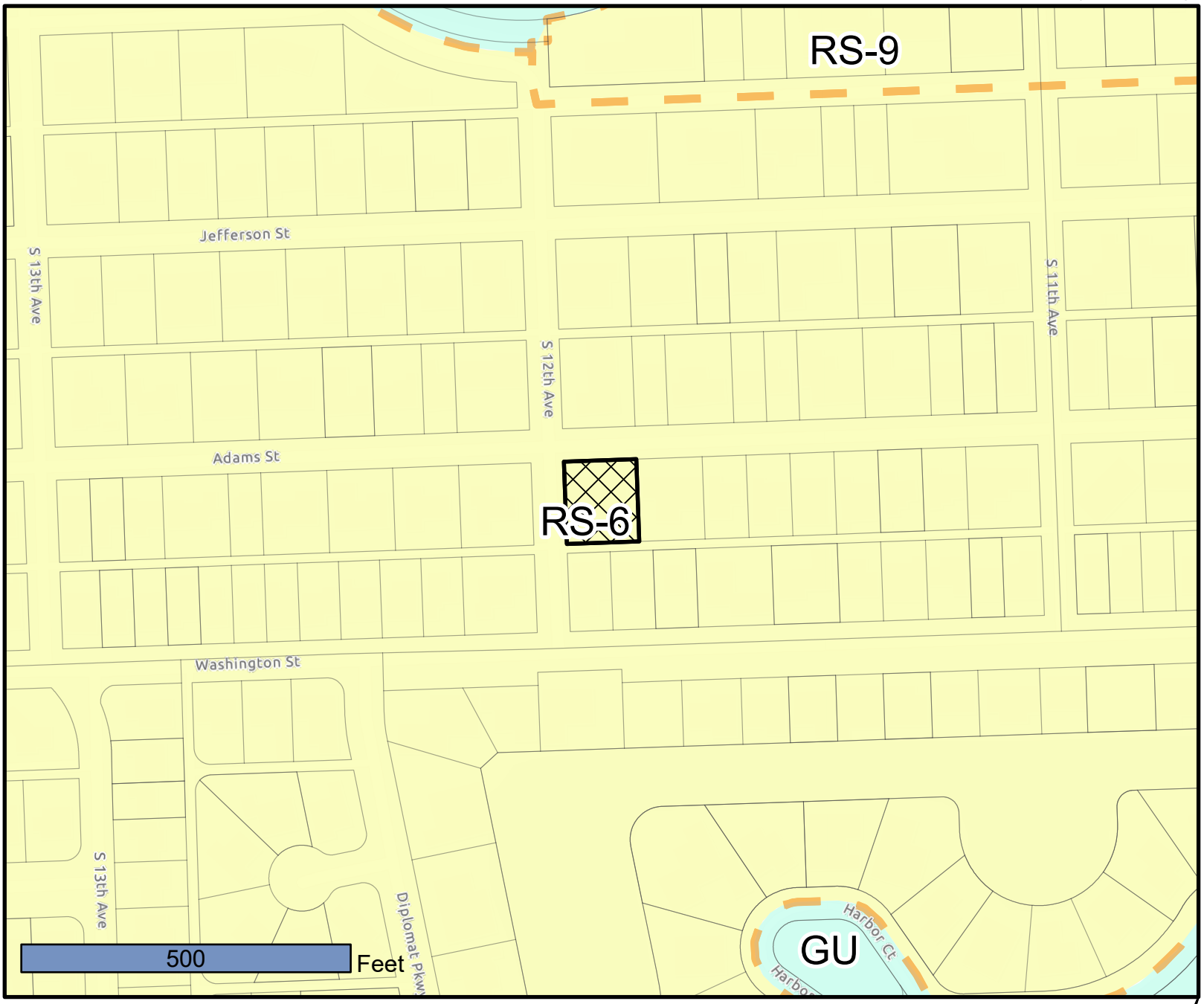
LOCATION MAP

26-C-20

1150 Adams Street

folio(s): 514214015590

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

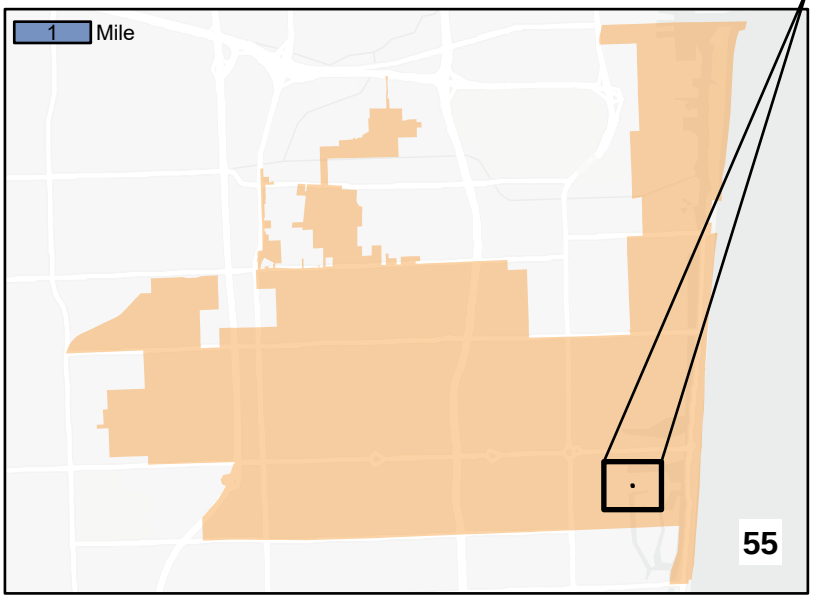


LEGEND

LAND USE

- OPEN SPACE AND RECREATION
- LOW (5) RESIDENTIAL

- ZONING
- PARCELS
- SUBJECT SITE



City of Hollywood

Staff Summary

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

File Number: 2. 2026_0811

Agenda Date:	8/11/2026
To:	Historic Preservation Board
Title:	FILE NO.: 26-C-26 APPLICANT: 926 Polk Street LLC LOCATION: 926 Polk Street REQUEST: Certificate of Appropriateness for Design to construct a new single-family dwelling at 926 Polk Street located in the RS-6 Zoning District within the Hollywood Lakes Historic Overlay District.

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

DATE: August 11, 2026 **FILE:** 26-C-26

TO: Historic Preservation Board

VIA: Cameron Palmer, Assistant Director/Chief Planner

FROM: Urja Modi, Planner II

SUBJECT: Request for a Certificate of Appropriateness for Design to construct a new single-family dwelling at 926 Polk Street located in the RS-6 Zoning District within the Hollywood Lakes Historic Overlay District.

APPLICANT'S REQUEST
Certificate of Appropriateness for Design to construct a new single-family dwelling at 926 Polk Street located in the RS-6 Zoning District within the Hollywood Lakes Historic Overlay District.

STAFF'S RECOMMENDATION

Approval.

BACKGROUND

The subject property is municipally addressed as 926 Polk Street and is located within the Hollywood Lakes Historic District, south of Hollywood Boulevard. The property is legally described as the west 16 2/3 feet of Lot 22 and all of Lot 23, Block 64 of the Hollywood Lakes Section, and is zoned Single-Family Residential District (RS-6). The property is currently developed with a one-story single-family residence measuring an under AC floor area of 1,489 sq. ft. consisting of three bedrooms and two bathrooms, per Broward County Property Appraiser (BCPA). It was built in 1950 (BCPA), and includes a detached garage accessed from the rear alley.

The existing residence exhibits a modest mid-century character, including a low horizontal form, flat and tiled roof elements, white and cream stucco finishes, earth-tone stone accents and paving, rectangular openings, and limited ornamentation. The submitted materials identify the current building as having no individual historic significance. The existing building and site are not designating or contributing historic resources.

The Applicant proposes to replace the existing residence with a new single-family home designed in a Mid-Century Modern / Sub-Tropical Modern architectural style. The design is intended to combine clean

lines, open interior planning, wide overhangs, large expanses of glass, sun-shading, exterior terraces, courtyards, stucco walls, wood accents, stone elements, and tropical landscape integration.

The updated proposal incorporates a new two-story residence with an understory garage, rear alley-oriented vehicular access, covered terraces, pool and pool deck area, planters, balconies, and a raised finished floor elevation to address flood resiliency and site drainage. The revised plans identify the new residence with a finished floor elevation of 9.0 NAVD, while maintaining a residential relationship to Polk Street through the front entry, landscaped frontage, and pedestrian-oriented entry sequence.

REQUEST

The Applicant, on behalf of the Owner, requests a Certificate of Appropriateness for Design for the construction of a new single-family residence at 926 Polk Street within the Hollywood Lakes Historic District. The proposed residence replaces the existing one-story structure with a new two-story single-family home designed in a Mid-Century Modern / Sub-Tropical Modern architectural style.

The proposed site plan houses one single-family residence with a maximum height of 26 feet 5 inches and a total under A/C gross floor area of 4,046 square feet atop a site measuring an approximate area of 8,533.76 square feet. The total gross building area proposed is 5,624 square feet consisting of approximately 4,046 square feet of residential area, 1,194 square feet of understory garage, and 384 square feet of covered terrace area. The proposal provides six parking spaces, consisting of four garage spaces and two driveway spaces.

The proposed residence includes a two-story primary volume, covered entry, covered terrace, pool and pool deck area, planters, eco-paver driveway, balconies, large window openings, wide roof overhangs, and an understory garage condition. The building incorporates a natural, earth-toned material palette, including white painted stucco, dark gray painted stucco, gray textured stucco, black painted stucco, wood ceramic tile finish, stone ceramic tile finish, impact-resistant windows and doors, and dark standing seam metal roof elements.p

Although the proposed residence is contemporary, it draws from design characteristics already present on the site and within the district, including mid-century form, horizontal emphasis, low roof expression, landscape integration, and alley-based garage access. The proposal does not attempt to replicate a historic style; rather, it provides a contemporary interpretation of mid-century and sub-tropical architectural principles in a manner intended to remain compatible with the surrounding Hollywood Lakes context.

The Historic Preservation Board's review is limited to the appropriateness of the proposed design within the Historic District. The proposal is reviewed for consistency with the Secretary of the Interior's Standards, the City's Design Guidelines for Historic Properties and Districts, and the applicable criteria for Certificate of Appropriateness of Design, including location, design, scale, massing, materials, orientation, and compatibility with the surrounding historic district context. The proposed house is consistent with the character of the Hollywood Lakes Historic District and the design maintains the spatial relationship with surrounding properties in its scale and massing.

SITE BACKGROUND

Owner: 926 Polk St LLC

Applicant:	7Ave Design Studio, LLC / Jose R. Merlo
Address/Location:	926 Polk Street, Hollywood, FL
Legal Description:	West 16 2/3 feet of Lot 22 and all of Lot 23, Block 64, Hollywood Lakes Section
Size of Property:	Approximately 8,533.76 sq. ft. (±0.20 acres)
Present Zoning:	Single-Family Residential (RS-6) Hollywood Lakes Historic District
Present Land Use:	Low (5) Residential (LRES)
Present Use of Land:	Single Family Residential
Year Built:	1950 (BCPA)

ADJACENT ZONING

North:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
South:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
East:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District
West:	Single-Family Residential District (RS-6) Hollywood Lakes Historic District

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Within the Comprehensive Plan, the primary goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort and natural communities while allowing the land owners to maximize the use of their property*.

The proposed development is consistent with this goal because it maintains the single-family residential use of the property within an established residential neighborhood.

The proposed residence remains within the single-family residential character of the area and is designed with required setbacks, alley-accessed garage parking, landscaped open space, and a residential site layout that preserves the function of the property and maintains the land use pattern of the Hollywood Lakes Historic District, while allowing the property owner to make reasonable use of the site.

The proposal also supports neighborhood enhancement and reinvestment by replacing an aging residential structure with a new residence that incorporates improved site design, flood resiliency, stormwater management, landscape treatment, and durable contemporary construction.

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan (CWMP) places a priority on protecting, preserving and enhancing residential neighborhoods. It addresses the need for strict design controls to maintain the individual character of each neighborhood.

Policy 2.46: *Preserve stable neighborhoods and encourage rehabilitation initiatives that will revitalize and promote stability of neighborhoods.*

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

The CWMP also states *the single-family character of the area should be preserved and enhanced through strict zoning code enforcement, traffic calming and streetscape improvements*.

The proposed development is consistent with these policies because it maintains the single-family residential use of the property and provides reinvestment within an established residential neighborhood. While the proposal includes replacement of the existing residence, the new design maintains compatibility through its Polk Street and horizontal orientation, alley-accessed garage condition, landscaped frontage, setbacks, and architectural response to the mid-century and subtropical design context of the area.

The project also addresses functional site elements, including flood elevation, stormwater management, parking, landscape design, and shaded outdoor living areas, which support long-term property maintenance and compatibility with the surrounding residential context.

CONSISTENCY WITH THE HOLLYWOOD LAKES NEIGHBORHOOD PLAN

The Hollywood Lakes Neighborhood Plan seeks to maintain and preserve the character and integrity of the existing residential community by protecting historical areas. It also seeks to eliminate the encroachment of negative residential uses.

The subject property is located within the Hollywood Lakes Historic District and is proposed to remain in single-family residential use. The proposed residence maintains compatibility with the neighborhood through its residential site planning, setbacks, landscaped front yard, alley-accessed garage, and use of architectural elements associated with mid-century and subtropical design, including wide overhangs, controlled glazing, outdoor spaces, and natural materials.

Although the proposed home is contemporary in expression and includes a two-story component, the surrounding neighborhood contains a mix of one- and two-story single-family homes. The proposal therefore does not introduce an incompatible use or nonresidential intensity. The design maintains a compatible spatial relationship to surrounding residential properties through its setbacks, site organization, landscape treatment, and continuation of the alley-access pattern.

APPLICABLE CRITERIA

Analysis of criteria and finding for Certificate of Appropriateness for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERION: INTEGRITY OF LOCATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings.*

The proposed residence maintains the established single-family residential use of the property and preserves the site's orientation to Polk Street.

The existing site includes a front-facing residence, landscaped front yard, and rear garage accessed from the alley. The proposed residence maintains the single-family residential

use of the property, the Polk Street front-facing orientation, and the established rear alley access pattern. The updated site plan provides a 25-foot front setback, compliant side and rear setbacks, landscaped frontage, and rear alley-oriented parking through the proposed understory garage.

Although contemporary in design, the location and site organization remain compatible with the Historic District context through maintained setbacks, residential use, landscaped frontage, and rear vehicular access. The proposal therefore preserves the integrity of the site's location within the Historic District while allowing appropriate new construction.

FINDING: Consistent.

CRITERION: DESIGN

ANALYSIS: The Historic District Design Guidelines encourage construction to be compatible with the character of the neighborhood with regard to scale, materials, texture, and color. The design element of scale relates to the size of the building components or spaces relative to the human body as well as to the larger context relative to the surrounding buildings, streetscape and environment.

The proposed residence introduces a Mid-Century Modern / Sub-Tropical Modern architectural style that is compatible with the Hollywood Lakes context through its horizontal roof forms, wide overhangs, controlled glazing, natural material palette, covered outdoor areas, and tropical landscape integration. The design reflects mid-century characteristics identified in the application materials, including flat, shed, or butterfly roof forms, large expanses of windows, asymmetrical composition, open floor planning, and blending of interior and exterior spaces.

The existing residence is modest in design, with mid-century characteristics such as flat and tiled roof forms, stucco finishes, earth-tone accents, and simple massing. The proposed residence does not replicate the existing structure, but it carries forward its mid-century influence in a more refined contemporary expression. The covered entry, terraces, balconies, overhangs, landscape planters, and retained rear garage help create a cohesive design that improves the site while maintaining the single-family residential character of Polk Street.

FINDING: Consistent

CRITERION: SETTING

ANALYSIS: As stated in the Design Guidelines, *"…setting is the relationship of buildings within the Historic District and the surrounding site and neighborhood."*

The proposed residence maintains the site's relationship to Polk Street through a front-facing entry, landscaped frontage, pedestrian entry sequence, and rear alley-oriented vehicular access.

The design also incorporates outdoor living areas, planters, pool and pool deck, concrete pavers, screened mechanical equipment, and drainage coordination. These elements support the relationship between the building, site, and Historic District context while addressing flood elevation and stormwater conditions.

FINDING: Consistent.

CRITERION: MATERIALS

ANALYSIS: Design Guidelines state materials are an important part of the fabric of any historic district or property and help to maintain the historic character of the place. Furthermore, materials are compatible in quality, color, texture, finish, and dimension to those that are in the historic district should be used.

The proposed materials include stone, stucco, wood elements, impact-resistant windows and doors, dark standing seam metal roof elements, and ceramic tile finishes. The exterior finish schedule identifies white painted stucco, dark gray painted stucco, gray textured stucco, black painted stucco, wood ceramic tile finish, and stone ceramic tile finish.

This material palette is contemporary but compatible with the residential district because it uses restrained earth-toned and natural finishes that relate to the existing site's white and cream stucco, earth-tone stone accents, and mid-century character. The use of stone, wood, stucco, and landscape integration softens the modern design and creates a cohesive transition between the new construction and the surrounding context.

FINDING: Consistent.

CRITERION: WORKMANSHIP

ANALYSIS: The Design Guidelines recommend consideration of significant materials before undergoing rehabilitation of a historic structure or property. The existing structure or property are not designated nor contributing and do not contain individual historic significance.

The proposed residence uses coordinated contemporary construction methods and durable materials, including concrete pile foundations, CMU wall systems, concrete slabs, wood rafter roof structure, impact-resistant windows and doors, stone, stucco, and wood finishes. These elements are intended to provide a high level of construction quality while maintaining compatibility with the residential character of the neighborhood and Historic District context. Final construction quality and detailing will be reviewed through the building permit process.

FINDING: Consistent.

CRITERION: ASSOCIATION

ANALYSIS: Design Guidelines recommend maintaining *consistent spacing and setbacks* and further state *new construction should be compatible with existing buildings… Within the context*

of historic preservation, elements of design such as massing, scale and rhythm reflect architectural style as well as the richness of the historic district.

The existing residence maintains a mid-century residential presence along Polk Street through its low form, simple massing, stucco finish, earth-tone accents, front yard, and alley-accessed garage. The proposed residence continues this association by drawing from mid-century and subtropical design principles, including horizontal roof expression, wide overhangs, controlled glazing, and integration of tropical landscape elements.

The proposed design also maintains the functional association of the property by retaining the rear alley-access pattern. Although the proposed residence includes a two-story volume, the neighborhood includes a mix of one- and two-story homes, and the proposed massing is organized to maintain compatible scale, rhythm, and residential character. Based on this, the proposed design is consistent with the scale, massing, rhythm, and residential character of the adjacent neighborhood.

FINDING: Consistent.

ATTACHMENTS

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

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

GENERAL APPLICATION

Application Date: 4/15/26

Development Services Hub - Second Floor Library

City Hall Circle
2600 Hollywood Blvd,
Hollywood, FL 33020

(954) 921-3471, Option 2

development@hollywoodfl.org

Submission Requirements:

Stage 1:

- One set of signed and sealed plans *via Engineer or Architect*
- One professional land survey
- Completed Application

All to be submitted as one, electronic *combined* PDF

After contacted by Planning:

Stage 2:

- Application fee *as calculated by your assigned planner*
- Completed, checked Submittal Checklist for Boards
- Completed Submittal Packet for Boards

Note:

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

*use N/A for Not Applicable fields

APPLICATION TYPE (check all that apply)

- ☐ Pre-application Consultation (PAC)
- ☐ Development Review Committee
- ☐ Planning and Development Board
- ☒ Historic Preservation Board
- ☐ Administrative Approval
- ☐ City Commission
- ☐ Public Art Review Committee
- ☐ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: **926 Polk Street, Hollywood, FL 33019**

Lot(s): **22 and west 16 2/3 feet of 23** Block(s): **64** Subdivision: **Hollywood Lakes Section 1-32 B**

Folio Number(s): **514214022800**

Is the property within a Historic District? ☒ Yes ☐ No

If yes: ☐ Facade Alteration ☒ Addition over 25% of total sqft

Existing Property Use: **SFR** # of Units & Square Footage **1 unit / 1,408 adjusted building sq ft**

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

Has this property been presented to the City before? If yes, please provide the previous File Number(s) and Resolution(s): **No**

DEVELOPMENT PROPOSAL

Explanation of Request:

A new, two-story, mid-century style, single-family residence.

Phased Project: ☐ Yes ☒ No Number of Phases **N/A**

Project	Proposal
Project Name (if applicable)	**926 Polk**
Developer Name (if applicable)	**RGV Homes**
# of Units/Rooms	# Units **1** # Rooms **5**
Proposed Non-Residential Uses	**None** _____ sqft
Open Space (% and Square Footage)	Required % _____ Area _____ sqft
Parking (# of spaces)	# Spaces **5**
Height (# of stories)	# Stories _____ Total Height (feet) _____
Gross Floor Area (Square Footage)	_____ sqft
Projected Valuation	$_____
Estimated Start and Completion Dates	Start _____ Completion _____

CONTACT INFORMATION

Name of Current Property Owner: **926 Polk St LLC**

Address of Current Property Owner: **915 MIDDLE RIVER DRIVE SUITE 518 FORT LAUDERDALE, FL 33304**

Email Address: **roy1reggev@gmail.com** Telephone Number: **9548645902**

If different from Property Owner:

Name of Applicant: _____ ☐ Consultant ☐ Representative ☐ Tenant

Address of Applicant: _____

Email Address: _____ Telephone Number: _____

Alternative Email Address: _____

Noticing Agent: **Roy Reggev**

Email Address: **roy1reggev@gmail.com**

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s)signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained at the Development Services Hub 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 Planning and Urban Design Division and Development Services Department. The owner(s) will photograph the sign the day of posting and submit photographs to the Planning and Urban Design Division and Development Services Department 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 of Hollywood'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 of Hollywood and are not returnable.

Signature of Current Owner: _____ Date: 3/31/26

Print Name: Roy Regger

Signature of Consultant/Representative: _____ Date: _____

Print Name: _____

Signature of Tenant: _____ Date: _____

Print Name: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this 1 day of April
2026

Ofek Peer
Comm.: HH 329231
Expires: November 3, 2026
Notary Public - State of Florida

Notary Public State of Florida

Signature of Current Owner

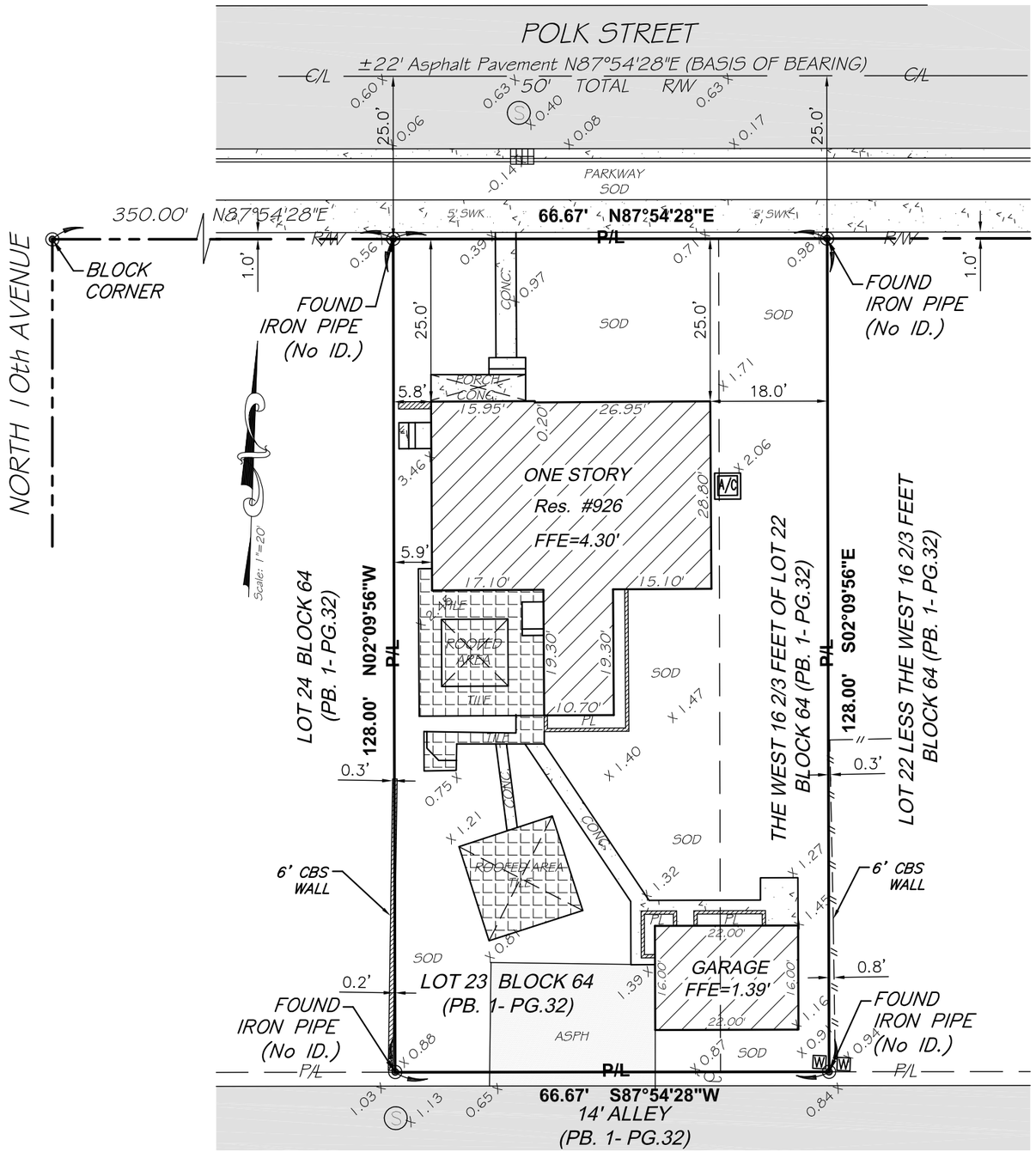
Roy Regger-926 Polk ST LLC
Print Name

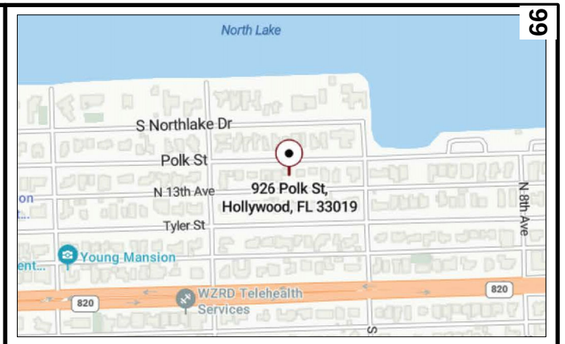
My Commission Expires: Nov. 3, 2026

☑ Personally known to me; OR ☐ Produced Identification _____

BOUNDARY AND TOPOGRAPHIC SURVEY

SCALE: 1" = 20'





LOCATION MAP
N.T.S.

JOB NUMBER: 25-181-A

PROPERTY ADDRESS: 926 POLK STREET, HOLLYWOOD FL 33019

LEGAL DESCRIPTION:

The West 16 2/3 feet of Lot 22, and all of Lot 23, in Block 64, of "HOLLYWOOD LAKES SECTION", according to the Plat thereof as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.

Parcel Identification Number: 5142-14-02-2800

VERTICAL CONTROL: ELEVATIONS ARE REFERRED TO BROWARD COUNTY
BM#: 1915 ELEV: 1.71' OF N.A.V.D. OF1988

FEMA FLOOD INFORMATION:
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON **7/31/2024** THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN:

ZONE **AE** BASE FLOOD ELEV. **7** COMMUNITY NUMBER **125113** PANEL NUMBER **12011C0588** SUFFIX **J**

CERTIFIED TO: REYNOLDS, DANIEL D

LOSADA SURVEY SERVICES, INC.

4839 SW 75 AVE, MIAMI FLORIDA 33155 **PHONE: 786-512-3062**
EMAIL: INFO@LOSADASURVEY.COM **LB 8656**

LEGEND AND ABBREVIATIONS

℄	= CENTER LINE	FD.	= FOUND IRON PIPE	AC	= AIR CONDITIONED UNIT	A	= ARC DISTANCE
P/L	= PROPERTY LINE	O.H.L.	= OVERHEAD UTILITIES	W.M.	= WATER METER	D	= CENTRAL ANGLE
M/L	= MONUMENT LINE	C.B.	= CHORD BEARING	U.E.	= UTILITY EASEMENT	R	= RADIUS
R/W	= RIGHT OF WAY	(C)	= CALCULATED	C.B.S.	= CONCRETE BLOCK STRUCTURE	Ø	= DIAMETER
C.L.F.	= CHAIN LINK FENCE	(M)	= MEASURED	P.C.P.	= PERMANENT CONTROL POINT	B.C.	= BLOCK CORNER
W.F.	= WOODEN FENCE	(R)	= RECORD	D.M.E.	= DRAINAGE MAINT. EASEMENT	TYP	= TYPICAL
x0.00	= ELEVATION	ENC.	= ENCROACHMENT	P.O.B.	= POINT OF BEGINNING	S.W.	= SIDEWALK
CONC.	= CONCRETE SLAB	RES.	= RESIDENCE	P.O.C.	= POINT OF COMMENCE	PL.	= PLANTER
C.G.	= CURB AND GUTTER	SEC.	= SECTION	F.F.E.	= FINISH FLOOR ELEVATION	MH.	= MANHOLE

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1: 10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN NOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

DATE OF FIELD WORK: November 17, 2025

REVISED ON:

I hereby certify that the attached Sketch of Survey of the herein described property is to the best of my knowledge and belief, a true and correct representation, of a field survey performed under my direction. And also meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in chapter 5J-17. F.A.C. pursuant to Section 472.027 F. S.

JUSTIN LOSADA P.S.M. 7653

Not valid without the signature and the original embosed seal of a Florida Licensed Surveyor and Mapper.

926 POLK ST

HOLLYWOOD, FL



A new single family home designed in Mid-century modern architecture style for its timeless appeal, combining simplicity, function, and a deep connection to the surrounding historical Hollywood aesthetic and South Florida environment.

This design movement, which emerged in the mid-20th century, is known for its clean lines, open floor plans, and the seamless integration of indoor and outdoor spaces.

MID-CENTURY MODERN

- Flat, shed or butterfly roofs
- Large expanses of metal windows
- Asymmetrical facade
- Blending Interior/Exterior
- Open floor plans

SUB-TROPICAL MODERN

- Sun shading at windows
- Exterior galleries, stairs and courtyards
- Stucco walls with decorative patterns with accent materials such as wood siding and mosaic tiles
- Large expanses of glass
- Wide overhangs

Certificate of Appropriateness Narrative
Project Address: 926 Polk Street
Historic District: Hollywood Historic Lakes

The subject property is located within the Hollywood Historic Lakes neighborhood, south of Hollywood Boulevard. The proposed project introduces a midcentury modern residence designed in compliance with applicable zoning regulations and in alignment with guidance received from the HPB associate planner. The overall intent is to provide a design that is both architecturally distinctive and compatible with the surrounding historic context.

The neighborhood along South Southlake Drive is characterized by a mix of one- and two-story single-family homes. The proposed residence reflects this existing pattern through a thoughtful composition of one- and two-story volumes, maintaining a scale and massing that is consistent with adjacent properties while introducing a refined midcentury modern expression.

The proposed structure generally follows the established footprint and development pattern on the site. The existing garage, which is accessed from the rear alley, will remain and be incorporated into the project. Retaining this structure helps preserve the functional layout of the property and maintains consistency with the access patterns typical of the neighborhood.

As part of the site design, the finished floor elevation will be raised approximately four (4) feet above existing grade. This approach is intended to reduce the risk of flooding and improve overall stormwater management by ensuring that water is retained and directed within the site, preventing runoff from impacting neighboring properties.

The architectural design incorporates passive strategies suited to the South Florida climate. Window openings are carefully considered, with reduced glazing on the south and west elevations to limit heat gain. Generous roof overhangs and covered exterior areas provide additional shading, enhancing energy efficiency and occupant comfort while maintaining compatibility with nearby homes.

Flat roof forms are utilized to achieve clean horizontal lines and allow for higher interior ceiling heights, as well as efficient integration of building systems. This approach supports the overall modern architectural language while remaining visually consistent with the scale of the neighborhood.

The building will be constructed using durable and appropriate materials, including concrete pile foundations, CMU wall systems, concrete slabs and a wood rafters roof structures. Exterior finishes will consist of a combination of stone, stucco and wood elements, along with impact-resistant windows and doors. A natural, earth-toned material palette has been selected to create a cohesive transition between the new construction and the surrounding residential context.

The existing residence on the property is not suitable for restoration due to its poor construction quality. The new residence will be built to meet or exceed current construction standards, ensuring long-term durability and a level of workmanship consistent with other homes in the area. The selection of materials and finishes reinforces the overall quality while maintaining the understated character of the neighborhood.

The design reflects a careful balance between modern architectural principles and the guidelines of the historic district. Elements such as wide overhangs, controlled glazing, and integrated outdoor spaces are incorporated in a manner that respects the established character of the Hollywood Lakes Intracoastal area while allowing for a contemporary interpretation.

Please feel free to contact our office with any questions or requests for additional information regarding this submission.

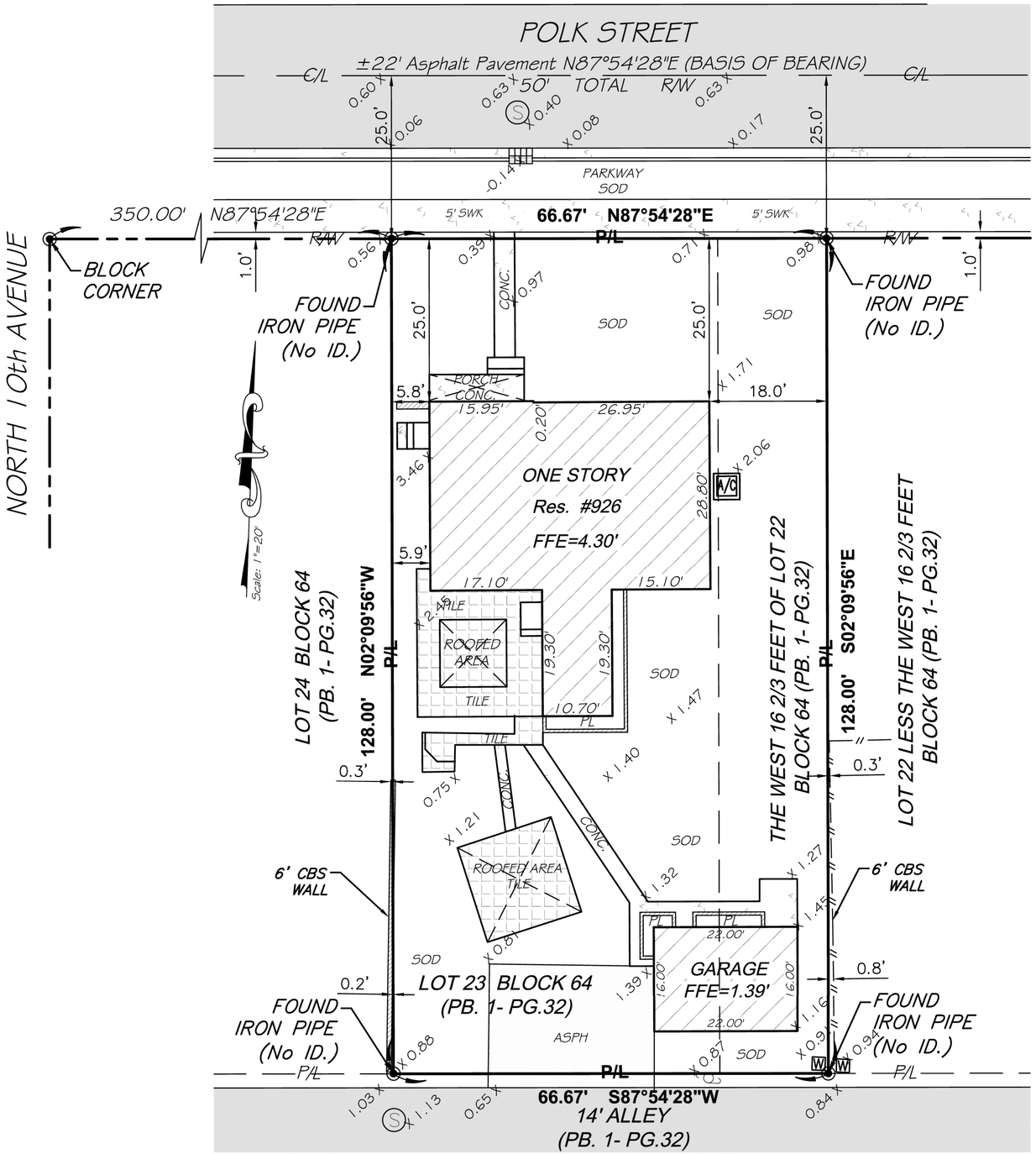
Sincerely,

SE7ENAVE.
DESIGN STUDIO, LLC.
1000 Brickell Ave. #1015
Miami, Florida 33131 | 786.340.7690

JOSE R. MERLO
license no.
AR0012119
AA26003491

BOUNDARY AND TOPOGRAPHIC SURVEY

SCALE: 1" = 20'



Legal Description:

The West 16 2/3 feet of Lot 22, and all of Lot 23, in Block 64, of "HOLLYWOOD LAKES SECTION", according to the Plat thereof as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.



Front of Home (Polk St)



Rear of Home (Alley)

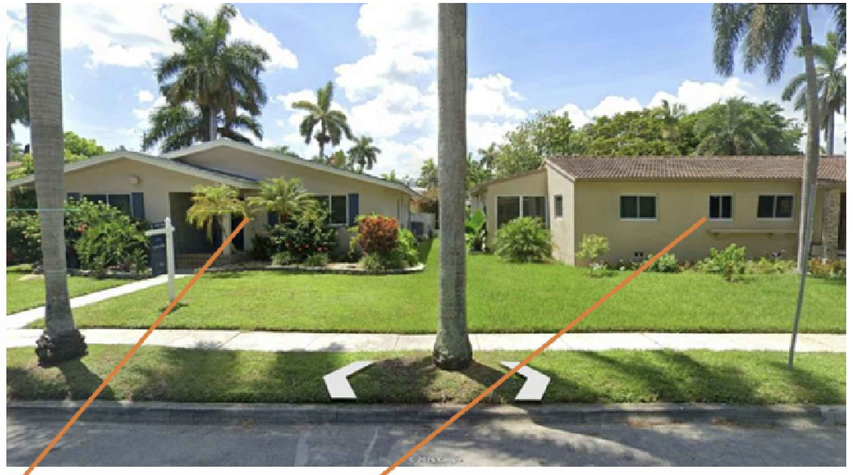
Current Conditions:

The existing style is mid-century style with flat and tiled roofs, white and cream stucco finishes, and earth tone stone accents and paving.

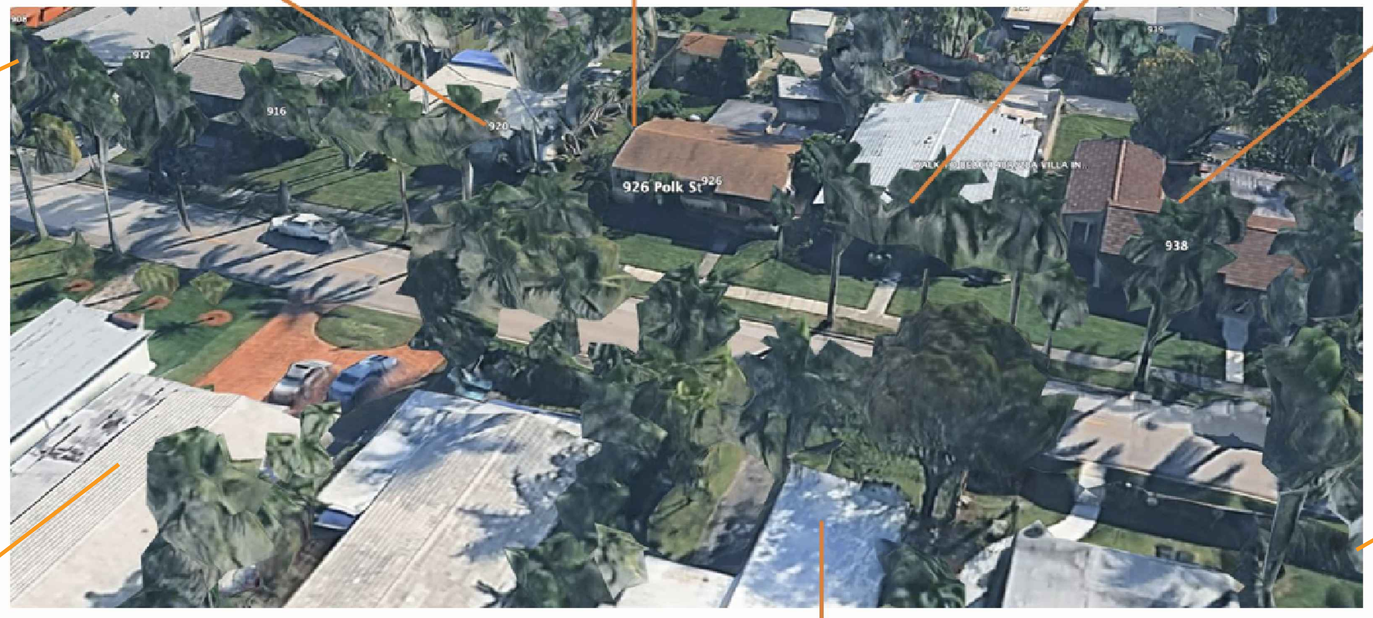
EXISTING NEIGHBORHOOD CONTEXT







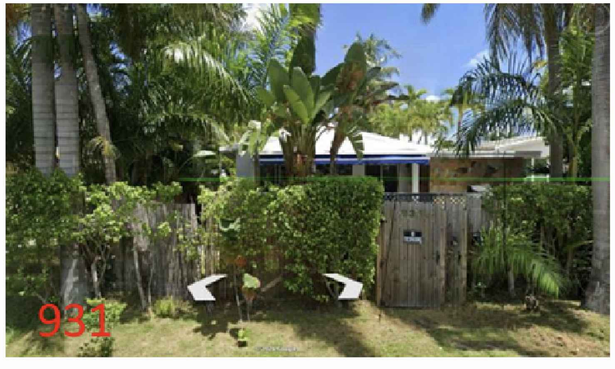


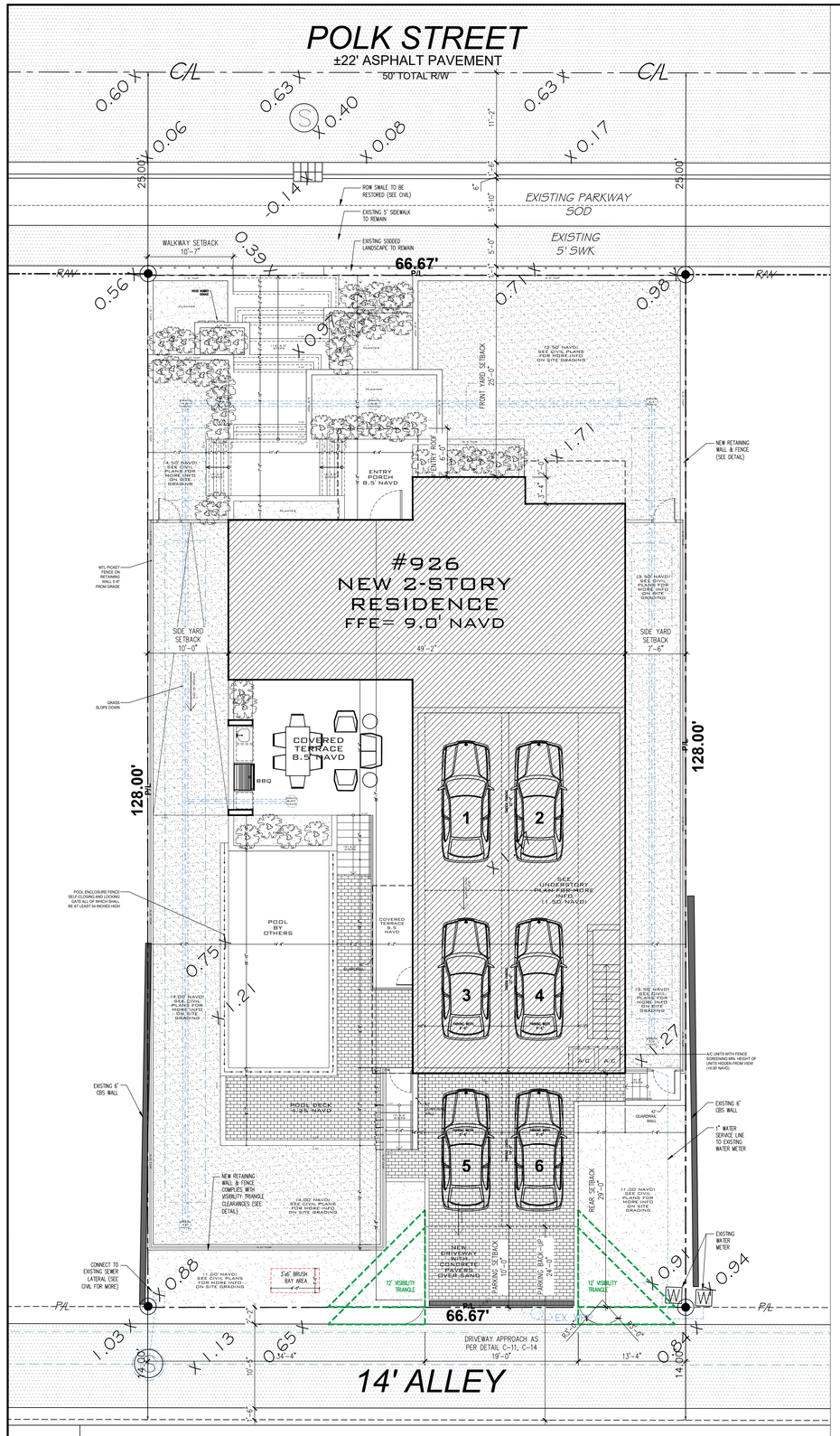












1 PROPOSED SITE PLAN
scale: 1/8" = 1'=0"

ZONING INFORMATION

PROPERTY ADDRESS:
926 POLK STREET
HOLLYWOOD, FL 33019

DESCRIPTION:
THE WEST 16 2/3 FEET OF LOT 22, AND ALL OF LOT 23, IN BLOCK 64, OF "HOLLYWOOD LAKES SECTION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ZONING:
CITY OF HOLLYWOOD "Zoning and Land Development Regulations". HOLLYWOOD LAKES HISTORIC DISTRICT (HMPRLOD-1)

ZONING DESIGNATION: RS-6
ALLOWABLE USES: RESIDENTIAL USES - SINGLE FAMILY RESIDENCE
PROVIDED USES: SINGLE FAMILY RESIDENCE

ALLOWABLE DENSITY:
ALLOWABLE: UNLIMITED
PROVIDED: ONE EXISTING SINGLE FAMILY DWELLING

LOT AREA:
REQUIRED: 6,000.0 S.F.
PROVIDED: 8,533.76 S.F.

LOT WIDTH:
REQUIRED: 60'-0"
PROVIDED: 66'-8"

YARD SETBACKS:
REQUIRED: FRONT - 25'-0", (PROVIDED 25'-0")
SIDE - 25% lot width, min. 7'-6", (PROVIDED 7'-6" & 10'-0")
REAR - 15% lot depth, min. 15'-0" (PROVIDED 29'-0")

HEIGHT:
ALLOWABLE MAXIMUM: 2 stories, 30'-0" MAXIMUM
PROVIDED: 26'-5" TO HIGHEST TOP OF BEAM FROM 0'-0"

FLOOR AREA RATIO:
REQUIRED: .75 FOR LOTS OVER 6,00.0 S.F.
PROVIDED: .26 (4,695.7 S.F. / 17,941.0 S.F. = .262 = LESS THAN .60)

PARKING:
CITY OF HOLLYWOOD PARKING REQS
REQUIRED: 2 SPACES/ FIRST 2,000SF + 1 SPACE/500SF = (3,925SF= 5 SPACES REQ)
PROVIDED: 4 GARAGE + 2 DRIVEWAY = 6 TOTAL SPACES

FLOOD ZONE:
REQUIRED: FEMA DESIGNATED FLOOD ZONE - X 0.2 Percent Annual Chance Flood Hazard in Coastal Zone, AE Coastal Floodplain
BASE FLOOD ELEVATION = +7.00 NAVD88
FLOOD MAP PANEL NUMBER - 12011C0588-J
SEE SURVEY AND ELEVATION CERTIFICATE BY LOSADA SURVEY SERVICES, DATED: 11/17/2025

PROVIDED:
BASE FLOOD ELEVATION = +1.0' EXISTING AVERAGE GRADE
NEW HOUSE F.F. SET = +9.0' NAVD88

BUILDING AREAS:

EXISTING BUILDING + COVERED AREAS_____2,194 SQ.FT.

REQUIRED: 1,000.0 S.F. PER DWELLING UNIT
PROVIDED: SEE TABLE BELOW

PROPOSED BUILDING AREAS:
RESIDENCE (A/C)_____4,046 SQ. FT.
UNDERSTORY GARAGE _____1,194 SQ. FT.
COVERED TERRACE_____384 SQ. FT.
TOTAL GROSS BUILDING AREA _____ 5,624 SQ.FT.

GREEN PERVIOUS AREAS: (SEE DIAGRAM)
FRONT YARD: (20% MIN) 1,211 SQ.FT. = 73%
REAR YARD: (20% MIN) 856 SQ.FT. = 66%

ENTIRE LOT: (40% MIN) 3,617 SQ.FT. = 42%

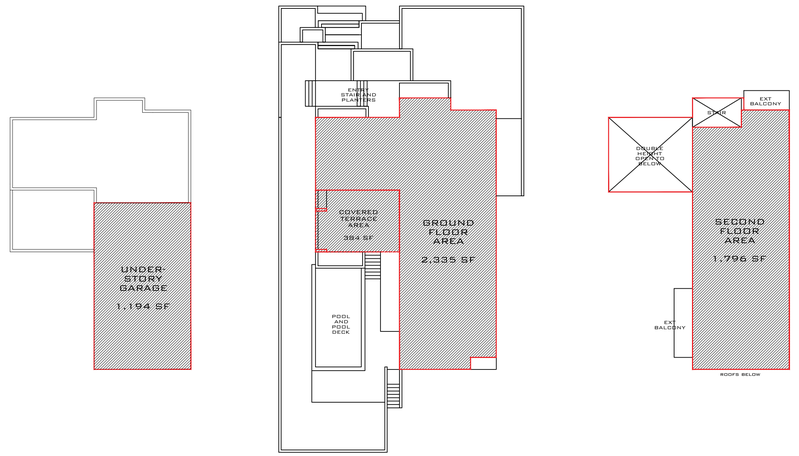
IMPERVIOUS AREA: 4,916 SQ.FT. = 57%

BUILDING CODE:
FLORIDA BUILDING CODE, RESIDENTIAL, 2023, 8TH EDITION
FLORIDA BUILDING CODE, PLUMBING AND MECHANICAL, 2023,
NFPA-70, NATIONAL ELECTRICAL CODE.

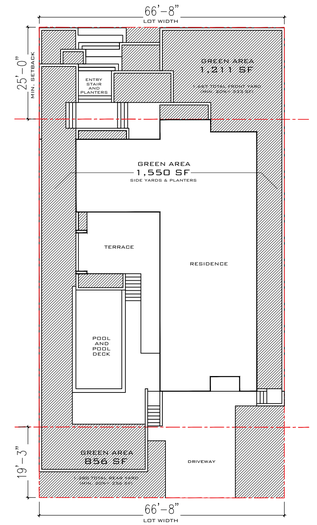
OCCUPANCY:
RESIDENTIAL GROUP-R, SUB CLASSIFICATION R-3,
RESIDENTIAL SINGLE FAMILY DWELLING (FBC/B CH-3)

CONSTRUCTION TYPE:
ALLOWABLE HEIGHT - 2 STORIES, 30' MAXIMUM (FBC TBL 503)

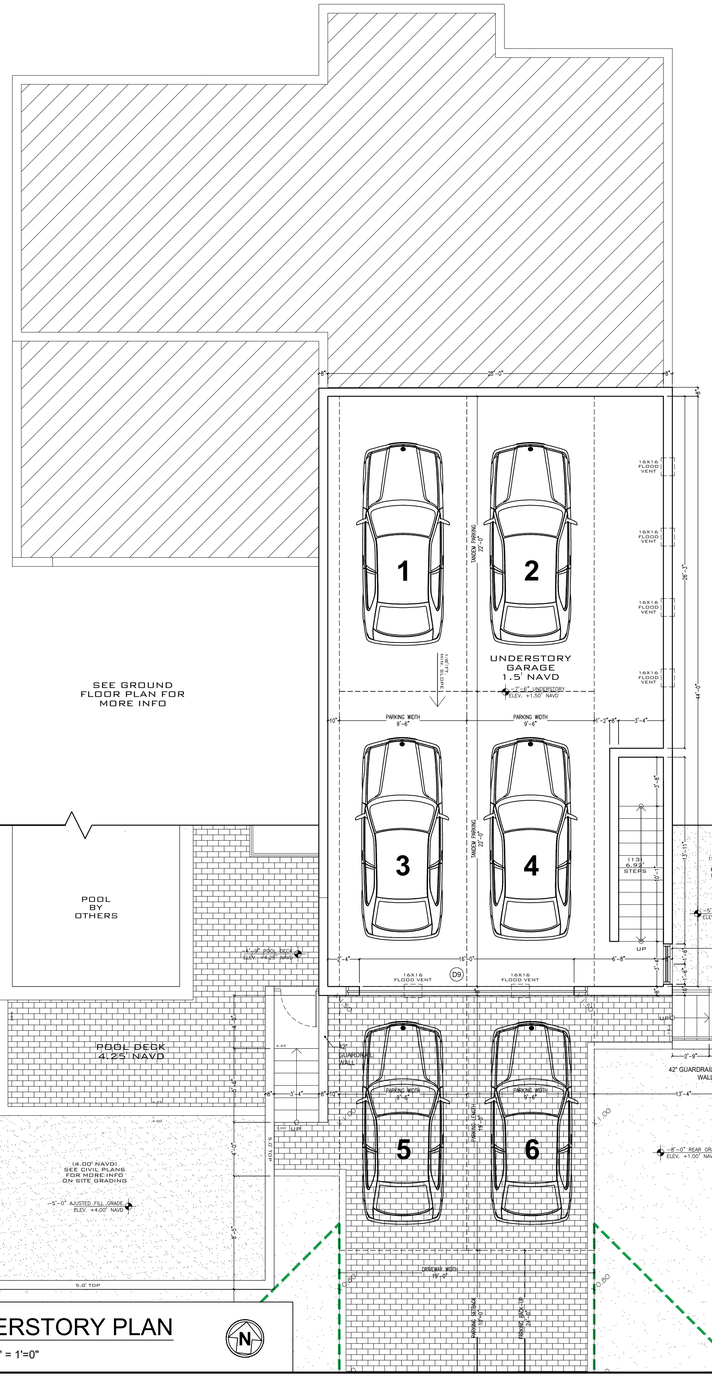
BUILDING AREA DIAGRAMS

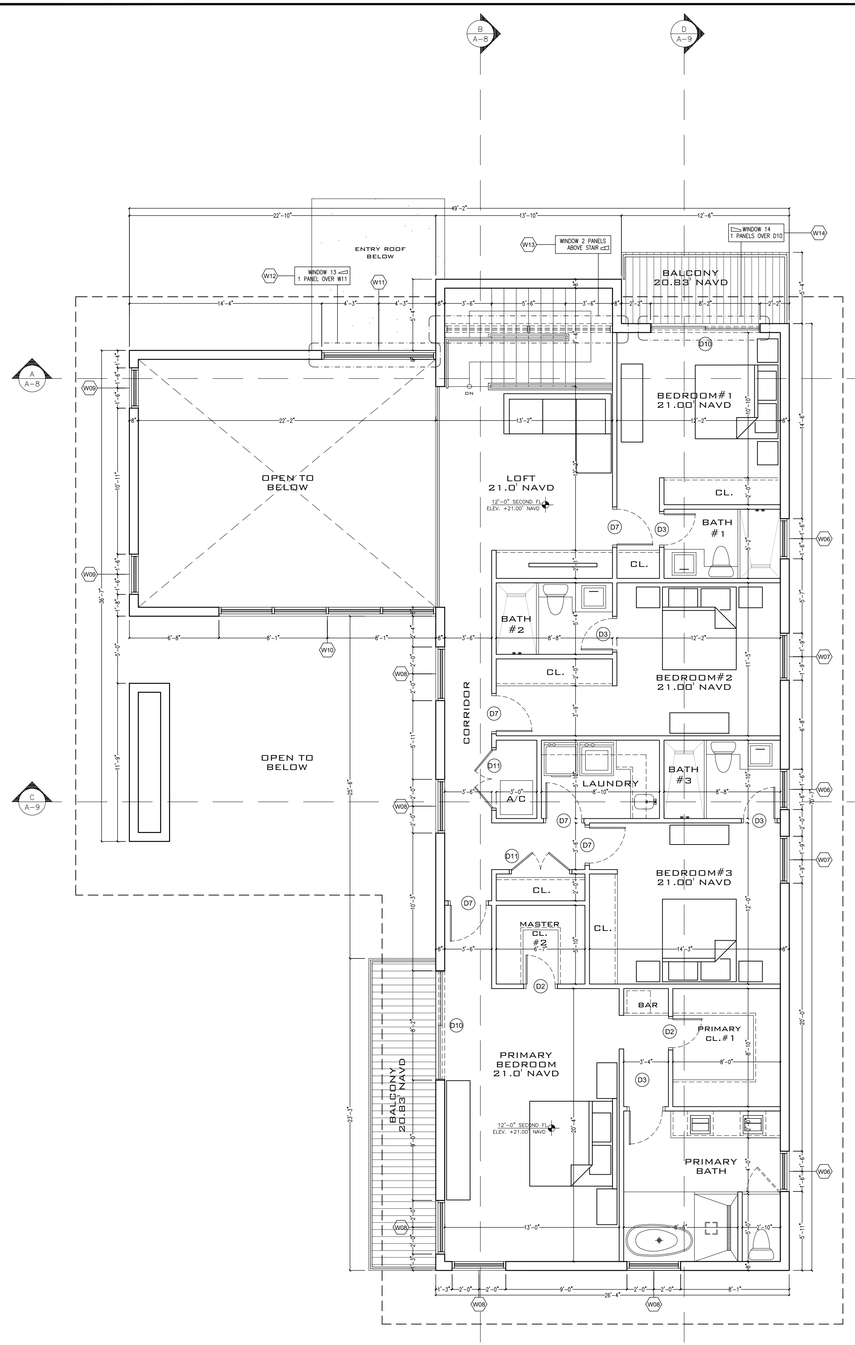


GREEN DIAGRAM



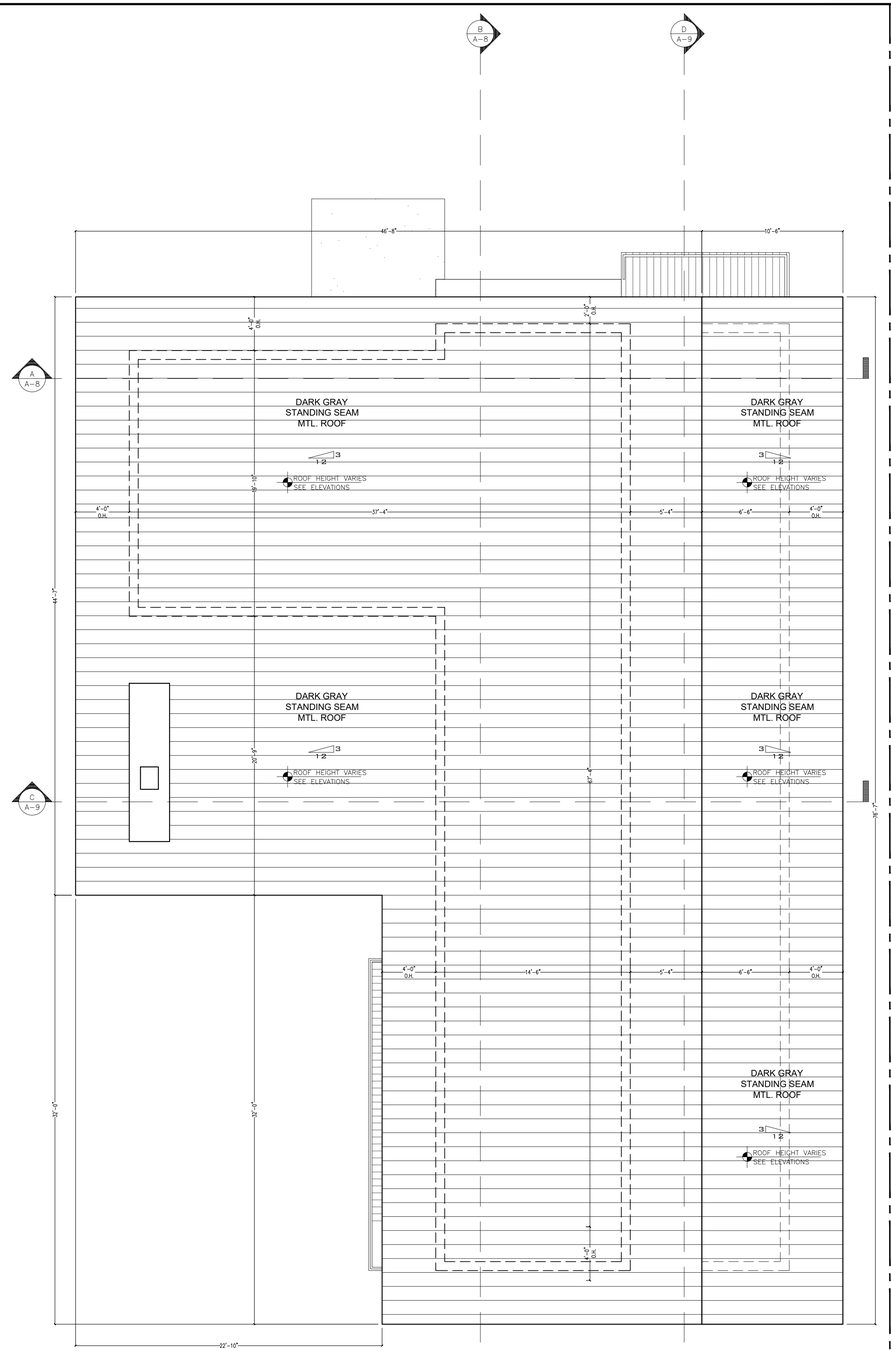
TOTAL LOT GREEN AREA (PERVIOUS)
=3,617 SF (42% OF LOT)


SEE GROUND FLOOR PLAN FOR MORE INFO
1
2
3
4
5
6
UNDERSTORY GARAGE 1.5' NAVD
-1'-4" UNDERSTORY ELEV. +1.50' NAVD
TANDEM PARKING 22'-0"
PARKING WIDTH 9'-6"
16X16 FLOOD VENT
(13) 6.92" STEPS
UP
D9
-5'-6" ADJUSTED FILL GRADE ELEV. +3.50' NAVD
(3.50' NAVD) SEE CIVIL PLANS FOR MORE INFO ON SITE GRADING
SIDE OUTDOOR 7'-4"
-5'-9" POOL DECK ELEV. +4.25' NAVD
POOL BY OTHERS
POOL DECK 4.25' NAVD
42" GUARDRAIL WALL
42" GUARDRAIL
(4.00' NAVD) SEE CIVIL PLANS FOR MORE INFO ON SITE GRADING
-5'-0" ADJUSTED FILL GRADE ELEV. +4.00' NAVD
5.0' TOP
DRIVEWAY WIDTH 18'-0"
-6'-10" REAR GRADE ELEV. +1.00' NAVD
1.00
1.50
PLANTER
PLANTER
PLANTER



1 SECOND FLOOR PLAN

scale: 3/16" = 1'=0"



2 ROOF PLAN

scale: 3/16" = 1'=0"



Exterior Finish Schedule	
PT-1	WHITE PAINTED STUCCO
PT-2	DARK GRAY PAINTED STUCCO
PT-3	GRAY TEXTURED STUCCO
PT-4	BLACK PAINTED STUCCO
WD-1	WOOD CERAMIC TILE FINISH
ST-1	STONE CERAMIC TILE FINISH

1 ELEVATION NORTH

scale: 1/4" = 1'=0"



2 ELEVATION WEST

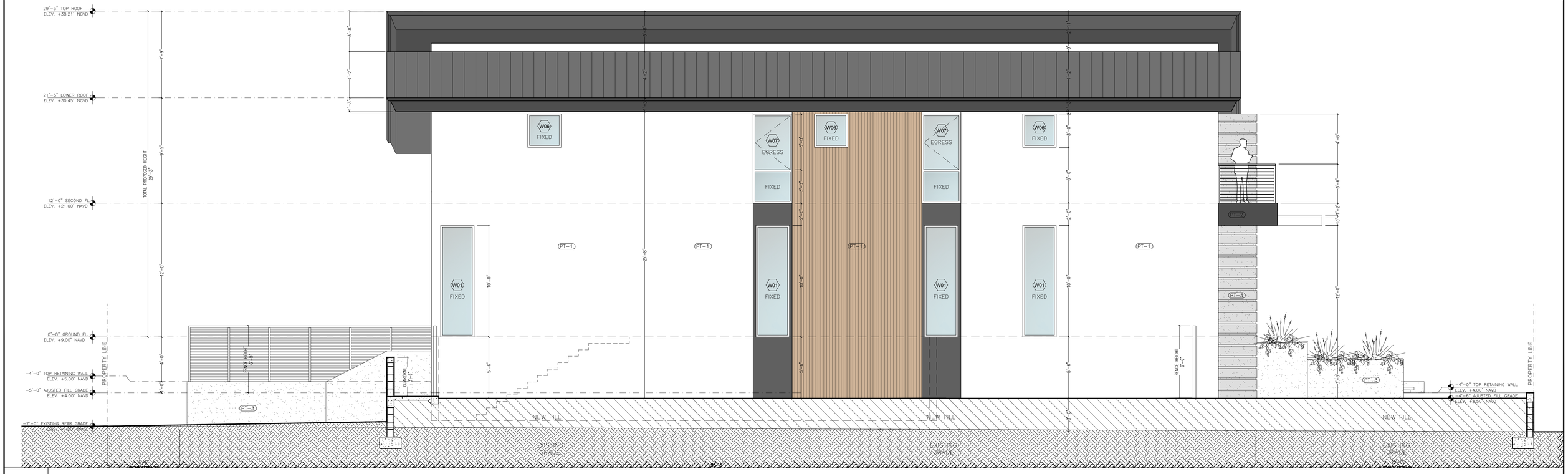
scale: 1/4" = 1'=0"



Exterior Finish Schedule	
PT-1	WHITE PAINTED STUCCO
PT-2	DARK GRAY PAINTED STUCCO
PT-3	GRAY TEXTURED STUCCO
PT-4	BLACK PAINTED STUCCO
WD-1	WOOD CERAMIC TILE FINISH
ST-1	STONE CERAMIC TILE FINISH

1 ELEVATION SOUTH

scale: 1/4" = 1'=0"



2 ELEVATION EAST

scale: 1/4" = 1'=0"

PERSPECTIVE RENDERINGS



NORTH FACADE

ENTRY STEPS



SOUTH FACADE



Exterior Finish Schedule	
PT–1	WHITE PAINTED STUCCO
PT–2	DARK GRAY PAINTED STUCCO
PT–3	GRAY TEXTURED STUCCO
PT–4	BLACK PAINTED STUCCO
WD–1	WOOD CERAMIC TILE FINISH
ST–1	STONE CERAMIC TILE FINISH

ELEVATION RENDERINGS



NORTH ELEVATION RENDER



WEST ELEVATION RENDER



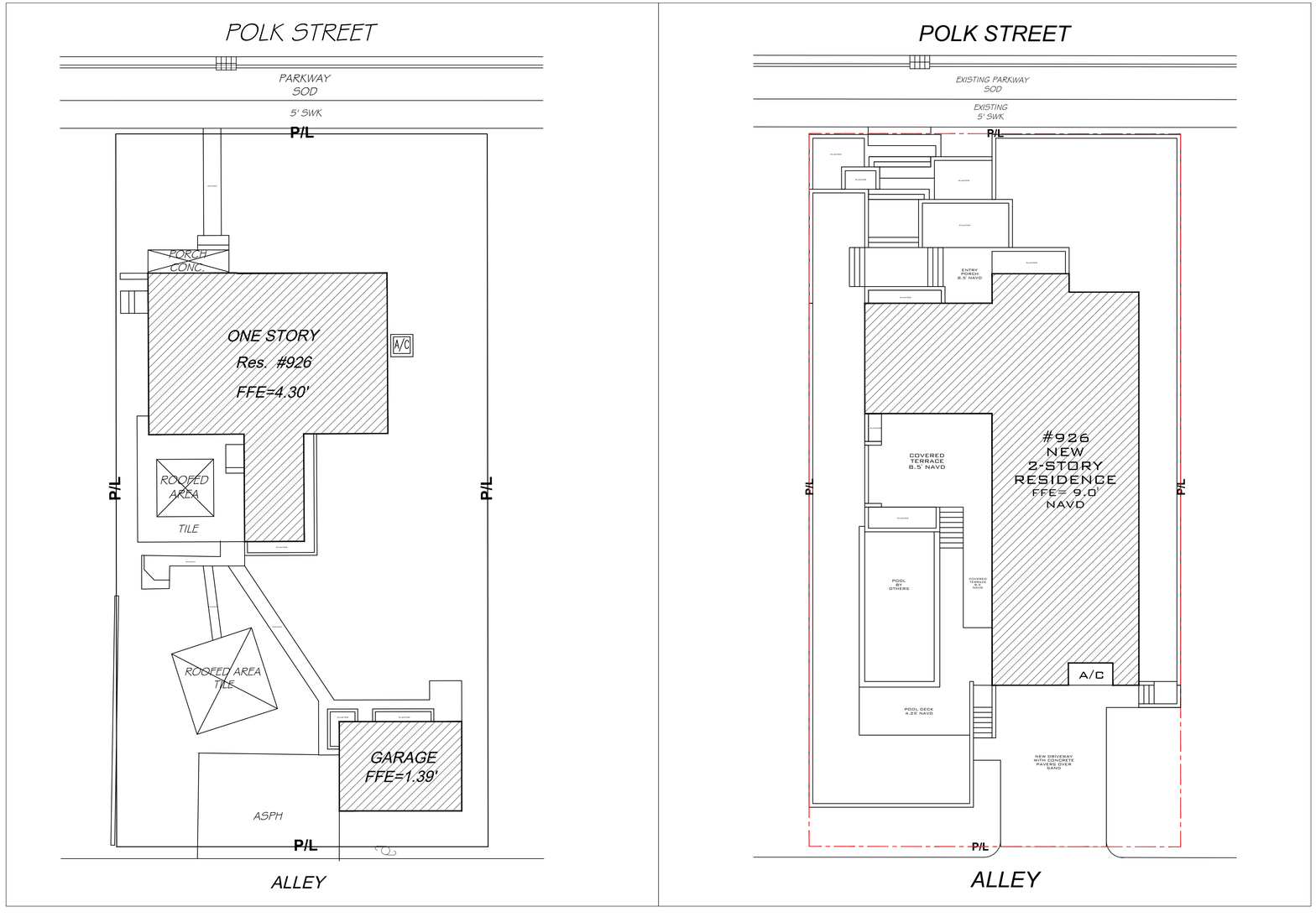
SOUTH ELEVATION RENDER



EAST ELEVATION RENDER

1. Purpose and Scope of Design Guidelines

- Current building has no historical significance
- Retaining and improving existing mid-century architectural style with New building
- Respecting existing site layout and incorporating garage at alley

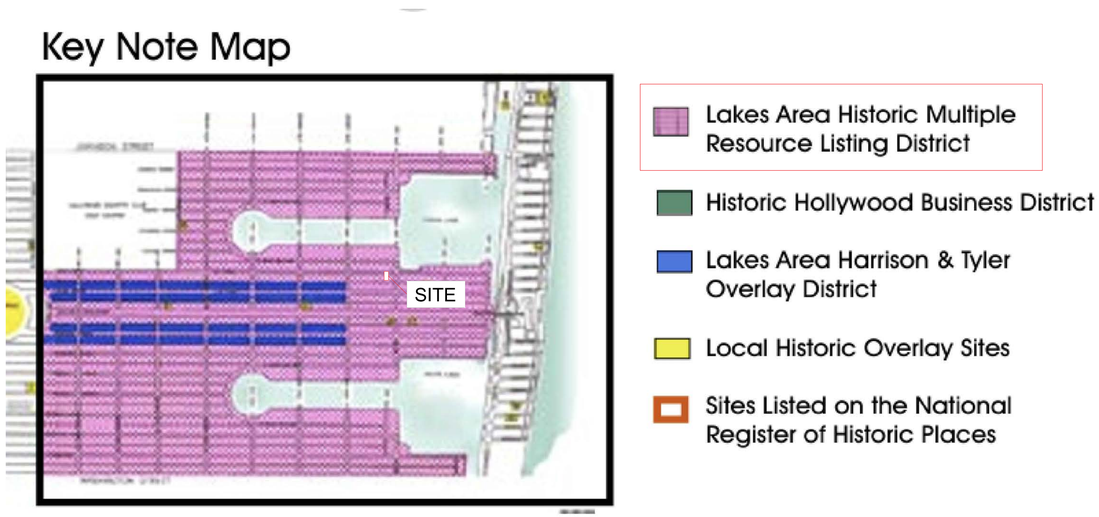


EXISTING BUILDING ON SITE
scale: NTS

PROPOSED BUILDING ON SITE
scale: NTS

2. Identification and Preservation of Hollywood's Historic Legacy

- *Although site is within historical area, the current building holds no significance.*
- *Proposing harmonious mid-century tropical architecture with open spaces, subtropical vegetation, street trees, covered porch and terraces, vistas to the water, preserved lush front yard with vehicular access only through alley, detached garage, and tropical motifs to preserve Hollywood's historic aesthetic.*
- *Drawing design inspiration from Hollywood architects who defined the area's unique architectural styles like Igor Polevitzky, Donald Singer, and Charles Reed, Jr.*



3. Periods of Significance with Appropriate Style-Specific Details

- Vernacular (1920-30)
  -rectangular masses, "L shape", wood siding, hipped and gabled roofs,
- Streamline / Art Moderne (1930-1945)
  -smooth surface treatment, flat roofs with unadorned parapets, rectangular metal windows, natural stone
- Post War (Mid-Century) Modern (1946-1960)
  -wide overhangs, blending interior and exterior, flat pitched roofs, wood louvers, extended glass areas

These are all architectural elements we have implemented into our proposed design, packaged into a seamless "Tropical Mid-Century Modern" style.

4. Design Principles, New Construction

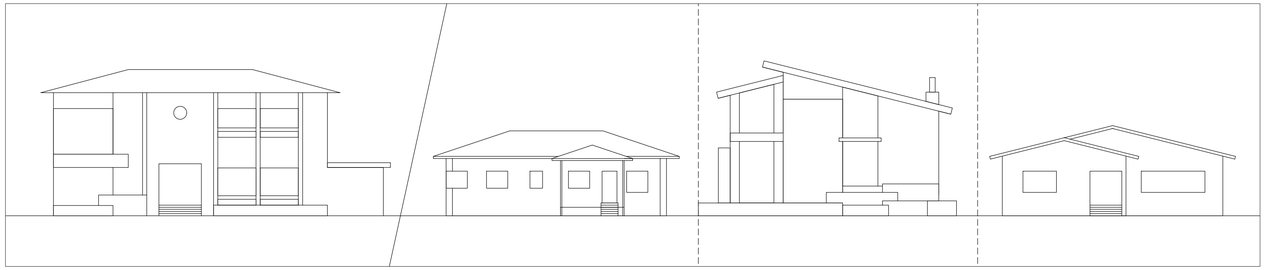
- Parking/Alleyways
  - *-Highly articulated.*
  - *-Transitional zones between public and private areas.*
  - *-Surface texture.*
  - *-Proportion of width to height and depth of existing structure*

- Scale
  - *-One story structures with occasional two story component or wing.*
  - *-Human scale*
  - *-Height to width ratio*

- Rhythm
  - *-Consistent spacing and setback.*
  - *-Alignment of windows, entry doors and spatial placement similar to surrounding buildings.*

- Building Orientation
  - *-Front widths should correspond to adjacent building widths.*
  - *-Main entrance oriented to the street.*
  - *-Long axis perpendicular to the street on narrow lots.*
  - *-Site coverage similar to adjacent lots.*
  - *-Provide proper site and roof drainage so as to not drain toward building.*
  - *-Survey the building site prior to the beginning of new work, so that damage to, or destruction of, important landscape features or archaeological resources does not occur.*

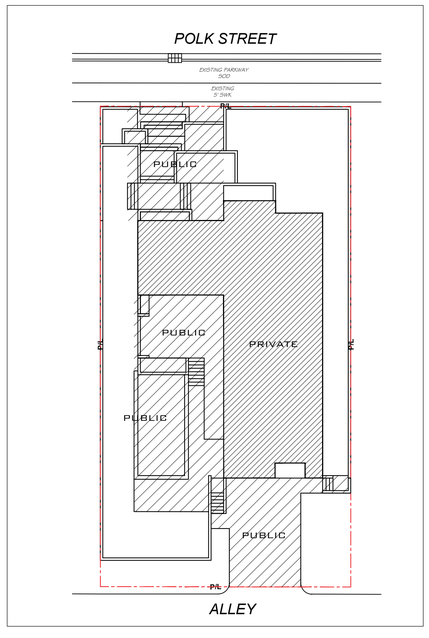
- Building Setbacks
  - *-Partial facades should be recessed from existing setback.*
  - *-Maintain the building to lot proportions.*
  - *-Principal dwelling centered on the lot.*



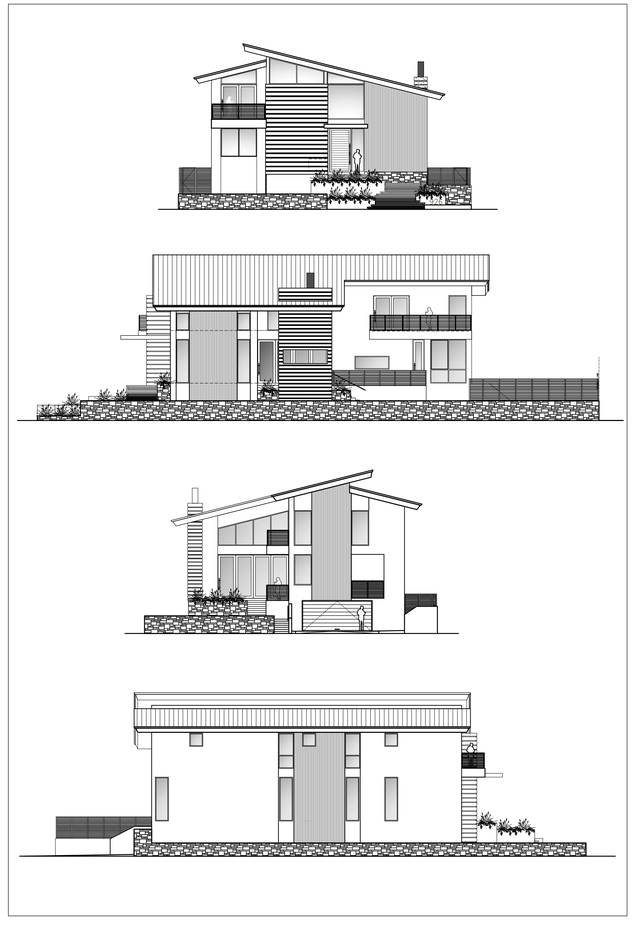
CONTEXT ELEVATIONS



CONTEXT PLAN



PUBLIC/PRIVATE



RHYTHM MASSING, WINDOWS

5. Special Design Considerations

- Parking/Alleyways

  -Use of existing alleyways to provide access to buildings.
  -Provide compatible street landscaped areas that may accommodate pedestrian as well as vehicular traffic.
  -Limit parking to the rear or side of buildings, unless it was historically located in other areas.
  -Construction of new curb cuts and street side driveways only in areas where they existed historically.
  -Limit curb cuts in front yards to maintain the lush tropical setting in residential neighborhoods.
  -Use of on-street parking as an alternative.

- Paving Material

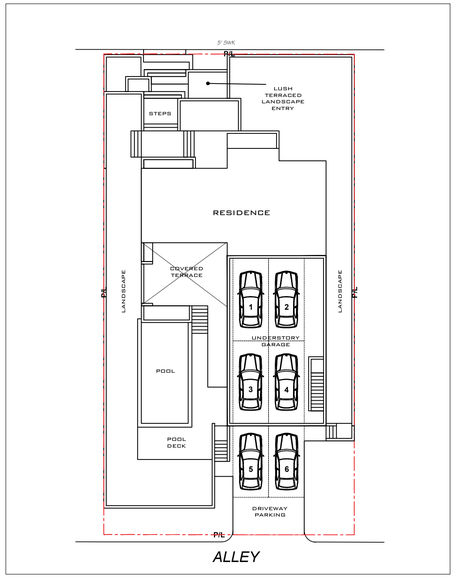
  -Materials which maximize green areas such as permeable pavers (i.e.. grass pavers)
  -Utilize grass areas to maximize percolation areas.
  -Materials should be limited in use as they relate to impervious surfaces

- Accessory Structures

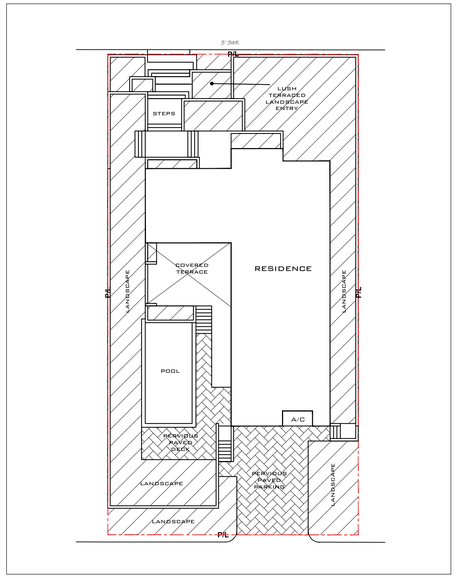
  -Detached garages generally located to the side or rear yard of the property.
  -One-story structures.
  -Simple design that does not detract from the original structure.
  -Handicap accessible.

- Fences/Walls

  -Fences and walls should maintain the visibility of the structure.
  -Maximum height of fence or wall should be four feet in the front and six feet in the rear.



PARKING/ VEHICLE ACCESS



PAVING & LANDSCAPE

- Landscaping

  -The landscaping should utilize swales and storm drains to carry water away from structures, thus promoting positive drainage to sewer systems.
  -Protect and maintain mature trees and plantings.
  -Provide landscape features that define boundaries.

- Hurricane Preparedness for Historic Structures

  -Structures and impervious surfaces have Hazard Mitigation factors incorporated in the application for new construction and new additions.
  -Use of hurricane impact windows
  -Provide drainage from structures and maintain water on own property.

- Mechanical Systems

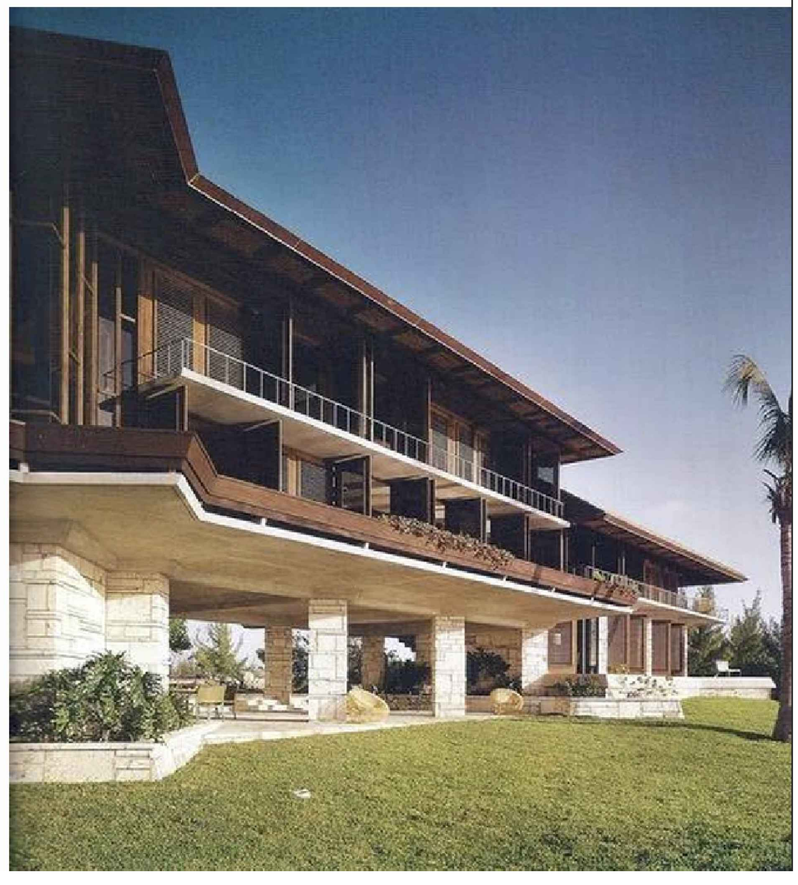
  -Mechanical systems should be properly screened and in the most inconspicuous location.
  -Interior mechanical chaseways for the High-Volume Air Conditioning (HVAC) ductwork

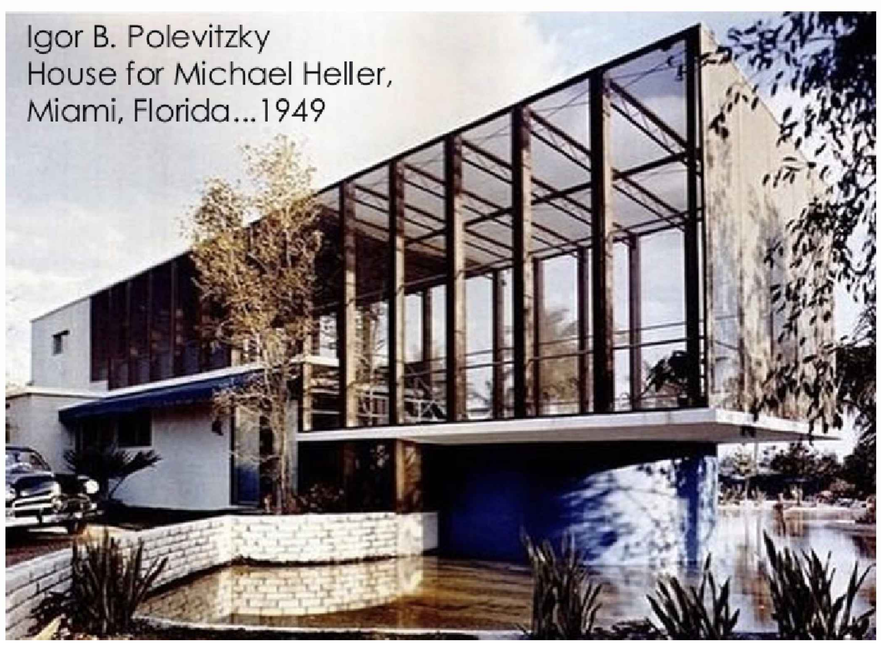
ARCHITECTURAL STYLE INSPIRATION



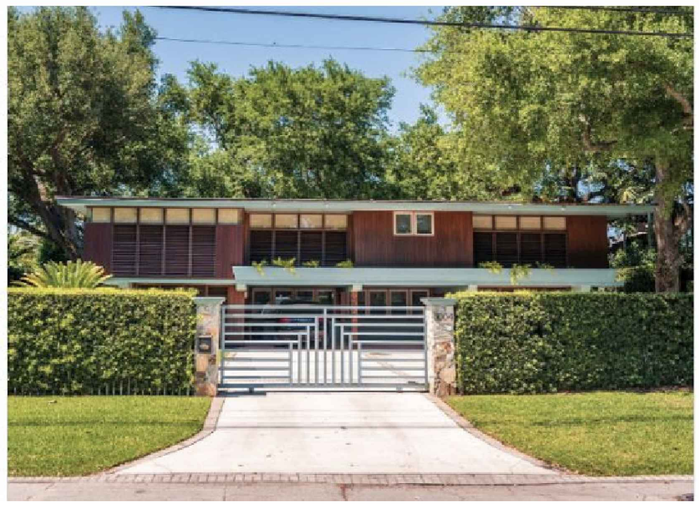
South Florida Mid Century

Alfred Browning Parker's Personal home built 1964, Coral Gables FL





Alfred Browning Parker – Coconut Grove FL



ARCHITECTURAL STYLE INSPIRATION



Hollywood FL Mid Century

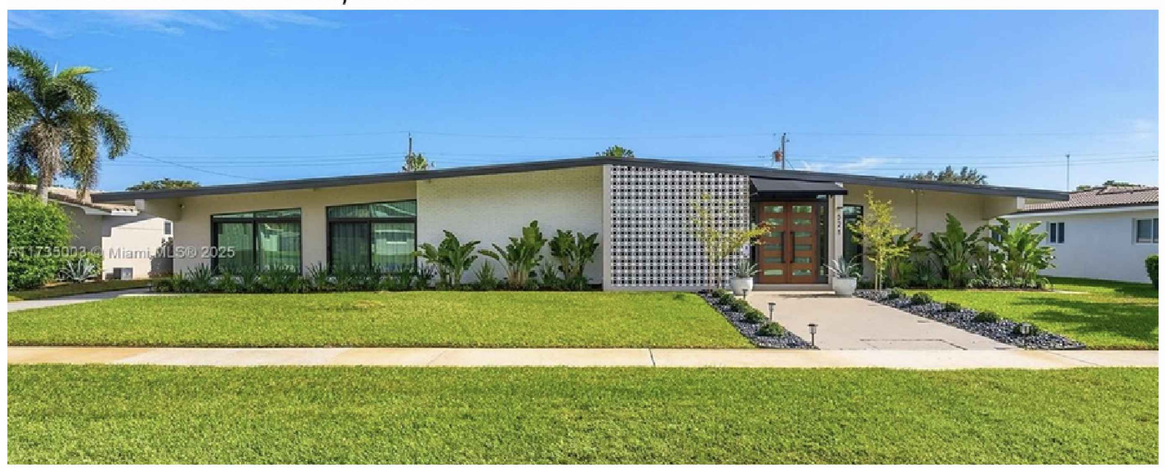


1205 Adams St. Hollywood

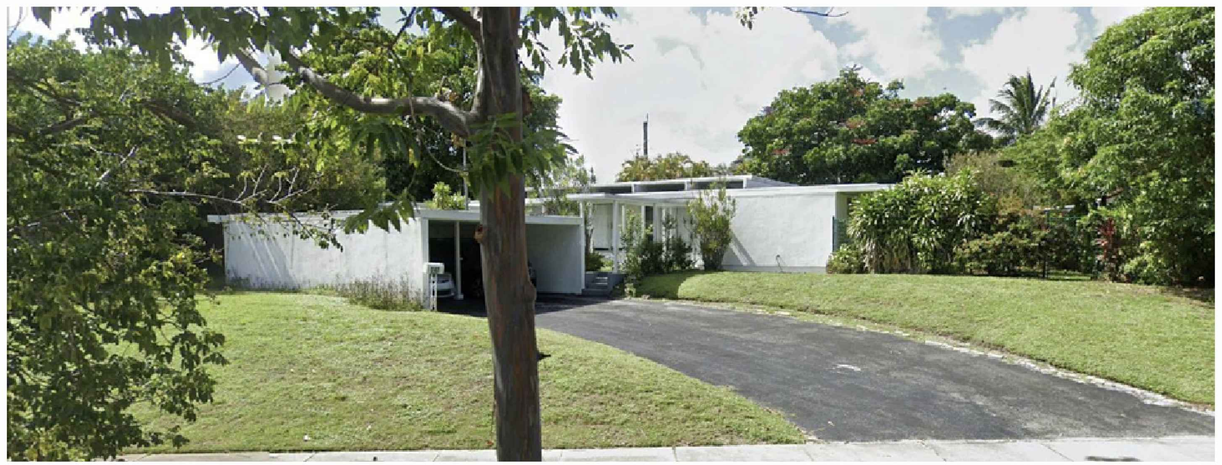


Notable Residential Examples (Designed by Charles Reed Jr.)
The following are private residences located in Hollywood, FL, which are considered prime examples of Reed's unique interpretation of Mid-Century Modern architecture:

- **The Gahstrom House**
  - (built 1952)
- **The Heiden House**
- **The Jaffe-Garrett House**
- **The Simon House**
- **The Ritchie House**
- **The String House**
  - (1959, located at 4210 Garfield Street)
- **The Hulmes House**
  - (1960, located at 4020 Buchanan Street)
- **The Brill House**
  - (1959, located at 2915 Arthur Street)
- **The Wicker House**
- **The Lawson House**
  - (1961, located at 742 North Rainbow Drive)



521 N Highland Dr, Hollywood, FL 33021



1020 S Southlake Dr, Hollywood, FL 33019

Hollywood FL Mid Century



These Mid-Century Modern buildings have butterfly roofs that appear "folded" at their center. The projecting roof eaves provide shading for the wrapping corner windows.



This is one of a group of Mid-Century Modern, 2-story, flat-roofed apartment buildings, each with a second floor balcony covered by the main roof, supported by narrow, angled "beanpoles".

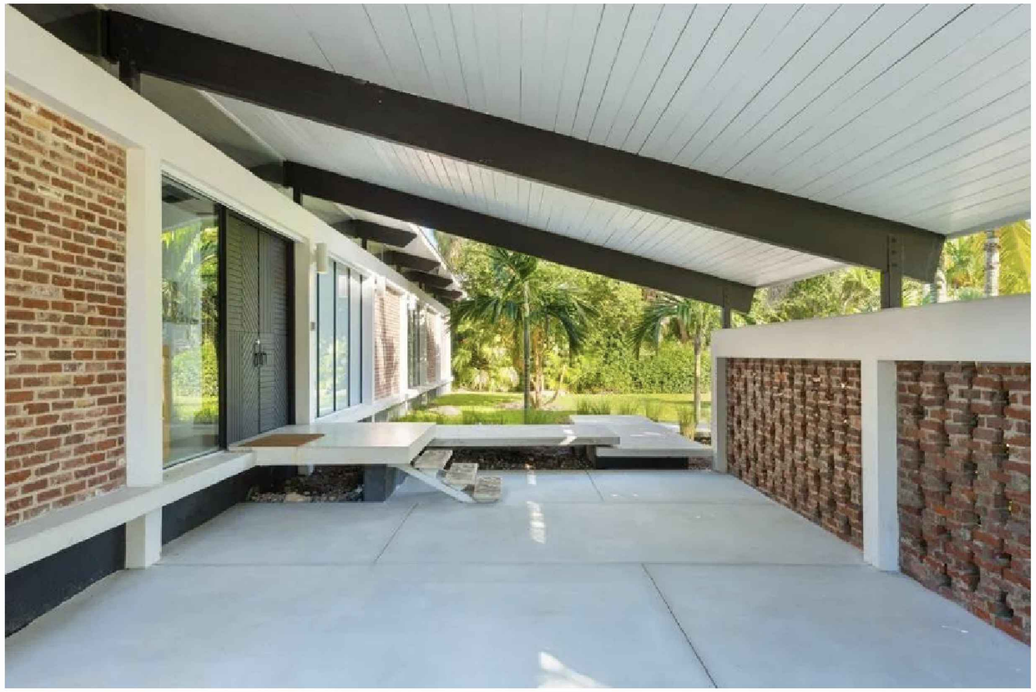


This Mid-Century Modern home has a shed roof, and asymmetrical facade and an attached, projecting, flat roof car port supported by narrow columns.

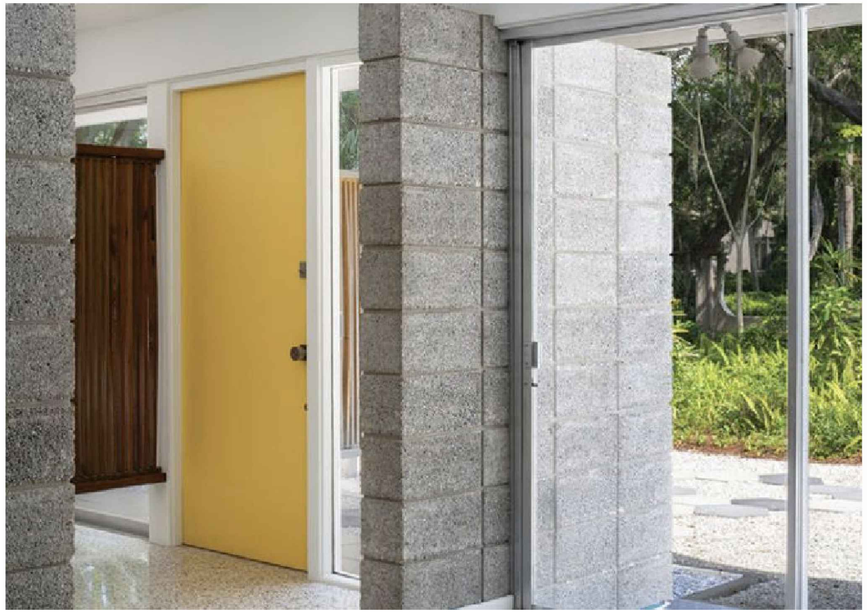


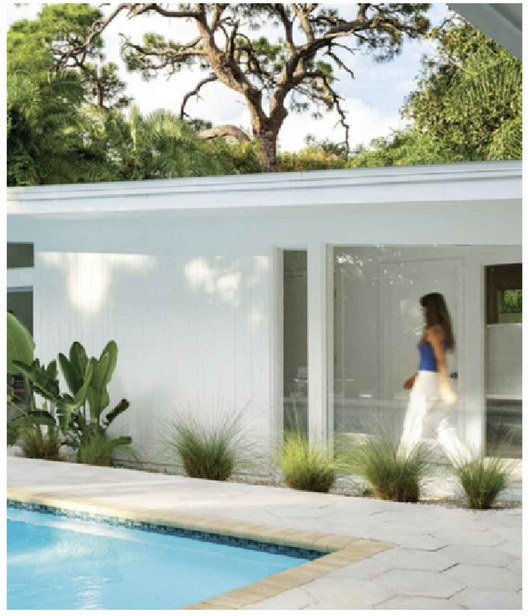
The dramatic shed roof of this Mid-Century Modern residence is an important character-defining feature that should be maintained if alterations are considered.

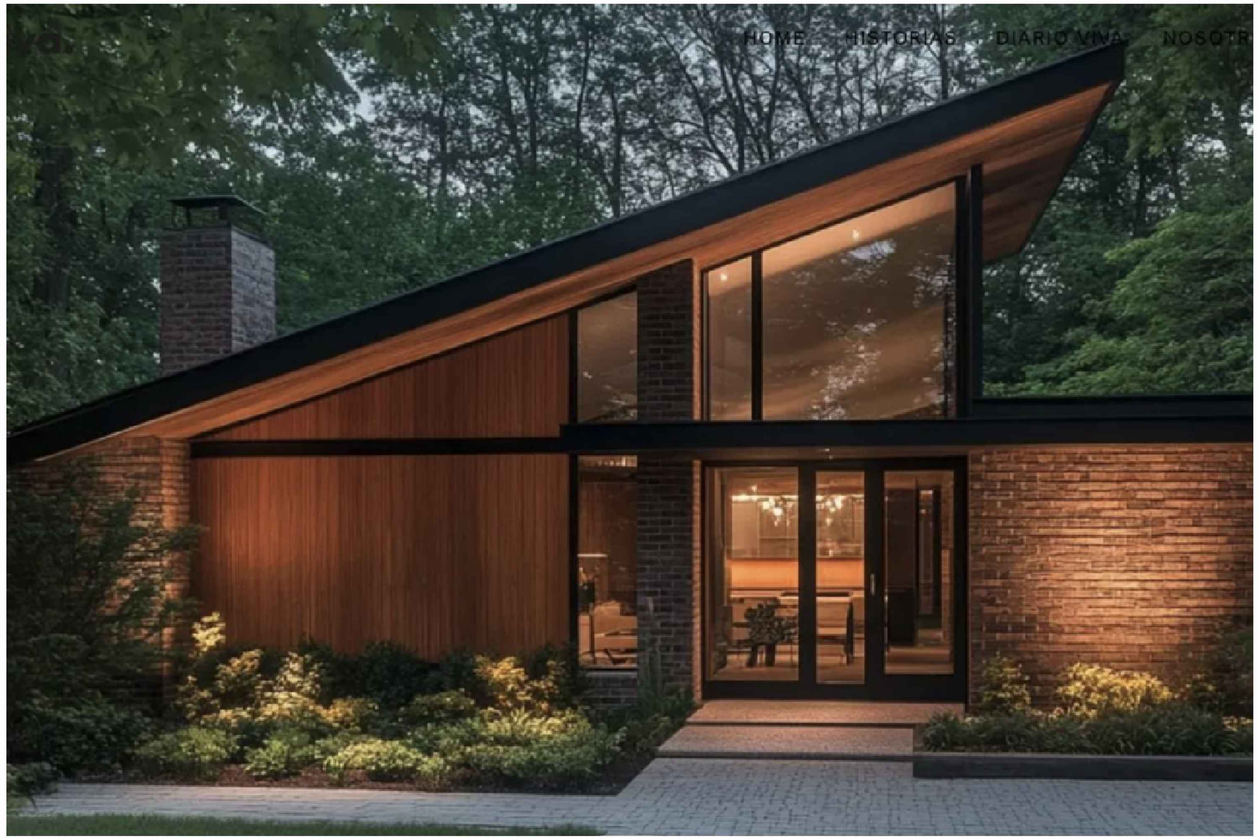
Henry End, Miami Shores FL





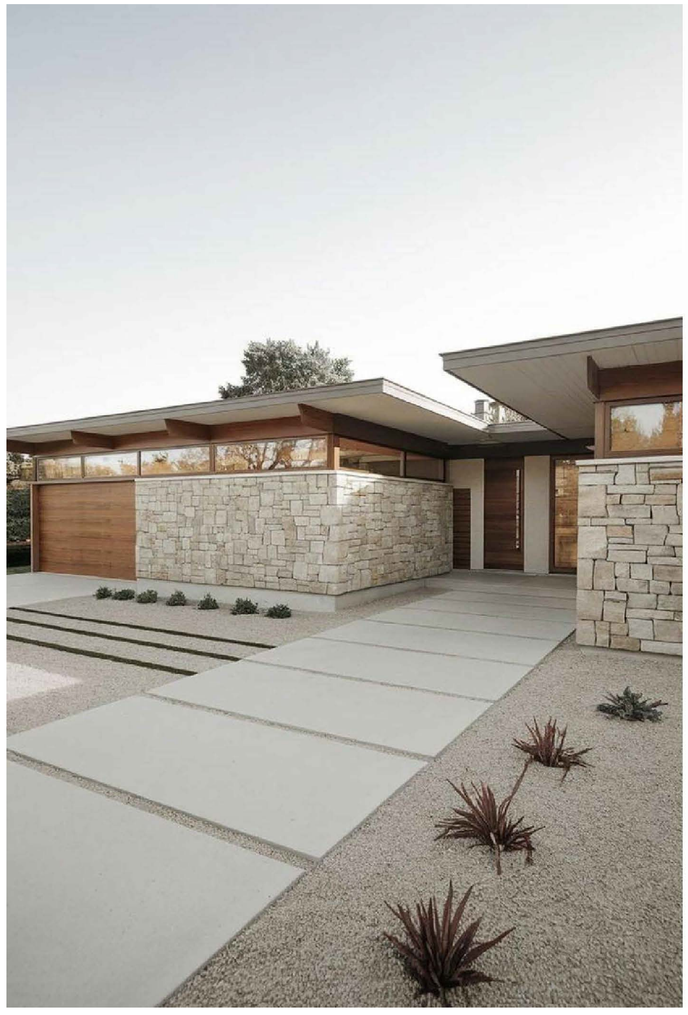


















Payment page

Thank you for your payment

Reference number AN0A6B944192

Amount 682.00

Roy, you have successfully completed your payment. A confirmation email will be sent to roy1reggev@gmail.com.

City of Hollywood Planning and Urban Design

Return to Online Payment Center

Bill-to-address
Roy Reggev
915 MIDDLE RIVER DRIVE SUITE 518
FORT LAUDERDALE, FL 33304
US

Please print this receipt for your records.

Instr# 120586194 , Page 1 of 3, Recorded 12/09/2025 at 01:06 PM
Broward County Commission
Deed Doc Stamps: $3780.00

This Instrument Prepared by:
Vivian Dyer
Zendegui Law Group P.A.
1111 Kane Concourse
Suite 310
Bay Harbor Islands, FL 33154
(305) 579-3333

After Recording Return To:
Zendegui Law Group P.A.
1111 Kane Concourse, Suite 310,
Bay Harbor Islands, FL 33154
(305) 579-3333
File Number: ET926
Parcel ID: 51-42-14-02-2800

Warranty Deed

This Warranty Deed made this **5th day of December, 2025** between **Daniel D. Reynolds and Anne Michelle Loos, husband and wife** whose post office address is **926 Polk Street, Hollywood, FL 33019**, grantor, and **926 Polk St LLC, a Florida Limited Liability Company**, whose post office address is: **915 Middle River Drive, Suite 518, Fort Lauderdale, FL 33304**, grantee:

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

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

The West 16 2/3 feet of Lot 22, and all of Lot 23, in Block 64, of HOLLYWOOD LAKES SECTION, according to the plat thereof, as recorded in Plat Book 1, Page 32, of the Public Records of Broward County, Florida.

Parcel Identification Number: 51-42-14-02-2800

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31st, 2025.**

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

Daniel D. Reynolds

Anne Michelle Loos

WITNESS
PRINT NAME: Diana Chavez

8185 24th Avenue
Vero Beach, FL 32966
WITNESS 1 ADDRESS

WITNESS
PRINT NAME: Vivian Dyer

1111 Kane Concourse #310
Bay Harbor, FL 33154
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of (✓) physical presence or (_) online notarization, this 5th day of December, 2025, by Daniel D. Reynolds and Anne Michelle Loos, (_) who is/are personally known to me or (✓) who has/have produced DL (Florida) as identification.

Signature of Notary Public

Diana Chavez
Print, Type/Stamp Name of Notary

DIANA L CHAVEZ
Notary Public - State of Florida
Commission # HH 531102
My Comm. Expires May 27, 2028
Bonded through National Notary Assn.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year in this certificate first above written.

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

Anne Michelle Loos

Witness One Signature

Witness One Printed Name:

6431 111th Way,

Seminole FL 33772

Witness One Address

Witness Two Signature

David Thompson

Witness Two Printed Name:

335 32nd Ave S Apt 3209

St. Petersburg, FL, 33705

Witness Two Address

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of (X) physical presence or (__) online notarization, this 5th day of December, 2025, by Anne Michelle Loos, (__) who is/are personally known to me or (X) who has/have produced FL DL as identification.

Signature of Notary Public

Natalie Osipov

Print, Type/Stamp Name of Notary

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the date and year in this certificate first above written.

NATALIE OSIPOV
MY COMMISSION EXPIRES DEC 21, 2026
#HH343881
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

4 permits were found for

926 POLK ST

View	Process #	Permit #	Description	Appl. Date	Permit Date
Details		B18-104517	WINDOW &/OR DOOR REPLACEMENT	6/6/2018	10/19/2018
Details		B14-102271	REROOF - COMPOSITION SHINGLES	5/12/2014	5/19/2014
Details		M11-100822	A/C CENTRAL (REPLACEMENT)	7/12/2011	8/10/2011
Details		B9107123	RE-ROOF-COMPOSITION SHINGLE		10/29/19

NAME OF OWNER Leonard C. Keat. (Shamelon)

ADDRESS OF CONSTRUCTION 920-926-932 Polk Street

LEGAL DESCRIPTION Lot 1 Block 2 Hollywood Hills Addition

Lot No. 1 Block 2 Hollywood Hills Addition

Owner's Present Address

Description of Construction Cons 9,600. Each($28,800)

Three,-Single Family Res.

Permit Type	No.	Date Issued	To Whom	Fixtures or Outlets
Bldg	15243	5-31-50	Owner.	
Electrical	9021	10-9-50	Underhill	44 @ Each
	32660	5-24-67	Brevard	6 - 120
Plumbing	3514	10-20-50	Acme Pl	8 - Each
A/C	72391	5-26-67	Blind AC	1 - 3 Ton A/C Unit
Gas	5521	10-20-50	Acme Pl	2 - Each

INSPECTIONS

FOUNDATION	1st. Rough Plg.	Temp. Service
COLUMNS	Final Rough Plg.	Electric for AC
		AC 6-29-67
TIE BEAM	Septic Tank 6-1-67	Temporary Final
	3 Tks. #5518 Dyke	
CAP	Grease Trap	Final Electric
	Final Plumbing	
GAS	Cert. of Occupancy	Rubbish Bond

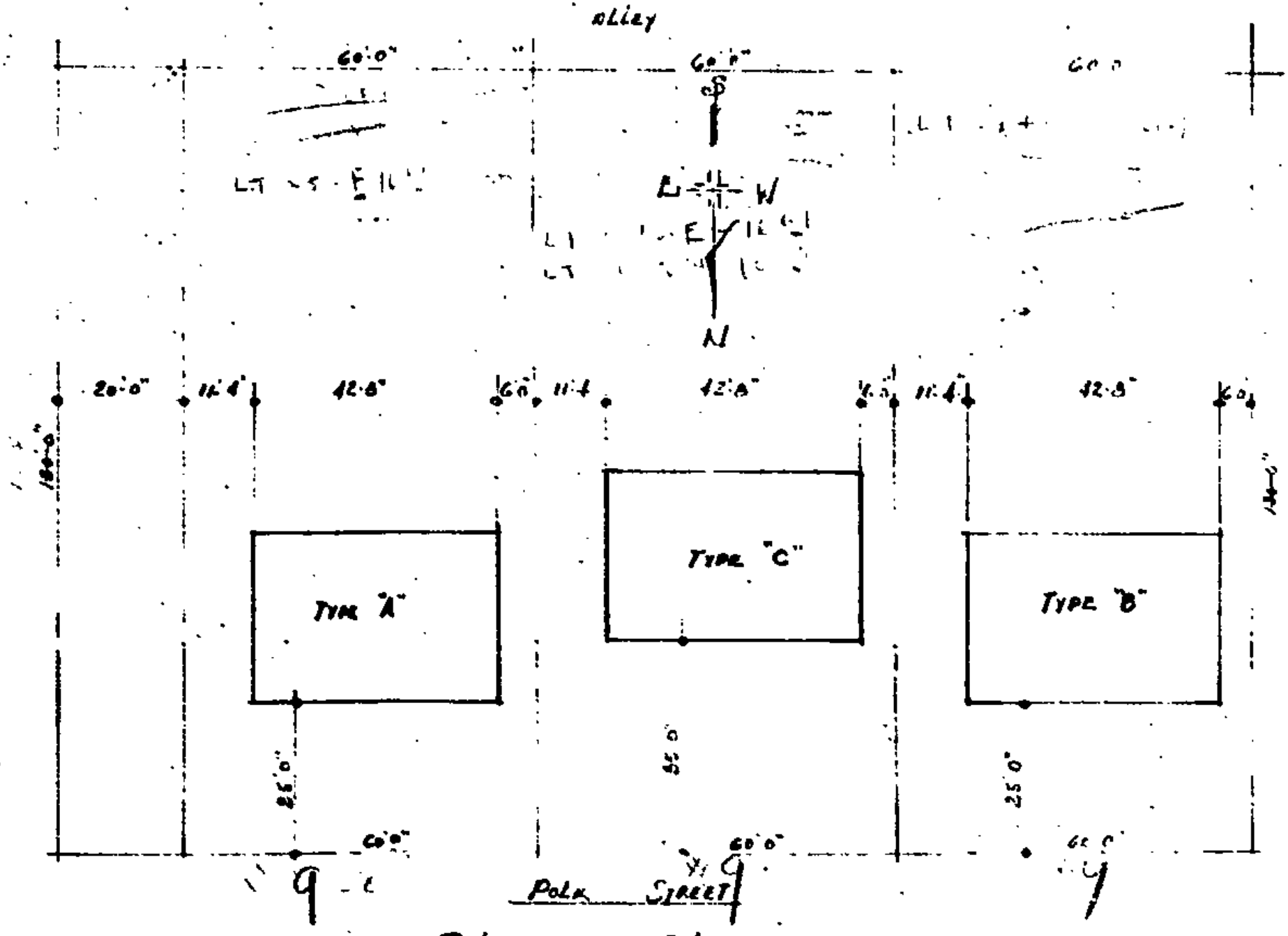
Remarks

94

	#920.	#926. POLK St.	#916. #932.
FOUNDATION	10-20-50 10-17-50	10-24-50	10-26-50
BEAM	11-3-50	11-2-50 + 11-9-50	11-1-50
1st Rough Plg.	10-30-50	1-30-50	1-30-50
Final Rough Plg.			
Final Plumbing	3-1-51	3-16-51	3-16-51
Rough Electric	11-1-50	12-20-50	12-14-50
Final Electric	2-2-51	3-15-51	3-15-51

TEMP. SVR. 10-16-50

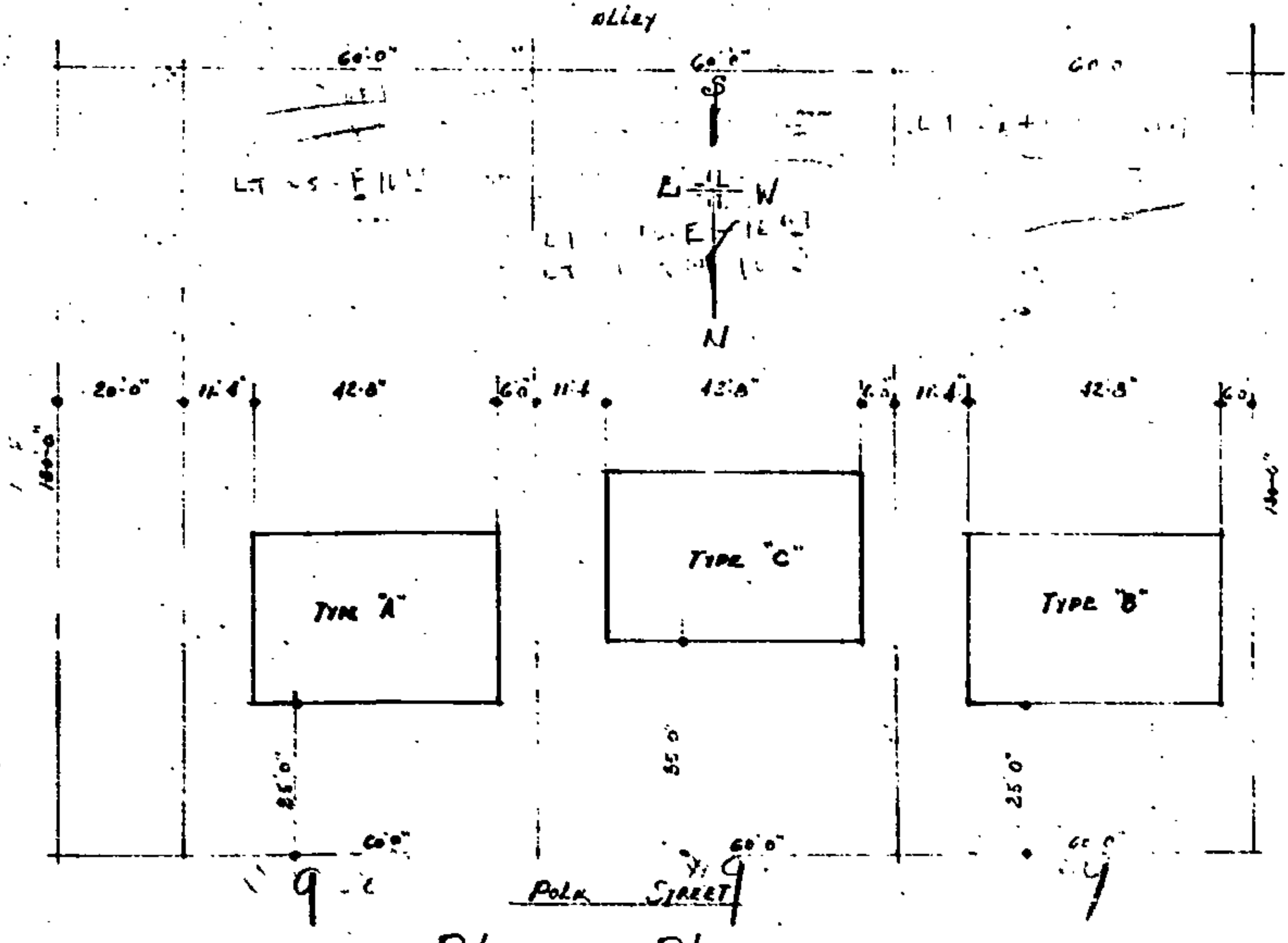
Sewer Dep. 1600.00 Charged.



PLOT PLAN

Scale. 1" = 20'-0"

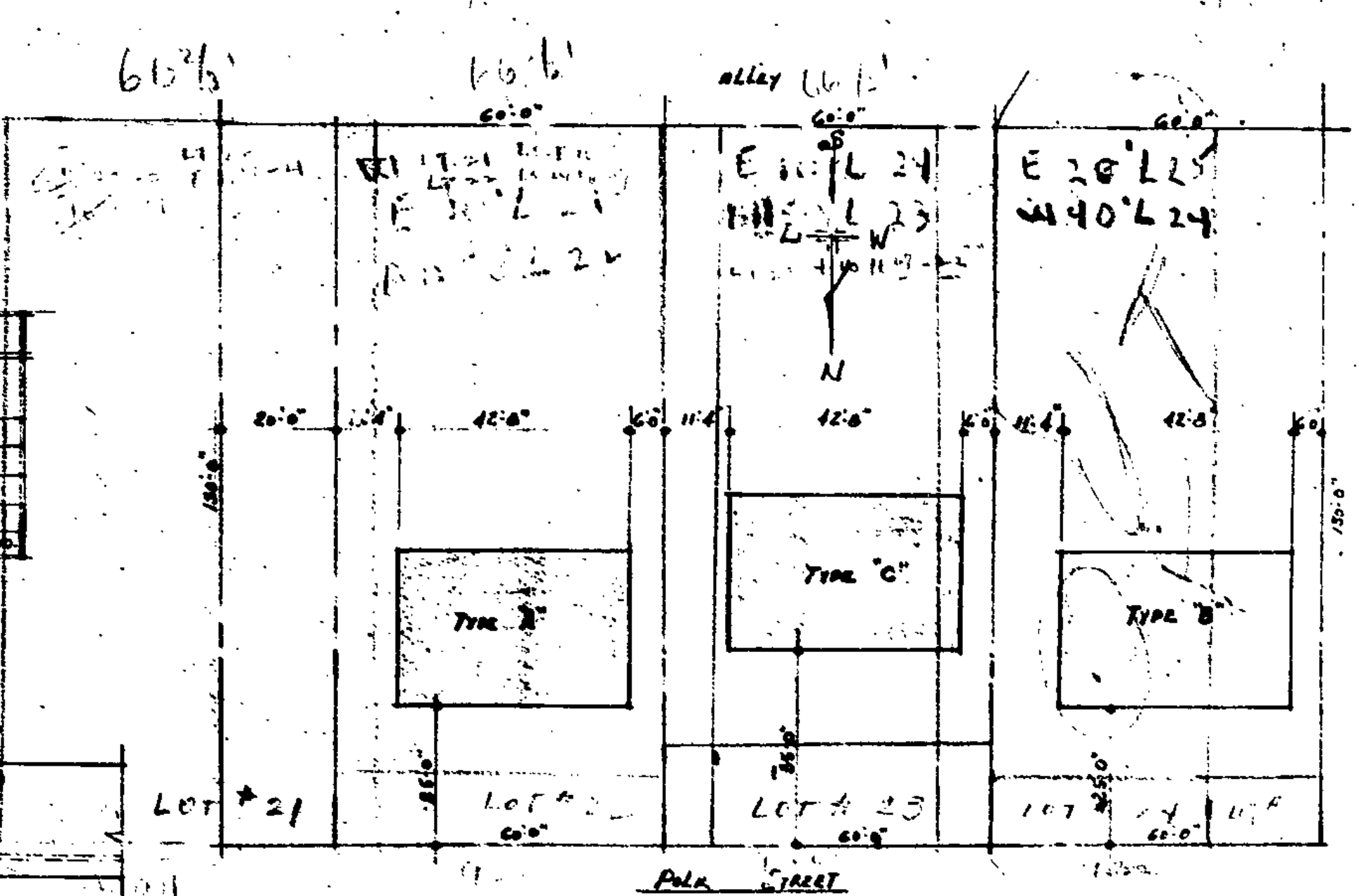
LOTS 25, 26, 27 & 28 BLK 64
HOLLYWOOD LAKES SECTION
HOLLYWOOD FLORIDA.



PLOT PLAN

Scale. 1" 20'-0"

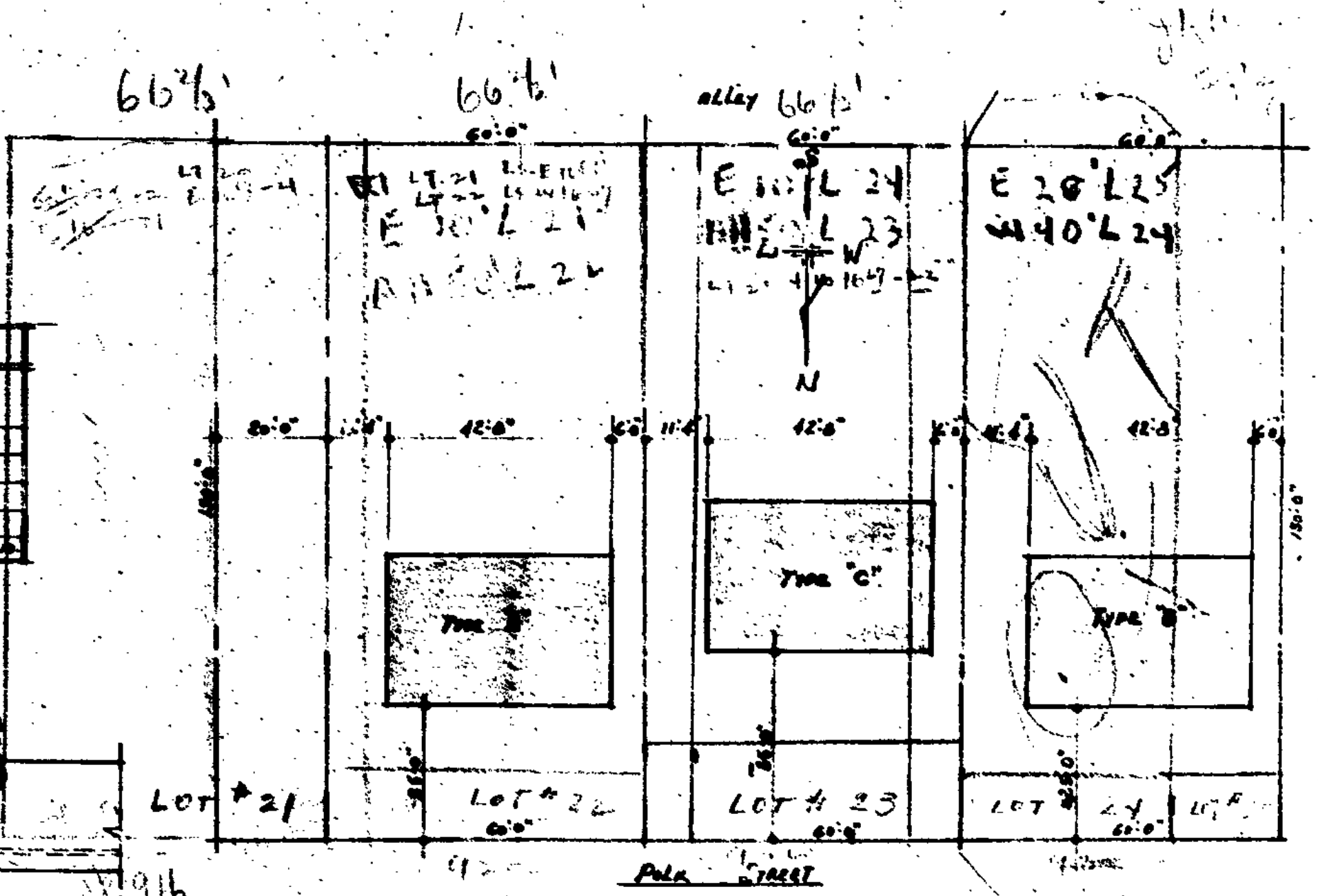
Lots 25, 26, 27 & 28 Blk 64
HOLLYWOOD LAKES SECTION
HOLLYWOOD FLORIDA.



PLOT PLAN

Scale. 1"=20'-0"

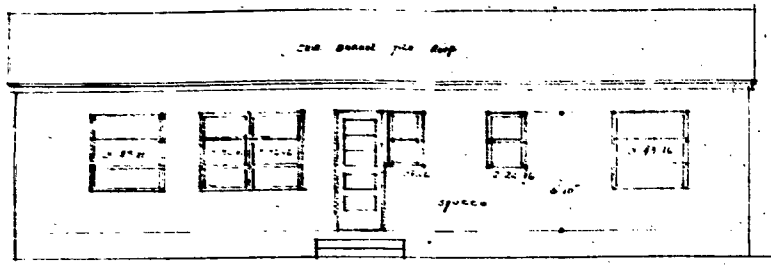
LOTS 21, 22, 23 & 24 BLK 64
HOLLYWOOD LAKES SECTION
HOLLYWOOD, FLORIDA.



PLOT PLAN

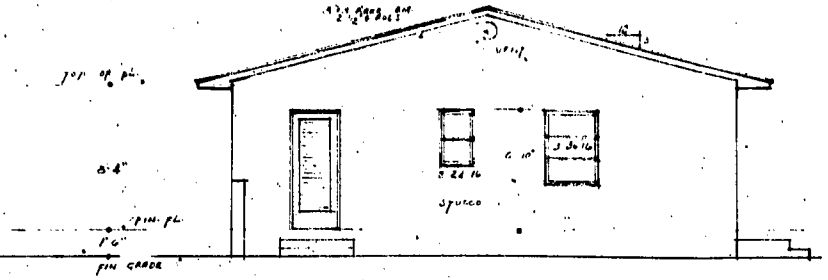
Scale. 1"-20'-0"

LOTS 21, 22, 23 & 24 BLK. 64
HOLLYWOOD LAKES SECTION
HOLLYWOOD. FLORIDA.



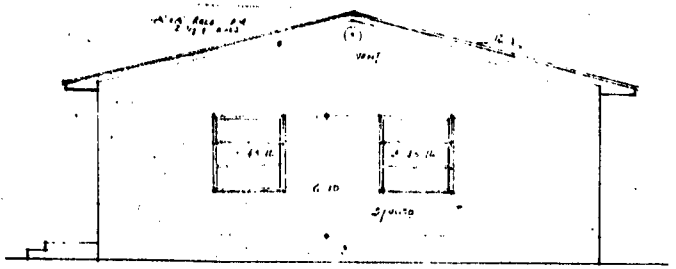
REAR ELEVATION

Scale ¼"=1'-0"



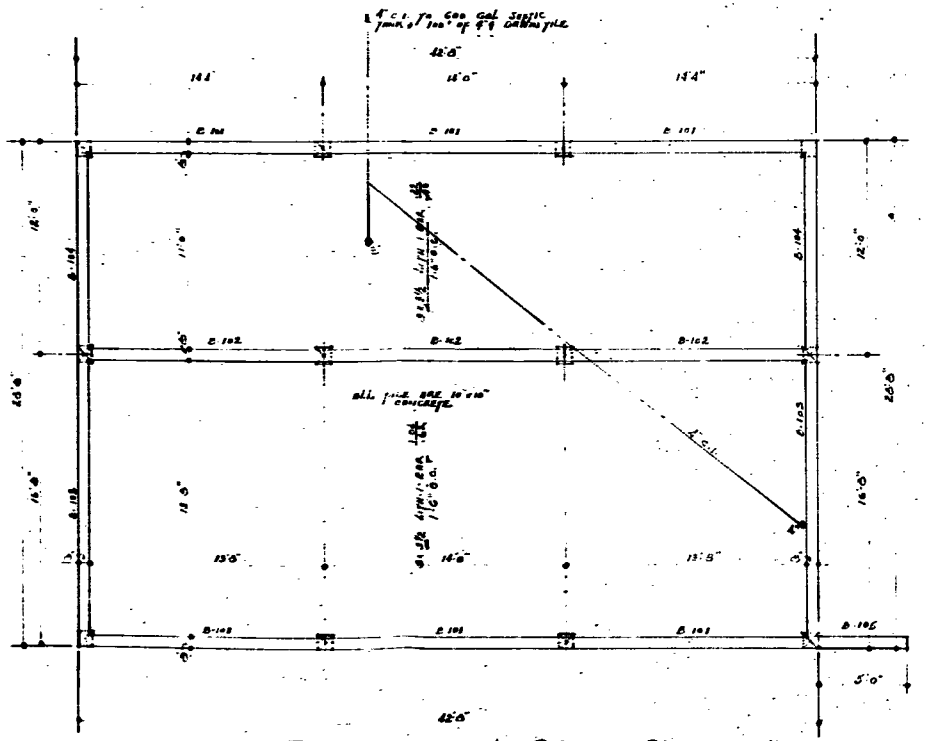
RIGHT SIDE ELEVATION

Scale ¼"=1'-0"



LEFT SIDE ELEVATION

Scale ¼"=1'-0"

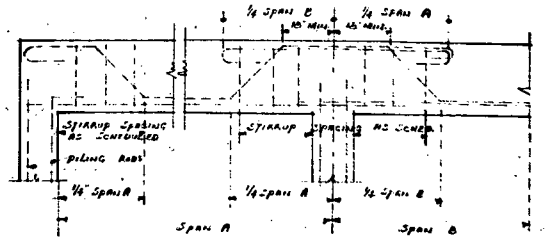


FOUNDATION & PILING PLAN

Scale ¼"=1'-0"

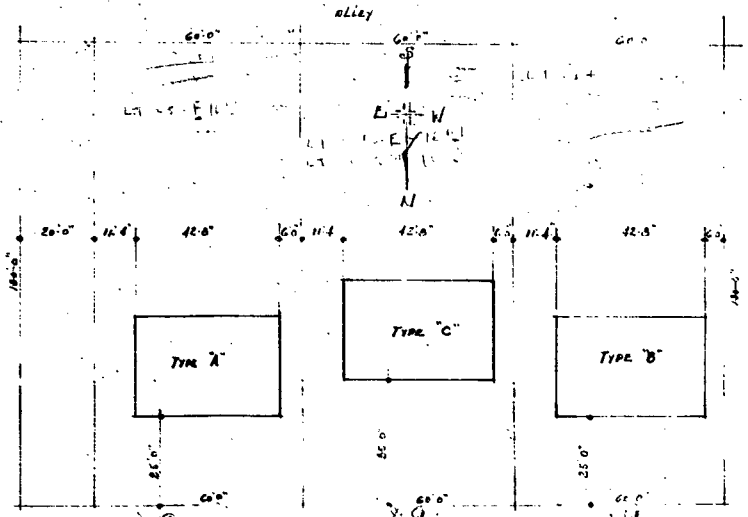
BEAM SCHEDULE

CONCRETE		REINFORCEMENT		STIRRUPS	REMARKS
MARK.	SIZE.	ST.	BT.		
B-101	8 x 21	1"ϕ	1"ϕ	⅜"ϕ 7, 13, 15, 16	
B-102	8 x 21	⅞"ϕ	¾"ϕ	⅜"ϕ 8, 12, 12	
B-103	8 x 24	⅞"ϕ	⅞"ϕ		
B-104	8 x 24	¾"ϕ	⅞"ϕ	⅜"ϕ 6, 7, 12	
B-105	16 x 21	1"ϕ	1"ϕ	EACH ENDS OF TYP. 3 NRS OF RNDS	



TYPICAL BENDING DETAIL

Scale ½"=1'-0"



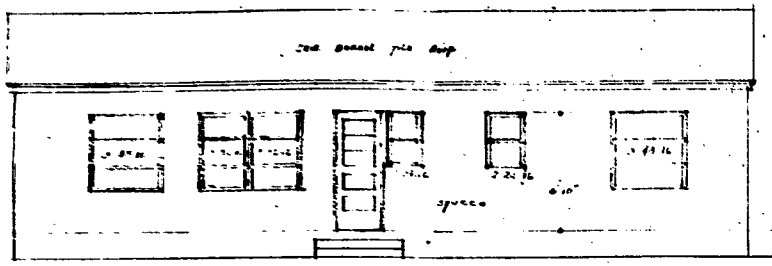
PLOT PLAN

Scale 1"=20'-0"

Lots 25, 26, 27 & 28 Blk 64
Hollywood Lakes Section
Hollywood Flos 12-4.

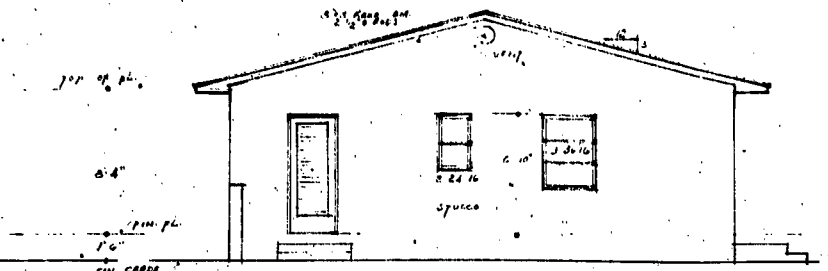
COMM No. 5120 MAR. 25 1954	RESIDENCE FOR LENNY REST HOLLYWOOD
SHEET No. 1 OF TWO	

100



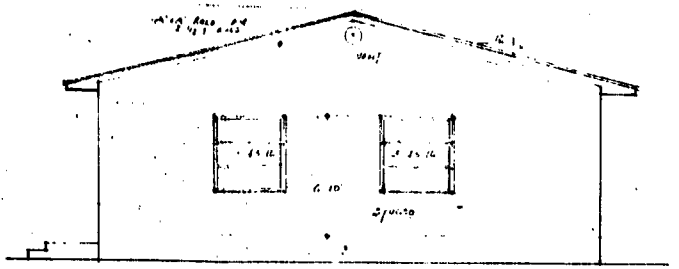
REAR ELEVATION

Scale 1/4"=1'-0"



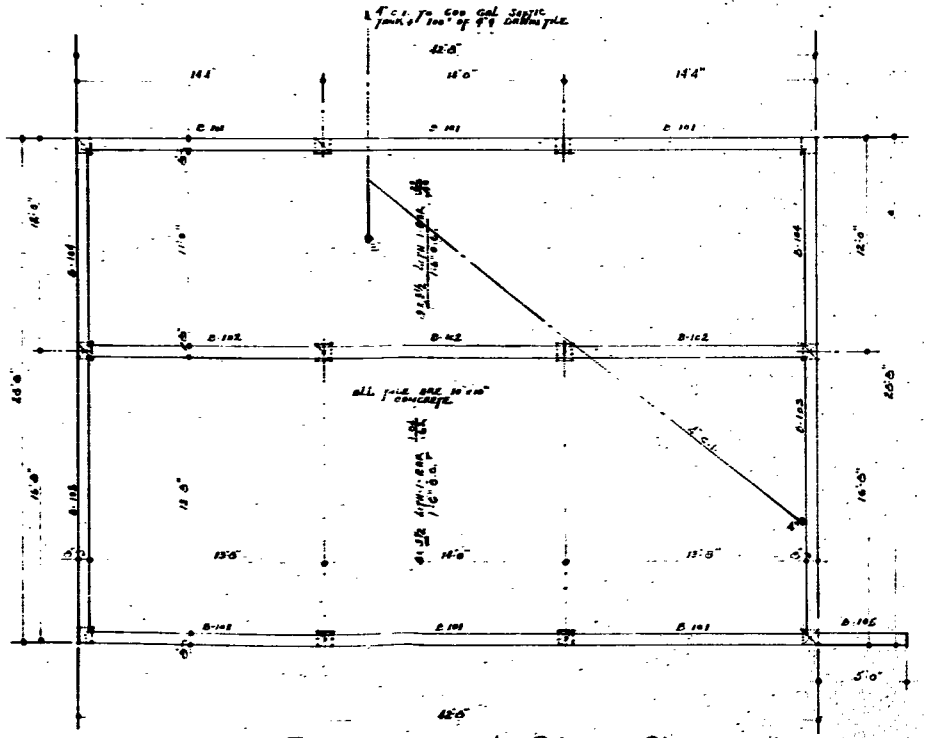
RIGHT SIDE ELEVATION

Scale 1/4"=1'-0"



LEFT SIDE ELEVATION

Scale 1/4"=1'-0"

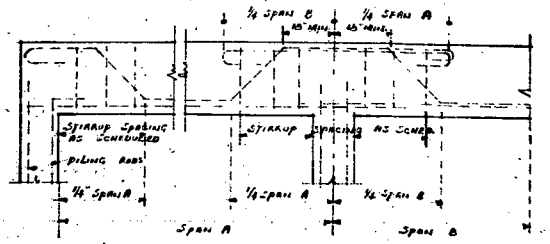


FOUNDATION & PILING PLAN

Scale 1/4"=1'-0"

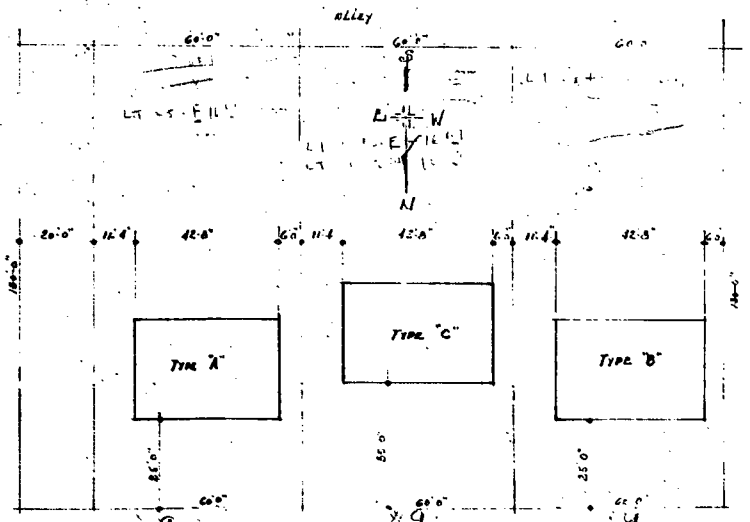
BEAM SCHEDULE

CONCRETE		REINFORCEMENT		STIRRUPS	REMARKS
MARK.	SIZE.	ST.	BT.		
B-101	8 x 24	1"ϕ	1"ϕ	1/4"ϕ @ 12, 15, 18	
B-102	8 x 24	3/4"ϕ	3/4"ϕ	1/4"ϕ @ 12, 12	
B-103	8 x 24	7/8"ϕ	7/8"ϕ		
B-104	8 x 24	3/4"ϕ	3/4"ϕ	3/8"ϕ @ 6, 9, 12	
B-105	8 x 24	1"ϕ	1"ϕ	Extra Rnd. at Ends	5 Hkd. at End



TYPICAL BENDING DETAIL

Scale 1/2"=1'-0"

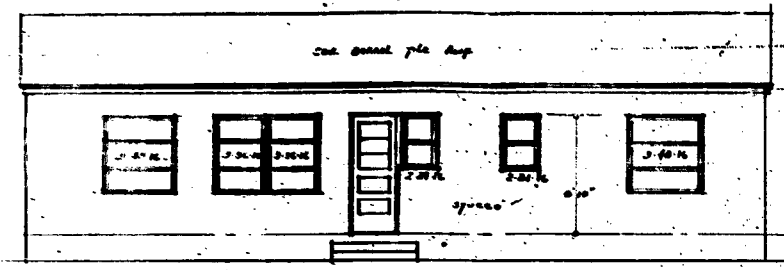


PLOT PLAN

Scale 1" = 20'-0"

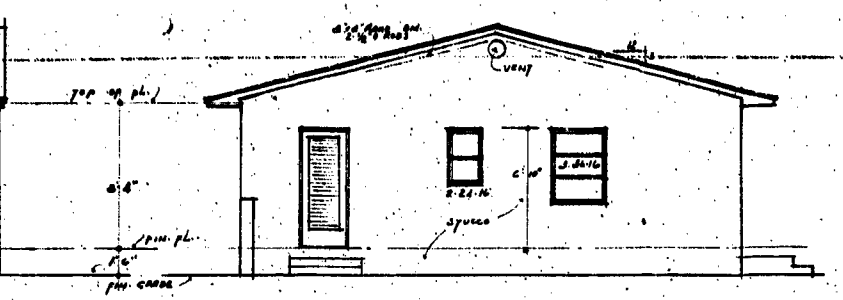
Lots 25, 26, 27 & 28 Blk. 64
Hollywood Lakes Section
Hollywood Plat 12-A.

Comm. No. 5120	Mar. 25 1954	Residence for Lenny Kest Hollywood	
Sheet No. 1 of Two			101



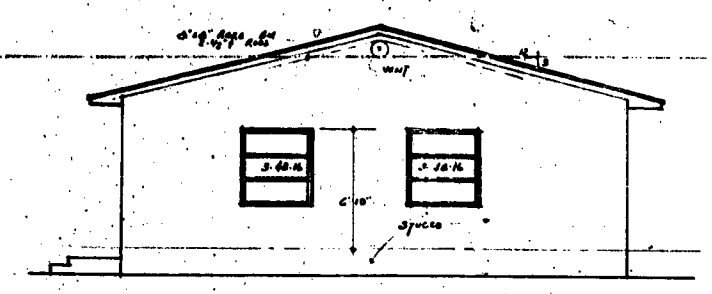
REAR ELEVATION

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



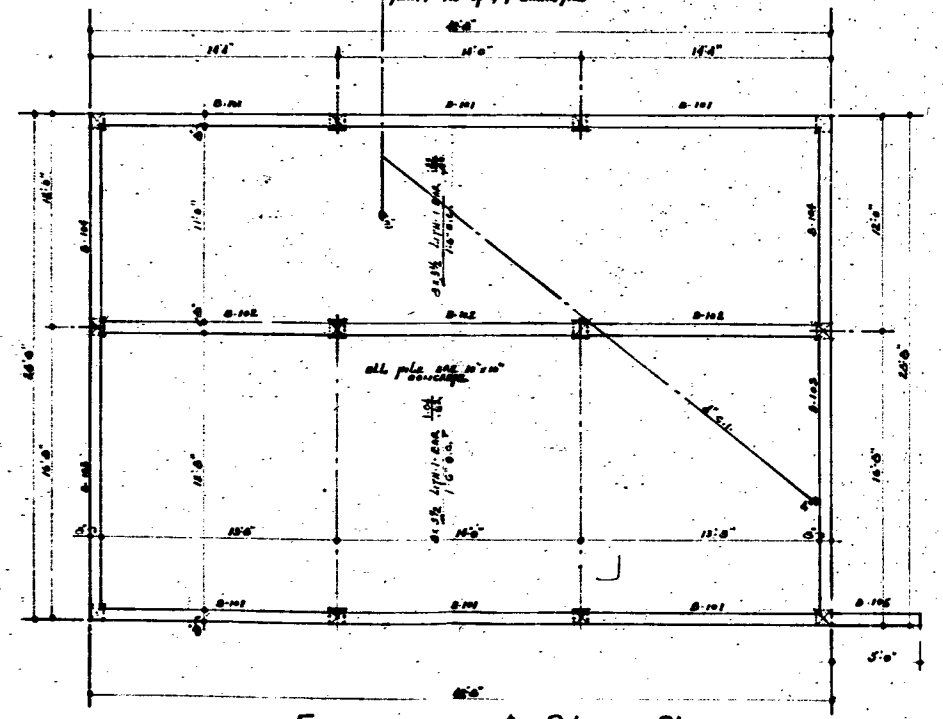
RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

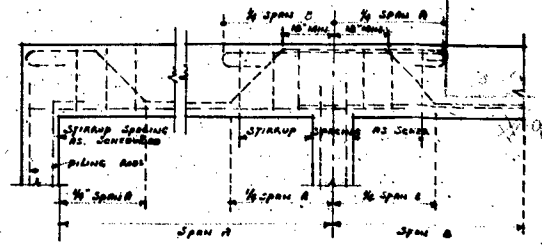


FOUNDATION & PILING PLAN

Scale 1/4"=1'-0"

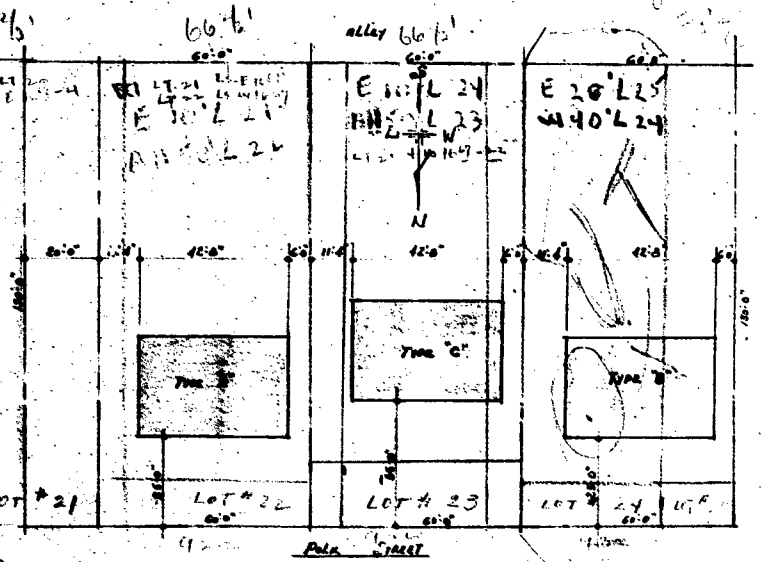
BEAM SCHEDULE

CONCRETE		REINFORCEMENT		STIRRUPS	REMARKS
MARK	SIZE	ST.	BT.		
B-101	6x22	1"ϕ	1"ϕ	#3 ϕ @ 7, 12, 15, 18	
B-102	6x21	3/4"ϕ	3/4"	#3 ϕ @ 6, 12, 18	
B-103	6x24	3/4"ϕ	1"ϕ		
B-104	6x24	3/4"	3/4"ϕ	3/8"ϕ @ 6, 9, 12	
B-105	6x24	1"ϕ	1"ϕ	Bars Ends of Top & Bot at Ends	



TYPICAL BENDING DETAIL

Scale 1/2"=1'-0"



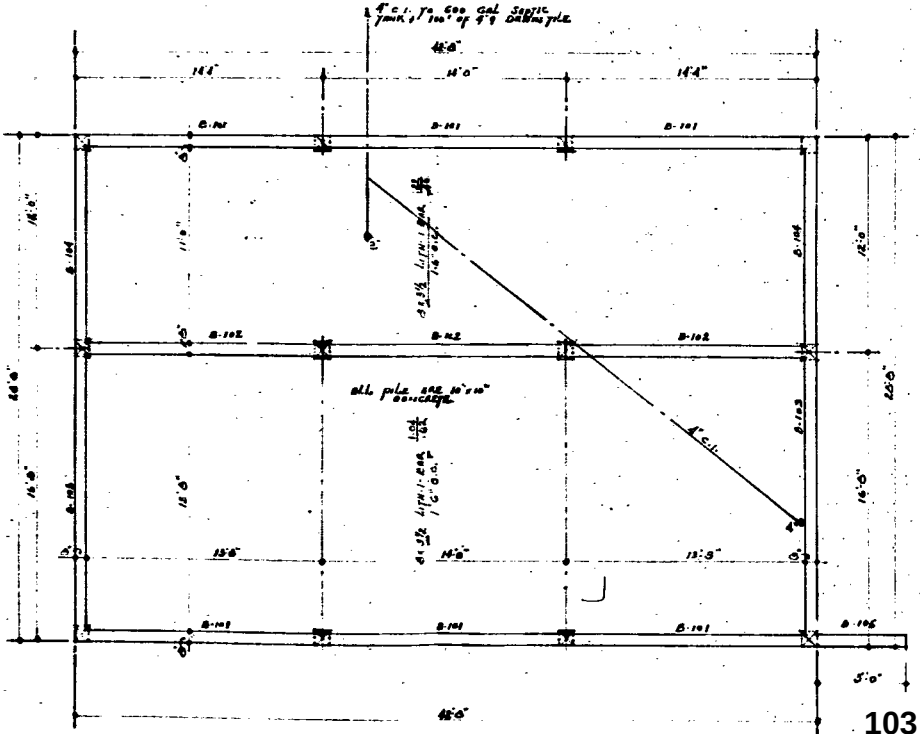
PLOT PLAN

Scale: 1"=20'-0"

Lots 21, 22, 23 & W½ Blk. 64
Hollywood Lakes Section
Hollywood, Florida.

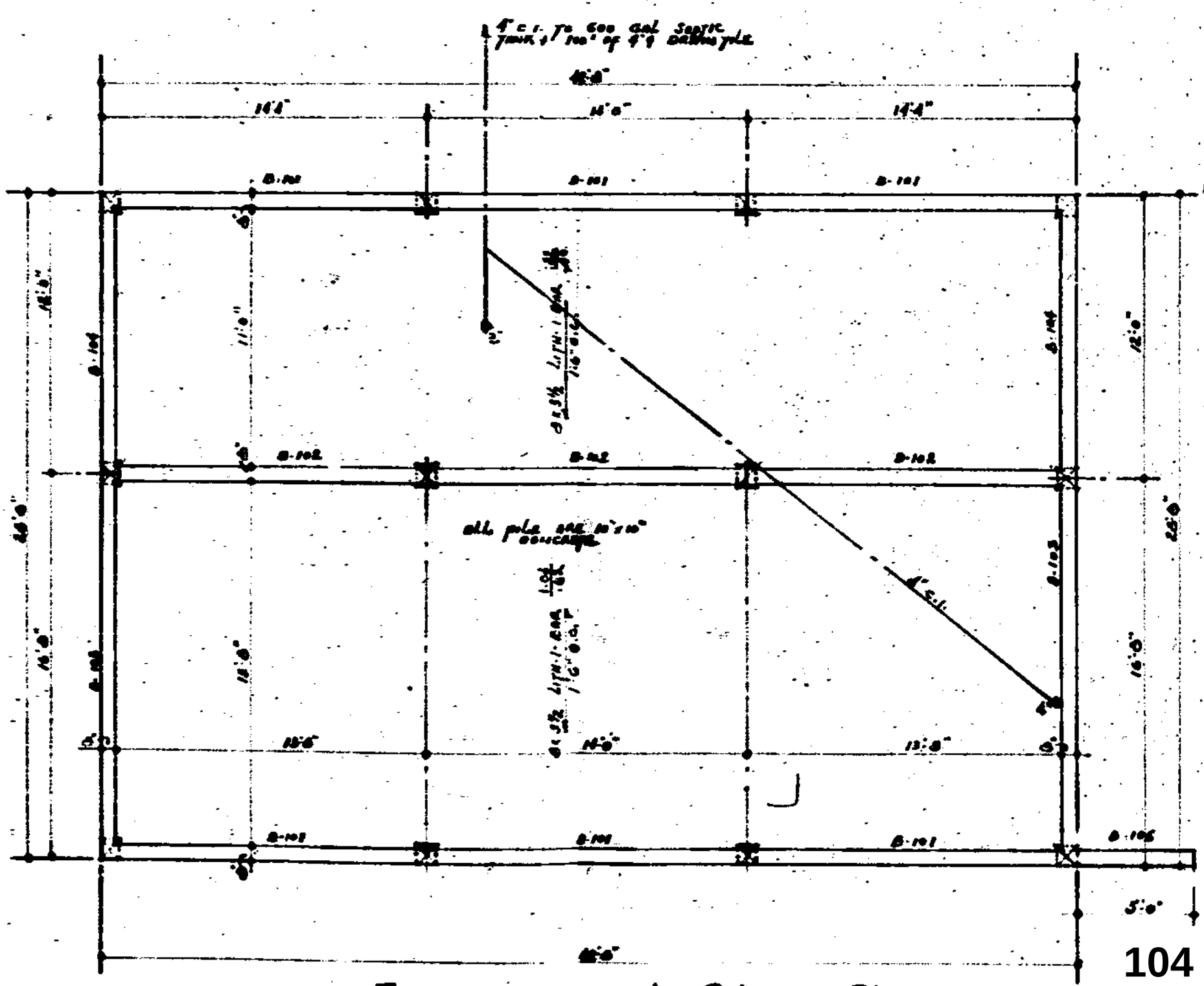
Comm. No. 5120	Residence for Jenny Kest
Mar. 28, 1956	Hollywood, Fla.
Sheet No. 1 of two	J. Miller Architect

102



FOUNDATION & PILING PLAN

Scale ¼"-1'-0"

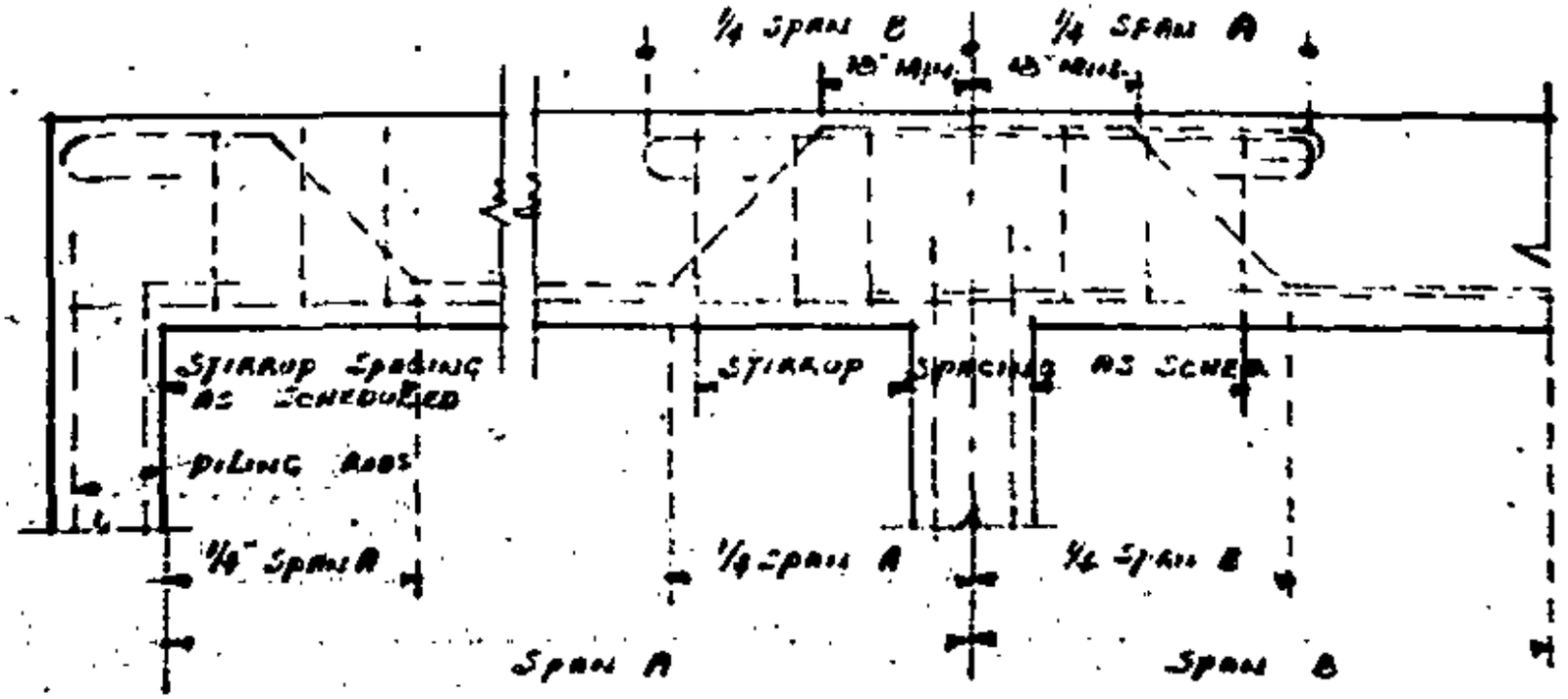


FOUNDATION & PILING PLAN

Scale 1/4" = 1'-0"

BEAM SCHEDULE

CONCRETE		REINFORCEMENT		STIRRUPS	REMARKS
MARK	SIZE	ST	BT		
B-101	8 x 24	1" ϕ	1" ϕ	3/8" ϕ 7, 12, 15, 18	
B-102	8 x 21	3/4" ϕ	3/4" ϕ	3/8" ϕ 8, 12, 12	
B-103	8 x 24	7/8" ϕ	7/8" ϕ		
B-104	8 x 24	3/4" ϕ	3/4" ϕ	3/8" ϕ C, 7, 12	
B-105	8 x 24	1" ϕ	1" ϕ	EACH END AT TOP & HKD AT END	



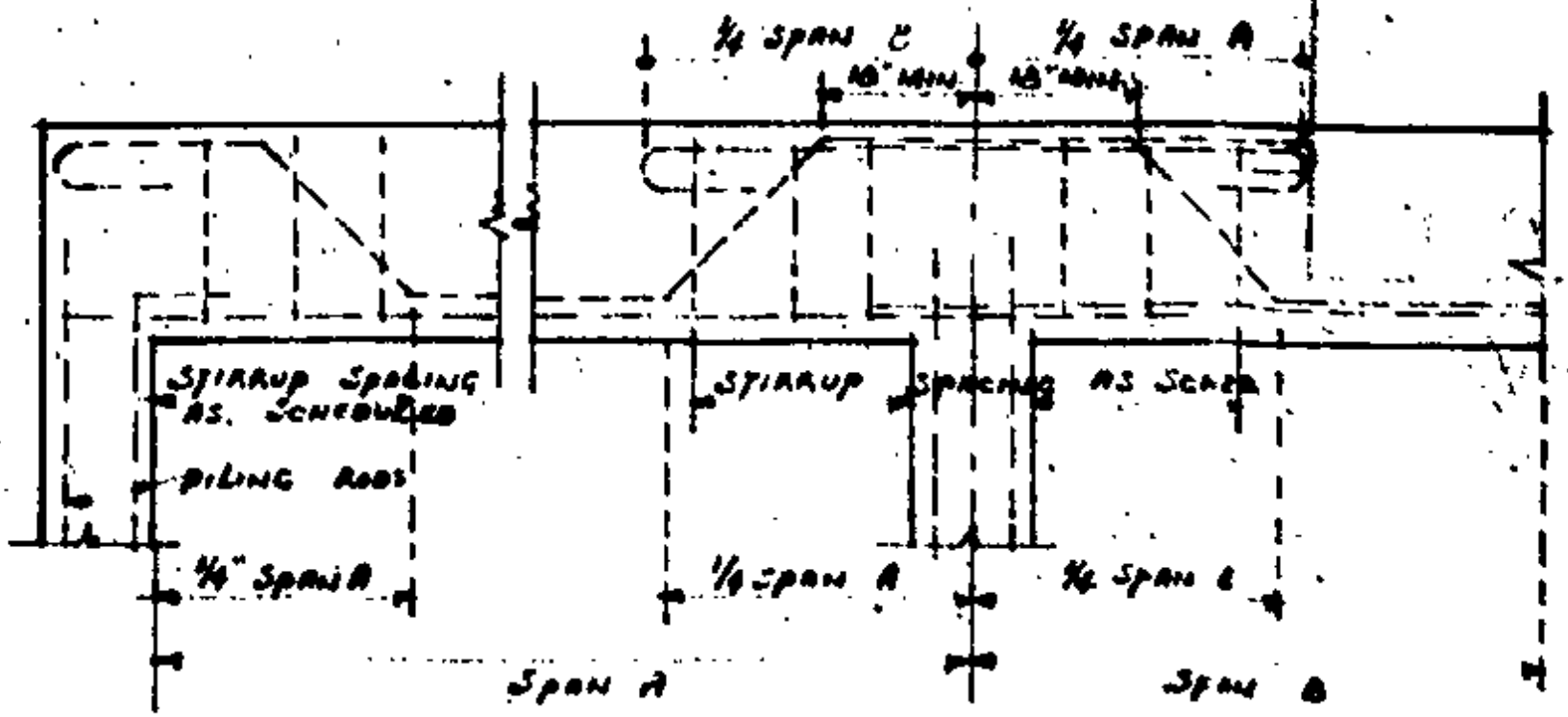
TYPICAL BENDING DETAIL

SCALE 1/2" = 1'-0"

105

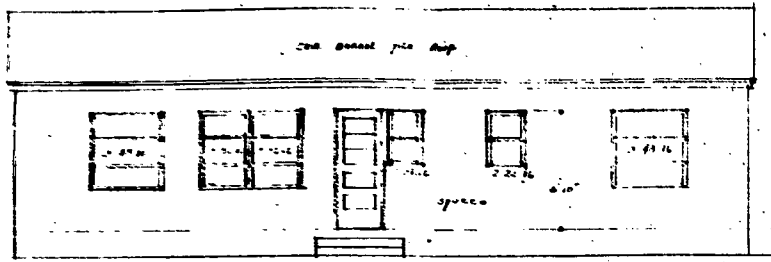
BEAM SCHEDULE

CONCRETE		REINFORCEMENT		STIRRUPS	REMARKS
MARK	SIZE	ST.	BT.		
B-101	8 x 24	1"ϕ	1"ϕ	3/8"ϕ 9, 12, 15, 18	
B-102	8 x 21	3/4"ϕ	3/4"ϕ	3/8"ϕ 8, 12, 12	
B-103	8 x 24	7/8"ϕ	7/8"ϕ		
B-104	8 x 24	3/4"ϕ	3/4"ϕ	3/8"ϕ c, 9, 12	
B-105	8 x 24	1"ϕ	1"ϕ	BOTH RODS AT TOP & NRD AT END	



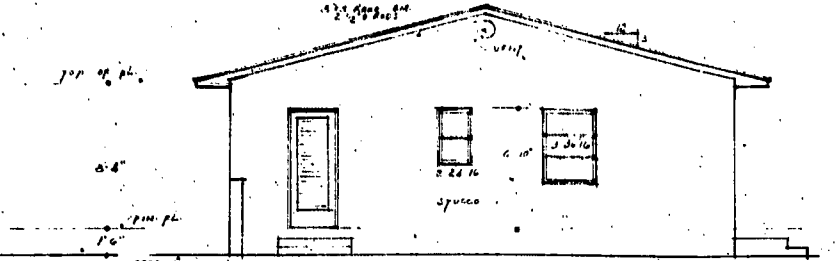
TYPICAL BENDING DETAIL

SCALE 1/2" = 1'-0"



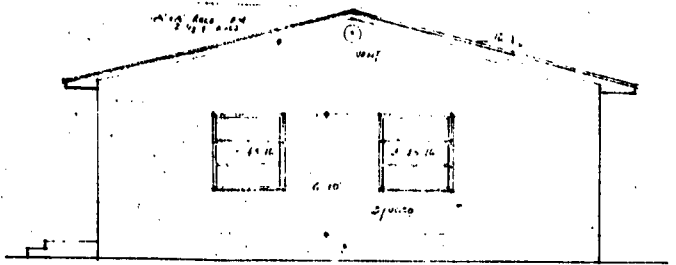
REAR ELEVATION

Scale 1/4"=1'-0"



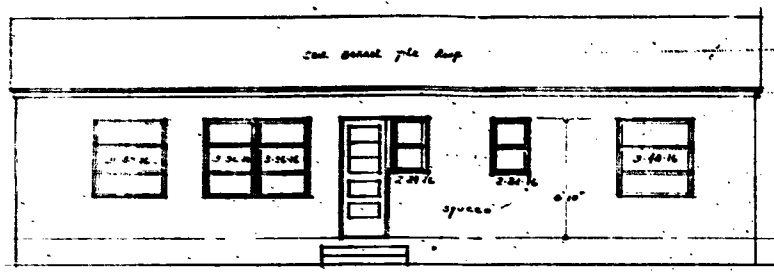
RIGHT SIDE ELEVATION

Scale 1/4"=1'-0"



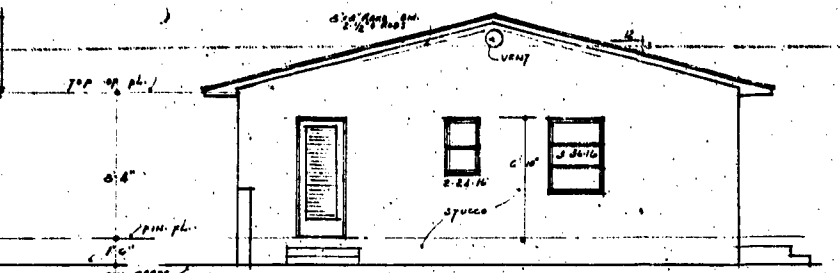
LEFT SIDE ELEVATION

Scale 1/4"=1'-0"



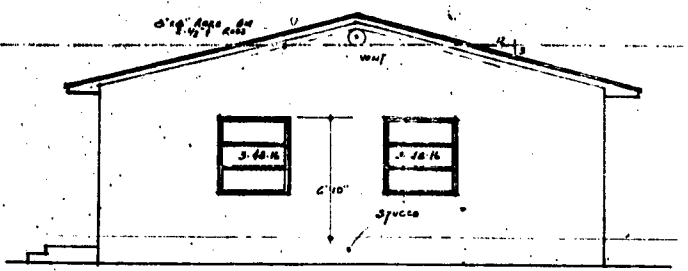
REAR ELEVATION

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



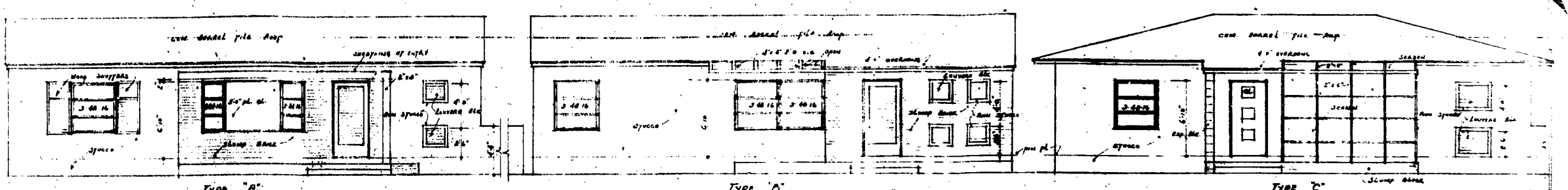
RIGHT SIDE ELEVATION

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



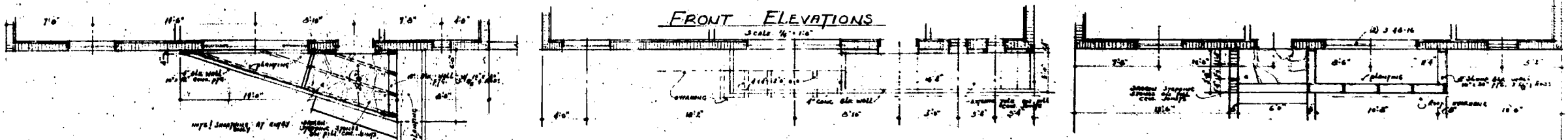
LEFT SIDE ELEVATION

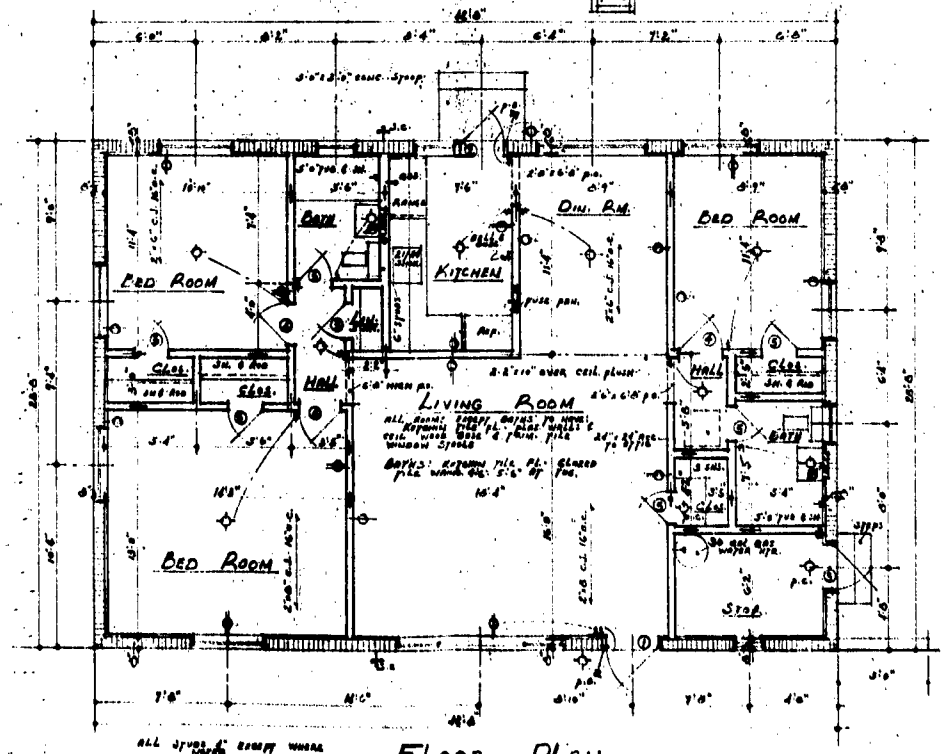
Scale: 1/4"=1'-0"



FRONT ELEVATIONS

Scale 1/4"=1'-0"

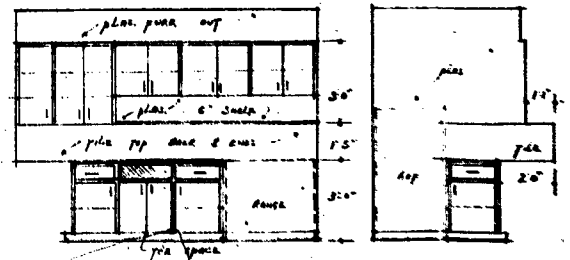




FLOOR PLAN

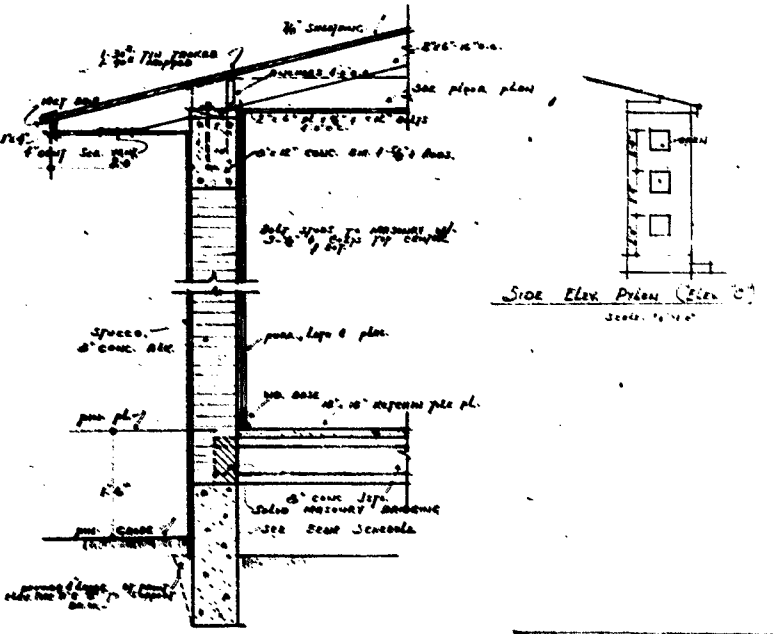
Scale 1/4"=1'-0"

DOOR SCHEDULE			
No	SIZE	MO	REMARKS
1	2'-0" x 6'-8" x 1 3/4"	CYP	WD. JAL. DOOR
2	2'-6" x 6'-8" x 1 3/8"	"	CONC. (SLIDG. GL.)
3	2'-6" x 6'-8" x 1 3/8"	"	WOOD LOUVRED DOOR
4	2'-6" x 6'-8" x 1 3/8"	FIR	PLYWD. PANEL DOOR
5	2'-0" x 6'-8" x 1 3/8"	"	"



KITCHEN CABINETS

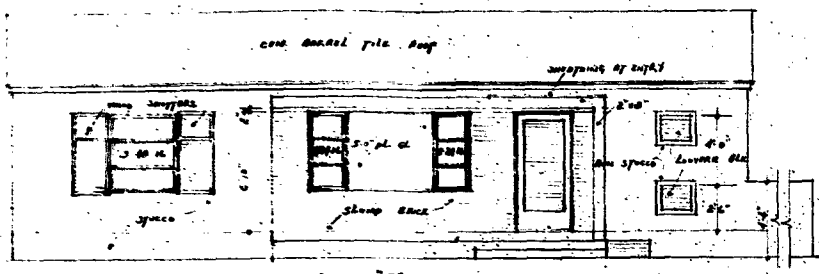
Scale 3/4"=1'-0"



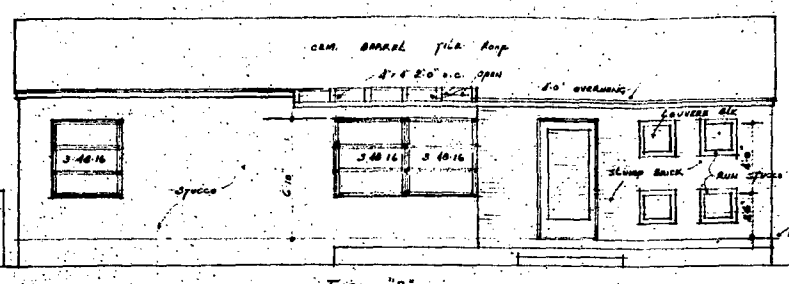
TYP. WALL SECTION

Scale 1"=1'-0"

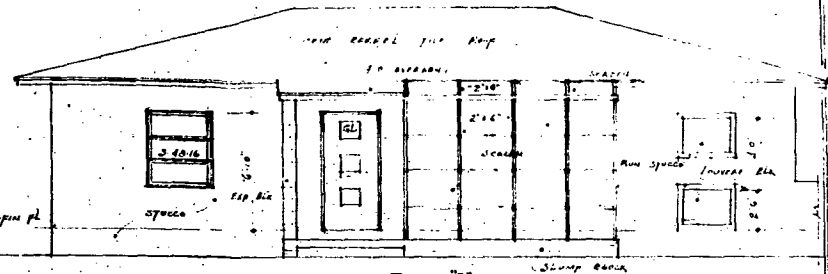
COMM. No. 5120	RESIDENCE FOR HENRY KETT
MAR. 23 1948	HOLLYWOOD
SHEET No. 2	



TYPE "A"



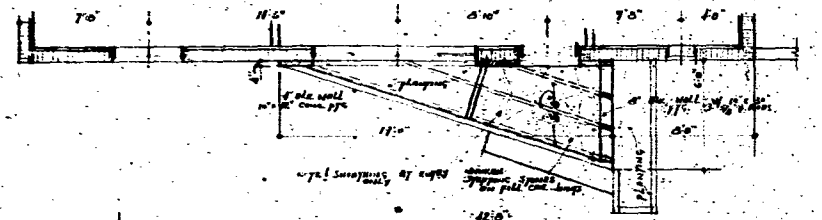
TYPE "B"

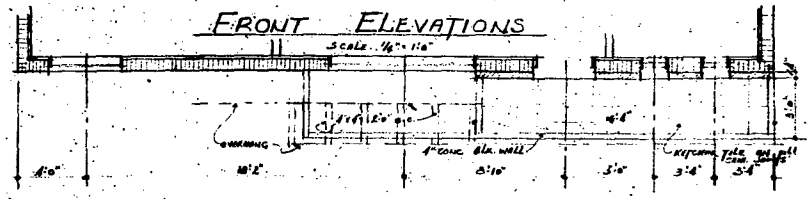


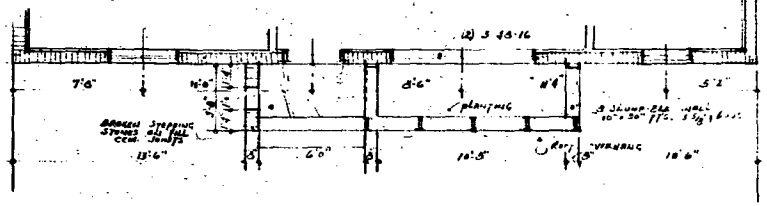
TYPE "C"

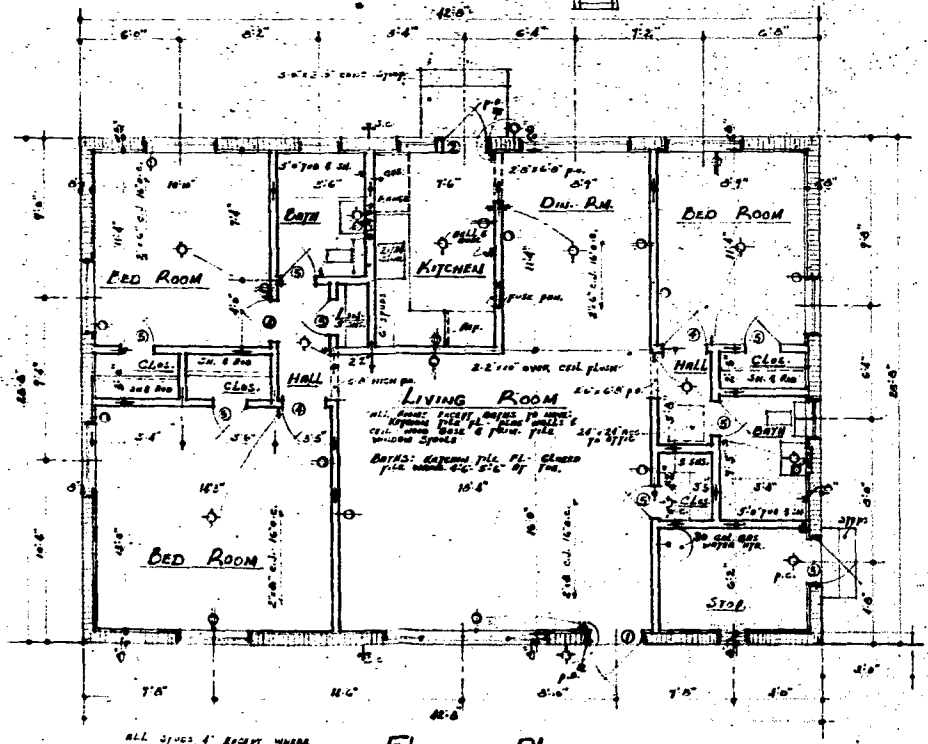
FRONT ELEVATIONS

Scale 1/4"=1'-0"









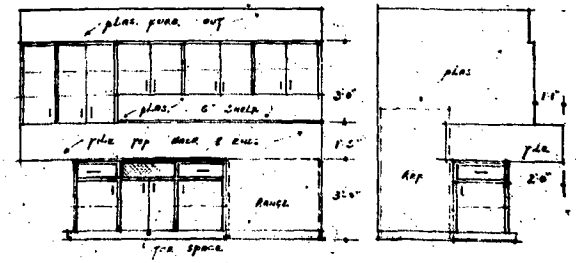
ALL SPACES NOT LABELED WHERE

FLOOR PLAN

Scale 1/4"=1'-0"

DOOR SCHEDULE

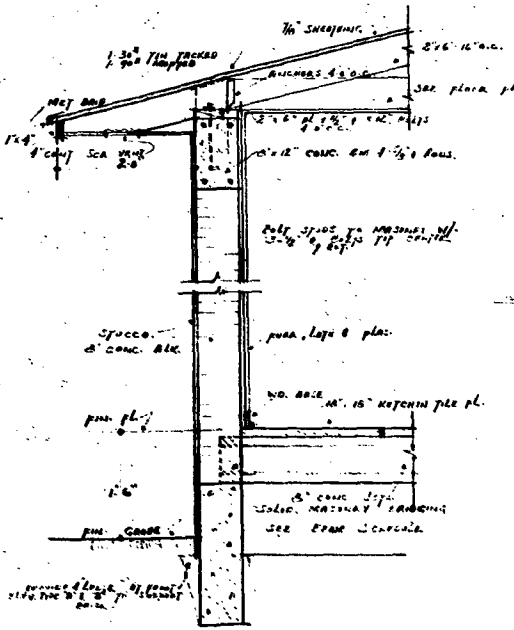
No	SIZE	MD	REMARKS
1	3'-0" x 6'-8" x 1 3/4"	CYP	WD. Sol. core, Mat. Jr. & mtg. stp.
2	2'-6" x 6'-8" x 1 3/8"	"	comb. (2 Lts. cl. & scr. over, 2 Hd panels) M. T. & W.S.
3	2'-6" x 6'-8" x 1 3/8"	"	Wood louvered door, Mat. Jn. & stp.
4	2'-6" x 6'-8" x 1 3/8"	FIR	plush panel door
5	2'-0" x 6'-8" x 1 3/8"	"	Do.



KITCHEN CABINETS

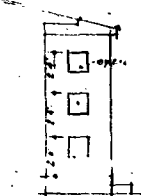
Scale 1/8"=1'-0"

ELECTRICAL METER CO. RMP. SERVICE →



TYP. WALL SECTION

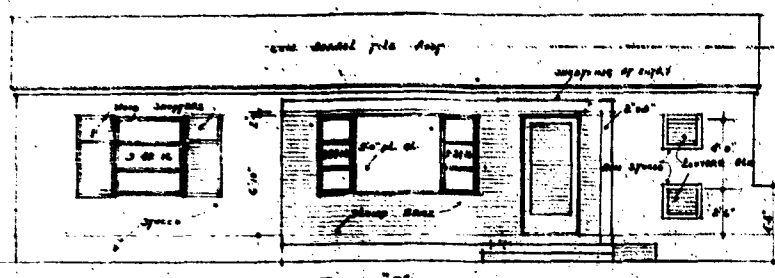
Scale 1"=1'-0"



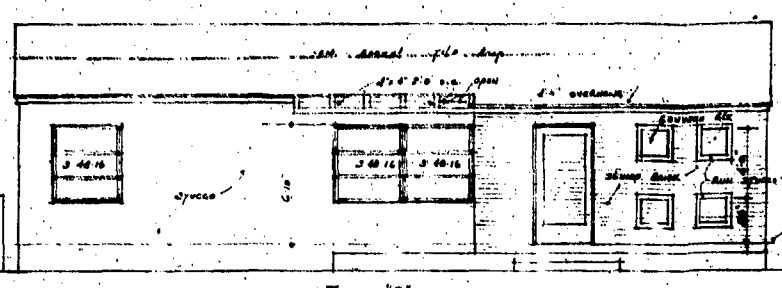
SIDE ELEV. PYLON (ELEV. "C")

Scale 1/4"=1'-0"

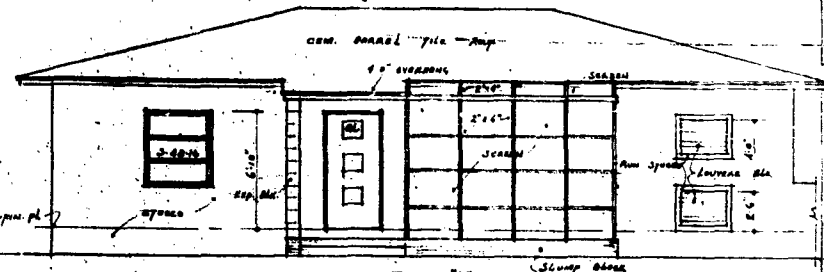
CONTR. NO. 5120	RESIDENCE FOR [illegible]
SHEET NO. 2 OF TWO	[illegible]



TYPE "A"



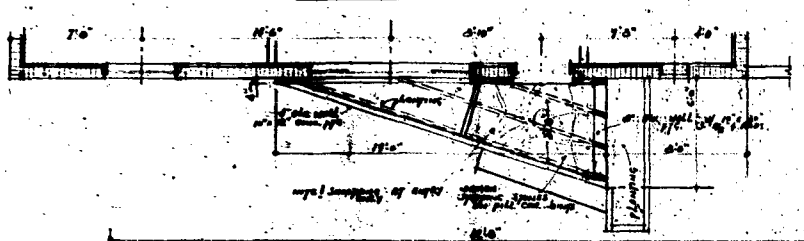
TYPE "B"

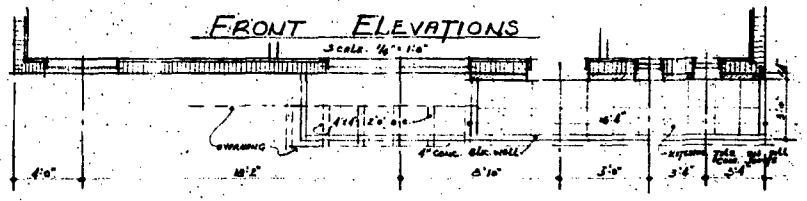


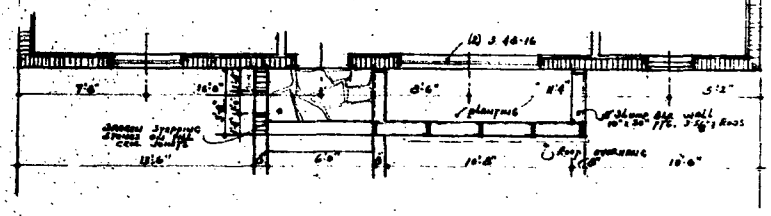
TYPE "C"

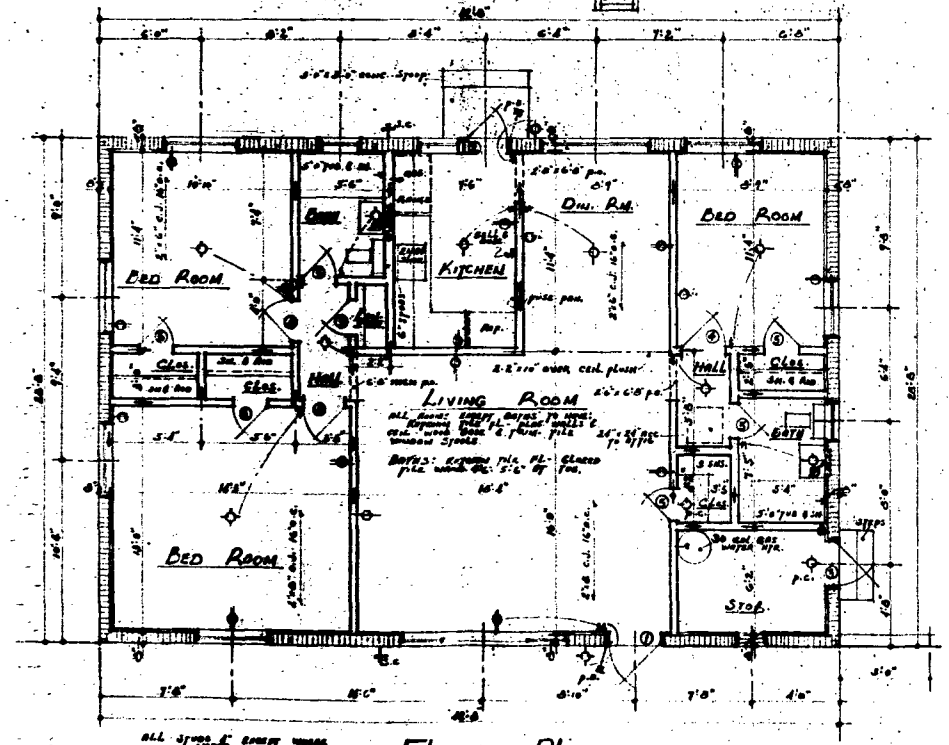
FRONT ELEVATIONS

Scale: ½"=1'-0"





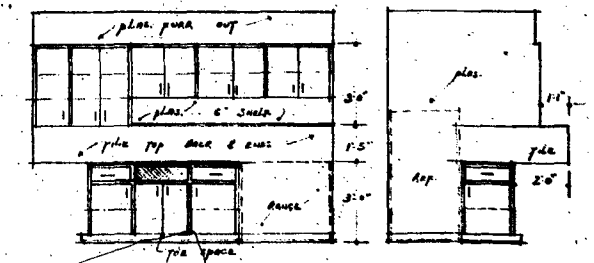




FLOOR PLAN

Scale ½"=1'-0"

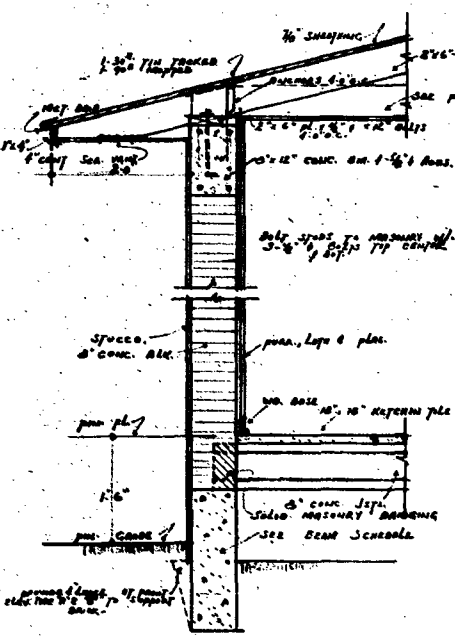
DOOR SCHEDULE			
No	SIZE	WD	REMARKS
1	3'-0" x 6'-8" x 1¾"	CYP	WD. Jal Door. Mfgr. to furn. & hdw. stp.
2	2'-8" x 6'-8" x 1¾"	"	Comb. (Sldg. Gl. & Scr. over 2 Wd Panel) Mfr. to furn.
3	2'-6" x 6'-8" x 1¾"	"	Wood Louver Door. Mfgr. to furn. & stp.
4	2'-6" x 6'-8" x 1¾"	FIR	Flush panel Door.
5	2'-0" x 6'-8" x 1¾"	"	Do.



KITCHEN CABINETS

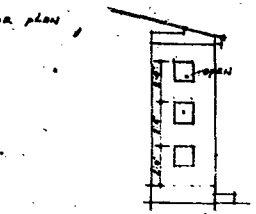
Scale: ¾"=1'-0"

ELECTRICAL NOTE: CO. AMP SERVICE



TYP. WALL SECTION

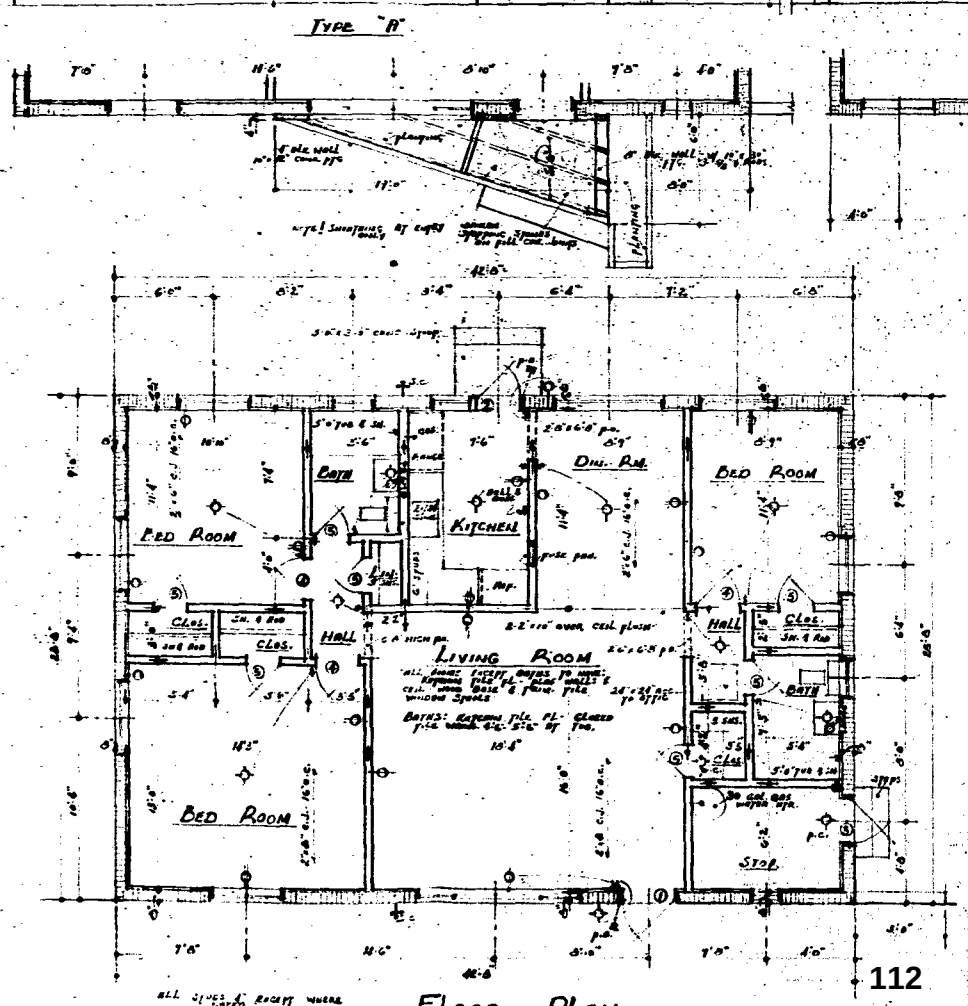
Scale: 1"=1'-0"

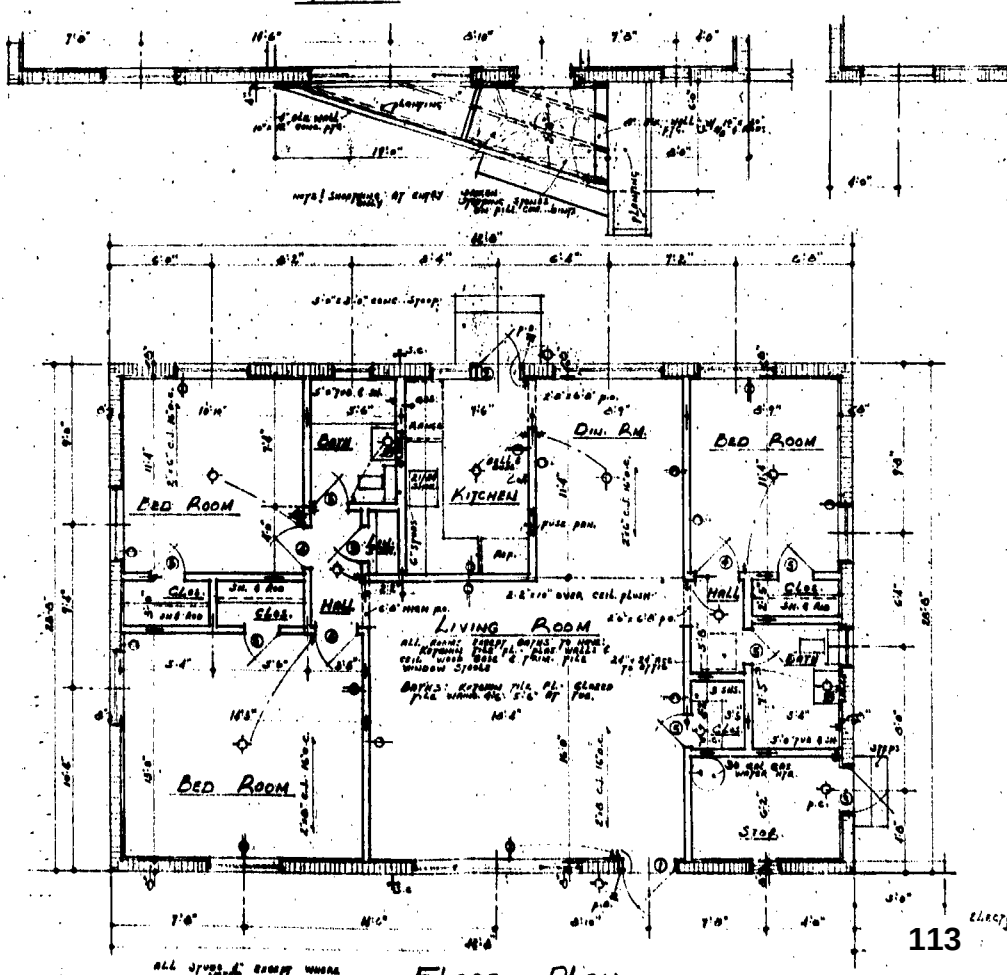


SIDE ELEV. PYLON ("ELEV. "C")

Scale: ½"=1'-0"

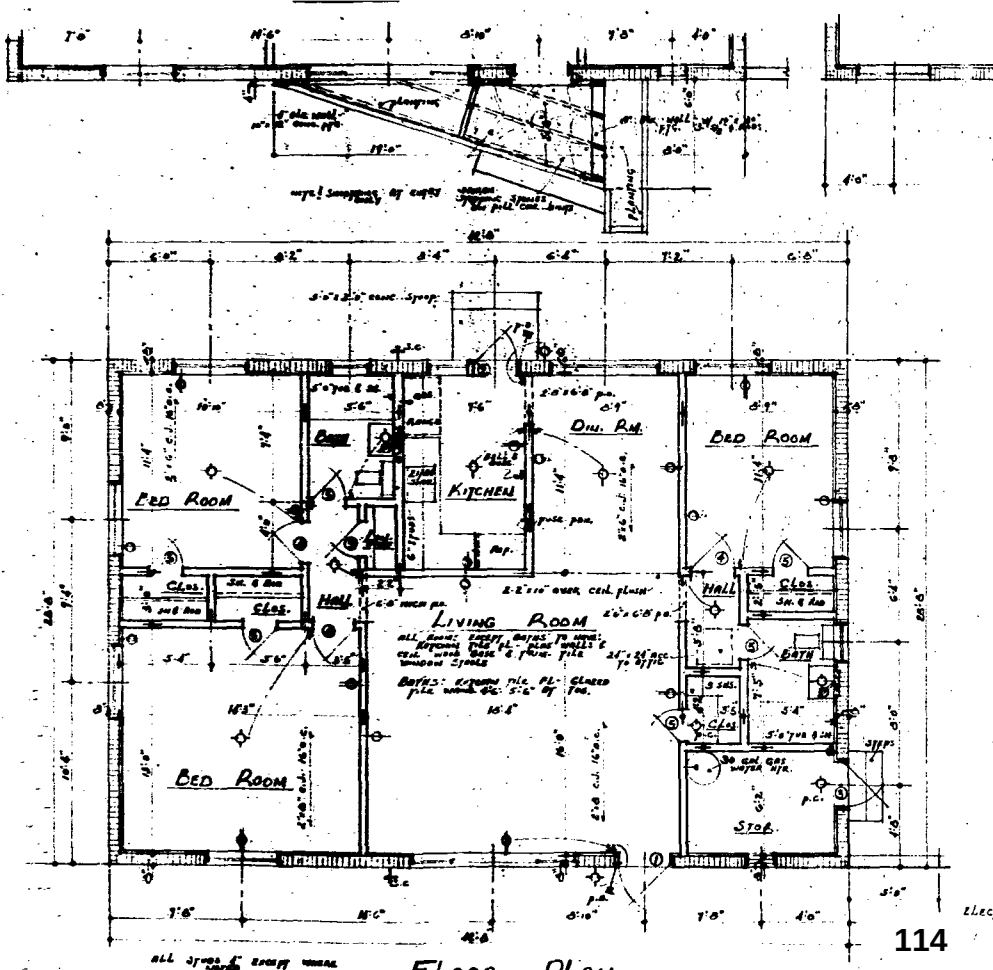
COMM No. 5120	RESIDENCE FOR LENNY KEST
MAR. 23, 1954	HOLLYWOOD CA
SHEET No. 2 OF TWO	JAMES [illegible] ARCHITECT


TYPE "A"
BED ROOM
BATH
KITCHEN
DINL. RM.
BED ROOM
BED ROOM
HALL
LIVING ROOM
HALL
BATH
STOR.
FLOOR PLAN



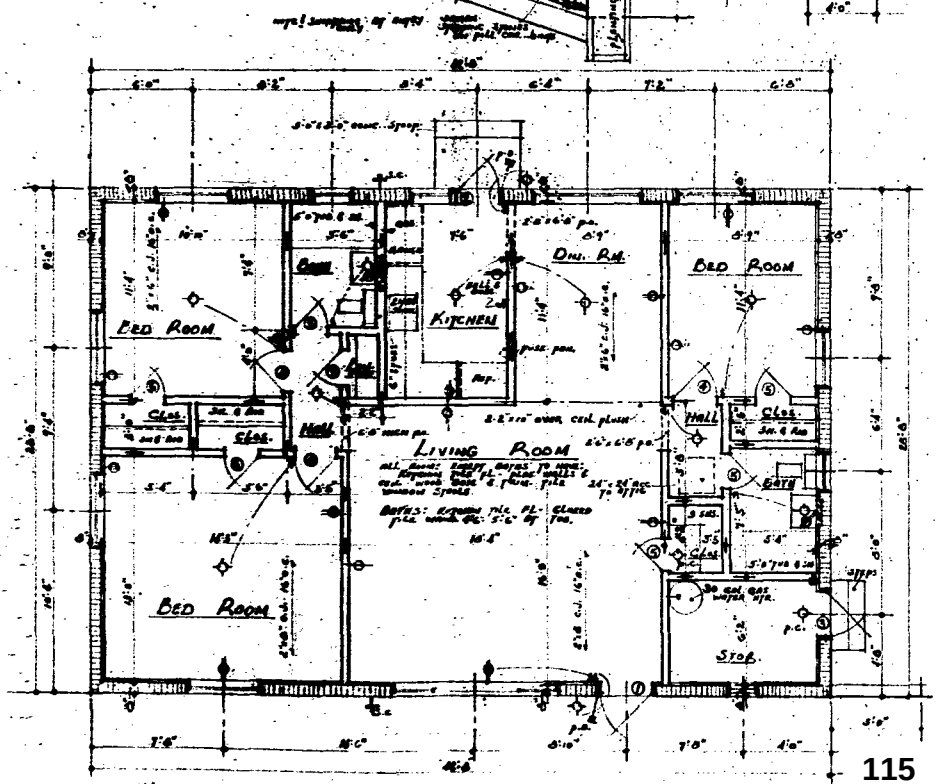
FLOOR PLAN

SCALE 1/4"=1'-0"



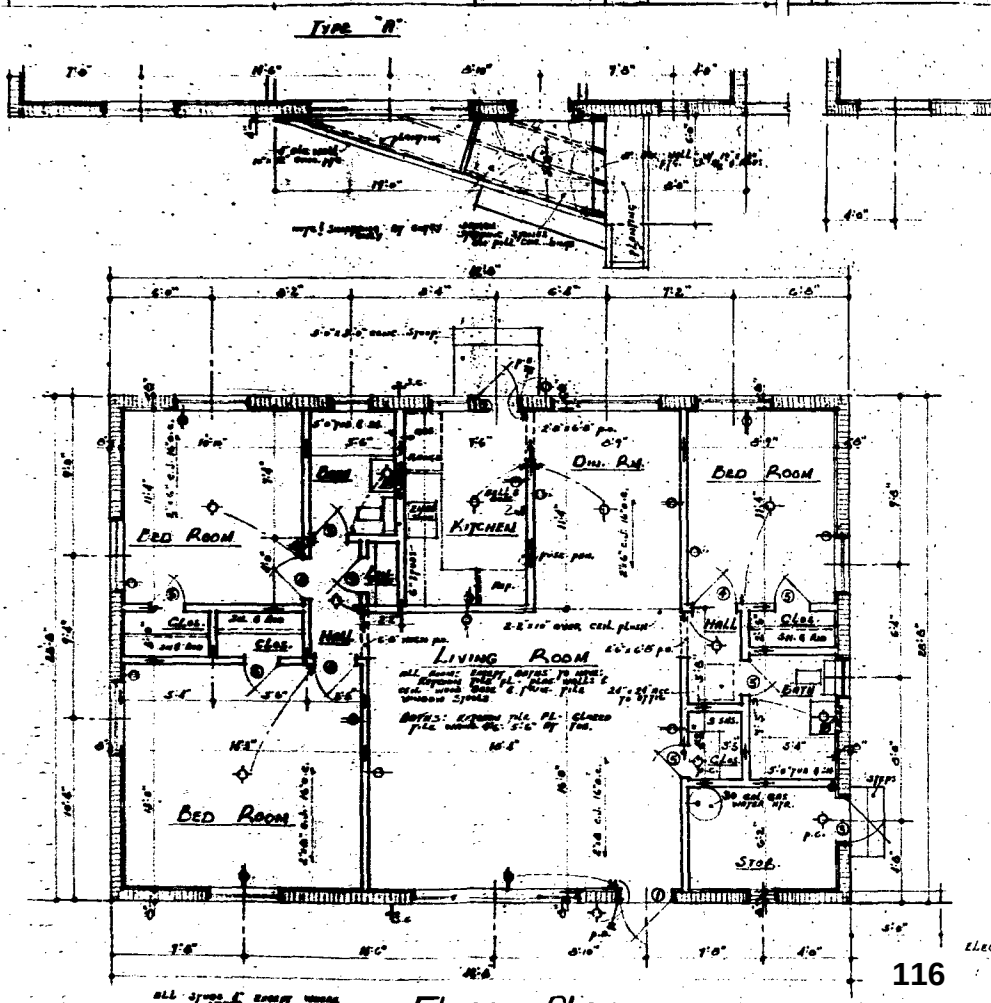
FLOOR PLAN

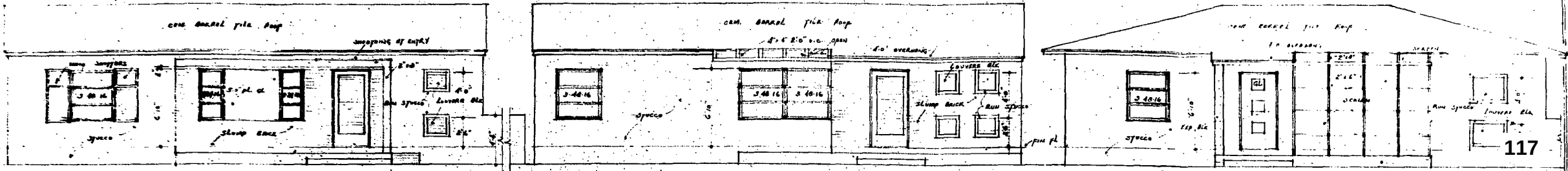
Scale 1/4"-1'-0"

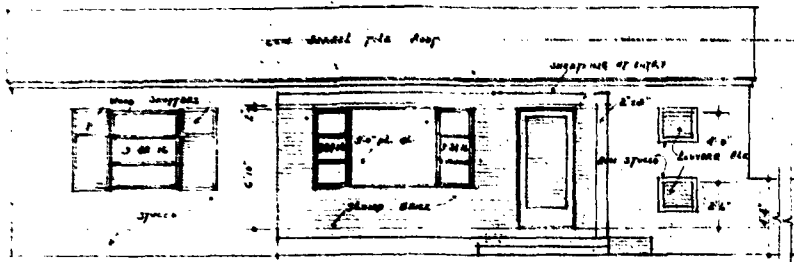


FLOOR PLAN

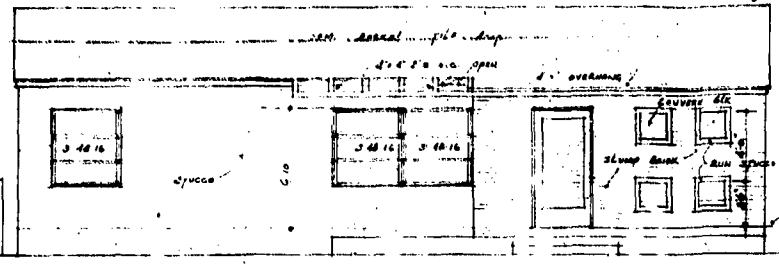
Scale 1/4"-1'-0"


TYPE "A"
BED ROOM
KITCHEN
DING. RM.
BED ROOM
LIVING ROOM
BED ROOM
HALL
CLOS.
BATH
STOR.
FLOOR PLAN

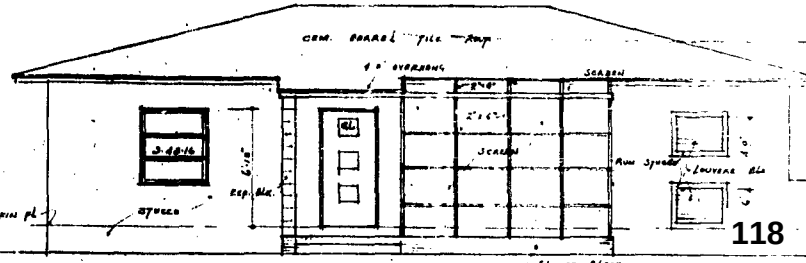

TYPE "A"
TYPE "B"
TYPE "C"



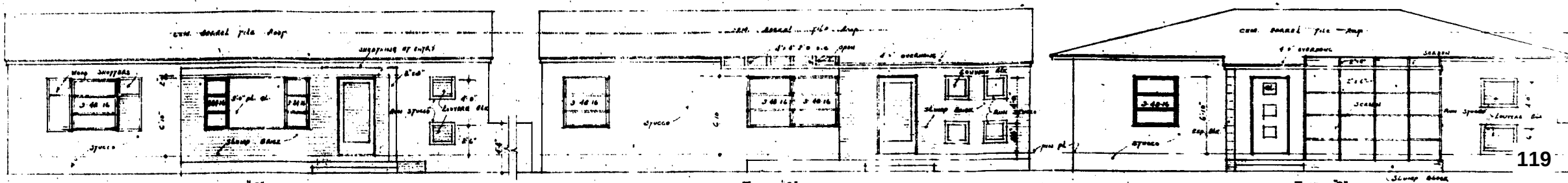
TYPE "A"

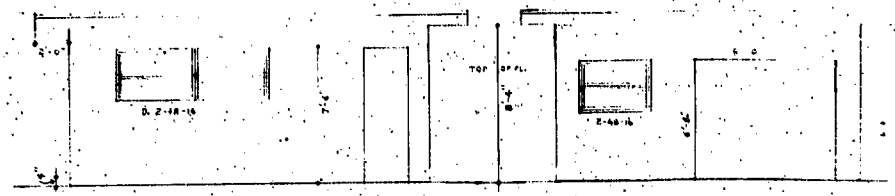


TYPE "B"



TYPE "C"


cem. tile roof
cem. tile roof
cem. tile roof
4'-0" overhang
4'-0" overhang
Scarsen
Stucco
Stucco
Stucco

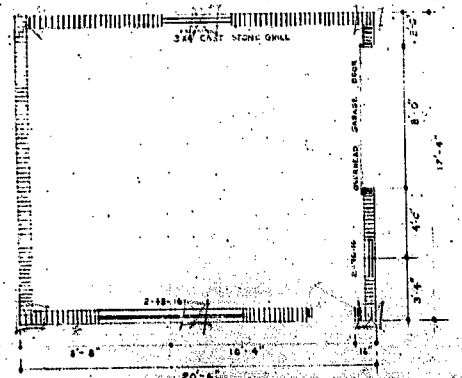


SIDE ELEVATION
SCALE 1/4" = 1'-0"

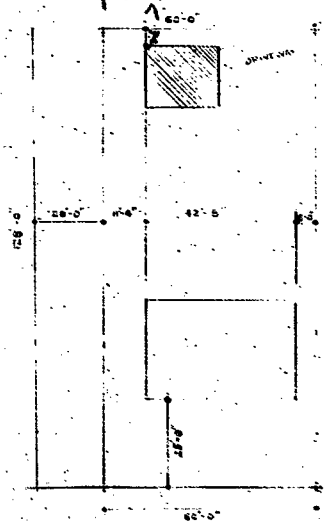
FRONT ELEVATION
SCALE 1/4" = 1'-0"



WALL SECTION



FLOOR PLAN
SCALE 1/4" = 1'-0"



PLOT PLAN
SCALE 1" = 20'-0"

9-0 Polk St.

GARAGE ADDITION TO
RESIDENCE OF
"LENLEY KEST"
HOLLYWOOD, FLORIDA

NAME OF OWNER 926 POLK ST.

ADDRESS SEE:

LEGAL DESCRIPTION 920 POLK ST.

DESCRIPTION OF CONST. FEE

ARCHITECT: EVAL.

PERMIT TYPE	NO.	DATE	TO WHOM	FIXT. or OUT.
BLDG.				
ROOF				
ELECTRICAL				
PLUMBING				
GAS				
SEPTIC, SEWER				
A/C DUCTS				
SCREEN ENCL.				
POOL				
DRIVEWAY				
FENCE				

121

JOB CARD

OWNER	JOB ADDRESS
RAPINO	926 POLK ST

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION
			514214022800

MICROFILM NO.	ARCHITECT	FEE	VALUATION
MISC Blk R		$ 3500.00	$ 6750

DESCRIPTION OF CONSTRUCTION

NEW CENTRAL A/C

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	19260	8-19-86	ABC A/C
ELECTRIC-BASIC	35440	8-19-86	ABC ELECTRIC	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
C-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: county surcharge $.80

122

JOB CARD

OWNER	JOB ADDRESS
Daniel Ruffino	926 Polk Street

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION 5314214022800
	22	W. 6' 2-23	64

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		5 No fee	$400

DESCRIPTION OF CONSTRUCTION

Raising curb

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				~~RE-ROOF~~ Curb	104401	7/25/86	Owner
FENCE				PATIO or WALK			

NOTES:

County surcharge .20

123

JOB CARD

OWNER	JOB ADDRESS
D. Ruffino	926 Polk St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 250.	$ 400 00

DESCRIPTION OF CONSTRUCTION gfc

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION	476	3-16-72	Sherba
ELECTRIC-BASIC	920	3-16-72	Sherba	MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING #D. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE				PATIO or WALK			

NOTES: 1 1/4 ton unit gfc

124

0860-13

JOB CARD

OWNER	JOB ADDRESS
DANIEL RUFFINO	926 Polk St.

LEGAL DESCRIPTION	LOT NUMBER	BLOCK	SUBDIVISION OR ADDITION

MICROFILM NO.	ARCHITECT	FEE	VALUATION
		$ 10.00	$ 333.00

DESCRIPTION OF CONSTRUCTION
92 ft. of 4 ft. high C/L fence

☐ SEPTIC TANK
☐ SEWER TAP

TYPE PERMIT	NUMBER	DATE	CONTRACTOR	TYPE PERMIT	NUMBER	DATE	CONTRACTOR
BUILDING				SEPTIC/SEWER			
ROOF				AIR/CONDITION			
ELECTRIC-BASIC				MECHANICAL			
ELECTRIC-SUPP.				SCREEN			
PLUMBING NO. FIX.				POOL			
L-P-DRY WALL				DRIVEWAY			
FENCE	47022	4-19-73	Owner	PATIO or WALK			

NOTES;

125

Certificate of Appropriateness Narrative
Project Address: 926 Polk Street
Historic District: Hollywood Historic Lakes

The subject property is located within the Hollywood Historic Lakes neighborhood, south of Hollywood Boulevard. The proposed project introduces a midcentury modern residence designed in compliance with applicable zoning regulations and in alignment with guidance received from the HPB associate planner. The overall intent is to provide a design that is both architecturally distinctive and compatible with the surrounding historic context.

The neighborhood along South Southlake Drive is characterized by a mix of one- and two-story single-family homes. The proposed residence reflects this existing pattern through a thoughtful composition of one- and two-story volumes, maintaining a scale and massing that is consistent with adjacent properties while introducing a refined midcentury modern expression.

The proposed structure generally follows the established footprint and development pattern on the site. The existing garage, which is accessed from the rear alley, will remain and be incorporated into the project. Retaining this structure helps preserve the functional layout of the property and maintains consistency with the access patterns typical of the neighborhood.

As part of the site design, the finished floor elevation will be raised approximately four (4) feet above existing grade. This approach is intended to reduce the risk of flooding and improve overall stormwater management by ensuring that water is retained and directed within the site, preventing runoff from impacting neighboring properties.

The architectural design incorporates passive strategies suited to the South Florida climate. Window openings are carefully considered, with reduced glazing on the south and west elevations to limit heat gain. Generous roof overhangs and covered exterior areas provide additional shading, enhancing energy efficiency and occupant comfort while maintaining compatibility with nearby homes.

Flat roof forms are utilized to achieve clean horizontal lines and allow for higher interior ceiling heights, as well as efficient integration of building systems. This approach supports the overall modern architectural language while remaining visually consistent with the scale of the neighborhood.

The building will be constructed using durable and appropriate materials, including concrete pile foundations, CMU wall systems, concrete slabs and a wood rafters roof structure. Exterior finishes will consist of a combination of stone, stucco and wood elements, along with impact-resistant windows and doors. A natural, earth-toned material palette has been selected to create a cohesive transition between the new construction and the surrounding residential context.

The existing residence on the property is not suitable for restoration due to its poor construction quality. The new residence will be built to meet or exceed current construction standards, ensuring long-term durability and a level of workmanship consistent with other homes in the area. The selection of materials and finishes reinforces the overall quality while maintaining the understated character of the neighborhood.

The design reflects a careful balance between modern architectural principles and the guidelines of the historic district. Elements such as wide overhangs, controlled glazing, and integrated outdoor spaces are incorporated in a manner that respects the established character of the Hollywood Lakes Intracoastal area while allowing for a contemporary interpretation.

Please feel free to contact our office with any questions or requests for additional information regarding this submission.

Sincerely,

Manuel Rodriguez & Jose Merlo
of 7Ave Design Studio, LLC
1000 Brickell Ave, Suite#1015
Miami, FL 33131

Phone: 786-340-7690
Email: manuelr@sevenavedesign.com

926 POLK STREET
NEW SF RESIDENCE
CIVIL ENGINEERING PLANS

926 POLK STREET
HOLLYWOOD, FLORIDA 33019

SHEET INDEX:

C1. PAVING, GRADING, & DRAINAGE PLAN
C2. SITE CROSS SECTIONS
C3. CITY OF HOLLYWOOD STANDARD PGD DETAILS
C4. STORMWATER POLLUTION PREVENTION PLANS
C6. CITY OF HOLLYWOOD STANDARD WATER & SEWER SYSTEM DETAILS

LEGAL DESCRIPTION

The West 16⅔ of Lot 22, and all of lot 23, in Block 64, of "HOLLYWOOD LAKES SECTION", according to the plat thereof, as recorded in Plat Book 1, Page 32, of the public records of Broward County, Florida

ABBREVIATIONS

AC	AIR CONDITIONER UNIT & PAD
BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
EX.	EXISTING
FF EL	FINSHED FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HH	HAND HOLE
INV	INVERT
PB. PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

SCALE 1" = 10'

LEGEND

- PROPOSED ELEVATION (4.00)
- EXISTING ELEVATION 14.00
- PROPOSED FLOW DIRECTION
- PROPOSED PAVERS
- PROPOSED CONCRETE
- PROPOSED FENCE
- EXISTING SANITARY SEWER MAIN (ss)
- EXISTING WATER MAIN (W)
- EXISTING DRAINAGE STRUCTURES

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

THIS ITEM HAS BEGINDIGITALLY SIGNED AND SEALED BY HOWARD E JABLON 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.

HOWARD JABLON, P. E. #47514 — DATE

HOWARD JABLON LICENSE No. 47514 STATE OF FLORIDA PROFESSIONAL ENGINEER

CITY OF HOLLYWOOD GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD ENGINEERING AND/OR BUILDING DEPARTMENT.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
5. ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM THE HOUSE.
6. MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4:1.
7. CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
8. REMOVE ALL ORGANIC AND DELETERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (SODDED SWALE). NO MATERIAL OF FDOT CLASS A5, A7, OR A8 SHALL BE ALLOWED IN THE RIGHT OF WAY.

RETENTION CALCULATIONS:

SITE DATA

TOTAL SITE AREA	:	8.534 SF
BUILDING FOOTPRINT	:	2.214 SF
GARAGE FOOTPRINT	:	492 SF
IMPERVIOUS (DRIVEWAY)	:	653 SF
IMPERVIOUS (SW. PATIO, CONC PADS)	:	1.992 SF
PERVIOUS AREA	:	3.183 SF

PART A:

RETENTION VOLUME FOR 1" ACROSS SITE:

RUNOFF TO RETAIN = 1" x [AREA] x (1 FT/12 IN)
RUNOFF TO RETAIN = 1" x (8.534 SF) x (1 FT/12 IN)
RUNOFF TO RETAIN = 711 CF

PART B:

RETENTION VOLUME FOR 2.5" X IMPERVIOUS:

RUNOFF = 2.5" X % IMPERVIOUS
RUNOFF = 2.5" X (5.351 SF / 8.534 SF)
RUNOFF = 1.568"

RUNOFF TO RETAIN = 1.568" X 8.534 SF X (1 FT/12 IN)
RUNOFF TO RETAIN = 1.115 CF

SINCE PART B IS GREATER THAN PART A, THE SITE SHALL RETAIN THE VOLUME FOR 1.568" OF RAINFALL.

RETENTION VOLUME REQUIRED = 1.115 CF
RETENTION VOLUME PROVIDED = 1.115 CF

THE REQUIRED RETENTION VOLUME NOTED ABOVE IS PROVIDED IN EXFILTRATION TRENCHES WITH SOME EXTRA, THOUGH NOT COMPUTED, IN SWALES.

1. A MINIMUM OF 185 FEET OF 2.5' DEEP x 5' WIDE EXFILTRATION TRENCH IS REQUIRED TO RETAIN THE RUNOFF NOTED ABOVE (SEE ATTACHED EXFILTRATION TRENCH CALCULATIONS.
2. A TOTAL OF 185 FEET OF 2.5' DEEP x 5' WIDE EXFILTRATION TRENCH HAS BEEN PROVIDED.

CONTROL WATER ELEVATION:

1. THE AVERAGE WET SEASON WATER ELEVATION IS 1.0 NAVD PER THE BROWARD COUNTY GIS FUTURE 2060 WET SEASON WATER TABLE MAP.

BROWARD COUNTY 100 YEAR FLOOD ELEVATION MAP:

1. THE 100 YEAR FLOOD ELEVATION IS 6.5 NAVD PER THE BROWARD COUNTY FUTURE 2060 100 YEAR FLOOD ELEVATION MAP.

FLOOD ZONE DATA:

		CURRENT
FLOOD ZONE	:	AE
BASE FLOOD ELEVATION	:	7 NAVD
COMMUNITY	:	125113
PANEL #	:	12011C0588-J
EFFECTIVE DATE	:	07/31/24

TOPOGRAPHY NOTE:

1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

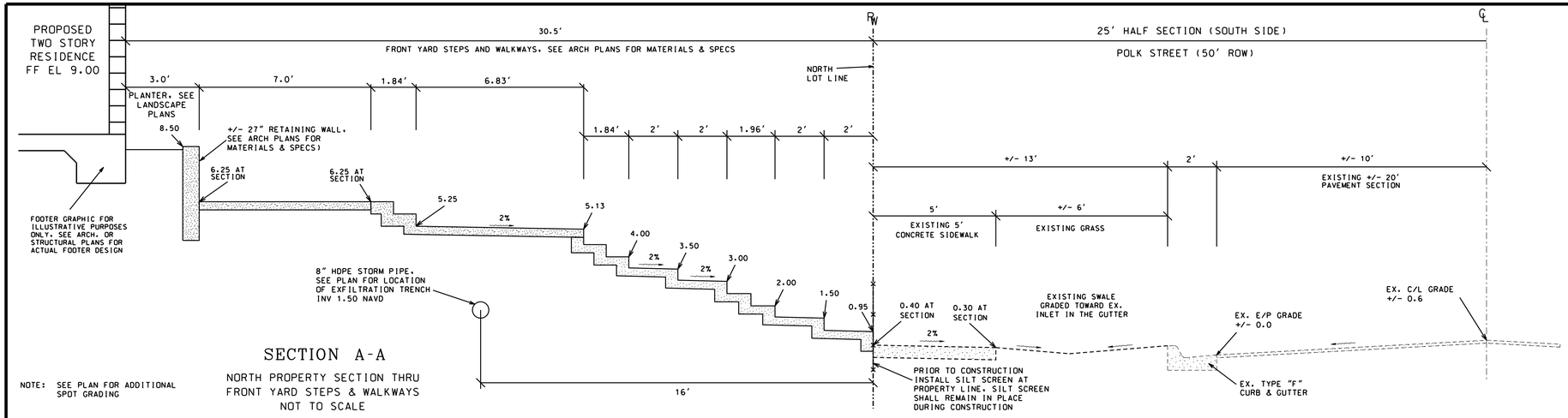
DEMOLITION/TREE PRESERVATION/CLEARING NOTES

1. DEMOLITION NOT SPECICALLY NOTED ON THE THE CIVIL ENGINEERING PLANS ARE BY OTHERS.
2. PRIOR TO ANY DEMOLITON, TREE REMOVAL OR CLEARING CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN, SITE PLAN AND/OR LANDSCAPE PLANS, ALL BY OTHERS REGARDING TREE PRESERVATION, RELOCATION, ETC.
3. THE EXISTING TREES ON SITE ARE NOT SHOWN ON THE CIVIL ENGINEERING PLANS PREPARED BY A. J. HYDRO ENGINEERING, INC.
4. CONTRACTOR SHALL APPLY FOR ANY DEMOLITION, CLEARING, TREE REMOVAL, AND/OR TREE PRESERVATION PERMITS, AND ANY OTHER PERMITS AS REQUIRED BY THE CITY OF HOLLYWOOD PRIOR TO COMMENCING CONSTRUCTION.

PROJECT:	926 POLK STREET NEW SF RESIDENCE	TITLE:	PAVING, GRADING & DRAINAGE PLAN
DATE: 06/02/26	REVISIONS		AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7866 FAX (954) 344-7866
SCALE: 1" = 10'	DATE	COMMENTS	
DRAWN BY: HEJ	07/19/26	REMOVE EX. GARAGE, UDPATE SITE PER ARCHITECT	
CHECKED BY: JJ			
APPROVED BY: HEJ			
PROJECT #: 26-0370			

SHEET NUMBER C1 OF 6

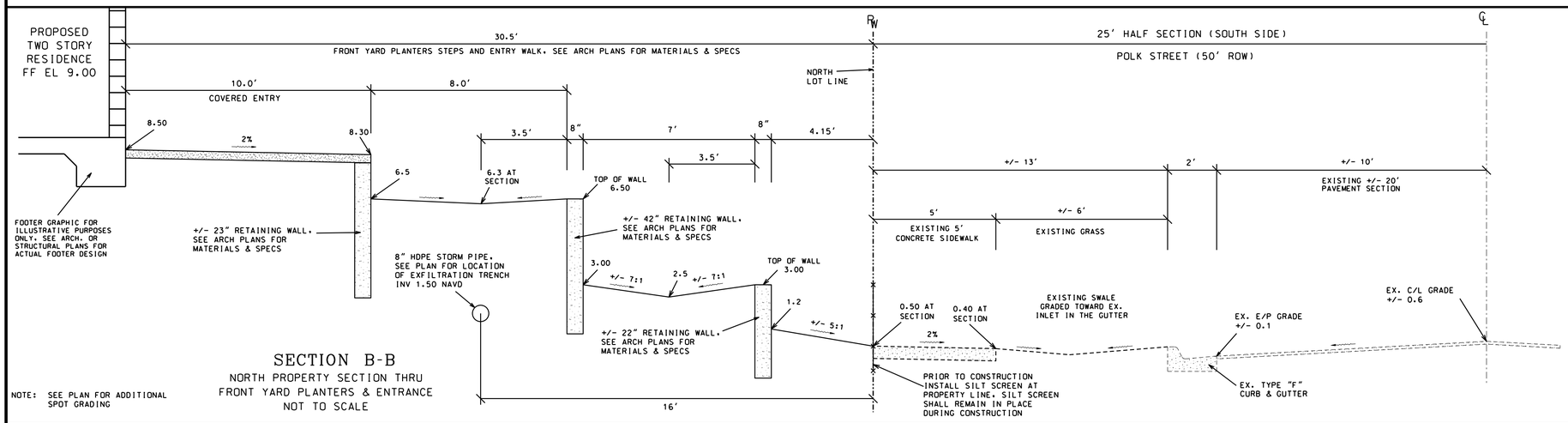
26-0370 926 POLK STREET, CIVIL ENGINEERING PLANS



SECTION A-A

NORTH PROPERTY SECTION THRU
FRONT YARD STEPS & WALKWAYS
NOT TO SCALE

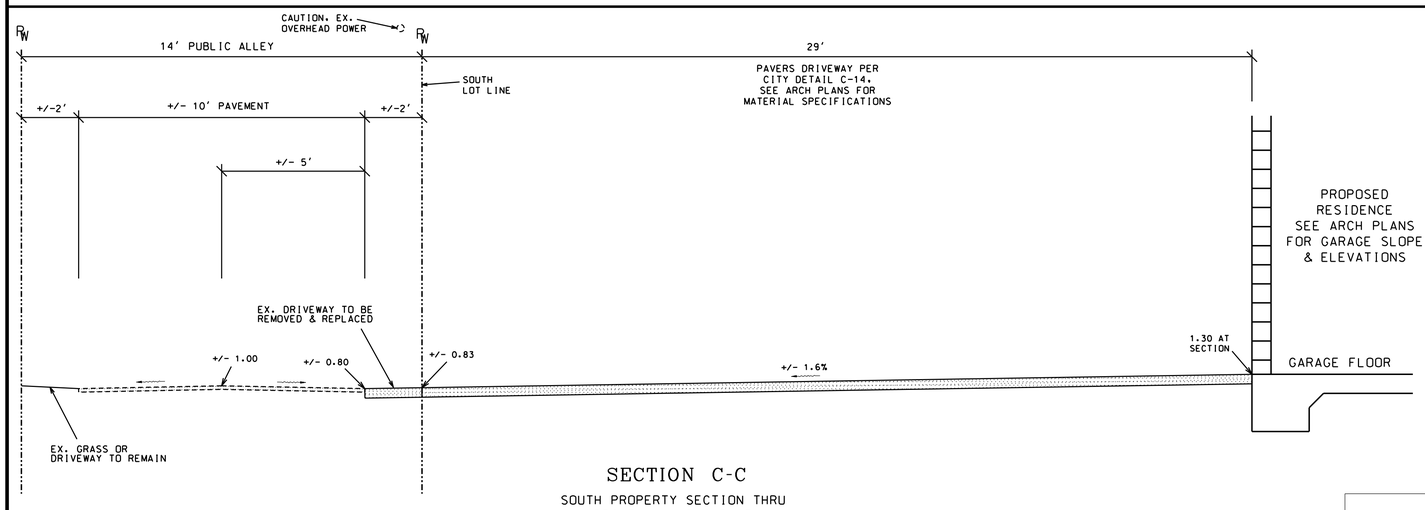
NOTE: SEE PLAN FOR ADDITIONAL SPOT GRADING



SECTION B-B

NORTH PROPERTY SECTION THRU
FRONT YARD PLANTERS & ENTRANCE
NOT TO SCALE

NOTE: SEE PLAN FOR ADDITIONAL SPOT GRADING



SECTION C-C

SOUTH PROPERTY SECTION THRU
DRIVEWAY AND GARAGE
NOT TO SCALE

TOPOGRAPHY NOTE:

1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HOWARD E JABLON 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.

HOWARD JABLON. P. E. #47514 — DATE

HOWARD JABLON LICENSE No. 47514 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT: 926 POLK STREET NEW SF RESIDENCE

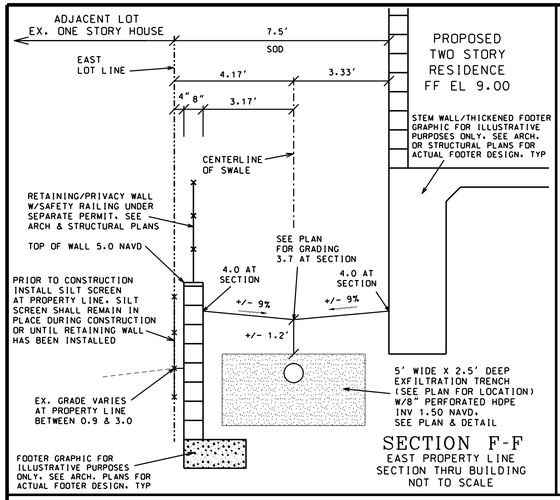
TITLE: SITE CROSS SECTIONS

DATE: 06/02/26
SCALE: NA
DRAWN BY: HEJ
CHECKED BY: HJ
APPROVED BY: HEJ
PROJECT #: 26-037.0

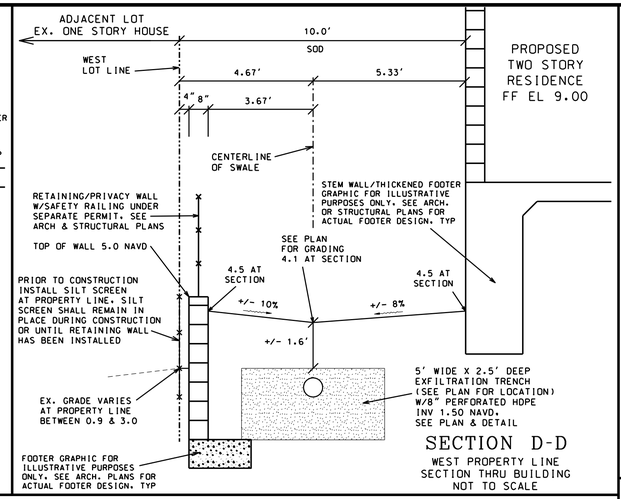
REVISIONS	
DATE	COMMENTS
07/20/26	UPDATE CROSS SECTIONS PER NEW SP CONFIGURATION

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 344-7866
FAX (954) 344-7866

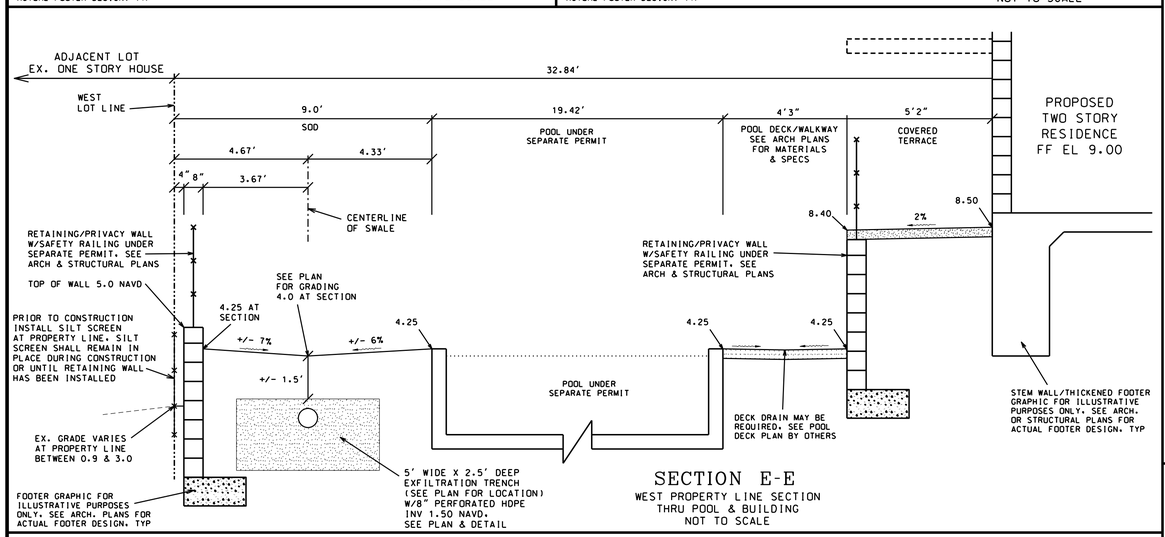
SHEET NUMBER C2 OF 6



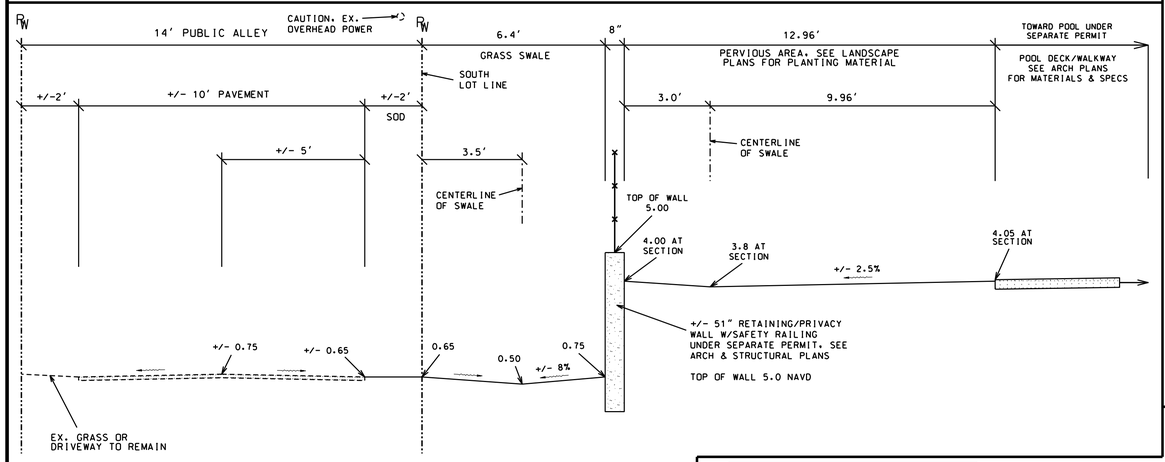
SECTION F-F
EAST PROPERTY LINE
SECTION THRU BUILDING
NOT TO SCALE



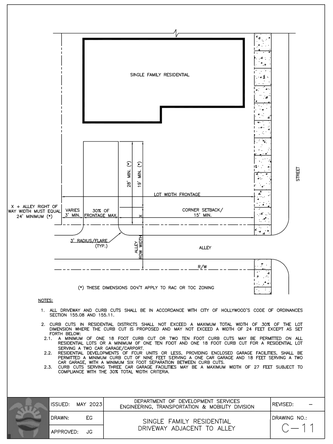
SECTION D-D
WEST PROPERTY LINE
SECTION THRU BUILDING
NOT TO SCALE



SECTION E-E
WEST PROPERTY LINE SECTION
THRU POOL & BUILDING
NOT TO SCALE

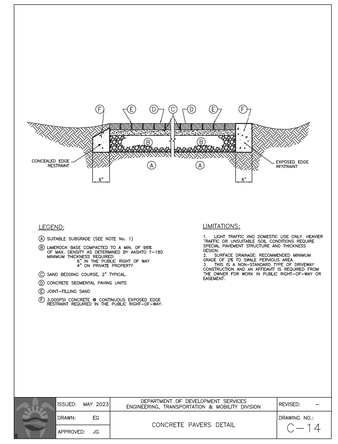


SECTION G-G
SOUTH PROPERTY SECTION THRU
SWALE AND PATIO
NOT TO SCALE



NOTES:
1. ALL DRIVEWAY AND CURB CUTS SHALL BE IN ACCORDANCE WITH CITY OF HOLLYWOOD'S CODE OF ORDINANCES SECTION 105.08 AND 155.11.
2. CURB CUTS IN RESIDENTIAL DISTRICTS SHALL NOT EXCEED A MAXIMUM TOTAL WIDTH OF 30% OF THE LOT FRONTAGE MEASURED ALONG THE CURB CUT IS PROPOSED AND MAY NOT EXCEED A WIDTH OF 24 FEET EXCEPT AS SET FORTH BELOW:
2.1. A MINIMUM OF ONE 18 FOOT CURB CUT OR TWO TEN FOOT CURB CUTS MAY BE PERMITTED ON ALL RESIDENTIAL LOTS. A MAXIMUM OF TWO CURB CUTS, ONE TEN FOOT AND ONE 18 FOOT CURB CUT FOR A RESIDENTIAL LOT SERVING A TWO CAR GARAGE/CARPORT.
2.2. RESIDENTIAL DEVELOPMENTS OF FOUR UNITS OR LESS, PROVIDING ENCLOSED GARAGE FACILITIES, SHALL BE PERMITTED A MAXIMUM OF TWO CURB CUTS, ONE 18 FOOT CURB CUT PER GARAGE AND 18 FEET SERVING A TWO CAR GARAGE WITH A MINIMUM SIX FOOT SEPARATION BETWEEN CURB CUTS.
2.3. CURB CUTS SERVING THREE CAR GARAGE FACILITIES MAY BE A MAXIMUM WIDTH OF 27 FEET SUBJECT TO COMPLIANCE WITH THE SIDE TOTAL WIDTH CRITERIA.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SINGLE FAMILY RESIDENTIAL DRIVEWAY ADJACENT TO ALLEY	DRAWING NO.: C-11	
APPROVED: JG			

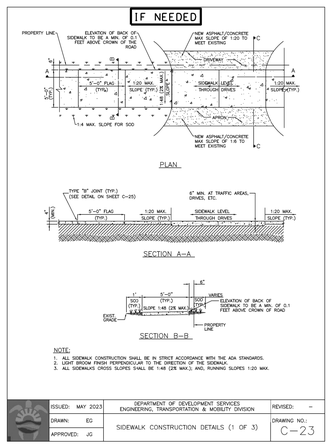


LEGEND:
- (A) SUITABLE SUBGRADE (SEE NOTE No. 1)
- (B) LIMEROCK BASE COMPACTED TO A MIN. OF 98% OF MAX. DENSITY AS DETERMINED BY AASHTO T-180 MINIMUM THICKNESS REQUIRED:
  - 6" ON PUBLIC RIGHT OF WAY
  - 4" ON PRIVATE PROPERTY
- (C) SAND BEDDING COURSE, 2" TYPICAL
- (D) CONCRETE SEGMENTAL PAVING UNITS
- (E) JOINT-FILLING SAND
- (F) 3,000PSI CONCRETE @ CONTINUOUS EXPOSED EDGE RESTRAINT REQUIRED IN THE PUBLIC RIGHT-OF-WAY.

LIMITATIONS:
1. LIGHT TRAFFIC AND DOMESTIC USE ONLY. HEAVIER TRAFFIC OR UNSUITABLE SOIL CONDITIONS REQUIRE SPECIAL PAVEMENT STRUCTURE AND THICKNESS DESIGN.
2. SURFACE DRAINAGE RECOMMENDED MINIMUM SLOPE OF 1/4" PER FOOT (2%) TOWARD SWALE.
3. THIS IS A NON-STANDARD TYPE OF DRIVEWAY CONSTRUCTION AND AN AFFIDAVIT IS REQUIRED FROM THE OWNER FOR WORK IN PUBLIC RIGHT-OF-WAY OR EASEMENT.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	CONCRETE PAVERS DETAIL	DRAWING NO.: C-14	
APPROVED: JG			

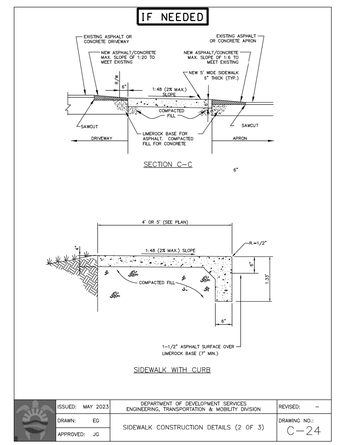
IF NEEDED



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

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

IF NEEDED



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			

IF NEEDED

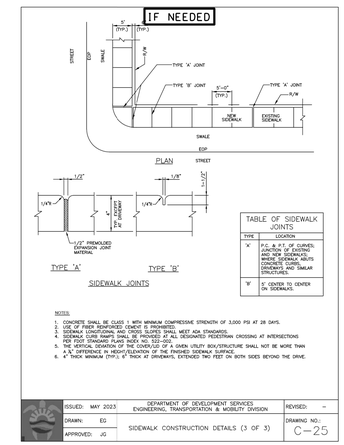
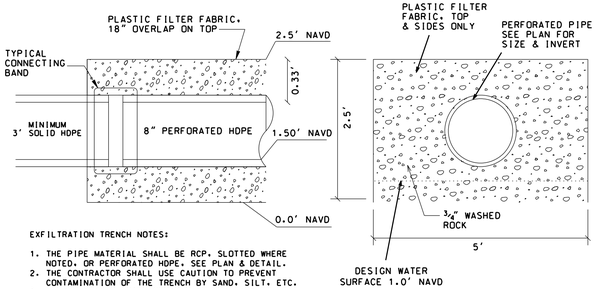


TABLE OF SIDEWALK JOINTS

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

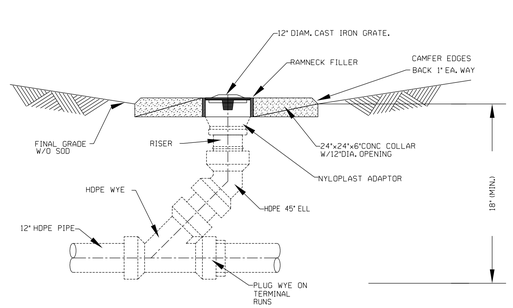
NOTES:
1. CONCRETE SHALL BE CLASS I WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK CONDITIONAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. RAMPS OR CURB CUTS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS.
5. THE VERTICAL DEVIATION OF THE CONTROL JOINT SHALL NOT BE MORE THAN A 1/4" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 8" THICK MINIMUM (TYP.), 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

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



EXFILTRATION TRENCH NOTES:
1. THE PIPE MATERIAL SHALL BE RCP. SLOTTED WHERE NOTED. OR PERFORATED HDPE. SEE PLAN & DETAIL.
2. THE CONTRACTOR SHALL USE CAUTION TO PREVENT CONTAMINATION OF THE TRENCH BY SAND. SILT. ETC.
3. FILTER FABRIC SHALL CONFORM TO DOT SECTION 985 OR APPROVED EQUAL.
4. REFER TO PLAN VIEW FOR LOCATION OF PRBS.

EXFILTRATION TRENCH DETAIL
NOT TO SCALE



NOTE: YARD DRAINS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) N-12 (ADVANCED DRAINAGE SYSTEMS) OR EQUAL.

YARD INLET DETAIL (NYLOPLAST OR EQUAL)

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE ADJACENT TO THE SEAL.

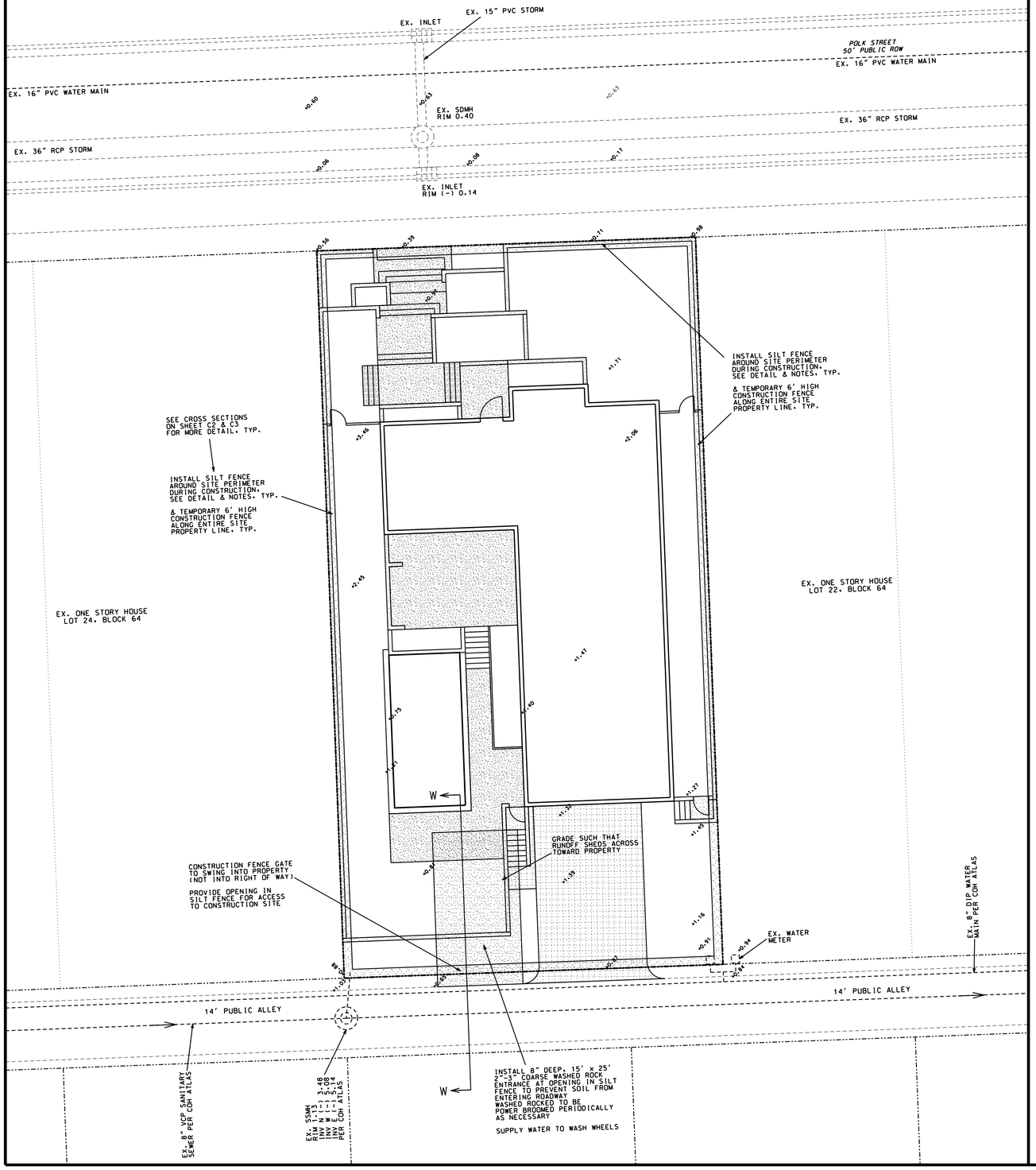
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HOWARD JABLON. P. E. #47514 — DATE

HOWARD JABLON LICENSE No. 47514 STATE OF FLORIDA PROFESSIONAL ENGINEER

TOPOGRAPHY NOTE:
1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

PROJECT:	926 POLK STREET NEW SF RESIDENCE	TITLE:	CITY OF HOLLWOOD STANDARD PGD DETAILS
DATE: 06/02/26	REVISIONS		AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7866 FAX (954) 344-7866
SCALE: NA	DATE	COMMENTS	
DRAWN BY: HEJ	07/20/26	UPDATE CROSS SECTIONS PER NEW SF CONFIGURATION	
CHECKED BY: JJ			
APPROVED BY: HEJ			
PROJECT #: 26-0370			SHEET NUMBER C3 OF 6



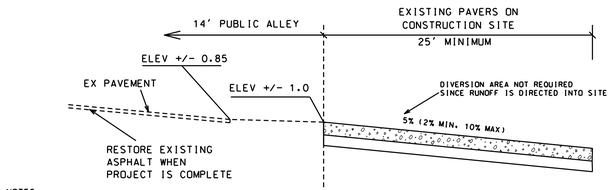
SCALE 1" = 10'

EROSION & POLLUTION CONTROL NOTES

1. PRIOR TO ANY CONSTRUCTION, BALED HAY OR SILT SCREENS OR OTHER APPROVED SILT BARRIER SHALL BE INSTALLED BY THE EARTHWORK CONTRACTOR AS INDICATED ON THE PLANS. SILT SCREENS SHALL REMAIN IN PLACE DURING THE LENGTH OF CONSTRUCTION OF THIS PROJECT (SEE DOT INDEX 102). IN ADDITON, SILT SCREENS OR BALED HAY MUST BE INSTALLED PER FDOT STANDARD DETAIL.
2. DURING CONSTRUCTION, INLET SEDIMENT FILTERS SHALL REMAIN IN PLACE TO PREVENT THE RUNOFF OF SILT OR OTHER POLLUTANTS INTO THE DRAINAGE SYSTEM. MIRAFI MAY BE USED FOR DITCH BOTTOM INLETS. SEE DETAIL SHEETS FOR CURB INLET SEDIMENT BARRIERS.
3. ANY LOOSE SOIL LEAVING THE SITE MUST BE CLEANED FROM THE ADJACENT ROADWAY ON A DAILY BASIS.

ADDITIONAL EROSION & POLLUTION CONTROL NOTES

1. PROVIDE TREE PROTECTION OF ALL SITE TREES TO REMAIN. TREE PROTECTION PER CITY STANDARD DETAIL. CONTRACTOR TO OBTAIN DETAIL FROM CITY ENGINEER.
2. PROVIDE FOR WEEKLY INSPECTION BY THE CONTRACTOR AND AFTER EVERY 0.25 INCH RAINFALL.
3. PROVIDE AND LOCATE RAIN GAUGE ON SITE TO MEASURE RAINFALL ACTIVITY.
4. ALL EROSION CONTROL MEASURES MUST MEET ALL THE REQUIREMENTS OF THE CITY OF STUART EROSION AND CONTROL PROCEDURES AND THE FLORIDA STORMWATER. EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES AND BMPS MUST BE MAINTAINED AS REQUIRED BY THE CITY FOR THE DURATION OF THE PROJECT.
6. LOG BOOK OF ALL EROSION CONTROL INSPECTIONS MUST BE KEPT AND MAINTAINED ON-SITE.
7. SPILL RESPONSE EQUIPMENT MUST BE ON-SITE AT ALL TIMES.



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SECTION W-W

CONSTRUCTION ENTRANCE SECTION

NOT TO SCALE

CITY OF FORT LAUDERDALE GENERAL NOTES

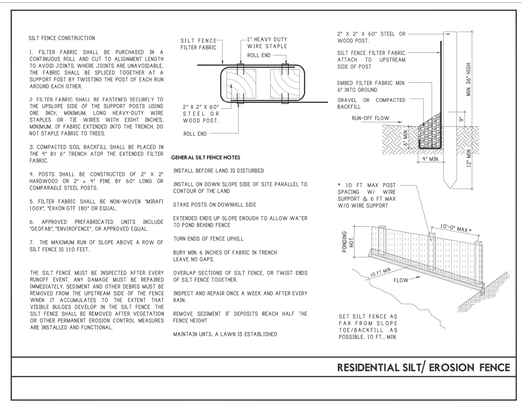
1. ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD ENGINEERING DEPARTMENT.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
3. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
5. ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM THE HOUSE.
6. MAXIMUM GRASS SLOPES SHALL NOT EXCEED 4:1.
7. CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE ARCHITECT.
8. REMOVE ALL ORGANIC AND DELETERIOUS MATERIAL BETWEEN THE EDGE OF PAVEMENT AND RIGHT OF WAY LINE (SODDED SWALE). NO MATERIAL OF FDOT CLASS A5, A7, OR A8 SHALL BE ALLOWED IN THE RIGHT OF WAY.

EROSION CONTROL NOTES

1. STORM DRAIN INLETS WITHIN 100' OF PROPERTY MUST INSTALL INLET SEDIMENT FILTERS/BARRIERS.
2. THERE DO NOT APPEAR TO BE ANY STORM INLETS WITHIN 100' OF THIS PROPERTY.
3. SEE SHEET GR3 FOR ADDITIONAL EROSION CONTROL DETAILS. INCLUDING SILT SCREEN & CONSTRUCTION ENTRANCE.

DEMOLITION/TREE PRESERVATION/CLEARING NOTES

1. DEMOLITION NOT SPECICALLY NOTED ON THE THE CIVIL ENGINEERING PLANS ARE BY OTHERS.
2. PRIOR TO ANY DEMOLITON, TREE REMOVAL OR CLEARING CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN, SITE PLAN AND/OR LANDSCAPE PLANS. ALL BY OTHERS REGARDING TREE PRESERVATION, RELOCATION, ETC.
3. THE EXISTING TREES ON SITE ARE NOT SHOWN ON THE CIVIL ENGINEERING PLANS PREPARED BY A. J. HYDRO ENGINEERING, INC.
4. CONTRACTOR SHALL APPLY FOR ANY DEMOLITION, CLEARING, TREE REMOVAL, AND/OR TREE PRESERVATION PERMITS, AND ANY OTHER PERMITS AS REQUIRED BY THE CITY OF FORT LAUDERDALE PRIOR TO COMMENCING CONSTRUCTION.



RESIDENTIAL SILT/ EROSION FENCE

ABBREVIATIONS

AC	AIR CONDITIONER UNIT & PAD
BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
EX.	EXISTING
FF EL	FINSHED FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HH	HAND HOLE
INV	INVERT
PB. PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

LEGEND

- 14.00 — PROPOSED ELEVATION
- 14.00 — EXISTING ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED PAVERS
- PROPOSED CONCRETE
- PROPOSED FENCE
- ess — EXISTING SANITARY SEWER MAIN
- ew — EXISTING WATER MAIN
- EXISTING DRAINAGE STRUCTURES

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Check positive response codes before you dig!

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HOWARD JABLON LICENSE No. 47514 STATE OF FLORIDA PROFESSIONAL ENGINEER

HOWARD JABLON, P. E. #47514 — DATE

TOPOGRAPHY NOTE:

1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

PROJECT: 926 POLK STREET NEW SF RESIDENCE		TITLE: STORMWATER POLLUTION PREVENTION PLAN	
DATE: 06/02/26	REVISIONS	AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7866 FAX (954) 344-7866	SHEET NUMBER C4 OF 6
SCALE: 1" = 10'	DATE / COMMENTS		
DRAWN BY: HEJ	1 / 2		
CHECKED BY: HEJ			
APPROVED BY: HEJ			
PROJECT #: 26-0370			

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAP	GENERAL NOTES	DRAWING NO. G-00
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.

ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAP	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.1
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

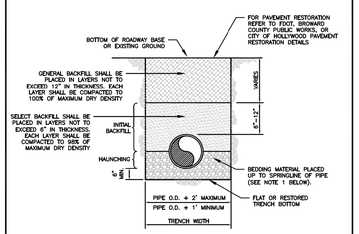
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAP	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.2
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).
41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
    a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

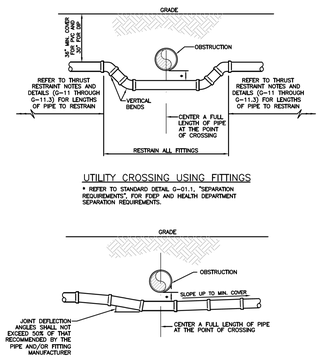
ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAP	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3
APPROVED: XXX		



NOTES:

1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-1557.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARD 125-8.

ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAP	PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)	DRAWING NO. G-03
APPROVED: XXX		



UTILITY CROSSING USING FITTINGS

* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

UTILITY CROSSING USING JOINT DEFLECTIONS

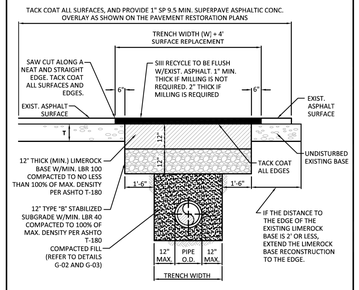
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAP	UTILITY CROSSING DETAIL	DRAWING NO. G-04
APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

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

ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAP	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		



ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAP	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
APPROVED: XXX		

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HOWARD E JABLON 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.

HOWARD JABLON, P. E. #47514 — DATE

HOWARD JABLON LICENSE No. 47514 STATE OF FLORIDA PROFESSIONAL ENGINEER

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PROJECT: 926 POLK STREET NEW SF RESIDENCE

TITLE: CITY OF HOLLYWOOD GENERAL WATER & SEWER SYSTEM DETAILS

DATE: 06/02/26

SCALE: NA

DRAWN BY: HEJ

CHECKED BY: IJ

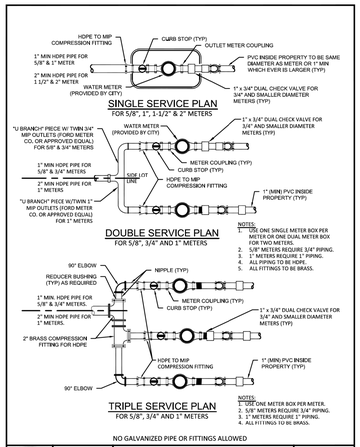
APPROVED BY: HEJ

PROJECT #: 26-0370

REVISIONS	
DATE	COMMENTS
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-	-

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 344-7866
FAX (954) 344-7866

SHEET NUMBER C5 OF 6

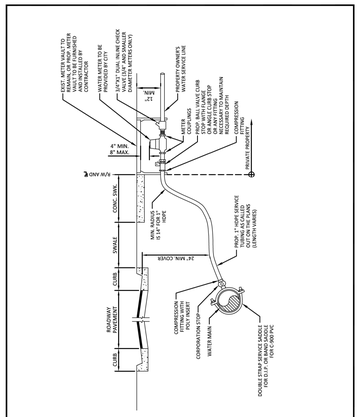


ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION		DRAWING NO. W-06
APPROVED: XXX			

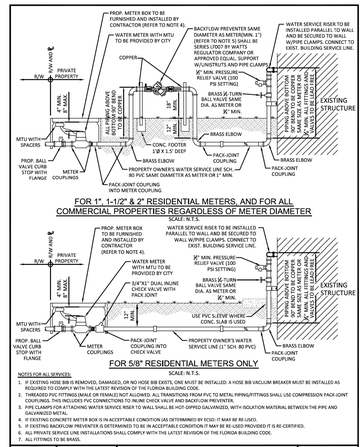
WATER METER SERVICE NOTES:

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 ¾" OR SINGLE 1" DIAMETER METERS.
4. MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-½" OR SINGLE 2" DIAMETER METERS.
5. FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
6. APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
7. FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS,CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
8. FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
9. FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
   a. CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
   b. FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
12. THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
13. AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND MARKERS, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACES), 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: 03/01/99A	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			



ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 1" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS		DRAWING NO. W-08
APPROVED: XXX			



NOTES FOR ALL SERVICES:
1. IF EXISTING HDSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED. A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION FACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 02/14/2018
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS		DRAWING NO. W-10
APPROVED: XXX			

ISSUED: 03/01/99A	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2016
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE		DRAWING NO. S-12
APPROVED: XXX			

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HOWARD E JABLON 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.

HOWARD JABLON, P. E. #47514 — DATE

HOWARD JABLON LICENSE No. 47514 STATE OF FLORIDA PROFESSIONAL ENGINEER

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

PROJECT: 926 POLK STREET NEW SF RESIDENCE

TITLE: CITY OF HOLLWOOD STANDARD WATER & SEWER SYSTEM DETAILS

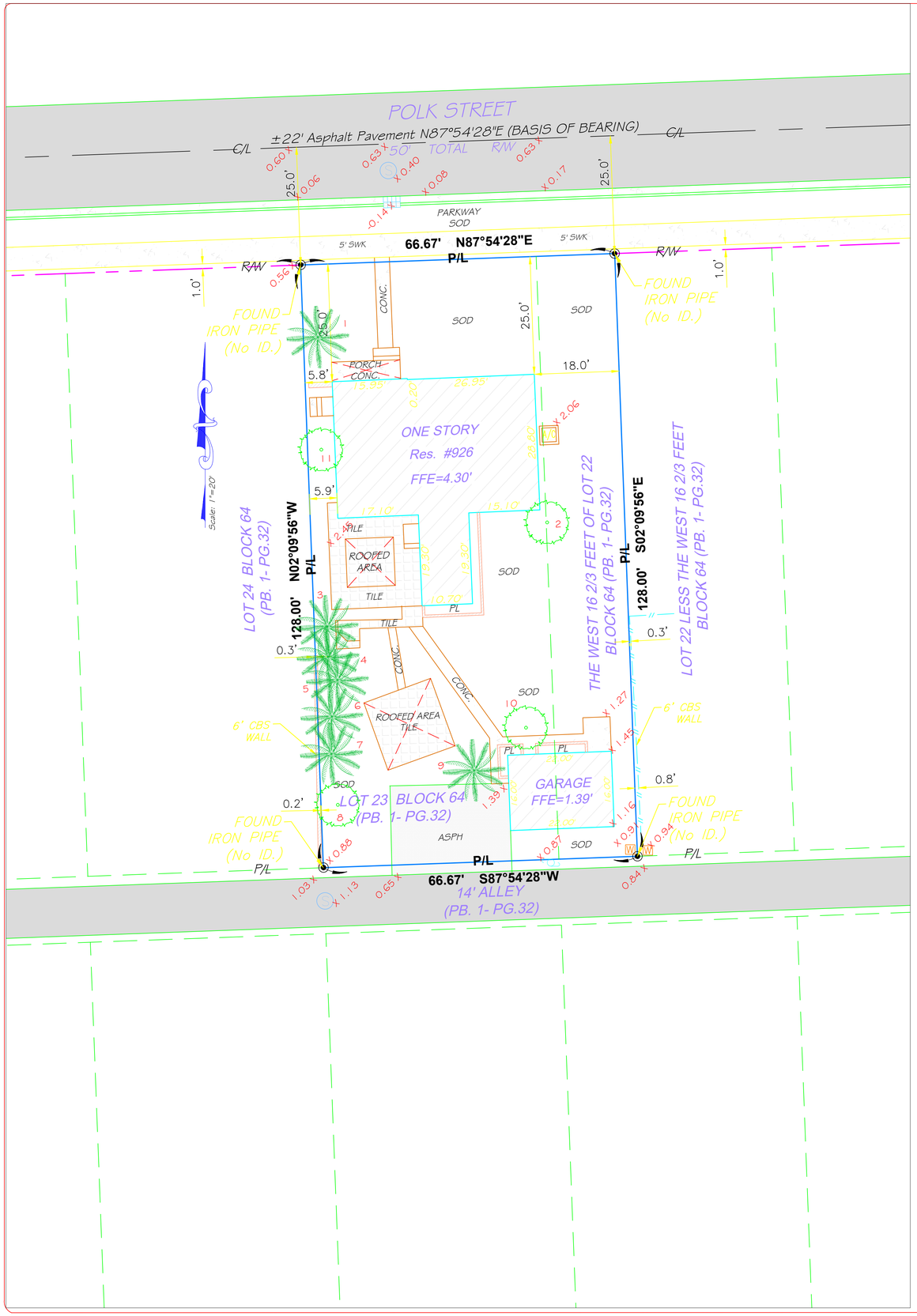
DATE: 06/02/26
SCALE: NA
DRAWN BY: HEJ
CHECKED BY: HEJ
APPROVED BY: HEJ
PROJECT #: 26-0370

REVISIONS

DATE	COMMENTS
?	?
-	-
-	-
-	-
-	-
-	-

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 344-7866
FAX (954) 344-7866

SHEET NUMBER C6 OF 6

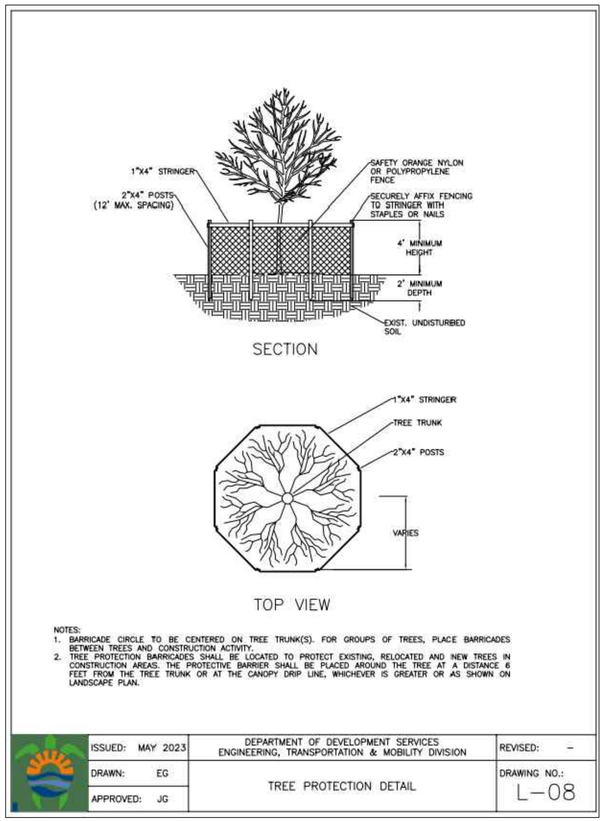


TREE DISPOSITION LIST Rahim Vedaee: Certified Arborist FL-9609A

KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK	CONDITION (%)	DISPOSITION	COMMENT
1	Alexander Palm	*Ptychosperma elegans*	2	20	13	132.7	13	Fair	Remove	
2	Umbrella tree	*Schefflera actinophylla*	15	18	16	201.0		Poor	Remove	Invasive
3	Royal palm	*Roystonea*	18	40	18	254.3	30	Fair	Remove	
4	Royal palm	*Roystonea*	18	30	16	201.0	20	Fair	Remove	
5	Royal palm	*Roystonea*	18	40	18	254.3	30	Fair	Remove	
6	Areca palm	*Dypsis lutescens*	2	20	10	78.5	14	Fair	Remove	
7	Areca palm	*Dypsis lutescens*	2	20	10	78.5	14	Fair	Remove	
8	Tropical almond	*Terminalia catappa*	6	15	18	254.3		Fair	Remove	
9	Alexander Palm	*Ptychosperma elegans*	2	15	12	113.0	10	Fair	Remove	
10	Umbrella tree	*Schefflera actinophylla*	15	15	16	201.0		Poor	Remove	Invasive
11	Umbrella tree	*Schefflera actinophylla*	17	20	15	176.6		Poor	Remove	Invasive

MITIGATION OWED: 7 PALMS AND 6 INCHES

Note: All undeveloped portions of a parcel of land shall be left undisturbed or planted with ground cover or lawn as to leave no exposed soil in order to prevent dust or soil erosion.



REVISION / DATE

EnviroScape
4132 SW 51 ST
Dania Beach FL 33314

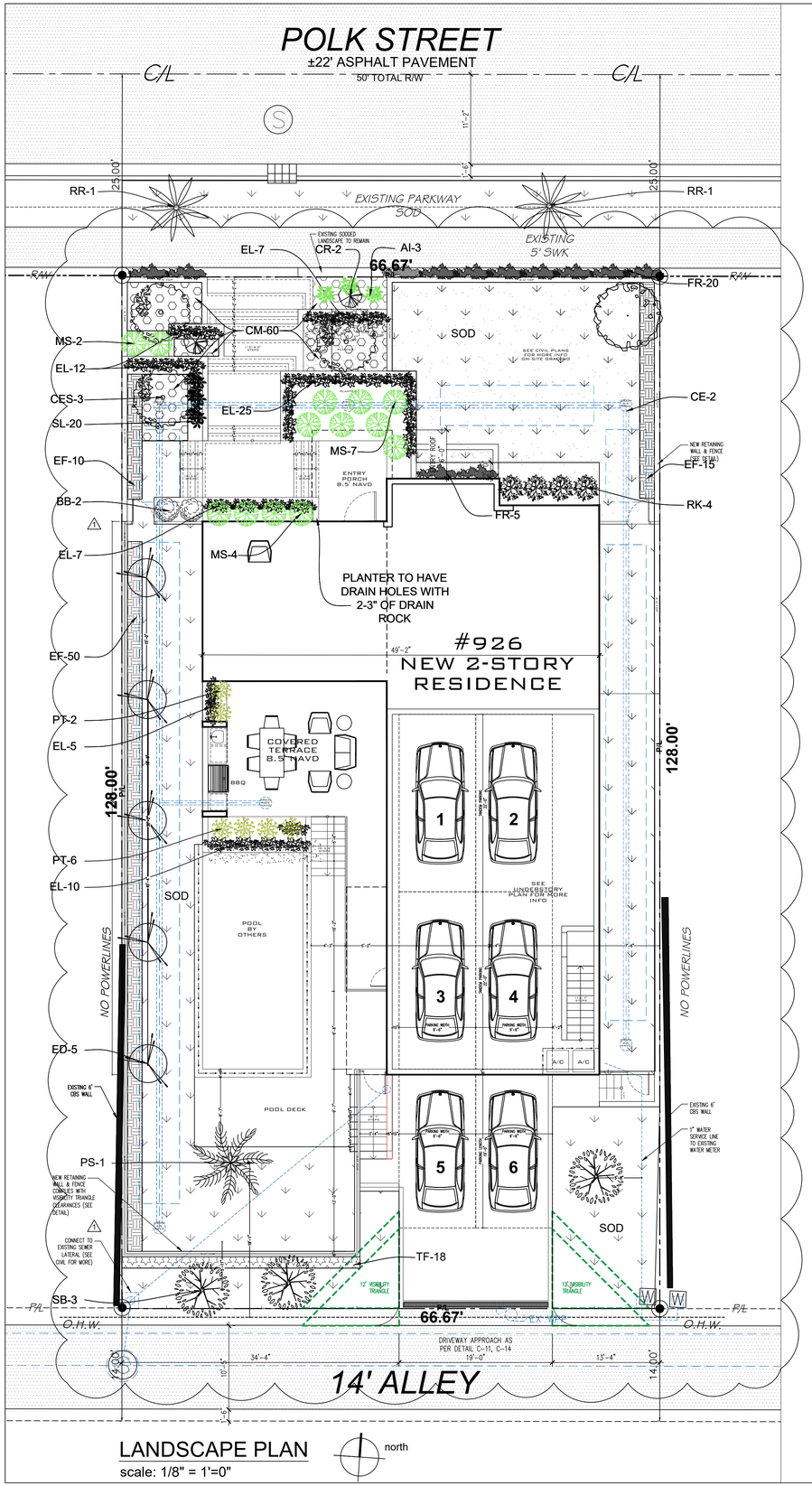
Single Family Residence
926 Polk Street
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	SURVEY
DATE:	3/6/2026

N
SCALE 1"=1'

REGISTERED LANDSCAPE ARCHITECT JAMES BRIAN EUELL LA 6666897 STATE OF FLORIDA
SEAL

TD-1



City of Hollywood LANDSCAPE REQUIREMENTS

SITE CALCULATIONS AS PER SINGLE-FAMILY DISTRICT REQUIREMENTS

TOTAL SITE AREA	8,533 S,F
Building Area	4,801 S,F
Impervious Area	5,093 S,F
Pervious Area	3,441 S,F

SITE TREES: 1 Tree Per. 1,250 S.F. Total Pervious area 9,031 S.F.
(7) TREES REQUIRED / (11) TREES PROVIDED
(5) Japanese Blueberry
(3) Silver Buttonwood, (2) Green Buttonwood

Site Shrubs
(15)Required in front half of property/(25) provided.
(10) Required in back half portion/(50)Provided

STREET TREES:

1 TREE PER. 50' LINEAR FEET. 67 Linear FT
(2) REQUIRED / (2) Royal Palms
A minimum of 60% of required trees and 50% of required shrubs must be native species.
Total Trees Provided (13) - 60% Required (7) -Trees Provided (7) 70%
Total Shrubs (75)-50% Required (38)- Provided (75) 100%

Mitigation Owed: 7 Palms and 6" Inch Caliper
3 TREES AND 1 PALM PROVIDED
3 TREES X 2" = 6"
3 TREES $\frac{2}{1}$ RATIO FOR PALMS
NO MITIGATION OWED

TOTAL SOD ARE 28%

NOTE:
CONTRACTOR TO PROVIDE SCREENING HEDGE FOR ANY ADDITIONAL EQUIPMENT NOT SHOWN ON PLAN. Minimum 36" HT.

PLANT MATERIAL SCHEDULE

1/XX NUMBER SYMBOL

SYMBOL	Botanical NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
CES	Conocarpus erectus var. sericeus	Silver Buttonwood	12' HT. 8' SPR. MIN. 2" DBH FL#1, Multi Trunk	Yes	3	Low
CE	Conocarpus erectus	Green Buttonwood	12' HT. 8' SPR. MIN. 2" DBH FL#1, single trunk.	Yes	2	Low
ED	Elaeocarpus decipiens	Japanese Blueberry	12' HT. 8' SPR. MIN. 2" DBH FL#1, single trunk.	No	2	Medium
RE	Roystonea regia	Royal Palm	20' HT. X 10' CT	Yes	2	Medium
Mitigation Trees						
PS	Phoenix sylvestris	Sylvester Palm	20' HT. X 10' CT	No	1	Low
ED	Elaeocarpus decipiens	Japanese Blueberry	12' HT. 8' SPR. MIN. 2" DBH FL#1, single trunk.	No	3	Medium
SB	Conocarpus erectus var. sericeus	Silver Buttonwood	12' HT. 8' SPR. MIN. 2" DBH FL#1,	Yes	3	Low
Shrubs and Groundcover						
MS	Miscanthus sinensis	Maiden Grass	24" HT. X 18" Spr. 24" O.C.	No	13	Low
FR	Ficus pumila	Ficus repens	4" HT. X 4" Spr. 12" O.C.	No	25	Low
EL	Ernodea littoralis	Golden Creeper	12" HT. X 12" Spr. 18" O.C.	No	66	Low
PT	Philodendron tatei 'Congo Rojo'	Red Congo	24" HT. X 18" Spr. 24" O.C.	No	8	Low
EF	Eugenia foetida	Spanish Stopper	36" HT. X 24" Spr. 30" O.C.	No	75	Medium
CM	Carissa macrocarpa	Emerald Blanket	6" HT. X 6" Spr. 12" O.C.	No	60	Medium
RK	Radermachera kunming	Dwarf Jasmine Bush	36" HT. X 24" Spr. 24" O.C.	No	4	Low
BB	Bougainvillea	Bougainvillea Trellis	5" HT.	No	2	Low
AI	Alcantarea imperialis	Imperialis	24" HT. x 24" Sprd x 24" O.C. Staggered	No	3	Medium
CR	Cycas revoluta	Sago Palm	24" HT. x 24" Sprd x 24" O.C. Staggered	No	2	Medium
SL	Salvia longispicata	mysty blue	8" HT. X 8" Spr. 10" O.C.	No	20	Medium
TF	Tripsacum floridanum	Dwarf Fakahatchee Grass	24" HT. X 24" Spr. 24" O.C.	No	18	Low
SOD	Palmetto	ON SITE SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY			APPROX. 2,326 S.F.
SOD	Palmetto	OFF SITE SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY			APPROX. 385 S.F.

NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD

REVISION / DATE
7/18/2026

EnviroScape
4132 SW 51 ST
Dania Beach FL 33314

Single Family Residence
926 Polk Street
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	ARCH 9
DATE:	7/19/2026

N
SCALE 1"=1'

REGISTERED LANDSCAPE ARCHITECT JAMES BRIAN EUSELL LA 6666897 STATE OF FLORIDA
SEAL

L-1

GENERAL PLANTING REQUIREMENTS

1—All sizes shown for plant material on the plans are to be considered Minimum.

2—All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

3—All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".

4—All material shall be installed as per CSI specifications. All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

5—All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well—drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications. Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

6—All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

7—All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

8—All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source.

9—Each system shall be installed with a rain sensor.

10—It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods.

11—Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

12—All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N—P—K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

13—Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

14—All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of landscape Architect

15—The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

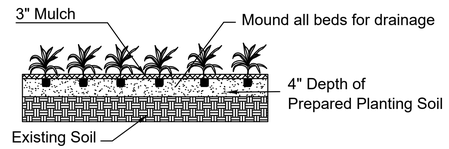
General site and berm grading to +/— 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



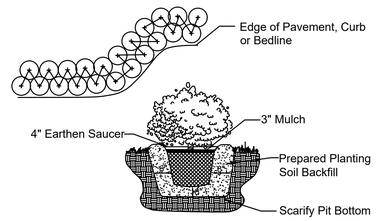
NTS

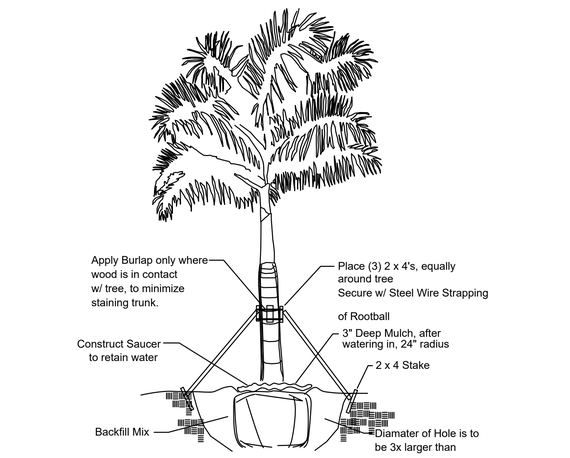
NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.

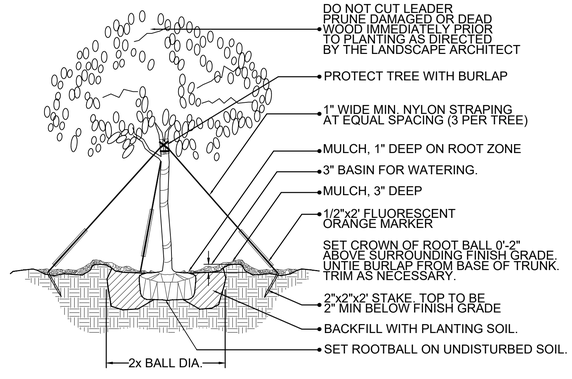


Shrub & Groundcover Planting Detail

Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.







1. All Plants shall be Florida No.1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Hollywood, FLORIDA landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant, trees, and palms shall be for guarantee 1 Year Warranty period begins at the time of project acceptance by the owner.
16. 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.
17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Hollywood and Broward County.
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
24. All slopes steeper than 4:1 shall be planted with native vegetation
25. 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.
26. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.
27. 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.
28. For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
29. Landscape adjacent to vehicular traffic to be maintained to preserve sight line visibility.

⚠	REVISION / DATE

EnviroScape
4132 SW 51 ST
Dania Beach FL 33314

Single Family Residence
926 Polk Street
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	ARCH 9
DATE:	4/11/2026

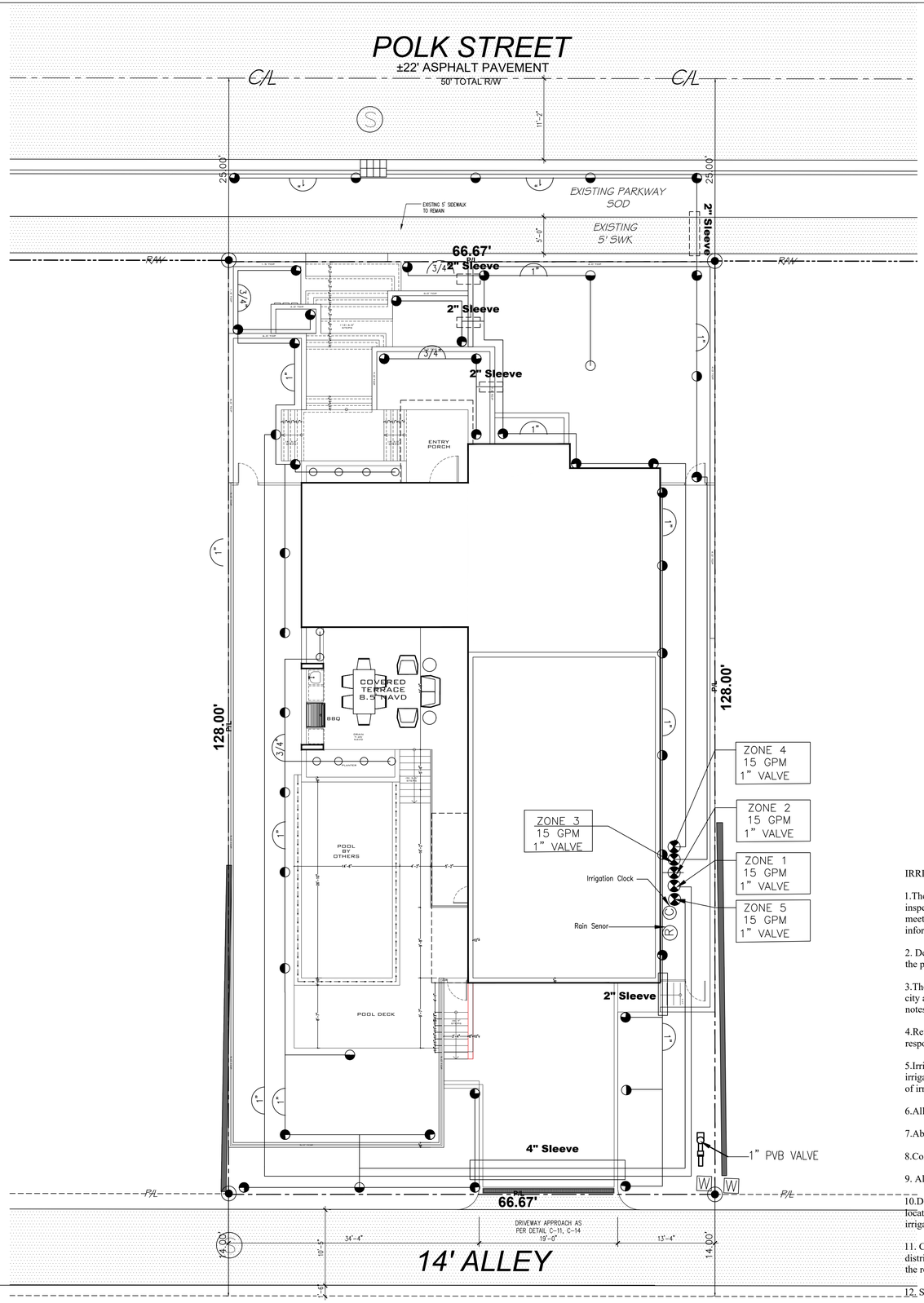
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SCALE 1"=1'

REGISTERED LANDSCAPE ARCHITECT
JAMES BRIAN EUELL
LA 6666897
STATE OF FLORIDA

SEAL

L-2



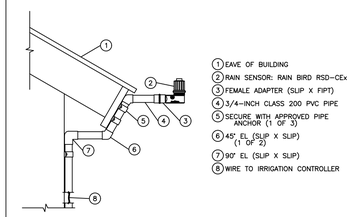
IRRIGATION LEGEND

- 1" IRRIGATION METER — PVB VALVE 1"
- WM — WATER METER
- R — RAIN SENSOR ATTACHED TO CONTROLLER
- C — RainBird ESP Timer
- JB — JUNCTION BOX W. WATERPROOF CONNECTORS
- 1" PVC MAIN SUPPLY LINE SCH 40
- 3/4"LATERAL LINE (SCH.160)
- PIPE IN SLEEVE
- 1" ELECTRIC VALVES–RAINBIRD PEB SERIES OR APPROVED EQUAL. IN 10" VAVLE BOX
- ZONE 2 / 2 GPM / 1" VALVE — ZONE DESIGNATION

RAINBIRD 1800 SERIES NOZZLES

- FULL
- THREE QUARTER
- HALF
- ONE QUARTER
- DRIP LINE
- Rotor
- CENTER STRIP
- 1" — PIPE SIZE
- END STRIP

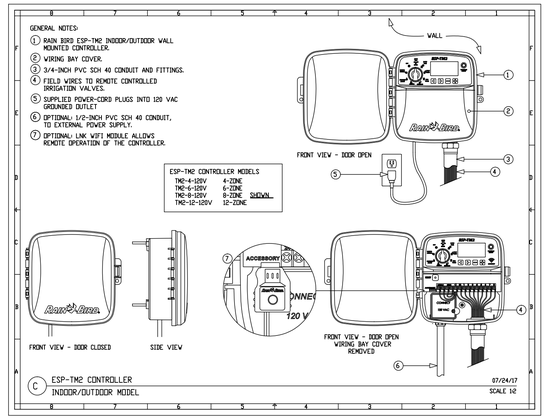
Rain Sensor



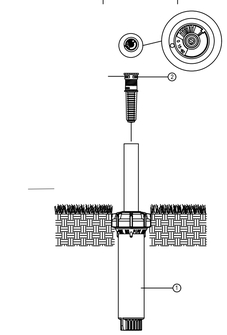
1. EAVE OF BUILDING
2. RAIN SENSOR: RAIN BIRD RSD-CEx
3. FEMALE ADAPTER (SLIP X FIPT)
4. 3/4-INCH CLASS 200 PVC PIPE
5. SECURE WITH APPROVED PIPE ANCHOR (1 OF 3)
6. 45° EL (SLIP X SLIP) (1 OF 2)
7. 90° EL (SLIP X SLIP)
8. WIRE TO IRRIGATION CONTROLLER

D RAIN SENSOR 1-07-04
N.T.S.
RSD-CEx ROOF CONDUIT
C-RSD-CEx ROOF CONDUIT.DWG

Timer



Pop-Up Sprinker



LEGEND:
1. SPRAY HEAD 2",3",4",6",12" OR SHRUB
2. SERIES ROTATING NOZZLE SCREWED
3. USE CHECK VALVES ON SLOPES AND WHEN HEADS ARE INSTALLED BELOW GRADE.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 065-402.

PRECISION™ SERIES SPRAY NOZZLES

IRRIGATION NOTES:

1.The developer shall schedule a preconstruction meeting with the public works department plumbing inspector via the engineering department inspector prior to the commencement of the irrigation work. The developer, its Landscape architect, and its landscape contractor shall attend the meeting. the meeting shall be at a time and place acceptable to the inspector. the developer shall provide the landscape inspector with the contact information for its landscape architect, project manage, superintendent, and irrigation and landscape contractor at the meeting.

2. Developer shall submit a complete materials list and associate catalogue cuts for all manufactured materials to be incorporated in the work to the public works department prior to start of construction. the submittal shall be in bound form.

3.The work shall be constructed in accordance with the developers city approved plans, the city's irrigation and landscape standard drawings, the city approved irrigation and landscape materials list, the standard specification for public works construction, and these standards irrigation notes.

4.Review and approval of the developers plans by the city does not warrant that the plans are accurate and complete. The developer is solely responsible for accuracy and completeness of its drawing.

5.Irrigation plans are diagrammatic. The actual location of irrigation improvements shall be in planted areas where possible. Location of irrigation improvements are subjected to public works department approval prior to installation. Irrigation controllers shall be installed "outside" of irrigation coverage.

6.All threaded fitting require Teflon tape.

7.Above ground irrigation system are not permitted.

8.Control wiring shall be color coded and labeled at the controller and all junctions.

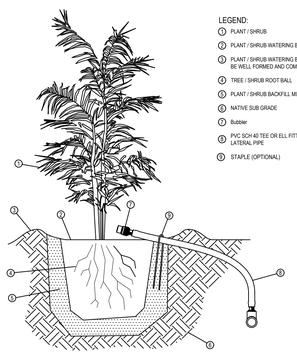
9. All trees and palms will have bubblers.

10.Dedicated water and electrical services shall be provided for all irrigation systems and controllers. Contractor shall verify and coordinate locations of irrigation water services and irrigation controller electrical service location with other trades to ensure they correspond with irrigation water points of connection and controller location. Electrical and water feeds from private source are not allowed.

11. Code Section 54.04 CONNECTION REQUIRED. (A) Where available, the owner of every lot or parcel of land within the city utility service district developed for public, commercial, office, industrial, warehousing and/or multifamily use(s) shall connect or cause to be connected, with the reclaimed water distribution system

12. System will have a 100 percent coverage with 50 percent over lap.

Bubbler



LEGEND:
1. PLANT / SHRUB
2. PLANT / SHRUB WATERING BASIN
3. PLANT / SHRUB WATERING BASIN BERM TO BE WELL FORMED AND COMPACTED
4. TREE / SHRUB ROOT BALL
5. PLANT / SHRUB BACKFILL MIX
6. NATIVE SUB GRADE
7. Bubbler
8. PVC SCH 40 TEE OR ELL FITTING AND LATERAL PIPE
9. STAPLE (OPTIONAL)

NOTES:
1. INSTALL DRIP BUBBLER WITH BUBBLER INSIDE THE PLANT / SHRUB WATERING BASIN ON THE UPHILL SIDE OF THE PLANT / SHRUB, IF FINISH GRADE IS SLOPED.

DRIP BUBBLER

REVISION / DATE

EnviroScape
4132 SW 51 ST
Dania Beach FL 33314

Single Family Residence
926 Polk Street
Hollywood FL

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	ARCH 9
DATE:	7/19/2026

N
SCALE 1"=1'

REGISTERED LANDSCAPE ARCHITECT JAMES BRIAN EUELL LA 6666897 STATE OF FLORIDA
SEAL

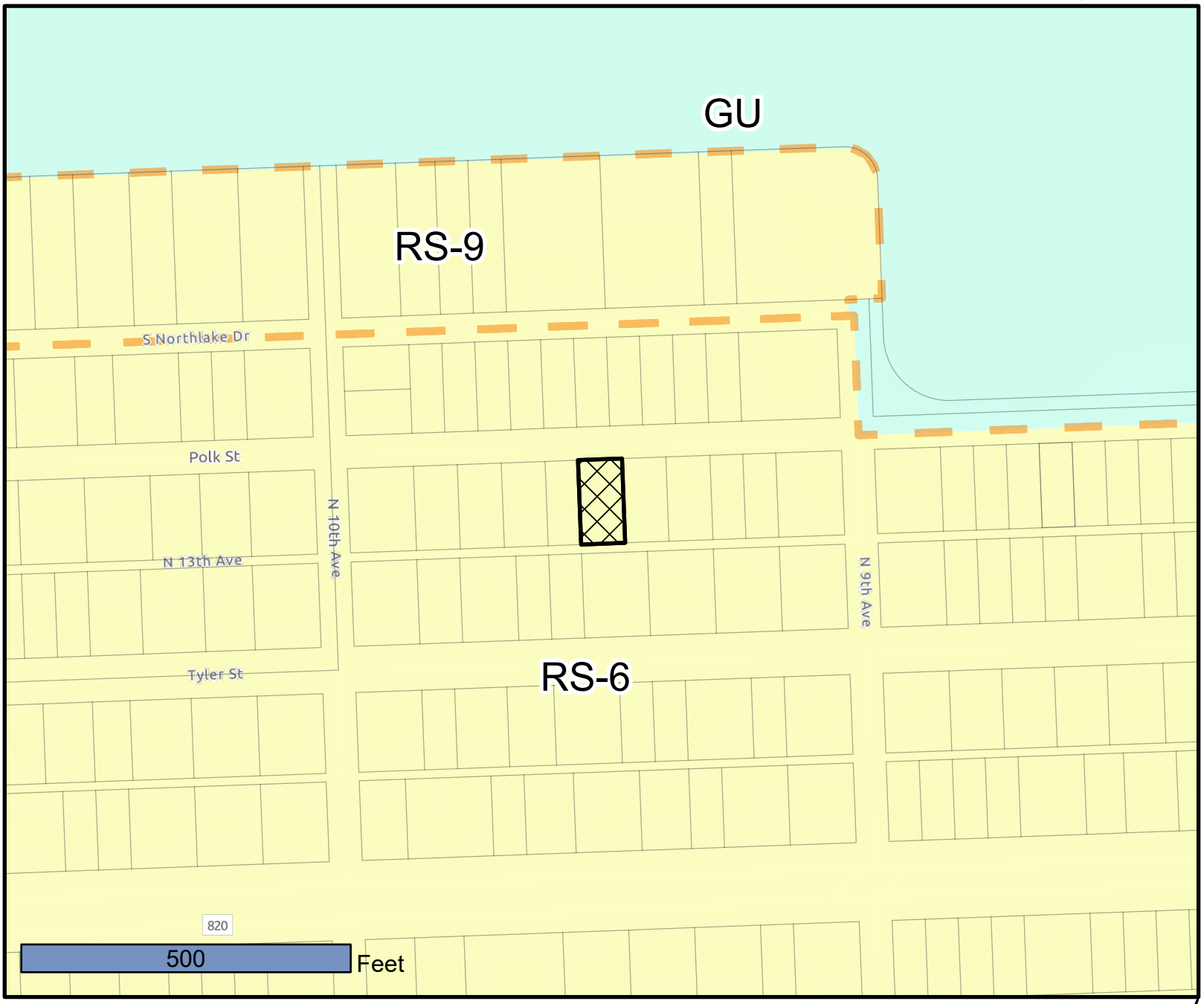
IR-1

26-C-26

926 Polk Street

folio(s): 514214022800

CITY OF Hollywood
DEVELOPMENT SERVICES
Planning and Urban Design



LEGEND

LAND USE

- OPEN SPACE AND RECREATION
- LOW (5) RESIDENTIAL

N

- ZONING
- PARCELS
- SUBJECT SITE

